

II. Overview of Project

Sheet SP2 of the Preliminary Master Development Plan (MDP) Plan Set illustrates the overall site plan for the proposed Traditional Neighborhood Alternative. The project includes a 300-unit hotel and a total of 359 homes, including single-family units, flats, and townhomes as described in the table below. The existing Silo Ridge golf course is proposed to be renovated, and the existing clubhouse will be demolished and rebuilt in approximately the same location. The proposal also includes a small winery within the hairpin turn on Route 44, which is intended to serve as a tourist destination and afford an opportunity to enjoy the views from DeLavernge Hill. The project is intended to be built and heavily marketed as a second-home, resort style community, where the vast majority of residential unit owners are expected to be part-time residents who occupy their homes on weekends or for short vacation stays.

Traditional Neighborhood Alternative Development Program

Land Use	Number/Size
Residential Units:	359 Total
Flats (All 2 Bedrooms)	153 (1,100 to 1,900 sf)
Townhouses (All 3 Bedrooms)	146 (2,000 to 2,700 sf)
Single Family/Villa Units:	
3-Bedroom Units	31 (3,000 – 4,400 sf)
4-Bedroom Units	23 (3,500 – 5,400 sf)
5-Bedroom Units	6 (6,000 sf)
Hotel and Amenities:	
Condo Hotel	300 Units (393 Keys)
Restaurant & Lounge	150 seats
Cafe	30 seats
Banquet Area	300 seats
Conference Space	145 seats
Golf Clubhouse:	25,000 sf
Restaurant	80 seats
Lounge/Bar	40 seats
Golf Shop	1,355 sf
Spa/Fitness/Health & Wellness	81,490 sf
Retail Space	18,700 sf
Winery:	5,000 sf
Restaurant	80 seats

The Traditional Neighborhood Alternative plan creates a pedestrian-friendly environment by concentrating approximately 60% of the proposed residential units (215 units) and all 300 condo hotel units within a ¼-mile radius or “core area,” which facilitates and encourages comfortable pedestrian travel between the various resort components and amenities. In addition to the residential units and hotel, this ¼-mile area also includes the spa, dining facilities, retail uses, below-ground parking, the golf clubhouse and pro-shop, and banquet facilities. The Traditional

Neighborhood Alternative also incorporates mixed-use buildings with small-scale ground-floor retail uses and residential uses on the upper floors, and emphasizes the use of public spaces such as greens and courtyards to unify the development and foster interaction among people. These elements of the project's design contribute to a sense of place and vitality, which are key attributes of a traditional neighborhood concept.

This Alternative layout also proposes a system of sidewalks and golf cart paths throughout the site to connect all major components of the development. The walks and paths will be separated from the street by planting strips and planting areas, as specified in the Final Scoping Document, and will follow the street alignment in some places and deviate from the street alignment in other locations to adjust to natural vegetation and topography. Street trees will be provided to create shade and add visual interest to the streetscape.

The retail uses and restaurants will provide for onsite entertainment and convenience. There is intended to be a synergy between the proposed resort and the hamlet, where retail uses in the hamlet would experience positive effects due to the existence of the proposed resort use.