



01 CONCEPTUAL SITE PLAN
SCALE N.T.S.



SCALE : N.T.S.

"SANGER PRESERVE"

S. 5TH STREET & COWLING DRIVE

UNIT TABULATION:

UNIT NAME:	UNIT TYPE:	NET AREA:	UNIT COUNT:	%	TOTAL AREA:	%BREAKDOWN
A1 -FLAT	1BD/1BTH	700	12	7%	8,400	38%
A2 -FLAT	1BD/1BTH	700	57	29%	39,900	
A3-CASITA	1BD/1BTH	800	6	3%	4,800	
B1-CASITA	2BD/2BTH	900	6	3%	5,400	56%
B2(TH)-CASITA	2BD/2BTH	1,000	6	3%	6,000	
B3-FLAT	2BD/2BTH	1,000	48	24.5%	48,000	
B4 -FLAT	2BD/2BTH	1,100	45	21.5%	49,500	
B5-CASITA	2BD/2BTH	1,100	6	3%	6,600	
C1-FLAT	3BD/2BTH	1,225	6	3%	7,350	6%
C1 -CASITA	3BD/2BTH	1,225	6	3%	7,350	
TOTAL:			198		183,300	

UNIT AVERAGE NET S.F. - 925 AVG. UNIT

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM THE EXTERIOR FRAME WALLS TO THE ENCLOSED A/C/ SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/ BALCONY STORAGE

PROJECT DATA:

UNIT AVERAGE NET S.F.
ACREAGE: 8.48 MF ACRES / 12.01 TOTAL ACRES
DENSITY: 17.6 UNITS / ACRE

RETAIL: AREA - UP TO 36,000 S.F.

PARKING REQUIRED: 144 RETAIL SPACES @1 /250 S.F.

331 RESIDENTIAL SPACES
(1.5 SP/1BR + 1.75 SP/2BR + 2.0 SP/3BR)
475 TOTAL SPACES REQUIRED

PARKING PROVIDED: 144 RETAIL SPACES
30 GARAGE SPACES
40 CARPORTS
552 OPEN SURFACE SPACES
18 TANDEM SPACES (AT CASITA DRIVEWAY)
346 TOTAL RESIDENTIAL SPACES PROVIDED
517 TOTAL SPACES PROVIDED.