ALL EXISTING BUILDINGS ARE PROPOSED TO BE REMOVED.

FARM ROADS ARE PROPOSED TO BE USED AS PRIVATE WALKING AND EQUESTRIAN TRAILS.

EXISTING DRIVEWAY PAVEMENT AND BRIDGE ARE PROPOSED TO BE REMOVED FROM THE EXISTING DRIVEWAY. ALL BRIDGE ABUTMENTS ARE TO REMAIN. (SEE ALSO PP-04 CONCERNING WATER MAIN ACCESS USE OF TRAIL AND ACCESS EASEMENT.)

BASE DENSITY: 0.2 DU/acre

MAX. NO. OF LOTS: 0.2 x 116.65 acres = 23 lots

MINIMUM LOT AREA: 0.75 acres PROPOSED WITH CLUSTERING (KCC 21A.14.040.B.)

MINIMUM LOT WIDTH: 135'

MINIMUM BUILDING SETBACKS: FRONT: 30'; INTERIOR: 10'; GARAGE: 20'

BASE BUILDING HEIGHT: 40'

MAX. BUILDING HEIGHT: 75'

MAX. LOT IMPERVIOUS COVERAGE PERCENTAGE: 20%
NOTES:

1. THE CONCEPTUAL BUILDING PAD SHOWN ARE 50'X50' (2,500 SF) IN SIZE AND ARE GRADED FLAT. FINAL BUILDING PAD SITES MAY BE LARGER OR SMALLER, AND PLACED IN DIFFERENT LOCATIONS THAN SHOWN ON THIS CONCEPTUAL SITE PLAN.

2. FUTURE BUILDINGS MAY USE STEPPED FOUNDATIONS TO TAKE UP GRADE ACROSS PADS, OR MAY INCORPORATE DAYLIGHT BASEMENTS OR GARAGE-UNDER STYLE HOMES TO WORK WITH THE EXISTING TOPOGRAPHY.

3. DRIVEWAYS SHOWN ARE NO STEEPER THAN 15%. BUILDING PAD LOCATIONS AND DRIVEWAY CONFIGURATIONS CAN BE MODIFIED TO REDUCE SLOPES AND GRADING.

4. ALL EXISTING BUILDINGS ARE PROPOSED TO BE REMOVED.