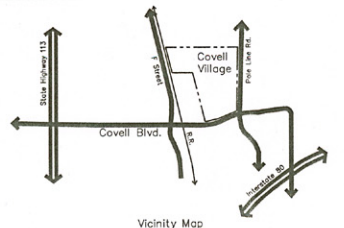
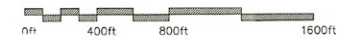




- Single Family 4-6 units per acre (custom homes, small builders, owner builders, move up)
- Medium Density 6-10 units per acre (Aggie Villa concept)
- Senior Housing



ASSESSORS PARCEL # 035 - 970 - 33 - 1



PRELIMINARY: LAND USE BREAKDOWN

| | | |
|-------------------------------|-------|------------------------|
| I. Open Space & Habitat Total | 27.5% | 113.4 Acres |
| a. Park | | 11.7 |
| b. Mini-Parks | | 9.5 |
| c. Greenways | | 23.2 |
| d. Covell Greenstreet | | 2.5 |
| e. Pole Line Greenstreet | | 4.0 |
| f. Habitat/Channel | | 31.7 |
| g. Restored Habitat | | 30.8 |
| II. Village & Community Uses | 7.5% | 30.7 Acres |
| a. School Site | | 10.1 |
| b. Fire Station | | 1.5 |
| c. Village Center | | 19.1 |
| III. Major Streets | 7% | 30.3 Acres |
| IV. Residential Uses | 58% | 238.6 Acres |
| a. Seven Year Phasing | | |
| | | Total 413 Acres |

¹ All acreages are conceptual estimates.
² Village Center improvements no phased.

PRELIMINARY: BUILDING BREAKDOWN

| | | |
|---|--|--------------------|
| I. Community Uses | | |
| a. Community Hall | | 12,000 |
| b. Religious or Other Community Buildings | | 10,000 |
| c. Athletic Club | | 30,000 |
| d. Other Community Uses | | 10,000 |
| II. Mixed-Use Commercial | | |
| a. Office Uses | | 55,000 |
| b. Hotel | | 36,000 |
| c. Major Restaurant | | 6,000 |
| d. Gas Station | | 3,600 |
| e. Other Retail Commercial | | 54,000 |
| <small>(Permitted uses include live work, office, hotel, bank, restaurant, video rental, goods & services; ect. No single retail use exceeding 25,000 square feet.)</small> | | |
| III. Single Family Residential: phased over 7 years (Includes Affordable Units) | | |
| a. Single Family Homes (6.3 units/acre net) | | 880 homes |
| i. 3,900 SF to 4,900 SF lots - 9.5/acre net (Aggie Village 0 Lotline) | | 285 |
| ii. 4,900 SF to 5,900 SF lots - 8.1/acre net (Aggie Village SFD lots) | | 172 |
| iii. 5,900 SF to 6,900 SF lots - 6.8/acre net (Old Davis Downtown size) | | 265 |
| iv. 7,900 SF to 8,900 SF lots - 5.2/acre net (Aspen Subdivision size) | | 100 |
| v. 8,900 SF to 9,900 SF lots - 4.6/acre net (Stonegate size) | | 57 |
| b. Senior Only Homes (8.3/acre net) | | 196 homes |
| i. Single Family Home Lots | | 126 |
| ii. Patio/Cluster Home Lots | | 72 |
| IV. Land Dedication Sites (6.6 acres total requirement) | | |
| a. Limited Equity Coop (14 units/acre net) | | 3.7 acres/53 units |
| b. Senior Congregate Care Core Facility - 130 Beds | | 5.5 acres |
| V. Apartments - 2 Phases - Years 284 density varies | | |
| a. 238,000 SF total living area not to exceed 450 bedrooms (35% Affordable) | | |
| VI. Other Residential (Not Phased) (12 units/acre net) | | 94 units |
| a. Six-Flex Cluster Homes | | 24 |
| b. Co-Housing | | 30 |
| c. Lots above Commercial | | 40 |

³ All floor areas are conceptual estimates

TOWN PLANNERS
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COVELL VILLAGE

SITE PLAN

March 29, 2004



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