

From: Mike Davis [mdavis@navenewell.net]
Sent: Tuesday, July 17, 2012 5:33 PM
To: Ed Ritti
Cc: Greg Newell; Paul Lepard
Subject: Dilworth Farm
Attachments: 2052site01.pdf; 2052site02.pdf

Ed,

Attached are two sketches for the Dilworth Farm. The first is a 36 lot cluster option and the second is a 26 lot traditional lotting option.

If you have the time, we'd be happy to stop by your office or host you here to review.

Cluster Option:

We've met the extensive open space requirements by locating the open space around the existing farmstead and along Dilworth Road, to preserve the views of the property and help screen the proposed development. It results in a rather straight forward layout, but it compactly and effectively reaches the maximum yield. The historic farmstead would be retained, and with more analysis, could potentially utilize some of the open space if desired.

Despite this being a cluster development, individual sewer and water facilities still are required. These facilities can be incorporated in the open space which is beneficial, however the small, 30,000 SF lot size and permitting required for these facilities will make this a challenging aspect of the project.

Stormwater management facilities are also permitted within common open space, though certain types cannot be calculated to fulfill open space requirements. As such, we've provided more open space than is necessary.

Traditional Option:

This option requires no open space, however the minimum lot size of 100,000 SF and the restricted environmental features on the site limit the development potential. We've retained the existing farmstead as a lot and utilized the existing access to preserve the view. The location of the existing gas easement is cumbersome and upon review of the ordinance, I did not see an easement setback criteria. There still may be one, but due to the large lot size there should still be adequate building envelope.

Please let us know your thoughts and comments.

Thanks, Mike

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