

SITE DATA (COMMERCIAL)

SITE AREA:
 NET: ±5.13 ACRES
 GROSS: ±7.01 ACRES

BUILDING AREAS:
 PAD "A": 4,250 SF
 PAD "B": 3,000 SF
 PAD "C": 5,000 SF
 PAD "D": 8,000 SF
 TOTAL: 20,250 SF

REQUIRED PARKING:
 PAD "A": 4,250 SF / 100 = 43 PS
 400 SF / 200 = 2 PS
 45 PS
 PAD "B": 3,000 SF / 100 = 30 PS
 PAD "C": 3,000 SF / 100 = 30 PS
 2,000 SF / 375 SF = 6 PS
 36 PS
 PAD "D": 1,200 SF / 75 = 16 PS
 2,400 SF / 100 = 24 PS
 4,400 SF / 375 = 12 PS
 600 SF / 200 = 3 PS
 55 PS
 TOTAL PARKING REQUIRED: 166 PS

PROVIDED PARKING:
 PAD "A": 46 PS
 PAD "B": 29 PS
 PAD "C": 50 PS
 PAD "D": 58 PS
 TOTAL: 183 PS

SITE DATA (RESIDENTIAL)

SITE AREA:
 NET: ±10.20 ACRES
 GROSS: ±10.84 ACRES

ZONING:
 EXISTING: LIMITED COMMERCIAL (LC)
 PROPOSED: PAD

BUILDING HEIGHT:
 ALLOWED: 50'
 PROPOSED: 3 STORIES ± 42'

UNIT MIX:
 1 BEDROOM: 100 D.U. (45%)
 2 BEDROOM: 96 D.U. (44%)
 3 BEDROOM: 24 D.U. (11%)
 TOTAL: 220 D.U. (100%)
 (TYPE "A" ACCESSIBLE UNITS (1, 2, & 3 BEDROOM): 220 X .02 = 5 D.U.)

DENSITY:
 PROVIDED: ±21.57 D.U./NET ACRE

OPEN SPACE:
 PROVIDED: 112,292 SF (25% OF NET AREA)

LOT COVERAGE:
 PROVIDED: 32% (142,221 SF / 444,424 SF)

REQUIRED PARKING:
 220 D.U. x 1.2* = 264 P.S.
 (*assumes site is located within the regional transportation corridor)

PROVIDED PARKING:
 SURFACE: 120 P.S.
 SURFACE PARALLEL: 6 P.S.
 COVERED: 220 P.S.
 CARRIAGE GARAGE: 45 P.S.
 TOTAL: 391 P.S. (±177 P.S./D.U.)
 (ACCESSIBLE PROVIDED: 381 X .02 = 8 P.S.)

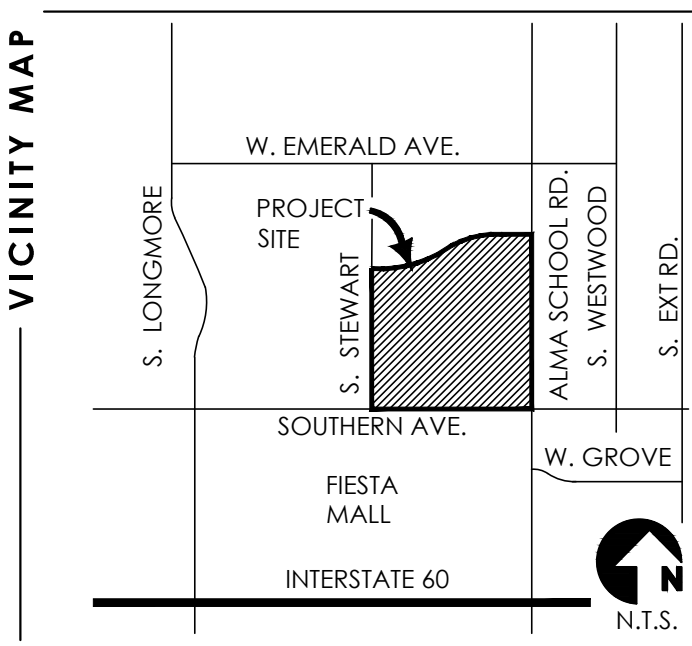
GENERAL PARKING DIMENSIONS:
 PARKING SPACE: 9' x 18'
 AISLE WIDTH: 26'

THE COMMERCIAL PORTION OF THE OVERALL PROJECT CONSISTS OF FOUR FREESTANDING RETAIL BUILDINGS. THE TOTAL COMMERCIAL BUILDING AREA IS 20,500 SF. TO MEET MARKET DEMANDS, THE PAD BUILDINGS INCLUDE A DRIVE THROUGH CAPABILITY. THE BUILDING AESTHETICS UTILIZE COMMON COLORS & MATERIALS WITH THE MULTI FAMILY DEVELOPMENT, TO CONVEY A MODERN DESIGN CHARACTER. SHADED PEDESTRIAN PATHWAYS ARE PROVIDED THROUGHOUT THE COMPLEX TO ENCOURAGE INTERACTION WITH THE MULTI FAMILY COMPLEX.

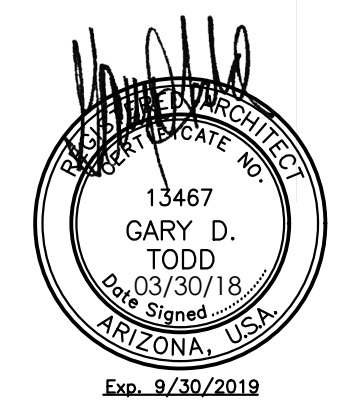
BUILDING LEGEND:

5 1

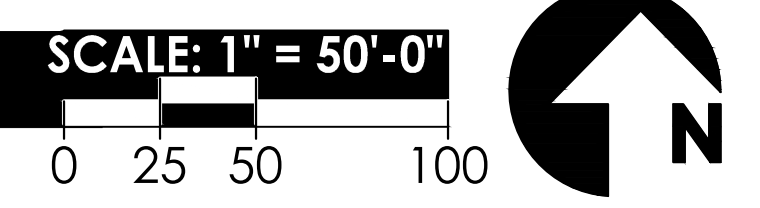
— BUILDING TYPE
 — BUILDING NUMBER



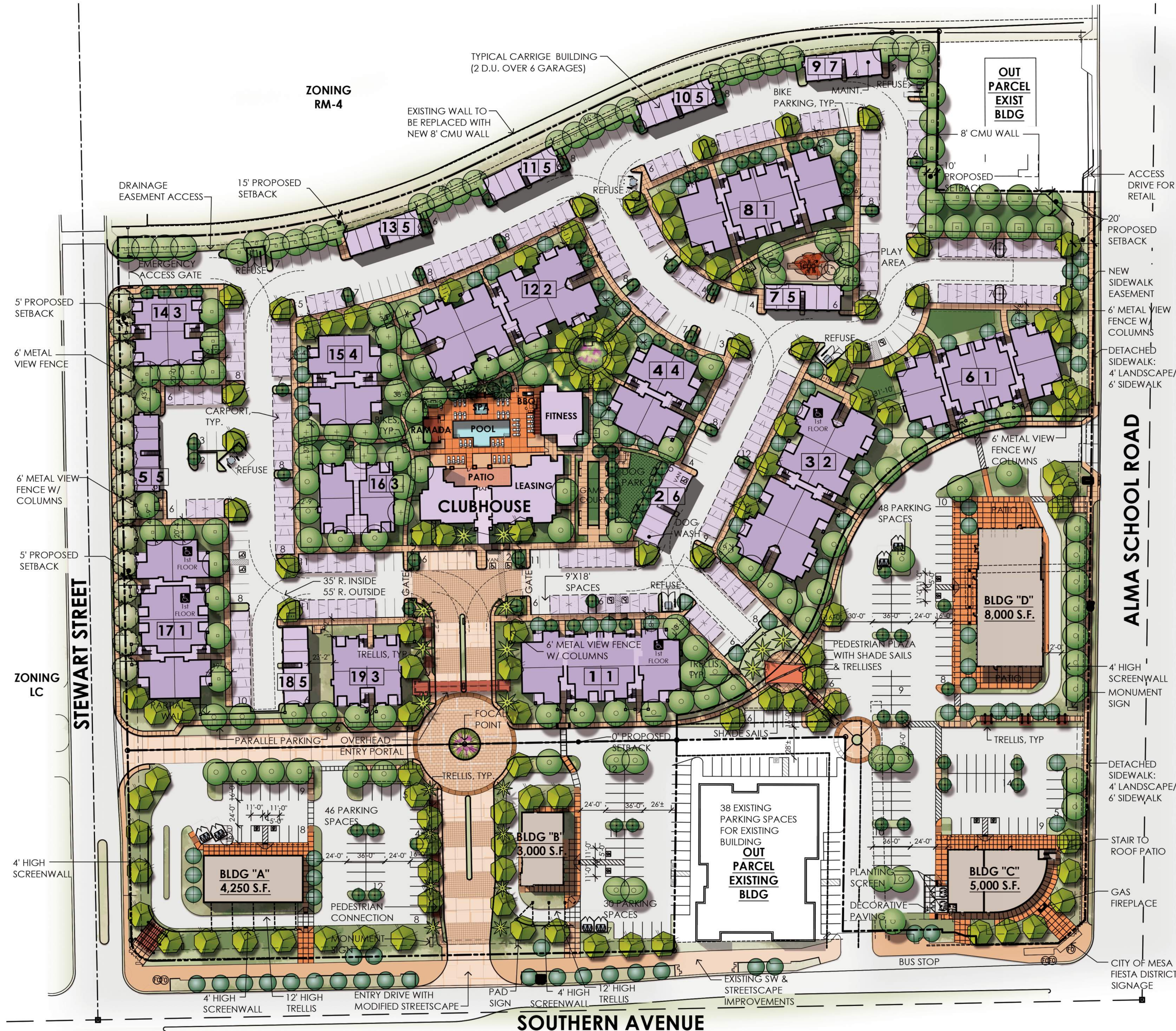
TOTAL RESIDENTIAL: 275,998 S.F.



CONCEPTUAL SITE PLAN



Fiesta Village Mixed Use



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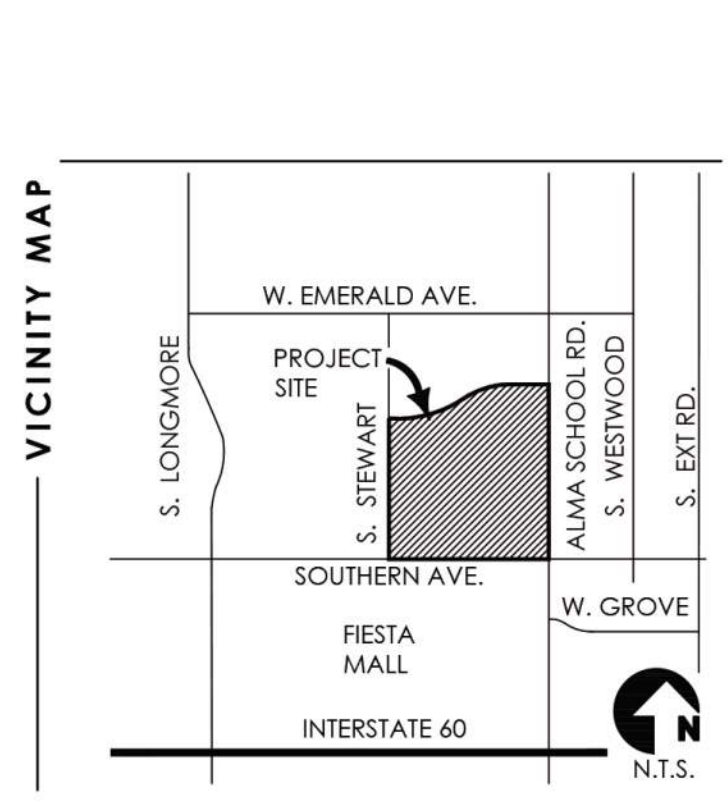
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BUILDING LEGEND:

5 1

● BUILDING TYPE
○ BUILDING NUMBER



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GENERAL PARKING DIMENSIONS:
PARKING SPACE: 9' x 18'
AISLE WIDTH: 26'

BUILDING AREAS / CONSTRUCTION TYPE / OCCUPANCY:

BLDG TYPE 1:
1ST FLR. 9,389 S.F. V-A R-2
2ND FLR. 9,389 S.F.
3RD FLR. 9,389 S.F.
SUBTOTAL 28,167 S.F. (x 4 = 112,668 S.F.)

BLDG TYPE 2:
1ST FLR. 11,097 S.F. V-A R-2
2ND FLR. 11,097 S.F.
3RD FLR. 11,097 S.F.
SUBTOTAL 33,291 S.F. (x 2 = 66,582 S.F.)

BLDG TYPE 3:
1ST FLR. 4,148 S.F. V-A R-2
2ND FLR. 4,148 S.F.
3RD FLR. 4,148 S.F.
TOTAL 12,444 S.F. (x 3 = 37,332 S.F.)

BLDG TYPE 4:
1ST FLR. 5,183 S.F. V-A R-2
2ND FLR. 5,183 S.F.
3RD FLR. 5,183 S.F.
TOTAL 15,549 S.F. (x 2 = 31,098 S.F.)

BLDG TYPE 5:
1ST FLR. 1,763 S.F. V-B R-2 / U
2ND FLR. 1,763 S.F.
TOTAL 3,526 S.F. (x 6 = 21,156 S.F.)

BLDG TYPE 6:
1ST FLR. 1,843 S.F. V-B R-2 / U
2ND FLR. 1,793 S.F.
TOTAL 3,636 S.F. (x 1 = 3,636 S.F.)

BLDG TYPE 7:
1ST FLR. 1,763 S.F. V-B R-2 / U
2ND FLR. 1,763 S.F.
TOTAL 3,526 S.F. (x 1 = 3,526 S.F.)

TOTAL RESIDENTIAL: 275,998 S.F.

CONCEPTUAL SITE PLAN

Fiesta Village Mixed Use

SCALE: 1" = 50'-0"

