

DEVELOPMENT SUMMARY

COMMERCIAL SF	135,200 SF
SINGLE FAMILY DETACHED	33
SINGLE-FAMILY ATTACHED	110
SENIOR HOUSING: MULTI-FAMILY	160
SENIOR HOUSING: VILLAS RL	85
SENIOR HOUSING: VILLAS FL	51
SENIOR HOUSING: SINGLE-FAMILY DETACHED RL	22
SENIOR HOUSING: SINGLE-FAMILY DETACHED FL	15
TOTAL UNIT COUNT	476
NET DEVELOPABLE ACREAGE	88.94
PROPOSED DENSITY	5.4/NET DEVELOPABLE ACRE
COMMERCIAL AREA	26.6%
RESIDENTIAL AREA	73.4%
OPEN SPACE	35.9%
OPEN SPACE PROVIDED	3.3 ACRES/ 100 POPULATION
WATER/ SEWER ALLOCATION	100,000 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)	492
RETAIL PROVIDED (4.67 SPACES /1000 SF)	496
OFFICE REQUIRED (4 SPACES /1000 SF)	121
OFFICE PROVIDED (4 SPACES /1000 SF)	119
SENIOR MF PROVIDED* (1.3 SPACES/UNIT)	208
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 1.3 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:
MULTI-FAMILY
- SENIOR HOUSING:
VILLAS RL
- SENIOR HOUSING:
VILLAS FL
- SENIOR HOUSING:
SINGLE-FAMILY DETACHED RL
- SENIOR HOUSING:
SINGLE-FAMILY DETACHED FL



PRE-CONCEPT SKETCH PLAN

WEST DEVELOPMENT

COMMERCIAL	93,700 SF
SINGLE FAMILY DETACHED	33
SINGLE-FAMILY ATTACHED	110
SENIOR HOUSING: MULTI-FAMILY	160
TOTAL UNIT COUNT	303

WEST PARKING COUNT

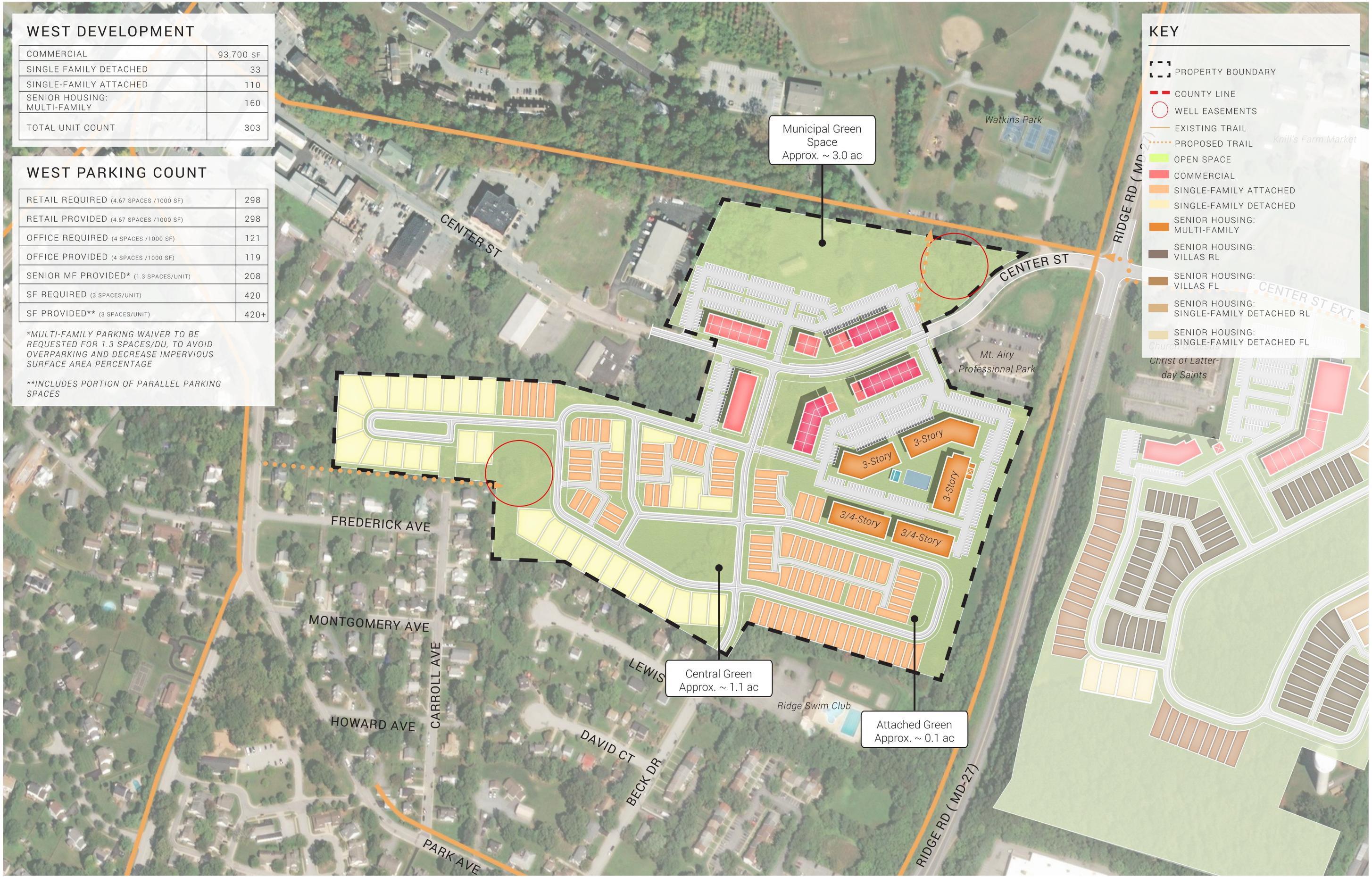
RETAIL REQUIRED (4.67 SPACES /1000 SF)	298
RETAIL PROVIDED (4.67 SPACES /1000 SF)	298
OFFICE REQUIRED (4 SPACES /1000 SF)	121
OFFICE PROVIDED (4 SPACES /1000 SF)	119
SENIOR MF PROVIDED* (1.3 SPACES/UNIT)	208
SF REQUIRED (3 SPACES/UNIT)	420
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- COMMERCIAL
- SINGLE-FAMILY ATTACHED
- SINGLE-FAMILY DETACHED
- SENIOR HOUSING: MULTI-FAMILY
- SENIOR HOUSING: VILLAS RL
- SENIOR HOUSING: VILLAS FL
- SENIOR HOUSING: SINGLE-FAMILY DETACHED RL
- SENIOR HOUSING: SINGLE-FAMILY DETACHED FL



WEST PRE-CONCEPT SKETCH PLAN

EAST DEVELOPMENT

COMMERCIAL	41,500 SF
SENIOR HOUSING: VILLAS RL	85
SENIOR HOUSING: VILLAS FL	51
SENIOR HOUSING: SINGLE-FAMILY DETACHED RL	22
SENIOR HOUSING: SINGLE-FAMILY DETACHED FL	15
TOTAL UNIT COUNT	173

EAST PARKING COUNT

COMMERCIAL REQUIRED (4.67 SPACES / 1000 SF)	144
COMMERCIAL PROVIDED (4.67 SPACES / 1000 SF)	144
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
-  SINGLE-FAMILY ATTACHED
-  SINGLE-FAMILY DETACHED
-  SENIOR HOUSING: MULTI-FAMILY
-  SENIOR HOUSING: VILLAS RL
-  SENIOR HOUSING: VILLAS FL
-  SENIOR HOUSING: SINGLE-FAMILY DETACHED RL
-  SENIOR HOUSING: SINGLE-FAMILY DETACHED FL



EAST PRE-CONCEPT SKETCH PLAN

