



LAKE CHARM PRELIMINARY DEVELOPMENT TABLE 21-May-24		
TRACT ²	LAND USE	ACRES ¹
A	Commercial	1.40
	Commercial	1.44
B	30' Access Easement	0.55
	Tract B Buffer	0.09
	Open Space (North of Wetland) ⁵	2.25
	Open Space (South of Wetland)	0.27
C	Fire Station	2.09
D	Commercial	2.38
F	Road Extension ⁴	1.17
	Wetlands ³	6.85
Total		18.49

- Notes:
- All acreages are approximate
 - 25' average wetland buffers are included in all tracts adjacent to wetlands
 - Wetland impact: +/- 0.1 ac for the extension and alignment of Loyd Lane.
 - +/- 0.3 Ac of retention shown for the Road Extension tract. (20% of developable)
 - Within Tract B: +/- 1.3 Ac of shared retention shown for Tracts A-C (16% of developable).

Note:
This plan is a Preliminary Concept only. As such it is subject to modification pending environmental and engineering considerations and agency review.

