

**STAFF REPORT TO THE ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF DECEMBER 9, 2021**

PREPARED BY: Kevin Scudero, Senior Planner

APPROVED BY: Forrest Ebbs, Community Development Director

DATE: December 9, 2021

SUBJECT: Park Ridge Subdivision Project Phase 5 Design Review
(AR-21-14)

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 5 of the Park Ridge Subdivision Project, which includes the subdivision and development of 103 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. In August 2021, the Zoning Administrator approved the design for Phases 6 and 7 of the

project which consisted of models that were previously approved by the Planning Commission.

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 1,948 and 4,200 square feet (sf), including garage and porch, and be built on 5,000 and 6,000 sf lots.

The applicant is requesting design review of six total residential home models for Phase 5 of the development. Phase 5 of the development consists of 103 single family homes and five of the six residential home models being proposed are identical to the models that were previously approved by the Planning Commission for Phase 3 of the project as well as one model that was approved by the Planning Commission for Phase 1 of the project. Phase 5 is located south of and contiguous to Park Ridge Phase 3. The project is also bordered to the east by the existing Country Hills Drive and to the west is the future Park Ridge Community Park and the previously approved Park Ridge Phase 1.

Issue #2: Architecture

The applicant is proposing six home plans ranging in size from 1,948 to 3,302 sf. The plans are plotted on each lot of Phase 5 as indicated in Attachment C. Phase 5 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.

Three of the six 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 three 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.

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
Plan 6	3,302	4 + Bonus room with optional bedroom 5 or bedroom 6 suites	3	3 card 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 5 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.

Sound Wall and Fencing

Phase 5 of the Park Ridge Subdivision Project includes the construction of a six-foot-tall precast concrete sound wall along the rear of the lots adjacent to Country Hills Drive. The sound wall would have a light gray tone and consist of modest design features and capped concrete reinforcement posts at regular intervals, consistent with the Residential Design Guidelines. The proposed sound wall is consistent with the previously approved sound wall used in other phases of the development. In addition to the sound wall, the subdivision will include good neighbor fencing which includes a wood fence with a bottom and top rail, 4x4 post in a concrete footing.

Street Trees

The Landscape Architectural Drawings for Phase 5 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

Resolution

**ZONING ADMINISTRATOR
RESOLUTION NO. 2021-****

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR
APPROVING THE DESIGN REVIEW OF PHASE 5 FOR THE PARK RIDGE
SUBDIVISION PROJECT**

WHEREAS, the City received a request from Davidon Homes for Design Review approval of Phase 5 of the development for the Park Ridge Subdivision Project (AR-21-14), for the development of 103 single-family homes, related infrastructure improvements, and landscaping;

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 4;

WHEREAS, the Zoning Administrator on August 12, 2021, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phases 6 and 7;

WHEREAS, the Zoning Administrator on December 9, 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 5, consisting of 103 single-family homes and related infrastructure improvements and landscaping, 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 December 9, 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 103 single family homes, landscaping, fencing, and other associated improvements as depicted on the project plans submitted to the Community Development Department on October 14, 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 5 models shall be plotted as shown on the Development Plan, dated October 8, 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 5, 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.

RESOLUTION NO. 2021-**
December 9, 2021
Page 6

* * * * *

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 9th day of December, 2021.

FORREST EBBS,
Zoning Administrator

ATTACHMENT B

Projects Description

PARK RIDGE THE HILLS

PHASE V

Subdivision 9578

PROJECT DESCRIPTION

October 12, 2021

Davidon Homes is pleased to have the opportunity to continue the successful development of Park Ridge with the addition of The Hills Phase VA & VB. Park Ridge The Hills, Phase V is the seventh and last Final Map within Park Ridge Vesting Tentative Map 8846, combining Phases VA & VB. Phase V consists of 103 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 V is located south of and contiguous to Park Ridge Phase III. The project is also bordered to the east by the existing Country Hills Drive and further to the east State Route 4 Bypass. To the west is the future Park Ridge Community Park and the previous Park Ridge Crest Phase I. To the south is a neighboring community.

The proposed architecture for The Hills Phase V, utilizes the floorplans and elevation styles as previously approved for Park Ridge The Hills Phases III and VI, with the addition of one Park Ridge Crest floorplan and elevation style. The design of the homes for Phase V, 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 V, the design team has created a collection of 6 new home designs with 18 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, includes floorplans with expansive Great Rooms abutting spacious Kitchens with generous islands. Most of the plans offer the option for Covered Outdoor Living areas and 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 V 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 six 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 three 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 V.

The Hills Phase V offers a variety of new elevation styles in addition to the existing product line at Park Ridge. The elevation styles at Phase V include Mediterranean, Transitional Spanish, California Ranch and Contemporary Ranch homes. The six plans are presented with 18 elevations variations 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 V 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 and a landscape enhanced basin. The landscaping for the street frontage will utilize similar plant material and themes as previously installed with the Park Ridge neighborhood. Phase V will also extend the sound wall along the landscape frontage adjacent to County Hills Drive.

The Hills implements a variety of architectural plans and features to enhance a homeowner's choices. The Hills Phase V 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. Phase V will provide over forty-four percent (44%) of single-story plans. With the addition of The Hills Phase V, we expect to continue the success of the Park Ridge community.

The following is the mix of proposed architecture for The Hills Phase V:

Plan	Elevation Styles	Plan Type	Bedroom/Bath	Garage Type	Plotting 103 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	15
2483	California Ranch, Contemporary Ranch & Mediterranean	One Story	4/3.5 + Optional Multi-Generational Suite ILO Bed 3 & 4	2 car	18
2523	Traditional Spanish, California Ranch & Contemporary Ranch	Two Story	3/2.5 + Loft with optional bedroom 5 or bedroom 4 suite	3 car Tandem	16
2820	California Ranch, Contemporary Ranch & Mediterranean	Two Story	4/3.5 + Loft with optional bedrooms 5 or bedroom 6 suites	3 car Tandem	23
3302	Traditional Spanish, California Ranch, Contemporary Ranch	Two Story	4/3 + Bonus room with optional bedroom 5 or bedroom 6 suites	3 car Tandem	19

Total lots: 103

ATTACHMENT C

Development Plan

PARK RIDGE

SUBDIVISION 9587
PHASE V DEVELOPMENT

NOTES

DAVIDON HOMES
1600 SOUTH MAIN STREET SUITE 150
WALNUT CREEK, CALIFORNIA 94596
(925) 945-8000
CONTACT: STEVE ABBS

ENGINEER/PLANNER:

dk ENGINEERING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CALIFORNIA 94596
(925) 932-6868
PROJECT ENGINEER: STACEY CELLA

PROJECT ENGINEER: STACEY GELLA

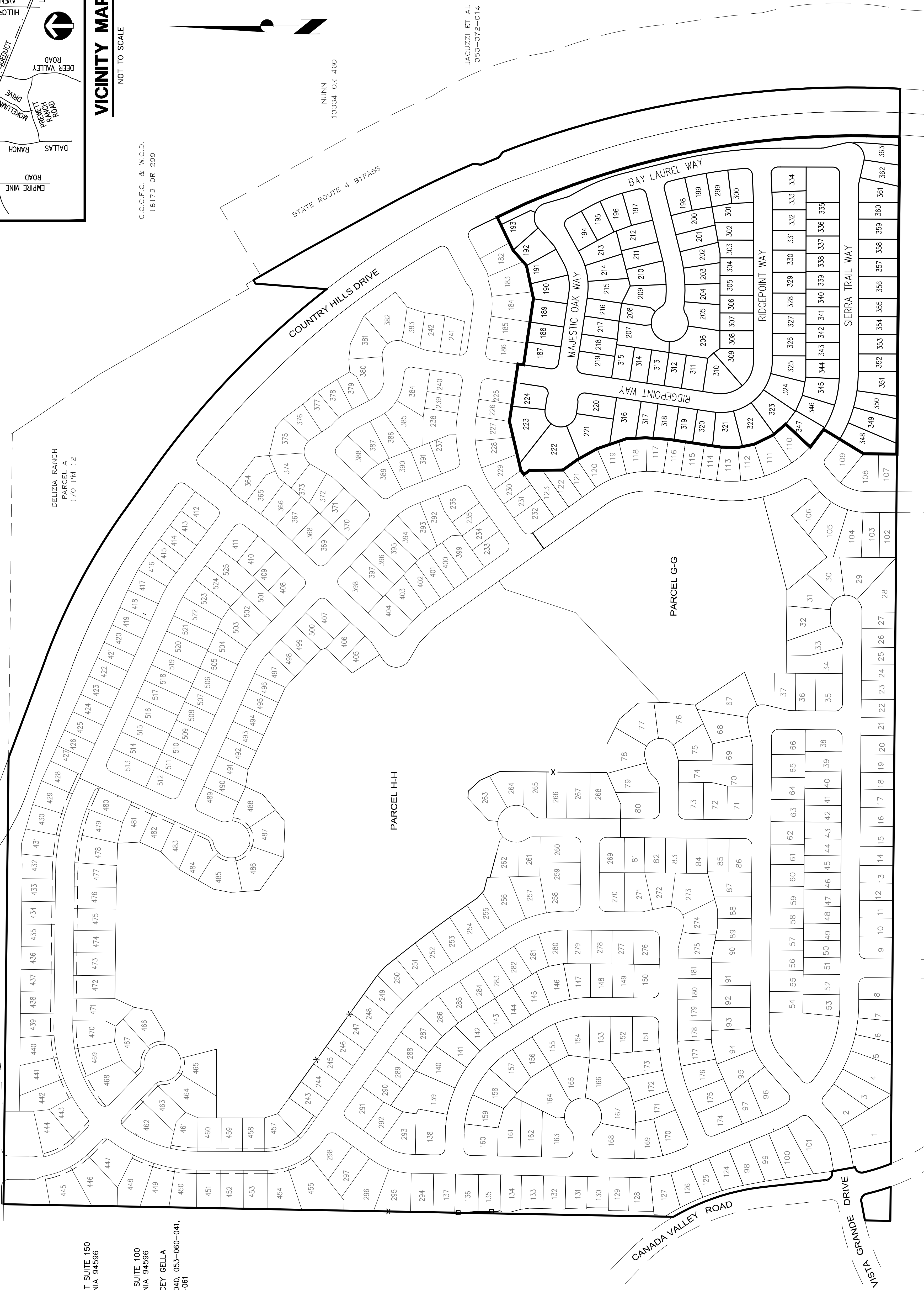
PHASE V APNS: 053-060-040, 053-060-041,
053-060-060 & 053-060-061

PARCEL NUMBERS:

PD

ZONE:

SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	DEVELOPMENT PLAN
3	DEVELOPMENT PLAN
4	FLOOR AREA RATIO CHARTS



VICINITY MAP

NOT TO SCALE

C.C.C.F.C. & W.C.D.
18179 OR 299



NUNN
10334 OR 480

JACUZZI ET AL
053-072-014[illegible]

DAVIDON HOMES
PARK RIDGE
SUBDIVISION 9578
PH V DEVELOPMENT PLAN

8/2021

PLAN\DP01-PHV.dwg



DATE: 10-08-21

SCALE: 1"=150'
HORIZ.
VERT.

DESIGNED BY: AMP

REVIEWED BY: SDG
SUBDIVISION 9578
DEVELOPMENT
PLAN

COVER SHEET





FLOOR AREA RATIO CHART

LOT #	PLAN #	FIRST FLOOR	SECOND FLOOR	PORCH	GARAGE	GROSS	LOT SIZE	1ST/2ND	FAR
187	2483-2AR	2483	NA	90	430	3003	6950	NA	43%
188	3302-3DL	1622	1680	43	662	4007	6120	72%	65%
189	2483-2CL	2483	NA	35	430	2948	7140	NA	41%
190	2523-3DL	1099	1424	164	680	3367	7207	73%	47%
191	2266-2BL	2266	NA	26	425	2717	7602	NA	36%
192	3302-3CL	1622	1680	149	662	4113	7197	69%	57%
193	2483-2DL	2483	NA	46	430	2959	6911	NA	43%
194	2523-3CL	1099	1424	116	680	3319	6414	75%	52%
195	2820-3DL	1358	1462	147	622	3589	5929	69%	61%
196	2483-2AL	2483	NA	90	430	3003	6350	NA	47%
197	1948-2DR	1948	NA	71	426	2445	6621	NA	37%
198	1948-2BL	1948	NA	71	426	2445	6535	NA	37%
199	3302-3CL	1622	1680	149	662	4113	6309	69%	65%
200	2523-3DR	1099	1424	164	680	3367	7123	73%	47%
201	2266-2BR	2266	NA	26	425	2717	6184	NA	44%
202	2820-3CR	1358	1462	147	622	3589	6320	69%	57%
203	3302-3BR	1622	1680	61	662	4025	5929	72%	68%
204	1948-2CR	1948	NA	71	426	2445	6010	NA	41%
205	2483-2AR	2483	NA	90	430	3003	7515	NA	40%
206	2820-3DR	1358	1462	147	622	3589	10277	69%	35%
207	3302-3CL	1622	1680	149	662	4113	9154	69%	45%
208	2820-3AL	1358	1462	147	622	3589	5275	69%	68%
209	2266-2DL	2266	NA	57	425	2748	7552	NA	36%
210	2523-3CL	1099	1424	116	680	3319	6721	75%	48%
211	3302-3DL	1622	1680	43	662	4007	6515	72%	62%
212	2483-2CL	2483	NA	35	430	2948	7364	NA	40%
213	3302-3BR	1622	1680	61	662	4025	7154	72%	56%
214	2523-3CR	1099	1424	116	680	3319	7162	75%	46%
215	2820-3AR	1358	1462	147	622	3589	7317	69%	48%
216	3302-3CR	1622	1680	149	662	4113	5613	69%	73%
217	1948-2DR	1948	NA	71	426	2445	5740	NA	43%
218	2820-3CR	1358	1462	147	622	3589	5461	69%	66%
219	1948-2CL	1948	NA	71	426	2445	6874	NA	36%
220	2266-2AR	2266	NA	15	425	2706	7141	NA	38%
221	2523-3BR	1099	1424	116	680	3319	12109	75%	27%
222	2820-3CL	1358	1462	147	622	3589	15948	69%	23%
223	3302-3BL	1622	1680	61	662	4025	12365	72%	33%
224	2266-2DL	2266	NA	57	425	2748	6866	NA	40%
299	2266-2DL	2266	NA	57	425	2748	6309	NA	44%
300	2820-3CR	1358	1462	147	622	3589	6931	69%	52%
301	3302-3CL	1622	1680	149	662	4113	6575	69%	63%
302	2266-2AL	2266	NA	15	425	2706	5919	NA	46%
303	2820-3DL	1358	1462	147	622	3589	5441	69%	66%
304	2523-3DL	1099	1424	164	680	3367	5300	73%	64%
305	2483-2DL	2483	NA	46	430	2959	5800	NA	51%
306	2820-3AL	1358	1462	147	622	3589	5300	69%	68%
307	2820-3DL	1358	1462	147	622	3589	5300	69%	68%
308	1948-2DL	1948	NA	71	426	2445	5300	NA	46%
309	2820-3CL	1358	1462	147	622	3589	8101	69%	44%
310	3302-3DL	1622	1680	43	662	4007	8376	72%	48%
311	2483-2AL	2483	NA	90	430	3003	6476	NA	46%

FLOOR AREA RATIO CHART

LOT #	PLAN #	FIRST FLOOR	SECOND FLOOR	PORCH	GARAGE	GROSS	LOT SIZE	1ST/2ND	FAR
312	2266-2DL	2266	NA	57	425	2748	5200	NA	53%
313	2523-3CR	1099	1424	116	680	3319	5200	75%	64%
314	2266-2BR	2266	NA	26	425	2717	5200	NA	52%
315	3302-3DR	1622	1680	43	662	4007	5400	72%	74%
316	2483-2CL	2483	NA	35	430	2948	9146	NA	32%
317	2820-3AL	1358	1462	147	622	3589	5439	69%	66%
318	2820-3DR	1358	1462	147	622	3589	6384	63%	56%
319	1948-2BR	1948	NA	71	426	2445	5800	NA	44%
320	2820-3AR	1358	1462	147	622	3589	5747	69%	62%
321	2523-3DR	1099	1424	164	680	3367	7483	73%	45%
322	2483-2CR	2483	NA	35	430	2948	9004	NA	33%
323	3302-3BR	1622	1680	61	662	4025	8417	72%	48%
324	2483-2DR	2483	NA	46	430	2959	7934	NA	37%
325	2266-2AR	2266	NA	15	425	2706	6659	NA	41%
326	2523-3CR	1099	1424	116	680	3319	6700	75%	50%
327	2266-2BR	2266	NA	26	425	2717	5800	NA	47%
328	2483-2AR	2483	NA	90	430	3003	6200	NA	48%
329	2820-3CR	1358	1462	147	622	3589	6200	69%	58%
330	3302-3BR	1622	1680	61	662	4025	6600	72%	61%
331	2266-2DR	2266	NA	57	425	2748	5800	NA	47%
332	2483-2CR	2483	NA	35	430	2948	6191	NA	46%
333	2523-3BR	1099	1424	116	680	3319	5493	75%	60%
334	2483-2AR	2483	NA	90	430	3003	7462	NA	40%
335	3302-3BL	1622	1680	61	662	4025	5000	72%	81%
336	2523-3CL	1099	1424	116	680	3319	5000	75%	66%
337	1948-2DL	1948	NA	71	426	2445	5270	NA	46%
338	1948-2CL	1948	NA	71	426	2445	5270	NA	46%
339	2820-3AL	1358	1462	147	622	3589	5270	63%	68%
340	1948-2CL	1948	NA	71	426	2445	5270	NA	46%
341	2820-3DL	1358	1462	147	622	3589	5270	63%	68%
342	3302-3BL	1622	1680	61	662	4025	5270	72%	76%
343	1948-2CL	1948	NA	71	426	2445	5200	NA	47%
344	2820-3AL	1358	1462	147	622	3589	5449	69%	66%
345	2266-2DL	2266	NA	57	425	2748	6811	NA	40%
346	2820-3CL	1358	1462	147	622	3589	6186	63%	58%
347	2523-3BL	1099	1424	116	680	3319	6186	75%	54%
348	2266-2BR	2266	NA	26	425	2717	9101	NA	30%
349	3302-3CR	1622	1680	149	662	4113	8557	69%	48%
350	2820-3DR	1358	1462	147	622	3589	7433	69%	46%
351	2483-2CR	2483	NA	35	430	2948	7812	NA	38%
352	2266-2AR	2266	NA	15	425	2706	6113	NA	44%
353	2523-3DR	1099	1424	164	680	3367	6722	73%	50%
354	1948-2BR	1948	NA	71	426	2445	6357	NA	38%
355	3302-3CR	1622	1680	149	662	4113	6377	63%	64%
356	2483-2AR	2483	NA	90	430	3003	6572	NA	46%
357	3302-3DR	1622	1680	43	662	4007	6572	72%	61%
358	2266-2BR	2266	NA	26	425	2717	6833	NA	40%
359	2483-2DR	2483	NA	46	430	2959	7217	NA	41%
360	2820-3CR	1358	1462	147	622	3589	6033	63%	59%
361	2523-3DR	1099	1424	164	680	3367	7321	73%	46%
362	1948-2BR	1948	NA	71	426	2445	6555	NA	37%
363	2820-3AR	1358	1462	147	622	3589	6174	69%	58%