

TABLE OF CONTENTS

	Page
CHAPTER 3	
SITE DESIGN	
300	GENERAL ----- 3-3
300-1	Design ----- 3-3
301	THE PROPOSED SITE
301-1	Topography ----- 3-3
302-2	Ground Water ----- 3-3
302	LAND USE
302-1	General ----- 3-3
302-2	Noise Control ----- 3-3
303	LOTS, YARDS, AND BUILDING SETBACK DISTANCE
303-1	General ----- 3-4
303-2	Building Parking Setback Distance ----- 3-4
304	PARKING AREAS ----- 3-4
305	WALKS ----- 3-4
306	GRADING DESIGN ----- 3-4

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CHAPTER 3

SITE DESIGN

300 GENERAL

300-1 DESIGN

A site design shall be provided which includes all site facilities necessary to create a safe, functional, convenient, healthful, durable and energy efficient living environment for residents. The site design shall include an arrangement of the site facilities which accomplishes these purposes.

301 THE PROPOSED SITE

301-1 TOPOGRAPHY

In the design of a site, the effect of topographic conditions on the costs of development and operation shall be considered when locating various uses on the

land. Land uses shall be combined with site conditions in a manner which assures a functional and economical maintainable development and in a manner which permits correction of potential hazards.

301-2 GROUND WATER

Buildings, structures, streets, paved areas and utilities shall be located on the site in areas of the least ground water hazard.

302 LAND USE

302-1 GENERAL

Site conditions shall be considered in land use planning for multifamily housing.

302-2 NOISE CONTROL

Through the use of site design techniques such as building location and orientation, window placement and the use of barriers, predictable undesirable site noise shall be moderated to meet the requirements of 24 CFR Part 51, Environmental Criteria and Standards.

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303 LOTS, YARDS AND BUILDING SETBACK DISTANCE

303-1 GENERAL

The length and height of each building wall, the location of the main entrance as it relates to the dwellings and to window walls of nearby dwellings and the location or windows in all habitable rooms shall be considered in establishing yard depth.

303-2 BUILDING PARKING SETBACK DISTANCE

Buildings with grade level or low windows shall be set back from parking areas and shall be arranged to prevent direct or concentrated discharge of automobile exhausts into any window.

304 PARKING AREAS

Adequate parking space shall be provided for residents, guests and service vehicles. Where practical, additional parking space shall be planned and reserved for future use.

305 WALKS

Walks shall be provided for safe convenient access to all dwellings and for safe pedestrian circulation throughout the development between facilities and locations where a significant need for pedestrian access can be anticipated.

306

GRADING DESIGN

Site grading design shall accomplish the following:

- a. Allow drainage of surface water away from buildings and off-site;
- b. Minimize earth settlement problems;
- c. Avoid concentrating runoff onto neighboring properties where erosion or other damage would be caused;
- d. Minimize erosion;
- e. Minimize potential earth movement problems which might adversely affect completed construction.