

Hi Derly,

PROJECT DESCRIPTION: THE PROPOSED DEVELOPMENT COMBINES FIVE EXISTING RESIDENTIAL LOTS (TOTAL 2.31 ACRES) INTO A SINGLE R-4 (HIGH DENSITY RESIDENTIAL) ZONED SITE TO ACCOMODATE A TOWNHOUSE PROJECT.

THE LAYOUT INCLUDES 25 TOWNHOUSES, WITH TOTAL EIGHT BUILDINGS WITH THREE BUILDINGS DESIGNED AS TRIPLEXES (EACH CONTAINING THREE UNITS), THREE BUILDINGS DESIGNED AS FOURPLEXES (EACH CONTAINING THREE UNITS), AND TWO BUILDINGS DESIGNED AS DUPLEXES (EACH CONTAINING TWO UNITS).THIS CONFIGURATION MAXIMIZES LAND USE EFFICIENCY WHILE ADHERING TO R-4 ZONING STANDARD, WHICH ALLOW FOR MODERATE-DENSITY HOUSING. THE DESIGN PRIORITIZES FUNCTIONAL LIVING SPACES, SHARES AMEBUTUESM ABD COHESIVE AESTHETICS, PROVIDING A MIX OF HOUSING OPTION THAT ALIGN WITH COMMUNITY NEEDS AND URBAN DENSITY GOALS, THE PROJECT BALANCES RESIDENTIAL DENSITY WITH NEIGHBORHOOD COMPATIBILITY, ENSURING A HARMONIOUS INTERATION INTO THE EXISTING AREA.

SITE DATA:

LOT AREA: 2.31 ACRES

R-4: 40,000 SF, MINIMUM

SITE WIDTH: 273'

DENSITY: 12 UNITS/ACRE

FRONT SET BACK: 30'-00"

SIDE SET BACK: 10'-00"

BACK SET BACK: 30'-00"

IMPERVIOUS: 80%

FLOOR ARE RATIO:0.5

GARAGE HEIGHTS:8'-0" MAX

HEIGHT: 40'-00', TWO STORIES

PARKING REQUIREMENT:

1 BEDROOM:2.2 SPACES/UNIT

2 BEDROOM:2.6 SPACES/UNIT

MINIMUM SQ. FT. FOR NUMBER OF BEDROOM/UNIT

1 BEDROOM: 750 SF./UNIT

2 BEDROOM:900 SF./UNIT

3 BEDROOM:1,040 SF/UNIT

PARKING:9'X19' WITH 24'-0 DRIVEWAY

Thanks!

Lien