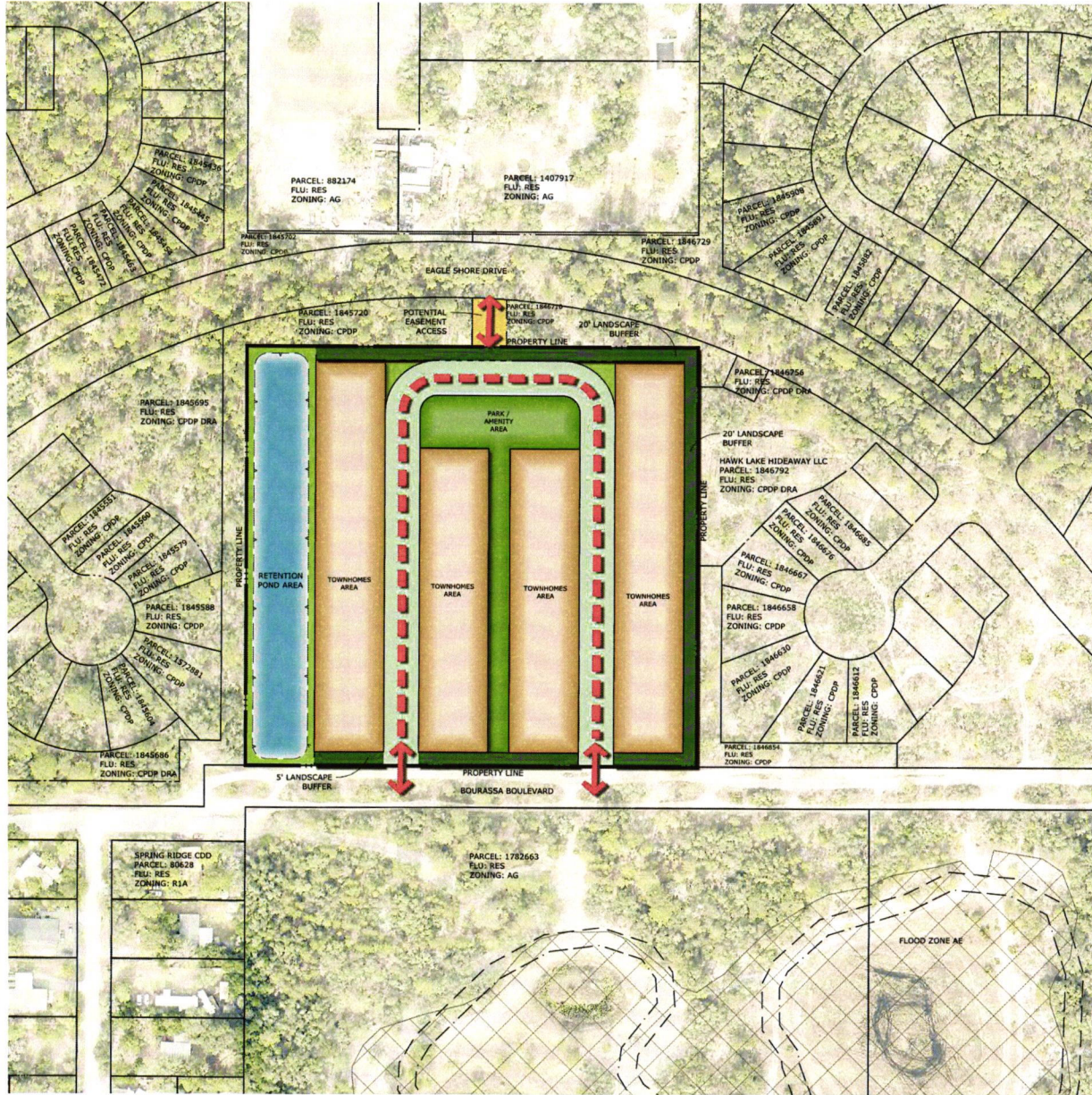


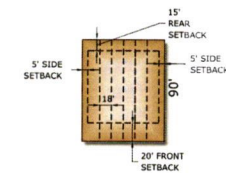
LEGEND

- 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
SITE ADDRESS: BOURASSA BOULEVARD
SECTION / TOWNSHIP / RANGE: 07/225/18E
CURRENT FLU: RESIDENTIAL
CURRENT ZONING: AG
PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / MULTIFAMILY (PDP/MF)
TOWNSHIPS (PDP/MF):
ACREAGE: 9.0 ACRES +/-
MAXIMUM NUMBER OF UNITS: 110
MAXIMUM BUILDING HEIGHT: 35 FEET
TOWNHOME UNITS MINIMUM SETBACKS
FRONT: 23 FEET (DEVIATION FROM 25 FEET)
SIDES: 5/3 FEET (END UNITS) (DEVIATION FROM 10 FEET)
REAR: 13 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 25 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 TOWNHOME TRACT (MINIMUM 1,620 SQ FT) NTS

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

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
Surveying
Environmental
Planning
Construction Management
Coastal
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