



EXISTING SITE INFORMATION

PARCEL ID: 115981020400009
CURRENT ZONING: R-1-12 (SINGLE FAMILY RESIDENTIAL)
SITE AREA: 3.25 ACRES (141,570 SQ FT)
PROPERTY DESCRIPTION: PLAT OF RICHLAND BLOCK 400 LOT 9 PORTION OF LOT 10 DEFINED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF SAID LOT. THENCE NORTH 89 DEGREES 09'24" EAST ALONG SOUTH LINE THEREOF 329 FEET. THENCE NORTH 9 DEGREES 36' EAST TO POINT 28' NORTH OF SOUTH LINE OF SAID LOT. MEASUR ED AT RIGHT ANGLES THERETO. THENCE SOUTH 89 DEGREES 09'24" WEST TO A POINT IN THE WEST LINE OF SAID LOT. THENCE SOUTH ALONG SAID WEST LINE 28 FEET TO POINT OF BEGINNING. SUBJECT TO EASEMENTS & RESTRICTION OF RECORD 2-18-64, 10-30-78.

EXISTING CHURCH BUILDING AREA: 8,245 SQ FT GROUND FLOOR
1,206 SQ FT FINISHED BASEMENT

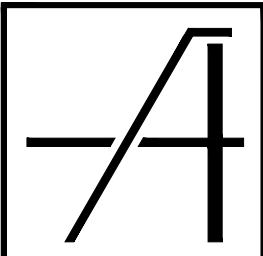
EXISTING PARSONAGE BUILDING AREA: 1,646 SQ FT MAIN LEVEL
1,646 SQ FT BASEMENT
420 SQ FT ATTACHED GARAGE

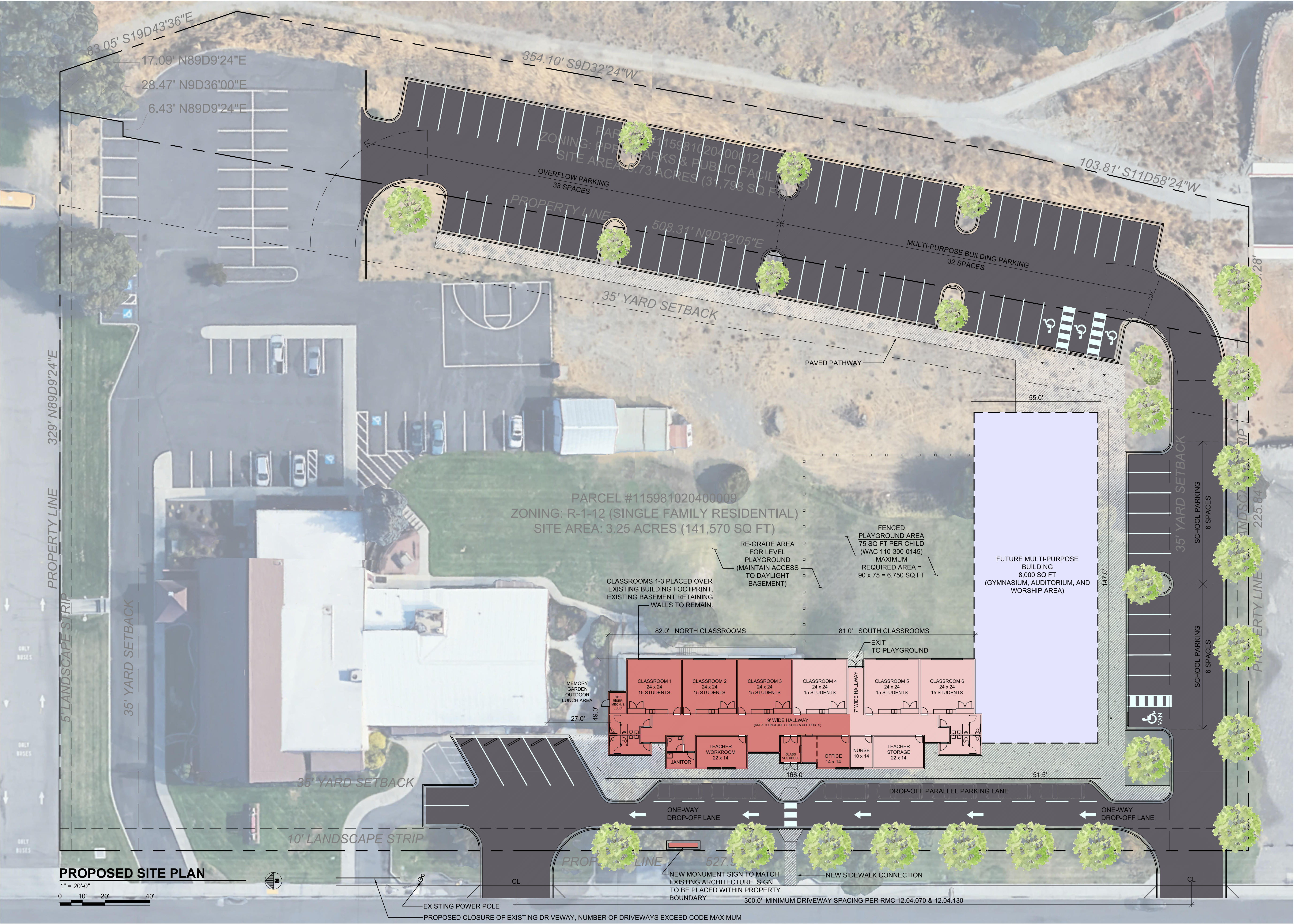
ALLOWABLE LOT COVERAGE: R-1-12 ZONING = 40% MAXIMUM

YARD SETBACK REQUIREMENTS: PER RMC 23.42.050 35' MINIMUM YARD SETBACK FOR CHURCHES, ALL SIDES OF LOT

PARCEL ID: 115981020400012
CURRENT ZONING: PPF - (PARKS & PUBLIC FACILITIES)
SITE AREA: 0.73 ACRES (31,798 SQ FT)
PROPERTY DESCRIPTION: PLAT OF RICHLAND BLOCK 400 LOT 11 PORTION DEFINED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF SAID BLOCK 400. THENCE NORTH 9 DEGREES 32'05" EAST 508.31 FEET. THENCE NORTH 89 DEGREES 09' 24" EAST 6.43 FEET. THENCE NORTH 9 DEGREES 36'00" EAST 28.47 FEET. THENCE NORTH 89 DEGREES 09'24" EAST 17.09 FEET. THENCE SOUTH 19 DEGREES 43'36" EAST 83.05 FEET. THENCE 9 DEGREES 32'24" WEST 354.10 FEET. THENCE SOUTH 11 DEGREES 58'24" WEST 103.81 FEET. THENCE SOUTH 89 DEGREES 09'24" WEST TO THE POINT OF BEGINNING.

EXISTING PARKING COUNT, BOTH PARCELS: 59 SPACES (INCL. 4 ADA)





SITE INFORMATION

NEW BUILDING TO REPLACE PARSONAGE:

CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	E (EDUCATIONAL)
ALLOWABLE AREA:	SPRINKLERED, SINGLE STORY = 38,000 SQ FT
SPRINKLERED:	YES
FIRE ALARM:	YES
ZONING CODE MAXIMUM BUILDING HEIGHT:	30 FEET
BUILDING AREA:	
MAIN LEVEL TO INCLUDE SIX CLASSROOMS:	7,500 SQ FT
BASEMENT STORAGE WITH SEPARATE ENTRANCE:	1,646 SQ FT
TOTAL AREA:	9,146 SQ FT

LOT SIZE REQUIREMENTS:

PER RMC 23.42.250 SCHOOLS GRADES K-6 REQUIRE FIVE ACRES MINIMUM. SPECIAL USE PERMIT REQUIRED IF LOT ACREAGE DOES NOT MEET MINIMUM SIZE REQUIREMENTS.

PARKING REQUIREMENTS:

RMC 23.54.020 PARKING STANDARDS FOR INSTITUTIONAL USES, NUMBER OF PARKING STALLS REQUIRED.

ELEMENTARY AND MIDDLE SCHOOLS: 2 SPACES PER CLASSROOM. 6 CLASSROOMS = 12 SPACES
RECREATIONAL FACILITIES: FUTURE MULTI-PURPOSE BUILDING TO INCLUDE GYMNASIUM, AUDITORIUM, AND WORSHIP AREA. 1 SPACE PER 250 SQ FT = 8,000/250 = 32 SPACES

12.04.070 LOCATION OF DRIVEWAYS: NOT MORE THAN TWO DRIVEWAYS ON ONE STREET FOR ANY ONE OWNERSHIP EXCEPT AS PROVIDED IN RMC 12.04.130.

12.04.130 SEPARATE UNITS OF OPERATION: WHERE A SINGLE OWNERSHIP IS DEVELOPED INTO MORE THAN ONE UNIT OF OPERATION, EACH SUFFICIENT IN ITSELF TO MEET THE CODE REQUIREMENTS FOR PARKING IN CHAPTER 23.54 RMC OR THE NECESSITY FOR ADDITIONAL ACCESS TO THE STREET IS EVIDENT, ADDITIONAL DRIVEWAYS MAY BE ALLOWED BY THE PUBLIC WORKS DIRECTOR. THE MINIMUM SPACING OF ADDITIONAL DRIVEWAYS SHALL BE 300 FEET.

LANDSCAPING OF PARKING FACILITIES:

ABUTTING STREET: 10 FT LANDSCAPE STRIP WHERE PARKING OCCURS. TREES PLANTED EVERY 30 FEET

ABUTTING ADJACENT PROPERTY: 5 FT MINIMUM LANDSCAPE STRIP, TREES PLANTED EVERY 40 FEET.

INTERIOR COVERAGE: A MINIMUM OF FIVE PERCENT OF THE INTERIOR OF A PARKING FACILITY SHALL BE LANDSCAPED. TREES SHALL NUMBER NOT LESS THAN ONE FOR EACH 100 SQUARE FEET OF REQUIRED INTERIOR COVERAGE.

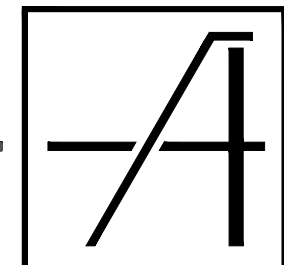
SITE PLAN KEY

	NORTH CLASSROOM BUILDING CONSTRUCTION - 4,235 SQ FT
	SOUTH CLASSROOM BUILDING CONSTRUCTION - 3,265 SQ FT
	FUTURE MULTI-PURPOSE BUILDING CONSTRUCTION - 8,000 SQ FT SHOWN. TOTAL AREA AND CONFIGURATION TO BE DETERMINED.

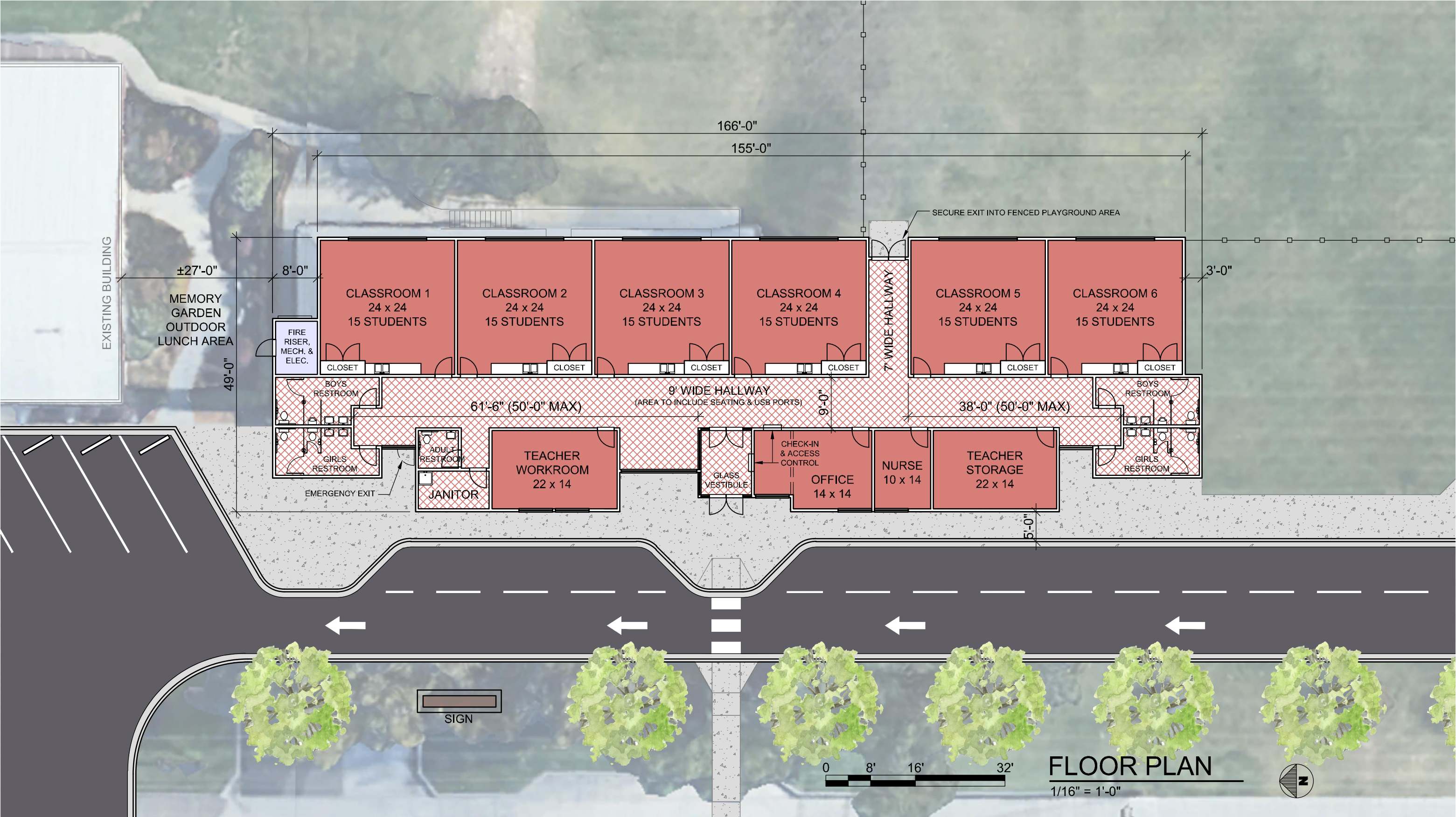
REDEEMER LUTHERAN CHURCH - FEASIBILITY PLANNING

520 THAYER DRIVE | RICHLAND, WA

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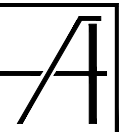




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