





# WATERVIEW

2020\_SKETCH\_PLAN\_AMENDMENT

DATE: 12-15-20  
 DRAWN: J-CAD  
 APPROVED: P.A.KOSBIELSKI

REVISIONS:	DATE:	BY:	COMMENTS:

## PLAN SHEET

SHEET NO.  
2  
 OF 2 SHEETS

PHASE	Land Use	Code	Area (Acres)	Density (DU/AC)	Units
PHASE I	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units
	Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units
	Commercial / Multi-Family	P-7	16.8 acres	20-30 DU/AC	350 units
	Park / OS	P-12	5.2 acres		
EXISTING/ DEVELOPED	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units
	Park / OS	P-9	5.0 acres		
PHASE II	Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units
	Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units
	Commercial	P-17	23.1 acres		
PHASE III	Single Family Residential	P-18	166.9 acres	4-6 DU/AC	865 units
	Multi-Family Residential	P-21	5.2 acres	12 DU/AC	60 units
	Industrial	P-14	26.0 acres		
PHASE IV	Commercial	P-15	22.1 acres		
	Single/Multi Family Res	P-19	68.4 acres	4-30 DU/AC	850 units
PHASE V	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
<b>Total All</b>			<b>681.4 acres</b>		

**Phasing Plan**

Phase I: 1-5 years  
 Phase II: 3-7 years  
 Phase III: 5-10 years  
 Phase IV: 8-15 years

NOTE: PHASING IS BASED UPON THE MARKET AND SUBJECT TO CHANGE.

NOTE: PHASE II SINGLE FAMILY RESIDENTIAL (P-18) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 15 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 4 TO 6 DU/ACRE.

PHASE III SINGLE FAMILY RESIDENTIAL (P-19) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 30 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 10 TO 12 DU/ACRE.

**Legend**

- Powers Blvd. ROW
- Parcel Boundary
- Property Boundary
- - - Proposed Trail
- Existing Wetlands
- Proposed Access
- Existing Fountain Mutual Company Ditch
- Intersection
- Open Space  
88.2 Acres Total
- Right of way needed for Powers Blvd.  
42.7 Acres Total

