

## DEVELOPMENT SUMMARY

COMMERCIAL SF	135,200 SF
SINGLE-FAMILY DETACHED	43
SINGLE-FAMILY ATTACHED	141
SENIOR HOUSING: VILLAS RL	77
SENIOR HOUSING: VILLAS FL	50
SENIOR HOUSING: SINGLE-FAMILY DETACHED RL	24
SENIOR HOUSING: SINGLE-FAMILY DETACHED FL	15
TOTAL UNIT COUNT	350
TOTAL ACREAGE	90.95
NET DEVELOPABLE ACREAGE	88.94
PROPOSED DENSITY	3.8/NET DEVELOPABLE ACRE
COMMERCIAL AREA	35.7%
RESIDENTIAL AREA	68.3%
OPEN SPACE	35.9%
OPEN SPACE PROVIDED	3.9 ACRES/ 100 POPULATION
WATER/ SEWER ALLOCATION	100,000 GPD

SEE OPEN SPACE AND ENVIRONMENTAL SKETCH PLAN FOR STORM WATER MANAGEMENT TECHNIQUES

## PARKING SUMMARY

RETAIL REQUIRED (4.67 SPACES /1000 SF)	492
RETAIL PROVIDED (4.67 SPACES /1000 SF)	531
OFFICE REQUIRED (4 SPACES /1000 SF)	121
OFFICE PROVIDED (4 SPACES /1000 SF)	119
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+

PARKING PROVIDED INCLUDES PORTION OF PARALLEL PARKING SPACES

## KEY

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



\*Amenities shown for illustrative purposes only.

# PRE-CONCEPT SKETCH PLAN

### WEST DEVELOPMENT

COMMERCIAL	93,700 SF
SINGLE-FAMILY DETACHED	43
SINGLE-FAMILY ATTACHED	143
TOTAL UNIT COUNT	184

### WEST PARKING COUNT

RETAIL REQUIRED (4.67 SPACES /1000 SF)	298
RETAIL PROVIDED (4.67 SPACES /1000 SF)	333
OFFICE REQUIRED (4 SPACES /1000 SF)	121
OFFICE PROVIDED (4 SPACES /1000 SF)	121
SF REQUIRED (3 SPACES/UNIT)	420
SF PROVIDED (3 SPACES/UNIT)	420+

PARKING PROVIDED INCLUDES PORTION OF PARALLEL PARKING SPACES

### WEST DEVELOPMENT (REC CENTER OPT)

COMMERCIAL	93,700 SF
REC. CENTER	18,000SF
SINGLE-FAMILY DETACHED	43
SINGLE-FAMILY ATTACHED	143
TOTAL UNIT COUNT	184

### WEST PARKING COUNT (REC CENTER OPT)

RETAIL REQUIRED (4.67 SPACES /1000 SF)	298
RETAIL PROVIDED (4.67 SPACES /1000 SF)	333
OFFICE REQUIRED (4 SPACES /1000 SF)	121
OFFICE PROVIDED (4 SPACES /1000 SF)	121
REC CENTER REQUIRED (4 SPACES /1000 SF)	72
REC CENTER PROVIDED (4 SPACES /1000 SF)	72
SF REQUIRED (3 SPACES/UNIT)	420
SF PROVIDED** (3 SPACES/UNIT)	420+

PARKING PROVIDED INCLUDES PORTION OF PARALLEL PARKING SPACES

### MUNICIPAL GREEN SPACE REC CENTER OPT

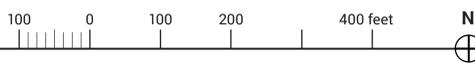


### KEY

- PROPERTY BOUNDARY
- COUNTY LINE
- WELL EASEMENTS
- EXISTING TRAIL
- PROPOSED TRAIL
- OPEN SPACE
- COMMERCIAL
- PAVILION
- REC. CENTER
- SINGLE-FAMILY ATTACHED
- SINGLE-FAMILY DETACHED
- SENIOR HOUSING: VILLAS RL
- SENIOR HOUSING: VILLAS FL
- SENIOR HOUSING: SINGLE-FAMILY DETACHED RL
- SENIOR HOUSING: SINGLE-FAMILY DETACHED FL

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## WEST PRE-CONCEPT SKETCH PLAN



### EAST DEVELOPMENT

COMMERCIAL	41,500 SF
SENIOR HOUSING: VILLAS RL	77
SENIOR HOUSING: VILLAS FL	50
SENIOR HOUSING: SINGLE-FAMILY DETACHED RL	24
SENIOR HOUSING: SINGLE-FAMILY DETACHED FL	15
TOTAL UNIT COUNT	166

### EAST PARKING COUNT

COMMERCIAL REQUIRED (4.67 SPACES /1000 SF)	194
COMMERCIAL PROVIDED (4.67 SPACES /1000 SF)	198
SENIOR DETACHED REQUIRED (2 SPACES/UNIT)	384
SENIOR DETACHED PROVIDED (2 SPACES/UNIT)	384+

PARKING PROVIDED INCLUDES PORTION OF PARALLEL PARKING SPACES

### EAST DEVELOPMENT (CENTER ST EXT. ALTERNATE ROW)

COMMERCIAL	37,900 SF
SENIOR HOUSING: VILLAS RL	75
SENIOR HOUSING: VILLAS FL	50
SENIOR HOUSING: SINGLE-FAMILY DETACHED RL	24
SENIOR HOUSING: SINGLE-FAMILY DETACHED FL	15
TOTAL UNIT COUNT	164

### EAST PARKING COUNT (CENTER ST EXT. ALTERNATE ROW)

COMMERCIAL REQUIRED (4.67 SPACES /1000 SF)	177
COMMERCIAL PROVIDED (4.67 SPACES /1000 SF)	197
SENIOR DETACHED REQUIRED (2 SPACES/UNIT)	384
SENIOR DETACHED PROVIDED (2 SPACES/UNIT)	384+

PARKING PROVIDED INCLUDES PORTION OF PARALLEL PARKING SPACES

### KEY

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



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## EAST PRE-CONCEPT SKETCH PLAN

