



CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 347 UNITS = 17.7 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	48
2 BEDROOM UNITS	85
3 BEDROOM UNITS	178
4 BEDROOM UNITS	26

TOTAL UNITS 347

APARTMENT SITE ANALYSIS
 13.88 GROSS ACRES
 304 UNITS = 21.9 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40

TOTAL UNITS 304

LIST OF AMENITIES

- POOL AND SPA LOCATED IN EACH PARCEL.
- PUBLIC RESTROOMS LOCATED IN EACH PARCEL.
- DOG PARK COMPLETE WITH WATER FILL STATIONS.
- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA.
- INTERLINKED WALKING PATHS COMPLETE WITH PARK BENCH REST/SITTING AREAS.
- RECREATION CENTER LOCATED IN APARTMENT PARCEL
 - WEIGHT ROOM
 - KITCHEN
 - RESTROOM
 - MEETING ROOM
 - MEDIA CENTER

OVERALL SITE ANALYSIS
 33.5 GROSS ACRES
 651 UNITS = 19.4 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	168
2 BEDROOM UNITS	239
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26

TOTAL UNITS 651

PARKING CALCULATIONS

SPACES REQUIRED	1225
PARKING PROVIDED	1185
DIFFERENCE	-40

REDUCTION REREQUIRED 3.27%

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AVE. ONE OVERALL SITE PLAN

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OCTOBER 3, 2008



**ZON-29661, VAR-29663,
 VAR-29958, SDR-29658
 REVISED 10/23/08 PC**



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