



TON AREA
213 AC.
-00084

29,226 S.F.
0.67 ACRES

29,386 S.F.
0.67 ACRES

31,189 S.F.
0.72 ACRES

34,126 S.F.
0.78 ACRES

37,684 S.F.
0.87 ACRES

18,936 S.F.

PERFORMANCE CALCULATIONS:

LOT YIELD CALCULATIONS:

GROSS SITE AREA
LESS AREA - DEDICATION WITHIN EXISTING R.O.W.
LESS AREA - EGRESS EASEMENT TO LOT 8, 06, BLOCK 11
BASE SITE AREA

288.64 ACRES
-0.91 ACRES
-0.34 ACRES
87.39 ACRES

287.73 ACRES

287.73 ACRES

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

VARIABLE WIDTH SIGHT LINE EASEMENT - 28' MAX
3,374 S.F.

ZONING REQUIREMENTS:

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

CURVE	RADIUS	LENGTH	WETLANDS
WC10	25.00'	43.18'	
WC11	30.00'	11.88'	
WC12	30.00'	11.88'	
WC13	25.00'	8.17'	
WC14	25.00'	60.54'	
WC15	25.00'	16.30'	
WC16	25.00'	28.73'	
WC17	30.00'	4.85'	

OCK 11