

CONCEPTUAL MASTER PLAN: SITE DATA

TOTAL SITE ACREAGE:	38.82 AC ±
PUBLIC RIGHT OF WAY (ROW):	4.53 AC ±
OPTIONAL COMMERCIAL DISTRICT:	18.30 AC ±
OPTIONAL CONSERVATION DISTRICT:	15.99 AC ±
- DETENTION FACILITIES:	3.73 AC ±
DEVELOPABLE ACREAGE:	30.56 AC ±

FUTURE EXTENSION OF PUBLIC ROAD POSSIBLE ALONG EXISTING RIDGELINE ON ADJACENT PROPERTY

BASIN OUTFALL (TYP.)

DETENTION POND
1.00 AC ±

OPTIONAL CONSERVATION DEVELOPMENT
14.52 AC ±

DETENTION POND
1.00 AC ±

OPTIONAL COMMERCIAL DEVELOPMENT
2.45 AC ±

OPTIONAL COMMERCIAL DEVELOPMENT
3.86 AC ±

OPTIONAL CONSERVATION DEVELOPMENT
1.47 AC ±

OPTIONAL COMMERCIAL DEVELOPMENT
2.11 AC ±

ROW
4.53 AC ±

OPTIONAL COMMERCIAL DEVELOPMENT
5.21 AC ±

OPTIONAL COMMERCIAL DEVELOPMENT
4.67 AC ±

DETENTION POND
1.00 AC ±

DETENTION POND
0.73 AC ±

BASIN OUTFALL (TYP.)

HWY 25

BASIN OUTFALL (TYP.)

HWY 25