



OPEN SPACE PROJECTIONS:

TO = [(TP - PC) OSP] + PC

TO (TOTAL OPEN SPACE SET ASIDE) = 262.42 AC (462.55 AC PROJECTED)
TP (TOTAL PARCEL) = 780.40 AC
PC (PRIMARY CONSERVATION AREAS) = 89.77 AC
OSP (OPEN SPACE PERCENTAGE) = 25% (54% PROJECTED)

TO = [(780.40 AC - 89.77 AC) X 25%] + 89.77 AC = 262.42 AC (MIN. REQUIRED)

PC = RIPARIAN BUFFERS + AREA IN FLOODPLAIN = 82.35 AC + 7.42 AC = 89.77 AC

OPEN SPACE = CONSERVATION EASEMENT + RIPARIAN BUFFERS + AREA IN FLOODPLAIN + COMMON OPEN SPACE - (AMENITY CENTER + STORMWATER PONDS)
= 151.02 AC + 82.35 AC + 7.42 AC + 244.13 AC - (1.50 AC + 20.87 AC)
= 462.55 AC (APPROXIMATE AMOUNT TO BE PROVIDED)

OPEN SPACE % PROVIDED = (OPEN SPACE - PRIMARY CONSERVATION AREAS) / (TOTAL PARCEL - PRIMARY CONSERVATION AREAS)
= (462.55 AC - 89.77 AC) / (780.40 AC - 89.77 AC)
= 54% (APPROXIMATE PERCENTAGE OF OPEN SPACE PROVIDED)

LEGEND:

<div></div> 70' LOT	330 LOTS
<div></div> 60' LOT	346 LOTS
<div></div> 50' LOT	343 LOTS
TOTAL LOTS:	~1019