

Additional Traffic Trips at Build-Out (2015):\* 11,290 external trips.  
A.M. Peak Hour: 937 trips.  
P.M. Peak Hour: 1,015 trips.

\*Developer required to complete proportionate share of off-site improvements. See Appendix.

Trail Improvements: Linear Feet of FUTS Trails: 5,932 ft.  
Linear Feet of social trails: 21,485 ft.

Area of Dedicated Floodplains: 10.00 acres of floodplain.  
1.47 acres of jurisdictional waters

Water Consumption (in gallons):\* 600,000 domestic, per day average. [416.4 gpm]  
1,500,000 domestic, peak demand.  
780,000 gallon storage tank required

\*Developer required to provide a municipal well producing 416.4 gpm.

Wastewater Production (in gallons):\* 440,000 per day, average.  
832,200 peak flow.

\*Capacity exists in wastewater treatment plants. Developer required to improve sewer lines.

Estimated Reclaimed Water Use (in gallons):\* 120,000 per day (in season).

\*Developer required to construct on-site utilization network.

Estimated Total Public Improvement Costs At Build-Out:\* \$38,971,100.00

Break Down (See also Appendix 1):

Developer On-sites:	\$18,852,600.00
Developer Proportionate Share Off-sites:	\$15,312,900.00
City Proportionate Share:	\$ 4,805,600.00

\*Estimates do not include off-site construction of the Lone Tree Interchange. Developer's proportionate share use of the desired interchange is eight-percent (8%).

### INFORMATION SUMMARY<sup>1</sup>

<u>Parcel Numbers:</u>	<u>Acres</u>	<u>Total Gross Acres</u>	<u>Current Zoning</u>
APN #104-14-001B	93.9	318.65	RR 5; 1 unit per 5 acres
APN #104-14-003C	224.75		

Proposed Land Use Distribution By Acres:

Commercial	8.41 acres
Active Parks	9.54 acres
Non-residential Public Spaces	105.00 acres
Medium Density Residential	185.70 acres
Low Density Residential	10.00 acres

Total Proposed Residential Units: 1590 units on 570 lots; in Four distinct neighborhoods. Ancillary Units (ADU's) estimated at 480 additional units.

Total Minimum Units Required (in PRA): 1369.90 units.

Estimated Residents: 4118 (1590 units x 2.59 per unit)

Thirteen Housing Types and Quantity by Unit:

Cottage (57)	House (65)	Large House (132)	Estate (20)
Compound (6)	Rowhouse (34)	Livework (94)	Duplex (46)
Courtyard (168)	Mansion (632)	Apartment House (216)	Mixed Use (112)
Corner Store (8)			

Square Footages of Lots Devoted to Mixed Use (by category):

Mixed Use Lots:	114,248	(2.62 acres)
Corner Store Lots:	29,751	(0.68 acres)
Office Building Lots:	54,707	(1.26 acres)
Civic Building Lots:	53,776	(1.23 acres)

Total Mixed Use Commercial 252,482 sq. footage of Lots; (8.41 acres).

Price Range For Workforce Housing: 75% of housing stock offered in a range indexed to the area median home sale price (currently \$356,000.00); or currently ranging between \$285,000.00 and \$534,000.00.

---

<sup>1</sup>These figures are approximations. Specific terms such as "non-residential" and "public spaces" are as utilized in the Narrative.