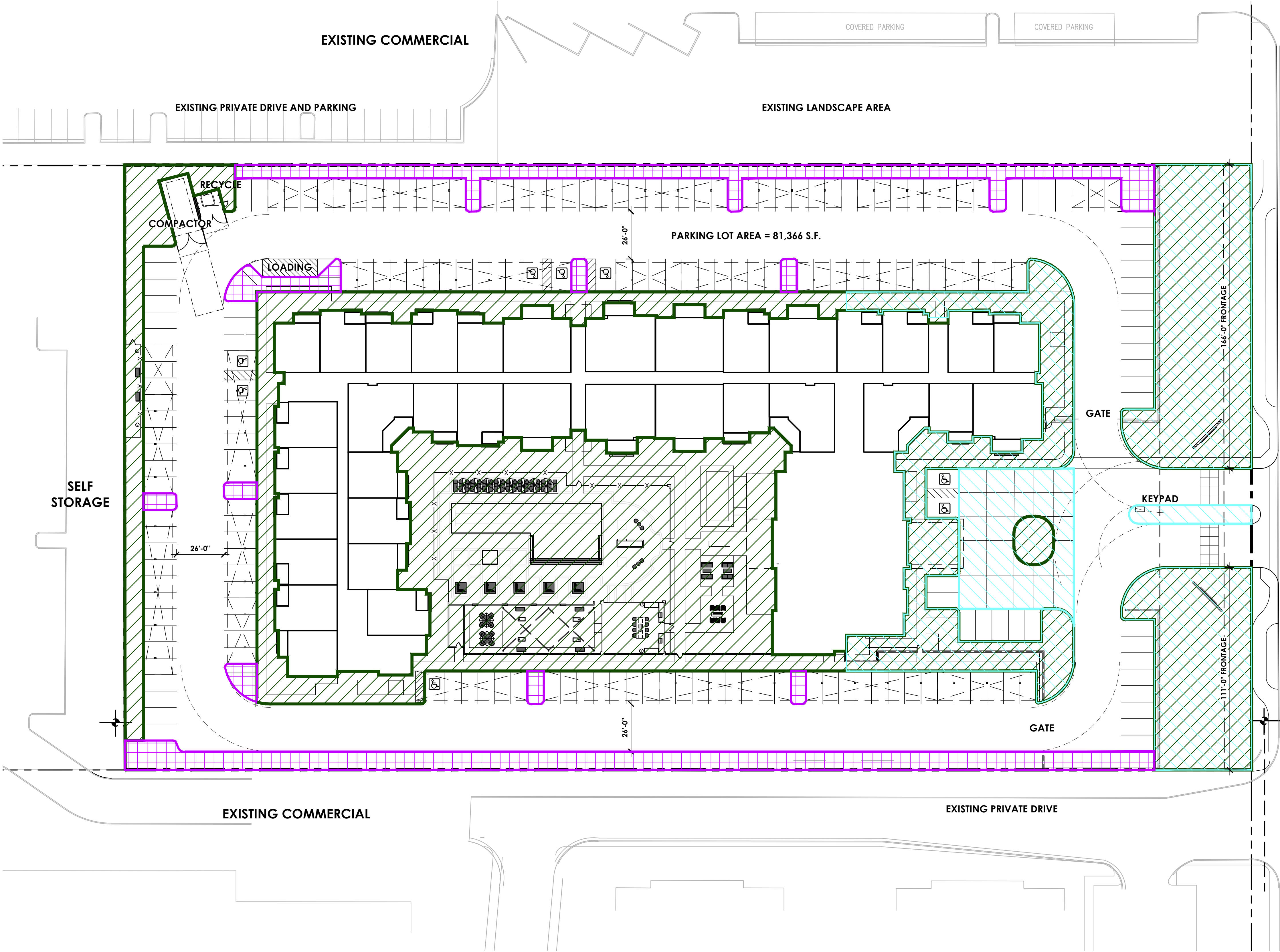




SITE AREA
NET: 4.65 ac. (202,850 S.F.)

REQUIRED OPEN SPACE:
C-O ZONING:
a. MINIMUM = 0.15 x NET LOT AREA
0.15 x 202,850 S.F. = 30,428 S.F.
b. MINIMUM + 0.004 x NET LOT AREA x EACH FOOT OF BUILDING HEIGHT OVER 12 FEET =
30,428 + 0.004 x 202,850 x (48'-12') = 59,638 S.F.
TOTAL REQUIRED C-O OPEN SPACE = 59,638 S.F.

RESIDENTIAL HEALTH CARE FACILITIES:
MINIMUM = 0.24 x NET LOT AREA
0.24 x 202,850 S.F. = 48,684 S.F.
REQUIRED RES. H.C. OPEN SPACE = 48,684 S.F.

PROVIDED OPEN SPACE: ±61,419 S.F. (±30.3%)

REQUIRED PARKING LOT LANDSCAPING:
PARKING LOT ARE REQUIRED =
PARKING LOT AREA x 15% =
81,366 x 15% = **12,205 S.F.**

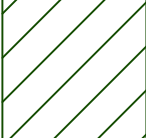
PROVIDED PARKING LOT LANDSCAPING: ±12,275 S.F.

REQUIRED FRONTAGE OPEN SPACE:
C-O ZONING:
FRONTAGE OPEN SPACE MINIMUM =
0.50 x TOTAL C-O OPEN SPACE REQUIRED =
0.5 X 59,638 S.F. = **29,819 S.F.**

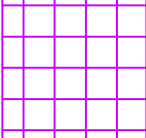
RESIDENTIAL HEALTH CARE FACILITIES:
FRONTAGE OPEN SPACE MINIMUM =
0.50 x TOTAL OPEN SPACE REQUIRED =
0.50 x 48684 S.F. = 24,342 S.F.
EXCEPTION (a):
MINIMUM 20 S.F. PER L.F. OF FRONTAGE =
20 S.F x 277 L.F. = 5,540 S.F.
EXCEPTION (b):
NOT REQUIRED TO EXCEED 50 S.F. PER L.F. OF FRONTAGE = 50 S.F x 277 L.F. = **16,550 S.F.**

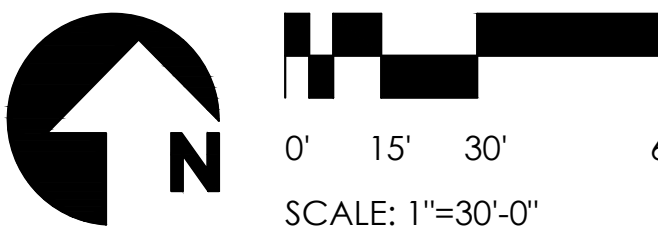
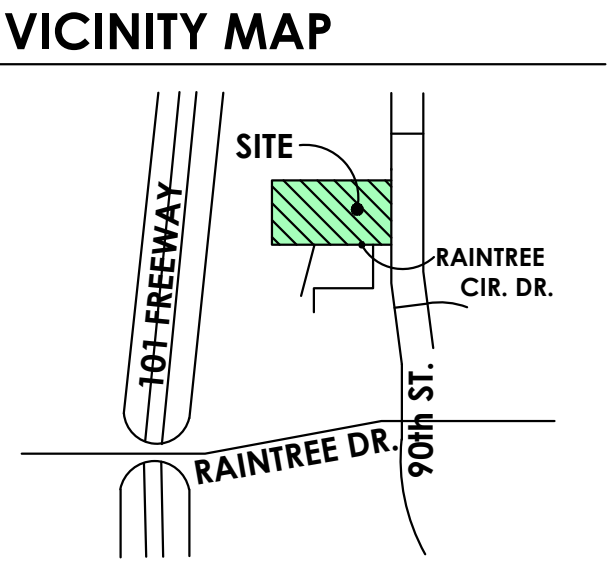
PROVIDED FRONTAGE OPEN SPACE: ±29,966 S.F.

SYMBOLS

**COMMON OPEN SPACE**

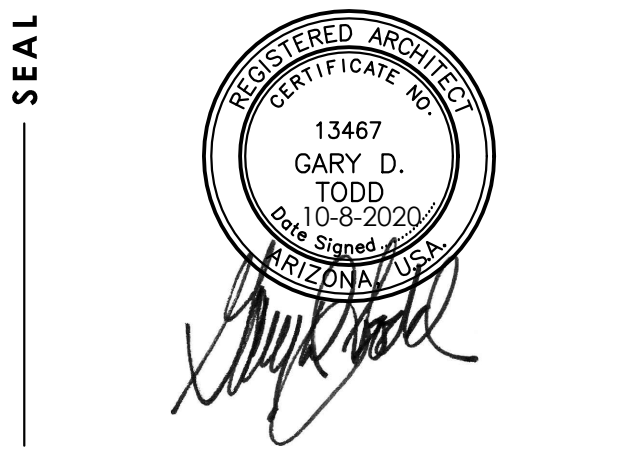
**FRONTAGE OPEN SPACE**

**PARKING LOT LANDSCAPING**



NO. 20-2006-02
**GREYSTAR
ACTIVE
INDEPENDENT
LIVING**

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10-09-20
REZONING SUBMITTAL

Proj Mgr.
Dwn By:

OPEN SPACE PLAN
05