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' X125')
(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
3. APPROXIMATE RELOCATION OF FORMER WESTTOWN INN

APPROXIMATE 57.09 AC OPEN SPACE WEST OF PINK LINE
78.62 AC OPEN SPACE WEST OF YELLOW LINE

EXISTING DRIVEWAY FOR EMERGENCY ACCESS & TRAIL
ELIMINATE ROAD N
PROPOSED CARRIAGE
PROPOSED OFF STREET GRAVEL PARKING AREA
FUTURE ACCESS BY OTHERS
TYPICAL CARRIAGE HOME SPACING

200' FEET

GRAPHIC SCALE

1 inch = 200'