

Typical
2-Story
Residential Over Retail

- 1,150 to 1,640 sf
- 2-3 Bedrooms, 2.5-4 Baths
- 2 Car Tandem & 2 Car Garage

Vehicular Turnabout

Formal Urban
Streets Scene

- Front doors close to street
create urban feel

Majority of guest parking
occurs along adjacent
streets

Public Plaza

- Lively urban gathering space
- Create focal element for
community



Homes turn their
backs on existing
development

Informal Residential
Street Scene

- Front doors set back from
Street provides softer
landscape frontage

Project Entry

Typical
2-Story
Residential Over Retail

- 1,650 Gross sf
- 3 Bedrooms, 2.5 Baths
- 2 Car Garage

PROJECT SUMMARY

Total Site Area	+/- 1.5 acres
Product Type	
3 Story Townhome	20 du
Res/Retail	4 du
Total Units:	24
Net Density:	16.0 du/ac
Guest Parking Provided:	19 Spaces
Building Height (All Buildings)	35 feet

Retail Area	
Gross Square Footage	1,880 sf

BUILDING INFORMATION

(Gross Square Footage)

Residential	
4 Plex	5,862 sf
8 Plex	11,724 sf
Residential Over Retail (4 Plex)	
Retail	1,883 sf
Residential	6,600 sf

SITE INFORMATION

Total Building		
Footprint Area	18,595 sf	42%
Total Hardscape Area	10,659 sf	24%
Total Landscape Area	15,418 sf	34%
Total Site Area	44,766 sf	100%

Notes:

1. Site Plan is for conceptual purposes only
2. City Setbacks and standards must be verified
3. Design footprints shown at foundation line
4. Densities will vary dependent on site and building criteria

