

COUNTY PLAT



EXISTING ZONING

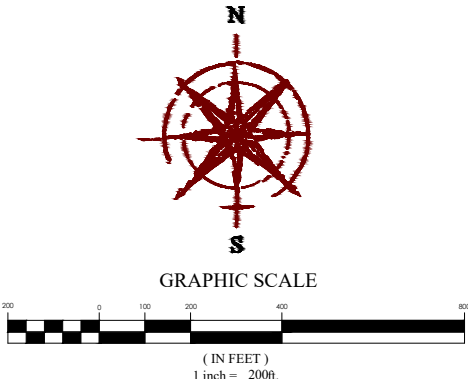


PROPOSED ZONING



- LEGEND**
-  R1-10: LOW DENSITY RESIDENTIAL
 -  RR: RURAL RESIDENTIAL
 -  A: AGRICULTURAL ZONE

TOTAL ACREAGE ±109.0 ACRES





CONCEPT TABULATIONS

TOTAL ACREAGE	±109.0 ACRES
CURRENT ZONE	R1-10, RR, A
PROPOSED ZONE	R1-10
LOT/UNIT COUNT	197
TOTAL DENSITY	1.8 UNITS/ACRE
AVERAGE LOT SIZE	11,218 SQFT

OPEN SPACE

REQUIRED OPEN SPACE	10.9 ACRES (10%)
REQUIRED EQUIVALENT ACRES	4.93 ACRES (1 ACRE PER 40 LOTS)
TOTAL PROPOSED O.S.	31.8 ACRES (29.0%)
TOTAL PROPOSED EQ. O.S.	16.9 ACRES
SENSITIVE LAND	22.3 ACRES
(DRAINAGE CHANNELS & WATER FEATURE)	20% OF TOTAL 70% OF OS

ZONE & LOT REQUIREMENTS

PROPOSED ZONE	R1-10
MAX. DENSITY	3 UNITS/ACRE
MIN. LOT SIZE	10,000 SQFT
MIN. LOT WIDTH	70'
MIN. FRONTAGE	35'
MIN. OPEN SPACE FRONTAGE	35'
FRONT YARD SETBACK	25', PORCHES 20'
REAR YARD SETBACK	20'
INTERIOR SIDE SETBACK	8' MIN., 20' COMBINED
CORNER SIDE SETBACK	25'

CITY STANDARDS

LOCAL STREET R.O.W. WIDTH	62'
CUL-DE-SAC & KNUCKLE RADIUS	61.5'
MAX CUL-DE-SAC LENGTH	400' FROM CENTERLINE OF CROSS STREET

LEGEND

- SINGLE FAMILY LOTS (197)
- PARK & AMENITY OPEN SPACE/DETENTION
- OPEN SPACE - SENSITIVE LAND
- ZONE AE FLOODZONE/OPEN SPACE
- CHURCH PARCEL
- PROPOSED TRAIL
- APPROXIMATE DRAINAGE LOCATIONS
- 20' BUFFER AROUND DRAINAGE

Required Information	Quantity
Total Lots	197
Total Dwellings	197
Net Density of Dwellings by Acre	1.8
Total Buildings	198
Proposed SF by Floor	1000-3500
Proposed Garage Spaces	394
Proposed Surface Parking Spaces	3
Required ADA Parking Stalls	N/A
Proposed ADA Parking Stalls	1
% Buildable Land	80%
Open Space (Acres)	31.8
Open Space (%)	29%

