

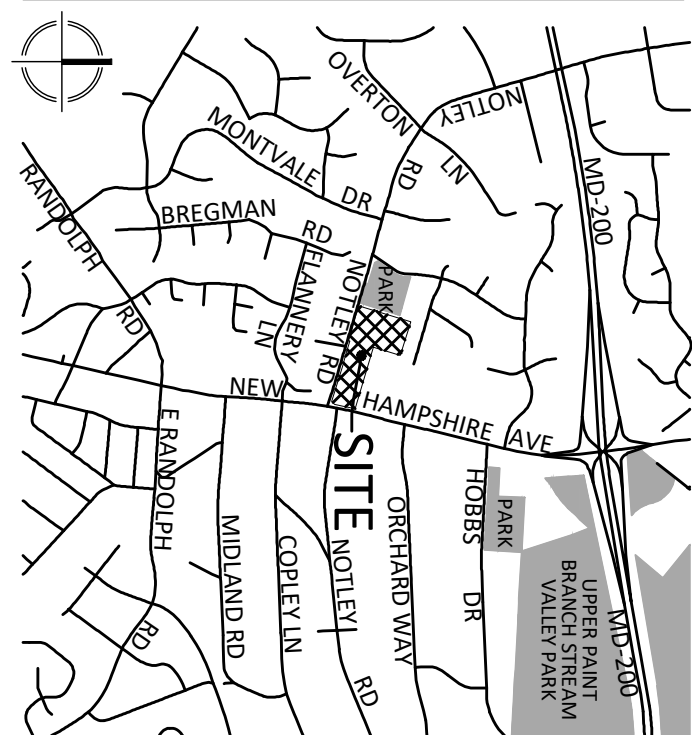
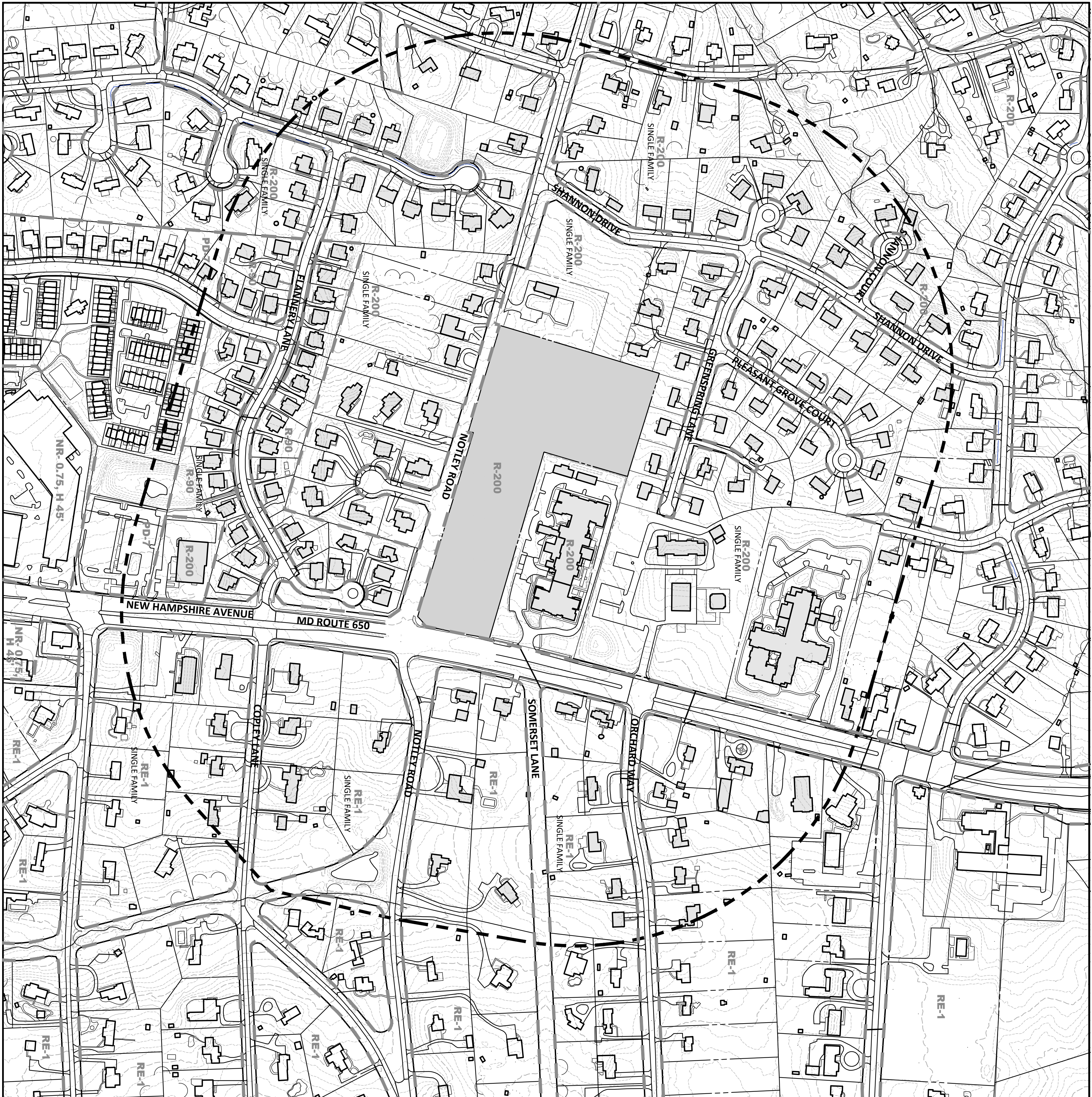
NOTLEY ROAD

LOCAL MAP AMENDMENT

#H-159

DEVELOPMENT TABULATIONS

Floating Zone Plan Development Tabulations				
Property Area Data				
Current Zoning	R-200	CNF-1.00, C.O.0, R-1.0, H-50		
Proposed Zoning				
Lot/Parcel	3F			Acre
Lot 1, Price's Subdivision, Plat No. 1767	33,193 sf			0.76 ac
Lot 2, Price's Subdivision, Plat No. 1767	33,093 sf			0.77 ac
Lot 3, Price's Subdivision, Plat No. 1767	33,065 sf			0.76 ac
Lot 4, Price's Subdivision, Plat No. 1767	33,065 sf			0.76 ac
Lot 5, Price's Subdivision, Plat No. 1767	33,065 sf			0.76 ac
Parcel 1, Beaulieu Manor	108,001 sf			2.50 ac
Parcel 2, Beaulieu Manor	108,001 sf			2.50 ac
Price Deductions				
Notley Road & New Hampshire Ave.	44,442 sf		1.02 ac	
Gross Total Area	433,344 sf		9.99 ac	
Proposed Deductions [1]				
Notley Road	27,645 sf		0.63 ac	
New Hampshire Ave.	3,200 sf		0.07 ac	
Net Total Area	359,967 sf		8.26 ac	
TOTAL AREA TO BE ZONED TO CNF	359,967 sf		8.26 ac	
PROPOSED USES				
Residential Units				
Total Units [2]		up to	130 du	
Total MPDU (12.5%)		up to	17 du	
DEVELOPMENT STANDARDS				
S.3.5.C. Density	Established by Floating	Provided		
Maximum Overall FAR	Zone Plan	1.00 FAR	433,344 sf	
Commercial	Zone Plan	0.00 FAR	0 sf	
Residential	Zone Plan	1.00 FAR	433,344 sf	
S.3.5.B. Building Height (max.)	Established by Floating	50 ft. [3]		
S.3.5.B. Building setbacks (minimum)	Established by Floating	From Notley Road (south):		
From property boundary	Zone Plan (all others set by site plan)	Front: 17'		
		Side: 12'		
		From New Hampshire Avenue (east): 15'		
		Adjacent Park or Single-family detached homes: 30'		
		Adjacent Senior Living: 12'		
S.3.5.C. Lot Size (minimum)	Established by Site Plan			
S.3.5.D. Open Space provided under section 4.5.3C	10%.	35,997 sf	10%.	35,997 sf
PARKING [4]				
Required Parking	2 per unit (minimum)	Provided	3.18 per unit	
Front Load (22'-40')	28 Units	56 spaces	56 garage spaces	
Rear Load (20'-40')	43 Units	86 spaces	86 driveway spaces	
Rear Load (15'-40')	42 Units	84 spaces	82 driveway spaces	
Required Parking	1 per unit (minimum)	17 spaces	17 garage spaces	
Rear Load MPDU (14'-40')	17 Units		17 driveway spaces	
On-Street Parking		203 spaces	30 spaces	
Total Parking			423 spaces	
NOTES				
[1]	Proposed dedications will be finalized at time of Preliminary Plan.			
[2]	Final unit building types and quantity to be determined during the plan.			
[3]	Maximum four stories.			
[4]	Final parking will be determined at the plan			



VICINITY MAP
SCALE: 1" = 2000'

REFERENCE NOTES

- TAX ACCOUNT REFERENCE: 05-002574676, 05-00257454, 05-00257465, 05-00257477, 05-00257478, 05-00257479, 05-00257480, 05-00257481, 05-00257482, 05-00257483, 05-00257484, 05-00257485, 05-00257486, 05-00257487, 05-00257488, 05-00257489, 05-00257490, 05-00257491, 05-00257492, 05-00257493, 05-00257494, 05-00257495, 05-00257496, 05-00257497, 05-00257498, 05-00257499, 05-00257500, 05-00257501, 05-00257502, 05-00257503, 05-00257504, 05-00257505, 05-00257506, 05-00257507, 05-00257508, 05-00257509, 05-00257510, 05-00257511, 05-00257512, 05-00257513, 05-00257514, 05-00257515, 05-00257516, 05-00257517, 05-00257518, 05-00257519, 05-00257520, 05-00257521, 05-00257522, 05-00257523, 05-00257524, 05-00257525, 05-00257526, 05-00257527, 05-00257528, 05-00257529, 05-00257530, 05-00257531, 05-00257532, 05-00257533, 05-00257534, 05-00257535, 05-00257536, 05-00257537, 05-00257538, 05-00257539, 05-00257540, 05-00257541, 05-00257542, 05-00257543, 05-00257544, 05-00257545, 05-00257546, 05-00257547, 05-00257548, 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