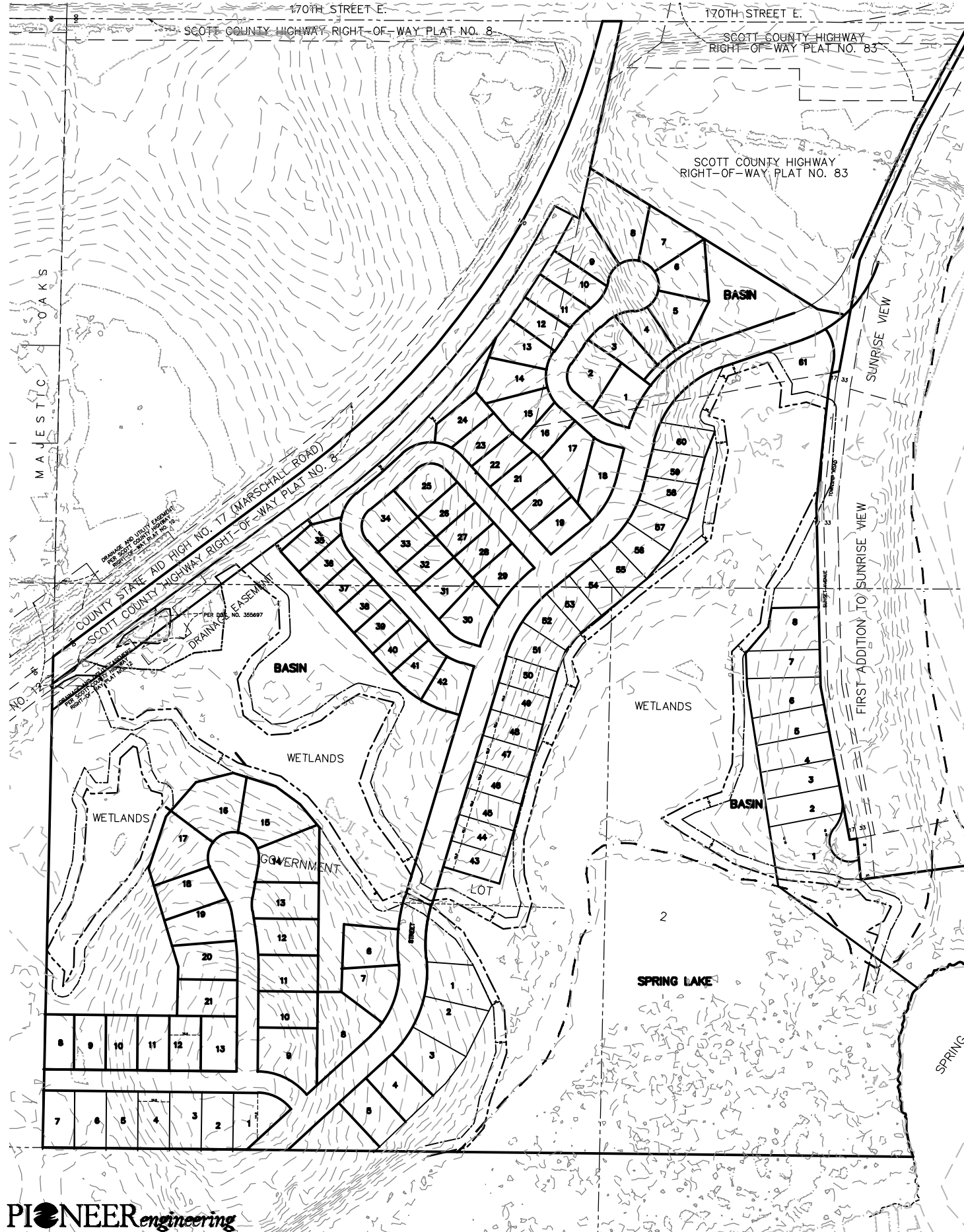


50% OPEN SPACE REQUIRED



— GROSS AREA = 2,833,703 SF (65.05 AC)
 NET AREA = GROSS AREA - WETLAND-FLOODPLAIN- COUNTY ROAD ROW
 2,833,703 SF - 651,277 (WET/FLOOD) - 42,544 ROW = 2,139,882 SF
 (49.12 ACRES)

□ PUBLIC OPEN SPACE AREA = 1,311,709 SF (30.11 AC)

□ CREDIT FOR ADDITIONAL 25' COUNTY ROAD ROW
 42,544 SF (0.98 AC)
 TOTAL OPEN SPACE 1,354,253 SF (31.09 ACRES) = 47.79%

32.52 ACRES REQUIRED

1.43 ACRES STILL NEEDED

■ ADDITIONAL OPEN SPACE = 70,327 SF (1.61 AC)

CONCEPT

SITE DATA:

EXISTING ZONING: R-1
 EXISTING GUIDE PLAN: R-LD URBAN LOW DENSITY 0-4 UNITS/ACRE
 PROPOSED ZONING: PUD
 PROPOSED GUIDE PLAN: R-LD URBAN LOW DENSITY 0-4 UNITS/ACRE

SHORELAND OVERLAY DATA:
 SPRING LAKE IS A GENERAL DEV. LAKE
 1893 LF OF SHORELINE
 1 BOAT SLIP PER 18.75' OF SHORELINE
 (1893/18.75) = 100.96 SLIPS ALLOWED

GENERAL DEVELOPMENT LAKE REQUIREMENTS:
 LOT AREA: 12,000 SF
 LOT WIDTH: 86' AT FRONT SETBACK AND LAKE FRONTAGE
 STRUCTURE SETBACK FROM OHW: 100'

PROPOSED LOTS:
 21 - 86' WIDE, 12,000 SF LOTS
 8 - VARIABLE SUNSET LOTS, 8,100 SF LOTS
 61 - 65' WIDE, 7,800 SF LOTS
 13 - 75' WIDE ON SOUTH, 9,100 SF LOTS

103 PROPOSED HOMES

SETBACKS AND LOT REQUIREMENTS:

86' WIDE LOT REQUIREMENTS

LOT AREA: 12,000 SF
 LOT WIDTH: 86' AT FRONT SETBACK AND LAKE FRONTAGE
 AND CORNER LOT IS 20% LARGER (104')
 LOT DEPTH: 140' MINIMUM
 STRUCTURE SETBACK FROM OHW: 100'
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 SIDE SETBACK: 7.5'
 SIDE STREET SETBACK: 20'
 PAD SIZE: 60'X60'

70' WIDE LOT REQUIREMENTS

LOT AREA: 9,100 SF
 LOT WIDTH: 70' AT FRONT SETBACK AND LAKE FRONTAGE
 AND CORNER LOT IS 20% LARGER (84')
 LOT DEPTH: 120' MINIMUM
 STRUCTURE SETBACK FROM OHW: 100'
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 SIDE SETBACK: 7.5'
 SIDE STREET SETBACK: 20'
 PAD SIZE: 55'X60'

65' WIDE LOT REQUIREMENTS

LOT AREA: 7,800 SF
 LOT WIDTH: 60'-65' AT FRONT SETBACK AND LAKE FRONTAGE
 AND CORNER LOT IS 20% LARGER (78')
 LOT DEPTH: 120' MINIMUM
 STRUCTURE SETBACK FROM OHW: 100'
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 SIDE SETBACK: 7.5'
 SIDE STREET SETBACK: 20'
 PAD SIZE: 50'X60'

WETLAND BUFFER REQUIREMENTS
 (NO LOT IN BUFFER)
 25' AVERAGE
 20' MINIMUM

