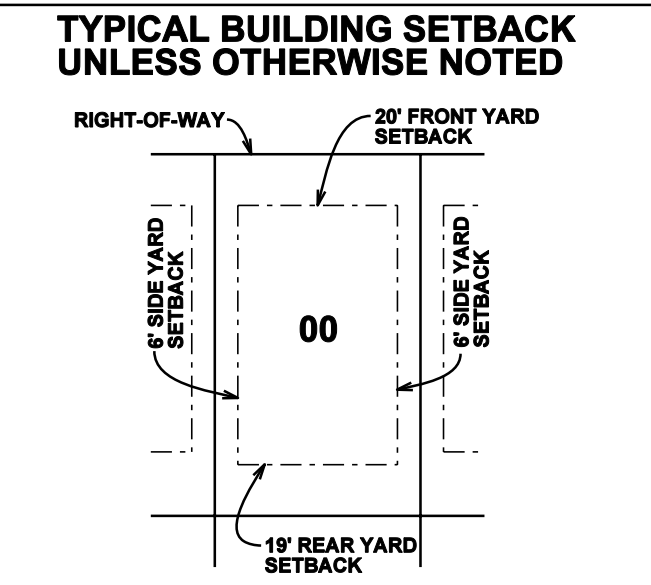
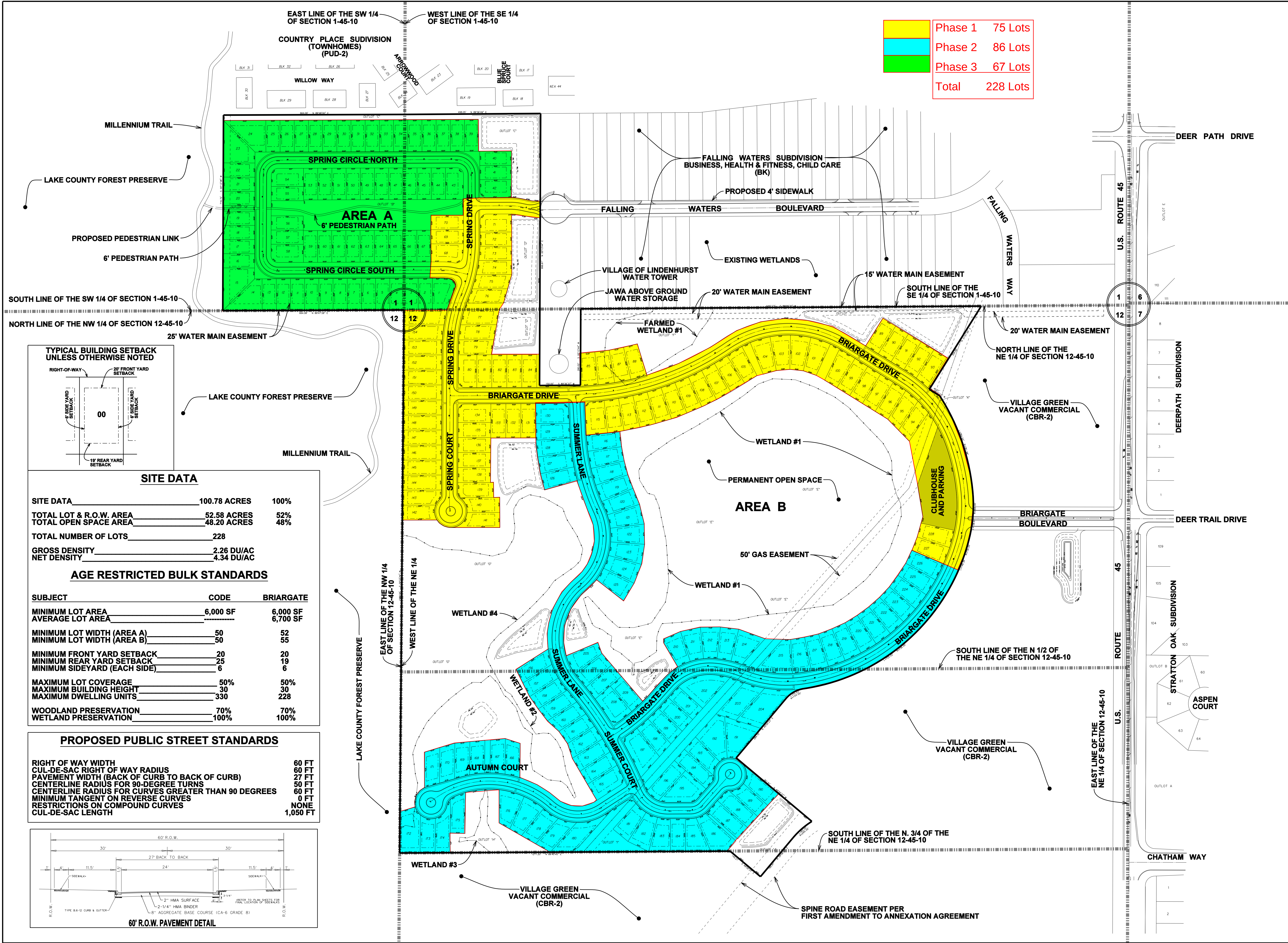




#### SITE DATA

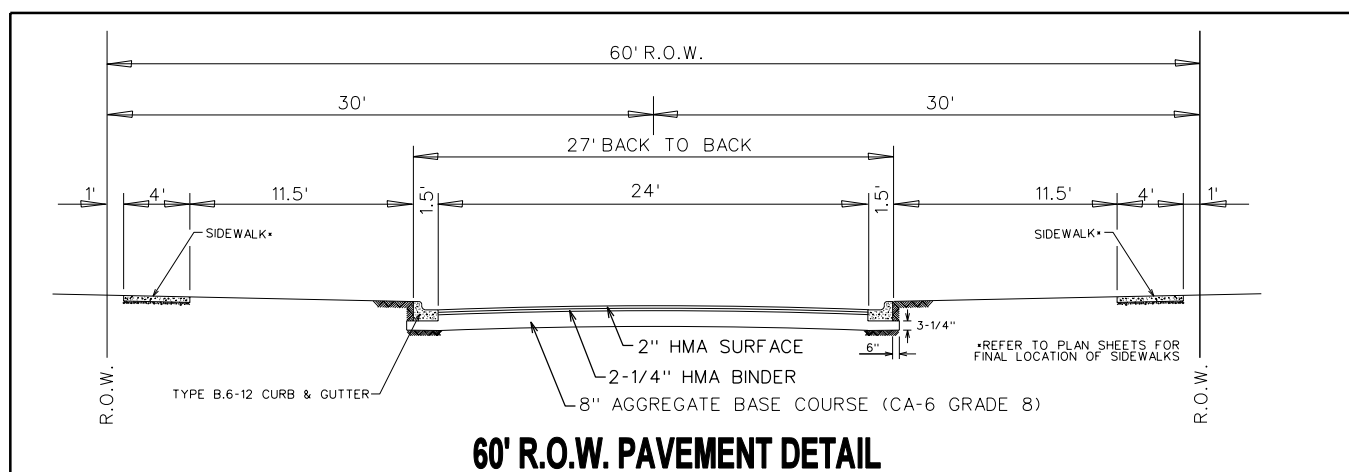
|                         |              |      |
|-------------------------|--------------|------|
| SITE DATA               | 100.78 ACRES | 100% |
| TOTAL LOT & R.O.W. AREA | 52.58 ACRES  | 52%  |
| TOTAL OPEN SPACE AREA   | 48.20 ACRES  | 48%  |
| TOTAL NUMBER OF LOTS    | 228          |      |
| GROSS DENSITY           | 2.26 DU/AC   |      |
| NET DENSITY             | 4.34 DU/AC   |      |

#### AGE RESTRICTED BULK STANDARDS

| SUBJECT                      | CODE     | BRIARGATE |
|------------------------------|----------|-----------|
| MINIMUM LOT AREA             | 6,000 SF | 6,000 SF  |
| AVERAGE LOT AREA             |          | 6,700 SF  |
| MINIMUM LOT WIDTH (AREA A)   | 50       | 52        |
| MINIMUM LOT WIDTH (AREA B)   | 50       | 55        |
| MINIMUM FRONT YARD SETBACK   | 20       | 20        |
| MINIMUM REAR YARD SETBACK    | 25       | 19        |
| MINIMUM SIDEYARD (EACH SIDE) | 6        | 6         |
| MAXIMUM LOT COVERAGE         | 50%      | 50%       |
| MAXIMUM BUILDING HEIGHT      | 30       | 30        |
| MAXIMUM DWELLING UNITS       | 330      | 228       |
| WOODLAND PRESERVATION        | 70%      | 70%       |
| WETLAND PRESERVATION         | 100%     | 100%      |

#### PROPOSED PUBLIC STREET STANDARDS

|                                                      |          |
|------------------------------------------------------|----------|
| RIGHT OF WAY WIDTH                                   | 60 FT    |
| CUL-DE-SAC RIGHT OF WAY RADIUS                       | 60 FT    |
| PAVEMENT WIDTH (BACK OF CURB TO BACK OF CURB)        | 27 FT    |
| CENTERLINE RADIUS FOR 90-DEGREE TURNS                | 50 FT    |
| CENTERLINE RADIUS FOR CURVES GREATER THAN 90 DEGREES | 60 FT    |
| MINIMUM TANGENT ON REVERSE CURVES                    | 0 FT     |
| RESTRICTIONS ON COMPOUND CURVES                      | NONE     |
| CUL-DE-SAC LENGTH                                    | 1,050 FT |



**PRELIMINARY ENGINEERING FOR  
BRIARGATE**

**PEARSON, BROWN & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
1850 W. WINCHESTER ROAD - SUITE 205  
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**ORIGINAL ISSUE: 02/11/16**

**DATE BY**  
06/21/16 AKZ  
08/07/18 AKZ  
09/21/18 AKZ  
10/12/18 AKZ  
08/23/19 AKZ

**REVISIONS**

**OVERALL SITE PLAN**

**SHEET NUMBER**  
**2**  
OF 8 SHEETS

**JOB NO.**  
1475