

DIVISION 09

Lot Density and Design Deviations

		Area Required	Total Area		
	Units	per unit	Required	Acreage	
Block 1 - S. of Luby Bay					
Single Family	68	12,000	816,000	18.73	
Townhome - 4-plex	6	21,000	126,000	2.89	
				21.63	
Minimum Single Family Lot Size			3,950		
Maximum Single Family Lot Size			21,252		
Average Single Family Lot Size			8,307		
Minimum Multi Family Lot Size			1,060		
Maximum Multi Family Lot Size			3,196		
Average Multi Family Lot Size			1,817		
Open Space			580,531	13.33	
Total Block 1 Area			1,211,087	27.80	
Block 2 - Luby Bay					
Single Family	10	12,000	120,000	2.75	
Minimum Single Family Lot Size			3,422		
Maximum Single Family Lot Size			12,013		
Average Single Family Lot Size			6,295		
Open Space			25,943	0.60	
Total Block 2 Area			126,057	2.89	
Block 3 - Public ROW					
Total Block 3 Area			247,277	5.68	
Block 4 - Commercial					
Open Space			6,937	0.16	
Total Block 4 Area			41,365	0.95	
Block 5 - Golf Course Lots					
Single Family	8	12,000	96,000	2.20	
Minimum Single Family Lot Size			9,450		
Maximum Single Family Lot Size			17,168		
Average Single Family Lot Size			12,727		
Total Block 5 Area			101,814	2.34	
OVERALL SUMMARY					
Total Residential Lots	110				
Total PUD Area	1,727,600	square feet	39.66	acres	
Density per current layout	15,705	SF / lot			
Open Space Provided	614,888	square feet	14.12	acres	35.6%
Minimum Common/open area	10%	172,760	3.97	acres	
Permitted Max. Density @ 12,000 sf/	143.97	lots			

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Client: Millie's 40 Brenburk, LLC
Date: 2/13/2024
Project: PUD Lot Accounting
Ref: Eagle PUD Subdivision

Item	Area	Lot #	Lot Type SF/TH	Lot Size (sf)	acres
1	Block 1	1	SF	5468	0.126
2		2	SF	6617	0.152
3		3	SF	6181	0.142
4		4	SF	7547	0.173
5		5	SF	6487	0.149
6		6	SF	7311	0.168
7		7	SF	5337	0.123
8		8	SF	6114	0.140
9		9	SF	6242	0.143
10		10	SF	6088	0.140
11		11	SF	8470	0.194
12		12	SF	9324	0.214
13		13	SF	5746	0.132
14		14	SF	6973	0.160
15		15	SF	8141	0.187
16		16	SF	8993	0.206
17		17	SF	9607	0.221
18		18	SF	10033	0.230
19		19	SF	10295	0.236
20		20	SF	17871	0.410
21		21	SF	5667	0.130
22		22	SF	6264	0.144
23		23	SF	10256	0.235
24		24	SF	4554	0.105
25		25	SF	9836	0.226
26		26	SF	7452	0.171
27		27	SF	17272	0.397
28		28	SF	7723	0.177
29		29	SF	5131	0.118
30		30	SF	11569	0.266
31		31	SF	8889	0.204
32		32	SF	6349	0.146
33		33	SF	4295	0.099
34		34	SF	3989	0.092
35		35	SF	13165	0.302
36		36	SF	12492	0.287
37		37	SF	15413	0.354
38		38	SF	5535	0.127
39		39	SF	7116	0.163

40	40	SF	4068	0.093
41	41	SF	5198	0.119
42	42	SF	6758	0.155
43	43	SF	6369	0.146
44	44	SF	6113	0.140
45	45	SF	5271	0.121
46	46	SF	5321	0.122
47	47	SF	9291	0.213
48	48	SF	9109	0.209
49	49	SF	9573	0.220
50	50	SF	3950	0.091
51	51	SF	4279	0.098
52	52	SF	4940	0.113
53	53	SF	4268	0.098
54	54	SF	4692	0.108
55	55	SF	4763	0.109
56	56	SF	6592	0.151
57	57	SF	12000	0.275
58	58	SF	8864	0.203
59	59	SF	8038	0.185
60	60	SF	10567	0.243
61	61	SF	20234	0.465
62	62	SF	7229	0.166
63	63	SF	7029	0.161
64	64	SF	10792	0.248
65	65	SF	10839	0.249
66	66	SF	11052	0.254
67	67	SF	14631	0.336
68	68	SF	21252	0.488
PH	PH	PH	3925	0.090
S	K	Storage	16647	0.382
69	E1	TH	1590	0.037
70	E2	TH	1590	0.037
71	E3	TH	1590	0.037
72	E4	TH	1586	0.036
73	F1	TH	1550	0.036
74	F2	TH	1060	0.024
75	F3	TH	1060	0.024
76	F4	TH	1590	0.037
77	G1	TH	1590	0.037
78	G2	TH	1590	0.037
79	G3	TH	1590	0.037
80	G4	TH	1590	0.037
81	H1	TH	1500	0.034
82	H2	TH	1500	0.034
83	H3	TH	1500	0.034
84	H4	TH	1500	0.034
85	I1	TH	3196	0.073
86	I2	TH	2193	0.050
87	I3	TH	2186	0.050
88	I4	TH	2541	0.058
89	J1	TH	2585	0.059
90	J2	TH	2191	0.050

91		J3	TH	2190	0.050
92		J4	TH	2555	0.059
	Subtotal			629,079	14.442
	Open Space			582,008	13.361
	Total			1,211,087	27.803
93	Block 2	1	SF	8147	0.187
94		2	SF	8687	0.199
95		3	SF	9428	0.216
96		4	SF	12013	0.276
97		5	SF	5163	0.119
98		6	SF	3422	0.079
99		7	SF	3540	0.081
100		8	SF	3540	0.081
101		9	SF	4143	0.095
102		10	SF	4865	0.112
	Subtotal			62,948	1.445
	Private Road Easement			37,166	0.853
	Open Space			25,943	0.596
	Total			126,057	2.894
	Block 3		Public ROW	247,277	5.677
	Block 4		Commercial		
103		1		11,451	0.263
104		2		22,977	0.527
	Subtotal			34,428	0.790
	Open Space			6,937	0.159
	Total			41,365	0.950
105	Block 5	1	SF	12,746	0.293
106		2	SF	10,098	0.232
107		3	SF	12,488	0.287
108		4	SF	17,168	0.394
109		5	SF	13,697	0.314
110		6	SF	12,013	0.276
111		7	SF	9,450	0.217
114		8	SF	14,154	0.325
	Subtotal			101,814	2.34
	Total Area			1,727,600	39.66
	Total Open Space			614,888	14.12

12/5/2023

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