

LOT SUMMARY: PHASE I (MHP-S.11)

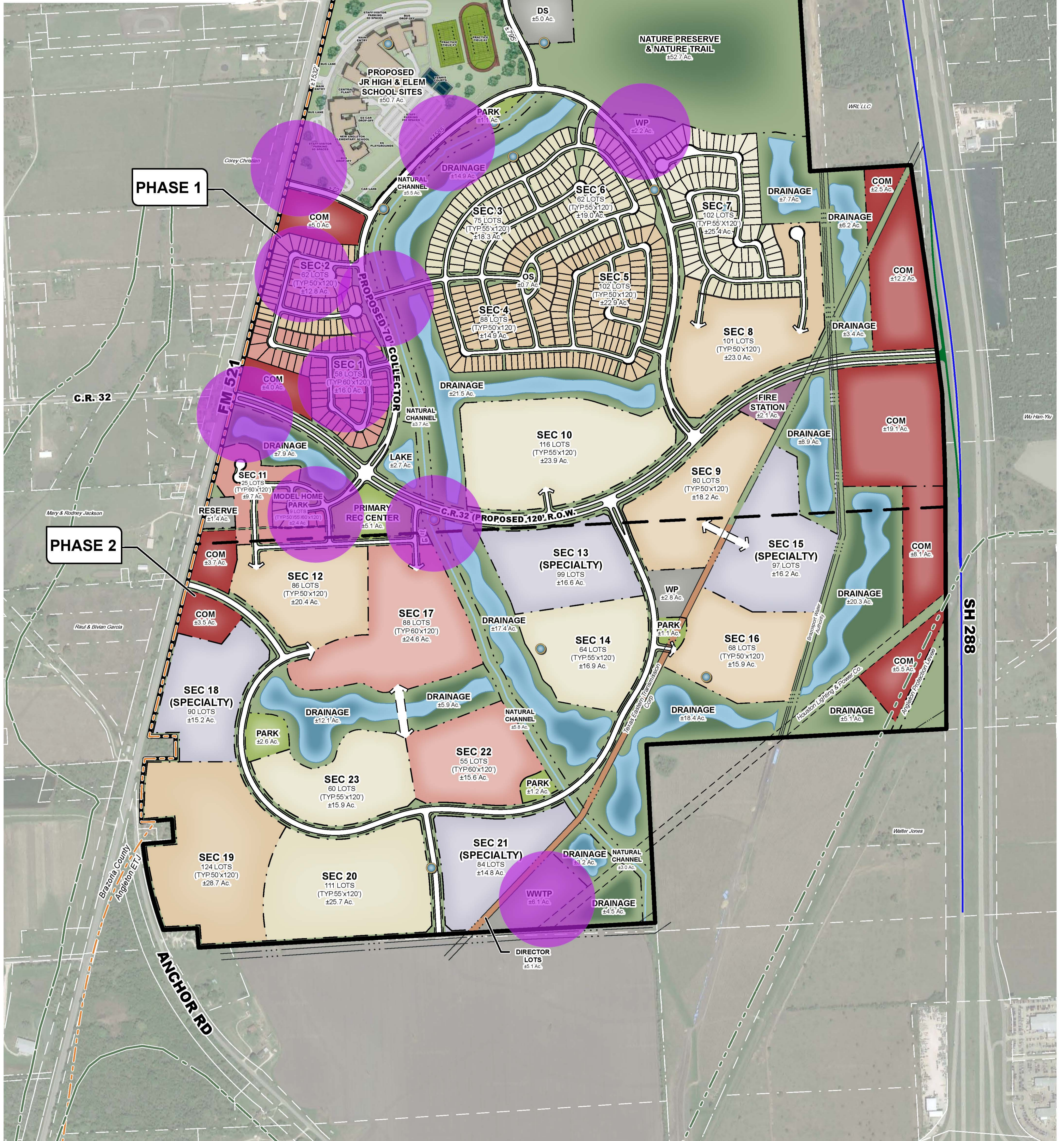
50'x120'	438 LOTS	50%
55'x120'	357 LOTS	41%
60'x120'	85 LOTS	9%

TOTAL 880 LOTS

LOT SUMMARY: PHASE II (S.12-23)

50'x120'	278 LOTS	27%
55'x120'	235 LOTS	23%
60'x120'	143 LOTS	14%
SPECIALTY	370 LOTS	36%

TOTAL 1,026 LOTS



LAND USE ANALYSIS

RESIDENTIAL		±433.0 Ac.	
SF	TYP. 50'x120'	716 LOTS	37.6% ±158.0 Ac.
SF	TYP. 55'x120'	592 LOTS	31.1% ±145.7 Ac.
SF	TYP. 60'x120'	228 LOTS	12.0% ±66.5 Ac.
MF	SPECIALTY - TYP. VARIES	370 LOTS	19.4% ±62.8 Ac.
TOTALS		1,906 LOTS	±433.0 Ac.
NON-RESIDENTIAL		±116.4 Ac.	
COM	COMMERCIAL		±63.6 Ac.
ISD	PROPOSED SCHOOL SITE		±50.7 Ac.
FS	FIRE STATION		±2.1 Ac.

PARKS / RECREATION / OPEN SPACE		±290.8 Ac.	
PARK	REC. CENTER & PARKS	(1.3%)	±11.8 Ac.
	DRAINAGE / DETENTION / CHANNEL	(19.4%)	±178.1 Ac.
	LEVEE	(0.5%)	±4.6 Ac.
	PRESERVATION AREA	(5.7%)	±52.7 Ac.
	PIPELINE EASEMENTS	(1.6%)	±15.0 Ac.
	LANDSCAPE / OPEN SPACE	(3.1%)	±28.6 Ac.
UTILITIES & EASEMENTS		±20.8 Ac.	
DS	POWER EASEMENTS		±3.3 Ac.
WP	DRILL SITE		±5.0 Ac.
WP	WATER PLANT		±5.0 Ac.
WWTP	WASTEWATER TREATMENT PLANT		±6.1 Ac.
RES	RESERVE		±1.4 Ac.
CONSTRAINTS		±55.9 Ac.	
	MAJOR THOROUGHFARES	(1.9%)	±17.4 Ac.
	COLLECTOR STREETS	(4.2%)	±38.5 Ac.
PROJECT TOTAL		±916.9 Ac.	

a schematic development plan for

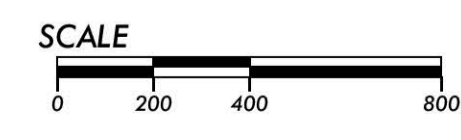
ASHLAND
 ± 916.9 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT



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