CONCEPTUAL MASTERPLAN

SITE DATA:

SINGLE FAMILY LOTS TOTAL LOTS: 300

TOTAL SITE AC: 113.29 AC TOTAL CRITICAL AC: 8.10 AC TOTAL DEVELOPABLE AC: 105.19 AC

RLM DUA: 2.9 AC PROPOSED DUA: 2.9 AC

REQUIRED OPEN SPACE: 47.33 AC (45%) PROPOSED OPEN SPACE: 45.29AC OPEN SPACE FROM CRITICAL AREA: 2.025 AC TOTAL PROPOSED OPEN SPACE: 48.54 AC

PROPOSED TRAILS: 2.25+ MILES

PROPOSED SWM: 4.9 AC

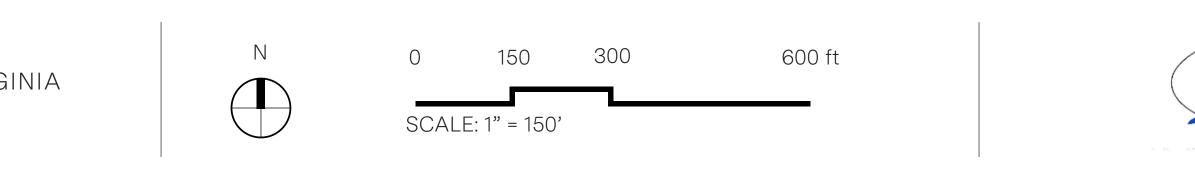
IMPACTED WETLANDS: 0.19 AC

ELLIS FARM PROPERTY ILLUSTRATIVE MASTER PLAN

NOVEMBER 2024







CONSERVATION & OPENSPACE WITH ADDITIONAL TRAILS

*Masterplan is for conceptual use only.



