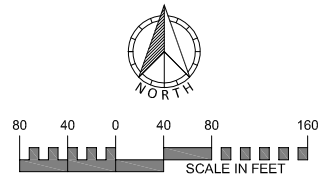


RIVERSTONE DEVELOPMENT

LOT COUNT

Villa Lots (50'): 61
Single Family Lots (80'): 35
Total: 96

- PROPOSED ZONING: PUD**
- MINIMUM LOT AREA = 6,500 SF.
 - MINIMUM LOT WIDTH = 50 FT.
 - MINIMUM LOT DEPTH = 130 FT.
 - STREET ROW = 50 FT./60 FT (29' B-B)
 - MINIMUM CDS RADIUS = 60 FT.
 - FRONT YARD SETBACK = 25 FT
 - SIDE YARD SETBACK = 7.5 FT. / 7.5 FT. (Single Family)
5 FT. / 5 FT. (Villa)
 - CORNER SETBACK = 20 FT.
 - MINIMUM REAR YARD SETBACK = 25 FT.
- Propose R-1 and R-2 and provide table for R-1 zoning and R-2 zoning**



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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1 - Parking

Created by: Joe Feriancek
On: 11/14/2019 03:28 PM

29-foot streets, will not be able to have parking on both sides.
In general, 50-foot wide lots will make on-street parking difficult.

----- 0 Replies -----

2 - Stormwater

Created by: Joe Feriancek
On: 11/14/2019 03:29 PM

Are stormwater ponds going to be within easement?, need to have space for maintenance around the ponds, especially at inlets/outlets.

----- 0 Replies -----

3 - Outlot?

Created by: Joe Feriancek
On: 11/14/2019 03:33 PM

Is a future trail connection to the golf course going to go through this gap in housing to the south?

----- 0 Replies -----

4 - Setback

Created by: Chloe McGuire Brigl
On: 11/18/2019 02:01 PM

Setback in the R-1 is 30 feet

----- 0 Replies -----

5 - Rear Yard Setbacks

Created by: Chloe McGuire Brigl
On: 11/18/2019 02:02 PM

Please show rear yard setbacks on corner lots/triangle lots so we can visualize the buildable area. Rear yard setback in R-1 is 30 feet

----- 0 Replies -----

6 - Rear yard setback

Created by: Chloe McGuire Brigl
On: 11/18/2019 02:03 PM

Rear yard setback in this district is 30 feet

----- 0 Replies -----

7 - Rear Yard Setback R-2

Created by: Chloe McGuire Brigl
On: 11/18/2019 02:04 PM

R-2 rear yard setback is 20 feet

----- 0 Replies -----

8 - Setback line

Created by: Chloe McGuire Brigl
On: 11/18/2019 02:04 PM

Continue setback line onto these lots

----- 0 Replies -----

9 - Density Calculation

Created by: Chloe McGuire Brigl
On: 11/18/2019 02:08 PM

Provide density calculation for each section (R-1 section and R-2 section)

----- 0 Replies -----

10 - Provide coverage calculation

Created by: Chloe McGuire Brigl
On: 11/18/2019 02:08 PM

Please provide a rough calculation of percentage coverage with buildings (house pads), do not need to include driveway space

----- 0 Replies -----

11 - Coverage requirement

Created by: Chloe McGuire Brigl
On: 11/18/2019 02:09 PM

Please acknowledge 35% coverage requirement in table of requirements (for both zoning designations)

----- 0 Replies -----