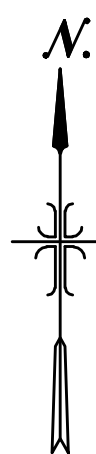


COORDINATE 20' WIDE EMERGENCY VEHICLE ACCESS IMPROVEMENT WITH BOISE CITY PARKS DEPARTMENT. RECONSTRUCT EXISTING PATHWAY TO A 20' WIDE ACCESS TO MEET 70,000 GVW.

20' FIRE EMERGENCY VEHICLE ACCESS

EXISTING PAVED DRIVEWAY (PARK ACCESS)

BOISE PARKS



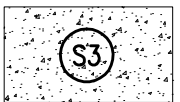
30 15 0 30 60 90

SCALE IN FEET

OFFICE

SITE PLAN KEY NOTES:

- (S1) NO PARKING AREA - TRASH PICK-UP AREA
(S2) CONSTRUCT WROUGHT IRON FENCING WITH PILLARS. SEE LANDSCAPE AND ARCHITECT PLANS FOR DETAILS.



CONCRETE SIDEWALK OR PATHWAY

- (S4) VERTICAL CURB AND GUTTER
(S5) PERVIOUS CONCRETE PAVING
(S6) VALLEY GUTTER
(S7) TRANSFORMER
(S8) GENERATOR
(S9) PARKING LIGHTS

SITE DATA

TOTAL SITE AREA = 139,939 SF± (3.21 ACRES±)

PAVING AREA
(Exterior Driveways & Parking)
TOTAL PAVING AREA = 25,893 sf
TOTAL PAVING % OF SITE = 18.50%

SIDEWALK AREA
(Concrete Pedestrian Pathways/Sidewalks)
TOTAL SIDEWALK AREA = 4,776 sf
TOTAL SIDEWALK AREA % OF SITE = 3.41%
(Additional Detached Sidewalk in Right-Of-Way = 1,251 sf)

LANDSCAPED AREA
(Including Infiltration Swales)
TOTAL LANDSCAPED AREA = 26,490 sf
TOTAL LANDSCAPED AREA % OF SITE = 18.93%
(Additional Landscaping in Right-Of-Way = 689 sf)

BUILDING AREA
(Excluding Open Parking)
TOTAL BUILDING AREA = 82,780 sf
TOTAL BUILDING AREA % OF SITE = 59.16%

PROPOSED BUILDING HEIGHT = 58 FEET
EXISTING ZONING: R-O(D)
GROSS DENSITY: 54.517 DWELLING UNITS/ACRE

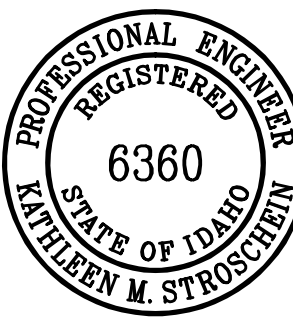
PARKING DATA
TOTAL PARKING: 280 SPACES
COMPACT PARKING: 112 SPACES
HANDICAPPED PARKING: 7 SPACES
OTHER PARKING: 161 SPACES
BIKE PARKING: 48 SPACES

SITE NOTES:

- THE BOISE RIVER SYSTEM ORDINANCE APPLIES TO THIS PROPERTY - CLASS C LANDS.
- THIS ENTIRE PROPERTY LIES IN THE BOISE RIVER 100-YEAR FLOODPLAIN. SEE FEMA MAP NUMBER 16001C0277 H FOR ADDITIONAL INFORMATION.
- LIGHTING:
EXTERIOR: BUILDING-MOUNTED LIGHT FIXTURES
COVERED PARKING AREA: CEILING-MOUNTED LIGHT FIXTURES

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REVISIONS
07/10/12

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RIVER EDGE
APARTMENTS
1004 W. ROYAL BOULEVARD, BOISE, IDAHO
SITE & DIMENSIONING PLAN

SCALE 1"=30'
HORIZ. N/A
VERT.

DWG. DATE 11/29/11

PROJ. NO. 110801

SHEET 2 OF 3

C1.1

/SHEETS/C1.1_SITE_DIM.DWG