

Mount Airy Crossing Density Computations

	UNITS	POPULATION / UNIT	POPULATION
Single Family Detached	43	2.75	118
Single Family Attached	141	2.75	388
Senior Housing	166	2.75*	457
TOTAL	350		963

*Note Town uses 2.75 population/unit for Senior Housing instead of the accepted rate of 2 /unit

Mount Airy Crossing Open Space Computations

OPEN SPACE COMPUTATIONS			
	REQUIRED 3 Acres/100	PROVIDED	PROVIDED
BECK EAST*		23.4 Acres	44.4% Net Developable Area
BECK WEST*		8.3 Acres	23.0% Net Developable Area
TOTAL	28.9 Acres	31.7 Acres**	35.7% Net Developable Area

*See Open Space Plan for specific areas.

** Some of additional Open Space above Required Open Space will be used for SWM

Mount Airy Crossing Density & Land Use Computations

TOTAL ACRERAGE	90.95 Acres
NET DEVELOPABLE ACRES	88.94 Acres
RESIDENTIAL DENSITY (UNITS / NET DEVELOPABLE) ACRES	3.8
OPEN SPACE PROVIDED (ACRES / 100 POPULATION)	3.9
RESIDENTIAL / COMMERCIAL RATIO	68.3% / 31.7%