



SITE NOTES:

1. PARCEL SIZE: +/- 142 ACRES
2. EXISTING ZONING: (CC) COMMUNITY COMMERCIAL AND (MUO) MIXED OVERLAY DISTRICT 3
3. BULK / LOT STANDARDS

	REQUIRED	PROPOSED
SETBACKS		
FRONT	75' FROM COUNTY ROAD	+/-80' FROM COUNTY ROAD +/-30' FROM INTERNAL DEDICATED ROAD
SIDE	20'	>20'
REAR	40'	>40'
MAX. BUILDING HT.	35'	35'
MIN. DISTANCE BETWEEN BUILDINGS	N/A	+/-30'
MAX. BLDG COVERAGE	35%	>35%
DENSITY	N/A	2.7 UNITS/ ACRE
REQUIRED OPEN SPACE	40%	>40%
PARKING REQUIREMENTS		
STALL SIZE	10' X 20'	
HANDICAP STALL SIZE	14' X 20'	
# OF SPACES REQUIRED	2 SPACES / DU	+/-2.5 / DU

LEGEND

---	BOUNDARY LINE
---	PROPOSED LOT LINE
---	CENTERLINE
---	SETBACK LINE
o	PROPERTY MARKER FOUND
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE

PHASE THREE
90 UNITS
32 3 BEDROOM UNITS
40 2 BEDROOM UNITS
24 1 BEDROOM UNITS
± 250 PARKING SPACES

PHASE TWO
90 UNITS
32 3 BEDROOM UNITS
40 2 BEDROOM UNITS
24 1 BEDROOM UNITS
± 250 PARKING SPACES

PHASE ONE
90 UNITS AND COMMUNITY CLUBHOUSE
32 3 BEDROOM UNITS
40 2 BEDROOM UNITS
24 1 BEDROOM UNITS
± 250 PARKING SPACES

MARKET RATE APARTMENTS
10 3 BEDROOM UNITS
24 2 BED / 2 BATH UNITS
24 2 BEDROOM UNITS
32 1 BEDROOM UNITS
1 CLUBHOUSE
± 250 PARKING SPACES

REVISIONS	DATE	BY
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