



- NOTES:
1. ALL PARKING STALLS TO BE 9' X 18'
 2. ALL DRIVE WAY AND PARKING AISLE TO BE 24' WIDE
 3. FENCE TO BE BUILT ALONG PROPERTY LINE

GOODWIN LANE						KEYSTONE NATIONAL GROUP, LLC	2021380
UNIT TABULATION - 2 STORY BIG HOUSE							10/29/21
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1-BH	1br/1ba	827	64	20%	52,928	40%	
A2-BH	1br/1ba	813	64	20%	52,032		
B1-BH	2br/2ba	1,077	64	20%	68,928	40%	
B2-BH	2br/2ba	1,412	64	20%	90,368		
C1-BH	3br/2ba	1,447	64	20%	92,608	20%	
TOTALS			320	100%	356,864		
UNIT AVERAGE NET SF :						1,115	
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							
PROJECT DATA							
UNIT AVERAGE NET SF :						1,115 S.F.	
ACREAGE:						26.9 GROSS ACRES	
DENSITY:						12 UNITS/ACRE	
PARKING:							
REQUIRED						608 SPACES	
PROVIDED						691 SPACES	
GARAGE PARKING						320 GARAGE SPACES	
SURFACE PARKING						371 SURFACE SPACES	
						2 SPACES/UNIT	

OWNER'S ACKNOLEGEEMENT / STATEMENT

I, JOSH NEILL, THE APPLICANT AND AGENT ACTING ON BEHALF OF THE OWNER FOR THIS PROJECT AND SUBMITTAL, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF THIS SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY / ALL CITY-ADOPTED CODES / ORDINANCES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS. NOR DOES IT RELIEVE ME FROM ADHERENCE TO ANY / ALL STATE OR FEDERAL RULES AND REGULATIONS.

Development Standards - Maximum height, minimum area and setback requirements.

- (i) *Height.* 35 feet or 50 feet when a pitched roof is used (minimum 4:12 pitch).
- (ii) *Front building setback.* 25 feet.
- (iii) *Side building setback.* A side building setback of 20 feet shall be provided adjacent to residentially zoned property. A side building setback of only six feet shall be provided adjacent to multifamily, commercially and industrially zoned property.
- (iv) *Rear building setback.* 20 feet.
- (v) *Accessory uses.* Accessory uses such as swimming pools, tennis courts and playgrounds will not be permitted within any required yard.
- (vi) *Density.* 12 units per acre.
- (vii) *Lot coverage.* The combined area of all yards shall not be less than 50 percent of the total lot or tract; provided however, that in the event enclosed or covered parking is provided, the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (viii) *Distance between structures.* There shall be a minimum of 12 feet between structures side by side; a minimum of 30 feet between structures side by front or rear; a minimum of 50 feet between structures front to front; and a minimum of 20 feet between structures backing rear to rear; and a minimum of 20 feet between structures front to rear. The following illustration is a visual depiction of the distances between multifamily structures.
- (ix) *Parking.* Off-street parking spaces shall be provided in accord with the following schedule:
 - (1) One-bedroom apartment or unit: One and one-half spaces.
 - (2) Two-bedroom apartment or unit: Two spaces.
 - (3) Each additional bedroom: One-half space.

