RESIDENTIAL SUMMARY

PHASE 1

LOT SIZE	LOT AREA	# LOTS	PERCENT
50' x 100'	5000 SF	100	34.2%
60' x 100'	6000 SF	98	33.6%
70' x 100'	7000 SF	94	22.2%
TOTAL		292	100.0%

PHASE 2

LOT SIZE	LOT AREA	# LOTS	PERCENT
50' x 100'	5000 SF	101	36.3%
60' x 100'	6000 SF	98	35.3%
70' x 100'	7000 SF	79	28.4%
TOTAL		278	100.0%

PHASE 3

LOT SIZE	LOT AREA	# LOTS	PERCENT
50' x 100'	5000 SF	95	33.0%
60' x 100'	6000 SF	104	36.1%
70' x 100'	7000 SF	89	30.9%
TOTAL		278	100.0%

TOTAL

LOT SIZE	LOT AREA	# LOTS	PERCENT
50' x 100'	5000 SF	296	34.5%
60' x 100'	6000 SF	300	35.0%
70' x 100'	7000 SF	262	30.5%
TOTAL		858	100.0%
REQUIRED 2ND UNITS		129	10% / 67%
REQ. PARK ACREAGE (1 AC/104 LOTS)			8.25 AC

LAND USE RESTRICTIONS

LAND USE ZONE	AREA (ACRES)	ALLOWED LOTS/AC	ALLOWED # LOTS	PROPOSED # LOTS	PROPOSED LOTS/AC
A	9.47	0	0	0	0
B	60.06	0	0	0	0
C	46.95	1	47	47	1.0
C (SOUTH)	4.20	1	4	0	0
D	47.84	4	191	176	3.7
E	10.82	6	65	33	3.0
E (SOUTH)	5.09	6	30	0	0
F	139.86	NO LIMIT		602	4.3
TOTAL	324.29			858	

BLOCK LENGTHS

GENERAL PLAN		GIBBS P.U.D.		PROPOSED	
AVG.	MAX.	AVG.	MAX.	AVG.	MAX.
300'	600'	600'	800'	368'	775'

LAND USE ACREAGE

LAND USE	ACREAGE
PARK	24.4 AC
OPEN SPACE/DETENTION BASIN	50.1 AC
INDUSTRIAL/EMPLOYMENT	32.7 AC
DRILL SITE	13.4 AC

GIBBS RANCH
RIO VISTA
SHEA HOMES

RIO VISTA SOLANO COUNTY CALIFORNIA

LEGEND

50' x 100' LOTS
60' x 100' LOTS
70' x 100' LOTS

0' 200' 600' 800'

SCALE: 1"= 200'
MARCH 2004

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