



PARKING AND DRIVE SETBACK 10'

STREET TREES PER CASE

NO FRONT BUFFER SETBACK

APPROX REGRADED AREA SHOWN DOTTED

CHESTERWOOD BLVD

DECK/PATIO AREA

ONE STORY CLUB ROOM AREA W/ DECK-TOP PATIO

DECK/PATIO AREA

PROPOSED ONE STORY SENIOR RESIDENTIAL BLDG. FIRST FLOOR PARKING FLOOR 12, 13 AND 15 - RESIDENTIAL UNITS - STUDIOS, ONE + TWO BEDROOM

DECK/PATIO AREA

EXISTING R-PLUD 1.947 ACRES 849,100 SQ.FT.

NO FRONT SETBACK EXCEPTIONS - ENTRY FEATURE, WALKS, SIGNS AND GATE HOUS STRUCTURES.

WEST CHESTER BLVD.

240' BUFFER SETBACK DECKS AND/OR PATIOS MAY EXTEND BEYOND 10'

R-PLUD 849,100 SQ.FT.

EX POND EX W.S. 873.0 PROPOSED W.S. 872.0

STANDARD 5&F HW 12" INV=871.37 INV=871.79 ADJUSTABLE WEIR PLATE (SEE DETAIL)

MUCKING AND PROPOSED ROCK EDGE EROSION CONTROL AROUND ENTIRE WATER'S EDGE SEE DETAIL THIS SHT

MOUNDING & LANDSCAPING TO TIE INTO EXISTING

10' SETBACK

180.00'

EXISTING STORM POND

EXISTING TREES/PLANT TO REMAIN AND/OR ADDED TO