



	(a) Site Area ¹	(b) 15% ²	(c) 1% ³	(d) NDA	(e) Units	(f) Net Density	(g) Gross Density
formula		0.15 x (a)	0.01 x (a)	(a)-(b+c)		(e) / (d)	(e) / (a)
Vinmar Village 4,5,6	74.523	11.178	0.809	62.536	90	1.44 du/ac	1.21 du/ac
Vinmar Village 1,2,3	72.490	10.874	0.748	60.868	87	1.43 du/ac	1.20 du/ac
Mirasol	57.142	8.571	0.604	47.967	82	1.71 du/ac	1.44 du/ac
Vinmar Farms	87.630	13.144	0.876	73.610	122	1.66 du/ac	1.39 du/ac
Walnut Grove	65.010	9.752	0.650	54.608	74	1.35 du/ac	1.14 du/ac
Sheffield (no parks)	163.864	24.579	1.638	137.64	234	1.70 du/ac	1.42 du/ac
Genoa Farms	73.917	11.086	0.739	62.092	145	2.33 du/ac	1.96 du/ac

	(a) Site Area ¹	(b) Park Area	(c) 15% ²	(d) 1% ³	(e) NDA	(f) Units	(g) Net Density	(h) Gross Density
formula			0.15 x (a)	0.01 x (a)	(a+b)-(c+d)		(e) / (d)	(e) / (a+b)
VV + Mir + Park	129.632	13.466	19.445	1.352	122.301	169	1.38 du/ac	1.18 du/ac
VF + WG + Park	186.977	34.337	28.047	1.870	191.397	196	1.02 du/ac	0.88 du/ac
Sheffield + parks ⁴	218.462	54.598	32.769	2.184	238.107	234	0.98 du/ac	0.85 du/ac

¹ In some instances, area for future right-of-way along project frontage not deducted.
² 15% represents typical area for right-of-way. Same percentage used for adjacent projects for sake of comparison
³ 1% represents area that is wetlands and steep slopes. Same percentage used for adjacent projects for sake of comparison unless exact is known.
⁴ Area includes Sheffield Park East (lot 6905) = 10.903 ac, all of Section 3A plat: I-71 R/W (lot 7497) = 3.245, Sheffield Park West (lot 7496) = 26.090, Open space south of Sheffield Park Drive and west of Chantry (lot 7495, 7498) = 8.131, 0.150, and Sheffield Park Drive R/W west of Chantry = 6.079

DENSITY COMPARISON EXHIBIT