

GOETSCHEL PROPERTY CONCEPT PLAN

DEVELOPMENT DATA:

TOTAL ACRES = 110.01 ACRES

PROPOSED OPEN SPACE
 OUTLOT A = 15.61 ACRES
 OUTLOT B = 7.26 ACRES
 OUTLOT C = 28.38 ACRES
 OUTLOT D = 1.68 ACRES
 OUTLOT E = 0.22 ACRES
 TOTAL = 53.15 ACRES

EXISTING 50TH STREET R/W = 0.94 ACRES

50' R/W TO 60' R/W ADJUSTMENT CREDIT = 1.15 ACRES

TOTAL PROPOSED OPEN SPACE INCLUDING WETLANDS,
 EXISTING R/W & R/W ADJUSTMENT = 55.24 ACRES

PROPOSED 49 LOTS (1 ACRE EACH) = 49.00 ACRES. ALL
 LOTS HAVE A MINIMUM OF 120 FEET OF FRONTAGE AND
 DO NOT EXCEED 3 TIMES THE WIDTH

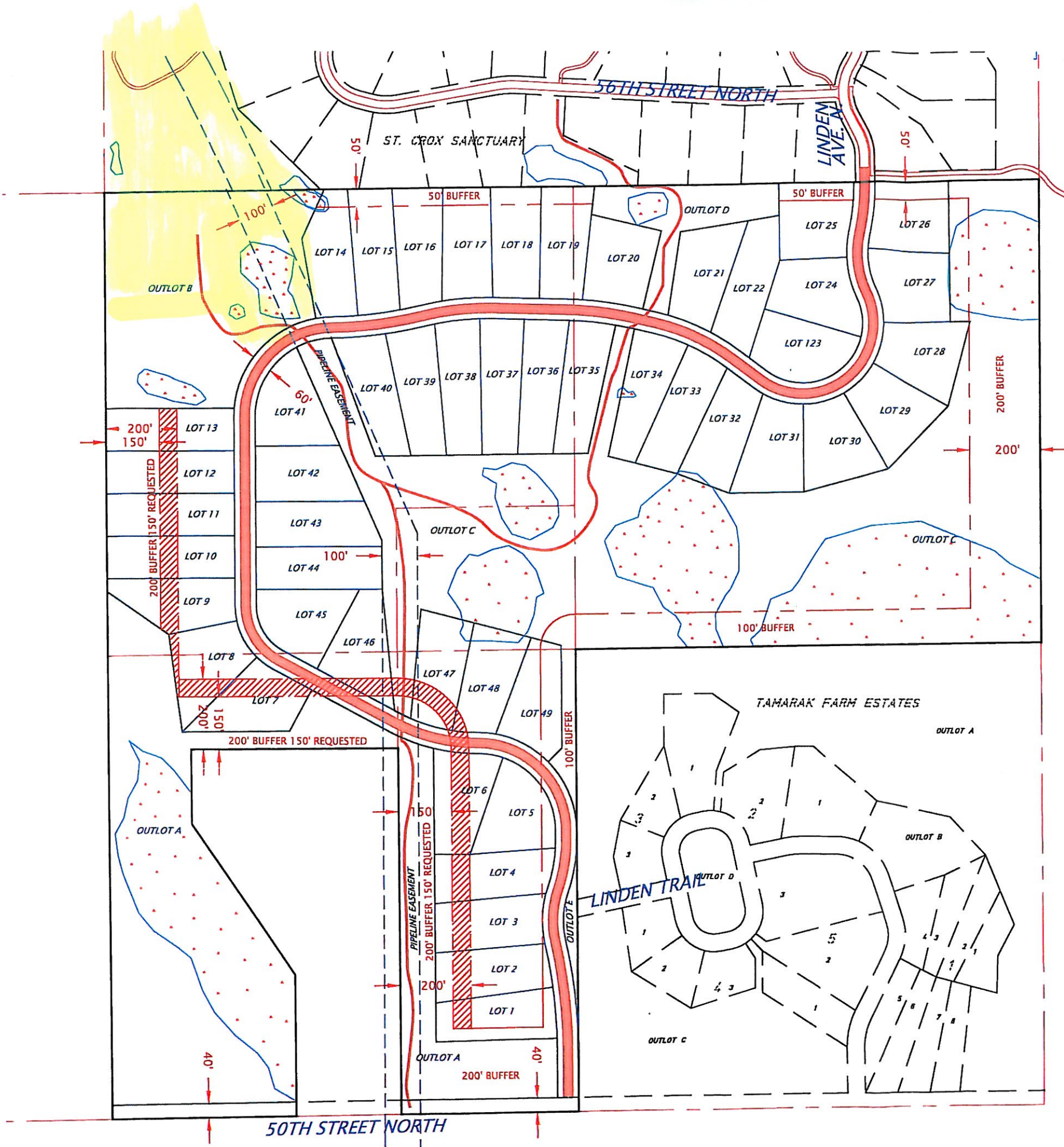
PROPOSED NEW RIGHT OF WAY = 6.92 ACRES (60' WIDTH)

TOTAL PROPOSED LOTS & ROAD = 55.92 ACRES

WETLANDS = 17.03 ACRES

DIFFERENCE BETWEEN 50' R/W AND 60' R/W = 1.15 ACRES

PROPOSED OPEN SPACE
 REQUIREMENT
 MODIFICATIONS:
 WETLANDS AND
 EXISTING RIGHT OF WAY
 INCLUDED.



 PROPOSED OPEN SPACE BUFFER REDUCTIONS

