

Site Map

Mixed-Use District Residential Unit Mix					Residential Parking Required			
Type	Size	Mix	Block A	Block B	Total	Ratio	Block A	Block B
Studio	600 sf	12.1%	21 units	27 units	48 units	1.0/unit	21.0 spaces	27.0 spaces
1 Bedroom	800 sf	74.3%	132 units	162 units	294 units	1.2/unit	158.4 spaces	194.4 spaces
2 Bedroom	1100 sf	13.6%	24 units	30 units	54 units	2.0/unit	48.0 spaces	60.0 spaces
Summary	816.67 sf avg. unit size		177 units	219 units	396 units		228 spaces	282 spaces

Mixed-Use District	Block A	Block B	Block C	Out Parcels	Total
Main Street Retail / Restaurant	68,220 SF	94,770 SF			162,990 SF
Box Retail		84,500 SF	45,000 SF		129,500 SF
Office	65,000 SF				65,000 SF
Theatre	0 Screens				0 Screens
Hotel			1 Site	1 Site	2 sites
Flot Sites				622,450 SF (14.3 AC)	622,450 SF (14.3 AC)
Multifamily over Retail	177 Units	219 Units			396 Units



Age Restricted Residential Unit Mix					Residential Parking Required			
Type	Size	Mix	South Block	North Block	Total	Ratio	South Block	North Block
1 Bedroom	800 sf	41.7%	60 units		60 units	1.2/unit	72.0 spaces	
2 Bedroom A	1200 sf	25.0%	36 units		36 units	2.0/unit	72.0 spaces	
2 Bedroom B	1500 sf	33.3%		48 units	48 units	2.0/unit		96.0 spaces
Summary	1133.33 sf avg. unit size		96 units	48 units	144 units		144.0 spaces	96.0 spaces

Residential Neighborhood		
Clubhouses		6,700 SF
Age Restricted - South Block		96 Units
Age Restricted - North Block		48 Units
Single Family - 30'x100' lot	38 Lots	
Single Family - 40'x100' lot	205 Lots	
Single Family - 50'x100' lot	42 Lots	
		285 Lots

NOTE: Approved concept plan.