

- LEGEND**
- 60' WIDTH SINGLE FAMILY LOTS
 - LANDSCAPE BUFFER
 - ASPHALT PAVEMENT
 - PARK / AMENITY AREA
 - RETENTION POND AREA

SITE DATA

OWNERS: MATTHEW TOLOS, DIANE JO RICHARD, MARY KROEPEL, TRUSTEE, RICHARD S. LEE, RICHARD A. TANTUM, DYLAN SUPPERLEE, NICOLE SUPPERLEE

APPLICANT: SAND RIDGE HERITAGE 47, LLC

PARCEL KEY NOS: 377228, 377241, 377185, 377265

SECTION 09 TOWNSHIP 23 RANGE 16

CURRENT ZONING: POP(SF)

PROPOSED ZONING: POP(SF)

AREA: +/- 47.7 ACRES

WETLANDS: +/- 0.0 ACRES

UPLANDS: +/- 47.7 ACRES

CURRENT FLU: RESIDENTIAL POP(SF)

CURRENT ZONING: POP(SF)

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / SINGLE FAMILY (POP(SF))

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 35'

MINIMUM DISTANCE BETWEEN BUILDINGS: 10' SINGLE FAMILY

PERMETER SETBACKS:

NORTH: 35'

SOUTH: 35'

EAST: 30'

WEST: 30' EXCEPT ADJACENT TO UTILITY EASEMENT IS 15'

PROPOSED BUFFERS:

NORTH: 20' VEGETATIVE BUFFER

SOUTH: 20' VEGETATIVE BUFFER

EAST: 15' VEGETATIVE BUFFER

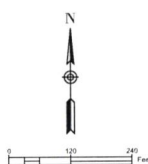
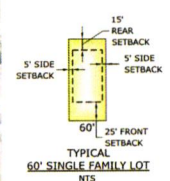
WEST: 0' VEGETATIVE BUFFER ALONG UTILITY EASEMENT / 15' VEGETATIVE BUFFER ADJACENT TO PROPERTY

LAND USE TABLE		
LAND USE	ACRES	UNITS
SINGLE FAMILY RESIDENTIAL (SFR)	25.6	145
ROADWAYS	7.7	
DRAINAGE, BUFFERS, OPEN SPACE	14.4	
TOTAL:	47.7	

NOTES:

* ALL ACRES 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 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.



DATE	REVISED	BY	DATE	REVISED	BY
01/11/2024	1	AS	01/11/2024	1	AS
01/11/2024	2	AS	01/11/2024	2	AS
01/11/2024	3	AS	01/11/2024	3	AS
01/11/2024	4	AS	01/11/2024	4	AS
01/11/2024	5	AS	01/11/2024	5	AS
01/11/2024	6	AS	01/11/2024	6	AS
01/11/2024	7	AS	01/11/2024	7	AS
01/11/2024	8	AS	01/11/2024	8	AS
01/11/2024	9	AS	01/11/2024	9	AS
01/11/2024	10	AS	01/11/2024	10	AS