

Site Data Table

Total Area: 8.76 acres
 Total Density: 10.16 du/ac
 Total Units: 89 units

SFD (32' x 65'): 33 units (37%)
 Front Setback: 15'
 Side Setback: 5' XX
 Rear Setback: 5'
 Corner Setback: +5'

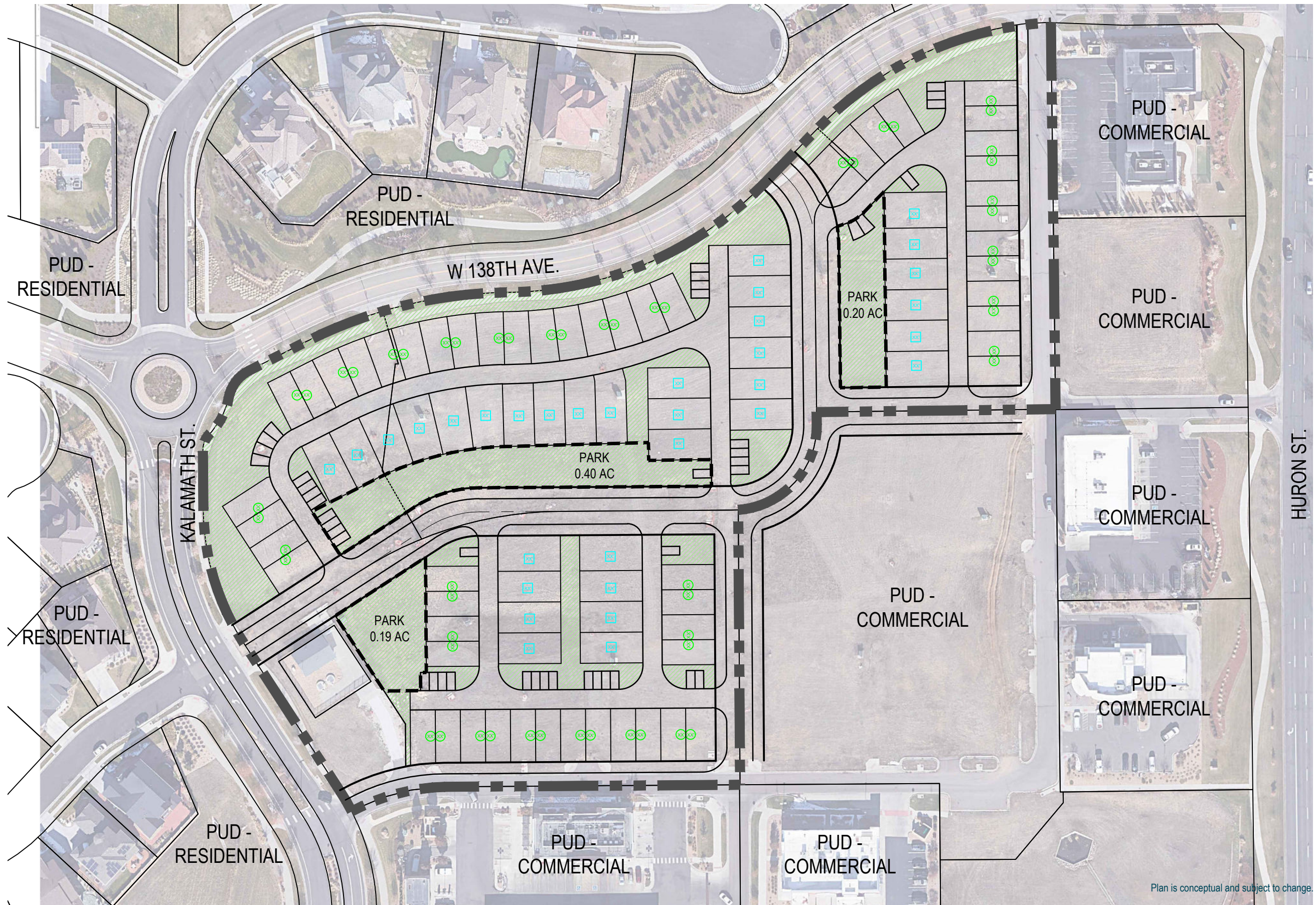
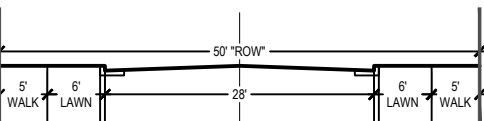
Duplex (26' x 55'): 56 units (63%)
 Front Setback: 10'
 Side Setback: 0'/5' XX
 Rear Setback: 5'
 Corner Setback: +5'

Private Drive "ROW": 50'
 Private Drive FL-FL: 28'
 Alley Width: 20'

Parking
 SFD Spaces: 66 spaces
 Duplex Spaces: 112 spaces
 Surface Spaces: 43 spaces
 Total Spaces: 221 spaces
 Spaces/Unit: 2.5 spaces/unit
 Spaces/Unit Required: 2.0 spaces/unit

PLD
 Required
 2.93 people/unit = 261 people
 24 ac required/1,000 people
 261 people /1,000 = 0.261 ac/person
 0.261 x 24 ac = 6.3 ac PLD obligation
 6.3 ac x 0.25 = 1.58 ac PLD req. on site
 Provided: 0.79 acres

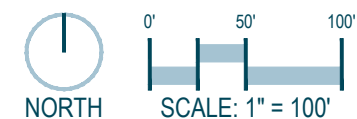
Private Open Area
 Open Space Provided: 1.95 acres
 (inclusive of Parks)



Plan is conceptual and subject to change.

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2/6/2024



NORRIS DESIGN
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