

LEGEND

1. 12" MANHOLE
2. 36" MANHOLE
3. 48" MANHOLE
4. 60" MANHOLE
5. 72" MANHOLE
6. 84" MANHOLE
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8. 108" MANHOLE
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99. 144" MANHOLE
100. 144" MANHOLE

TREE PLANTING SCHEDULE

QUANTITY	SPECIES	COMMENTS
10	5" DBH RED OAK	
10	5" DBH WHITE OAK	
10	5" DBH PINE	
10	5" DBH SYPHARE	

CONSTRUCTION PLAN NOTE

1. All construction shall be in accordance with the approved plans and specifications.

2. All construction shall be completed within the specified time frame.

3. All construction shall be subject to inspection by the local authority.

RETENTION NOTE

1. All trees to be retained shall be marked with a diameter grade stake.

2. All trees to be removed shall be removed in accordance with the approved plan.

3. All trees to be removed shall be removed within the specified time frame.

ZONE R-3 REQUIREMENTS

1. Minimum lot area: 10,000 sq. ft.

2. Minimum lot width: 60 feet.

3. Minimum front setback: 25 feet.

4. Minimum side setback: 10 feet.

5. Minimum rear setback: 10 feet.

6. Maximum building height: 35 feet.

7. Maximum number of units: 2.

8. Maximum floor area ratio: 0.4.

9. Maximum lot coverage: 25%.

10. Maximum driveway width: 10 feet.

11. Maximum driveway length: 100 feet.

12. Maximum driveway slope: 10%.

13. Maximum driveway width of turning lane: 6 feet.

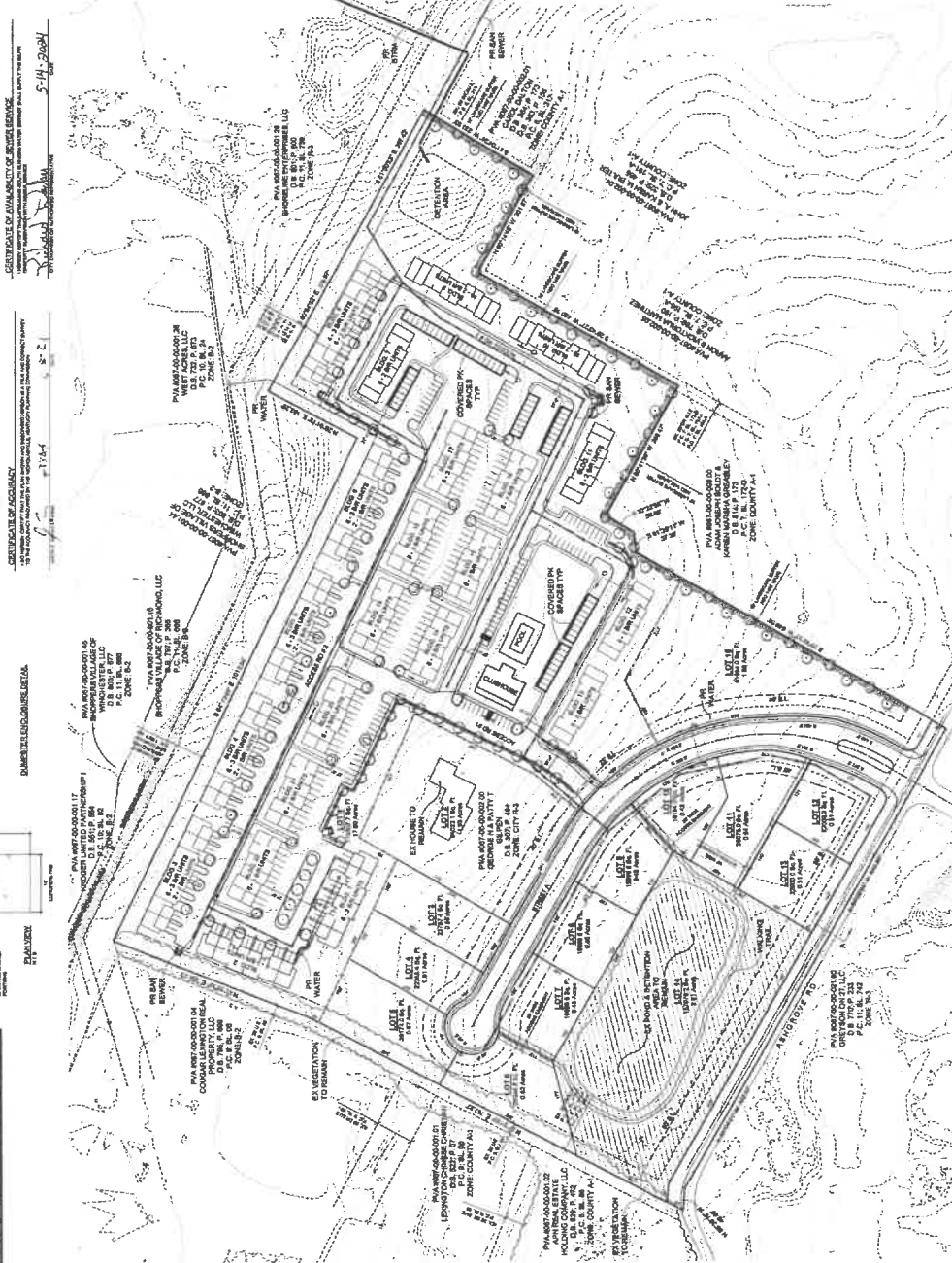
14. Maximum driveway length of turning lane: 100 feet.

15. Maximum driveway slope of turning lane: 10%.

16. Maximum driveway width of turning lane: 6 feet.

17. Maximum driveway length of turning lane: 100 feet.

18. Maximum driveway slope of turning lane: 10%.



NOTES

1. All construction shall be in accordance with the approved plans and specifications.

2. All construction shall be completed within the specified time frame.

3. All construction shall be subject to inspection by the local authority.

4. All trees to be retained shall be marked with a diameter grade stake.

5. All trees to be removed shall be removed in accordance with the approved plan.

6. All trees to be removed shall be removed within the specified time frame.

7. All construction shall be in accordance with the approved plans and specifications.

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9. All construction shall be subject to inspection by the local authority.

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FINAL DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAT

SCALE: 1"=100'-0"

DATE: 5.12.2014

BY: [Signature]