

CARVER COURT CLUSTER SUBDIVISION

SITE ZONING

EXISTING ZONING:
 ZONE: COMMERCIAL RESIDENTIAL BUFFER R-B
 MINIMUM LOT SIZE: 21,780 S.F.
 MINIMUM FRONTAGE: 100 FT
 MAXIMUM COVERAGE: 10%
 MINIMUM FRONT YARD: 25 FT
 MINIMUM SIDE YARD: 10 FT
 MINIMUM REAR YARD: 30 FT
 MAXIMUM BUILD OUT CONVENTIONAL YIELDS 110 LOTS

PROPOSED CLUSTER SUBDIVISION
 MINIMUM LOT SIZE: 7,000 S.F.
 MINIMUM FRONTAGE: 50 FT
 MAXIMUM COVERAGE: 30%
 MINIMUM FRONT YARD: 20 FT
 MINIMUM SIDE YARD: 0 - 8 FT
 MINIMUM REAR YARD: 20 FT

SITE STATISTICS CLUSTER SUBDIVISION

SBL 145-1-21, 155-5-4, 155-5-4, 155-5-2 & 155-5-3 (PORTION)
 AREA = 90.95± AC.
 USE: CLUSTER SUBDIVISION - 110 BUILDING LOTS
 TOTAL OPEN SPACE AREA = 42.61 AC. (47% TOTAL AREA)
 COMPRISED OF THE FOLLOWING:
 -33.66 AC. OPEN SPACE (UPLAND)
 -8.95 AC. OPEN SPACE (WETLAND)
 LINEAL FOOTAGE OF TOWN ROAD = 6,048 L.F.
 TOTAL ROW AREA = 6.9 AC.
 STORMWATER MANAGEMENT LOTS = 9.19 AC.
 EXISTING DEEDED ROW = 0.37 AC.
 PROPOSED BUILDING LOTS = 32.25 AC.
 TOTAL WETLAND IMPACTS = 0.205± AC.

LEGEND

T-# TOWNHOME BUILDING LOT
 TOTAL 60 LOTS
 AVERAGE SIZE = 9,522 S.F.
 MINIMUM SIZE = 7,367 S.F.
 MAXIMUM SIZE = 20,533 S.F.

C-# COTTAGE HOME BUILDING LOT
 TOTAL 36 LOTS
 AVERAGE SIZE = 11,948 S.F.
 MINIMUM SIZE = 6,866 S.F.
 MAXIMUM SIZE = 27,453 S.F.

E-# ESTATE HOME BUILDING LOT
 TOTAL 14 LOTS
 AVERAGE SIZE = 28,833 S.F.
 MINIMUM SIZE = 14,372 S.F.
 MAXIMUM SIZE = 100,599 S.F.

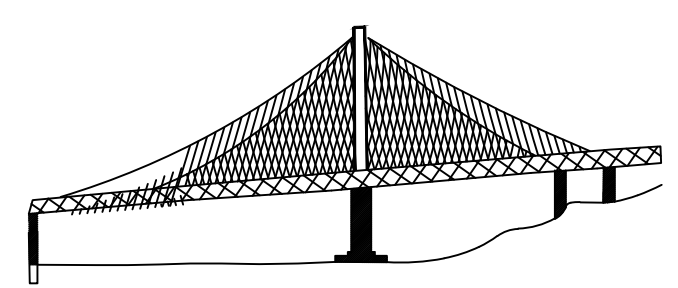
LEGEND

-  PROPERTY LINE
-  LIMIT OF CLEARING/DISTURBANCE
-  OPEN SPACE AREA
-  WOODS AND EXISTING VEGETATION
-  GRASS/LAWN/LANDSCAPING
-  ROADS/DRIVEWAYS
-  EXISTING WETLAND TO REMAIN
-  STORM WATER MANAGEMENT AREA
-  COTTAGE HOME
-  DUPLEX TOWN HOME
-  ESTATE HOME



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