

**CONCORD HIGHLANDS DEVELOPMENT SUMMARY**

<b>ZONING CLASSIFICATION</b>	<b>Proposed Acreage for Development</b>	<b>Additional Comments</b>
Planned Residential District	±254.436 Acres	
<b>Total Acres</b>	<b>±254.436 Acres</b>	

**PLANNED RESIDENTIAL DEVELOPMENT SUMMARY**

<b>Planned Residential Development Data</b>	<b>Proposed for Development</b>	<b>Required by Zoning Code</b>
<b>Development Summary</b>		
Single Family/Condo/Garden Units	±176.316 Acres	
Open Space	±78.12 Acres (30.7%)	
<b>Total Acres</b>	<b>±254.436 Acres</b>	
Number of Units	740	
Single Family Lots	520	
Condo	100	
Garden Units	120	
Density	±2.91 du/ac	1.5 du/ac plus incentive units
Max. Building Height-All PRD Areas	35'	
Min. Front Yard Setback-SF	25' from Right of Way	As approved in development plan
Min. Side Yard Setback-SF	10' Single Family	As approved in development plan
Min. Rear Yard Setback-SF	25' min. from project boundaries	As approved in development plan
Min. Lot Frontage at Setback	65'	As approved in development plan
Min. Lot Size	8,450 sf	As approved in development plan
Min. Parking SF	3	3
Min. building separation- Condo	10'	As approved per development plan
Min. Parking condo	4	3
Minimum Building separation-Garden Units	20'	20'
Min Parking- Garden Units	2	3