

Drainage Reports

Abbreviated Water & Sewer Need Reports

Water Study

Wastewater Study

Stormwater Waiver Application

Density Incentive Calculation

Gross parcel area: 20.02 Ac.

Base density per zoning: .55 du/ac.

Base density per zoning: 20.02 x .55 = 11.01 Units

Additional NAOS provided: 3.27 Ac.

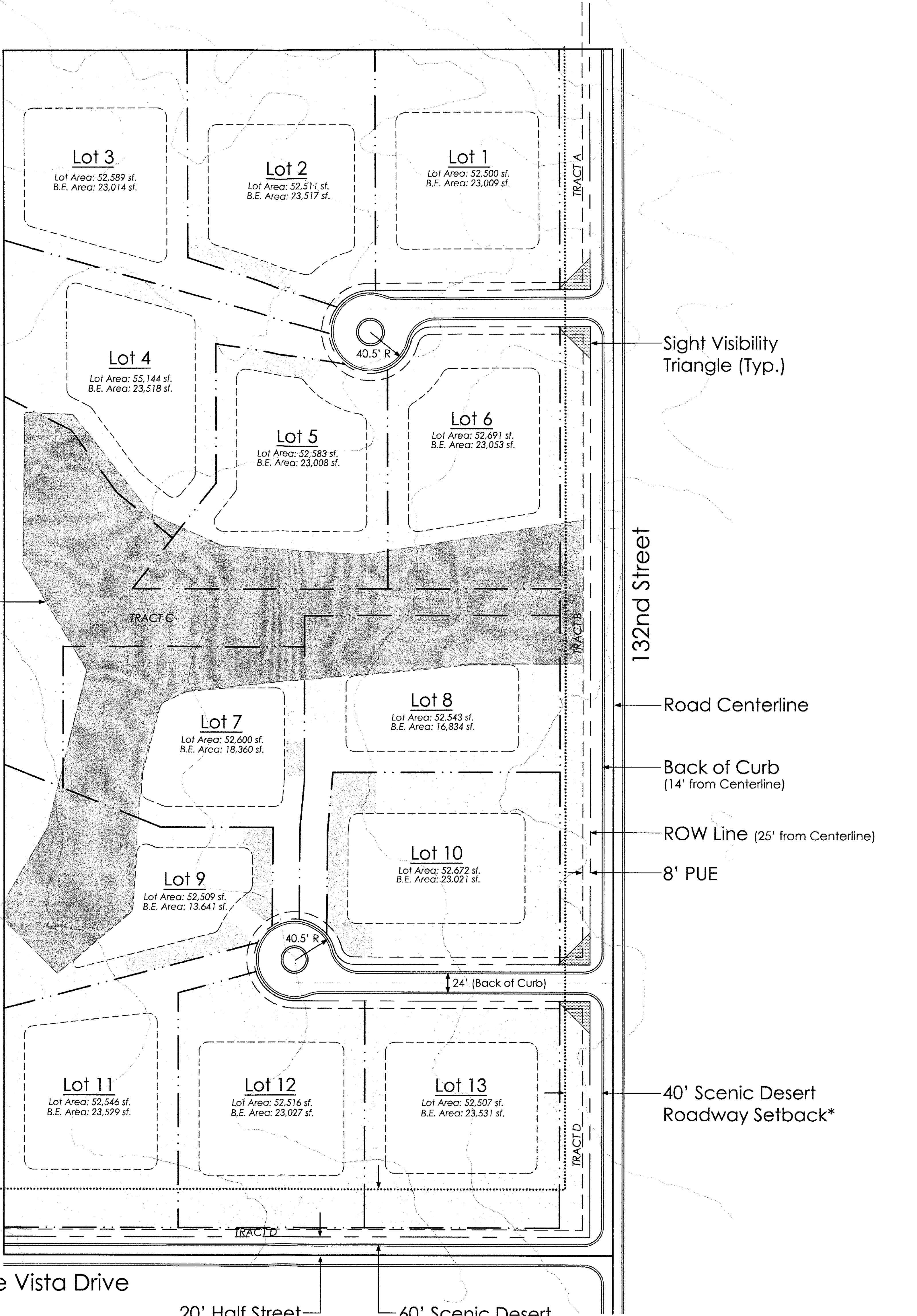
Additional NAOS as percentage of total parcel area: 16.35%

16.35% base density increase
(1.1635 x .55 = .64)

Gross parcel area x increased density (20.02 x .64 = 12.82 units)

New unit count: 12.82 units or 13 units

- Undisturbed NAOS
- Revegetated NAOS
- Non-NAOS Open Space



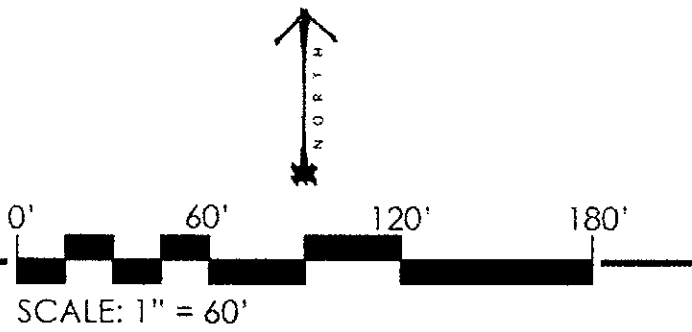
Lot #	Lot Area	Building Envelope Area	Potential On Lot NAOS				Non-NAOS Open Space (SF)	Total Potential NAOS (SF)	Total Potential NAOS (AC)
			Undisturbed (SF)	Undisturbed (AC)	Revegetated (SF)	Revegetated (AC)			
1	52,500	25,009	24,996	0.57				24,996	0.57
2	52,511	25,817	21,005	0.48			2,784	21,005	0.48
3	52,589	25,014	19,852	0.46				19,852	0.46
4	55,144	25,518	19,462	0.45	2,360	0.05	1,208	21,822	0.50
5	52,583	24,508	11,647	0.27	11,916	0.27	1,766	23,563	0.54
6	52,691	24,553	14,946	0.34	10,583	0.24		25,529	0.59
7	52,600	19,860	5,052	0.12	21,746	0.50	823	26,798	0.62
8	52,543	18,334	10,724	0.25	16,256	0.37		26,980	0.62
9	52,509	14,641	12,150	0.28	18,788	0.43	5,733	30,938	0.71
10	52,672	24,721	18,553	0.43			6,291	18,553	0.43
11	52,546	24,829	22,063	0.51				22,063	0.51
12	52,516	24,827	25,652	0.59				25,652	0.59
13	52,507	25,331	24,554	0.56				24,554	0.56
sub-total:			230,656	5.30	81,649	1.87	18,605	312,305	7.17
In-Tract			Undisturbed (SF)	Undisturbed (AC)	Revegetated (SF)	Undisturbed (AC)			
Tract A			6,363	0.15				6,363	0.15
Tract B			13,143	0.30	3882	0.09		17,025	0.39
Tract C			17,126	0.39	45134	1.04		62,260	1.43
Tract D			7,248	0.17				7,248	0.17
sub-total:			43,880	1.01	49,016	1.13	0	92,896	2.13
Total NAOS Provided:			274,536	6.30	130,665	3.00	18,605	405,201	9.30

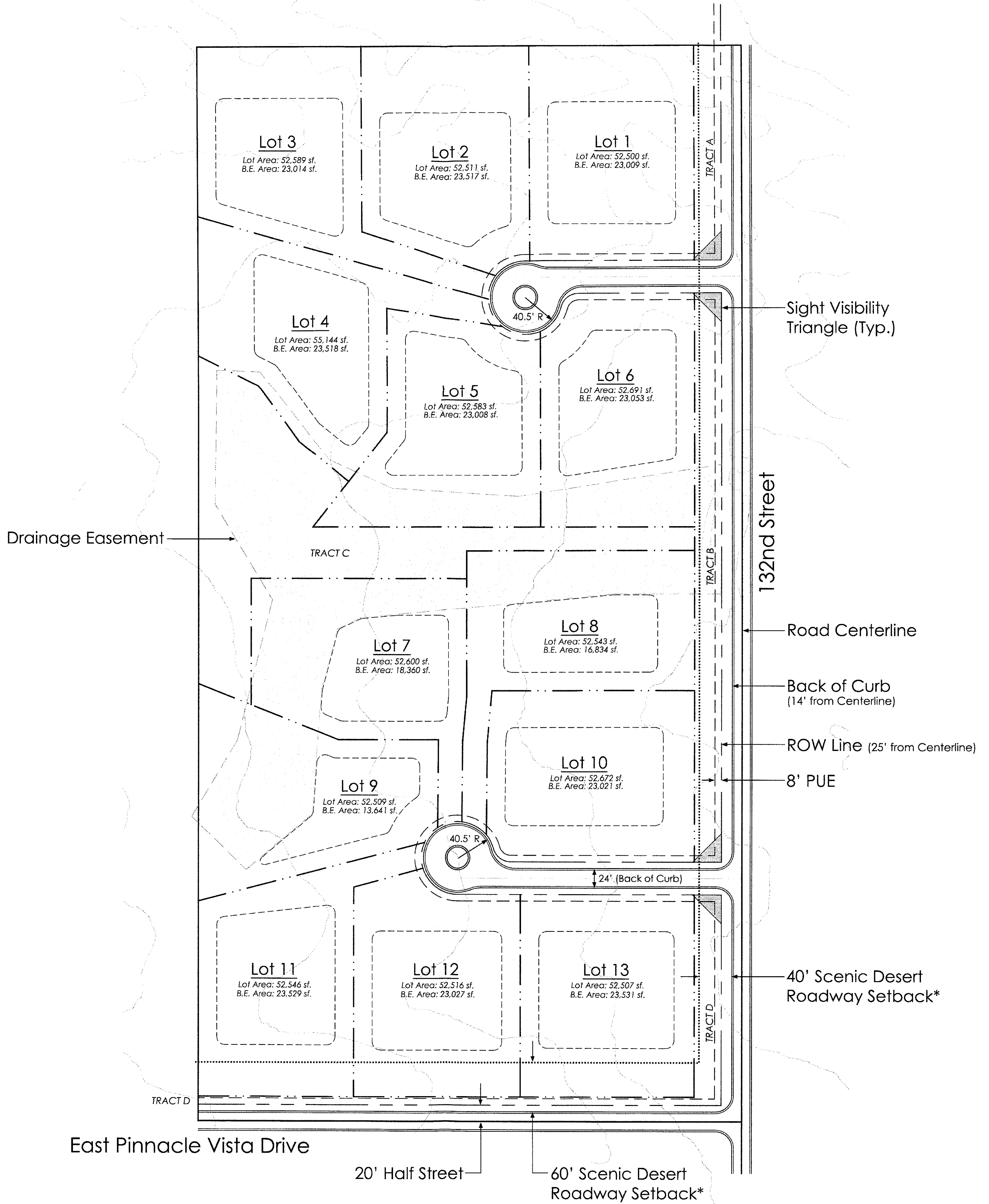
NAOS Analysis			
NAOS Required per Code - 30.11%			
Gross Land Area - 20.02 Acres	20.02	(AC)	
30.11% of Gross Land Area			
= .3011 x 20.02 ac.			
Total Required NAOS	262,581	(SF)	6.03 (AC)
Minimum Required Undisturbed NAOS (70%)	183,806	(SF)	4.22 (AC)
Total undisturbed NAOS provided (Potential)	274,536	(SF)	6.30 (AC)
Total revegetated NAOS Provided (Potential)	130,665	(SF)	3.00 (AC)
Total NAOS Provided (Potential):	405,201	(SF)	9.30 (AC)
Additional NAOS Provided (Potential):	142,620	(SF)	3.27 (AC)

*Note: As measured from back of curb

NAOS PLAN

BRAUN PROPERTY





*Note: As measured from back of curb

CONCEPTUAL SITE PLAN BRAUN PROPERTY

