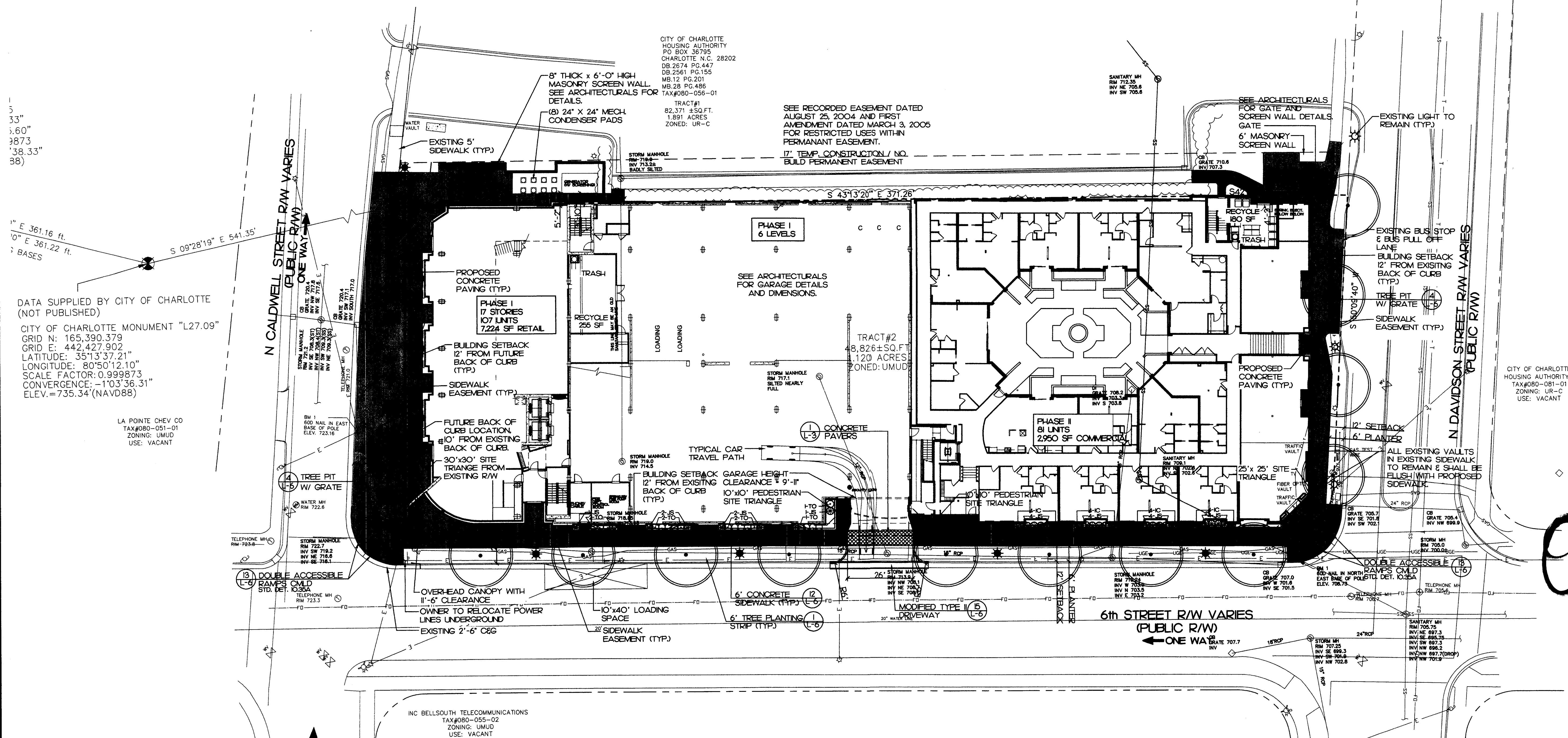


TAX MAP NO: O8O-056-O1
 EXISTING ZONING: UMD
 PROPOSED ZONING: UMD-O
 SITE AREA: 48,826 SF (112 ACRES)
 PROPOSED UNITS: PHASE I - 107 UNITS, 156,277 SF, CONDOMINIUMS FOR SALE
 RETAIL - 7,224 SF
 PHASE II - 81 UNITS, 61,879 SF, CONDOMINIUMS FOR SALE
 RETAIL - 2,950 SF
 TOTAL BUILDING SQUARE FOOTAGE: 228,330 SF
 PARKING REQUIRED: 1 SPACE / UNIT ; 0.5 SPACES PER 1000 SF RETAIL
 PHASE I RESIDENTIAL - 107 SPACES REQUIRED
 PHASE I COMMERCIAL - 3 SPACES REQUIRED
 PHASE II RESIDENTIAL - 81 SPACES REQUIRED
 PHASE II COMMERCIAL - 2 SPACES REQUIRED
 TOTAL LOADING SPACES - 3 SPACES REQUIRED
 TOTAL REQUIRED PARKING - 196 SPACES
 TOTAL REQUIRED ACCESSIBLE PARKING - 5 ACCESSIBLE SPACES, 1 VAN
 PARKING PROVIDED: 252 SPACES
 IMPERVIOUS AREA: 43,485 SF (1.0 ACRES)
 PRE 1978 IMPERVIOUS AREA: 19,594 SF (0.45 ACRES)
 MIN. SETBACK: 12' FROM BACK OF CURB
 MIN. SIDE & REAR YARD: NONE, EXCEPT ADJOINING RESIDENTIAL, THEN 8' MIN BUILDING SEPERATION.
 BUILDING HEIGHT: PHASE I: 187'-2"
 148'-11"
 98'-6"
 PHASE II: 55'-0"
 TRASH PICK UP REQUIRED: (2) 8 CU. YD. COMPACTORS * 16 CU. YD.
 (3) 144 SF RECYCLE AREA - 432 SF
 TRASH PICK UP PROVIDED: (5) 2 CU. YD. COMPACTOR BINS TO BE PICKED UP TWICE
 BINS WILL BE ROLLED TO STREET THROUGH GARAGE AT
 RECYCLE PICK UP PROVIDED: (1) 255 SF AREA
 (1) 180 SF AREA
 435 SF TOTAL
 RECYCLE CANS TO BE ROLLED TO STREET AT TIME OF



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—DRG

REZONING FOR PUBLIC HEARING

PETITION NO.



NORTH

Scale: 1"=20'

Date: 24 OCT 2005

Project No.: 004-019

Revisions:

Sheet 4