
APPENDIX D

Suffolk County Water Authority North Fork Water Main Extension – Orient Point Buildout Analysis

BUILDOUT ANALYSIS

Suffolk County Water Authority North Fork Water Main Extension – Orient Point

NPV No. 23251

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Introduction/Proposed Action

Suffolk County Water Authority (SCWA) is proposing to extend a water main from East Marion to Orient. This portion of the Proposed Action (Phase 2 of SCWA’s initiative) would bring potable drinking water to a portion of the Hamlet of Orient that currently relies on private wells rather than public water supply. It is noted that the proposed Riverside/Flanders to Jamesport/Laurel main (Phase 1) portion of the project is currently served by public water, therefore the Proposed Action does not change the development potential (or “build-out”) that can currently occur within the Phase 1 portion of the project.¹ This Buildout Analysis focuses only on the development potential that wouldn’t otherwise be possible without the extension of public water within the Phase 2 portion of the project (East Marion and Orient).

Phase 2 involves long-range planning for a possible future water main extension consisting of a combination of 6, 8 and 12-inch diameter mains between East Marion and Orient in the Town of Southold to potentially serve residential and non-residential premises in the Hamlet of Orient, south of Sound Avenue along the east shore of Orient Harbor. This improvement would extend east along Main Road (SR 25) from East Marion, just west of Dam Pond, to the intersection of Platt Road. The water main would extend south down Platt Road, Tabor Road, Village Lane, Oyster Pond Lane and down several streets in this neighborhood, including parts of Orchard Street, Navy Street, King Street, Vincent Street, Willow Street, Fletcher Street, Skippers Lane, Harbor River Road, and Oyster Ponds Lane (hereafter, “Study Area”).



¹ It is noted that for engineering design purposes/sizing of the actual water main, SCWA has to consider peak demand for the entirety of the service area considering future underlying growth. This includes new connections within the main body of Southold currently served by SCWA (either from new development or private well conversions to public water). To accomplish this, SCWA calculated the actual new services per year based on the last 5-year average (113 connections/year), and accounted for any new services that could occur should the Phase 2 portion of the Proposed Action in Orient proceed. The additional connections were projected out to the year 2050 for the preliminary design/sizing of the main (see the **North Fork Water Main Extension Hydrogeologic Analysis and Route Evaluation** study in **Appendix B** of this DEIS).

There are 345 total lots included in the buildout Study Area, of which, the majority are zoned residential. Nonresidential zoned parcels include nine parcels zoned Hamlet Business (HB), seven parcels zoned General Business (B) and two parcels zoned Marine I (M-1). Residentially zoned parcels include one parcel zoned Hamlet Density Residential (HD), one parcel zoned Resort Residential (RR), five parcels zoned R-200, 130 parcels zoned R-80, and 199 parcels zoned R-40. The majority of parcels are either zoned R-40 or R-80 which require a minimum lot size of either 40,000 square feet (sf) or 80,000 sf respectively. Permitted uses in the R-40 and R-80 districts include single family dwellings, agricultural operations, Town facilities, wineries, accessory apartments, as well as land-based aquaculture. No multifamily buildings are permitted in any of the existing zoning districts with the exception of the Hamlet Business (HB) district.

Need for Public Water

Orient relies almost entirely on private wells drawing from a shallow, fragile upper glacial aquifer. Unlike deeper aquifers elsewhere on Long Island, Orient's aquifer is thin and highly vulnerable to contamination and saltwater intrusion. Private wells are not regulated under the Safe Drinking Water Act, meaning homeowners are responsible for testing and treatment. This lack of oversight makes PFAS contamination particularly concerning. PFAS are persistent, bioaccumulative, and associated with serious health risks from long-term chronic exposure such as cancer, thyroid disease, immune suppression, and developmental issues.

PFAS (per- and polyfluoroalkyl substances), often called "forever chemicals," have been detected in private wells in Orient Point at levels exceeding New York State's drinking water standards (10 parts per trillion for PFOS and PFOA). After PFAS compounds were detected in several private wells in Orient, Suffolk County Department of Health Services (SCDHS) initiated a private well survey in October 2022. There are an estimated 247 private wells in the expanded Study Area, serving 243 properties.

As of March 2025, SCDHS has sampled 194 of the wells in the survey area (50 residences either did not respond to the SCDHS offer to sample their well, or they declined to have the well sampled, or the home is currently vacant/unoccupied. Three sampling requests were pending at the time of report preparation.)

The results of the private well survey revealed that:

- Water from 93 wells exceeded the NYS MCL for PFOS or PFOA (the highest combined PFOS/PFOA concentration was 3,350 ppt);
- PFOS or PFOA was detected below the NYS MCL in 92 wells, and
- Neither PFOS nor PFOA was detected in nine of the wells.

The Orient Fire Department has been identified as the potential source of the observed PFAS contamination. New York State Department of Environmental Conservation has identified the Orient Fire Department as a Class P site (152273), which is a potential State Superfund site. The Fire Department will conduct an environmental investigation with NYSDEC oversight to confirm and assess the potential source, the extent of contamination and the need for remediation.

In general, the benefits to be derived from the proposed project include ensuring public health by providing a supply of water that is of excellent quality, low in chlorides, and free of agricultural chemicals, emerging contaminants, and other pollutants and delivering a volume of water that can fully supply and

sustain existing neighborhoods without drawing down the North Fork's fresh groundwater reservoir or causing saltwater intrusion into this limited supply of drinking water.

- Health Protection: Public water systems are regulated and routinely tested for contaminants, including PFAS. Extending a Suffolk County Water Authority watermain would provide residents with clean potable water that meets strict state and federal standards.
- Treatment Capability: Public systems can implement advanced treatment technologies that are costly and impractical for individual homeowners.
- Long-Term Resilience: Orient's aquifer faces dual threats: chemical contamination and saltwater intrusion. Connecting to public water reduces reliance on this fragile aquifer and ensures a safe and sustainable supply.

Purpose of Buildout Analysis

In order to evaluate the potential impacts associated with the introduction of public water, a buildout analysis was completed to analyze the potential for additional building density under existing conditions (individual private wells) compared to the potential density if public water service was extended into the Study Area.

The existing conditions analysis estimated potential increase in density if available large parcels of land were subdivided or vacant parcels were developed in accordance with existing zoning and Article 6 of the Suffolk County Sanitary Code (SCSC) regulations and the continued use of private water supply wells. This was compared to the buildout projection that estimates the additional possible development if public water was extended to the Orient Hamlet Study Area.

Methodology

The following buildout analysis comprised three primary components:

- Identification of parcels included in the Study Area and analysis of existing development.
- Categorization of the parcels based on their development potential.
- Estimation of the future buildout development on the identified parcels.

Suffolk County Water Authority provided NPV with the proposed Water Main Extension route and NPV prepared a digitized version of the route to utilize Geographic Information Systems (GIS) mapping software. Parcels included in the buildout include those that have frontage along the water main route, as well as parcels that do not directly have frontage along the route but have common ownership with a lot that does. The Study Area has a number of undersized lots which have grandfathered legal status (lots smaller than the current zoning permits). Grandfathering refers to lots that were legally created before current zoning or SC Health regulations were adopted. Requiring every pre-existing lot to meet today's larger minimum lot size standards would effectively eliminate development rights for many property owners. Therefore, in Suffolk County, SCSC Article 6² specifically exempts certain older lots from the newer density requirements. Section 760-609(B)(4) provides an exemption for:

² SCDHS (Suffolk County Department of Health Services) Division of Environmental Quality, 2020. Suffolk County Sanitary Code - Article 6 Single-Family Residences, realty Subdivision, Developments and Other Construction Projects. SCDHS: Hauppauge, NY. Last revised December 1, 2020.

"density requirements for one-family residences on parcels which appeared as separately assessed on the Suffolk County Tax Map as of January 1, 1981, which presently constitutes a buildable parcel under applicable municipal zoning ordinances and which met the Department requirements in effect on January 1, 1981."

Therefore, grandfathered undersized vacant lots within the Study Area were considered in accordance with SCSC requirements. Additionally, per the Town of Southold Zoning Code §280-10, Merger, a nonconforming lot shall merge with an adjacent conforming lot which is held in common ownership. However, if the nonconforming lot has a minimum size of 40,000 sf, it shall remain single and separate. Therefore, lots with common ownership greater than 40,000 sf were treated as single and separate while common ownership lots less than 40,000 sf were merged for the purpose of this buildout analysis. In addition, parcels located on private roads have been included in this buildout, although they do not directly touch the route, as SCWA has indicated that water service will be extended to these parcels if requested.

The compilation of inventory information for the buildout utilized Suffolk County GIS data, which includes a range of information for individual tax parcels, including acreage, land use, and ownership. In addition, NYS GIS data was utilized to map existing wetlands to ensure wetland areas were excluded from the buildout projections (as required by both the Town and SC Health Dept. regulations). NPV prepared zoning GIS data based on the Town's Zoning map for the Study Area. Verification of parcel-specific GIS information was conducted via Google Earth aerial photographs and Street View imagery.

Once the parcel information was collected, each parcel was placed into two categories, "Soft Sites" or "Hard Sites". Soft Sites were assumed to be capable of accommodating additional development or redevelopment, while Hard Sites are parcels that have minimal or no potential for future development based on Town zoning requirements and Suffolk County Sanitary Code, Article 6 requirements and are assumed to remain in their current conditions for the purposes of this buildout analysis.

Hard Sites were comprised of five categories which include:

- Existing cemeteries
- Publicly owned land/community facilities
- Protected Land (Farmland PDR³ and Town of Southold protected lands)
- Wetlands
- Currently developed parcels that do not have sufficient area for subdivision

Soft Sites were comprised of four categories which include:

- Agricultural land that has retained some or all of its development rights
- Currently developed parcels that have sufficient area for subdivision
- Vacant land, greater than 20,000 sf
- Vacant land, less than 20,000 sf (including vacant grandfathered lots)

³ Land that is no longer developable due to the land owner selling or transferring the property's development rights or that is otherwise prevented from further development due to a filed conservation easement or other farmland protection tool.

A projected buildout scenario was developed for the identified Soft Sites in the Study Area under existing conditions – private well water, and under proposed conditions – public water.

All applicable Zoning and Suffolk County Department of Health Services (SCDHS) standards were reviewed and applied to the buildout analysis. Applicable Town of Southold zoning standards including the Bulk Schedule for Residential Districts (230 Attachment 3), Density and Minimum Lot Size Schedule for Residential Districts (280 Attachment 1), Section 280-124 Nonconforming lots, and Chapter 240 Subdivision of Land were also considered. In addition to the standards in Chapter 240 pertaining to wetlands, Chapter 275, Wetlands and Shoreline, as well as DEC Title 6, Chapter X regulations regarding setbacks from freshwater and tidal wetlands were considered. Article 6 of Suffolk County Sanitary Code as well as SCDHS Standards for Approval of Plans and Construction for Sewage Disposal Systems for Single Family Residences were reviewed and standards were applied to this buildout analysis.

However, as noted above, since the zoning within the Study Area is primarily zoned either R-40 or R-80 (minimum lot size of either 40,000 sf or 80,000 sf respectively) or larger, the Town's zoning requirements supersede the SCSC allowances for subdivision.

Buildout Analysis

Hard sites are assumed to be fully built out, with no additional density anticipated on these parcels. There were 317 parcels identified as Hard Sites which fit into one of the five Hard Site categories: Existing cemeteries, publicly owned land/community facilities, protected lands, wetlands, currently developed parcels that do not have sufficient area for subdivision. See **Attachment A** for a comprehensive analysis of each Hard Site in the Study Area. It is noted that all of the commercially zoned parcels in the Study Area are maximized due to sanitary flow limitations and therefore were considered Hard Sites.

Soft sites are assumed to have the potential for additional density. There are 37 parcels that fit into one of the four Soft Site categories: Agricultural land, currently developed parcels that have sufficient area for subdivision, vacant land – greater than 20,000 sf, vacant land – less than 20,000 sf. See **Attachment B** for a comprehensive breakdown of all Soft Sites analyzed.

Pursuant to Article 6 of the SCSC, if there is no public water and individual wells are required, the minimum residential lot size is 40,000 sf. If public water is available, the minimum lot size in Groundwater Management Zone IV is 20,000 sf. However, in the Study Area, the Town's zoning supersedes SCDHS standards as it is more stringent with minimum lot sizes of 40,000 sf in the R-40 Zoning District and 80,000 sf in the R-80 Zoning District, which are the only two districts in which soft sites are present. Therefore, any lots large enough for subdivision are constrained by the Town's current zoning requirements for minimum lot size/bulk requirements of the applicable zoning district. ***This means that the addition of public water would not change the allowable development density for subdividable lots in the Study Area.***

It is noted that for parcels that include wetlands, the square footage of the wetlands has been subtracted from the overall square footage of the lot and only the area without wetlands was used to calculate lot yield for all soft sites. This requirement is outlined in §240-10 of Town Code.

For legally pre-existing grandfathered lots within the Study Area, development is possible with public water as well as without public water so long as the requirements outlined in §280-124 of Southold Town Code and SCDHS separation requirements for onsite wells and septic systems are met. The SCDHS requirements for Approval of Plans and Construction – Sewage Disposal Systems for Single – Family

Residences state that a minimum of 150' separation is required from sanitary system leaching pools (including required expansion areas) to private wells on the property or adjoining properties.

The first category of soft sites is agricultural land of which there are four parcels in the Study Area. Collectively, these four parcels encompass 77.33 acres of land (of which 14.79 are within wetlands). In order to estimate the number of additional residential lots that can be achieved through subdivision of land, an excel spreadsheet was used to perform necessary calculations. Each parcel was analyzed via aerial imagery and GIS measurements were used to determine if there was sufficient existing street frontage (175 ft in R-80, per Bulk Schedule for Residential Districts) for subdivision. If sufficient street frontage was not present, 20% was subtracted from the overall square footage in order to accommodate new roadways and drainage. One lot in this category has sufficient roadway frontage while the other three would require the creation of a roadway and 20% was subtracted from the overall square footage of those lots. The resulting number was then divided by 80,000 sf which is the minimum lot size per zoning for R-80 parcels which provided the number of lots that can be achieved per parcel after subdivision. These four agricultural parcels are estimated to yield a total of 26 single-family residential lots through subdivision of land. Taking into account the three existing single-family homes, under buildout conditions, 23 new single-family homes are possible. The creation of 23 potential new single family lots is possible with or without the introduction of public water.

The same methodology was followed for currently developed parcels that have sufficient area for subdivision (the second category of soft sites). This category includes parcels that are greater than 160,000 sf in the R-80 Zoning District. There are five lots that meet these parameters which have a combined total of 42.94 acres (of which 6.13 acres are within wetlands). These five lots are estimated to yield 14 lots through subdivision. Considering the five existing single-family homes on these lots, nine new single family lots are possible. These nine new single-family lots are anticipated to be possible with or without public water.

The third category of soft sites is vacant land, greater than 20,000 sf. There are 21 parcels in this category that have a total acreage of 55.13 (of which 1.72 acres are within wetlands). If a parcel was greater than 80,000 sf in the R-80 or 40,000 sf in the R-40 then the square footage of the parcel was divided by the minimum lot size required per Town zoning (80,000 sf or 40,000 sf) to estimate the potential yield. However, if a lot was less than 80,000 sf in the R-80 or 40,000 sf in the R-40, then the potential number of single family lots is estimated as one. The potential number of single-family homes that can be created from these lots is estimated at 30 single-family homes. These 30 new lots are expected to be developable with or without public water.

The final category of soft sites is vacant land, less than 20,000 sf. There are seven parcels in this category with a total acreage of 7.14 acres (of which 5.03 acres are within wetlands). Each of these parcels was analyzed via aerial imagery and GIS measurements. Five of these parcels did not appear to be able to provide the required 150-foot SCDHS separation requirements between on-site sanitary systems and private wells either on the subject site or adjoining sites and/or the required Town/DEC wetland setbacks for locating sanitary systems and private wells. Placement of single-family dwellings on these parcels would be subject to Town/DEC wetland permitting and Suffolk County Board of Review for potential variances. For the purpose of the buildout analysis, these parcels are assumed to have zero single family homes under existing conditions with no public water. The two remaining parcels were estimated to have sufficient lot area and setbacks to be able to meet SCDHS and Town setback requirements and would yield one additional single-family home each. Therefore, under existing conditions (no public water), these seven lots are estimated to yield a total of two single-family homes. However, if public water was

extended to this area, each of these seven lots is anticipated to yield one single-family home, for a total of seven homes as the setback and separation requirements for private wells would no longer be a constraining development factor with the provision of public water. Therefore, the addition of public water would only result in five additional homes, all of which are grandfathered, vacant lots that legally pre-date zoning and SCDHS requirements.

Summary and Conclusion

Suffolk County Water Authority (SCWA) is proposing to extend a water main from East Marion to Orient. This portion of the Proposed Action (Phase 2 of SCWA’s initiative) would bring potable drinking water to a portion of the Hamlet of Orient that currently relies on private wells rather than public water supply. It is noted that the proposed Riverside/Flanders to Jamesport/Laurel main (Phase 1) portion of the project is currently served by public water, therefore the Proposed Action does not change the development potential (or “build-out”) that can currently occur within the Phase 1 portion of the project. This Buildout Analysis focuses only on the development potential that wouldn’t otherwise be possible without the extension of public water within the Phase 2 portion of the project (East Marion and Orient).

Pursuant to Article 6 of the SCSC, if there is no public water and individual wells are required, the minimum residential lot size is 40,000 sf. If public water is available, the minimum lot size in Groundwater Management Zone IV is 20,000 sf. However, in the Study Area, the Town’s zoning supersedes SCDHS standards as it is more stringent with minimum lot sizes of 40,000 sf in the R-40 Zoning District and 80,000 sf in the R-80 Zoning District, which are the only two districts in which soft sites are present. Therefore, any lots large enough for subdivision are constrained by the Town’s current zoning requirements for minimum lot size/bulk requirements of the applicable zoning district. ***This means that the addition of public water would not change the allowable development density for subdividable lots in the Study Area.***

For legally pre-existing grandfathered lots within the Study Area, development is possible with public water as well as without public water so long as the requirements outlined in §280-124 of Southold Town Code and SCDHS separation requirements for onsite wells and septic systems are met.

Under existing conditions (no public water), the number of additional residences possible under the buildout is estimated to be 64. If public water was extended to Orient hamlet, the number of new single-family residences is projected to be 69. The difference between the potential number of new single-family residences with and without public water is attributed to legally pre-existing grandfathered lots under 20,000 sf that would not have adequate setbacks between sanitary systems and private wells under existing conditions per SCDHS requirements but would be able to build a single-family residence if public water supply were available. ***The difference in the projected buildout under existing conditions versus if public water were extended to the area is minimal with the addition of only five homes.*** See Figure 1 for the buildout map which includes parcel ID numbers that correspond to Attachment A and Attachment B as well as the classification of each parcel as a Hard Site or Soft Site.

SUMMARY TABLE: NUMBER OF NEW SINGLE FAMILY HOMES	Private Water	Public Water
Soft Sites Category 1: Agricultural Land	23	23
Soft Sites Category 2: Currently Developed Parcels That Have Sufficient Area For Subdivision	9	9
Soft Sites Category 3: Vacant Land, Greater Than 20,000 Sf	30	30
Soft Sites Category 4: Vacant Land, Less Than 20,000 sf	2	7
TOTAL	64	69

In summary, under existing conditions there are 310 parcels that could potentially connect to public water if water was extended to the Study Area. If the Study Area was fully built out under existing private water supply conditions (individual private wells), there would be an estimated maximum of 374 parcels with private wells serving the area. If public water was extended to the area, the number of possible water connections would increase from 374 to 379, representing a 5-lot increase.

Water Connection Need: Existing Conditions and Buildout Conditions	Existing Conditions	Buildout with Private Water	Buildout with Public Water
Single Family Homes/Commercial Uses	303	344	349
Communtiy Facilities	4	4	4
Agricultural Land	3	26	26
TOTAL	310	374	379

Although the supply of potable drinking water may support growth, it is primarily zoning, sewers, availability of land and development rights, real estate markets, community sentiment, and the policies contained within local long-range land use plans that trigger development and increased development density, not public drinking water.

FIGURE 1



FIGURE 1
BUILDOUT STUDY AREA PARCELS - SUMMARY



Sources: NYS Orthoimagery 2023, Suffolk County GIS 2024, SCWA 2025
Scale: 1 inch equals 750 feet



SCWA North Fork
Water Main Project

Buildout Analysis

*Parcel Labels indicate an ID number that corresponds to the tables in Attachment A and Attachment B.

ATTACHMENT A

Attachment A - Hard Sites

HARD SITES CATEGORY 1: EXISTING CEMETERY						
Object ID	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage
74	1000018000500011000	R-40	Hard Site - Cemetery	Hard Site	0.45	19,544
105	1000027000100001000	R-80	Hard Site - Cemetery	Hard Site	9.56	416,504
248	1000023000100014014	R-80	Hard Site - Cemetery	Hard Site	0.13	5,604

HARD SITES CATEGORY 2: PUBLICLY OWNED LAND/COMMUNITY FACILITIES							
ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Land Use	Acres	Square Footage
27	1000024000200013001	R-40	Hard Site - Community Facility	Hard Site	Oyster Ponds Historical Society	4.70	204,857
92	1000018000200023001	R-80	Hard Site - Community Facility	Hard Site	School	12.89	561,528
208	1000025000300016001	R-40	Hard Site - Community Facility	Hard Site	Oyster Ponds Historical Society	1.41	61,464
148	1000018000500013008	R-80	Hard Site - Communtiy Facility	Hard Site	Fire Department	4.43	192,815
97	1000017000600002000	R-80	Hard Site - Publicly Owned	Hard Site	Orient East Marion Park District	4.76	207,220
125	1000017000500003003	R-80	Hard Site - Publicly Owned	Hard Site	Orient East Marion Park District Beach	9.19	400,498
219	1000023000100022000	R-80	Hard Site - Publicly Owned	Hard Site	State Owned Beach Parking	1.98	86,283
225	1000023000200007002	R-80	Hard Site - Publicly Owned	Hard Site	Orient East Marion Park District	33.28	1,449,771
245	1000025000200020002	R-80	Hard Site - Publicly Owned	Hard Site	Vacant	0.23	10,000

HARD SITES CATEGORY 3: PROTECTED LAND						
ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage
31	1000025000400011009	R-80	Hard Site - Farmland PDR	Hard Site	13.50	588,059
374	10000270003000000000	R-80	Hard Site - Protected Land (Town of Southold)	Hard Site	2.74	119,239
379	1000025000500010000	R-80	Hard Site - Protected Land (Town of Southold)	Hard Site	1.88	81,775

HARD SITES CATEGORY 4: WETLANDS						
ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage
8	1000023000200005006	R-80	Hard Site - Wetlands	Hard Site	1.20	52,072
34	1000023000200005008	R-80	Hard Site - Wetlands	Hard Site	1.05	45,884
169	1000023000200005007	R-80	Hard Site - Wetlands	Hard Site	0.63	27,400
229	1000022000300026000	R-80	Hard Site - Wetlands	Hard Site	2.37	103,140

HARD SITES CATEGORY 5: CURRENTLY DEVELOPED PARCELS THAT DO NOT HAVE SUFFICIENT AREA FOR SUBDIVISION						
ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage
1	1000024000100004002	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.33	14,180
2	1000024000100005000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.44	19,325
3	1000026000200013000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.35	15,425
4	1000026000200039019	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	1.07	46,596
5	1000026000200036000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.21	9,328
6	1000026000100026000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.28	12,191
7	1000024000200012000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.54	23,600
9	1000024000200014000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.23	9,831

HARD SITES CATEGORY 5: CURRENTLY DEVELOPED PARCELS THAT DO NOT HAVE SUFFICIENT AREA FOR SUBDIVISION						
10	1000024000100009000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.70	30,517
11	1000024000100007000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.58	25,251
12	1000017000400024000	R-80	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.39	16,968
13	1000017000400008000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.46	19,839
14	1000024000200003000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.19	8,369
15	1000017000100013000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.36	15,670
17	1000031001400011000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.15	6,515
18	1000026000100022000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.19	8,172
19	1000026000200014000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.47	20,425
20	1000026000100025000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.27	11,705
21	1000026000100002001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.15	6,430
22	1000026000100011001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.50	21,969
23	1000026000100009000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.73	31,970
24	1000026000100006000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.29	12,718
25	1000026000100007000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.32	13,920
26	1000026000100005000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.30	13,198
28	1000025000200022001	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	1.06	46,278
29	1000024000200002000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.32	13,732
30	1000025000400008000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.40	17,213
32	1000025000400011007	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	1.93	84,085
33	1000025000100023000	HB	Hard Site - Developed, can not be subdivided, less than 40,000sf	Hard Site	0.13	5,878
35	1000025000200018000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.76	33,258
36	1000025000100018000	HB	Hard Site - Developed, can not be subdivided, less than 40,000sf	Hard Site	0.25	10,752
37	1000025000200004002	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.41	17,720
38	1000025000100004000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.50	21,612
39	1000025000200004010	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.30	13,196
40	1000018000500005000	B	Hard Site - Developed, can not be subdivided, less than 60,000sf	Hard Site	0.27	11,939
41	1000025000300011000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.34	14,828
42	1000025000300002001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.42	18,432
43	1000025000100027002	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.33	14,511
44	1000025000200011001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.86	37,653
46	1000017000300008000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.85	36,970
47	1000023000100008002	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	1.49	64,791
48	1000025000300013000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.18	7,953
49	1000025000200020015	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.57	24,896
50	1000025000100012000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.14	6,110
51	1000018000500012000	B	Hard Site - Developed, can not be subdivided, less than 60,000sf	Hard Site	0.54	23,573
52	1000018000100015000	HD	Hard Site - Developed, can not be subdivided, less than 40,000sf	Hard Site	0.60	26,329
53	1000026000200038000	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	0.79	34,316
54	1000025000300006000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.37	16,004
55	1000025000300003001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.17	7,217
56	1000025000400007000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.42	18,147
57	1000024000200026005	RR	Hard Site - Developed, can not be subdivided, less than 40,000sf	Hard Site	0.14	6,045
58	1000018000500009001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.56	24,283
59	1000023000100011003	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	1.27	55,458
60	1000025000200020013	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.38	16,623
61	1000025000200017003	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.56	24,294
62	1000025000200007001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.12	5,254
63	1000025000100020000	HB	Hard Site - Developed, can not be subdivided, less than 40,000sf	Hard Site	0.31	13,713
64	1000025000100017000	HB	Hard Site - Developed, can not be subdivided, less than 40,000sf	Hard Site	0.16	7,119
65	1000025000100002000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.37	16,239
66	1000017000400006000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.25	10,894

HARD SITES CATEGORY 5: CURRENTLY DEVELOPED PARCELS THAT DO NOT HAVE SUFFICIENT AREA FOR SUBDIVISION						
67	1000017000300010000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.48	21,002
68	1000017000400015000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.91	39,700
69	1000017000400023000	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	2.66	116,023
70	1000018000500008000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.32	13,926
71	1000018000500001000	B	Hard Site - Developed, can not be subdivided, less than 60,000sf	Hard Site	0.20	8,908
72	1000018000500004001	B	Hard Site - Developed, can not be subdivided, less than 60,000sf	Hard Site	0.22	9,431
73	1000018000500010000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.61	26,426
75	1000026000100023000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.15	6,505
76	1000026000100018000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.13	5,525
77	1000026000200039007	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	1.02	44,288
78	1000026000100030000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.25	11,067
79	1000026000100027000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.53	22,990
80	1000026000100017001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.31	13,688
81	1000026000100015001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.11	4,711
82	1000026000100014001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.07	3,111
83	1000026000100013000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.27	11,546
84	1000026000100012001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.51	22,250
85	1000026000100004000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.16	7,017
86	1000025000300012001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.76	33,298
87	1000025000300014000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.22	9,678
88	1000025000400001000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.40	17,388
89	1000023000100011002	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	1.27	55,345
90	1000025000300012003	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.32	13,997
91	1000023000100004000	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	2.98	129,785
93	1000024000200017000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.24	10,284
94	1000024000200009000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.34	14,867
95	1000024000100008000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.20	8,692
96	1000024000100010000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	1.30	56,425
99	1000025000100022000	HB	Hard Site - Developed, can not be subdivided, less than 40,000sf	Hard Site	0.21	9,124
100	1000031000500009001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf of	Hard Site	0.63	27,236
101	1000024000200027000	MI	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.18	7,913
102	1000026000200037000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.41	17,886
103	1000026000100021000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.38	16,668
104	1000026000100024000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.14	6,273
106	1000023000200005005	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.35	15,339
107	1000023000100014016	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	2.74	119,397
108	1000025000300019000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.50	21,568
109	1000025000300005000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.27	11,887
110	1000024000200022000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.18	7,925
111	1000024000200006001	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.58	25,466
112	1000024000200001000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.32	13,749
114	1000017000400025002	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.95	41,238
115	1000025000300020000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.33	14,355
116	1000023000100002009	R-80	Hard Site - Developed, can not be subdivided, less than 160,000sf	Hard Site	2.05	89,209
117	1000025000400005000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.33	14,381
118	1000025000300001000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.13	5,731
119	1000025000400013004	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.69	30,007
120	1000025000200020011	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.56	24,328
121	1000025000100019000	HB	Hard Site - Developed, can not be subdivided, less than 40,000sf	Hard Site	0.13	5,875
122	1000025000100015000	HB	Hard Site - Developed, can not be subdivided, less than 40,000sf	Hard Site	0.16	7,094
123	1000025000100006000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.44	19,144
124	1000025000200004013	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.50	21,696

HARD SITES CATEGORY 5: CURRENTLY DEVELOPED PARCELS THAT DO NOT HAVE SUFFICIENT AREA FOR SUBDIVISION						
126	1000017000400005000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.48	21,085
127	1000025000100007000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.29	12,732
129	1000018000100016000	R-40	Hard Site - Developed, can not be subdivided, less than 80,000sf	Hard Site	0.27	11,830
130	1000023000100018001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.79	77,890
131	1000025000200016007	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.52	22,506
133	1000031001400010000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.23	10,148
134	1000025000400006000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.30	12,906
135	1000025000400013003	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.69	30,022
136	1000025000100027005	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.20	8,897
137	1000025000100024000	HB	Hard site - developed, can not be subdivided, less than 40,000sf	Hard Site	0.06	2,720
138	1000025000200014001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.23	9,807
139	1000025000200009002	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.79	34,551
140	1000025000200020022	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	1.11	48,342
141	1000025000200020012	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.63	27,362
142	1000025000100016001	HB	Hard site - developed, can not be subdivided, less than 40,000sf	Hard Site	0.29	12,810
143	1000025000100013000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.23	9,838
144	1000025000100008002	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.66	28,773
145	1000018000500002000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.32	13,757
146	1000018000500007000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.20	8,563
147	1000018000500009002	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.80	34,948
149	1000018000200022001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.68	73,132
150	1000024000200016000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.18	7,672
151	1000025000300018000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.16	7,127
152	1000025000400002000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.30	13,178
153	1000017000300007000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	1.70	73,944
154	10000250004000010000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.37	16,287
155	1000031001400012000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.94	40,914
156	1000026000100028000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.31	13,415
157	1000026000100012002	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.46	19,905
158	1000026000100001001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.24	10,665
159	1000026000100008000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.63	27,339
160	1000024000200024000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.22	9,493
161	1000024000200019000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.16	6,970
162	1000024000200018000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.11	4,594
163	1000024000200010000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.20	8,677
165	1000017000500004000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.96	41,981
166	1000017000600001000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	3.22	140,270
167	1000031000500010001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf of	Hard Site	2.15	93,712
170	1000025000400003000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.32	13,759
171	1000025000300004001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.49	21,255
172	1000025000400011001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.85	80,571
173	1000025000200023002	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.85	36,918
174	1000025000100021000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.28	12,128
175	1000025000200020021	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	3.24	141,295
176	1000018000200021000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.90	39,182
177	1000025000300009000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.36	15,529
178	1000023000100012002	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.23	53,368
179	1000025000300008000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.28	12,224
182	1000026000100020001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.26	11,470
183	1000026000200035000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.35	15,391
184	1000026000100029000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.52	22,603
185	1000026000100003000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.47	20,388

HARD SITES CATEGORY 5: CURRENTLY DEVELOPED PARCELS THAT DO NOT HAVE SUFFICIENT AREA FOR SUBDIVISION						
186	1000024000200015000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.26	11,360
187	1000024000200008000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.72	31,506
188	1000017000100011004	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.80	34,640
189	1000017000400009000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	1.08	47,010
190	1000026000200001000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.61	26,678
191	1000026000200012000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.43	18,583
192	1000026000100010001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.27	11,867
193	1000024000200028001	MI	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.55	24,164
194	1000024000200026004	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.24	10,524
195	1000024000200021000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.24	10,374
196	1000024000200020000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.52	22,668
197	1000024000200011000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.39	16,879
198	1000024000200005000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.30	13,073
199	1000024000200004000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.20	8,603
200	1000024000100011000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	1.22	53,314
202	1000017000300006001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.57	24,850
203	1000017000400003000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.30	13,019
204	1000017000400004000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.66	28,720
205	1000023000100012001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.21	52,791
206	1000025000300017000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.33	14,239
207	1000025000400004000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.31	13,373
209	1000023000100005000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf of	Hard Site	4.45	193,695
210	1000025000100001000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.30	13,144
211	1000025000100014000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.15	6,611
212	1000025000100003002	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.49	21,163
213	1000025000200005004	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.33	14,433
214	1000025000100005000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.40	17,554
216	1000018000500006000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.09	4,013
218	1000025000200006001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.59	25,910
220	1000025000100011000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.28	12,225
221	1000025000100010000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.26	11,170
222	1000025000200003000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.19	8,188
223	1000025000100009001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.42	18,230
224	1000025000100025000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.08	3,584
227	1000025000200021001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.10	47,998
228	1000023000100014006	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.35	58,959
230	1000018000100014000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.25	11,036
231	1000024000100001000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.32	13,985
233	1000017000600008000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.52	22,566
234	1000024000100004004	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.46	19,995
235	1000017000600014003	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.57	25,014
236	1000017000600012000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.28	12,333
237	1000017000600009001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.42	18,305
238	1000017000600009002	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.43	18,634
239	1000017000600010000	B	Hard site - developed, can not be subdivided, less than 60,000sf	Hard Site	0.41	17,812
240	1000017000600011000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.27	11,976
242	1000025000200020018	B	Hard site - developed, can not be subdivided, less than 60,000sf	Hard Site	0.96	41,739
243	1000017000400010000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.45	19,718
244	1000026000100032001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.63	27,490
246	1000023000100006003	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.27	55,228
247	1000023000100014013	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.61	70,323
249	1000023000100002008	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	2.26	98,378

HARD SITES CATEGORY 5: CURRENTLY DEVELOPED PARCELS THAT DO NOT HAVE SUFFICIENT AREA FOR SUBDIVISION						
250	1000017000400025003	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.43	18,627
251	1000018000200025000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.55	23,877
252	1000018000200026000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.57	24,697
253	1000018000200025000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.55	23,877
254	1000018000200026000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.57	24,697
256	1000027000100007000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.37	15,907
257	1000027000100006000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	2.92	127,043
258	1000027000100008000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.40	17,345
260	1000027000100010005	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	2.14	93,024
261	1000027000100005000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.64	71,503
266	1000026000200039011	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.96	41,616
268	1000027000100010002	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.92	40,000
269	1000026000200022000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.48	21,118
270	1000026000200009000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.54	23,405
271	1000026000200011000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.51	22,386
276	1000018000500018003	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	2.55	111,049
277	1000018000200027000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.38	16,349
279	1000027000300003013	R-200	Hard site - developed, can not be subdivided, less than 400,000sf	Hard Site	1.79	78,095
280	1000026000200029000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.58	25,345
281	1000026000200021000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.52	22,549
282	1000026000200039001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.43	62,128
283	1000027000300003005	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.64	71,520
285	1000027000300003004	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.53	66,852
287	1000018000500015001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.24	10,266
288	1000018000500018002	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.60	26,236
289	1000018000500018004	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	2.92	127,312
291	10000180006000001000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.24	10,544
292	1000018000200031001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.33	14,229
293	1000026000200039013	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.55	67,491
294	1000026000200039014	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.81	78,782
297	1000027000100010003	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	3.08	134,187
298	1000026000200026000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.50	21,900
299	1000026000200039017	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	1.01	44,049
300	1000026000200048000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.55	23,923
301	1000026000400001000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.43	62,085
304	1000027000300003006	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.72	75,125
306	1000027000200002006	R-200	Hard site - developed, can not be subdivided, less than 400,000sf	Hard Site	9.10	396,606
311	1000026000200047000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.60	26,295
312	1000026000200031000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.59	25,663
316	1000018000200029001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.21	8,986
321	1000026000200023000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.49	21,436
322	1000026000200039015	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.00	43,645
324	1000027000300003001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.29	56,408
326	1000026000200024000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.50	21,843
327	1000026000200017000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.56	24,420
328	1000026000200015000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.52	22,835
330	1000027000100010004	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	2.03	88,564
332	1000027000300003014	R-200	Hard site - developed, can not be subdivided, less than 400,000sf	Hard Site	1.89	82,400
334	1000026000200025000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.49	21,324
335	1000026000200020001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	1.00	43,617
338	1000027000300003003	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.26	54,921
341	1000027000200002007	R-200	Hard site - developed, can not be subdivided, less than 400,000sf	Hard Site	5.00	217,806

HARD SITES CATEGORY 5: CURRENTLY DEVELOPED PARCELS THAT DO NOT HAVE SUFFICIENT AREA FOR SUBDIVISION						
343	1000018000500018005	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	3.64	158,348
344	1000018000200028000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.29	12,657
348	1000018000200032000	B	Hard site - developed, can not be subdivided, less than 60,000sf	Hard Site	0.41	17,671
349	1000018000500021001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.86	37,500
350	1000018000500022000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.43	18,750
352	1000018000500014001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.31	13,296
353	1000018000500016001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.29	12,761
354	1000025000400011010	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.01	43,854
356	1000026000200004001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.36	15,739
357	1000026000200006001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.40	17,282
358	1000026000200007002	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.31	13,702
359	1000026000200008000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.24	10,569
360	1000026000200040000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.89	38,694
361	1000026000200007001	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.28	12,358
362	1000026000200042005	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.45	19,471
363	1000026000200003000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.33	14,289
364	1000026000200002000	R-40	Hard site - developed, can not be subdivided, less than 80,000sf	Hard Site	0.28	12,149
365	1000018000500013007	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	2.18	94,884
368	1000023000100015000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.88	38,372
369	1000023000100003002	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.90	39,318
370	1000023000100001000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.78	34,079
371	1000023000100007000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.09	47,640
372	1000023000100008001	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	2.23	97,138
381	10000270002000000000	R-200	Hard site - developed, can not be subdivided, less than 400,000sf	Hard Site	10.57 (8.04 without wetlands)	46,0465 (350,224 without wetlands)
382	1000018000600020000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	2.39	104,088
375	10000260004000000000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.41	61,481
376	1000026000200040000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.11	48,404
377	1000025000500010000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.56	68,150
378	1000026000200040000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	0.94	40,722
380	1000026000200040000	R-80	Hard site - developed, can not be subdivided, less than 160,000sf	Hard Site	1.10	47,731

ATTACHMENT B

Attachment B - Soft Sites
Private Water

SOFT SITES CATEGORY 1: AGRICULTURAL LAND

ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage	Area in Wetlands	Area Without Wetlands	Percentage of Lot for Roadway and Drainage	Area for Roadway and Drainage	Area for Subdivision	Minimum Lot Size Required (Per Zoning)	Potential Number of Total Single Family Lots	Potential Number of New Single Family Lots
278	1000018000200034000	R-80	Soft site - agricultural	Soft Site	22.29	970,791	N/A	N/A	20%	194,158	776,633	80,000	9	8
307	1000018000200033000	R-80	Soft site - agricultural	Soft Site	7.97	347,113	N/A	N/A	20%	69,423	277,690	80,000	3	3
318	1000018000600004001	R-80	Soft site - agricultural	Soft Site	11.73	511,153	N/A	N/A	0%	0	511,153	80,000	6	5
232	1000017000600014002	R-80	Soft site - Agricultural, can be subdivided, greater than 160,000sf of buildable area	Soft Site	35.34	1,539,578	644,452	895,125	20%	179,025	716,100	80,000	8	7
TOTAL	N/A	N/A	N/A	N/A	77.33	3,368,635	644,452	895,125	N/A	442,606	2,281,576	N/A	26	23

*. Each parcel was analyzed via aerial imagery and GIS measurements were used to determine if there was sufficient existing street frontage (175 ft in R-80, per Bulk Schedule for Residential Districts) for subdivision. If sufficient street frontage was not present, 20% was subtracted from the overall square footage in order to accommodate new roadways and drainage.

SOFT SITES CATEGORY 2: CURRENTLY DEVELOPED PARCELS THAT HAVE SUFFICIENT AREA FOR SUBDIVISION

ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage	Area in Wetlands	Area Without Wetlands	Percentage of Lot for Roadway and Drainage	Area for Roadway and Drainage	Area for Subdivision	Minimum Lot Size Required (Per Zoning)	Potential Number of Total Single Family Lots	Potential Number of New Single Family Lots
16	1000017000400016000	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf of buildable area	Soft Site	21.54	938,096	267,115	670,982	20%	134,196	536,785	80,000	6	5
259	1000027000200002002	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf	Soft Site	5.06	220,355	N/A	N/A	0%	0	220,355	80,000	2	1
272	1000027000200002010	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf	Soft Site	5.00	217,809	N/A	N/A	0%	0	217,809	80,000	2	1
340	1000027000200002001	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf	Soft Site	5.11	222,593	N/A	N/A	0%	0	222,593	80,000	2	1
355	1000026000200042003	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf	Soft Site	6.23	271,461	N/A	N/A	20%	54,292	217,169	80,000	2	1
TOTAL	N/A	N/A	N/A	N/A	42.94	1,870,314	267,115	670,982	N/A	188,489	1,414,711	N/A	14	9

*. Each parcel was analyzed via aerial imagery and GIS measurements were used to determine if there was sufficient existing street frontage (175 ft in R-80, per Bulk Schedule for Residential Districts) for subdivision. If sufficient street frontage was not present, 20% was subtracted from the overall square footage in order to accommodate new roadways and drainage.

SOFT SITES CATEGORY 3: VACANT LAND, GREATER THAN 20,000 SF

ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage	Area in Wetlands	Area Without Wetlands	Minimum Lot Size Required (Per Zoning)	Potential Number of Single Family Lots
128	1000027000100011000	R-80	Soft site - vacant land	Soft Site	2.19	95,275	N/A	N/A	80,000	1
132	1000023000100002010	R-80	Soft site - vacant land - subtracted wetlands	Soft Site	5.04	219,330	75,119	144,204	80,000	1
168	1000023000100014005	R-80	Soft site - vacant land	Soft Site	1.42	61,949	N/A	N/A	80,000	1
180	1000023000100014008	R-80	Soft site - vacant land	Soft Site	0.88	38,166	N/A	N/A	80,000	1
181	1000023000100014017	R-80	Soft site - vacant land	Soft Site	1.84	79,955	N/A	N/A	80,000	1
215	1000025000200020020	R-80	Soft site - vacant land	Soft Site	10.19	443,798	N/A	N/A	80,000	5
217	1000023000100014009	R-80	Soft site - vacant land	Soft Site	0.94	40,957	N/A	N/A	80,000	1
226	1000023000100006002	R-80	Soft site - vacant land	Soft Site	1.14	49,484	N/A	N/A	80,000	1
241	1000026000100033000	R-80	Soft site - vacant land	Soft Site	1.01	43,784	N/A	N/A	80,000	1
255	1000027000200002009	R-80	Soft site - vacant land	Soft Site	5.02	218,644	N/A	N/A	80,000	2
263	1000027000100009002	R-80	Soft site - vacant land	Soft Site	2.28	99,121	N/A	N/A	80,000	1
264	1000027000100009001	R-80	Soft site - vacant land	Soft Site	2.02	87,820	N/A	N/A	80,000	1
267	1000026000200039012	R-80	Soft site - vacant land	Soft Site	1.88	82,036	N/A	N/A	80,000	1
273	1000027000300003002	R-80	Soft site - vacant land	Soft Site	1.26	54,915	N/A	N/A	80,000	1
315	1000027000200001003	R-80	Soft site - vacant land	Soft Site	2.08	90,664	N/A	N/A	80,000	1
331	1000018000500023000	R-80	Soft site - vacant land	Soft Site	8.09	352,227	N/A	N/A	80,000	4
342	1000018000500018006	R-80	Soft site - vacant land	Soft Site	3.72	161,917	N/A	N/A	80,000	2
345	1000018000600004002	R-80	Soft site - vacant land	Soft Site	0.48	20,982	N/A	N/A	80,000	1
347	1000018000600026019	R-80	Soft site - vacant land	Soft Site	2.54	110,680	N/A	N/A	80,000	1
265	1000026000200030000	R-40	Soft site - vacant land	Soft Site	0.60	26,206	N/A	N/A	40,000	1
336	1000026000200010000	R-40	Soft site - vacant land	Soft Site	0.54	23,738	N/A	N/A	40,000	1
TOTAL	N/A	N/A	N/A	N/A	55.13	2,401,649	75,119	144,204	N/A	30

SOFT SITES CATEGORY 4: VACANT LAND, LESS THAN 20,000SF

ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage	Area in Wetlands	Area Without Wetlands	Minimum Lot Size Required (Per Zoning)	Potential Number of Single Family Lots
45	1000017000600003000	R-80	Vacant - less than 20,000sf of buildable area	Soft Site	2.02	87,905	77,905.02	10,000.06	80,000	0 (*)
113	1000017000600005000	R-80	Vacant - less than 20,000sf of buildable area	Soft Site	1.65	71,963	62,721.31	9,242.02	80,000	0 (*)
201	1000017000600004000	R-80	Vacant - less than 20,000sf of buildable area	Soft Site	2.11	91,922	78,628.61	13,294.08	80,000	0 (*)
317	1000018000600003001	R-80	Vacant - less than 20,000sf	Soft Site	0.19	8,443	N/A	N/A	80,000	0 (*)
98	1000025000400011005	R-40	Vacant - less than 20,000sf	Soft Site	0.41	17,965	N/A	N/A	40,000	1
164	1000024000100006000	R-40	Vacant - less than 20,000sf	Soft Site	0.46	19,874	N/A	N/A	40,000	1
309	1000018000200030001	R-80	Vacant - less than 20,000sf	Soft Site	0.30	12,923	N/A	N/A	80,000	0 (*)
TOTAL	N/A	N/A	N/A	N/A	7.14	310,995	219,255	32,536	N/A	2

*Parcel size does not provide the 150-foot SCDHS separation requirements between sanitary system and private well and/or required Town/DEC wetland setback. Placement of single-family dwellings on these parcels would be subject to Town/DEC wetland permitting and Suffolk County board of review.

Attachment B - Soft Sites
Public Water

SOFT SITES CATEGORY 1: AGRICULTURAL LAND

ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage	Area in Wetlands	Area Without Wetlands	Percentage of Lot for Roadway and Drainage	Area for Roadway and Drainage	Area for Subdivision	Minimum Lot Size Required (Per Zoning)	Potential Number of Total Single Family Lots	Potential Number of New Single Family Lots
278	1000018000200034000	R-80	Soft site - agricultural	Soft Site	22.29	970,791	N/A	N/A	20%	194,158	776,633	80,000	9	8
307	1000018000200033000	R-80	Soft site - agricultural	Soft Site	7.97	347,113	N/A	N/A	20%	69,423	277,690	80,000	3	3
318	1000018000600004001	R-80	Soft site - agricultural	Soft Site	11.73	511,153	N/A	N/A	0%	0	511,153	80,000	6	5
232	1000017000600014002	R-80	Soft site - Agricultural, can be subdivided, greater than 160,000sf of buildable area	Soft Site	35.34	1,539,578	644,452	895,125	20%	179,025	716,100	80,000	8	7
TOTAL	N/A	N/A	N/A	N/A	77.33	3,368,635	644,452	895,125	N/A	442,606	2,281,576	N/A	26	23

*. Each parcel was analyzed via aerial imagery and GIS measurements were used to determine if there was sufficient existing street frontage (175 ft in R-80, per Bulk Schedule for Residential Districts) for subdivision. If sufficient street frontage was not present, 20% was subtracted from the overall square footage in order to accommodate new roadways and drainage.

SOFT SITES CATEGORY 2: CURRENTLY DEVELOPED PARCELS THAT HAVE SUFFICIENT AREA FOR SUBDIVISION

ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage	Area in Wetlands	Area Without Wetlands	Percentage of Lot for Roadway and Drainage	Area for Roadway and Drainage	Area for Subdivision	Minimum Lot Size Required (Per Zoning)	Potential Number of Total Single Family Lots	Potential Number of New Single Family Lots
16	1000017000400016000	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf of buildable area	Soft Site	21.54	938,096	267,115	670,982	20%	134,196	536,785	80,000	6	5
259	1000027000200002002	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf	Soft Site	5.06	220,355	N/A	N/A	0%	0	220,355	80,000	2	1
272	1000027000200002010	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf	Soft Site	5.00	217,809	N/A	N/A	0%	0	217,809	80,000	2	1
340	1000027000200002001	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf	Soft Site	5.11	222,593	N/A	N/A	0%	0	222,593	80,000	2	1
355	1000026000200042003	R-80	Soft site - developed single family, can be subdivided, greater than 160,000sf	Soft Site	6.23	271,461	N/A	N/A	20%	54,292	217,169	80,000	2	1
TOTAL	N/A	N/A	N/A	N/A	42.94	1,870,314	267,115	670,982	N/A	188,489	1,414,711	N/A	14	9

*. Each parcel was analyzed via aerial imagery and GIS measurements were used to determine if there was sufficient existing street frontage (175 ft in R-80, per Bulk Schedule for Residential Districts) for subdivision. If sufficient street frontage was not present, 20% was subtracted from the overall square footage in order to accommodate new roadways and drainage.

SOFT SITES CATEGORY 3: VACANT LAND, GREATER THAN 20,000 SF

ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage	Area in Wetlands	Area Without Wetlands	Minimum Lot Size Required (Per Zoning)	Potential Number of Single Family Lots
128	1000027000100011000	R-80	Soft site - vacant land	Soft Site	2.19	95,275	N/A	N/A	80,000	1
132	1000023000100002010	R-80	Soft site - vacant land - subtracted wetlands	Soft Site	5.04	219,330	75,119	144,204	80,000	1
168	1000023000100014005	R-80	Soft site - vacant land	Soft Site	1.42	61,949	N/A	N/A	80,000	1
180	1000023000100014008	R-80	Soft site - vacant land	Soft Site	0.88	38,166	N/A	N/A	80,000	1
181	1000023000100014017	R-80	Soft site - vacant land	Soft Site	1.84	79,955	N/A	N/A	80,000	1
215	1000025000200020020	R-80	Soft site - vacant land	Soft Site	10.19	443,798	N/A	N/A	80,000	5
217	1000023000100014009	R-80	Soft site - vacant land	Soft Site	0.94	40,957	N/A	N/A	80,000	1
226	1000023000100006002	R-80	Soft site - vacant land	Soft Site	1.14	49,484	N/A	N/A	80,000	1
241	1000026000100033000	R-80	Soft site - vacant land	Soft Site	1.01	43,784	N/A	N/A	80,000	1
255	1000027000200002009	R-80	Soft site - vacant land	Soft Site	5.02	218,644	N/A	N/A	80,000	2
263	1000027000100009002	R-80	Soft site - vacant land	Soft Site	2.28	99,121	N/A	N/A	80,000	1
264	1000027000100009001	R-80	Soft site - vacant land	Soft Site	2.02	87,820	N/A	N/A	80,000	1
267	1000026000200039012	R-80	Soft site - vacant land	Soft Site	1.88	82,036	N/A	N/A	80,000	1
273	1000027000300003002	R-80	Soft site - vacant land	Soft Site	1.26	54,915	N/A	N/A	80,000	1
315	1000027000200001003	R-80	Soft site - vacant land	Soft Site	2.08	90,664	N/A	N/A	80,000	1
331	1000018000500023000	R-80	Soft site - vacant land	Soft Site	8.09	352,227	N/A	N/A	80,000	4
342	1000018000500018006	R-80	Soft site - vacant land	Soft Site	3.72	161,917	N/A	N/A	80,000	2
345	1000018000600004002	R-80	Soft site - vacant land	Soft Site	0.48	20,982	N/A	N/A	80,000	1
347	1000018000600026019	R-80	Soft site - vacant land	Soft Site	2.54	110,680	N/A	N/A	80,000	1
265	1000026000200030000	R-40	Soft site - vacant land	Soft Site	0.60	26,206	N/A	N/A	40,000	1
336	1000026000200010000	R-40	Soft site - vacant land	Soft Site	0.54	23,738	N/A	N/A	40,000	1
TOTAL	N/A	N/A	N/A	N/A	55.13	2,401,649	N/A	N/A	N/A	30

SOFT SITES CATEGORY 4: VACANT LAND, LESS THAN 20,000SF

ID Number	Parcel Number	Zoning	Buildout	Buildout Summary	Acres	Square Footage	Area in Wetlands	Area Without Wetlands	Minimum Lot Size Required (Per Zoning)	Potential Number of Single Family Lots
45	1000017000600003000	R-80	Vacant - less than 20,000sf of buildable area	Soft Site	2.02	87,905	77,905.02	10,000.06	80,000	1
113	1000017000600005000	R-80	Vacant - less than 20,000sf of buildable area	Soft Site	1.65	71,963	62,721.31	9,242.02	80,000	1
201	1000017000600004000	R-80	Vacant - less than 20,000sf of buildable area	Soft Site	2.11	91,922	78,628.61	13,294.08	80,000	1
317	1000018000600003001	R-80	Vacant - less than 20,000sf	Soft Site	0.19	8,443	N/A	N/A	80,000	1
98	1000025000400011005	R-40	Vacant - less than 20,000sf	Soft Site	0.41	17,965	N/A	N/A	40,000	1
164	1000024000100006000	R-40	Vacant - less than 20,000sf	Soft Site	0.46	19,874	N/A	N/A	40,000	1
309	1000018000200030001	R-80	Vacant - less than 20,000sf	Soft Site	0.30	12,923	N/A	N/A	80,000	1
TOTAL	N/A	N/A	N/A	N/A	7.14	310,995	N/A	N/A	N/A	7