



AREA SUMMARY	
GROSS AREA:	2,179,572 SF (50.03 AC)
LESS WALL STREET ROW:	69,544 SF (1.59 AC)
LESS EASTERN ROW DEDICATION:	90,907 SF (2.09 AC)
NET AREA:	2,019,121 AF (46.35AC)

PROPOSED POND:	151,101 SF (3.47 AC)
FUTURE APARTMENT COMPLEX SITE:	113,916 SF (2.62 AC)

LOT SUMMARY	
SINGLE FAMILY	
85'X150'(MINIMUM)	29 UNITS (14.2%)
55'X150'(MINIMUM)	24 UNITS (11.8%)
TWIN HOMES	56 UNITS (27.5%)
MUTLIFAMILY	40 UNITS (19.5%)
APARTMENT	55 UNITS (27.0%)
	204 UNITS

NET DENSITY:	4.40 UNITS/AC
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SETBACKS:	
FRONT	20'
REAR	30'
SIDE	5'
ADJACENT TO ROW:	15'

- 5' CONCRETE SIDEWALK
- 8' BITUMINOUS TRAIL