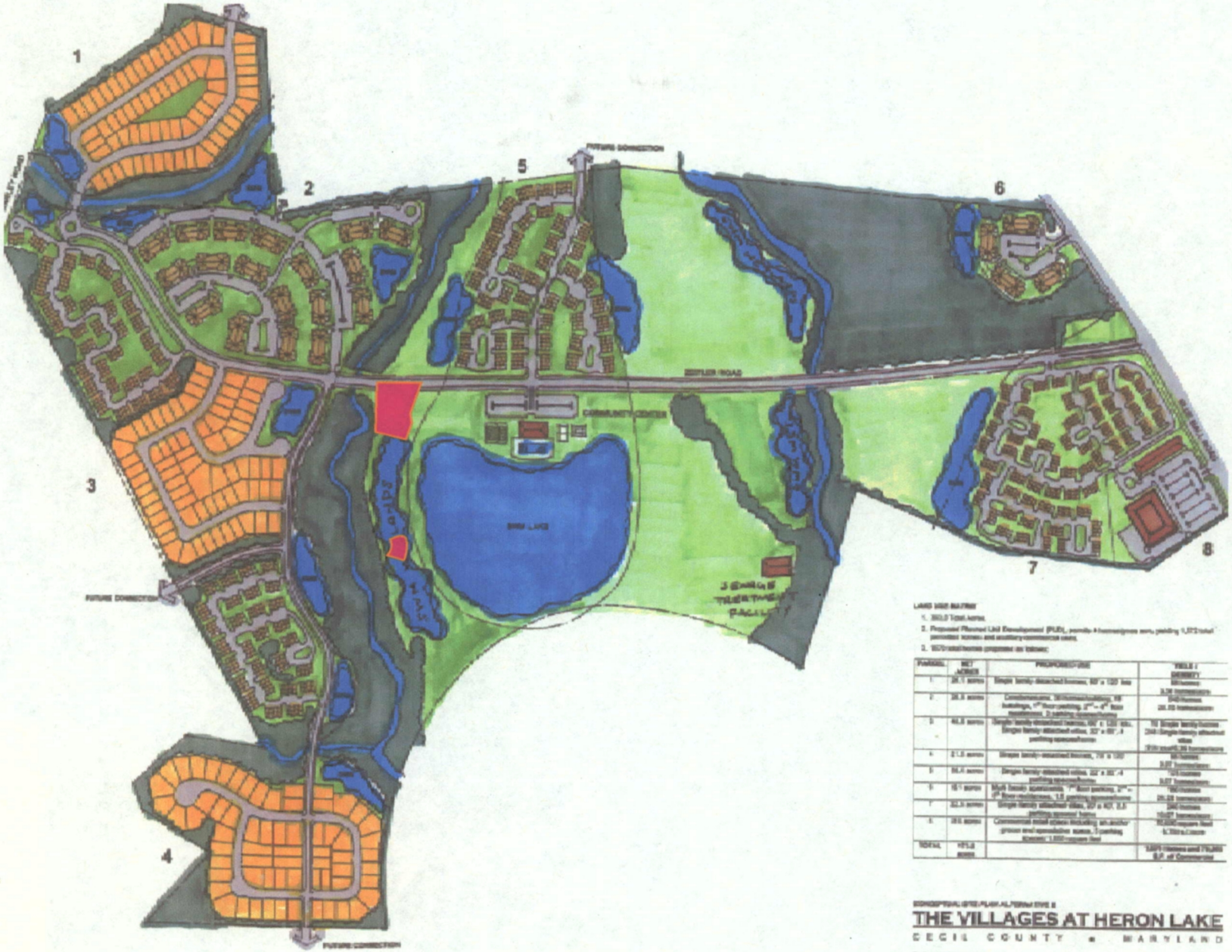
SDMS DocID 2210761

ORIGINAL



LAND USE MATRIX

1. 393.0 Total Acres.
2. Proposed Planned Unit Development (PUD), permits 4 homes/gross acre, yielding 1,572 total permitted homes and auxiliary commercial uses.
3. 1570 total homes proposed as follows:

PARCEL	NET ACRES	PROPOSED USE	YIELD / DENSITY
1	28.1 acres	Single family detached homes, 60' x 120' lots	80 homes; 3.28 homes/acre
2	28.8 acres	Condominiums, 36 homes/building, 18 buildings, 1st floor parking, 2nd – 4th floor residences, 2 parking spaces/home	240 homes; 20.33 homes/acre
3	46.8 acres	Single family detached homes, 60' x 120' lots. Single family attached villas, 32' x 60', 4 parking spaces/home	70 Single family homes; 240 Single family attached villas; 1310 total; 28.38 homes/acre
4	21.8 acres	Single family detached homes, 70' x 120'	80 homes; 3.67 homes/acre
5	56.4 acres	Single family attached villas, 32' x 60', 4 parking spaces/home	120 homes; 3.07 homes/acre
6	15.1 acres	Multi family apartments, 1st floor parking, 2nd – 4th floor residences, 1.5 parking spaces/home	180 homes; 20.28 homes/acre
7	32.3 acres	Single family attached villas, 32' x 60', 2.5 parking spaces/ home	240 homes; 10.07 homes/acre
8	28.6 acres	Commercial retail space including an anchor grocer and speculative space, 3 parking spaces/ 1,000 square feet	10,000 square feet; 6,700 s.f./acre
TOTAL	191.8 acres		1,570 Homes and 70,000 S.F. of Commercial

CONCEPTUAL SITE PLAN ALTERNATIVE 2

THE VILLAGES AT HERON LAKE

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