

LEGEND

- TOWNHOMES AREA
- DUPLEX VILLAS 35' LOTS
- SINGLE FAMILY 45' LOTS
- SINGLE FAMILY LOTS (WIDTH UNDETERMINED CURRENTLY)
- SINGLE FAMILY 75' LOTS
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- R.O.W. RESERVATION AREA

LOCATION MAP

	SINGLE-FAMILY	VILLAS	TOWNHOMES
MINIMUM LOT WIDTH	45'	35'	20'
MINIMUM FRONTAGE ALONG CURVE	30'	25'	15'
MINIMUM LOT SQFT	4,950 SF	3,675 SF	2,000 SF
MAXIMUM BUILDING HEIGHT	35'	35'	35'
MAXIMUM BUILDING AREA RATIO	65%	70%	70%

LAND USE EQUIVALENCY MATRIX						
FORMER LOT TYPE	NEW LOT TYPE					
	TOWNHOME	VILLAS	45' LOTS	55' LOTS	65' LOTS	75' LOTS
TOWNHOME	-	0.6	0.6	0.4	0.3	0.3
DUPLEX VILLAS	1.8	-	0.8	0.6	0.5	0.5
45' LOTS	2.2	1.3	-	0.8	0.7	0.6
55' LOTS	2.8	1.6	1.2	-	0.9	0.7
65' LOTS	3.3	1.9	1.4	1.2	-	0.9
75' LOTS	3.8	2.1	1.7	1.4	1.2	-

LAND USE	ACRES	UNITS	DENSITY
TOWNHOMES	16	238*	
SINGLE FAMILY	72	610*	
DUPLEX VILLAS	37	140*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	102.7		
ROADS (RIGHT OF WAY)	18		
TOTAL:	+/- 314.7	988	3.13 UNITS / ACRE

SITE DATA

OWNER: LEE K. PEDONE, LEE KELSO PEDONE TRUSTEE, ARIANA DAIRY FARM, INC. 424641, 424678, 1342666, 396716, 1299115, 536254, 424650, 473794, 1376219, 541444

PARCEL KEY NO.:

SECTION / TOWNSHIP / RANGE: 16/23S/21E

CURRENT ZONING: SPLIT ZONING AG, CPDP, PDP(IND)

PROPOSED ZONING: CPDP

PROJECT AREA:

TOTAL: ± 314.7 AC.

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 35'

MINIMUM DISTANCE BETWEEN BUILDINGS: 15' SINGLE FAMILY, 10' DUPLEX VILLAS, 15' TOWNHOMES

PERIMETER SETBACKS:

NORTH: 35'

EAST: 35'

WEST: 35'

SOUTH: 65'

PROPOSED BUFFERS:

NORTH: 30' LANDSCAPED BUFFER (SEE PAGE 2 FOR TYPE 3 BUFFER)

WEST: 30' LANDSCAPE BUFFER (SEE PAGE 2 FOR TYPE 3 BUFFER)

SOUTH: 60' LANDSCAPE BUFFER (30' LANDSCAPE BUFFER PLUS 30' NATURAL VEGETATION) (SEE PAGE 2 FOR TYPE 3 BUFFER)

NOTES:

* ALL ACRES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NO. OF EACH TYPE OF LOT AND ACRES REQUIRED 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.

* 45' LOTS WILL NOT EXCEED 25% OF THE TOTAL SINGLE FAMILY LOTS

45' SINGLE FAMILY LOT

NTS

15' REAR SETBACK

7.5' SIDE SETBACK

7.5' SIDE SETBACK

25' FRONT SETBACK

55' SINGLE FAMILY LOT

NTS

15' REAR SETBACK

7.5' SIDE SETBACK

7.5' SIDE SETBACK

25' FRONT SETBACK

VILLA LOT MIN. REQUIREMENTS

(MIN. 3,675 SF)

15' REAR SETBACK

5' SIDE SETBACK

8' SIDE SETBACK

35' SIDE SETBACK

70' SIDE SETBACK

4 UNIT TOWNHOME TRACT

NTS

15' REAR SETBACK

7.5' SIDE SETBACK

7.5' SIDE SETBACK

20' FRONT SETBACK

6 UNIT TOWNHOME TRACT

NTS

15' REAR SETBACK

7.5' SIDE SETBACK

7.5' SIDE SETBACK

20' FRONT SETBACK

8 UNIT TOWNHOME TRACT

NTS

15' REAR SETBACK

7.5' SIDE SETBACK

7.5' SIDE SETBACK

20' FRONT SETBACK

75' SINGLE FAMILY LOT

NTS

15' REAR SETBACK

7.5' SIDE SETBACK

7.5' SIDE SETBACK

25' FRONT SETBACK

65' SINGLE FAMILY LOT

NTS

15' REAR SETBACK

7.5' SIDE SETBACK

7.5' SIDE SETBACK

25' FRONT SETBACK

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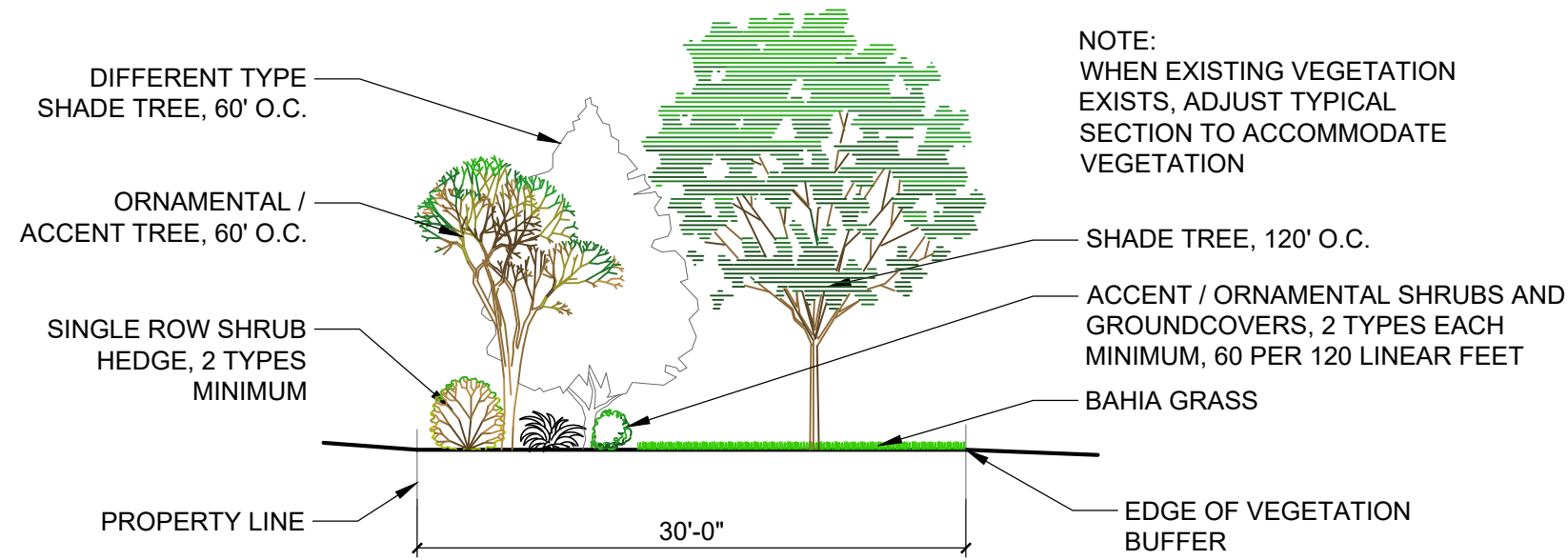
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SHEET

1

JOB No: 25025

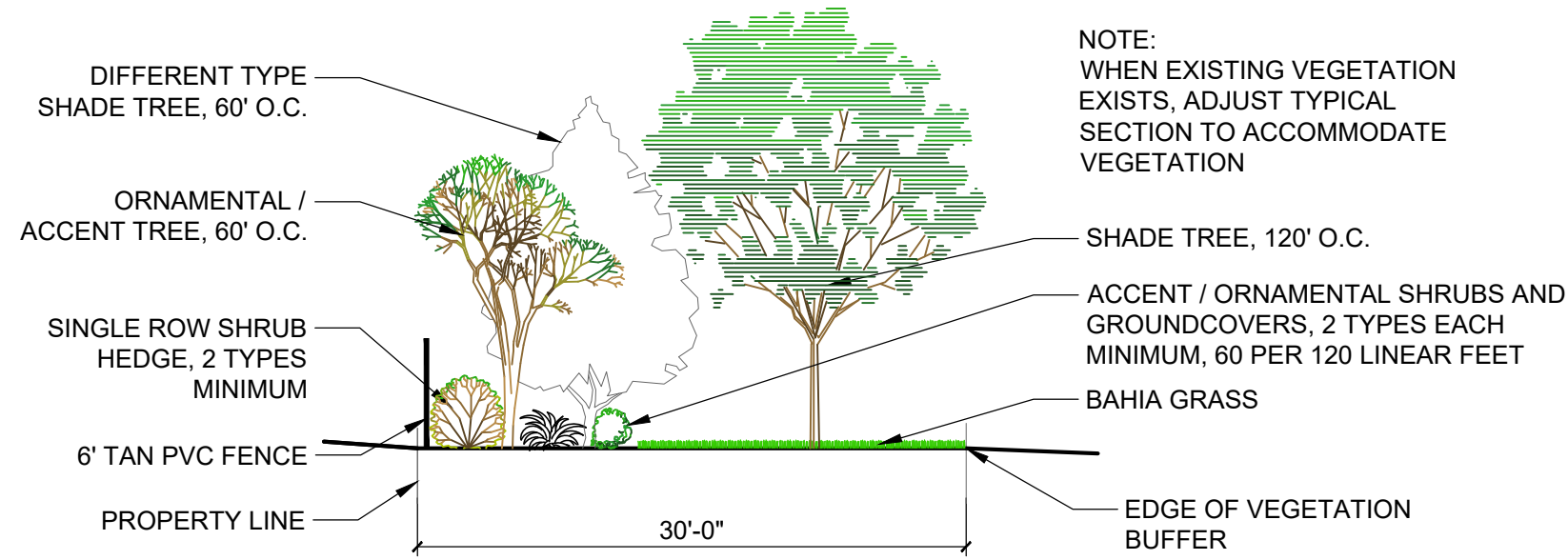
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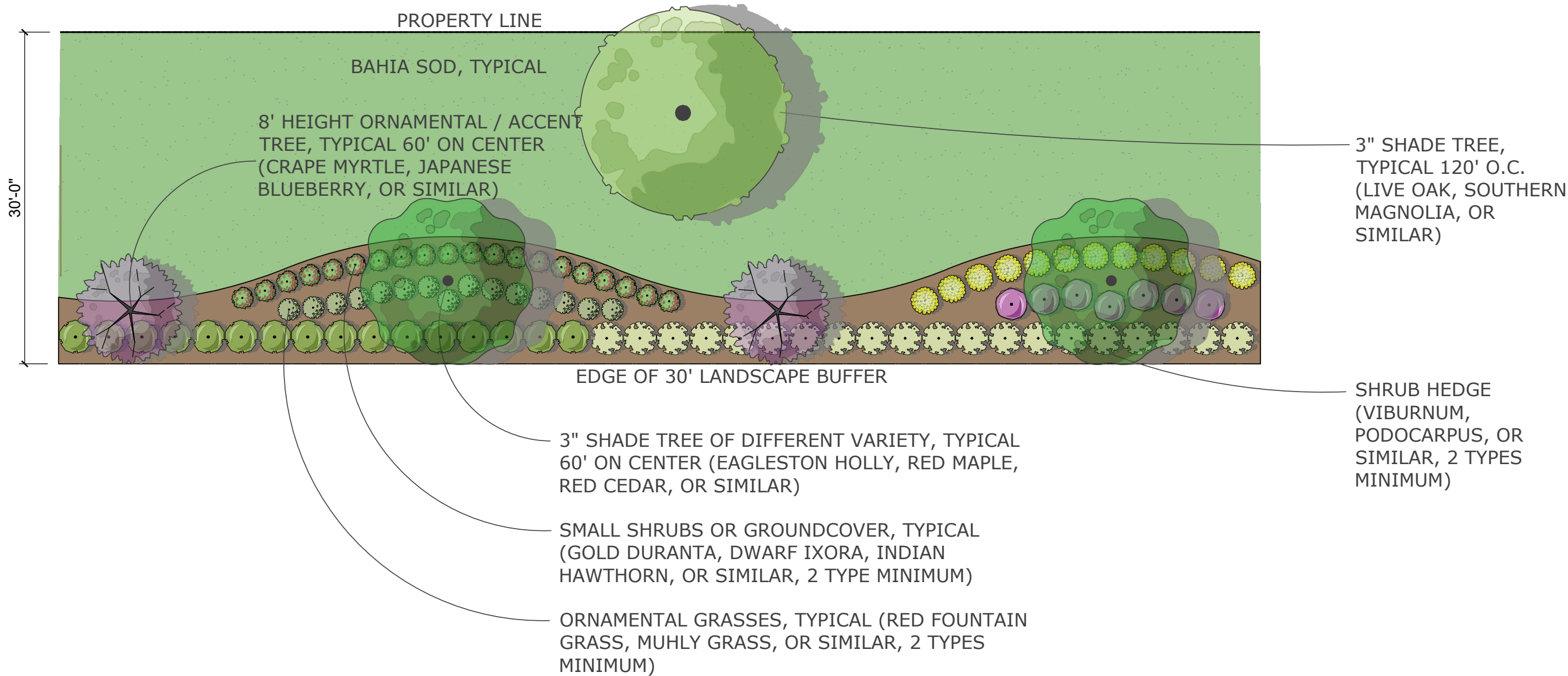
3 30' TYPICAL TYPE 3 BUFFER SECTION

TYPE 3 BUFFER SUMMARY

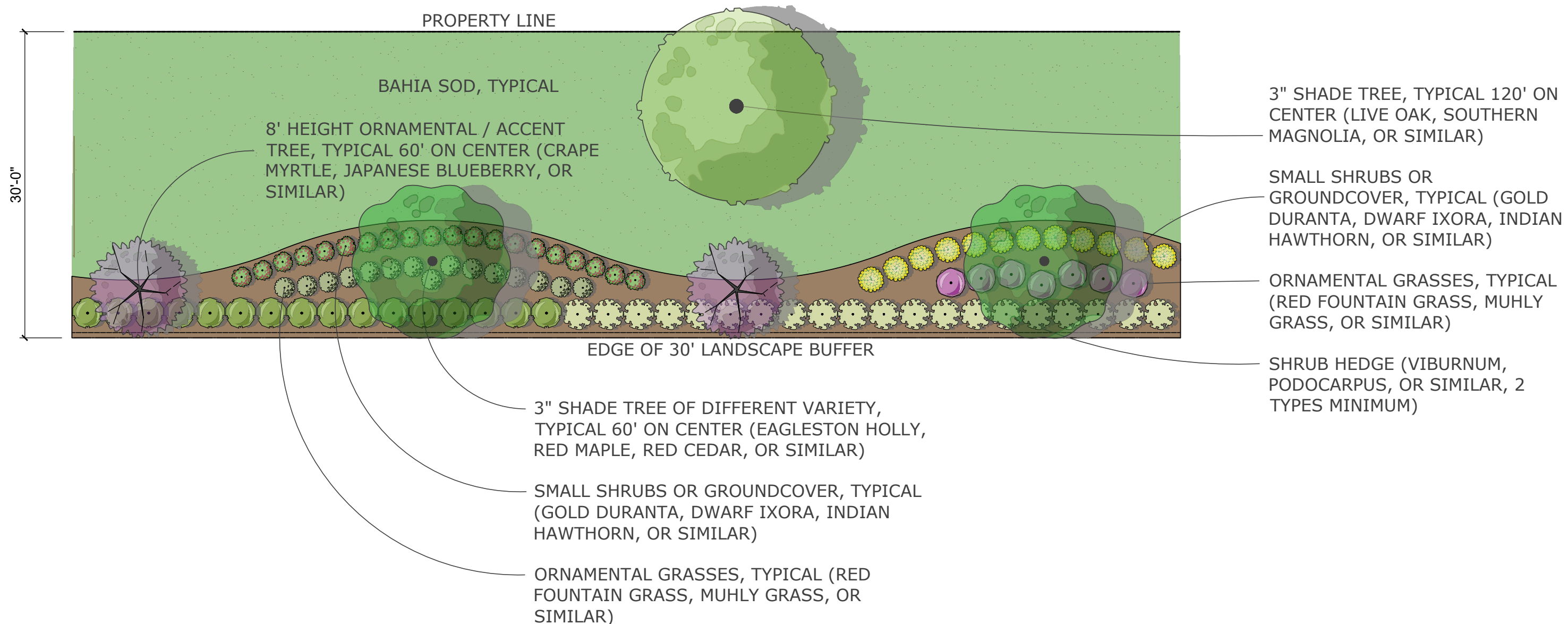
3 SHADE TREES (2 TYPES) PER 120 LF
2 ORNAMENTAL TREES PER 120 LF
SINGLE ROW SHRUB HEDGE
60 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
BAHIA SOD WHERE NOT PLANTING BED



3F 30' TYPICAL TYPE 3F BUFFER SECTION



VEGETATIVE BUFFER TYPE 3 PLAN VIEW (SCALE: 1' = 10')



VEGETATIVE BUFFER TYPE 3F PLAN VIEW (SCALE: 1' = 10')

REZONING TYPICAL BUFFER

ARIANA ESTATES

Engineering
Planning
Surveying
Civil
Transportation
Construction Management
engineering associates, inc.

Coastal

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