

Attachment 7

MULTI-FAMILY + COMMERCIAL DEVELOPMENT SUMMARY

COMMERCIAL: ± 5.42 ACRES
COMMERCIAL HIGH LAND: ± 4.10 AC.
COMMERCIAL WETLAND: ± 1.32 AC.
COMMERCIAL SF: (4) BUILDINGS AT 3,500 SF ea. = 14,000 SF
COMMERCIAL STORMWATER PONDS: ± 0.60 AC. (±11.07%)
COMMERCIAL OPEN SPACE: ± 2.33 AC. (± 43%)
REQUIRED PARKING: $(14,000 / 1,000) \times 4 = 56$ SPACES
SPACES PROVIDED: ± 88 SPACES

MULTI-FAMILY: ± 10.04 ACRES
MULTI-FAMILY HIGH LAND: ± 7.73 AC.
MULTI-FAMILY WETLAND: ± 2.31 AC.
UNITS
(3) 24 UNIT BUILDINGS = 72 UNITS
(1) 18 UNIT BUILDINGS = 18 UNITS
TOTAL UNIT COUNT: 90 UNITS
REQUIRED PARKING: $(90 \times 2.25) = 202.5$ SPACES
SPACES PROVIDED: ± 203 SPACES
MULTI-FAMILY STORMWATER PONDS: ± 1.02 AC. (±10.16%)
MULTI-FAMILY OPEN SPACE: ± 3.62 AC. (±36.05%)

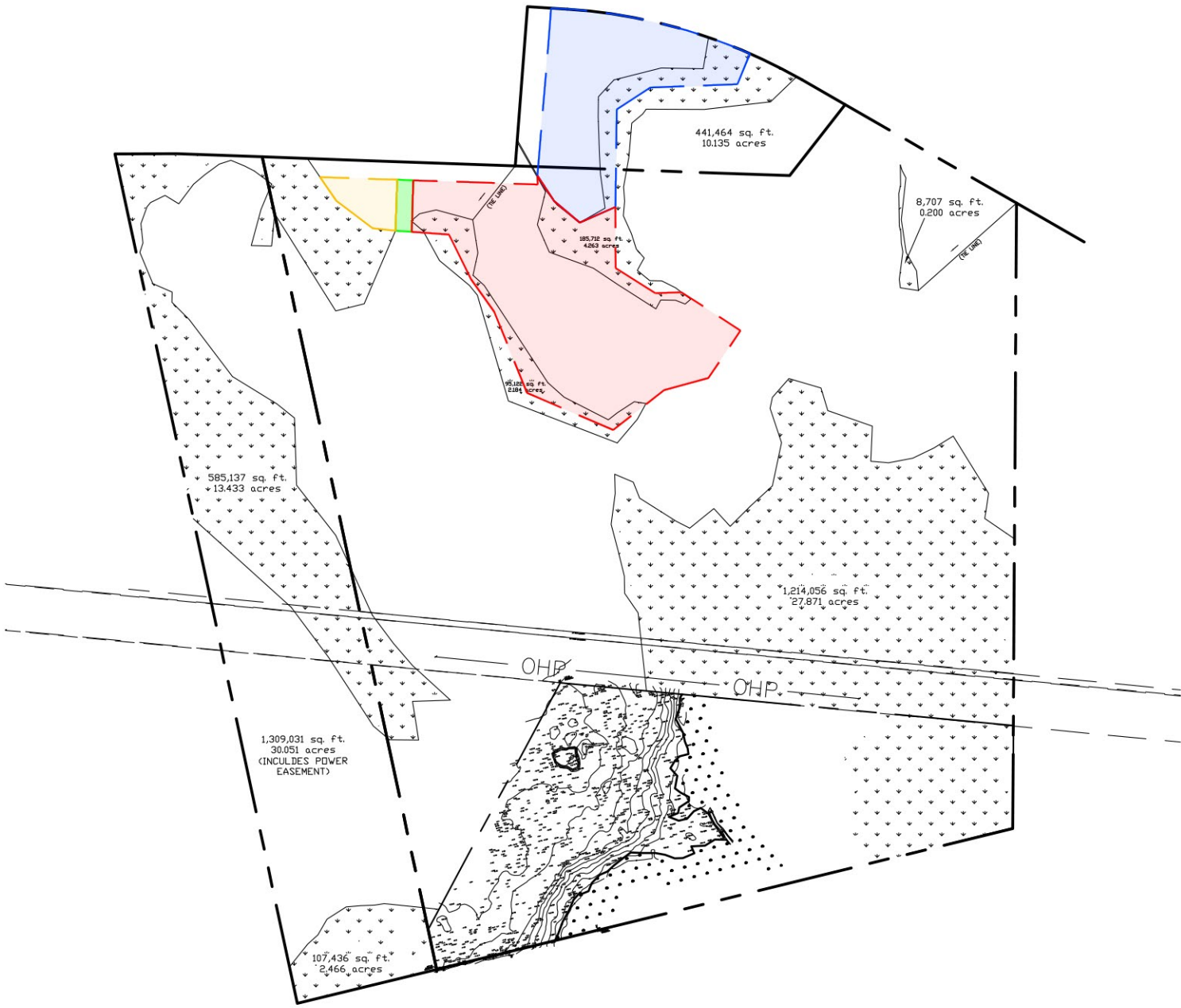
AMENITY PARCEL: ± 0.66 AC.
STREET R.O.W. PARCEL: ± 0.21 AC.

AREA LEGEND

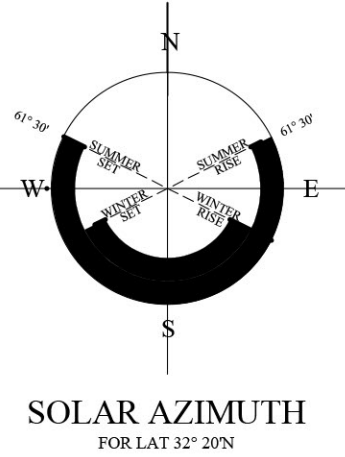
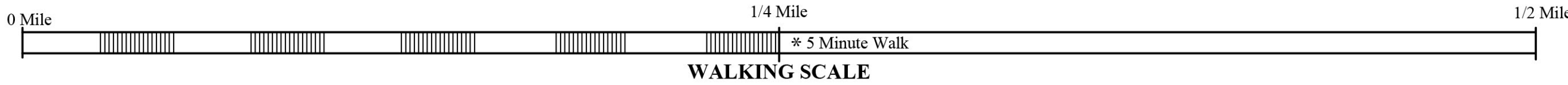
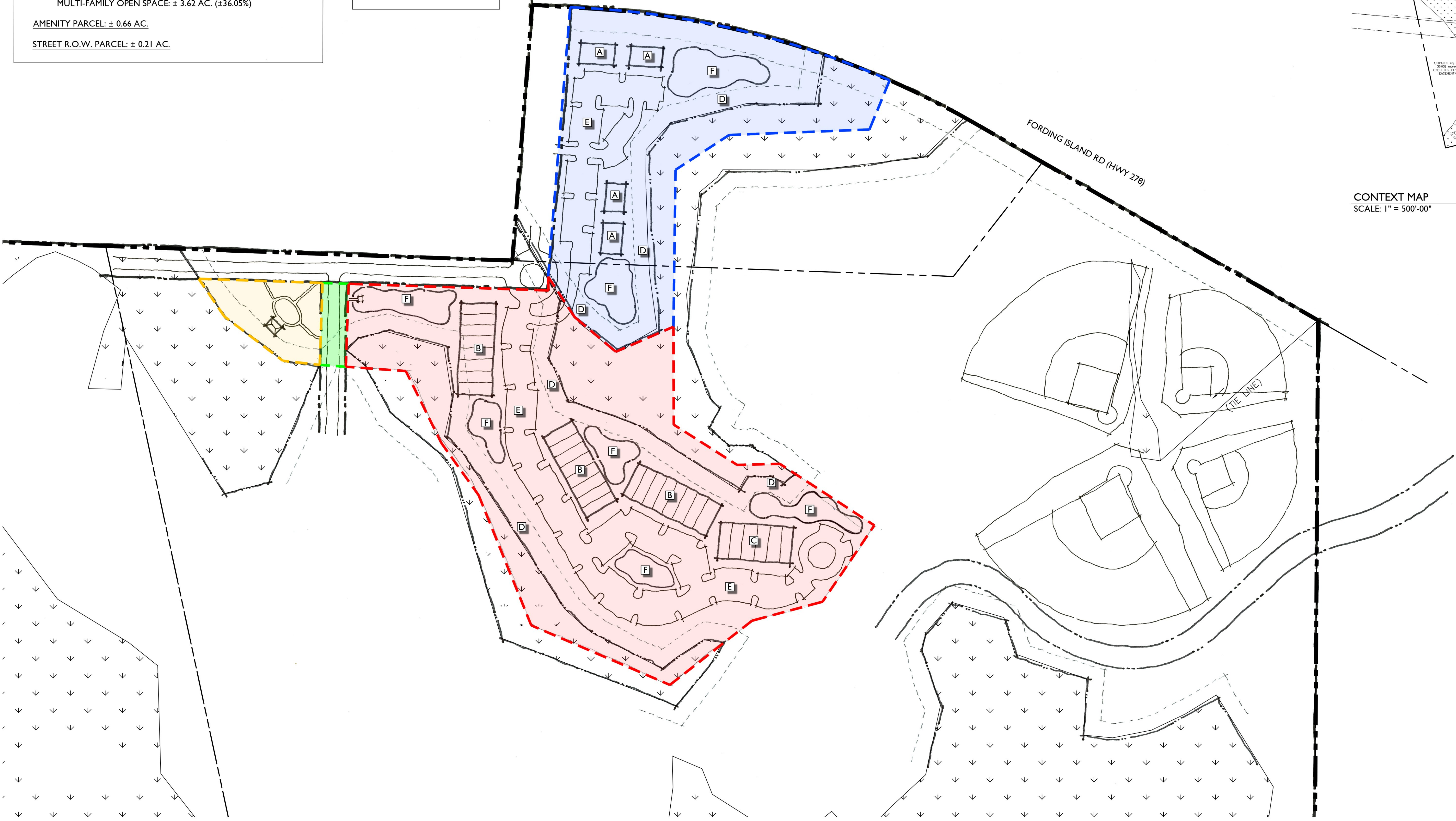
- DELINEATED WETLANDS
- COMMERCIAL DEVELOPMENT
- MULTIFAMILY DEVELOPMENT
- AMENITY PARCEL
- STREET R.O.W. PARCEL

PLAN LEGEND

- A COMMERCIAL BUILDING (3,500 SF)
- B 24 UNIT MULTIFAMILY BUILDING
- C 18 UNIT MULTIFAMILY BUILDING
- D WETLAND BUFFER
- E PARKING
- F STORMWATER POND



CONTEXT MAP
SCALE: 1" = 500'-00"



MULTI-FAMILY + COMMERCIAL DEVELOPMENT SUMMARY

COMMERCIAL: ± 5.42 ACRES
COMMERCIAL HIGH LAND: ± 4.10 AC.
COMMERCIAL WETLAND: ± 1.32 AC.
COMMERCIAL SF: (4) BUILDINGS AT 3,500 SF ea. = 14,000 SF
COMMERCIAL STORMWATER PONDS: ± 0.60 AC. (±11.07%)
COMMERCIAL OPEN SPACE: ± 2.33 AC. (± 43%)
REQUIRED PARKING: (14,000 / 1,000) X 4 = 56 SPACES
SPACES PROVIDED: ± 88 SPACES

MULTI-FAMILY: ± 10.04 ACRES
MULTI-FAMILY HIGH LAND: ± 7.73 AC.
MULTI-FAMILY WETLAND: ± 2.31 AC.
UNITS
(3) 24 UNIT BUILDINGS = 72 UNITS
(1) 18 UNIT BUILDINGS = 18 UNITS
TOTAL UNIT COUNT: 90 UNITS
REQUIRED PARKING: (90 X 2.25) = 202.5 SPACES
SPACES PROVIDED: ± 203 SPACES
MULTI-FAMILY STORMWATER PONDS: ± 0.88 AC. (±8.76%)
MULTI-FAMILY OPEN SPACE: ± 3.73 AC. (±37.15%)

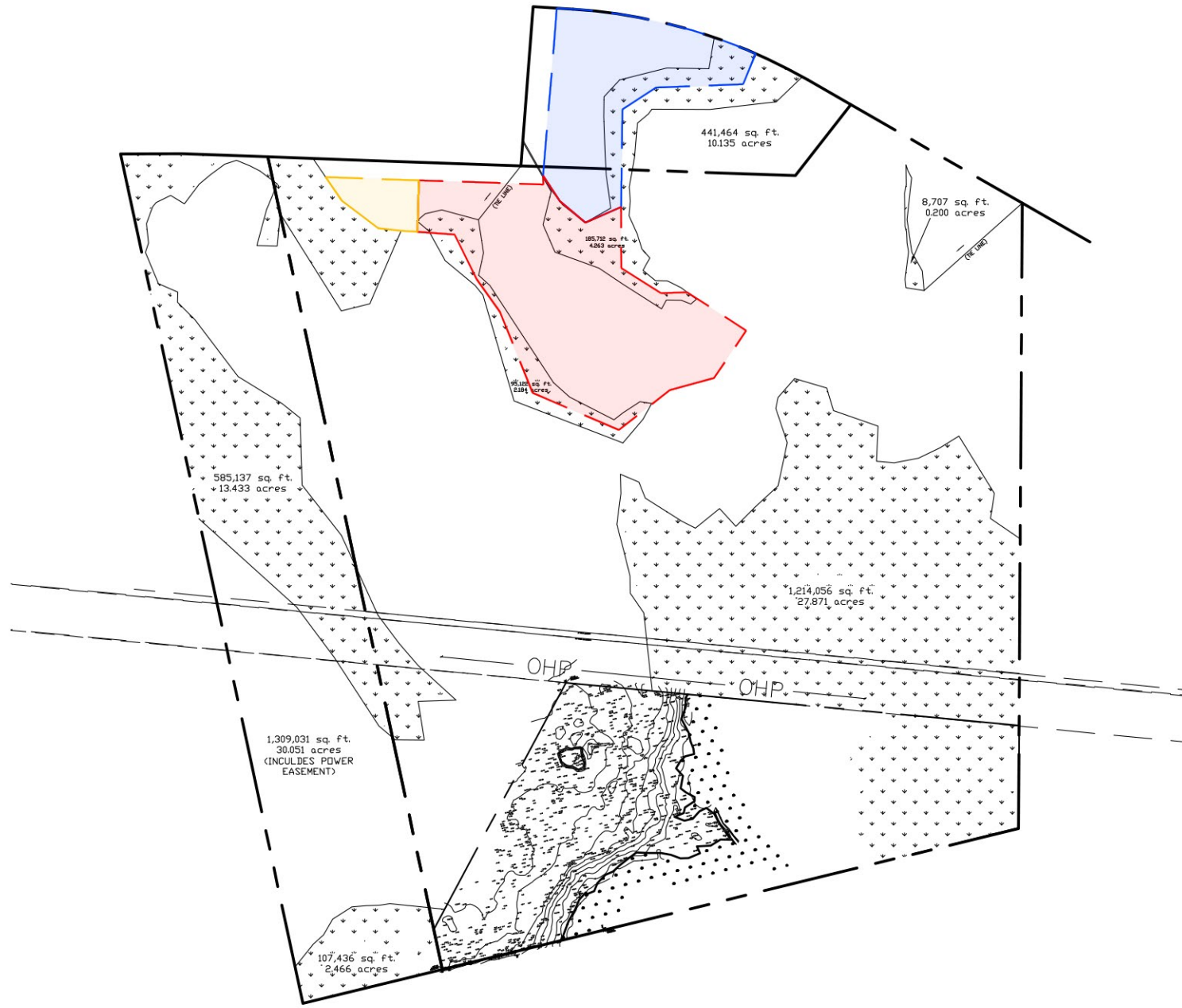
AMENITY PARCEL: ± 0.87 AC.
AMENITY STORMWATER PONDS: ± 0.08 AC. (±9.20%)

AREA LEGEND

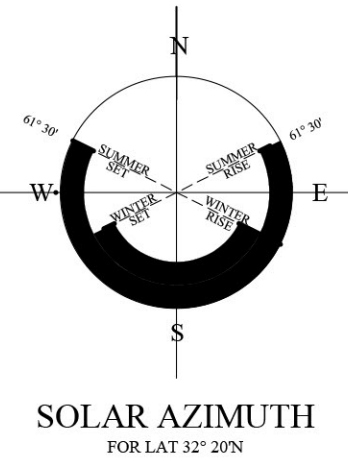
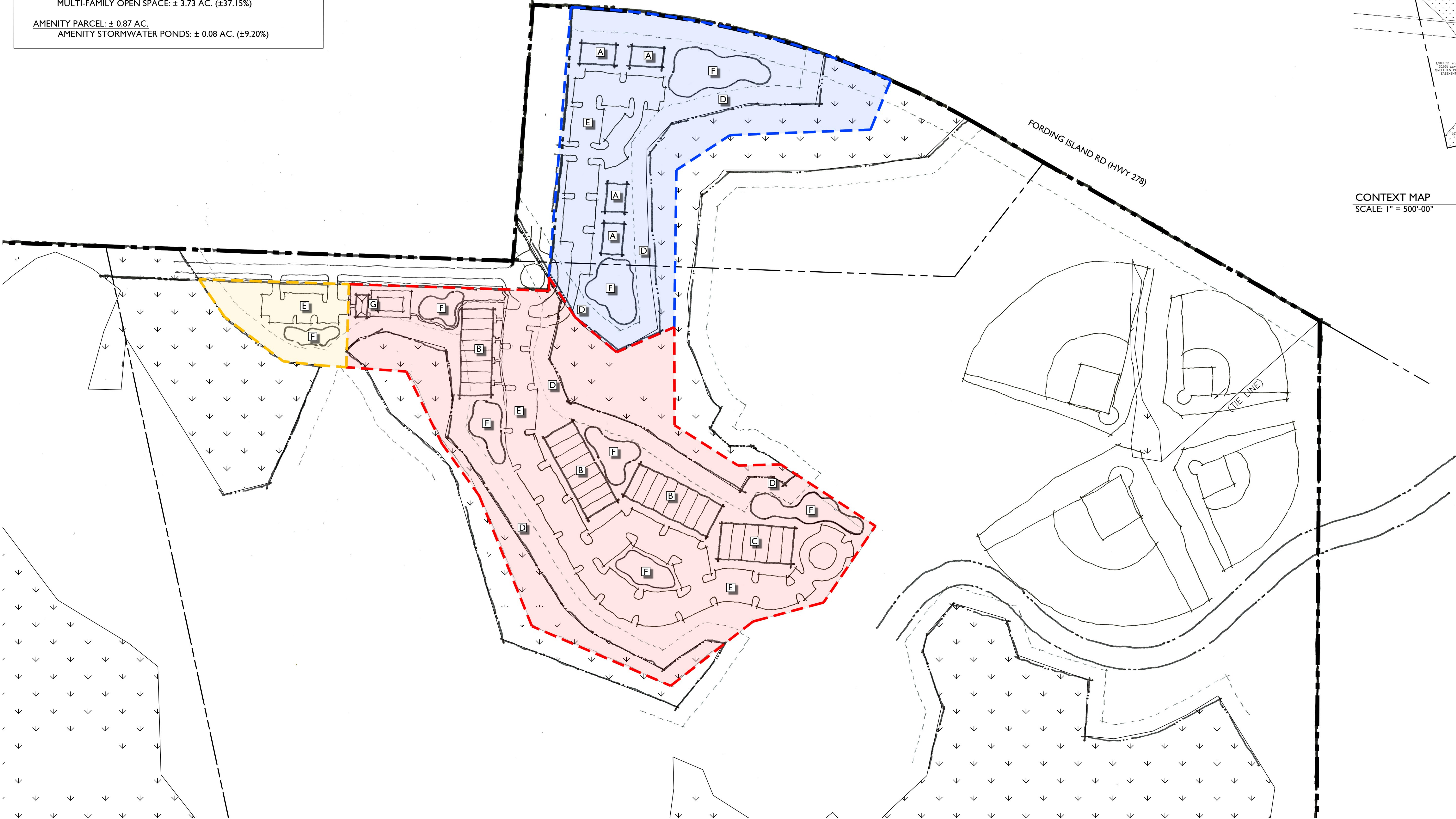
- DELINEATED WETLANDS
- COMMERCIAL DEVELOPMENT
- MULTIFAMILY DEVELOPMENT
- AMENITY PARCEL

PLAN LEGEND

- A COMMERCIAL BUILDING (3,500 SF)
- B 24 UNIT MULTIFAMILY BUILDING
- C 18 UNIT MULTIFAMILY BUILDING
- D WETLAND BUFFER
- E PARKING
- F STORMWATER POND
- G AMENITY AREA



CONTEXT MAP
SCALE: 1" = 500'-00"



MULTI-FAMILY + COMMERCIAL DEVELOPMENT SUMMARY

PERFORMING ARTS CENTER (P.A.C.): ± 10.07 ACRES

P.A.C. HIGH LAND: ± 7.02 AC.
P.A.C. WETLAND: ± 3.05 AC.
P.A.C. SF: ± 23,000 SF
P.A.C. STORMWATER PONDS: ± 0.78 AC. (±7.75%)
P.A.C. OPEN SPACE: ± 3.70 AC. (± 36.74%)
PARKING SHOWN WEST OF WETLAND: ± 78 SPACES
PARKING SHOWN EAST OF WETLAND: ± 135 SPACES

MULTI-FAMILY: ± 10.04 ACRES

MULTI-FAMILY HIGH LAND: ± 7.73 AC.
MULTI-FAMILY WETLAND: ± 2.31 AC.
UNITS
(3) 24 UNIT BUILDINGS = 72 UNITS
(1) 18 UNIT BUILDINGS = 18 UNITS
TOTAL UNIT COUNT: 90 UNITS
REQUIRED PARKING: (90 X 2.25) = 202.5 SPACES
SPACES PROVIDED: ± 203 SPACES
MULTI-FAMILY STORMWATER PONDS: ± 1.02 AC. (±10.16%)
MULTI-FAMILY OPEN SPACE: ± 3.62 AC. (±36.05%)

AMENITY PARCEL: ± 0.66 AC.

STREET R.O.W. PARCEL: ± 0.21 AC.

AREA LEGEND

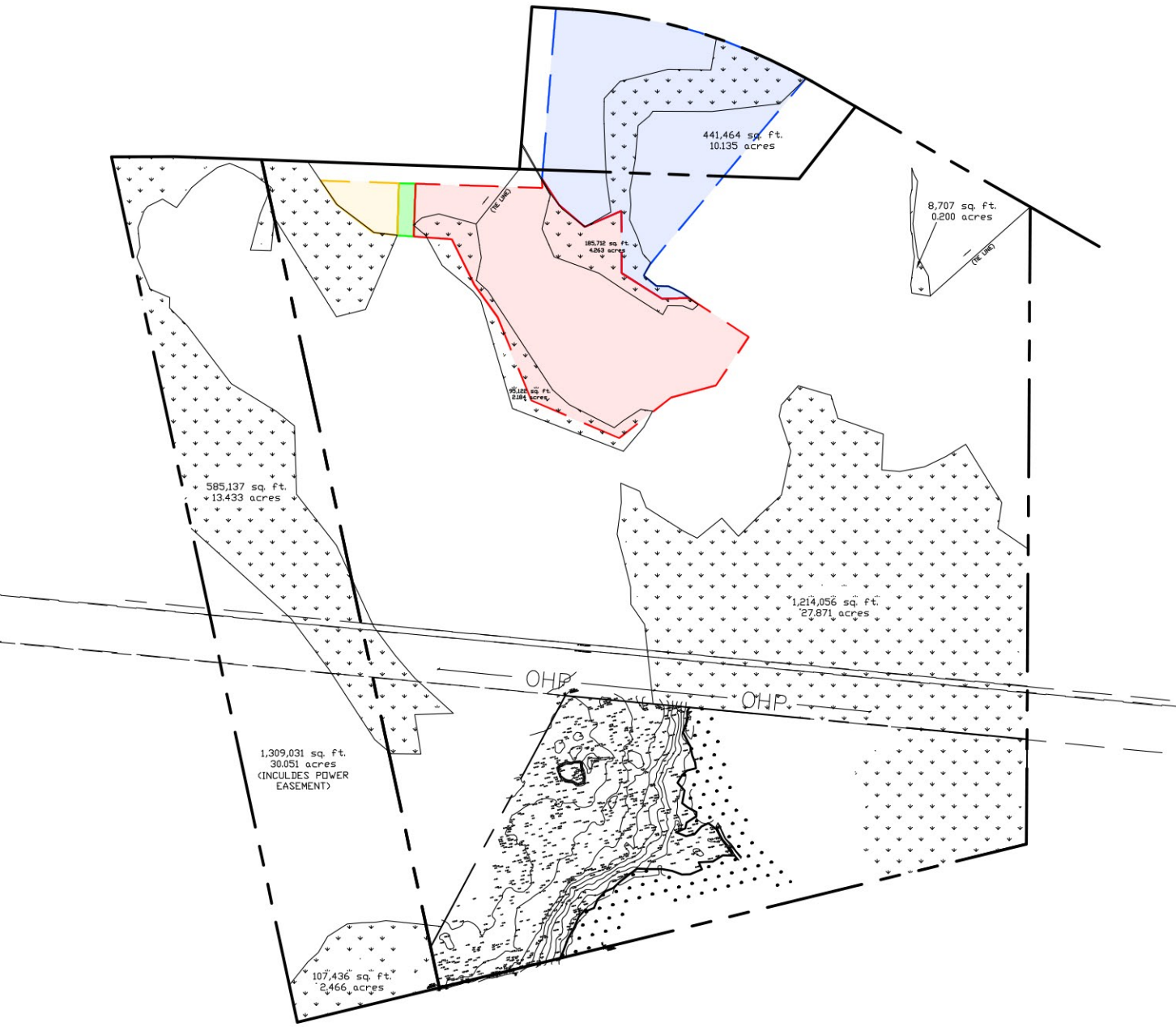
- DELINEATED WETLANDS
- PERFORMING ARTS CENTER DEVELOPMENT
- MULTIFAMILY DEVELOPMENT
- AMENITY PARCEL
- STREET R.O.W. PARCEL

PLAN LEGEND

- A PERFORMING ARTS CENTER (± 23.00 SF) E PARKING
- B 24 UNIT MULTIFAMILY BUILDING F STORMWATER POND
- C 18 UNIT MULTIFAMILY BUILDING G PEDESTRIAN CONNECTION
- D WETLAND BUFFER

TRAFFIC LIGHT

FORDING ISLAND RD (HWY 278)



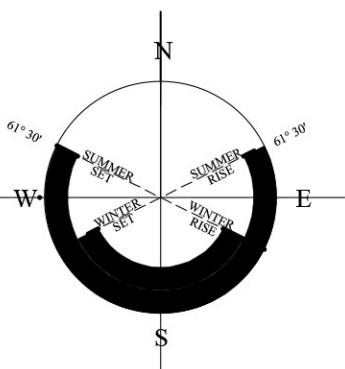
CONTEXT MAP
SCALE: 1" = 500'-00"

PROPOSED FUTURE
TRAFFIC LIGHT

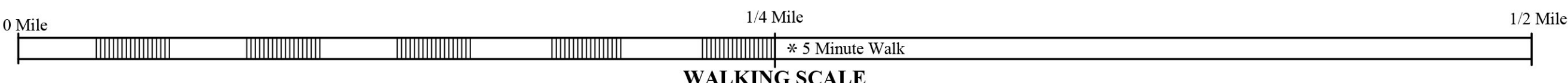
NOTES

- APPROXIMATE PARKING REQUIRED AT (1) SPACE FOR EVERY (3) SPECTATOR SEATS* = 159 SEATS
- PARKING ON WEST SIDE OF WETLAND IS APPROXIMATELY 78 SPACES.
- PARKING ON EAST SIDE OF WETLAND PROVIDES APPROXIMATELY 135 SPACES, AND WILL REQUIRE A WETLAND PERMIT TO CONNECT PARKING. AN ADDITIONAL WETLAND PERMIT FOR PEDESTRIAN CONNECTION TO THE EAST SIDE OF PARKING WILL ALSO BE REQUIRED.
- VEHICULAR SERVICE ACCESS TO THE PERFORMING ARTS CENTER BACK-OF-HOUSE IS NOT PROVIDED.
- DUE TO LIMITED SPACE, UNDERGROUND STORMWATER STORAGE MAY BE REQUIRED ON THE PERFORMING ARTS CENTER SIDE OF THE PROPERTY.

*BASED ON BUCKWALTER DEVELOPMENT AGREEMENT AND ASSUMED SEATING CAPACITY OF 475 SEATS.



SOLAR AZIMUTH
FOR LAT 32° 20'N



WALKING SCALE

MULTI-FAMILY + COMMERCIAL DEVELOPMENT SUMMARY

PERFORMING ARTS CENTER (P.A.C.): ± 10.07 ACRES
P.A.C. HIGH LAND: ± 7.02 AC.
P.A.C. WETLAND: ± 3.05 AC.
P.A.C. SF: ± 23,000 SF
P.A.C. STORMWATER PONDS: ± 0.78 AC. (±7.75%)
P.A.C. OPEN SPACE: ± 3.70 AC. (± 36.74%)
PARKING SHOWN WEST OF WETLAND: ± 78 SPACES
PARKING SHOWN EAST OF WETLAND: ± 135 SPACES

MULTI-FAMILY: ± 10.04 ACRES
MULTI-FAMILY HIGH LAND: ± 7.73 AC.
MULTI-FAMILY WETLAND: ± 2.31 AC.
UNITS
(3) 24 UNIT BUILDINGS = 72 UNITS
(1) 18 UNIT BUILDINGS = 18 UNITS
TOTAL UNIT COUNT: 90 UNITS
REQUIRED PARKING: (90 X 2.25) = 202.5 SPACES
SPACES PROVIDED: ± 203 SPACES
MULTI-FAMILY STORMWATER PONDS: ± 1.02 AC. (±10.16%)
MULTI-FAMILY OPEN SPACE: ± 3.62 AC. (±36.05%)

AMENITY PARCEL: ± 0.66 AC.

STREET R.O.W. PARCEL: ± 0.21 AC.

AREA LEGEND

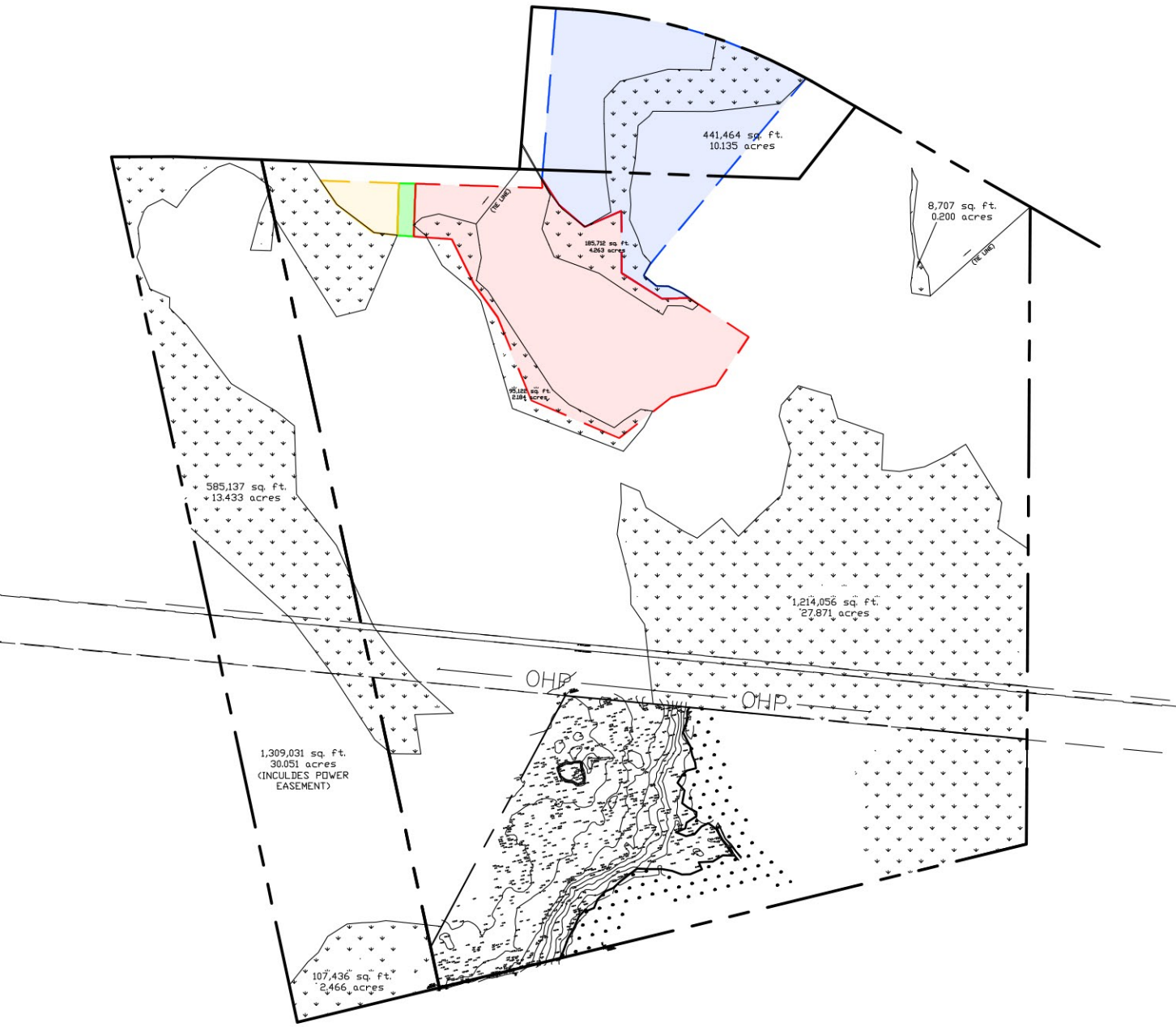
- DELINEATED WETLANDS
- PERFORMING ARTS CENTER DEVELOPMENT
- MULTIFAMILY DEVELOPMENT
- AMENITY PARCEL
- STREET R.O.W. PARCEL

PLAN LEGEND

- A PERFORMING ARTS CENTER (± 23.00 SF) E PARKING
- B 24 UNIT MULTIFAMILY BUILDING F STORMWATER POND
- C 18 UNIT MULTIFAMILY BUILDING G PEDESTRIAN CONNECTION
- D WETLAND BUFFER

TRAFFIC LIGHT

FORDING ISLAND RD (HWY 278)



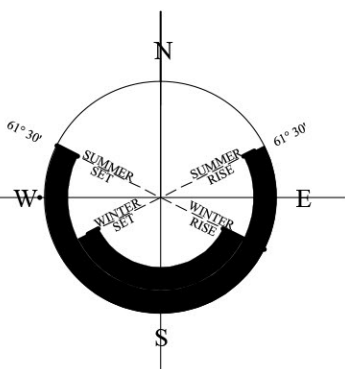
CONTEXT MAP
SCALE: 1" = 500'-00"

PROPOSED FUTURE
TRAFFIC LIGHT

NOTES

- APPROXIMATE PARKING REQUIRED AT (1) SPACE FOR EVERY (3) SPECTATOR SEATS* = 159 SEATS
- PARKING ON WEST SIDE OF WETLAND IS APPROXIMATELY 78 SPACES.
- PARKING ON EAST SIDE OF WETLAND PROVIDES APPROXIMATELY 135 SPACES, AND WILL REQUIRE A WETLAND PERMIT TO CONNECT PARKING. AN ADDITIONAL WETLAND PERMIT FOR PEDESTRIAN CONNECTION TO THE EAST SIDE OF PARKING WILL ALSO BE REQUIRED.
- VEHICULAR SERVICE ACCESS TO THE PERFORMING ARTS CENTER BACK-OF-HOUSE IS NOT PROVIDED.
- DUE TO LIMITED SPACE, UNDERGROUND STORMWATER STORAGE MAY BE REQUIRED ON THE PERFORMING ARTS CENTER SIDE OF THE PROPERTY.

*BASED ON BUCKWALTER DEVELOPMENT AGREEMENT AND ASSUMED SEATING CAPACITY OF 475 SEATS.



SOLAR AZIMUTH
FOR LAT 32° 20' N

