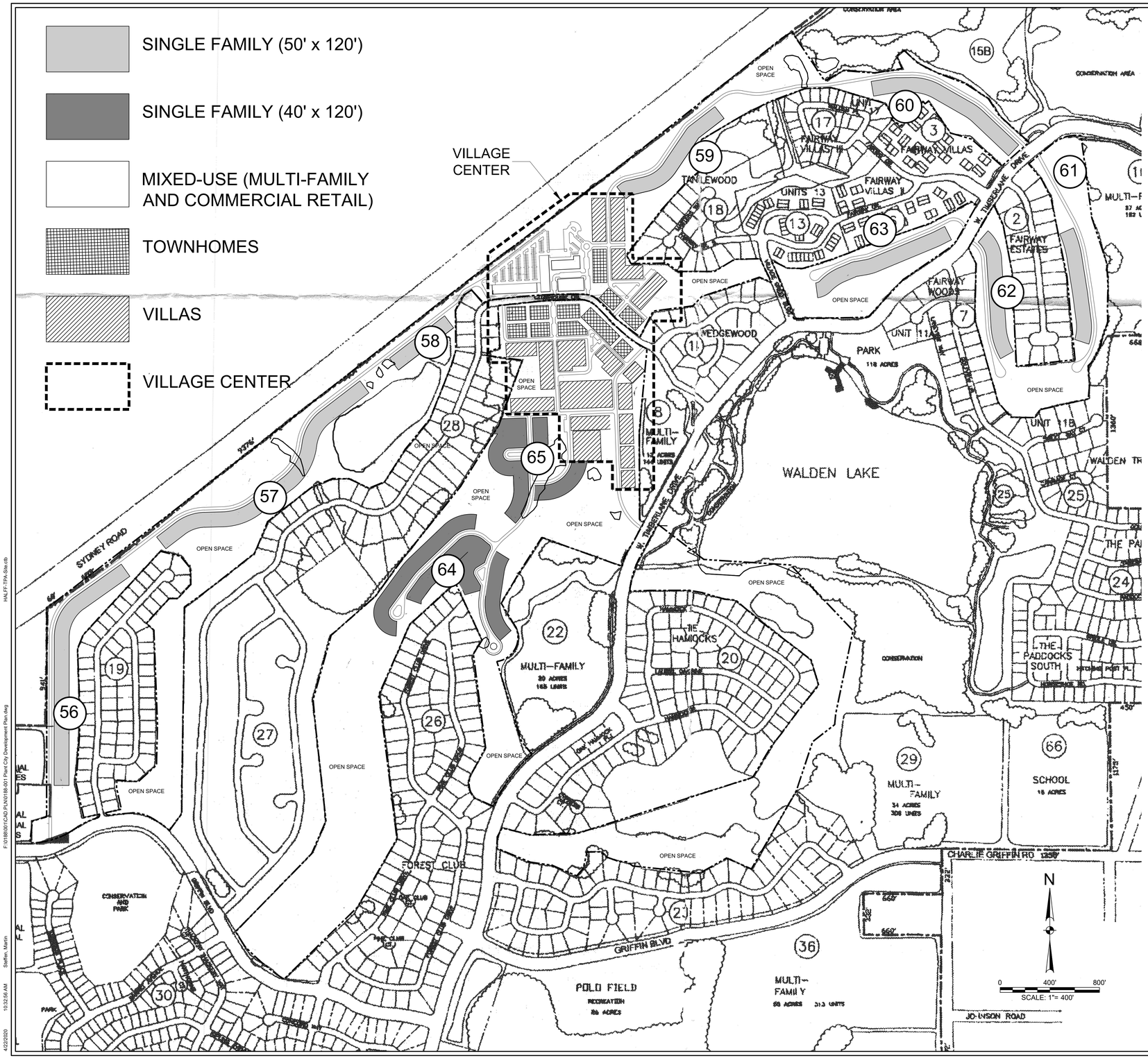

DEVELOPMENT STANDARDS

	Single Family (Detached)			Townhomes	Villas (2 Attached Units)	Multi-Family (Town Center)
Minimum size	4,000	5,000	6,000			
Minimum Width	40 feet	50 feet	60 feet	18 feet	70 feet	n/a
Minimum Front Yard Setback	10 feet*	20 feet	20 feet	10 feet*	20' feet	0 feet
Minimum Rear Yard Setback	10 feet	15 feet	15 feet	15 feet	15 feet	30 feet**
Minimum Side Yard Setback	5 feet	5 feet	5 feet	10 feet	10 feet	20 feet**
Maximum Height	35 feet / 2-stories					65 feet

* Front yard functioning as side yard with garages shall have a minimum setback of 20 feet

** From adjacent properties that are not in the town center- otherwise 0 feet

PROPOSED UNITS

56 - 40 SINGLE-FAMILY UNITS
5,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 5' REAR 25'

57 - 44 SINGLE-FAMILY UNITS
5,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 5' REAR 25'

58 - 12 SINGLE-FAMILY UNITS
5,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 5' REAR 25'

59 - 18 SINGLE-FAMILY UNITS
5,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 5' REAR 25'

60 - 28 SINGLE-FAMILY UNITS
5,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 5' REAR 25'

61 - 20 SINGLE-FAMILY UNITS
5,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 5' REAR 25'

62 - 21 SINGLE-FAMILY UNITS
5,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 5' REAR 25'

63 - 23 SINGLE-FAMILY UNITS
5,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 20', SIDE 5' REAR 25'

64 - 67 SINGLE-FAMILY UNITS
4,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 10', SIDE 5' REAR 10'

65 - 40 SINGLE-FAMILY UNITS
4,000 SF LOTS WITH MINIMUM SETBACKS: FRONT 10', SIDE 5' REAR 10'

VILLAGE CENTER

(BUFFERING AND SCREENING NOT REQUIRED WITHIN VILLAGE CENTER)

VILLAS - 157 UNITS

TOWNHOMES - 70 UNITS

MULTI-FAMILY - 260

COMMERCIAL RETAIL - 20,000 SF
LOCATED ONLY ON THE FIRST FLOOR OF MULTI-FAMILY DEVELOPMENT

Project Name
WALDEN LAKE NEW DEVELOPMENT
HILLSBOROUGH COUNTY, FLORIDA, USA

Prepared For
WALDEN LAKE, LLC FL

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Revision No.	Date	Description

Project No.:	0188-001
Issued:	APRIL 2020
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Checked By:	IA
Scale:	1" = 600'

Sheet Title
DEVELOPMENT PLAN

Sheet Number
2 of 2

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