

BSO Submittal Narrative

1. Nick Jung - F Street Caledonia, LLC
2. Project Contact Info
 - a. Engineer: Pinnacle - Aaron Koch - 262-754-8888
 - b. Architect: Kahler Slater - Peter Bissen - 414-290-3805
3. RM -1 Multi-family
4. Previously farm land
5. Multi-family developments
6. Multi-family
7. Flat land located on the corner of Green Bay Road and 4 Mile Road
8. Projections:
 - a. Residents: 190-200
 - b. Employees: 2-4
 - c. Customers: 0

Units:	130	
Proposed Pervious (SF):	165,000	42.64%
Proposed Impervious (SF):	84,000	21.71%
Proposed Building (SF):	138,000	35.66%
Total SF	387,000	

9.

Proposed Pervious (Acres):	3.79
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10.

Proposed Impervious (Acre	1.93
Proposed Building (Acres):	3.17
Total Acres	8.9

Density (SF/Unit):	2,977
Density (Units/Acre)	15
FAR	35.66%

11. Operational Items:
 - a. Hours of Operation As a residential multifamily development, the facility operates 24 hours a day, 7 days a week, 365 days a year. Management office hours are typically scheduled for Monday through Friday, 9:00 AM to 6:00 PM, with emergency maintenance staff available on-call outside of these hours.
 - b. Projected Water Usage
 - i. Normal Usage: Based on regional averages for multifamily residential units, the projected normal domestic water usage is estimated at approximately 50–140 gallons per unit per day (GPD).
 - ii. Peak Usage: Peak demand typically occurs during morning (6:00 AM – 9:00 AM) and evening (6:00 PM – 9:00 PM) hours. The estimated Peak Hourly Demand is calculated at a factor of 3.0 to 4.0 times the average daily flow.
12. See TADI report attached with submittal
13. See plans attached with submittal

14. See plans attached with submittal

15. Future Single-Family subdivision to the south (S.R. Mills) - see preliminary site plan attached with submittal