

Timberview

Plat #	Lot #	Street	Lot Type ²	Square Feet	Buildable Width at Setback ³	Buildable Depth at Setback ⁴	SYSB	FYSB	RYSB	MOE ⁷	Zoning	Lot Type
1	1	Timberview Cir.	Walkout	14,116	60.0	90.0	10	25	35	-	R-1A	Single-Family
1	2	Timberview Cir.	Walkout	12,000	60.0	90.0	10	25	35	-	R-1A	Single-Family
1	3	Timberview Cir.	Walkout	12,000	60.0	90.0	10	25	35	-	R-1A	Single-Family
1	4	Timberview Cir.	Walkout	12,000	60.0	90.0	10	25	35	-	R-1A	Single-Family
1	5	Timberview Cir.	Walkout	12,000	60.0	90.0	10	25	35	-	R-1A	Single-Family
1	6	Timberview Cir.	Walkout	21,953	60.0	131.9	10	25	35	-	R-1A	Single-Family
1	7	Timberview Cir.	Walkout	21,888	60.0	116.7	10	25	35	-	R-1A	Single-Family
1	8	Timberview Cir.	Walkout	23,818	60.0	90.0	10	25	35	-	R-1A	Single-Family
1	9	Timberview Cir.	Walkout	36,903	86.0	67.8	10	25	35	-	R-1A	Single-Family
1	10	Timberview Cir.	Walkout	75,868	87.3	118.7	10	25	35	-	R-1A	Single-Family
1	11	Timberview Cir.	Walkout	37,772	74.7	48.9	10	25	35	-	R-1A	Single-Family
1	12	Timberview Cir.	Walkout	20,777	71.0	56.8	10	25	35	-	R-1A	Single-Family
1	13	Timberview Cir.	Daylight	20,821	71.0	80.0	10	25	35	-	R-1A	Single-Family
1	14	Timberview Cir.	Daylight	20,443	71.0	95.3	10	25	35	-	R-1A	Single-Family
1	15	Timberview Cir.	Daylight	20,144	71.4	107.3	10	25	35	-	R-1A	Single-Family
1	16	Timberview Cir.	Daylight	19,687	71.0	97.8	10	25	35	-	R-1A	Single-Family
1	17	Timberview Cir.	Flat	18,795	71.0	95.0	10	25	35	-	R-1A	Single-Family
1	18	Timberview Cir.	Flat	20,594	73.6	109.9	10	25	35	-	R-1A	Single-Family
1	19	Lynch LN.	Flat	18,237	60.0	109.5	10	25	35	-	R-1A	Single-Family
1	20	Lynch LN.	Flat	16,388	60.0	134.0	10	25	35	-	R-1A	Single-Family
1	21	Lynch LN.	Flat	21,056	59.1	158.6	10	25	35	-	R-1A	Single-Family
1	22	Lynch LN.	Walkout	19,925	72.0	99.3	10	25	35	-	R-1A	Single-Family
1	23	Hazel ST.	Walkout	15,679	59.7	88.3	10	25	35	-	R-1A	Single-Family
1	24	Hazel ST.	Walkout	14,813	59.4	101.6	10	25	35	-	R-1A	Single-Family
1	25	Hazel ST.	Flat	9,799	55.0	70.0	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	26	Hazel ST.	Flat	9,600	55.0	70.0	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	27	Hazel ST.	Flat	10,141	55.0	70.0	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	28	Hazel ST.	Flat	10,644	55.0	70.0	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	29	Hazel ST.	Flat	10,875	55.0	70.0	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	30	Hazel ST.	Flat	11,586	55.0	70.0	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	31	Hazel ST.	Flat	11,970	55.0	70.0	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	32	Hazel ST.	Flat	11,940	55.0	70.0	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	33	Hazel ST.	Flat	11,940	55.0	123.7	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	34	Hazel ST.	Flat	11,940	55.0	123.7	10/0 ⁸	25	35	-	R-1A	Duplex Lot
1	35	Hazel ST.	Flat	13,777	55.0	123.7	10	25	35	-	R-1A	Single-Family
1	36	Hazel ST.	Flat	17,541	55.0	123.7	10	25	35	845.0	R-1A	Single-Family

Footnotes

- 1) Only the "front" addresses are listed. An alternate addresses are also available.
- 2) Type classification here is conservative, where a marginal lot is listed at the lower value. Owner should review the grading plan and adjust as necessary per their own analysis.
- 3) Based on buildable envelope depicted in Lot Sales Exhibit.
- 4) Based on buildable envelope depicted in Lot Sales Exhibit. Some envelopes are artificially smaller than available due to adjacent trees being saved.
- 5) A side yard easement controls for one of the sides of this lot, not the setback dimension.
- 6) Note unused.
- 7) Minimum Opening Elevation
- 8) Duplex lot tied to adjacent lot. One of the two side setbacks is therefore zero.