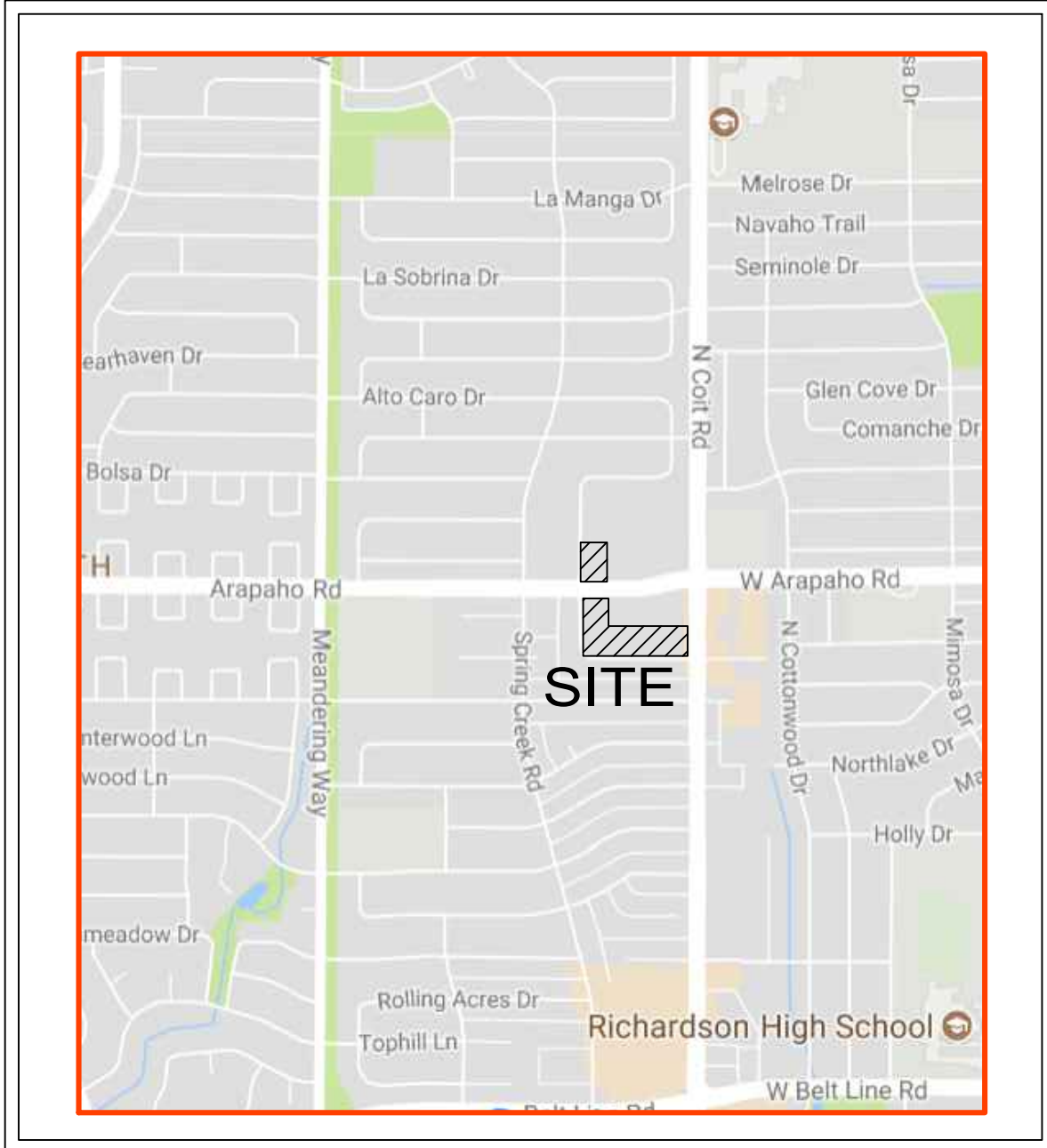
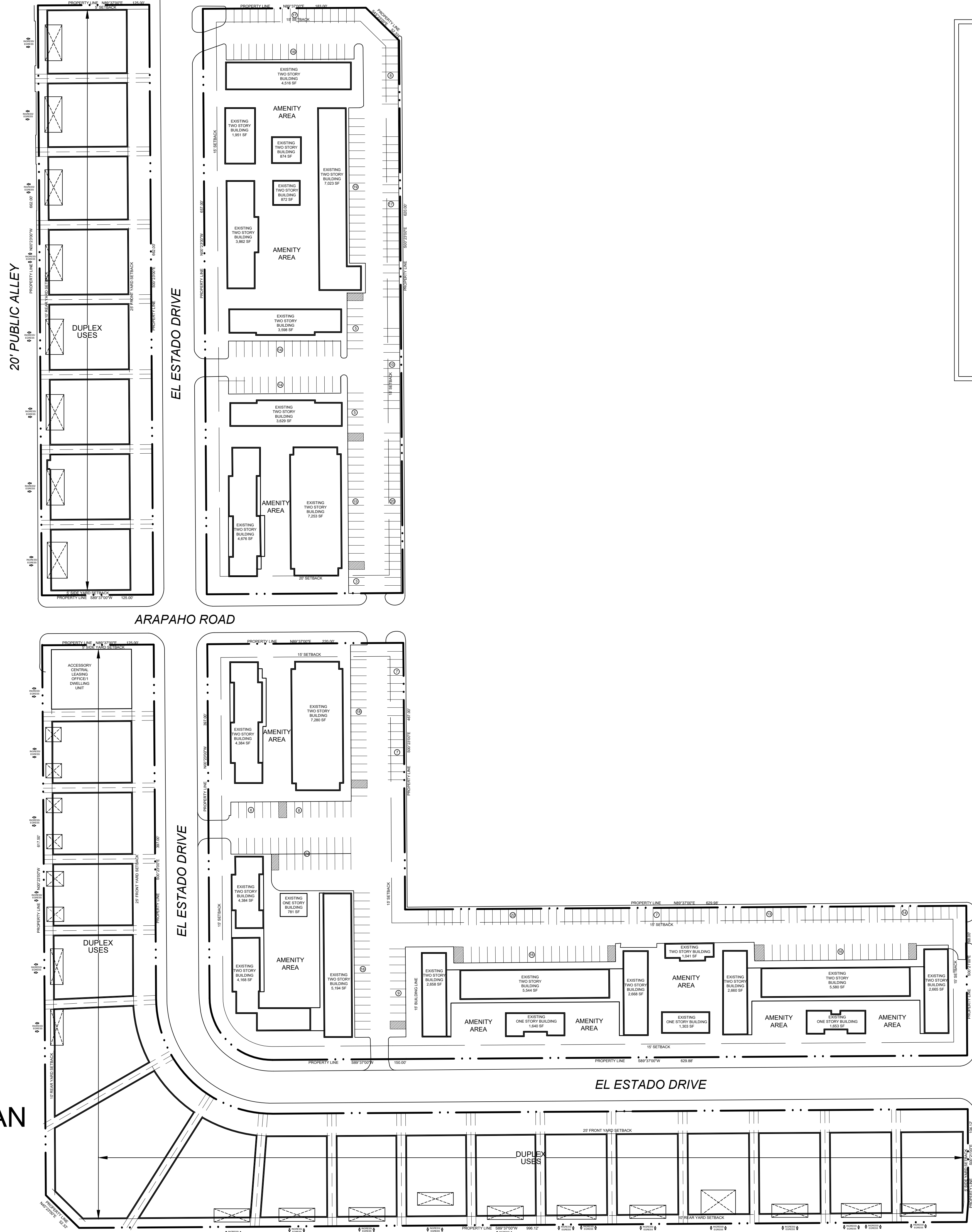
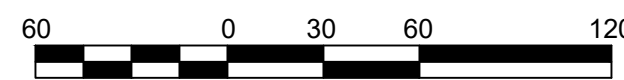


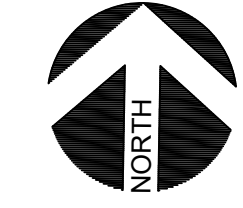


1 DEVELOPMENT PLAN
SCALE: 1" = 60'-0"



VICINITY MAP

NTS



SITE DATA TABLE
Villas At Monterey

LAND USES	DUPLEX, MULTIFAMILY, ACCESSORY LEASING OFFICE
OVERALL SITE AREA	14.576 ACRES

PROPERTIES

SUBAREA 1: DUPLEX		
BLOCK 33/8196, LOTS 1-8, NORTH OF ARAPAHO	82,750 SF	1,900 AC
BLOCK 36/8196 1-18, SOUTH OF ARAPAHO	200,745 SF	4,609 AC

PROPERTIES

SUBAREA 2: MULTIFAMILY		
BLOCK 34/8196, TRACT A, NORTH OF ARAPAHO	143,856 SF	3,303 AC
BLOCK 35/8196, TRACT D, SOUTH OF ARAPAHO	207,517 SF	4,764 AC

SUBAREA 1: DUPLEX

YARD, LOT, SPACE	REQUIRED	D(A)
FRONT SETBACK	MIN. 25 FT	
SIDE SETBACK	MIN. 5 FT	
REAR SETBACK	MIN. 10 FT	
LOT AREA	MIN. 6,000 SF	
LOT COVERAGE	MAX. 60 %	
BUILDING HEIGHT	MAX. 36 FT	
BUILDING STORIES	NO MAX.	
PARKING		
PARKING	REQ.	
GUEST PARKING	2 / UNIT	
		N/A

LEASING OFFICE IN SUBAREA 1

YARD, LOT, SPACE	REQUIRED
FRONT SETBACK	MIN. 25 FT
SIDE SETBACK	MIN. 5 FT
REAR SETBACK	MIN. 10 FT
LOT COVERAGE	MAX. 60 %
BUILDING HEIGHT	MAX. 36 FT
BUILDING STORIES	NO MAX.
PARKING	
PARKING	REQ.
	2

SUBAREA 2: MULTIFAMILY

YARD, LOT, SPACE	REQUIRED	MF-1(A)
FRONT SETBACK	MIN. 15 FT	
SIDE SETBACK	MIN. 10 FT	
REAR SETBACK	MIN. 10 FT	
LOT AREA	SEE MF-1(A)	
LOT COVERAGE	MAX. 60 %	
BUILDING HEIGHT (SUBJECT TO RPS)	MAX. 36 FT	
BUILDING STORIES	NO MAX.	
PARKING		
PARKING	REQ.	
	1 PER BEDROOM	
	0.25 PER UNIT	
GUEST PARKING	UNASSIGNED	

NOTE: ACCESSORY STRUCTURES LESS THAN 200 SF ARE NOT SHOWN
CANOPY STRUCTURE; SIZE VARIES

05/23/2018
PROJECT NUMBER
CASE NUMBER

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