FUTURE LAND USE:
PLANNED DEVELOPMENT (PD) -
LOW MEDIUM DENSITY RESIDENTIAL/PLANNED DEVELOPMENT

PROPOSED
SENIOR LIVING APARTMENTS
(TWO-STORY - 35' MAX. BUILDING HEIGHT)
WITH
EDUCATIONAL FACILITY
(ONE-STORY)

PROJECT DESCRIPTION:
• SENIOR LIVING APARTMENTS WILL CONSIST OF A MIX OF
  STUDIO, ONE-BEDROOM AND TWO-BEDROOM APARTMENTS
  WITH KITCHENS RANGING IN SIZE FROM APPROX. 475 SF
  TO 1000 SF. BUILDING AMENITIES INCLUDE A RESIDENT
  LOUNGE/OUTDOOR PATIO, EXERCISE ROOM, VENDING AND
  MAIL ROOMS. ANCILLARY SPACES INCLUDE MANAGER'S
  OFFICE, GENERAL STORAGE, TRASH, MECH. & ELECT. ROOMS.
• EDUCATION FACILITY WILL CONSIST OF THREE CLASSROOMS,
  TWO OFFICES, INDOOR AND OUTDOOR ACTIVITY AREAS,
  TOILET ROOMS, MECH. & ELECT. ROOMS

PROJECT DATA
BUILDING DATA
TWO-STORY BUILDING: 72 UNITS
A/C SPACE: 19,200 SF
COVERED PATIOS: 6,000 SF
EDUCATIONAL FACILITY: 5,000 SF

SITE DATA
PARCEL 025: 4.78 ACRES
PARCEL 001: 2.50 ACRES
FRONT SETBACK: 25 FT. (PD)
REAR SETBACK: 25 FT. (PD)
SIDE SETBACK: 25 FT. (PD)
MAX. BUILDING HT.: 95 FT.

PARKING DATA
PROPOSED SPACES (1 PER UNIT): 72
EDUCATIONAL FACILITY: 24

DEVELOPMENT NOTES:
• MAXIMUM BUILDING HEIGHT TO BE 95 FT/TWO STORY.
• OPEN SPACE SHALL BE A MINIMUM OF 25%.
• PARKING AND TRAFFIC STUDY TO BE INCLUDED
  IN THE DEVELOPMENT PLAN SUBMITTAL.
• STORM WATER MANAGEMENT PLAN WILL COMPLY
  WITH ORANGE COUNTY STORM WATER MANAGEMENT
  CRITERIA.
• ORANGE COUNTY TO PROVIDE WATER AND SEWER.
• SITE ACCESS TO BE MINIMUM OF 'TO' FROM ANY
  ADJACENT CURB CUT.
• A SCHOOL CAPACITY ENHANCEMENT AGREEMENT
  WILL NOT BE REQUIRED AS LONG AS THE PROPEERTY
  IN OPERATED AS A SENIOR LIVING APARTMENT COMPLEX.