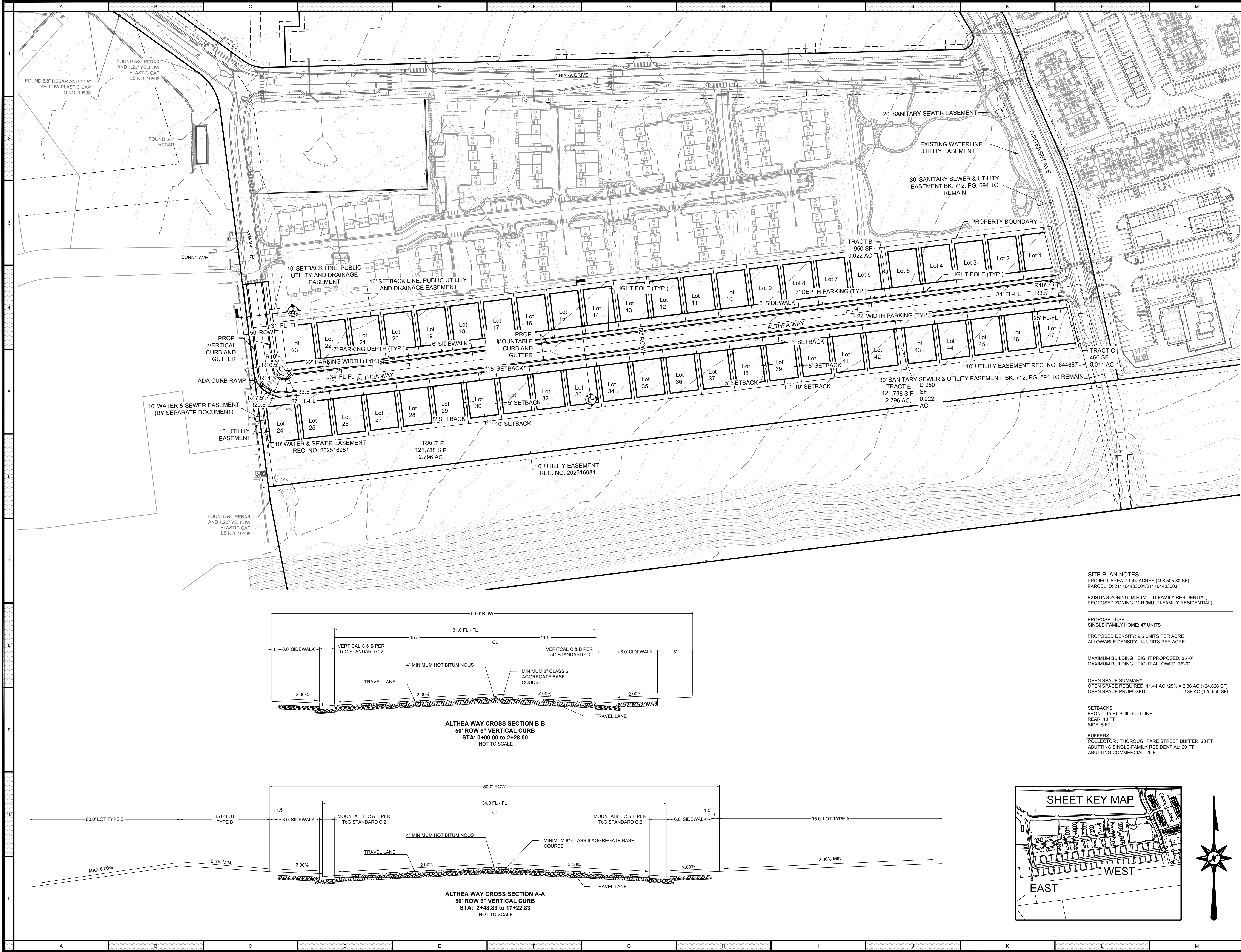




Office:
8830 Macon Highway
Building 200
Athens, GA 30606

DEVELOPER:
HILLPOINTE

Corporate Office:
631 W Morse Blvd, Suite 200
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

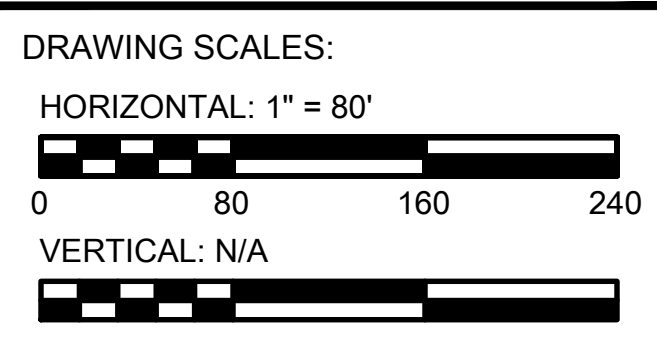
Information: www.hillpointe.com

24- HOUR CONTACT:
Chris Oliver, P.E.
P: (919) 257-8192
Email: coliver@hillpointe.com

PROJECT:
**POINTE GRAND
GYPSUM**

PARCEL #: 211104403001
HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

SHEET TITLE:
**OVERALL SITE
PLAN**



SITE PLAN NOTES:
PROJECT AREA: 11.44 ACRES (498,505.30 SF)
PARCEL ID: 211104403001/211104403003

EXISTING ZONING: M-R (MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING: M-R (MULTI-FAMILY RESIDENTIAL)

PROPOSED USE:
SINGLE-FAMILY HOME: 47 UNITS

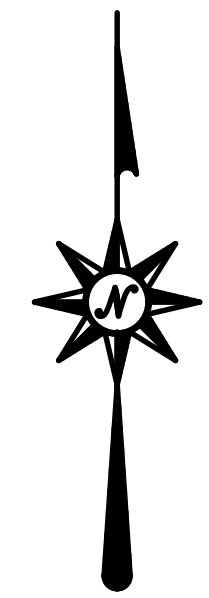
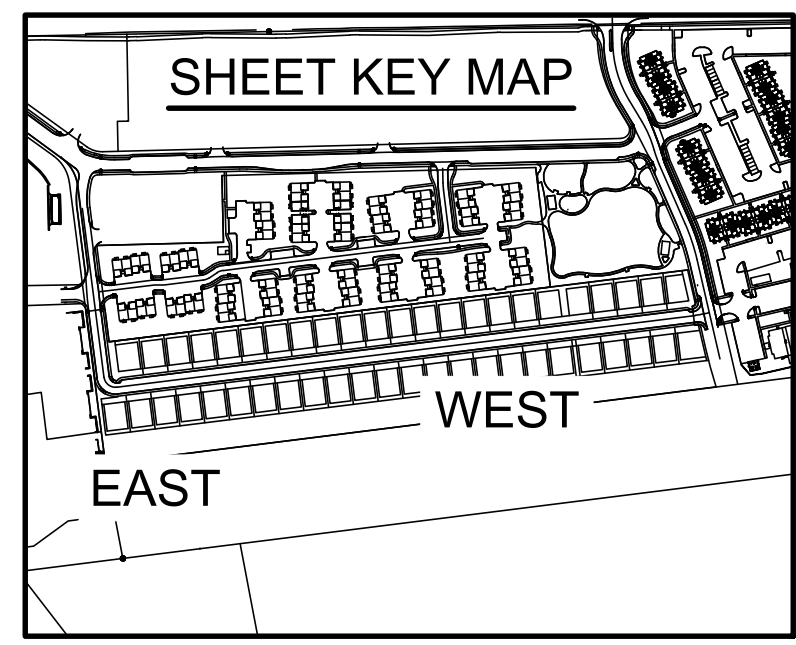
PROPOSED DENSITY: 9.5 UNITS PER ACRE
ALLOWABLE DENSITY: 14 UNITS PER ACRE

MAXIMUM BUILDING HEIGHT PROPOSED: 35'-0"
MAXIMUM BUILDING HEIGHT ALLOWED: 35'-0"

OPEN SPACE SUMMARY
OPEN SPACE REQUIRED: 11.44 AC *25% = 2.86 AC (124,626 SF)
OPEN SPACE PROPOSED: 2.88 AC (125,660 SF)

SETBACKS:
FRONT: 15 FT BUILD-TO LINE
REAR: 10 FT
SIDE: 5 FT

BUFFERS:
COLLECTOR / THOROUGHFARE STREET BUFFER: 20 FT
ABUTTING SINGLE-FAMILY RESIDENTIAL: 20 FT
ABUTTING COMMERCIAL: 20 FT



FOR CONSTRUCTION

INITIAL ISSUANCE DATE: .

NO.	REVISIONS & PERMITTING ISSUANCES	DATE
A		
B		
C		
D		
E		
F		

ISSUED FOR CONSTRUCTION:

NO.	CHANGES TO APPROVED PLANS	DATE
1		
2		
3		
4		
5		
6		