DEVELOPMENT SUMMARY

Keller **Rezoning Acreage Calculation** 274.52 Acres to be Rezoned

(63.62 AC) Salt Marsh (16.43 AC) Powerline Easement (Retail) (5.09 AC) Future Public Right-of-Way (103.45 AC) Open Space (0.38 AC) Greenspace (Retail)

- 0.98 AC Open Space Filled as Buildable Land for Parcel 4
- 1.47 AC Open Space Filled as Buildable Land for 5
- 2.69 AC Open Space Filled as Buildable Land for 6
- 1.15 AC Open Space Filled as Buildable Land for 9
- 0.08 AC Open Space Filled as Buildable Land for 10
- 0.08 AC Open Space Filled as Buildable Land for 11

+/- 92 Acres Net Buildable

BUILDABLE

44.46 AC TOTAL

SITE DATA

PHASE I

<u>PARCEL</u>	LAND USE	AREA	DENSITY PER ACRE
10	MULTI-FAMILY	20.47 AC	12 DU/AC
11	SENIOR LIVING	15.76 AC	20 DU/AC
12	RETAIL	1.49 AC	6,000 SF/AC
13	RETAIL	1.38 AC	6,000 SF/AC
14)	RETAIL	3.44 AC	6,000 SF/AC
15	RETAIL	1.62 AC	6,000 SF/AC

PHASE I	<u>l:</u>			
PARCEL	LAND USE	BUILDABLE <u>AREA</u>	DENSITY PER ACRE	
1	RETAIL	1.40 AC	3,500 SF/AC	
2	RETAIL	1.31 AC	3,500 SF/AC	
3	RETAIL	1.98 AC	3,500 SF/AC	
4	RETAIL	1.55 AC	3,500 SF/AC	
5	RETAIL	1.47 AC	3,500 SF/AC	
6	RETAIL	10.14 AC	6,000 SF/AC	
7	RETAIL	9.16 AC	6,000 SF/AC	
8	RETAIL	1.72 AC	50,000 SF/AC	
9	MULTI-FAMILY	18.81 AC	14 DU/AC	
		47.54 AC T	47.54 AC TOTAL	

SALT MARSH 63.62 AC **OPEN SPACE** 103.45 AC TOTAL (0.98 AC) Filled as Buildable Land for Rarcel 4 (1.47 AC) Filled as Buildable Land for Parcel 5 Drainage Ditch -(2.69 AC) Filled as Buildable Land for Parcel 6 (1.15 AC) Filled as Buildable Land for Parcel 9 (0.08 AC) Filled as Buildable Land for Parcel 10 (0.08 AC) Filled as Buildable Land for Parcel 11 (0.16 AC) Filled for Lift Station Site (4.17 AC) Filled as Amenity Space for Parcel 9 (3.13 AC) Filled as Amenity Space for Parcel 10 (1.45 AC) Filled as Amenity for Parcel 11 88.09 AC TOTAL - (4.17 AC) Open Space Filled as Amenity Space for Parcel 9 Farm Road -Parcel 9 Total Area: 18.81 AC + 4.17 AC FILL = **22.98 AC TOTAL** (3.13 AC) Open Space ed as Amenity Space for Parcel 10 Drainage Ditch (1.15 AC) Open Space Parcel 10 Total Area: Filled as Buildable Land for Parcel 9 EXISTING CANAL 20.47 AC + 3.13 AC FILL = Parcel 9 Buildable Area: 23.60 AC TOTAL CROSSING 17.66 AC + 1.15 AC FILL = (0.08 AC) Open Space Filled as Buildable Land for Parcel 10 Filled for Lift Station Site Parcel 10 Buildable Area: (2.69 AC) Open Space Filled as 20.39 AC + 0.08 AC FILL = Buildable Land for Parcel 6 20.47 AC BUILDABLE (1.45 AC) Open Space Total Parcel 6 Area: Filled as Amenity Space 7.45 AC + 2.69 AC FILL = **10.14 AC** area for Parcel 11 Parcel 11 Total Area: (1.47 AC) Open Space Filled as Buildable Land for Parcel 18 **17.21 AC TOTAL** RETAIL - COUNTY CANAL R/W 6 (0.08 AC) Open Space (0.98 AC) Open Space Filled as RETAIL Filled as Buildable Land Buildable Land for Parcel 3 10.14 AC 60,840 SF for Parcel 11 Total Parcel 3 Area: **MULTI-FAMILY** 0.57 AC + 0.98 AC FILL = **1.55 AC** Parcel 11 Buildable 9 1.55 AC 5,4<u>2</u>5 SF **EXISTING CANAL CROSSING** — DRIVEWAY 11- FUTURE 15.68 AC + 0.08 AC 18.81 AC SIGNALIZED MAIN DEVELOPMENT **MULTI-FAMILY** 263 UNITS 15.76 AC BUILDABLE ENTRY POINT, WITH FULL 14 DU/AC 10 20.47 AC ACCESS MOVEMENT, OFF U.S. 17 **SENIOR LIVING** RETAIL 11) 15.76 AC 3 1.98 AC 6,930 SF 240 UNITS 12 DU/AC RETAIL 9.16 AC 54,960 SF **PHASE I** 315 UNITS PHASE II 20 DU/AC 2 RETAIL 1.31 AC 4,585 SF **FUTURE CANAL CROSSING** 1.40 AC 4,900 SF 1.72 AC 86,000 SF - (0.40 AC) Powerline Easement Area at Parcel 1 Parcel 1 Total Area: RETAIL 1.40 AC + 0.40 AC = 12.14 AC REMAINING POWER LINE EASEMENT 15) POWER LINE EASEMENT 1.80 AC TOTAL RETAIL 1.92 AC 11,520 SF 14 RETAIL 1.49 AC 8,940 SF 3.44 AC 20,640 SF LITTLE NECK ROAD (0.57 AC) Powerline Easement Area at Parcel 7 LITTLE NECK ROAD Parcel 7 Total Area: (0.32 AC) Powerline Easement Area (0.38 AC) Green Space 9.16 AC + 0.57AC = **9.73 AC TOTAL FUTURE INTERPARCEL CONNECTION TO** - (1.46 AC) Powerline Easement Area (0.65 AC) Powerline at Parcel 8 (0.42 AC) Powerline Easement Area "HOPETON LANDING" DEVELOPMENT -Parcel 8 Total Area: at Parcel 14 at Parcel 15 (0.47 AC) Powerline Easement Area Easement Area at Parcel 13 1.72 AC + 0.32 AC = **2.04 AC TOTAL** EXISTING LITTLE NECK RD R/W -Parcel 14 Total Area: Parcel 15 Total Area: at Parcel 12 Parcel 13 Total Area: 3.44 AC + 1.46 AC = **4.90 AC TOTAL** Parcel 12 Total Area: 1.92 AC + 0.42 AC = **2.34 AC TOTAL** FUTURE LITTLE NECK RD R/W 1.38 AC + 0.65 AC = 2.03 AC TOTAL1.49 AC + 0.47 AC = 1.96 AC TOTAL- DRIVEWAY 3- FUTURE SIGNALIZED MAIN KELLER DRIVEWAY4- FUTURE MAIN - DRIVEWAY2- FUTURE MAIN DEVELOPMENT ENTRY POINT, WITH FULL DEVELOPMENT ENTRY POINT, DEVELOPMENT ENTRY POINT, ACCESS MOVEMENT, AT INTERSECTION OF AL WITH RIGHT-IN/RIGHT-OUT, WITH FULL ACCESS MOVEMENT MASTER POD PLAN HENDERSON AND LITTLE NECK RD OFF LITTLE NECK RD OFF LITTLE NECK RD

NOVEMBER 12, 2024