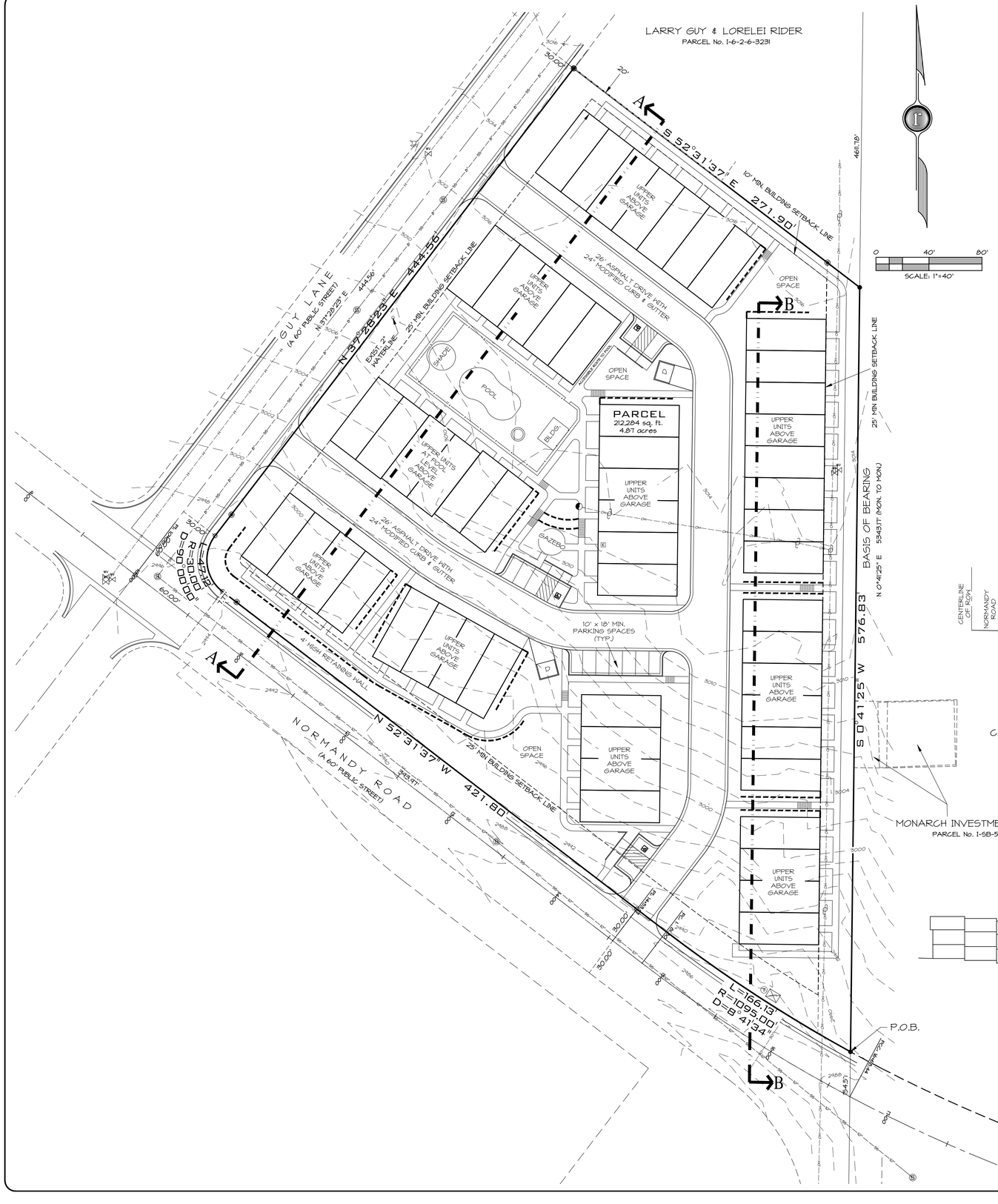


SITE DATA

CURRENT ZONE: HDR (HIGH DENSITY RESIDENTAIL)

TOTAL AREA: 212,284 SQ. FT. - 4.87 ACRES

PROJECT LAND USE: TOWNHOMES

NUMBER OF UNITS: 54 - 11 UNITS PER ACRE

UNIT FOOTPRINT AREA: 1,440 SQ. FT
(GARAGE WITH UNIT ABOVE)

HEIGHT OF BUILDING: NOT TO EXCEED 25'

PARKING:

TOTAL PARKING SPACES REQUIRED= 2 PER UNIT
(2 PARKING SPACES PROVIDED IN EACH UNIT GARAGE)

TOTAL GUEST SPACES REQUIRED=14
(1 FOR EVERY 4 UNITS)
TOTAL GUEST SPACES PROVIDED=15
(INCLUDES 3 VAN ACCESSIBLE SPACES)

OPEN SPACE:

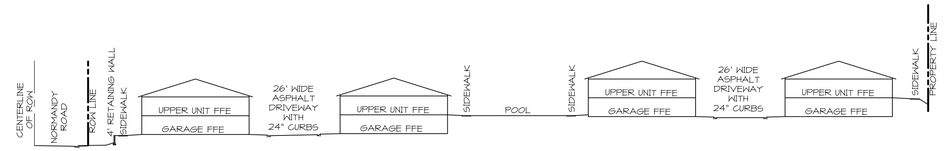
TOTAL USEABLE OPEN SPACE REQUIRED= 12,000 SQ. FT.

TOTAL USEABLE OPEN SPACE PROVIDED= 19,590 SQ. FT.

(INCLUDES ACTIVE AND PASSIVE RECREATION AREAS: POOL, GAZEBOS/COVERED PICNIC AND WALKWAYS)

LANDSCAPE:

LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.

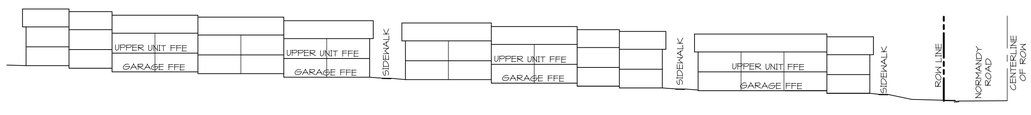


CROSS- SECTION A-A

SCALE: 1"=40'

CASITAS AT THE RIDGE LLC
PARCEL No. 1-5B-58-A-1

MONARCH INVESTMENT CO.
PARCEL No. 1-5B-58-C



CROSS- SECTION B-B

SCALE: 1"=40'

DATE:	9-27-17
JOB NO.:	10156-17
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	Base Map 10156-17

REVISIONS — DATE

ROSENBERG ASSOCIATES
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CONCEPTUAL PLAN FOR THE SAGE

SHEET 1 OF SHEETS