
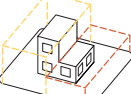

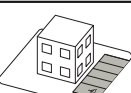

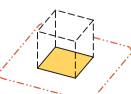
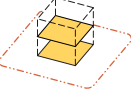


PROJECT DATA		
Residential (800 sf avg)	(Unit Mix: 75% 1 BR and 25% 2 BR)	145 units
Leasing/Amenity		4,500 s.f.
Parking Required		182 sps (1.25 sps/unit)
Parking Provided		185 sps (1.28 sps/unit)
Site Area		4.4 acres (gross) 3.4 acres (net)
Density		33.0 units/acre (gross) 42.6 units/acre (net)

ZONING SUMMARY		
	Current zoning: C (Commercial)	
Zoning District	Proposed zoning: PD (MF-2 base zoning)	
		2 Levels – 35' (max)
Height		
	Setback	Front yard: 25' (min.) Side yard: 10' (min.) Adjacent to side street: 15' (min.) For allowed non-resid. uses: 15' (min.) Rear yard: 20' (min.)
	Required Parking	Per zoning: 2 sp/1 BR; 2 sps/2 BRs; 2.5 sps/3 BRs Covered parking spaces for at least 50% of total required parking spaces to be provided (not incl. required guest parking). Guest parking: 0.5 sp behind curb line per unit required; to be located within 600' of the respective units. Per client: 1.25 sp/BR
	Power Line Setback	Existing power poles along Belt Line Rd, assume 21' setback from powerpole centerline per OSHA regulations
	Lot Coverage	50% (max.)
	Residential Density	22 dwelling units/acre (max.)
Building Separation		10' between buildings without openings; 15' between buildings with openings

Zoning Reviewed By: js

Notes:
1. Development information/yields and unit area from this conceptual study are approximate and based on limited survey and boundary information; information should be reviewed with this understanding until further civil boundaries are provided.

