

DRAWING BY: MS	DESIGN BY: JWC	CHECKED BY: JWC	DATE: 10-01-2025	PROJECT #: 2527
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[illegible]

SITE DATA TABLE		
TOTAL PROJECT AREA	170,460 SF	3.91 AC
TOTAL WETLAND AREA	0 SF	0.00 AC
WETLAND IMPACT	0 SF	0.00 AC
SWIM AREA	14,338 SF	0.33 AC
PROPOSED BUILDING		48,860 SF
PROPOSED PMVT & CONCRETE		27,042 SF
TOTAL IMPERVIOUS AREA		90,338 SF
TOTAL PERVIOUS AREA		80,122 SF
TOTAL IMPERVIOUS %		53.00 %
TOTAL PERVIOUS %		47.00 %
OPEN SPACE		80,122 SF
ZONING		R1D-60
SIDE YARD	0', 10' FOR END UNITS ON BUILDINGS CONTAINING MORE THAN TWO UNITS, 5' FOR END UNITS ON BUILDINGS CONTAINING TWO UNITS	
REAR YARD	10'	
FRONT YARD (TO THE GARAGE FACE)	FRONT - 22' FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE GARAGE FACE. WHERE SIDEWALKS ARE LOCATED ON THAT SIDE OF THE BUILDING, 22' FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE BACK EDGE OF CURB WHERE NO SIDEWALKS ARE LOCATED TO THE GARAGE FACE AND 15 FEET TO THE BUILDING FACADE, 15 FEET IF ACCESS TO GARAGE IS FROM AN ALLEY.	
LANDSCAPE BUFFERS:		10'/10'/10'
MINIMUM LOT AREA	1,250 SF	1,250 SF
MAXIMUM LOT COVERAGE BY ALL BUILDINGS		70%
PARCEL NUMBER(S)		057489 0000
911 ADDRESS		3062 SUNNYBROOK CT
FEMA PANEL NUMBER		1201H0160E
FLOOD ZONE		X

HATCH LEGEND	
	CONCRETE
	BUILDING
	PAVEMENT
	OPEN SPACE

EXISTING LEGEND

PROPERTY / RIGHT OF WAY	---	---
EXISTING DRAINAGE EASEMENT	---	---
EXISTING EDGE OF PAVEMENT	---	---
EXISTING STORM PIPE	---	---

PROPOSED LEGEND

PROPERTY BOUNDARY	---	---						
PROPOSED RW	---	---	---					
PROJECT AREA	---	---	---	---				
BUILDING SETBACK					---			
LANDSCAPE BUFFER						---		
EDGE OF PAVEMENT							---	
6" HEADER CURB								---
SITE FENCING	X	X	X	X	X	X	X	X

