

- LEGEND**
- PARK / AMENITY AREA
  - PDP (MULTI-FAMILY) PDP (MF)
  - LANDSCAPED BUFFERS
  - RETENTION POND AREA



**SITE DATA**

AREA: +/- 9.0 ACRES

OWNER / APPLICANT: DIRT DOCTOR 11011 LLC

PARCEL KEY NO.: 822756

STREET ADDRESS: BOURASSA BOULEVARD

SECTION / TOWNSHIP / RANGE: 07/22/18E

CURRENT FLU: RESIDENTIAL

CURRENT ZONING: AG

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / MULTIFAMILY (PDV/MF)

TOWNSHOMES (PDV/MF)

ACREAGE: 9.0 ACRES +/-

MAXIMUM NUMBER OF UNITS: 110

MAXIMUM BUILDING HEIGHT: 35 FEET

TOWNSHOME UNITS MINIMUM SETBACKS

FRONT: 23 FEET (DEVIATION FROM 15 FEET)

SIDES: 5-1/2 FEET (END UNITS) (DEVIATION FROM 10 FEET)

REAR: 15 FEET (DEVIATION FROM 20 FEET)

PERIMETER BUILDING SETBACK -

EAST AND WEST: 35 FEET (INCLUSIVE OF REAR SETBACK)

SOUTH: 15 FEET (INCLUSIVE OF REAR SETBACK)

NORTH: 30 FEET (INCLUSIVE OF REAR SETBACK)

MINIMUM LOT WIDTH: 18 FEET (DEVIATION FROM 75 FEET)

MINIMUM LOT SIZE: 1420 SQ. FT. (DEVIATION FROM 12,000 SQ. FT.)

LANDSCAPE BUFFERS

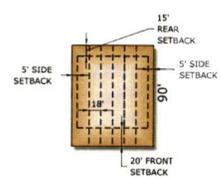
EAST (SIDE) - 20 FEET

WEST (SIDE) - 20 FEET

SOUTH (FRONT) - 5 FEET

NORTH (REAR) - 20 FEET

\* NO LANDSCAPE BUFFER TO BE PROVIDED WHERE RETENTION POND ADJUTS PROPERTY LINE



**TYPICAL TOWNSHOME TRACT**  
(MINIMUM 1,620 SQ FT)  
NTS

LAND USE TABLE		
LAND USE	ACRES	UNITS
TOWNSHOMES	6.9	110.0
DRAINAGE, BUFFERS, R.O.W., OPEN SPACE	2.1	
<b>TOTAL:</b>	<b>+/- 9.0</b>	

**NOTES:**

\* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT 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.

REZONING MASTER PLAN

DIRT DOCTOR 11011 LLC

Engineering  
Environmental  
Construction Management

**Coastal**

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DATE	REVISED BY	NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 27" X 34"

**SHEET**

**1**

25080