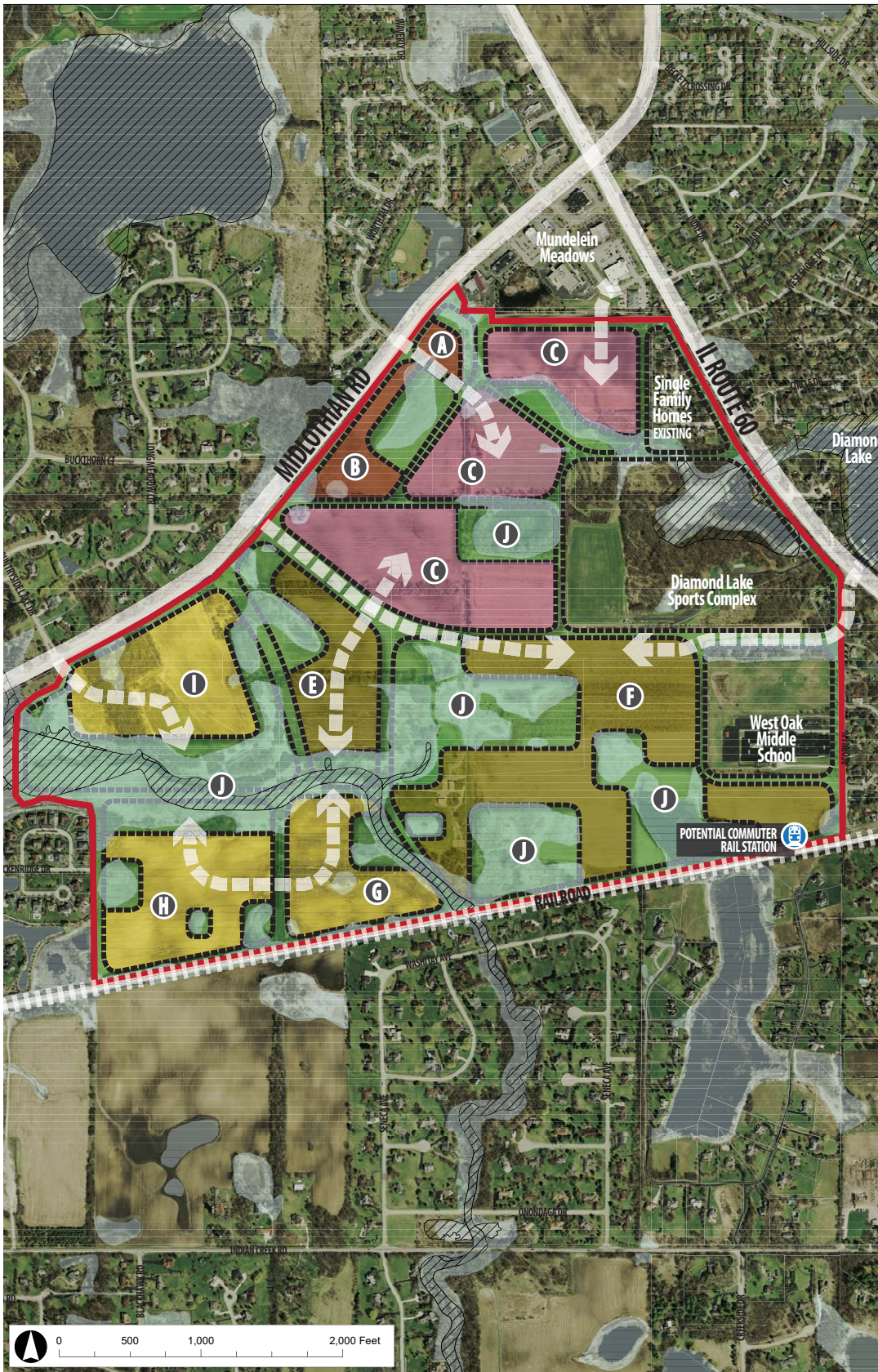


SUBAREA SITE 1
Midlothian Road



- A COMMERCIAL**
NET ACREAGE: 2.6 ac
FLOOR AREA: 22,000 sq ft GFA
- B COMMERCIAL**
NET ACREAGE: 7.0 ac
FLOOR AREA: 61,000 sq ft GFA
- C PROFESSIONAL OFFICES/ RESEARCH**
NET ACREAGE: 50.3 ac
FLOOR AREA: 548,000 sq ft GFA
- D CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 13.9 ac
UNITS: 44 dwelling units
- E CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 39.4 ac
UNITS: 183 dwelling units
- F RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 15.0 ac
UNITS: 15 dwelling units
- G RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 19.3 ac
UNITS: 19 dwelling units
- H RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 21.9 ac
UNITS: 22 dwelling units
- I CLUSTER SINGLE FAMILY RESIDENTIAL**
- J ENVIRONMENTALLY SENSITIVE OPEN SPACE**

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.

