



PERFORMANCE CALCULATIONS:

LOT YIELD CALCULATIONS:

NET YIELD: 1.00

LESS AREA - DEDICATION WITHIN EXISTING R.O.W.: 82.64 ACRES

LESS AREA - ACCESS EASEMENT TO LOT 8, 06, BLOCK 11: -0.91 ACRES

BASE SITE AREA: 81.39 ACRES

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%	17.93	0.90	16.14
SHORELINE	0.25	0.70	0.18
WETLANDS (1)	0.00	0.70	0.00
SLOPE 10-15%	24.01	0.65	15.61
			35.73

ZONING REQUIREMENTS:

	REQUIRED	PROVIDED
SINGLE FAMILY MIN. LOT AREA	27,500 SF	27,500 SF
SINGLE FAMILY MIN. FRONT YARD	125 FT	125 FT
SINGLE FAMILY MIN. REAR YARD	50 FT	25 FT (VARIANCES)
SINGLE FAMILY MIN. SIDE YARD	50 FT	25 FT
SINGLE FAMILY MIN. DIST. BET. BLDGS.	50 FT	50 FT
VILLAGE HOUSE MIN. LOT AREA	18,000 SF	18,000 SF
VILLAGE HOUSE MIN. FRONT YARD	125 FT	110 FT
VILLAGE HOUSE MIN. REAR YARD	40 FT	25 FT
VILLAGE HOUSE MIN. SIDE YARD	12.5 FT	15 FT
VILLAGE HOUSE MIN. DIST. BET. BLDGS.	12.5 FT	15 FT

WETLANDS

CURVE	RADIUS	LENGTH
WC10	25.00'	14.18'
WC11	30.00'	11.85'
WC12	30.00'	8.73'
WC13	75.00'	80.54'
WC14	25.00'	18.30'
WC15	25.00'	18.30'
WC16	25.00'	28.73'
WC17	30.00'	4.98'