

SITE DATA

TAX MAP NO.: P.O. 0503030103000
G. 0503030103100

SITE AREA: ±49.63 AC
CURRENT ZONING: UNZONED
PROPOSED ZONING: FRD

SETBACKS:
E BOWERS ROAD: 30'
COLEMAN ROAD: 30'
FRONT: 18'
SIDE: 5'
REAR: 10'

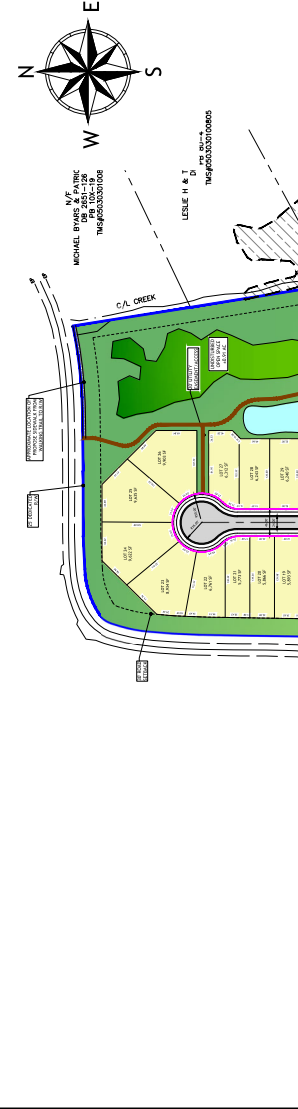
PROPOSED ROADWAY: ±2,465 LF (46' PUBLIC ROW, 24' PAVED)
±3,717 LF (28' PRIVATE EASEMENT, 18' PAVED)
±2,781 TOTAL LF

PROPOSED LOTS:
35 SFR LOTS (42' X 120' TYP) (2-3 BEDROOMS)
±2,500 SFR LOTS (52' X 120' TYP) (2-3 BEDROOMS)
7 SFR LOTS (52' X 120' TYP) (2-3 BEDROOMS)
87 SFR LOTS TOTAL

PROPOSED DENSITY: ±1.75 LOTS/ACRE

PROPOSED TOTAL OPEN SPACE:
174 SPACES (MIN. 2 SPACES/LOT)
±30.93 AC (62%) (FLOODPLAIN & WETLANDS)
175 SPACES (MIN. 2 SPACES/LOT)
±12.70 AC (26%) (FLOODPLAIN & WETLANDS)
ALL OTHER OPEN SPACE: ±12.70 AC

REQUIRED PARKING:
174 SPACES (MIN. 2 SPACES/LOT)
PROPOSED PARKING:
±8 VISITOR SPACES AS AMENITY
166 TOTAL SPACES PROVIDED



SITE LEGEND

	ASPHALT PAVEMENT SECTION
	PROPOSED UNIMPROVED OPEN SPACE (FLOODPLAIN & WETLANDS)
	PROPOSED OPEN SPACE
	PROPOSED IMPROVED OPEN SPACE (AMENITY)
	PROPOSED 5' CONC. SIDEWALK
	PROPERTY LINE (P.O. N.)
	PROPOSED BUILDING SETBACK LINE
	PROPOSED R/W
	FLOODPLAIN
	PROPOSED LOT LINE
	PROPOSED E.O.P. CLUB LINE
	EXISTING E.O.P.
	PROPOSED C/L ROAD
	PROPOSED WALKING TRAIL
	PROPOSED MAILBOX CLUSTER
	PROPOSED MONUMENT SIGN

GRAPHIC SCALE



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