

The Grove at Shoal Creek PUD

Project Site Development Cumulation Table

December 22, 2015

This document is meant for tracking purposes to provide a cumulative tabulation for site development standards for the entire Planned Unit Development boundary. Individual Tracts and/or site plans may vary above or below the listed limits in the Site Development Regulations found on the Land Use Plan, as long as the calculation for the overall 75.76 acre PUD boundary does not exceed the limit. The applicant is responsible for keeping track of the amounts allotted and remaining in the "bucket" with each application.

The Grove at Shoal Creek shall not exceed the following based on gross site area of 75.76 acres:

Impervious Cover 65% = 2,145,069 S.F.

Dwelling Units 1,515 Units

Building Coverage 55% = 1,815,058 S.F.

<u>Case Number</u>	<u>Site Acreage</u>	<u>Impervious Cover</u>	<u>Dwelling Units</u>	<u>Building Coverage</u>
TOTAL	Acres	S.F.	UNITS	S.F.
REMAINING	75.76 Acres	2,145,069 S.F.	1,515 UNITS	1,815,058 S.F.

The Grove at Shoal Creek PUD

Tract Site Development Cumulation Table

December 22, 2018

This document is meant for tracking purposes to provide a cumulative tabulation for site development standards for individual Tracts within the Planned Unit Development boundary. Individual site plans may vary above or below the listed limits in the Site Development Regulations found on the Land Use Plan, as long as the calculation for the overall Tract acreage boundary does not exceed the limit. The applicant is responsible for keeping track of the amounts allotted and remaining in the "bucket" with each application.

Tract A shall not exceed the following based on the gross site area of 7.02 acres:

Impervious Cover	88%	=	168,185 S.F.
Dwelling Units	87 Units		
Building Coverage	48%	=	137,606 S.F.
Floor Area Ratio	0.73 :1		

Case Number	Site Acres	Impervious Cover	Dwelling Units	Building Coverage	Floor Area Ratio
TOTAL	Acres	S.F.	UNITS	S.F.	:1
REMAINING	7.02 Acres	168,185 S.F.	87 UNITS	137,606 S.F.	0.73 :1

Tract E shall not exceed the following based on the gross site area of 6.17 acres:

Impervious Cover	88%	=	147,821 S.F.
Dwelling Units	77 Units		
Building Coverage	48%	=	120,944 S.F.
Floor Area Ratio	0.73 :1		

Case Number	Site Plan Size	Impervious Cover	Dwelling Units	Building Coverage	Floor Area Ratio
TOTAL	Acres	S.F.	UNITS	S.F.	:1
REMAINING	6.17 Acres	147,821 S.F.	77 UNITS	120,944 S.F.	0.73 :1

Tract B shall not exceed the following based on the gross site area of 33.77 acres:

Floor Area Ratio 1.50 :1

Case Number	Site Plan Size	Floor Area Ratio
TOTAL	Acres	:1
REMAINING	33.77 Acres	1.50 :1

Tract C shall not exceed the following based on the gross site area of 10.82 acres:

Floor Area Ratio 0.73 :1

Case Number	Site Plan Size	Floor Area Ratio
TOTAL	Acres	:1
REMAINING	10.82 Acres	0.73 :1

Tract D shall not exceed the following based on the gross site area of 10.23 acres:

Floor Area Ratio 1.0 :1

Case Number	Site Plan Size	Floor Area Ratio
TOTAL	Acres	:1
REMAINING	10.23 Acres	1.0 :1

Tract F shall not exceed the following based on the gross site area of 3.42 acres:

Floor Area Ratio 1.0 :1

Case Number	Site Plan Size	Floor Area Ratio
TOTAL	Acres	:1
REMAINING	3.42 Acres	1.0 :1

Tract G shall not exceed the following based on the gross site area of 4.33 acres:

Floor Area Ratio 1.0 :1

Case Number	Site Plan Size	Floor Area Ratio
TOTAL	Acres	:1
REMAINING	4.33 Acres	1.0 :1