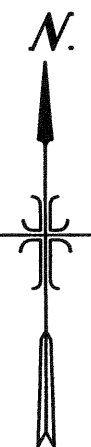


COORDINATE 20' WIDE EMERGENCY VEHICLE ACCESS IMPROVEMENT WITH BOISE CITY PARKS DEPARTMENT. RECONSTRUCT EXISTING PATHWAY TO A 20' WIDE ACCESS TO MEET 70,000 GVW.

20' FIRE EMERGENCY VEHICLE ACCESS

EXISTING PAVED DRIVEWAY (PARK ACCESS)

BOISE PARKS



30 15 0 30 60 90
SCALE IN FEET

MORRISON PARK CONDOMINIUMS

BOB FIFER SUBDIVISION
BLOCK 1

5-STORY, 175-UNIT
APARTMENT COMPLEX

MECHANICAL & TRASH ROOM

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.

(S3) 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 = 25,752 sf
TOTAL PAVING % OF SITE = 18.40%

SIDEWALK AREA
(Concrete Pedestrian Pathways/Sidewalks)
TOTAL SIDEWALK AREA = 3,924 sf
TOTAL SIDEWALK AREA % OF SITE = 2.80%

LANDSCAPED AREA
(Including Infiltration Swales)
TOTAL LANDSCAPED AREA = 27,449 sf
TOTAL LANDSCAPED AREA % OF SITE = 19.62%

BUILDING AREA
(Excluding Open Parking)
TOTAL BUILDING AREA = 82,814 sf
TOTAL BUILDING AREA % OF SITE = 59.18%

PROPOSED BUILDING HEIGHT = 55 FEET
EXISTING ZONING: R-O(D)
GROSS DENSITY: 54.517 DWELLING UNITS/ACRE

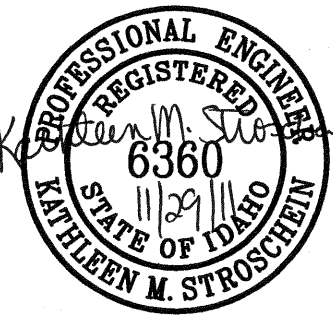
PARKING DATA
TOTAL PARKING: 280 SPACES
COMPACT PARKING: 108 SPACES
HANDICAPPED PARKING: 7 SPACES
OTHER PARKING: 165 SPACES
BIKE PARKING: 48 SPACES

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

ARCHITECT
KITCHEN & ASSOCIATES
8 PENN CENTER
1628 JOHN KENNEDY BLVD., SUITE 1600
PHILADELPHIA, PA. 19103
(215) 985-0111

DEVELOPER
THE MICHAELS ORGANIZATION
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MARTON, NJ 08053
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REVISIONS

ENGINEERING
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1029 N. ROSARIO STREET, SUITE 100
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RIVER EDGE
APARTMENTS
1004 W. ROYAL BOULEVARD, BOISE, IDAHO
SITE & DIMENSIONING PLAN

SCALE 1"=30' N/A
DWG. DATE 11/29/11
PROJ. NO. 110801

SHEET 2 OF 3

SITE

/SHEETS/110801-SITE.DWG