

Natural Resources Site Evaluation Sheet

(a) Determine the gross site area (GSA) of the site:

1. Total site area as determined by actual on-site survey. **13.81** acres
2. Subtract area located within proposed rights-of-ways of roads and within proposed boundaries of public facilities which are designated within the city's comprehensive plan and/or required for dedication per land division regulations. **0** acres
3. Subtract land which although part of the same parcel is not contiguous to, or is not accessible from, the proposed road network serving the project. **0** acres
4. Subtract land which is proposed for a different development option or a different zoning district. **0** acres
5. Subtract area of navigable waters (lakes and streams). **0** acres
6. Equals gross site area (GSA). = **13.81** acres

(b) Determine the required resource protection area (RPA) of the site:

1. Portion of gross site area containing floodways. **0** acres
2. Portion of gross site area containing floodplain areas. **0** acres
3. Portion of gross site area containing floodfringes. **0** acres
4. Add portion of gross site area containing wetlands. **.09** acres (anticipated when Walmart acquires the Site).
5. Add portion of gross site area containing lakeshores. **0** acres
6. Add portion of gross site area containing woodlands. **0** acres
7. Add portion of gross site area containing steep slopes. **TBD** acres
8. Subtract portions of natural resource areas ((b)1.- (b)9.) made developable using approved environmental mitigation techniques. **0** acres
9. Equals required resource protection area (RPA). = **.09** acres

(c) Determine the net developable area (NDA) of the site:

1. Enter gross site area (GSA) {from subsection (a)6., above} **13.81** acres

2. Subtract required resource protection area (RPA) {from subsection (b)10., above}.
.09 acres
3. Equals net developable area (NDA). **=13.72 acres**
4. Multiply NDA by maximum gross intensity or density for the zoning district
5. To calculate maximum development potential of the site from table **13.72 acres**