



DEVELOPMENT DETAILS		
LAND USE	AREA	PERCENTAGE
LOW DENSITY RESIDENTIAL (LDR)	±23.97ha (59.23 acres)	±56.03%
MEDIUM DENSITY RESIDENTIAL (MDR)	±12.45ha (30.76 acres)	±29.10%
COMMERCIAL	±1.02ha (2.52 acres)	±2.38%
LINKAGE	±1.10ha (2.72 acres)	±2.57%
NATURAL FEATURES AND 15M BUFFER	±0.45 ha (1.11 acres)	±1.05%
OPEN SPACE PARKLANDS	±3.37ha (8.33 acres)	±7.87%
TRAILS OUTSIDE OF LINKAGE AREAS, PARK, AND GAS EASEMENT	0.42ha (1.04 acres)	±0.98%
NET DEVELOPABLE AREA TOTAL	±42.78ha (105.71 acres)	±100%
SWM	±3.88ha (9.54 acres)	
R.O.W	±14.25ha (35.21 acres)	
TOTAL LAND AREA	±60.89ha (150.46 acres)	
NET LAND USE DENSITIES		UNITS
±59.23 acres of LDR @ 8 upa		474 units
±30.76 acres of MDR @ 15 upa		461 units
TOTAL UNITS		935 units
POPULATION 935 units @ 2.7ppu		2,524 persons

DEVELOPMENT DETAILS - PHASE 1		
LAND USE	AREA	PERCENTAGE
LOW DENSITY RESIDENTIAL (LDR)	±6.12ha (15.12 acres)	68.30%
MEDIUM DENSITY RESIDENTIAL (MDR)	±1.15ha (2.84 acres)	12.83%
PARKS AND OPEN SPACE	±0.59ha (1.46 acres)	6.58%
LINKAGE	±1.09ha (2.69 acres)	12.16%
FUTURE ACTIVE TRANSPORTATION/TRAILS OUTSIDE OF LINKAGE AREAS, PARK, AND GAS EASEMENT	±0.016ha (0.04 acres)	0.18%
NET DEVELOPABLE AREA	±8.96ha (22.14 acres)	100%
SWM	±1.07ha (2.64 acres)	
R.O.W	±3.39ha (8.38 acres)	
TOTAL LAND AREA	±13.43ha (33.18 acres)	
NET LAND USE DENSITIES - PHASE 1		UNITS
±15.12 acres of LDR @ 8 upa		121 units
±2.84 acres of MDR @ 15 upa		42 units
TOTAL UNITS		163 units
POPULATION 163 units @ 2.7ppu		440 persons

- LEGEND**
- BLOCK PLAN AREA 9
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - COMMERCIAL
 - PARKLAND / OPEN SPACE/ NP4 . NP5
 - LINKAGE - PARKLAND / TRAILS
 - NATURAL FEATURES AND 15M DRIPLINE [WOODLOT]
 - PROPOSED S.W.M. FACILITY
 - LAGOON BUFFER
 - FUTURE ACTIVE TRANSPORTATION/TRAILS 4M WIDE
 - MIXED-USE NODE
 - 400M RADIUS PROPOSED OPEN SPACE WALK AREA
 - 400M RADIUS (OUTSIDE OF BLOCK 9 AREA) OPEN SPACE WALK AREA
 - DRAFT PLAN AREA - PHASE 1