

CONCEPT SITE PLAN
1" = 80'-0"

SITE PLAN NOTES:

- (1) MONARCH TREE
- (2) AMENITIES (LEASING CENTER, MAIL ROOM, CLUBHOUSE, GYM, POOL, MGMT OFFICE)
- (3) DETENTION POND (TBD)
- (4) SINGLE STORY PRIVATE GARAGES (4A: 4 SPACES, 4B: 3 SPACES)

ZONING CRITERIA:

- MF-1 MULTIFAMILY - LOW DENSITY
- 2.5 STORIES MAX HEIGHT
- 40% MAX LOT COVERAGE
- 2-22 (g) DESIGN STANDARD INCENTIVE.
- 14 UNITS ALLOWED PER ACRE
- NO LIMIT ON NUMBER OF UNITS PER BUILDING
- 50% OF PARKING REQUIRED TO BE ENCLOSED

8.509 ACRES @ 14 UNITS PER ACRE = 119 UNITS

