

Directions:

This exercise was designed primarily to allow you an opportunity to **practice taking notes**.

On the preceding page you will see a property that will be divided into two lots.

On the attached sheet draw a plan showing:

1. The areas in which surface improvements are allowed
2. The buildable areas.

Also draw a section showing:

3. The existing grade line.
4. The building profiles.

One square = 10'

Program:

An exercise was set up to allow you to **practice taking notes**. Your notes should reflect the following restrictions.

Surface improvements are prohibited within 15' of the property line.

Construction of buildings is prohibited within the following setbacks (all setbacks are measured from the property lines).

Front: 40'

Side: 30'

Rear: 30'

Front yard setbacks shall be from Top Street.

Construction of Buildings is prohibited within 35' of the special setback condition and within the easement.

Construction of Surface improvements is prohibited within 20' of the special setback condition.

The maximum height limit between 0 and 60 feet of the west property line of Lot A shall be 25 feet above the benchmark.

The maximum building height limit within 50 feet of the east property line of Lot B shall be 40 feet above grade.

The maximum building height shall be 60 feet above the benchmark.

The maximum building envelope is restricted to an elevation defined by a 30 degree line rising toward the easement from a point at an elevation 10 feet above the benchmark.

Tips:

This is an exercise in taking notes and learning to rely on those notes. It is designed to be harder than the actual test, and to make less sense from a real world perspective.

Remember the test vignettes are abstract exercises not real paying jobs. Just do what it asks.