

North Fork Meadows/Riverstone Comparison

The developable area is approximately 33.5 acres in size. Both projects have a variety of lot sizes, but overall/gross density is generally comparable. Capstone is proposing two styles of lot sizes in their detached single-family portion of the development, with lot sizes of 65 foot wide and 50 foot wide lots. Capstone is also proposing six (6) four unit attached single-family townhomes (48 units). Paxmar is proposing 65 foot wide single-family lots and 38 foot wide detached townhome lots.

Comparison

	Riverstone (Capstone) 293 units	North Fork Meadows (Paxmar) 149 units
Detached Single-Family	65 foot wide & 50 foot wide 245 units (83.5% of the project) 62.27 acres of the project Density = 3.93 units/acre	65 feet wide 56 units (37.5% of the project) 20 acres of the project Density = 2.8 units per acre
Townhomes	Attached (4 unit) 50 foot wide individual lots 48 units (16.5% of the project) 7.38 acres of the project Density = 6.5 units/acre	Detached 38 foot wide lots 93 units (62.5% of the project) 13.5 acres of the project Density = 6.88 units/acre
Dedicated/Protected Open Space	20.67 acres	0 acres

In terms of gross density, Riverstone calculates at 3.24 units per acre while North Fork Meadows calculates at 4.45. Two factors generally contribute to the difference in density.

1. Riverstone has more open space planned compared to North Fork Meadows. When we look at net density, removing these open spaces from the calculation, the comparison is more similar.
2. North Fork Meadows has a higher percentage mix of the higher density units (townhomes) compared to Riverstone.