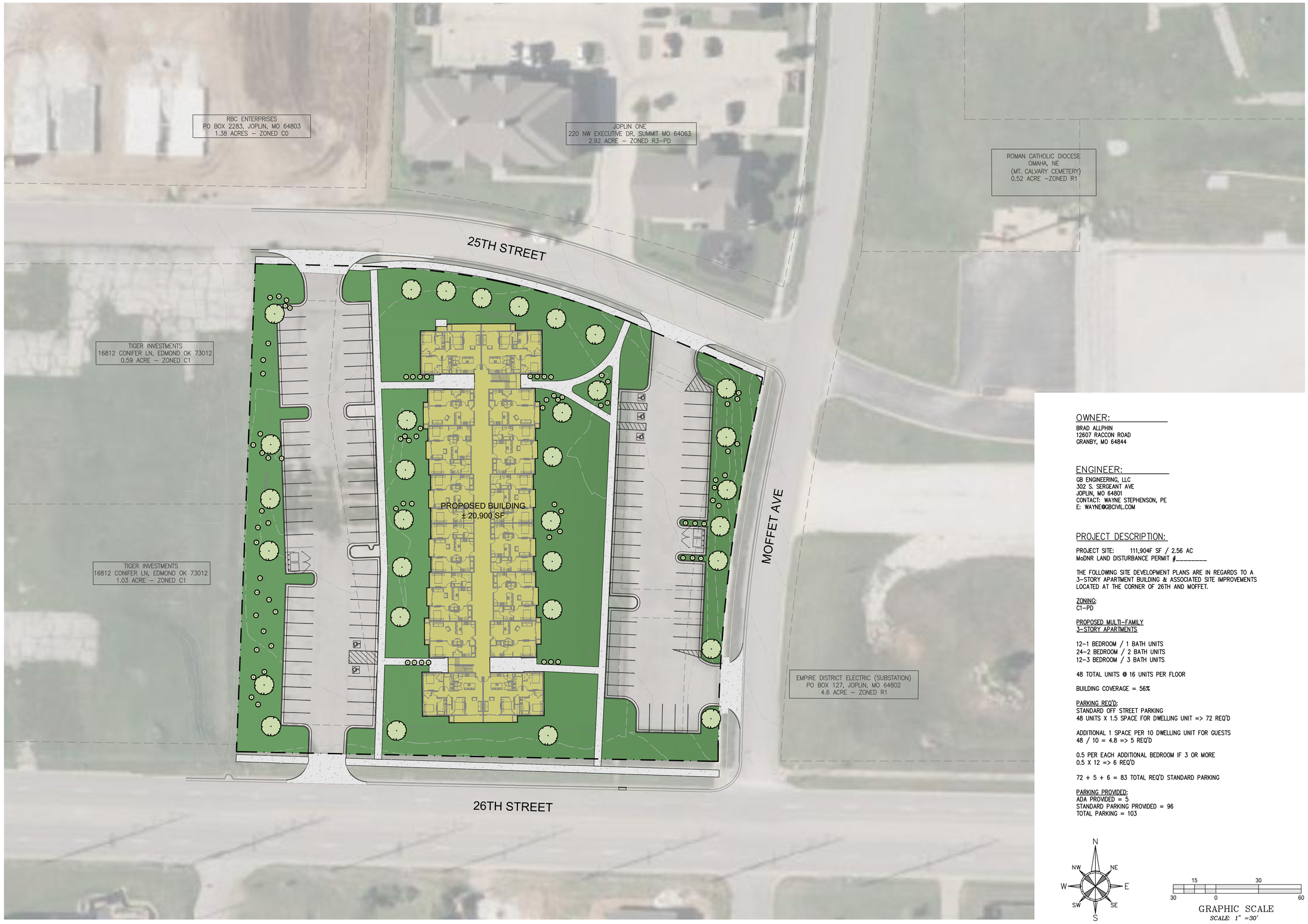

OWNER:

BRAD ALLPHIN
12607 RACCON ROAD
GRANBY, MO 64844

ENGINEER:

GB ENGINEERING, LLC
302 S. SERGEANT AVE
JOPLIN, MO 64801
CONTACT: WAYNE STEPHENSON, PE
E: WAYNE@GBCIVIL.COM

PROJECT DESCRIPTION:

PROJECT SITE: 111,904F SF / 2.56 AC
MoDNR LAND DISTURBANCE PERMIT #_____

THE FOLLOWING SITE DEVELOPMENT PLANS ARE IN REGARDS TO A 3-STORY APARTMENT BUILDING & ASSOCIATED SITE IMPROVEMENTS LOCATED AT THE CORNER OF 26TH AND MOFFET.

ZONING:
C1-PD

PROPOSED MULTI-FAMILY
3-STORY APARTMENTS

12-1 BEDROOM / 1 BATH UNITS
24-2 BEDROOM / 2 BATH UNITS
12-3 BEDROOM / 3 BATH UNITS

48 TOTAL UNITS @ 16 UNITS PER FLOOR

BUILDING COVERAGE = 56%

PARKING REQ'D:
STANDARD OFF STREET PARKING
48 UNITS X 1.5 SPACE FOR DWELLING UNIT => 72 REQ'D

ADDITIONAL 1 SPACE PER 10 DWELLING UNIT FOR GUESTS
48 / 10 = 4.8 => 5 REQ'D

0.5 PER EACH ADDITIONAL BEDROOM IF 3 OR MORE
0.5 X 12 => 6 REQ'D

72 + 5 + 6 = 83 TOTAL REQ'D STANDARD PARKING

PARKING PROVIDED:
ADA PROVIDED = 5
STANDARD PARKING PROVIDED = 96
TOTAL PARKING = 103

GRAPHIC SCALE
SCALE: 1" =30'

GB ENGINEERING
CIVIL ENGINEERING AND DESIGN
302 S. SERGEANT - JOPLIN, MO 64801
MO COA # 2022000048
WWW.GBCIVIL.COM
PH: 417-825-5291

Professional Seal

PERMIT REVIEW
NOT FOR CONSTRUCTION

WAYNE STEPHENSON, ENGINEER
MO.# PE-2012018139
THIS SEAL IS FOR ENGINEERING INFORMATION ONLY

Revisions

SPECIAL NOTICE:
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes.

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ALPHIN APARTMENTS

SITE LAYOUT

26TH AND MOFFET JOPLIN, MISSOURI 64804

Project Number: 23025
Drawn By:
Reviewed By:
Date: 07.25.23

CONCEPT SITE LAYOUT

Sheet Number

SITE