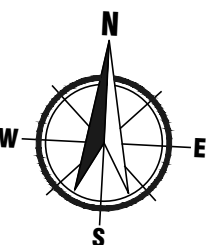
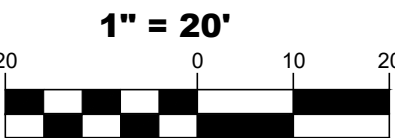


Site Development Standards		Massing	
Lot			
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft ¹	Minimum Setbacks:	
Maximum principle structure lot coverage	60% ²	Front Setback	20 ft
Maximum principle and accessory structure lot coverage ³	70%	Streetside Setback	15 ft
Landscape Requirement	15% ³	Exterior Side Setback	40 ft ⁶
Streetscape yard	15 ft ⁴	Rear Setback	40 ft ⁶
Bufferyard	25 ft ⁵		

CONCEPT NOTES

- THE PROPERTY LINES FOR THIS CONCEPT ARE BASED ON GIS INFORMATION AND THEREFORE THE PROPERTY LINES ARE APPROXIMATE.
- THE CONTOUR INFORMATION WAS NOT READILY AVAILABLE FOR THIS CONCEPT AT THE TIME OF CREATION. SITE PLAN IS SUBJECT TO CHANGES ONCE CONTOURS ARE IMPORTED.
- THIS CONCEPT IS USED SOLELY FOR THE PURPOSE OF A PROPOSAL. NO MEETINGS WITH REGULATORY AGENCIES WERE HELD PRIOR TO THIS CONCEPT BEING PUBLISHED. THEREFORE, ADDITIONAL INFORMATION PROVIDED BY ADDITIONAL PARTIES MAY MAKE THIS CONCEPT OBSOLETE FOR USE IN FUTURE DESIGNS, CONTRACT NEGOTIATIONS, OR FINANCIAL ASSUMPTIONS.
- THIS CONCEPT HAS NOT FACTORED IN ENVIRONMENTAL, MASTER PLANNING, OR FUTURE THOROUGHFARE RELATED ISSUES. MEETINGS WITH REGULATORY AGENCIES WILL BE REQUIRED TO FULLY UNDERSTAND THE OUTSIDE AFFECTS OF FUTURE IMPACTS.
- THE PURPOSE OF THIS CONCEPT IS TO SHOW THE OVERALL PRELIMINARY LAYOUT FOR THE PROJECT. ADDITIONAL ENGINEERING IS REQUIRED TO ACCURATELY SHOWN THE LOCATION OF NECESSARY ITEMS NEED FOR CONSTRUCTION OF THIS PROJECT.
- THIS CONCEPT WAS DEVELOPED UNDER THE ASSUMPTION THAT DETENTION WILL BE REQUIRED.
- THIS CONCEPT ASSUMES THAT UTILITIES AND CAPACITY IS AVAILABLE TO SERVICE THE PROJECT.

LANDWORKS
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CONCEPT B.3