

PROJECT ACREAGE:	122.8 AC
MAXIMUM ALLOWABLE DENSITY (R-3):	2.9 DU/AC
ALLOWABLE RESIDENTIAL UNITS:	355
PROPOSED TOWNHOUSES:	+/- 85
PROPOSED SINGLE FAMILY:	+/- 280
PROPOSED COMMERCIAL:	+/- 9,000 SF
MINIMUM OPEN SPACE REQUIRED:	30.85 AC (25%)
<u>ITE 10TH EDITION PROJECTED ADT:</u>	
(ITE CODE 221) TOWNHOUSES: (6.44 AVG PER DU) (5.44*95)	= 517 TRIPS
(ITE CODE 210) SINGLE FAMILY: (9.44 AVG PER DU) (49*280)	= 2,455 TRIPS
(ITE CODE 814) VARIETY STORE: (63.47 AVG PER 1,000 SF) (63*479)	= 572 TRIPS
TOTAL DAILY TRIPS:	= 3,544 TRIPS

