

LEGEND:

- - - DRAINAGE EASEMENT (DE)
- - - 10' GENERAL UTILITY EASEMENT (UE)
- - - UTILITY EASEMENT (UE)
- - - ACCESS EASEMENT (AE)
- - - LOT WIDTH AT FRONT YARD SETBACK

NOTE:
10' GENERAL UTILITY EASEMENT PROPOSED ADJACENT TO ALL RIGHT-OF-WAY.

PROPOSED LAND USES:
TRACT 1, BLOCK 1: MULTI-FAMILY
TRACT 1, BLOCK 2: DRAINAGE AND RETENTION
TRACT 1, BLOCK 3: RECREATION
ALL LOTS: TWO UNIT DWELLINGS

NOTE:
STREET NAMES SHOWN AS PLACEHOLDERS ONLY. ACTUAL NAMES TO BE DETERMINED PRIOR TO PLATTING.

R3 Zoning Regulations

Single-Family Attached: 2 Units

Minimum Lot Area	9,600 SF
Minimum Lot Width	75 FT
Minimum Front Yard Setback	20 FT
Minimum Side Yard Setback	7 FT (0 FT for Common Wall)
Minimum Rear Yard Setback	25 FT
Maximum Height	35 FT

Unit Count - Two Unit Dwellings

Number of Lots	26
Units per Lot	2
Total Units	52

Unit Count - Multi-Family

Number of Buildings	14
Units per Building	Varies (10-14)
Total Units	186

