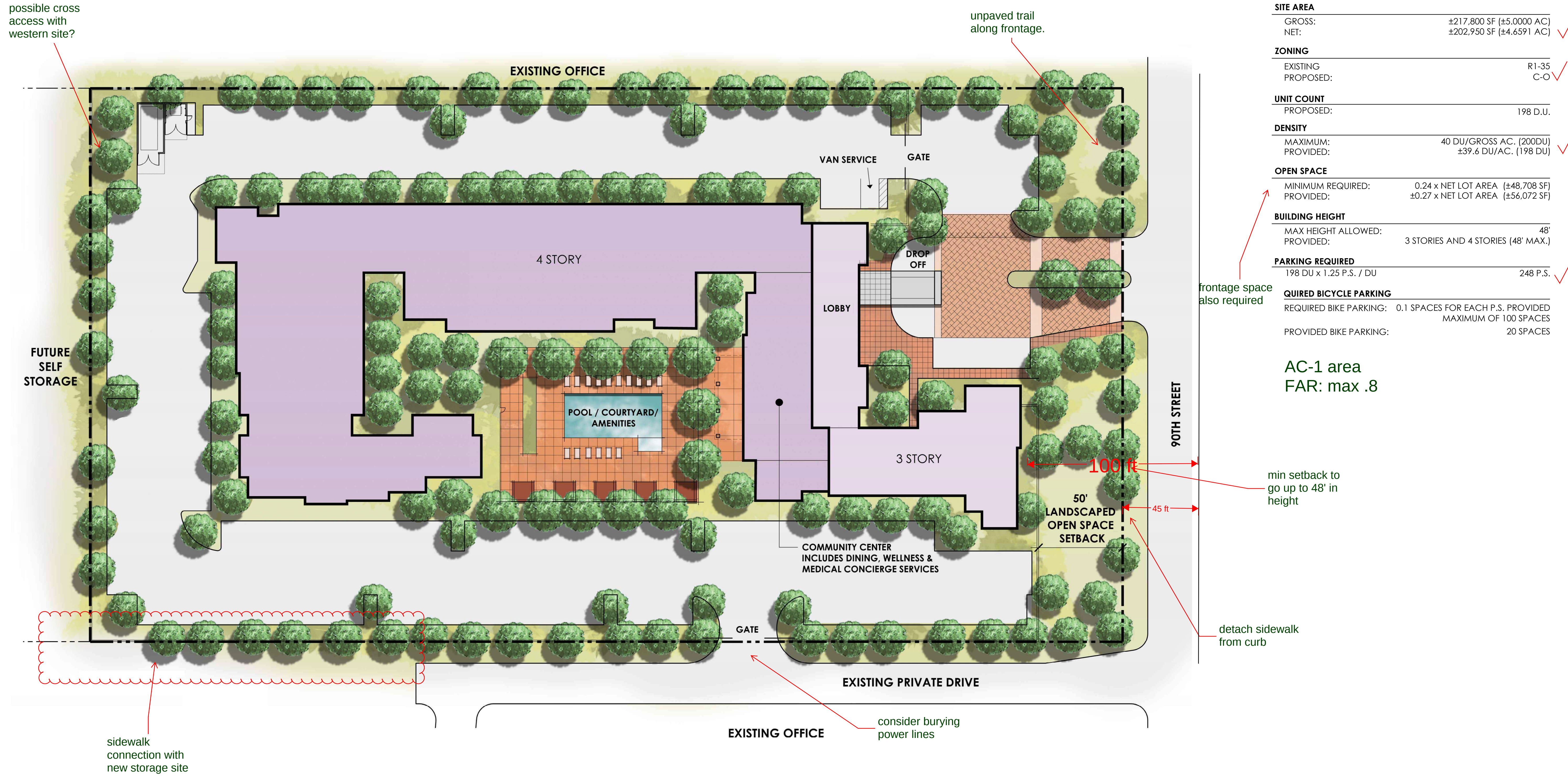


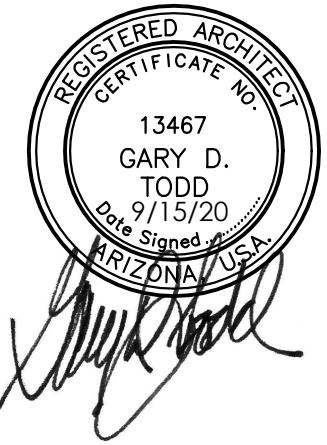
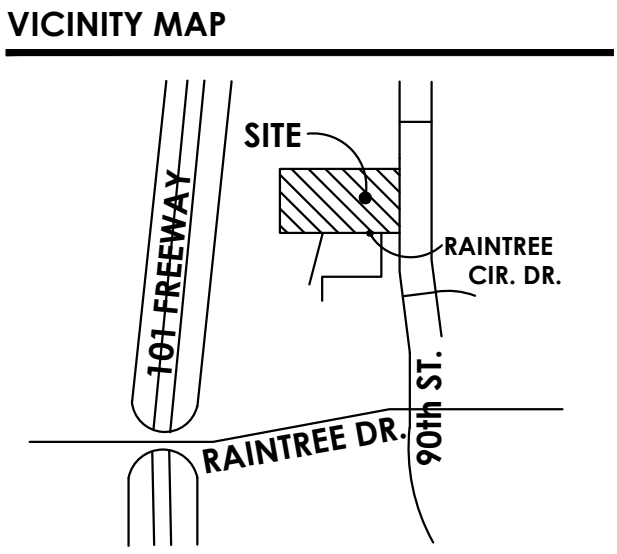


SITE DATA

PROJECT DESCRIPTION:	
NEW 198-UNIT MINIMAL RESIDENTIAL HEALTHCARE FACILITY WITH THREE (3) STORIES AND (4) STORIES COMPONENTS, PARKING AND COMMON AREA.	
SITE AREA	
GROSS:	±217,800 SF (±5.0000 AC)
NET:	±202,950 SF (±4.6591 AC)
ZONING	
EXISTING:	R1-35
PROPOSED:	C-O
UNIT COUNT	
PROPOSED:	198 D.U.
DENSITY	
MAXIMUM:	40 DU/GROSS AC. (200DU)
PROVIDED:	±39.6 DU/AC. (198 DU)
OPEN SPACE	
MINIMUM REQUIRED:	0.24 x NET LOT AREA (±48,708 SF)
PROVIDED:	±0.27 x NET LOT AREA (±56,072 SF)
BUILDING HEIGHT	
MAX HEIGHT ALLOWED:	48'
PROVIDED:	3 STORIES AND 4 STORIES (48' MAX.)
PARKING REQUIRED	
198 DU x 1.25 P.S. / DU	248 P.S.
REQUIRED BICYCLE PARKING	
REQUIRED BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED MAXIMUM OF 100 SPACES	
PROVIDED BIKE PARKING: 20 SPACES	

AC-1 area
FAR: max .8

rezone + drb process
Hearings: AAC, PC, CC, DRB



NOTE: G.L.O.P.E. (GOVERNMENT LAND OFFICE PATENT EASEMENT)