

ZONING INFORMATION

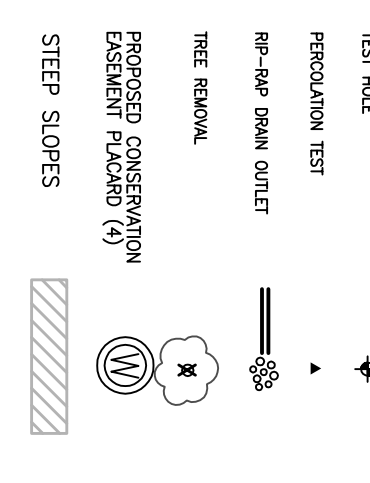
ITEM	REQUIRED/ALLOWED	PROPOSED
ZONE, RESIDENCE, RW	30'	30.5' +/-
FRONT SETBACK	30'	175' +/-
REAR	25'	MIN. 28.5' +/-
SIDE	25'	MIN. 28.5' +/-
ADJACENT SIDE	NONE	MIN. ---
MIN. SQUARE	150'	MIN. 150'
LOT AREA	43,580 S.F.	MIN. 56,336 S.F.
LOT AREA MINUS ACCESSWAY		51,534 S.F.
# STRIPES	3	MAX. 2 1/2
COVERAGE - TOTAL	25%	MAX. 10.2%
WETLAND SETBACK	25'	MIN.

COVERAGE CHART:
 GROSS LOT AREA - 56,336 S.F.
 ACCESSWAY - 4,805 S.F.
 WETLANDS - 8,928 S.F.
 STEEP SLOPES - 3,002 S.F.
 TOT. WETLANDS & STEEP SLOPES - 11,930 S.F.
 REDUCTION (8x15,348) - 9,544 S.F.
 BASE LOT AREA - 41,987 S.F.
 PROP. BUILDING - 1,930 S.F.
 DECK - 200 S.F.
 PROP. DRIVEWAY - 1,872 S.F.
 TOT. COVERAGE - 4,002 S.F. (9.53%)

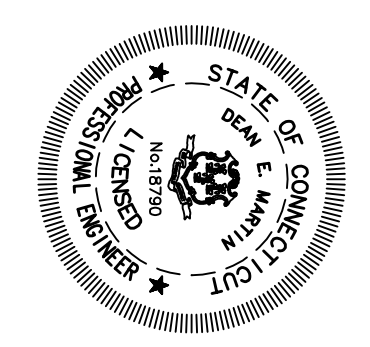
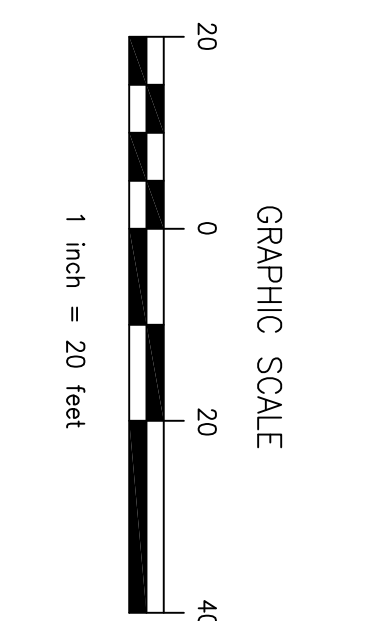
AVERAGE GRADE CALCULATION

POINT #	EXISTING	PROPOSED
1	31.1	43.5
2	37.5	41.8
3	37.9	41.8
4	36.8	39.0
5	24.0	30.0
6	21.0	29.0
7	23.0	30.3
8	21.0	30.6
9	22.2	32.0
10	28.0	35.0
AVE. GRADE = 28.0		35.4

FILL VOLUME ALLOWED - 1,944 C.Y.
 (LOT AREA x 50% ALLOWABLE COVERAGE x 10' / 27)
FILL VOLUME PROPOSED - 1,944 C.Y.



FF ELEV. - 43.75
BASEMENT FLOOR ELEV. - 32.75
ELEV. DIFF - 11.0'
JOISTS/FLOORING - 1.12'
BASEMENT CEILING HT. - 9.88'
50% BASEMENT HEIGHT - 4.94'
BASEMENT ELEV. - 32.75
50% HEADROOM ELEV. - 37.69'
BASEMENT PERIMETER - 177.3'
PERIMETER OF BASEMENT WITH GRADE BELOW ELEV. 37.69 = 131' (74%)



REVISED: 1-8-19- GRADING, COVERAGE
 REVISED: 6-26-18- FOOTPRINT GRADING, COVERAGE
 REVISED: 5-18-18- CELLAR CALCULATIONS, COVERAGE
 REVISED: 5-16-18- COVERAGE CHART, ZONING CHART, GRADING

RIVER ONE BUILDING CO., LLC
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SITE DEVELOPMENT PLAN

11A RIVER OAKS ROAD

18-5018
 Project
 1 OF 2
 Sheet
 4-27-18
 Date