



SCALE: 1"=250'

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±146.72 ACRES
PROPOSED PUBLIC RIGHT-OF-WAY:	±21.27 ACRES (14.5%)
COMMON AREA:	±54.38 ACRES (37.1%)
NORMAL POOL POND AREA:	±8.18 ACRES
TOTAL LOT AREA:	±71.07 ACRES (48.4%)
TOTAL LOTS:	255
65' LOTS:	153 (60.5%)
75' LOTS:	102 (39.5%)
MINIMUM LOT AREA:	8,750 SF
GROSS AREA DENSITY:	1.7
AVERAGE LOT SIZE:	11,084 SF
TYPICAL LOT DIMENSIONS:	
65' LOTS:	65' x 135'
75' LOTS:	75' x 135'
BUILDING FRONT SETBACK LINE:	30'
BUILDING SIDE SETBACK:	6'
LOCAL ROAD LENGTH:	13,085' LF
E 96TH STREET FRONTAGE:	2,080' LF
N 500 W STREET FRONTAGE:	1,880' LF
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 97' (MINOR ARTERIAL)

- STREET LIGHTS
- * REAR ELEVATION REQUIREMENT



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CERTIFIED BY

ISSUANCE INDEX

DATE:
03/11/2021
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.03087

YIELD PLAN

EX1