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TRACT 3-B  
STATEMENT OF INTENT

PLANNING DEPT.

The following information is to be considered as the Statement of Intent for Tract 3-B proposed for PUD zoning.

- **Type of Dwelling Units:** Single family attached units assembled in duplex structures; single family attached units in townhouse structures assembled in 2-4 units per structure; single family detached units; or a combination of the above.
- **Maximum Number of Units:** 317 residential units/maximum density of 4.2 units per acre.
- **Maximum Building Height:** The maximum building height shall not exceed 40 feet.
- **The Number of Parking Spaces:** The total number of parking spaces shall be a minimum two spaces per dwelling unit. Parking spaces may be located in a garage, exterior parking lot, or a combination of both.
- **Minimum Percentage of Open/Green Space:** Forty percent of the net area is to be preserved as open/green space. This percentage includes water features and impoundments.
- **Amenities:** There are no proposed amenities within the limits of the proposed PUD other than a small water impoundment. Additional amenities such as a pool, health club and golf course will be available in the subdivision.
- **General Description of Plan:** The development plan for the entire area will present a mixed use of residential units. The minimum front yard set-back from a public street would be eighteen feet. The minimum distance between unattached units would be twelve feet. The minimum rear yard set-back would be 10 feet. There is no minimum lot size within this PUD since "postage stamp" lots may be utilized. Some units may be condominiums.