Development Summary:

- Parcel Tax ID: 193-532-05
- Parcel Size: 13.596 Acres
- Existing Zoning: R-15 (Single Family Residential; 15,000SF Lot Minimum)
- Existing Use: Wooded, Vacant
- Proposed Zoning: R-VS (Single Family Residential; 4,500SF Lot Minimum)
- Proposed Uses: Single Family Residential, Open Space

Tree Canopy Area Required (8%) = 1.24 Acres
- Tree Canopy Area Provided (8% Min): 1.24 Acres Min

Undisturbed Open Space Required (17.5%) = 2.37 Acres
- Undisturbed Open Space Provided (17.5% Min): 2.37 Acres Min

R-VS Zoning Requirements:
- Minimum Lot Area: 4,500 SF
- Minimum Lot Width: 40'  
- Minimum Lot Depth: N/A
- Minimum Setbacks REQUIRED:
  - Front Setback: 20'
  - Rear Yard: 30'
  - Side Yard: 6' & 8'

Proposed Development:
- Proposed Lot Total: 40
- Proposed Density: 2.94 DUA

Minimum Setbacks Provided:
- Front Setback: 20'
- Rear Setback: 30'
- Side Setback: 6' & 8'

Average Lot Size Provided:
- 115' x 54', 6,200SF

Proposed Stormwater Management:
- Ritz Lane Extension: 50' Right-Of-Way
- Public Road 'B': 60' Right-Of-Way
- Public Road 'C': 50' Right-Of-Way
- Public Road 'A': 60' Right-Of-Way

Tie To Existing Ritz Lane: 50' Right-Of-Way
- 20' Front Setback, TYP
- 6' & 8' Side Yard, TYP
- 30' Rear Setback, TYP.

70' Stream Buffer
- 8' Side Yard, TYP.

Proposed Stormwater PCCO Maintenance Easement
Proposed Stormwater PCCO Access Easement

Mail Kiosk
Tie To Existing Rice Road: 60' Right-Of-Way
- 110' Min
- 44' Min
- 60' Min

Typical Lot Detail (Lots 1-34):
- 20' Front Setback
- 30' Rear Yard
- 6'/8' Side Yard
- 110' Min
- 44' Min
- 60' Min

Typical Lot Detail (Lots 35-40):
- 30' Min

Open Space / Tree Save Area

Salary / seal: 35842 03/28/2018