



PLAN DATA:
 TOTAL AREA 191.44 ACRES
 LESS COUNTY HIGHWAY 165 4.30 ACRES
 NET AREA 187.14 ACRES

R-4 ZONING:
 TOTAL AREA 147.40 ACRES
 LESS R.O.W. 28.42 ACRES
 LESS OUTLOTS/WETLANDS 68.08 ACRES
 NET AREA 50.90 ACRES
 NUMBER OF LOTS 218

DENSITY 2.48 UNITS/ACRE
 MINIMUM LOT AREA 15,000 S.F.
 AVERAGE LOT AREA 17,236 S.F.
 MINIMUM LOT WIDTH 90' (45' ON CUL-DE-SAC)

R-10 ZONING:
 TOTAL AREA 19.91 ACRES
 LESS R.O.W. 1.78 ACRES
 LESS WETLANDS 0.80 ACRES
 NET AREA 17.33 ACRES
 NUMBER OF UNITS 100
 NET DENSITY 3.69 UNITS/ACRE

R-8 ZONING:
 TOTAL AREA 17.89 ACRES
 LESS R.O.W. 3.37 ACRES
 LESS WETLANDS 0.21 ACRES
 NET AREA 14.31 ACRES
 NUMBER OF UNITS 100
 NET DENSITY 6.99 UNITS/ACRE

MINIMUM SETBACK REQUIREMENTS:
 R-4 ZONING
 FRONT YARD: 30' (UNLESS OTHERWISE NOTED)
 REAR YARD: 25'
 SIDE YARD: 10'
 CORNER SIDE YARD: 30'

PROPOSED SETBACKS:
 R-10 P.U.D. ZONING
 FRONT TO BACK OF CURB 30' MIN.
 FRONT TO R.O.W. 25' MIN.
 SIDE TO SIDE 20' MIN.
 REAR TO REAR 50' MIN.
 REAR TO PROPERTY LINE 25' MIN.

R-8 P.U.D. ZONING
 FRONT TO BACK OF CURB 30' MIN.
 FRONT TO R.O.W. 25' MIN.
 SIDE TO SIDE 20' MIN.
 SIDE TO REAR 30' MIN.
 REAR TO REAR 40' MIN.
 REAR TO PROPERTY LINE 25' MIN.

R-4 ZONING - 218 LOTS
 R-8 ZONING - 100 UNITS
 R-10 ZONING - 64 UNITS

TOTAL UNITS - 382

PARKING CHART
 R-10 P.U.D. ZONING
 INSIDE PARKING = 128 SPACES
 OUTSIDE PARKING = 34 SPACES
 TOTAL PARKING = 162 SPACES

R-8 P.U.D. ZONING
 INSIDE PARKING = 184 SPACES
 OUTSIDE PARKING = 22 SPACES
 TOTAL PARKING = 206 SPACES