

**Keys Edge Community Development District**

**Engineer's Report**  
Infrastructure Improvements

Prepared for  
**Keys Edge Community Development District**  
**Board of Supervisors**  
Miami-Dade County, Florida

Prepared by  
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**I. Introduction.**

The Keys Edge Community Development District (the “District” or “CDD”) was established by the enactment of Miami-Dade County (the “County”) Ordinance No. 07-106 on July 24, 2007. Such Ordinance became effective ten days later, August 3, 2007. To correct a scrivener’s error in the legal description, the County passed and adopted Ordinance No. 07-173 on December 4, 2007, such ordinance became effective on December 14, 2007.

ONX-ODAGLED Grand Palms II, LLC (the “Developer”) intends to develop a residential community named ONX Community (the “Development”) located within the limits of the City of Florida City (the “City”) in Miami-Dade County. The Development is made up of seven parcels, or sites, as depicted in the master plan shown on Exhibit 1. The Development is expected to encompass 278 Townhome units and 511 Single Family units for a total of 789 residential units within 90.22 acres of land.

The 81.84-acre area and boundaries of the CDD established in 2007 (the “Original CDD”) did not conform to the area or the boundaries of the new 90.22-acre Development, and therefore the District Board of Supervisors (the “Board”) filed a petition (the “Petition”) to the County to expand and contract the boundaries of the Original CDD as to make them conform to the boundaries of the new Development. The boundaries of the Original CDD are depicted in Exhibit 2, the areas to be added to, and removed from, the Original CDD, and which amount to a net increase of 8.38 acres, are shown on Exhibit 3, and the future boundaries of the 90.22-acre CDD, after expansion and contraction, are portrayed on Exhibit 4 (the “New CDD Boundaries”). The acreages and areas mentioned in this Engineer’s Report are approximate and will be defined and described in legal descriptions by a Professional Surveyor. This Engineer’s Report supersedes all previous engineer’s reports accepted by the CDD Board. The County approved the Petition by ordinance on April 16, 2024 with an effective date of April 26, 2024.

The District will partially finance the public infrastructure improvements that support the Development, including road improvements; Miami-Dade County road impact fees; the stormwater and drainage facilities; and the water and sewer systems, including Miami-Dade County or City connection charges. For the District to construct or acquire completed infrastructure improvements related to the Development, the Developer will transfer to the CDD in fee simple and at no cost, the tracts for open space, parks, and drainage, as well as the portions of the ingress and egress tracts in the Townhomes parcels. The roads within the Single-Family parcels are expected to be constructed within road right of ways that will be dedicated to the City by plat. The infrastructure improvements and the lands to be transferred to the CDD are referred hereinafter as the “Public Infrastructure.”

**II. Composition of the Development.**

The 90.22-acre Development will consist of the seven parcels listed in Table 1.

<b>Table 1</b>				
<b>Parcel ID</b>	<b>Commercial Name</b>	<b>Acreage</b>	<b>No. of Residential Units</b>	
			<b>Townhomes</b>	<b>Single Family</b>
A	Luna	9.42	134	
B	Centro	9.92	144	
C	Aurora	17.79		142
D	Flora	14.88		113
E	Flora II	15.56		119
F	Park	7.50	-	-
G	Alba	15.15		137
<b>Sub-Total</b>			<b>278</b>	<b>511</b>
<b>Total</b>		<b>90.22</b>	<b>789</b>	

The land of the District will encompass CDD-owned and non-CDD-owned areas as shown in Table 2.

Table 2					
Parcel ID	Roads	Drainage	Water & Sewer	Parks	Open Space Tracts
A	CDD	CDD	City	CDD	CDD
B	CDD	CDD	City	CDD	CDD
C	City	City	City	CDD	CDD
D	City	City	City	-	CDD
E	City	City	City	-	CDD
F	-	CDD	City	CDD	CDD
G	City	City	City	-	CDD

### **III. Purpose of this Engineer's Report.**

This Engineer's Report was prepared for the purpose of describing the Public Infrastructure that supports the Development within the District and to report as to its estimated construction costs, status of permits, and schedule of construction. The Public Infrastructure is to be partially financed by the District and will specifically benefit the landowners and residents living within the CDD boundaries as well as incidentally benefitting the general public.

### **IV. Description of the Public Infrastructure.**

The Public Infrastructure, as described in this Report, consists of roadway, stormwater management, drainage, water, and sanitary sewer improvements that will give service and access to the 789 residential units located inside the District's boundary. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the District and provides a direct and special benefit to the assessable lands within.

#### **a. Roadway Improvements.**

Onsite CDD Roads: The Onsite CDD Roads consist of the road right of ways within the Townhomes areas of the District (Parcels A and B, Refer to Exhibit 1 for the location). The Roadway Improvements within the Onsite CDD Roads include earthwork, road subgrades, bases, asphalt pavement, sidewalks, signs, and pavement markings.

Onsite City Roads: The Onsite City Roads consist of the road right of ways within the Single-Family homes' areas of the District (Parcels C, D, E and G, Refer to Exhibit 1 for the location). The Roadway Improvements within the Onsite City Roads include earthwork, road subgrades, bases, asphalt pavement, sidewalks, signs, and pavement markings.

Collector City Roads: The Collector City Roads consist of the right of ways adjacent to the Development Parcels, i.e., SW 336 St, SW 187 Ave, SW 344 St, SW 192 Ave, SW 340 St, and SW 189 Ave. The Roadway Improvements within the Collector Roads include earthwork, road subgrades, bases, asphalt pavement, sidewalks, signs, pavement markings and signals.

The Developer intends to grant the onsite road right of ways to the District in fee simple and at no cost for the CDD, as indicated in Table 2, to either construct the roads or acquire them from the Developer when completed.

The County and City Road Impact Fees are included in the estimated cost of the CDD roadway improvements. The Developer intends to advance the funds to pay for the impact fees on behalf of the District.

The irrigation systems and the landscaping within the District in road right of ways and open spaces and parks will be maintained by the CDD. The irrigation systems and landscaping are to be transferred by the Developer to the CDD by bill of sale at no cost.

**b. Stormwater Management and Drainage Facilities.**

The District will fund the construction, or acquisition of, the drainage components of the Development, which consists of inlets, manholes, pipes, exfiltration trenches and appurtenances within the Onsite CDD and City Roads, as well as in all the parcels listed in Table 2 above.

For the purpose of the District to finance the construction or acquisition of the stormwater management and drainage facilities, the Developer intends to grant to the District at no costs and in fee simple, the parcels as indicated in Table 2 above.

The District will not finance the cost of any earthwork that involves the transportation to, or the spreading or grading on, the private lots.

**c. Water Distribution and Sewer Collection Systems.**

The cost of constructing the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with City utilities to the property lines of the residential lots. No lateral service lines beyond the water meters will be part of the Public Infrastructure.

The County and City Connection Charges are included in the estimated costs of the Public Infrastructure. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

**V. Estimated Schedule of Construction of the Public Infrastructure.**

<b>Table 3</b>		
	Begin Date (Quarter/Year)	End Date (Quarter/Year)
Parcel A	Q2/2025	Q1/2026
Parcel B	Q4/2024	Q2/2025
Parcel C	Q3/2021	Q3/2023
Parcel D	Q3/2024	Q2/2025
Parcel E	Q3/2024	Q4/2025
Parcel F	Q3/2024	Q1/2026
Parcel G	Q2/2022	Q2/2024

**VI. Ownership and Maintenance.**

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer or retain the improvements to the following agencies for ownership and maintenance:

<b>Table 4</b>		
<b>Description</b>	<b>Future Ownership</b>	<b>Future Maintenance</b>
CDD Roads	CDD	CDD
City Roads	City	City
CDD Drainage	CDD	CDD
City Drainage	City	City
Water and Sewer	City	City
Parks	CDD	CDD
Irrigation and Landscaping (Not CDD funded)	CDD	CDD

**VII. Permitting Status.**

The table below reflects the permitting status of the development as of the date of this Report.

<b>Table 5</b>				
<b>Permit</b>	<b>Agency</b>	<b>In Process</b>	<b>Approved</b>	<b>Date/Anticipated</b>
Parcel A				
T-Plat	County			May 2025
Final Plat	County			Jan 2026
Paving and Drainage	County/City			March 2025
Water & Sewer	County/City			March 2025
Parcel B				
T-Plat	County			April 2024
Final Plat	County			November 2024
Paving and Drainage	County/City			August 2024
Water & Sewer	County/City			August 2024
Parcel C Phase I				
T-Plat	County		Mar 2021	
Final Plat	County		Nov 2022	
Paving and Drainage	County/City		May 2021	
Water & Sewer	County/City		June 2021	
Parcel C Phase II				
T-Plat	County		Mar 2021	
Final Plat	County		Nov 2022	
Paving and Drainage	County/City		Sep 2022	
Water & Sewer	County/City		Sept. 2021	
Parcel D				
T-Plat	County		Sep 2023	
Final Plat	County			Sep 2024
Paving and Drainage	County/City			Aug 2024
Water & Sewer	County/City			Aug 2024

<b>Table 5</b>				
Permit	Agency	In Process	Approved	Date/Anticipated
Parcel E			Sep 2023	
T-Plat	County			Sep 2024
Final Plat	County			Aug 2024
Paving and Drainage	County/City			Aug 2024
Water & Sewer	County/City			Aug 2024
Parcel F				
T-Plat	County		Sep 2023	
Final Plat	County			Sep 2024
Paving and Drainage	County/City			Aug 2024
Water & Sewer	County/City			Aug 2024
Parcel G				
T-Plat	County		Sep 2022	
Final Plat	County		Dec 2023	
Paving and Drainage	County/City		Apr 2023	
Water & Sewer	County/City		Apr 2023	

**VIII. Estimate of Public Infrastructure Costs.**

<b>Table 6</b>				
Parcel ID	Roads (\$) <sup>(1)</sup>	Drainage (\$) <sup>(2)</sup>	Water/Sewer (\$) <sup>(3)</sup>	Totals (\$)
A	1,749,000	306,000	645,000	<b>2,700,000</b>
B	1,826,000	329,000	693,000	<b>2,848,000</b>
C	2,957,000	970,000	1,821,000	<b>5,748,000</b>
D	2,441,000	772,000	1,886,000	<b>5,099,000</b>
E	2,559,000	813,000	1,526,000	<b>4,898,000</b>
F	191,000	49,000	-	<b>240,000</b>
G	2,742,000	935,000	1,757,000	<b>5,434,000</b>
<b>Totals</b>	<b>14,465,000</b>	<b>4,174,000</b>	<b>8,328,000</b>	<b>26,967,000</b>

(1) Includes the cost of road impact fees and 10% contingency.

(2) Includes 10% contingency.

(3) Includes the cost of water and sewer connection fees and 10% contingency.

**IX. Engineer's Certification.**

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs are fair and reasonable, and that the residential lots within the assessment areas will receive a direct and special benefit equal to or greater than the cost of such improvements. The District will pay no more for the Public Infrastructure than the lesser of the actual cost or the fair market value thereof. We believe that the improvements can be permitted, constructed, and installed at the costs described in this report.

04/29/2024

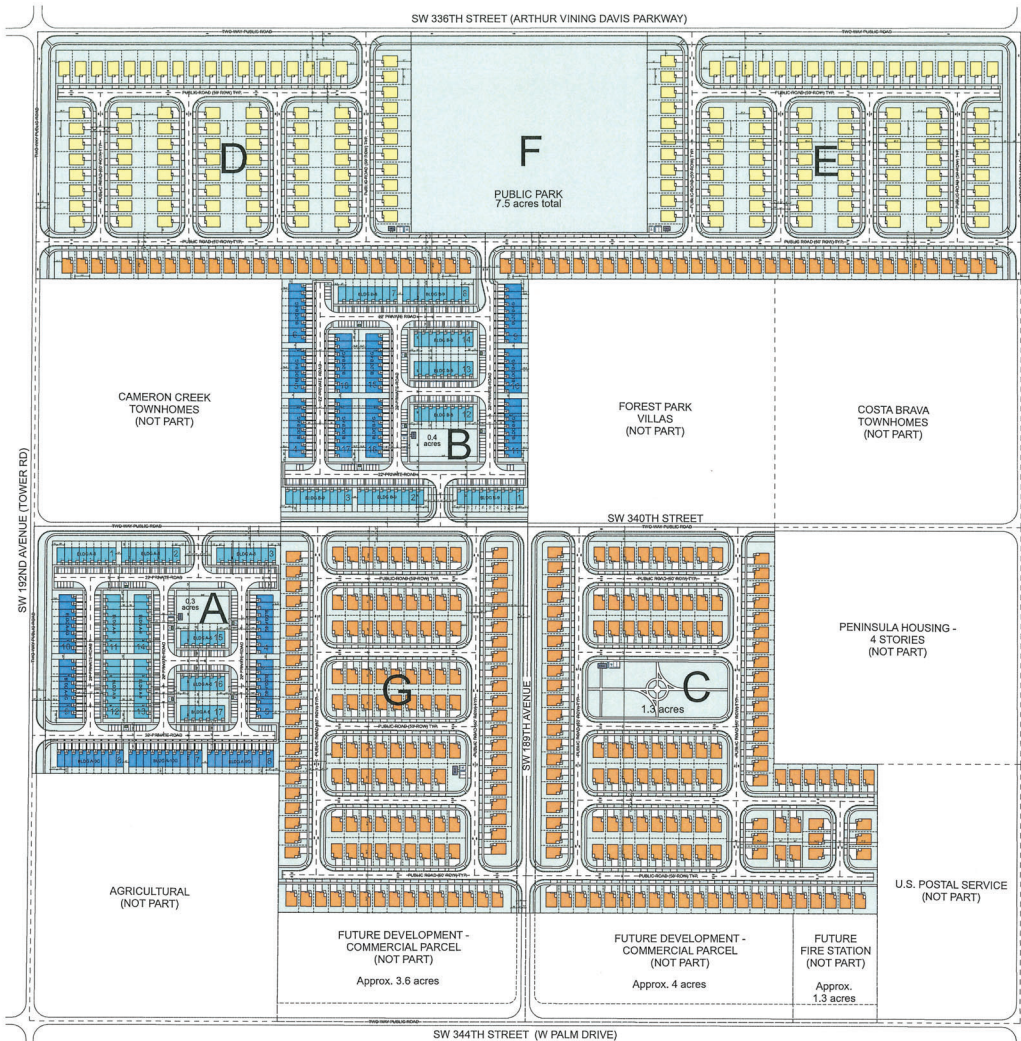
**Alvarez Engineers, Inc.**

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Keys Edge Community Development District.

Juan R. Alvarez, PE  
Florida Registration No. 38522  
Alvarez Engineers, Inc.  
April 29, 2024.



**APPENDIX**





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SITE AREA COMPUTATION (TOTAL SITE)										
RANCH	PROPOSED USE	ACRES	GROSS AREA ACRES	NET AREA ACRES	NO. OF HOUSES	GROSS LOT AREA ACRES	CONCRETE/PAVED AREA ACRES	OPEN SPACE ACRES	PERCENT OPEN SPACE	PERCENT IMPERVIOUS
A	TOWNHOMES	449,791	15.33	416,502	842	13.05	14.2	244,330	0.3	
B	TOWNHOMES	448,739	15.33	420,518	832	14.4	14.5	273,040	0.4	
C	SINGLE FAMILY	775,471	18.71	587,339	1,163	7.6	8.0	205,548	0.3	
D	SINGLE FAMILY	775,471	18.71	587,339	1,163	11.0	11.0	282,340	0.4	
E	SINGLE FAMILY	735,750	16.89	637,581	1,266	11.0	7.0	216,486	0.0	
F	PUBLIC PARK	349,682	6.82	226,737	2,220	0.0	0.0	0.0	0	1.5
G	SINGLE FAMILY	782,417	16.13	568,006	1,155	13.7	8.5	230,248	0.0	
TOTAL		4,708,245	95.43	3,543,570	9,227	79.5	63.2	1,765,994	0.4	12.5

BEDROOM COUNT (TOTAL SITE)					
PROJID	PROPOSED USE	UNIT TYPE	# OF UNITS	# OF BEDROOMS	TOTAL BEDROOMS
A	TOWNHOMES	TH-1	74	4	296
		TH+0	83	3	189
B	TOWNHOMES	TH-1	68	4	272
		TH+0	76	3	228
C	SINGLE FAMILY	A	142	3	286
D	SINGLE FAMILY	A	28	5	140
		C	85	5	425
E	SINGLE FAMILY	A	34	5	170
		C	81	5	405
F	PUBLIC PARK	-	0	0	0
G	SINGLE FAMILY	A	137	5	685
	TOTAL	A	787		1,617

PERVIOUS AREA (TOTAL SITE)				
PARCEL	PERVIOUS AREA (SF)	%	SUPERF. AREA (SF)	% OFSD AREA
A	180,671	36%	288,908	64%
B	135,204	27%	293,504	65%
C	364,771	45%	458,392	56%
D	261,480	50%	284,288	56%
E	360,137	49%	375,659	51%
F	338,284	97%	10,909	3%
G	292,617	62%	458,658	65%
<b>TOTAL</b>	<b>2,024,384.00</b>	<b>48%</b>	<b>2,190,697</b>	<b>52%</b>

**MASTER SITE PLAN LEGEND**

	5FH - 4,000 SF LOTS
	5FH - 3,000 SF LOTS
	TH-G - TOWNHOUSE WITH GARAGE
	TH - TOWNHOUSE WITHOUT GARAGE

[illegible]



DEVELOPMENT NAME - ONE COMMUNITY

TOTAL DWELLING UNITS - 193

SITE A - "LUNA"

ZONING INFORMATION

PROPOSED ZONING - PUD

NET LAND AREA - 10.00 SF (0.4 ACRES)

TOTAL NUMBER OF DWELLING UNITS - 104 UNITS (PROPOSED)

PROPOSED NET DENSITY - 10.4 UNITS/ACRE ALLOWED 10 U/A

LANDSCAPE BUFFER - 10.00 SF (0.4 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 10,000 SF (0.4 ACRES)

PRIVATE ROADS - 10,000 SF (0.4 ACRES)

PUBLIC ROADS - 10,000 SF (0.4 ACRES)

COMMON OPEN GREEN SPACE - 10,000 SF (0.4 ACRES)

PRIVATE GREENSPACE - 10,000 SF (0.4 ACRES)

INCLUDES LANDSCAPE BUFFER

PUBLIC GREENSPACE @ 100' - 10,000 SF (0.4 ACRES)

PRIVATE DRIVEWAYS - 10,000 SF (0.4 ACRES)

PRIVATE DRIVEWAY APPROACH - 10,000 SF (0.4 ACRES)

PUBLIC SIDEWALKS - 10,000 SF (0.4 ACRES)

STREET FURNISHINGS - 10,000 SF (0.4 ACRES)

GROSS LAND AREA - 10,000 SF (0.4 ACRES)

UNIT INFORMATION - TOWNHOMES

UNIT TYPE - TOWNHOMES

TOWNHOMES - 10,000 SF (0.4 ACRES)

TOWNHOMES - 10,000 SF (0.4 ACRES)

LOT INFORMATION

LOT TYPE - LOT 100 (MIN.) LOT AREA (MIN.) # OF LOTS

LOT 100 - 10,000 SF (0.4 ACRES)

TOTAL - 10,000 SF (0.4 ACRES)

BUILDING INFORMATION

BUILDING TYPE - TOWNHOMES

BUILDING TYPE - TOWNHOMES

BUILDING TYPE - TOWNHOMES

PARKING CALCULATION

PARKING TYPE - TOWNHOMES

PARKING TYPE - TOWNHOMES

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DEVELOPMENT NAME - ONE COMMUNITY

TOTAL DWELLING UNITS - 793

TOTAL PARKING: 1.2 AC (PUBLIC) + 2 AC (PRIVATE) = 3.2 AC

TOTAL NET LAND AREA - 130.00 AC (130.00 AC)

TOTAL GROSS AREA - 4,300,000 SF (10.4 AC)

AVERAGE GROSS DENSITY - 3.1 UNITS/AC

AVERAGE NET DENSITY - 4.7 UNITS/AC

SITE A - "LUNA"

ZONING INFORMATION

PROPOSED ZONING - PUD

NET LAND AREA - 10.00 AC (10.00 AC)

TOTAL NUMBER OF DWELLING UNITS - 104 UNITS (PROPOSED)

PROPOSED NET DENSITY - 10.4 UNITS/AC (10.4 UNITS/AC)

LANDSCAPE BUFFER - 10.00 AC (10.00 AC)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 10.00 AC (10.00 AC)

PRIVATE ROADS - 10.00 AC (10.00 AC)

PUBLIC ROADS - 10.00 AC (10.00 AC)

COMMON OPEN GREEN SPACE - 10.00 AC (10.00 AC)

PRIVATE GREENSPACE - 10.00 AC (10.00 AC)

INCLUDES LANDSCAPE BUFFER

PUBLIC GREENSPACE - 10.00 AC (10.00 AC)

PRIVATE GREENSPACE - 10.00 AC (10.00 AC)

PRIVATE DRIVEWAYS - 10.00 AC (10.00 AC)

PRIVATE DRIVEWAYS - 10.00 AC (10.00 AC)

PRIVATE DRIVEWAYS - 10.00 AC (10.00 AC)

PUBLIC SIDEWALKS - 10.00 AC (10.00 AC)

STREET LIGHTING - 10.00 AC (10.00 AC)

GROSS LAND AREA - 10.00 AC (10.00 AC)

UNIT INFORMATION - TOWNHOMES

UNIT TYPE - TOWNHOMES

TH-1: 10 UNITS

TH-2: 10 UNITS

TH-3: 10 UNITS

LOT INFORMATION

LOT TYPE - LOT 1 (1.00 AC)

LOT 1: 1.00 AC

LOT 2: 1.00 AC

LOT 3: 1.00 AC

BUILDING INFORMATION

BUILDING TYPE - TOWNHOMES

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GENERAL INFORMATION									
DEVELOPMENT NAME - ONE COMMUNITY					TOTAL PARCEL: 1.2 AC (PUBLIC) + 2 AC (PRIVATE) = 3.2 AC				
TOTAL DWELLING UNITS - 750					TOTAL NET LAND AREA - 130,000 SF (10.4 AC)				
TOTAL GROSS AREA - 4,200,000 SF (96.4 AC)					AVERAGE GROSS DENSITY - 6.1 UNITS/ACRE				
AVERAGE NET DENSITY - 4.7 UNITS/ACRE									
SITE A - "LUNA"					SITE B - "CENTRO"				
ZONING INFORMATION					ZONING INFORMATION				
PROPOSED ZONING - PUD					PROPOSED ZONING - PUD				
NET LAND AREA - 10.00 SF (0.4 AC)					NET LAND AREA - 10.00 SF (0.4 AC)				
TOTAL NUMBER OF DWELLING UNITS - 100 UNITS (PROPOSED)					TOTAL NUMBER OF DWELLING UNITS - 100 UNITS (PROPOSED)				
PROPOSED NET DENSITY - 10.0 UNITS/AC (ALLOWED 10 UNITS)					PROPOSED NET DENSITY - 10.0 UNITS/AC (ALLOWED 10 UNITS)				
LANDSCAPE BUFFER - 10.00 SF (0.4 AC)					LANDSCAPE BUFFER - 10.00 SF (0.4 AC)				
SITE AREA BREAKDOWN					SITE AREA BREAKDOWN				
BUILDING COVERAGE - 10,000 SF (0.4 AC)					BUILDING COVERAGE - 10,000 SF (0.4 AC)				
PRIVATE ROADS - 10,000 SF (0.4 AC)					PRIVATE ROADS - 10,000 SF (0.4 AC)				
PUBLIC ROADS - 10,000 SF (0.4 AC)					PUBLIC ROADS - 10,000 SF (0.4 AC)				
COMMON OPEN GREEN SPACE - 10,000 SF (0.4 AC)					COMMON OPEN GREEN SPACE - 10,000 SF (0.4 AC)				
PRIVATE GREEN AREA - 10,000 SF (0.4 AC)					PRIVATE GREEN AREA - 10,000 SF (0.4 AC)				
INCLUDES LANDSCAPE BUFFER					INCLUDES LANDSCAPE BUFFER				
PUBLIC GREEN AREA - 10,000 SF (0.4 AC)					PUBLIC GREEN AREA - 10,000 SF (0.4 AC)				
PRIVATE DRIVEWAYS - 10,000 SF (0.4 AC)					PRIVATE DRIVEWAYS - 10,000 SF (0.4 AC)				
PRIVATE DRIVEWAY APPROACH - 10,000 SF (0.4 AC)					PRIVATE DRIVEWAY APPROACH - 10,000 SF (0.4 AC)				
PRIVATE SIDEWALKS - 10,000 SF (0.4 AC)					PRIVATE SIDEWALKS - 10,000 SF (0.4 AC)				
STREET LIGHTING - 10,000 SF (0.4 AC)					STREET LIGHTING - 10,000 SF (0.4 AC)				
GROSS LAND AREA - 10,000 SF (0.4 AC)					GROSS LAND AREA - 10,000 SF (0.4 AC)				
UNIT INFORMATION - TOWNHOMES					UNIT INFORMATION - TOWNHOMES				
UNIT TYPE - 2 + ROOF TERRACE					UNIT TYPE - 2 + ROOF TERRACE				
STORY - 10TH GARAGE					STORY - 10TH GARAGE				
LOT INFORMATION					LOT INFORMATION				
UNIT TYPE - 10TH GARAGE					UNIT TYPE - 10TH GARAGE				
LOT AREA - 10,000 SF					LOT AREA - 10,000 SF				
TOTAL - 10,000 SF					TOTAL - 10,000 SF				
BUILDING INFORMATION					BUILDING INFORMATION				
UNIT TYPE - 10TH GARAGE					UNIT TYPE - 10TH GARAGE				
LOT AREA - 10,000 SF					LOT AREA - 10,000 SF				
TOTAL - 10,000 SF					TOTAL - 10,000 SF				
PARKING CALCULATION					PARKING CALCULATION				
PARKING TYPE - 10TH GARAGE					PARKING TYPE - 10TH GARAGE				
PARKING SPACE - 10TH GARAGE					PARKING SPACE - 10TH GARAGE				
TOTAL PARKING SPACES - 10TH GARAGE					TOTAL PARKING SPACES - 10TH GARAGE				
NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT VIA PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.					NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT VIA PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.				
SITE D - "FLORA"					SITE E - "FLORA II"				
ZONING INFORMATION					ZONING INFORMATION				
PROPOSED ZONING - PUD					PROPOSED ZONING - PUD				
NET LAND AREA - 10.00 SF (0.4 AC)					NET LAND AREA - 10.00 SF (0.4 AC)				
TOTAL NUMBER OF DWELLING UNITS - 100 UNITS (PROPOSED)					TOTAL NUMBER OF DWELLING UNITS - 100 UNITS (PROPOSED)				
PROPOSED NET DENSITY - 10.0 UNITS/AC (ALLOWED 10 UNITS)					PROPOSED NET DENSITY - 10.0 UNITS/AC (ALLOWED 10 UNITS)				
LANDSCAPE BUFFER - 10.00 SF (0.4 AC)					LANDSCAPE BUFFER - 10.00 SF (0.4 AC)				
SITE AREA BREAKDOWN					SITE AREA BREAKDOWN				
BUILDING COVERAGE - 10,000 SF (0.4 AC)					BUILDING COVERAGE - 10,000 SF (0.4 AC)				
PRIVATE ROADS - 10,000 SF (0.4 AC)					PRIVATE ROADS - 10,000 SF (0.4 AC)				
PUBLIC ROADS - 10,000 SF (0.4 AC)					PUBLIC ROADS - 10,000 SF (0.4 AC)				
COMMON OPEN GREEN SPACE - 10,000 SF (0.4 AC)					COMMON OPEN GREEN SPACE - 10,000 SF (0.4 AC)				
PRIVATE GREEN AREA - 10,000 SF (0.4 AC)					PRIVATE GREEN AREA - 10,000 SF (0.4 AC)				
INCLUDES LANDSCAPE BUFFER					INCLUDES LANDSCAPE BUFFER				
PUBLIC GREEN AREA - 10,000 SF (0.4 AC)					PUBLIC GREEN AREA - 10,000 SF (0.4 AC)				
PRIVATE DRIVEWAYS - 10,000 SF (0.4 AC)					PRIVATE DRIVEWAYS - 10,000 SF (0.4 AC)				
PRIVATE DRIVEWAY APPROACH - 10,000 SF (0.4 AC)					PRIVATE DRIVEWAY APPROACH - 10,000 SF (0.4 AC)				
PRIVATE SIDEWALKS - 10,000 SF (0.4 AC)					PRIVATE SIDEWALKS - 10,000 SF (0.4 AC)				
STREET LIGHTING - 10,000 SF (0.4 AC)					STREET LIGHTING - 10,000 SF (0.4 AC)				
GROSS LAND AREA - 10,000 SF (0.4 AC)					GROSS LAND AREA - 10,000 SF (0.4 AC)				
UNIT INFORMATION - SINGLE FAMILY HOMES					UNIT INFORMATION - SINGLE FAMILY HOMES				
UNIT TYPE - 4 OF UNITS					UNIT TYPE - 4 OF UNITS				
STORY - 2 + 2					STORY - 2 + 2				
LOT INFORMATION					LOT INFORMATION				
UNIT TYPE - 4 OF UNITS					UNIT TYPE - 4 OF UNITS				
LOT AREA - 10,000 SF					LOT AREA - 10,000 SF				
TOTAL - 10,000 SF					TOTAL - 10,000 SF				
BUILDING INFORMATION					BUILDING INFORMATION				
UNIT TYPE - 4 OF UNITS					UNIT TYPE - 4 OF UNITS				
LOT AREA - 10,000 SF					LOT AREA - 10,000 SF				
TOTAL - 10,000 SF					TOTAL - 10,000 SF				
PARKING CALCULATION					PARKING CALCULATION				
PARKING TYPE - 4 OF UNITS					PARKING TYPE - 4 OF UNITS				
PARKING SPACE - 4 OF UNITS					PARKING SPACE - 4 OF UNITS				
TOTAL PARKING SPACES - 4 OF UNITS					TOTAL PARKING SPACES - 4 OF UNITS				
NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT VIA PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.					NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT VIA PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.				
SPECIAL REGULATIONS					SPECIAL REGULATIONS				
SITES A & B (BASED ON RD-2)					SITES C (BASED ON RS-4)				
LANDSCAPE					LANDSCAPE				
GROSS OPEN SPACE - 40%					GROSS OPEN SPACE - 40%				
LANDSCAPE STOP - 10%					LANDSCAPE STOP - 10%				
SIDEWALK - 5%					SIDEWALK - 5%				
SITE DEV. STANDARDS REQD. PROP. VARIANCE					SITE DEV. STANDARDS REQD. PROP. VARIANCE				
MIN. LOT AREA - 3,000 SF					MIN. LOT AREA - 3,000 SF				
MIN. LOT WIDTH - 20'					MIN. LOT WIDTH - 20'				
MIN. SETBACKS					MIN. SETBACKS				
FRONT - 20'					FRONT - 20'				
REAR - 20'					REAR - 20'				
SIDE - 20'					SIDE - 20'				
CORNER - 10'					CORNER - 10'				
NOTE: 1 MINIMUM ENCROACHMENT INTO REAR SETBACK ALLOWED ABOVE GROUND LEVEL.					NOTE: 1 MINIMUM ENCROACHMENT INTO REAR SETBACK ALLOWED ABOVE GROUND LEVEL.				
SITES D & E (BASED ON RS-4)					SITES D & E (BASED ON RS-4)				
LANDSCAPE					LANDSCAPE				
GROSS OPEN SPACE - 40%					GROSS OPEN SPACE - 40%				
LANDSCAPE STOP - 10%					LANDSCAPE STOP - 10%				
SIDEWALK - 5%					SIDEWALK - 5%				
SITE DEV. STANDARDS REQD. PROP. VARIANCE					SITE DEV. STANDARDS REQD. PROP. VARIANCE				
MIN. LOT AREA - 3,000 SF					MIN. LOT AREA - 3,000 SF				
MIN. LOT WIDTH - 20'					MIN. LOT WIDTH - 20'				
MIN. SETBACKS					MIN. SETBACKS				
FRONT - 20'					FRONT - 20'				