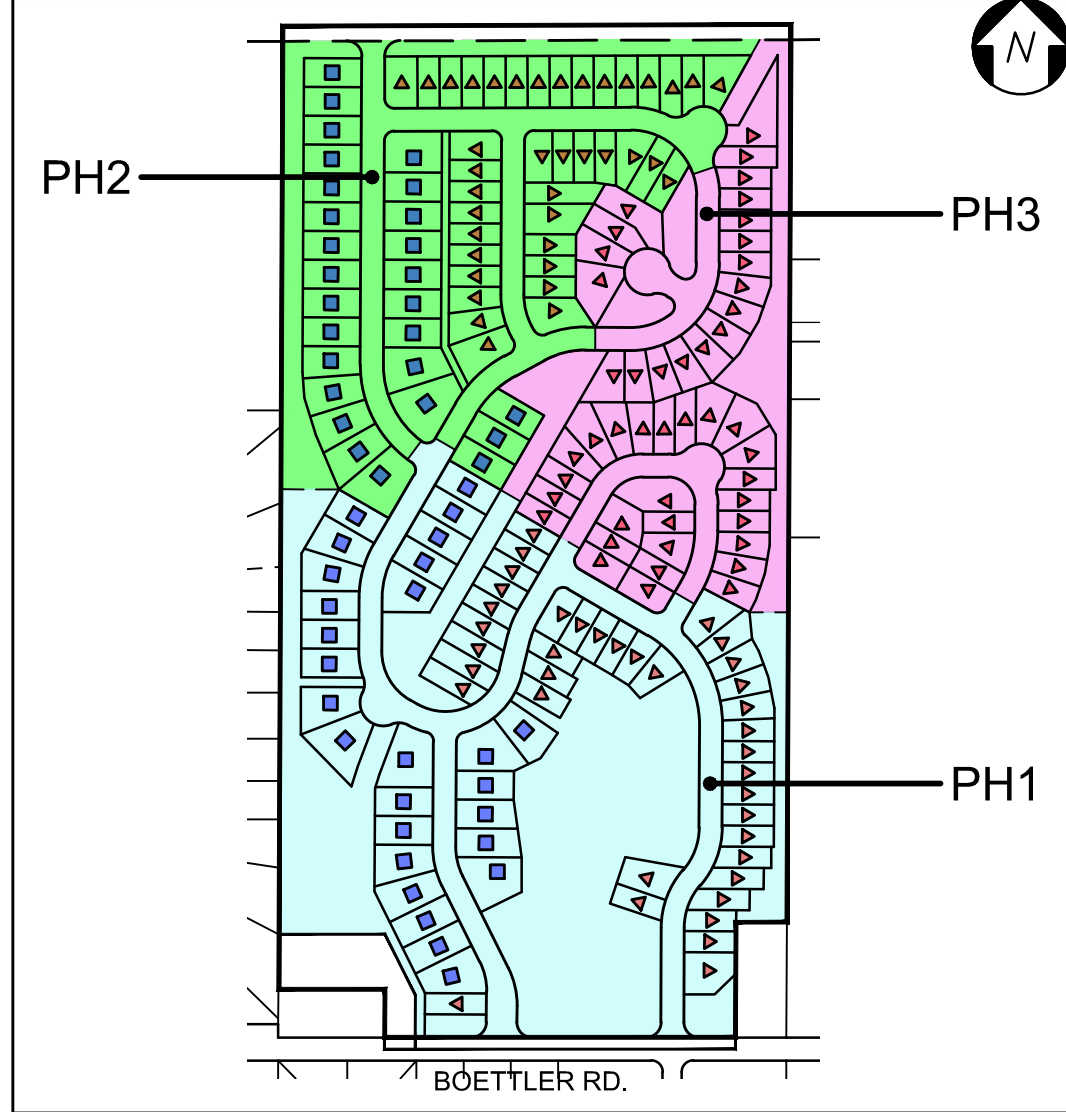
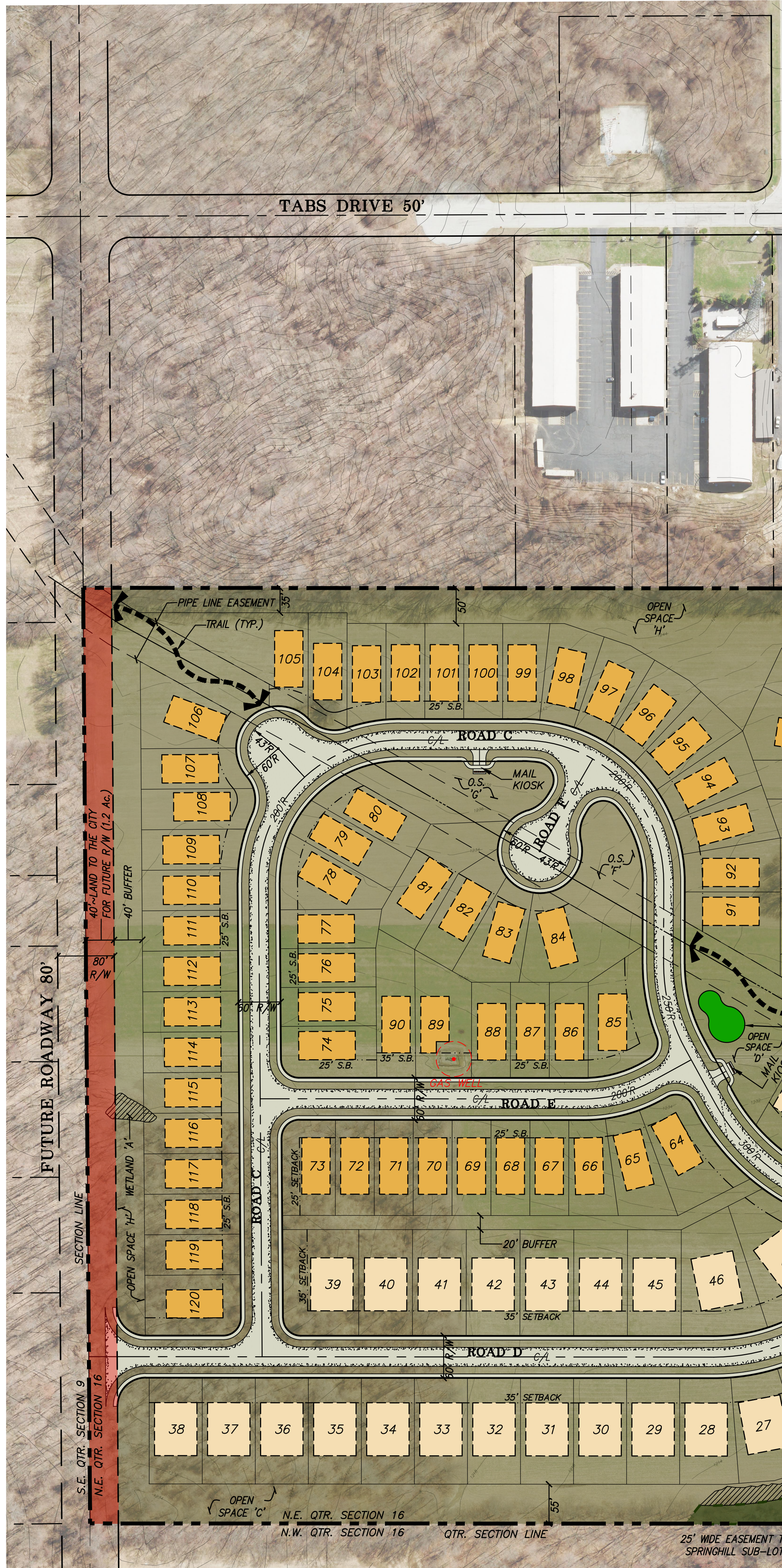




	55' WIDE LOTS		75' WIDE LOTS		PHASE SUB-TOTAL	DEVELOPMENT SUB-TOTAL
	PHASE 1	PHASE 2	PHASE 3	TOTALS		
PHASE 1	38	27	65	65		
PHASE 2	38	27	65	130		
PHASE 3	45	-	45	175		
TOTALS	121	54	175			

SITE DATA			
LOTS			40.7 AC.
OPEN SPACE			22.8 AC.
SELLER RETAINED PARCEL			1.3 AC.
FUTURE RIGHT-OF-WAY			1.2 AC.
RIGHT-OF-WAY			13.0 AC.
TOTAL AREA			79.0 AC.
ZONING DATA			
PD PLANNED DEVELOPMENT - CHAPTER 1228			
CODIFIED ORDINANCE	CODIFIED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE	PROVIDED
FEE SIMPLE LOTS - ATTACHED/DETACHED			
1228.03.1	1228-1	GROSS PROJECT AREA	5 AC. 79.0 AC.
		MAXIMUM DENSITY	8 UNITS/AC. 2.2 UN/AC.
		MINIMUM OPEN SPACE	15% (11.6 AC.) 28.9% (22.8 AC.)
1228.04.3		AREA AND YARD REQUIREMENTS FOR RESIDENTIAL USES	
1228.04.3.A		MINIMUM LOT SIZE	
1228.04.3.A.1		SINGLE FAMILY DETACHED DWELLINGS	5,000 S.F. 7,425 S.F.
1228.04.3.B		MINIMUM LOT WIDTH	40 FT. 55 FT.
		MINIMUM BUILDING SETBACK	
1228.04.3.C		ALONG ARTERIAL STREET	30 FT. SEE TYP. LOT EXHIBIT
		MINIMUM BUILDING SETBACK (75'x150')	
1228.04.3.D		FRONT YARD	35 FT.
		SIDE YARD	7.5 FT.
		REAR YARD	40 FT.
		MINIMUM BUILDING SETBACK (55'x135')	
1228.04.3.D		FRONT YARD	25 FT.
		SIDE YARD	7.5 FT.
		REAR YARD	30 FT.

