



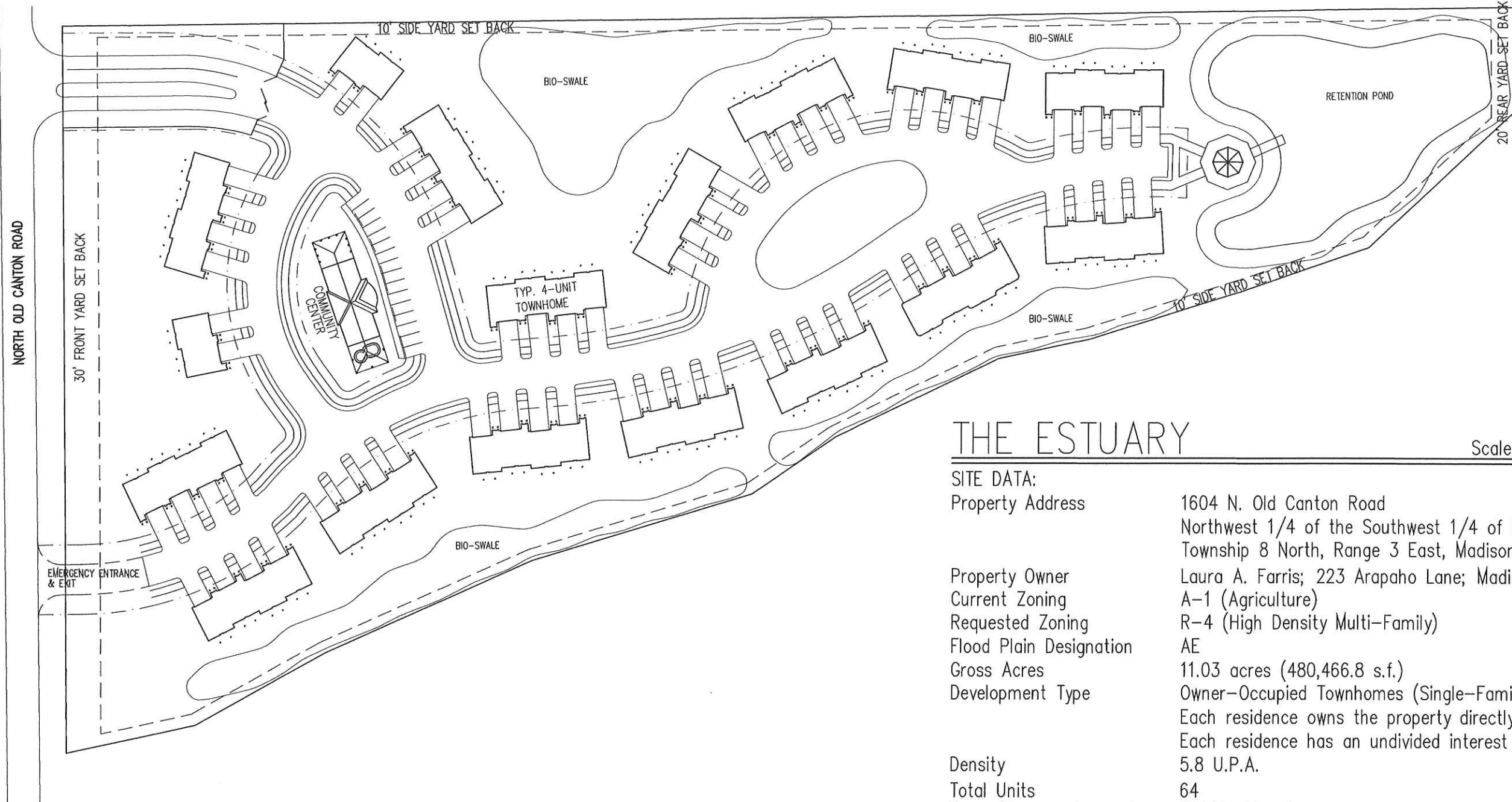
URBAN DESIGN STUDIO, INC.

1061 LAKESIDE VILLAGE CIRCLE  
SUITE 3  
BRANDON, MISSISSIPPI  
39047

OFFICE: 601.992.5250  
CELL: 601.238.4126

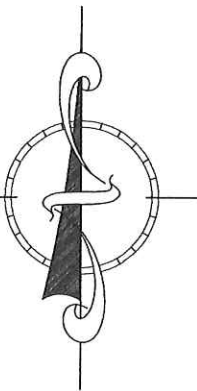
E-MAIL: david@uds-ms.com

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# THE ESTUARY

Scale: 1" = 100'



<b>SITE DATA:</b>	
Property Address	1604 N. Old Canton Road Northwest 1/4 of the Southwest 1/4 of Section 18, Township 8 North, Range 3 East, Madison County, MS.
Property Owner	Laura A. Farris; 223 Arapaho Lane; Madison, MS
Current Zoning	A-1 (Agriculture)
Requested Zoning	R-4 (High Density Multi-Family)
Flood Plain Designation	AE
Gross Acres	11.03 acres (480,466.8 s.f.)
Development Type	Owner-Occupied Townhomes (Single-Family Attached) Each residence owns the property directly beneath the unit. Each residence has an undivided interest in the common area.
Density	5.8 U.P.A.
Total Units	64
Gross Non-pervious s.f.	314,106.11 s.f.
Open Area - Green Space	35%
Road Right-of-Way	60'
Street	26' of Pavement w/6' sidewalks, each side

ALL BUILDINGS HAVE A MINIMUM 30' SEPARATION  
ALL UNITS PROVIDE 4 PARKING SPACES (2 ENCLOSED, 2 OUTSIDE)  
ALL UNITS FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 4' ABOVE BASE FLOOD ELEVATION.