

LEGACY 49

403 ACRE PLANNED UNIT DEVELOPMENT
(DAYTON, LYON COUNTY, NEVADA)

ASSESSOR PARCEL NUMBER	016-361-65, 66 & 71
TOTAL PROJECT AREA	403 Acres

[A] RESIDENTIAL

ID	GENERAL DESCRIPTION	ACREAGE	LOTS	MIN LOT AREA	MAX LOT AREA	AVG LOT AREA	DENSITY
V2	Village 2	23.2 ac	129 lots	4,770 sf	8,686 sf	5,315 sf	5.6 du/ac
V3	Village 3	19.5 ac	89 lots	6,133 sf	10,910 sf	6,647 sf	4.6 du/ac
V4	Village 4	27.2 ac	108 lots	6,078 sf	17,320 sf	8,063 sf	4.0 du/ac
V5	Village 5	39.9 ac	169 lots	6,078 sf	17,320 sf	8,063 sf	4.2 du/ac
V6	Village 6	33.7 ac	153 lots	5,497 sf	17,503 sf	7,802 sf	4.5 du/ac
V7	Village 7	28.4 ac	141 lots	5,497 sf	14,961 sf	7,083 sf	5.0 du/ac
V8	Village 8	44.4 ac	215 lots	5,497 sf	15,008 sf	6,730 sf	4.8 du/ac
V9	Village 9	29.7 ac	129 lots	5,271 sf	15,776 sf	7,219 sf	4.3 du/ac
	RESIDENTIAL SUMMARY:	246.0 ac	1,133 lots	4,770 sf	17,503 sf	7,115 sf	4.6 du/ac

[B] COMMERCIAL

ID		ACREAGE	LOTS	SPECIFIC USE	DENSITY
C1	Town Square	4.5 ac	N/A	Tavern, Doggy Daycare, Restaurant with Bar, Church, Retail & Office	N/A
C2	Small Strides	1.0 ac	N/A	8,000 sf Daycare	N/A
C3	C-Store & Gas Station	1.1 ac	N/A	C-Store with Gas Station	N/A
C4	Retail Pad "A"	1.2 ac	N/A	Retail & Office	N/A
C5	Retail Pad "B"	2.8 ac	N/A	Retail & Office	N/A
C6	Mini Storage	4.8 ac	N/A	Mini Storage	N/A
C7	Motor Coach Resort	22.0 ac	155 stalls	Incl. C-Store, Restaurant & Bar	7.1 du/ac
C8	Hotel	4.9 ac	N/A	131 Room Hotel	N/A
C9	RV & Boat Storage	6.9 ac	N/A	Indoor/Outdoor RV & Boat Storage	N/A
	COMMERCIAL SUMMARY:	49.3 ac	155 lots		

[C] ROW

ID	GENERAL DESCRIPTION	ACREAGE
ROW 1	Legacy Drive	11.6 ac
ROW 2	Spine Road	2.8 ac
ROW 3	Commercial Drive	3.4 ac
	OPEN SPACE SUMMARY:	17.8 ac

[D] COMMON AREA

ID	GENERAL DESCRIPTION	ACREAGE
OS2	Landscaped Stormwater Area	69.5 ac
OS2	Trail System	10.5 ac
C10	School Site	10.0 ac
	COMMON AREA [D]:	89.9 ac

SUMMATION OF AREAS

A - RESIDENTIAL	246.0 ac
B - COMMERCIAL	49.3 ac
C - ROW	17.8 ac
D - COMMON AREA	89.9 ac
TOTAL = [A] +[B] + [C] + [D]	403.1 ac

OPEN SPACE CALCULATIONS

ID	OPEN SPACE DESCRIPTION	ACREAGE	% OF TOTAL
OS1	Landscaped Stormwater Area	69.5 ac	17.2%
OS3	Trail System	10.5 ac	2.6%
OS-V2	Village 2	0.6 ac	0.1%
OS-V3	Village 3	0.5 ac	0.1%
OS-V4	Village 4	0.5 ac	0.1%
OS-V5	Village 5	0.9 ac	0.2%
OS-V6	Village 6	0.9 ac	0.2%
OS-V7	Village 7	0.3 ac	0.1%
OS-V8	Village 8	0.5 ac	0.1%
OS-V9	Village 9	0.5 ac	0.1%
OS-C7	Motor Coach Resort	10.3 ac	2.6%
OS-C8	Hotel	1.1 ac	0.3%
	OPEN SPACE SUMMARY:	96.1 ac	23.8%

LEGEND

- OPEN SPACE (PRIVATE)
- OPEN SPACE (ROW)
- OPEN SPACE (LANDSCAPED STORMWATER FACILITIES)
- PAVEMENT (PRIVATE)
- PAVEMENT (ROW)
- PROPOSED SIDEWALK
- TRAIL SYSTEM

The information presented herein has been obtained from sources we believe to be reliable and assumptions as stated. The Red Ltd, however, does not guarantee accuracy of the information. Details of the property are subject to errors, omissions. Details may change without prior notice.

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