

1 PLANNED DEVELOPMENT AGREEMENT

2 IN THE CITY COMMISSION OF THE

3 CITY OF DELAND, FLORIDA

4 IN RE: Case # Z-19-57, Application of

5 ZDA LAND INVESTMENTS, LLC

6 ORDINANCE # 2019-37

7
8 ORDER AND RESOLUTION

9 CHANGE OF ZONING FROM BERESFORD WOODS PD TO

10 BERESFORD WOODS 2019 PD

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12 The application of ZDA Land Investments, LLC, hereinafter, "Applicant", for rezoning
13 was heard by and before the City Commission, DeLand Florida, on October 21, 2019,
14 November 18, 2019 and December 2, 2019. Based upon the verified Application and other
15 supporting documents, maps, charts, overlays, other evidence and instruments; the advice,
16 report, and recommendations of the Community Development, and other Departments and
17 agencies of DeLand, Florida; and the testimony adduced and evidence received at the
18 Public Hearing on this Application by the Planning Board on August 21, 2019 and
19 September 18, 2019, and otherwise being fully advised, the City Commission does hereby
20 find and determine as follows:

GENERAL FINDINGS

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A. That the application of ZDA Land Investments, LLC was duly and properly filed herein on June 24, 2019 as required by law.

B. That all fees and costs which are by law, regulation, or Ordinance required to be borne and paid by the applicant have been paid.

C. That the applicant is the contract purchaser of an 88.85 +/- acre parcel of land which is situated in DeLand, Florida. This parcel of land is described more particularly in the survey and legal description, a true copy of which is attached hereto as Exhibit "A".

D. That the Applicant has complied with the concept plan provision as required by Land Development Regulations Ordinance No. 2013-11, as amended.

E. That the Applicant has complied with the "Due Public Notice" requirements of the City Commission, Land Development Regulations Ordinance No. 2013-11, as amended.

F. That the owner of the property, Stewart Family Properties, LLC, agrees with the provisions of the Development Agreement.

FINDINGS REGARDING REZONING

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3 A. That the Applicant has applied for a change of zoning from the present
4 zoning classification of the parcel described in Exhibit "A" from Beresford Woods PD to
5 Beresford Woods 2019 PD.

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7 B. That the said rezoning to a PD is consistent with both the City of DeLand
8 Comprehensive Plan Ordinance No. 1990-04, as amended, and the intent and purpose of
9 the City of DeLand Land Development Regulations Ordinance No. 2013-11, as amended,
10 and does promote the public health, safety, morals, general welfare and orderly growth of
11 the area affected by the rezoning request.

12
13 NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF
14 DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY
15 COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND, FLORIDA, THIS
16 2nd DAY OF DECEMBER, A.D., 2019, AS FOLLOWS:

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18 A. That the Application of ZDA Land Investments, LLC for the rezoning of the
19 subject parcel is hereby granted.

20
21 B. That the zoning classification of the subject parcel described in Exhibit "A"
22 attached hereto is hereby amended from Beresford Woods PD to Beresford Woods 2019
23 PD as described in Article VII of the City of DeLand, Land Development Regulations
24 Ordinance No. 2013-11, as amended.

1 C. That the Official Zoning Map of the City of DeLand, is hereby amended to
2 show the rezoning of said parcel to Beresford Woods 2019 PD.

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4 D. That the City of DeLand Land Development Regulations Ordinance No. 2002-
5 09, as amended, is consistent with the provisions of the "Development Agreement" as
6 hereinafter set forth in this Ordinance and with respect to any conflict between Land
7 Development Regulations Ordinance No. 2013-11, as amended, and the "Development
8 Agreement", the provisions of the "Development Agreement" shall govern. Ordinance No.
9 2013-11, as amended, shall govern with respect to any matter not covered by the
10 "Development Agreement." The City of DeLand, will ensure overall compliance with this
11 Ordinance.

12
13 E. Unless otherwise provided for herein the City of DeLand, Land Development
14 Regulations Ordinance No. 2013-11, as amended, shall apply to the PD in the same
15 manner as the R-1B, Single-Family Dwelling District zoning classification.

16
17 F. Nothing in this Ordinance shall abridge the requirements of any City of
18 DeLand Ordinance other than Ordinance No. 2013-11, as amended. Timing and review
19 procedures contained in this Order and Resolution may be modified to comply with the City
20 of DeLand Land Development Regulations, Ordinance No. 2013-11, as amended. Further,
21 nothing in the Development Agreement is intended to abridge the requirements of
22 Ordinance No. 2013-11, as amended, and any other City Ordinances.

DEVELOPMENT AGREEMENT

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A. Development Concept The property shall be developed as a PD substantially in accordance with the Planned Development Plan. The Planned Development Plan shall govern the development of the property as a PD and shall regulate the future land use of this parcel.

1. Planned Development Plan The Planned Development Plan shall consist of the Development Plan Map prepared by Madden, Moorhead and Stokes, Inc. which bears a zoning department receipt date of 11/22/2019 and this Development Agreement. The Development Plan Map is hereby approved and incorporated in this Ordinance by reference as Exhibit "B". The Planned Development Plan shall be filed and retained for public inspection in the Planning Department and it shall constitute a supplement to the Official Zoning Map of the City of DeLand.

2. Amendments. All amendments of the Planned Development Plan, other than those deemed by the Planning Department to be minor amendments as set out in Ordinance No. 2013-11, as amended, shall require the review and recommendation of the Planning Board and action by the City Commission in the same manner as a rezoning of the parcel.

3. Subdivision Approval. After the Planned Development Plan is recorded, and prior to any construction, including clearing and landfill, a preliminary and/or a final plat of the area to be subdivided shall be submitted for review and approval in the manner required by Article XIII of the City of DeLand Land Development Regulations, Ordinance No. 2013-11, as amended.

B. Unified Ownership. The Applicant or his successors shall maintain unified

Page 5 of 17

1 ownership of the subject parcel until after issuance of the Final Plat.

2
3 C. Phases of Development. The project may be developed in one or more than
4 one phase. Mass-grading of the site may occur over the entire development area included
5 in a particular phase, as approved by the City during the subdivision review process, but
6 not over the Tree Preservation Areas or any portion of the parcel not included within an
7 approved phase. Mass-graded areas will be stabilized with vegetative cover. The
8 foregoing notwithstanding, the western portion (i.e. west of S. Spring Garden Avenue) of
9 the project must have two entry points and connecting road built within the first phase of
10 the western portion of the project.

11
12 D. Land Uses Within the PD. The development of the parcel shall be consistent
13 with the uses prescribed for each area within the proposed Beresford Woods 2019 PD.
14 The approximate location and size of said land use areas are shown on the Development
15 Plan Map, Exhibit "B", subject to minor revisions during preliminary and final site design.
16 The following land uses shall be allowed as permitted principal uses and structures along
17 with their customary accessory uses and structures: Single-Family Residential.

18
19 E. Development Standards. Unless specifically listed herein, the development
20 standards applicable to R-1B zoning classification shall apply.

21 Site:

22 1. Landscape buffer requirements: As shown on Exhibit "B", Landscape
23 Buffers shall be as provided in the table below, subject to the Buffer
24 Standard listed in 33.92.02(b) of the City of DeLand Development
25 Regulations). Existing vegetation within the buffers will be preserved to the

1 extent possible; however, changing the grade within the proposed landscape
2 buffer will be permitted, provided that the graded area will be replanted using
3 native or low-water landscape material and may use a combination of saved
4 and planted material to meet this standard. Notwithstanding the provisions
5 allowing the use of the buffers of less than 20 feet provided for herein, if a
6 buffer is to be utilized as TPA, it must be a minimum width of 20 feet.

7 **Landscape Buffers West of Spring Garden Avenue**

8 Northern Boundary of Parcel: Buffer Standard B

9 Western Boundary of Parcel: Buffer Standard B

10 Southern Boundary of Parcel: Buffer Standard B

11 Boundary Adjacent to Spring Garden Avenue: Buffer Standard C

12 **Landscape Buffers East of Spring Garden Avenue**

13 Northern Boundary of Parcel: Buffer Standard B

14 Western Boundary of Parcel: Buffer Standard B

15 Eastern Boundary of Parcel: Buffer Standard B*

16 Boundary Adjacent to Gayle Drive: Buffer Standard B

17 * Portions of the buffer between the existing FDOT stormwater parcel
18 and the proposed residential lots may be reduced to 23 feet and 13
19 feet as depicted in Exhibit "B".

20 2. **Signage:** Signage for the subdivision shall be provided per the Land
21 Development Regulations. Monument signs identifying the subdivision shall
22 be placed at the entrances along S. Spring Garden Avenue, and on the west
23 side of S. Spring Garden Avenue at the terminus of Gayle Drive as depicted
24 in Exhibit "B".

25 3. **Open Space and/or Common Area** requirements shall meet the Land

1 Development Regulations Ordinance No. 2013-11. A community center,
 2 provided on a tract of land no less than 0.5 acres, is provided as depicted on
 3 Exhibit "B". The community center shall be provided for the private use of
 4 the community residents and shall include a pool, pool cabana and children's
 5 playground equipment. An additional community recreation area, consisting
 6 of a pavilion and BBQ area, shall be located to be adjacent to the southeast
 7 corner of the Woodward Elementary property as depicted on Exhibit "B".
 8 Additional pocket parks and walking trails shall be provided as depicted on
 9 Exhibit "B".

10 Single-Family Residences:

	40' Lots	50' Lots	60' Lots	65' Lots
1. Minimum lot area:	4,600 sq. ft	5,750 sq. ft.	6,900 sq. ft.	7,475 sq. ft.
2. Minimum lot width:	40 ft.	50 ft.	60 ft.	65 ft.
3. Minimum lot length:	115 ft.	115 ft.	115 ft.	115 ft.
4. Minimum building setbacks:				
a. Front yard to garage:	25 ft.	25 ft.	25 ft.	25 ft.
b. Front yard to structure:	15 ft.	15 ft.	15 ft.	15 ft.
c. Rear yard:	20 ft.	20 ft.	20 ft.	20 ft.
d. Rear yard screen enclosure	3 ft.	3 ft.	3 ft.	3 ft.
e. Side yard screen enclosure	5 ft.	5 ft.	5 ft.	10 ft.
f. Side yard:	5 ft.	5 ft.	5 ft.	10 ft.

g. Side street:	15 ft.	15 ft.	15 ft.	15 ft.
h. Side setback for pools and accessory structures	Per Land Development Regulations	Per Land Development Regulations	Per Land Development Regulations	Per Land Development Regulations
i. Rear setback for pools and accessory structures	Per Land Development Regulations	Per Land Development Regulations	Per Land Development Regulations	Per Land Development Regulations
5. Minimum floor area:	850 sq. ft.	850 sq. ft.	850 sq. ft.	850 sq. ft.
6. Maximum impervious area:	71% ISR	74% ISR	76% ISR	65% ISR
7. Maximum impervious Area (Total Project)	54% Total Site ISR* *This ISR assumes the maximum lot ISR for all lots, includes roadway pavement, driveway aprons, sidewalks, trails, and ½ of recreation areas. It does not include the water surface area within stormwater pond tracts.			
8. Maximum building height:	35 ft.	35 ft.	35 ft.	35 ft.

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4. Maximum number of lots:

40 ft. lots	The development shall not exceed one hundred seventy (170) 40 ft. wide lots.	
50 ft. lots	The development may develop seventy- three (73) 50 ft. wide lots by right.	Any 40 ft lot may be upsized to 50 ft., even if said action results in more than 73 50 ft. lots.
60 ft. lots	The development may develop twenty-eight (28) 60 ft. wide lots by right.	Any 50 ft lot may be upsized to 60 ft., even if said action results in more than 28 60 ft. lots.
65 ft. lots	The development may develop eighteen (18) 65 ft. wide lots by right.	Any 60 ft lot may be upsized to 65 ft., even if said action results in more than 28 60 ft. lots.
TOTAL	The total number of lots for the development shall not exceed two hundred eighty-nine (289) lots.	

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- 2 5. Off-Street Parking: Each parcel shall be designed to accommodate
- 3 no less than two (2) parking spaces via use of on-parcel driveway and
- 4 two (2) spaces in an internal garage. All driveway parking spaces
- 5 shall be a minimum of nine (9) feet wide by twenty (20) feet long (per
- 6 each vehicle).
- 7 6. On-Street Parking: In order to accommodate visitors and any demand
- 8 for parking beyond 4 spaces per residential lot, on-street parking, as
- 9 illustrated on Exhibit "B", shall be provided in various locations within
- 10 the Property. No less than 145 on-street parking spaces shall be
- 11 provided, with the on-street bump out measuring no less than 8.5 ft. in
- 12 width and 20 ft in length. Said parking shall not encroach into the
- 13 travel lanes and said travel lanes shall be no less than a combined 24
- 14 ft wide. A cross section of the on-street parking is attached as Exhibit
- 15 "C".
- 16

17 F. Environmental Considerations. The development shall comply with the

18 requirements for preservation of environmental resources as set forth in the Land

19 Development Regulations Ordinance No. 2013-11, as amended. This includes compliance

20 with the Land Development Regulations regarding analysis, preservation and mitigation for

21 historic trees. Tree Protection Areas preserving a minimum of 15% of the net developable

22 area, which excludes required right-of-way dedication areas and on-site easements, shall

23 be required and maintained as shown on Exhibit "B". Tree Protection Areas are proposed

24 as shown on Exhibit "B" and may be modified based upon an updated tree survey so long

25 as the minimum 15% of net developable areas is preserved and the ultimate configuration

26 is finalized at final site plan. Nothing shall prevent the grading of Tree Protection Areas

27 prior to creation of said areas, but any portion of the property with grading shall require

28 replanting as provided for in the Land Development Regulations.

1 Due to the presence of pre-existing utility easements running through the property,
2 portions of the proposed Tree Protection Areas are segmented or otherwise divided by said
3 easements so that typical widths cannot be accommodated. To accommodate and work
4 around the easement areas while preserving Tree Protection Areas, the development may
5 reduce a particular Tree Protection Area's minimum width to 20 feet when the total areas of
6 said TPA is at least 4,600 square feet and adequate space is available for replacement
7 trees to be planted within said TPA without conflict with the easement area. Moreover,
8 portions of Tree Protection Areas may be less than 30 feet in width when contiguous to
9 larger Tree Protection Areas that are 30 feet in width or greater. These text provisions are
10 meant to accommodate the Tree Protection Areas shown on Exhibit "B" and running
11 north/south through the project without conflicting with said utility easements.

12
13 G. Sewage Disposal and Potable Water. Provision for sewage disposal,
14 potable and reclaimed water needs of the PD will be provided in accordance with the
15 Comprehensive Plan, Ordinance No.1990-04, as amended, the Land Development
16 Regulations Ordinance No. 2013-11, as amended, and State of Florida Administrative
17 Code 64E-6. In the event reclaimed water is not available in the vicinity at the time the
18 Property is developed, dry reclaimed water lines shall be installed so that they can be
19 connected once the City's reclaimed distribution lines are extended.

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21 H. Stormwater Drainage. Provision for stormwater retention shall be in
22 accordance with the Land Development Regulations Ordinance No. 2013-11, as amended.

23
24 I. Access and Transportation System Improvements. All access and
25 transportation system improvements shall be provided in accordance with the Land

1 Development Regulations, Ordinance No. 2013-11, as amended. The parcel shall be
2 developed in substantial accordance with the following access and transportation system
3 improvements:

4 1. Access. Primary access to the site will be from S. Spring Garden
5 Avenue, north of its intersection with Gayle Drive. Additional connections to Pearl Street
6 and the future Oak Hammock Reserve to the south are also provided. A dedicated
7 concrete pedestrian connection measuring 10 feet in width to Cass Street will be provided
8 to service community residents that attend Woodward Elementary. The Development Plan
9 indicates the anticipated connection locations; however, the final locations may vary due to
10 final engineering design and permitting considerations.

11 2. Transportation System Improvements. Transportation system
12 improvements will be provided as required by permitting agencies.

13
14 J. Internal Roadways. All rights-of-way will be a minimum of fifty (50) feet wide
15 and any rights-of-way with on-street parking will be a minimum of fifty-two (52) feet wide.
16 All internal roads will be dedicated to the city. The permitted centerline radius may be
17 reduced from the standard requirement of 100 feet down to the provided 50 feet.

18
19 K. Building or Property Owners Association. The applicant shall create a
20 property owners' association. The charter and by-laws of said association and any other
21 agreements, covenants, easements or restrictions shall be furnished to the City of DeLand
22 at the time of creation. The applicant shall be responsible for recording said information in
23 the Public Records of Volusia County, Florida. Also, the applicant shall bear and pay all
24 costs for recording all of the aforementioned documents.

25 The City shall encourage a mixture of design facades within the development, and
Page 12 of 17

1 the Developer shall avoid a repeating sequence of designs and shall not utilize the same
2 design on lots within 3 single-family lots of each other on the same side of the street. The
3 property owners association shall ensure that an individual lot owner seeking building
4 permits shall demonstrate compliance with this Section as part of the construction permit
5 submittal for the lot.

6 With respect to the enforcement of said agreements, covenants, easements or
7 restrictions entered into between the applicant and the owners or occupiers of property
8 within the BERESFORD WOODS 2019 PD, the City of DeLand shall only enforce the
9 provisions of the "Development Agreement" and City of DeLand Land Development
10 Regulations Ordinance No. 2013-11, as amended, whichever is applicable, and not the
11 private agreements entered into between the aforementioned parties.

12
13 L. Reverter Provision: The City Commission may rezone any portion of the
14 project which has not secured a final development order on or before 5 years from the
15 effective date of this ordinance as may be necessary or appropriate to protect adjoining
16 properties or the public health, safety and welfare, unless the City Commission, for good
17 cause shown, shall extend the time period indicated in this paragraph.

18 M. Binding Effect of Plans; Recording; and Effective Date. The Planned
19 Development Plan, including any and all amendments shall bind and inure to the benefit of
20 the Applicant and his successor in title or interest. The BERESFORD WOODS 2019 PD
21 zoning, provisions of the "Development Agreement," and all approved plans shall run with
22 the land and shall be administered in a manner consistent with Article XII of the City of
23 DeLand Land Development Regulations Ordinance No. 2013-11, as amended.

24 This Ordinance and all subsequent amendments shall be filed with the Clerk of the
25 Court and recorded within forty-five (45) days following execution of the document by the

1 City Commission, in the Official Records of Volusia County, Florida. One copy of the
2 document, bearing the book and page number of the Official Record in which the
3 document was recorded, shall be submitted to the Planning Department for placement in
4 the public file. The date of recording of this document shall constitute the effective date of
5 the BERESFORD WOODS 2019 PD or its subsequent amendments. The applicant shall
6 pay all filing costs for recording documents.

7

1 DONE and ORDERED by the City Commission, City of DeLand, Florida, this
2 ____ day of _____ (mo/yr).

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5 ATTEST:

City Commission of DeLand Florida

6
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8 _____
9 Michael Pleus
10 City Manager

_____ Robert Apgar
Mayor

11
12 STATE OF FLORIDA
13 CITY OF DELAND

14
15 The foregoing instrument was acknowledged before me this ____ day of
16 _____ (mo/yr), by Michael Pleus and Robert Apgar, as City
17 Manager and Mayor, City of DeLand, respectively, on behalf of the City of
18 DeLand, and who are personally known to me.

19
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21 NOTARY PUBLIC, STATE OF FLORIDA

22 Type or Print Name:

23 _____
24 Commission No.: _____

25 My Commission Expires: _____

1 WITNESSES:

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3 Karen Marlin

Allan Goldberg

Allan Goldberg, Manager
ZDA Land Investments, LLC

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11 The foregoing instrument was acknowledged before me this 2 day of
12 Jan. 2020 (mo/yr), by Allan Goldberg, Manager of ZDA
13 Land Investments, LLC, who is personally known to me or who has produced
14 _____ as identification.
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18 NOTARY PUBLIC, STATE OF FLORIDA

19 Type or Print Name: Karen Marlin
20 Karen Marlin

21 Commission No.: _____

22 My Commission Expires: _____

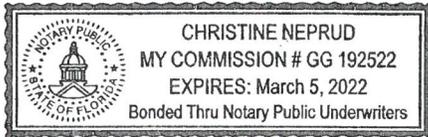


1 WITNESSES:
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Patrick O'Leary

Tom B. Stewart, Manager
Stewart Family Properties, LLC

12 The foregoing instrument was acknowledged before me this 10 day of
13 January 2020 (mo/yr), by Tom B. Stewart, Manager of
14 Stewart Family Properties, LLC, who is personally known to me or who has
15 produced _____ as identification.
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NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Christine Neprud

Commission No.: GG 192522

My Commission Expires: 3/5/22

Revised January 2, 2020 u/p/zone/pd_doc

1 WITNESSES:
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[Signature]

Karen Palladino MGR
_____, Manager
Stewart Family Properties, LLC

12 The foregoing instrument was acknowledged before me this 5 day of
13 January, 2020 (mo/yr), by Karen Palladino Manager of
14 Stewart Family Properties, LLC, who is personally known to me or who has
15 produced Drivers License as identification.
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18 NOTARY PUBLIC, STATE OF FLORIDA

19 Type or Print Name: [Signature]

20 Commission No.: GG 199466

21 My Commission Expires: 3/22/2022
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Revised January 2, 2020 u/p/zone/pd_doc

1 WITNESSES:
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[Signature]

Karen E White
C. Wayne Ruff, Manager
Stewart Family Properties, LLC

The foregoing instrument was acknowledged before me this 6th day of
JANUARY, 2020 (mo/yr), by C. WAYNE RUFF, Manager of
Stewart Family Properties, LLC, who is personally known to me or who has
produced DRIVERS LICENSE as identification.



NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Christina M Palmer

Commission No.: n/a

My Commission Expires: 1/10/22

Revised January 2, 2020 u/p/zone/pd_doc

EXHIBIT "A"
LEGAL DESCRIPTION
7019-00-00-0090, 7019-00-00-0100 & 7020-00-00-1020

Parcel 1:

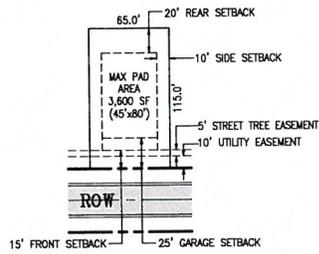
The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, in Section 19, Township 17 South, Range 30 East, Public Records of Volusia County, Florida.

Parcel 2:

The West $\frac{3}{4}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, LESS AND EXCEPT the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, in Section 19, Township 17 South, Range 30 East, Public Records of Volusia County, Florida.

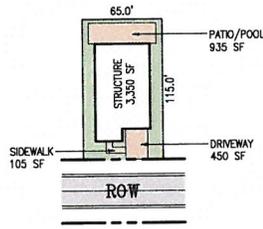
Parcel 3:

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, in Section 20, Township 17 South, Range 30 East, Public Records of Volusia County, Florida, less Road Right of Way and less and except that portion conveyed to the Florida Department of Transportation by Warranty Deed recorded July 31, 2002 in Official Records Book 4904, Page 112, Public Records of Volusia County, Florida.



TYPICAL 65'x115'
SINGLE-FAMILY DETACHED
LOT DIAGRAM

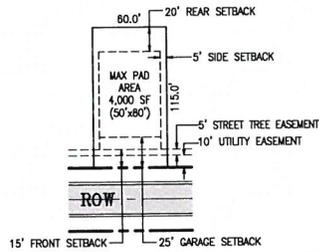
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TYPICAL 65'x115'
SINGLE-FAMILY DETACHED
LOT DIAGRAM

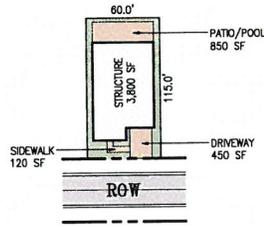
SCALE: 1" = 100'

LOT AREA	7,475 SF
STRUCTURE	3,350 SF
DRIVEWAY	450 SF
SIDEWALK	105 SF
PATIO/POOL	935 SF
LOT MAX. ISR	4,840 SF (64.7%)



TYPICAL 60'x115'
SINGLE-FAMILY DETACHED
LOT DIAGRAM

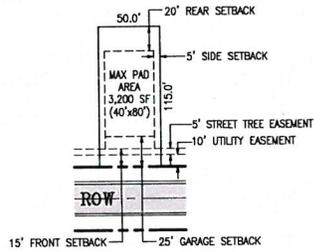
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TYPICAL 60'x115'
SINGLE-FAMILY DETACHED
LOT DIAGRAM

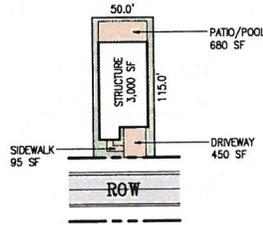
SCALE: 1" = 100'

LOT AREA	6,900 SF
STRUCTURE	3,800 SF
DRIVEWAY	450 SF
SIDEWALK	120 SF
PATIO/POOL	850 SF
LOT MAX. ISR	5,220 SF (75.6%)



TYPICAL 50'x115'
SINGLE-FAMILY DETACHED
LOT DIAGRAM

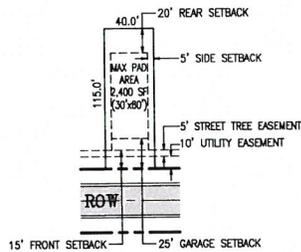
SCALE: 1" = 100'



TYPICAL 50'x115'
SINGLE-FAMILY DETACHED
LOT DIAGRAM

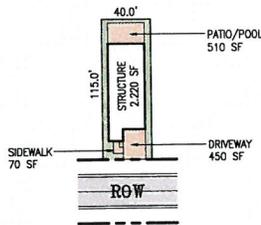
SCALE: 1" = 100'

LOT AREA	5,750 SF
STRUCTURE	3,000 SF
DRIVEWAY	450 SF
SIDEWALK	95 SF
PATIO/POOL	680 SF
LOT MAX. ISR	4,225 SF (73.4%)



TYPICAL 40'x115'
SINGLE-FAMILY DETACHED
LOT DIAGRAM

SCALE: 1" = 100'



TYPICAL 40'x115'
SINGLE-FAMILY DETACHED
LOT DIAGRAM

SCALE: 1" = 100'

LOT AREA	4,600 SF
STRUCTURE	2,220 SF
DRIVEWAY	450 SF
SIDEWALK	70 SF
PATIO/POOL	510 SF
LOT MAX. ISR	3,250 SF (70.6%)