

|           |     |              |               |         |  |      |  |
|-----------|-----|--------------|---------------|---------|--|------|--|
| BY        | JRB | DATE         | 9/1/19        | CHECKED |  | DATE |  |
| PROJECT # |     | PROJECT NAME | Westfall Road | SHEET   |  | OF   |  |

Combined Lots  
8,9,10

Fire Access  
Turn Around

Green Space  
& Snow  
Storage

Wetlands  
to remain

Maint.  
Bldg  
400 ft<sup>2</sup>

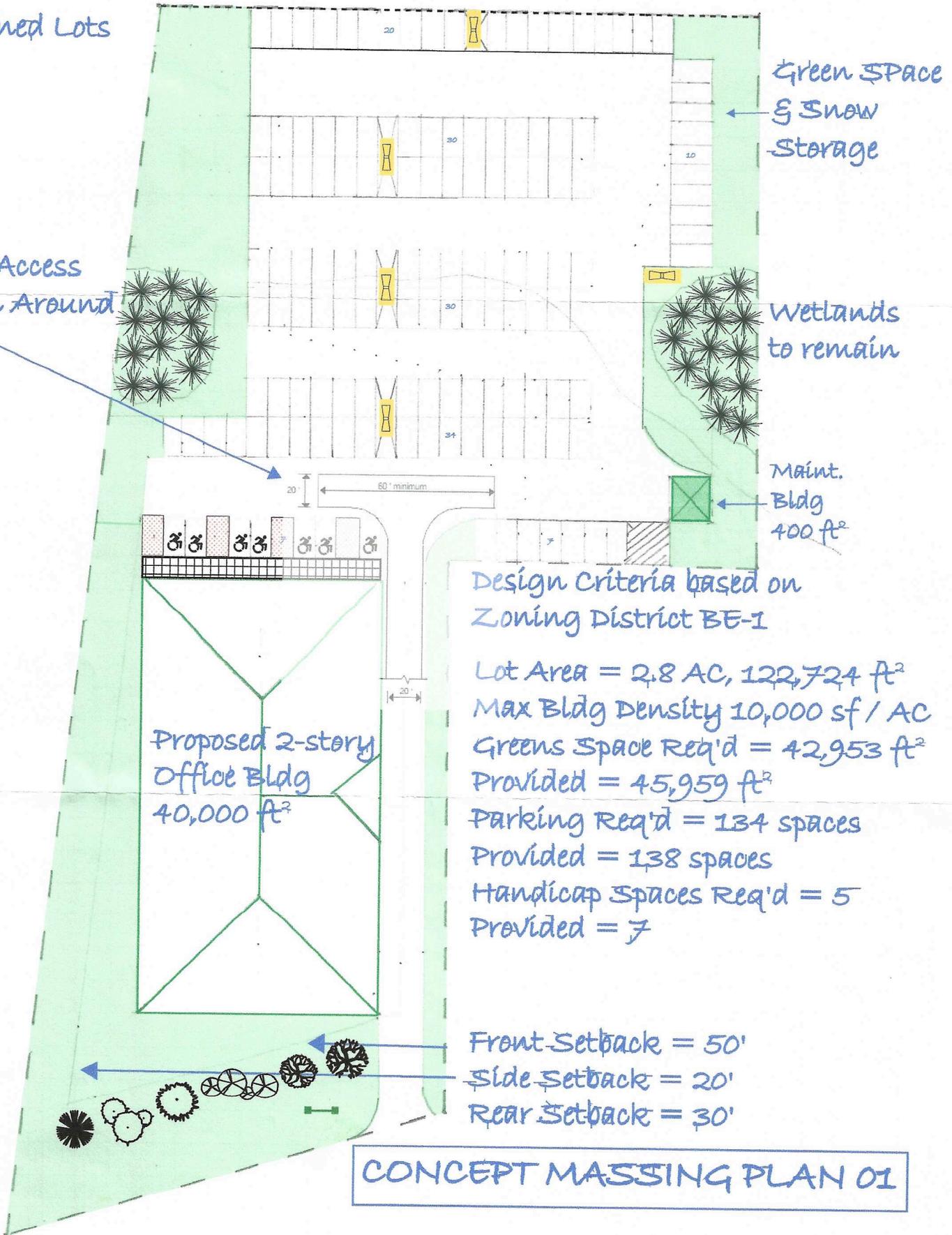
Proposed 2-story  
Office Bldg  
40,000 ft<sup>2</sup>

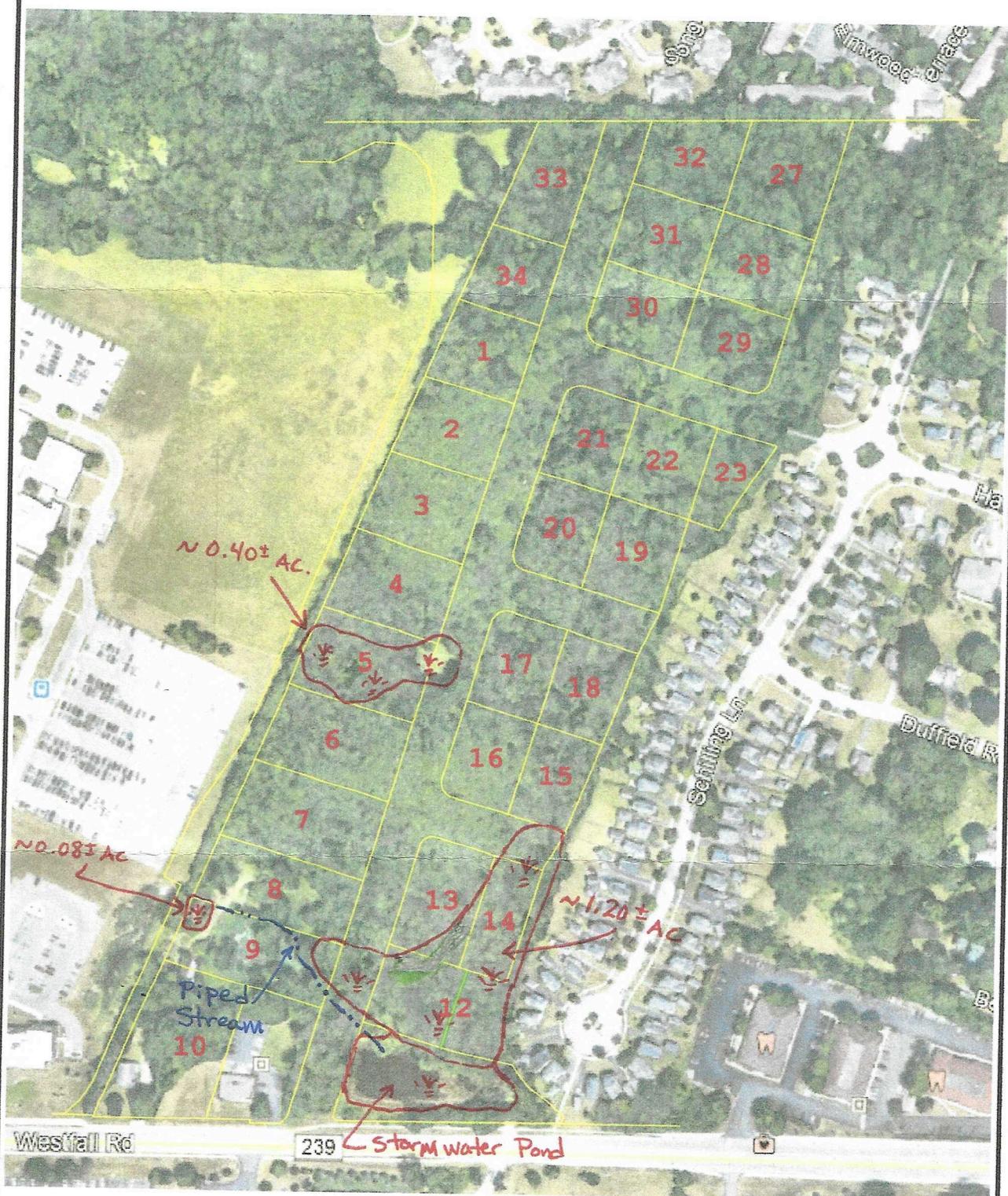
Design Criteria based on  
Zoning District BE-1

Lot Area = 2.8 AC, 122,724 ft<sup>2</sup>  
 Max Bldg Density 10,000 sf / AC  
 Greens Space Req'd = 42,953 ft<sup>2</sup>  
 Provided = 45,959 ft<sup>2</sup>  
 Parking Req'd = 134 spaces  
 Provided = 138 spaces  
 Handicap Spaces Req'd = 5  
 Provided = 7

Front Setback = 50'  
 Side Setback = 20'  
 Rear Setback = 30'

CONCEPT MASSING PLAN 01





SCALE : 1"=150'-0"