



- STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- CONCRETE
- PROPOSED UPPER LEVEL ADDITION
- PROPOSED BUFFER AVERAGING AREA

PRELIMINARY SITE PLAN
1" = 20'-0"

NOTES:

PARCEL NUMBER:	0046100152
LEGAL DESCRIPTION:	SEE SURVEY
OWNER:	WILL LEAHY
CONTACT PERSON:	CINDY LARSEN
ZONING:	R-15
TOTAL SITE AREA	22,050 S.F.
AREA OF EASEMENT	6,914 S.F.
NET LOT AREA:	15,144 S.F.
VEHICULAR AREA AT EASEMENT	2,495 S.F.

LOT SLOPE:

HIGHEST ELEVATION:	136'
LOWEST ELEVATION:	94.1'
DIFFERENCE:	41.9'
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW:	229.3'
LOT SLOPE:	41.9 / 229.3 = 18.27%

LOT COVERAGE:

ALLOWED COVERAGE = 35% = 6152.65 S.F.	
EXISTING VEHICULAR AREA AT ACCESS EASEMENT = 34.6% OF ALLOWED COVERAGE	
ALLOWED COVERAGE WITH ADDITIONAL = 40% = 7051.6 S.F.	
EXISTING COVERAGE (UNCHANGED)	
EXISTING ROOF AREA	2467 S.F.
EXISTING DRIVEWAY	1061 S.F.
EXISTING ACCESS ROAD ON SITE	2435 S.F.
EXISTING TOTAL	6463 S.F. = 36.7%

GROSS FLOOR AREA

ALLOWED AREA = 40% = 6052.2 S.F.

REVISIONS

CONSULTANTS

FOR: WESTHILL INC.
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BASSETT LARSEN DESIGN LLC

SHEET TITLE
PRELIMINARY SITE PLAN
NOTES

SHEET **1**
OF **2** SHEETS

DATE 2-24-21