





 A Traditional Neighborhood
 in the heart of Amherst.

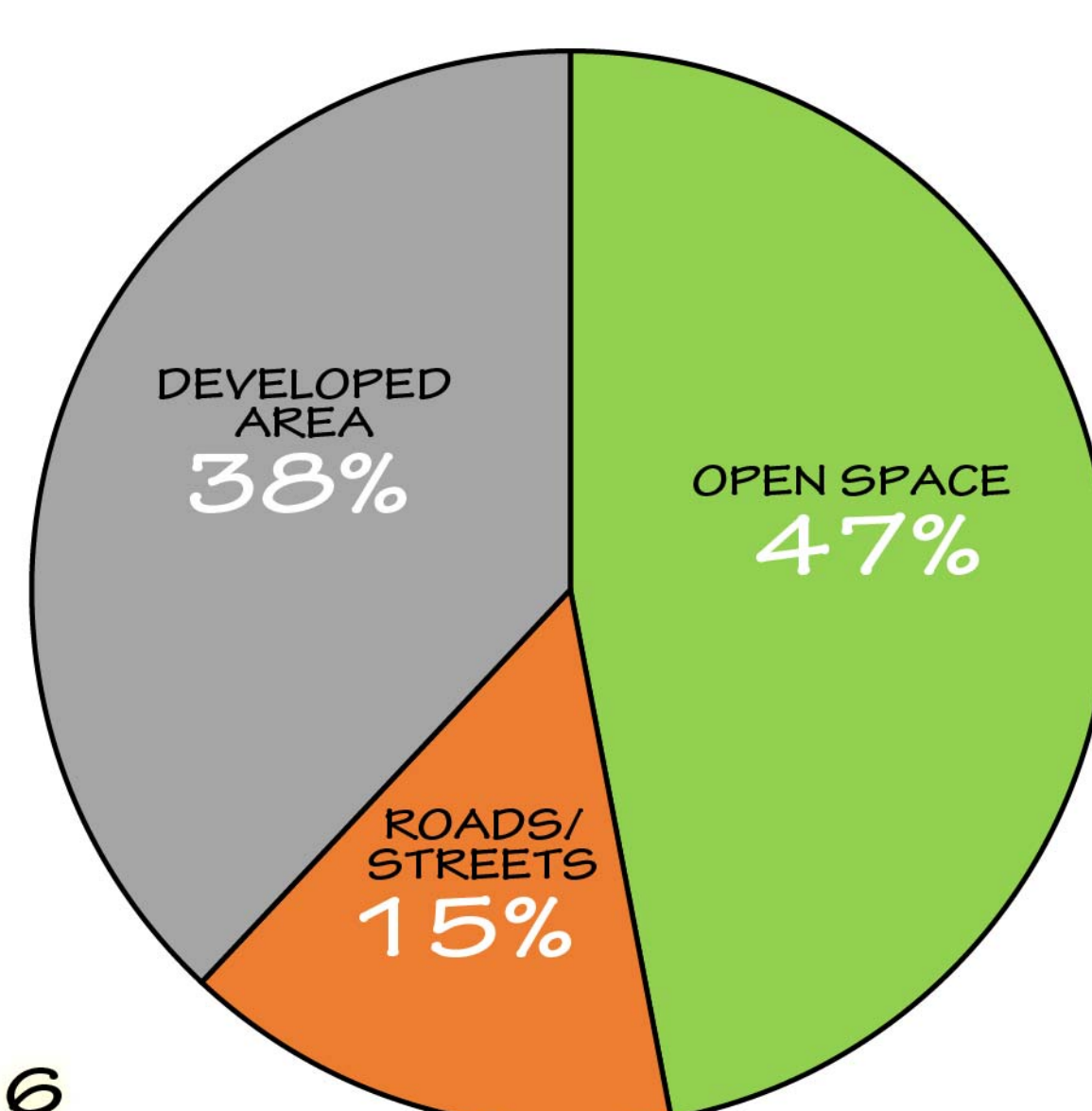
CONCEPTUAL MASTER PLAN
 (WITH NO NEW TREES)

Prepared by:
MENSCH
 Capital Partners, LLC



December 19, 2016

OVERALL DEVELOPMENT BREAKDOWN



COLOR KEY	BUILDING TYPES	AREA
[Orange]	Offices	
	a. Potential Offices/ Community Facility b. Office Buildings	112,800 sf (3 stories) 152,000 sf (2 stories)
[Yellow]	Residential	
	a. Multi-Family Community – Condo/Apartments	18,000 sf (3 stories) per building
	b. Residential (Multi-Family Structures) c. Townhomes	132,600 sf (3 stories) 2,000sf – 3,600 sf (2 stories) per town home
[Purple]	Special Uses	
	a. Inn/ Boutique Hotel b. Fire Substation (Snyder Service Area)	89,600 sf (4 stories) 3,600 sf (1 story)
[Pink]	Mixed-Use Development	
	a. Mixed-Use Structures b. Community Clubhouse	498,000 sf (3 stories) 17,400 sf (2 stories)
[Light Green]	Patio Home and Single-Family Home Lots	Varies per lot type
[Light Orange]	Senior Living Development with Garages	216,800 sf (2 stories)
[Light Green]	Open/ Green Space	68.5 Acres
[Light Blue]	Ponds/ Stormwater Features	13.1 Acres
[Grey]	Streets and Parking Lots	