

CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 350 UNITS = 18.1 UNITS PER ACRE

UNIT MIX BREAKDOWN

| | |
|--------------------|------------|
| 1 BEDROOM UNITS | 48 |
| 2 BEDROOM UNITS | 97 |
| 3 BEDROOM UNITS | 179 |
| 4 BEDROOM UNITS | 26 |
| TOTAL UNITS | 350 |

APARTMENT SITE ANALYSIS
 13.88 GROSS ACRES
 304 UNITS = 21.9 UNITS PER ACRE

UNIT MIX BREAKDOWN

| | |
|--------------------|------------|
| 1 BEDROOM UNITS | 120 |
| 2 BEDROOM UNITS | 144 |
| 3 BEDROOM UNITS | 40 |
| TOTAL UNITS | 304 |

OVERALL SITE ANALYSIS
 33.5 GROSS ACRES
 654 UNITS = 19.5 UNITS PER ACRE

UNIT MIX BREAKDOWN

| | |
|--------------------|------------|
| 1 BEDROOM UNITS | 168 |
| 2 BEDROOM UNITS | 241 |
| 3 BEDROOM UNITS | 219 |
| 4 BEDROOM UNITS | 26 |
| TOTAL UNITS | 654 |

PARKING CALCULATIONS

| | |
|----------------------|-------|
| SPACES REQUIRED | 1231 |
| PARKING PROVIDED | 1185 |
| DIFFERENCE | -46 |
| REDUCTION REREQUIRED | 3.74% |

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SEP 12 2008

AVE. ONE OVERALL SITE PLAN

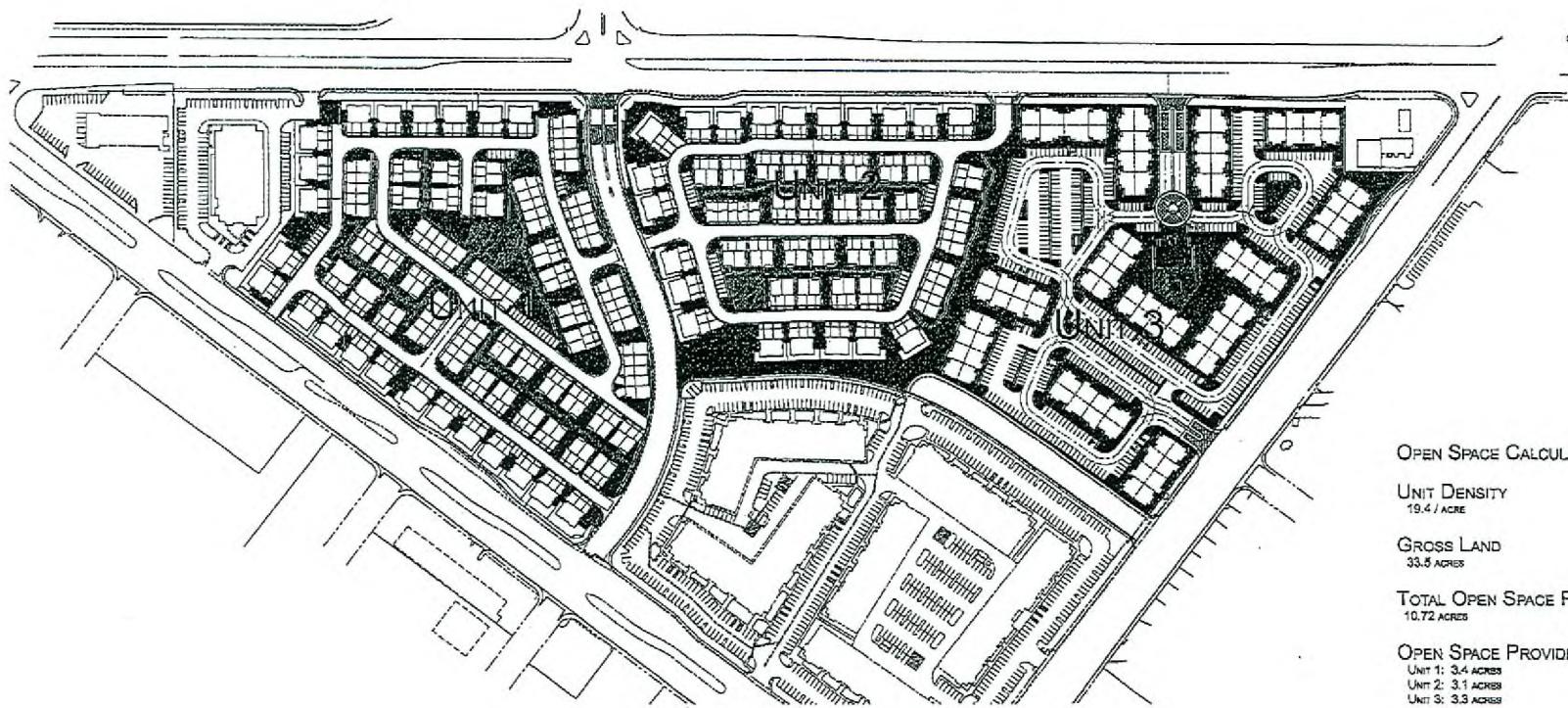
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AUGUST 1, 2008



VAR-29958
10/09/08 PC



OPEN SPACE CALCULATIONS

UNIT DENSITY
19.4 / ACRE

GROSS LAND
33.5 ACRES

TOTAL OPEN SPACE REQUIRED
10.72 ACRES

OPEN SPACE PROVIDED
UNIT 1: 3.4 ACRES
UNIT 2: 3.1 ACRES
UNIT 3: 3.3 ACRES

TOTAL PROVIDED: 9.8 ACRES

DIFFERENCE
-0.92 ACRES

REDUCTION REQUIRED
2.7%

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AVE. ONE OPEN SPACE PLAN

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REVISED
10/23/08 PC**