

13 June, 2005

city ID # 041748

HONEY CREEK CONDOMINIUMS

Honey Creek Condominiums is a 2-phase project with construction to start in July or August of 2005. Phase two for this project will start in November, for a total construction time line of 14 months. The project consists of 2 two story residential buildings with 16 condominiums in each building, for a total of 32 units.

Phase 1 will consist of the westerly building, its under ground parking, and west side landscaping.

Phase 2 will consist of the razing of the existing building, the construction of the easterly building, its under ground parking, site surface parking, the remaining landscaping.

The unit mix is made up of two bedrooms, and two bedrooms with loft units. There is a total of 16 two bedroom units and 16 two bedroom with loft units. Each building has under ground parking which provides for 32 parking spaces or 2 stalls per condominium unit.

The units will be ONLY owner occupied, and no rentals will be allowed.

The two buildings will be masonry veneer and horizontal siding material. The siding will be "hardi-plank" painted, color: Wicker. Windows will be pre-finished aluminum, color: Wicker. Building trim will be a combination of aluminum and cement boards, color: Pebblestone Clay. The rock cut stone veneer will be 8"x 16", color: Buff, and the brick veneer will be queen size, color: Light Red. The retaining walls will be 8"x 16", split face, color: Buff. The roof material is dimensional asphalt shingles, color: Weatherwood. Railings on the project will be wood cedar. All the units will have decks or street level patios.

Site lighting; will be provided by the exterior building lighting, for the decks, patios, and building entries. These fixtures will be 100W antique brass.

All signage on the project will comply with the standards of "new " zoning code Chapter 295-907-3-L.

We have included the following information:

1. Statistical Data:
2. Site Vicinity Map:
3. Survey indicating the buildings, laterals and grades:
3. Site development Plan and Landscape Plan: C1
4. Basement Plan: A1
5. First Floor Plan: A2
6. Second Floor Plan: A3
7. Loft and Roof Plan: A4
8. Building Elevations: A5

STATICAL SHEET

Land Gross Area	62,247 sq. ft.
Land covered by principal buildings	29,306 sq. ft. plus 1,920 sq. ft. patios = 31,226 sq. ft.
Land devoted to parking	5,316 sq. ft.
Open space (41% of the site)	25,705 sq. ft.
Number of Buildings	2
Dwelling units / building	16 / building: 8 two bedroom, 8 two bedroom with loft
Total units	32 units: 16 two bedroom, 16 two bedroom with loft
Unit mix ft.	First Floor Units range from 1,345 sq. ft. to 1,525 sq.
ft.	Second floor Units range from 1,840 sq. ft. to 2,073 sq.
Parking	64 parking stalls: 2 stalls / unit covered <u>12</u> parking stalls exterior 76 total parking spaces