



SITE DEVELOPMENT DATA

Overall Development:
Tax Parcels: 460719701353, 460704707149, and 46074807429

Total Acreage: +/- 62 Acres

Parcel to be Rezoned:
Tax Parcels: 46074807429

Total Acreage: +/- 0.8 Acres

Zoning:
Existing: R-30
Proposed: PD-CD, Planned Development

Overall Site Data:
WS-IV Critical Area Watershed: 50% impervious under High Density Option and/or 24% impervious under Low Density Option

Uses:
Existing: One Single Home, Mostly Vacant
Proposed: Planned Residential Development

Proposed Maximum Densities:
195 Single-Family Attached or Detached
25 Single-Family Lakefront Attached or Detached

External Development Setbacks:
30' along existing public streets
50' from adjacent existing residential districts

Proposed Minimum Detached Building Size: 1,500 SF

Proposed Minimum Attached Building Size: 20' x 40'

Proposed Maximum Detached Building Height: 45'

Proposed Maximum Attached Building Height: 60'

Proposed Minimum Detached Setbacks:
Front: 20'
Side: 5'
Rear: 10'

Proposed Minimum Attached Setbacks:
Front: 20'
Side: 0'
Rear: 10'

*Front setback shall be measured from face of garage.