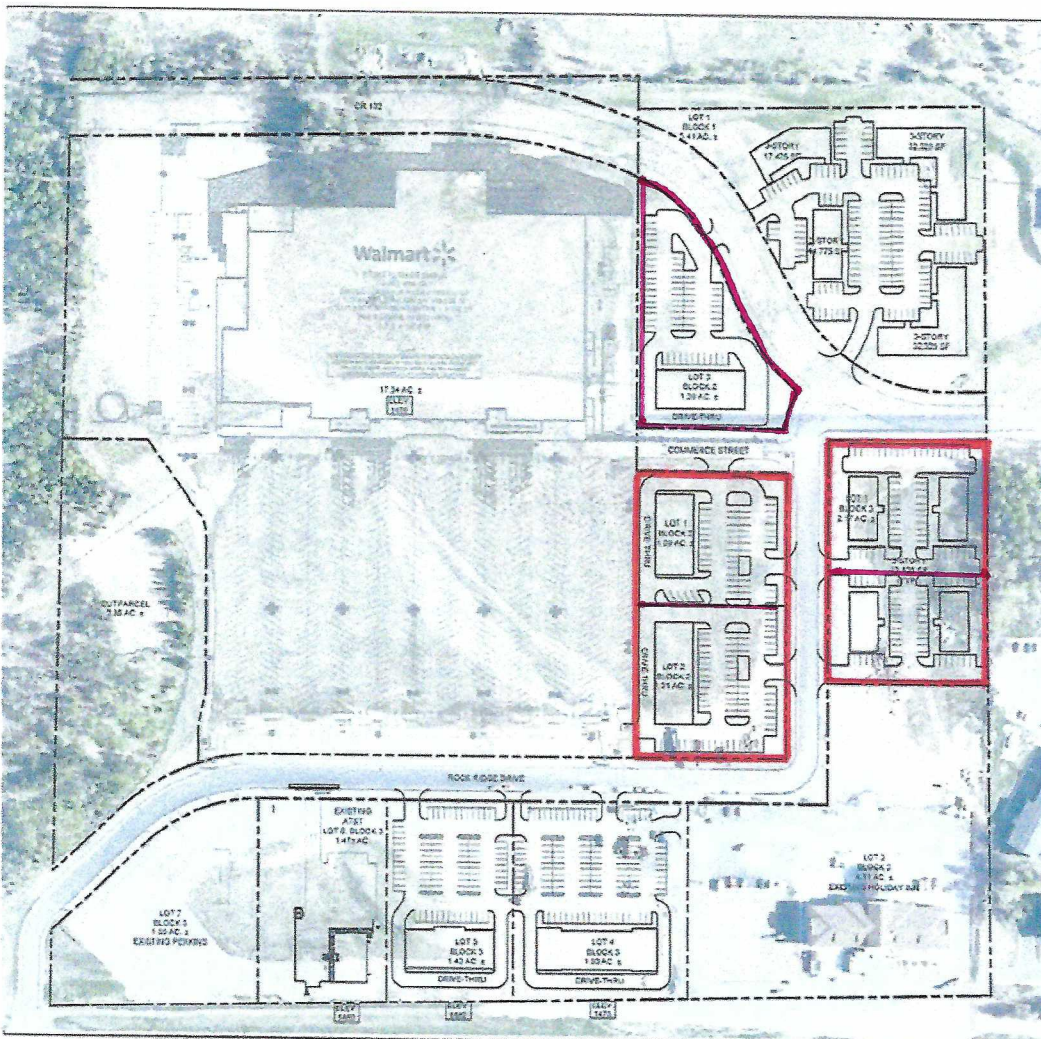


NEIGHBORHOOD SURVEY CONCEPT PLAN -



LOT	ACREAGE
LOT 1 - WALMART	17.34 AC
LOT 1, BLOCK 1	2.41 AC
LOT 1, BLOCK 2	1.00 AC
LOT 2, BLOCK 2	1.31 AC
LOT 3, BLOCK 2	1.32 AC
LOT 4, BLOCK 3	1.32 AC
LOT 5, BLOCK 3	1.32 AC
LOT 6, BLOCK 3	1.47 AC
LOT 7, BLOCK 3	1.53 AC
OUTPARCEL	2.85 AC
TOTAL SITE	40.54 AC

LOTS TO BE RE-PLATED

LOT	BUILDING SF	USE	BUILDING SF NO. SPACES	RATIO
**LOT 1, BLOCK 1	96,950	APARTMENT	N/A	7.33
LOT 1, BLOCK 2	7,200	RETAIL	5,000	35
		RESTAURANT	2,200	17
LOT 2, BLOCK 2	9,600	RETAIL	7,200	44
		RESTAURANT	2,400	27
LOT 3, BLOCK 2	8,400	RETAIL	6,600	38
		RESTAURANT	1,800	24
**LOT 4, BLOCK 3	32,000	APARTMENT	N/A	7.01
LOT 4, BLOCK 3	12,000	RETAIL	7,000	42
		RESTAURANT	5,000	64
LOT 5, BLOCK 3	8,000	RETAIL	5,700	39
		RESTAURANT	2,300	45

**20% REQUIRED: 6:0 PARKING RATIO FOR RETAIL
 **25% REQUIRED: 16:0 PARKING RATIO FOR RESTAURANTS WITH LESS THAN 5,000 SF
 **APARTMENTS = 2 STORY APARTMENT BUILDINGS WITH 20 UNITS EACH, 1 - 2 STORY BUILDINGS WITH 8 UNITS EACH, AND 1 - 3 STORY UNITS WITH 16 UNITS
 **APARTMENTS = 3 STORY APARTMENT BUILDINGS WITH 8 UNITS EACH