




-  EXCLUSIVE USE AREA
-  PROTECTED WETLAND AREA
-  FLOOD HAZARD ZONE

ROAD LENGTHS
 DOVE LANE = 798.63
 KINGFISHER COURT = 857.25

SITE ACERAGE = 14.5 AC
 OPEN SPACE = 5.4322 AC (37%)
 PAVEMENT WIDTH - 24'
 CUL-DE-SAC PAVEMENT RADIUS - 100'
 FRONT SETBACK FROM RIGHT OF WAY - 20'
 FRONT SETBACK FROM PAVEMENT - 38'
 MINIMUM SIDEYARD - 9.5'
 MINIMUM BUILDING ENVELOPE WIDTH - 40'
 RIPARIAN SETBACK - 25'
 NUMBER OF BUILDING ENVELOPES - 32
 ALLOWABLE DENSITY - 2.5 UNITS/ACRE = 36 UNITS
 PROPOSED DENSITY = 2.0 UNITS/ACRE = 30 UNITS
 PUBLIC RIGHT OF WAY WITH 5' SIDEWALK

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