



REDUCED WETLAND TRANSITION AREA
 AREA=9,271 S.F. OR 0.213 AC.
 NADP FILE NO. 1023-91-0008.4

PERFORMANCE CALCULATIONS:

LOT YIELD CALCULATIONS:
 GROSS SITE AREA
 LESS AREA - DEDICATION WITHIN EXISTING R. D. V. I.
 LESS AREA - ACCESS EASEMENT TO LOT 8, 06, BLOCK 11
 BASE SITE AREA
 CALCULATION FOR RESOURCE REDUCTION

CATEGORY	AREA	FACTOR	DEDUCT AREA
WETLANDS	0.77	1.00	0.77
SLOPE > 20%	5.12	0.90	4.61
SLOPE 15-20%	17.83	0.80	14.26
SHORELINE	0.25	0.70	0.18
WOODLANDS (1)	0.00	0.70/0.90	0.00
SLOPE 10-15%	24.01	0.65	15.61
			35.73

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

BASE SITE AREA - RESOURCE RESTRICTIONS: 45.96 ACRES
 MIN. ACTIVE REC. = 0.09 ACRES 42.88 ACRES
 NET BUILDABLE SITE AREA: 46 LOTS

MAX. NUMBER BUILDING LOTS = 1.1 x 42.88 = 46 LOTS

ZONING REQUIREMENTS:

REQUIREMENT	REQUIRED
SINGLE FAMILY MIN. LOT AREA	27,500 SF
SINGLE FAMILY MIN. FRONT YARD	125 FT
SINGLE FAMILY MIN. FRONT YARD	25 FT
SINGLE FAMILY MIN. REAR YARD	50 FT
SINGLE FAMILY MIN. SIDE YARD	25 FT
SINGLE FAMILY MIN. DIST. BET. BLDGS.	50 FT
VILLAGE HOUSE MIN. LOT AREA	18,000 SF
VILLAGE HOUSE MIN. FRONT YARD	110 FT
VILLAGE HOUSE MIN. REAR YARD	25 FT
VILLAGE HOUSE MIN. SIDE YARD	40 FT
VILLAGE HOUSE MIN. DIST. BET. BLDGS.	12.5 FT
	50 FT

VARIABLE WIDTH SIGHT LINE EASEMENT-25' MAX
 3,374 S.F.

BLOCK 11

SEE SHEET RP50.03

ALBERT DRIVE (50' R.O.W.) (297,469 S.F. OR 6.83 ACRES)

MATCHLINE - SEE SHEET RP50.03