

Drawing name: K:\LAK_Civil\046489016 - Pulte Crews Lake\CAD\Exhibits\Level 3\Exh 1 Site Plan.dwg EX1 Apr 20, 2026 12:03pm by: Gage Bruno
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SITE DATA & AREA BREAKDOWN	
PROPERTY BOUNDARY	152.08 AC±
WETLAND AREA	1.09 AC±
UPLAND AREA	150.99 AC±
ROW DEDICATION	0.72 AC±
OPEN SPACE	31.71 AC±(20.9%)
OPEN AREAS	23.48 AC±
BUFFER	8.23 AC±
STORMWATER	17.48 AC±(11.6%)
RECREATIONAL AREA	
REQUIRED 500 SF/LOT	200,000 SF
PROVIDED (4.591 AC±)	200,000 SF
FUTURE LAND USE DISTRICT	RL-1
OVERLAY DISTRICTS	UGA, TSDA
BUILDING SETBACK REQUIREMENTS	
URBAN COLLECTOR	35'
FRONT	15'
GARAGE	25'
PRINCIPAL SIDE	5' (BY PD)
PRINCIPAL REAR	15'
ACCESSORY SIDE	5'
ACCESSORY REAR	10'

LEGEND	
	OPEN SPACE
	WETLAND
	STORMWATER
	AMENITY
	ROW DEDICATION
	PARKING COUNT

LOCALATIONAL ELIGIBILITY SCORE (PER LDC TABLE 3.3)	
INFRASTRUCTURE ITEM:	
COLLECTOR ROAD (WITHIN 1/4 MILE)	3
>6" POTABLE WATER MAIN (WITHIN 1/4 MILE)	1
>4" SANITARY SEWER LINE (WITHIN 1/4 MILE)	1
PUBLIC LIFT STATION (WITHIN 1/4 MILE)	2
RECLAIMED WATER LINE (WITHIN 1/4 MILE)	2
TOTAL	
	15

ELIGIBILITY LIMIT PER LOCATION SCORE (PER LDC TABLE 3.4)	
POINTS ACHIEVED:	15 POINTS
MAX. UPLAND DENSITY:	3.5 DU/AC
PROPOSED UPLAND DENSITY:	2.65± DU/AC
ADDITIONAL ON-STREET PARKING (PER LDC TABLE 3.4A)	
LOTS < 65' WIDE:	250
LOTS < 55' WIDE:	150
REQUIRED SPACES:	32 SPACES
PROVIDED SPACES:	32 SPACES

AMENITY POINTS		
REQUIRED	400 UNITS	POINTS 400
PROVIDED	(3) TYPE II AMENITIES:	225
	(2) TYPE IV AMENITIES:	400
	TOTAL:	625
POTENTIAL TYPE-II AMENITIES		
TOT LOT, DOG PARK, DOG RUN, EXERCISE COURSE, OR PICNIC PAVILION		
POTENTIAL TYPE-IV AMENITIES		
COMMUNITY CENTER, CLUBHOUSE, COMMUNITY MEETING ROOM, COMMUNITY POOL		

LOT TYPE	TOTAL
50'x120'	150
60'x120'	158
64'x130'	92
TOTAL UNITS	400

