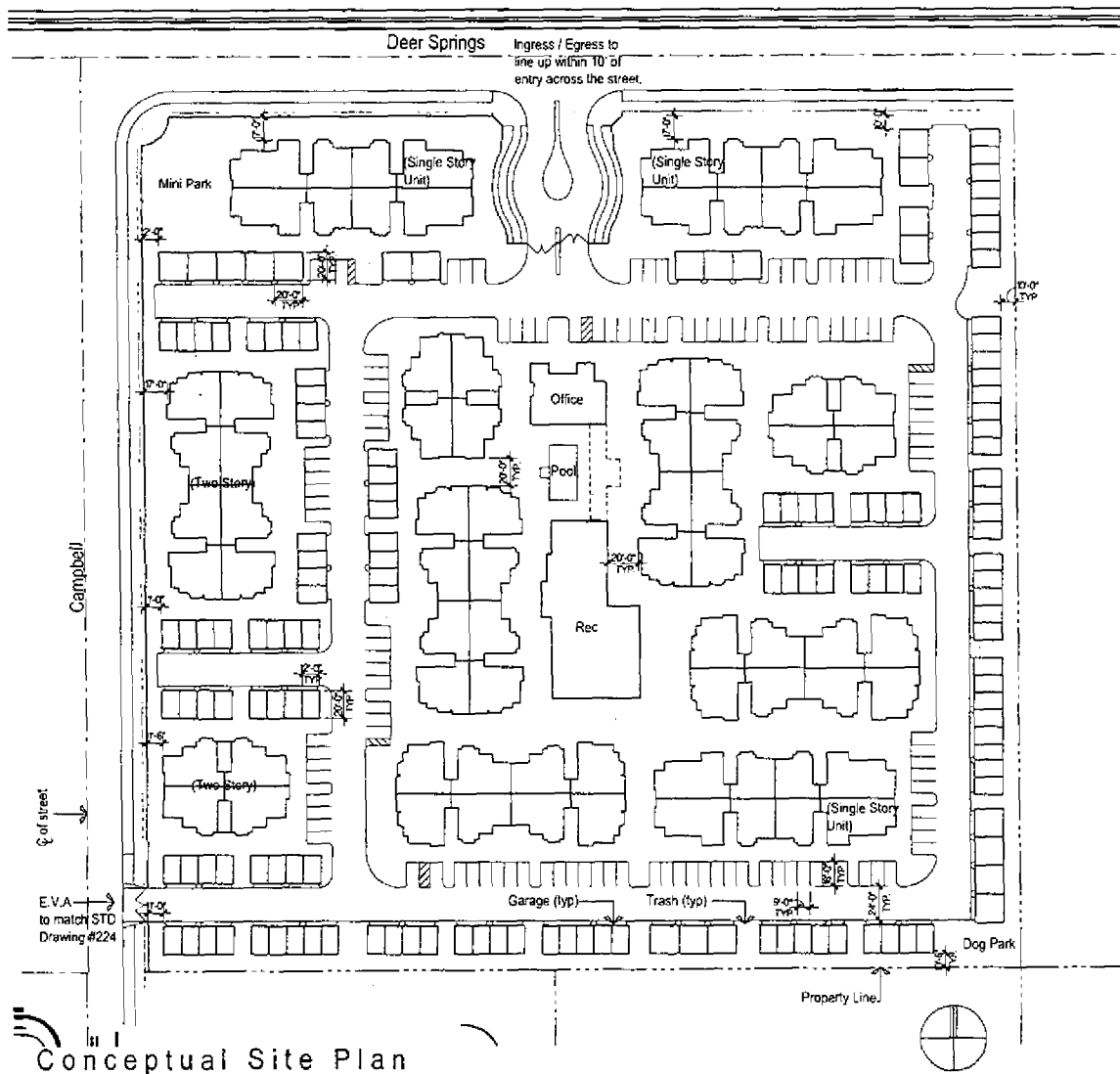




Case Number: **MOD-22882** APN: 125-20-301-006 & 007



Conceptual Site Plan

SITE SUMMARY

TOTAL SITE

Acres: ± 10.13 Ac. (Gross)
Units: ± 149 Units
Density: ± 14.7 DU/Ac. (Gross)

Plans:

1-Bedroom ± 24 Units
2-Bedroom ± 64 Units
2-Bedroom (Dual Mast.) ± 40 Units
3-Bedroom ± 21 Units
Total Units ± 149 Units

Buildings:

6-Plex (2 Beds only): ± 3 Buildings
16-Plex (2 Beds only): ± 5 Buildings
18-Plex (1 & 3 Beds): ± 3 Buildings
Total Buildings ± 11 Buildings

Street Sections:

Typical Drive Aisle: 24' ROW

Parking (required):

1-Bedroom: 1.25 Spaces/Unit $\times 24 = \pm 30$ Spaces
2-Bedroom: 1.75 Spaces/Unit $\times 104 = \pm 182$ Spaces
3-Bedroom: 2.00 Spaces / Unit $\times 21 = \pm 42$ Spaces
Guest: 149 Units / 6 Spaces ± 25 Spaces
Total: $\pm 279 (\pm 1.9$ Spaces/Unit)

Parking (provided):

Parking Dimensions (typ): 9'x18'

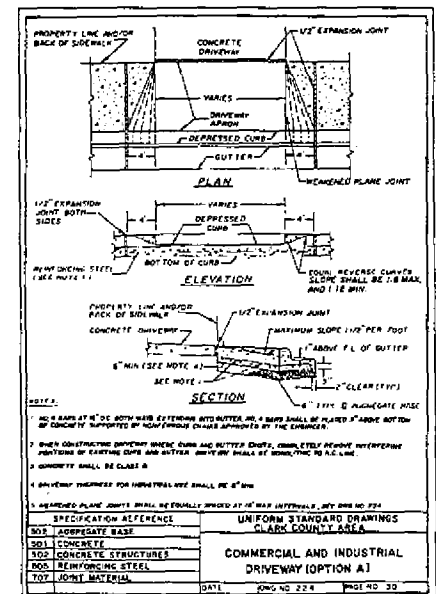
Covered: (12' x 20') ± 172
Open: ± 123
Total: $\pm 295 (\pm 2.0$ Spaces/Unit)

Open Space (required):

10.13 Ac $\times 12\% = 1.21$ AC of Open Space

Open Space (provided):

3.75 AC



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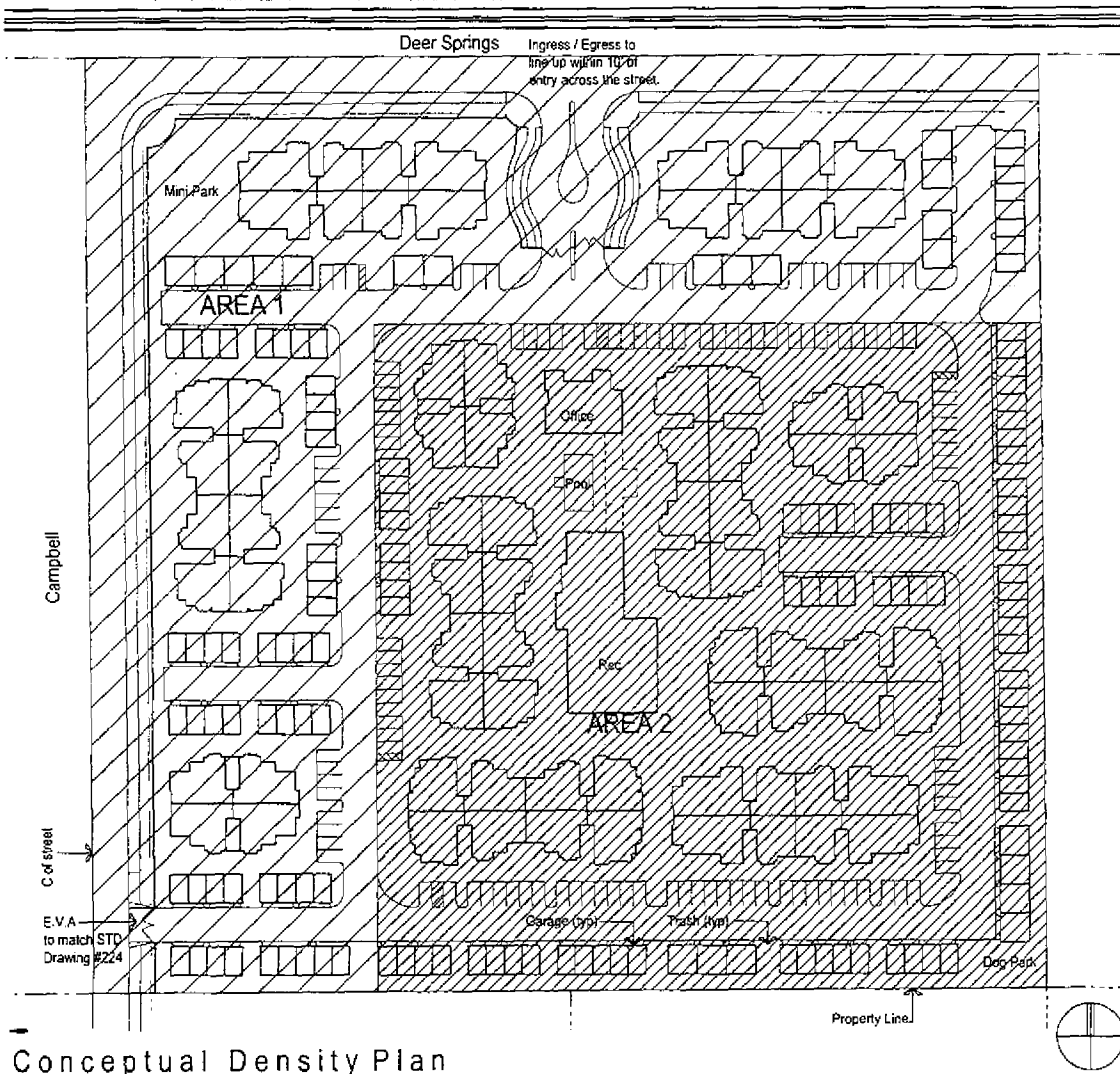
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Architecture : Planning KTG GROUP, INC.
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SITE SUMMARY- Site Break Down

AREA 1

Acres: ± 4.93 Ac. (Gross)

Units: ± 54 Units

Density: ± 10.95 DU/Ac. (Gross)

Plans:

1-Bedroom	± 16 Units
2-Bedroom	± 16 Units
2-Bedroom (Dual Mast.)	± 8 Units
3-Bedroom	± 14 Units
Total Units	± 54 Units

Buildings:

8-Plex (2 Beds only)	± 1 Buildings
16-Plex (2 Beds only)	± 1 Buildings
16-Plex (1 & 3 Beds)	± 2 Buildings
Total Buildings	± 4 Buildings

AREA 2

Acres: ± 5.2 Ac. (Gross)

Units: ± 95 Units

Density: ± 18.27 DU/Ac. (Gross)

Plans:

1-Bedroom	± 8 Units
2-Bedroom	± 64 Units
2-Bedroom (Dual Mast.)	± 16 Units
3-Bedroom	± 7 Units
Total Units	± 95 Units

Buildings:

8-Plex (2 Beds only)	± 2 Buildings
16-Plex (2 Beds only)	± 4 Buildings
16-Plex (1 & 3 Beds)	± 1 Building
Total Buildings	± 7 Buildings

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