

To: Village of Volo
Plan Commission
Re: Remington Homes
Remington Pointe North
Revisions to Preliminary P.U.D. Plan & Plat
Date: 5-2-06

Enclosed is a revised Preliminary P.U.D. Plan & Plat dated 5-2-06 that incorporates the following revisions:

Neighborhood 1:

- a. revised Court D to increase the buffer to Fischer Lake/wetland area
- b. modified Street D to break up straight run along east property line
- c. increased front setback from 25 ft. to 30 ft.
- d. increased side corner setback from 20 ft. to 25 ft.
- e. increased side yards from 5 ft. min./15 ft. combined to 8 ft. min./18 ft. combined

Neighborhood 2:

increased minimum lot size from 9,000 sq. ft. to 10,000 sq. ft.

Neighborhood 3:

revised side yards from 6 ft. min./13 ft. combined to 5 ft. min./15 ft. combined

Collector Road:

added traffic calming detail near lot 1 in Neighborhood 3

Density:

reduced overall number of units from 253 to 248 which reduces the gross site density from 1.61 D.U./Ac. To 1.57 D.U./Ac.

General:

updated project boundary per new FAR 420 R.O.W. limits per Title Company which increased total project area from 157.51 Ac. To 158.36 Ac. (Commercial area from 15.73 Ac. To 15.98 Ac.; Residential area from 141.78 Ac. To 142.38 Ac.)