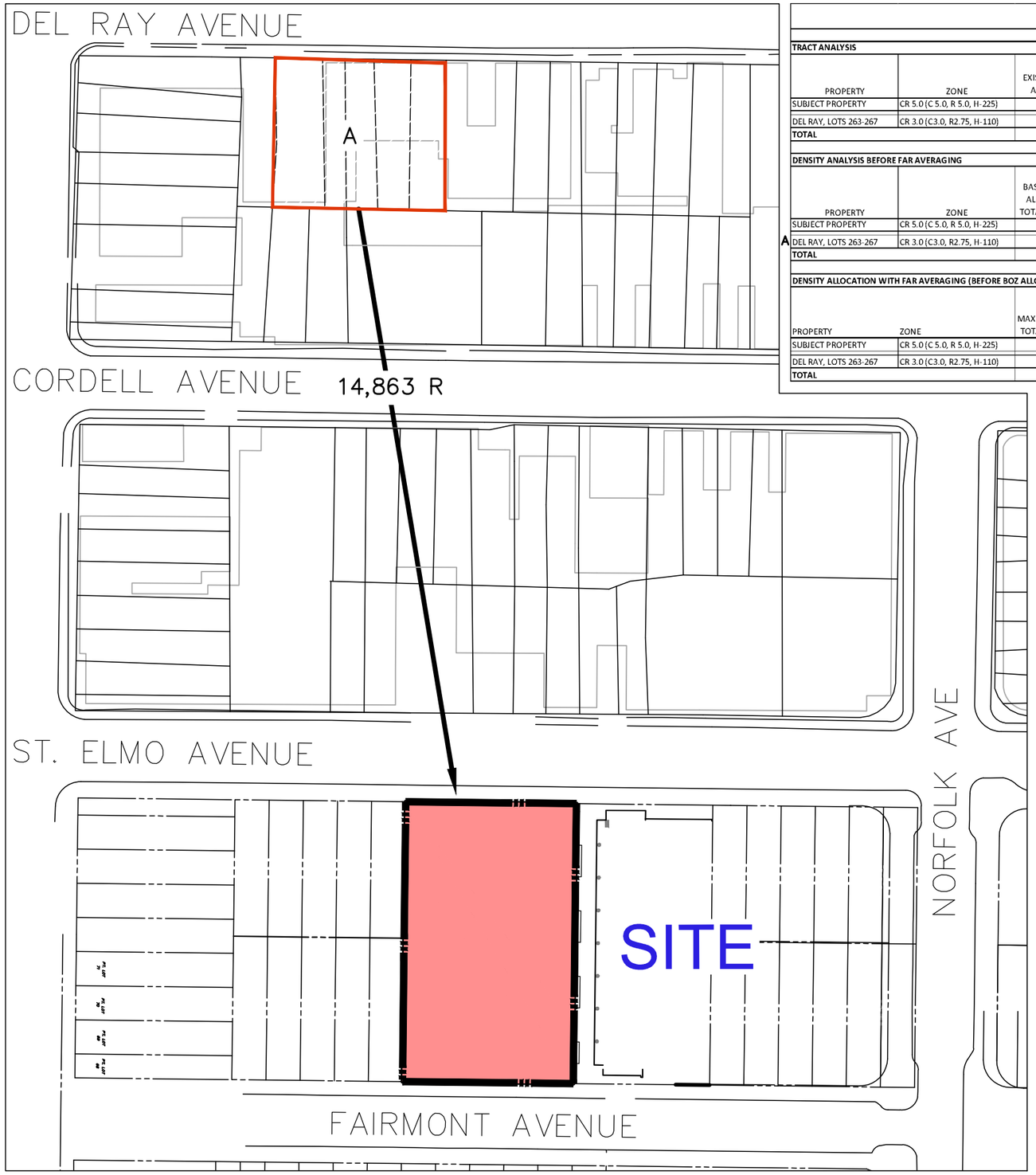

St. Elmo Apartments
FAR Averaging Table

TRACT ANALYSIS

PROPERTY	ZONE	EXISTING SITE AREA (SF)	EXISTING SITE AREA (ACRES)	PRIOR DEDICATION (SF)	PRIOR DEDICATIONS (ACRES)	PROPOSED R/W DEDICATION (SF)	TRACT AREA (SF)	TRACT AREA (ACRES)
SUBJECT PROPERTY	CR 5.0 (C 5.0, R 5.0, H-225)	25,625	0.59	5,000	0.11	-	30,625	0.70
DEL RAY, LOTS 263-267	CR 3.0 (C3.0, R2.75, H-110)	13,125	0.30	2,500	0.06	0	15,625	0.36
TOTAL		**38,750**	0.89	**7,500**	0.17	**-**	**46,250**	1.06

DENSITY ANALYSIS BEFORE FAR AVERAGING

PROPERTY	ZONE	BASE DENSITY ALLOWABLE TOTAL GFA (SF)	BASE DENSITY ALLOWABLE TOTAL FAR	BASE DENSITY ALLOWABLE COMMERCIAL GFA (SF)	BASE DENSITY ALLOWABLE COMMERCIAL FAR	BASE DENSITY ALLOWABLE RESIDENTIAL GFA (SF)	BASE DENSITY ALLOWABLE RESIDENTIAL FAR	Existing to Remain (Commercial - SF)	Existing to Remain (Residential - SF)	Transfer of Res to Subject Property (Total - SF)
SUBJECT PROPERTY	CR 5.0 (C 5.0, R 5.0, H-225)	153,125	5.00	153,125	5.00	153,125	5.00	16,000	137,125	0
DEL RAY, LOTS 263-267	CR 3.0 (C3.0, R2.75, H-110)	46,875	3.00	46,875	3.00	42,969	2.75	32,012	0	14,863
TOTAL		**200,000**	**4.32**	**200,000**	**4.32**	**196,094**	**4.24**	**48,012**	**137,125**	**14,863**

DENSITY ALLOCATION WITH FAR AVERAGING (BEFORE BOZ ALLOCATION)

PROPERTY	ZONE	MAX. PROPOSED TOTAL GFA (SF)	MAX. PROPOSED TOTAL FAR	MAX. PROPOSED COMMERCIAL GFA (SF)	MAX. PROPOSED COMMERCIAL FAR	MAX. PROPOSED RESIDENTIAL GFA (SF)	MAX. PROPOSED RESIDENTIAL FAR	Transfer of C to Del Ray lots (SF)	Transfer of R to Subject Property
SUBJECT PROPERTY	CR 5.0 (C 5.0, R 5.0, H-225)	167,988	5.49	16,000	0.52	153,059	5.00	0	-
DEL RAY, LOTS 263-267	CR 3.0 (C3.0, R2.75, H-110)	32,012	2.05	32,012	2.05	0	0.00	0	14,863
TOTAL		**200,000**	**4.32**	**48,012**	**1.04**	**153,059**	**3.31**	**0**	**14,863**

Note:
- This drawing is conceptual/illustrative and is to be refined and/or finalized at time of preliminary and/or site plan, as applicable. See General Note # on SK5.
- Some of the planimetric information shown on this plan is based on copyrighted GIS Data from M-NCPPC, and may not be copied or reproduced without express written permission from M-NCPPC.

SCALE: N.T.S.

ST. ELMO APARTMENTS

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ISSUE DATE

SHEET TITLE:
VICINITY MAP & FAR AVERAGING

SHEET No:
SK2
32015004A

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LAYOUT: SK2, Plotted By: cook