

PROJECT SUMMARY

Site Area	± 270.64 Gross Acres
Total Units	755 Homes
	<ul style="list-style-type: none"> • PA 1 - 81 Homes <ul style="list-style-type: none"> ◦ (81) 80 x 93s • PA 2 - 188 Total Homes <ul style="list-style-type: none"> ◦ (60) 46 x 85's ◦ (68) 52 x 85's ◦ (60) 58 x 85's • PA 3 - 250 Total Homes <ul style="list-style-type: none"> ◦ (55) Cluster SFD ◦ (59) 42 x 62's ◦ (73) 2 & 3-Story Alleys ◦ (63) Triplex • PA 4 - 236 Homes <ul style="list-style-type: none"> ◦ (236) 700 - 1,200 SF, 1-3 bedrooms, 1-2 baths
Density	2.8 Homes per Gross Acre



HITCH RANCH | CONCEPT ILLUSTRATIVE SITE PLAN

MOORPARK, CA



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SPECIFIC PLAN STATISTICAL SUMMARY

PLANNING AREA	LAND USE	ACRES	GROSS DU/AC	DU	%
Planning Area 1	SFD Units & Private Streets	27.63		81	50
	Natural Open Space	15.94			29
	Manufactured Slopes	11.84			21
	SUBTOTAL	55.41	1.46	81	100
Planning Area 1A	Recreation Lot	3.12			51
	Manufactured Slopes	2.96			49
	SUBTOTAL	6.08			100
Planning Area 2	SFD Units & Private Streets	32.14		188	54
	Open Space Lots	10.61			18
	Manufactured Slopes	15.46			26
	Passive Rec Lot	1.55			2
	SUBTOTAL	59.76	3.15	188	100
Planning Area 3	SFD Units & Private Streets	18.98		187	58
	MFD Units & Private Streets	6.74		63	21
	Open Space Lots	0.81			2
	Manufactured Slopes	4.86			15
	SUBTOTAL	32.80	7.62	250	100
Planning Area 4	Multi Family Dwelling Units	10.81		236	66
	Manufactured Slopes	5.66			34
	SUBTOTAL	16.47	14.33	236	100
Planning Area 5	Water Quality Treatment (Lot AE)	2.33			100
Planning Area 6	Open Space	28.78			100
Public Facilities	Public Streets	31.66			46
	VCWPD Easement (Lot AF)	2.68			4
	Detention Basin 2 (Lot AB)	5.94			9
	Detention Basin 2A (Lot J)	3.67			5
	Detention Basin 2B (Lot X)	6.30			9
	Det. Basin 3 Slope & Access Rd (Lot AI)	4.65			7
	Det. Basin 3 Park "A" (Lot AI)	7.34			10
	Park "B" (Lot AG)	6.77			10
SUBTOTAL	69.01			100	
GRAND TOTAL		270.64	2.79	755	

CONCEPTUAL PRODUCT BREAKDOWN

PLANNING AREA 1		PA-1: 80' x 93' Lot Size					
Dwelling Units:		81 Du					
Acres:		28.9 Ac					
Net Density:		2.8 Du/Ac					
Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage		
1	3,189	3	20	4,244	86,880		
2	3,824	4	28	3,243	90,804		
3	4,072	4	33	4,229	139,557		
Subtotal		81		315,241			
Planning Area 1 Subtotal			81 DU				

PLANNING AREA 2		PA-2A: 46' x 85' Lot Size					
Dwelling Units:		60 Du					
Acres:		11.0 Ac					
Net Density:		5.5 Du/Ac					
Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage		
1	2,076	3	15	1,913	28,695		
2	2,308	5	21	1,660	34,860		
3	2,539	4	24	1,759	42,216		
Subtotal		60		105,771			

PLANNING AREA 2		PA-2B: 52' x 85' Lot Size					
Dwelling Units:		68 Du					
Acres:		12.6 Ac					
Net Density:		5.4 Du/Ac					
Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage		
1	2,261	4	17	2,121	36,057		
2	2,498	5	24	1,897	45,528		
3	2,681	5	27	1,972	53,244		
Subtotal		68		134,829			

PLANNING AREA 2		PA-2C: 58' x 85' Lot Size					
Dwelling Units:		60 Du					
Acres:		12.1 Ac					
Net Density:		5.0 Du/Ac					
Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage		
1	2,505	4	15	2,474	37,110		
2	2,756	5	21	2,164	45,444		
3	3,071	4	24	2,538	60,912		
Subtotal		60		143,466			
Planning Area 2 Subtotal			188 DU				

PLANNING AREA 3		PA-3A: Cluster SFD					
Dwelling Units:		55 Du					
Acres:		6.3 Ac					
Net Density:		8.7 Du/Ac					
Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage		
1	1,880	3	8	923	7,384		
2	1,787	3	15	1,187	17,805		
3	2,022	3	16	1,179	18,864		
4	2,073	3	16	1,308	20,928		
Subtotal		55		64,981			

PLANNING AREA 3		PA-3B: 42' x 62' Lot Size					
Dwelling Units:		59 Du					
Acres:		6.1 Ac					
Net Density:		9.7 Du/Ac					
Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage		
1	1,600	3	20	1,155	23,100		
2	1,795	3	22	1,207	26,554		
3	2,209	3	17	1,140	19,380		
Subtotal		59		69,034			

PLANNING AREA 3		PA-3C: 2 & 3-Story Alley					
Dwelling Units:		73 Du					
Acres:		7.3 Ac					
Net Density:		10.0 Du/Ac					
Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage		
1	1,376	3	24	829	19,896		
2	1,714	3	25	1,055	26,375		
3	1,734	3	24	1,208	28,992		
Subtotal		73		75,263			

PLANNING AREA 3		PA-3D: Triplex					
Dwelling Units:		63 Du					
Acres:		5.2 Ac					
Net Density:		12.1 Du/Ac					
Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage		
1	1,276	2	21	1,404	29,484		
2	1,430	3	21	1,406	29,526		
3	1,544	3	21	1,517	31,857		
Subtotal		63		90,867			
Planning Area 3 Subtotal			250 DU				

PLANNING AREA 4		PA-4A: Apartments					
Dwelling Units:		236 Du					
Acres:		10.8 Ac					
Net Density:		21.9 Du/Ac					
Plan #	S.F.	Beds	Total Homes	Total Building Coverage			
1	730	1	88				
2	750	1	13				
3	920	2	56				
4	1,085	2	57				
5	1,200	3	22				
Subtotal		236		126,716			
Planning Area 4 Subtotal			236 DU				



PROJECT DATA
HITCH RANCH
 MOORPARK, CA

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