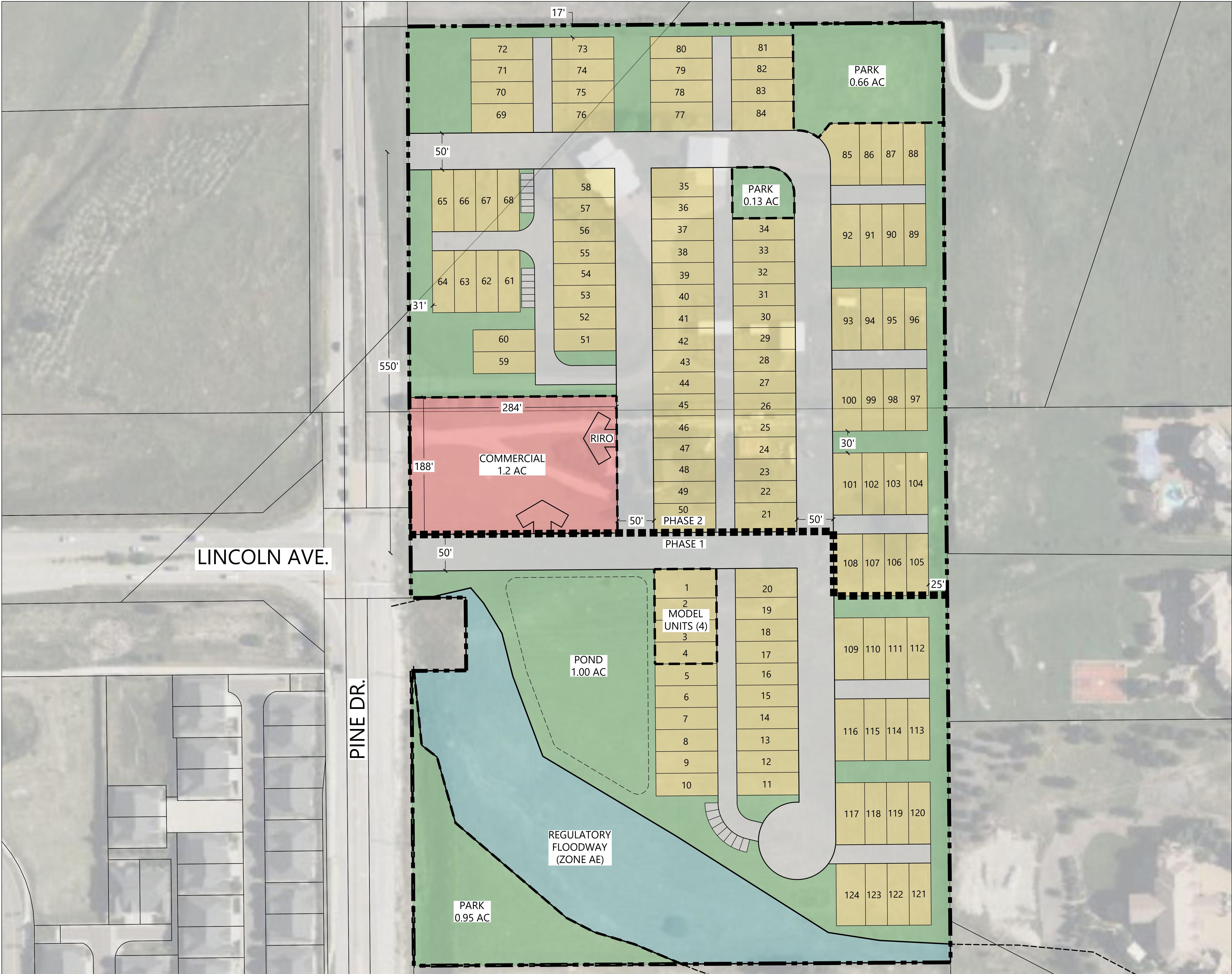
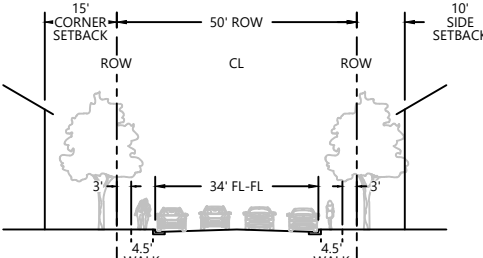


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STREET SECTION

TOTAL AREA:	21.6 AC
COMMERCIAL AREA:	1.2 AC
FLOODPLAIN AREA:	2.4 AC
RESIDENTIAL AREA:	18.0 AC
TOTAL UNITS:	124 UNITS
RESIDENTIAL DENSITY:	6.9 DU/AC

PRODUCT:	30' X 85' DUPLEX
FRONT SETBACK:	10'
SIDE SETBACKS:	0'/5'
CORNER SETBACKS:	15'
REAR SETBACKS:	5'

- NOTES:
- THIS LAYOUT ASSUMES THAT VARIATIONS IN THE MAX BUILDING SETBACK WILL BE PERMITTED.
 - THIS LAYOUT DID NOT ACCOUNT FOR ANY POTENTIAL ENCROACHMENTS. REVIEW THE PD DOCUMENT FOR ALLOWED ENCROACHMENTS.
 - ACCESS FOR INDIVIDUAL UNIT UTILITIES WAS NOT EVALUATED.
 - IT IS ASSUMED THAT A 26' ALLEY LEADING TO 20' WIDE SHARED DRIVEWAY IS ACCEPTABLE FROM A UTILITY AND ACCESS STANDPOINT.

NOTE: PORTIONS OF LINE WORK WERE TAKEN FROM SCALED DRAWINGS PROVIDED BY A THIRD PARTY.

PRELIMINARY LOT COUNT TABLE

RESIDENTIAL TYPE		SUBTOTAL
30' X 85' DUPLEX		124 LOTS
COMMERCIAL PADS		1.2 AC
TRACT LANDSCAPE		5.8 AC
FLOODWAY		2.4 AC
ROW & ALLEYS		4.5 AC
TOTAL LOT		124 LOTS



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CONCEPT A

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DRWN BY:	LIA
CHKD BY:	LIA
DATE:	6/23/2025
PROJECT NUMBER:	CO1027-0019

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