

LAND USE SCHEDULE

Single Family Residential

Use	Lots	Lot Mix	Acreage
40'x120'	±882	54.7%	±107.5 Ac.
45'x120'	±401	24.9%	±53.9 Ac.
50'x120'	±328	20.4%	±51.6 Ac.
Subtotal	±1611	100%	±213 Ac.

Non-Residential

Use	Acreage
Parks	±4.3 Ac.
R.O.W.	±79.1 Ac.
Open Space	±39.4 Ac.
Neighborhood Services	±2.1 Ac.
Elementary School	±12.0 Ac.
Detention / Drainage	±12.7 Ac.
Subtotal	±149.6 Ac.
Total	±362.6 Ac.

LEGEND

Easement

Buffer

Park

Commercial

Parcels

Major Contour

Phase Line

Elementary School

Detention Pond

WATERSTONE LOTS & LOT SIZES				
PHASE	LOT SIZES (FEET)			TOTAL
	40'	45'	50'	
E	147	6	37	190
F	76	0	30	106
G	82	51	41	174
H	93	49	31	173
I	78	53	24	155
J	102	65	43	210
K	80	59	26	165
L	128	65	45	238
M	96	53	51	200
TOTAL	882	401	328	1611

WATERSTONE LOT MIX				
PHASE	LOT MIX BY SIZE (FEET)			TOTAL
	40'	45'	50'	
E	77.4%	3.2%	19.5%	
F	71.7%	0.0%	28.3%	
G	47.1%	29.3%	23.6%	
H	53.8%	28.3%	17.9%	
I	50.3%	34.2%	15.5%	
J	48.6%	31.0%	20.5%	
K	48.5%	35.8%	15.8%	
L	53.8%	27.3%	18.9%	
M	48.0%	26.5%	25.5%	
TOTAL	54.7%	24.9%	20.4%	

SCALE - 1:300

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NORTH

Original Size 24"x36" - Arch D

10/10/2024

Note: The 100-year floodplain depicted on this plan is per the effective national flood insurance program's flood insurance rate map, the local regulatory agency that holds jurisdiction over development requirements in the floodplain may have identified different local floodplains which encumber more of the subject tract than what is currently depicted on this plan.

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