


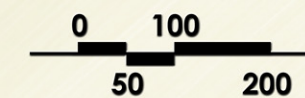


# Ashley Park

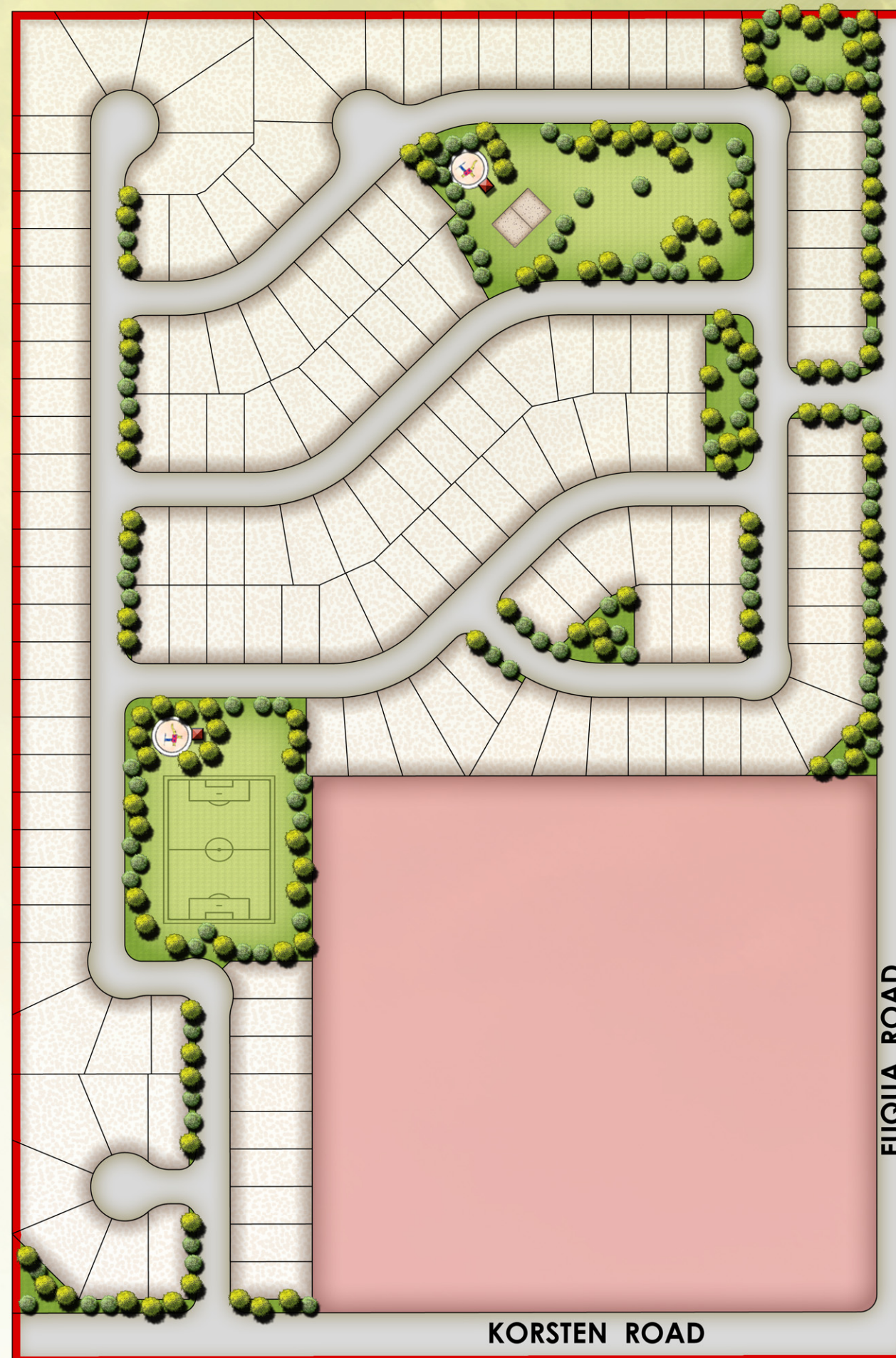
## Preliminary Development Plan

### LAND USE LEGEND:

	Residential CR-3 55' x 115' / 45 AC +/-
	Commercial CB-1 15 AC
	Open Space



SCALE: 1" = 100'-0"



### LAND USE TABULATION:

TOTAL GROSS ACREAGE OF SITE	60.09 ACRES
TOTAL STREETS AREA	12.27 ACRES
TOTAL NET ACREAGE OF SITE	54.41 ACRES
TOTAL AREA OF PUBLIC OPEN SPACE	6.96 ACRES
MINIMUM OPEN SPACE REQUIRED: ( 15% of Gross Residential Area of 45.09 AC )	6.76 ACRES
ALLOWABLE ZONING DISTRICT DENSITY	3.50 DU/AC
OVERALL PROPOSED DENSITY:	3.35 ACRES
TOTAL NUMBER OF DWELLING UNITS	151
AVERAGE LOT AREA PER DU	6325 sf
PERCENTAGE OF LOTS 7,000 SqFt or Larger	35%

### NOTE:

Lot Type, Parcel Areas, and Number of Dwelling Units per Parcel are approximate, and subject to verification at Platting.

Lots abutting commercial site to the west have a 120' length to provide for buffering.



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