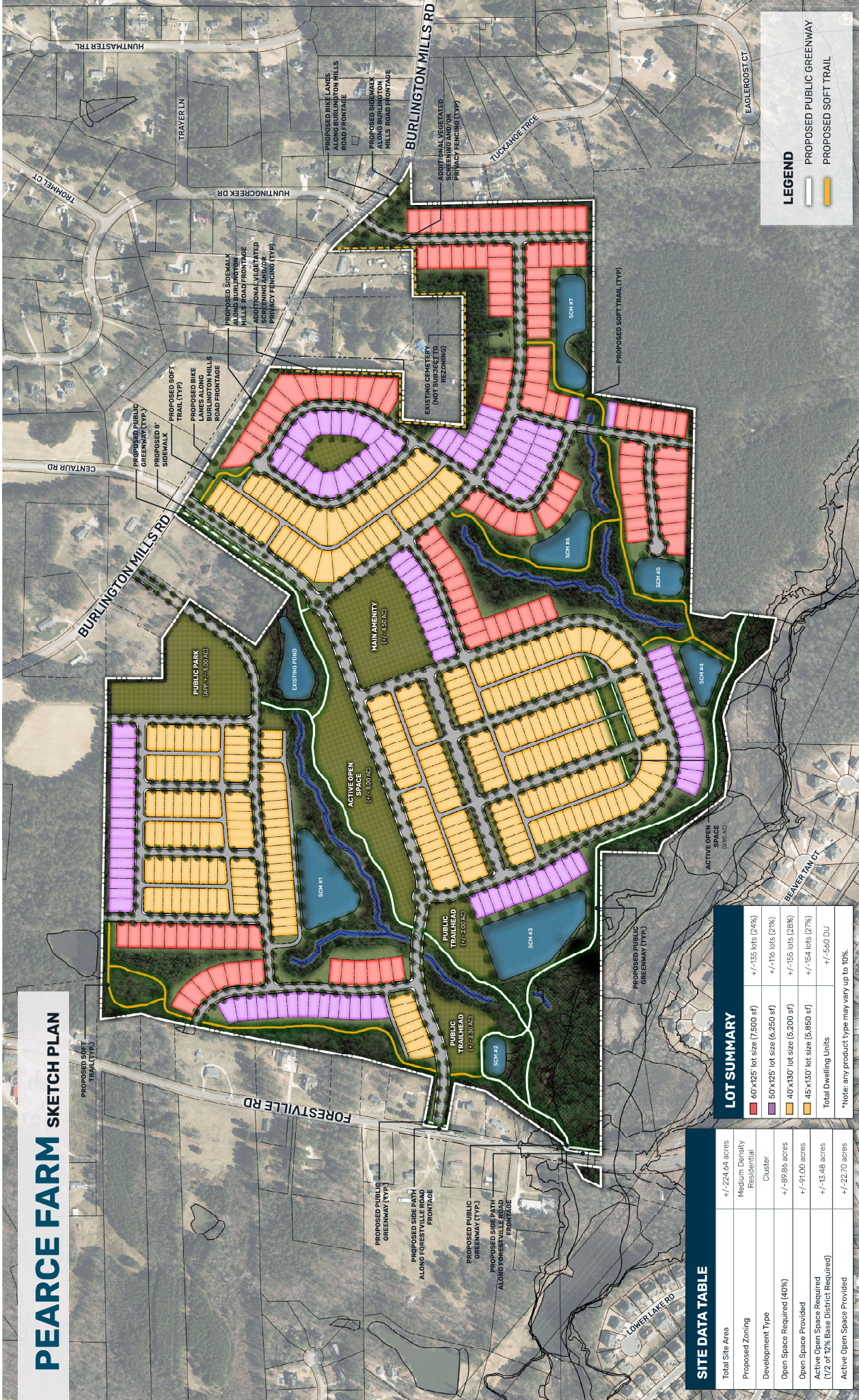


PEARCE FARM SKETCH PLAN



Lot Type	Quantity	Percentage
60x125' lot size (7,500 sf)	+/-135 lots	(24%)
50x125' lot size (6,250 sf)	+/-116 lots	(21%)
40x130' lot size (5,200 sf)	+/-155 lots	(28%)
45x130' lot size (5,850 sf)	+/-154 lots	(27%)
Total Dwelling Units	+/-560 DU	

*Note: any product type may vary up to 10%.

Total Site Area	+/-224.64 acres
Proposed Zoning	Medium Density Residential Cluster
Open Space Required (40%)	+/-89.86 acres
Open Space Provided	+/-91.00 acres
Active Open Space Required (1/2 of 12% Base District Required)	+/-13.48 acres
Active Open Space Provided	+/-22.70 acres

CENTAUR RD

BURLINGTON MILLS RD

PROPOSED PUBLIC GREENWAY (TYP.)
PROPOSED 8' SIDEWALK

PROPOSED SOFT TRAIL (TYP)
PROPOSED BIKE LANES ALONG BURLINGTON MILLS ROAD FRONTAGE

PUBLIC PARK
(APP. +/- 5.00 AC)

EXISTING POND

MAIN AMENITY
(+/- 4.50 AC)

ACTIVE OPEN SPACE
(+/- 8.00 AC)

SCM #1

