



SITE DATA

Total Site Area	146.3	acres
Residential	55.5	acres
Business Park	90.8	acres

RESIDENTIAL:
Residential Site Capacity Calculation

Total Residential Gross Area	55.5	acres
Base Site Area	47.46	acres
Buildable Area	42.35	acres
Site Specific Yield	471	units
Proposed Yield	408	units
Proposed Net Density	14.19	unit/acre
Open Space Requirement	18.98	acres

*Open Space Provided 19.50 acres
Lot Area Provided 22.85 acres
Impervious Coverage 17.20 acres

*Note: Includes 5.8 Acres in Dedicated Park Land

Residential Development Site Data:

Total Units	407	units
-------------	-----	-------

Unit Type	Count	Perc%
1 Bedroom	194	47.6%
2 Bedroom	171	42.0%
3 Bedroom	42	10.4%

Residential Parking

Attached Garage Spaces	79
Detached Garage Space	85
Surface Spaces	665
Total Spaces	829
Stacked Spaces	79
Total Spaces Provided	908 (2.2:1)
Total Spaces Required	930

COMMERCIAL PARK
Nonresidential Site Capacity Calculation

Total Site Area	6.97 Acres
Total Landscaped Area	.88 Acres
Allowable Square Feet	71,749 SF
Total Allowable Impervious Area	5.58 Acres

Business Park
Nonresidential Site Capacity Calculation

Total Site Area	88.65 Acres
Total Landscaped Area	12.61 Acres
Allowable Sq Ft	1,619,028 SF
Total Allowable Impervious Area	65.30 Acres

