

## **Design Specs.**

Total Area.....134.58 ac.  
Right-of-Way.....20.71 ac.  
Developable Area.....113.87 ac.  
Open Space.....60.84 ac. (45.2%)  
Base Density.....124.00 lots  
Bonus Density  
    10% Purpose and Intent  
    20% Street Trees and Lighting  
    15% Public Access to Open Space  
    20% Extra Open Space  
Total Lots Proposed.....180 lots  
Agriculture Parcels.....40 parcels