

Site Plan Review Application

October 3, 2024

General Notes

The proposed site plan amendments maintain the intent of the original consent judgment while providing clarity where the original plan lacked detail. These minor modifications enhance the overall understanding of the site plan without altering its fundamental aspects. The modifications include the removal of an internal boardwalk designated for resident use only, along with other minor revisions to update the site and landscape plans.

Site Allocation and Residential Development

The percentage of site allocated to buildings, parking lots, and other impervious surfaces will not change from the existing site plan. Similarly, for residential developments, there will be no alterations to the number, type, and density of dwelling units, or the proposed market to be served.

Impact on Public Services and Construction Schedule

There will be no impact on public services, including schools, police and fire protection, utilities, and traffic. The construction is scheduled to begin upon approval of the minor amendments.

Regulatory Approvals

No State, Federal, or other regulatory approvals are required for these minor amendments.

Relationship to Surrounding Properties

The relationship to surrounding properties and uses regarding vehicular and pedestrian access and circulation, development density and orientation, and the development's architectural and landscape character will remain consistent with the existing site plan.

Environmental and Neighborhood Impact

There will be no impact related to noise, vibration, smoke, light, glare, or other potentially problematic conditions associated with the proposed uses.

Additional Information

No independent professional studies, such as traffic studies, environmental impact assessments, fiscal impact assessments, flood plain and wetland determinations, or soil test borings, are required for these minor amendments. The proposed changes are primarily focused on providing clarity and additional detail to the existing site plan without altering its fundamental aspects or impacts.