

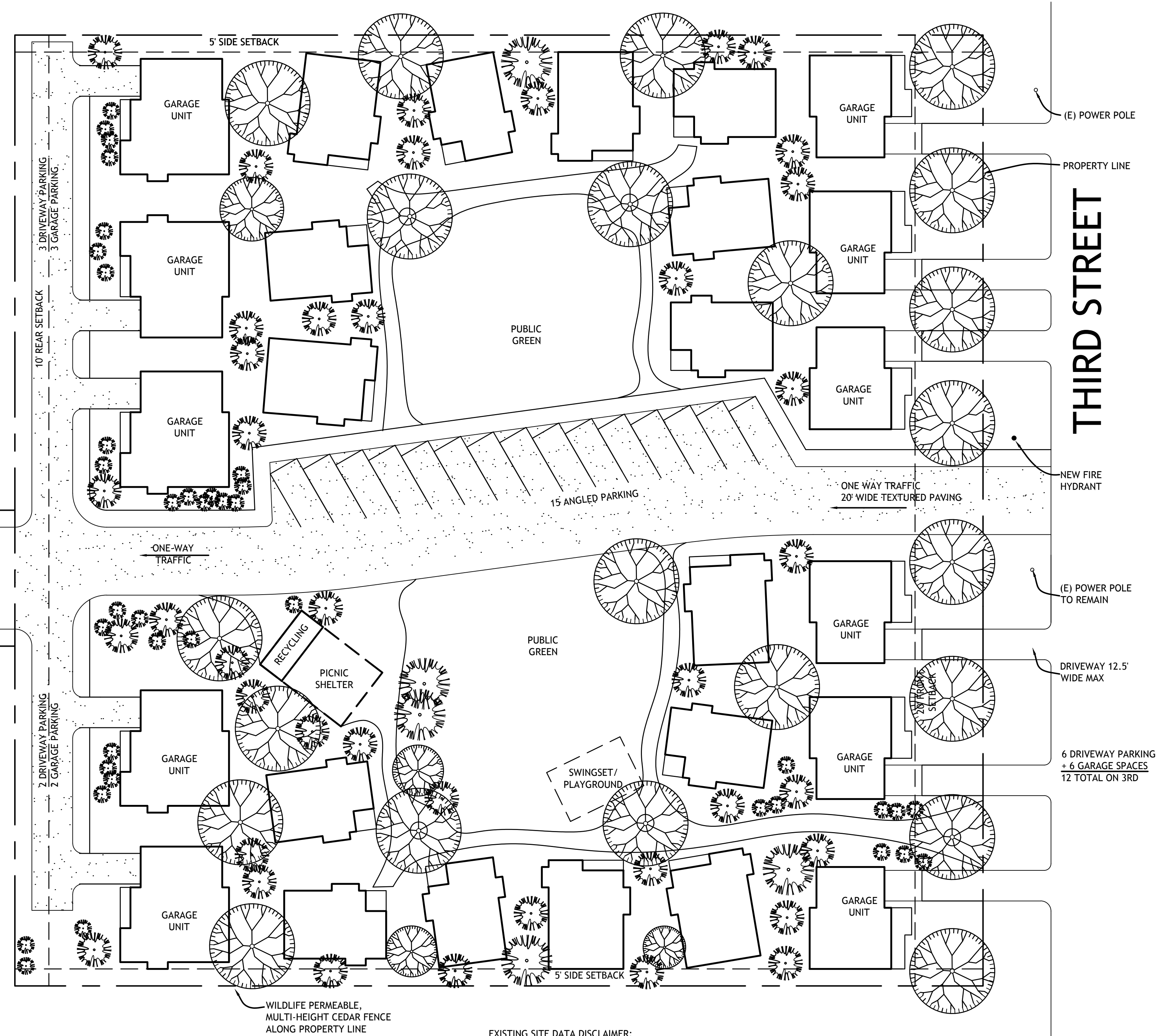


VIRIDIAN
ARCHITECTURE

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UNIT DENSITY FOR R3
(LOT SIZE / 2,500) -1
LOT SIZE: 79,700sf
ALLOWABLE UNITS: 27
ACTUAL UNITS: 26

MAX. LOT COVERAGE: 55%
AVERAGE UNIT SIZE: 600sf (x26)
PICNIC SHELTER: 600sf
TOTAL BUILT AREA: ±16,000sf
PLANNED LOT COVERAGE: ±20%



HALLIE LANE

THIRD STREET

REQUIRED PARKING
PROPOSED 2.0 PARKING SPACES PER DWELLING, 26 DWELLINGS,
= 52 SPACES REQUIRED

PROPOSED PARKING
2.0 SPACES PER GARAGE DWELLING
x 11 UNITS= 22 SPACES
1.0 SPACE PER COTTAGE
x 15 UNITS= 15 SPACES
37 TOTAL SPACES PROPOSED
(AVG RATIO 1.4 SPACES/ UNIT)

ALL PORTIONS OF BUILDINGS ARE WITHIN 150' OF FIRE DEPARTMENT ACCESS

EXISTING SITE DATA DISCLAIMER:
THIS SITE PLAN IS BASED ON TAX LOT INFORMATION. WHILE THIS INFORMATION IS BELIEVED TO BE A RELIABLE RECORD OF EXISTING CONDITIONS, VIRIDIAN ARCHITECTURE LLC DOES NOT ASSURE THE ACCURACY OF THIS INFORMATION NOR CAN WE BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED AS A RESULT.

SITE PLAN
1"=20'
"AG"

a planned development:
Heron's Rest
at the intersection of Hallie & Third
Manzanita, Oregon 97130

No.	Description	Date
	REVISION	2.5.2024

PRELIMINARY
NOT FOR CONSTRUCTION