

55TH STREET

RELOCATED 10" STORM SEWER  
PROPOSED EARTH BERM, LANDSCAPE SCREEN

COUNTY LINE ROAD



Tot. SF Units	29
Min. Lot Area	10,005 SF
Avg. Lot Area	12,285 SF
Front Yard from Internal Streets	*30'
Building-Building (Side)	16'
Rear Yard	Varies (25' Min.)
Tot. MF (Two Family) Units	30
Min. Combined Lot Area	15,023 SF
Avg. Combined Lot Area	17,920 SF
Front Yard from Internal Streets	*30'
Building-Building (Side)	18'
Rear Yard	Varies (25' Min.)
<b>Perimeter Setbacks</b>	
55th Street (Lots 8-12)	50'
55th Street (Lots 13-15)	75'
County Line Rd. (Existing Lot 1)	35'
County Line Road (Lots 3-7)	75'
East Property Line	50'
South Property Line (Side Yard)	10'
South Property Line (Rear Yard)	50'
Total Units	59
Total No. of Structures	44
<b>Site Area</b>	
SF Lot Area	6.67 Ac.
Two Family Lot Area	6.17 Ac.
ROW	4.38 Ac.
Detention/Open Space	7.28 Ac.
Site Area	24.50 Ac.
Density	2.4 Du/Ac.

\*Variance Needed from Required 35' Front Yard Setback Front Yard to Allow 5' Porch Encroachment

PATH CONNECTION TO KATHERINE LEGGE PARK

