

SITE A

SITE AREA: 10.03 ACRES
 UNIT TOTAL: 120
 UNITS/ACRE: 12.0 DU/AC.
 CURRENT ZONING: TOWNHOME
 PROPOSED ZONING: TOWNHOME/MF RESIDENTIAL DISTRICT

BUILDING TYPES
 2-STORY RESIDENTIAL TOWNHOME
 BLDG. A: 2 UNITS
 BLDG. B: 3 UNITS
 BLDG. C: 4 UNITS
 BLDG. D: 5 UNITS

UNIT MIX
 UNIT 1 - 2 BR: 41 UNITS, 34%
 1,180 SF
 UNIT 2 - 3 BR: 79 UNITS, 66%
 1,565 SF

PARKING REQUIRED
 2 SPACES PER 2 BR UNIT
 2.5 SPACES PER 3 BR UNIT
 ADDITIONAL 5% OF REQUIRED SPACES FOR GUESTS
 2BR - 41 UNITS: 82 SPACES
 3BR - 79 UNITS: 197.5 SPACES
 GUESTS: 6 SPACES
 TOTAL: 286 SPACES REQUIRED

PARKING PROVIDED
 291 SPACES
 (INCLUDES 2 SPACES PER UNIT IN GARAGES)

IMPERVIOUS COVER
 6.90 AC. (69%) PROVIDED
 MAXIMUM IMPERVIOUS COVER
 PER CODE: 70%

LANDSCAPE OPEN SPACE
 3.01 AC. (30%) PROVIDED
 MINIMUM LANDSCAPE
 OPEN SPACE PER CODE: 20%

ADJACENT PARCEL -
 OPEN SPACE/TRAILS



SITE A (UNIT 13) CONCEPT SITE PLAN



SITE B

SITE AREA: 4.47 ACRES
 UNIT TOTAL: 52
 UNITS/ACRE: 11.6 DU/AC.
 CURRENT ZONING: COMMERCIAL
 PROPOSED ZONING: TOWNHOME/MF RESIDENTIAL DISTRICT

BUILDING TYPES
 2-STORY RESIDENTIAL TOWNHOME
 BLDG. A: 2 UNITS
 BLDG. B: 3 UNITS
 BLDG. C: 4 UNITS
 BLDG. CX: 4 UNITS
 BLDG. DX: 5 UNITS

UNIT MIX
 UNIT 1 - 2 BR: 17 UNITS, 33%
 1,180 SF
 UNIT 2 - 3 BR: 35 UNITS, 67%
 1,565 SF

PARKING REQUIRED
 2 SPACES PER 2 BR UNIT
 2.5 SPACES PER 3 BR UNIT
 ADDITIONAL 5% OF REQUIRED SPACES FOR GUESTS
 2BR - 17 UNITS: 34 SPACES
 3BR - 33 UNITS: 87.5 SPACES
 GUESTS: 2.6 SPACES
 TOTAL: 125 SPACES REQUIRED

PARKING PROVIDED
 125 SPACES (INCLUDES 2 SPACES PER UNIT IN GARAGES)

IMPERVIOUS COVER
 2.61 AC. (58%) PROVIDED
 MAXIMUM IMPERVIOUS COVER PER CODE: 70%

LANDSCAPE OPEN SPACE
 1.86 AC. (42%) PROVIDED
 MINIMUM LANDSCAPE OPEN SPACE PER CODE: 20%

SITE C

SITE AREA: 4.12 ACRES
 UNIT TOTAL: 39
 UNITS/ACRE: 9.5 DU/AC.
 CURRENT ZONING: TOWNHOME
 PROPOSED ZONING: TOWNHOME/MF RESIDENTIAL DISTRICT

BUILDING TYPES
 2-STORY RESIDENTIAL TOWNHOME
 BLDG. B: 3 UNITS
 BLDG. C: 4 UNITS
 BLDG. DY: 5 UNITS
 BLDG. E: 6 UNITS

UNIT MIX
 UNIT 1 - 2 BR: 15 UNITS, 38%
 1,180 SF
 UNIT 2 - 3 BR: 24 UNITS, 62%
 1,565 SF

PARKING REQUIRED
 2 SPACES PER 2 BR UNIT
 2.5 SPACES PER 3 BR UNIT
 ADDITIONAL 5% OF REQUIRED SPACES FOR GUESTS
 2BR - 17 UNITS: 30 SPACES
 3BR - 33 UNITS: 60 SPACES
 GUESTS: 1.95 SPACES
 TOTAL: 92 SPACES REQUIRED

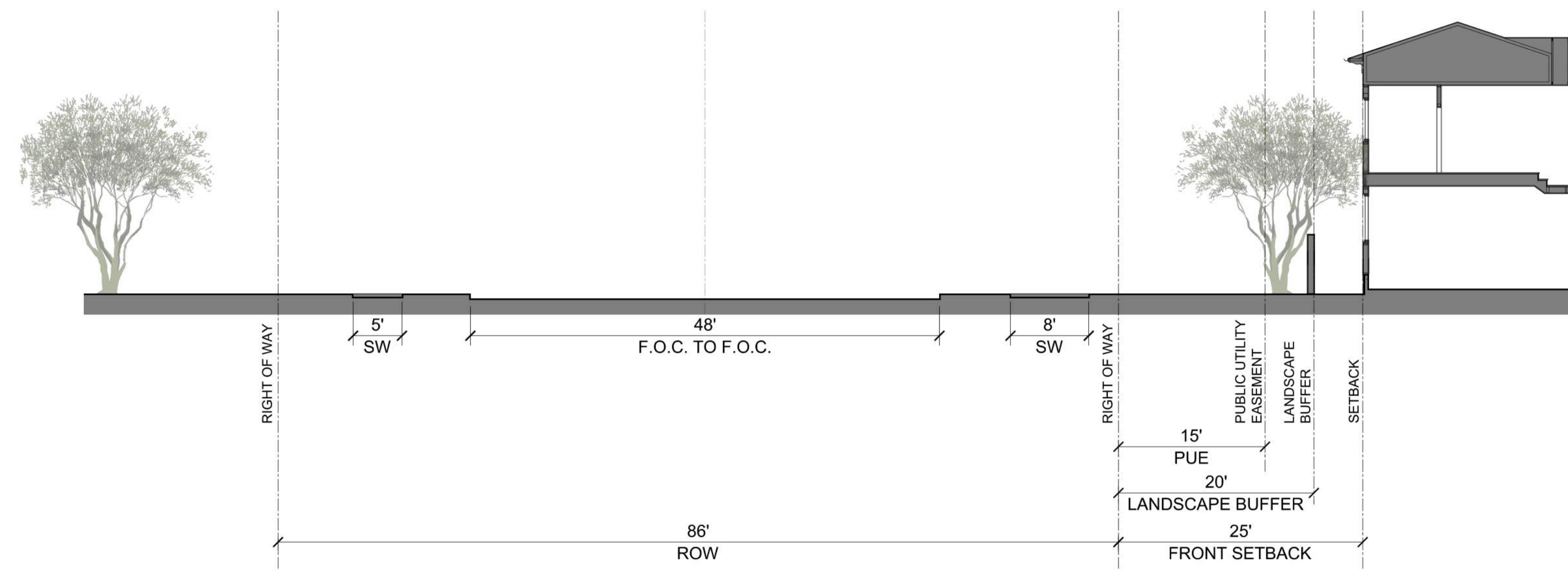
PARKING PROVIDED
 95 SPACES (INCLUDES 2 SPACES PER UNIT IN GARAGES)

IMPERVIOUS COVER
 2.08 AC. (50%) PROVIDED
 MAXIMUM IMPERVIOUS COVER PER CODE: 70%

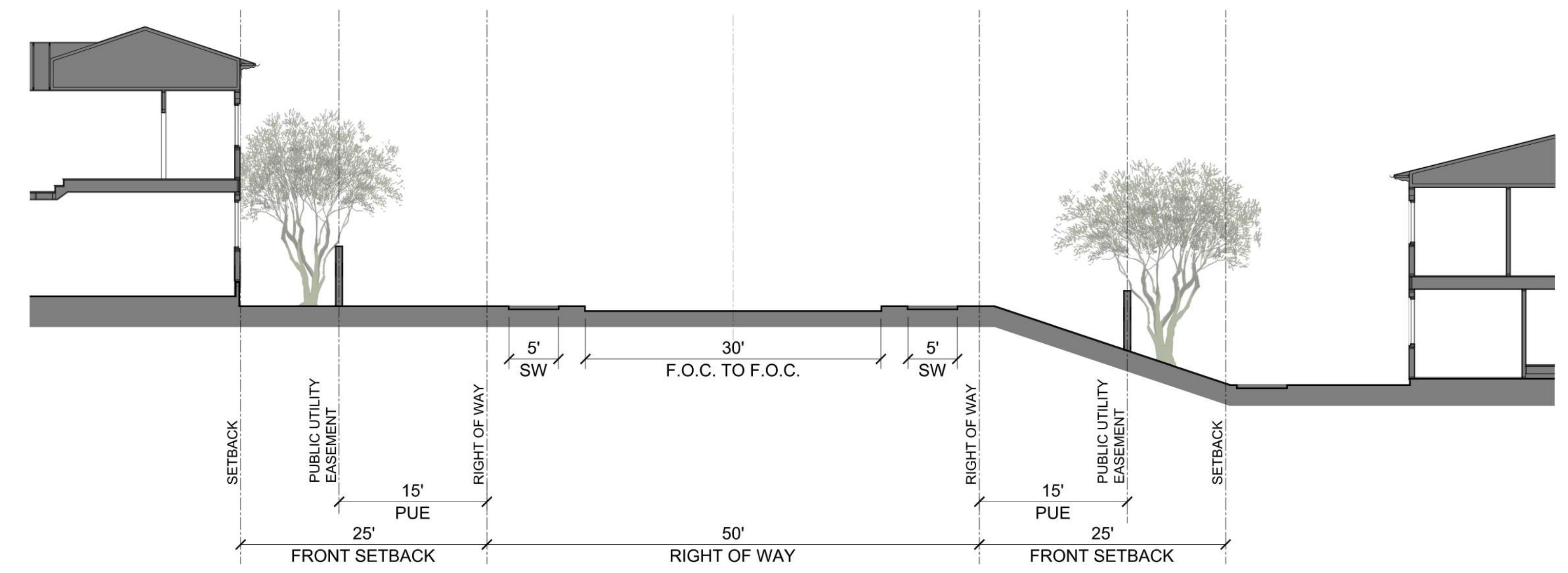
LANDSCAPE OPEN SPACE
 2.04 AC. (50%) PROVIDED
 MINIMUM LANDSCAPE OPEN SPACE PER CODE: 20%

ADJACENT PARCEL -
OPEN SPACE/TRAILS

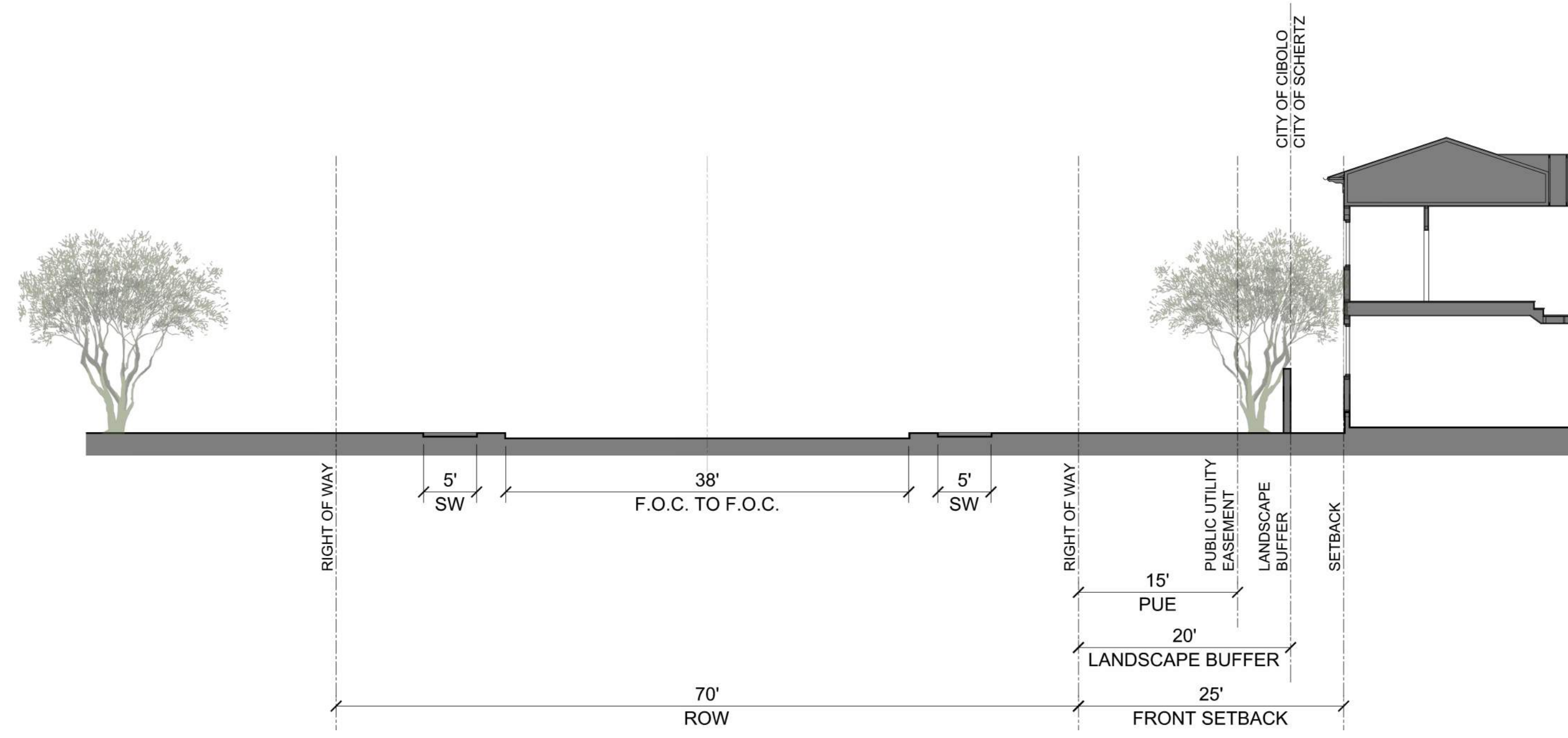
SITE B (UNIT 18) AND SITE C (UNIT 7B) CONCEPT SITE PLAN



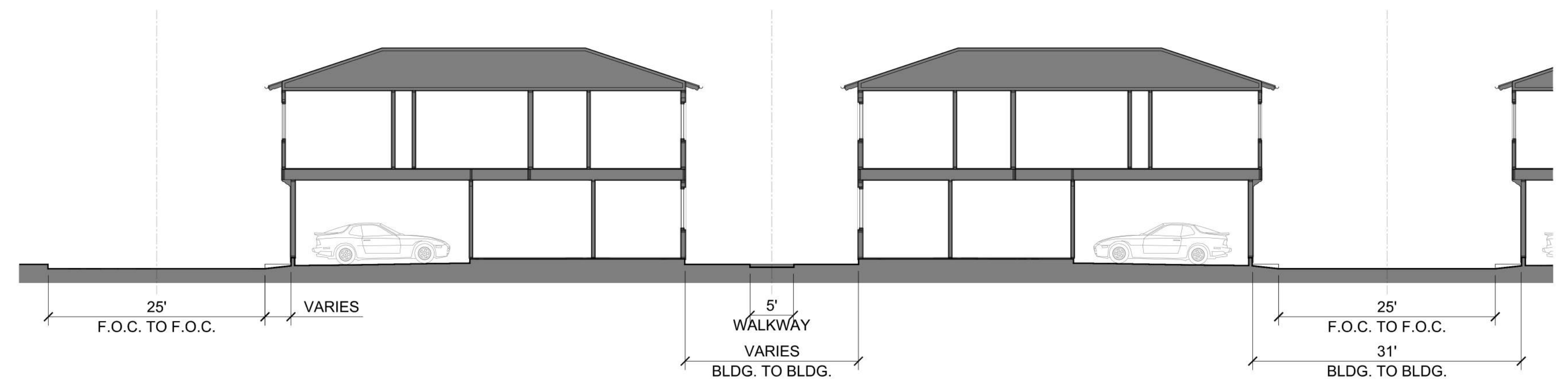
SECTION A
SCHWAB ROAD (ARTERIAL)
TYPICAL



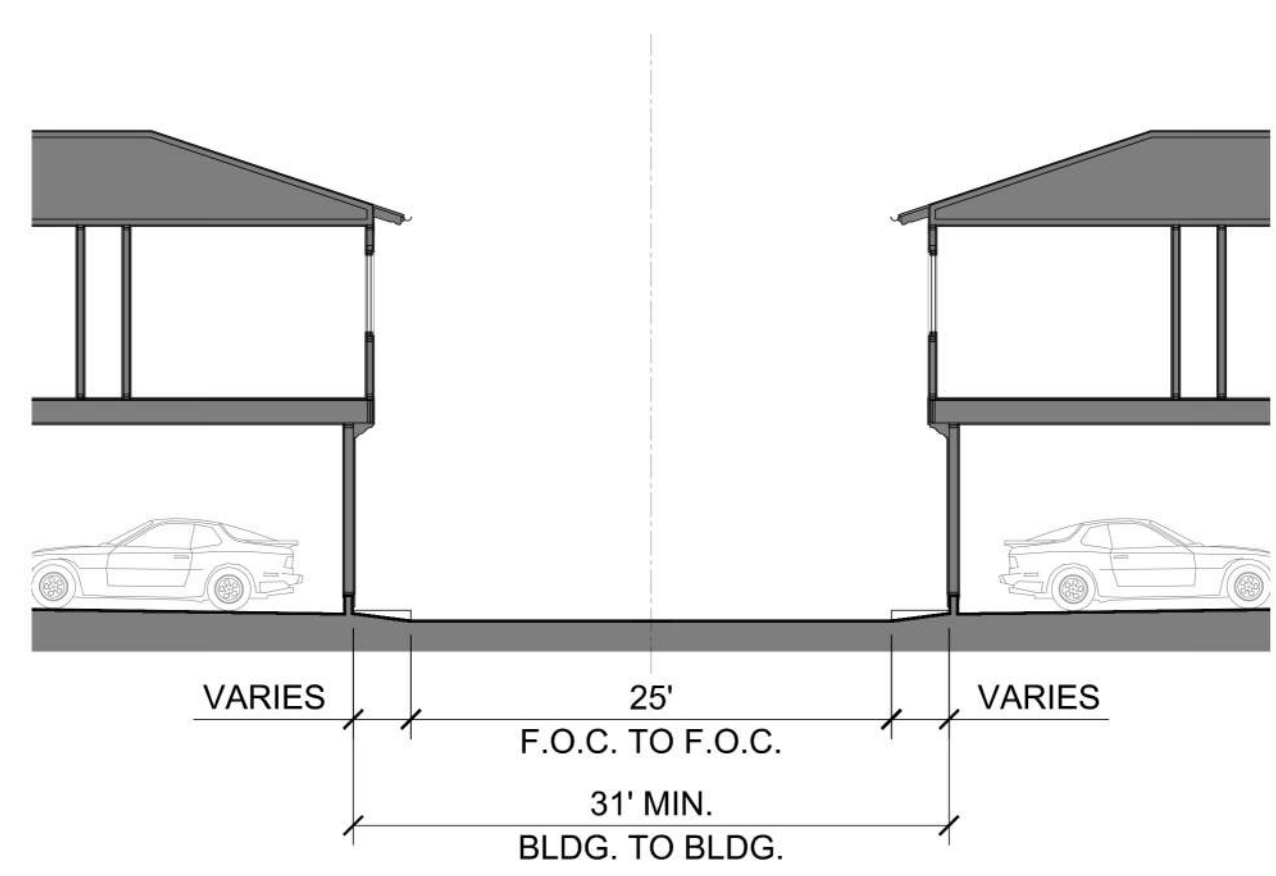
SECTION B
KIMBLE WAY (LOCAL)
TYPICAL



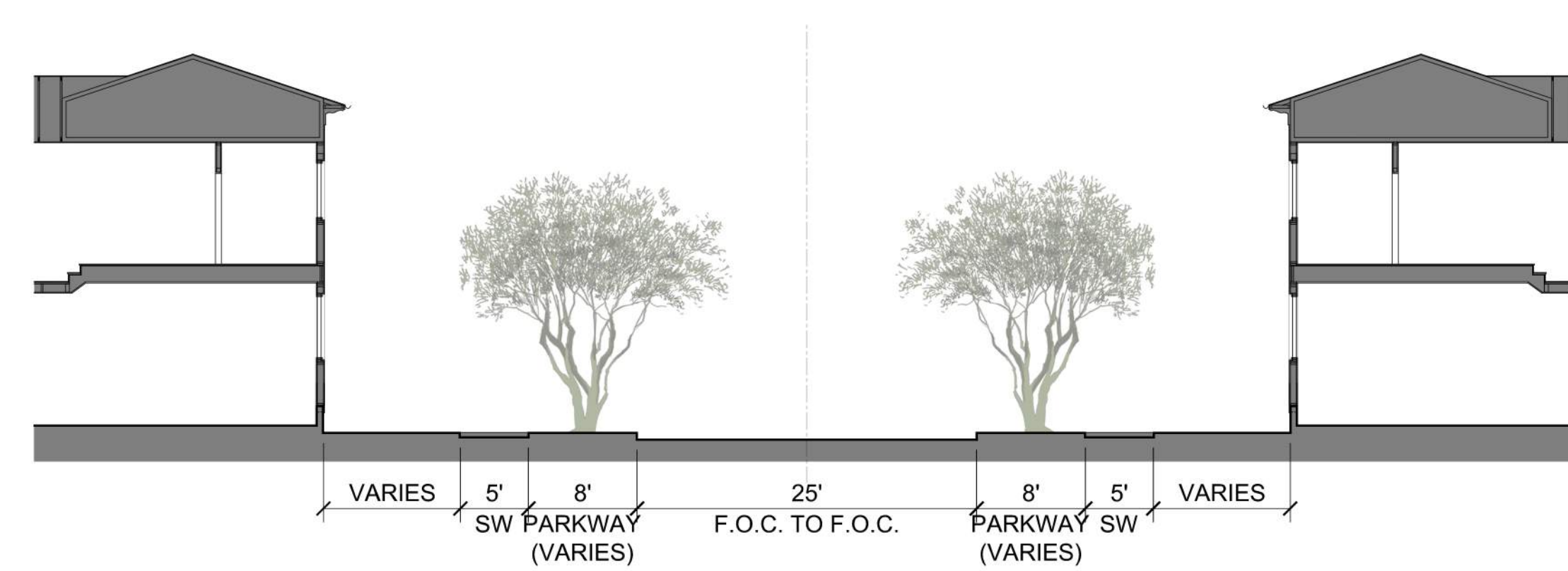
SECTION C
SUNDOWN PARKWAY (COLLECTOR)
TYPICAL



SECTION D
TYPICAL



SECTION E
TYPICAL



SECTION F
TYPICAL

SITE SECTIONS

