



W. 119th STREET

DEVELOPMENT DATA:

LAND AREA: 338,476 SF (7.77ac)

EXIST. ZONING: NC, SDS #3

PROPOSED ZONING: RP-3, SDS #3

DENSITY: 17 UNITS / ac

COVERGE MIN.: n/a

HEIGHT MAX.: 3-STORIES / 40'

FRONT YARD MAX: 15'

SIDE YARD MIN.: n/a

CORNER SIDE YARD MIN.: 20'

REAR YARD MIN.: 5'

COMMON OPEN SPACE: 5%/50%

PROPOSED USE: 2-STORY TOWNHOMES

PROPOSED DENSITY: 71 TOWNHOMES

- 36 2BR UNITS

- 35 3BR UNITS

(9.1 UNITS / ac)

PARKING: 2-GARAGE STALLS / 3BR UNIT

+2-DRIVEWAY / 3BR UNIT

1-GARAGE STALL / 2BR UNIT

+1-DRIVEWAY / 2BR UNIT =

212 TOTAL STALLS