

OVERVIEW

- The regulations prescribed in this General Development Plan are intended to ensure a pedestrian friendly development.
- The development will occur in multiple phases over time and the regulations herein are structured to allow sequential site plan phases to be implemented.
- In addition to Open Space and Density, other regulations such as Parking Requirements and Landscape Requirements have impact on how density is distributed on a given site and shall be considered for the specific site plan application.

SITE OPEN SPACE

- For any given Site Plan application, the minimum required Open Space shall be 25% for residential uses.
- For the entire Project Site of 476, 493 sq.ft. or 10.998 acres, the minimum required Open Space shall be 45%. Each Site Plan/Phase shall demonstrate compliance with the 45% minimum Open Space requirement and also acknowledge Open Space provided in previous Site Plan applications, if any. Furthermore, each Site Plan application shall declare the minimum Open Space required in the remaining undeveloped land in order to ultimately comply with the overall 45% requirement.

This shall be denoted in a Matrix as shown below:

OPEN SPACE MATRIX

REQUIRED OVERALL PROJECT- 45% / 214, 422 Sq. Ft.

<u>Current Phase</u>	<u>Overall Size</u>	<u>Min. Open Space Required</u>	<u>Open Space Provided</u>
Site Plan Residential Phase 1	238,189 sq. ft.	25% - 59,547 sq. ft.	45.2% - 107,702 sq. ft.
Previously completed phases	N/A	N/A	N/A
TOTAL SITE	476,493 sq. ft.	214, 422 sq. ft.	N/A

Total site area available for future development = 238,304 Sq.Ft.
Remaining Open Space required = 106, 720 Sq. Ft.

Each phase will require a site plan submittal showing its Open Space , the aggregate open space of all previous phases and the total open space for the entire site.

RESIDENTIAL DENSITY

- For the entire Project Site of 476,493 sq.ft. or 10.998 acres the maximum allowable Residential Density shall be 20.46 D.U.A., i.e. the maximum allowable Residential Units on the entire project site shall be 225.
- Each site Plan application shall declare the number of Residential Units provided and also acknowledge the Residential Units provided in previous Site Plan applications, if any. Furthermore, each Site Plan application shall declare the maximum allowable Residential Units in the remaining undeveloped land in order to ultimately comply with the overall requirement of maximum 225 Units.

This shall be denoted in a Matrix as shown below:

RESIDENTIAL DENSITY MATRIX

<u>Current Phase</u>	<u>Proposed Density (Units / Acre)</u>	<u>Actually Provided</u>
OVERALL PROJECT MAXIMUM	225 Units	
Site Plan - Residential Phase 1 / 238,189 sq. ft.	21.94 D.U.A / 120 Units	21.94 D.U.A / 120 Units
Previous phases	N / A	N / A
TOTAL SITE: 20.46 UNITS / ACRE		

Remaining residential units allowed to be constructed = 105

