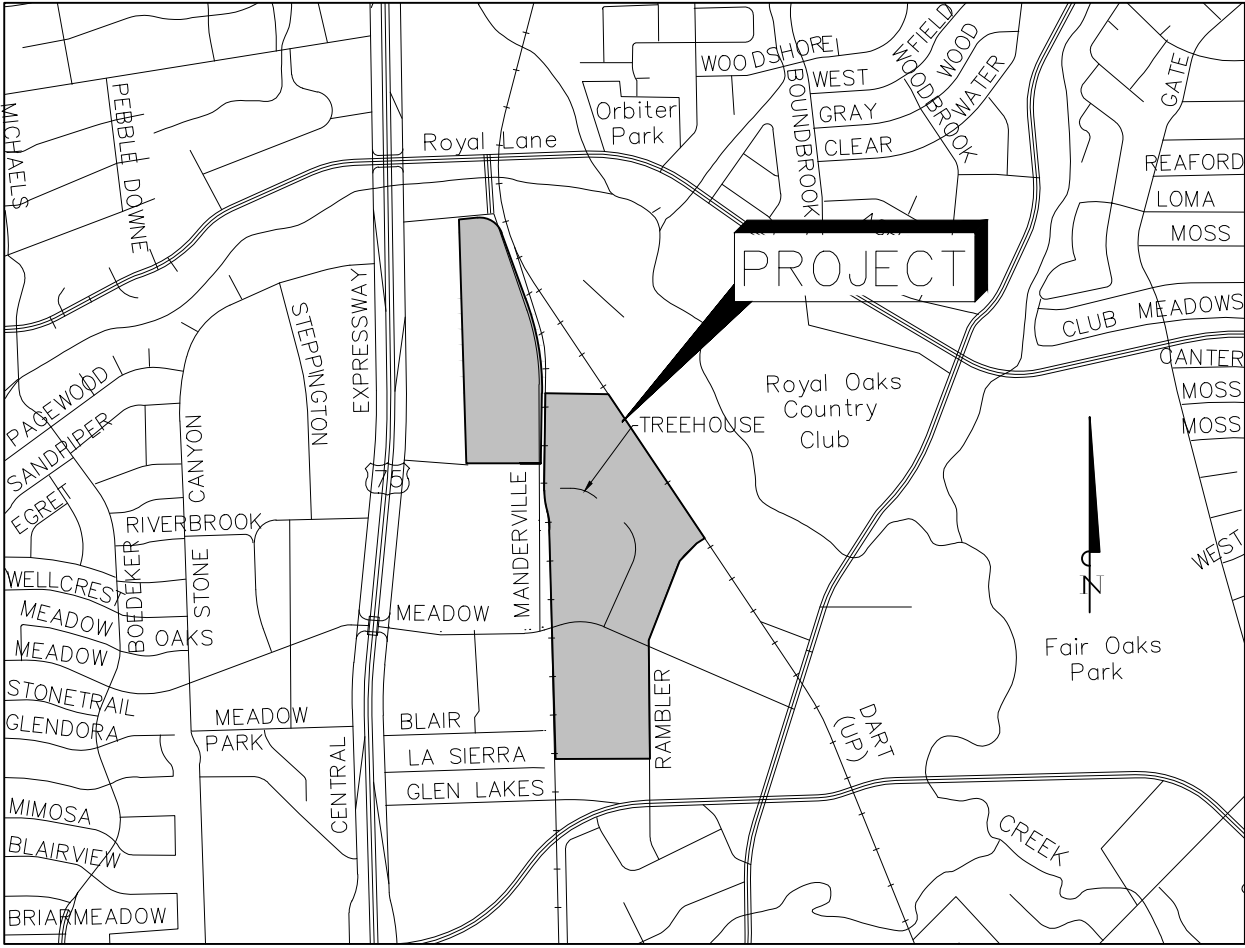




VICINITY MAP
N.T.S.

Subarea A (10.939 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	270'
Commercial/Residential FAR	None	4.00
Residential Density (Dwelling Units/Acre)	None	8
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")*	10'	20'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for mews frontage

Subarea B (32.952 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	240'
Commercial/Residential FAR	None	4.00
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")*	10'	16'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for mews frontage

Subarea C (5.809 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	240'
Commercial/Residential FAR	None	2.85
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")*	10'	14'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for mews frontage

Subarea D (11.003 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	56'
Commercial/Residential FAR	None	2.25
Residential Density (Dwelling Units/Acre)	None	100
Lot Coverage	None	90%
Front Yard Setback (ft. from Property Line)*	15'	None
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for mews frontage

Subarea E (3.095 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	240'
Commercial/Residential FAR	None	2.85
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")*	10'	14'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for mews frontage

Subarea F (14.086 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	56'
Commercial/Residential FAR	None	2.25
Residential Density (Dwelling Units/Acre)	None	100
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")*	8'	14'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

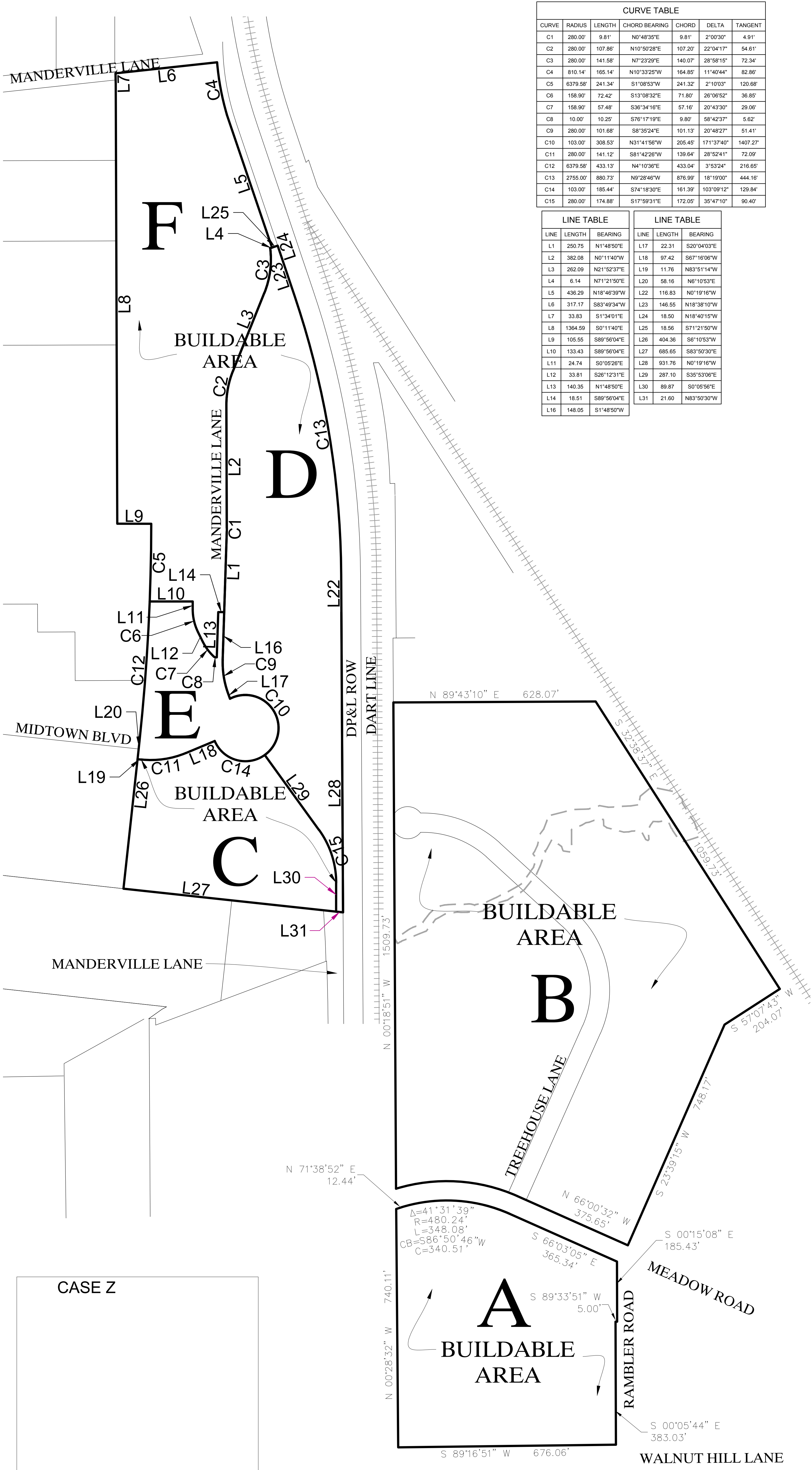
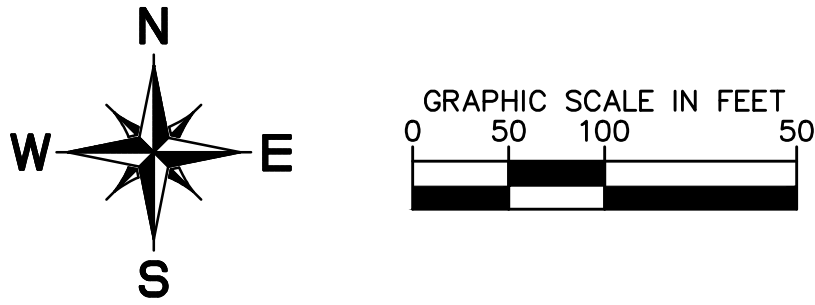
* - Except for mews frontage

Planned Development
District
No. 745

Exhibit 745A

CONCEPTUAL PLAN
MANDERVILLE LANE AND MIDTOWN BOULEVARD
MEADOW ROAD AND RAMBLER ROAD

JUNE 02, 2017



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	280.00'	9.81'	N0°48'35"E	9.81'	2°00'30"
C2	280.00'	107.86'	N10°50'28"E	107.20'	22°04'17"
C3	280.00'	141.58'	N7°23'29"E	140.07'	28°58'15"
C4	810.14'	165.14'	N10°33'25"W	164.85'	11°40'44"
C5	6379.58'	241.34'	S1°08'53"W	241.32'	2°10'03"
C6	158.90'	72.42'	S13°08'32"E	71.80'	26°06'52"
C7	158.90'	57.48'	S36°34'16"E	57.16'	20°43'30"
C8	10.00'	10.25'	S76°17'19"E	9.80'	58°42'37"
C9	280.00'	101.68'	S8°35'24"E	101.13'	20°48'27"
C10	103.00'	308.53'	N31°41'56"W	205.45'	171°37'40"
C11	280.00'	141.12'	S81°42'28"W	139.64'	28°52'41"
C12	6379.58'	433.13'	N4°10'36"E	433.04'	3°53'24"
C13	2755.00'	880.73'	N9°28'46"W	876.99'	18°19'00"
C14	103.00'	185.44'	S74°18'30"E	161.39'	103°09'12"
C15	280.00'	174.88'	S17°59'31"E	172.05'	35°47'10"

LINE TABLE		
LINE	LENGTH	BEARING
L1	250.75	N1°48'50"E
L2	382.08	N0°11'40"W
L3	282.09	N21°52'37"E
L4	6.14	N71°21'50"E
L5	436.29	N18°46'39"W
L6	317.17	S83°49'34"W
L7	33.83	S1°34'01"E
L8	1364.59	S0°11'40"E
L9	105.55	S89°56'04"E
L10	133.43	S89°56'04"E
L11	24.74	S0°05'26"E
L12	33.81	S26°12'31"E
L13	140.35	N1°48'50"E
L14	18.51	S89°56'04"E
L16	148.05	S1°48'50"W

LINE TABLE		
LINE	LENGTH	BEARING
L17	22.31	S20°04'03"E
L18	97.42	S67°16'06"W
L19	11.78	N83°51'14"W
L20	58.16	N6°10'53"E
L22	116.83	N0°19'16"W
L23	146.55	N18°38'10"W
L24	18.50	N18°40'15"W
L25	18.56	S71°21'50"W
L26	404.36	S6°10'53"W
L27	685.65	S83°50'30"E
L28	931.76	N0°19'16"W
L29	287.10	S35°53'06"E
L30	89.87	S0°05'56"E
L31	21.60	N83°50'30"W