

OPEN SPACE #	ACTIVE (SF)	PASSIVE (SF)	DESCRIPTION
OS-1	29,836		SIDEWALK, PRESERVATION OF NATURAL RESOURCES (TREE SAVE)
OS-2	37,515		ENHANCED LANDSCAPING, SIDEWALK, BENCHES
OS-3	47,375		9 HOLE DISK GOLF COURSE, TREE SAVE
OS-4	41,020		MONARCH BUTTERFLY WAY STATION, MONARCH BUTTERFLY PLEDGE, PUBLIC ART POLLINATOR GARDEN NATIVE PLANTINGS AND EDUCATION SIGNAGE
OS-5	4,193		ENHANCED LANDSCAPING, SIDEWALK, BENCHES
OS-7	31,227		MONARCH BUTTERFLY WAY STATION, MONARCH BUTTERFLY PLEDGE, PUBLIC ART POLLINATOR GARDEN NATIVE PLANTINGS AND EDUCATION SIGNAGE
OS-8	73,602		PUBLIC ART NATIVE PLANTINGS AND EDUCATION SIGNAGE YEAR ROUND ACTIVE SPACE, BATHROOMS, COVERED STRUCTURE, CONCRETE PATIO, FIRE PIT, GRILLS, CORNHOLE KIOSK
OS-9	24,811		RAISED FENCE BEDS COMMUNITY GARDEN
OS-10	9,302		ENHANCED LANDSCAPING, SIDEWALK, BENCHES
OS-11	9,285		ENHANCED LANDSCAPING, BENCHES
OS-13	6,702		ENHANCED LANDSCAPING, BENCHES
OS-14	5,000		ENHANCED LANDSCAPING
OS-15	14,585		PLAY GROUND
OS-16	8,569		BENCHES
OS-17	6,309		BENCHES
OS-18	15,676		TREE PRESERVATION
OS-19	18,231		SWING PARK
TOTAL	153,793		
	3.53		ACTIVE (AC)

WATER ALLOCATION	PTS
MAJOR SUBDIVISION	15
ARCHITECTURAL	15
PUBLIC ART	4
FOUNTAIN IN BMP/SCM	4
ON STREET PARKING	4
ENHANCED ROADSIDE LANDSCAPE	2
DISK/PATIO GREATER THAN 3000 SF	3
TOT LOT W/ FEMA PLAYGROUND EQUIPMENT	4
9 HOLE DISK GOLF COURSE	4
TOTAL	55

ALLEY LOAD TOWNHOMES	FRONT (FT)	SIDE (FT)	CORNER SIDE (FT)	REAR (FT)	MIN FRONT LOT WIDTH (FT)
	10	10	10	20	20

SETBACKS	FRONT LOAD SINGLE FAMILY
FRONT (FT)	20
SIDE (FT)	5
CORNER SIDE (FT)	5
REAR (FT)	25
MIN FRONT LOT WIDTH (FT)	3500
MIN AREA (SF)	3500
ALLEY LOAD 35' SINGLE FAMILY	
FRONT (FT)	10
SIDE (FT)	5
CORNER SIDE (FT)	5
REAR (FT)	20
MIN FRONT LOT WIDTH (FT)	35
MIN AREA (SF)	1750

OPEN SPACE	UNITS	FACTOR	BEDS
TOTAL BEDS OUTSIDE 1/2 MILE	231	3.5	808.5
OPEN SPACE CALC.	520	420/420	9.65
REDUCTION	29%	315,315	7.24
REQUIRED ACTIVE OPEN SPACE	157,658	3.62	
REQUIRED PASSIVE OPEN SPACE	157,658	3.62	

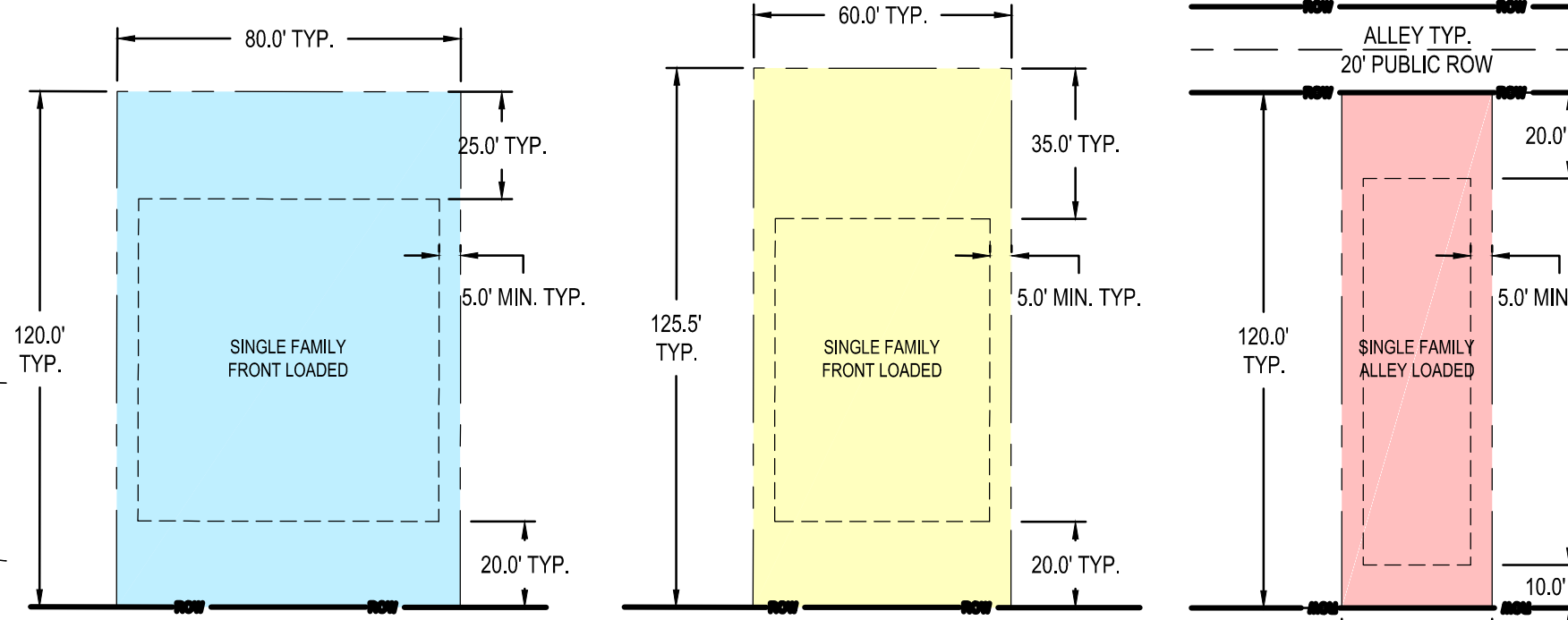
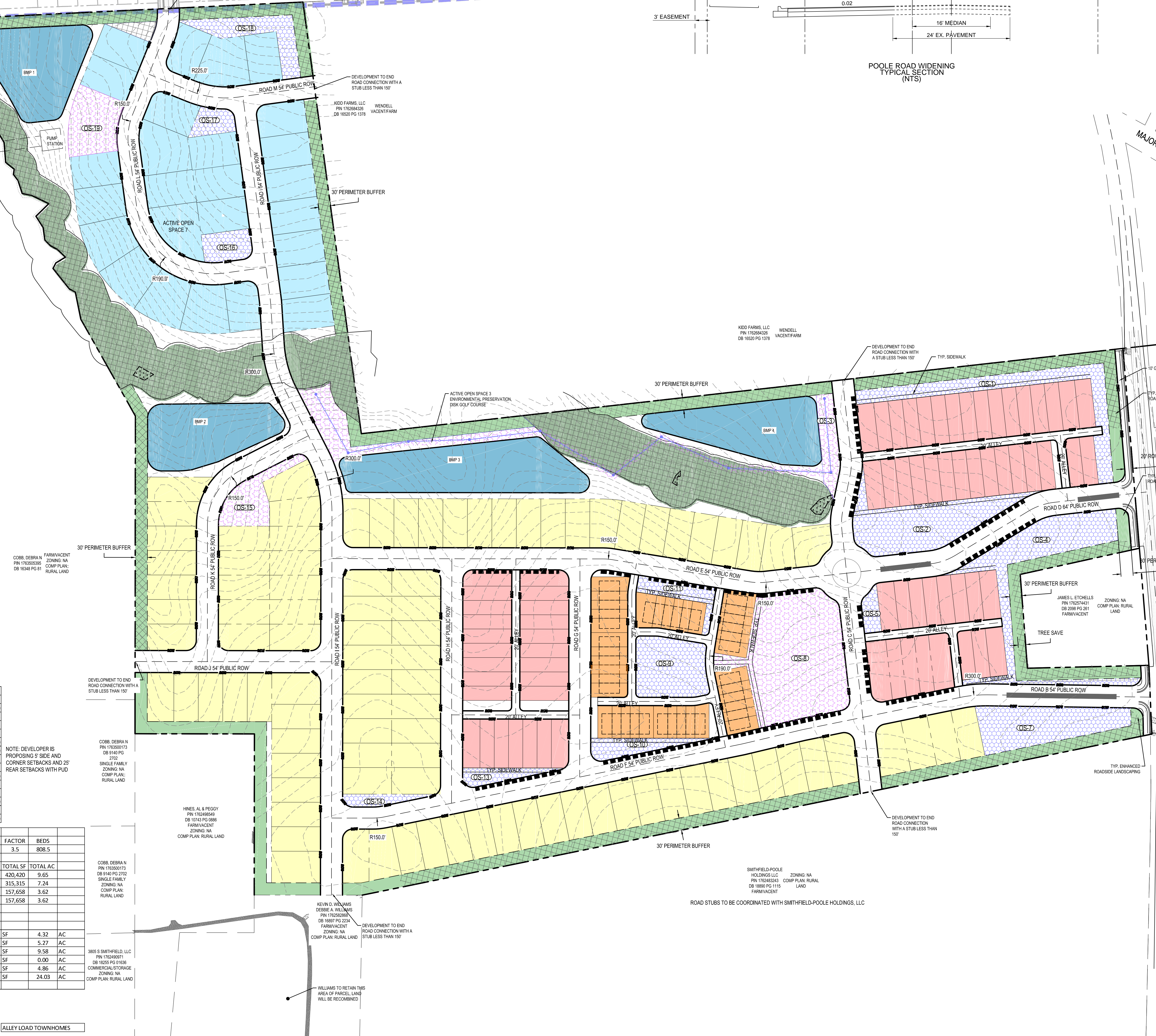
PROVIDED OPEN SPACE	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	TOTAL	
ACTIVE OPEN SPACE	188,027	SF	4.32	AC
PASSIVE OPEN SPACE	229,445	SF	5.27	AC
TOTAL	417,472	SF	9.58	AC
ADDITIONAL OPEN SPACE	SF	4.00	AC	
ENVIRONMENTAL OPEN SPACE	211,652	SF	4.86	AC
TOTAL OPEN SPACE	1,046,596	SF	24.03	AC
% TOTAL OPEN SPACE			33.2%	

NATURAL RESOURCES INVENTORY	STREAM BUFFER	WETLANDS	FOREST COVER
STREAM BUFFER	5.1	AC	
WETLANDS	0.02	AC	
FOREST COVER	57	AC	

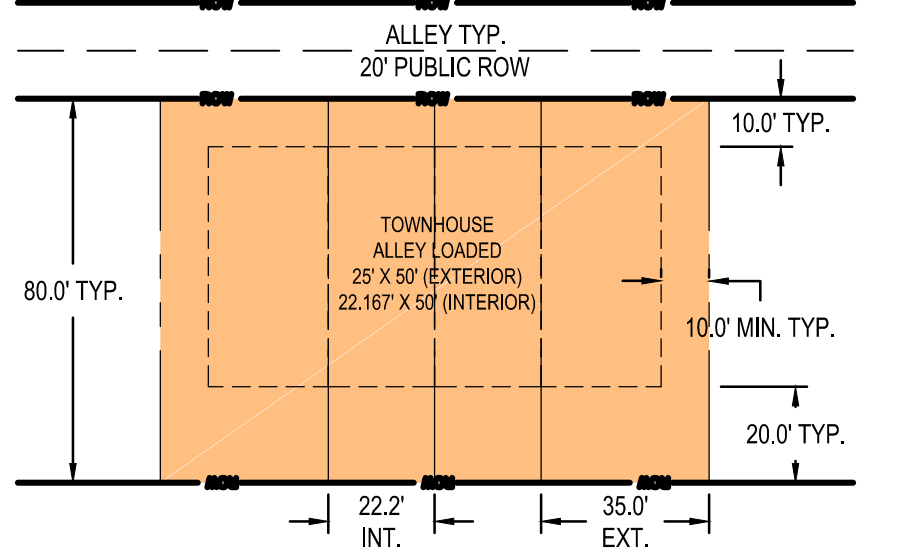
FRONT LOAD 60' SINGLE FAMILY	ALLEY LOAD 35' SINGLE FAMILY	FRONT LOAD 80' SINGLE FAMILY	ALLY LOAD TOWNHOMES	TOTAL	DENSITY DU/AC	MAXIMUM DENSITY DU/AC
FRONT LOAD 60' SINGLE FAMILY	98			98		
ALLEY LOAD 35' SINGLE FAMILY	72			72		
FRONT LOAD 80' SINGLE FAMILY		26		26		
ALLY LOAD TOWNHOMES			39	39		
TOTAL	170	26	39	235	3.2	
DENSITY DU/AC					3.2	
MAXIMUM DENSITY DU/AC						3.2

CONNECTIVITY INDEX	TREE SAVE AREA	REQUIRED @10% (AC)	PROVIDED (AC)
CONNECTIVITY INDEX	1.4		
TREE SAVE AREA		7.23	8.11

NOTES:
 1) STREETS TREES TO BE PROVIDED EVERY 40 FT
 2) A PORTION OF THE SITE IS LOCATED WITHIN THE POPULAR CREEK WATERSHED WITHIN THE NEUSE RIVER BASIN. A PORTION OF THE SITE IS LOCATED WITHIN LAKE MYRA BASIN, NSW, WITHIN THE NEUSE RIVER BASIN.
 3) SITE IS NOT WITHIN FEMA FLOOD PLAIN PER MAPS 37201762001 (5/2/2006) AND 37201763001 (5/2/2006).



TYPICAL LOT LAYOUTS SCALE: 1" = 40'



TYPICAL LOT LAYOUTS SCALE: 1" = 40'

- LEGEND**
- ON STREET PARKING-STRIPED
 - TYPICAL MEDIANS
 - STREAM BUFFER
 - PERIMETER BUFFER
 - TREE SAVE
 - POND
 - ACTIVE OPEN SPACE (AOS)
 - PASSIVE OPEN SPACE (POS)
 - PUBLIC GREENWAY
 - 35' SINGLE FAMILY
 - 60' SINGLE FAMILY
 - TOWNHOUSE
 - DISC GOLF COURSE
 - OPEN SPACE LABEL