



**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

GOVT LOT 3-109-50  
 GOVT LOT 4 NW1/4  
 GOVT LOT 3-109-50  
 GOVT LOT 4 NW1/4  
 GOVT LOT 3-109-50