



SITE DATA:

TOTAL SITE:	± 129.430 ACRES
NET DEVELOPABLE ACRES (AS DEFINED BY SECTION 4.02)	
TOTAL SITE	± 129.430 ACRES
- 15% FOR STREETS / UTILITIES	- 19.415 ACRES
- WETLANDS	- 6.59 ACRES
- EXISTING PONDS	- 1.07 ACRES
TOTAL NET DEVELOPABLE ACRES	± 102.355 ACRES

TOTAL RESIDENTIAL UNITS	150 DU
PROPOSED LOT 150 (.47 ACRES)	1
62' PATIO HOME LOTS	64
80' S.F. HOME LOTS	57
100' S.F. LOTS	28
GROSS DENSITY	± 1.159 DU/ACRE
NET DENSITY	± 1.465 DU/ACRE
MIN. COMMON OPEN SPACE (50%)	± 64.73 ACRES
COMMON OPEN SPACE SHOWN (50.48%)	± 65.34 ACRES

PLAN KEY

DISTURBED WETLAND TO BE MITIGATED
(20' WETLAND BUFFER TO BE IMPLEMENTED
AFTER DETERMINATION OF FINAL IMPACTS WITH
FINAL ENGINEERING PLANS).



- 62' LOTS
- 80' LOTS
- 100' LOTS

CODED NOTES:

- | | | |
|------|---|--|
| CODE | SYMBOL | |
| (A) | DISTURBED WETLAND TO BE MITIGATED (20' WETLAND BUFFER TO BE IMPLEMENTED AFTER DETERMINATION OF FINAL IMPACTS WITH FINAL ENGINEERING PLANS). | |
| (B) | EXISTING WETLAND WITH 20' SETBACK, DO NOT DISTURB | |

PHASING DATA:

PHASE 1 DATA:

ITEM	PDP	FDP
PHASE ACREAGE	-	47.29 AC.
OS	-	20.47 AC.
62' PATIO HOME LOTS	27 LOTS	35 LOTS
80'-95' SINGLE FAMILY LOTS	26 LOTS	33 LOTS
TOTAL LOTS PHASE 1	53	68

PHASE 2 DATA:

ITEM	PDP	FDP
PHASE ACREAGE	-	43.91 AC.
OS	-	28.12 AC.
62' PATIO HOME LOTS	18 LOTS	29 LOTS
80'-95' SINGLE FAMILY LOTS	20 LOTS	0 LOTS
100' SINGLE FAMILY LOTS	7 LOTS	13 LOTS
TOTAL LOTS PHASE 2	45	42

PHASE 3 DATA:

ITEM	PDP	FDP
PHASE ACREAGE	-	38.23 AC.
OS	-	22.29 AC.
62' PATIO HOME LOTS	19 LOTS	0 LOTS
80'-95' SINGLE FAMILY LOTS	21 LOTS	24 LOTS
100' SINGLE FAMILY LOTS	11 LOTS	15 LOTS
PROPOSED LOT 150	-	1 LOT
TOTAL LOTS PHASE 3	51	40

