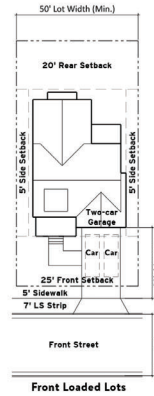
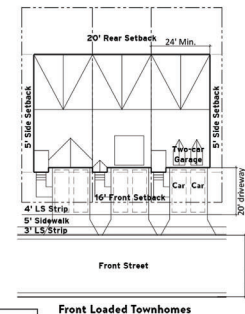
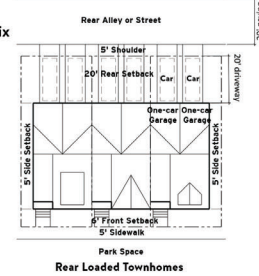


Lot Diagrams (scale 1" = 25')

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)
Hotel	110 rms	55 sp (1/2 rms)
Multi-family	274 un	410 sp (1.5/un)
Townhomes	209 un	
Front-loaded	115 un	460 sp (4/un)
Rear-loaded (stacked)	94 un	229 sp (2.4/un)
Single-family Detached	65 lots	130 sp (2/un)
Residential Density	563 un	7.60 un/ac
Single-family Density	289 un	3.88 un/ac
Open Space	27.3 ac (1,191,850 sf) - 36.7%	
Conservation Area	1,027,890 sf	
Passive Area	52,480 sf	
Active Area	111,480 sf - 9.2%	
Impervious Setback and Stream Buffer		
Existing	18.37 ac (800,068 sf) - 24.7%	
Non-impacted	17.51 ac (762,975 sf) - 23.5%	

- 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, 274 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)

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

- 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)

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)

- 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

