



Professional Engineers, Planners &amp; Land Surveyors

## Whispering Lakes I RPD - Schedule of Uses & Density

### **SCHEDULE OF USES**

#### DWELLING UNIT:

SINGLE FAMILY  
TWO-FAMILY ATTACHED  
MULTI FAMILY  
TOWNHOUSE

ENTRANCE GATES AND GATEHOUSE

ESSENTIAL SERVICES

ESSENTIAL SERVICES FACILITY-GROUP I ONLY

EXCAVATION-WATER RETENTION

FENCES, WALLS

HOME OCCUPATION

#### MODELS:

MODEL HOME  
MODEL UNIT  
DISPLAY CENTER

PARKING LOT

ACCESSORY

RECREATIONAL FACILITIES-PRIVATE, ON SITE

RESIDENTIAL ACCESSORIES USES

SIGNS-IN ACCORDANCE WITH CHAPTER 30 &amp; 33

TEMPORARY USES

TEMPORARY SALES CENTER

### **ALLOWABLE UNITS:**

Maximum 510 total units:

290 SINGLE-FAMILY OR TWO-FAMILY ATTACHED UNITS\*

220 TOWNHOMES/ MULTI-FAMILY\*

\*UP TO 150 TWO FAMILY ATTACHED USING BELOW CONVERSIONS:

- UP TO 100 SF UNITS AT 1 SF UNIT = 1.5 TF UNITS
- UP TO 100 MF UNITS AT 1 MF UNIT = 0.8 TF UNIT

### **DENSITY REQUIREMENTS:**

BASED ON THE APPROVED DENSITY OF 375 SINGLE FAMILY UNITS AND 300 MULTI-FAMILY UNITS AND THE PHASE 1A DEVELOPMENT OF 85 SINGLE FAMILY UNITS AND BETHANY TRACE VILLAS DEVELOPMENT OF 80 MULTI-FAMILY UNITS, THIS DEVELOPMENT IS CONSISTENT WITH THE APPROVED MASTER CONCEPT PLAN DENSITY. SEE FOLLOWING TABLE

|               | Approved   | Developed                 | Remaining  |
|---------------|------------|---------------------------|------------|
| Single-family | 375        | 85 (Bethany Trace)        | 290        |
| Multi-family  | 300        | 80 (Bethany Trace Villas) | 220        |
| <b>Total</b>  | <b>675</b> | <b>165</b>                | <b>510</b> |