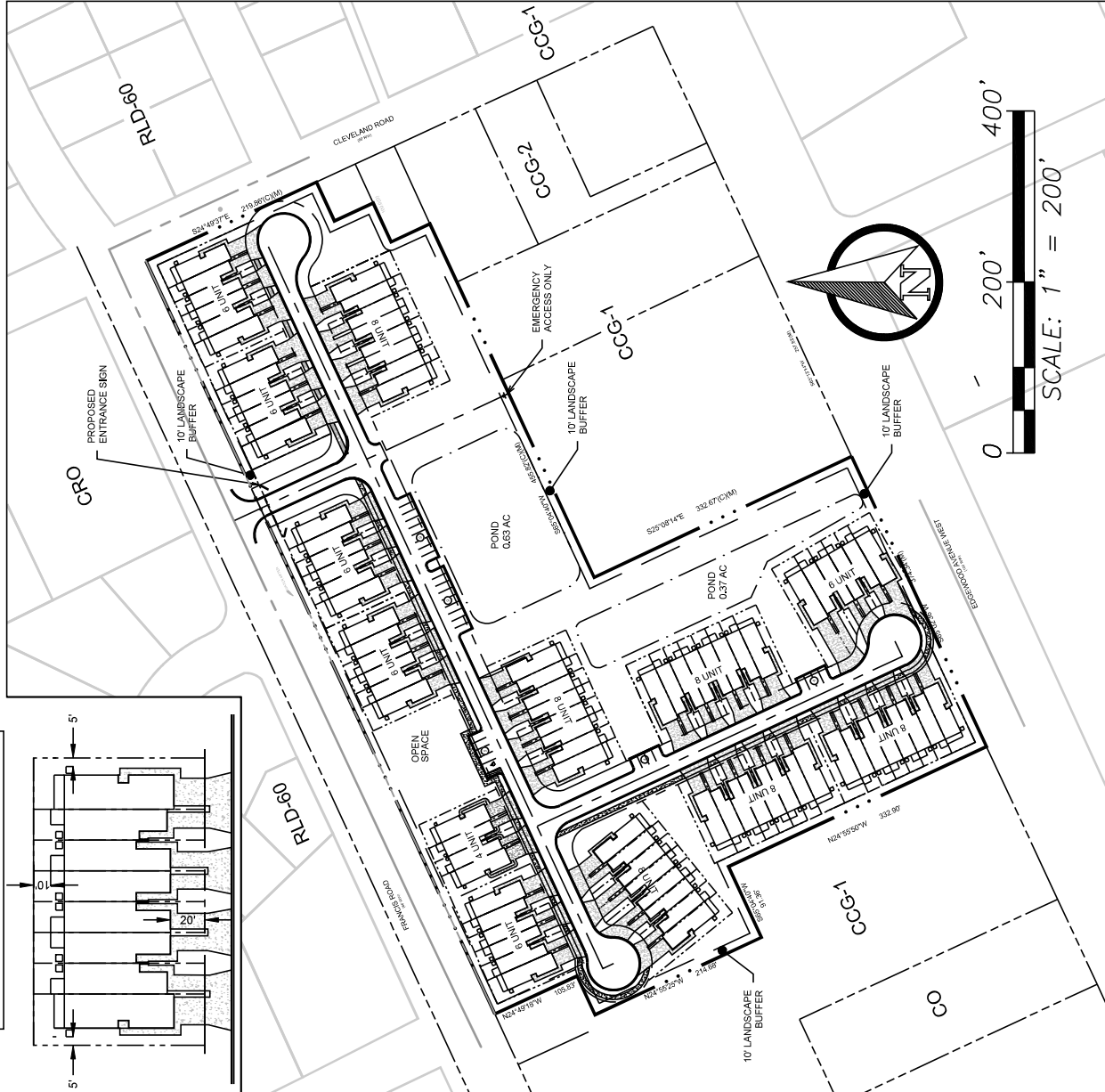
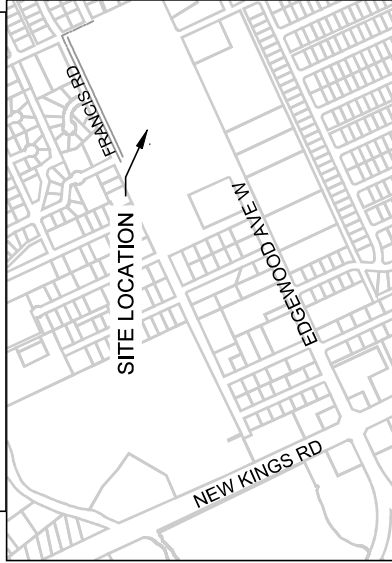
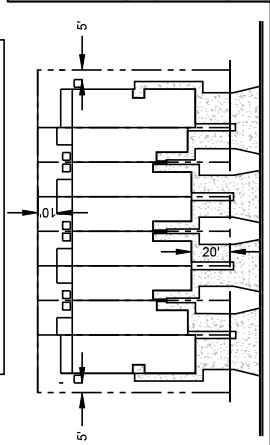


FRANCIS POINTE TOWNHOMES PUD PLAN	
TOTAL GROSS ACREAGE	10.2
AMOUNT OF EACH DIFFERENT USE BY ACREAGE:	
TOWNHOMES	2.40 ACRES +/-
ACTIVE RECREATION	N/A ACRES
PASSIVE OPEN SPACE	4.75 ACRES
RIGHT-OF-WAY	2.02 +/- ACRES
POND	1 ACRES
DEVELOPMENT STANDARDS:	
LOT AREA	1,800 S.F.
LOT WIDTH	18 FEET
MIN. FRONT YARD SETBACK	7.5 FEET
MAX. BUILDING HEIGHT	35 FEET
MINIMUM LOT SETBACKS:	
SIDE, INTERIOR YARD	5.0 FEET
REAR YARD	10 FEET
FRONT YARD (TO GARAGE FACE)	20 FEET
TOTAL UNITS	88
1-4 UNIT BUILDING	4
5-6 UNIT BUILDING	35
6-8 UNIT BUILDING	48
REQUIRED PARKING:	
2 SPACES PER UNIT PLUS 1 SP PER 3 UNITS = 205 SPACES	
PARKING PROVIDE:	
2 SPACES PER UNIT PLUS 31 SPACES = 207 SPACES	
LAND & ZONING INFORMATION:	
CURRENT LAND USE DESIGNATION:	RPI & CCG
CURRENT ZONING DISTRICT:	CRO & CCG-1
REQUIRED ZONING DISTRICT:	PUD
REAL ESTATE NUMBERS:	04145-0010 & 041445-0020
FEMA DESIGNATION ZONE:	"X"



BUILDING SETBACKS



January 4, 2024

Exhibit 4