

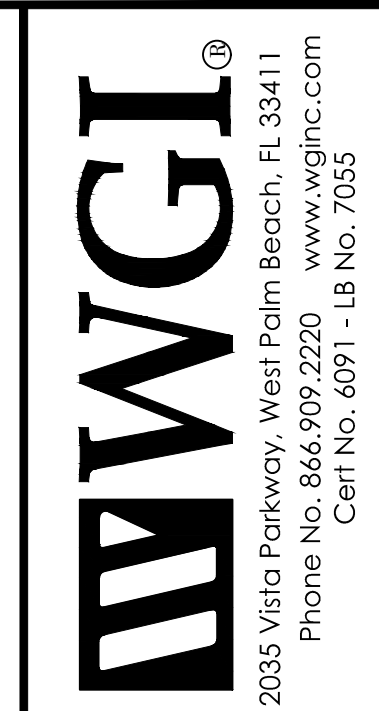
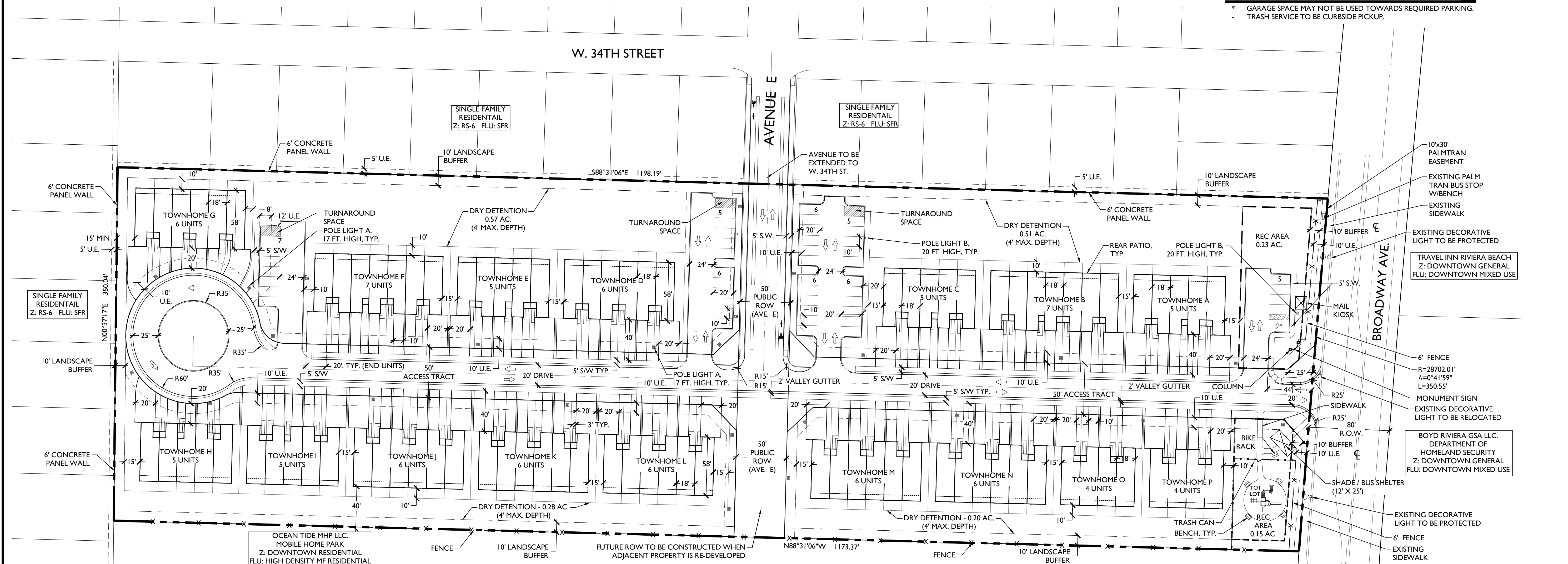
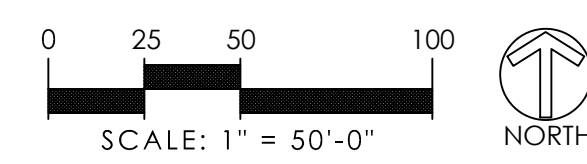
PROPERTY DEVELOPMENT REGULATION CHART

	ZONING DISTRICT	MINIMUM LOT AREA	MAX. LOT COVERAGE	MIN. BUILDING SETBACKS		
				FRONT	SIDE	REAR
REQUIRED	DOWNTOWN GENERAL	2,000 S.F.	80%	10'	0'	10'
PROPOSED	DOWNTOWN GENERAL	9.50 AC.	53%	30'	0'	10'

SITE DATA

NAME OF APPLICATION	RIVIERA COVE
APPLICATION NUMBER	18-09
EXISTING FUTURE LAND USE	HIGH DENSITY MULTI-FAMILY RESIDENTIAL
PROPOSED FUTURE LAND USE	DOWNTOWN MIXED USED
EXISTING ZONING DISTRICT	DOWNTOWN GENERAL & DOWNTOWN RESIDENTIAL
PROPOSED ZONING DISTRICT	DOWNTOWN GENERAL
PROPERTY CONTROL NUMBER (PCN)	56-43-42-28-00-01-0120
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES
SITE AREA	(415,022 SF) 9.5 AC.
TOTAL DWELLING UNITS (TOWNHOMES)	89
DENSITY	9.3 D.U./AC.
DRY DETENTION	1.56 AC.
PERVIOUS IMPERVIOUS	(184,591.94 S.F.) 4.21 AC. (44%)
TOTAL BUILDING SQUARE FOOTAGE	(230,430.06 S.F.) 5.29 AC. (56%)
BUILDING COVERAGE	158,430 S.F.
FAR	21.35%
BUILDING HEIGHT (3 STORIES MAX.)	(2 STORIES) 30'
REQUIRED PARKING (2* SP./D.U.)	178 SP.
PROPOSED PARKING	278 SP.
DRIVEWAY	232 SP.
PARKING LOTS	46 SP.
PROPOSED RECREATION TAZ	0.38 AC.
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- LEGEND**
- AC. = ACRES
 - C = CENTERLINE
 - D.E. = DRAINAGE EASEMENT
 - D.U. = DWELLING UNITS
 - EX. = EXISTING
 - FLU. = FUTURE LAND USE
 - O.S. = OPEN SPACE
 - R = RADIUS
 - R.O.W. = RIGHT-OF-WAY
 - S.F. = SQUARE FEET
 - SP. = SPACE
 - S.W. = SIDEWALK
 - TYP. = TYPICAL
 - U.E. = UTILITY EASEMENT
 - Z = ZONING
 - = POLE LIGHT A. 17FT. HT.
 - = POLE LIGHT B. 20FT. HT.



REVISIONS

NO.	DATE	DESCRIPTION
01	04-01-18	REZONE - LAND USE SUBMITTAL
02	08-02-18	SITE PLAN RESUBMITTAL/PLAT INTAKE
03	11-09-18	SITE PLAN RESUBMITTAL
04	03-22-18	SITE PLAN RESUBMITTAL

REVISIONS

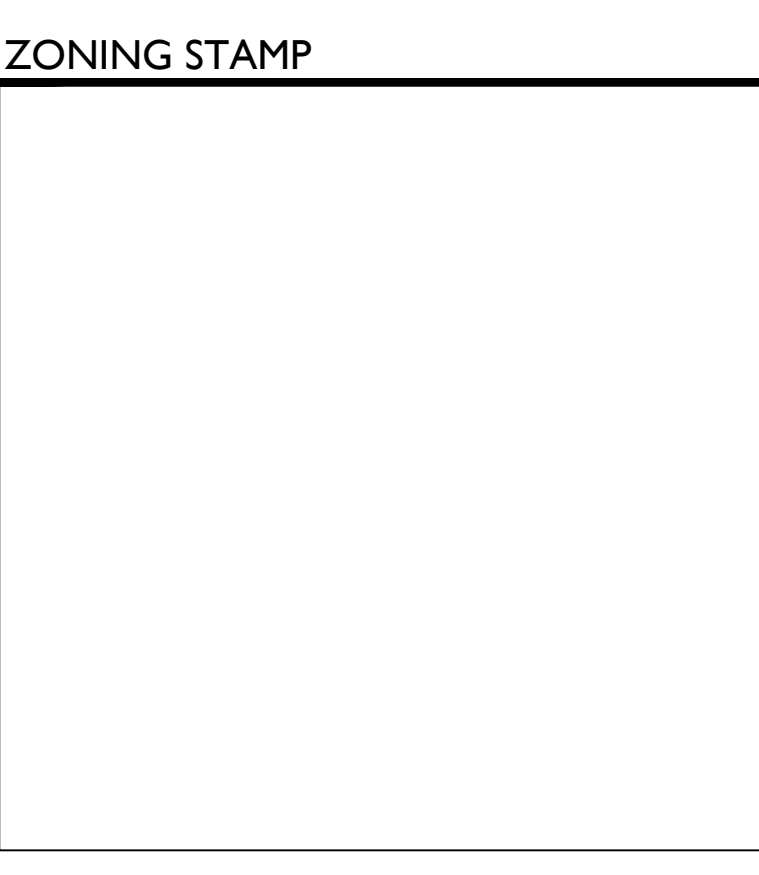
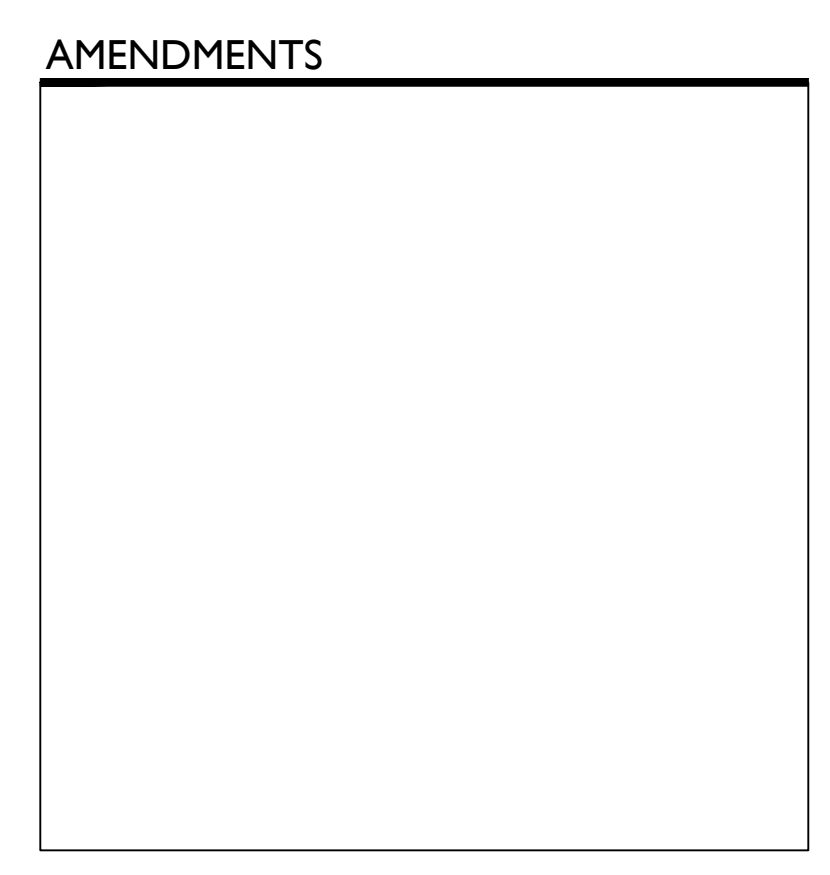
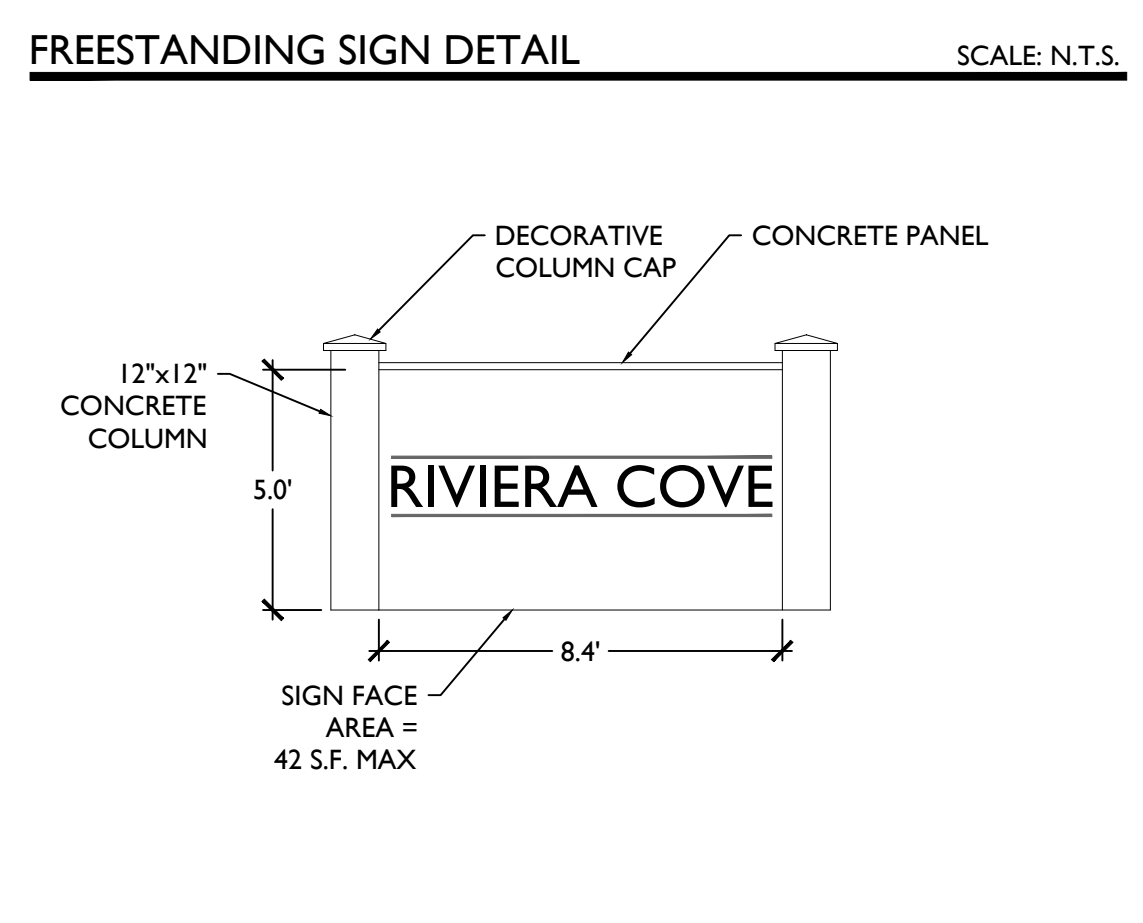
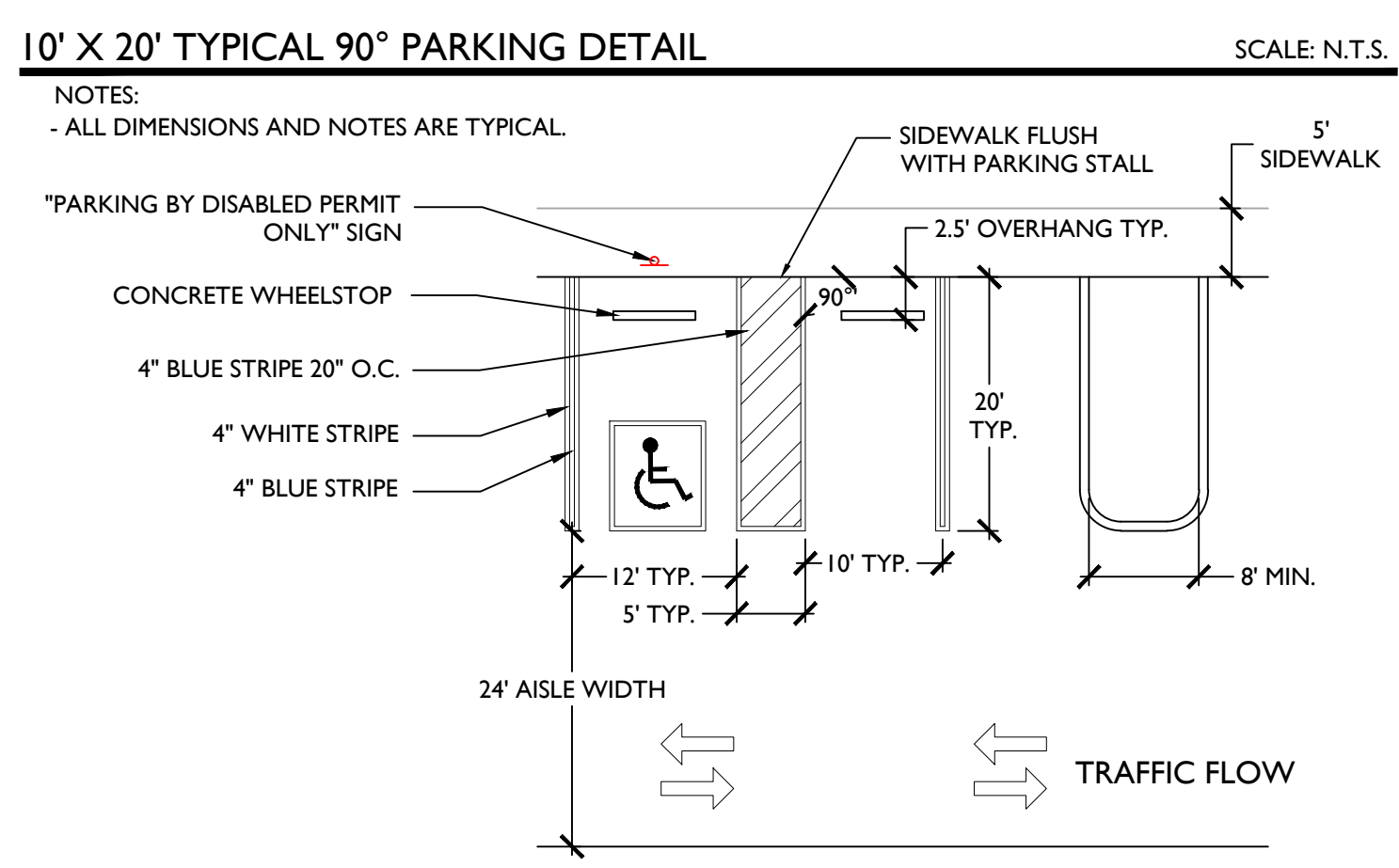
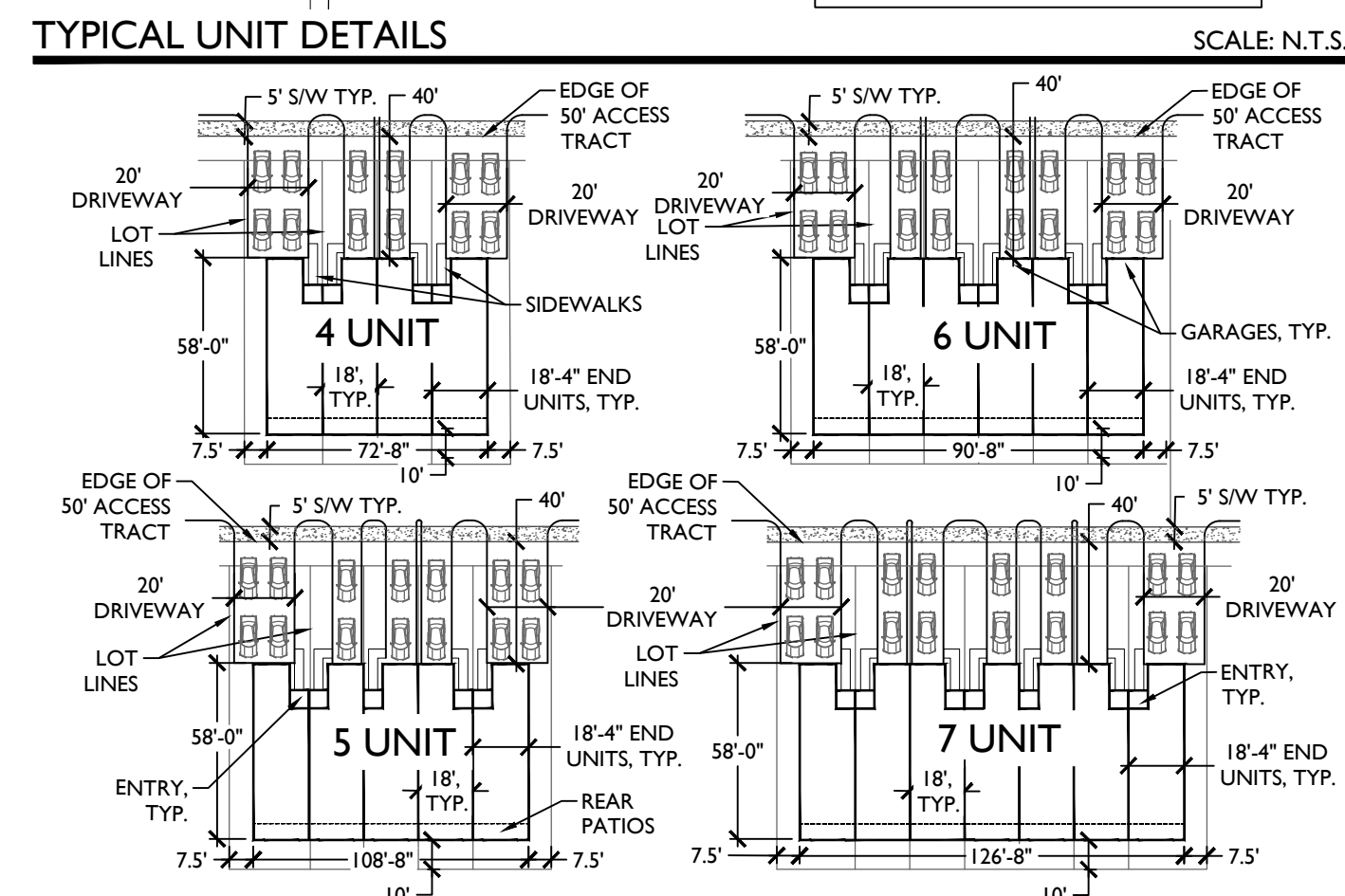
NO.	DATE	DESCRIPTION
05	04-23-19	AMENDMENTS

REVISIONS

NO.	DATE	DESCRIPTION
06	04-23-19	AMENDMENTS

REVISIONS

NO.	DATE	DESCRIPTION
07	04-23-19	AMENDMENTS



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 Author: Doug Murray, P.L.A. Director, Site Planning
 LAF: 6667151
 4/23/2019