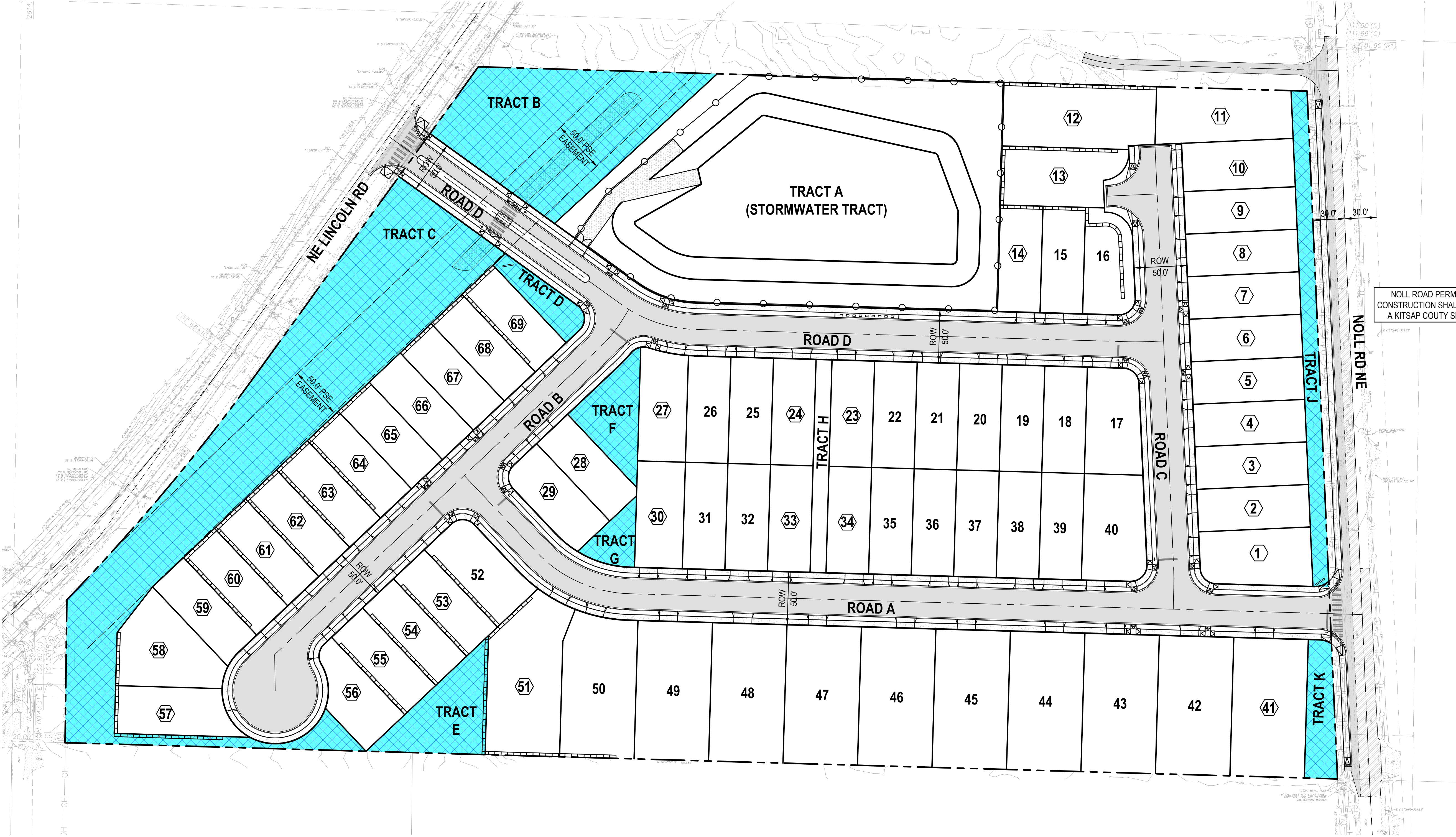


NOTES:

- ① OPEN SPACE IDENTIFIED IN THE TRACT OPEN SPACE SUMMARY TABLE IS HIGHLIGHTED IN BLUE/CYAN ON THIS PLAN.

LEGEND

- PROPOSED PROPERTY LINE
PROPERTY LINE
EASEMENT (GRADING AND UTILITY)
CENTERLINE
LOT WITH DIRECT VISIBILITY TO OPEN SPACE
OPEN SPACE ①



TRACT SUMMARY TABLE

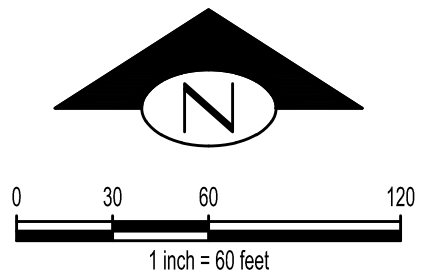
TRACT	TOTAL AREA (SF)	UNEMCUMBERED AREA (SF)	USE
A	75,613	0	STORMWATER POND
B	21,867	21,867	TREE RETENTION, OPEN SPACE, RECREATION
C	48,530	48,530	TREE RETENTION, OPEN SPACE, RECREATION
D	2,476	2,476	OPEN SPACE
E	6,262	6,262	TREE RETENTION, OPEN SPACE
F	4,482	4,482	RECREATION, OPEN SPACE
G	1,953	1,953	RECREATION, OPEN SPACE
H	3,000	3,000	UTILITY EASEMENT, OPEN SPACE
J	7,009	7,009	OPEN SPACE
K	3,417	3,417	OPEN SPACE

PRD OPEN SPACE CALCULATIONS TABLE

PMC SECTION 18.260

CODE REFERENCE	ALLOWED/ REQUIRED	PROVIDED
TOTAL SITE AREA	---	15.12 AC
ROW AREA	---	2.97 AC
UNENCUMBERED OPEN SPACE ¹	2.27 AC	2.27 AC

¹ 15% OPEN SPACE IS REQUIRED FOR AVERAGE LOT SIZE OF BETWEEN 4,500 SF AND 5,499 SF



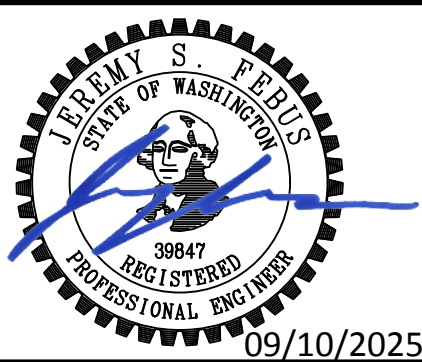
Z:\2400001-2409999\2400760 Lincoln Road PRD\CD00\Design\PRD\ATV\JP-PP-C1.10-OSP.dwg
Sep 10, 2025 - 11:38am RossG

1	09/2025	RAG	EKC	JSF	INITIAL PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY RAG	DESIGNED BY EKC
CHECKED BY EKC	APPROVED BY JSF
DATE SEPTEMBER 12, 2025	
JOB No.: 2400760	

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555
SCALE: AS NOTED

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OPEN SPACE PLAN

SHEET

C1.10