

PROJECT	CURRENT PUD UNIT COUNT	PROPOSED DENSITY
1A	11	96
Commercial Entry Pad	N/A	25
Town Center Commercial	N/A	72
Village 6	97	200
Village 5D	118	270
Village 5N ¹	N/A	12
	226	675
Totals		
Previously Mapped Areas ²	2,422	2,387
Totals	2,648	3,062

1 – 5N was previously part of the 202 lots of 5J

2 – Represents the PUD unit count versus the actual mapped unit count of developed areas

The gross density of the project has been increased from 1.12 du/ac to 1.28 du/ac.

PROJECT GOALS

Goal 1: To provide a community that has its own "sense of place" and identity that complements the adjacent urban, suburban and rural environments.

Goal 2: To promote a community that nurtures a unique sense of place with a sensitive contrast of traditional neighborhood design with the dramatic, natural setting.

Goal 3: To provide a community that has a unique open space presence due to the careful placement of common areas between the villages and the greenbelt treatments of the roadway network connecting the villages.

Goal 4: To provide an infrastructure system that efficiently and effectively meets community needs.

Goal 5: To cluster land uses to protect environmentally sensitive areas, and add community interest and function.

Goal 6: To provide a variety of housing opportunities with diverse housing types and prices.

Goal 7: To meet the needs of the community without compromising the ability of future generations to meet their needs.

Somersett is envisioned as having broad market appeal, a master-planned community that includes traditional (ie. non-age-restricted) neighborhoods and active adult neighborhoods, active and passive recreation, sensitivity to the environment, a "smart community" wired to fully leverage technology, and a sense of community to promote a pleasant and livable series of neighborhoods. The recreational lifestyle of Somersett includes two planned golf courses, natural open spaces, trails, paths, and a neighborhood park.

In the Town Center, an indoor/outdoor, multi-purpose recreation facility in the Town Center includes children's programs. This facility is a private full-service health club, Owner Association