

# CHAPMAN ROAD MIXED USE PROJECT

**5.25 ACRES TOTAL**

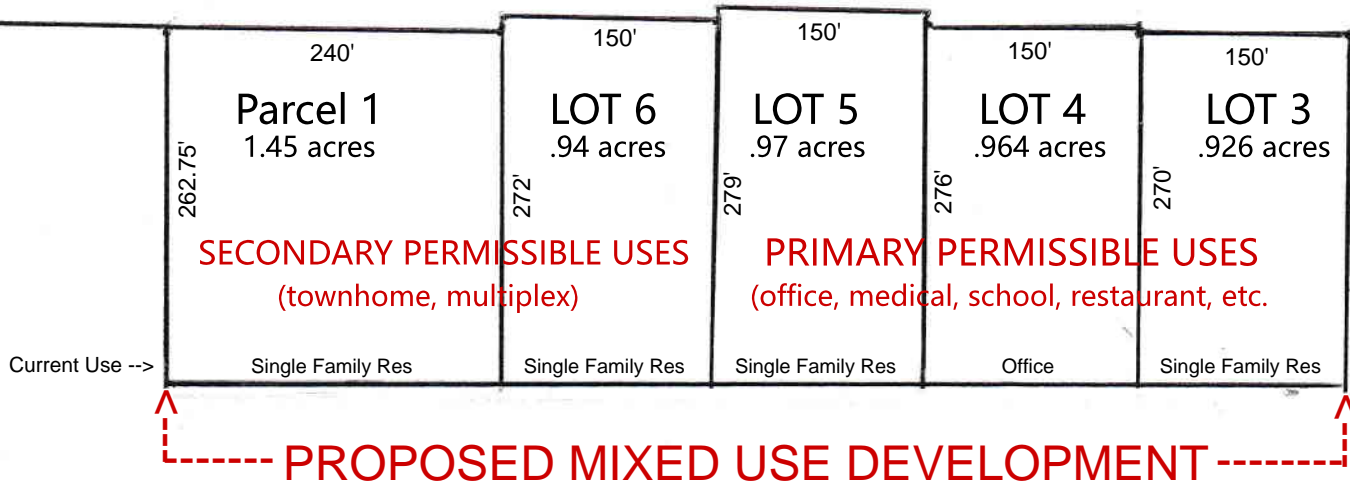
2.39 Acres: townhome, multifamily / 2.89 Acres: office, medical, schools, restaurant, etc.



<----- To SR 426

Chapman Road

-----> To SR 434



Primary Permissible Uses allocated to Lot 3, Lot 4 and Lot 5 = 2.89 Acres (55%)  
(office, medical clinic, retail under 3,000sf). .75 FAR = 94,416sf

Secondary Permissible Uses allocated to Lot 6 + Parcel 1 = 2.39 Acres (45%)  
(townhome, multiplex). @ 24 DU/acre = 56 units