

Site Data

Client: Cornerstone Development Group, Inc.
 Owner: Cornerstone Development Group, Inc.
 Engineer: Sharrah Dunlap Sawyer, Inc.

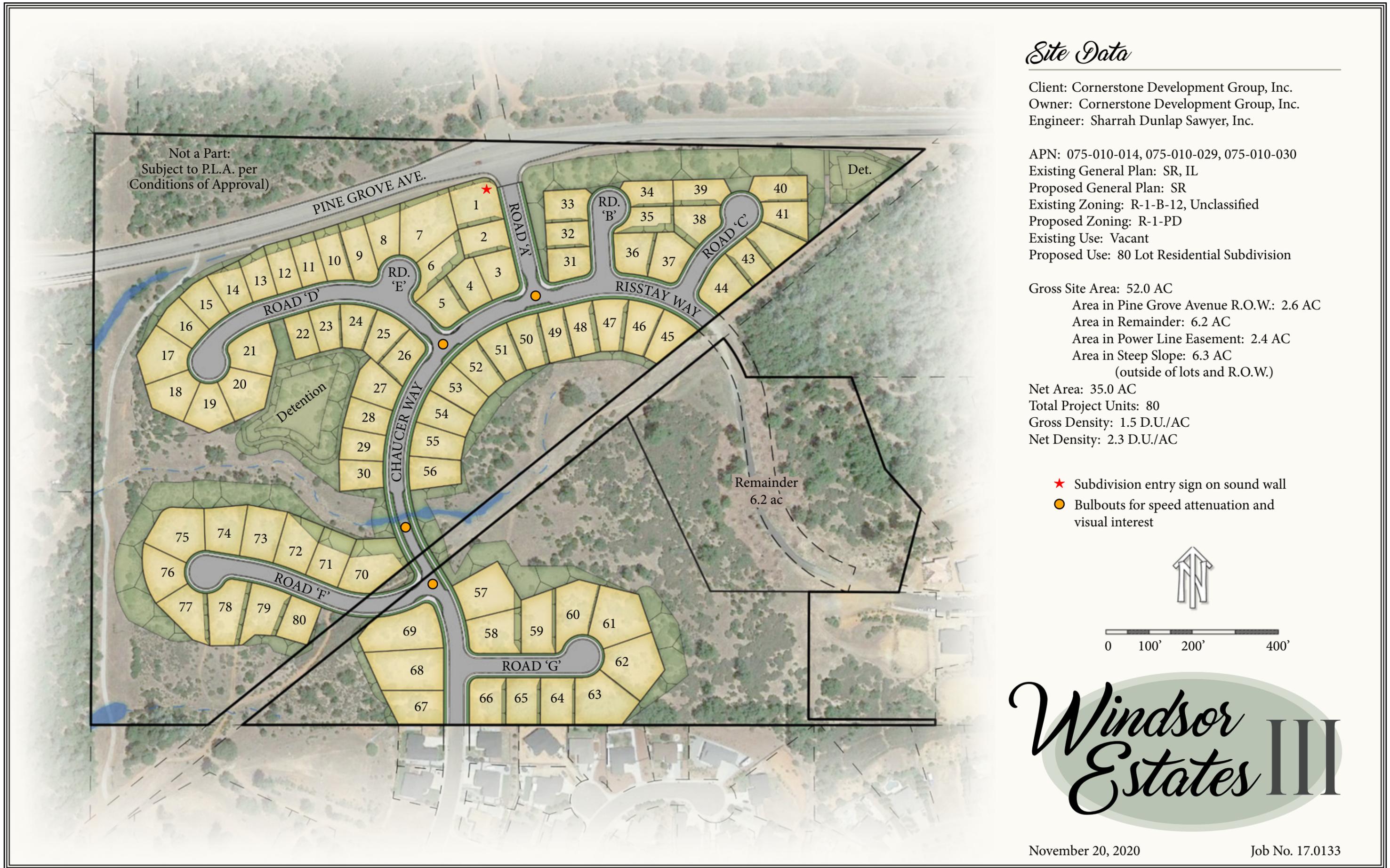
APN: 075-010-014, 075-010-029, 075-010-030
 Existing General Plan: SR, IL
 Proposed General Plan: SR
 Existing Zoning: R-1-B-12, Unclassified
 Proposed Zoning: R-1-PD
 Existing Use: Vacant
 Proposed Use: 80 Lot Residential Subdivision

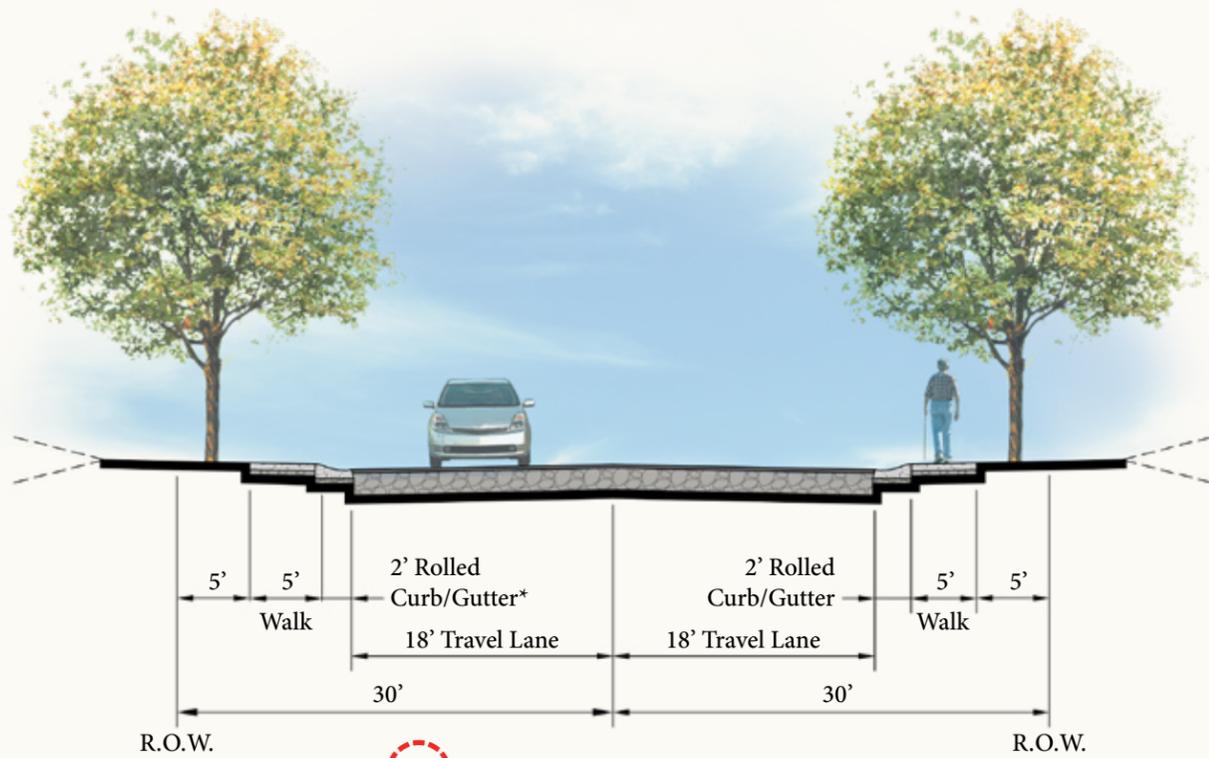
Gross Site Area: 52.0 AC
 Area in Pine Grove Avenue R.O.W.: 2.6 AC
 Area in Remainder: 6.2 AC
 Area in Power Line Easement: 2.4 AC
 Area in Steep Slope: 6.3 AC
 (outside of lots and R.O.W.)
 Net Area: 35.0 AC
 Total Project Units: 80
 Gross Density: 1.5 D.U./AC
 Net Density: 2.3 D.U./AC

- ★ Subdivision entry sign on sound wall
- Bulbouts for speed attenuation and visual interest

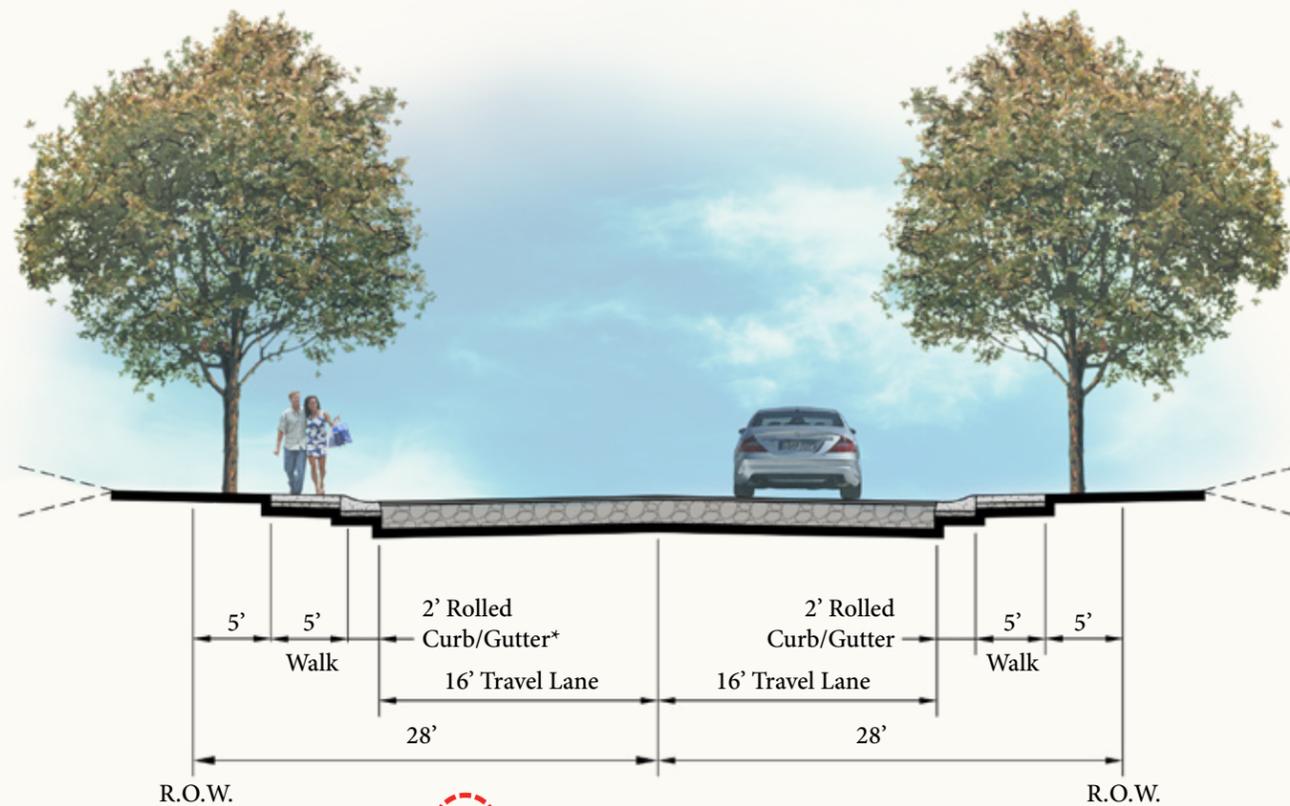


Windsor Estates III





A 60' STREET SECTION
Not to Scale



B 56' STREET SECTION
Not to Scale

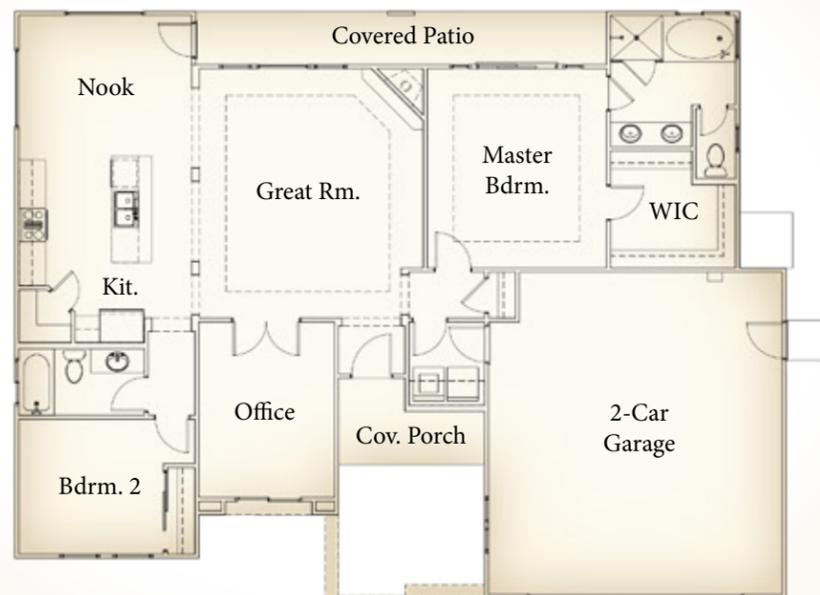


Windsor Estates III

*Vertical curb with gutter proposed at bulbouts.



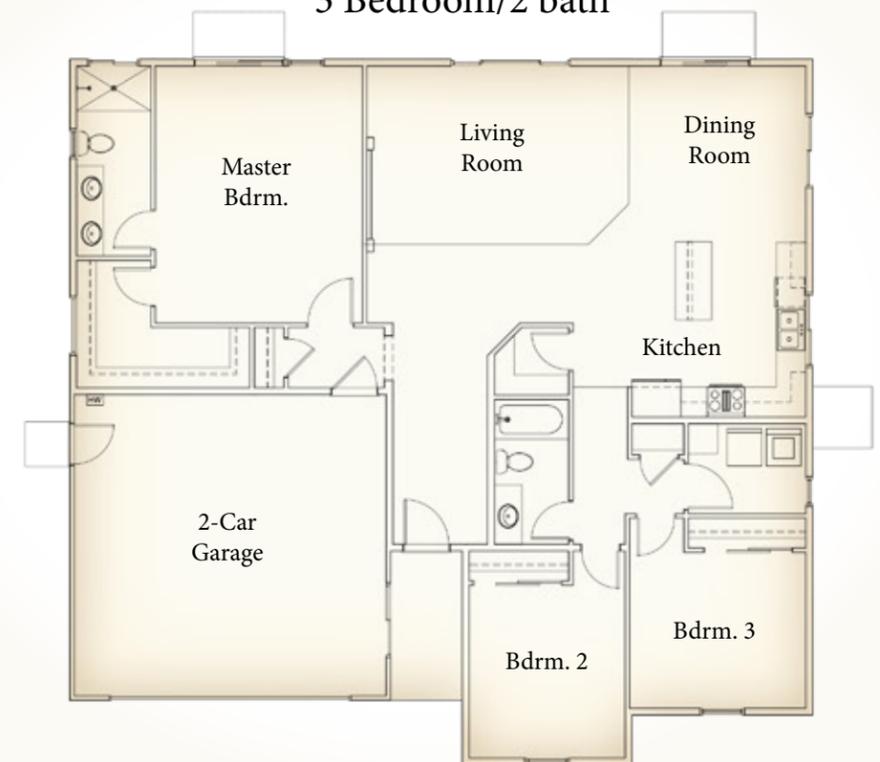
1530 s.f.
2 Bedroom/2 bath/Office



1568 s.f.
3 Bedroom/2 bath



1724s.f.
3 Bedroom/2 bath



60' Minimum
Lot Width



Typical Lot Diagram

Setbacks

- Front: 12' (Building)
20' (Garage)
- Side: 5' Minimum
- Corner Side: 10'
- Rear: 15'

Note: Houses shown are representative of typical home styles proposed. Actual floorplans and elevations are subject to change.

Windsor Estates III