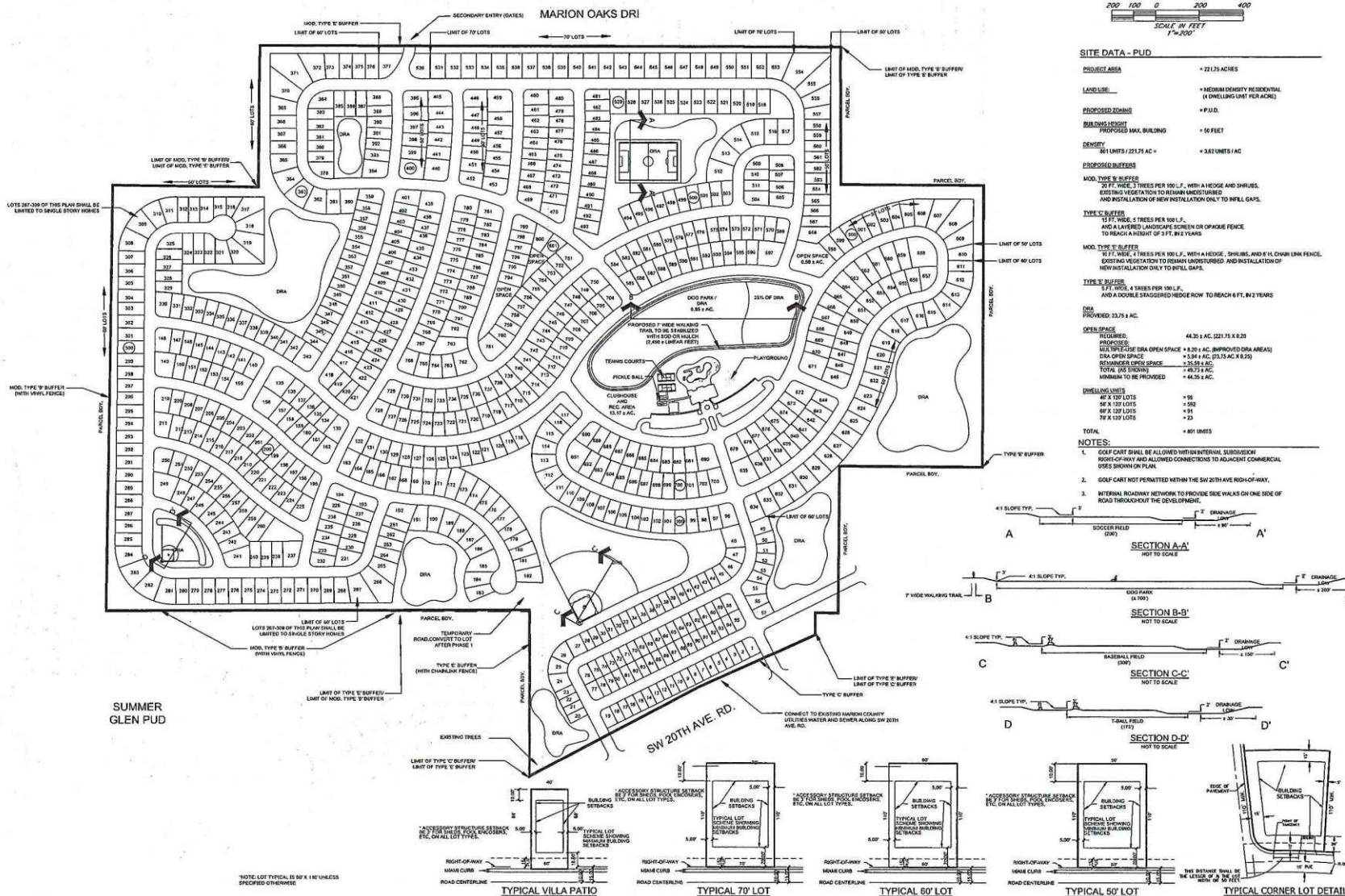




SITE DATA - PUD

PROJECT AREA	= 22.125 ACRES
LANDUSE	= MEDIUM DENSITY RESIDENTIAL (4 DWELLING UNITS PER ACRE)
PROPOSED ZONING	= P.U.D.
BUILDING HEIGHT	= 30 FEET
DENSITY	= 80 UNITS / 221.75 AC = 3.61 UNITS / AC
PROPOSED BUFFERS	
MOD. TYPE W BUFFER	20 FT. WIDE, 3 TREES PER 100 L.F., WITH A HEDGE AND SHRUBS, EXISTING VEGETATION TO REMAIN UNDISTURBED AND INSTALLATION OF NEW INSTALLATION ONLY TO INFILL GAPS.
TYPE 'C' BUFFER	15 FT. WIDE, 5 TREES PER 100 L.F., AND A LAYERED LANDSCAPE SCREEN OR OPAQUE FENCE TO REACH A HEIGHT OF 3 FT. IN 2 YEARS
MOD. TYPE 'B' BUFFER	10 FT. WIDE, 4 TREES PER 100 L.F., WITH A HEDGE, SHRUBS, AND 6' H. CHAIN LINK FENCE, EXISTING VEGETATION TO REMAIN UNDISTURBED AND INSTALLATION OF NEW INSTALLATION ONLY TO INFILL GAPS.
TYPE 'B' BUFFER	5 FT. WIDE, 4 TREES PER 100 L.F., AND A DOUBLE STRIPPED HEDGE ROW TO REACH 6 FT. IN 2 YEARS
DRA	PROVIDED: 22.125 AC.
OPEN SPACE	44.35 AC. (221.75 X 0.20)
RECOMMENDED	
ALL W/IN CLOSE DRA OPEN SPACE	= 4.35 AC. (IMPROVED DRA AREAS)
DRA OPEN SPACE	= 5.94 AC. (22.125 AC X 0.25)
RECOMMENDED OPEN SPACE	= 25.55 AC.
TOTAL USE (TODAY)	= 44.35 AC.
MINIMUM TO BE PROVIDED	= 44.35 AC.
DWELLING UNITS	
40' X 120' LOTS	= 95
60' X 120' LOTS	= 152
80' X 120' LOTS	= 59
70' X 120' LOTS	= 23
TOTAL	= 807 UNITS

NOTES:

1. GOLF CART SHALL BE ALLOWED WITHIN INTERNAL SUBDIVISION RIGHT-OF-WAY AND ALLOWED CONNECTIONS TO ADJACENT COMMERCIAL USES SHOWN ON PLAN.
2. GOLF CART NOT PERMITTED WITHIN THE SW 20TH AVE RIGHT-OF-WAY.

3. INTERNAL ROADWAY NETWORK TO PROVIDE SIDE WALKS ON ONE SIDE OF ROAD THROUGHOUT THE DEVELOPMENT.

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SCALE IN FEET
1"=200'

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1"=200'

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SCALE IN FEET
1"=200'

CONCEPT PLAN 2'

DATE: 7/1/2021
DRAWN BY: JGH
CHKD BY: JDT
JOB NO: 21-7007

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL