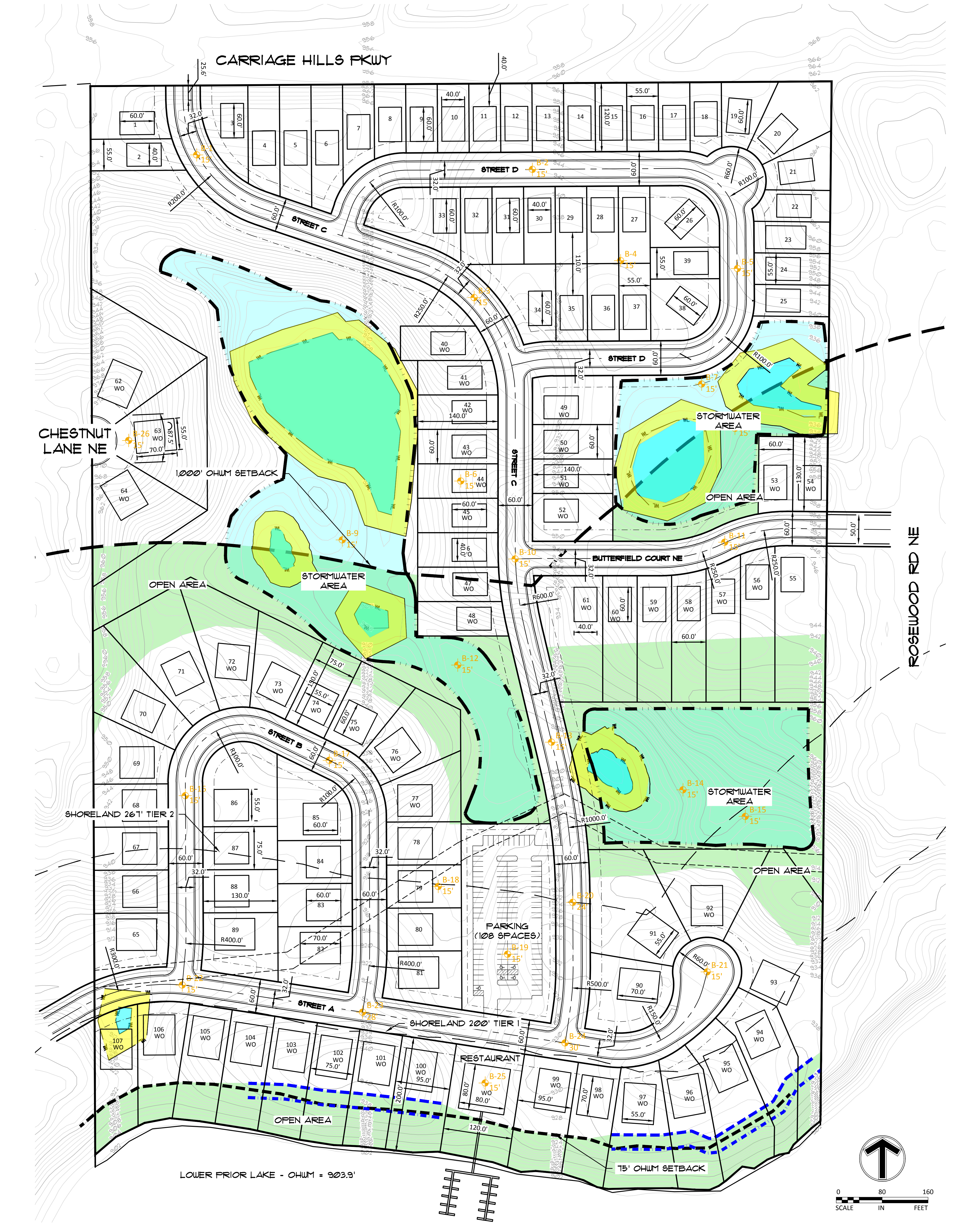




LEGEND		
BLUFF SETBACK	---	
WETLAND LIMITS	ML	
BUILDING SETBACK	---	
RELOCATED SANITARY SWR EASEMENT	---	
WETLAND		
PROPOSED STORMWATER		
30' WETLAND BUFFER		
SHORELAND		
OPEN SPACE (INCLUDES SWM AREAS)		
RESIDENTIAL DENSITY CALCS		
TOTAL SITE AREA	54.1 AC.	
LESS PRESERVED WETLAND AND WETLAND BUFFER	5.1 AC.	
LESS COMMERCIAL (C)	0.53 AC.	
LESS STEEP SLOPES	1.96 AC.	
NET SITE AREA	41.04 AC.	(2.61 UNITS / AC.)
PROPOSED BUILDING SETBACKS		
FRONT YARD	20 FEET	
REAR YARD	25 FEET	
SIDE YARD (SOUTH)	10 FEET	
SIDE YARD (NORTH)	15 FEET	
CORNER	20 FEET	
TOTAL LOTS	107 LOTS	
PARKING REQUIRED		
5 SPACES + 1 PER 50SF OF CUSTOMER FLOOR AREA	5 SPACES	
CUSTOMER FLOOR AREA	5,169 OF INDOOR + OUTDOOR DINING AREA	103 SPACES
TOTAL SPACES REQ.		108 SPACES
IMPERVIOUS COVERAGE		
IMPERVIOUS AREA	110,988 SQ FT	
COVERAGE	29.8%	
SHORELAND OPEN SPACE		
SHORELAND AREA	1,419,475 SQ FT	
OPEN SPACE	514,090 SQ FT	
OPEN COVERAGE	36.2%	
LOT SUMMARY		
NUMBER	SIZE (TYP.)	
LAKE SHORE LOTS	15	55'W X 10'L
SINGLE-FAMILY HOMES (N)	61	40'W X 60'L
SINGLE-FAMILY HOMES (N)	3	55'W X 10'L
SINGLE-FAMILY HOMES (S)	21	55'W X 60'L
SINGLE-FAMILY HOMES (S)	1	55' W X 10' L
	107	

VIERLING SHORES ON COW BAY

310 DESIGN BUILD, LLC

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