

* NO PORTION OF WETLANDS OR SLOPES GREATER THAN 25% CAN BE USED FOR MINIMUM LOT SIZE.

LOT CALCULATIONS

TAX #	EXISTING AREA	PROPOSED AREA	EXISTING FRONTAGE	PROPOSED FRONTAGE
1 / 18	112± AC	101± AC	847.76'	200.03'
1 / 19	524,590 SF / 12.04 AC	552,030 SF / 12.67 AC	782.21'	782.21'

LOT #	PROPOSED LOT AREA (Total Lot Area)	UNSUITABLE AREAS		NET AREA (Lot - Wet & Slopes)	SUITABLE AREAS*		FRONTAGE 200' Required
		WETLANDS	STEEP SLOPE		60% CALCULATION	ADDITIONAL	
1	120,230 SF / 2.76 Ac	780 SF	23,450 SF	96,000 SF	52,750 SF	43,250 SF	202.43'
2	157,820 SF / 3.62 Ac	960 SF	47,890 SF	108,970 SF	59,510 SF	49,460 SF	245.00'
3	145,100 SF / 3.33 AC	2,660 SF	51,530 SF	90,910 SF	86,180 SF	4,730 SF	200.03'

* 52,272 SF Contiguous Required

Test Pit Soils Analysis

Logged by Scott Bailey on 23 May 2023

Lot 1, Test Pit 1

ESHWT 40" Roots to: 40"

Depth of TP: 40"

Seepage: NA

Impervious: 40"

Refusal: Ledge

Log:

2" 10YR-3/3 Granular, V-F-Sandy Loam, Friable

13" 2.5Y-6/6 Massive, Loamy Sand, V-Friable

40" 2.5Y-8/6 Massive, F-Sandy Loam, Friable

Lot 2, Test Pit 2-2

ESHWT 38" Roots to: 38"

Depth of TP: 38"

Seepage: NA

Impervious: 45"

Refusal: Ledge

Log:

6" 10YR-3/3 Granular, F-Sandy Loam, Friable

14" 2.5Y-7/8 Massive, Loamy Sand, Friable

45" 2.5Y-9/3 Massive, Sandy Clay, Friable

— MONUMENT
TO BE SET