



TRAILHEAD AT HELOTES SITE						MNO PARTNERS	23141
UNIT TABULATION - 2 STORY TOWN HOMES AND 2 STORY SFR							9/13/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	830	52	24%	43,160	24%	
B1	2br/2ba	1,250	112	51%	140,000	51%	
C1	3br/2ba	1,350	46	21%	62,100	25%	
C1- SFR	3br/2ba	1,820	10	5%	18,200		
TOTALS			220	100%	263,460		

UNIT AVERAGE NET SF : **1,198**

* 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 :	1,198 S.F.
ACREAGE:	21.7 GROSS ACRES
DENSITY:	10 UNITS/ACRE
PARKING:	PROVIDED:
1 Bedroom	1.5 spaces p/unit
2 Bedroom	2 spaces p/unit
3 Bedroom	2 spaces p/unit
	420 TOTAL SPACES
	114 GARAGE SPACES
	306 GARAGE SPACES
	1.91 SPACES/UNIT

RETAIL TABULATIONS

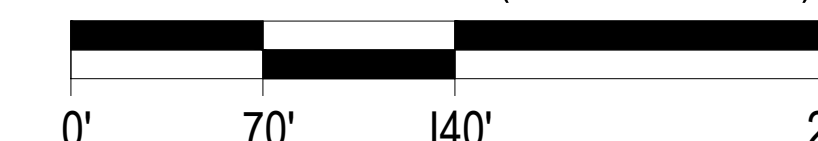
RETAIL 1	2,570 S.FT
RETAIL 2	2,670 S.FT
RETAIL 3	4,240 S.FT
RETAIL 4	1,700 S.FT
RETAIL 5	1,200 S.FT
RETAIL 6	10,000 S.FT
RETAIL 7	10,000 S.FT
PICKLE BALL CC	7,500 S.FT
TOTAL	39,880 S.FT
PARKING SPACES = 269 SPACES (1,250 S.FT)	
ACREAGE: 6.57 GROSS ACRES	

OPEN SPACE TABULATION

Pickle Ball Court	8,000 S.FT
Dog Park	12,800 S.FT
Splash Pad and Green Space	10,470 S.FT
Walking Trail	45,600 S.FT
TOTAL	76,870 S.FT

- BUILDING TYPE I
- BUILDING TYPE II
- BUILDING TYPE III
- BUILDING TYPE IV
- BUILDING TYPE V

SCALE: 1" = 70' - 0" (24"x36" SHEET)



SP05