

The proposed residential development consists of three (3) 7-unit townhome buildings for a total of twenty-one (21) townhome units. The development also includes private drives and common area. The total floor area of the townhomes will be 41,553 square feet.

	Proposed Construction
Lot Area	31,233 square feet
Density	1,487 SF/dwelling unit
Floor Area Ratio	1.33
Off Street Parking	2 spaces /unit
Building Separation (Front - Front)	26.00 feet
Building Separation (Rear - Rear)	26.00 feet
Setback - Side (public street)	. . . 8.00 feet
Setback - Side (public alley)	' 3.08 feet
Setback - Front (south)	14.17 feet
Setback - Rear (north)	19.76 feet
Building Height	31M 1/2"
Private Yard Open Space	200 SF (min)

**Per 17-02-0500-F 2(b) Building Setbacks for End Walls, required end wall s may be reduced to match the predominant setbacks of adjoining structures on same side of the street between the nearest intersecting streets or alleys, provi a minimum setback of 3 feet is provided in all cases. Landscaping must be ins. within these required setbacks.*

Notes: -

1. Applicant will seek a variation or administrative adjustment with respect to any of the above that are not in compliance with the zoning code.

February 22, 2016 REVISED

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