



SITE DATA:

GROSS AREA: ±200 ACRES
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
 VARIOLITE STREET ROW: 1.4 ACRES
 DEDICATED PARK (UPLAND): ±13.4 ACRES
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
 COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
 PROPOSED ZONING: PUD

PROPOSED 80' LOTS: 270
 NET DENSITY: ±2.2 UNITS/ACRE

- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
 UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.

