

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
☒ Conventional Subdivision	☐ Compact Development	☐ Conservation Development	☐ Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): SCOPE-0092-2022			
Development name (subject to approval): Lot 3 Budleigh East			
Property Address(es): 2550 Oberlin Road			
Recorded Deed PIN(s): 1704-29-3852			
What is your project type?	☐ Single family ☒ Apartment	☒ Townhouse ☒ Non-residential	☐ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Beacon Street Budleigh LLC	Owner/Developer Name and Title: Scott Dixon
Address: PO Box 6474, Raleigh NC 27628	
Phone #: (919) 785-1445	Email: sdixon@beacon-street.com
APPLICANT INFORMATION	
Company: John A. Edwards & Company	Contact Name and Title: Johnny Edwards
	Address: 333 Wade Ave., Raleigh NC 27605
Phone #: (919) 828-4428	Email: johnny@jaeco.com

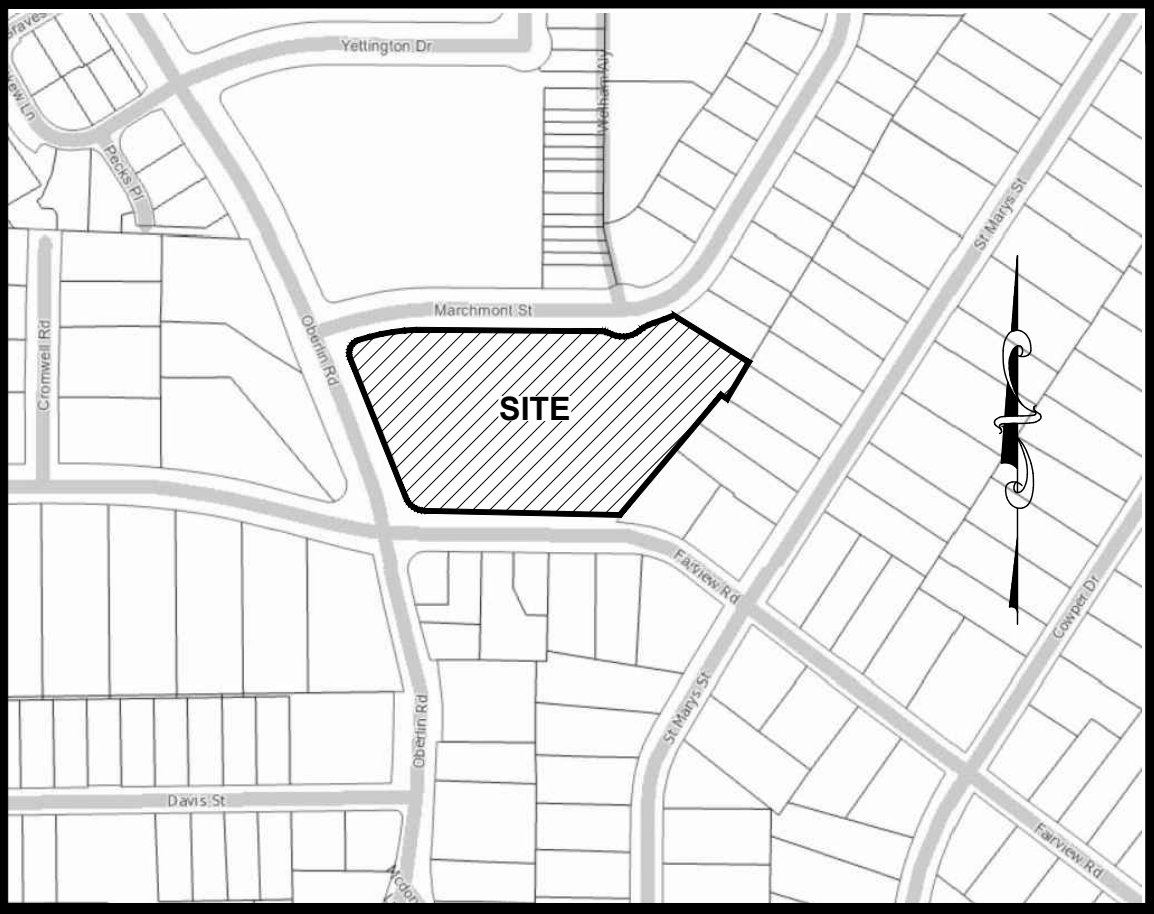
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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 2.91 Acres	
Zoning districts (if more than one, provide acreage of each): R-10 = 2.67 AC. NX-3-UL = 0.21 AC.	
Overlay district: N/A	Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: (Allocation from SUB-0054-2020) Acres: <u>1.26</u> Square Feet: _____	Proposed Impervious Surface: Acres: <u>2.21</u> Square Feet: <u>96,441</u>
Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No
Is this a flood hazard area? ☐ Yes ☒ No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached 9
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): R-10 (LOTS 1-9) 8 DU / 1.04 AC. = 7.7 DU / AC.	
Total # of open space and/or common area lots: 1 (LOT 9 = 0.49 AC.)	
Total # of requested lots: 12	

SIGNATURE BLOCK	
I hereby designate <u>John Edwards & Company</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.	
Signature: <u>Scott Dixon</u>	Date: <u>9/12/22</u>
Printed Name: <u>Scott Dixon</u>	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to SiteReview@raleighnc.gov.



VICINITY MAP
(NOT TO SCALE)

LOT 3 BUDLEIGH EAST

PRELIMINARY SUBDIVISION

SUB-XXXX-2022

RALEIGH, NORTH CAROLINA

SEPTEMBER, 2022

SITE DATA TABLE

ZONING: R-10 CUD FWOD = 2.67 AC. (116,460 S.F.)
NX-3-UL = 0.21 AC. (9,348 S.F.)

GROSS ACREAGE: 2.91 AC. (126,592 S.F.)

AREA IN OBERLIN ROAD R/W DEDICATION: 654 S.F. (0.015 AC.)
AREA IN FAIRVIEW ROAD R/W DEDICATION: 130 S.F. (0.003 AC.)

NET ACREAGE: 2.89 AC. (125,807 S.F.)
(AFTER OBERLIN ROAD & FAIRVIEW ROAD R/W DEDICATIONS)

LOTS 1-9 (PROPOSED TOWNHOMES & COMMON AREA)

GROSS ACREAGE: 45,371 S.F. (1.04 AC.)

DENSITY: 8 DU / 1.04 AC. = 7.7 DU / AC.

PROPOSED IMPERVIOUS AREA: 0.74 AC.

REQUIRED AMENITY AREA: 4,537 S.F. (0.10 AC.) = (10%)
PROVIDED AMENITY AREA: 4,791 S.F. (0.11 AC.) = (10.6%)

LOT 10 (FUTURE CONDOMINIUM / APARTMENTS)

GROSS ACREAGE: 38,133 S.F. (0.88 AC.)

FUTURE ALLOCATED IMPERVIOUS AREA: 0.73 AC.

REQUIRED AMENITY AREA: 3,813 S.F. (0.10 AC.) = (10%)
PROVIDED AMENITY AREA: (TO BE DETERMINED AT FUTURE SITE PLAN)

LOT 11 (FUTURE MIXED USE / CONDOMINIUM / APARTMENTS)

GROSS ACREAGE: 24,385 S.F. (0.56 AC.)

FUTURE ALLOCATED IMPERVIOUS AREA: 0.43 AC.

REQUIRED AMENITY AREA: 2,439 S.F. (0.10 AC.) = (10%)
PROVIDED AMENITY AREA: (TO BE DETERMINED AT FUTURE SITE PLAN)

LOT 12 (FUTURE CONDOMINIUM / APARTMENTS)

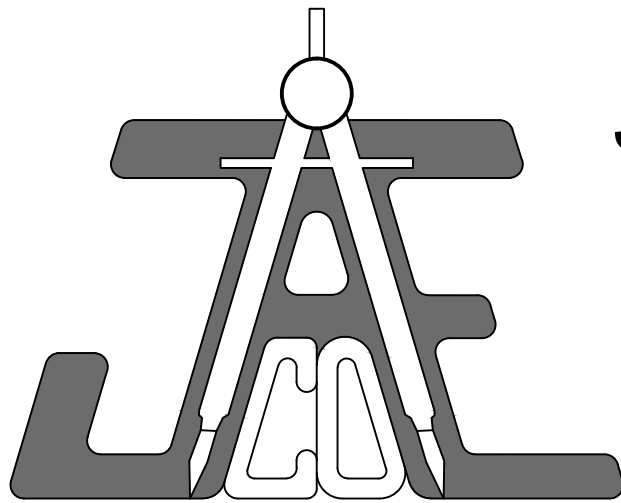
GROSS ACREAGE: 17,916 S.F. (0.41 AC.)

FUTURE ALLOCATED IMPERVIOUS AREA: 0.31 AC.

REQUIRED AMENITY AREA: 1,792 S.F. (0.10 AC.) = (10%)
PROVIDED AMENITY AREA: (TO BE DETERMINED AT FUTURE SITE PLAN)

AMENITY AREA CALCULATION	
LOTS 1 - 9	
GROSS ACREAGE:	45,371 S.F. - 1.04 AC.
REQUIRED AMENITY AREA:	0.10 AC. (10%)
PROVIDED AMENITY AREA:	0.11 AC. (10.6%)

SOLID WASTE SERVICES	
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.	
PRIVATE SERVICE TO BE PROVIDED.	



OWNER/DEVELOPER:

BEACON STREET BUDLEIGH LLC

PO Box 6474
Raleigh, N.C. 27628
919-785-1445
sdixon@beacon-street.com

CIVIL ENGINEER:

JAECO

JOHN A. EDWARDS & COMPANY

Consulting Engineers

NC License F-0289

333 Wade Ave., Raleigh, NC 27605

Phone: (919) 828-4428

Fax: (919) 828-4711

E-mail: info@jaeco.com

SITE DATA

OWNER: BEACON STREET BUDLEIGH LLC
PO BOX 6474
RALEIGH, NC 27628-6474

ADDRESS: 2550 OBERLIN ROAD
RALEIGH, NC 27608

PIN# 1704-29-3852

AREA: 126,592 S.F. (2.9061 AC.)

ZONING: R-10 & NX-3-UL

CURRENT USE: VACANT

REFERENCES: DB 18959, PG 2149
BM 2022, PG 386
WAKE COUNTY REGISTRY

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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STORMWATER INFORMATION					
Existing Impervious Surface: (Allocation from SUB-0054-2020)		Proposed Impervious Surface:			
Acre: 1.26	Square Feet:	Acre: 2.31	Square Feet: 96,441		
Neuse River Buffer ☐ Yes ☒ No		Wetlands ☐ Yes ☒ No			
Is this a flood hazard area? ☐ Yes ☒ No					
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Signature: <u>Scott Dixon</u>		Date: <u>9/12/22</u>			
Printed Name: <u>Scott Dixon</u>					
Signature:		Date:			
Printed Name:					

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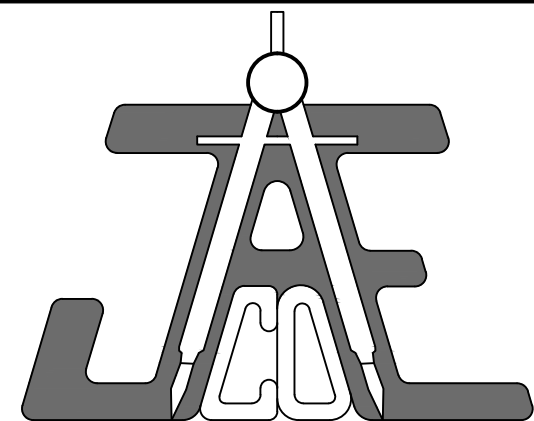
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CE-3	SUBDIVISION PLAN WITH BUILDINGS
CE-3	UTILITY PLAN
CE-4	GRADING / STORMWATER MANAGEMENT PLAN
CE-5	FIRE DEPARTMENT PLAN



JAECO
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

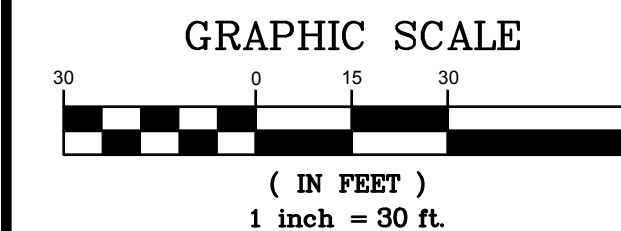
www.jaeco.com



LOT 3 BUDLEIGH EAST

BEACON STREET
BUDLEIGH LLC

LEGEND			
AC	ACREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV	INVERT
BO	BLOWOFF	IPS	IRON PIPE SET
BW	BOTTOM OF WALL	JB	JUNCTION BOX
CB	CURB AND GUTTER	MH	MANHOLE
CB	CATCH BASIN	MIN	MINIMUM
CMP	CORRUGATED METAL	NF	NOW OR FORMERLY
CO	SEWER CLEANOUT	PG	PAGE
CWC	CONCRETE	RCP	REINFORCED CONC. PIPE
DB	DEED BOOK	RPD	REDUCED PRESSURE
DCA	DOUBLE CHECK VALVE	RPZ	REDUCED PRESSURE ZONE
DL	DUCTILE IRON	SF	SQUARE FEET
DI	DROP INLET	SP	RIGHT-OF-WAY
EIP	EXISTING IRON PIPE	SS	SEWER
ELEV	ELEVATION	SS	SANITARY SEWER
EOP	EDGE OF PAVEMENT	SW	SIDEWALK
ESMT	EASEMENT	TCA	TOP OF CURB
EX	EXISTING	TW	TREE CONSERVATION AREA
FDC	FIRE DEPARTMENT CONNECTION	TSP	TERRA COTTA PIPE
FES	FLARED END SECTION	TW	TRAFFIC SIGNAL
FFE	FINISHED FLOOR	TYP	TYPICAL
FI	FIRE HYDRANT	WL	WATER LINE
FL	FIRE LINE	WM	WATER METER
HB	HANDICAP BOTTOM	WS	WATER SERVICE
HC	HANDICAP	WW	WATER VALVE
HT	HANDICAP TOP	YI	YARD INLET
CONCRETE	CONCRETE	EX POWER POLE	EX POWER POLE
EX WATER VALVE	EX WATER VALVE	NEW WATER VALVE	NEW WATER VALVE
EX FIRE HYDRANT	EX FIRE HYDRANT	NEW FIRE HYDRANT	NEW FIRE HYDRANT
EX WATER METER	EX WATER METER	NEW WATER METER	NEW WATER METER
EX SEWER MANHOLE	EX SEWER MANHOLE	NEW SEWER MANHOLE	NEW SEWER MANHOLE
EX SEWER CLEANOUT	EX SEWER CLEANOUT	NEW SEWER CLEANOUT	NEW SEWER CLEANOUT
EX STORM CATCH BASIN	EX STORM CATCH BASIN	NEW STORM CATCH BASIN	NEW STORM CATCH BASIN
EX STORM DROP INLET	EX STORM DROP INLET	NEW STORM DROP INLET	NEW STORM DROP INLET
EX FLARED END SECTION	EX FLARED END SECTION	NEW FLARED END SECTION	NEW FLARED END SECTION
EX LIGHT POLE	EX LIGHT POLE	NEW FLARED END SECTION	NEW FLARED END SECTION
PROPERTY LINE	PROPERTY LINE	RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
LOT LINE	LOT LINE	EASEMENT LINE	EASEMENT LINE
EXISTING WATER LINE	EXISTING WATER LINE	EXISTING SANITARY SEWER	EXISTING SANITARY SEWER
EXISTING STORM DRAINAGE	EXISTING STORM DRAINAGE	NEW WATER LINE	NEW WATER LINE
NEW SANITARY SEWER	NEW SANITARY SEWER	NEW STORM DRAINAGE	NEW STORM DRAINAGE
EXISTING CONTOUR LINE	EXISTING CONTOUR LINE	NEW CONTOUR LINE	NEW CONTOUR LINE
BUILDING SETBACK LINE	BUILDING SETBACK LINE	EX OVERHEAD ELECTRIC	EX OVERHEAD ELECTRIC
CENTERLINE ROAD	CENTERLINE ROAD		



Drawing Title

SUBDIVISION PLAN

Revisions		
Number	Description	Date

Drawing Scale 1" = 30'

Drawn By BF

Checked By JAE, JR.

Date Issued 09/12/22

CE-2

of

NOTE:
PUBLIC IMPROVEMENTS ALONG FRONTAGES
ARE SHOWN BASED ON SPR-0197-2021 WHICH
WAS APPROVED ALONG WITH SUB-0054-2020

MARCHMONT STREET (EX 64' WIDTH PUBLIC R/W)

(NEIGHBORHOOD STREET)

NIF
OBERLIN FAIRVIEW INVESTORS LLC
PIN: 1705-20-3062
DB 12146, PG 1834
USE: APARTMENTS

NIF
OBERLIN FAIRVIEW INVESTORS LLC
PIN: 1705-20-6070
DB 12146, PG 1834
USE: VACANT

NIF
OBERLIN FAIRVIEW INVESTORS LLC
PIN: 1704-29-6935
DB 12146, PG 1834
USE: VACANT

NIF
WILLIAM & SUSANNE BARHAM
PIN: 1704-29-7973
DB 14177, PG 001
USE: SINGLE FAMILY

NIF
HAYNES & KATHERINE SHERRON
PIN: 1704-29-7848
DB 18337, PG 613
USE: SINGLE FAMILY

NIF
COLIN & EMILY PERRY
PIN: 1704-29-7813
DB 15821, PG 1507
USE: SINGLE FAMILY

NIF
CAROLYN ANNETTE MCLEAN
PIN: 1704-29-6788
DB 15219, PG 555
USE: SINGLE FAMILY

NIF
DIXON & BETH LEGRANDE
PIN: 1704-29-6753
DB 4873, PG 056
USE: SINGLE FAMILY

NIF
JAMES & SUSAN BROTHERS
PIN: 1704-29-5752
DB 4947, PG 055
USE: SINGLE FAMILY

FAIRVIEW ROAD (EX 64' WIDTH PUBLIC R/W)

(AVENUE 2-LANE UNDIVIDED - COR ST TYPOLOGY)

NIF
NC SOCIETY OF THE
(CINCINNATI)
PIN: 1704-29-3547
DB 12761, PG 236
USE: RESIDENCE

NIF
REBECCA FARMER
PIN: 1704-29-4504
DB 15899, PG 2316
USE: SINGLE FAMILY

NIF
MARCUS BEST
PIN: 1704-29-4504
DB 15899, PG 2316
USE: TWO FAMILY

NIF
OBERLIN VILLAGE LLC
PIN: 1704-29-1598
DB 11066, PG 2124
USE: COMMERCIAL

NIF
OBERLIN VILLAGE LLC
PIN: 1704-29-2546
DB 11066, PG 2124
USE: COMMERCIAL

NIF
OBERLIN VILLAGE LLC
PIN: 1704-29-3502
BM 2007, PG 2118
USE: COMMERCIAL

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.11'	S40° 00' 48"W
L2	6.60'	N84° 11' 27"W
L3	28.39'	N86° 31' 50"W
L4	2.40'	N88° 26' 40"W
L5	30.00'	N88° 26' 40"W
L6	7.68'	N88° 26' 40"W
L7	27.32'	N88° 57' 09"W
L8	12.64'	N88° 57' 09"W
L9	14.54'	N89° 28' 15"W
L10	28.95'	N89° 28' 15"W
L11	42.85'	N89° 18' 15"W
L12	43.71'	N89° 44' 41"W
L13	43.24'	N89° 17' 18"W
L14	61.87'	N19° 03' 22"W
L15	27.09'	N22° 23' 00"W
L16	34.80'	N22° 23' 00"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	54.06'	N22° 52' 01"W
L18	48.76'	N23° 17' 40"W
L19	23.96'	N76° 13' 57"E
L20	27.57'	S89° 33' 18"E
L21	10.08'	N57° 08' 57"W
L22	22.37'	S40° 00' 48"W
L23	35.00'	S89° 28' 15"E
L24	30.00'	S89° 28' 15"E
L25	10.49'	S89° 28' 15"E
L26	22.30'	S45° 14' 43"E
L27	24.80'	N73° 51' 31"E
L28	17.08'	S89° 28' 15"E
L29	31.08'	S76° 14' 27"E
L30	95.90'	N00° 30' 41"E
L31	95.37'	N00° 30' 41"E
L32	4.06'	S89° 28' 15"E

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L33	5.50'	N00° 31' 45"E
L34	25.00'	N00° 31' 45"E
L35	26.00'	N00° 31' 45"E
L36	71.09'	S89° 28' 15"E
L37	26.00'	S00° 31' 45"W
L38	25.00'	S00° 31' 45"W
L39	25.73'	S00° 31' 45"W
L40	21.06'	N45° 14' 43"W
L41	71.09'	S89° 28' 15"E
L42	71.09'	S89° 28' 15"E
L43	21.06'	N45° 14' 43"W
L44	71.09'	S89° 28' 15"E
L45	71.09'	S89° 28' 15"E
L46	26.00'	S00° 31' 45"E
L47	30.00'	N00° 31' 45"E
L48	30.00'	S00° 31' 45"W
L49	26.00'	S00° 31' 45"W
L50	71.09'	N89° 28' 15"W
L51	71.09'	S89° 28' 15"E

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	38.00'	31.00'	070°13'56"	35.66'	N54° 10' 20"W
C9	27.79'	16.00'	099°31'37"	24.43'	N26° 28' 08"E
C10	85.08'	343.00'	014°12'46"	84.87'	N83° 20' 19"E
C11	6.18'	11.00'	032°11'23"	6.10'	S73° 27' 36"E
C12	20.65'	40.00'	029°35'02"	20.42'	S72° 09' 26"E
C13	32.89'	40.00'	047°06'53"	31.97'	N69° 29' 37"E
C14	5.70'	11.00'	029°42'08"	5.64'	N60° 47' 14"E
C15	46.36'	180.00'	014°45'22"	46.23'	N68° 15' 37"E
C16	39.27'	25.00'	090°00'00"	35.36'	N45° 31' 45"E
C17	39.21'	25.00'	089°51'22"	35.31'	S44° 32' 34"E
C18	23.79'	48.50'	028°06'08"	23.55'	N76° 28' 41"E
C21	25.99'	48.50'	030°42'23"	25.68'	N27° 53' 35"E

PROPOSED BUILDING	PROPOSED CONCRETE	PROPOSED COBBLESTONE PAVERS	PROPOSED AMENITY AREA	PROPOSED R/W DEDICATION
-------------------	-------------------	-----------------------------	-----------------------	-------------------------

LOT AREA CHART

LOT NUMBER	AREA (SF)	AREA (AC)
1	3,330	0.0764
2	2,869	0.0659
3	5,950	0.1366
4	4,151	0.0953
5	1,777	0.0408
6	1,848	0.0424
7	1,848	0.0424
8	2,446	0.0562
9	21,152	0.4856
LOTS 1 - 9 TOTAL	45,371	1.0416
10	38,133	0.8754
11	24,385	0.5598
12	17,916	0.4113
LOTS 1 - 12 TOTAL	125,805	2.8881

PRE R/W DEDICATION SITE AREA

SITE AREA 126,592 S.F. - 2.91 AC.

AREA IN LOTS

LOTS 1-9 45,371 S.F. - 1.04 AC.
LOTS 10-12 80,434 S.F. - 1.85 AC.
TOTAL ALL LOTS 125,805 S.F. - 2.89 AC.

AREA IN R/W DEDICATION

RIGHT-OF-WAY DEDICATION 784 S.F. - 0.02 AC.

AMENITY AREA / OPEN SPACE

LOTS 1-9 REQUIRED 4,537 S.F. - 0.10 AC. (10%)
LOTS 1-9 PROVIDED 4,791 S.F. - 0.11 AC. (10.6%)

IMPERVIOUS AREA CALCULATION

EXISTING (ALLOCATION FROM SUB-0054-2020) - 1.26 AC.

PROPOSED LOTS 1-9 0.74 AC.

PROPOSED FUTURE LOT 10 0.73 AC.

PROPOSED FUTURE LOT 11 0.43 AC.

PROPOSED FUTURE LOT 12 0.31 AC.

PROPOSED TOTAL 2.21 AC.

