



ASSESSORS PARCEL # 035 - 970 - 33 - 1

PRELIMINARY LAND USE BREAKDOWN

I. Open Space & Habitat Total	26.9%	113.7 Acres
a. Park		10.7
b. Mini Parks		8.8
c. Greenways		22.0
d. Covell Greenstreet		1.4
e. Pole Line Greenstreet		5.2
f. Habitat/Channel		31.2
g. Restored Habitat		34.2
II. Village & Community Uses	8.3%	38.1 Acres
a. Pre-school		1.0
b. School Site		10.1
c. Fire Station		1.5
d. Village Center		15.9
e. Senior Congregate Care Care Facility		5.3
f. Hospice		5.3
III. Major Streets	8.9%	37.2 Acres
IV. Residential Uses	59%	232.2 Acres
I-IV Acages are conceptual estimates		Total 422.3 Acres

PRELIMINARY BUILDING BREAKDOWN

I. Community Uses		
a. Community Hall		7,000
b. Religious or Other Community Buildings		10,000
c. Athletic Club		30,000
d. Other Community Uses		10,000
II. Mixed Use Commercial		
a. Office Uses		50,000
b. Hotel		36,000
c. Major Restaurant		6,000
d. Gas Station		2,000
e. Other Retail Commercial		54,000
III. Single Family Residential (Includes Affordable Units)		883 homes
a. Single Family Homes		50
i. 2,800 SF to 3,599 SF lots		220
ii. 4,700 SF to 5,699 SF lots		82
iii. 5,700 SF to 6,699 SF lots		209
iv. 6,700 SF to 7,699 SF lots		84
v. 7,700 SF to 8,699 SF lots		85
vi. 8,700 SF to 10,500 SF lots		67
b. Senior Only Homes		185 homes
IV. Land Dedication Sites		
a. Site #1		3.7 acres
b. Site #2		4.4 acres
V. Senior Congregate Care Care Facility - 130 Beds		5.5 acres
VI. Apartments - density varies		
a. 200,000 SF total living area not to exceed 450 beds come (25% Affordable)		148 units
VII. Other Residential		
a. Six-Plex Cluster Homes		24
b. Co-Housing		30
c. Lofts above Commercial		60
d. Live Work		34

TOWN PLANNERS
301 Seventh Street
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COVELL VILLAGE

SITE PLAN

October 12, 2004
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