



DEVELOPMENT
CORP

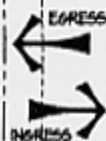
S. WESTMORELAND DRIVE

LEE STREET

PARCEL 02-23-24-0000-00-012 - EXISTING WESTMINSTER COMMUNITY CARE SERVICES

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)



25' SETBACK

25' SETBACK

PARCEL 02-23-24-0000-00-025
PARCEL 11-23-24-0000-00-001

25' SETBACK

PARCEL 11-23-24-0000-00-021

25' SETBACK

25' SETBACK



PROJECT DESCRIPTION:

- SENIOR LIVING APARTMENTS WILL CONSIST OF A MIX OF STUDIO, ONE-BEDROOM AND TWO-BEDROOM APARTMENTS w/ FULL KITCHENS RANGING IN SIZE FROM APPROX. 475 SF TO 1100 SF. BUILDING AMENITIES INCLUDE A RESIDENT LOUNGE w/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	12 UNITS
A/C SPACE	19,200 S.F.
COVERED PATIOS	6,000 S.F.
EDUCATIONAL FACILITY	5,000 S.F.
	<u>90,200 S.F.</u>

SITE DATA

PARCEL 025	4.78 ACRES
PARCEL 001	2.58 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)	12
EDUCATIONAL FACILITY	24
	<u>46</u>

DEVELOPMENT NOTES:

- MAXIMUM BUILDING HEIGHT TO BE 95'/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 10' FROM ANY ADJACENT CURB CUT.
- A SCHOOL CAPACITY ENHANCEMENT AGREEMENT WILL NOT BE REQUIRED AS LONG AS THE PROPERTY IS OPERATED AS A SENIOR LIVING APARTMENT COMPLEX.

FUTURE LAND USE PLAN

SCALE: 1"=80'-0"

MAY 26, 2004

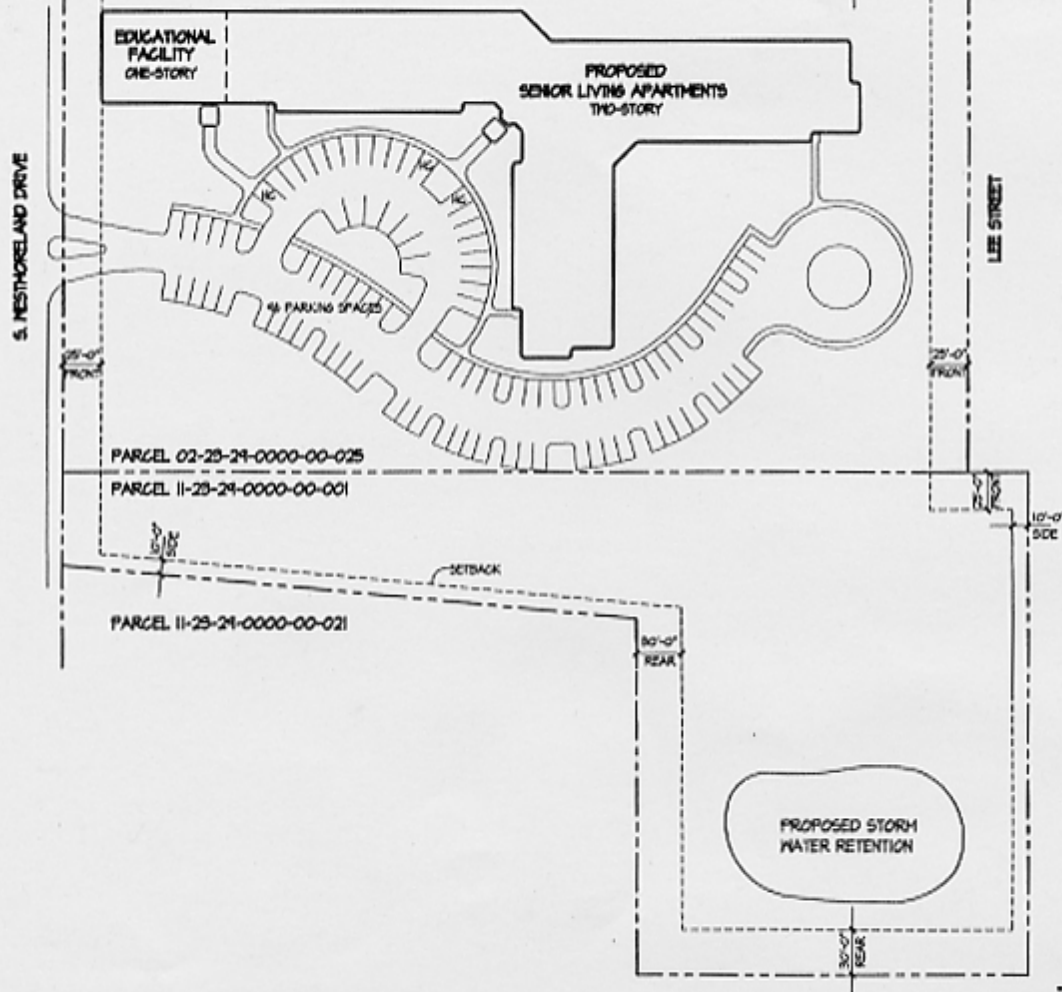
SENIOR HEALTH MANAGEMENT, LLC

WESTMINSTER SENIOR LIVING APARTMENTS



DEVELOPMENT
CORP

PARCEL 02-29-21-0000-00-012 - EXISTING WESTMINSTER COMMUNITY CARE SERVICES



PROJECT DATA

BUILDING DATA

TWO-STORY BUILDING	72 UNITS
A/C SPACE	79,200 S.F.
COVERED PATIOS	6,000 S.F.
EDUCATIONAL FACILITY	5,000 S.F.
	<u>90,200 S.F.</u>

SITE DATA

PARCEL 025	4.78 ACRES
PARCEL 001	2.58 ACRES
FRONT SETBACK	25 FT.
REAR SETBACK	30 FT.
SIDE SETBACK	10 FT.
MAX. BUILDING HT.	95 FT.

PARKING DATA

PROPOSED SPACES (1 PER UNIT)	72
EDUCATIONAL FACILITY	24
	<u>96</u>



NORTH

SITE PLAN
SCALE: 1"=80'-0"
MARCH 10, 2004

SENIOR HEALTH MANAGEMENT, LLC

WESTMINSTER SENIOR LIVING APARTMENTS