

# Master Development Plan - Site Plan

# Piperton Preserve

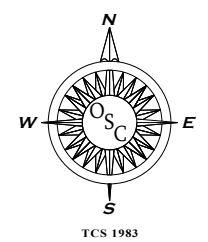
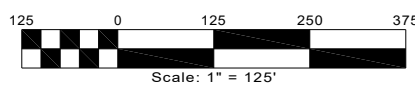


**SITE DEVELOPMENT PLAN LEGEND**

TOTAL AREA	189.04 ACRES
R.O.W. DEDICATION (KEOUGH)	1.40 ACRES
NET TOTAL AREA	187.64 ACRES
RESIDENTIAL (INC. GREEN SPACE)	134.36 ACRES
FUTURE COMMERCIAL / RETAIL	30.37 ACRES
PROPOSED COLLECTOR ROAD	3.31 ACRES
SENIOR LIVING ACREAGE	19.60 ACRES
TOTAL No. SINGLE FAMILY LOTS	237
TOTAL No. SINGLE FAMILY TOWNHOME LOTS	15
TOTAL No. SENIOR LIVING UNITS	112
DEVELOPMENT DENSITY - 364/153.96	2.36 DUA
COMMON OPEN SPACE (INCLUDES LANDSCAPED ISLANDS & PERMANENT CONSERVATION GREEN SPACE)	37.34 ACRES
PERCENT GREEN SPACE (36.81/155.09)	24.25%
RESIDENTIAL PEDESTRIAN PATH	2.65 MILES ±

**TOTAL RESIDENTIAL LOTS - 252**

GRAND ESTATE LOTS	18
ESTATE LOTS - 100' WIDE LOTS	23
MANOR LOTS - 80' WIDE LOTS	82
COTTAGE LOTS - 65' WIDE LOTS	51
GARDEN LOTS I - 50' WIDE LOTS	46
GARDEN LOTS II - 55' WIDE LOTS	17
GARDEN LOTS (TH) - 60' WIDE LOTS	15
(ALL GARDEN LOTS ARE REAR LOAD VIA ALLEY)	



Prepared By:

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