



SITE DATA

LAND USE	UNITS	AREA	% OF SITE
ATTACHED SINGLE FAMILY	171	18.96 AC.	75.4%
ROW DEDICATION		3.6 AC.	14.3%
PARK DEDICATION		2.59 AC.	10.3%
TOTAL	171	25.15 AC.	100.0%

PRODUCT DATA

PRODUCT/PLAN	UNITS	AREA	TOTAL AREA
TOWNSQUARE			
MADISON	107	2,104 SF	225,128 SF
PEARSON	45	2,328 SF	104,760 SF
TAYLOR	19	1,920 SF	36,480 SF
TOTAL	171		366,368 SF

SUBDIVISION CODE	Standard	Standard2	Proposed	Notes
7-4-2	Street Standards	Local Street	Local Street	
7-4-2.1.6	ROW Width	66 FT	66 FT	
DMPI 4.2.2.1	Pavement Width	28 FT BC/BC	28 FT BC/BC	
DMPI 4.2.2.4	Sidewalk Width	5 FT	5 FT	
DMPI 4.2.2.7	Centerline Radius	<=100 FT; >=300 FT	90 FT	
DMPI 4.3	Min. Tangent at intersection	50 FT	50 FT	
DMPI 4.3	Min. Curb Return Radius	25 FT	25 FT	
7-4-4.1	Max. Block Length	1,200 LF	1200 FT	
ZONING CODE	Standard	PUD (OCI DISTRICT)	Townsquare	Notes
6-7F-3	Conditional Uses	Planned Unit Developments / Single-family attached	Single-family attached	
6-7F-5.1	Min. Lot Area/Unit Avg.	4,000 SF/unit	6,407 SF/unit	
6-7F-5.1	Max. Dwelling Units	273.8	171	
	Number of Buildings	N/A	32	
6-7F-8.1	Max. Height	43 FT	3 Stories (36'-2" Max)	
6-7F-8.2	Floor Area Ratio	1.5	0.33	*366,368 Max SF Floor Area
6-7F-7	Yard Requirements			*applies to ROW and Subdivision Perimeter
6-7F-7	Front Yard	20 FT	18 FT	
6-7F-7	Rear Yard	0 FT.	N/A	*When the rear lot line abuts property located in a business or industrial district
6-7F-7	Interior Yard	10 FT	10 FT	
6-7F-7	Corner Yard	20 FT	20 FT	
6-7F-7	Min. Separation	12 FT	20 FT	*between all primary structures
	Off-street Parking	Not Allowed in Front/Corner Side Yard	In compliance	
6-9-2.4.4.1	Permitted Obstructions in Required Yards	Min. 5' from any property line		
6-2-3.3.1	Sills, belt courses, cornices, cantilevered bay windows, buttresses, chimneys, ornamental features, eaves	3' MAX. encroachment	3' Max.	*ALLOWED IN ALL REQUIRED YARDS, EXCEPT INTERIOR SIDE YARDS
	Patios, decks, and porches	5' Max Encroachment Front/Corner Yard	5'	
6-2-3.3.2		10' Max Encroachment Rear Yard		
6-4-3.1.2	PUD Standards			
	Min. Open Space	30% (328,685 SF)	42.1% (461,573 SF)	*percentage of total lot cover