

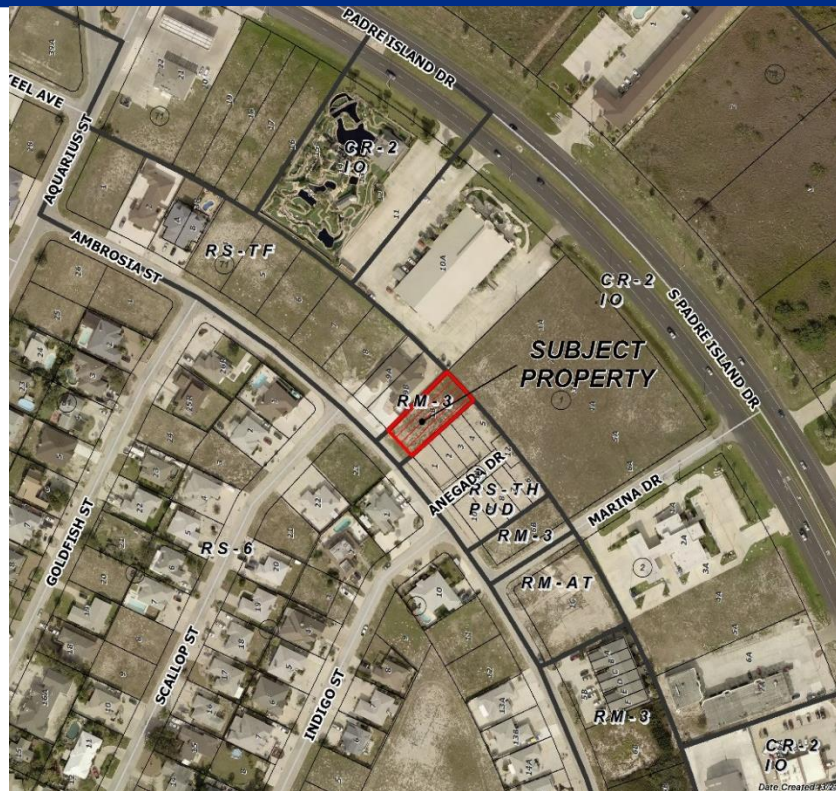


Aerial Overview





Aerial





Master Site Plan





Conditions

1. **Planned Unit Development Guidelines and Master Site Plan:**
 - Stipulate how development will occur
 - Four townhouse units and common area amenities
 - Constructed in one phase.
 2. **Dwelling Units per Acre:** Maximum density of 17.4 dwelling units per acre.
 3. **Building Height:** 30 feet.
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Conditions

4. Parking:

- 10 standard parking spaces.
- Parking is prohibited along the private-street.
- Two parking spaces within each private garage.

5. Setbacks and Lot Width:

- Minimum 3-foot wide front yards
- Minimum 5-foot rear yards
- Minimum 33-foot lot widths



Conditions

6. Open Space:

- 18.26% minimum.
- Pervious material required within open space.

7. Private Street Access:

- 20-foot width
- Striped to indicate “Fire Lane/No Parking”

8. Pedestrian Access:

- Six-foot wide sidewalk along one side of the private street
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Conditions

9. **Time Limit:** 24 months