

Proposed Greenway Dedication

Open Space: ±5.4 AC

Open Space: ±11.6 AC

Existing Greenway

PALANTYNE



Conceptual Site Plan for MX-1 North District

Parcel Tabulation	
*Single Family (10K Lots)	± 40.4 AC <i>Parcel C</i>
*Single Family (4K Lots)	± 7.1 AC <i>Parcel B</i>
*Cluster Homes	± 11.5 AC
*Day Care Sites (2 Parcels)	± 3.0 AC
*Multi-Family Sites (2 Parcels)	± 49.1 AC
*School Site	± 17.1 AC
*Open Space	± 17.0 AC
*Total Area	± 145.2 AC

Existing Zoning: MX-1
*Innovative Residential Zoning

APPROVED BY COUNTY COMMISSION
DATE **4/8/17**

Parcel C Single Family: ±40.4 AC

- (Proposed Innovative Standards)
- 112 Lots 70'x150' Lot - Typ.
- 70' width at Setback/7,000 SF minimum lot size
- Setback/Yard Requirements:
 - 20' Setback
 - 30' Rear Yard
 - 5' Side Yard
- Density: 2.77 DUA
- Public Roads Provided

Proposed School Site (± 17.14 AC)

Parcel B Single Family: ±7.1 AC

- (Proposed Innovative Standards)
- 30 Lots 50'x100' Lot - Typ
- 50' width at Setback/4,000 SF minimum lot size
- Setback/Yard Requirements:
 - 20' Setback
 - 30' Rear Yard
 - 5' Side Yard
- Density: 1.2 DUA
- Public Roads Provided

Day Care Site (± 1.5 AC)

Multi-Family Site (± 24.0 AC)

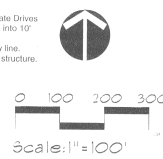
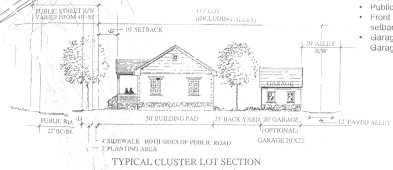
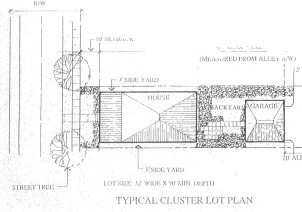
Future Development (± 7.1 AC)

Multi-Family Site (± 25.1 AC)

Day Care Site (± 1.5 AC)

Parcel A Cluster Homes: ±11.5 AC

- (Proposed Innovative Standards)
- 73 Lots 32'x50' minimum lot size
- Setback/Yard Requirements:
 - 10' Setback
 - 30' Rear Yard (measured from Alley RW)
 - 5' Side Yard
- Density: 0.35 DUA
- Public Roads Provided/Alleys to be Private Drives
- Front porch steps (stoop) may encroach into 10' setback no more than 3 feet
- Garage setback is 10' from rear property line. Garage can be attached to the principle structure.



PROJ. NO. 171105
SHEET NO. 0550
DATE: 11/15/16
171105 SITE PLAN REVIEW

Land Design Inc.
landscape architecture land planning urban design