



**SITE DATA:**

GROSS AREA: ±35.5 ACRES  
 ARMSTRONG ROW: ±1.5 ACRES  
 WETLAND: ±8.2 ACRES (NOT DELINEATED)

NET AREA: ±25.8 ACRES

2040 COMP PLAN: HIGH DENSITY RESIDENTIAL (10-15 UNITS/ACRE)  
 PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL (4-8 UNITS/ACRE)  
 CURRENT ZONING: R-1 NORTH END, R-3 SOUTH END

PROPOSED UNITS: 133  
 110 TOWNHOMES  
 23 SINGLE FAMILY

NET DENSITY: ±5.1 UNITS/ACRE

**R-3 STANDARDS:**

SETBACK FROM BUILDING TO PRIVATE ROAD: 25'  
 SETBACK BETWEEN BUILDINGS: 20'  
 SETBACK FROM BOUNDARY: 30'

**R-1 STANDARDS (VILLA):**

LOT WIDTH: 65'  
 LOT AREA: 6,534 SF (0.15 ACRE)  
 FRONT SETBACK: 25'  
 SIDE SETBACK: 5' INTERIOR, 25' CORNER  
 REAR SETBACK: 20'

ROW LENGTH: 2,100 LF  
 PRIVATE DRIVE LENGTH: 1,700 LF

