



Presubmission Conference Details

Project Name: James Hill Townhomes
Permit Number: 19-4810
Address: 300 PATTISON ST NE BLK
Parcel Number: 34202900200
Parcel Owner: CHERNOFF, EDWARD &
EVELYN
Applicant: Iris Group Consulting
Date: 01/03/2020

Proposed Project Description ***Construct 40 townhomes and associated appurtenances***

Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):	<i>95495.00</i>
Parcel Area - To Be Added (Sq. Ft.):	<i>0.00</i>
Parcel Area - Total (Sq. Ft.):	<i>95495.00</i>
Number of Lots – Existing:	<i>1.00</i>
Number of Lots - To Be Added:	<i>0.00</i>
Number of Lots – Total:	<i>1.00</i>
IBC Building Type – Existing:	
IBC Building Type - To Be Added:	
Occupancy Type – Existing:	<i>Vacant</i>
Occupancy Type - To Be Added:	<i>Residential</i>
Number of Buildings – Existing:	<i>0.00</i>
Number of Buildings - To Be Added:	<i>8.00</i>
Number of Buildings – Total:	<i>8.00</i>
Building Height - Existing (Ft.):	<i>0.00</i>
Building Height - To Be Added (Ft.):	<i>35.00</i>
Building Height - Total (ft.):	<i>35.00</i>
Number of Stories - Existing (Including Basement):	<i>0.00</i>
Number of Stories - To Be Added (Including Basement):	<i>3.00</i>
Number of Stories - Total (including basement):	<i>3.00</i>
Basement - Existing (sq. ft.):	<i>0.00</i>
Basement - To Be Added (sq. ft.):	<i>0.00</i>
Basement - Total (sq. ft.):	<i>0.00</i>
Ground Floor - Existing (sq. ft.):	<i>0.00</i>
Ground Floor - To Be Added (sq. ft.):	<i>693.00</i>
Ground Floor - Total (sq. ft.):	<i>693.00</i>
Second Floor - Existing (sq. ft.):	<i>0.00</i>

Second Floor - To Be Added (sq. ft.):	693.00
Second Floor - Total (sq. ft.):	693.00
Remaining Floors - Existing (sq. ft.):	0.00
Remaining Floors - To Be Added (sq. ft.):	693.00
Remaining Floors - Total (sq. ft.):	693.00
Gross Floor Area of Building - Existing (sq. ft.):	0.00
Gross Floor Area of Building - To Be Added (sq. ft.):	84043.00
Gross Floor Area of Building - Total (sq. ft.):	84043.00
Landscape Area - Existing (sq. ft.):	0.00
Landscape Area - To Be Added (sq. ft.):	21656.00
Landscape Area - Total (sq. ft.):	21656.00
Paved Parking - Existing (sq. ft.):	0.00
Paved Parking - To Be Added (sq. ft.):	36002.00
Paved Parking - Total (sq. ft.):	36002.00
Number of Parking Spaces – Existing:	0.00
Number of Parking Spaces - To Be Added:	59.00
Number of Parking Spaces – Total:	59.00
Bicycle Parking - Existing (spaces):	0.00
Bicycle Parking - To Be Added (spaces):	10.00
Bicycle Parking - Total (spaces):	10.00
Total Impervious Area - Existing (sq. ft.):	0.00
Total Impervious Area - To Be Added (sq. ft.):	70519.00
Total Impervious Area - Total (sq. ft.):	70519.00
Sewer – Existing:	City Sewer
Sewer - To Be Added:	Not Applicable
Water – Existing:	City Water Service
Water - To Be Added:	Not Applicable
Primary Contact Name:	Iris Group Consulting
Primary Contact Email Address:	ntaylor@irisgroupconsulting.com
Primary Contact Phone Number:	(360)688-1302
Owner or Agent:	Owner's Agent