

Site Summary:

Site Area : ±2.96 Acres

Parking Provided:
 Carport Spaces : 39
 Uncovered Spaces : 42
 Total Provided : 81 (2.08:1)

	R4 ZONE	PROPOSED
LOT AREA (MIN.)	5,000 SF	2,500 SF
LOT WIDTH (MIN.)	50'	38'
FRONT SETBACK	20'	5'
SIDE SETBACK	5'	0'
REAR SETBACK	20'	5'



CONCEPTUAL SITE PLAN
VALENTINE AVENUE

Received 3/4/2026

Note:
 This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

