







Buildout



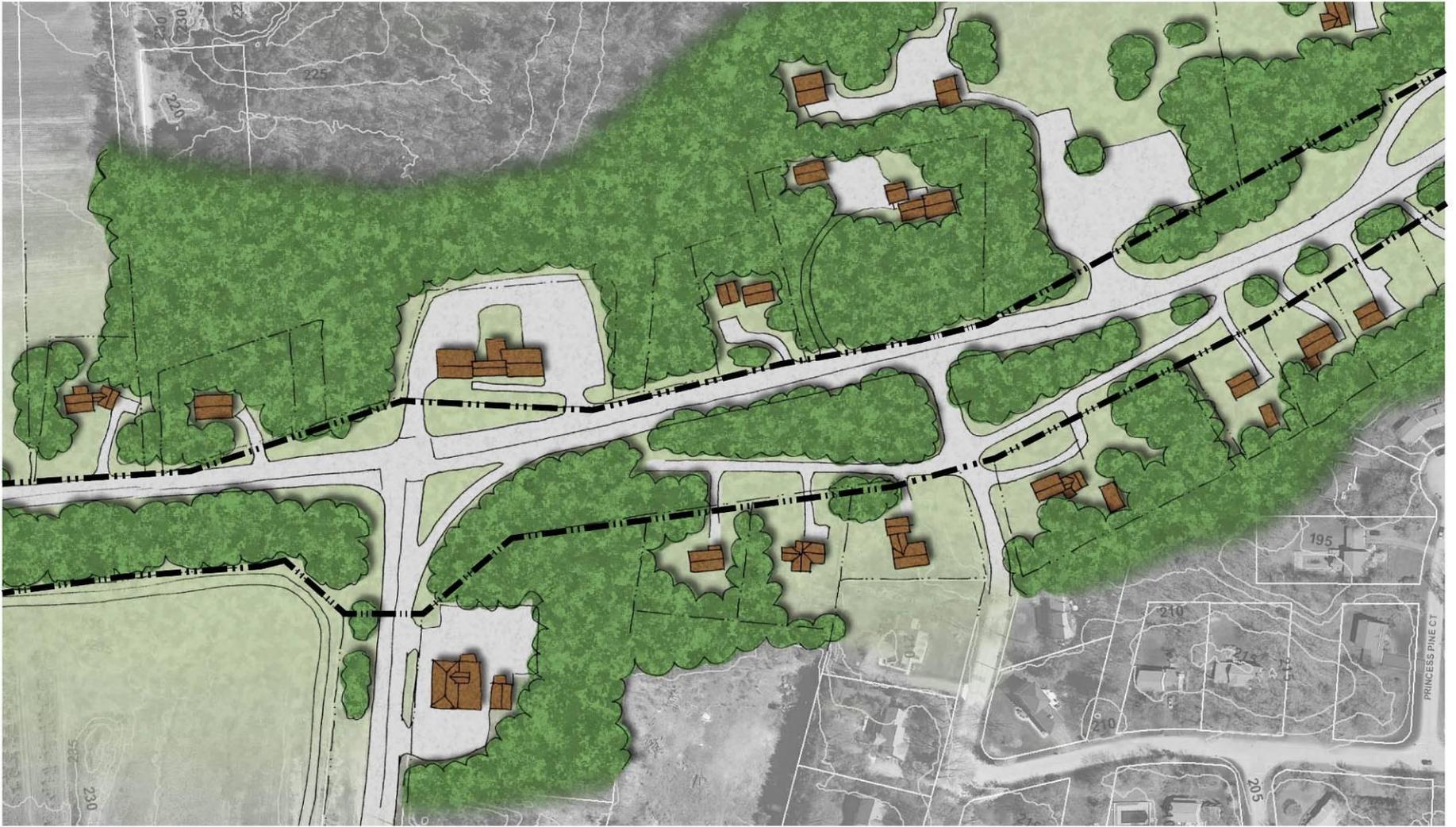


EXISTING CONDITIONS

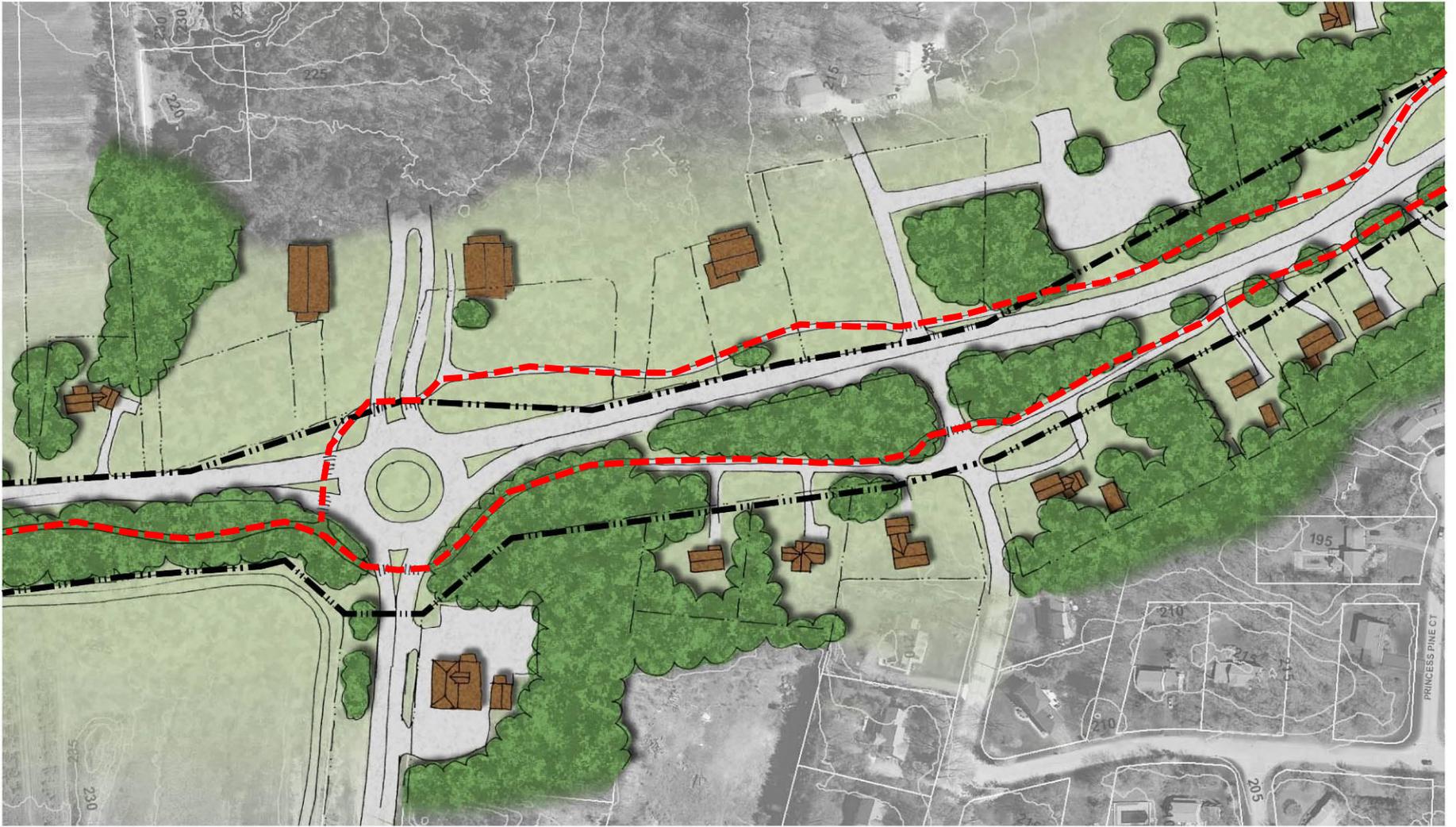
--- Right of Way



PROPOSED



EXISTING CONDITIONS - SouthWest Section



PROPOSED - SouthWest Section



Conservation Design







Village







TDR Village









Development Scenario Comparison

		Buildout	Conservation Design	Village	TDR Village	Existing Conditions
Property	Proposed Use					
Shartner East	Residential Units	5 (as alternate to commercial use)	5	0	0	0
	Commercial Floor Area	60,000 s.f.	0	60,000 s.f.	0	0
	Commercial Footprint	20,000 s.f.	0	40,000 s.f.	0	0
Shartner West (Exeter)	Residential Units	5 (as alternate to commercial use)	5	0	0	0
	Commercial Floor Area	60,000 s.f.	0	60,000 s.f.	0	0
	Commercial Footprint	20,000 s.f.	0	40,000 s.f.	0	0
Corner Tavern	Residential Units	0	0	0	0	0
	Commercial Floor Area	12,500 s.f.	6,000 s.f.	6,000 s.f.	8,500 s.f.	6,000 s.f.
	Commercial Footprint	12,500 s.f.	6,000 s.f.	6,000 s.f.	8,500 s.f.	6,000 s.f.
Bald Hill Garden Center	Residential Units	5 (as alternate to commercial use)	5	0		0
	Commercial Floor Area	67,500 s.f.	0	67,500 s.f.	135,000 s.f.	8,500 s.f.
	Commercial Footprint	67,500 s.f.	0	37,500 s.f.	54,000 s.f.	8,500 s.f.
Rolling Greens Properties	Residential Units	53 (including 3 existing)	53	106 (188 Bedrooms)	123	3
	Commercial Floor Area	6,000 s.f. (Oatley's)	6,000 s.f.	50,000 s.f.	100,000 s.f.	6,000 s.f. (Oatley's)
	Commercial Footprint	6,000 s.f. (Oatley's)	6,000 s.f.	50,000 s.f.	50,000 s.f.	6,000 s.f. (Oatley's)
Morris Farm Area	Residential Units	17 (including existing)	17	17	0	4
Total Residential Units		85	85	117	117	7
Total Commercial Floor Area		206,000 s.f.	12,000 s.f.	243,500 s.f.	243,500 s.f.	20,500 s.f.
Total Commercial Footprint		126,000 s.f.	12,000 s.f.	173,500 s.f.	112,500 s.f.	20,500 s.f.