SITE PLAN:

PROPOSED USES:

- (2) EXISTING HOMES TO REMAIN (LOTS A & B)
- (118) ESTATE HOMES (115' X 125')
- (64) EXECUTIVE/COURTYARD HOMES (90' X 125')
- (135) CARRIAGE & TOWNHOMES

319 TOTAL HOMES

SITE DATA:

- CURRENT ZONING: A/C AGRICULTURAL CLUSTER RESIDENTIAL DISTRICT & R-1
- PROPOSED: FLEXIBLE DEVELOPMENT OPTION

- GROSS SITE AREA: 322.36 ACRES
- TRACT (NET) ACREAGE: 290.20 ACRES
- PERMITTED BASE DENSITY: 1.1 DU/AC (319 DU)
- PROPOSED DENSITY: 1.1 DU/AC (319 DU)
- REQUIRED OPEN SPACE: 60% (193.42 AC)
- PROPOSED OPEN SPACE: 60% (194 AC)

NOTES:

1. PLAN REQUIRES CODE RELIEF FROM 60 FT BUILDING SEPARATION REQUIREMENT FOR MULTI-FAMILY TOWNHOMES; 30 FT PROPOSED.
2. REFER TO EXISTING STRUCTURES TO REMAIN & PROPOSED USE ON SHEET SD04.02
3. REFER TO EXISTING STRUCTURES TO REMAIN & PROPOSED USE ON SHEET SD06.02
4. REFER TO EXISTING STRUCTURES TO REMAIN & PROPOSED USE ON SHEET SD08.02
5. REFER TO EXISTING STRUCTURES TO REMAIN & PROPOSED USE ON SHEET SD10.02
6. REFER TO EXISTING STRUCTURES TO REMAIN & PROPOSED USE ON SHEET SD12.02

EMERGENCY ACCESS:

- TYPICAL CARRIAGE HOME SPACING
- TYPICAL TOWNHOME SPACING

NOT TO SCALE