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## **Project Narrative**

**The proposed development is located on a 4.6-acre site and consists of two villa-style residential product types. The plan includes a total of sixteen (16) units, comprised of eight (8) two-story units and eight (8) one-story units.**

**The site will be accessed from Bloomington Ferry Road, where the existing four (4) driveways will be consolidated into two (2) access points to improve traffic flow and safety. Internal roadways will be privately owned and maintained.**

**The development is designed to create a cohesive, attractive, and healthy community, with a strong emphasis on walkability and trail connectivity. The overall layout and character are intended to complement the surrounding area.**

2.

## Site Plan

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- The site is 4.6 Acres.
- 2 Individual "VILLA" products.
  - 8 -2 Story units along with 8- 1 Story units.
- 4 driveways to be reduced to 2 along Bloomington Ferry Rd.
- The road to be privately owned maintained.
- Nice -Healthy, trail walkable community.

## 2. Association Lite

- To cover streets and common area.
- All 16 lots are individually owned within their lot lines.
- Share a lawn service to maintain all homes.
- Share snow removal to maintain all homes.
- Common areas pond & monument etc. to be association maintained.
- Note: All owners will have their own insurance.

### 3. Construction Schedule

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- The development to start June 2026.
- We will have model homes, with expectations to be in the price range of \$ \$ 850- \$ 1.2M
  - Homes from 2,400 sq. ft. - 3,400 sq. ft.