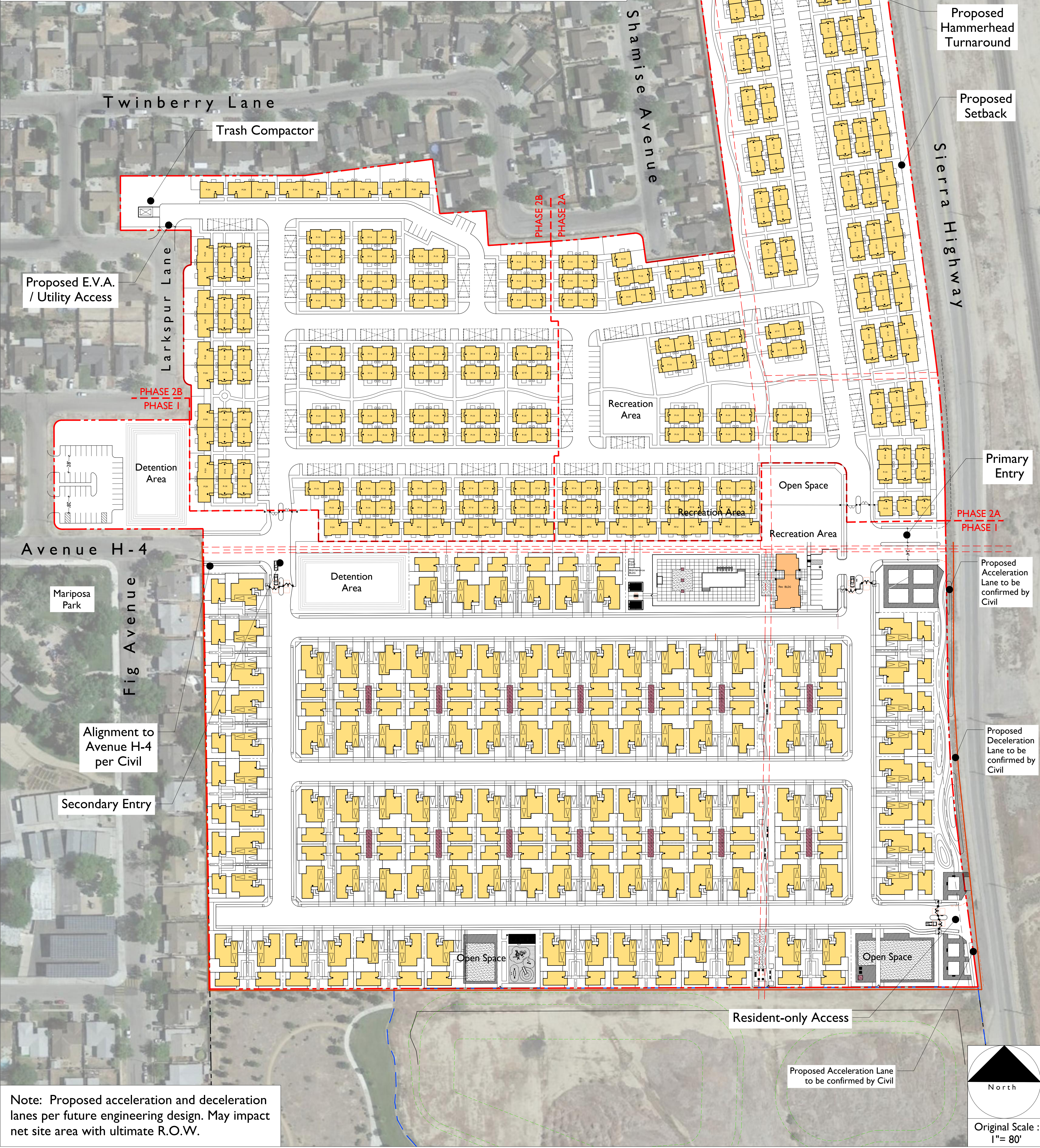


Site Summary:

Phase 1		Phase 2		Overall	
Total Homes	: 98 Homes	Total Homes	: 303 Homes	Total Homes	: 401 Homes
ADU	: 98 Units	ADU	: 0 Units	ADU	: 98 Units
Site Area	: ±25.26 Acres	Site Area	: ±20.24 Acres	Site Area	: ±45.50 Acres
Density	: ±3.76 Homes/Acre	Density	: ±15.0 Homes/Acre	Density	: ±8.81 Homes/Acre
Parking Required		Parking Required		Parking Required	
2.0 Covered x 98	: 196	1.0 Covered x 303	: 303	Covered	: 499
1.0 Uncovered x 98	: 98	0.25 Guest x 303	: 75.75	Uncovered	: 98
0.25 Guest x 98	: 24.5		: 378.75	Guest	: 100.25
	: 318.5		: 379 (1.25:1)		: 697.25
	: 319 (3.26:1)				: 698 (1.74:1)
Parking Provided:		Parking Provided:		Parking Provided:	
Garage Spaces	: 196	Carport Spaces	: 304	Garage Spaces	: 196
Uncovered Spaces	: 186*	Uncovered Spaces	: 123	Carport Spaces	: 304
Total Provided	: 382 (3.90:1)	Total Provided	: 427 (1.41:1)	Uncovered Spaces	: 309
				Total Provided	: 809** (2.02:1)
* Uncovered spaces include 7 spaces at recreation center parking and 81 on-street spaces.				** Total parking does not include 40 public spaces to west of site.	



Note: Proposed acceleration and deceleration lanes per future engineering design. May impact net site area with ultimate R.O.W.