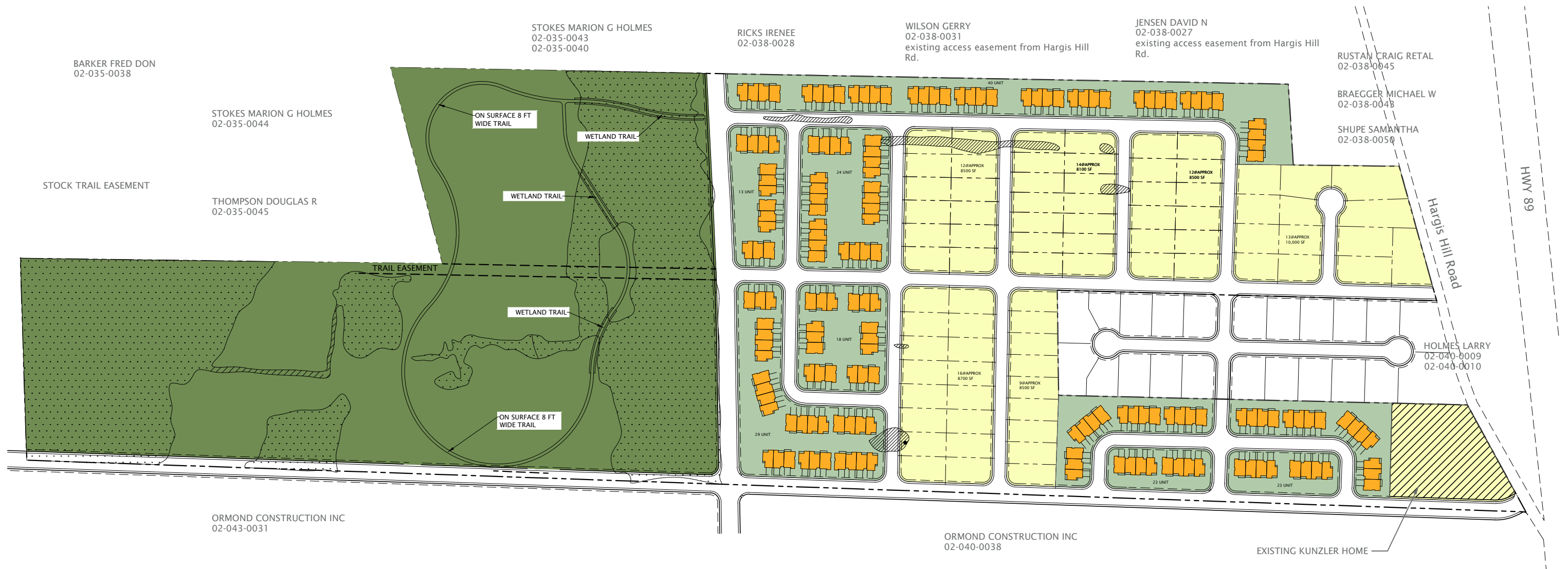




Area Calculations

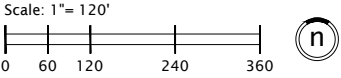
Total Gross Area	79.2 acres
Open Space (park strips not included)	33.5 acres (42%)
Total Single Family Lot Area (76 Lots)	17.1 acres (22%)
Total Multi Family Lot Area (170 Units)	16.4 acres (21%)
Streets, Park strips, and Curb & Gutter	12.2 acres (15%)

- * 246 TOTAL LOTS/UNITS OR 3.1 LOTS/UNITS PER ACRE
- * AVERAGE LOT SIZE: 9,800 SF (.22 ACRES)
- * MINIMUM LOT SIZE: 8,100 SF (.18 ACRES)

	OPEN SPACE
	SINGLE FAMILY
	MULTI FAMILY
	ELEMENTARY SCHOOL
	SCHOOL OPEN SPACE

- ASSUMED ZONING REQUIREMENTS
- 35 FT MIN LOT WIDTH FRONTAGE
 - 20 FT MIN FRONT YARD SETBACK
 - 20 FT MIN REAR YARD SETBACK (SINGLE)
 - 25 FT MIN REAR YARD SETBACK (MULTI)
 - 20 FT MIN REAR YARD SETBACK CORNER LOT
 - 6 FT MIN SIDE YARD SETBACK
 - 15 FT MIN SIDE YARD SETBACK CORNER LOT
 - 10 FT ROW

Kunzler Property



August 13, 2019