



LAKE CHARM
PRELIMINARY DEVELOPMENT TABLE
21-May-24

TRACT ²	LAND USE	ACRES ¹	
A	Commercial		1.40
B	Commercial	1.44	4.60
	30' Access Easement	0.55	
	Tract B Buffer	0.09	
	Open Space (North of Wetland) ⁵	2.25	
	Open Space (South of Wetland)	0.27	
C	Fire Station		2.09
D	Commercial		2.38
F	Road Extension ⁴		1.17
	Retention		0.3
	Wetlands ³		6.85
Total			18.49

- Notes:
1. All acreages are approximate
 2. 25' average wetland buffers are included in all tracts adjacent to wetlands
 3. Wetland impact: +/- 0.1 ac for the extension and alignment of Loyd Lane.
 4. +/- 0.3 ac of retention shown for the Road Extension tract. (20% of developable)
 5. Within Tract B: +/- 1.3 ac of shared retention shown for Tracts A-C (16% of developable).