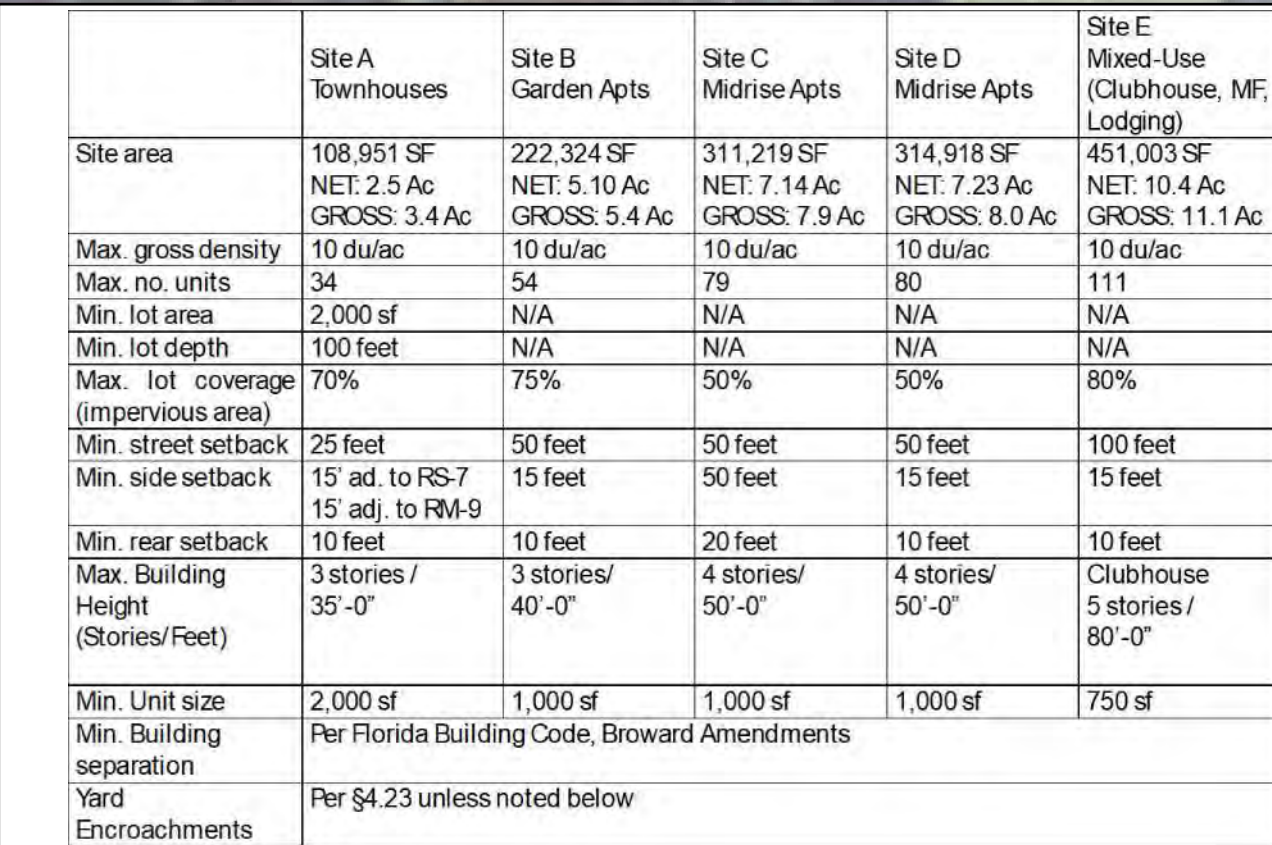




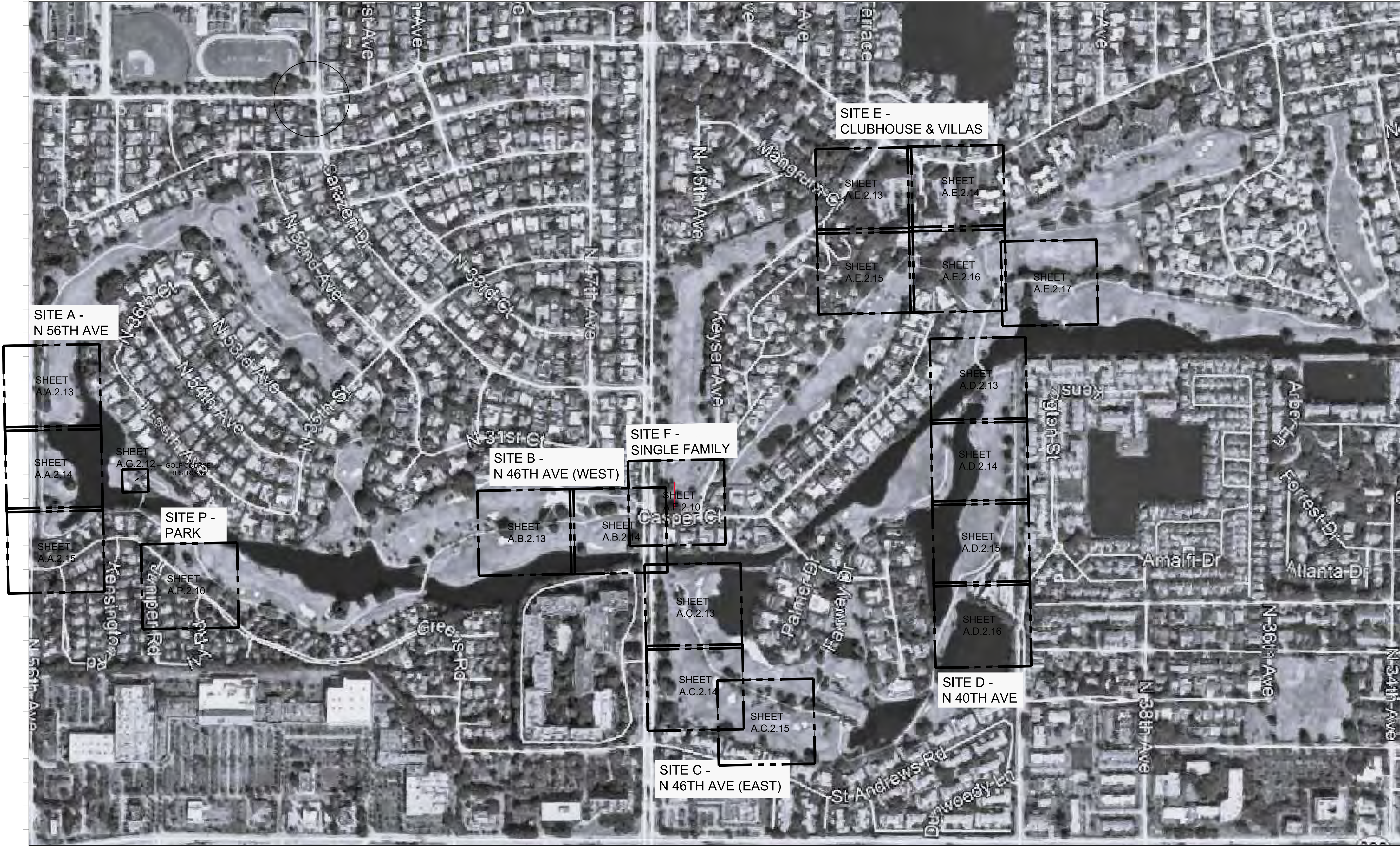
PHASE #1	
SITE	USES
SITE G	GOLF COURSE
SITE P	PARK
SITE E	CLUBHOUSE
SITE E	VILLAS
SITE D	APARTMENTS
SITE F	SINGLE FAMILY HOUSES
PHASE #2	
SITE	USES
SITE B	APARTMENTS
SITE C	APARTMENTS
PHASE #3	
SITE	USES
SITE A	TOWNHOUSES

PARKING CALCULATIONS PER SITE	
N 56TH ST / SITE A - PARKING REQUIREMENTS	
	RATIO
UNITS/PS	2.15 / UNIT
GUEST/PS	1.15 / 5 / UNIT
ADA PARKING	1 per 25 PS
46TH AVE (WEST) / SITE B - PARKING REQUIREMENTS	
	RATIO
UNITS/PS	1.55 / UNIT
GUEST/PS	1.15 / 5 / UNIT
ADA PARKING	5 per 101-1500 PS
46TH AVE (EAST) / SITE C - PARKING REQUIREMENTS	
	RATIO
UNITS/PS	1.55 / UNIT
GUEST/PS	1.15 / 5 / UNIT
ADA PARKING	5 per 101-1500 PS
N 40TH ST / SITE D - PARKING REQUIREMENTS	
	RATIO
UNITS/PS	1.55 / UNIT
GUEST/PS	1.15 / 5 / UNIT
ADA PARKING	5 per 101-1500 PS
CLUBHOUSE / VILLAS - PARKING REQUIREMENTS	
	RATIO
CLUBHOUSE RES/UNITS/PS	1.15 / 5 / UNIT
CLUBHOUSE RES/UNIT GUEST/PS	1.15 / 5 / UNIT
ADAPS	4 PS per 76-100 PS
HOTEL/VILLA/UNITS/PS	
HOTEL/VILLA/ADAPS	25 PS per 26 to 50 PS
GOLF CLUBHOUSE & COURSE	
ADAPS	1 PS / 1 UNIT 11% Code - Parking Generation Manual 6th Edition 60 per 151-200 PS

SITE LEGEND	
	SITE G - PROPOSED GOLF COURSE
	SITE A - N 56TH ST
	SITE B - N 46TH St (WEST)
	SITE C - N 46TH ST (EAST)
	POINTS OF INGRESS / EGRESS
	SITE D - N 40TH ST
	SITE E - CLUBHOUSE
	SITE F - SINGLE FAMILY RESIDENTIAL
	SITE P - PARK

NOTES

- In consideration that there are no infrastructure considerations in the phasing order, the phasing plan may be modified upon the approval of the city manager or designee, without the need for PDB or Commission approval.
- As Part of Phase 1, the Golf Course, and all amenities associated with the Clubhouse Site (Site E) will be operational. The Park (Site P) will also be operational. Each pool & amenity space associated with Sites A, B, C, D will be operational at completion of construction of each individual site.
- The project is being designed and will be built to meet the requirements of the National Green Building Standard.



Rev.	Date

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KOBİ KARP
Lic. # AR0012578



OVERALL SITE PLAN

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A2.04

1 Site Plan
Scale: 1/256"=1' (24'x36")

