



AMOUNT OF EACH DIFFERENT USE BY ACRES:	14.55 ACRES	100%
TOWNHOMES	3.87 ACRES +/-	27%
TOTAL NUMBER AND TYPE OF DWELLING UNITS BY EACH TIME OF SAME:		
TOWNHOMES	98 DWELLING UNITS	0%
ACTIVE RECREATION AND/OR OPEN SPACE	N/A ACRES	0%
PASSIVE OPEN SPACE	9.1 ACRES +/-	63%
PUBLIC AND PRIVATE RIGHT-OF-WAY	1.5 ACRES +/-	10%
TOTAL WETLANDS	1.21 ACRES	8%
TOTAL WETLAND IMPACT	0.21 ACRES	(17% OF TOTAL WETLAND)

LEGEND	
BOUNDARY LINE	---
LOT LINE	---
FLOODLINE	---
POND LINE	---

**DEVELOPMENT STANDARDS:**

LOT AREA: 1,400 S.F.  
 LOT COVERAGE BY BLDG. (Overall): 70%  
 MAX BUILDING HEIGHT: 35 FEET

**MINIMUM LOT SETBACKS:**

FRONT YARD (TO GARAGE FACE): 0 (INTERIOR)/10 (END) FEET  
 REAR YARD: 10 FEET  
 SIDE YARD: 22 FEET

\* 22 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE GARAGE FACE WHERE SIDEWALKS ARE LOCATED ON THAT SIDE OF THE STREET AND 15 FEET TO THE BUILDING FACADE; 22 FEET FROM THE BACK EDGE OF CURB WHERE NO SIDEWALKS ARE LOCATED TO THE GARAGE FACE AND 15 FEET TO THE BUILDING FACADE.

**TOTAL UNITS IN PHASE 1:**

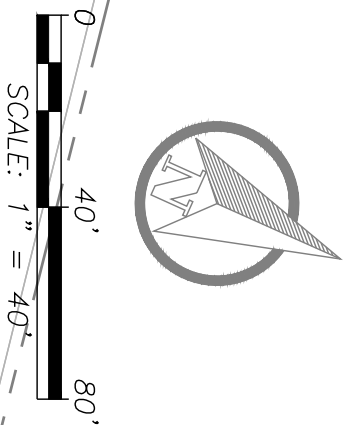
11 - 8 UNIT BUILDING: 88  
 1 - 4 UNIT BUILDING: 4  
 1 - 6 UNIT BUILDING: 6

**REQUIRED PARKING:**

2 SPACES PER UNIT PLUS 1 SP PER 3 UNITS = 228 SPACES  
 2 SPACES PER UNIT PLUS 33 SPACES = 228 SPACES

**LAND & ZONING INFORMATION:**

CURRENT LAND USE DESIGNATION: PDR  
 CURRENT ZONING DISTRICT: OLD KINGS TRAIL  
 REQUESTED ZONING DISTRICT: OLD KINGS TRAIL  
 REAL ESTATE NUMBERS: 083320-0000 AND 083389-0000  
 FEMA DESIGNATION ZONES: "AE" AND "X"



JOB NO. JOB 2203  
 DATE March 23, 2022  
 SCALE AS SHOWN  
 SHEET C-100

**GENERAL SITE PLAN**

NO.	DATE	REVISION DESCRIPTION

**OLD KINGS TRAIL**

**FORESTAR**

May 5, 2022

**ADKINSON ENGINEERING**

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**Revised Exhibit 4**

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