

SITE DATA	
TOTAL SITE	17.31 ACRES
PROPOSED USE	MIXED USE
EXISTING ZONING	PD
PROPOSED ZONING	PD
OPEN SPACE	REQUIRED—5% (0.87 AC.)
ACTIVE OPEN SPACE	PROVIDED—26% (4.53 AC.)
	REQUIRED—50% OF REQUIRED OPEN SPACE (0.43 AC.)
	PROVIDED—52% OF REQUIRED OPEN SPACE (0.45 AC.)

RESIDENTIAL	
BUILDING TYPE	# STORIES # UNITS FOOTPRINT SF
TOWNHOME	3 62 39,856
SINGLE FAMILY	0 0 0
APARTMENT	4 4 318 91,307
CLUBHOUSE	4 24 9,480
SUBTOTAL	404 140,443

BUILDING UNITS	
DENSITY	27.98 UNITS/ACRE (14.44 ACRES)
REQUIRED PARKING	1.50 STALLS PER DWELLING UNIT
	404 BEDROOM UNITS * 1.50 = 606 STALLS
	TOTAL = 606 STALLS
PROVIDED PARKING	459 SURFACE STALLS
	159 GARAGES
	12 STALLS IN FRONT OF GARAGES
	TOTAL = 630 SPACES (INCLUDING 10 ADA)

COMMERCIAL	
BUILDING TYPE	SQUARE FOOTAGE
COMMERCIAL LOT 1	12,270
COMMERCIAL LOT 3	4,608 (3,762 canopy)
A MIXED USE: RETAIL	3,240
A MIXED USE: RESTAURANT	2,160
H MIXED USE: RETAIL	3,240
H MIXED USE: RESTAURANT	2,160
SUBTOTAL	27,678 SF

PROPERTY DEVELOPER	
BACH HOMES 11650 STATE ST., #300 DRAPER, UT 84020	
PROPERTY OWNER	
BACH HOMES 11650 STATE ST., #300 DRAPER, UT 84020	

REQUIRED PARKING:	
LOT 1: 1 PER 300 SF = 41	
LOT 3: 1 PER 1000 SF = 5	
A RETAIL: 1 PER 300 SF = 11	
A RESTAURANT 1/3 SEATS (96 SEATS) = 29	
H RETAIL: 1 PER 300 SF = 11	
H RESTAURANT 1/3 SEATS (96 SEATS) = 29	
TOTAL = 126 STALLS REQUIRED	
2% REQUIRED ACCESSIBLE SPACES	
TOTAL = 150 SPACES (INCLUDING 8 ACCESSIBLE SPACES)	

SETBACKS (PD)	
BUILDING SETBACK (MIN.):	
127TH STREET:	10' SETBACK
MUR-LEN STREET:	20' SETBACK
ALL OTHER STREETS:	15' SETBACK
HEIGHT (MAXIMUM):	4 STORIES (60')
PARKING SETBACK:	
RESIDENTIAL USE LOT 2	30' SETBACK
MIXED USE LOTS 1 & 3-5	15' SETBACK
MUR-LEN ST. & 129TH ST.	30' SETBACK

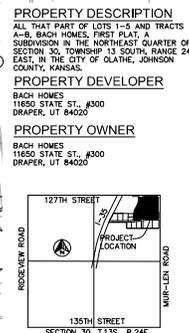
EXISTING CONDITIONS LEGEND	
---	PROPERTY LINE
P-OH	EXISTING OVERHEAD POWER
FO	EXISTING FIBER OPTIC
---	EXISTING TELEPHONE SERVICE
---	EXISTING NATURAL GAS SERVICE
---	EXISTING CABLE TELEVISION
---	EXISTING WATER SERVICE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER

PROPOSED CONDITIONS LEGEND	
---	PROPOSED WATER SERVICE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED TRASH COMPACTOR/DUMPSTER
---	PROPOSED YARD DRAINS
---	PROPOSED UNDERGROUND DETENTION

KEY NOTES	
(P1)	PROPOSED CURB & GUTTER-TYP.
(P2)	PROPOSED SIDEWALK-TYP.
(P3)	PROPOSED FENCE-TYP.
(P4)	PROPOSED RIGHT TURN LANE IMPROVEMENTS
(P5)	PROPOSED LEFT TURN LANE IMPROVEMENTS
(P6)	PROPOSED ISLAND MODIFICATION
(P7)	PROPOSED UNDERGROUND DETENTION/WATER QUALITY FACILITY
(P8)	PROPOSED TRASH COMPACTOR/DUMPSTER
(P9)	36" RETAINING WALL
(P10)	PROPOSED BIKE RACK
(P11)	PROPOSED DOG PARK
(P12)	PROPOSED WATER FEATURE
(P13)	DROP OFF AND DELIVERY AREA
(P14)	STORM SHELTER
(R)	PROPERTY LINE

**NOTES**

- ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER UDO REQUIREMENTS.
- BUILDING MOUNTED EQUIPMENT SHALL NOT BE PLACED ON THE SIDE OF A BUILDING FACING A PUBLIC STREET.
- ALL SIDEWALKS SHALL BE AT LEAST 5' IN WIDTH EXCEPT FOR SIDEWALKS WHERE VEHICLES OVERHANG MUST AT LEAST BE 6' IN WIDTH.



Sheet List Table	
Sheet Number	Sheet Title
C1.0	SITE PLAN
C2.0	GRADING & UTILITY PLAN
C3.0	CONTEXT PLAN
C4.0	TURNING TEMPLATE
C5.0	PEDESTRIAN CONNECTIVITY PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
S1.0	TREE SURVEY

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DATE: 08/20/2023

BY: [Signature]

REVISION DESCRIPTION: [Table]

REVISIONS

2023

SHEET C1.0

PRELIMINARY DEVELOPMENT PLAN  
BACH HOMES MONTAGE APARTMENTS  
127TH ST & MUR-LEN RD  
OLATHE, KS







