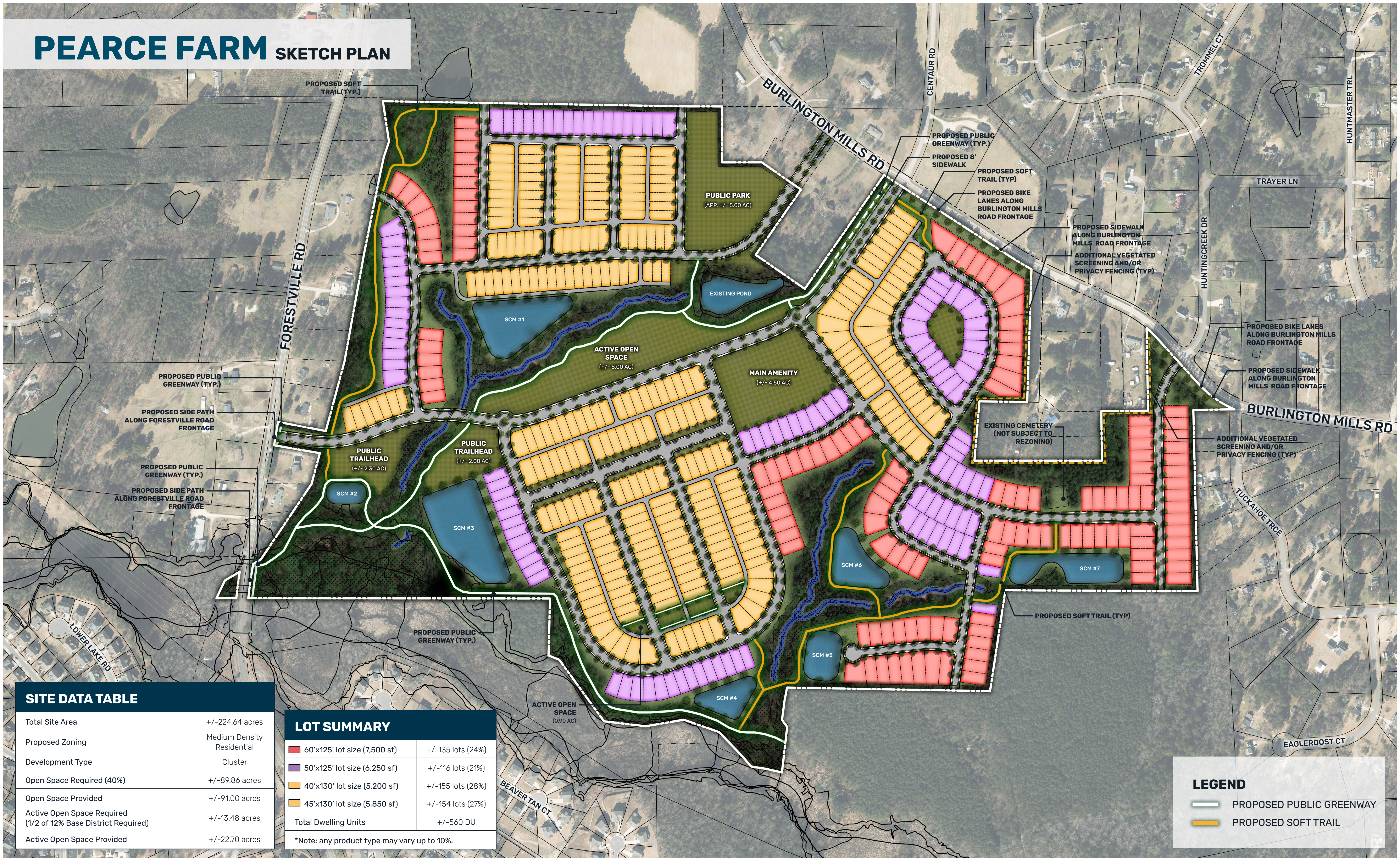


# PEARCE FARM SKETCH PLAN



## 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	+/-22.70 acres

## LOT SUMMARY

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

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

## LEGEND

- PROPOSED PUBLIC GREENWAY
- PROPOSED SOFT TRAIL