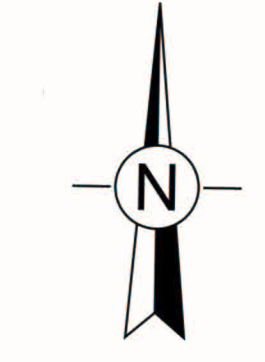


VIDEO



**KEY**

- Project Boundary ±579.72 Acres
- Individual Property Boundaries
- Existing Contours (Interval= 1')
- Slope Analysis (Greater than 15%)
- Existing Stream
- Limits of Stream Buffer (50ft)

62 - 20ft. Towns FG 1 car  
 120 - 24ft. Towns FG 2 car  
 93 - 50ft SFD Lots  
 66 - 60ft SFD Lots  
 41 - 70ft. SFD Lots  
 382 Total Lots  
 99.8 acres = 3.8du/ac

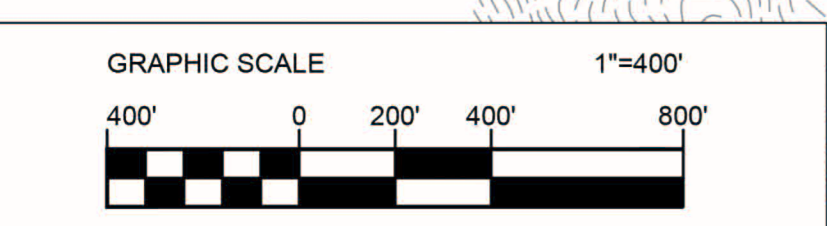
16 - 24ft Towns FG 2 car  
 80 - 50ft. SFD Lots  
 104 - 60ft. SFD Lots  
 88 - 70ft. SFD Lots  
 288 Total Units  
 99.3 acres = 2.9du/ac

43 - 20ft Towns FG 1 car  
 53 - 24ft Towns FG 2 car  
 101 - 50ft SFD Lots  
 98 - 60ft SFD Lots  
 101 - 70ft SFD Lots  
 396 Total Lots  
 141.3 acres = 2.8du/ac

180,000SF Commercial Properties  
 68,000sf Grocery + Ancillary  
 32,000sf Main Street Retail  
 48,000sf Waterfront Boardwalk Retail  
 32,000sf Commercial Pads along Rte 58  
 Parking - 980 surface and street parking = 5.4 spaces/1000sf  
 150 Room Hotel  
 8,000SF Day Care Center  
 308 Units Multi-Family - 4 Story - Tuck under ind. garages  
 Senior Living  
 100 Unit - 2 story Facility - Assisted & Independent  
 90 - 28ft. Independent Attached Villas  
 10,000SF Community Center  
 126 - 20ft. Urban Townhomes - RG 2 car

67 - 20ft. Towns FG 1 car  
 55 - 24ft. Towns FG 2 car  
 73 - 50ft SFD Lots  
 75 - 60ft SFD Lots  
 68 - 70ft SFD Lots  
 338 Total Units  
 115 acres = 2.9du/ac

Program	Approx. Acres
Commerical	22.5 ac
Hotel	2.6 ac
Day Care	1.5 ac
Community Center	4.3 ac
Senior Living Facility	3.5 ac
Senior Villas	12.0 ac
308 - Multi-Family Apartment Units	16.8 ac
126 - 20ft Urban Townhomes	Towns Area
172 - 20ft Townhomes	61.1 ac
244 - 24ft Townhomes	
347 - 50ft Single Family Lots	Singles Area
343 - 60ft Single Family Lots	261.6 ac
298 - 70ft Single Family Lots	
<b>1838 - Total Residential Units</b>	
Entry Blvd & Connection Streets	10.7 ac
Open Space and Parks	214.85 ac
Gross Land Area	579.72 ac
Gross Residential Land Area	533.75 ac
Gross Residential Density	3.4 du/ac.
<b>Open Space</b>	
Non Buildable Areas & Parks	204.85 ac
Community Center	4.3 ac
Open Space in Residential Areas	23.8 ac
Approx. Open Space	233.0 ac.
Approx. Percentage	40%



SOUTHSIDE INVESTING, LLC  
 MARTINSVILLE HIGHWAY (58)  
 MIXED USE DEVELOPMENT  
 EXISTING CONDITIONS -  
 SLOPE ANALYSIS

