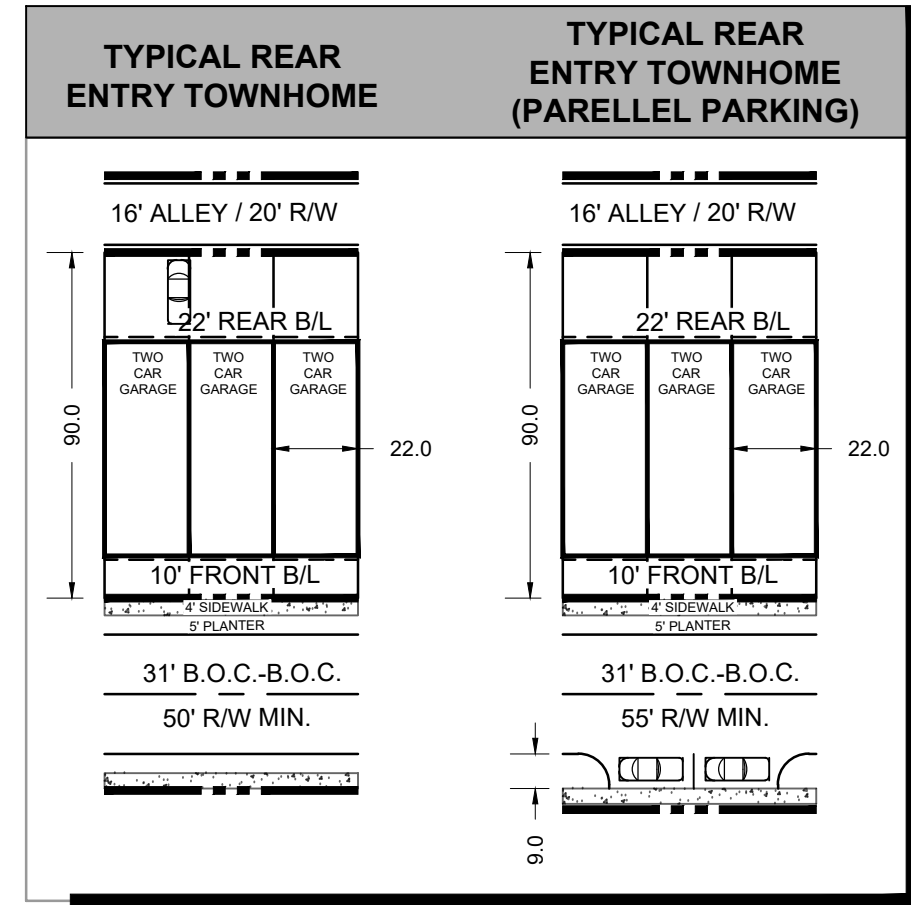


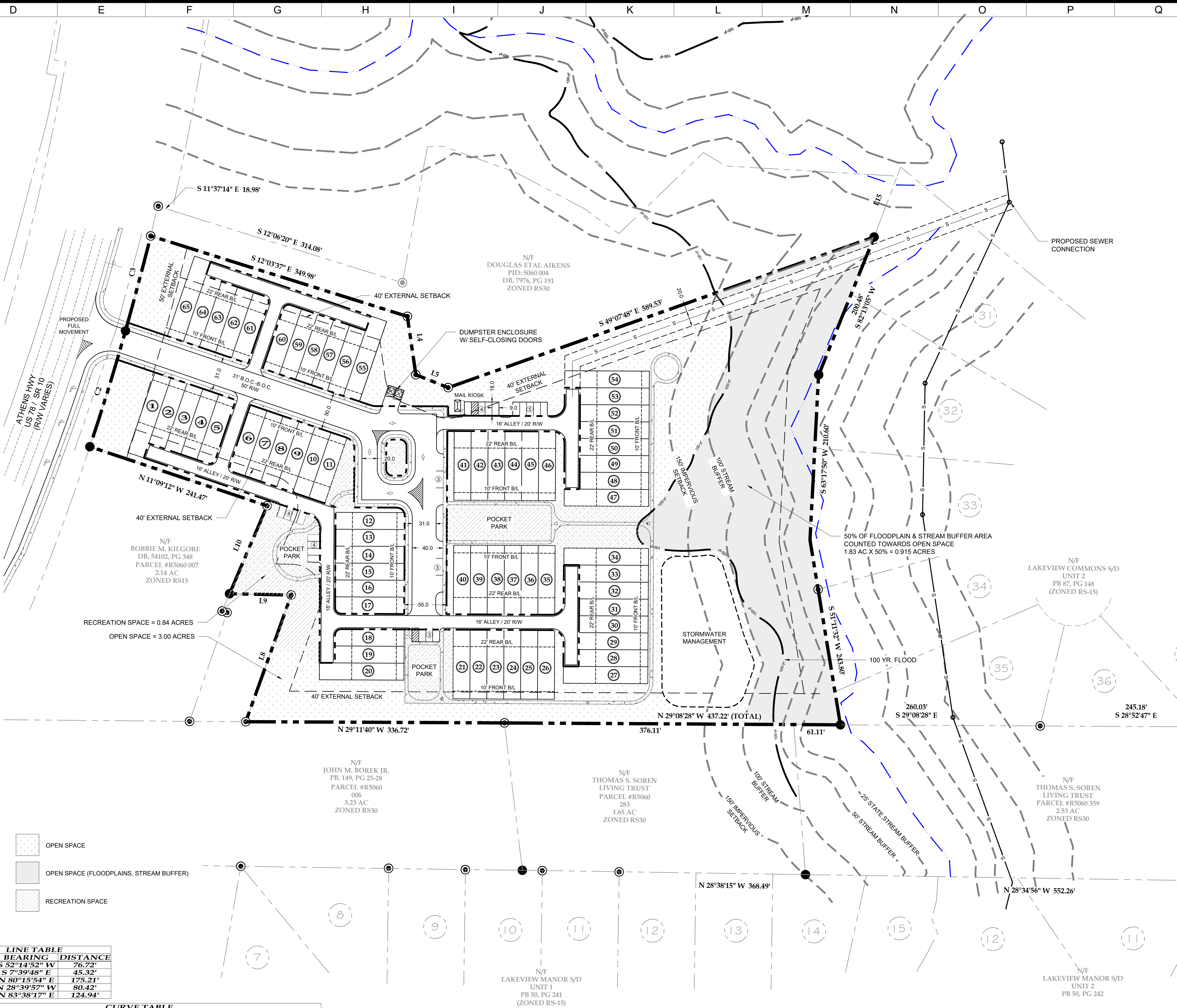
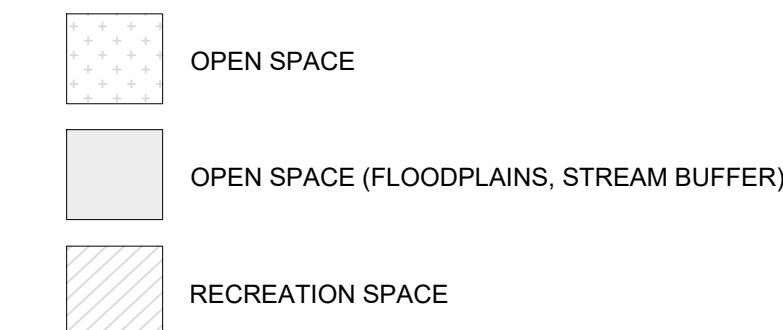


SITE DATA	
GROSS ACRES:	+/-10.196 ACRES
EXISTING ZONING:	RS30
PROPOSED ZONING:	R-TH
TOTAL UNITS:	65 UNITS
TOWNHOME DENSITY:	6.38 U/A
TOWNHOME SIZE:	22' X 50' TOWNHOME
MIN. UNIT HEATED S.F.	1,200 S.F PER TOWNHOME
BUILDING SETBACKS:	
FRONT:	10'
REAR:	30' *
SIDE:	0' INTERIOR / 5' STREET
BUILDING SEPARATION:	20' MINIMUM
BUILDING HEIGHT:	35' MAXIMUM
OPEN SPACE REQUIRED:	20% OR 2.04 ACRES
OPEN SPACE PROVIDED (FLOODPLAIN, STREAM BUFFER ONLY CREDITED 50%)	38.4% OR 3.915 ACRES (3.00 AC + 0.915 AC)
RECREATION SPACE REQUIRED:	6% OR 0.61 ACRES
RECREATION SPACE PROVIDED:	8.3% OR 0.85 ACRES
PARKING REQUIRED:	130 SPACES (2 PER GARAGE)
PARKING PROVIDED:	260 SPACES (2 GARAGE + 2 DRIVEWAY)
GUEST PARKING REQUIRED:	16.25 SPACES (1 PER 4 UNITS)
GUEST PARKING PROVIDED:	26 SPACES

STORMWATER NOTE:
STORMWATER WILL BE PROVIDED ON SITE.

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 52°14'52" W	76.72'
L5	S 7°39'48" E	45.32'
L8	N 80°15'54" E	175.21'
L9	N 28°39'57" W	80.42'
L10	N 83°38'17" E	124.94'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	3,364.04'	160.51'	160.50'	N 77°21'10" E	2°44'02"
C3	3,364.04'	125.73'	125.72'	N 74°59'34" E	2°08'29"

[illegible]

05/12/25