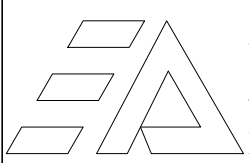


**SITE PLAN**  
SCALE: 1" = 40'-0" (1" = 100'-0" @ 11X17 DRAWING)

**SITE DATA**

ADDRESS PARCEL 'A':	1240 FRUITDALE DRIVE, GRANTS PASS, OR 97526
ADDRESS PARCEL 'B':	1220 FRUITDALE DRIVE, GRANTS PASS, OR 97526
MAP & TAX LOT PARCEL 'A':	36-05-20DC T.L. 2100
MAP & TAX LOT PARCEL 'B':	36-05-20DC T.L. 2700
ZONING PARCEL 'A':	R-3 (HIGH DENSITY)
ZONING PARCEL 'B':	R-3 (HIGH DENSITY)
SITE AREA:	PARCEL 'A': 4.66 ACRES PARCEL 'B': 1.06 ACRES TOTAL: 5.72 ACRES
DENSITY CALCULATIONS:	5.72 ACRES (SITE AREA) - 0 (R.O.W.) X 17.4 du/ACRES ( DENSITY FACTOR) = 99,528 TOTAL UNITS
OPEN SPACE CALCULATIONS:	REQUIRED OPEN SPACE: 35% OF 5.72 ACRES = 87,208 SF ACTUAL PERVIOUS/RECREATION AREA: 98,114.2 SF (39%)
PARKING:	FOURPLEX: (2) PARKING SPACES/ UNIT = 160 SPACES DUPLEX: (2) PARKING SPACES/ UNIT = 20 SPACES SWIMMING POOL: (1) SPACE / 150 SF = 450 SF / 150 SF = (3) SPACES TOTAL REQUIRED NUMBER OF SPACES: 183 SPACES ACTUAL NUMBER OF SPACES: 183 SPACES
SOLAR SETBACK CALCULATIONS:	SSB = [1.96 X 24' (SPH) ] - 57 + 40 (N/2) = 30.04'



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Project: **MAPLE PARK TOWNHOMES**  
Address: 1240 FRUITDALE DRIVE

Drawn By: XXXXXXXXXXXX  
Drawing: SITE PLAN  
XXXXXXXXXXXX  
XXXXXXXXXXXX  
XXXXXXXXXXXX

Date: mm/dd/yyyy

Sheet: **2.1**