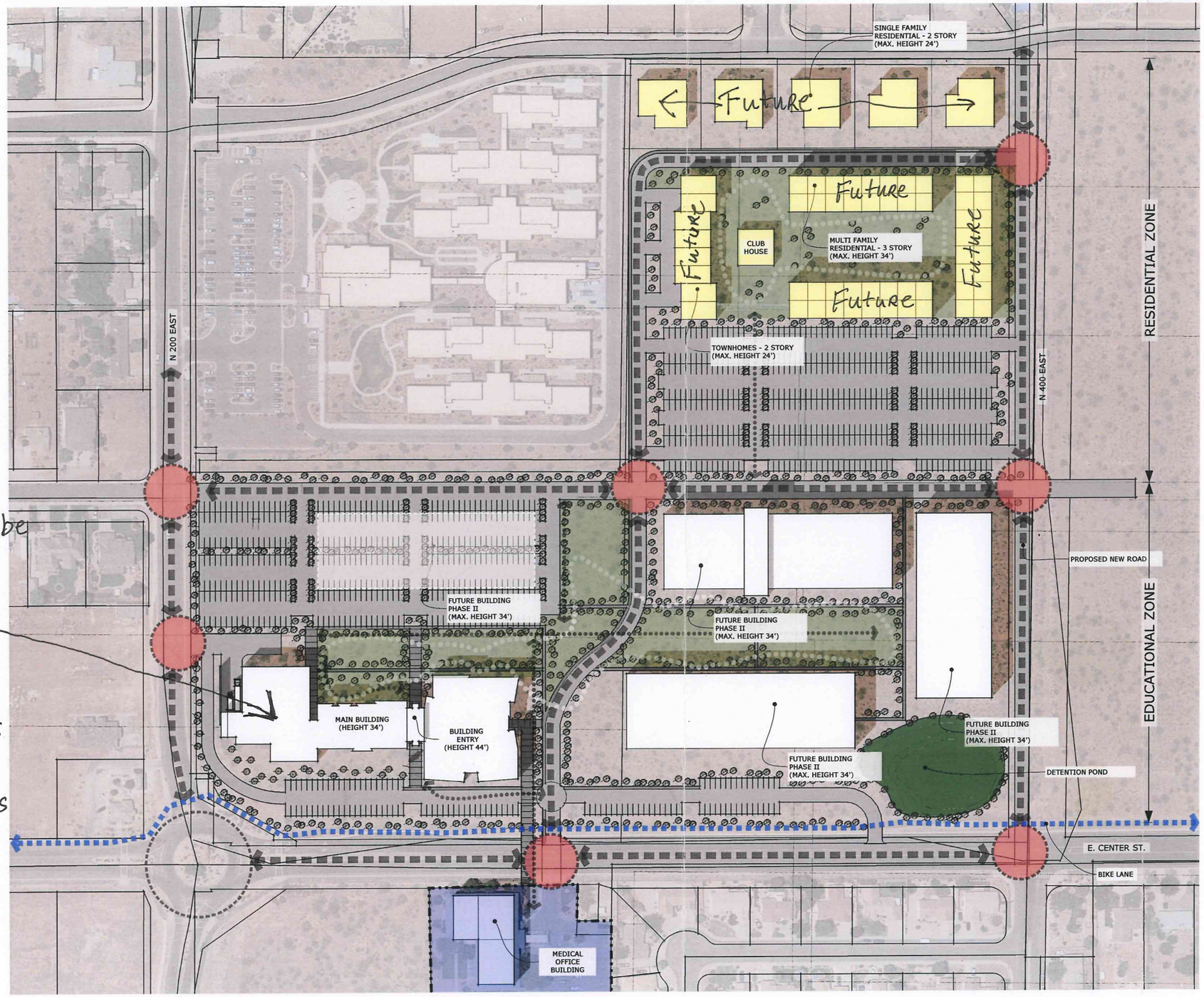
Note:

This is the only building to be constructed in Phase 1.

Other buildings shown will be in future phases and will require additional reviews + approvals.



MASTER **PLAN**

RESIDENTIAL

SITE AREA APPROX. 11.17 ACRES

CURRENT ZONING: RE-43.0
MIN LOT SIZE: 43,000 SF

PROPOSED ZONING: MU (MIXED-USE)

OVERALL BUILDING AREA 187,600 GSF

OVERALL UNIT COUNT (AVERAGE)
- SINGLE FAMILY: 5 UNITS
- MULTI FAMILY: 144 UNITS
- TOWNHOMES: 16 UNITS

UNIT TYPE AREAS
- SINGLE FAMILY: 30,000 GSF
- MULTI FAMILY: 129,600 GSF
- TOWNHOMES: 28,000 GSF

CLUBHOUSE: 1600 GSF

PARKING PROVIDED APPROX. : 451 SPACES

EDUCATIONAL

OVERALL SITE AREA APPROX. 19.96 ACRES

CURRENT ZONING C-1 (COMMUNITY COMMERCIAL)

PROPOSED ZONING: MU (MIXED-USE)

PHASE 1

SITE AREA APPROX. 10.33 ACRES

PARKING PROVIDED APPROX. : 507 SPACES

PHASE 2

SITE AREA APPROX. 9.63 ACRES

PARKING PROVIED: 60 SPACES
(ADDITIONAL PARKING SHARED WITH RESIDENTIAL)

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0 80 160