

PEBBLE CREEK MARKETING ANALYSIS

The Illustrative Site Plan shows the addition of 1346 units to the Pebble Creek site. If phases I and II are included, the total yield for Pebble Creek is 1604 dwelling units, or the equivalent number permitted under existing zoning when calculated on a net yield basis, i.e., excluding land areas that are environmentally constrained, as well as 15% for roads. The PUD Plan proposes the diverse mix of dwelling types presented in the following chart:

	<u>Detached Single Family</u>	<u>Townhouses or Clustered Single Family Units</u>	<u>Garden Apartments</u>
Parcel 1	67	-	-
Parcel 2a and 2b	62	136	-
Parcel 3	73	-	-
Parcel 4	57	30	-
Parcel 5	10	98	-
Parcel 6	-	52	-
Parcel 7	-	-	450
Parcel 8	-	226	-
Parcel 9a and 9b	85	-	-
TOTALS	354	542	450

The yield of single family detached projected lots with an absorption rate of 50 lots per year will provide an inventory