



VICINITY MAP
MORRILL ROAD
RIVERBANK, CA

PROJECT LOCATION

MORRILL ROAD
RIVERBANK, CA

PROJECT TEAM

PROJECT CONTACT:
CROSSROADS WEST APARTMENTS
1120 SCENIC DRIVE
MODESTO, CA 95350
(209) 604-8516
CONTACT: RANDY HIGH
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ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH
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SITE DATA

ASSESSORS PARCEL NUMBER: 074-011-004
PROPERTY AREA: 529,254 SQ. FT. / 12.15 AC
BUILDING COVERAGE (OF PROJECT AREA): XXXXX SQ. FT. (60%)
LANDSCAPING (OF PROJECT AREA): +/-XXXXX SQ. FT. (10%)
CURRENT ZONE: SP - SPECIFIC PLAN
GENERAL PLAN: MU

BUILDING DATA

BUILDING AREA: XXXX SQ. FT.
BUILDING USE: MULTI - RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 43'-0"

	BUILDING/ UNIT DATA					
	1 BDRM	2 BDRM	3 BDRM	# OF UNITS/BLDG	# OF BLDGS	STORIES
BUILDING 1	12	12	-	24	12	3
BUILDING 2	-	-	-	-	-	-
	TOTAL UNIT					
UNIT TYPE TOTAL	144 (50%)	144 (50%)	0 (0%)	288		
COMMUNITY	N/A	N/A	N/A	N/A	-	-

PARKING DATA

APARTMENTS:
PARKING REQUIRED: TOWNHOME, CONDOMINIUM, AND APARTMENT
1 SPACE PER 1 BEDRM UNIT = 144 STALLS
1 1/2 SPACES PER 2 OR 3 BEDROOM UNIT = 216 STALLS
PLUS 25 SPACES PER DWELLING (GUEST) = 72 STALLS
TOTAL = 432 STALLS
1 COVERED PER UNIT
PARKING PROVIDED:
COVERED (CARPORTS) = 288 STALLS
UNCOVERED = 154 STALLS
TOTAL = 442 STALLS

PROPOSED NEW IMPROVEMENT:
CROSSROADS WEST APARTMENTS

MORRILL ROAD
RIVERBANK, CA.

PLANNING ARCHITECTURE



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SITE PLAN

