



PARCEL BREAKDOWN TABLE						
PARCEL	NET AREA (AC.)	GROSS AREA (AC.)	LOT SIZE	NO. OF LOTS	NET DENSITY (D.U. / AC.)	GROSS DENSITY (D.U. / AC.)
A	43.85	47.74	63' x 130'	104	2.37	2.18
B	35.37	36.51	58' x 125'	100	2.83	2.74
C	16.89	19.56	53' x 120'	57	3.37	2.91
D	31.16	34.82	53' x 120'	96	3.08	2.76
E	35.66	39.62	58' x 125'	98	2.75	2.47
TOTAL	162.93	178.25	--	455	2.79	2.55

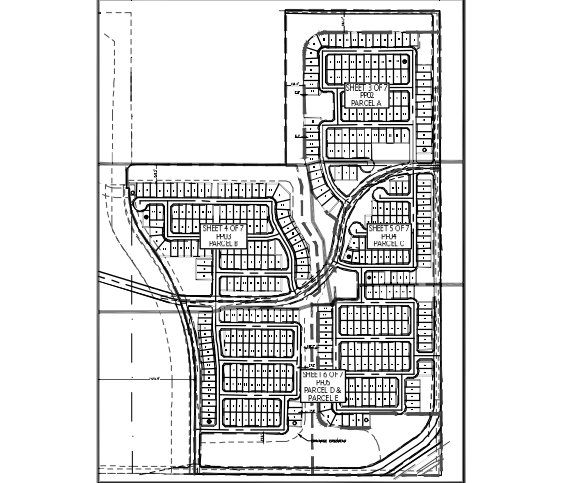
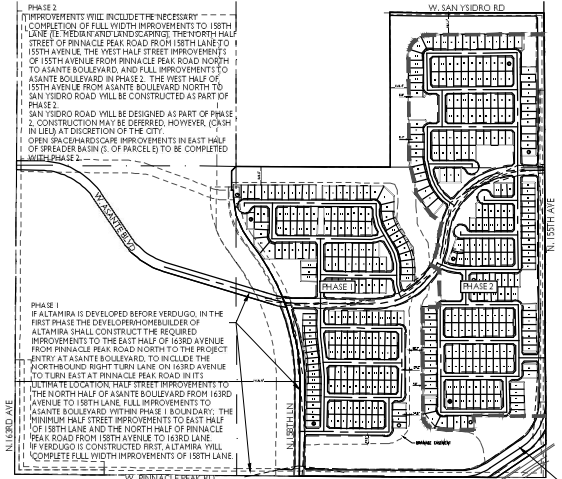
PARCEL - A TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A-A	LANDSCAPE / RETENTION / OPEN SPACE / DRAINAGE MAJOR TRAIL	6452.32	14.81
A-B	OPEN SPACE	2300	0.053
A-C	OPEN SPACE	2300	0.053
A-D	OPEN SPACE	2300	0.053
A-E	OPEN SPACE	2300	0.053
A-F	OPEN SPACE	2300	0.053
A-G	LANDSCAPE / OPEN SPACE / RETENTION	104623	2.40
TOTAL OPEN SPACE		761355	17.48

PARCEL - B TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
B-A	LANDSCAPE TRACT / OPEN SPACE / DRAINAGE MAJOR TRAIL	319537	7.33
B-B	LANDSCAPE TRACT / OPEN SPACE / RETENTION PUBLIC USE TRAIL	124470	2.85
B-C	OPEN SPACE	1204	0.03
B-D	OPEN SPACE	2200	0.05
B-E	LANDSCAPE TRACT / OPEN SPACE PUBLIC USE TRAIL	14250	0.33
B-F	OPEN SPACE	5891	0.14
B-G	OPEN SPACE	2200	0.05
B-H	OPEN SPACE	17213	0.40
B-I	OPEN SPACE	38238	0.88
TOTAL OPEN SPACE		525202	12.06

PARCEL - C TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
C-A	RETENTION / OPEN SPACE	78394	1.80
C-B	RETENTION / OPEN SPACE	52297	1.20
C-C	OPEN SPACE	2100	0.05
C-D	OPEN SPACE	2100	0.05
C-E	LANDSCAPE / OPEN SPACE	1272	0.03
C-F	LANDSCAPE / OPEN SPACE / RETENTION	58940	1.37
TOTAL OPEN SPACE		222093	5.10

PARCEL - D TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
D-A	OPEN SPACE	38234	0.88
D-B	LANDSCAPE / RETENTION / OPEN SPACE / DRAINAGE MAJOR TRAIL	435758	10.00
D-C	OPEN SPACE	7910	0.18
D-D	OPEN SPACE	2210	0.05
D-E	OPEN SPACE	2100	0.05
D-F	OPEN SPACE	2354	0.05
D-G	OPEN SPACE	2100	0.05
D-H	OPEN SPACE	2100	0.05
TOTAL OPEN SPACE		492766	11.31

PARCEL - E TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
E-A	LANDSCAPE TRACT / OPEN SPACE MAJOR TRAIL	431741	9.91
E-B	OPEN SPACE	2200	0.05
E-C	OPEN SPACE	1332	0.03
E-D	OPEN SPACE	36418	0.84
E-E	OPEN SPACE	4697	0.10
E-F	OPEN SPACE	3423	0.08
E-G	OPEN SPACE	3435	0.08
E-H	OPEN SPACE	4600	0.11
E-I	OPEN SPACE	4847	0.11
E-J	OPEN SPACE / REGIONAL TRAIL EASEMENT	25905	0.60
E-K	NATURAL OPEN SPACE	1066386	0.24
TOTAL OPEN SPACE		538871.86	12.14



TRACT TABLE TOTALS			
PARCEL	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE TRACT / OPEN SPACE	761355	17.48
B	LANDSCAPE TRACT / OPEN SPACE	525202	12.06
C	LANDSCAPE TRACT / OPEN SPACE	222093	5.10
D	LANDSCAPE TRACT / OPEN SPACE	492766	11.31
E	LANDSCAPE TRACT / OPEN SPACE	520871	12.14
TOTAL OPEN SPACE		2530287	58.09

LAND USE		AREA
RESIDENTIAL		76.83
LOCAL STREET RIGHT OF WAY		26.69
BEARDSLEY CANAL RIGHT OF WAY		1.14
OPEN SPACE		28.16
DRAINAGE CHANNEL OPEN SPACE		29.93
RIGHT OF WAY - ARTERIAL / COLLECTOR		15.50
TOTAL GROSS AREA		178.25

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PRELIMINARY PLAT

Project: Revisions:
 MARCH 30, 2016 - PRELIMINARY SUBMITTAL
 JUNE 15, 2016 - PRELIMINARY SUBMITTAL
 JANUARY 23, 2017 - PRELIMINARY PLAT SUBMITTAL
 FEBRUARY 27, 2017 - PRELIMINARY PLAT SUBMITTAL

Designed by: JPH
 Drawn by: JPH

PHOTOGRAPHIC SURVEY
 2016
 W-1000

Job No.
16-142

PPO1

Sheet No.
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