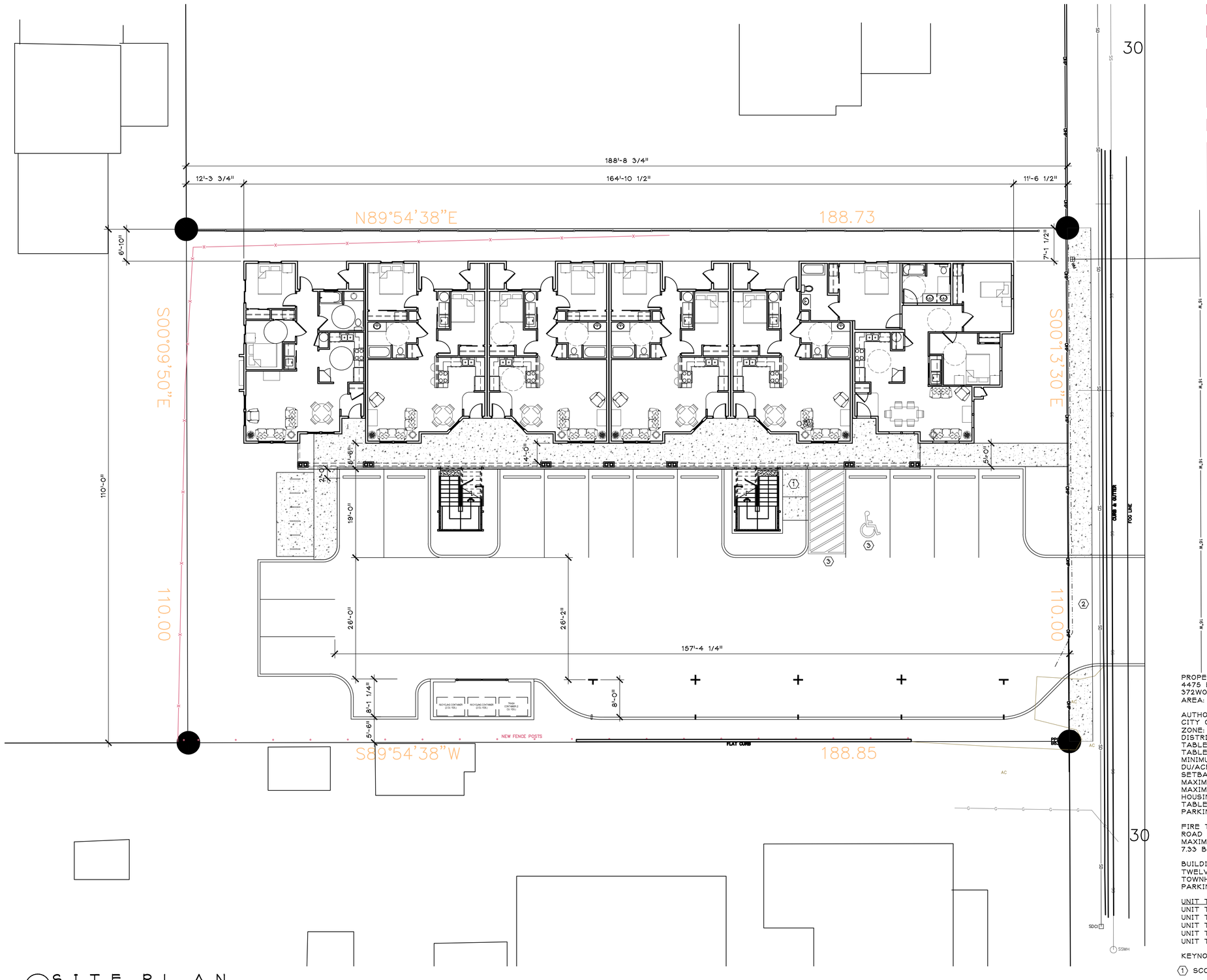

1 SITE PLAN
SCALE: 1" = 10'-0"

PROPERTY DESCRIPTION:
4475 HAMRICK ROAD, CENTRAL POINT OREGON
372W01CB TL 1100
AREA: 20,766 SF (0.477 ACRES)

AUTHORITY HAVING JURISDICTION AND REFERENCED STANDARD:
CITY OF CENTRAL POINT, CENTRAL POINT MUNICIPAL CODE 17.65
ZONE: MMR-ETOD (MIXED MEDIUM RESIDENTIAL, EAST TRANSIT ORIENTED DISTRICT
TABLE 1,4: MULTIFAMILY DWELLINGS ARE PERMITTED USE.
TABLE 2,5:
MINIMUM DENSITY = 14 DWELLING UNITS PER ACRE, MAX DENSITY 32 DU/ACRE
SETBACKS: FRONT = 10' MIN / 15' MAX, SIDE = 5', REAR = 15'
MAXIMUM HEIGHT = 45'
MAXIMUM LOT COVERAGE = 80%
HOUSING TYPES: <16 UNITS THEREFORE 1 HOUSING TYPE OK
TABLE 3:
PARKING FOR RESIDENTIAL MULTIPLEX = 1.5 SPACES PER UNIT

FIRE TRUCK ACCESS: 150' MAXIMUM LENGTH OF DEAD END ACCESS ROAD EXTENDING TO WITHIN 150' OF ALL PORTIONS OF THE FACILITY. MAXIMUM LENGTH OF ACCESS ROAD = 157.33' EXCEEDS ALLOWABLE BY 7.33 BUT ROAD EXTENDS TO WITHIN 21' OF FAR END OF BUILDING.

BUILDING INFORMATION:
TWELVE UNIT APARTMENT BUILDING (6 FLATS UNDER + 6 TWO LEVEL TOWNHOMES OVER
PARKING: 12*1.5 = 18 SPACES REQUIRED. 18 PROVIDED, OK.

UNIT TYPES:
UNIT TYPE 1: 3 BR / 2 BA FLAT (QUANTITY 1)
UNIT TYPE 2: 2 BR / 2 BA FLAT (QUANTITY 4)
UNIT TYPE 3: 1 BR / 1 BA FLAT (QUANTITY 1)
UNIT TYPE 4: 3 BR / 2.5 BA TOWNHOME (QUANTITY 2)
UNIT TYPE 5: 3 BR / 1.5 BA TOWNHOME (QUANTITY 4)

KEYNOTES:

1. SCORED CONCRETE SIDEWALK / RAMP. MAX SLOPE 1:12
2. CONCRETE APRON / CURB CUT PER CIVIL DRAWINGS
3. HANDICAPPED MARKING / STRIPING

RON GRIMES ARCHITECTS LLC
14 NORTH CENTRAL SUITE 106
MEDFORD, OREGON 97501
PH: (541)-772-3000
FAX: (541)-779-0483

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INSTUMENTS OF A PROFESSIONAL SERVICE, ARE THE PROPERTY OF RON GRIMES ARCHITECTS, PC AND ARE NOT TO BE USED IN WHOLE OR IN PART FORANYOTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RON GRIMES ARCHITECTS, PC.

HAMRICK GARDEN TOWNHOMES

A NEW MULTI FAMILY DEVELOPMENT

4475 HAMRICK ROAD
CENTRAL POINT, OREGON

REVISIONS	BY

FILE: 1917 A1.0 SITE PLAN	
DATE:	09-03-19
SCALE:	AS SHOWN
DRAWN:	DLE/FC
JOB #	1917
SHEET	A1.0
OF 3	