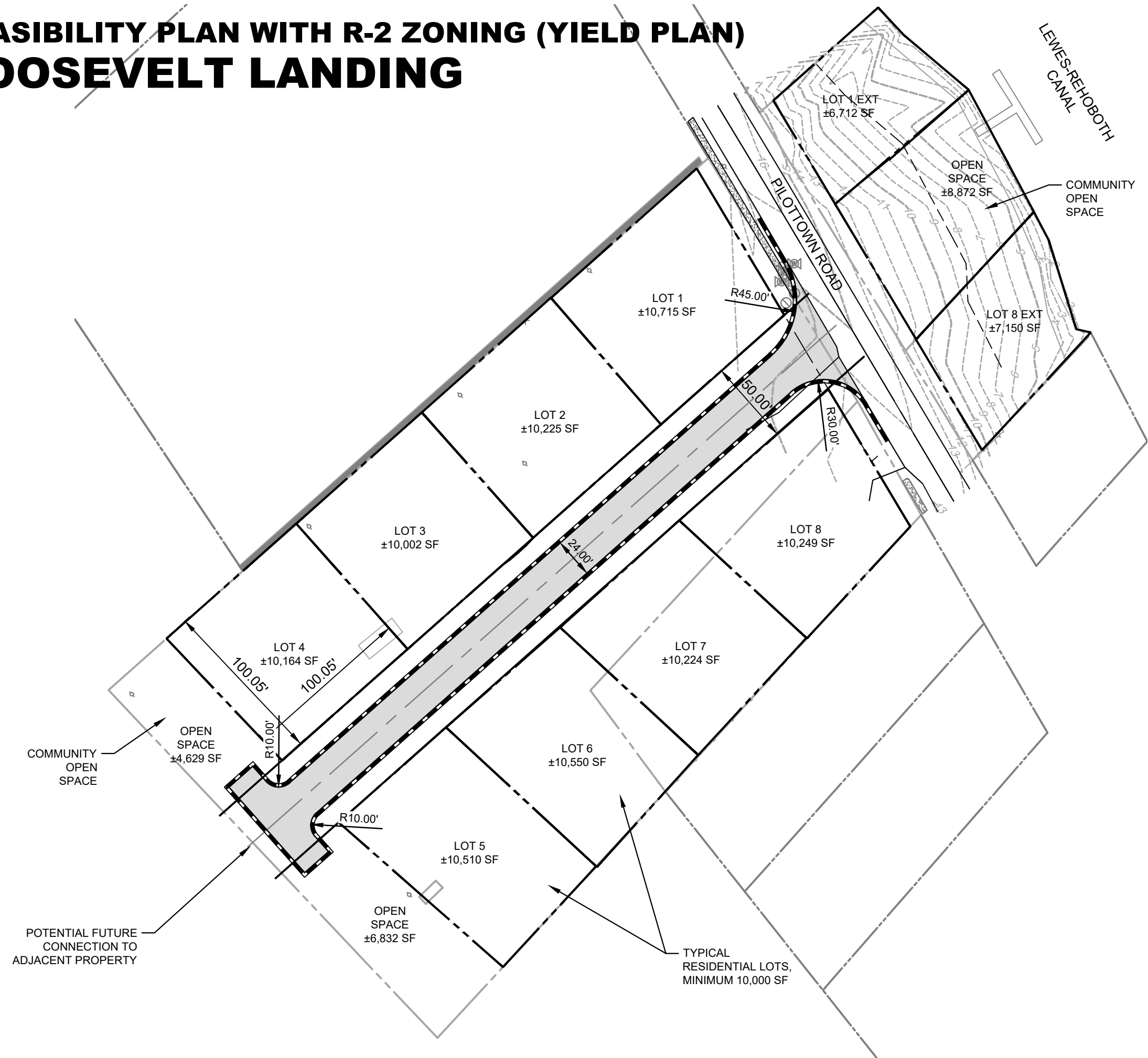
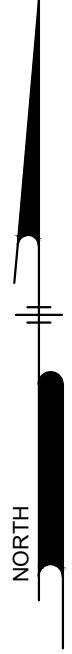
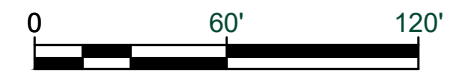


FEASIBILITY PLAN WITH R-2 ZONING (YIELD PLAN) ROOSEVELT LANDING



SITE STATISTICS

PARCELS	335-4.14-111.00 AND 110.00
GROSS AREA	APPROX 3.35 AC (145,777 SF)
EXISTING ZONING	R-2
MINIMUM LOT SIZE	10,000 SF
MIN LOT WIDTH	75'
MIN LOT DEPTH	100'
SETBACKS	FY 30' SY 8' RY 15'
LOT YIELD	8 LOTS
MAX LOT COVERAGE	65%
STRUCTURE	50%
REQUIRED OPEN SPACE	10% (14,578 SF)
PROVIDED OPEN SPACE	13.9% (20,333 SF)



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