

SITE DATA:

GROSS AREA: ±144.6

FLOODPLAIN AREA: 26.4 acres

WETLAND AREA:

INSIDE FLOODPLAIN: ±4.4 ACRES

OUTSIDE FLOODPLAIN: ±2.4 ACRES

SOUTHEAST UPLAND AREA TO BE HIGH DENSITY/SENIOR HOUSING: 15.1 ACRES

NET AREA: ±100.7 ACRES (EXCLUDES FLOODPLAIN, WETLANDS, AND SOUTHEAST HIGH DENSITY AREA)

EXISTING ZONING: R-A

2040 GUIDE PLAN:

LOW-MEDIUM DENSITY RESIDENTIAL (1-4 UNITS/ACRE),

HIGH DENSITY RESIDENTIAL (10-18 UNITS/ACRE SOUTHEAST OF CREEK)

PROPOSED ZONING: PUD

PROPOSED UNITS: 358

45' LOTS: 85

50' LOTS: 67

65' LOTS: 95

28' X 102' LOTS: 111

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

PUBLIC ROW: 11,250 LF

PRIVATE DRIVE: 2,300 LF



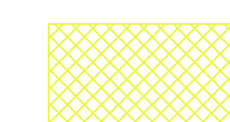
OPEN SPACE WEST OF FLOODPLAIN (YELLOW): ±25 ACRES (INCL. APPROX 10 ACRES OF POND)

HIGH DENSITY NET DEVELOPABLE AREA (EAST OF CREEK): ±15.1 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

