ESE CONSULTANTS

SITE DATA:
Current Zoning: A/C Agricultural Cluster Residential District & R-1
Proposed: Flexible Development Option

Gross Site Area: 322.36 Acres
Tract (NET) Acreage: 290.20 Acres
Permitted Base Density: 1.1 DU/AC (319 DU)
Proposed Density: 1.1 DU/AC (319 DU)
Required Open Space: 60% (193.42 AC)
Proposed Open Space: 61% (199.7 AC)

Site Plan:
Proposed Uses:
(2) Existing Homes to Remain (Lots A & B)
(92) Estate Homes (115' X 125' )
(80) Executive/Courtyard Homes (90' X 125')
(145) Carriage & Townhomes
319 Total Homes

Notes:
1. Plan requires code relief from 60 ft building separation requirement for multi-family townhomes; 25 ft proposed.
2. Code relief for maximum number of homes on a cul-de-sac for roads C & M

Existing Driveways for Emergency Access & Trail
Eliminate Road N
Future Access by Others
Proposed Off Street Gravel Parking Area

Typical Carriage Home Spacing

Approximate Relocation of Former Westtown Inn

Proposed Trails
Proposed Snow Storage Easements

Proposed Sidewalks
Proposed Bus Parking
Future Equestrian Crossing Area

Approximate relocation of former Westtown Inn

Notes:
1. Plan requires code relief from off-street parking requirement for carriage and townhomes.
2. Code relief for maximum number of homes on a cul-de-sac for roads C & M.