



SITE DATA

TOTAL SITE = 41.99 AC. (40.7 + 1.29)
GREEN SPACE = 0.88 AC. (10% OF REQ.)
ACTIVE OPEN = 2.10 AC. (25% OF REQ.)
NATURAL SPACE = 3.80 AC. (45% OF REQ.)
CONSERV. EASE. = 1.70 AC. (20% OF REQ.)
TOTAL OPEN = 8.40 AC. (20% OF 42 AC.)
SPACE REQUIRED

LOTS 1.0 AC. OR GREATER = 11 (13.12 AC.)
(31.2% OF THE SITE IS IN LOTS EQUAL TO OR GREATER THAN 1.0 ACRES. THE VILLAGE TRANSITION PUD ALLOWS FOR A REDUCTION OF THE REQUIREMENT TO 30%. THEREFORE THE PROVIDED 31.2% IS GREATER THAN ALLOWED REDUCTION.)

LOTS 0.5 AC. OR GREATER
BUT LESS THAN 1.0 AC. = 29 (15.83 AC.)

TOTAL = 40 LOTS FOR GROSS DENSITY OF 0.95 UNITS PER ACRE; LESS THAN THE REQUIRED DENSITY OF 1.5 UNITS PER ACRE.

NEW ROADS = 0.61 MILES IN LENGTH
AREA IN RIGHT OF WAY = 5.57 AC.

STRUCTURE REGULATIONS:
-RANCH STYLE HOME: 1,700 S.F. MIN.
-2 STORY STYLE HOME: 2,400 S.F. MIN.
-BASEMENTS ARE ALLOWED IN ALL STRUCTURES, BUT SHALL NOT COUNT TOWARDS MINIMUM SQUARE FOOTAGE.

LOT REGULATIONS:
-SETBACKS: SEE INDIVIDUAL LOT FOR REQUIREMENTS
-ONE PRINCIPAL AND ONE ACCESSORY STRUCTURE WILL BE PERMITTED ON EACH LOT.
-ACCESSORY STRUCTURE REAR SETBACK SHALL BE A MINIMUM OF 25'. SIDE YARD SETBACK SHALL BE A MINIMUM OF 12.5'.

PHASING:
-ENTIRE SUBDIVISION WILL BE CONSTRUCTED IN ONE PHASE.

BUFFERING:
-SHALL BE PROVIDED THROUGH THE PROPOSED 25' CONSERVATION EASEMENT ALONG THE REAR OF THE PROPERTIES WHERE EXISTING VEGETATION CAN ACT AS A BUFFER.
-40 FOOT REAR YARD SETBACKS FOR ALL LOTS THAT DON'T HAVE ANY EXISTING VEGETATION WILL ALLOW THEM TO KEEP SEPARATION FROM PROPERTIES BEHIND.
-THE WARREN COUNTY THOROUGHFARE PLAN WILL REGULATE THE BUFFER ESTABLISHED ALONG LYTLE ROAD.

ADJACENT ZONING:
-ALL ADJOINING PROPERTY WITHIN THE TOWNSHIP IS CURRENTLY R-1 ZONING.
-ALL ADJOINING PROPERTY WITHIN THE VILLAGE IS ZONED R-3, 12,500 S.F. MIN. LOT SIZE.

100 YEAR FLOOD PLAIN

