



STONEGATE

BY
EPICK HOMES, INC.

RESIDENTIAL LOT COUNT 6-18-18 TOTALS

SERIES I	(50' X 110')	205 LOTS
SERIES II	(60' X 120')	139 LOTS
SERIES III	(70'/80' X 135')	79 LOTS

423 R-1 LOTS TOTAL

SUBDIVISION AREA 7-25-18 TOTALS

EXISTING PARCELS	313.3 AC.	
PRESERVE	136.6 AC.	(PARCELS C,D)
BICYCLE PATH	0.7 AC.	(PARCEL H)
PARK / PUBLIC OPEN SPACE VIEWING AREA	3.5 AC.	(PARCEL A 0.2 AC.) (PARCEL B 0.4 AC.) (PARCEL I 2.9 AC.)
SINGLE FAMILY (R-1)	81.0 AC.	423 LOTS AVERAGE LOT SIZE = 8,340 SF +/- DENSITY = 3.7 UNITS PER AC
STORM WATER FACILITY	5.4 AC.	(PARCEL G)
MULTI-FAMILY (R-2)	13.4 AC.*	(LOT 470 = 9.4 AC.) (LOT 473 = 4.0 AC.) *MAY INCREASE BY APPROXIMATELY 4 AC.
COMMERCIAL	36.6 AC.‡	(LOT 471 = 20.0 AC.†‡) (LOT 472 = 14.6 AC.) (LOT 474 = 2.0 AC.) † Note: 19.9 AC. + 0.3 AC. + 0.8 AC. - 1.0 AC. = 20.0 AC. (0.3 AC. FROM EAST 20TH STREET R.O.W. ABANDONMENT, 0.8 AC. TRANSFER FROM CITY, 1.0 AC. TRANSFER TO CITY) ‡ Approximately 4 ac. may become multifamily residential
EXISTING DOE MILL - SCHMIDBAUER PRESERVE	14.7 AC.	

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