



TON AREA
213 AC.
-0008.4

PERFORMANCE CALCULATIONS:
LOT YIELD CALCULATIONS:
GROSS SITE AREA
LESS AREA - DEDICATION WITHIN EXISTING R.O.V.
LESS AREA - ACCESS EASEMENT TO LOT 8, 05, BLOCK 11
BASE SITE AREA

PERFORMANCE CALCULATIONS:

| AREA | FACTOR | DEDUCT AREA |
|--------------|--------|-------------|
| WETLANDS | 0.77 | 0.77 |
| SLOPE 5-15% | 1.00 | 4.61 |
| SLOPE 15-30% | 0.90 | 14.26 |
| SHORELINE | 0.80 | 0.18 |
| WODLANDS(1) | 0.25 | 0.00 |
| SLOPE 10-15% | 0.70 | 13.61 |
| | 0.90 | 35.43 |

BASE SITE AREA - RESOURCE RESTRICTIONS
MIN. ACTIVE REC. = 0.084AREA
NET BUILDABLE SITE AREA
MAX. NUMBER BUILDING LOTS = 1.1 X 42.28 = 46.51 LOTS

RESTRICTIONS, WITH GREATER REDUCTION POTENTIAL.
WOODLANDS AREAS CONSIDERED TO BE COVERED BY STEEP SLOPES
RESTRICTIONS, WITH GREATER REDUCTION POTENTIAL.

ZONING REQUIREMENTS:

| REQUIRED | PROVIDED |
|-----------|------------------|
| 27,500 SF | 27,500 SF |
| 125 FT | 125 FT |
| 60 FT | 25 FT (VARIANCE) |
| 50 FT | 50 FT |
| 25 FT | 25 FT |
| 50 FT | 50 FT |
| 18,000 SF | 18,000 SF |
| 110 FT | 110 FT |
| 25 FT | 25 FT |
| 40 FT | 15 FT |
| 12.5 FT | 12.5 FT |

WETLANDS

| CURVE | RADIUS | LENGTH |
|-------|--------|---------|
| WC10 | 25.00' | 4.318' |
| WC11 | 30.00' | 11.882' |
| WC12 | 30.00' | 8.733' |
| WC13 | 25.00' | 40.934' |
| WC14 | 25.00' | 18.339' |
| WC15 | 25.00' | 18.307' |
| WC16 | 25.00' | 28.723' |
| WC17 | 30.00' | 4.867' |

ALBERT DRIVE (50' ROW) (297,469 S.F. OR 6.83 ACRES)
MATCHLINE - SEE SHEET RP50.03
MATCHLINE - SEE SHEET RP50.03
BLOCK 11.01

CONSERVATION DEED RESTRICTION EASEMENT
25' WIDE DRAINAGE EASEMENT 12,487 S.F.
25' SETBACK (TRP)
15' SETBACK (TRP)
25' SETBACK (TRP) 295.54 (NR)