

**SITE DATA OVERALL**

<b>SITE LOCATION</b>	<b>SITE ZONING</b>
CORNER OF SENLAC DRIVE & WITTINGTON PLACE	CURRENT ZONING: MID-DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS

**ZONING SUMMARY - BUILDINGS**

- SITE AREA = 543,496 S.F. / 12.477 ACRES
- TOTAL UNITS = 466 UNITS
- PROPOSED DENSITY = 37.35 UNITS/ACRE
- BUILDING COVERAGE = 40.00 % / 217,399 S.F.  
CALCULATION: 217,399 S.F. / 543,496 S.F. = 0.40 (40.00%)
- IMPERVIOUS COVER = 67.31% / 365,849 S.F.  
CALCULATION: 365,849 S.F. / 543,496 S.F. = 0.6731 (67.31%)
- FLOOR AREA RATIO = 0.92:1  
CALCULATION: 691,068 S.F. - 188,292 S.F. = 502,776 S.F.  
(EXCLUDES STRUCTURE PARKING: 188,292 S.F.)  
502,776 S.F. / 543,500 S.F. = 0.92

**ZONING SUMMARY - AREAS**

BLDG. NO.	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
9	12,042 S.F.	12,042 S.F.	---	---	24,084 S.F.
10	26,471 S.F.	26,471 S.F.	26,471 S.F.	---	79,413 S.F.
11	11,130 S.F.	11,130 S.F.	---	---	22,260 S.F.
12	23,115 S.F.	23,115 S.F.	23,115 S.F.	---	69,345 S.F.
13	10,144 S.F.	14,727 S.F.	14,727 S.F.	---	39,598 S.F.
13 (GARAGE)	4,583 S.F.	---	---	---	4,583 S.F.
14	67,019 S.F.	67,019 S.F.	67,019 S.F.	67,019 S.F.	268,076 S.F.
14 (GARAGE)	29,707 S.F.	29,707 S.F.	29,707 S.F.	29,707 S.F.	118,828 S.F.
15 (GARAGE)	31,693 S.F.	31,693 S.F.	---	---	63,386 S.F.
16 (GARAGE)	1,495 S.F.	---	---	---	1,495 S.F.
					691,068 S.F.

**ZONING SUMMARY - UNITS & HEIGHTS**

BLDG. NO.	NO. UNITS	BLDG HEIGHT
9	24	2 STORIES
10	81	3 STORIES
11	22	2 STORIES
12	69	3 STORIES
13	39	3 STORIES
14	231	4 STORIES
15	---	2 STORIES
16	---	1 STORIES
TOTAL	466	2.5 STORIES (AVG.)

**ZONING SUMMARY - PARKING**  
PARKING PROVIDED: RESIDENTIAL PARKING

- PRIVATE GARAGE SPACES: 20 SPACES
- REGULAR SPACES: 0 SPACE
- H.C. SPACES: 0 SPACE
- PARALLEL SPACES: 45 SPACES
- REGULAR SPACES: 1 SPACE
- H.C. SPACES: 1 SPACE
- SURFACE SPACES: 110 SPACES
- REGULAR SPACES: 4 SPACES
- TANDEM SPACES: 3 SPACES
- H.C. SPACES: 3 SPACES
- STRUCTURE PARKING SPACES: 551 SPACES
- REGULAR SPACES: 12 SPACES
- H.C. SPACES: 12 SPACES
- SURFACE OFF-SITE SPACES: 12 SPACES
- REGULAR SPACES: 12 SPACES
- H.C. SPACES: 12 SPACES

TOTAL SPACES PROVIDED: 738 SPACES

REGULAR SPACES: 4 SPACES

TANDEM SPACES: 4 SPACES

H.C. SPACES: 16 SPACES

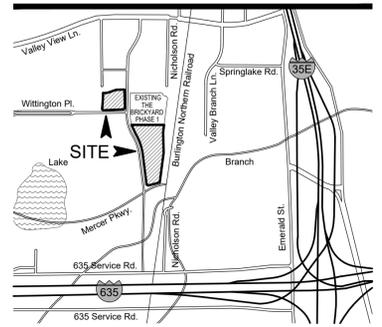
758 TOTAL SPACES  
(466 UNITS @ 1.62/UNIT)

**01 OVERALL SITE PLAN**  
SCALE: 1/80

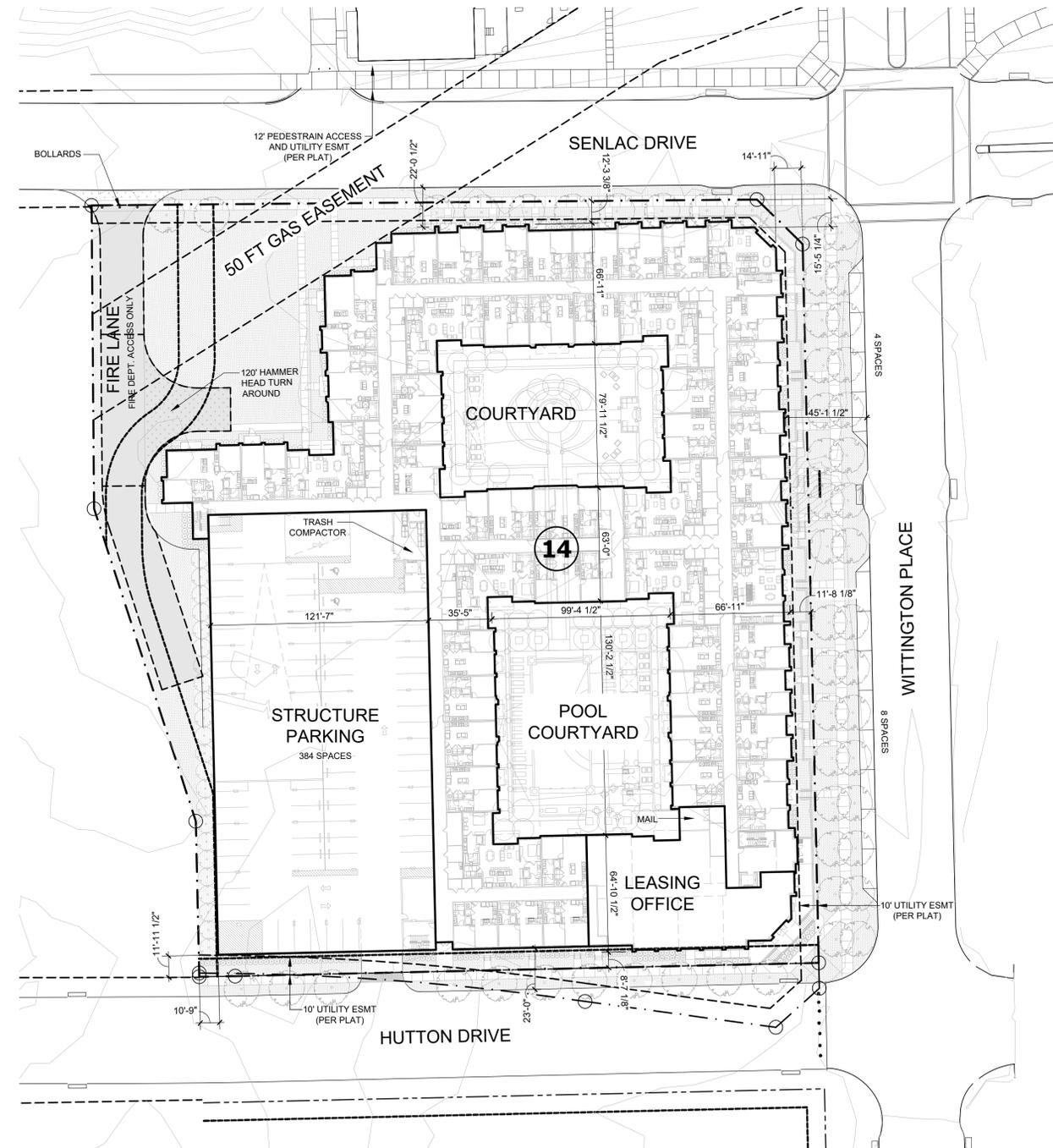
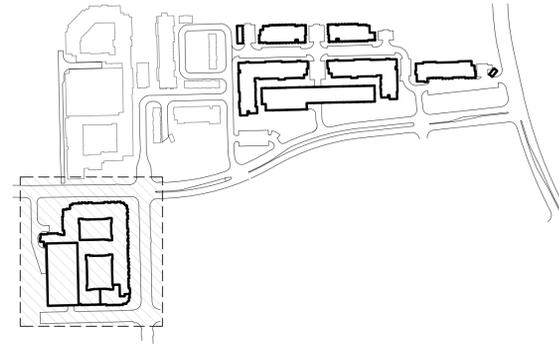
**NOTES**

- REFER TO C-2 HORIZONTAL CONTROL PLAN FOR FINISHED FLOOR ELEVATIONS
- FOUNDATION TYPE FOR ALL BUILDINGS SHALL BE SLAB ON GRADE

**VICINITY MAP**



## KEY PLAN LEGEND



01 SITE PLAN  
SCALE: 1:40



## SITE DATA - AREA A

**SITE LOCATION**  
CORNER OF  
SENLAC DRIVE & WITTINGTON PLACE

**SITE ZONING**  
CURRENT ZONING: MID-DENSITY RESIDENTIAL  
WITH SPECIAL EXCEPTIONS

### ZONING SUMMARY - BUILDINGS

• SITE AREA =	160,446 S.F. / 3.683 ACRES
• TOTAL UNITS =	231 UNITS
• PROPOSED DENSITY =	62.72 UNITS/ACRE
• BUILDING COVERAGE =	60.28 % / 96,726 S.F.
CALCULATION: 96,726 S.F. / 160,446 S.F. = 0.6028 (60.28%)	
• IMPERVIOUS COVER =	70.11% / 112,494 S.F.
CALCULATION: 112,494 S.F. / 160,446 S.F. = 0.70 (70.11%)	
• FLOOR AREA RATIO =	1.67:1
CALCULATION: 386,904 S.F. - 118,828 S.F. = 268,076 S.F. (EXCLUDES STRUCTURE PARKING: 118,828 S.F.) 268,076 S.F. / 160,446 S.F. = 1.67	

### ZONING SUMMARY - AREAS

BLDG. NO.	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
14	67,019 S.F.	67,019 S.F.	67,019 S.F.	67,019 S.F.	268,076 S.F.
14 (GARAGE)	29,707 S.F.	29,707 S.F.	29,707 S.F.	29,707 S.F.	118,828 S.F.
					386,904 S.F.

### ZONING SUMMARY - UNITS & HEIGHTS

BLDG. NO.	NO. UNITS	BLDG HEIGHT
14	231	4 STORIES
TOTAL	231	4 STORIES (AVG.)

### ZONING SUMMARY - PARKING

PARKING PROVIDED: RESIDENTIAL PARKING

• STRUCTURE PARKING SPACES	
REGULAR SPACES	373 SPACES
H.C. SPACES	8 SPACES
TOTAL SPACES PROVIDED	
REGULAR SPACES	373 SPACES
TANDEM SPACES	0 SPACES
H.C. SPACES	8 SPACES
381 TOTAL SPACES (231 UNITS @ 1.65/UNIT)	

## NOTES

- REFER TO C-2 HORIZONTAL CONTROL PLAN FOR FINISHED FLOOR ELEVATIONS
- FOUNDATION TYPE FOR ALL BUILDINGS SHALL BE SLAB ON GRADE

# SITE DATA - AREA B

SITE LOCATION	SITE ZONING
CORNER OF SENLAC DRIVE & WITTINGTON PLACE	CURRENT ZONING: MID-DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS

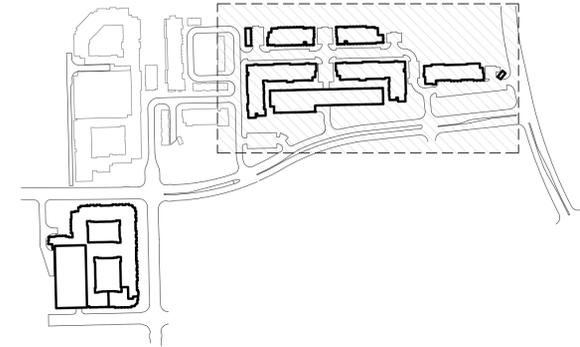
ZONING SUMMARY - BUILDINGS	
• SITE AREA =	383,050 S.F. / 8.794 ACRES
• TOTAL UNITS =	235 UNITS
• PROPOSED DENSITY =	26.72 UNITS/ACRE
• BUILDING COVERAGE =	31.50 % / 120,673 S.F.
CALCULATION: 120,673 S.F. / 383,050 S.F. = 0.3150 (31.50%)	
• IMPERVIOUS COVER =	66.14% / 253,355 S.F.
CALCULATION: 253,355 S.F. / 383,050 S.F. = 0.66 (66.14%)	
• FLOOR AREA RATIO =	0.61:1
CALCULATION: 304,164 S.F. - 69,464 S.F. = 234,700 S.F. (EXCLUDES STRUCTURE PARKING: 69,464 S.F.) 234,700 S.F. / 383,050 S.F. = 0.61	

ZONING SUMMARY - AREAS					
BLDG. NO.	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
9	12,042 S.F.	12,042 S.F.	---	---	24,084 S.F.
10	26,471 S.F.	26,471 S.F.	26,471 S.F.	---	79,413 S.F.
11	11,130 S.F.	11,130 S.F.	---	---	22,260 S.F.
12	23,115 S.F.	23,115 S.F.	23,115 S.F.	---	69,345 S.F.
13	10,144 S.F.	14,727 S.F.	14,727 S.F.	---	39,598 S.F.
13 (GARAGE)	4,583 S.F.	---	---	---	4,583 S.F.
15 (GARAGE)	31,693 S.F.	31,693 S.F.	---	---	63,386 S.F.
16 (GARAGE)	1,495 S.F.	---	---	---	1,495 S.F.
TOTAL					304,164 S.F.

ZONING SUMMARY - UNITS & HEIGHTS		
BLDG. NO.	NO. UNITS	BLDG HEIGHT
9	24	2 STORIES
10	81	3 STORIES
11	22	2 STORIES
12	69	3 STORIES
13	39	3 STORIES
15	---	2 STORIES
16	---	1 STORIES
TOTAL	235	2 STORIES (AVG.)

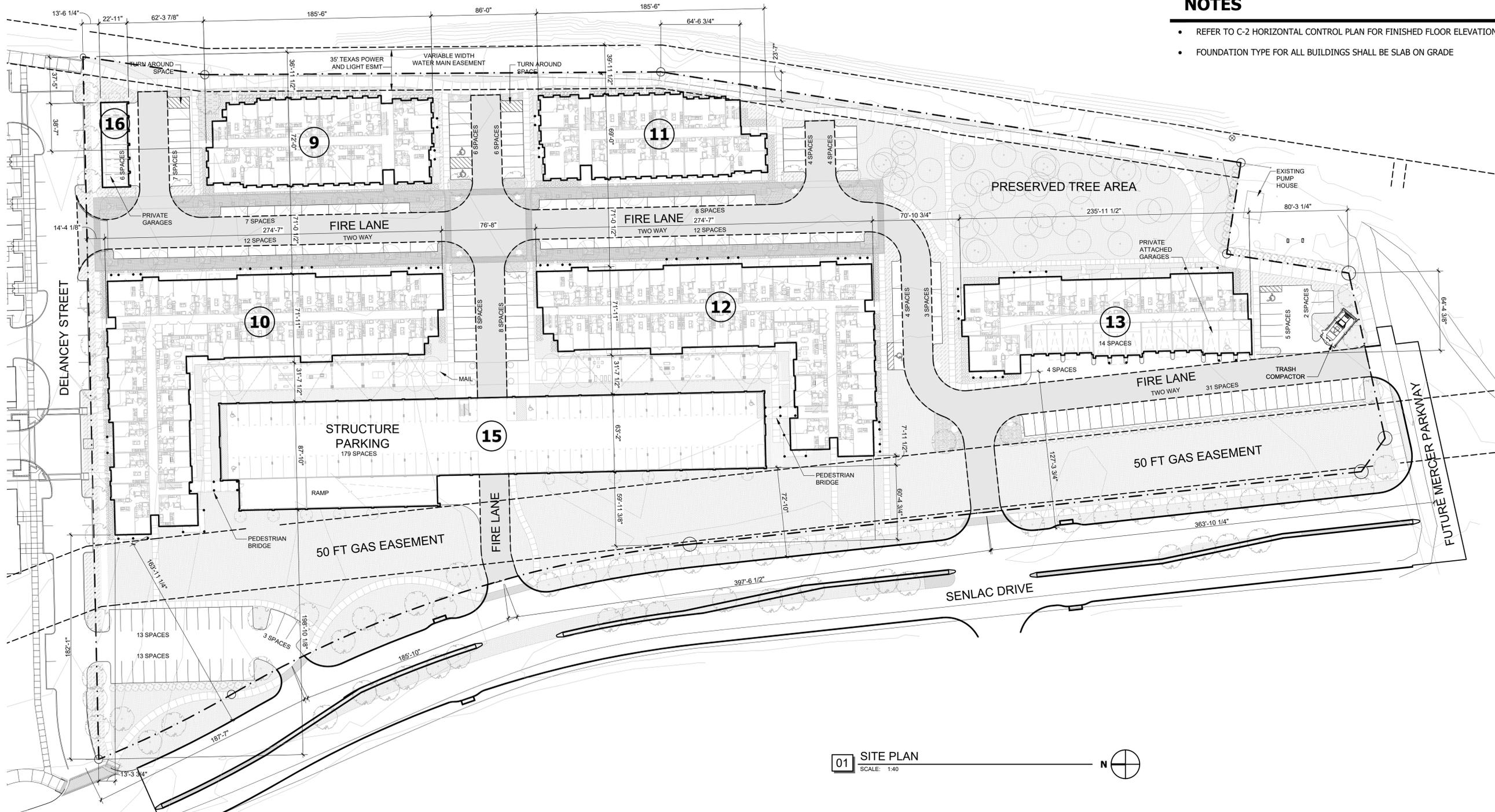
ZONING SUMMARY - PARKING	
PARKING PROVIDED: RESIDENTIAL PARKING	
• PRIVATE GARAGE SPACES	20 SPACES
REGULAR SPACES	0 SPACE
H.C. SPACES	
• PARALLEL SPACES	45 SPACES
REGULAR SPACES	1 SPACE
H.C. SPACES	
• SURFACE SPACES	110 SPACES
REGULAR SPACES	4 SPACES
TANDEM SPACES	3 SPACES
H.C. SPACES	
• STRUCTURE PARKING SPACES	178 SPACES
REGULAR SPACES	4 SPACES
H.C. SPACES	
• SURFACE OFF-SITE SPACES	12 SPACES
REGULAR SPACES	
H.C. SPACES	
TOTAL SPACES PROVIDED	377 TOTAL SPACES
REGULAR SPACES	365 SPACES
TANDEM SPACES	4 SPACES
H.C. SPACES	8 SPACES
	235 UNITS @ 1.60/UNIT

# KEY PLAN LEGEND



# NOTES

- REFER TO C-2 HORIZONTAL CONTROL PLAN FOR FINISHED FLOOR ELEVATIONS
- FOUNDATION TYPE FOR ALL BUILDINGS SHALL BE SLAB ON GRADE



01 SITE PLAN  
SCALE: 1:40