



RESIDENCE PARKING CALCULATION:

TYPE 1 - 8 ONE BED ROOMS X 1.5 SPACES PER ROOM X 3 UNITS = 36 REQUIRED SPACES
8 TWO BEDROOMS X 1.75 SPACES PER ROOM X 3 UNITS = 42 REQUIRED SPACES
TYPE 2 - 4 ONE BED ROOMS X 1.5 SPACES PER ROOM X 1 UNIT = 6 REQUIRED SPACES
4 TWO BEDROOMS X 1.75 SPACES PER ROOM X 1 UNITS = 7 REQUIRED SPACES
TYPE 3 - 12 ONE BED ROOMS X 1.5 SPACES PER ROOM X 2 UNIT = 36 REQUIRED SPACES
12 TWO BEDROOMS X 1.75 SPACES PER ROOM X 2 UNITS = 42 REQUIRED SPACES
TYPE 4 - 16 ONE BED ROOMS X 1.5 SPACES PER ROOM X 4 UNIT = 96 REQUIRED SPACES
16 TWO BEDROOMS X 1.75 SPACES PER ROOM X 4 UNITS = 112 REQUIRED SPACES
TOTAL = 377 REQUIRED SPACES
377 PROPOSED = 377 REQUIRED

AMENITIES PARKING CALCULATION:

CLUBHOUSE - 209 TOTAL MAXIMUM OCCUPANCY X 1/10 (1 SPACE PER 10 PERSONS AT MAXIMUM CAPACITY) = 21 REQUIRED SPACES
LEASE OFFICE - 12 TOTAL MAXIMUM OCCUPANCY X 1/10 (1 SPACE PER 10 PERSONS AT MAXIMUM CAPACITY) = 2 REQUIRED SPACES
TOTAL = 23 REQUIRED SPACES
23 PROPOSED = 23 REQUIRED

AREA BREAKDOWN:

TOTAL PARCEL - ± 79 AC
BUILDING PAD - ± 13.5 AC
POND AREA - ± 6.5 AC
FLOODWAY MITIGATION - ± 3 AC
WETLAND - ± 46 AC
COMMERCIAL OUTPARCEL - ± 2 AC

BUILDING SUMMARY:

TYPE 1 (2 STORY) - (3 BLDG.) x (16 UNITS/BLDG) = 48 UNITS
TYPE 2 (2 STORY) - (1 BLDG.) x (8 UNITS/BLDG.) = 8 UNITS
TYPE 3 (3 STORY) - (2 BLDG.) x (24 UNITS/BLDG.) = 48 UNITS
TYPE 4 (4 STORY) - (4 BLDG.) x (32 UNITS/BLDG.) = 128 UNITS
TOTAL = 232 UNITS

