Practice Problem – Section C

PROBLEM STATEMENT:
Prepare a site plan and design for a proposed duplex cabin rental development.

CONTEXT:
- The site is environmentally sensitive and the Environmental Impact Statement (EIS) has suggested several restrictions on the development of the property.
- The EIS and the local authority require a 300’ [76m] setback from the existing bird sanctuary for all development and water approaches.
- The EIS and the local authority also require a 200’ [51m] setback from either side of the stream for a wildlife enhancement corridor.

REQUIRED:
- Prepare a plan that addresses the site opportunities and constraints.
- Show and label all project elements using the graphics shown. Maintain the size and shape of each element. NO project element may be subdivided.
  - Office/Store - The office/store serves as the rental office for the development as well as a store for renters and boaters on the lake.
  - Parking - The parking serves the office/store and for persons wishing to visit the bird sanctuary and wildlife corridor.
  - Duplex Building - Each duplex building has its own internal parking and five (5) duplex buildings are required.
  - Boat dock - The boat dock is used to provide boaters with water access to the office/store. Vehicular access to the boat dock is not required.
- Only one access point is allowed off of Eagle Road
- Locate five (5) duplex buildings using the graphic provided. There shall be a minimum 50’ [13m] of separation between buildings.
- Provide vehicular access to each duplex building and the parking area using the graphic provided.
- Minimize the environmental impact and costs of the development.