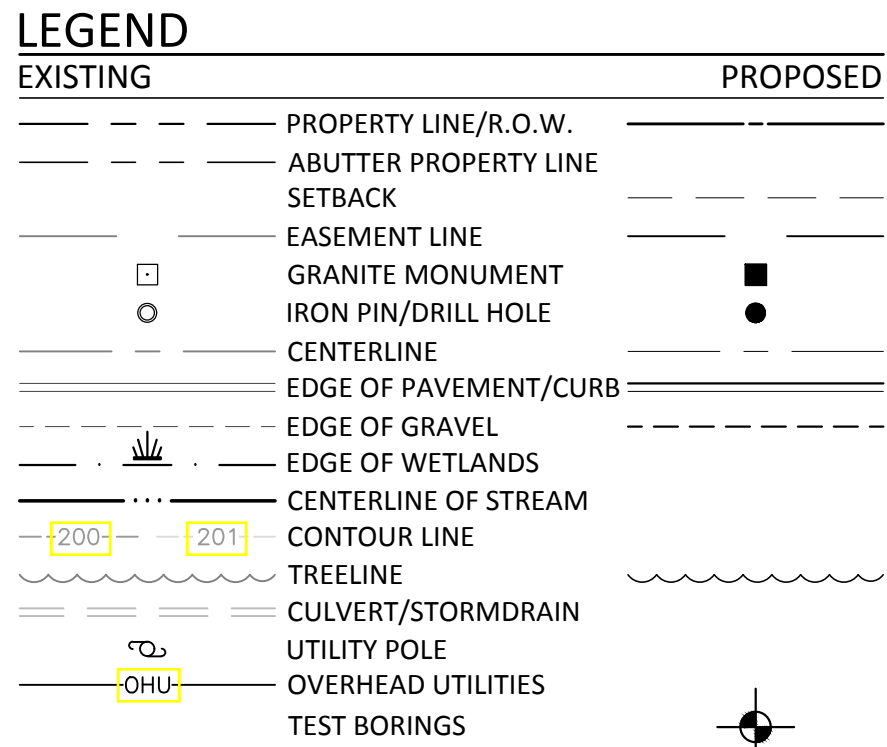


PROPOSED CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	21.86'	100.00'	21.81'	S49°31'24"E
C2	16.39'	75.00'	16.36'	N49°31'24"W
C3	27.32'	125.00'	27.27'	N49°31'24"W
C4	43.26'	100.00'	42.93'	S56°55'34"E
C5	32.45'	75.00'	32.19'	S56°55'34"E
C6	54.08'	125.00'	53.66'	S56°55'34"E
C7	42.90'	125.00'	42.69'	S64°21'36"E
C8	11.17'	125.00'	11.17'	S54°45'33"E



TOTAL PARCEL AREA:	ACRES	SQ. FEET
NET RESIDENTIAL AREA:	10.29	448,601
	7.59	330,629
MINIMUM REQUIRED OPEN SPACE (50% GROSS):	5.15	224,301
TOTAL OPEN SPACE AREA PROVIDED:	5.22	226,534
MINIMUM REQUIRED NET AREA IN OPEN SPACE:	3.79	165,315
NET AREA PROVIDED IN OPEN SPACE:	3.89	169,285

TOTAL NET AREA:	330,629 S.F.
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
NET AREA WITH 20% DENSITY BONUS:	396,754 SF
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	6.6
NUMBER OF LOTS PROPOSED:	6

1. 911.A.3.A.1 - STREET LINE MONUMENTATION, PERFORMANCE STANDARD
2. 911.K.3.F - CLUSTER SUBDIVISION PUBLIC STREET STANDARD, PERFORMANCE STANDARD
3. 911.J.6 - STORMWATER FLOODING STANDARD, PERFORMANCE STANDARD

CHAIRPERSON	DATE

16024 JOB NUMBER:
1" = 50' SCALE:
10-3-2016 DATE:
SHEET 3 OF 6
SB-1