

# CRYSTAL AIRE

## LOT PRICING WORKSHEET

Version 1 dated 27 July 2009

Lot #	Lot Size	Gross Buildable Area (Ac.)	Gross Buildable Area (Sq Ft)	Net Buildable Area (Sq Ft)	Buildable Area Per LMC	Levels Per Building	Usable Space (Incl garage & Common Area)	Max Condo Capacity	Sq Ft Per Condo
1	1.76	1.01	43,996	28,706	30,666	2.5	71,764	10	7,176
2	0.85	0.73	31,799	15,874	14,810	2.5	37,026	10	3,703
3	0.97	0.88	38,333	20,148	16,901	2.5	42,253	10	4,225
4	1.67	1.65	71,874	54,819	29,098	2.5	72,745	10	7,275
5	0.50	0.41	17,860	6,770	8,712	2.5	16,924	4	4,231
6	0.82	0.70	30,492	23,367	14,288	2.5	35,719	3	11,906
7	0.63	0.54	23,522	11,912	10,977	2.5	27,443	3	9,148
8	1.46	0.57	24,829	20,054	25,439	3.0	60,163	3	20,054
9	0.77	0.74	32,234	25,359	13,416	3.0	40,249	4	10,062
10	0.64	0.54	23,522	12,047	11,151	2.5	27,878	3	9,293
11	0.50	0.44	19,166	7,516	8,712	2.5	18,791	4	4,698
12	0.53	0.47	20,473	7,163	9,235	2.5	17,908	6	2,985
13	0.55	0.51	22,216	10,016	9,583	2.5	23,958	8	2,995
14	0.51	0.50	21,780	10,965	8,886	2.5	22,216	8	2,777
15	0.52	0.49	21,344	10,104	9,060	2.5	22,651	8	2,831
16	0.51	0.48	20,909	10,084	8,886	3.0	26,659	8	3,332
17	0.52	0.49	21,344	10,104	9,060	2.5	22,651	8	2,831
18	0.52	0.49	21,344	10,444	9,060	3.0	27,181	8	3,398
19	0.52	0.49	21,344	10,104	9,060	2.5	22,651	8	2,831
20	0.52	0.49	21,344	10,669	9,060	2.5	22,651	10	2,265
21	1.70	0.54	23,522	7,822	29,621	3.0	23,467	12	1,956
22	4.34	0.82	35,719	27,219	75,620	3.0	81,658	24	3,402
23	3.66	1.23	53,579	44,204	63,772	3.0	132,611	28	4,736

## Notes:

- 1 Gross buildable area is from final plat. I think there are errors in this table and have said so to Steve at Iron Ridge
- 2 Iron Ridge did not include the Town setbacks in computing buildable area.
- 3 Plat Map limits building heights to 35 feet. Generally, you can only get 2 levels and a partial loft in 35 feet.
- 4 Lots sloping away from the road can "build down the grade" thereby allowing a third floor.
- 5 Brian Head's Land Management Code limits "coverage" to 40% of lot area.
- 6 Usable Space is the Number of Levels times the more restrictive Buildable Area
- 7 Maximum Condo Capacity is from the Dwelling Unit Table on Final Plat
- 8 Note the wide variation in the square footage per unit.