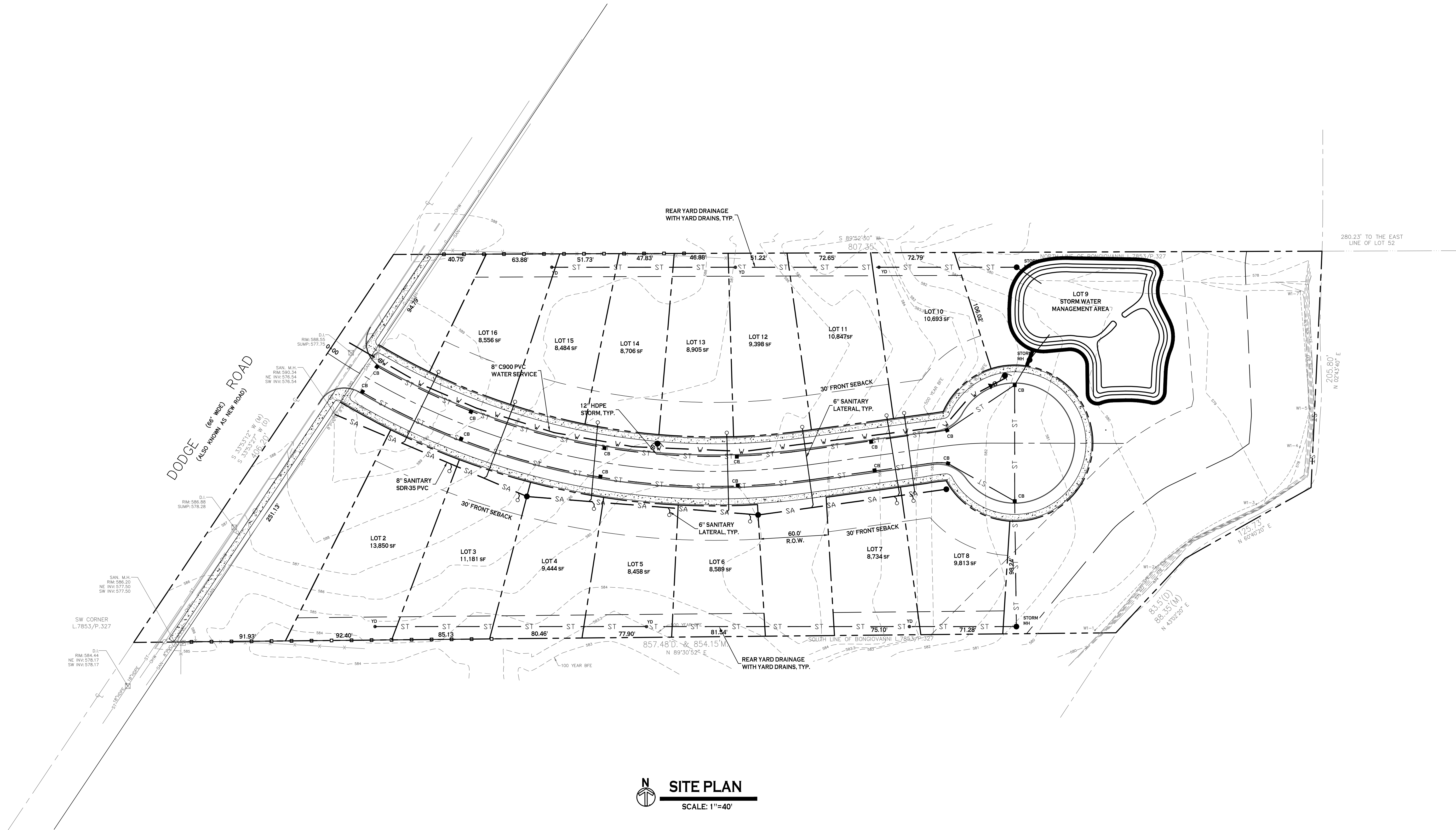


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SITE PLAN
SCALE: 1"=40'

SITE DATA (ZONED R-3)	
AREA =	6.7 ACRES ±
MIN. LOT WIDTH =	65 FT INTERIOR LOTS
MIN. LOT WIDTH =	75 FT CORNER LOTS
MIN. LOT AREA =	8,450 SF INTERIOR LOTS
MIN. LOT AREA =	9,750 SF CORNER LOTS
FRONT SETBACK =	30 FT (OFF EDGE OF PVMT)
SIDE SETBACK =	5 FT
REAR SETBACK =	30 FT
MAXIMUM LOT COVERAGE =	35%
MAXIMUM BUILDING HEIGHT =	35 FT
MINIMUM FLOOR AREA =	1,000 SF (1 STORY)
MINIMUM FLOOR AREA =	1,200 SF (2 STORIES)

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:	No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Concept Utility Plan

Date: 08.14.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-101
Project No: 20.247