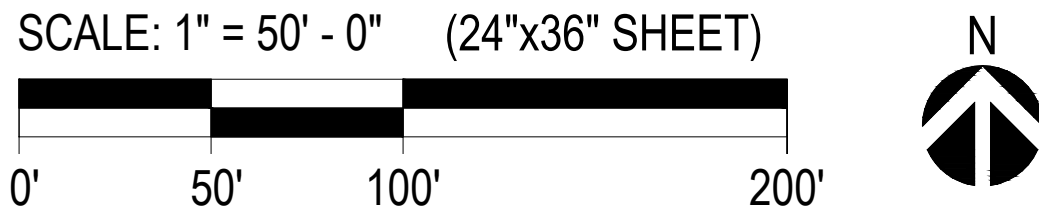
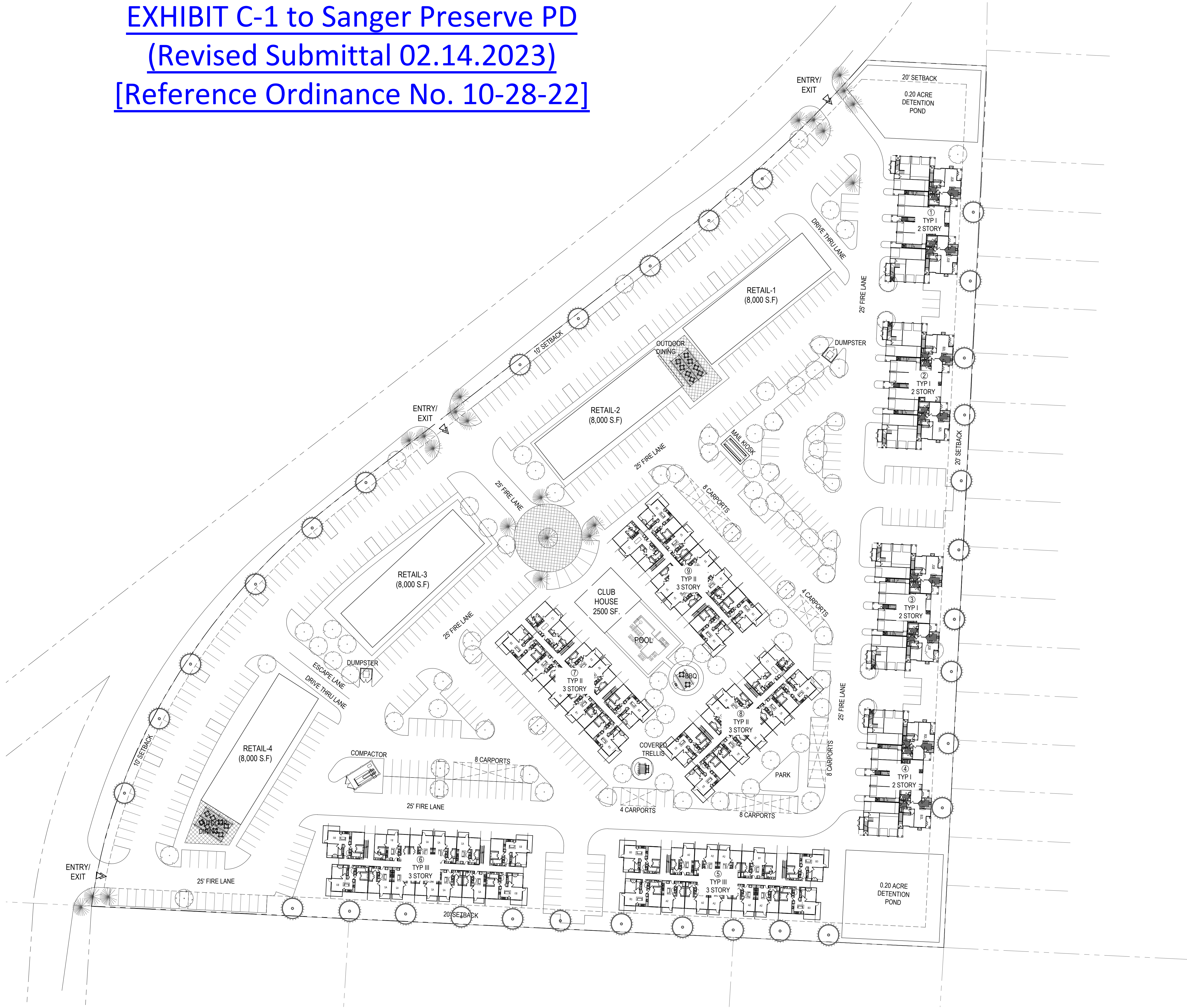


EXHIBIT C-1 to Sanger Preserve PD
(Revised Submittal 02.14.2023)
[Reference Ordinance No. 10-28-22]



S. FIFTH AND COWLING						2021100
UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY						1/31/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	639	4	2%	2,556	50%
A2-BW	1br/1ba	705	84	42%	59,220	
A1U-BH	1br/1ba	750	4	2%	3,000	
A2U-BH	1br/1ba	787	8	4%	6,296	
B1-BW	2br/2ba	994	15	8%	14,910	41%
B1U-BH	2br/2ba	989	8	4%	7,912	
B2L-BH	2br/2ba	1,056	4	2%	4,224	
B2U-BH	2br/2ba	1,145	4	2%	4,580	
B2-BW	2br/2ba	1,075	51	26%	54,825	9%
C1L-BH	3br/2ba	1,250	4	2%	5,000	
C1-BW	3br/2ba	1,250	9	5%	11,250	
C1U-BH	3br/2ba	1,250	4	2%	5,000	100%
TOTALS			199	100%	178,773	
UNIT AVERAGE NET SF :						898
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						
PROJECT DATA						
UNIT AVERAGE NET SF :						898 S.F.
ACREAGE:						12.01 GROSS ACRES
DENSITY:						16.6 UNITS/ACRE
RETAIL AREA						32,000 S.F.
PARKING:						
REQUIRED						128 RETAIL SPACES @ 1/250 S.F. 328 RESIDENTIAL SPACES 456 TOTAL SPACES REQUIRED
PROVIDED						191 RETAIL SPACES 36 GARAGE SPACES 16 TANDEM SPACES 356 OPEN SURFACE SPACES 599 TOTAL SPACES PROVIDED