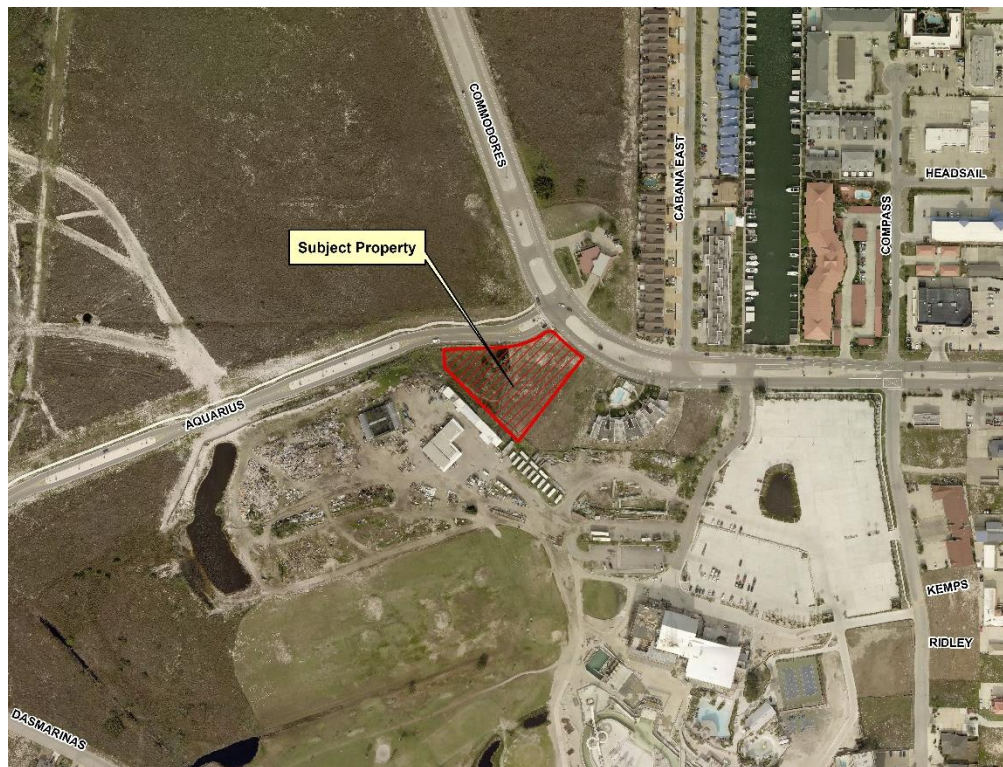


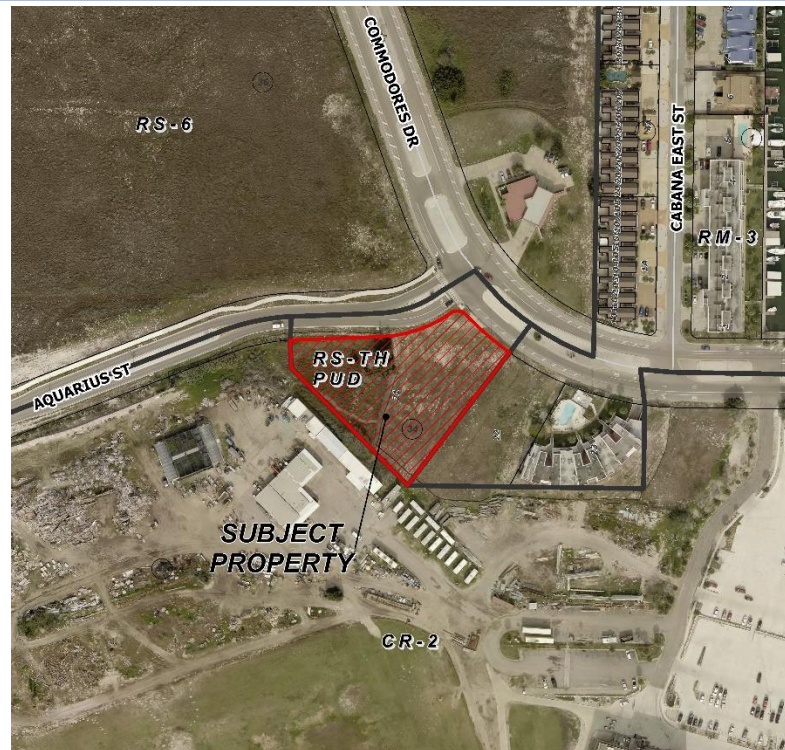


# Aerial Overview





# Aerial





# PUD Layout





# PUD Conditions

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1. **Master Site Plan:** The Owners shall develop the Property in accordance with the guidelines of the “Cape Commodore Planned Unit Development.” The development of the Property is to consist of 20 townhouse units and 3 common areas and shall be constructed in one phase. The PUD on this property would allow for daily rental townhomes.
2. **Density:** The number of dwelling units on the Property shall not exceed 20.
3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The Property must have a minimum of 63 standard parking spaces, including shared spaces and those within garages. Parking is prohibited along the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum setbacks shall be as set forth in the PUD: front yard requirement shall be a minimum of 15 feet to the building and 20 feet to the garage; corner street yard shall be a minimum of 20 feet; side yard shall be 0 feet; and the rear yard shall be a minimum of 10 feet. The minimum building separation is 10 feet. The minimum lot width shall be 22 feet.



# PUD Conditions

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6. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
  7. **Private Street Access:** The Property shall provide the lots with access to a two-way private street with a width of not less than 20 feet with one-foot wide ribbon curbs on each side and a six-foot wide sidewalk on one side. The private streets shall be striped to indicate "Fire Lane/No Parking". The private street shall have access onto Commodores Drive only for emergency vehicles, and the driveway onto Commodores Drive shall be gated at all times and comply with Fire Department requirements to allow access.
  8. **Pedestrian Access:** A minimum six-foot wide sidewalk shall be constructed along one side of the private street and the Owner shall construct a pedestrian access path from the parking areas to the pedestrian access.
  9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if placed in the street yard. T
  10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.
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