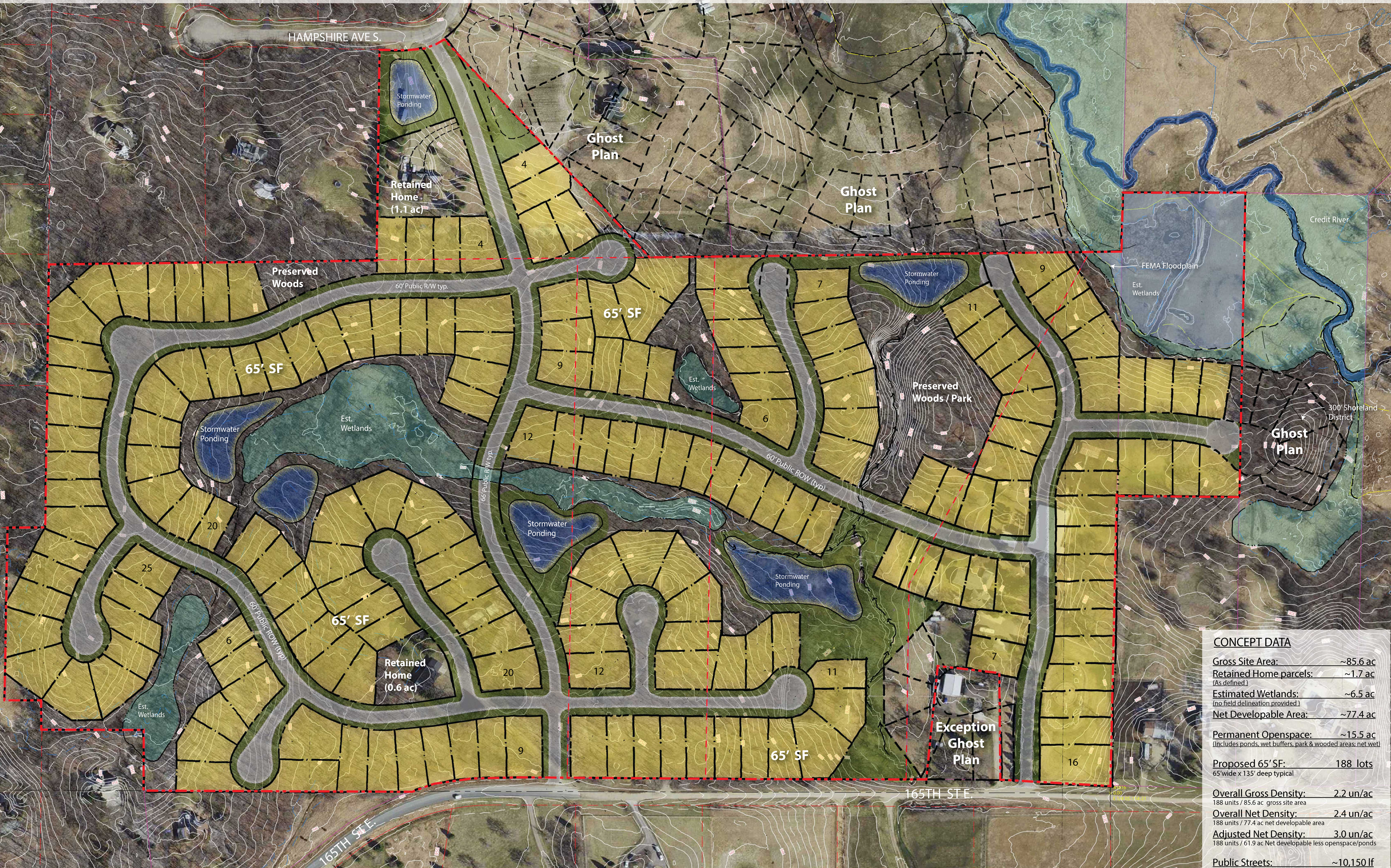


Concept Sketch Plan



CONCEPT DATA	
Gross Site Area:	~85.6 ac
Retained Home parcels:	~1.7 ac (As defined)
Estimated Wetlands:	~6.5 ac (no field delineation provided)
Net Developable Area:	~77.4 ac
Permanent Openspace:	~15.5 ac (Includes ponds, wet buffers, park & wooded areas; net wet)
Proposed 65' SF:	188 lots 65' wide x 135' deep typical
Overall Gross Density:	2.2 un/ac 188 units / 85.6 ac gross site area
Overall Net Density:	2.4 un/ac 188 units / 77.4 ac net developable area
Adjusted Net Density:	3.0 un/ac 188 units / 61.9 ac Net developable less openspace/ponds
Public Streets:	~10,150 lf