

Z2018137

BENITA STREET

UNIT AND BUILDING TABULATION														
UNIT TYPES	NET AREA	BLDG. I					1	UNIT TOTALS						
		1st	2nd	3rd	4th	5th								
UNIT A1	661	1	3	3	3	3	13						13	8,593
UNIT A1h	661	1					1						1	661
UNIT B1	887	4	6	7	7	7	31						31	27,497
UNIT B1h	887	2					2						2	1,774
UNIT C1	1,168	1	2	2	2	2	9						9	10,512
UNIT C1h	1,168	1					1						1	1,168
TOTALS		10	11	12	12	12	57						57	50,205

THIS PROPERTY HAS NO FLOOD PLAIN BOUNDARIES. NO ON SITE DETENTION POND REQUIRED.

THE OWNER COMMITS TO PROVIDING SITE ANMENITIES TO SATISFY THE REQUIREMENTS OF THE QAP.

**PARKING TABULATION**

- 50 - OPEN SPACES
- 4 - HC SPACES
- 2 - VAN SPACES
- 4 - COMPACT SPACES
- 60 - TOTAL SPACES
- = 1.053 SPACES / UNIT

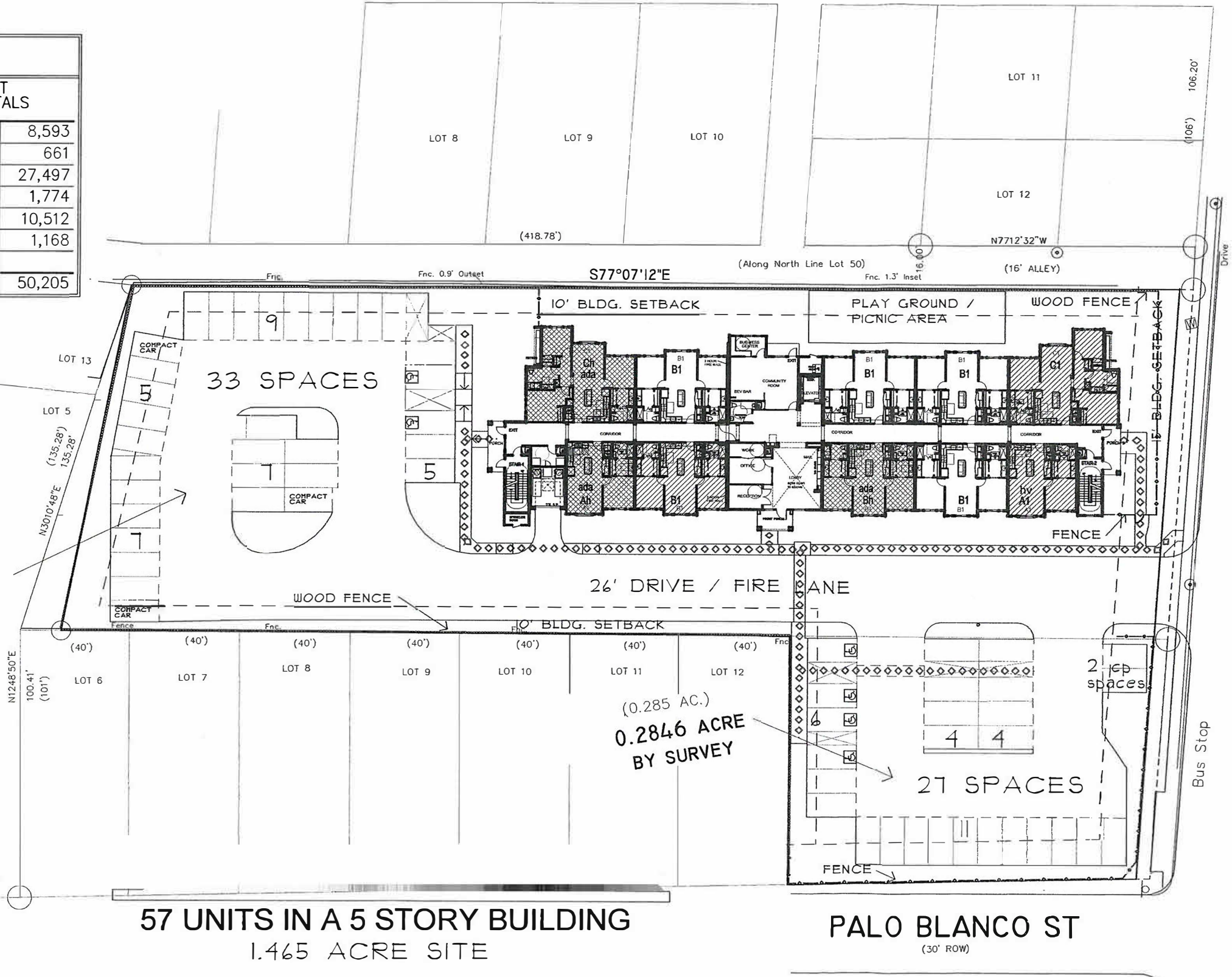
CITY PARKING REQUIREMENT 10 SPACES PER UNIT IN IDZ ZONING

**LEGEND**

- ACCESSIBLE PATH OF TRAVEL
- 10102 UNIT NUMBER
- B2-1 UNIT TYPE
- BUILDING NUMBER
- ADAPTABLE HC PARKING SPACES WITHOUT HC SIGN (18% SLOPE MAX. ALL DIRECTIONS. NO ADA SIGN OR SYMBOL)
- ACCESSIBLE PARKING SPACES WITH HC SIGN (18% SLOPE MAX. ALL DIRECTIONS)
- ACCESSIBLE PARKING (CAR)
- ACCESSIBLE VAN PARKING
- FIRE HYDRANT
- BUILDING SPRINKLER ROOM
- FIRE DEPT. CONNECTION
- PET WASTE STATION (4 TOTAL)
- FULLY ACCESSIBLE UNITS (INCL HEARING/VISION FEATURES)
- HEARING & VISION IMPAIRED UNITS

(1.211 AC.)  
1.1802 ACRES BY SURVEY

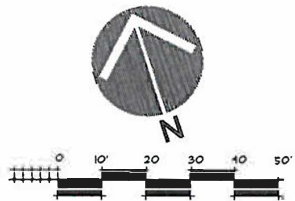
(0.285 AC.)  
0.2846 ACRE BY SURVEY



57 UNITS IN A 5 STORY BUILDING  
1.465 ACRE SITE

PALO BLANCO ST  
(30' ROW)

ROOSEVELT AVE.  
(120' ROW)



"I, PHS Village at Roosevelt, Gilbert M. Piette, Executive Director, A Sole Member, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits."