

Meritage Homes : Lot Sizes
Development Data from Zoning Application: Conceptual Plan
8/1/2016 by ForsythCRG.org

Total Site area	287.771 acres	Buildable land	142 acres
open space	131.4 acres	Non-buildable	146 acres
		(Wetlands, Water Bodies, Flood Plain, etc)	
Zoning	Existing Zoning A-1	Future Land Use Map Suburban Living RES 2 & 3, NS	
	Proposed Zoning	MPD	
Variance	Required 25% as Commercial	70.5 acres	
	proposed 5.30%	15.3 acres	

Residential Lot Sizes

	<u>lots</u>	<u>sq ft/lot</u>	<u>tot. sq ft/unit</u>
Typical lot sizes (detached)			
40' x 120' rear & front load	65	4,800.00	312,000
50' x 110' "	34	5,500.00	187,000
60' x 120' "	87	7,200.00	626,400
73' x 120' front load	144	8,750.00	1,260,000
93' x 125' Front/side load	53	11,600.00	614,800
Typical Lot Size (attached)			0
24' x75' rear load	31	1,800.00	55,800
26' x 90' front load	22	2,340.00	51,480
Live/work	14	1400 ¹ Est.	19,600 (live/work)
Total Residential Lots (including 14 live/work)	450		3,127,080
			6,949 sq ft/unit

note: Meritage says 1.55 units per acre, but actual is 3.2 U/A excluding flood plain,etc.

Total Commercial Area 15.3 Acres
Commercial Sq Ft: Office & Retail 53,000 sq ft

Building Information: Minimum Building separation 10' houses?
maximum Building height 3 stories 40'max.