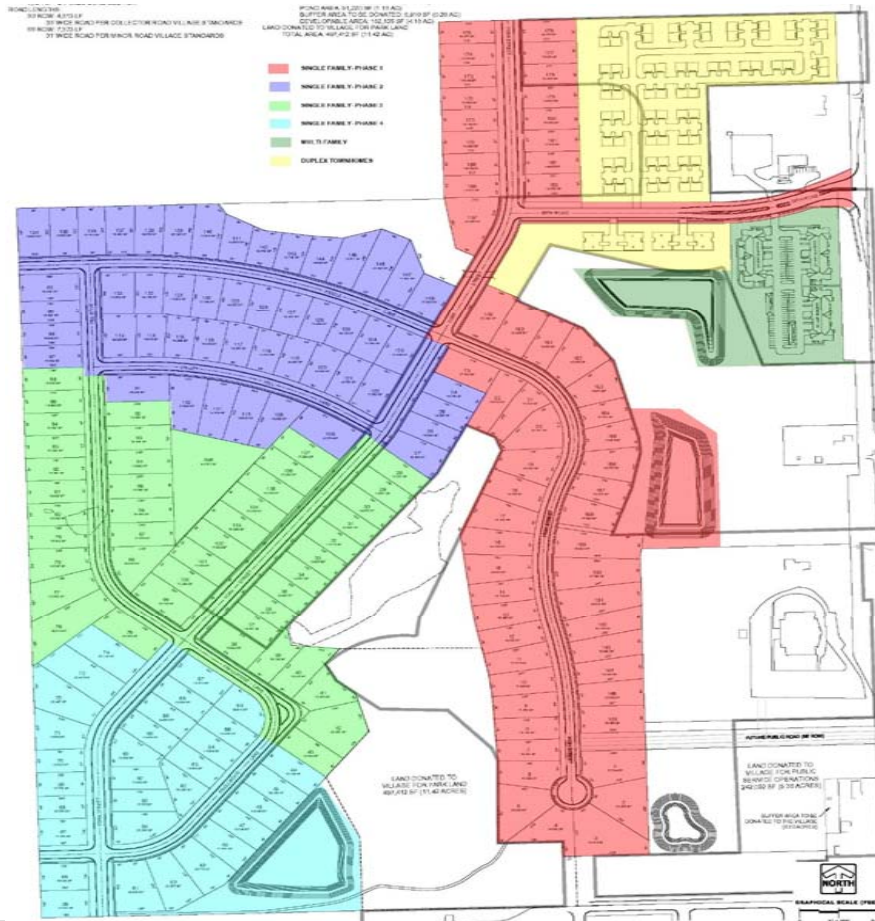


# Canopy Hill

## Proposed Development Plan

July 20<sup>th</sup> 2020





**SINGLE FAMILY: 60'x60' BUILDING PADS**  
 TOTAL NUMBER OF LOTS: 183 LOTS  
 ZONING: R-80 ZONING DISTRICT  
 80' MINIMUM FRONTAGE  
 8,000 SF MINIMUM  
 STREET SETBACK: 25 FT  
 SIDE SETBACK: 15 TOTAL (MIN. 6' ON ONE SIDE)  
 REAR SETBACK: 30 FT  
**MULTI FAMILY: (3) - 20 UNIT BUILDINGS**  
 TOTAL UNITS: 60 UNITS  
**PARKING:**  
 TOTAL STALLS: 147 STALLS  
 PARKING RATIO: 2.45 STALLS PER 1 UNIT  
**SETBACKS:**  
 STREET SETBACK: 25 FT  
 SIDE SETBACK: 20 FT  
 REAR SETBACK: 30 FT  
**DUPLEX RANCH STYLE TOWNHOMES: 8 UNITS**  
 3,964 SQ FT FOOTPRINT  
**DUPLEX 2 STORY TOWNHOMES: 60 UNITS**  
 1,200 SQ FT FOOTPRINT (2,400 TOTAL)  
 1,734 LF - 24' WIDE CURB SECTION  
**ROAD LENGTHS:**  
 80' ROW: 4,813 LF  
 38' WIDE ROAD PER COLLECTOR ROAD VILLAGE STANDARDS  
 66' ROW: 7,573 LF  
 31' WIDE ROAD PER MINOR ROAD VILLAGE STANDARDS

**TOTAL ACREAGES:**  
**MULTIPLE FAMILY**  
 TOTAL AREA: 175,616 SF (4.03 AC)  
 OPEN SPACE: 82,817 SF (1.90 AC)  
 BUILDING/PAVEMENT: 92,799 (2.13 AC)  
**SINGLE FAMILY:**  
 TOTAL AREA: 6,111,208 SF (140.29 AC)  
 ROW AREA: 859,905 SF (19.74 AC)  
 LOT AREA: 3,178,277 SF (72.96 AC)  
 OPEN SPACE/PONDS: 1,857,061 SF (42.65 AC)  
 WETLANDS AREA: 215,075 SF (4.94 AC)  
**DUPLEXES:**  
 NORTH OF 58TH ROAD: 379,416 SF (8.71 AC)  
 OPEN SPACE: 202,865 SF (4.68 AC)  
 PAVEMENT/BUILDING: 176,551 SF (4.05 AC)  
 SOUTH OF 58TH ROAD: 74,160 SF (1.70 AC)  
 OPEN SPACE: 50,380 SF (1.16 AC)  
 PAVEMENT/BUILDING: 23,780 SF (0.54 AC)  
**LAND DONATED TO VILLAGE FOR PUBLIC OPERATIONS SERVICES**  
 TOTAL AREA: 289,216 SF (6.64 AC)  
 RIGHT OF WAY AREA: 46,951 SF (1.08 AC)  
 POND AREA: 51,220 SF (1.18 AC)  
 BUFFER AREA TO BE DONATED: 8,910 SF (0.20 AC)  
 DEVELOPABLE AREA: 182,135 SF (4.18 AC)  
**LAND DONATED TO VILLAGE FOR PARK LAND**  
 TOTAL AREA: 497,412 SF (11.42 AC)

# Master Plan & Data Key





AVALON

## AVALON

2327 Square Feet



WELLINGTON

## WELLINGTON

2347 Square Feet



CARRINGTON STANDARD

## CARRINGTON

1845 Square Feet

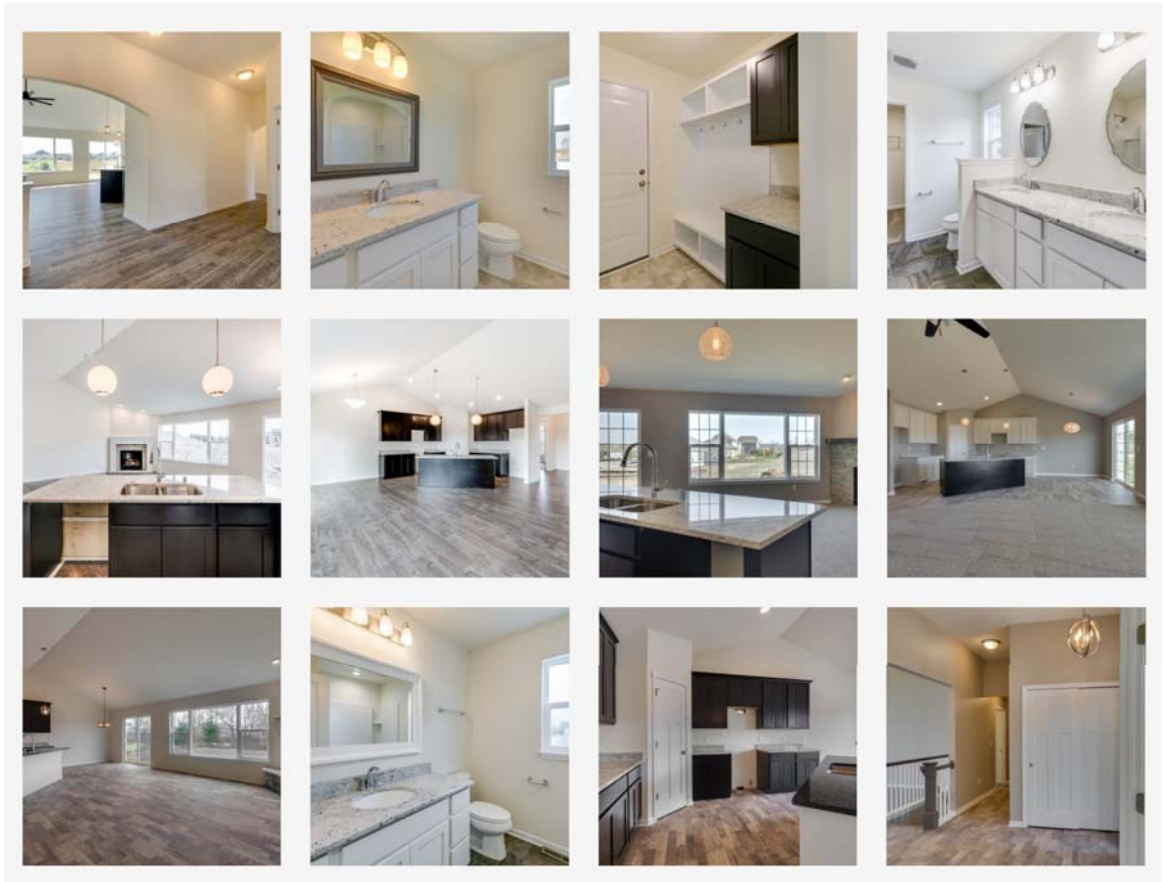


MADELINE STANDARD

## MADELINE

1685 Square Feet

# Single Family Homes - Exterior



# Single Family Home - Interiors





EXTERIOR MATERIALS SCHEDULE					
NO.	DESCRIPTION	MANUFACTURER	COLOR / STYLE	QUANTITIES	NOTES
1	ASPH/FLT SHINGLES				
2	EXTERIOR WALL FINISH				
3	EXTERIOR WALL FINISH				
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100	EXTERIOR WALL FINISH				



# Multifamily - Exterior Elevations (1)





① SOUTH ELEVATION  
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE					
NO.	DESCRIPTION	MANUFACTURER	TYPE / STYLE	FINISHES	NOTES
1	ASPH/FLT SHINGLES				
2	EXTERIOR PAINT				
3	EXTERIOR PAINT				
4	EXTERIOR PAINT				
5	EXTERIOR PAINT				
6	EXTERIOR PAINT				
7	EXTERIOR PAINT				
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16	EXTERIOR PAINT				
17	EXTERIOR PAINT				
18	EXTERIOR PAINT				
19	EXTERIOR PAINT				
20	EXTERIOR PAINT				



② WEST ELEVATION  
1/8" = 1'-0"

# Multifamily - Exterior Elevations (2)





## Multifamily – Perspective Views





## Multifamily – Interiors







## Ranch Duplexes - Exterior





## Townhome Duplexes - Exterior





## Duplexes - Interior