DC EXHIBIT A

PROJECT SUMMARY

WESTPARK VILLAGE W-16

TOTAL UNITS:	223
PERMITTED # OF UNITS:	250
SITE AREA:	12.16 ACRES
DENSITY:	18.3 DU/AC

ZONING:

EXISTING:	High Density Residential (HDR)
PROPOSED:	High Density Residential (HDR)

BUILDING FLOOR AREA:

12-PLEX (4):	10,270 sf
10-PLEX (12):	10,011 sf
9-PLEX (2):	9,058 sf
CLUBHOUSE:	16,300 sf
TOTAL:	**195,628 sf**

PERCENT LOT COVERAGE: 35.6%

MAX. BUILDING HEIGHT:

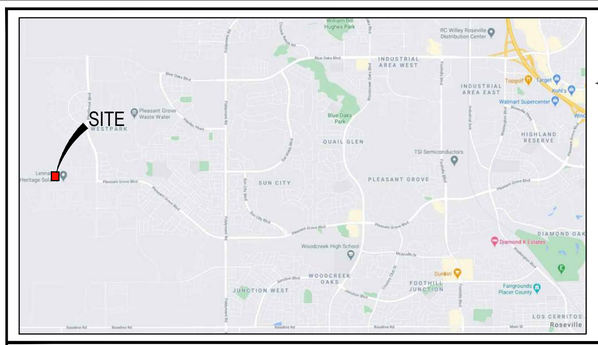
12-PLEX:	36 feet
10-PLEX:	36 feet
9-PLEX:	36 feet
CLUBHOUSE:	39 feet

WESTPARK VILLAGE W-16

PRELIMINARY SITE PLAN

SHEET 1 of 3

APRIL 11, 2022



LOCATION MAP NO SCALE

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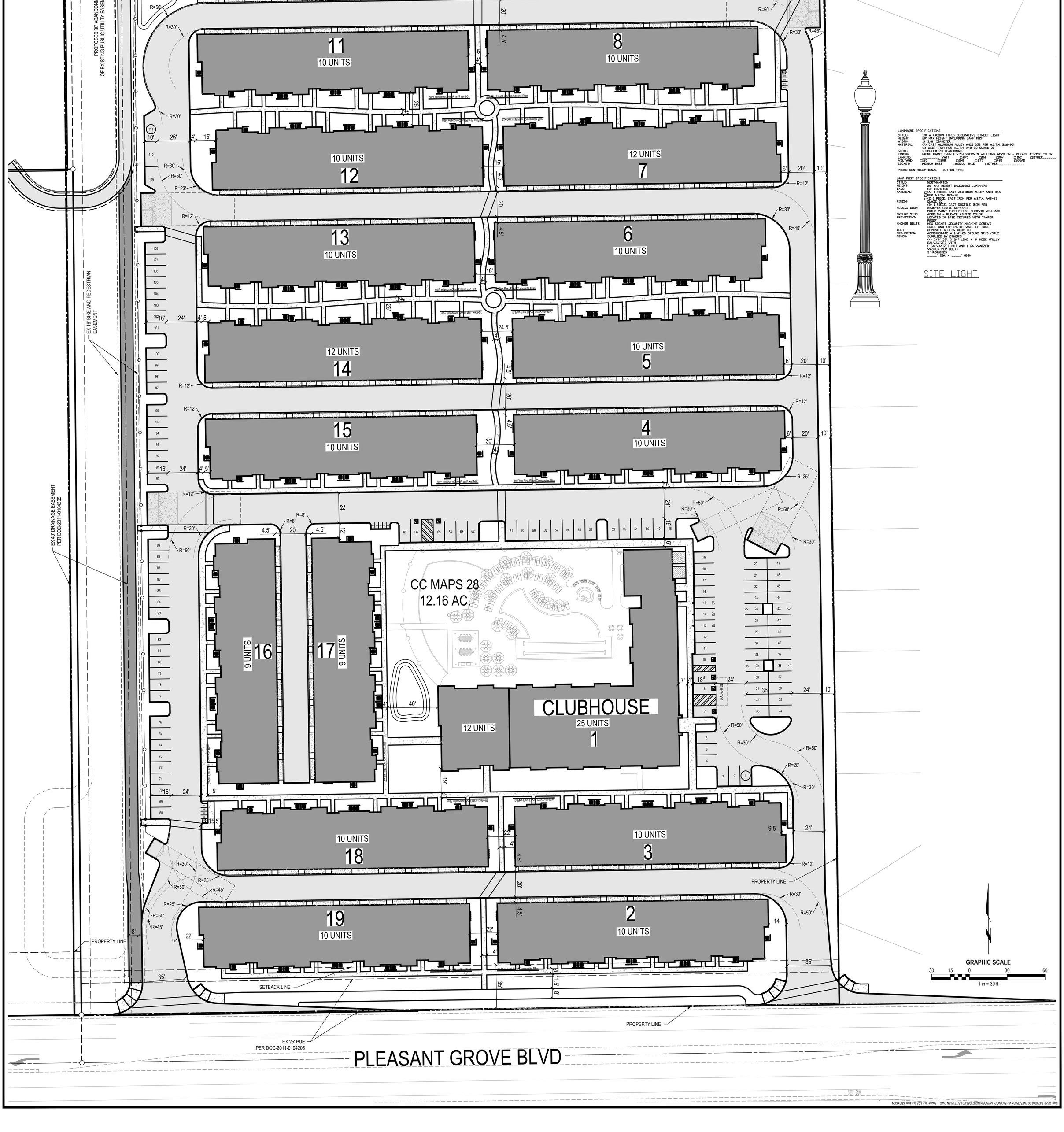
PARKING SUMMARY

Bldg Type	1bd	2bd	3bd	Garage	No. Bldg.	Totals Units	Totals 1bd	Totals 2bd	Totals 3bd	Provided Parking Garage	Provided Parking Motorcycle	Provided Parking Compact	Provided Parking Parking	Required Parking Units	Required Parking Guest
10	0	2	8	20	12	120	0	24	96	240	15	4	107	240	12
9		3	6	18	2	18	0	6	12	36				36	1.8
Clubhouse	19	18			1	37	19	18	0	0				64.5	3.7
12	4	2	6	20	4	48	16	8	24	80				88	4.8
W-16:					19	223	35	56	132	356			126	428.5	22.3
							16%	25%	59%				***482***		***450.8***

19.26..030 Parking space requirements:
Multi-Family
1 Bedroom — 1.5 per unit, plus guest parking
2+ Bedrooms — 2 per unit, plus guest parking
Guest — 1 guest space for each 10 dwelling units
Motorcycle parking allowed at a ratio of 1 for every 40 parking spaces.
Compact Sapces, 30% max.



LUMINAIRE SPECIFICATIONS

STYLE:	100 W (ACORN TYPE) DECORATIVE STREET LIGHT
HEIGHT:	20' MAX HEIGHT INCLUDING LAMP POST
WIDTH	14 3/8" DIAMETER
MATERIAL:	(A) CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95 (I) CAST IRON PER A.S.T.M. A48-83 CLASS 30
GLOBE:	STIPPLED POLYCARBONATE
FINISH:	PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACROLON - PLEASE ADVISE COLOR
LAMPING:	____ WATT □HPS □MH □MV □INC □OTHER_____
VOLTAGE:	□120 □208 □240 □277 □480 □QUAD
SOCKET:	□MEDIUM BASE □MOGUL BASE □OTHER_____

PHOTO CONTROL(OPTIONAL - BUTTON TYPE

LAMP POST SPECIFICATIONS

STYLE:	NORTHAMPTON
HEIGHT:	20' MAX HEIGHT INCLUDING LUMINAIRE
BASE:	18" DIAMETER
MATERIAL:	□(A) 1 PIECE, CAST ALUMINUM ALLOY ANSI 356 □PER A.S.T.M. B26-95 □(I) 1 PIECE, CAST IRON PER A.S.T.M. A48-83
FINISH:	CLASS 30
ACCESS DOOR:	(D) 1 PIECE, CAST DUCTILE IRON PER A536-84 GRADE 65-45-12
GROUND STUD	PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACROLON - PLEASE ADVISE COLOR
PROVISIONS:	LOCATED IN BASE SECURED WITH TAMPER PROOF
ANCHOR BOLTS:	HEX SOCKET SECURITY MACHINE SCREWS DRILL AND TAP INSIDE WALL OF BASE
BOLT PROJECTION:	OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
TENON:	(4) 3/4" DIA X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH 1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT) 3" REQUIRED _____" DIA X _____" HIGH

SITE LIGHT

GRAPHIC SCALE
30 15 0 30 60
1 in = 30 ft

Dwg: X:\2017\17-0037-00 (WESTPARK W-16)\DWG\PLANNING\SDR\17037-P01-SITE PLAN.DWG | Saved: 04.1.22 04:14pm SBRYSON