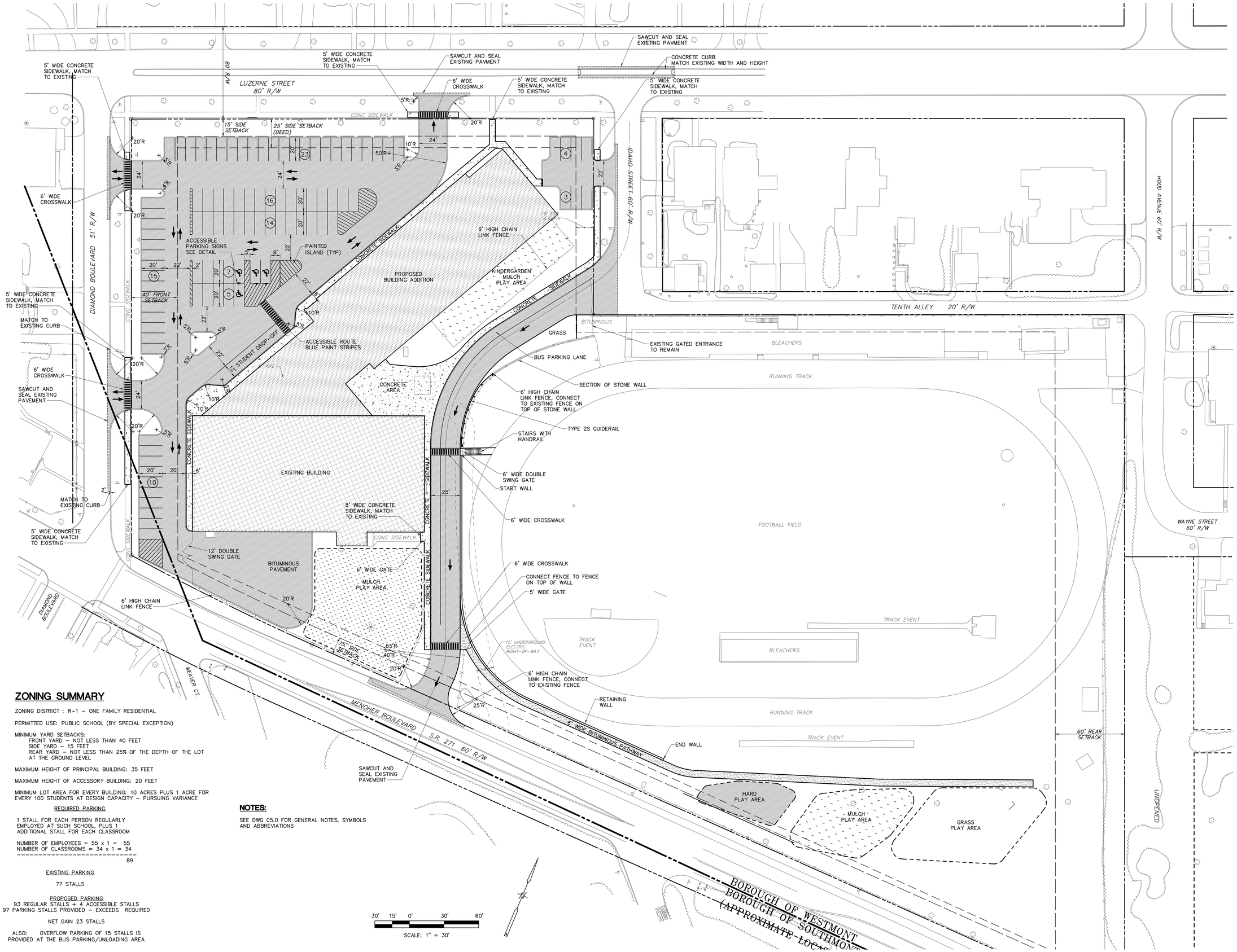

ZONING SUMMARY

ZONING DISTRICT : R–1 – ONE FAMILY RESIDENTIAL

PERMITTED USE: PUBLIC SCHOOL (BY SPECIAL EXCEPTION)

MINIMUM YARD SETBACKS:
FRONT YARD – NOT LESS THAN 40 FEET
SIDE YARD – 15 FEET
REAR YARD – NOT LESS THAN 25% OF THE DEPTH OF THE LOT AT THE GROUND LEVEL

MAXIMUM HEIGHT OF PRINCIPAL BUILDING: 35 FEET

MAXIMUM HEIGHT OF ACCESSORY BUILDING: 20 FEET

MINIMUM LOT AREA FOR EVERY BUILDING: 10 ACRES PLUS 1 ACRE FOR EVERY 100 STUDENTS AT DESIGN CAPACITY – PURSUING VARIANCE

REQUIRED PARKING

1 STALL FOR EACH PERSON REGULARLY EMPLOYED AT SUCH SCHOOL, PLUS 1 ADDITIONAL STALL FOR EACH CLASSROOM

NUMBER OF EMPLOYEES = 55 x 1 = 55
NUMBER OF CLASSROOMS = 34 x 1 = 34
89

EXISTING PARKING

77 STALLS

PROPOSED PARKING
93 REGULAR STALLS + 4 ACCESSIBLE STALLS
97 PARKING STALLS PROVIDED – EXCEEDS REQUIRED

NET GAIN 23 STALLS

ALSO: OVERFLOW PARKING OF 15 STALLS IS PROVIDED AT THE BUS PARKING/UNLOADING AREA

NOTES:

SEE DWG C5.0 FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

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Seal:

ISSUE LOG

Distribution	Date	No.

Client:

WESTMONT HILLTOP SCHOOL DISTRICT

RENOVATIONS AND ADDITIONS TO WESTMONT HILLTOP ELEMENTARY CENTER

Drawing Title:

SITE PLAN

NOT FOR CONSTRUCTION

First Issue Date:
AUGUST 24, 2015

Project No.: *****
Drawn by: REA

Drawing No.:

C3.0

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