

Green section in photo A is part of Parcel #063-011-003-100-01 named in the SC-PUD application with an address of 1320 S. McMasters Bridge Rd. which is the parcel where the main lodge is located. It is approximately 1.185 acres of unusable land. This area would be excluded from the area calculation to determine the 20% calculation of the developed area devoted to retail sales within the SC-PUD.

Please Note: All area calculations are approximations based on the tools available in the GIS mapping system within the BS&A Assessing.NET computer software program. This is the mapping software South Branch Township utilizes for both the assessing and zoning administrative functions.

SOUTH BRANCH TOWNSHIP

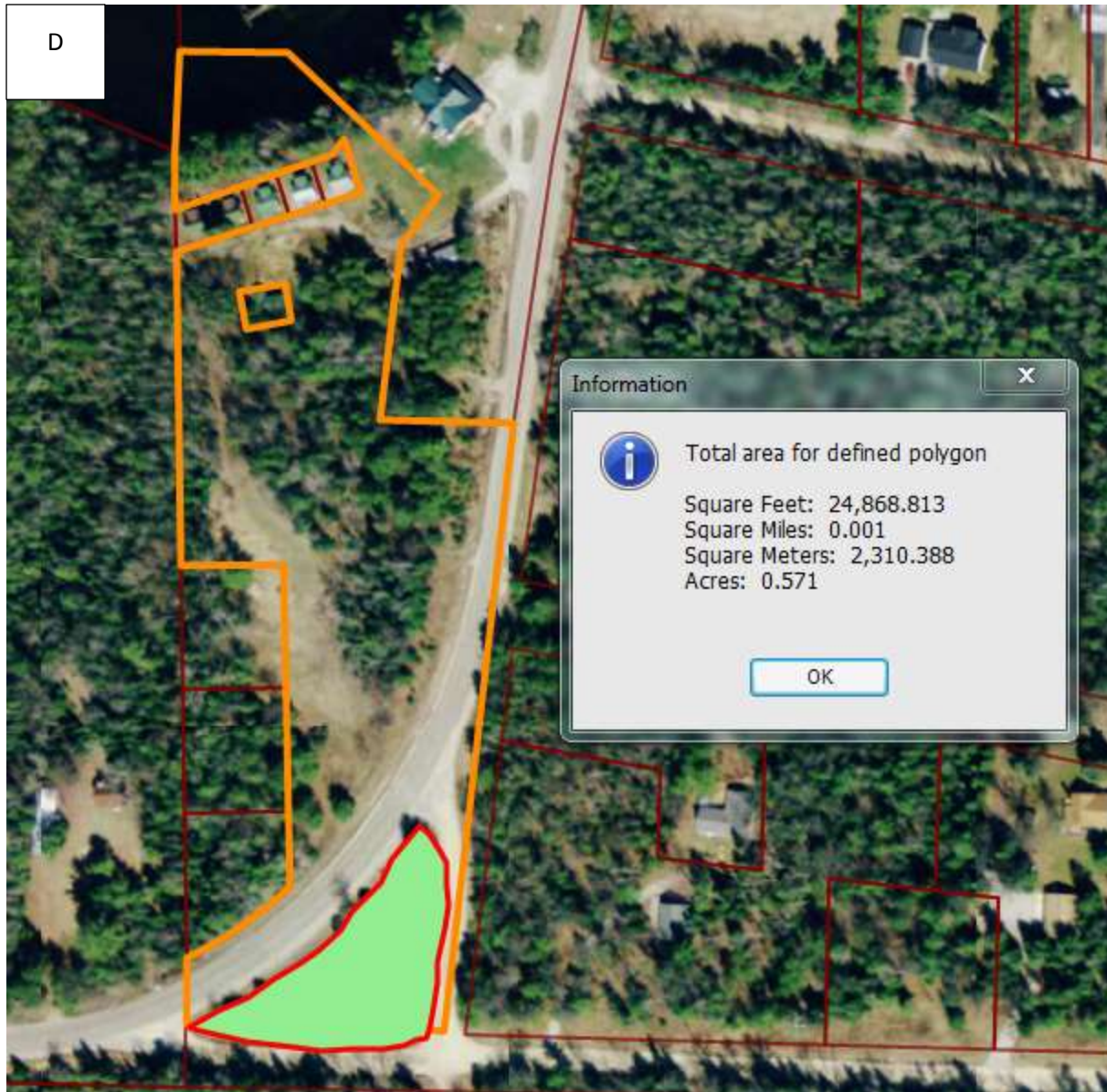
EXHIBIT # [17-pc2017-02.1](#)



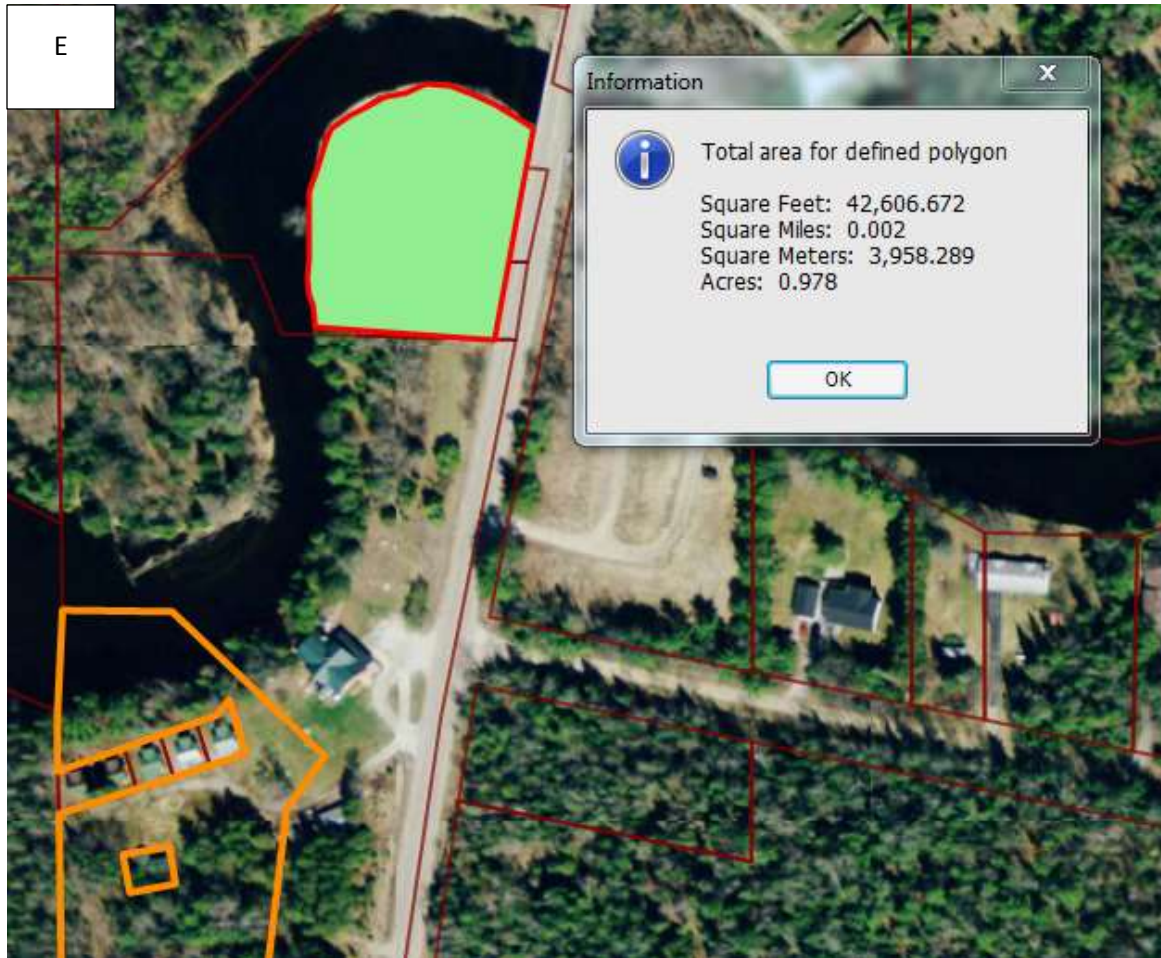
Green section in photo B represents the area of parcel #063-011-003-100-01 that would be included in the area calculation to determine the 20% calculation of the developed area devoted to retail sales within the SC-PUD.



Green section of photo C represents parcel #(s) 063-011-003-120-01; 063-011-003-120-02; 063-011-003-120-03; 063-011-003-120-04; 063-011-003-120-05; 063-011-003-120-07; 063-011-003-120-08; & 063-011-003-120-09 all of which are named in the SC-PUD application. They would all be included in the area calculation to determine the 20% calculation of the developed area devoted to retail sales within the SC-PUD.



Green section of photo D represents parcel #063-011-003-120-06 which is also named in the SC-PUD application and is the location of the building currently housing the fly shop, retail convenience store, beer, wine, and liquor sales, guest laundry facility, as well as, communal short-term/overnight rental area with accommodations for up to eight (8) guests on the upper floor. This location also includes a gasoline sales pump and LP refilling station. This parcel has the address of 10935 Linger Longer Rd. This area would be included in the area calculation to determine the 20% calculation of the developed area devoted to retail sales within the SC-PUD.



Green section of photo E represents parcel #(s) 063-011-002-070-00 & 063-011-002-080-00, which are NOT named in the SC-PUD application and therefore are NOT part of the proposed development and cannot be included in the area calculation to determine the 20% calculation of the developed area devoted to retail sales within the SC-PUD.

Total area classified as developed area for determination of the 20% calculation of the developed area devoted to retail sales within the SC-PUD is approximately 6.304 acres. The area of the development which is actually devoted to retail sales use is approximately .571 acres, which is less than the allowable 20% as per Section 8.19A.4.C.3 of the SBT Zoning Ordinance.

Calculation:

Photo B = ~1.762 Acres

Photo C = ~3.971 Acres

Photo D = ~.571 Acres

Total = ~6.304 Acres

20% = ~1.260 Acres