



PROJECT SIZE	±34.9 AC
R.O.W. AREA	±1.6 AC
COMMERCIAL AREA	±21.2 AC
COMMERCIAL DENSITY	25,000 SQ.FT.
RESIDENTIAL AREA	±12.1 AC
RESIDENTIAL DENSITY:	300 UNITS

REQUIRED OPEN SPACE
MIX USE OVERLAY: 20% OF 34.9 AC = 7.0 AC

REQUIRED INDIGENOUS PRESERVE
50% OF 7.0 AC = 3.5 AC

<u>PROVIDED OPEN SPACE</u>	
COMMERCIAL PARCELS	10% 21.2 AC = 2.12 AC
RESIDENTIAL AREA	10% 12.1 AC = 1.21 AC
BUFFERS	1.4 AC
PRESERVE/RESTORATION	3.5 AC

NOTE
*ANCHOR PARCEL 2 MAY BE DEVELOPED WITH EITHER 300 DWELLING
UNITS OR COMMERCIAL.

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DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1/6/2023	8844	_MCP		KG		AS SHOWN	01