



SITE PLAN 4B

BROWNSVILLE ROAD

DEVELOPMENT SUMMARY- PHASE 1:	
<u>MULTI-FAMILY APARTMENTS</u>	
LEASING/CLUBHOUSE & POOL PAVILION (+/- 9,000 SF)	
10 RESIDENTIAL BUILDINGS (3-STORY AND 3/4 SPLIT)	
+/- 300 UNITS	
962 SF AVG	
(48% 1-BR, 46% 2-BR, 6% 3-BR)	
<u>CONCEPTUAL AREAS</u>	
HEATED FLOOR AREA	316,000 SF
TOTAL FLOOR AREA	390,000 SF
*EXCLUDES BALCONIES	
<u>PARKING</u>	
REQ. MULTI-FAMILY PARKING:	1.65 * 300= 495 SPACES
(PER ZONING: 1-BR @ 1.6, 2-BR @ 1.6, 3-BR @ 2.2)	
PROVIDED PARKING:	
SURFACE PARKING:	+/- 474 SPACES
GARAGE PARKING:	+/- 21 SPACES
TOTAL:	+/- 495 SPACES

DEVELOPMENT SUMMARY- PHASE 2:	
<u>MULTI-FAMILY APARTMENTS</u>	
2 RESIDENTIAL BUILDINGS (3-STORY)	
+/- 48 UNITS	
<u>CONCEPTUAL AREAS</u>	
HEATED FLOOR AREA	52,000 SF
TOTAL FLOOR AREA	63,000 SF
*EXCLUDES BALCONIES	
<u>PARKING</u>	
REQ. MULTI-FAMILY PARKING:	1.65 * 48= 80 SPACES
PROVIDED PARKING:	
TOTAL:	+/- 80 SPACES

PHASE 1 + PHASE 2	
PHASE 1 + PHASE 2 =	22.3 ACRES
PROPOSED DENSITY =	348 UNITS/ 22.3 ACRES = 15.61 UNITS/ACRE

FUTURE DEVELOPMENT
COMMERCIAL OR TOWNHOMES

COMMERCIAL SHOPPING CENTER
12,000 SF RETAIL WITH PROPOSED FACADE AND SITE RENOVATION

* TO BE CONFIRMED WITH ZONING

PROFESSIONAL SEAL

