

EXISTING CONDITIONS:

- 50' RIPARIAN/POND BUFFER
- POND/WETLAND
- LITTLE RIVER WATERSHED

PROPOSED FEATURES:

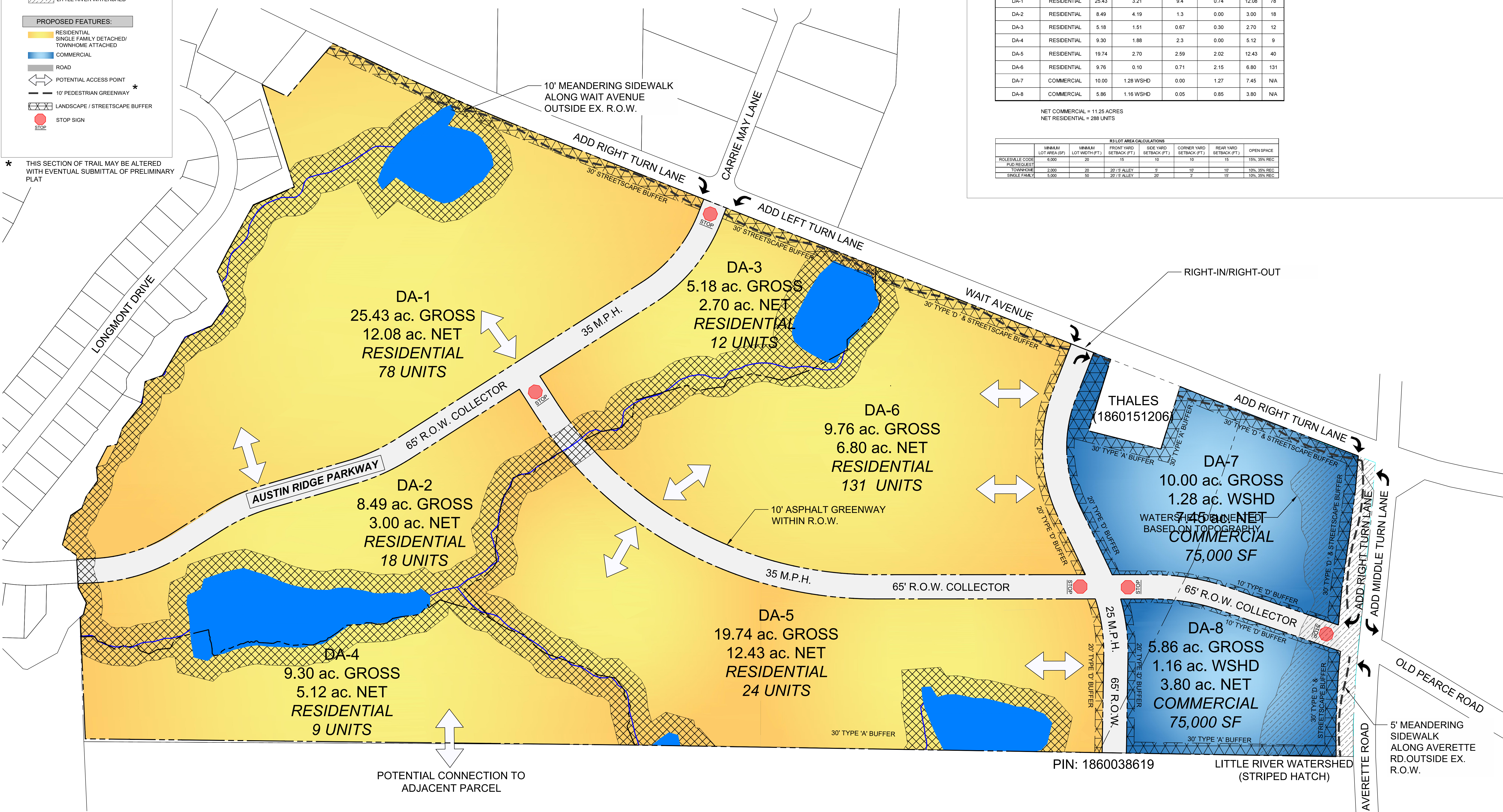
- RESIDENTIAL SINGLE FAMILY DETACHED/TOWNHOME ATTACHED
- COMMERCIAL
- ROAD
- POTENTIAL ACCESS POINT
- 10' PEDESTRIAN GREENWAY
- LANDSCAPE / STREETSCAPE BUFFER
- STOP SIGN

* THIS SECTION OF TRAIL MAY BE ALTERED WITH EVENTUAL SUBMITTAL OF PRELIMINARY PLAT

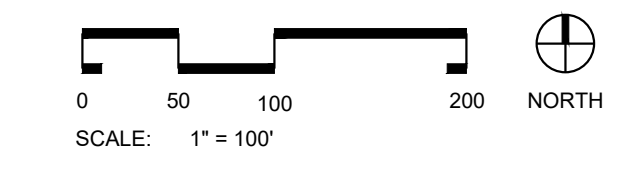
DEVELOPMENT CENTER CALCULATIONS							
DEVELOPMENT AREA	USE	TOTAL ACRES	ENVIRONMENTAL FEATURES (ACRES)	STEEP SLOPES (APPR. ACRES)	STREET & SIDE BUFFERS	NET ACRES	UNITS
DA-1	RESIDENTIAL	25.43	3.21	9.4	0.74	12.08	78
DA-2	RESIDENTIAL	8.49	4.19	1.3	0.00	3.00	18
DA-3	RESIDENTIAL	5.18	1.51	0.67	0.30	2.70	12
DA-4	RESIDENTIAL	9.30	1.88	2.3	0.00	5.12	9
DA-5	RESIDENTIAL	19.74	2.70	2.59	2.02	12.43	40
DA-6	RESIDENTIAL	9.76	0.10	0.71	2.15	6.80	131
DA-7	COMMERCIAL	10.00	1.28 WSHD	0.00	1.27	7.45	N/A
DA-8	COMMERCIAL	5.86	1.16 WSHD	0.05	0.85	3.80	N/A

NET COMMERCIAL = 11.25 ACRES
NET RESIDENTIAL = 288 UNITS

R3 LOT AREA CALCULATIONS							
ROLESABLE CODE	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	CORNER YARD SETBACK (FT)	REAR YARD SETBACK (FT)	OPEN SPACE
PUD REQUEST	8,000	30	15	10	10	15	15% 35% REC.
TOWNHOME	2,000	20	20' 5' ALLEY	5'	10'	10'	10% 35% REC.
SINGLE FAMILY	5,000	50	20' 5' ALLEY	20'	7'	15'	10% 35% REC.



PIN: 1860038619
LITTLE RIVER WATERSHED (STRIPED HATCH)



THALES ACADEMY

WAIT AVE. & AVERETTE RD.
P.U.D. MASTERPLAN