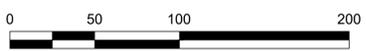


DEVELOPMENT DATA:	
SITE AREA:	±11.9 ACRES
TAX PARCELS:	037-321-18
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	VACANT
PROPOSED USES:	USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE N2-A ZONING DISTRICT, NOT OTHERWISE LIMITED HEREIN
PROPOSED UNIT COUNT:	70 UNITS
MIN. FRONT SETBACK:	20' FROM FB0C
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20' (WHEN ABUTTING N1 PLACETYPE)
MAX. BUILDING HEIGHT ALLOWED:	36'
TREE SAVE REQUIRED:	15% OF NET SITE
TREE SAVE PROVIDED:	±11.9 AC (518, 537 SF) * .15 = 77,780.5 SF
OPEN SPACE REQUIRED:	MIN. 250 SF PRIVATE OPEN SPACE PER UNIT OR 10% OF NET SITE
OPEN SPACE PROVIDED:	PRIVATE OPEN SPACE PER SUBL0T PER ORDINANCE
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLL OUT CONTAINERS / DUMPSTER

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY
	PROPOSED SITE ENTRY

This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1" = 50'

REVISIONS:

No.	Date	By	Description
1	11/11/24	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS
2	12/10/24	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS