

<u>Parcel 3</u>
2.195 Acres or 95, 614 sq. ft.
<u>Parcel 5</u>
0.661 Acres or 28,793 sq. ft.
<b>Total Acreage is 2.856 or 124,407 sq. ft.</b>

Roads and Infrastructure require 20% of the Land.  $124,407 \text{ sq. ft.} \times 0.80 = 99,525 \text{ sq. ft.}$

$99,525 \text{ sq. ft.} \div 6,000 \text{ sq. ft. (minimum Lot size)} = 16.5 \text{ Single Family Lots}$
$99,525 \text{ sq. ft.} \div 7,500 \text{ sq. ft. (minimum Lot size)} = 13.3 \text{ Duplex Lots or 26 Dwelling Units}$
<b>Special Use Permit</b> for Townhomes over 1 Acre of Land requires 25% for Open Space. $124,407 \text{ sq. ft.} \times 0.55 = 68,424 \text{ sq. ft.}$
$68,424 \text{ sq. ft.} \div 2,500 \text{ sq. ft. (minimum Lot size)} = 27.4 \text{ Townhouses}$

<u>Parcel 4</u>
1.518 Acres or 66,124 sq. ft.
<u>Parcel 3 and 5</u>
2.856 Acres or 124,407 sq. ft.
<b>Total Acreage is 4.374 Acres or 190, 531 sq. ft.</b>

Roads and Infrastructure require 20% of the Land.  $190,531 \text{ sq. ft.} \times 0.80 = 152,425 \text{ sq. ft.}$

$152,425 \text{ sq. ft.} \div 6,000 \text{ sq. ft. (minimum Lot size)} = 25.4 \text{ Single Family Lots}$
$152,425 \text{ sq. ft.} \div 7,500 \text{ sq. ft. (minimum Lot size)} = 20.3 \text{ Duplex Lots or 40 Dwelling Units}$
<b>Special Use Permit</b> for Townhomes over 1 Acre of Land requires 25% for Open Space. $190,531 \text{ sq. ft.} \times 0.55 = 104,792 \text{ sq. ft.}$
$104,792 \text{ sq. ft.} \div 2,500 \text{ sq. ft. (minimum Lot size)} = 42 \text{ Townhouses}$