



LEGEND

	15% - 20% SLOPE
	20% - 25% SLOPE
	25%+ SLOPE
	OPEN SPACE
	USABLE OPEN SPACE

SITE DATA

POLICY:	T3NE - SUBURBAN NEIGHBORHOOD EVOLVING
SITE AREA:	11.61 AC
CURRENT ZONE:	RS75
COMPACT ZONE:	RS375
LOT SIZE:	3,750 S.F. (MIN.)
MAXIMUM LOT YIELD	
REQ'D OPEN SPACE & INFRASTRUCTURE:	232 AC (20%)
ALLOWABLE LOT AREA:	9.29 AC (80%)
BASE ZONE LOT SIZE:	0.17 AC (7,500 S.F.)
MAX. LOT YIELD:	53 LOTS (9.28/0.17)
PROPOSED YIELD:	52 LOTS (35' MIN LOT WIDTH)
OPEN SPACE	
REQUIRED TOTAL:	1.74 AC (15% MIN.)
OPEN SPACE:	1.16 AC (10% MIN.)
USABLE OPEN SPACE:	0.58 AC (5% MIN.)
PROPOSED TOTAL:	3.15 AC (27.1%)
OPEN SPACE:	2.26 AC (19.5%)
USABLE OPEN SPACE:	0.89 AC (7.7%)

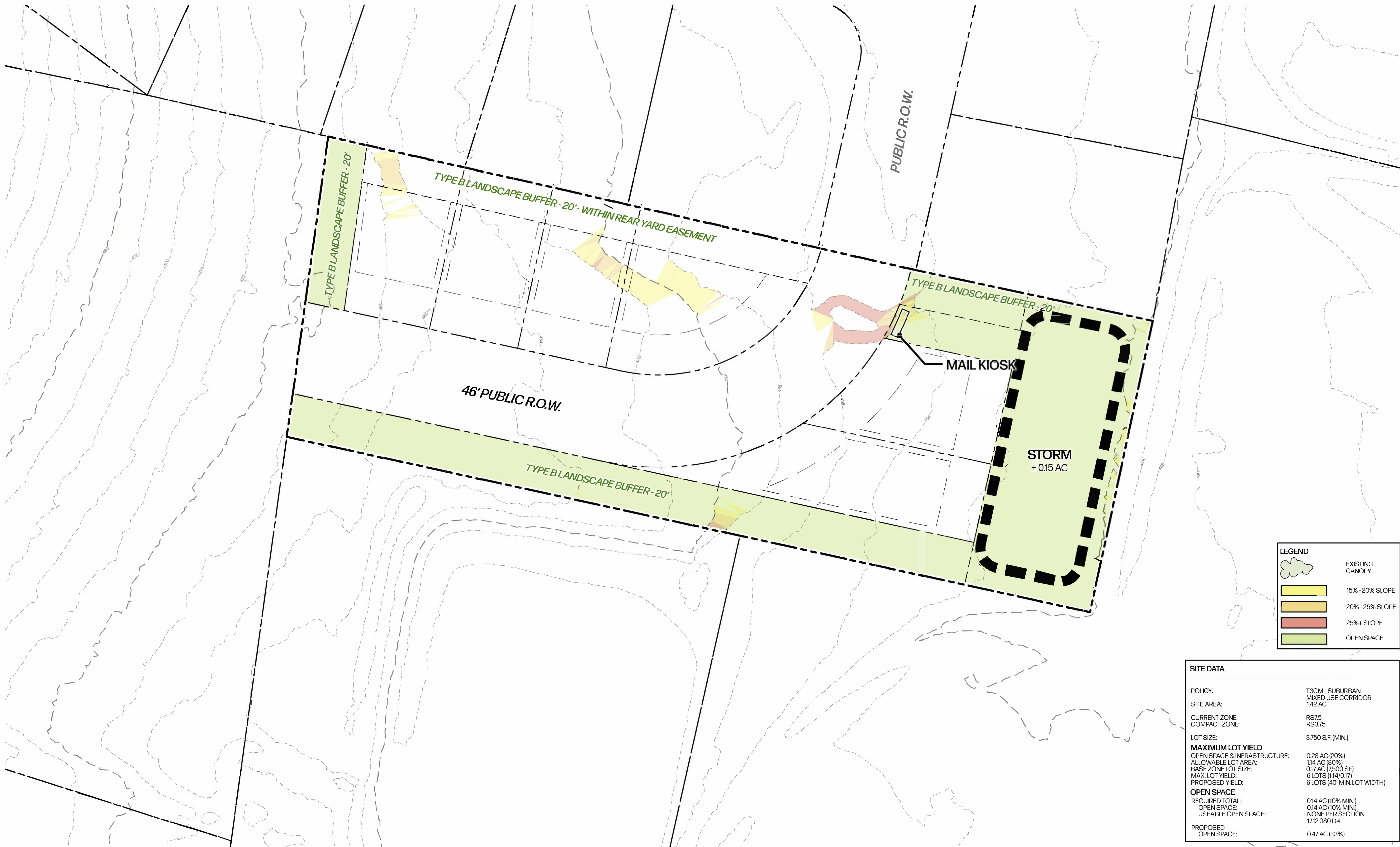




SITE DATA	
POLICY:	T3C1 - SUBURBAN
SITE AREA:	8.12 AC
CURRENT ZONE:	RS75
COMPACT ZONE:	RS3.75
LOT AREA:	3,750 S.F. (MIN)
MAXIMUM LOT YIELD	
REQ'D OPEN SPACE & INFRASTRUCTURE:	1.62 AC (20%)
ALLOWABLE LOT AREA:	6.50 AC (80%)
BASE ZONE LOT SIZE:	0.17 AC (7,500 SF)
MAX. LOT YIELD:	37 LOTS (6,500/017)
PROPOSED YIELD:	37 LOTS (40' x 95', TYP.)
OPEN SPACE	
REQUIRED TOTAL:	1.22 AC (15% MIN)
OPEN SPACE:	0.81 AC (10% MIN)
USABLE OPEN SPACE:	0.41 AC (5% MIN)
PROPOSED TOTAL:	3.3 AC (40.1%)
OPEN SPACE:	2.76 AC (34.0%)
USABLE OPEN SPACE:	0.54 AC (6.7%)

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POLICY:	T3CM - SUBURBAN MIXED USE CORRIDOR
SITE AREA:	1.42 AC
CURRENT ZONE:	RS75
COMPACT ZONE:	RS3/5
LOT SIZE:	3,750 S.F. (MIN)
MAXIMUM LOT YIELD	
OPEN SPACE & INFRASTRUCTURE:	0.28 AC (20%)
ALLOWABLE LOT AREA:	114 AC (80%)
BASE ZONE LOT SIZE:	0.17 AC (7,500 SF)
MAX. LOT YIELD:	6 LOTS (114/017)
PROPOSED YIELD:	6 LOTS (40' MIN. LOT WIDTH)
OPEN SPACE	
REQUIRED TOTAL:	0.14 AC (10% MIN.)
OPEN SPACE:	0.14 AC (10% MIN.)
USEABLE OPEN SPACE:	NONE PER SECTION
PROPOSED OPEN SPACE:	1712.C80.D.4
PROPOSED OPEN SPACE:	0.47 AC (33%)



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POLICY:	T3NM - SUBURBAN NEIGHBORHOOD MAINTENANCE
SITE AREA:	1.26 AC
CURRENT ZONE:	R8
COMPACT ZONE:	R6
LOT SIZE:	6,000 S.F. (MIN.)
MAXIMUM LOT YIELD	
OPEN SPACE & INFRASTRUCTURE:	0.25 AC (20%)
ALLOWABLE LOT AREA:	1.01 AC (80%)
BASE ZONE LOT SIZE:	0.18 AC (8,000 SF)
MAX. LOT YIELD:	5 LOTS (1.01/0.18)
PROPOSED YIELD:	1 LOT (45' X 135')
OPEN SPACE	
REQUIRED TOTAL:	0.19 AC (15% MIN)
OPEN SPACE:	0.13 AC (10% MIN)
USEABLE OPEN SPACE:	0.06 AC (5% MIN)
PROPOSED TOTAL:	1.10 AC (87.3%)
OPEN SPACE:	0.51 AC (40.5%)
USEABLE OPEN SPACE:	0.59 AC (46.8%)



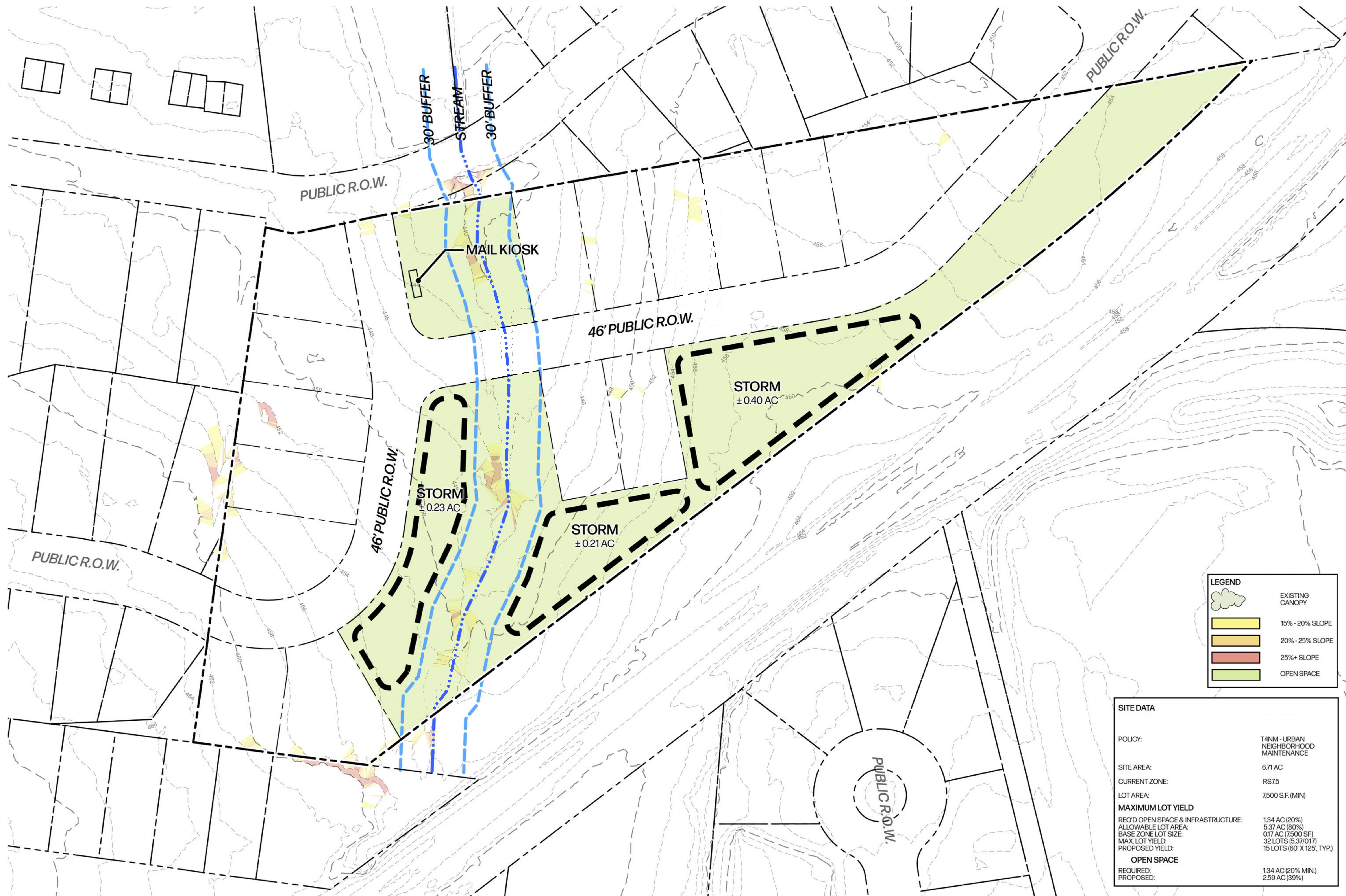
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POLICY:	T4NE - URBAN NEIGHBORHOOD EVOLVING
SITE AREA:	13.65 AC
CURRENT ZONE:	RS15
COMPACT ZONE:	RS10
LOT AREA:	10,000 S.F. (MIN.)
MAXIMUM LOT YIELD	
REQ'D OPEN SPACE & INFRASTRUCTURE:	273 AC (20%)
ALLOWABLE LOT AREA:	1092 AC (80%)
BASE ZONE LOT SIZE:	0.34 AC (15,000 SF)
MAX. LOT YIELD:	31 LOTS (10.92/0.34)
PROPOSED YIELD:	31 LOTS (60' X 167' TYP.)
OPEN SPACE	
REQUIRED TOTAL:	1.36 AC (10% MIN.)
OPEN SPACE:	1.36 AC (10% MIN.)
USABLE OPEN SPACE:	NONE PER SECTION 1712060.D.4
PROPOSED:	
OPEN SPACE:	4.0 AC (29.3%)





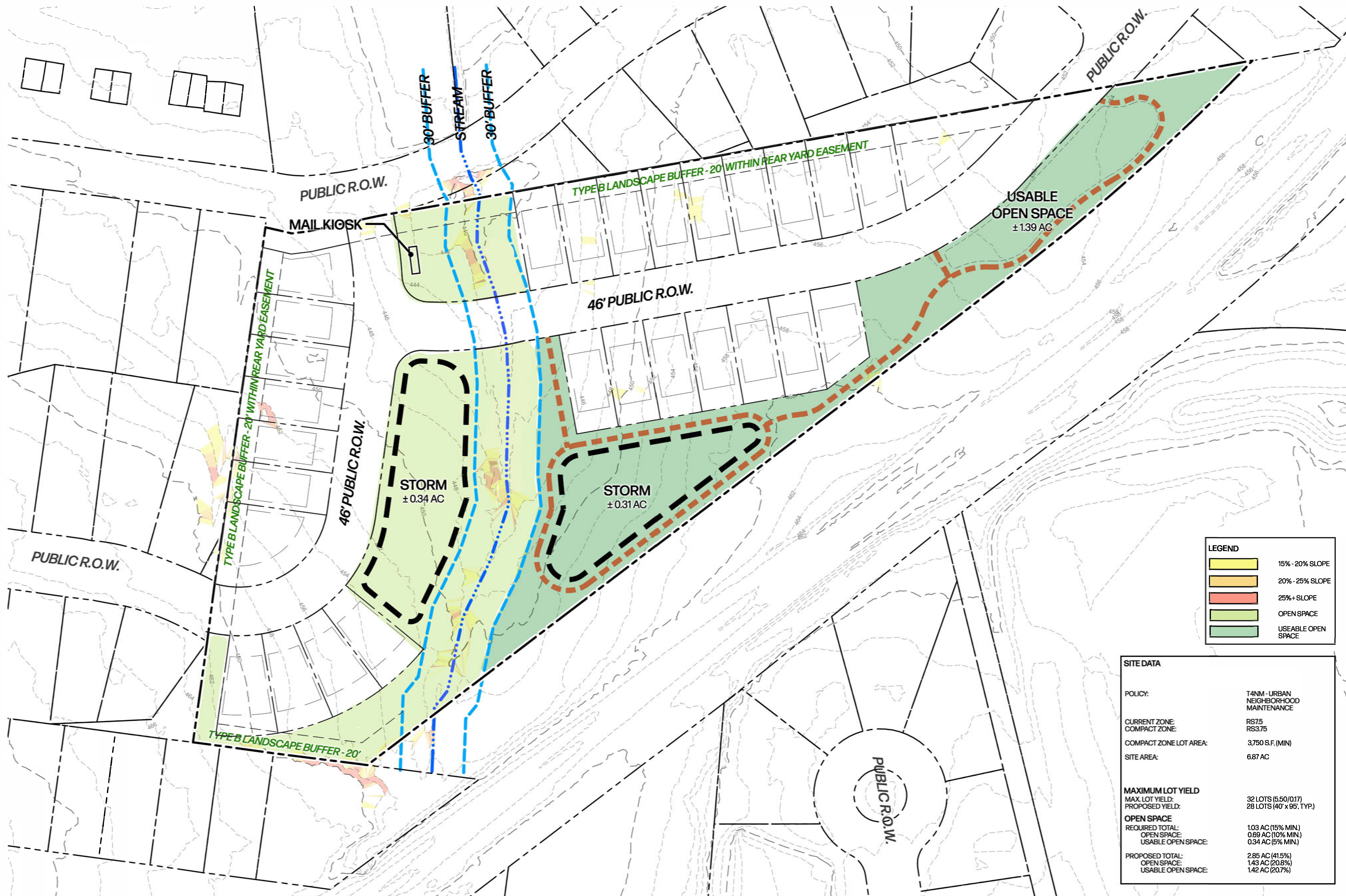
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POLICY:	T4NM - URBAN NEIGHBORHOOD MAINTENANCE
SITE AREA:	6.71 AC
CURRENT ZONE:	RS7.5
LOT AREA:	7,500 S.F. (MIN)
MAXIMUM LOT YIELD	
REQ'D OPEN SPACE & INFRASTRUCTURE:	1.34 AC (20%)
ALLOWABLE LOT AREA:	5.37 AC (80%)
BASE ZONE LOT SIZE:	0.17 AC (7,500 SF)
MAX. LOT YIELD:	32 LOTS (5.37/0.17)
PROPOSED YIELD:	15 LOTS (60' X 125' TYP.)
OPEN SPACE	
REQUIRED:	1.34 AC (20% MIN.)
PROPOSED:	2.59 AC (39%)





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POLICY:	T4NM - URBAN NEIGHBORHOOD MAINTENANCE
CURRENT ZONE:	RS75
COMPACT ZONE:	RS375
COMPACT ZONE LOT AREA:	3,750 S.F. (MIN)
SITE AREA:	6.87 AC
MAXIMUM LOT YIELD	
MAX. LOT YIELD:	32 LOTS (5.50/0.17)
PROPOSED YIELD:	28 LOTS (40' x 95', TYP.)
OPEN SPACE	
REQUIRED TOTAL:	1.03 AC (15% MIN.)
OPEN SPACE:	0.69 AC (10% MIN.)
USEABLE OPEN SPACE:	0.34 AC (5% MIN.)
PROPOSED TOTAL:	2.85 AC (41.5%)
OPEN SPACE:	1.43 AC (20.8%)
USEABLE OPEN SPACE:	1.42 AC (20.7%)