

SITE DEVELOPMENT DATA

EXISTING ZONING:	NONE
PROPOSED ZONING:	PUD
OVERALL GROSS SITE AREA:	52.9± AC
MAJOR R.O.W. (ZUMBRO AVE):	1.50 AC
LOCAL R.O.W. (OTHER STREETS):	7.15 AC
STORMWATER AREAS (HWL):	2.91 AC
PIPELINE EASEMENT (OUTSIDE R/W):	1.15 AC
NET SITE AREA:	40.19 AC
LATOUR GROSS SITE AREA:	40.7± AC
MAJOR R.O.W. (ZUMBRO AVE):	1.50 AC
LOCAL R.O.W. (OTHER STREETS):	6.28 AC
STORMWATER AREAS (HWL):	2.91 AC
PIPELINE EASEMENT (OUTSIDE R/W):	1.15 AC
LATOUR NET SITE AREA:	28.86 AC
PROJECT OPEN SPACE REQUIRED: (15% OF LATOUR NET SITE AREA)	4.3± AC
PROJECT OPEN SPACE PROVIDED:	4.58± AC
OUTLOT A (14.41 AC), LESS: -PREV DEDICATED OUTLOT F, WINDEMERE (6.92 AC) -PROPOSED PONDING HWL (2.91 AC)	
DEVELOPMENT SUMMARY	
65' SINGLE FAMILY: (BLOCKS 1-4 + BL 8 LOTS 1-2 & 21-23)	51 LOTS
55' SINGLE FAMILY: (BLOCKS 5-7 + BL 8 LOTS 3-20)	75 LOTS
TOTAL SINGLE FAMILY:	126 LOTS
PROJECT DENSITY:	
GROSS: (126 LOTS / 52.9 AC)	2.38± UN/AC
NET: (126 LOTS / 40.19 AC)	3.14± UN/AC

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