

LINCOLN RIDGE  
 PRELIMINARY SHORT PLAT &  
 SITE PLAN & SHORT PLAT  
 EX. CONDITIONS

PROJECT 143  
 DATE: 3 Feb 2020



DRAWN BY: S.P.  
 DESIGNED BY: J.K.  
 CHECKED BY: J.K.

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**AREA DENSITY TABLE**

TOTAL SITE AREA	92851	2.13
STREET TRACT A	14477	0.33
TOTAL UNIT AREA	78174	1.79
UNIT/ACRE	18	
ALLOWED UNITS	1,791*18 = 32,22	

  

LOT AREA (SF)	(AC)
TRACT A	14477
TRACT B	3285
LOT A	9916
LOT B	11482
LOT C	10990
LOT D	10382
LOT E	10052
LOT F	11960
LOT G	0.27
TOTAL	92851
	2.13

**PROPOSED SITE DATA SHEET**  
 PROPOSED PLAN  
 GROSS SITE AREA: 92851 SF  
 MAX. LOT AREA: 11960 SF  
 MAX. LOT AREA: 10959 SF  
 AVG. LOT AREA: 10959 SF  
 jkessi@kessi.com

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VICINITY MAP - NPS



TABLE 40.220.020-4 MULTI-FAMILY ATTACHED (TOWNHOUSE) LOT STANDARDS:

- WATER AND SEWER**
  - THE NEAREST EXISTING FIRE HYDRANT TO THE SITE ARE AS SHOWN.
  - EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN.
  - THERE ARE NO KNOWN WELLS ON THE PROPERTY.
- PROPOSED IMPROVEMENTS**
  - THE PROPOSED PROJECT IS NOT FOR A C.O.P. P.D. OR M.D. SITE PLAN.
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- CRITICAL ENVIRONMENTAL AREAS**
  - THERE ARE NO KNOWN WETLANDS, PROTECTED AREAS OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE.
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- LAND USE AND TRANSPORTATION**
  - THE CONFIGURATIONS AND DIMENSIONS OF ROADWAYS, PROPOSED LOTS, DRAINAGE TRACTS AND DRIVEWAYS ARE SHOWN IN THIS PLAN. THERE ARE NO PARKS OR OPEN SPACES PROPOSED ON THIS SITE.
  - ALL ROAD GRADES ARE LESS THAN 1% ON THE SITE EXCEPT FOR A LIMITED SECTION OF 18% AS SHOWN ON THE GRADE SHEET.
  - ALL ROADS THAT PROVIDE ACCESS TO THE SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
  - COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
  - THE PROPOSED PROJECT IS NOT FOR A C.O.P. P.D. OR M.D. SITE PLAN.
  - STREET SECTIONS: PRIVATE - PER DRAWING IS AND TURNAROUND PER HAMMERHEAD PER DRAWING IS NO SIDEWALKS.
  - STORM WATER OPTIONS: TWO TREATMENT CATCH BASINS TO INFILTRATION TRENCHES.
- EXISTING CONDITIONS**
  - THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES.
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- LAND USE AND TRANSPORTATION**
  - THE PROPOSED SITE AREA, LAYOUT AND DIMENSIONS OF EXISTING PARCEL ARE SHOWN ON PLAN.
  - THERE ARE NO EXISTING STRUCTURES ON THE THAT WILL REMAIN.
  - NAME, LOCATION & WIDTH OF EXISTING RIGHT-OF-WAY IS SHOWN IN THIS STREET.
  - NAME, LOCATION, WIDTH & SURFACE MATERIAL OF ROADWAY & DRIVEWAYS AND WHETHER PUBLIC OR PRIVATE ARE SHOWN ON THIS PLAN.
  - LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE AREA ARE AS SHOWN ON THIS PLAN.
  - THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 600' OF THE DEVELOPMENT SITE (PER GIS PACKET).

