



NOTE: THIS PLAN IS CONCEPTUAL AND SUBJECT TO DETAILED PLANNING, ENGINEERING AND CITY REVIEWS. SPECIFIC DENSITIES, LOTTING AND ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE THROUGH THE PRELIMINARY PLAT PROCESS AS REVIEWED AND APPROVED BY CITY STAFF AND DEVELOPMENT REVIEW BOARD, IN ACCORDANCE WITH THE APPROVED ZONING.

SITE DATA:

EXISTING GP: RURAL NEIGH. & NATURAL OPEN SPACE	REQUIRED NAOS (PER SLOPE ANALYSIS): 179.9 (38.9%)
EXISTING ZONING: PCD ESL (with comparable R1-18, R1-35, R1-43 & R1-70 ESL standards with Amended Dev. Standards)	(PER 13-ZN-14): 229.6 (50.0%)
NET ACREAGE: 455.5	PROPOSED NAOS: 229.6 AC. (50%)
OVERALL GROSS ACRES: 461.73	128TH ST. SCENIC CORRIDOR: 100'
TOTAL LOTS: MAX. 443	PROPOSED PRESERVE BUFFER: +/-150' AVG. (42 AC.), 30' MIN.
OVERALL DENSITY: 0.96 DU/AC	ALLOWED BUILDING HEIGHT: 24' (FROM EXISTING GRADE)

PLANNED COMMUNITY DISTRICT:

 R1-18 ESL (151.87 AC., 33%)	 R1-43 ESL (183.39 AC., 39%)
 R1-35 ESL (116.68 AC., 25%)	 R1-70 ESL (9.79 AC., 2%)

- NOTES:**
- HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200' PER DS&PM 6-1.502
 - RESIDENTIAL TURNING RADI OF 40.5' IS PROVIDED PER DS&PM 2-1.801
 - FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS&PM 2-1.802
 - 20' MIN. DRIVE THROUGH LANES AND DIVIDED ENTRANCES ARE PROVIDED
 - KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATES.

NOTE: CONCEPTUAL LOTTING AND YIELDS ARE SUBJECT TO CHANGE BASED ON DETAILED ENGINEERING AND CITY REVIEWS.