

# site planning

The site is platted into 12 lots, bounded on the west by Wheelerwood Road and is bisected by Wheelerwood Court in the north-south direction. Wheelerwood Court is planned to be lined with trees, pedestrian sidewalks, and attractive landscaping. Lot 11 is envisioned as a green-space park for the development which would be the first parcel developed to encourage subsequent projects.

## OPEN SPACE AREA

- A minimum of thirty percent (30%) of each parcel of the entire project area for a planned development shall be developed and maintained as open space.
- Open space is any area not covered by an enclosed building, parking lot, or driveway. Open spaces may include paved patios, outdoor seating area, plaza space, open air structures such as gazebos. All open space shall be finished with landscaping, decorative paving, site furnishings, lighting, and other hard-scape features and elements.
- Each site shall provide an outdoor seating plaza for use of patrons and visitors. The area of the outdoor plaza shall be no less than ten percent (10%) of the gross floor area for all nonresidential spaces and 50 square feet for each residential dwelling unit.

## OPEN SPACE LANDSCAPING

All areas not covered by building or paving shall be landscaped with turf grass, prairie grass, plant beds, shrubs, and trees. A minimum of two (2) trees shall be planted per 1,500 square feet of required open space and one (1) shrub shall be planted per 1,000 square feet of required open space. This landscaping is in addition to landscaping required for building foundation plantings, parking lot landscaping, and street-scape landscaping. At a minimum, fifty percent (50%) of the required trees shall be over-story type and fifteen percent (15%) of the required trees shall be evergreen type. The balance of the required trees may be under-story type.



# site planning cont'd

## SETBACK REGULATIONS

Front Yard Setback: 8 feet from edge of green-space, see diagram

Side Yard Setback: 30 feet except lots 10 and 12, see diagram

Rear Yard Setback: 30 or 50 feet, see diagram

Building Height: Maximum of three (3) stories but in no case taller than 50 feet

Site and Building Density: No maximum floor area ratio limit has been established by this development. The size and density of this area will be limited by the required building setback, maximum height, minimum open space, and parking.

## BUILDING FOUNDATION PLANTINGS

Low height plant materials (shrubs, ornamental grasses, perennials) shall be planted and maintained along all building foundation lines where not impeded by building entrances, loading areas and sidewalks. Foundation plant materials shall not count towards the fulfillment of the required open space landscaping.

## SIGNAGE

Building and monument signs shall be of similar materials as the buildings with which they correspond. County signage ordinances shall govern the location, size, and other signage parameters.

## TABULATION OF LOT AREAS

Lot 1...1.41 acres	Lot 7...1.63 acres
Lot 2...1.68 acres	Lot 8...1.28 acres
Lot 3...2.8 acres	Lot 9...1.37 acres
Lot 4...2.24 acres	Lot 10...1.42 acres
Lot 5...2.64 acres	Lot 11...1.01 acres
Lot 6...5.13 acres	Lot 12...0.99 acres

