

**SITE PLAN APPROVED BY  
CITY ZONING COMMISSION  
2/22/16.**

CONSTRUCTION TYPE - VB  
OCCUPANCY CLASSIFICATION - R-3

**LOT COVERAGE:**

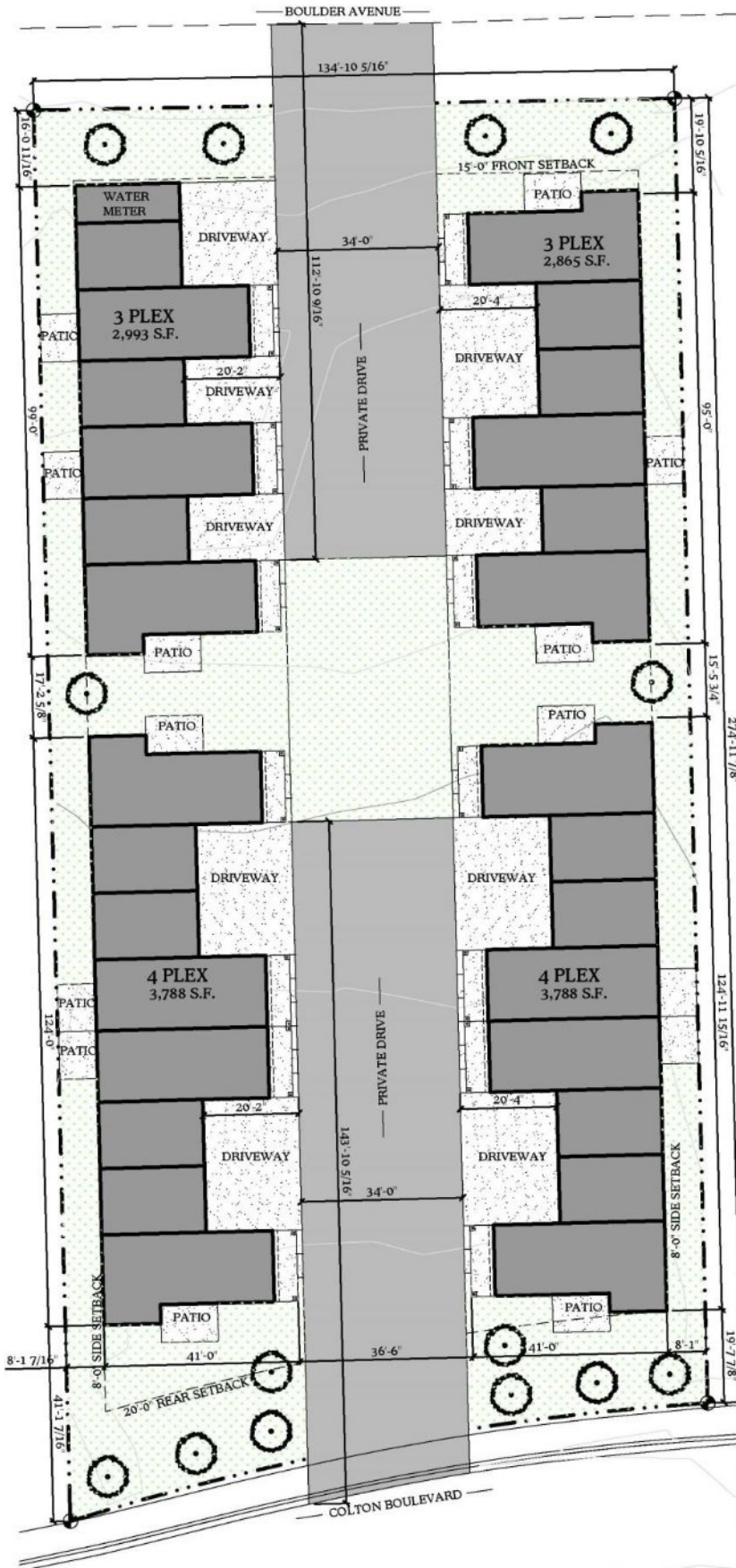
Total Lot Area:	38,379 s.f.
4 plex (3,788 x 2):	7,576 s.f.
3 plex :	2,865 s.f.
3 plex w/ Water Meter :	<u>2,993 s.f.</u>
Total Building Footprint:	13,434 s.f.
Max. Lot Coverage = 40% = 15,351 s.f.	
Actual Lot Coverage = 35%	
Asphalt =	7,716 s.f.
Conc. driveways =	4,130 s.f.
Conc. patios =	2,282 s.f.
Buildings =	<u>12,388 s.f.</u>
Total Impervious Surface =	26,516 s.f. (69%)
Landscaping / Grass =	11,863 s.f. (31%)

**PARKING :**

1.5 SPACES PER 2 BED UNIT  
14 UNITS x 1.5 = 21 spaces required  
**PARKING PROVIDED:**  
Garage Parking = 14 spaces  
Driveway Parking = 14 spaces  
Total Parking = 28 spaces provided

**LEGAL DESCRIPTION**

3104 BOULDER AVENUE  
LOT 6 (LESS 2,120.77 S.F. STREET)  
WOLF SUBDIVISION  
38,379 s.f.



**COLTON SITE PLAN**

1" = 20'-0"

14 UNITS



**VICININTY MAP**

N.T.S.