PRD GRAPHIC

New Trees and Shrubs For Perimeter Bufferyard

Where Possible, Existing Vegetation Used as Bufferyard

New Trees and Shrubs For Thoroughfare Open Space

New Storm Water Management Pond

EXISTING PUBLIC RIGHT-OF-WAY

Single-Family House

New Trees and Shrubs For Perimeter Bufferyard

Where Possible, Existing Vegetation Used as Bufferyard

Area of Very Steep Topography (Typical)

Portion of PRD Shown With a Light Overlay is Set Aside for Passive Open Space

Portion of PRD Shown With a Light Overlay is Set Aside for Passive Open Space

Creek and Buffer

Parcel / Lot Lines for Houses (Typical)

Area of Floodplain (Typical)

New Trees and Shrubs For Perimeter Bufferyard

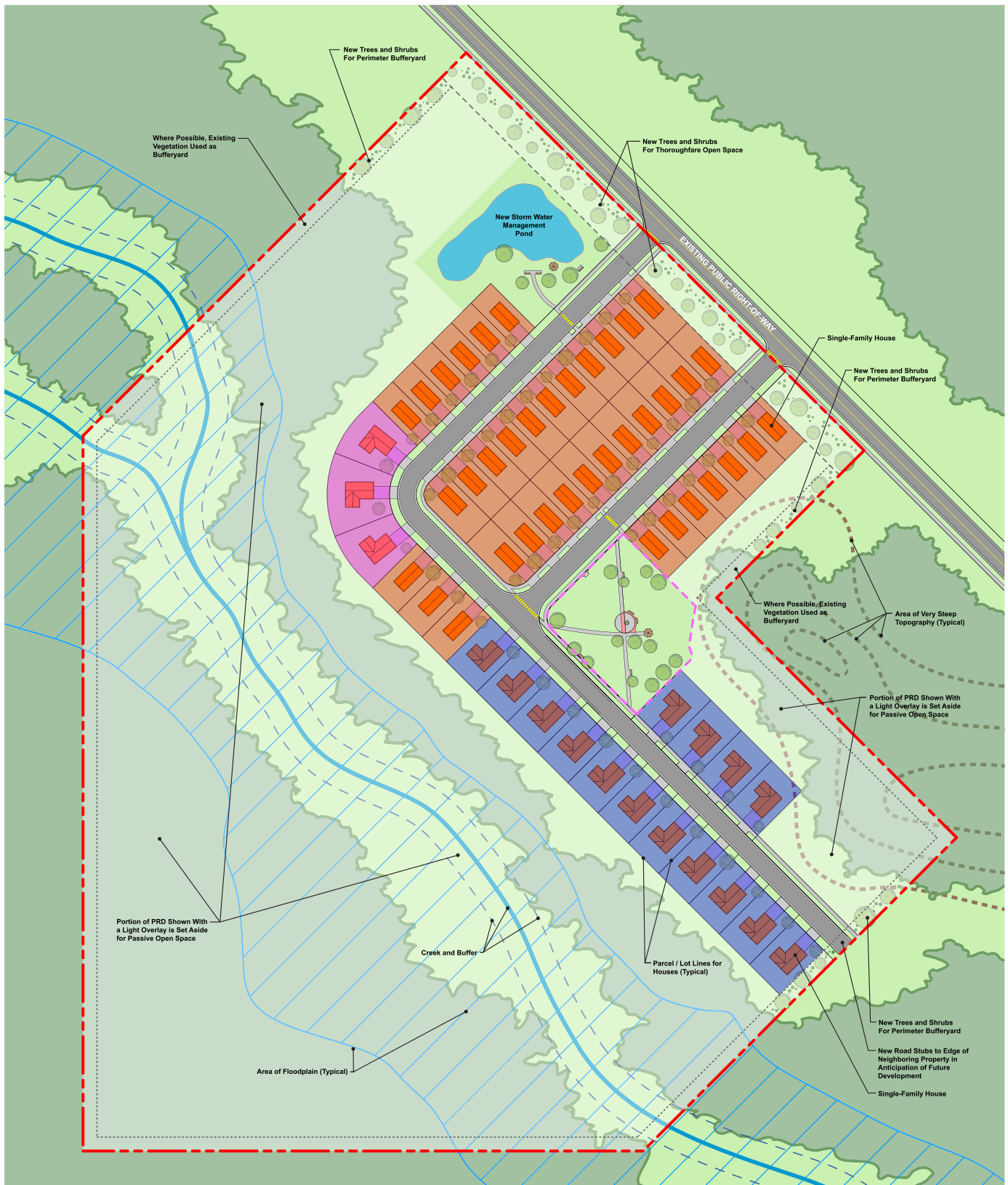New Road Stubs to Edge of Neighboring Property in Anticipation of Future Development
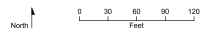
Single-Family House

Lot Key:

Lots Between 4,000 and 4,865 S.F. (38 Lots)

Lots Which Are 5,550 S.F. (15 Lots)

Lots Between 6,700 and 8,055 S.F. (3 Lots)

Legend:

Perimeter of the Planned Residential Development (PRD); Site is 31.8 Acres

Edge of New Perimeter Bufferyard (Where a Perimeter Bufferyard is Required, Its Edge is Setback 20' From the PRD's Perimeter)

Edge of New Thoroughfare Open Space (Setback 50' From the Existing Public Right-Of-Way)

Buffer at Both Sides of Creek

Area of Active Open Space (0.73 Acre Pocket Park)

Area of Floodplain

Area of Very Steep Topography Which Generally Prohibits Building and Development

North

0 30 60 90 120

Feet

CONCEPTUAL SITE PLAN

An Example of a 56 Lot Single-Family Planned Residential Development (PRD) On a 31.8 Acre Site