SUPPORTING DOCUMENT
SITE CAPACITY CALCULATIONS

      Attached is a table containing the site capacity calculations for the property. The information contains the gross and net site area, resource protected land area, maximum floor area and maximum impervious surface ratio.

1/20/2012

Rand / Old McHenry
Preliminary Site Capacity Calculation

Step 1: Base Site Area Calculation

Table 1. Calculation of Base Site Area	
Step 1	Gross Area of property - from survey	108.79
Step 2	Subtract land area contained in existing roads, existing utility & drainage easements and existing access easements	0.00
Step 3	Where applicable, subtract land that is not contiguous:	
A.	A separate parcel that meets the minimum lot area for its zoning classification and can be developed on its own, but is physically separate from parent parcel due to a man-made barrier and/or a natural feature.	0.00
B.	A separate parcel that does not meet the minimum lot area for its zoning classification and is physically separate from parent parcel due to a man-made barrier and/or a natural feature and cannot be developed on its own.	0.00
C.	Subtract land that was reserved for resource protection or other open space purposes in a previously approved subdivision plat (e.g., floodplain or recreation area)	0.00
D.	or in a different use classification (i.e. residential vs. nonresidential).	0.00
	Equals "Base Site Area"	108.79

Step 2: Net Site Area Calculation

Table 2 Net Site Area Calculation		
Take Base Site Area		108.79
Subtract Regulatory floodplains and floodprone areas.	.	0.57
Subtract Wetlands (1/4 Ac. +)	3.96 -	3.96
Subtract Non-linear water bodies (e.g. lakes, ponds)	0.00 -	0.00
Subtract Linear water bodies (e.g. channels)	0.00 -	0.00
Equals "Net Site Area"		104.26

Step 3: Resource-Protected Land Area Calculation

Table 4. Resource-Protected Land Area Calculation					
Resource Type	Land Area of Resource (acres)		Protection Ratio		Resource-Protected Land Area
Regulatory floodplains and floodprone areas with 100 acres or more tributary drainage area	0.57	x	1.00	=	0.57
Wetlands (1/4 Ac. +)	3.86	x	1.00	=	3.86
Non-linear water bodies	0.00	x	1.00	=	0.00
Linear water bodies	0.00	x	1.00	=	0.00
Wetland and Water Body Buffers	0.00	x	0.80	=	0.00
Mature woodlands/Groves	1.15	x	0.70	=	0.92
Young woodlands	0.00	x	0.50	=	0.00
Equals Total "Resource-Protected Land Area"					5.35

Step 4: Calculation of Maximum Floor Area

Table 4. Calculation of Maximum Floor Area			
Step1	Take "Net Site Area"		104.26
Step 2	Multiply by Zoning District Maximum Floor Area Factor	x	0.30
Step 3	Equals "Maximum Floor Area"	=	31.28

From Art. 7 Table 7.1-3 or 7.1-4

1,362,532 Sq. feet

Step 5: Calculation of Maximum Impervious Surface Area

Table 5. Calculation of Maximum Impervious Surface Area			
Step1	Take "Net Site Area"		104.26
Step 2	Multiply by Zoning District Maximum Impervious Surface Factor	x	0.70
Step 3	Equals "Maximum Impervious Surface Area"	=	72.99

From Art. 7 Table 7.1-3 or 7.1-4

3,179,242 Sq. feet