

**5030 Horseshoe Pike Site Data**  
Current Zoning

Tract 1 - R2, -61.16 Acres  
Tract 2 - R4 - 0.29 Acres  
Tract 3 - C2 - 2.48 Acres

Development Area  
Required 25 Acres Proposed 53.66 Acres

**SINGLE FAMILY DETACHED**

Total Number of Lots 103  
Net Lot Area  
Minimum Lot Width 55' 55' - 60'  
Minimum Lot Depth 110' back of curb 110' back of curb  
Front Yard Setback 22' 22' back of curb  
Side Yard Setback 7' 7.5' or 15' aggregate  
Rear Yard Setback 10' 10' or 20' DU separation  
Setback from Adjacent Property 30' 30'  
Parking 2 / DU 2 / DU

**TOWNHOMES**

Total Number of DU'S 92  
Lot Area 2,000 SF 2,000 SF Min. For spacing purposes, condo. ownership is planned.  
Front Yard Setback 22' 22' back of curb  
Side Yard Separation 15' 15' Min  
Rear Yard Separation 20' 20' Min  
Parking 2 / DU 2 / DU One space in garage

**COMBINED SITE DATA**

Density 5 DU/AC 3.6 DU/AC Excluding 7.5 Acres Reserved for Future Development  
Cartway /53.66 22' No parking 24' Min with curb, No Parking  
Open Space 20% or 10.7 AC 15.24 AC = 28% Excluding clubhouse  
Trails 7,177 LF or 1.4 Miles  
Clubhouse 12,000 SF Max 10,000 SF



5030 SITE