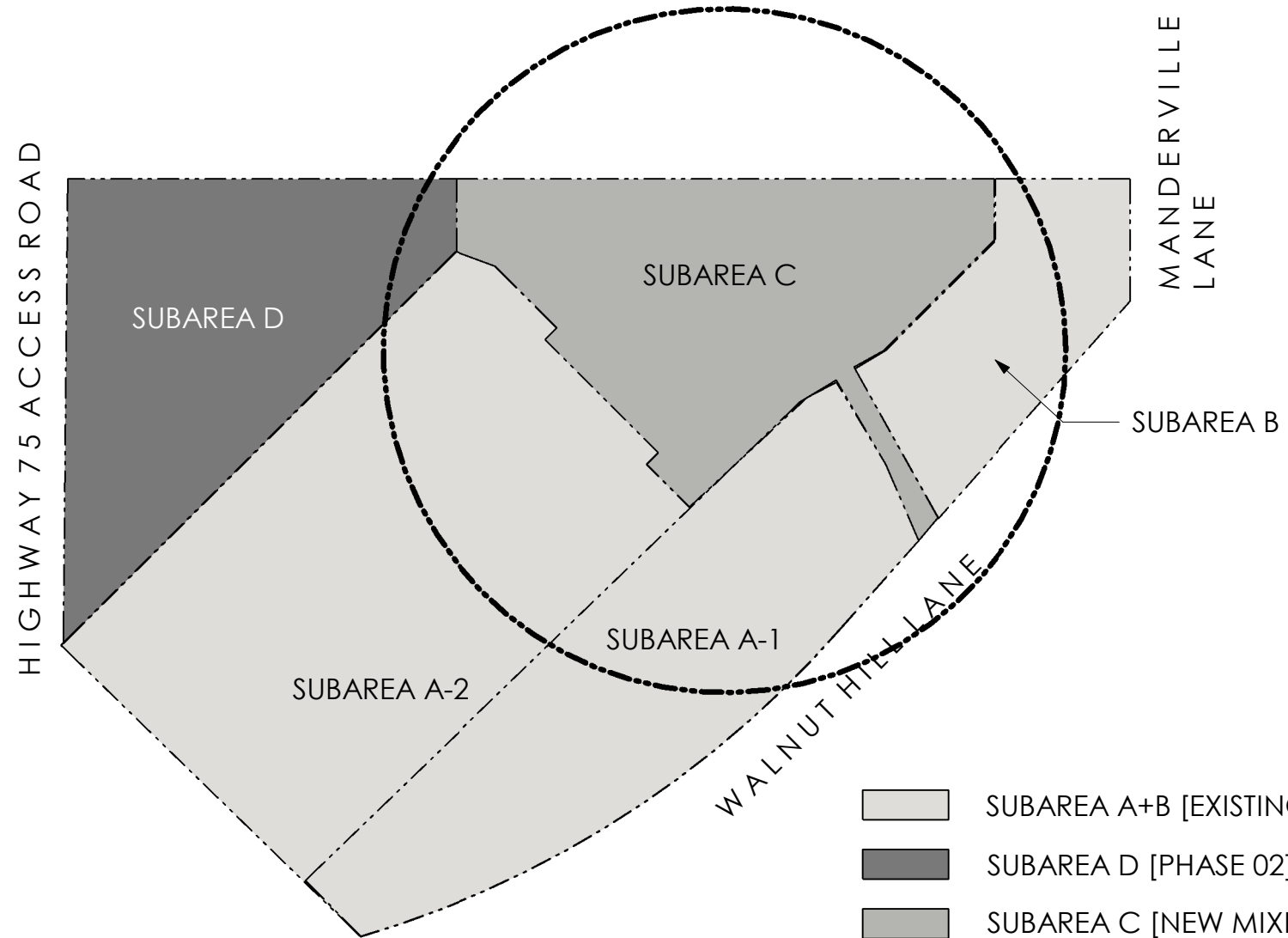


VICINITY MAP

NOT TO SCALE



- SUBAREA A+B [EXISTING RETAIL]
- SUBAREA D [PHASE 02]
- SUBAREA C [NEW MIXED USE MULTIFAMILY]

PROPOSED PARCEL KEY PLAN

LEGEND

- PROPOSED SUBAREA LINE
- EXISTING PROPERTY LINE
- EXISTING BUILDINGS TO REMAIN
- PROPOSED MULTIFAMILY
- PROPOSED LEASING + AMENITY
- PROPOSED NEW PARKING GARAGE
- OPEN SPACE

PARCEL DATA

SUBAREA C [PROPOSED]

<b>SITE DATA</b>	
SITE AREA [SF]	158,365 SF
SITE ACREAGE [AC]	3.64 AC
LOT COVERAGE	80% MAX
RETAIL SF	12,000 SF +/-
BUILDING HEIGHT	100 FT MAX
MF UNIT COUNT	420 UNITS MAX

<b>REQUIRED PARKING</b>	
RETAIL RATIO	1/500 SF
RESIDENTIAL	0.5 STALLS PER UNIT

\*PARKING TO MEET THE REQUIREMENTS OF THE PD.

STAMP  
Z212-307 (RM)