

**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

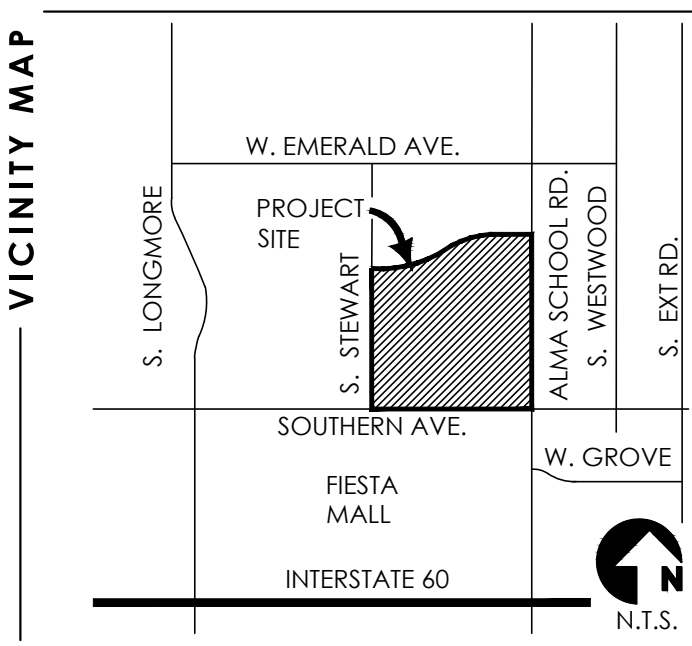
**PROVIDED PARKING:**  
 PAD "A": 46 PS  
 PAD "B": 29 PS  
 PAD "C": 50 PS  
 PAD "D": 58 PS  
 TOTAL: 183 PS

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



**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'

**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.)

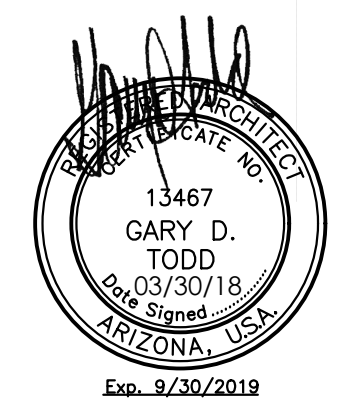
**BLDG TYPE 4:**  
 1ST FLR. 5,183 S.F. V-A R-2  
 2ND FLR. 5,183 S.F.  
 3RD FLR. 5,183 S.F.  
 TOTAL 15,549 S.F. (x 2 = 31,098 S.F.)

**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.)

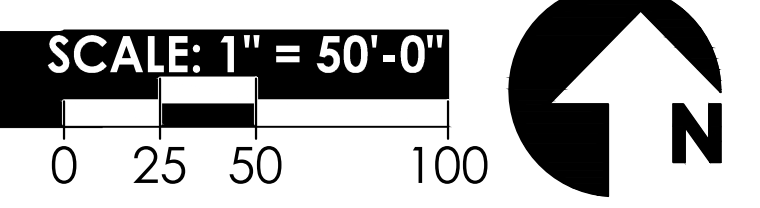
**BLDG TYPE 6:**  
 1ST FLR. 1,843 S.F. V-B R-2 / U  
 2ND FLR. 1,793 S.F.  
 TOTAL 3,636 S.F. (x 1 = 3,636 S.F.)

**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.)

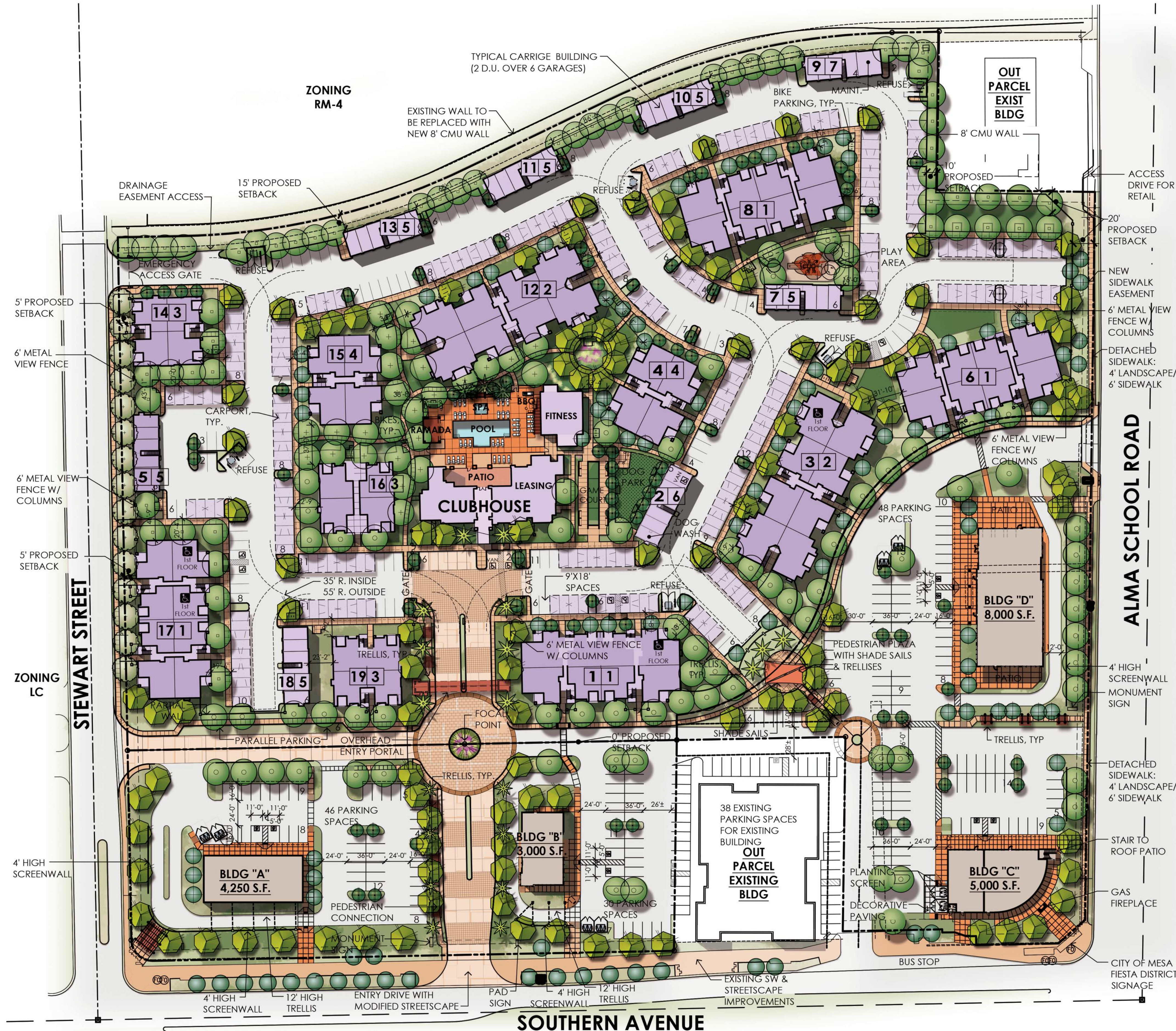
**TOTAL RESIDENTIAL: 275,998 S.F.**



**CONCEPTUAL SITE PLAN**



**Fiesta Village Mixed Use**



**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  
TOTAL: 45 PS

PAD "B": 3,000 SF / 100 = 30 PS  
2,000 SF / 375 SF = 6 PS  
TOTAL: 36 PS

PAD "C": 1,200 SF / 75 = 16 PS  
2,400 SF / 100 = 24 PS  
4,400 SF / 375 = 12 PS  
600 SF / 200 = 3 PS  
TOTAL: 55 PS

TOTAL PARKING REQUIRED: 166 PS

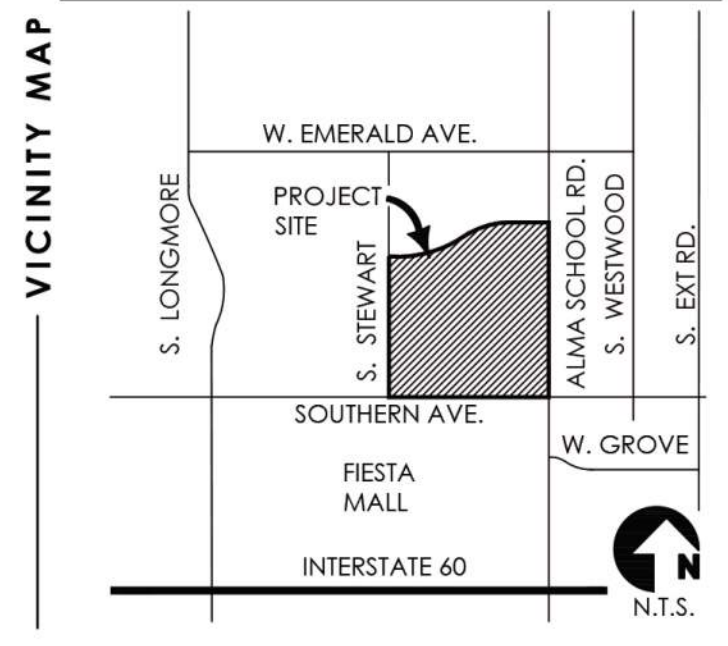
**PROVIDED PARKING:**  
PAD "A": 46 PS  
PAD "B": 29 PS  
PAD "C": 50 PS  
PAD "D": 58 PS  
TOTAL: 183 PS

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



**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'

**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**

