

# WATERS OFFICE PARK RESIDENTIAL DATA FORM

|  |            |   |  |  |                         |
|--|------------|---|--|--|-------------------------|
| NAME: 1, 2, & 3 Waters Park Dr.<br>SPAR Modification   |            | PA:<br>20-043   |  | ADDRESSES:<br>1, 2, & 3 Waters Park Drive  |                         |
| LOT SIZE: 11.12 acres (484,638 SF)   |            | ZONING: R3  |  | APNs: 035-401-440 & 035-401-450  |                         |
| FLOOR AREA TOTAL:<br>Single-Family Dwellings:<br>5-unit Townhome (Townhome/Slate):<br>6-unit Townhome (Townhome/Slate):<br>9-unit Townhome (Blocks/Cobalt):<br>12-unit Townhome (Rows/Indigo): |            | APPROVED<br>434,466 SF<br>75,653 SF<br>n/a<br>13,436-13,587 SF<br>21,523 SF<br>23,916 SF  | PROPOSED<br>435,725 SF<br>74,578 SF<br>11,349 SF<br>13,412-13,455 SF<br>22,189 SF<br>23,903 SF | MAXIMUM ALLOWED<br>411,942 SF  |                         |
| F.A.R.:  |            | 0.896   | 0.899  | .85 (more with DB)   |                         |
| UNITS:   |            | 190 units   | Same   | 387 units  |                         |
| RESIDENTIAL DENSITY:   |            | 17.1 DU/AC  | Same   | 34.84 DU/AC  |                         |
| BLDG. HEIGHT RANGE<br>Single-Family Dwellings:<br>5-6 unit TH (Townhome/Slate):<br>9-unit TH (Blocks/Cobalt):<br>12-unit TH (Rows/Indigo):   |            | APPROVED<br>21'-4"<br>31'-9"<br>44 feet<br>44 feet  | PROPOSED<br>Same<br>30'-7"<br>43'-5"<br>42'-3 1/4"   | 45 feet  |                         |
| STORIES<br>Single-Family Dwellings:<br>5-6 unit TH (Townhome/Slate):<br>9-unit TH (Blocks/Cobalt):<br>12-unit TH (Rows/Indigo):  |            | APPROVED<br>2 stories<br>3 stories<br>4 stories<br>4 stories                              | PROPOSED<br>Same<br>Same<br>Same<br>Same   | Any up to 45 feet  |                         |
| UNIT TYPE  | # (P)      | APPROVED  | PROPOSED   | MINIMUM SIZE   |                         |
| Single-Family Dwellings  | 29         | 2,487 – 2,803 SF  | 2,336 – 2,694 SF   | N/A  |                         |
| 2-Bedroom townhome:  | 77         | 1,235 SF – 1,798 SF   | 1,288 – 1,775 SF   | 750 sf   |                         |
| 3-Bedroom+ townhome:   | 84         | 1,624 SF – 2,125 SF   | 1,500 – 2,282 SF   | 960 sf   |                         |
| <b>TOTAL UNITS FOR PROJECT:</b>  | <b>190</b> | 190   | Same   |  |                         |
| SETBACKS (Single-Family Dwellings)<br>Front:<br>Left Side:<br>Right Side:<br>Rear:   |            | APPROVED<br>Varies, minimum 5'<br>4'<br>4'<br>15'   | PROPOSED<br>Same<br>Same<br>Same<br>Same   | MINIMUM REQUIRED <sup>1</sup><br>50' to centerline of private road<br>5'<br>5'<br>15'  |                         |
| SETBACKS (Multi-Family Townhomes)<br>Front (Norfolk St):<br>Left Side (SFDs)/Right Side (Creek):<br>Rear (Hwy 101):  |            | APPROVED<br>15'<br>117'-120' / 34'-97'<br>47 feet   | PROPOSED<br>Same<br>Same<br>Same   | MINIMUM REQUIRED<br>15' (<3 stories) / 1/2 building ht (>4 stories)<br>1/2 the building height, 25' maximum<br>= Bldg ht (<3 stories)/(1/2 bldg ht (>4 stories)) |                         |
| BICYCLE PARKING (All Units)<br>2-Bedroom or < 1,400 SF: 61<br>3+ BR or >1,400 SF: 129<br><b>TOTAL BICYCLE PARKING:</b>   |            | Short-term<br>9.6<br><u>14.1</u><br><b>24</b>   | Long-term<br>120<br><u>141</u><br><b>261</b>   | Short-term<br><b>14</b>  | Long-term<br><b>278</b> |
| PARKING<br>Single-Family Dwellings:<br>Multi-Family Units (resident):<br>Visitor:<br><b>TOTAL PARKING:</b>   |            | APPROVED<br>56 (2-car garage/SFD)<br>324 (covered)<br><u>45 (uncovered)</u><br>425 spaces | PROPOSED<br>58 (2-car garage/SFD)<br>322 (covered)<br><u>Same</u><br>Same                      | MINIMUM REQUIRED<br>State Density Bonus Law<br><u>268.5 spaces (0.5/bedroom)</u><br>269 spaces   |                         |
| LOADING ZONE   |            | 1 space   | Same   | 1 space (min. 10 feet x 25 feet)   |                         |
| OPEN SPACE<br><b>TOTAL:</b>  |            | APPROVED<br>151,595 SF  | PROPOSED<br>Same   | REQUIRED<br>131,203 SF (3.012 acres)   |                         |
| FOOTNOTES: (1) Small Lot Single-Family requirements are reduced as part of a Planned Development Special Use Permit  |            |   |  |  |                         |