

Exhibit B - Concept Plan
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CALCULATIONS - PHASE 1

TOTAL UNITS	336 UNITS
ACREAGE	14.26 ACRES
DENSITY	23.56 DU/AC
OPEN SPACE PROVIDED	±4.50 ACRES (31%)

PARKING CALCULATIONS - PHASE 1

RESIDENTIAL PARKING REQUIRED	524 SPACES
1 BR	187 X 1.25 = 234
2 BR	119 X 1.25 = 149
3 BR	21 X 2.00 = 42
ATTACHED GARAGES REQUIRED	524 SP X 25% = 131 SPACES
GUEST PARKING REQUIRED	52 SPACES
GUEST PARKING	524 SP X 10% = 52
TOTAL PARKING REQUIRED	576 SPACES
PARKING PROVIDED	628 SPACES (1.07 SP/DU)
STANDARD SURFACE	211 SPACES
ATTACHED GARAGE (INCLUDES 3 ACCESSIBLE)	132 SPACES (25%)
TANDEM	132 SPACES (25%)
CARPPOOL	10 SPACES
LEASE OFFICE	11 SPACES
ACCESSIBLE (SURFACE AND CARPOOL)	

CALCULATIONS - PHASE 2

TOTAL UNITS	324 UNITS
ACREAGE	13.50 ACRES
DENSITY	24.00 DU/AC
OPEN SPACE PROVIDED	±4.25 ACRES (31%)

PARKING CALCULATIONS - PHASE 2

PARKING REQUIRED	507 SPACES
1 BR	188 X 1.25 = 235
2 BR	119 X 1.25 = 149
3 BR	20 X 2.00 = 40
ATTACHED GARAGES REQUIRED	507 SP X 25% = 127 SPACES
GUEST PARKING REQUIRED	52 SPACES
GUEST PARKING	507 SP X 10% = 51
TOTAL PARKING REQUIRED	558 SPACES
PARKING PROVIDED	605 SPACES (1.87 SP/DU)
STANDARD SURFACE	200 SPACES
ATTACHED GARAGE (INCLUDES 3 ACCESSIBLE)	127 SPACES (25%)
TANDEM	127 SPACES (25%)
CARPPOOL	12 SPACES
LEASE OFFICE	12 SPACES
ACCESSIBLE (SURFACE AND CARPOOL)	