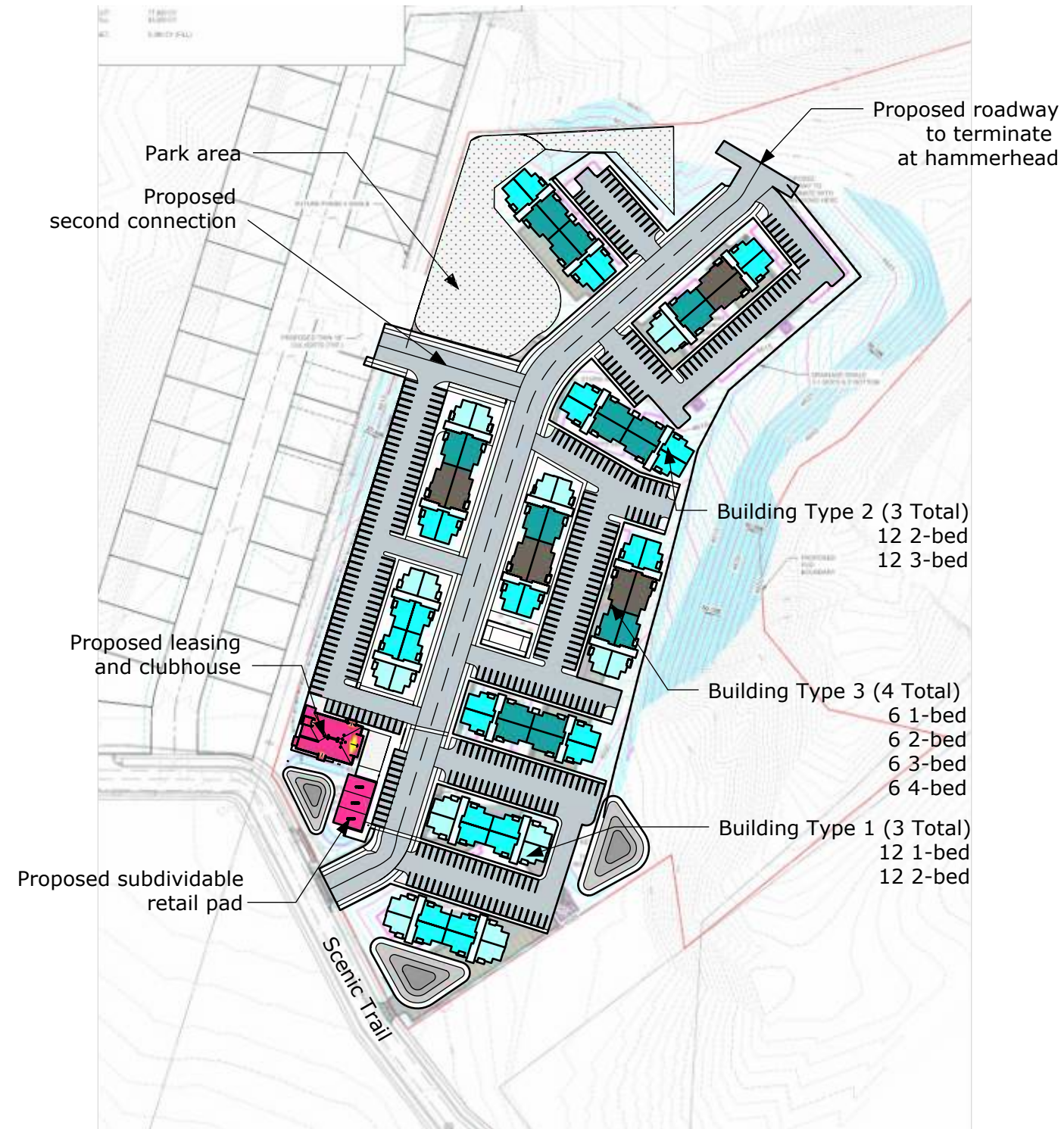




SITE DATA:

SITE AREA: +/- 20 ACRES

CURRENT ZONING: R-2
NORTHTOWN APARTMENTS PUD
*MULTI-FAMILY USE ALLOWED UNDER R-2 ZONING

MAX. LOT COVERAGE: N/A
MAX. F.A.R.: N/A
MAX. DU/LOT N/A

PROPOSED DENSITY: +/-12 DU/AC

MAX. HEIGHT: 40' MAX.
*ZONING DEVIATION PER PREVIOUSLY APPROVED PUD

SETBACKS (PRIMARY BUILDING):

FRONT: 25' MIN.
SIDE: 5' MIN.
SIDE STREET: 10'
REAR: 5' MIN.

UNIT COUNT:

1-bedroom	60 1-BED 1-BATH	(25%)	+/-	832 GSF AVG.
2-bedroom	96 2-BED 2-BATH	(40%)	+/-	941 GSF AVG.
3-bedroom	60 3-BED 2-BATH	(25%)	+/-	1,139 GSF AVG.
4-bedroom	24 4-BED 2-BATH	(10%)	+/-	1,410 GSF AVG.
		240 MULTI-FAMILY UNITS	+/- 1,010 GSF AVG.	

TARGET COUNT:

1-bedroom	54 1-BED 1-BATH	(22.5%)
2-bedroom	102 2-BED 2-BATH	(42.5%)
3-bedroom	60 3-BED 2-BATH	(25%)
4-bedroom	24 4-BED 2-BATH	(10%)
		240 MULTI-FAMILY UNITS

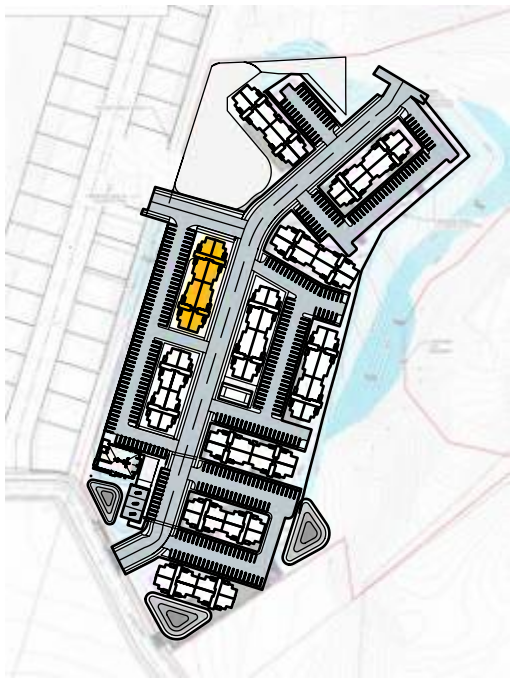
APARTMENT PARKING: PER TABLE 30.51-2

REQUIRED PARKING - .5 STALLS PER DWELLING UNIT FOR DWELLING UNITS LESS THAN 1,200 SF
1 STALL PER DWELLING UNIT FOR DWLLING UNITS 1,200 SF AND GREATER

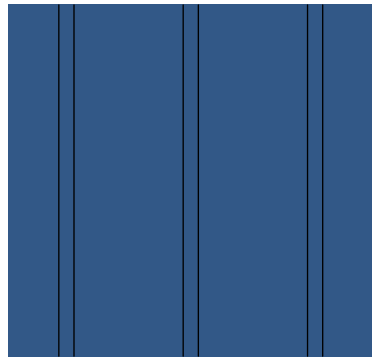
TOTAL -	132 MULTIFAMILY STALLS REQUIRED
	6 RETAIL (ANTICIPATED) STALLS REQUIRED AT 1 PER 500 SF
PUD-	328 STALLS
PROVIDED -	364 STALLS*
*PROVIDED PARKING TOTAL WILL BE REDUCED BY ADA SPACES, LANDSCAPE ISLANDS, TRASH ENCLOSURES AND GENERAL SITE DEVELOPMENT.	

NOTE: DATA IS CONCEPTUAL AND SUBJECT TO CHANGE AS MORE INFORMATION IS KNOWN

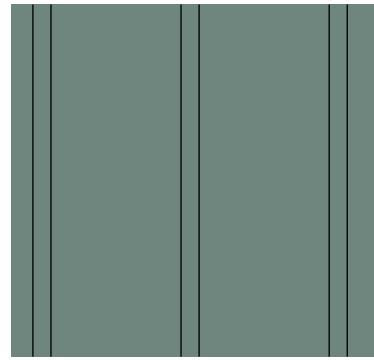
SITE PLAN
SCALE: 1"=200'



SITE PLAN
SCALE: 1"=400'



1.0 - FIBER CEMENT OR VINYL B&B



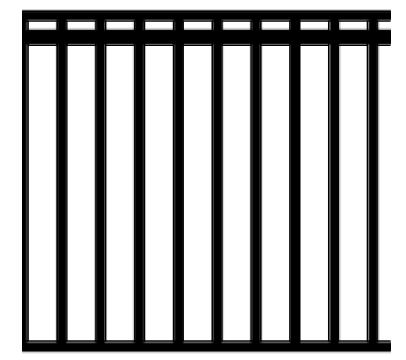
2.0 - FIBER CEMENT OR VINYL B&B



3.0 - FIBER CEMENT OR VINYL LAP



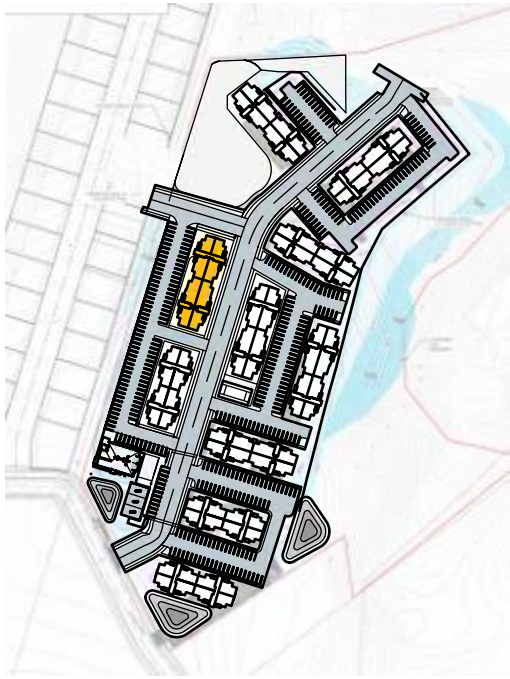
4.0 - FIBER CEMENT OR VINYL LAP



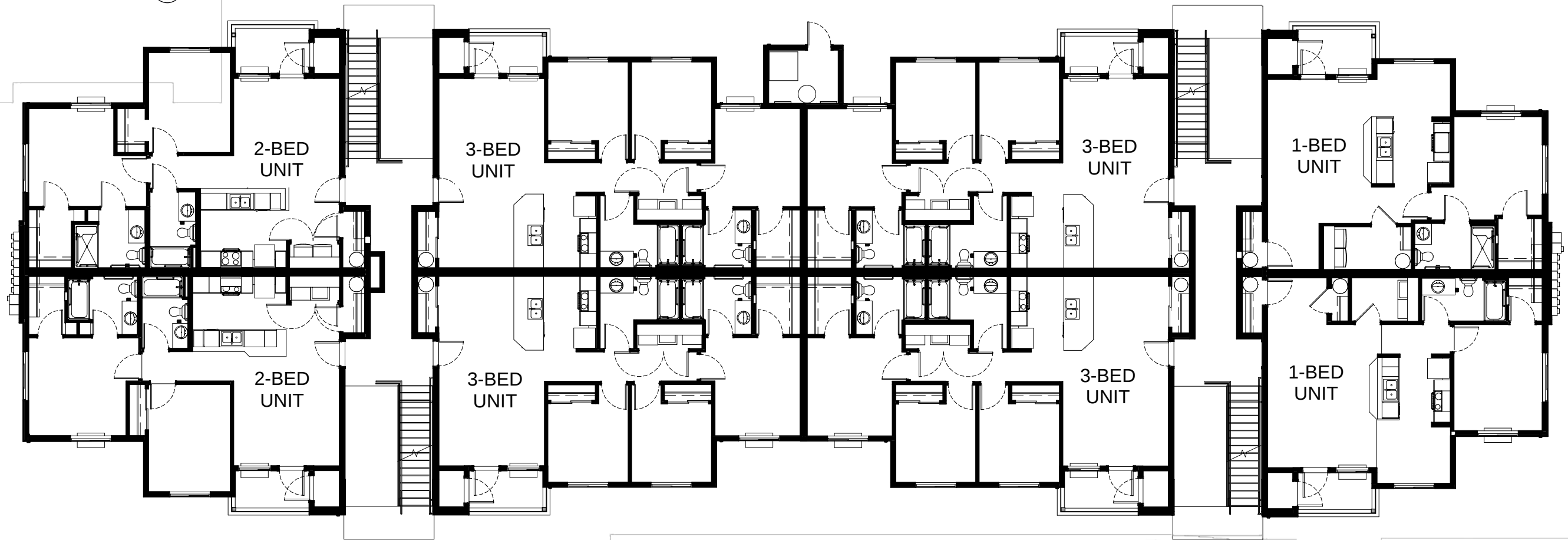
5.0 - RAILING
BLACK METAL RAILING



MATERIAL AXON
SCALE: N.T.S.
MATERIALS AND COLORS ARE
PRELIMINARY AND SUBJECT TO CHANGE



SITE PLAN
SCALE: 1"=400'



PRELIMINARY FLOOR PLAN
SCALE: N.T.S.