



- NOTES:
1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE LOTLINE, OR CURB IF THERE IS NO CURBLINE, AND MAINTAIN THE SETBACK FROM THE IMPROVEMENT.
 2. ALL LOT LINES SHALL COMPLY WITH THE CLEAR WIDTH AREA REQUIREMENTS OF SECTION 20.03 OF THE UNIFIED DEVELOPMENT CODE.
 3. ALL FENCIBLES, INCLUDING THE PERIMETER FENCE, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
 4. ALL INTERIOR STREETS ARE 20' RIGHT-OF-WAY WITH 24' PAVEMENT, EXCEPT AS SHOWN.
 5. AS PER THE LEGAL INSTRUMENT, LOT 1, BLOCK 3, N.C.B. 17160 IS RESERVED FOR THE FOLLOWING:
[1] PRIVATE STREET
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[100] PRIVATE STREET
 6. DEVELOPMENT IS NOT OVER THE RESERVE ZONE.
 7. LEVEL 2, TRAFFIC IMPACT ANALYSIS WAS SUBMITTED FOR THIS DEVELOPMENT (MAY 1997).

INTERIOR STREET
CLEAR VISION AREA

Curve Length: 15' = Equation A	
$A = 15 \times 100 / (15 + 15 + 25 + 25) + 4$	
$A = 1500 / 60 + 4$	
$A = 25 + 4$	
$A = 29$	

Curve Length: 85' = Equation D

$D = 0.05 \times (150 + 150 + 25 + 25) + 85$	
$D = 0.05 \times 350 + 85$	
$D = 17.5 + 85$	
$D = 102.5$	

UNIT-1
Density and Open Space Ratio

Base Density Allowed	P-1, B-1
Maximum Density Allowed	12 units per acre
Proposed Density	2.54 units per acre
Minimum Required Percentage of Open Space	30%
Proposed Percentage of Open Space	40%
Total Open Space	1,022.10 S.F.
Net Open Space	1,022.10 S.F.
Open Space Ratio	0.01

UNIT-2
Density and Open Space Ratio

Base Density Allowed	P-1, B-1
Maximum Density Allowed	12 units per acre
Proposed Density	2.54 units per acre
Minimum Required Percentage of Open Space	30%
Proposed Percentage of Open Space	40%
Total Open Space	708.20 S.F.
Net Open Space	708.20 S.F.
Open Space Ratio	0.01

UNIT-3
Density and Open Space Ratio

Base Density Allowed	P-1, B-1
Maximum Density Allowed	12 units per acre
Proposed Density	2.54 units per acre
Minimum Required Percentage of Open Space	30%
Proposed Percentage of Open Space	40%
Total Open Space	614.80 S.F.
Net Open Space	614.80 S.F.
Open Space Ratio	0.01

UNIT-4
Density and Open Space Ratio

Base Density Allowed	P-1, B-1
Maximum Density Allowed	12 units per acre
Proposed Density	2.54 units per acre
Minimum Required Percentage of Open Space	30%
Proposed Percentage of Open Space	40%
Total Open Space	64.00 S.F.
Net Open Space	64.00 S.F.
Open Space Ratio	0.01

UNIT-5
Density and Open Space Ratio

Base Density Allowed	P-1, B-1
Maximum Density Allowed	12 units per acre
Proposed Density	2.54 units per acre
Minimum Required Percentage of Open Space	30%
Proposed Percentage of Open Space	40%
Total Open Space	64.00 S.F.
Net Open Space	64.00 S.F.
Open Space Ratio	0.01

Z-2023-10700334

Current Zoning: "C-1 PUD MLOD-1 MLR-2 AHOD" Light Commercial Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "R-6 PUD MLOD-1 MLR-2 AHOD" Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Legal Description: Lot 3, Block 3, NCB 17160

Address: 1402 Walkers Way

Additional information required under Table B101-1 may be found through various Development Service Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).

I, Jason Goldblum & Veronica Adriana Goldblum, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.