



- KEY:**
- 1** TOWN CENTER/ COMMERCIAL CENTER
- NEIGHBORHOOD RETAIL, OFFICE
 - 2** HIGH DENSITY RESIDENTIAL
- SINGLE FAMILY, TOWNHOMES, VILLAS, DUPLEXES, BUNGALOWS, CONDOS, & APARTMENTS
 - 3** FUTURE HIGHWAY COMMERCIAL
- RETAIL, COMMERCIAL, BUSINESS, & OFFICE
 - 4** NEIGHBORHOOD RETAIL, OFFICE & MULTI-FAMILY RESIDENTIAL
- HORIZONTAL MIXED-USE OR VERTICAL MIXED-USE
 - 5** MULTI-FAMILY
- SINGLE FAMILY, TOWNHOMES, VILLAS, DUPLEXES, BUNGALOWS, CONDOS, & APARTMENTS
 - 6** TOWNHOMES
- SINGLE FAMILY, TOWNHOMES, VILLAS, DUPLEXES, BUNGALOWS, CONDOS, & APARTMENTS
 - 7** MEDIUM DENSITY SINGLE FAMILY
- SINGLE FAMILY, TOWNHOMES, VILLAS, DUPLEXES, BUNGALOWS, CONDOS, & APARTMENTS
 - 8** SINGLE FAMILY DETACHED RESIDENTIAL
- SINGLE FAMILY, TOWNHOMES, VILLAS, DUPLEXES, BUNGALOWS, CONDOS, & APARTMENTS
 - 9** OPEN SPACE / CONSERVATION AREA
- WETLANDS, CONSERVATION EASEMENT, NATURAL AREAS, & POCKET PARKS

SITE DATA:

TOTAL AREA	3,196.3 +/- AC
COLLECTOR R.O.W.	68.7 +/- AC
WETLANDS & ISOLATED AREAS	1,454.0 +/- AC
NET DEVELOPMENT AREA	1,673.6 +/- AC

NOTES:
- ALL RESIDENTIAL USES HAVE THE OPTION TO BE AGE-RESTRICTED.

APPROVAL PROCESS:
EACH POD WILL REQUIRE A PRELIMINARY PLAT APPROVAL BY THE TOWN

YIELD SUMMARY:

TYPE	GROSS AREA	DEVELOPABLE AREA	DENSITY	POTENTIAL YIELD
1 TOWN CENTER/ COMMERCIAL	82.7 +/- AC	63.4 +/- AC	---	---
2 HIGH DENSITY RESIDENTIAL	107.3 +/- AC	89.0 +/- AC	17 U/A	1,513 +/- UNITS
3 HIGHWAY COMMERCIAL	117.7 +/- AC	88.4 +/- AC	---	884,000 +/- SF
4 NEIGHBORHOOD RETAIL/ COMM.	140.9 +/- AC	114.2 +/- AC	---	1,142,000 +/- SF
5 MULTI-FAMILY	148.1 +/- AC	101.7 +/- AC	10.2 U/A	1,035 +/- UNITS
6 TOWNHOMES	288.7 +/- AC	179.2 +/- AC	8 U/A	1,434 +/- UNITS
7 MED. DENSITY SINGLE FAMILY	894.6 +/- AC	658.3 +/- AC	3.5 U/A	2,304 +/- UNITS
8 SINGLE FAMILY	593.4 +/- AC	379.4 +/- AC	3.2 U/A	1,214 +/- UNITS
RESIDENTIAL TOTAL:				7,500 +/- UNITS