

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

CONDO SITE ANALYSIS

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- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA
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- PUBLIC RESTROOMS LOCATED IN EACH PHASE.
- OUTDOOR GYMNASIUM WITH WATER FILL PLAYING
- 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
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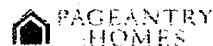
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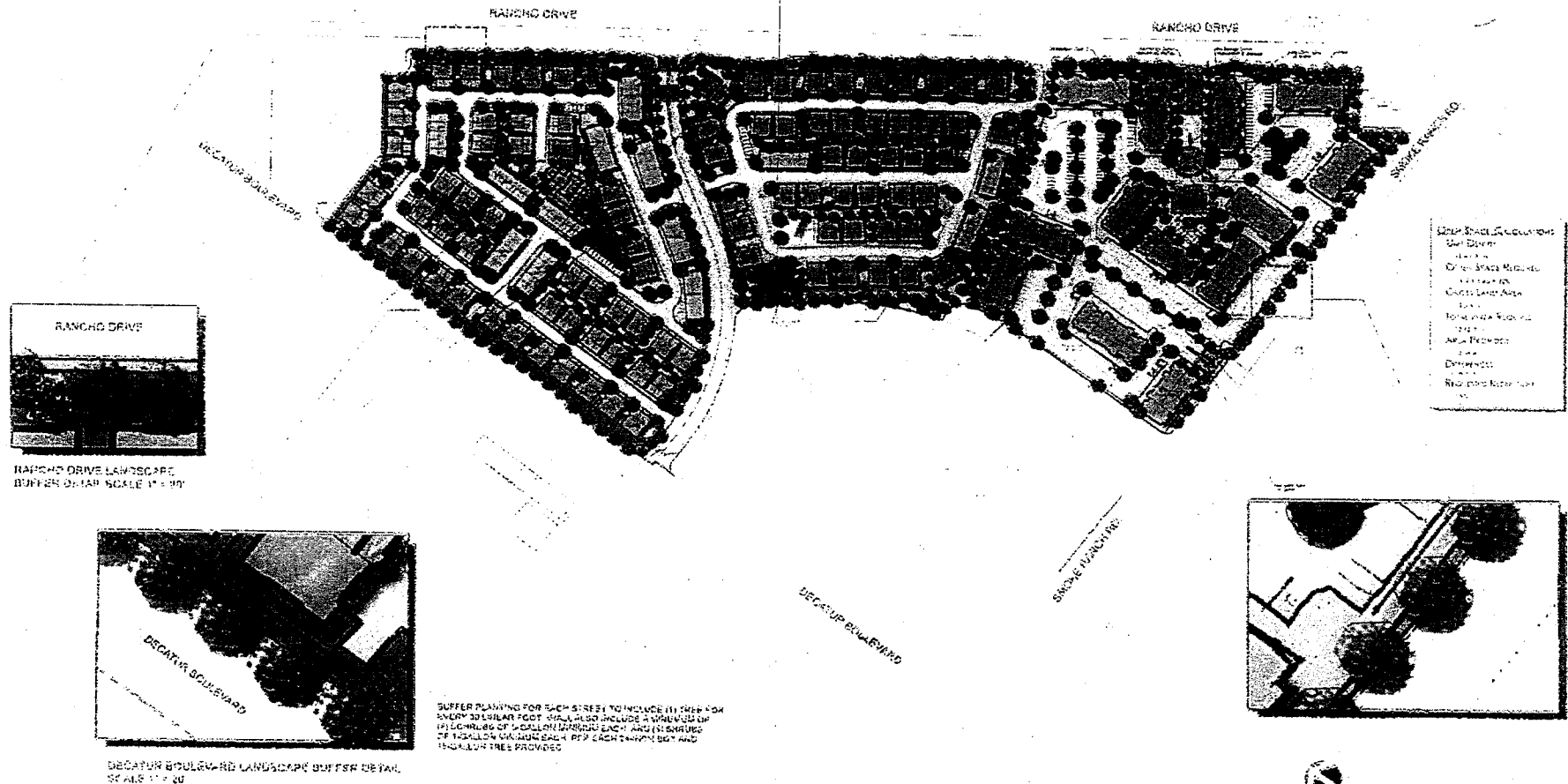


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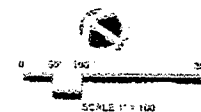
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AVE. ONE APARTMENTS - LANDSCAPE PLAN



August 25, 2008

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