

**NUMBER OF COAH UNITS
TO BE PROVIDED IN BUILDINGS PER
CLOVERDALE EAST AND
HIGHGROVE APPLICATION PB 1-19-1.**

**EXISTING MULTIFAMILY HOUSING
BUILDING NOT INCLUDED IN LAM
DEVELOPMENT GROUP PROPERTIES**

**EXISTING ZERO LOT LINE DWELLING
NOT INCLUDED IN LAM
DEVELOPMENT GROUP PROPERTIES**

**EXISTING GOLF VILLA NOT
INCLUDED IN LAM DEVELOPMENT
GROUP PROPERTIES**

SITE DATA - LANDS ACQUIRED BY LAM DEVELOPMENT GROUP

BLOCK	LOT(S)	SECTION	UNIT TYPE
16.27	1	THE ARDLEIGH	50 ATTACHED SINGLE FAMILY (TOWNHOUSE)
16.28	2	COVENTRY LANE, WOODCOTT DRIVE & TARRINGTON ROAD	ROAD LOT
16.29	1	FERNDOWN	108 MULTI STORY COMMON ENTRANCE (CONDO'S)
16.30	1 & 1.09-1.16	CLOVERDALE WEST	32 ZERO LOT LINE DWELLINGS
16.32	1 & 2	CLOVERDALE EAST DEVON COURT (LOT 2)	36 SINGLE FAMILY UNITS ROAD LOT
16.33	1	HIGHGROVE	14 SINGLE FAMILY UNITS
16.34	1.05-1.12	CLOVERDALE WEST	8 ZERO LOT LINE DWELLINGS
16.36	1	FERNDOWN	54 MULTI STORY COMMON ENTRANCE (CONDO'S)
16.37	1.17-1.22	PEMBRIDGE	6 ATTACHED SINGLE FAMILY

TOTAL = 308 UNITS

ALL LOTS PER "BOUNDARY SURVEY PLAN" BLOCK 16.27, LOT 1, BLOCK 16.28, LOT 2, BLOCK 16.29, LOT 1, BLOCK 16.30, LOTS 1 & 1.09, BLOCK 16.32, LOTS 1 & 2, BLOCK 16.33, LOT 1, BLOCK 16.34, LOTS 1.05-1.12, BLOCK 16.36, LOT 1, BLOCK 16.37, LOTS 1.17-1.22, TOWNSHIP OF HARDYSTON, SUSSEX COUNTY, NEW JERSEY DATED 6/19/18 AND LAST REVISED 8/6/18, PREPARED BY DYKSTRA WALKER DESIGN GROUP.

CRYSTAL SPRINGS - RESIDENTIAL BUILDINGS BY UNIT TYPE

	SF	Z	G-V	A-SF	M-L	MS-CE	TOTAL
TOTAL APPROVED FOR CRYSTAL SPRINGS I	1	265	0	227	298	0	791
TOTAL APPROVED FOR CRYSTAL SPRINGS II*	90	36	1	149	0	180	456
TOTAL PROJECTED FOR VILLAGE CENTER	0	0	0	84	193	779	1056
GRAND TOTAL CS I, CS II & VILLAGE CENTER	91	301	1	460	491	959	2303

ORDINANCE NO. 2019-01 ADOPTED FEBRUARY 27, 2019 MODIFIED REQUIREMENTS FOR SINGLE FAMILY HOME LOTS.
*INCLUDES LAM DEVELOPMENT GROUP UNITS
LAM DEVELOPMENT UNITS INCLUDED IN APPROVED CRYSTAL SPRINGS II 87 1 0 56 0 162 306
TOTAL NUMBER OF UNITS FOR CS, CSI AND VILLAGE CENTER NOT TO EXCEED 2,738.

- LEGEND :**
- SF SINGLE FAMILY HOMES
 - Z ZERO LOT LINE/PATIO HOMES
 - G-V GOLF VILLA
 - A-SF ATTACHED SINGLE FAMILY HOMES
 - M-L MULTI-LEVEL HOUSING
 - MS-CE MULTI-STORY COMMON ENTRANCE

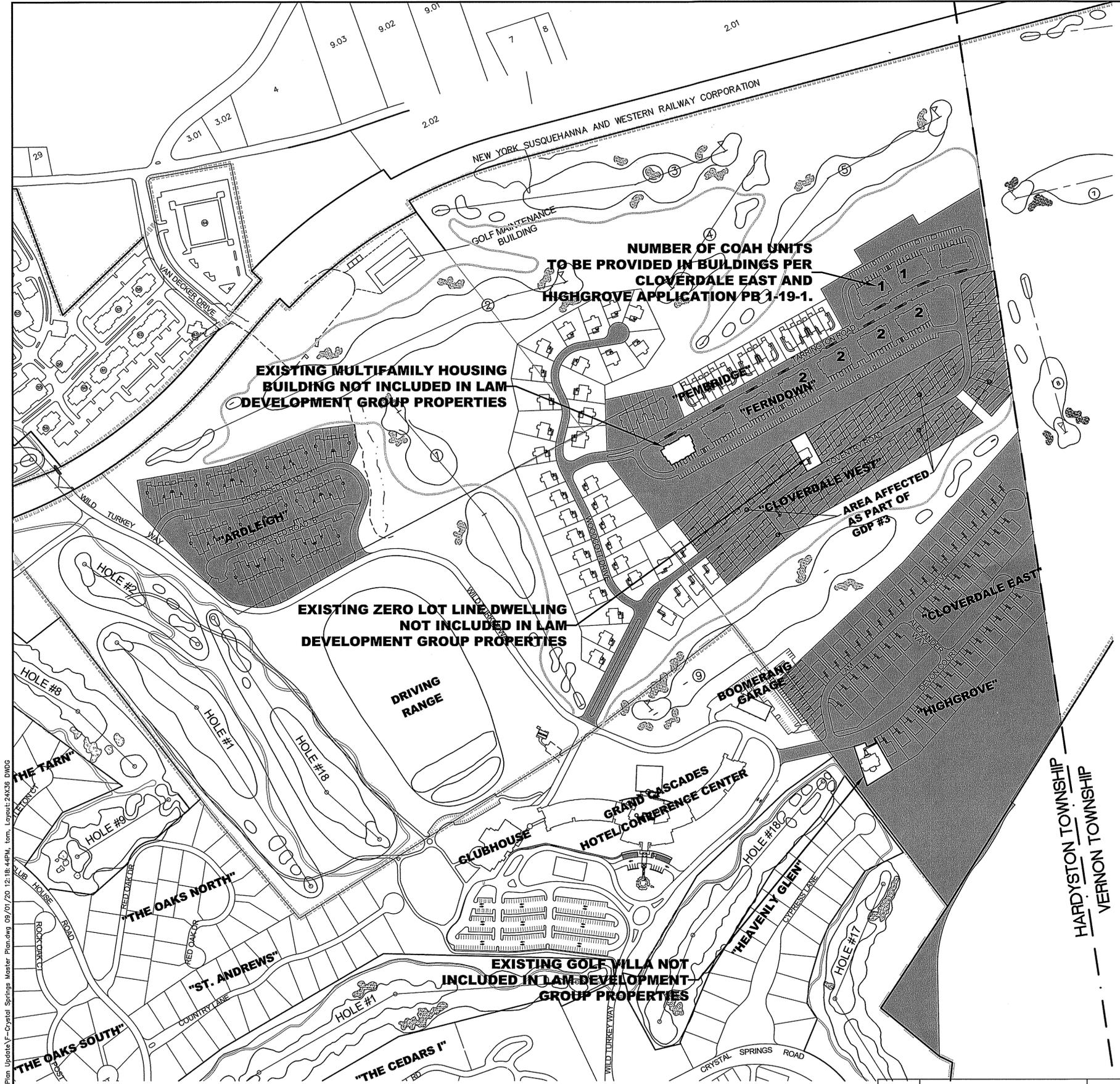
UPDATED HISTORY FOR THE SHOTMEYER PROPERTY

- THE PROPERTY IN QUESTION HAS BEEN THE SUBJECT OF PRIOR APPLICATIONS TO THE HARDYSTON TOWNSHIP PLANNING BOARD.
- CRYSTAL SPRINGS BUILDERS**
 - APPLICATIONS PB-9-04-3 AND PB-9-04-4 MEMORIALIZED APRIL 28, 2005 APPROVED THE PRELIMINARY AND FINAL MAJOR SUBDIVISION AND PRELIMINARY AND FINAL SITE PLAN FOR BLOCK 16 LOTS 1, 1.02, 6.01 AND 6.02.
 - APPLICATION PB-11-05-5 MEMORIALIZED JANUARY 26, 2006 APPROVED THE PRELIMINARY AND FINAL MAJOR SUBDIVISION FOR BLOCK 16 LOTS 1.02, 6.01 AND 6.02.
 - APPLICATIONS PB-9-06-1 AND PB-9-06-2 MEMORIALIZED NOVEMBER 13, 2006 APPROVED THE AMENDED PRELIMINARY AND FINAL MAJOR SUBDIVISION AND AMENDED PRELIMINARY AND FINAL SITE PLAN FOR BLOCK 16 LOTS 1, 1.02, 6.01 AND 6.02.
 - APPLICATIONS PB-9-06-1 AND PB-9-06-2 MEMORIALIZED JULY 24, 2008 APPROVED THE AMENDED PRELIMINARY AND FINAL MAJOR SUBDIVISION AND AMENDED PRELIMINARY AND FINAL SITE PLAN FOR BLOCK 16 LOTS 1, 1.02, 6.01 AND 6.02. REVISED AND REMEMORIALIZED OF THE PRIOR APPROVAL.
 - APPLICATIONS PB-9-06-1A AND PB-9-06-2A MEMORIALIZED OCTOBER 28, 2010 THE EXTENSION OF THE APPROVED AMENDED PRELIMINARY AND FINAL MAJOR SUBDIVISION AND AMENDED PRELIMINARY AND FINAL SITE PLAN FOR BLOCK 16 LOTS 1, 1.02, 6.01 AND 6.02.
 - APPLICATION PB-11-01 MEMORIALIZED NOVEMBER 17, 2011 APPROVED THE AMENDED CONSTRUCTION PLAN, AMENDED PRELIMINARY AND FINAL SITE PLAN, AMENDED MASTER PLAN AND "C" VARIANCES AND WAIVER OF APPLICATION OF SHOTLAND BAUER LLC RELATING TO THE FERNDOWN AT CRYSTAL SPRINGS, BLOCK 16 LOTS 1, 1.02, 6.01, 6.02, BLOCK 16.29 LOT 1 AND LOCATED IN THE CR ZONE.
 - APPLICATION PB 8-14-1 MEMORIALIZED AND APPROVED SEPTEMBER 25, 2014 AMENDED PRELIMINARY AND FINAL SUBDIVISION AND SITE PLAN FOR BUILDING 4 OF THE PEMBRIDGE AT CRYSTAL SPRINGS SHOTMEYER TRACT B; BLOCK 16.37 LOT 1.17.
- LAM DEVELOPMENT GROUP**
 - APPLICATION PB 1-19-1 MEMORIALIZED AND APPROVED AUGUST 2019 AMENDED PRELIMINARY AND FINAL SUBDIVISION, AMENDED PRELIMINARY AND FINAL SITE PLAN, BLOCK 16.31 LOT 1, BLOCK 16.32, LOTS 1 & 2, BLOCK 16.33, LOT 1 CLOVERDALE EAST AND HIGHGROVE SECTIONS ZERO LOT LINE AND GOLF VILLAS REPLACED WITH SINGLE FAMILY DWELLINGS PER ORDINANCE 2019-01.
 - PENDING APPLICATION FOR EXPANSION OF THE BOOMERANG PARKING GARAGE, LOTS 1.17 AND 1.18 OF BLOCK 16.32 TO BE ANNEXED TO BLOCK 16 LOT 1.09. THESE SINGLE FAMILY LOTS ARE PART OF THE CLOVERDALE EAST SECTION REDUCING THE NUMBER OF SINGLE FAMILY LOTS IN THIS SECTION FROM 50 TO 48.
 - REVISE CLOVERDALE WEST LOTS FROM ZERO LOT LINE TO SINGLE FAMILY LOTS. NO CHANGE IN TOTAL NUMBER OF LOTS OR LOT CONFIGURATION. 39 LOTS AFFECTED BLOCK 16.30 LOTS 1.09 THRU 1.16 AND 1.18 THRU 1.27, BLOCK 16.34 LOTS 1.05 THRU 1.08 AND 1.09 THRU 1.20 AND BLOCK 16.35 LOTS 1.01 THRU 1.06.

NOTES AND REFERENCES

- PREVIOUS MASTER PLAN UPDATES WERE PREPARED BY LEHMAN AND GETZ INCLUDING CHANGING THE FERNDOWN FROM NINE BUILDING TO TEN BUILDINGS. THE LAST PLAN REVISION BY LEHMAN AND GETZ WAS DATED DECEMBER 8 2011.
- THE GRAND CASCADES HOTEL, BOOMERANG PARKING GARAGE, CRYSTAL SPRINGS CLUBHOUSE AND SALES CENTER ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- THE TOTAL NUMBER OF RESIDENTIAL UNITS FOR CRYSTAL SPRINGS I AND CRYSTAL SPRINGS II INCLUDING THE VILLAGE CENTER IS NOT TO EXCEED 2,738.
- SHOTMEYER SECTION INCLUDES:
 - THE ARDLEIGH ATTACHED SINGLE FAMILY HOMES (TOWNHOUSES)
 - THE HIGHGROVE GOLF VILLAS AND SINGLE FAMILY HOMES
 - THE FERNDOWN MULTI-STORY COMMON ENTRANCE (CONDOMINIUMS)
 - CLOVERDALE EAST SINGLE FAMILY HOMES
 - CLOVERDALE WEST ZERO LOT LINE/PATIO HOMES AND SINGLE FAMILY HOMES
- THIS MASTER PLAN WAS PREPARED SUBJECT TO THE LAM DEVELOPMENT GROUP ACQUIRING PROPERTIES WITHIN THE SHOTMEYER SECTION OF THE CRYSTAL SPRINGS DEVELOPMENT.
- REFERENCE "CRYSTAL SPRINGS II MASTER PLAN" NOW KNOWN AS GENERAL DEVELOPMENT PLAN UPDATE #6 DATED 10/9/14 LAST REVISED 11/15/19.

PROPERTIES OBTAINED BY LAM DEVELOPMENT GROUP



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DATE	REVISION
8/26/20	GDP #3 FOR CLOVERDALE WEST ZERO LOT LINE TO SINGLE FAMILY LOTS
8/26/20	GDP #2 FOR BOOMERANG PARKING EXPANSION
12/11/19	PER ENGINEER'S COMMENTS
12/4/19	PER ENGINEER'S COMMENTS

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LAYOUT PLAN

**GENERAL DEVELOPMENT PLAN #3
LAM DEVELOPMENT GROUP**
OR
THE SHOTMEYER SECTION
TOWNSHIP OF HARDYSTON
SUSSEX COUNTY NEW JERSEY

SCALE: 1" = 200'
JOB NO.: 03170
DRAWN BY: TJR
CHECKED BY: TFG
DATE: 11/15/19
SHEET NO. 1 of 1

