

**STAFF REPORT TO THE ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF AUGUST 12, 2021**

PREPARED BY: Kevin Scudero, Senior Planner

APPROVED BY: Forrest Ebbs, Community Development Director

DATE: August 12, 2021

SUBJECT: Park Ridge Subdivision Project Phase 6 Design Review
(AR-21-09)

RECOMMENDATION

Staff recommends that the Zoning Administrator approve the Design Review application subject to the conditions contained in the attached resolution.

REQUEST

Davidon Homes requests design review approval for Phase 6 of the Park Ridge Subdivision Project (APN 053-060-045), which includes the subdivision and development of 60 single-family residential homes.

BACKGROUND

The proposed Park Ridge Subdivision Project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road. The total 169.7-acre project site is surrounded by SR 4 to the east, existing residential developments to the south and west, and the approved Laurel Ranch residential subdivision to the north.

In 2010, per a request from Davidon Homes, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-08-04) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park.

In 2016 the Planning Commission approved the design review for Phase 1 of the project which consisted of 11 home models. In 2019 the Zoning Administrator approved the design review for Phase 2 of the project which consisted of 8 of the 11 models that were previously approved by the Planning Commission for Phase 1 of the development. In 2020 the Planning Commission approved the design review for Phase 3 of the project which consisted of 5 new home models. In November 2020 the Zoning Administrator approved the design review for Phase 4 of the project which consisted 6 of the 11 models that were previously approved by the Planning Commission for the Phase 1 of the development.

ENVIRONMENTAL REVIEW

The 1996 East Lone Tree Specific Plan EIR determined air quality impacts to be significant and unavoidable, due to the site's proximity to SR 4. Following the certification of the Specific Plan EIR in 1996, the City of Antioch adopted a Statement of Overriding Consideration on May 28, 1996, finding that the benefits derived from implementing the Specific Plan outweighed a remaining (unavoidable) post-mitigation significant impact on regional air quality. An Addendum to the 1996 East Lone Tree Specific Plan Environmental Impact Report (EIR) was prepared and completed in January, 2009 for the Park Ridge Subdivision Project. The Addendum determined all environmental impacts could be mitigated to less-than-significant levels through project compliance with appropriate mitigation measures with the exception of the project's impact on air quality. On March 9, 2010, the Antioch City Council reaffirmed the Statement of Overriding Considerations in conjunction with the Addendum prepared for the Park Ridge Subdivision Project. The proposed Design Review is consistent with the project analyzed in the Addendum; therefore, no further environmental review is required.

ANALYSIS

Issue #1: Project Overview

The Park Ridge Subdivision Project would include the development of 525 single-family residential homes, an 8.22-acre neighborhood park, 25.5 acres of dedicated central open space, and 36.1 acres of public streets on a 169.7-acre site. The 525 single-family homes would range between approximately 2,500 and 4,200 square feet (sf), including garage and porch, and be built on 5,000 and 6,000 sf lots.

The Park Ridge Subdivision Project is to be completed in seven phases. Phase 1 of the development consists of 123 single-family homes on the southernmost portion of the site and has completed construction. Phase 2 of the development consists of 58 single-family homes on the western portion of the site to the north of Phase 1 and construction on the new homes has begun. Phase 3 consists of 64 single-family homes on the eastern portion of the project site and is currently under construction. Phase 4 consists of 56 single-family homes located on the western portion of the project site to the north of Phase 2.

The applicant is requesting design review of five total residential home models for Phase 6 of the development. Phase 6 of the development consists of 60 single family homes and the five residential home models being proposed are identical to the models that were previously approved by the Planning Commission for Phase 3. Phase 6 is located on the eastern portion of the Park Ridge Subdivision adjacent to Phase 3.

Issue #2: Architecture

The applicant is proposing five home plans ranging in size from 1,948 to 2,809 sf. The plans are plotted on each lot of Phase 6 as indicated in Attachment D. Phase 6 features four architectural styles: California Ranch, Contemporary Ranch, Transitional Spanish and Mediterranean with each individual home plan having three of the architectural styles. Each architectural style features four color schemes. The color and materials binder will be available to view at the Planning Commission Hearing.

Three of the five home plans are designed as single-story homes, the larger of which allows for an option for a multi-generational suite with a separate entry. The two remaining floor plans are two stories, with three car front load tandem garages. The tandem garages can also flex into additional bedroom suites or a study. All home plans also have an outdoor covered living area as an option.

All of the proposed home plans are a minimum of forty-feet wide and have 20'x20' two-car garages with two of the home plans having an option for a third car tandem garage. Four of the five home plans have the garage recessed behind the main living portion of the home while one home plan has the garage extend beyond the main portion of the living space, which is consistent with Section 6.1.3E1 of the Citywide Design Guidelines.

The applicant did not provide enhanced elevations for street side and rear elevations that are visible from the public right of way. This is a standard practice for new subdivisions and is consistent with Section 6.C.2 of the Citywide Design Guidelines which states that “the highest level of articulation will likely occur on the front façade and facades visible from public streets.” Therefore, staff has included a condition of approval that enhanced elevations be provided for review and approval by the Zoning Administrator prior to the issuance of the first building permit.

The following table summarizes the characteristics of each home plan and the proposed architectural styles are discussed individually below.

Home	Size (s.f.)	Bedrooms	Baths	Garage	Stories
Plan 1	1,948	3	2.5	2 car	1
Plan 2	2,266	4	2.5	2 car	1
Plan 3	2,483	4 + study with optional multi-generational suite	2	2 car	1
Plan 4	2,523	3 + loft with optional bedroom 5 or bedroom 4 suite	2.5 (opt. 3rd w/ 4 bed)	3 car tandem	2
Plan 5	2,809	4 + loft with optional bedroom 5 or 6 suite	3	3 car tandem	2

Transitional Spanish

The Transitional Spanish theme is available on home plans one, two and four. The Transitional Spanish theme features “S” tile roofs, a stucco base, faux clay accents and decorative 8”x8” cement wall tiles that are consistent with the Spanish theme. The homes also feature exterior lighting, garage doors and architectural details that are consistent with the architectural style.

California Ranch

The California Ranch theme is available on plans one, three, four and five. The California Ranch theme features a composition shingle roof, stucco base, and cultured stone veneer around the base. Plans three, four and five also feature a horizontal Hardie Plank Cedarmill lap siding in addition to the stucco base. The homes also feature exterior lighting, garage doors and architectural details that are consistent with the architectural style. Staff has included a condition of approval that the stone veneer on Plan one be continued along the front elevation to the porch entryway.

Mediterranean

The Mediterranean theme is available on plans two, three and five. The Mediterranean theme features “S” tile roofs, a stucco base and decorative 8”x8” cement wall tiles that are consistent with the Mediterranean theme. The homes also feature exterior lighting, garage doors and architectural details that are consistent with the architectural style.

Contemporary Ranch

The Contemporary Ranch theme is available on all five home plans. The Contemporary Ranch theme features a composition shingle roof, stucco base, board and batten siding and metal roof accents that are limited to front entries, porches and pop out window accents. The homes also feature exterior lighting, garage doors and architectural details that are consistent with the architectural style.

Issue #3: Landscape Architecture Details:

Front Yards

The Phase 6 Landscaping Plans include multiple front-yard configurations for each of the six different home models. All front yard configurations include at least one tree and multiple medium and small shrubs. In compliance with City Zoning Code, front yards would not be planted with any trees smaller than 15 gallons, any shrubs smaller than 5 gallons, or any groundcover smaller than 1 gallon. In addition, the front yard plant palette is composed of drought-tolerant species, which comply with the City's Water Conservation Guidelines. Furthermore, front-yard landscaping would not be planted in a way that interferes with a

clear line of site or access to emergency equipment, as outlined in the Residential Design Guidelines.

Fencing

The subdivision will include good neighbor fencing which includes a wood fence with a bottom and top rail, 4x4 post in a concrete footing. A view fence is also provided adjacent to open spaces. The design of the proposed view fence will be subject to the review and approval of the City Engineer.

Street Trees

The Landscape Architectural Drawings for Phase 6 illustrate the placement of several shrubs and trees (15-gallon and 24" box) along the neighborhood streets. The variety of trees and shrubs proposed would enhance the visual character of the development. The City of Antioch Residential Design Guidelines recommend some of the trees planted along streets in new developments to have a box depth of at least 48" to assist the development in looking "established" as quickly as possible. Staff has included a condition requiring the applicant to add additional street trees with box depth of at least 48".

Addressing

Each home model includes the placement of one standard street address marker on the front façade adjacent to the two-car garage door. Home addressing is required to be visible from the nearest street for emergency services. Detailed plans for the design and colors of the address markers have not yet been submitted; therefore, staff has included a condition requiring staff review and approval of the address markers prior to building permit.

ATTACHMENTS

- A: Resolution
- B: Project Description
- C: Development Plan

ATTACHMENT A

ZONING ADMINISTRATOR RESOLUTION NO. 2021-**

RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING THE DESIGN REVIEW OF PHASE 6 FOR THE PARK RIDGE SUBDIVISION PROJECT

WHEREAS, the City received a request from Davidon Homes for Design Review approval of Phase 6 of the development for the Park Ridge Subdivision Project (AR-21-09), for the development of 61 single-family homes, related infrastructure improvements, and landscaping on APN 053-060-045;

WHEREAS, on March 9, 2010, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-0804) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park;

WHEREAS, the City prepared an addendum to the East Lone Tree Specific Plan EIR for the Park Ridge Subdivision Project, which was certified in 2009. The East Lone Tree Specific Plan EIR Statement of Overriding Considerations was reaffirmed by the Antioch City Council on March 9, 2010. The proposed project is consistent with the 2010 approvals; therefore, further environmental review is not required;

WHEREAS, the Planning Commission on August 17, 2016, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 1;

WHEREAS, the Zoning Administrator on June 27, 2019, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 2;

WHEREAS, the Planning Commission on March 4, 2020, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 3;

WHEREAS, the Zoning Administrator on November 12, 2020, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 3; and.

WHEREAS, the Zoning Administrator on August 12, 2021, duly held a hearing, received and considered evidence, both oral and documentary

NOW, THEREFORE BE IT RESOLVED, that the Zoning Administrator of the City of Antioch does hereby **APPROVE** the design review of Park Ridge Subdivision Phase

6, consisting of 60 single-family homes and related infrastructure improvements and landscaping on APN 053-060-045, subject to the following conditions:

A. GENERAL CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.
3. No building permit will be issued unless the plan conforms to the site plan as approved by the Zoning Administrator and the standards of the City.
4. This approval expires two years from the date of approval (expires August 12, 2023), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
6. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.

3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

C. FIRE REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met:

D. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The applicant shall pay the Regional Traffic Impact Fee as well as all other applicable fees, including any future increase in the Regional Traffic Impact Fee.
3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
4. The applicant shall pay any required Drainage Area fees prior to the issuance of any building permits for this project.
5. The developer shall pay all applicable Delta Diablo fees prior to the issuance of any building permits for this project.

E. PROPERTY MAINTENANCE

1. A sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. No signs shall be installed on this site without prior City approval.

F. GRADING

1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. The grading plan for this development shall be approved by the City Engineer.

3. The final grading plan for this development shall be signed by a California licensed civil engineer and approved by the City Engineer.
4. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum.

G. CONSERVATION/NPDES

1. The project shall comply with the Storm Water Control Plan dated April 28, 2008.

H. UTILITIES

1. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except existing P.G.& E. towers, if any or as approved by the City Engineer.
2. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.
3. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
4. The sewer collection system shall be constructed to function as a gravity system.
5. If necessary, a public utilities easement that encompasses public utilities shall be provided as directed by the City Engineer.
6. All ground mounted utility appurtenances such as transformers, AC condensers, backflow devices, etc., shall be located out of public view and adequately screened in such a manner as to minimize the visual and acoustical impact. Screening may include a combination of landscaping and/or masonry to the satisfaction of the Community Development Department.
7. Improvements and fees that are required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.
8. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.

9. A reduced backflow prevention device shall be installed on all City water meter services.

I. LANDSCAPING

1. Landscape shall show immediate results and be permanently maintained in good condition.
2. Street trees to be planted in prominent areas (such as along street corners) shall have a box depth of at least 48 inches.

J. PROJECT SPECIFIC CONDITIONS

1. This design review approval applies to the construction of approximately 60 single family homes, landscaping, fencing, and other associated improvements as depicted on the project plans submitted to the Community Development Department on May 24, 2021.
2. All conditions of approval for the Final Planned Development, Vesting Tentative Map, and Use Permit, shall be complied with as identified in Resolution No. 2010/21.
3. Phase 6 models shall be plotted as shown on the Development Plan, dated May 6, 2021. Any changes to the plotting shall be reviewed and approved by the Zoning Administrator prior to construction.
4. Prior to issuance of the 1st building permit for home construction, the applicant shall submit detailed plans of the address markers for each home model, subject to review and approval by the City of Antioch Community Development Department.
5. Prior to issuance of the 1st building permit in Phase 3, the applicant shall submit enhanced elevations for all street side and rear elevations that are visible from the public right of way. Enhanced elevations shall be reviewed and approved by the Zoning Administrator.
6. All plans shall have the accents and trim on the front elevations wrapped to the fence line on each side at a minimum.

7. The Plan 1 craftsman model shall have the stone veneer continued along the front elevation to the porch entryway.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 12th day of August, 2021.

FORREST EBBS,
Zoning Administrator

PARK RIDGE THE HILLS

PHASE VI

Subdivision 9563

PROJECT DESCRIPTION

May 20, 2021

Davidon Homes is pleased to have the opportunity to continue the successful development of Park Ridge with the addition of The Hills Phase VI. Park Ridge The Hills, Phase VI is the sixth Final Map within Park Ridge Vesting Tentative Map 8846. Phase VI consists of 60 single family homes with a minimum lot size of 5,000 sf. The street and lot configuration remain in substantial conformance to the approved VTM for Subdivision 8846.

Phase VI is located northwest of and contiguous to Park Ridge Phase III. The project is also bordered to the east by the future extension of Country Hills Drive and further to the east State Route 4 Bypass. To the west is the future Landscape Lighting District maintained City Open Space. To the south is Phase III and to the north of Phase VI is the future Park Ridge Phase VII.

The proposed architecture for The Hills Phase VI, utilizes the floorplans and elevation styles as previously approved for Park Ridge The Hills Phase III. The design of the homes for Phase VI, strives to deliver the lifestyle choices conveyed by today's homebuyers. With its team of consultants, Davidon Homes provides distinctive architectural plans and elevations addressing the needs of buyers transitioning from their first home purchase, through expanding families, to multigenerational families with children returning or grandparents residing in the home to those older adults wishing to reduce their home size. Our design team possesses a deep understanding of our buyers' preferences. At Park Ridge Phase VI, the design team has created a collection of 5 new home designs with 15 distinctive elevations. These homes are designed to appeal to buyers within the Antioch area as well as those drawn to an "East Bay" setting with both affordability and living standards in mind.

Hallmarks of Davidon Homes designs at Park Ridge are continued with the development of the architectural styles for The Hills, include floorplans with expansive Great Rooms abutting spacious Kitchens with generous islands. These five distinctive plans also offer the option for Covered Outdoor Living areas. Most all plans are designed with a separate powder room for guests allowing for ensuite private baths for secondary bedrooms and even Jr. Master bedroom

suites. Following the concept of the homes currently being built at Park Ridge, Phase VI allows buyers a range of room options to design their home to fit their family's needs. These are just a few of the architectural features sought by home buyers in Antioch and at Park Ridge.

Three of the five plans are designed as single story homes. The larger of the which allows for an option of a multi generational suite with a separate entry and the potential for it to be locked off from the rest of the home. The two remaining floorplans are two stories, with 3 car front load tandem garages. The tandem garages can also flex into additional bedroom suites or a study if desired by a buyer. Both of these larger plans also feature front porches adding variety and enhancing the streetscape at this new phase of Park Ridge The Hills, Phase VI.

The Hills Phase VI offers a variety of new elevation styles in addition to the existing product line at Park Ridge. The elevation styles at Phase VI include Mediterranean, Transitional Spanish, California Ranch and Contemporary Ranch homes. The five plans are presented with 15 elevations with an additional 16 color schemes to add variety and enhance the streetscape with a sense of recognition, stability and beauty.

Homeowners still prize a yard with recreational space to accommodate expanded family living arrangements which may include elderly parents or children returning home. The lot layout and street design for Phase VI at The Hills allows for some exceptionally large and spacious rear yards. These large private yards accompany the Great Room designed floor plans combining recreational style living both inside and outside the home. Our goal is to address the desires of our homeowners, maintaining a varied and attractive streetscape and present what buyers seek to accommodate their lifestyle and while providing family unity.

The proposed common area landscaping will include the frontage along County Hills Drive with the landscape enhanced basins. The landscaping for the street frontage will utilize similar plant material and themes as previously installed with the Park Ridge neighborhood III to the southeast. Phase VI will also extend the sound wall along the rear of the lots set back beyond the landscape frontage and basins adjacent County Hills Drive.

The Hills implements a variety of architectural plans and features to enhance a homeowner's choices. The Hills Phase VI utilizes front yard landscape schemes similar to what has been offered at Park Ridge Phase III, including the exterior color and material schemes. The exterior color schemes and materials will differ from what was previously approved with the existing model home complex. Plan types were carefully selected by the design team to enhance street scenes, conform to the design standards and guidelines, provide homeowner privacy, reduce the need for retaining walls, and allow for spacious yards. The first group of homes in Phase VI will provide over fifty-three (53) percent single story plans. With the addition of The Hills Phase VI, we expect to continue the success of the Park Ridge community.

The following is the mix of proposed architecture for The Hills Phase VI (see next page):

Plan	Elevation Styles	Plan Type	Bedroom/Bath	Garage Type	Plotting 60 Lots
1948	Traditional Spanish, California Ranch & Contemporary Ranch	One Story	3/2.5	2 car	12
2266	Traditional Spanish, Contemporary Ranch & Mediterranean	One Story	4/3.5	2 car	06
2483	California Ranch, Contemporary Ranch & Mediterranean	One Story	4/3.5 + Optional Multi-Generational Suite ILO Bed 3 & 4	2 car	14
2523	Traditional Spanish, California Ranch & Contemporary Ranch	Two Story	3/2.5 + Loft with optional bedroom 5 or bedroom 4 suite	3 car Tandem	14
2809	California Ranch, Contemporary Ranch & Mediterranean	Two Story	4/3.5 + Loft with optional bedrooms 5 or bedroom 6 suites	3 car Tandem	15

Total lots: 60

PLAN NUMBER
GARAGE SIDE
ELEVATION
OF CAR GARAGE

2483-2DL

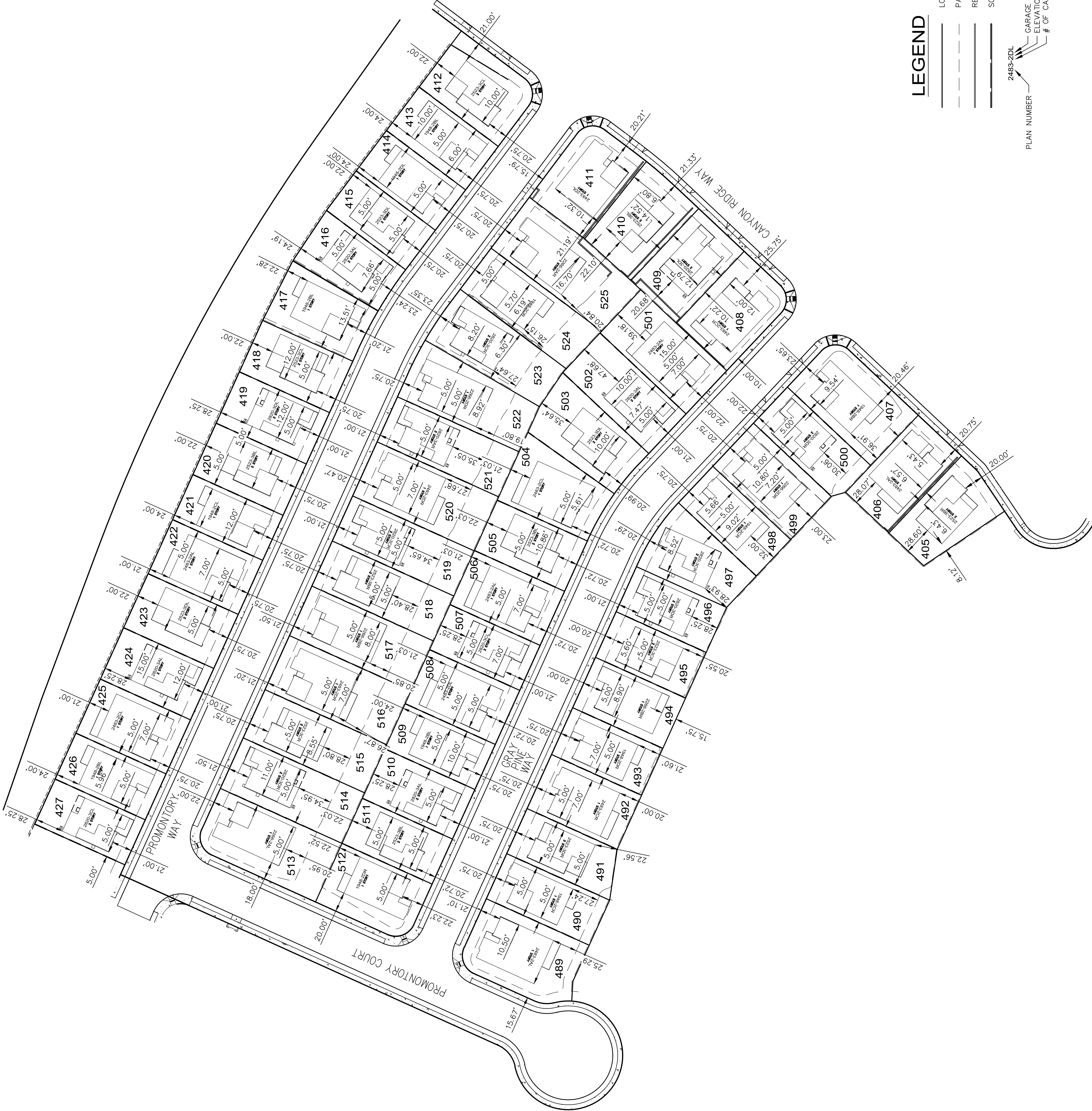
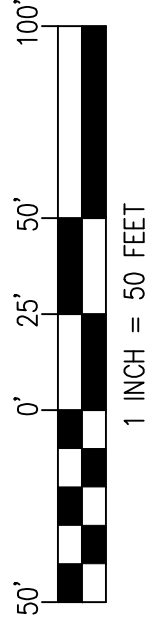
SOUNDWALL

RETAINING WALL

PAD LINE

LOT LINE

LEGEND



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CITY OF ANTIOCH

DAVIDON HOMES
PARK RIDGE
SUBDIVISION 9563 (PHASE VI)
DEVELOPMENT PLAN

CALIFORNIA

NO.	DATE	DESCRIPTION	dk	AGENCY

LOT #	PLAN #	FIRST FLOOR	SECOND FLOOR	PORCH	GARAGE	GROSS	LOT SIZE	1ST/2ND	FAR
405	2523-3BR	1099	1424	116	680	3319	6194	75%	54%
406	2483-2AL	2483	NA	90	430	3003	6424	NA	47%
407	1948-2BR	1948	NA	71	426	2445	8021	NA	30%
408	2483-2CR	2483	NA	35	430	2948	6914	NA	43%
409	2820-3OL	1358	1462	147	622	3589	6301	69%	57%
410	2523-3BL	1099	1424	116	680	3319	6740	75%	49%
411	2483-2OL	2483	NA	46	430	2959	7067	NA	42%
412	2523-3OL	1099	1424	116	680	3319	7014	75%	47%
413	1948-2BL	1948	NA	71	426	2445	5500	NA	44%
414	1948-2OL	1948	NA	71	426	2445	5100	NA	48%
415	2523-3OL	1099	1424	164	680	3367	5000	73%	67%
416	2820-3AL	1358	1462	147	622	3589	5532	69%	65%
417	1948-2BL	1948	NA	71	426	2445	6189	NA	40%
418	2523-3OL	1099	1424	116	680	3319	5700	75%	58%
419	2820-3OL	1358	1462	147	622	3589	5700	69%	63%
420	2523-3BL	1099	1424	116	680	3319	5700	75%	58%
421	1948-2OL	1948	NA	71	426	2445	5000	NA	49%
422	2483-2AL	2483	NA	90	430	3003	6000	NA	50%
423	2523-3OL	1099	1424	164	680	3367	6000	73%	56%
424	2820-3AL	1358	1462	147	622	3589	5700	69%	63%
425	2483-2OL	2483	NA	35	430	2948	6000	NA	49%
426	1948-2BL	1948	NA	71	426	2445	5096	NA	48%
427	2820-3OL	1358	1462	147	622	3589	5000	69%	72%
489	2483-2AL	2483	NA	90	430	3003	8347	NA	36%
490	1948-2CR	1948	NA	71	426	2445	5712	NA	43%
491	2523-3CR	1099	1424	164	680	3367	5356	73%	63%
492	2483-2CR	2483	NA	35	430	2948	6000	NA	49%
493	1948-2CR	1948	NA	71	426	2445	5200	NA	47%
494	2266-2BR	2266	NA	26	425	2717	5590	NA	49%
495	2523-3CR	1099	1424	116	680	3319	5960	75%	66%
496	2820-3CR	1358	1462	147	622	3589	5000	69%	72%
497	2820-3CR	1358	1462	147	622	3589	6349	69%	57%
498	1948-2CR	1948	NA	71	426	2445	5471	NA	45%
499	2266-2CR	2266	NA	57	425	2748	6480	NA	42%
500	2820-3CR	1358	1462	147	622	3589	5740	69%	63%
501	2483-2AL	2483	NA	90	430	3003	7166	NA	42%
502	2820-3AL	1358	1462	147	622	3589	6569	69%	55%
503	2523-3OL	1099	1424	164	680	3367	6985	73%	48%
504	2483-2OL	2483	NA	35	430	2948	6656	NA	44%
505	2523-3BL	1099	1424	116	680	3319	5586	75%	59%
506	2483-2AL	2483	NA	90	430	3003	5586	NA	54%
507	2820-3OL	1358	1462	147	622	3589	6000	69%	60%
508	2483-2OL	2483	NA	46	430	2959	5000	NA	59%
509	1948-2BL	1948	NA	71	426	2445	5000	NA	49%
510	2820-3AL	1358	1462	147	622	3589	5500	69%	65%
511	2523-3BL	1099	1424	116	680	3319	5000	75%	66%
512	1948-2CR	1948	NA	71	426	2445	6414	NA	38%
513	2266-2AL	2266	NA	15	425	2706	8689	NA	31%
514	2820-3CR	1358	1462	147	622	3589	7560	69%	47%
515	2523-3CR	1099	1424	116	680	3319	7229	75%	46%
516	2483-2CR	2483	NA	46	430	2959	8100	NA	37%
517	2266-2BR	2266	NA	26	425	2717	7425	NA	37%
518	2523-3BR	1099	1424	116	680	3319	6750	75%	49%
519	2820-3CR	1358	1462	147	622	3589	6750	69%	53%
520	2483-2CR	2483	NA	46	430	2959	8100	NA	37%
521	2820-3AR	1358	1462	147	622	3589	6750	69%	53%
522	2266-2CR	2266	NA	57	425	2748	7662	NA	36%
523	2820-3CR	1358	1462	147	622	3589	7341	69%	49%
524	1948-2CR	1948	NA	71	426	2445	7120	NA	34%
525	2266-2AR	2266	NA	15	425	2706	8967	NA	30%

NOTE: ALL AREAS ARE IN SQUARE FEET