

LOT 4 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	23,101
MAXIMUM LOT COVERAGE (SF)	25% (4,389)	18%
HOUSE WITH PORCHES		2,568
DRIVEWAYS		1,529
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	39.9
SIDE	15/25	15.1/15.4
REAR	35	112.3
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	52
@FRONT BRL (35')	65	65
@ MIDPOINT	90	91
LOT SHAPE FACTOR (MAX.)	25	25.0
PERIMETER (FT)	760.0	760.0

LOT 5 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	16,076
MAXIMUM LOT COVERAGE (SF)	25% (4,389)	19%
HOUSE WITH PORCHES		2,387
DRIVEWAYS		661
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	35.3
SIDE	15/15	15.5/16
REAR	35	46.6
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	51
@FRONT BRL (35')	65	65
@ MIDPOINT	90	100.8
LOT SHAPE FACTOR (MAX.)	25	22.4
PERIMETER (FT)	634.0	600

LOT 6 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	16,009
MAXIMUM LOT COVERAGE (SF)	25% (4,389)	23%
HOUSE WITH PORCHES		3,020
DRIVEWAYS		723
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	36.3
SIDE	15/25	15.2/25.3
REAR	35	35.7
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	73.9
@FRONT BRL (35')	65	101.2
@ MIDPOINT	90	119.9
LOT SHAPE FACTOR (MAX.)	25	18.7
PERIMETER (FT)	632.6	547

LOT 1 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	16,008
MAXIMUM LOT COVERAGE (SF)	25% (4,389)	23%
HOUSE WITH PORCHES		3,085
DRIVEWAYS		652
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	35.3
SIDE	15/25	15.2/25.2
REAR	35	36.1
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	72.9
@FRONT BRL (35')	65	92.2
@ MIDPOINT	90	118
LOT SHAPE FACTOR (MAX.)	25	19.9
PERIMETER (FT)	632.6	564.0

LOT 2 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	16,017
MAXIMUM LOT COVERAGE (SF)	25% (4,389)	23%
HOUSE WITH PORCHES		2,925
DRIVEWAYS		680
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	35.7
SIDE	15/15	15.2/16.1
REAR	35	35.4
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	51.2
@FRONT BRL (35')	65	65.7
@ MIDPOINT	90	90.1
LOT SHAPE FACTOR (MAX.)	25	18.8
PERIMETER (FT)	632.8	548.1

OVER ALL SITE AREA TABULATION	
	(SF)
TOTAL GROSS SITE AREA	117,042
AREA OF DEDICATION	13,759
AREA OF LOT COMBINED 6 LOTS	103,283

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	S56°10'01"E
C2	273.82'	167.86'	35°07'30"	86.66'	165.25'	S28°43'46"E
C3	273.82'	18.61'	3°53'40"	9.31'	18.61'	S13°06'51"E
C4	273.82'	87.51'	18°18'38"	44.13'	87.14'	S24°13'00"E
C5	273.82'	61.74'	12°55'12"	31.00'	61.61'	S39°49'55"E

CURVE TABLE