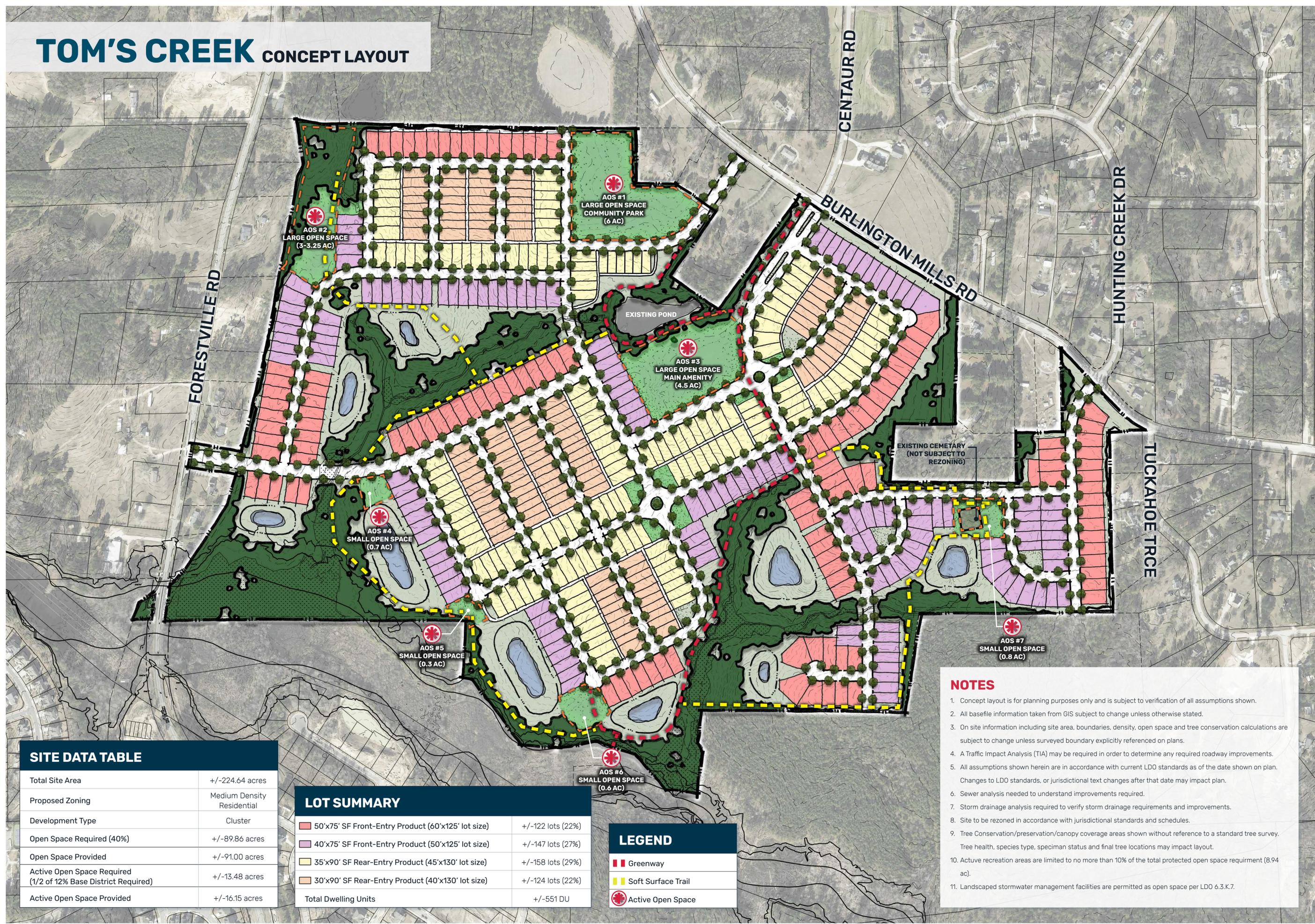


# TOM'S CREEK CONCEPT LAYOUT



## SITE DATA TABLE

Total Site Area	+/-224.64 acres
Proposed Zoning	Medium Density Residential
Development Type	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	+/-16.15 acres

## LOT SUMMARY

50'x75' SF Front-Entry Product (60'x125' lot size)	+/-122 lots (22%)
40'x75' SF Front-Entry Product (50'x125' lot size)	+/-147 lots (27%)
35'x90' SF Rear-Entry Product (45'x130' lot size)	+/-158 lots (29%)
30'x90' SF Rear-Entry Product (40'x130' lot size)	+/-124 lots (22%)
<b>Total Dwelling Units</b>	<b>+/-551 DU</b>

## LEGEND

- Greenway
- Soft Surface Trail
- ⊗ Active Open Space

## NOTES

- Concept layout is for planning purposes only and is subject to verification of all assumptions shown.
- All basefile information taken from GIS subject to change unless otherwise stated.
- On site information including site area, boundaries, density, open space and tree conservation calculations are subject to change unless surveyed boundary explicitly referenced on plans.
- A Traffic Impact Analysis (TIA) may be required in order to determine any required roadway improvements.
- All assumptions shown herein are in accordance with current LDO standards as of the date shown on plan. Changes to LDO standards, or jurisdictional text changes after that date may impact plan.
- Sewer analysis needed to understand improvements required.
- Storm drainage analysis required to verify storm drainage requirements and improvements.
- Site to be rezoned in accordance with jurisdictional standards and schedules.
- Tree Conservation/preservation/canopy coverage areas shown without reference to a standard tree survey. Tree health, species type, specimen status and final tree locations may impact layout.
- Active recreation areas are limited to no more than 10% of the total protected open space requirement (8.94 ac).
- Landscaped stormwater management facilities are permitted as open space per LDO 6.3.K.7.