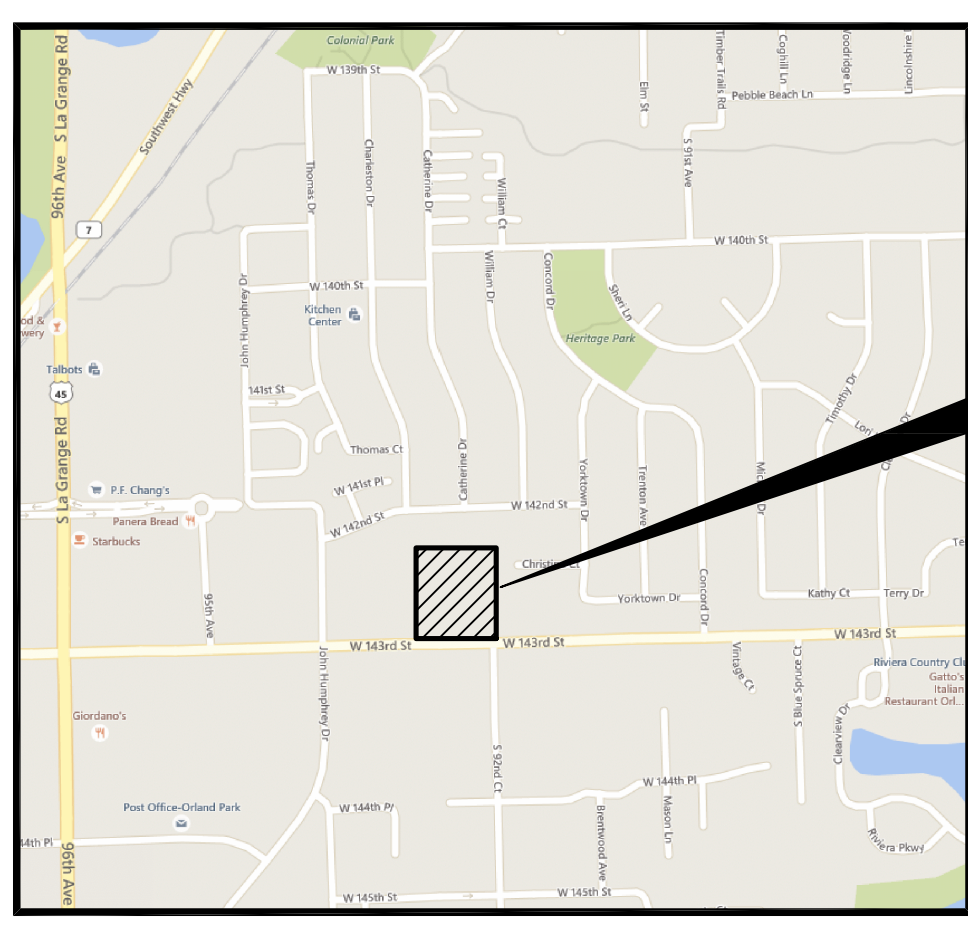


PRELIMINARY SITE PLAN  
FOR

**THE SHERIDAN,  
A SENIOR  
LIFESTYLE COMMUNITY**

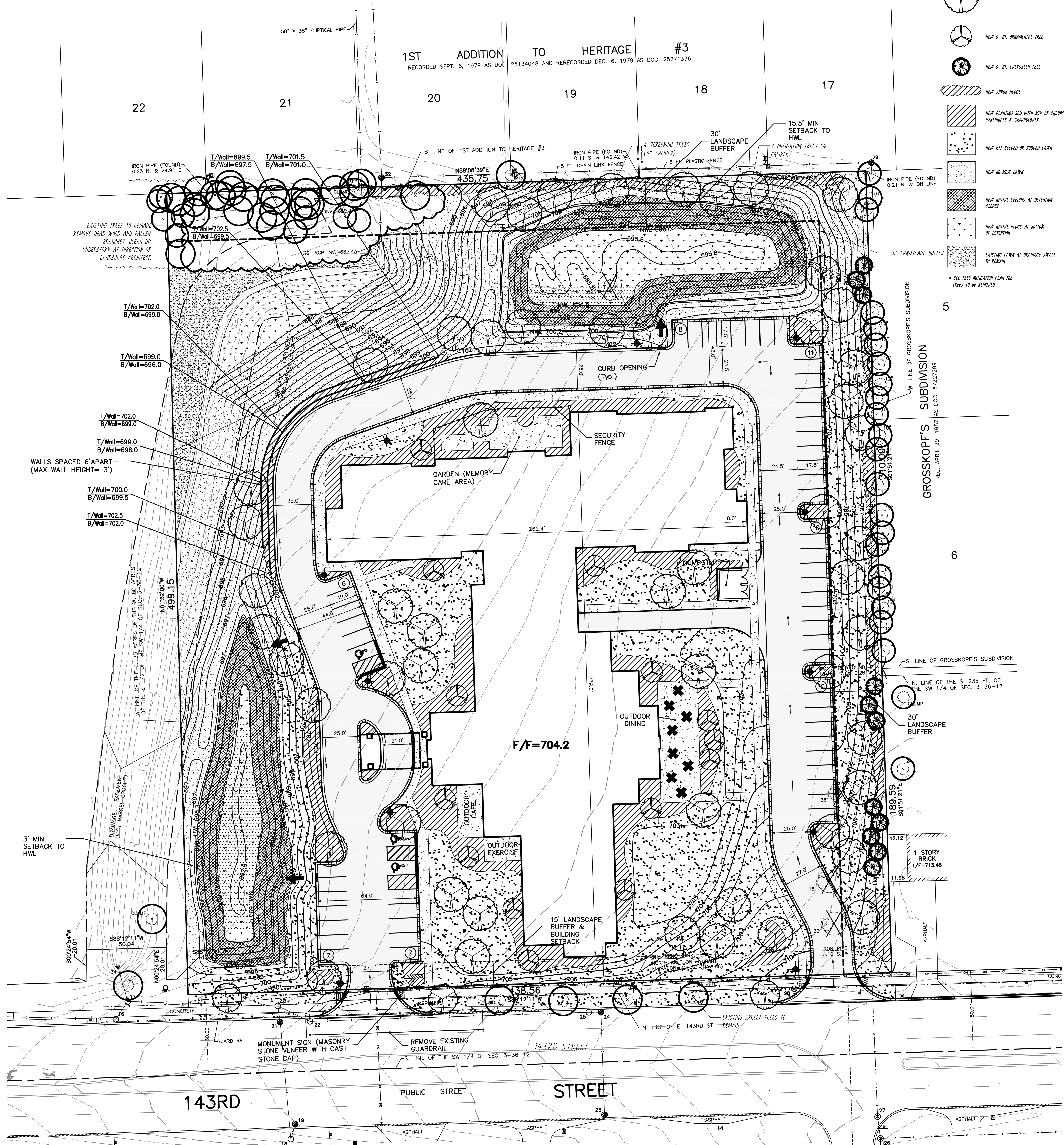
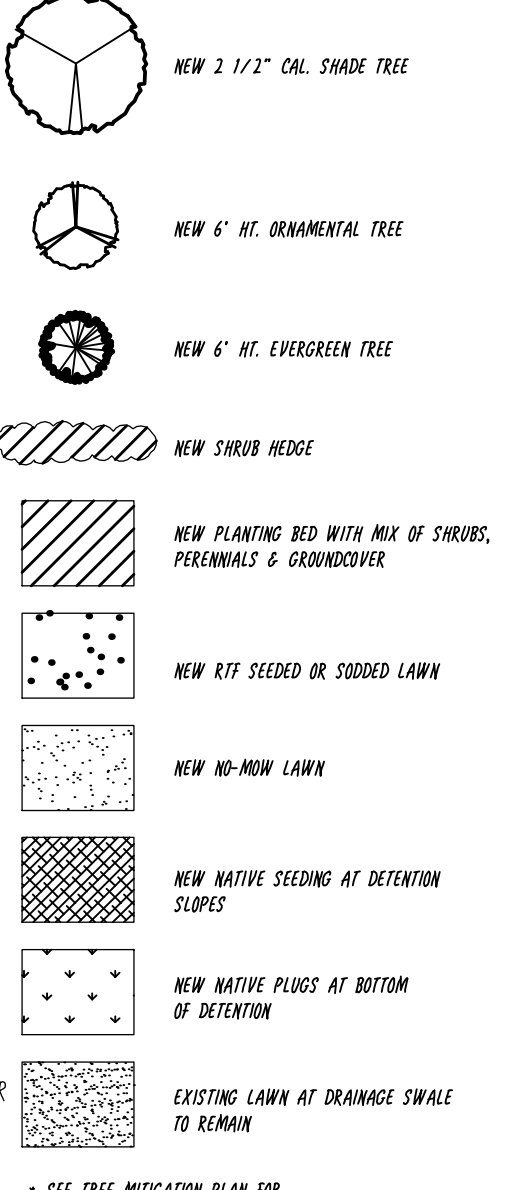


PROJECT LOCATION

LOCATION MAP

30 15 0 30  
SCALE: 1 INCH = 30 FEET

LANDSCAPE KEY



SITE DATA TABLE

	REQUIRED	PROPOSED
ZONING		VCD
TOTAL SITE AREA		5.01 ACRES
NET BUILDABLE AREA		3.08 ACRES
AREA OF WETLANDS/FLOODWAY/FLOODPLAIN/OPEN WATER		0 ACRES
LANDSCAPED AREA/OPEN SPACE (INCLUDING SWM AREA)		2.13 ACRES
BUILDING HEIGHT	40 FT MAX	40 FT
CANOPY HEIGHT AT DROP OFF		15'6" (13'6" CLEAR)
BUILDING AREA		94,112 S.F.
TOTAL LIVING UNITS (APPROX.)		100
TOTAL ASSISTED LIVING UNITS (APPROX.)		75
TOTAL MEMORY CARE UNITS (APPROX.)		25
FLOOR AREA RATIO	1.0	0.423
PARKING (INCLUDING HANDICAPPED)	12	59 (3 HANDICAPPED)
GROSS IMPERVIOUS AREA - INCLUDING SWM AREA	3.76 ACRES MAX. (75%)	1.71 ACRES (34.1%)
GROSS IMPERVIOUS AREA - NOT INCLUDING SWM AREA		1.13 ACRES (22.6%)
PERMEABLE PAVEMENT AREA		0.92 ACRES
NUMBER OF LOTS		1
NUMBER OF BUILDINGS		1

**LEGEND**

**EXISTING**      **PROPOSED**      **DESCRIPTION**

- --- CONTOURS
- --- PARKING LOT LIGHT
- --- OVERFLOW ROUTE
- --- REVERSE PITCH CURB AND GUTTER
- --- DEPRESSED CURB AND GUTTER
- --- PERMEABLE PAVEMENT
- --- SECURITY FENCE (TYPE TO BE DETERMINED BY OWNER)

PREPARED FOR:  
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DISC NO.: 825005      FILE NAME: SITE PLAN  
DRAWN BY: BCD      FLD. BK. / PG. NO.: ---  
COMPLETION DATE: 03-28-16      JOB NO.: 825.005  
XREF: TOPO BY OTHERS      PROJECT MANAGER: KTS  
REV. 05-16-16/PHW - ADDED NOTES  
REV. 06-01-16/JGC - REV. BLDG. HT.

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PLOT FILE CREATED: 6/7/2016 BY: JEFF CEBULA  
DRAWING PATH: P:\252005\UNION\DRAWINGS\EXHIBITS\SITE PLAN.DWG