CONCEPT PLAN for SUNNY OAKS REGIONAL ACTIVITY CENTER

PROPOSED USES

COMMERCE DISTRICT: 303 AC. +/-
EMPLOYMENT CENTER: 150 AC. +/-

ANTICIPATED USES AND DENSITIES:
COMMERCE DISTRICT:
- COMMERCIAL / INDUSTRIAL
  303 AC. - Max F.A.R. - 2.0

EMPLOYMENT CENTER:
- RESIDENTIAL DEVELOPMENT:
  41.7 AC. - 250 Units = 6 Units / Acre
  20.8 AC. - 250 Units = 12 Units / Acre
- COMMERCIAL / INDUSTRIAL
  87.5 AC. - Max F.A.R. - 2.0

PROPOSED ZONING:
Planned Unit Development (P.U.D.)

BUFFER:
ADJACENT TO RESIDENTIAL:
30' wide, 5 Trees per 100 l.f., double staggered hedge row.

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