LAND USE TABLE

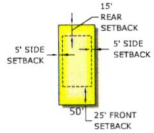
LAND USE	ACRES	UNITS	DENSITY
SINGLE FAMILY PDP(SF)	137	907*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	82.9		
ROADS	7		
TOTAL:	+/- 226.9	907	APPROX. 4 UNITS/ACRE

NOTES:

* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.

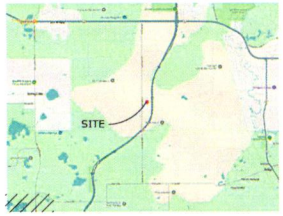
* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

	SINGLE-FAMILY
MINIMUM LOT WIDTH	50'
MINIMUM FRONTAGE ALONG CURVE	35'
MINIMUM LOT SQFT	5,500 SF
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING AREA RATIO	65%



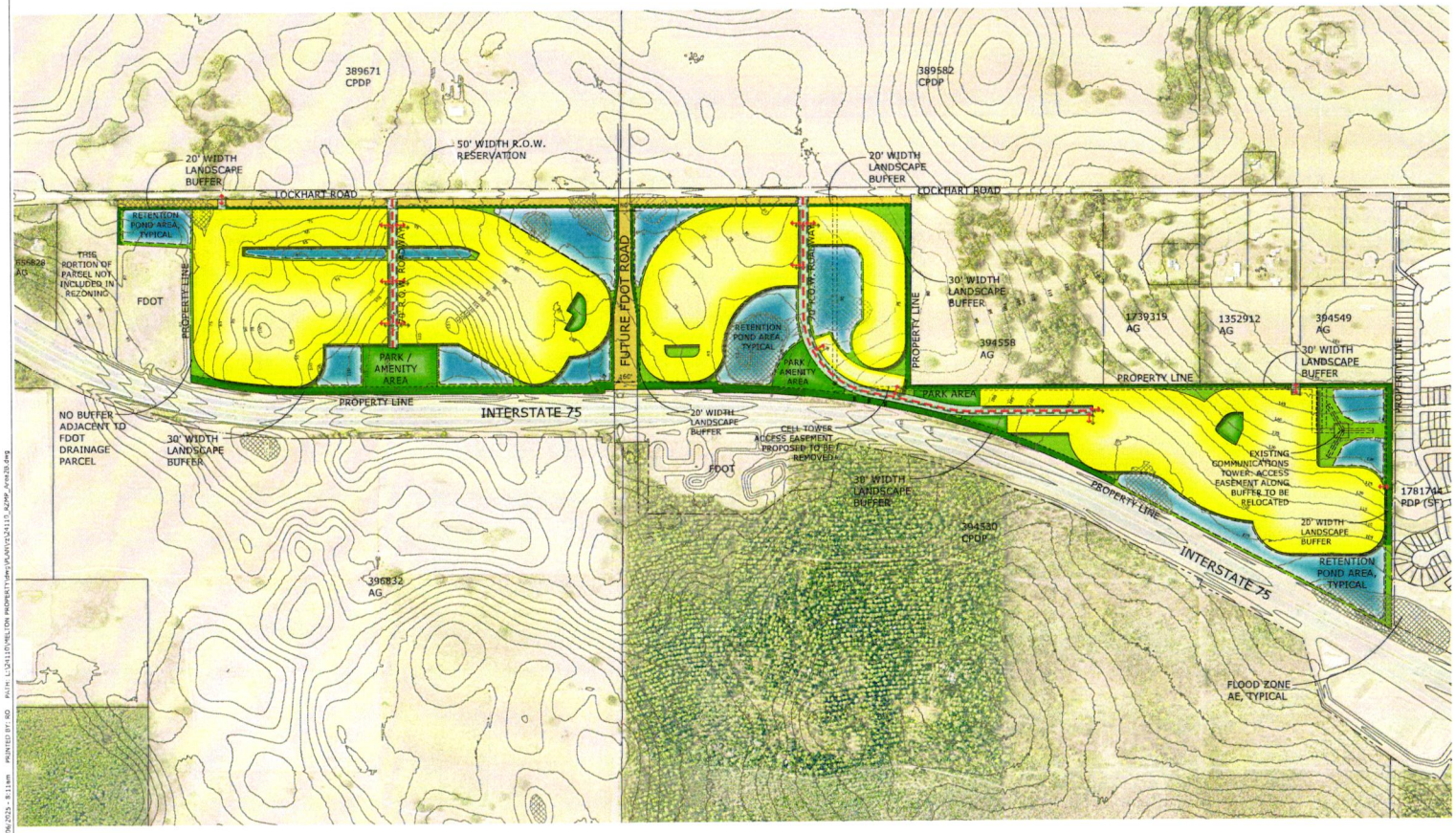
TYPICAL
50' SINGLE FAMILY LOT
NTS

LOCATION MAP



LEGEND

- RIGHT OF WAY DEDICATION
- SINGLE FAMILY PDP(SF)
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA



SITE DATA

OWNER: JACK MELTON FAMILY INC.
PARCEL KEY NO.: 541364 & 541578
SECTION / TOWNSHIP / RANGE: 07/23S/18E & 18/23S/21E

CURRENT ZONING: AG

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT (PDP/SF)

PROJECT AREA:
541364: ± 132.7 AC.
541578: ± 94.21 AC.
TOTAL: ± 226.9 AC.

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 35'
MINIMUM DISTANCE BETWEEN BUILDINGS: 10'

PERIMETER SETBACKS: (INCLUSIVE OF BUFFERS)

NORTH: 35'
EAST: 45' (FROM I-75)
WEST: 45' NORTHERN PORTION
35' SOUTHERN PORTION (FROM FUTURE R/W)
SOUTH: 35'

PROPOSED BUFFERS:

NORTH: 20' LANDSCAPED BUFFER
EAST: 30' LANDSCAPE BUFFER BY INTERSTATE 75
WEST: 30' LANDSCAPE BUFFER NORTHERN PORTION
20' LANDSCAPE BUFFER ALONG LOCKHART
SOUTH: 20' LANDSCAPE BUFFER

*NO BUFFER IS REQUIRED ADJACENT TO DRAINAGE RETENTION AREAS.

NOTE: 168' R.O.W. WIDTH PROVIDED FOR FUTURE FDOT ROADWAY IN CENTER OF PROPERTY FOR FIRST 600'. THEN TAPERS DOWN TO 80' R.O.W. WIDTH WITH A 20' LANDSCAPE BUFFER PROVIDED ON EACH SIDE.

0 200 400 Feet

GINNY GROVE REZONING MASTER PLAN

JACK MELTON PARCELS

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Planning
Surveying
Environmental
Transportation
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DATE	REV. BY	REV. NO.	REVISION
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WHEN PRINTED TO SCALE DRAWING SIZE SHALL BE 22" X 34"

SHEET
1

JOB No. 24110

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