

LEGEND:

- PROJECT BOUNDARY
- CONSTRUCTION LIMITS
- PUBLIC RIGHT OF WAY
- ZONING DESIGNATION
- RECREATIONAL AREA 2.40 AC
- OPEN SPACE
- LANDSCAPE BUFFER
- CONCRETE SIDEWALK (BY BUILDER)
- ASPHALT PAVEMENT

ABBREVIATIONS

- UNDISTURBED DRAINAGE EASEMENT
- ESMT
- ROW

SITE DATA TABLE

CITY DEVELOPMENT NUMBER:	10290.000
PARCEL NUMBER(S):	012867-0000 012868-0000 012869-0000 012865-0110
SITE AREA:	32.43 ± Ac.
WETLANDS PRESERVED:	0.13 ± Ac.
WETLANDS IMPACTED:	1.25 Ac MAX.
DEVELOPABLE AREA:	30.62 ± Ac.
TOTAL PROJECT AREA:	30.62 ± Ac.
DEVELOPMENT SUMMARY:	
RESIDENTIAL UNITS:	(NO MORE THAN 4 UNITS ATTACHED) 227
DEVELOPMENT CRITERIA:	
TOTAL RESIDENTIAL AREA:	19.19 +- AC.
MAXIMUM LOT COVERAGE:	NA
MINIMUM LOT AREA:	NA
SETBACKS:	
STRATTON ROAD:	20'
NORTH:	10'
SOUTH:	10'
EAST AND WEST:	10'
MAXIMUM HEIGHT:	35'

RECREATION REQUIREMENTS

REQUIRED
2.27 ACRES
2.27 ACRES

VISITOR PARKING

60 SPACES PROVIDED

NOTE: 10 FEET FROM THE OUTSIDE EDGE OF SIDEWALK TO THE GARAGE FACE WHERE SIDEWALKS ARE LOCATED ON THE SIDE OF THE STREET AND 5 FEET TO THE BUILDING FACADE; 20 FEET FROM THE BACK EDGE OF CURB WHERE NO SIDEWALKS ARE PROVIDED; 20 FEET FROM THE OUTSIDE EDGE OF THE BUILDING FACADE; 20 FEET, IF ACCESS TO GARAGE IS FROM AN ALLEY.

10' (complementary use buffer: Multiple-family dwelling use or zoning dwelling(s) or lands zoned for single-family dwellings.)

