



Long Meadow Subdivision

Town of Eagle

Subdivision Submittal

A 19 Lot Single-Family Residential Development

Parcel(s): EGLT 177999901

DEVELOPMENT SUMMARY:	
Proposed Development:	Single Family Subdivision
Current Zoning:	Agricultural
Proposed Zoning:	Rural Residential 3 Acre (Current Land Use Plan)
Parcel Acreage Area:	78.27 acres
Single Family Lots	19 Lots (1 Phase)
Proposed Density Per Acre	77.97/19 = 4.1 acre per lot
Out Lot Open Space	14.78 acre or 19.0%
Zoning Standards	
Density Max. Per Acre	19 Lots (1 lot per 3 acres)
Lot Area (zoning):	3 Acres or 130,680 sq. ft.
Lot Size Range:	3 Acres or 130,703 to 153,185 sq. ft.
front Width:	200'
Front Setback:	50' (or 35' per code)
Side Setback:	30'
Rear Setback:	
Building: Total Minimum Floor Area	
Proposed Road	
Proposed: R.O.W.	66'
Road Width: 29'	30' Asphalt Paved Road
Street Length:	2,900'
Individual Home Value	
	Starting at \$800,000 - \$925,000
Total Number of Homes	19
Estimated Project Value	\$15,200,000 to \$17,500,000
Estimated Yearly Tax Revenue (.018 rate)	

SUMMARY:

A Proposed 19 Lot Rural Single Family Subdivision in the Town of Eagle

Bielinski Homes is presenting this rural 3 acre lot subdivision to homeowners seeking privacy, natural surroundings, wetlands and a quieter lifestyle.

Developing this rural 3-acre lot subdivision will offer a blend of privacy, customization, and investment potential, while appealing to buyers looking for a rural lifestyle without feeling remote.

All lots will be served by private wells and septic systems. Bielinski Homes goal is to commence construction on this subdivision in late summer of 2025 or spring of 2026.

