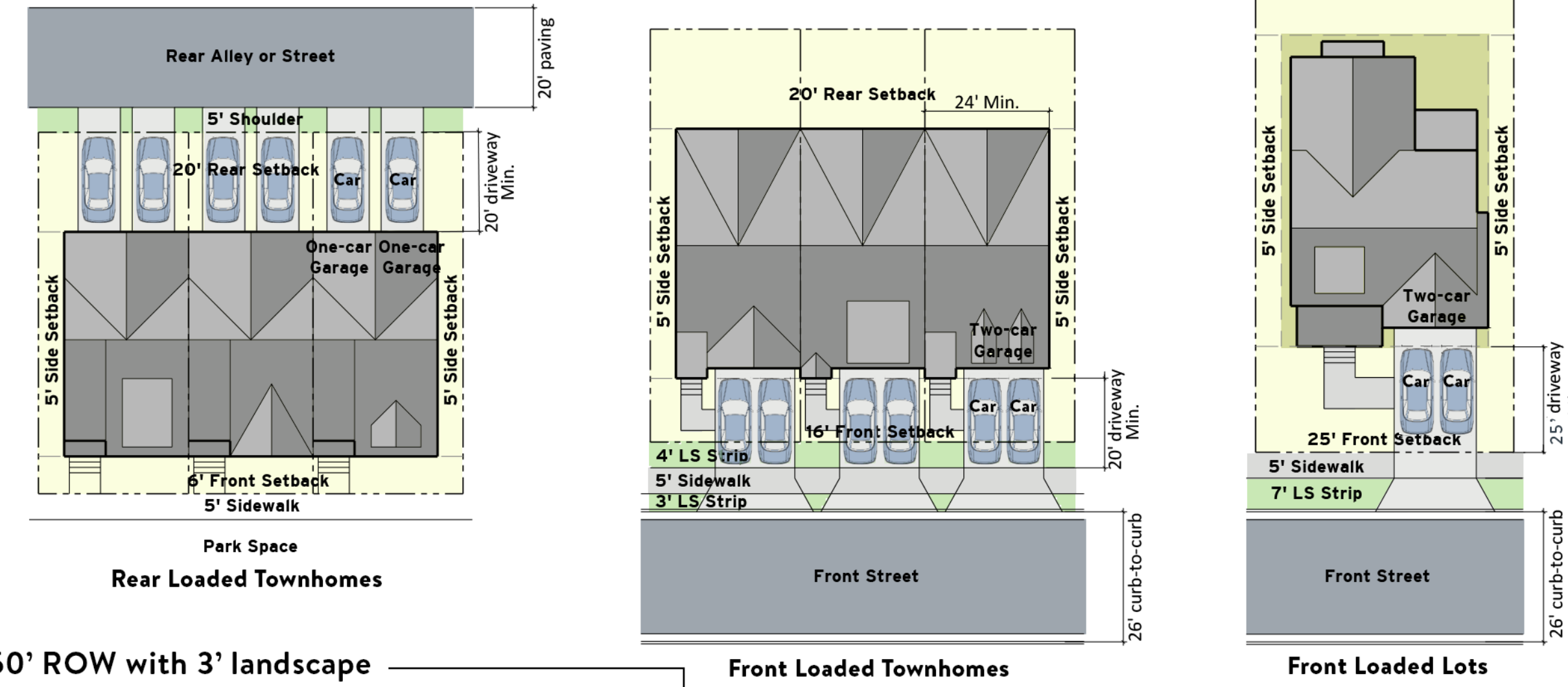


Lot Diagrams (scale 1"=25')
Car size shown as typical 18' x 6'



Development Summary

Current Zoning	ARIII and S-S	
Proposed Zoning	PCD and GCOD	
Existing Site Acreage	74.38 ac	
Land Uses		Parking Provided
Comm./Retail/Rest.	16,000 sf	217 sp (13.5/1000)
Retail	11,500 sf	58 sp (5/1000)
Hotel	110 rms	55 sp (1/2 rms)
Multi-family	251 un	377 sp (1.5/un)
Townhomes	209 un	
<i>Front-loaded</i>	115 un	460 sp (4/un)
<i>Rear-loaded (stacked)</i>	94 un	229 sp (2.4/un)
Single-family Detached	65 lots	130 sp (2/un)
Residential Density	525 un	7.05 un/ac
Single-family Density	274 un	3.68 un/ac
Open Space	27.3 ac (1,191,850 sf) - 36.7%	
<i>Conservation Area</i>	1,027,890 sf	
<i>Passive Area</i>	52,480 sf	
<i>Active Area</i>	111,480 sf - 9.2%	
Impervious Setback and Stream Buffer		
<i>Existing</i>	18.37 ac (800,068 sf) - 24.7%	
<i>Non-impacted</i>	17.51 ac (762,975 sf) - 23.5%	

Parking to accommodate a mix of commercial, retail, and/or restaurant uses

Central plaza framed by commercial, retail, and/or restaurants

Hotel, 110 rms, 5 story

Multi-family residential, 3 story and 3/4 splits to take advantage of topography along creek buffer, 251 un

Pipe easement (30')

Gated emergency access only

Left and right (decel) turn lanes to be provided at access points along Ridge Road, per engineer

Proposed underground stormwater management - #1, #2, #3

Creek buffer with mulch trails connecting neighborhoods to shared green spaces and amenities

Single-family residential neighborhood with detached and attached product integrated with a series of park spaces

Cluster mailbox unit, 103 mailboxes, 5 sp (minimum per code)

Residential 50' ROW with 3' landscape strip minimum, 5' sidewalk, and 20' driveway from back of sidewalk

Front-loaded townhomes

Common access driveway or easement, 30', 150' maximum length

Rear-loaded (stacked) townhomes fronting green space with pedestrian connection to trail system

Cluster mailbox unit, 183 mailboxes, 8 sp (minimum per code)

Single-family lots, 50' width minimum, 8,000 sf minimum

Front-load and rear-load townhome products with 20' driveways (typical)

Impervious setback area reduction for site >50 acres - 50' undisturbed buffer not altered (typical)

Stormwater management - detention ponds - #4, #5, #6, #7

Note: All roadways within development are 26 feet from curb to curb for fire safety access

Secondary fire safety access from adjacent community (future development)

