



**EXISTING RESIDENTIAL LOT SUMMARY**  
PHASE 1, PHASE 2, PHASE 3, & APARTMENTS

VILLAGE	TOTAL VILLAGE ACREAGE	R.O.W. ACREAGE	COMMON GROUND ACREAGE	NET VILLAGE ACREAGE	TOTAL NUMBER OF UNITS	MINIMUM LOT SIZE (SQ. FT.)	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	STREET FRONTAGE (LINEAR)	NUMBER OF STREET TREES
RED ORCHARD	9.88	3.46	---	11.47	54	8150	35	0	20	5541	111
CYPRESS KNOLL (TOWNHOMES)	11.23	2.24	---	13.23	75	7500	35	0	20	5572	150
HAWTHORNE	10.03	3.38	---	13.41	105	7500	35	0	20	6305	150
FALCON HILL	8.97	1.57	---	10.54	32	7500	35	0	20	3605	78
REDWING	10.41	2.32	---	12.73	48	7500	35	0	20	5342	131
EAGLE ROCK	8.28	1.52	---	9.80	37	7500	35	0	20	4848	97
WATER FOREST (TOWNHOMES)	4.38	1.82	0.83	5.81	21	9900	35	0	25	2879	54
WATER FOREST (MULTI-FAMILY)	1.81	0.83	0.46	2.58	1	---	---	---	---	5508	110
COMMERCIAL TOTALS	27.2	0.33	1.29	25.58	272	---	---	---	---	34,287	697

**PHASE 2 RESIDENTIAL SUMMARY**

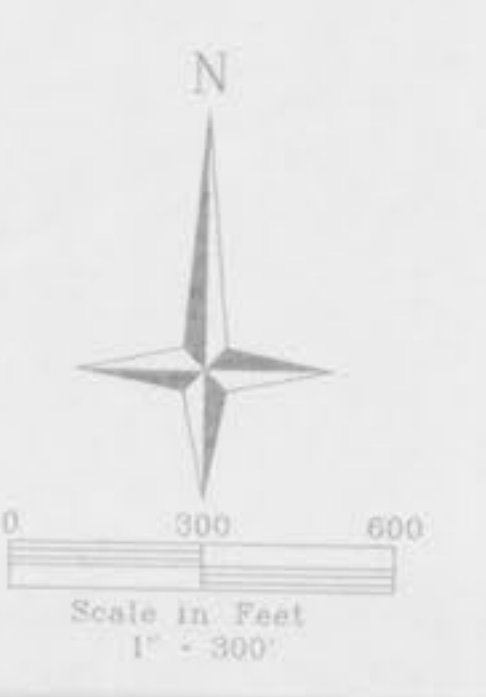
VILLAGE	TOTAL VILLAGE ACREAGE	R.O.W. ACREAGE	COMMON GROUND ACREAGE	NET VILLAGE ACREAGE	TOTAL NUMBER OF UNITS	MINIMUM LOT SIZE (SQ. FT.)	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	STREET FRONTAGE (LINEAR)	NUMBER OF STREET TREES
BIRCHWOOD	8.97	2.51	---	7.46	33	7500	35	0	20	2786	58
TIMBER MEADOWS	28.11	3.55	1.87	22.69	77	7500	35	0	20	7976	160
CHESTNUT HILL	15.49	3.57	---	19.06	52	7500	35	0	20	4848	97
PERSAMON HILL	8.93	1.90	---	7.03	34	7500	35	0	20	2770	56
HAWTHORNE	15.41	3.58	3.38	8.45	17	7500	35	0	20	3492	70
TOTALS	76.94	16.59	4.35	55.40	214	---	---	---	---	21,872	439

**PHASE 3 RESIDENTIAL SUMMARY**

VILLAGE	TOTAL VILLAGE ACREAGE	R.O.W. ACREAGE	COMMON GROUND ACREAGE	NET VILLAGE ACREAGE	TOTAL NUMBER OF UNITS	MINIMUM LOT SIZE (SQ. FT.)	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	STREET FRONTAGE (LINEAR)	NUMBER OF STREET TREES
SPY GLASS HILL HOMERAMA	10.17	2.51	---	12.61	30	7500	35	0	20	1792	72

**APARTMENT SUMMARY**

VILLAGE	TOTAL VILLAGE ACREAGE	R.O.W. ACREAGE	COMMON GROUND ACREAGE	NET VILLAGE ACREAGE	TOTAL NUMBER OF UNITS	PARKING	MINIMUM APT. (SQ. FT.)	FRONT SETBACK	REAR SETBACK	STREET FRONTAGE (LINEAR)	NUMBER OF STREET TREES
THE ENCLAVE	20.00	---	0.75	19.25	400	800	750	---	---	---	---



TOTALS  
RESIDENTIAL = 1275 LOTS/UNITS  
APARTMENTS = 600 UNITS

**PUD "PLANNED UNIT DEVELOPMENT" [SHADED]**

**COMMERCIAL SUMMARY**

VILLAGE	TOTAL VILLAGE ACREAGE	TOTAL RETAIL (SQ. FT.)	PARKING (PER 100)	HEALTHS (PER 100)	RESTAURANT (PER 100)	OFFICE (PER 100)	DEVELOPMENT (PER 100)	RESTAURANT (150 FT. BOARDING & PARKING)	DAYCARE (150 FT. BOARDING & PARKING)	DOG/CAT (150 FT. BOARDING & PARKING)	FRONT SETBACK	STREET FRONTAGE (LINEAR)	NUMBER OF STREET TREES
VILLAGE I	7.22	26,800	79	50,000	200	---	---	---	---	---	20'	SEE APT. BELOW	---
VILLAGE K	4.88	---	---	75,000	250	---	---	---	---	---	20'	1080	21
VILLAGE L	7.50	---	---	100,000	354	---	---	5000	70	---	20'	1400	28
VILLAGE M	7.56	---	---	10,000	67	---	---	10,500	15,000	32	20'	530	11
TOTALS	26.94	26,800	79	50,000	200	---	---	5000/70	10,500/32	15,000/32	---	2940	60

**APARTMENT SUMMARY**

VILLAGE	TOTAL VILLAGE ACREAGE	R.O.W. ACREAGE	TOTAL NUMBER OF UNITS	PARKING	MINIMUM APT. (SQ. FT.)	FRONT SETBACK	STREET FRONTAGE (LINEAR)	NUMBER OF STREET TREES
VILLAGE I	7.22	---	50	100	800	20'	3227	47
VILLAGE J	6.36	---	150	300	800	20'	3249	45
TOTALS	13.58	---	200	400	---	---	4576	92

**PHASE 3 RESIDENTIAL LOT SUMMARY**

VILLAGE	TOTAL VILLAGE ACREAGE	R.O.W. ACREAGE	COMMON GROUND ACREAGE	NET VILLAGE ACREAGE	TOTAL NUMBER OF UNITS	MINIMUM LOT WIDTH	MINIMUM LOT SIZE (SQ. FT.)	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	STREET FRONTAGE (LINEAR)	NUMBER OF STREET TREES
VILLAGE A	13.53	3.38	6.80	3.35	76	22'	2200	15	0-10' BETWEEN STRUC.	0	4907	99
VILLAGE B	15.31	2.38	---	12.93	37	30'	8000	20	6	15	3864	78
VILLAGE C	9.39	1.15	5.03	3.21	36	22'	4000	15	0-10' BETWEEN STRUC.	0	2366	48
VILLAGE D	50.39	3.98	9.20	37.21	125	30'	5000	15	5	0	10282	306
VILLAGE E	24.50	4.89	2.29	17.32	64	45'	5000	15	5	0	9898	188
VILLAGE F	21.79	2.81	3.55	15.43	54	30'	5000	20	6	0	5437	90
VILLAGE G	8.84	1.95	1.90	4.99	33	35'	6000	15	5	0	3819	39
VILLAGE H	9.84	2.28	4.74	2.82	57	22'	5000	15	0-10' BETWEEN STRUC.	0	4479	90
TOTALS	153.88	21.56	33.51	98.79	529	---	---	---	---	---	45,152	965

VILLAGES A, C, H, LOTS ARE 22' WIDE WITH A 10' ALLEY  
VILLAGES D, E, G, LOTS ARE 30' WIDE WITH A 10' ALLEY  
VILLAGES F, LOTS ARE 45' WIDE WITH A 10' ALLEY  
VILLAGES I, LOTS ARE 55' WIDE WITH A 10' ALLEY

**HIGH TECH CORRIDOR DISTRICT**

ACREAGE	3.36
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2nd JUN 23 2000 2

THIS IS TO BE CONSIDERED A PRELIMINARY PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED ZONING REGULATIONS AND IS NOT TO BE USED FOR CONSTRUCTION.

6/22/00

**AREA PLAN**

PUD "PLANNED UNIT DEVELOPMENT"

REVISED: 6/19/00  
REVISED: 6/23/00

5500

**WINGHAVEN**

**VOLZ**

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**WINGHAVEN**

RESIDENTIAL, L.L.C.

BY: [Signature]

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