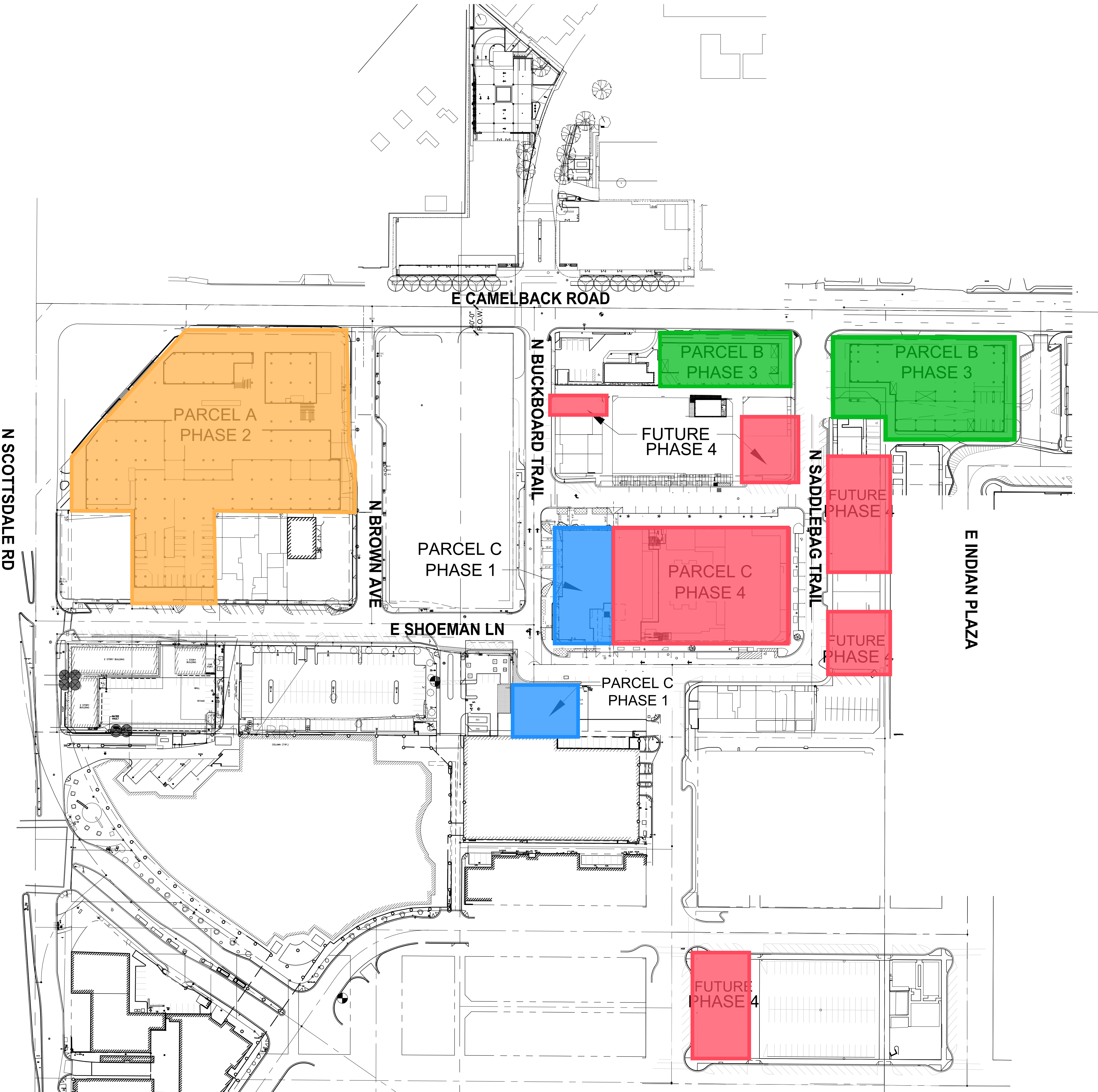


SITE PLAN

SCALE: 1"=80'

REF:

PLANS, DESIGNS, GUIDELINES AND OTHER ELEMENTS OF THIS DOCUMENT ARE CONCEPTUAL ONLY AND SUBJECT TO FUTURE MODIFICATIONS

PROJECT INFORMATION

CURRENT ZONING: C-3, C-2, P-2
PROPOSED ZONING: (D/DMU-Type 3 PBD DO
P-3 on 2.05+/- acres and
D/DMU-Type 3 PBD DO
on 8.2+/- acres)
Downtown/Downtown
Multiple Use – Type 3
Planned Block
Development with
Downtown Overlay

GROSS SITE AREA: 10.25 ACRES
(446,501 SF)
NET LOT AREA: 6.50 ACRES
(283,006 SF)

MAXIMUM GFAR ALLOWED: 1.3 RATIO - 580,451 GSF
PROPOSED GFAR : 1.3 RATIO - 580,451 GSF

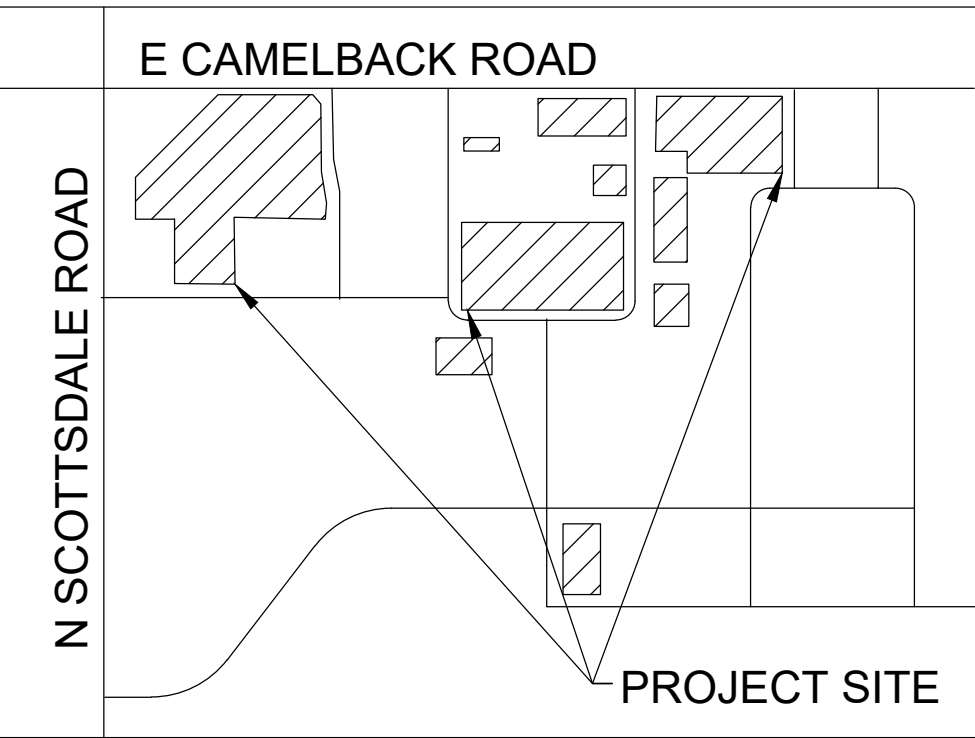
MAX. HEIGHT ALLOWED: 150 FT WITH BONUS
PROPOSED HEIGHT: 150 FT, PLUS 6'
MECHANICAL

NUMBER OF UNITS ALLOWED: 512 UNITS
(@ 50 UNITS PER ACRE)
PROPOSED NUMBER OF UNITS: 512 UNITS

AREA TABULATIONS

PARCEL A (CITY CENTER): COMMERCIAL RESIDENTIAL	PHASE 2 201,707 SF 106 UNITS
PARCEL B (THE MINT): COMMERCIAL	PHASE 3 97,293 SF
PARCEL C (THE MAYA): COMMERCIAL EXISTING COMMERCIAL	PHASE 1 130,000 SF 22,617 SF
OTHER PARCELS: EXISTING COMMERCIAL FUTURE COMMERCIAL FUTURE RESIDENTIAL	PHASE 4 FUTURE 23,118 SF 105,716 SF 406 UNITS
TOTAL COMMERCIAL TOTAL DWELLING UNITS	580,451 SF 512 UNITS

VICINITY MAP NTS



PLAN KEY:

- PHASE 1 (MAYA HOTEL)
- PHASE 2 (CITY CENTER)
- PHASE 3 (THE MINT)
- PHASE 4 (FUTURE)

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

DRB #

Date
08/07/2020

PRE-APP # 229-PA-2020 ZONING #

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Project No.
319062