SITE DATA:
GROSS AREA: 144.6
FLOODPLAIN AREA: 26.4 acres
WETLAND AREA:
INSIDE FLOODPLAIN: 4.4 ACRES
OUTSIDE FLOODPLAIN: 22.0 ACRES
SOUTHEAST UPLAND AREA TO BE HIGH DENSITY/SENIOR HOUSING: 15.1 ACRES
NET AREA: 8100.7 ACRES (EXCLUDES FLOODPLAIN, WETLANDS, AND SOUTHEAST HIGH DENSITY AREA)

EXISTING ZONING: R-A
2040 GROWTH PLAN:
- LOW-MEDIUM DENSITY RESIDENTIAL (1-4 UNITS/ACRE)
- HIGH DENSITY RESIDENTIAL (15-18 UNITS/ACRE SOUTHEAST OF CREEK)
PROPOSED ZONING: PUD

PROPOSED UNITS: 358
28' LOTS: 85
50' LOTS: 67
65' LOTS: 90
28' X 102' LOTS: 111

NET DENSITY (EXCLUDES HIGH DENSITY AREA): ±3.6 UNITS/ACRE

PUBLIC ROW: 11,250 LF
PRIVATE DRIVE: 2,500 LF
OPEN SPACE WEST OF FLOODPLAIN (YELLOW): ±25 ACRES (INCL. APPROX. 10 ACRES OF POND)

HIGH DENSITY NET DEVELOPABLE AREA (EAST OF CREEK): ±35.1 ACRES
PROPOSED TOWNHOME UNITS: 150
NET DENSITY: ±10 UNITS/ACRE
PRIVATE DRIVE LENGTH: 3,000 LF

FLOODPLAIN: 26.4 ACRES
PROPOSED TRAIL: ±6,300 LF (±1.2 MILES)
PROPOSED OPEN SPACE (INCLUDES PONDING): ±25 ACRES