



Location Map

**Notes**

- Site Area: 8.995 Acres
  - Lot Size: 50' x 100' & 50'/55' x 80'
  - Linear Footage of Local Streets: 1,200±
  - Tax Parcel: #133-13-004G
  - Total Number of Lots: 54
  - Local Street Right-of-Way: 51'
- This community will use the Maximum Density of 6.25 units per acre for R-1 as allowed by Section 8.7.3 Flexible Lot Development (FLD) of the Unified Development Code. The FLD requires 269 SF of Functional Open Space (FOS) per unit. This project will provide an additional 20% of FOS to allow use of the Maximum Density Option. The following is a breakdown of the amount of FOS provided in this community:
- 269 SF x 54 units = 14,526 SF of FOS required plus an additional 20%, or 2,905 SF, for a total FOS = 17,431 SF.

**Legend**

Functional Open Space  
 Property Boundary  
 Proposed Vegetation

**Rezoning**

Preliminary Development Plan

C9-16-03 Date 1/25/16

Planning & Development Services