

PARCEL PIN#35-3S-16-02522-008  
 FUTURE LAND USE:  
 RESIDENTIAL MEDIUM DENSITY  
 (MAX 8 DU PER ACRE)  
 ZONING: RMF-1  
 PROPOSED USE: MULTI-FAMILY  
 SITE AREA: 14.77 ACRES  
 MAX ALLOWED UNITS: 14.77 AC X 8 = 118 UNITS

SETBACKS: 30' FRONT, 20' REAR, 15' SIDE  
 LANDSCAPE BUFFERS: NONE

PROPOSED BLDGs:  
 10 BLDGs @ 6 UNITS = 60  
 9 BLDGs @ 6 UNITS = 54  
 1 BLDGs @ 4 UNITS = 4

PROPOSED UNITS: 118 UNITS



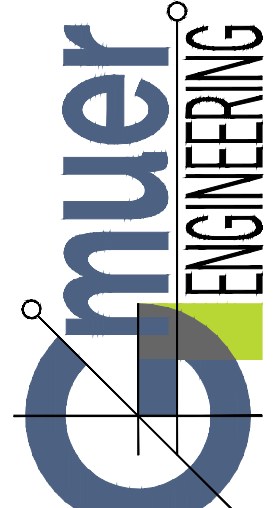
FILE: 22-0004-C-CONCEPT-4.DWG | LAST SAVED: 2022-05-13 02:07:01 PM | PLOT SCALE: 1/1" | PLOTTED: 2022-05-13 02:07:36 PM | USER: CHHS

PRELIMINARY	BUDGETING
PERMITTING / DESIGN REVISIONS:	CONSTRUCTION:
ENGINEER OF RECORD: CHRISTOPHER A. G穆ER FL PE # 71599 2022-05-13	
 <small>FL CA # 91533 gmuering.com (852) 284-4828          2803 NW 13th St, Box 314 Gainesville, FL 32609</small>	
CLIENT: F&A ROYALTIES, LLC	TBD
DESIGN: C.A. G穆ER, PE	TBD
QUALITY CONTROL: C.A. G穆ER, PE	TBD
SITE PLAN APP #	22-0004
AMD PER #	
CONTRACT PROJECT #	
LAKE CITY NW COMMERCE DR TOWNHOMES	
CONCEPT PLAN	
<b>4</b>	



FILE: 22-0004-C-CONCEPT-4.DWG | LAST SAVED: 2022-05-13 02:07:01 PM | PLOT SCALE: 1"=111' | PLOTTED: 2022-05-13 02:08:25 PM | USER: CHMS



PRELIMINARY	BUDGETING
PERMITTING / DESIGN REVISIONS:	CONSTRUCTION:
ENGINEER OF RECORD: CHRISTOPHER A. GMIER FL PE # 71599 2022-05-13	
 <small>FL CA # 91533 gmiereing.com (852) 281-4828          2605 NW 13th St, Box 314 Gainesville, FL 32609</small>	
CLIENT:	F&A ROYALTIES, LLC
DESIGN:	C.A. GMIER PE
QUALITY CONTROL:	C.A. GMIER PE
SITE PLAN APP #	TBD
WAD #	TBD
CONTRACT #	22-0004
<b>LAKE CITY          NW          COMMERCE DR          TOWNHOMES</b>	
<b>CONCEPT          PLAN</b>	
<b>4</b>	