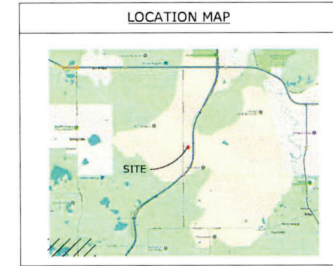
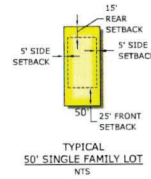


LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
SINGLE FAMILY PDP(SF)	137	907*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	82.9		
ROADS	7		
TOTAL:	+/- 226.9	907	APPROX. 4 UNITS/ACRE

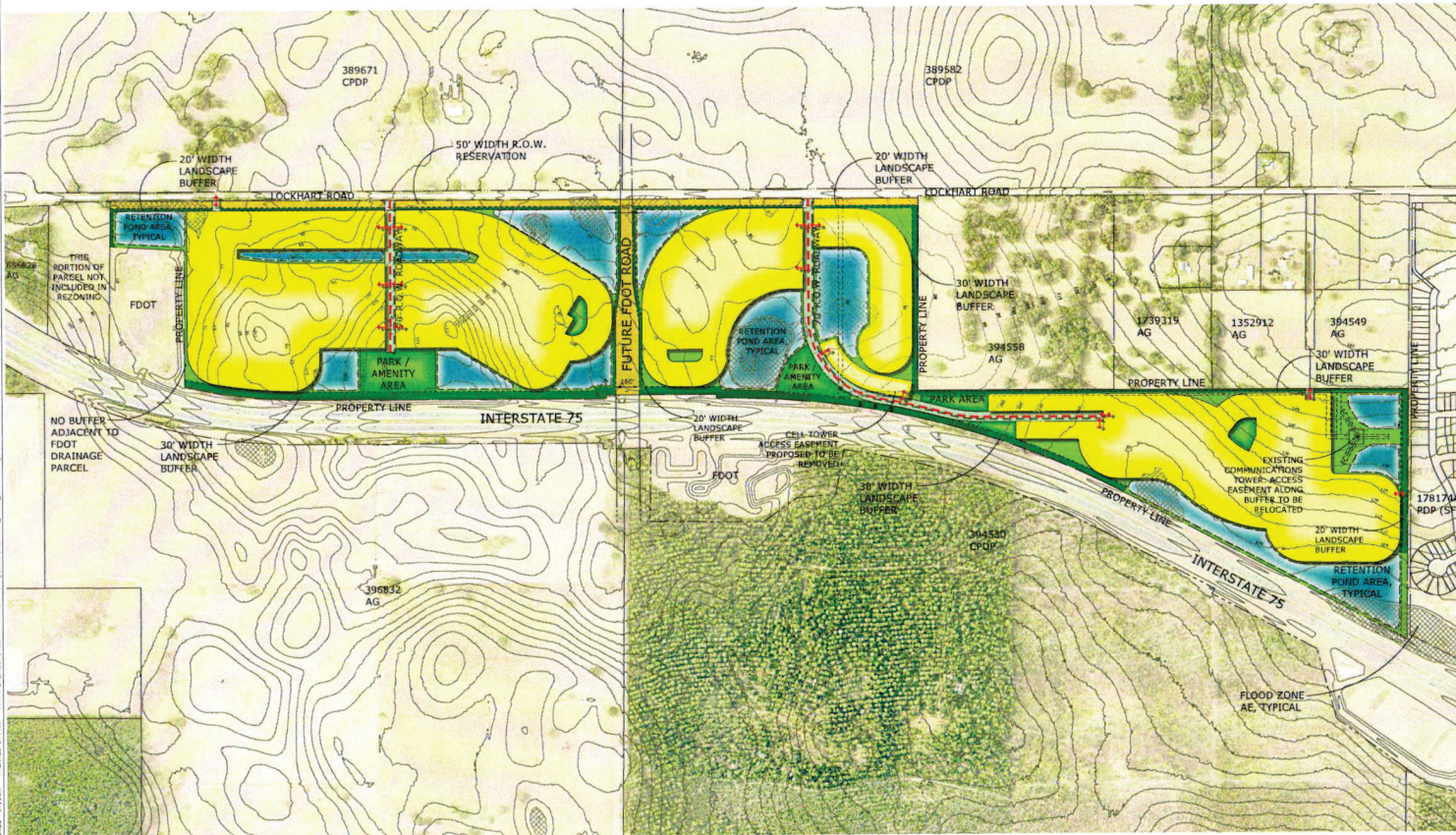
NOTES:
 * ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL, FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.

* 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 SIZE	6,500 SF
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING AREA RATIO	65%



GINNY GROVE
 REZONING MASTER PLAN
 JACK MELTON PARCELS



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: 07/235/18E & 18/235/21E

CURRENT ZONING: AG

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT (PDP/SF)

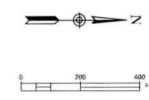
PROJECT AREA:
 541364: ± 132.7 AC.
 541578: ± 94.23 AC.
TOTAL: ± 226.9 AC.

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 35'
 MINIMUM DISTANCE BETWEEN BUILDINGS: 10'
PERMETER SETBACKS (INCLUSIVE OF BUFFERS)
 NORTH: 35'
 EAST: 40' (FROM LTS)
 WEST: 45' NORTHERN PORTION
 35' SOUTHERN PORTION FROM FUTURE RW
 SOUTH: 35'

PROPOSED BUFFERS:

NORTH: 30' LANDSCAPED BUFFER
 EAST: 30' LANDSCAPED BUFFER BY INTERSTATE 75
 WEST: 30' LANDSCAPED BUFFER NORTHERN PORTION
 20' LANDSCAPED BUFFER ALONG LOCKHART
 SOUTH: 20' LANDSCAPED BUFFER
 *NO BUFFER IS REQUIRED ADJACENT TO DRAINAGE RETENTION AREAS.
 NOTE: 100' R.O.W. WIDTH PROVIDED FOR FUTURE FOOT ROADWAY IN CENTER OF PROPERTY FOR FIRST 600'. THEN TAKES DOWN TO 30' R.O.W. WIDTH WITH 20' LANDSCAPE BUFFER PROVIDED ON EACH SIDE.



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