

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.....	37	parcels