Development Summary
Lot Site Locations:
- A: 50' Wide, 103 Deep
- B: 41.5' Wide, 103 Deep
- C: 50' Wide, 113.5' Deep
- D: 36' Wide, 118.5' Deep
- E: 50' Min, 57.5' Max, 118.5' Deep
- F: 34' Wide, 118.5' Deep
- G: 54' Wide, 212' Min, 190' Max, Deep
- H: 34' Min, 41 Max, Wide, 114' Deep
- I: 41' Wide, 120' Deep
- J: 42' Wide, 120' Deep
- K: 42' Wide, 120' Deep

Total Lots Provided: 42
New Alkali Roadway: 10-519 SF Street Parking Available: 46

Community Comments:
- ✓ Utilize existing entry off Union for connectivity to the street.
- ✓ Increase space between houses to enhance green space for community connectivity.
- ✓ Community Amenity: Linear Park, Dog Park, etc.
- ✓ Increase space to further protect and preserve existing mature trees.
- ✓ Reduce access points off Winchell.

Landscape Requirements
Dwelling Classification: SD
- Green Space Min.: 15%
  - Bethany Christian Services Parcel (5.33 Acres)
    - Green Space Required: 0.90 Acres
    - Green Space Provided: 2.37 Acres (44%)
- Dwelling Place Parcel (5.10 Acres)
  - Green Space Required: 0.78 Acres
  - Green Space Provided: 2.30 Acres (56%)

Parking Landscaping Requirements:
- Screening: Type IV - Evergreen Trees

Street Tree Requirements:
- (3 Small Tree per 25 LF, 1 Medium Tree per 40 LF)
  - Winchell Street (164 LF)
    - Required Trees: 50
    - Provided Trees: 29
  - Martin Street (472 LF)
    - Required Trees: 12
    - Provided Trees: 14
  - Interior Street A (628 LF)
    - Required Trees: 16
    - Provided Trees: 16
  - Interior Street B (638 LF)
    - Required Trees: 16
    - Provided Trees: 21

Interior Parking Lot (1 Tree per 15 Spaces, 196 Total Spaces)
- Required Trees: 13
- Provided Trees: 13

TOTAL NEW TREES: 95

Canopy Coverage Min.: 12%
Bethany Christian Services Parcel (5.33 Acres)
- Green Space Required: 0.64 Acres
- Green Space Provided: 0.83 Acres (16%)

Dwelling Place Parcel (5.10 Acres)
- Green Space Required: 0.42 Acres
- Green Space Provided: 2.86 Acres (57%)