

- FLOOD PLAIN
- - - SHORELAND OVERLAY LIMIT
- - - TOP OF CREEK BANK
- PARK
- EXISTING TRAIL
- - - PROPOSED TRAIL

SITE DATA

GROSS AREA: ±200.5 AC.
 DELINEATED WETLAND: ±58.0 AC. (INCLUDES ±1 AC. OF "POTENTIAL FARMED WETLANDS")
 FLOOD PLAIN(OUTSIDE OF WETLAND): ±1.5 AC.
 VARIOLITE STREET ROW: 0.9 AC.
 DEDICATED PARK (UPLAND): ±15.2 AC.
 NET DEVELOPABLE AREA: ±123.4 AC.

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

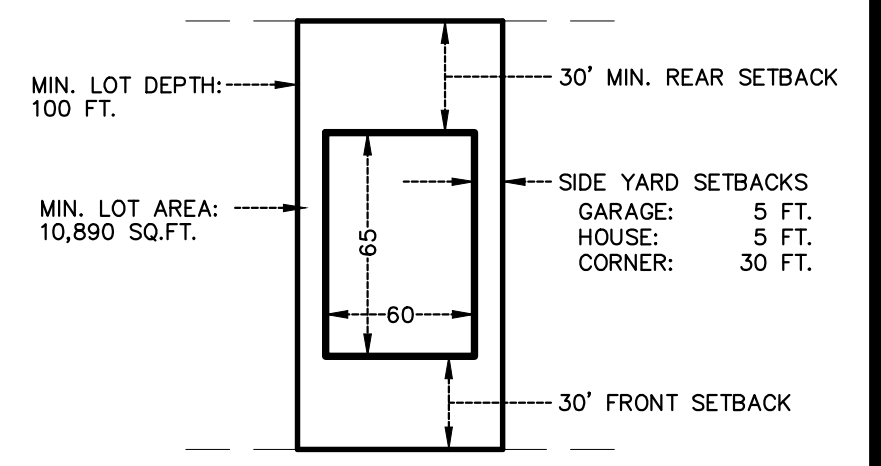
PROPOSED 80' LOTS: 270
 NET DENSITY: ±2.2 UNITS/AC.

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.9 AC.
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±6.8 AC.
 UPLAND PARK AREA: ±15.1 AC.

PROPOSED ROW LENGTH: 14,240 LF

A PORTION OF THE SITE FALLS WITHIN 300' SHORELAND OVERLAY FROM THE TOP OF BANK OF TROTT BROOK.

80' SINGLE FAMILY LOT DETAIL



REVISIONS

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DRAWN BY: C#
 ISSUE DATE: 07/22/2021
 FILE NO: XXX

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