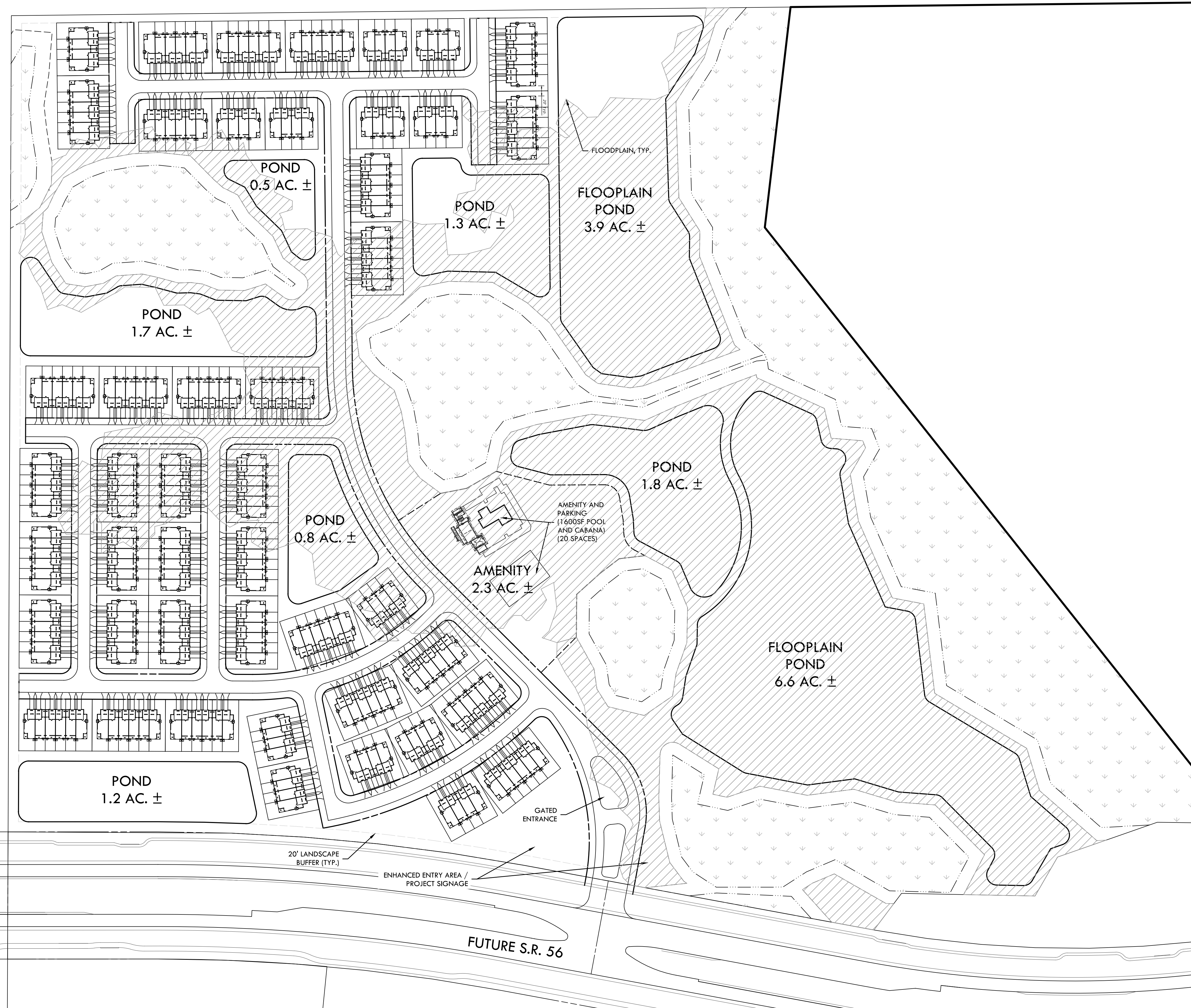


0 100' 200' N  
SCALE: 1" = 100'

This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

09/15/2021	Initial Submittal
Date	Revision



**VILLAGE 9**  
**PRE-DEVELOPMENT SITE DATA**  
 71.8 AC ± TOTAL ACREAGE  
 14.7 AC ± WETLAND  
 4.7 AC. WETLAND BUFFERS  
 26.7 AC ± UPLAND FLOODPLAIN  
 25.7 AC ± UPLAND NON-FLOODPLAIN  
 71.8 AC ± TOTAL ACREAGE  
 \*Based on available GIS data.

**CONCEPTUAL DENSITY STUDY YIELD**  
 20' TOWNHOME UNITS  
 6 -UNIT TOWNHOMES 33 BUILDINGS X6 = 198  
 4-UNIT TOWNHOMES 13 BUILDINGS X4 = 52  
 TOTAL UNITS = 250

**DRAFT PENDING ENGINEERING REVIEW**

**THIS IS A CONCEPTUAL DENSITY STUDY**

- ASSUMPTIONS/EXCLUSIONS:
1. PREPARED WITHOUT SURVEY AND/OR FINAL WETLAND LINES.
  2. PREPARED WITHOUT DRAINAGE ANALYSIS.
  3. ASSUMES FLOODPLAIN IS ±50% DEVELOPABLE.
  4. ASSUMES ± 15% STORMWATER DETENTION.
  5. PREPARED WITHOUT GEOTECH INFORMATION.
  6. UNIT COUNT MAY VARY.
  7. INFORMATION BASED ON AVAILABLE GIS REFLECTS PREVIOUSLY APPROVED JURISDICTIONAL WETLANDS LINES (SWFWMD 2007 EXPIRED).

File Path: P:\River\_Landing\Water Plan\Landplan\Layout\GIS\2021\0909\_09\_Base\_Plan.dwg Plot Date: 9/15/2021