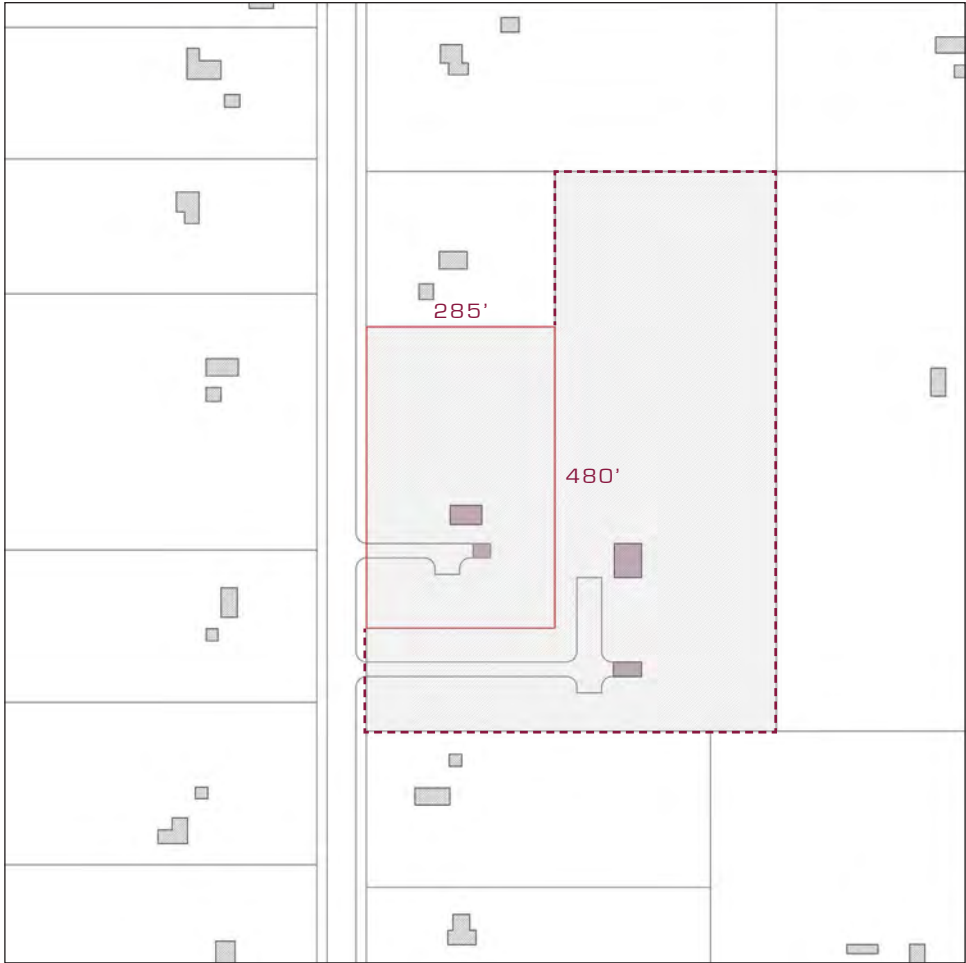


PRESERVE OPEN SPACE TO RETAIN RURAL RESIDENTIAL LANDSCAPE





EXISTING CONDITION

PLAN AT 300' SCALE



EXISTING CONDITION

AERIAL VIEW

CLUSTER

PROPOSAL

PRESERVE OPEN SPACE TO RETAIN RURAL RESIDENTIAL LANDSCAPE.

- A. CREATE SMALL HAMLET CHARACTER WITH COMPACT LOTS
- B. ALLOW FOR ACCESSORY UNITS IN DWELLING MIX
- C. TRANSFER DEVELOPMENT RIGHTS FROM ADJOINING 7 ACRE PARCEL

CONTEXT

- HISTORICAL
 - EARLY 20TH CENTURY
 - RURAL/AGRARIAN DWELLING IN COUNTRYSIDE
 - LATE 20TH CENTURY
 - INCREMENTAL SUBDIVISION OF LARGER PARCELS INTO MODERATE SIZED HOUSE LOTS.
- CHARACTER
 - LOW DENSITY RESIDENTIAL (RURAL OR SUBURBAN)
- SURROUNDING PATTERN
 - RESIDENTIAL DENSITY 0.5 DU/AC
 - COMMERCIAL DENSITY NA
 - MIXED USE DENSITY NA

SITE PLAN DATA

- PARCEL AREA
 - PRIMARY 3.00 AC 136,000 SF
 - ADJOINING 7.00 AC
- EXISTING
 - PARCEL DENSITY 0.02 FAR 0.3 DU/AC
 - SITE COVERAGE BUILDING FOOTPRINT 2%
 - PROGRAM COMMERCIAL 0 SF
- PROPOSED
 - PARCEL DENSITY 0.27 FAR 5.5 DU/AC (3 AC)
 - SITE COVERAGE BUILDING FOOTPRINT 21%
 - PROGRAM COMMERCIAL 0 SF
 - RESIDENTIAL 38,000 SF

PROPOSED AERIAL VIEW

CLUSTER



3.00AC PARCEL (WITHIN 10AC OWNERSHIP)

PROPOSED PLAN

BUILDING TYPES

A. RESIDENTIAL		
DETACHED	17	BLDG
TOWNHOUSES	0	BLDG
STACKED FLATS	0	BLDG
ACCESSORY	4	BLDG
B. MIXED USE		
FLEX-HOUSE	0	BLDG
SHOPFRONT STACKED	0	BLDG
C. COMMERCIAL		
SMALL	0	BLDG
MODERATE	0	BLDG

USE & OCCUPANCY

A. RESIDENTIAL	21	DU
B. COMMERCIAL	0	SHOPS

PARKING

A. DEMAND		
RESIDENTIAL	38	SP
COMMERCIAL	0	DU
B. SUPPLY (ON SITE)		
RESIDENTIAL	38	SP
COMMERCIAL	0	SP
SUPPLY (ON STREET)		
RESIDENTIAL	0	SP
COMMERCIAL	0	SP

OPEN SPACE

PORTION OF 10AC PARCEL 73%



PLAN SCALE AT 1"=60'



TYPICAL STREET ASSEMBLY



29x17

1,010 SF



15x39

955 SF



24x24

1,005 SF



22x22

1,005 SF



22x39

1,195 SF



29x17



15x39



24x24



22x22



22x39

TYPICAL IMAGES

CLUSTER

A.
GREATER INTENSITY



EXISTING CONDITION
REPRESENTATIVE SETTING

SETTING
TRANSFORMED

A.
GREATER INTENSITY



PROPOSED CONDITION
REPRESENTATIVE SETTING

B.
LESSER INTENSITY



SETTING
TRANSFORMED

B.
LESSER INTENSITY



PROPOSED: VIEW FROM CLUSTER

