

***GENERAL NOTE:**
TRIM AND CLEAN OUT EXISTING TREE BUFFER ALONG PROPERTY LINES (WHERE APPLICABLE)

SITE DATA:

Site Area = 5.51 Acres

RESIDENTIAL:

2-Car = 24 Units
1-Car = 20 Units
Total = 44 Units
Units per Acre = 7.98 UPA

PARKING REQUIRED:

-2 Spaces/Unit = 88 Space

PARKING PROVIDED:

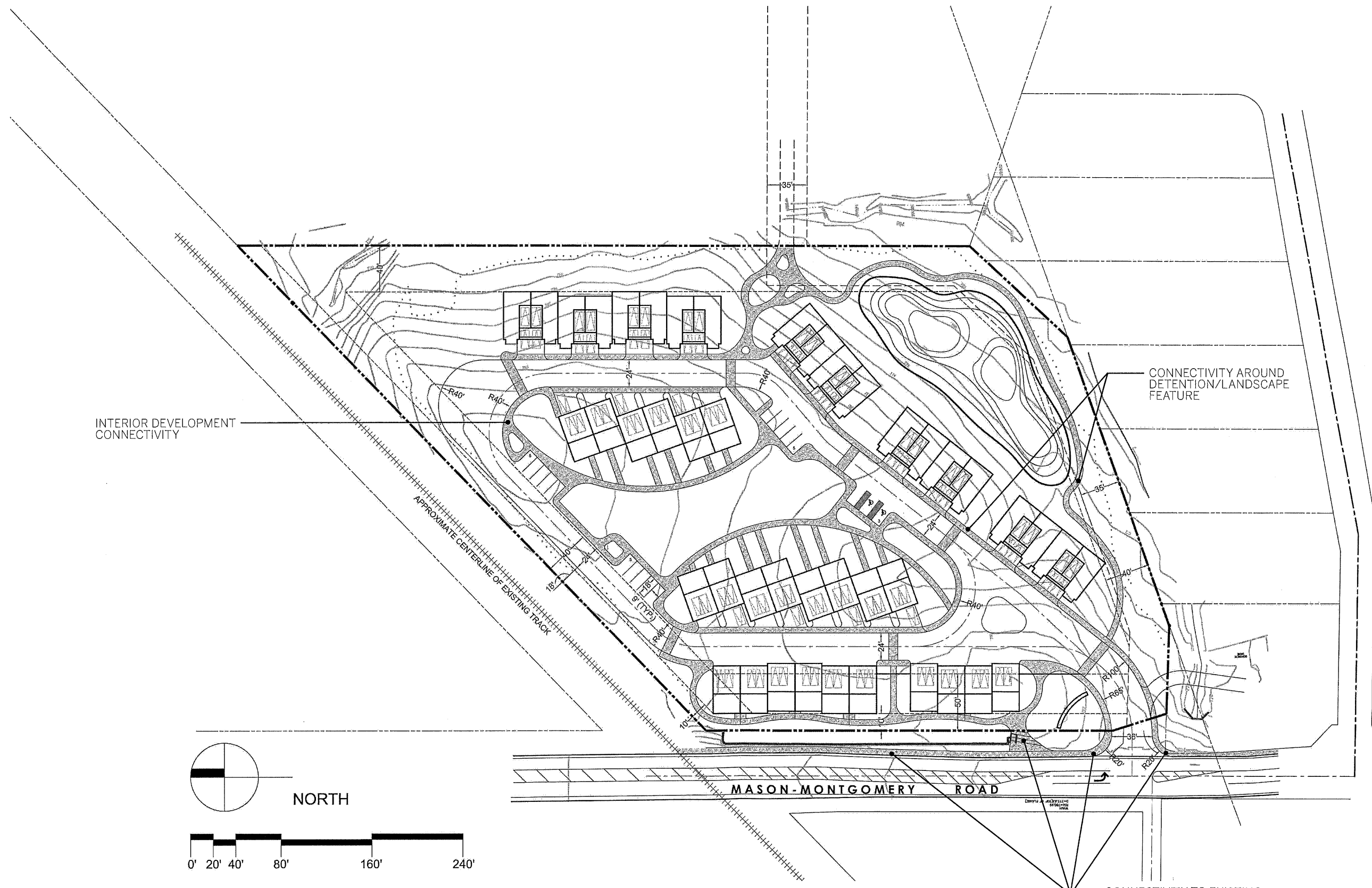
2-Car Townhomes = 48 Spaces
1-Car Townhomes = 20 Spaces
Tandem Parking = 27 Spaces
Visitor Parking = 18 Spaces
TOTAL: = 113 Spaces

OPEN SPACE (shown in gray hatch):

REQUIRED:
20% of 5.51 Acres(Site Area) = 1.1 Acres

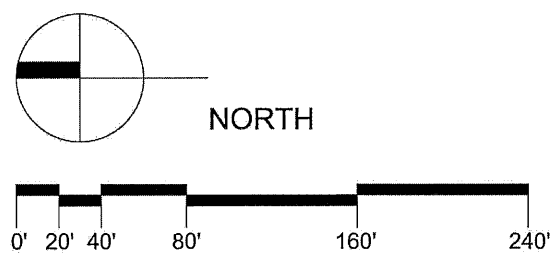
PROVIDED
Total = 1.81 Acres
Storm Water Management = 0.37 Acres

MASTERPLAN



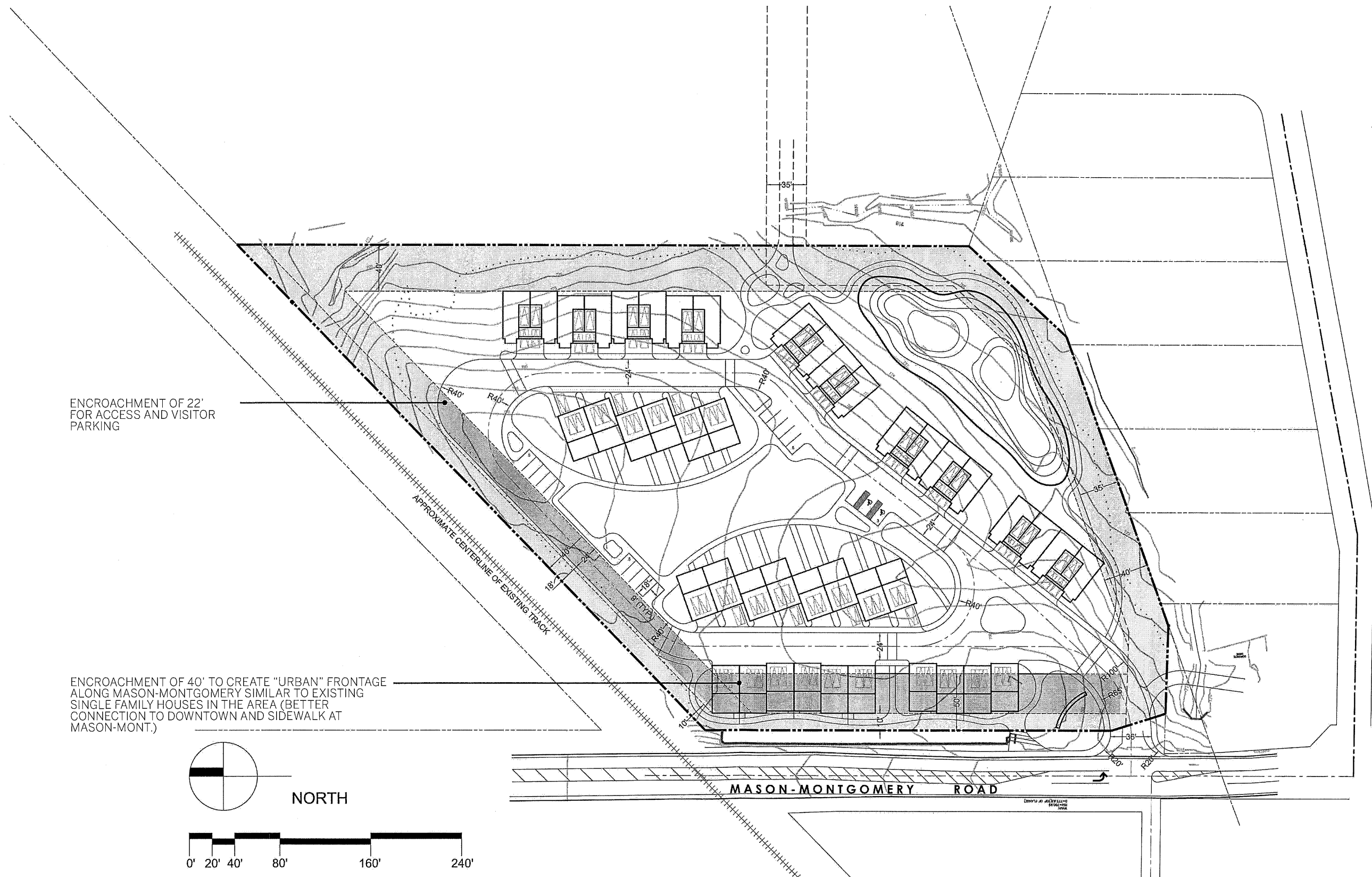
INTERIOR DEVELOPMENT CONNECTIVITY

CONNECTIVITY AROUND DETENTION/LANDSCAPE FEATURE



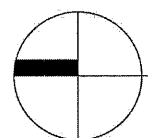
MASTERPLAN - PATHWAYS

EXHIBIT "A"
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ENCROACHMENT OF 22'
FOR ACCESS AND VISITOR
PARKING

ENCROACHMENT OF 40' TO CREATE "URBAN" FRONTAGE
ALONG MASON-MONTGOMERY SIMILAR TO EXISTING
SINGLE FAMILY HOUSES IN THE AREA (BETTER
CONNECTION TO DOWNTOWN AND SIDEWALK AT
MASON-MONT.)



NORTH



MASON-MONTGOMERY ROAD

MASTERPLAN - REQUIRED PERIMETER BUFFERS



LOCATION MAP - ADJACENT PROPERTY OWNERS
MASON TOWNHOMES