

## DEVELOPMENT SUMMARY

COMMERCIAL SF	134,300 SF
SINGLE FAMILY DETACHED	37
SINGLE-FAMILY ATTACHED	103
SENIOR HOUSING: MULTI-FAMILY	160
SENIOR HOUSING: VILLAS RL	103
SENIOR HOUSING: VILLAS FL	22
SENIOR HOUSING: DETACHED RL	43
SENIOR HOUSING: DETACHED FL	24
TOTAL UNIT COUNT	492
TOTAL ACREAGE	90.96
PROPOSED DENSITY	5.4
COMMERCIAL AREA	26%
RESIDENTIAL AREA	74%
OPEN SPACE	25.5 AC OR 28%
WATER/ SEWER ALLOCATION	105,500 GPD

### PLANNED SWM TECHNIQUES INCLUDE:

- M-5: DRYWELLS ON INDIVIDUAL LOTS
- M-3: LANDSCAPE INFILTRATION/ RAIN GARDENS IN PLAZA
- M-6: MICRO-BIORETENTION
- N-3: SHEET FLOW TO CONSERVATION AREAS
- M-9: ENHANCED FILTERS AT INLETS
- A-2: PERMEABLE PAVEMENT IN PARKING LOTS AND ALLEYS
- UNDERGROUND STORAGE FILTRATION

## PARKING SUMMARY

RETAIL REQUIRED (4.67 SPACES /1000 SF)	442
RETAIL PROVIDED (4.67 SPACES /1000 SF)	442
OFFICE REQUIRED (4 SPACES /1000 SF)	121
OFFICE PROVIDED (4 SPACES /1000 SF)	121
DAY CARE REQUIRED (1 SPACE PER 6 STUDENTS, EST.)	20
DAY CARE PROVIDED (1 SPACE PER 6 STUDENTS, EST.)	28
SENIOR MF PROVIDED* (1.5 SPACES/UNIT)	240
SF REQUIRED (3 SPACES/UNIT)	420
SF PROVIDED** (3 SPACES/UNIT)	420+
SENIOR VILLA/DETACHED REQUIRED (2 SPACES/UNIT)	384
SENIOR VILLA/DETACHED PROVIDED (2 SPACES/UNIT)	384+

\*MULTI-FAMILY PARKING WAIVER TO BE REQUESTED FOR 1.5 SPACES/DU, TO AVOID OVERPARKING AND DECREASE IMPERVIOUS SURFACE AREA PERCENTAGE

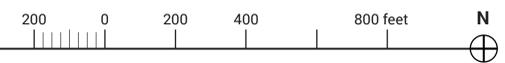
\*\*INCLUDES PORTION OF PARALLEL PARKING SPACES

## KEY

- PROPERTY BOUNDARY
- COUNTY LINE
- WELL EASEMENTS
- EXISTING TRAIL
- PROPOSED TRAIL
- OPEN SPACE
- COMMERCIAL
- 2-STORY COMMERCIAL
- SINGLE-FAMILY ATTACHED
- SINGLE-FAMILY DETACHED
- SENIOR HOUSING: 4-STORY MULTI-FAMILY
- SENIOR HOUSING: VILLAS RL
- SENIOR HOUSING: VILLAS FL
- SENIOR HOUSING: DETACHED RL
- SENIOR HOUSING: DETACHED FL



## PRE-CONCEPT SKETCH PLAN



### WEST DEVELOPMENT

COMMERCIAL	93,700 SF
SINGLE FAMILY DETACHED	37
SINGLE-FAMILY ATTACHED	103
SENIOR HOUSING: MULTI-FAMILY	160
TOTAL UNIT COUNT	300

### WEST PARKING COUNT

RETAIL REQUIRED (4.67 SPACES /1000 SF)	298
RETAIL PROVIDED (4.67 SPACES /1000 SF)	298
OFFICE REQUIRED (4 SPACES /1000 SF)	121
OFFICE PROVIDED (4 SPACES /1000 SF)	121
SENIOR MF PROVIDED* (1.5 SPACES/UNIT)	240
SF REQUIRED (3 SPACES/UNIT)	420
SF PROVIDED** (3 SPACES/UNIT)	420+

\*MULTI-FAMILY PARKING WAIVER TO BE REQUESTED FOR 1.5 SPACES/DU, TO AVOID OVERPARKING AND DECREASE IMPERVIOUS SURFACE AREA PERCENTAGE

\*\*INCLUDES PORTION OF PARALLEL PARKING SPACES

### KEY

- PROPERTY BOUNDARY
- COUNTY LINE
- WELL EASEMENTS
- EXISTING TRAIL
- PROPOSED TRAIL
- OPEN SPACE
- COMMERCIAL
- SINGLE-FAMILY ATTACHED
- SINGLE-FAMILY DETACHED
- SENIOR HOUSING:  
4-STORY MULTI-FAMILY
- SENIOR HOUSING:  
VILLAS RL
- SENIOR HOUSING:  
VILLAS FL
- SENIOR HOUSING:  
DETACHED RL
- SENIOR HOUSING:  
DETACHED FL



## WEST PRE-CONCEPT SKETCH PLAN

### EAST DEVELOPMENT

COMMERCIAL	40,600 SF
SENIOR HOUSING: VILLAS RL	103
SENIOR HOUSING: VILLAS FL	22
SENIOR HOUSING: DETACHED RL	43
SENIOR HOUSING: DETACHED FL	24
TOTAL UNIT COUNT	192

### EAST PARKING COUNT

COMMERCIAL REQUIRED (4.67 SPACES /1000 SF)	144
COMMERCIAL PROVIDED (4.67 SPACES /1000 SF)	144
DAY CARE REQUIRED (1 SPACE PER 6 STUDENTS, EST.)	20
DAY CARE PROVIDED (1 SPACE PER 6 STUDENTS, EST.)	28
SENIOR DETACHED REQUIRED (2 SPACES/UNIT)	384
SENIOR DETACHED PROVIDED (2 SPACES/UNIT)	384+

### KEY

- PROPERTY BOUNDARY
- COUNTY LINE
- WELL EASEMENTS
- EXISTING TRAIL
- PROPOSED TRAIL
- OPEN SPACE
- COMMERCIAL
- 2-STORY COMMERCIAL
- SINGLE-FAMILY ATTACHED
- SINGLE-FAMILY DETACHED
- SENIOR HOUSING: 4-STORY MULTI-FAMILY
- SENIOR HOUSING: VILLAS RL
- SENIOR HOUSING: VILLAS FL
- SENIOR HOUSING: DETACHED RL
- SENIOR HOUSING: DETACHED FL



## EAST PRE-CONCEPT SKETCH PLAN

