

Villas at Champions Pointe



KEY

- CLUBHOUSE
- ROUGH
- SAND TRAPS
- FAIRWAYS
- TEES/GREENS
- OPEN SPACE
- TOWNHOMES
- PATIO HOMES
- 50' LOTS
- 70' LOTS
- 75' LOTS
- 80' LOTS
- 90' LOTS
- 100' LOTS
- 95-110' LOTS

PROJECT DATA

TOTAL LAND AREA = 504.97 ACRES
 TOTAL GOLF COURSE/OPEN SPACE AREA = 243.31 ACRES
 TOTAL RIGHT-OF-WAY AREA = 52.30 ACRES
 TOTAL LOT AREA = 219.36 ACRES
 TOTAL LAKE/POND AREA = 23.24 ACRES (11% OF OPEN SPACE)

RESIDENTIAL UNITS = 741
 EXISTING ZONING = P.U.D.
 GROSS RESIDENTIAL DENSITY = 1.46
 NET RESIDENTIAL DENSITY = 3.37



GRAPHIC SCALE



ARTICLE XXII & PLANNED UNIT DEVELOPMENT COMPLIANCE

SECTION	TYPE	NO. OF UNITS	SECTION SIZE (GROSS ACRES)	LOT SIZE (SQ. FT.)	SECTION DENSITY (GROSS)	SETBACKS (FRONT, SIDE, REAR)	LOT WIDTH RATIO (WIDTH x DEPTH)	FAIR-MAX	BLDG. HEIGHT (MAX OPT)	% LOT COVERAGE MAX	DIST. BETWEEN BLDGS. (MIN)	MIN LOT DIMENSION
A	GOLF HOME	48	10.33	8,000	4.41	15, 0, 5	1:3	0.30	12'	20%	—	50' X 150'
B	PATIO HOME	52	11.78	—	4.41	25, 10, 25	—	—	24'	—	40'	—
C	48' LOT	40	8.18	5,000	4.89	25, 5, 20	1:1 MIN, 1:4 MAX	0.50	28'	50%	—	50' X 100'
D	60' LOT	58	12.83	8,000	4.15	25, 5, 20	1:1 MIN, 1:4 MAX	0.50	28'	50%	—	50' X 100'
E	70' LOT	47	16.57	8,100	2.84	30, 5, 20	1:1 MIN, 1:4 MAX	0.50	30'	50%	—	70' X 130'
F	70' LOT	84	20.75	8,100	2.73	30, 5, 20	1:1 MIN, 1:4 MAX	0.50	30'	50%	—	70' X 130'
G	75' LOT	62	28.57	7,500	2.67	30, 5, 20	1:1 MIN, 1:4 MAX	0.50	30'	50%	—	75' X 100'
H	80' LOT	48	19.07	10,400	2.52	30, 5, 20	1:1 MIN, 1:4 MAX	0.50	30'	50%	—	80' X 130'
I	80' LOT	81	37.33	11,000	2.17	30, 5, 20	1:1 MIN, 1:4 MAX	0.50	30'	50%	—	80' X 130'
J	80' LOT	53	23.34	11,700	2.09	30, 5, 20	1:1 MIN, 1:4 MAX	0.50	30'	50%	—	80' X 130'
K	100' LOT	6	1.81	12,000	3.31	30, 5, 20	1:1 MIN, 1:4 MAX	0.50	30'	50%	—	100' X 100'
L	95-110' LOT	84	37.83	15,450	2.22	30, 5, 20	1:1 MIN, 1:4 MAX	0.50	30'	50%	—	85' X 110'
M	PATIO HOMES	67	12.15	—	4.94	25, 5, 25	—	—	25'	—	40'	—
TOTAL SINGLE-FAMILY UNITS		678										
TOTAL MULTI-FAMILY UNITS		112										
TOTAL UNITS		741										