

<b>Existing SCM Plan Land Use Summary 2-09-2017</b>																	
				Gross site (\$	Gross site (ac.)	Resource Land	Right of way	OS Tracts	WQ Tracts	Net Site	Net-Net (80%) sf	Net-Net (80%) ac	Zoning Mix	Net-Net site (ac.)	Required Min Units	Maximum Units allowed	
High Density				304,886													
R-1				304,886	7.00	88,537	60,977		17,673	137,699	110,159	2.53	100%		110	305	Multi-family
Medium Density				768,727	17.65	190,848	153,745		35,619								
R-4				538,109	12.35	133,594	107,622			296,894	237,515	5.45	76%	5.45	59	135	
R-2				230,618	5.29	57,254	46,124		35,619	91,621	73,297	1.68	24%	1.68	37	115	
Standard Density				149,303	3.43	70,614	29,861										
R-7				104,512	2.40	49,430	20,902			34,180	27,344	0.63	70%		4	15	
R-5				44,791	1.03	21,184	8,958			14,649	11,719	0.27	30%		2	9	
															<b>102</b>	<b>274</b>	Single Family
				<b>1,222,916</b>	<b>28.07</b>	<b>349,999</b>	<b>244,583</b>		<b>53,292</b>	<b>575,042</b>					<b>110</b>	<b>305</b>	Multi-family
															<b>212</b>	<b>579</b>	Total
<b>Land Use Summary - Proposed Zone Boundaries</b>																	
				Gross site (\$	Gross site (ac.)	Resource Land	Right of way	OS Tracts	WQ Tracts	Net Site	Net-Net (80%) sf	Net-Net (80%) ac	Zoning Mix	Net-Net site (ac.)	Required Min Units	Maximum Units allowed	Proposed Units
High Density				306,317													
R-1				306,317	7.03	56,046	73,841		17,673	158,757	127,006	2.92	100%		127	306	128 Multi-family
Medium Density				749,286	17.20	202,913	199,080		35,619								
R-4				515,472	11.83	151,271	127,005			237,196	189,757	4.36	70%	4.36	47	129	47
R-2				233,814	5.37	51,642	44,878		35,619	101,675	81,340	1.87	30%	1.87	41	117	39
Standard Density				167,193	3.84		31,082										
R-7				112,358	2.58		14,049			98,309	78,647	1.81	72%		11	16	16
R-5				54,835	1.26		17,033			37,802	30,242	0.69	28%		6	11	8
															<b>105</b>	<b>273</b>	<b>110</b> Single Family
				<b>1,222,796</b>	<b>28.07</b>	<b>258,959</b>	<b>276,806</b>		<b>53,292</b>	<b>633,739</b>					<b>127</b>	<b>306</b>	<b>128</b> Multi-family
															<b>232</b>	<b>579</b>	<b>238</b> Total



<b>THE RIDGE AT SCM (LOLICH-BELLAIRS) - LOT AREA CALCULATIONS</b>					
Otak Project No. 17849		LOT-TRACT-ROW AREAS			February 9, 2017
<b>Existing Conditions</b>		Area (sf)	Area (ac)		
2S106 TL 600 Lolich		522,889	12.00		
2S106 TL 500 Bellairs		700,332	16.08		
Total Development area:		1,223,221	28.08		
2S106 TL 301 Bartholemy (Strobel ROW)		48,867	1.12		
x		0	0.00		
x		0	0.00		
Total Site area:		1,272,088	29.20		
<b>Land Division/Development Areas:</b>		Area (sf)	Area (ac)		
	ROW:	280,870	6.45		
	Attached SF Lots:	55,600	1.28	29 lots	
	Detached SF Lots:	317,197	7.28	81 lots	
	Tracts:	382,522	8.78	13 tracts	
	MF Lot (future development):	187,032	4.29	1 lot	
Total Development area:		1,223,221	28.08		
ROW West - Strobel (Nhood Route)		48,867	1.12		
Total Site area:		1,272,088	29.20		
<b>Lot No.</b>	<b>Area</b>	<b>Lot No.</b>	<b>Area</b>	<b>Lot No.</b>	<b>Area</b>
Attached Lots	Attached Lots	Attached Lots	Attached Lots	Attached Lots	Attached Lots
71	4,726 sf				
72	2,825 sf				
73	1,280 sf				
74	1,264 sf				
75	1,925 sf				
76	1,656 sf				
77	1,232 sf				
78	1,232 sf				
79	2,114 sf				
80	2,845 sf				
81	1,248 sf				
82	1,248 sf				
83	1,677 sf				
84	1,677 sf				
85	1,248 sf				
86	1,248 sf				
87	2,845 sf				
88	2,262 sf				
89	1,265 sf				
90	1,193 sf				
102	2,578 sf				
103	1,642 sf				
104	2,459 sf				
105	2,470 sf				
106	1,605 sf				
107	1,880 sf				
108	1,880 sf				
109	1,600 sf				
110	2,478 sf				
				Attached SF Lots:	29 lots
				Total Lot Area:	55,600 sf
				Minimum Lot Area:	1,193 sf
				Maximum Lot Area:	4,726 sf
				Average Lot Area:	1,917 sf

<b>THE RIDGE AT SCM (LOLICH-BELLAIRS) - LOT AREA CALCULATIONS</b>					
Otak Project No. 17849		LOT-TRACT-ROW AREAS			February 9, 2017
<b>Lot No.</b>	<b>Area</b>	<b>Lot No.</b>	<b>Area</b>	<b>Lot No.</b>	<b>Area</b>
Detached Lots	Detached Lots	Detached Lots	Detached Lots	Detached Lots	Detached Lots
1	5,526 sf	36	3,393 sf	71	4,726 sf
2	3,882 sf	37	3,393 sf	92	3,759 sf
3	6,477 sf	38	3,393 sf	93	3,219 sf
4	6,008 sf	39	3,393 sf	94	4,270 sf
5	5,767 sf	40	3,393 sf	95	4,598 sf
6	4,791 sf	41	3,219 sf	96	3,751 sf
7	3,974 sf	42	3,889 sf	97	3,751 sf
8	3,268 sf	43	3,524 sf	98	3,537 sf
9	3,500 sf	44	3,331 sf	99	3,393 sf
10	3,167 sf	45	3,315 sf	100	3,687 sf
11	3,560 sf	46	3,337 sf	101	3,679 sf
12	3,263 sf	47	3,561 sf		
13	3,263 sf	48	4,095 sf		
14	3,590 sf	49	5,595 sf		
15	4,503 sf	50	3,868 sf		
16	4,795 sf	51	3,315 sf		
17	4,493 sf	52	3,315 sf		
18	5,649 sf	53	3,315 sf		
19	6,172 sf	54	3,315 sf		
20	6,056 sf	55	3,315 sf		
21	6,124 sf	56	3,315 sf		
22	5,081 sf	57	3,510 sf		
23	3,484 sf	58	3,510 sf		
24	3,723 sf	59	3,510 sf		
25	2,967 sf	60	3,510 sf		
26	4,022 sf	61	3,510 sf	Detached SF Lots	81 lots
27	4,099 sf	62	3,510 sf	Total Lot Area:	317,197 sf
28	3,677 sf	63	4,095 sf	Minimum Lot Area:	2,967 sf
29	3,541 sf	64	4,003 sf	Maximum Lot Area:	6,477 sf
30	3,475 sf	65	3,330 sf	Average Lot Area:	3,916 sf
31	3,218 sf	66	3,330 sf		
32	3,313 sf	67	3,330 sf		
33	3,810 sf	68	3,330 sf		
34	4,329 sf	69	3,363 sf		
35	4,243 sf	70	3,591 sf		
<b>Tract</b>	<b>Area</b>	<b>Lot</b>	<b>Area</b>		
A	7,269 sf	111	187,032 sf		
B-N	13,903 sf				
B-S	11,654 sf				
C	4,050 sf				
D	5,091 sf	Multifamily Lot (future)	1 lot		
E	3,048 sf	Total Lot Area:	187,032 sf		
F	1,794 sf	Minimum Lot Area:	187,032 sf		
G	6,484 sf	Maximum Lot Area:	187,032 sf		
H	35,619 sf	Average Lot Area:	187,032 sf		
I-E	47,291 sf				
I-W	45,510 sf				
J	17,673 sf				
K	183,134 sf				
Tracts:	13 tracts				
Total Tract Area:	382,522 sf				
Minimum Tract Area:	1,794 sf				
Maximum Tract Area:	183,134 sf				
Average Tract Area:	29,425 sf				

<b>THE RIDGE AT SCM (LOLICH-BELLAIRS) - LOT AREA CALCULATIONS</b>				
Otak Project No. 17849		PHASING		February 9, 2017
<b>Existing Conditions</b>		Area (sf)	Area (ac)	
2S106 TL 600 Lolich		522,889	12.00	
2S106 TL 500 Bellairs		700,332	16.08	
Total Development area:		1,223,221	28.08	
2S106 TL 301 Bartholemy (Strobel ROW)		48,867	1.12	
x		0	0.00	
x		0	0.00	
Total Site area:		1,272,088	29.20	
<b>Total Site:</b>		Area (sf)	Area (ac)	
Site Area:		1,223,221	28.08	
ROW:		284,163	6.52	
Attached SF Lots:		52,307	1.20	29 lots
Detached SF Lots:		317,197	7.28	81 lots
Open Space Tracts*:		46,810	1.07	7 tracts
Stormwater Tracts*:		53,291	1.22	2 tracts
Wetland/buffer Tracts*:		275,936	6.33	3 tracts
Private Drive Tracts:		6,484	0.15	1 tracts
MF Lot (future):		187,032	4.29	1 lots
Total Development area:		1,223,221	28.08	
Total Open Space*:		376,037	8.63	30.7% of total area
<b>Phase 1:</b>		Area (sf)	Area (ac)	
Phase Area:		1,018,516	23.38	
ROW:		284,163	6.52	
Attached SF Lots:		52,307	1.20	29 lots
Detached SF Lots:		317,197	7.28	81 lots
Open Space Tracts*:		46,810	1.07	7 tracts
Stormwater Tracts*:		35,619	0.82	1 tracts
Wetland/buffer Tracts*:		275,936	6.33	3 tracts
Private Drive Tracts:		6,484	0.15	1 tracts
MF Lot (future):		0	0.00	lots
Total Development area:		1,018,516	23.38	
Total Open Space*:		358,365	8.23	35.2% of phase area
<b>Phase 2:</b>		Area (sf)	Area (ac)	
Phase Area:		204,705	4.70	
ROW:		0	0.00	
Attached SF Lots:		0	0.00	lots
Detached SF Lots:		0	0.00	lots
Open Space Tracts*:		0	0.00	tracts
Stormwater Tracts*:		17,673	0.41	1 tracts
Wetland/buffer Tracts*:		0	0.00	tracts
Private Drive Tracts:		0	0.00	tracts
MF Lot (future):		187,032	4.29	1 lots
Total Development area:		204,705	4.70	
Total Open Space*:		17,673	0.41	8.6% of phase area
<b>Phase 1</b>		Area (sf)	Area (ac)	
Total Development area:		1,018,516	23.38	
Total Open Space*:		358,365	8.23	35.2% of phase area
<b>Phase 1,2:</b>				
Total Development area:		1,223,221	28.08	
Total Open Space*:		376,037	8.63	30.7% of phase area

**THE RIDGE AT SCM (LOLICH-BELLAIRS) - LOT AREA CALCULATIONS**

Otak Project No. 17849		LAND USE - ZONING-TYPE		February 9, 2017
<b>Existing Conditions</b>				
		Area (sf)	Area (ac)	
2S106 TL 600 Lolich		522,889	12.00	
2S106 TL 500 Bellairs		700,332	16.08	
Total Development area:		1,223,221	28.08	
2S106 TL 301 Bartholemy (Strobel ROW)		48,867	1.12	
x		0	0.00	
x		0	0.00	
Total Site area:		1,272,088	29.20	
<b>Standard Density Residential:</b>				
		Area (sf)	Area (ac)	
	Land Use Designation Area:	167,193	3.84	26 lots
	R5 Gross Area:	54,835	1.26	33% of SDR area
	R5 Lots:		9 lots	35% of SDR lots
	R7 Gross Area:	112,358	2.58	67% of SDR area
	R7 Lots:		17 lots	65% of SDR lots
<b>Medium Density Residential:</b>				
		Area (sf)	Area (ac)	
	Land Use Designation Area:	749,286	17.20	95 lots
	R2 Gross Area:	233,814	5.37	31% of MDR area
	R2 Lots:		43 lots	45% of MDR lots
	R4 Gross Area:	515,472	11.83	69% of MDR area
	R4 Lots:		52 lots	55% of MDR lots
<b>High Density Residential:</b>				
		Area (sf)	Area (ac)	
	Land Use Designation Area:	306,317	7.03	3 lots
	R1 Gross Area:	306,317	7.03	100% of HDR area
	R1 Lots:		3 lots	100% of HDR lots
	Standard Lot SF	81	26.1%	i.
	Alley loaded Townhome (2)	0	0.0%	v.
	Alley loaded Townhome (3)	0	0.0%	v.
	Alley loaded Townhome (4)	20	6.5%	v.
	Alley loaded Townhome (5)	0	0.0%	v.
	Front loaded Townhome (3)	9	2.9%	viii.
	Multifamily*	200	64.5%	ix.
		<b>310</b>	<b>100.0%</b>	
<b>Percent of housing type for compliance with Section 60.35.25.3.c</b>				
	i. Standard Lot Single Family. Density range from 90 percent to 195 percent of the minimum land area per dwelling unit requirement of the underlying zoning district;			26.1% >10%
	v. Alley-Loaded Dwellings. A dwelling unit designed with the front façade oriented toward a street and the garage door façade oriented toward an alley.			6.5%
	viii. Townhouse / Townhome;			2.9%
	ix. Multi-family,*			64.5% >10%
	*Note: assumes up to 200 units of multifamily			<b>100.0%</b>

**THE RIDGE AT SCM (LOLICH-BELLAIRS) - LOT AREA CALCULATIONS**

Otak Project No. 17849		ZONING			February 9, 2017
<b>Existing Conditions</b>		Area (sf)	Area (ac)		
2S106 TL 600 Lolich		522,889	12.00		
2S106 TL 500 Bellairs		700,332	16.08		
	Total Development area:	1,223,221	28.08		
2S106 TL 301 Bartholemy (Strobel ROW)		48,867	1.12		
x		0	0.00		
x		0	0.00		
	Total Site area:	1,272,088	29.20		
<b>R1</b>		Area (sf)	Area (ac)		
	Land Use Designation Area:	306,317	7.03		
<b>R2</b>		Area (sf)	Area (ac)		
	Land Use Designation Area:	233,814	5.37		
<b>R4</b>		Area (sf)	Area (ac)		
	Land Use Designation Area:	515,472	11.83		
<b>R5</b>		Area (sf)	Area (ac)		
	Land Use Designation Area:	54,835	1.26		
<b>R7</b>		Area (sf)	Area (ac)		
	Land Use Designation Area:	112,358	2.58		

## THE RIDGE AT SCM (LOLICH-BELLAIRS) - LOT DATA

Otak Project No. 17849		Civil Report - Lot Data				February 9, 2017
Lot/Tract	Area	Type	Phase	Land Use Designation	Zoning	Housing Type
1	5,526	Det	1	SDR	R7	Standard Lot
2	3,882	Det	1	SDR	R7	Standard Lot
3	6,477	Det	1	SDR	R7	Standard Lot
4	6,008	Det	1	SDR	R7	Standard Lot
5	5,767	Det	1	SDR	R7	Standard Lot
6	4,791	Det	1	SDR	R7	Standard Lot
7	3,974	Det	1	SDR	R7	Standard Lot
8	3,268	Det	1	SDR	R5	Standard Lot
9	3,500	Det	1	SDR	R5	Standard Lot
10	3,167	Det	1	SDR	R5	Standard Lot
11	3,560	Det	1	SDR	R5	Standard Lot
12	3,263	Det	1	SDR	R5	Standard Lot
13	3,263	Det	1	SDR	R5	Standard Lot
14	3,590	Det	1	SDR	R5	Standard Lot
15	4,503	Det	1	SDR	R5	Standard Lot
16	4,795	Det	1	SDR	R7	Standard Lot
17	4,493	Det	1	SDR	R7	Standard Lot
18	5,649	Det	1	SDR	R7	Standard Lot
19	6,172	Det	1	SDR	R7	Standard Lot
20	6,056	Det	1	SDR	R7	Standard Lot
21	6,124	Det	1	SDR	R7	Standard Lot
22	5,081	Det	1	SDR	R7	Standard Lot
23	3,484	Det	1	SDR	R7	Standard Lot
24	3,723	Det	1	SDR	R7	Standard Lot
25	2,967	Det	1	MDR	R4	Standard Lot
26	4,022	Det	1	MDR	R4	Standard Lot
27	4,099	Det	1	MDR	R4	Standard Lot
28	3,677	Det	1	MDR	R4	Standard Lot
29	3,541	Det	1	MDR	R4	Standard Lot
30	3,475	Det	1	MDR	R4	Standard Lot
31	3,218	Det	1	MDR	R4	Standard Lot
32	3,313	Det	1	MDR	R4	Standard Lot
33	3,810	Det	1	MDR	R4	Standard Lot
34	4,329	Det	1	MDR	R4	Standard Lot
35	4,243	Det	1	MDR	R4	Standard Lot
36	3,393	Det	1	MDR	R4	Standard Lot
37	3,393	Det	1	MDR	R4	Standard Lot
38	3,393	Det	1	MDR	R4	Standard Lot
39	3,393	Det	1	MDR	R4	Standard Lot
40	3,393	Det	1	MDR	R4	Standard Lot
41	3,219	Det	1	MDR	R4	Standard Lot
42	3,889	Det	1	MDR	R4	Standard Lot
43	3,524	Det	1	MDR	R4	Standard Lot
44	3,331	Det	1	MDR	R4	Standard Lot
45	3,315	Det	1	MDR	R4	Standard Lot



## THE RIDGE AT SCM (LOLICH-BELLAIRS) - LOT DATA

Otak Project No. 17849		Civil Report - Lot Data				February 9, 2017
Lot/Tract	Area	Type	Phase	Land Use Designation	Zoning	Housing Type
46	3,337	Det	1	MDR	R4	Standard Lot
47	3,561	Det	1	MDR	R4	Standard Lot
48	4,095	Det	1	MDR	R4	Standard Lot
49	5,595	Det	1	MDR	R4	Standard Lot
50	3,868	Det	1	MDR	R4	Standard Lot
51	3,315	Det	1	MDR	R4	Standard Lot
52	3,315	Det	1	MDR	R4	Standard Lot
53	3,315	Det	1	MDR	R4	Standard Lot
54	3,315	Det	1	MDR	R4	Standard Lot
55	3,315	Det	1	MDR	R4	Standard Lot
56	3,315	Det	1	MDR	R4	Standard Lot
57	3,510	Det	1	MDR	R4	Standard Lot
58	3,510	Det	1	MDR	R4	Standard Lot
59	3,510	Det	1	MDR	R4	Standard Lot
60	3,510	Det	1	MDR	R4	Standard Lot
61	3,510	Det	1	MDR	R4	Standard Lot
62	3,510	Det	1	MDR	R4	Standard Lot
63	4,095	Det	1	MDR	R4	Standard Lot
64	4,003	Det	1	MDR	R4	Standard Lot
65	3,330	Det	1	MDR	R4	Standard Lot
66	3,330	Det	1	MDR	R4	Standard Lot
67	3,330	Det	1	MDR	R4	Standard Lot
68	3,330	Det	1	MDR	R4	Standard Lot
69	3,363	Det	1	MDR	R4	Standard Lot
70	3,591	Det	1	MDR	R4	Standard Lot
71	4,726	Det	1	MDR	R4	Standard Lot
72	2,825	Att	1	MDR	R2	Alley load TH (4)
73	1,280	Att	1	MDR	R2	Alley load TH (4)
74	1,264	Att	1	MDR	R2	Alley load TH (4)
75	1,925	Att	1	MDR	R2	Alley load TH (4)
76	1,656	Att	1	MDR	R2	Alley load TH (4)
77	1,232	Att	1	MDR	R2	Alley load TH (4)
78	1,232	Att	1	MDR	R2	Alley load TH (4)
79	2,114	Att	1	MDR	R2	Alley load TH (4)
80	2,845	Att	1	MDR	R2	Alley load TH (4)
81	1,248	Att	1	MDR	R2	Alley load TH (4)
82	1,248	Att	1	MDR	R2	Alley load TH (4)
83	1,677	Att	1	MDR	R2	Alley load TH (4)
84	1,677	Att	1	MDR	R2	Alley load TH (4)
85	1,248	Att	1	MDR	R2	Alley load TH (4)
86	1,248	Att	1	MDR	R2	Alley load TH (4)
87	2,845	Att	1	MDR	R2	Alley load TH (4)
88	2,262	Att	1	MDR	R2	Alley load TH (4)
89	1,265	Att	1	MDR	R2	Alley load TH (4)
90	1,193	Att	1	MDR	R2	Alley load TH (4)

## THE RIDGE AT SCM (LOLICH-BELLAIRS) - LOT DATA

Otak Project No. 17849		Civil Report - Lot Data				February 9, 2017
Lot/Tract	Area	Type	Phase	Land Use Designation	Zoning	Housing Type
91	1,433	Att	1	MDR	R2	Alley load TH (4)
92	3,759	Det	1	MDR	R2	Standard Lot
93	3,219	Det	1	MDR	R2	Standard Lot
94	4,270	Det	1	MDR	R2	Standard Lot
95	4,598	Det	1	MDR	R2	Standard Lot
96	3,751	Det	1	MDR	R2	Standard Lot
97	3,751	Det	1	MDR	R2	Standard Lot
98	3,537	Det	1	MDR	R2	Standard Lot
99	3,393	Det	1	MDR	R2	Standard Lot
100	3,687	Det	1	MDR	R2	Standard Lot
101	3,679	Det	1	MDR	R2	Standard Lot
102	2,578	Att	1	MDR	R2	Front load TH (3)
103	1,642	Att	1	MDR	R2	Front load TH (3)
104	2,459	Att	1	MDR	R2	Front load TH (3)
105	2,470	Att	1	MDR	R2	Front load TH (3)
106	1,605	Att	1	MDR	R2	Front load TH (3)
107	1,880	Att	1	MDR	R2	Front load TH (3)
108	1,880	Att	1	MDR	R2	Front load TH (3)
109	1,600	Att	1	MDR	R2	Front load TH (3)
110	2,478	Att	1	MDR	R2	Front load TH (3)
111	187,032	MF	2	HDR	R1	
A	7,269	OS	1	SDR	R5	
B-N	13,903	OS	1	SDR	R7	
B-S	11,654	OS	1	MDR	R4	
C	4,050	OS	1	MDR	R4	
D	5,091	OS	1	MDR	R4	
E	3,048	OS	1	MDR	R4	
F	1,794	OS	1	MDR	R2	
G	6,484	PD	1	MDR	R2	
H	35,619	WQ	1	MDR	R2	
I-W	45,510	NRA	1	MDR	R2	
I-E	47,291	NRA	1	HDR	R1	
J	17,673	WQ	2	HDR	R1	
K	183,134	NRA	1	MDR	R4	