



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.

	<b>Proposed Construction</b>
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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