

Table 3
Net Yield -- Existing Zoning

Parcel	Net Area**	15% for Roads*	Remaining Area*	Zoning/DU per Acre	Net Yield	Net Over-all Density †	Gross Over-all Density ††
1	24.4	3.7	20.7	R 12/3.63	75.1		
2a	30.9	4.6	26.3	RM/12.5	328.8		
2b	20.3	3.2	17.1	R 10/4.36	74.6		
2c	1.2	—	1.2	C-1	—	—	—
3	26.3	4.0	22.3	R 10/4.36	97.2		
4	32.3	4.9	27.4	R 12/3.63	99.5		
5	31.9	4.8	27.1	R 12/3.63	98.4		
6	8.4	1.3	7.1	R 12/3.63	25.8		
7	26.3	4.0	22.3	RM/12.5	278.8		
8	33.4	5.0	28.4	RM/12.5	355.0		
9a	11.9	1.8	10.8	RM/12.5	135.0		
9b	16.1	2.4	13.7	R 12/3.63	49.7		
	263.4***		224.4		1617.9	6.14 du/ac	4.99 du/ac

Table 4
Existing Zoning Summary -- Net Yield

Zoning	Net Area	Remaining Area	Yield
R 12	113.1	96.0	348.6
R 10	46.6	39.4	171.8
RM	102.5	87.8	1097.5
C-1	1.2	1.2	—
	263.4***	224.4	1617.9 du

* Assumes use of 15% of net area for road rights-of-way.
 ** Reflects the elimination of areas affected by environmental constraints within development parcels such as floodplains or slopes over 25%. The method used in determining net areas is described in the following section of this application.
 *** Excludes the 76.2 acres of the golf course because it is committed to permanent open space.

†† Yield of 1617.9 divided by 324 acres. This reflects the removal of areas affected by environmental constraints.
 † Result of the yield of 1617.9 divided by 263.4 acres.

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