

J:\6400-6437-CompPlan\6437-CompPlan\6437-Open Space.dwg, LAND USE PLAN, 1/9/2019 5:26:55 PM, B:\hatchman



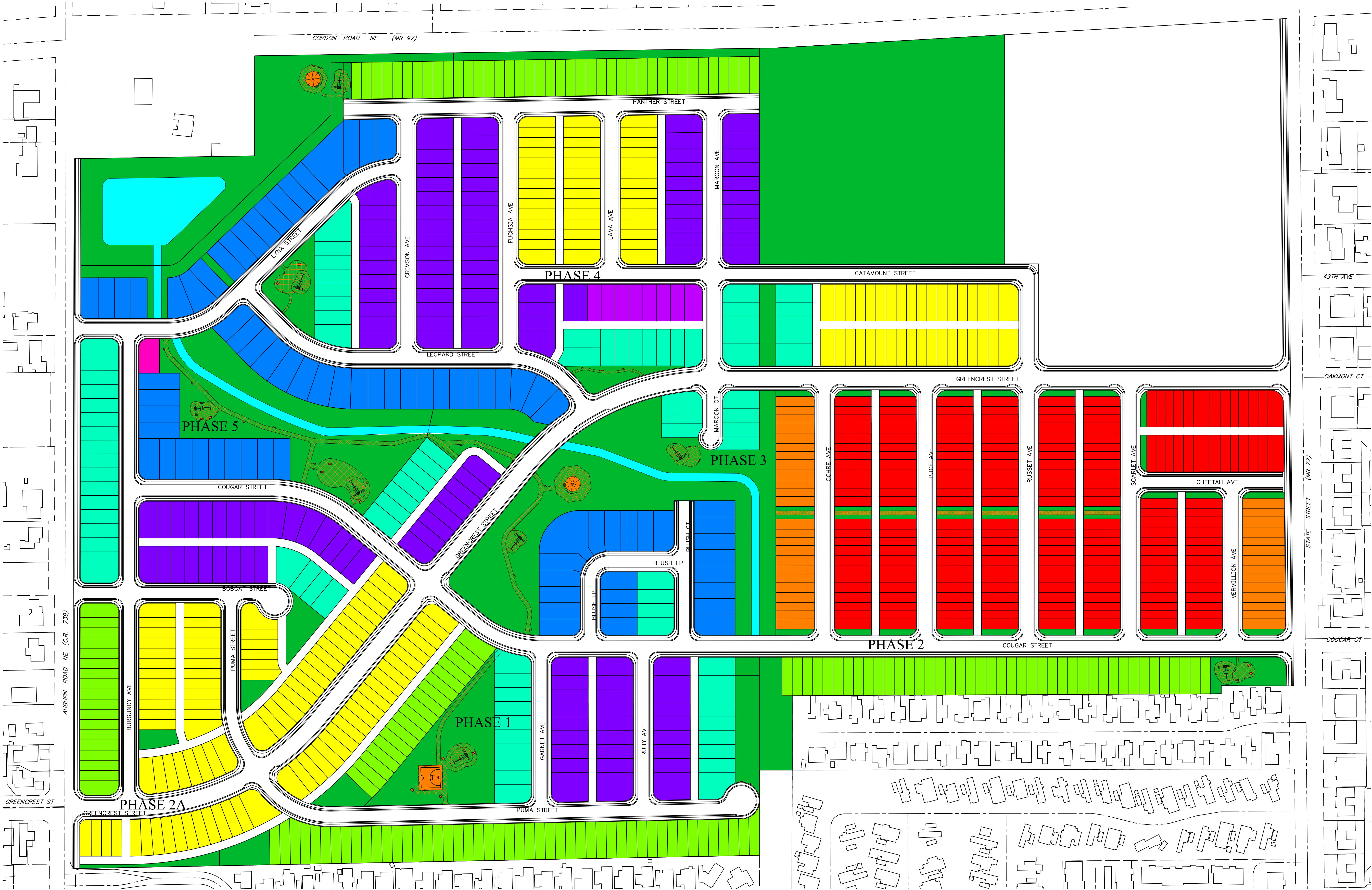
LOT SUMMARY TABLE									
MIN LOT DIM	HOUSE TYPE	LOADING	PHASE 1	PHASE 2	PHASE 2A	PHASE 3	PHASE 4	PHASE 5	TOTAL
20 X 90	ROWHOME	ALLEY		118		80			198
20 X 90	ROWHOME	FRONT		22		16			38
25 X 90	DUPLEX	ALLEY	72		24	36	42		174
25 X 90	DUPLEX	FRONT	70	42	14		30	10	166
34 X 90	DETACHED	FRONT	25	1		29	8	22	85
40 X 100	DETACHED	FRONT				23	8	45	76
34 X 90	DETACHED	ALLEY	35	1		11	41	40	128
25 X 90	DETACHED	ALLEY				1	7		8
50 X 84	DETACHED	FRONT						1	1
		PHASE SUM	202	184	38	196	136	118	874
		CUMULATIVE TOTALS	202	386	424	620	756	874	



TOTAL PROJECT AREA: 122.68 ACRES	
TOTAL LOTS (873) AREA: 54.26 AC	
TOTAL OPEN SPACE:	
CITY PARKS	7.51 AC
OPEN SPACES	12.29 AC
TOTAL	19.8 AC
NATURAL AREAS/ VEGETATED CORRIDOR	
CITY STORMWATER FACILITIES	8.20 AC
	3.13 AC
TOTAL 11.33 AC	

GREEN SPACE REQUIRED:
874 DU X 300 SF/DU=262,200 SF = 6.02 AC

GREEN SPACE PROVIDED:
OPEN SPACE (PARKS) = 19.8 AC



PROPOSED
LAND USE PLAN

EAST PARK ESTATES

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

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Drawn: R.E.H.
Checked: M.D.G.
Date: NOV. 2018
Scale: AS SHOWN