

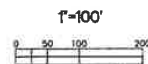
# WOODBURY CROSSING

SW QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

PRELIMINARY PLAT MAP MODIFICATION

CASE FILE # 12-0008

Approved by Olympia Hearing Examiner 5/25/2012



**SITE DATA**  
 TAX PARCEL NUMBERS: 12817320000, 12817320500, 12817320600, 12817320800, 12817311300, 12817340101, 12817340102  
 TOTAL ACRES: 58.3 ACRES; 2,557,709 SQ FT  
 ZONING: NEIGHBORHOOD VILLAGE

**RESIDENTIAL DEVELOPMENT STANDARDS**

**MAXIMUM HOUSING DENSITY IN UNITS PER ACRE:**  
 24  
**MAXIMUM AVERAGE HOUSING DENSITY IN UNITS PER ACRE:**  
 13  
**MINIMUM AVERAGE HOUSING DENSITY IN UNITS PER ACRE:**  
 7

**MINIMUM LOT SIZE:**  
 1. 3,000 SQUARE FEET ZERO LOT  
 2. 1,800 SQUARE FEET, MINIMUM 2,400 SQUARE FOOT AVERAGE TOWNHOUSES  
 3. 8,000 SQUARE FEET DUPLEX  
 4. 7,200 SQUARE FEET MULTIFAMILY  
 5. 4,500 SQUARE FEET OTHER

**MINIMUM LOT WIDTH:**  
 50 FEET  
**EXCEPT:**  
 1. 40 FEET ZERO LOT  
 2. 18 FEET ONE-STORY TOWNHOUSES  
 3. 18 FEET TWO-STORY TOWNHOUSES  
 4. 70 FEET DUPLEXES  
 5. 90 FEET MULTIFAMILY

**MINIMUM FRONT YARD SETBACK:**  
 20 FEET  
**EXCEPT:**  
 1. 10 FEET WITH SIDE OR REAR PARKING OR ON FLAGGED LOTS

**MAXIMUM FRONT YARD SETBACK:**  
 25 FEET  
**MINIMUM REAR YARD SETBACK:**  
 20 FEET  
**EXCEPT:**  
 1. 15 FEET FOR MULTIFAMILY; 10 FEET WIDE-SHARED LOTS, AND ZERO LOTS

**MINIMUM SIDE YARD SETBACK:**  
 FIVE FEET  
**EXCEPT:**  
 1. 10 FEET ALONG FLANKING STREET  
 2. 6 FEET ON ONE SIDE OF ZERO LOTS

**MAXIMUM BUILDING HEIGHT:**  
 THREE STORIES OR 35 FEET, WHICHEVER IS LESS  
**EXCEPT:**  
 1. 20 FEET FOR COITAGES; 16 FEET FOR ACCESSORY BUILDINGS

**MAXIMUM BUILDING COVERAGE:**  
 50 PERCENT  
**MAXIMUM IMPERVIOUS SURFACE COVERAGE:**  
 70 PERCENT  
**MINIMUM OPEN SPACE:**  
 FIVE PERCENT; 30 PERCENT FOR MULTIFAMILY; MAY BE REDUCED TO 15 FEET IF WITHIN 100 FEET OF A PARK

**MINIMUM NUMBER OF UNITS:**  
 58.3 AC - 7.48 AC = 50.82 AC  
 50.82 AC x 7 UNITS/AC = 356 UNITS MINIMUM

**UNIT SUMMARY**

DESCRIPTION	UNITS	CATEGORY	% of TOTAL
DUPLEX	22	MULTI FAMILY	5.8%
3 UNIT CONDOMINIUM	120	MULTI FAMILY	31.5%
TOWNHOME (ATTACHED)	18	SINGLE FAMILY	4.7%
ZERO LOT LINE - ALLEY	114	SINGLE FAMILY	29.8%
ZERO LOT LINE - FRONT	107	SINGLE FAMILY	28.1%
<b>TOTALS</b>	<b>381</b>		<b>100%</b>
RESIDENTIAL ABOVE COMMERCIAL	4		
<b>GRAND TOTAL</b>	<b>385</b>		
TOTAL SINGLE FAMILY (80-75%)	239		62.7%
TOTAL MULTI FAMILY (25-40%)	142		37.3%
NUMBER OF UNITS OVER 120' FROM VILLAGE GREEN	21		5.5%

**MIXED**

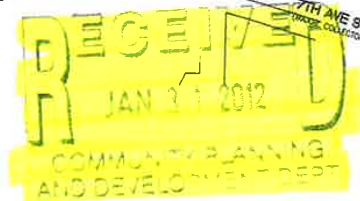
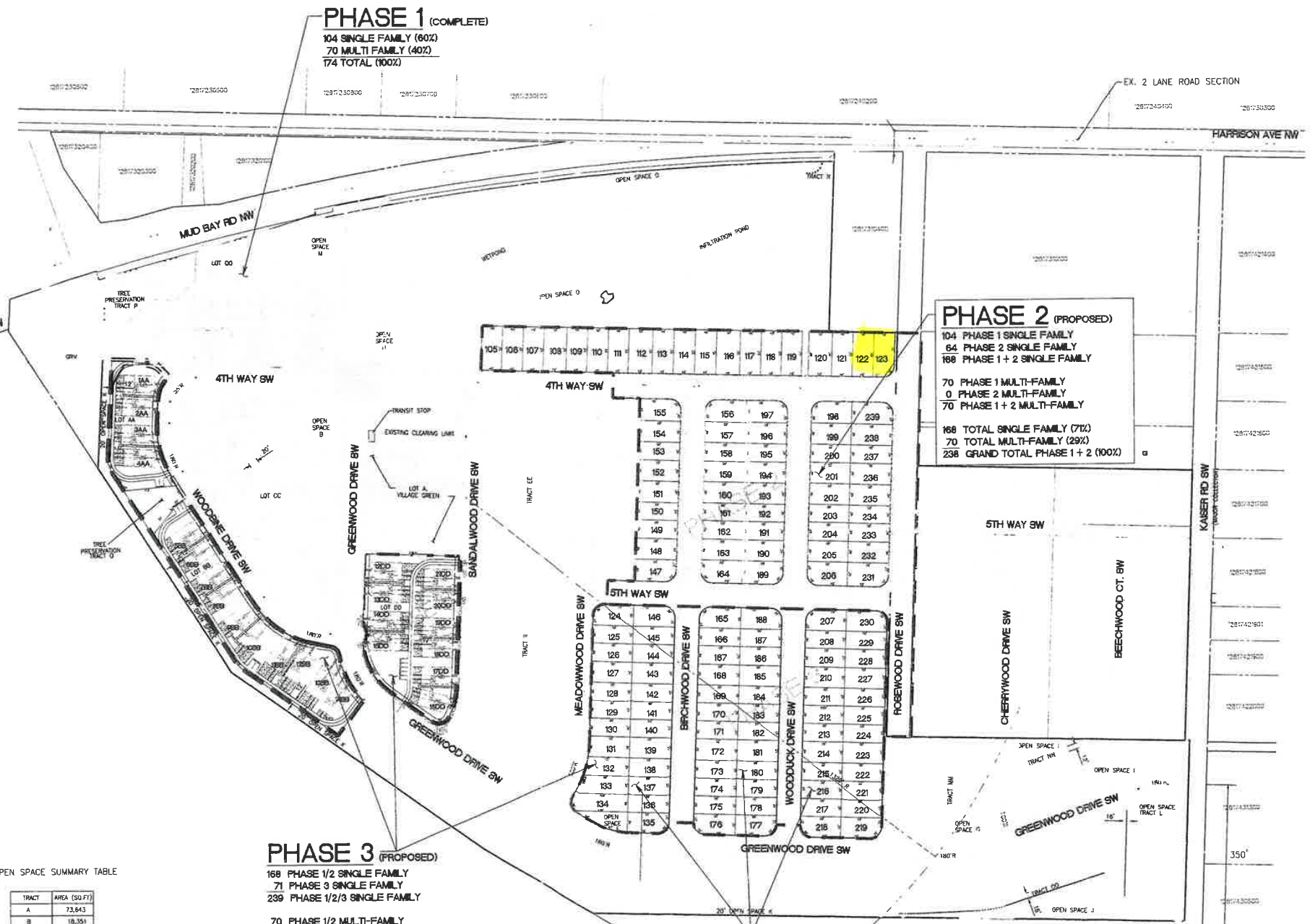
DESCRIPTION	MAXIMUM AREA
RETAIL	25 x 382 = 9,550 SF
OFFICE/SERVICE	25 x 382 = 9,550 SF
<b>TOTALS</b>	<b>19,100 SF</b>
PROVIDED	47,000 SF

10% OF GROSS FLOOR AREA OF VILLAGE CENTERS SHALL BE OCCUPIED BY RESIDENTIAL UNITS CONTAINED IN MIXED RESIDENTIAL/COMMERCIAL BUILDINGS.

**OPEN SPACE SUMMARY TABLE**

TRACT	AREA (SQ FT)
A	73,643
B	18,351
F	5,546
C	3,254
I	23,909
J	24,249
K	46,924
L	3,486
M	15,280
N	12,980
O	128,722
P	18,672
Q	7,556
<b>TOTAL</b>	<b>382,922</b>

PERCENT OF TOTAL SITE AREA 14.98%



PRELIMINARY PLAT MAP MODIFICATION  
 WOODBURY CROSSING

For  
 FOREST CITY LAND GROUP  
 333 EAST WETMORE ROAD, STE 250  
 TUSCON, AZ 85705-1758



Scale:  
 Horizontal: 1"=100'  
 Vertical: N/A  
 Date: 7/8/04

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 SURVEYING, ENVIRONMENTAL SERVICES



11027  
 Sheet 1 of 1

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