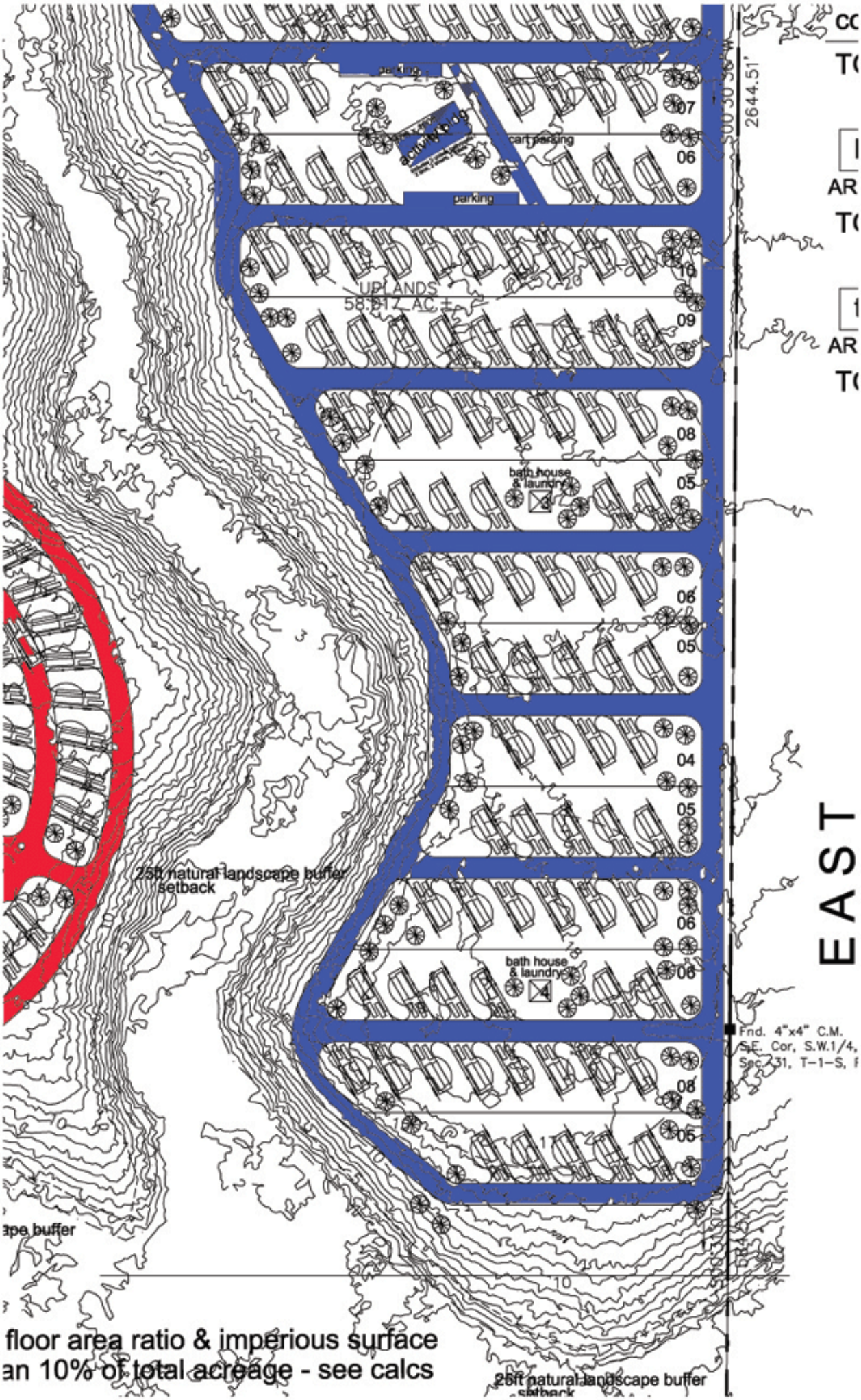

floor area ratio & imperious surface
an 10% of total acreage - see calcs