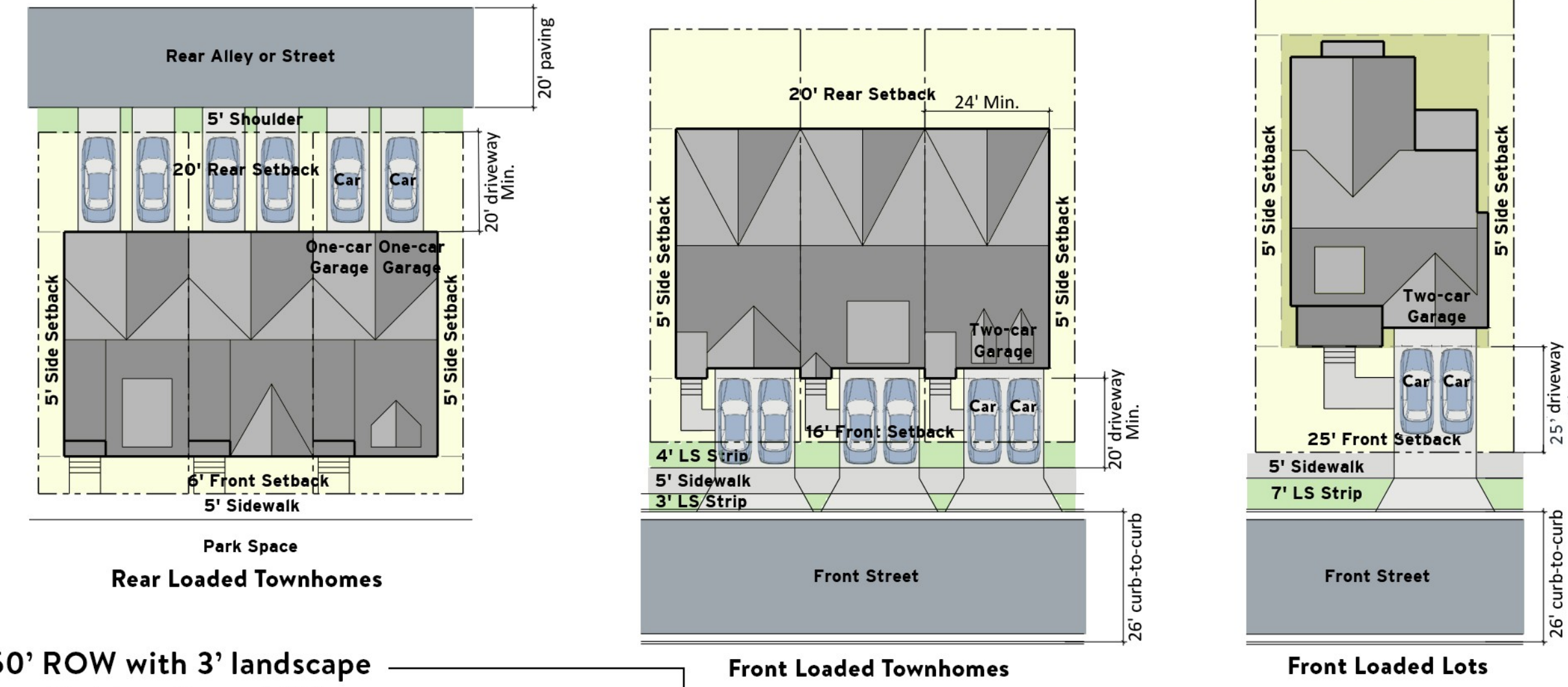


Note: Red dashed line indicates potential future development with future development to the east property.

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.*	39,000 sf	273 sp (7/1000)
Hotel	110 rms	55 sp (1/2 rms)
Multi-family*	251 un	377 sp (1.5/un)
Parking Total*		705 sp
Parking Provided		671 sp
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	525 un	7.05 un/ac
Single-family Density	274 un	3.68 un/ac
Open Space	28.3 ac (1,234,020 sf) - 38.0%	
Conservation Area	1,027,890 sf	
Passive Area	102,480 sf	
Active Area	92,150 sf - 7.5%	
Impervious Setback and Stream Buffer		
Existing	18.37 ac (800,068 sf) - 24.7%	
Non-impacted	17.51 ac (762,975 sf) - 23.5%	

*NOTE: With future development on adjacent property, multi-family and commercial/retail/restaurant may increase with additional parking. Multi-family not to exceed 275 un. Comm./retail/restaurant not to exceed 65,000 sf.

- Pipe easement (30')
- Linear park space along Ridge Road connecting retail village to residential community and trail network
- Hotel, 110 rms, 5 story
- Central plaza framed by retail/restaurant space and upper-level residential
- Multi-family residential, 251 un, 3/4 split and 4 story
- Gated emergency access only
- Left and right (decel) turn lanes to be provided at access points along Ridge Road, per engineer
- Residential amenity area connecting to trail system
- 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)
- Single-family lots, 50' width minimum, 8,000 sf minimum

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)

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

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

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

Secondary fire safety access from adjacent community (future development)

