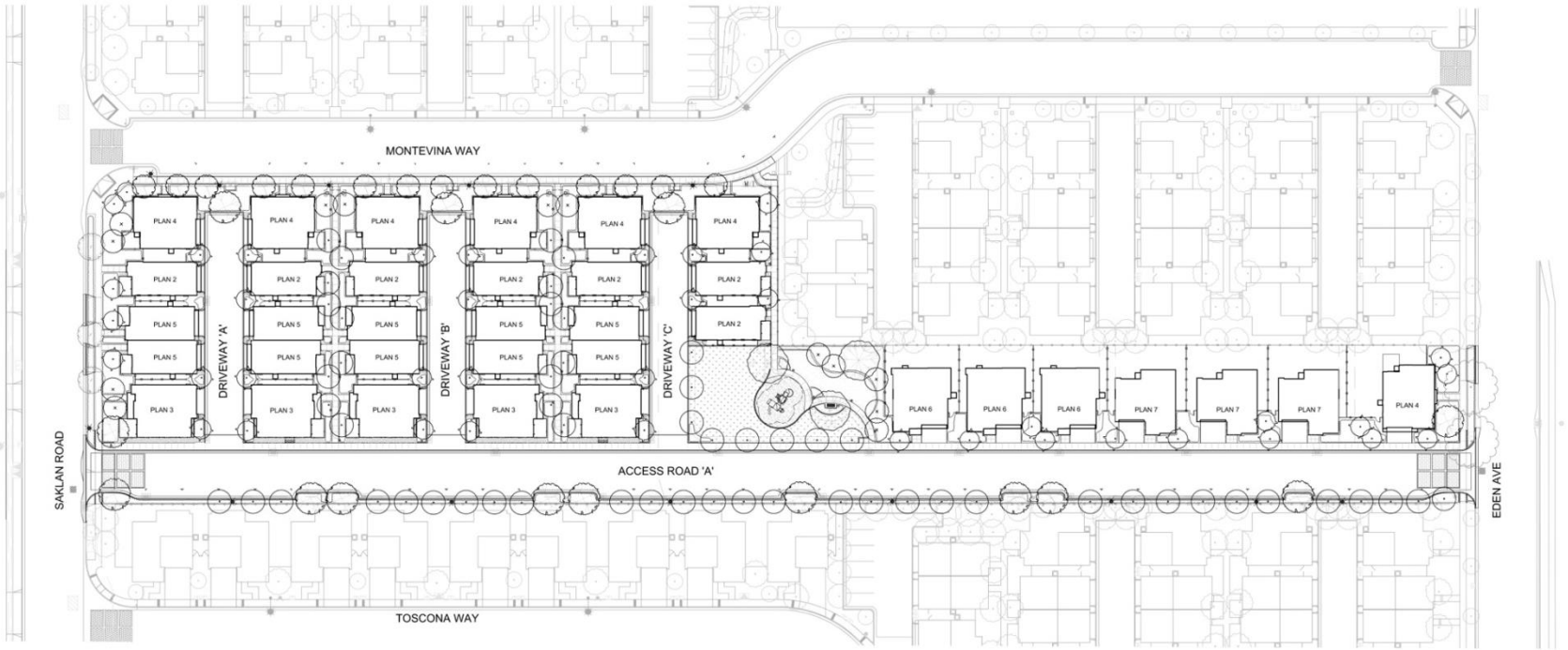
EDEN POINTE

VALLEY OAK PARTNERS

VALLEY OAK PARTNERS

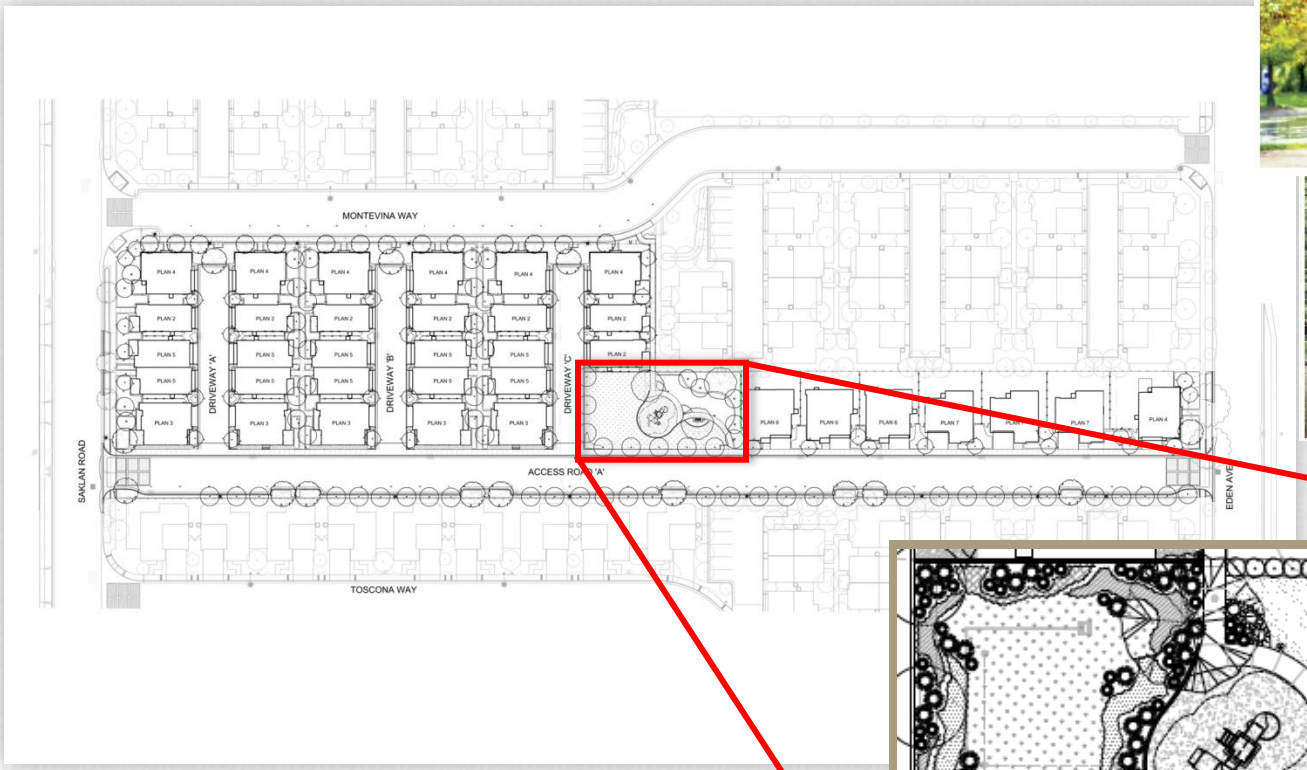
ORIGINAL SITE PLAN DESIGN

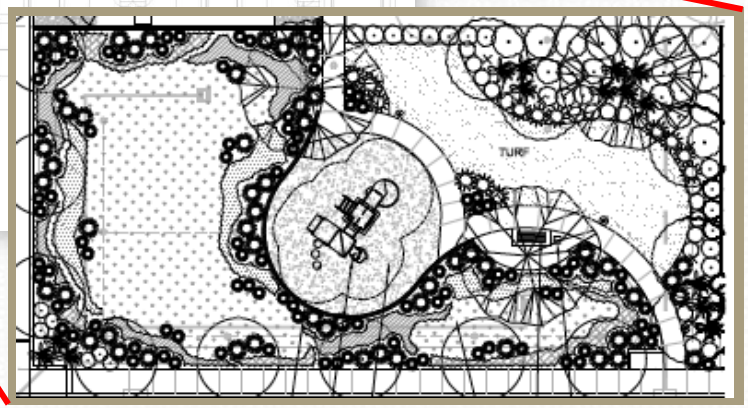
HAYWARD, CALIFORNIA



VALLEY OAK PARTNERS

UPDATED SITE PLAN DESIGN

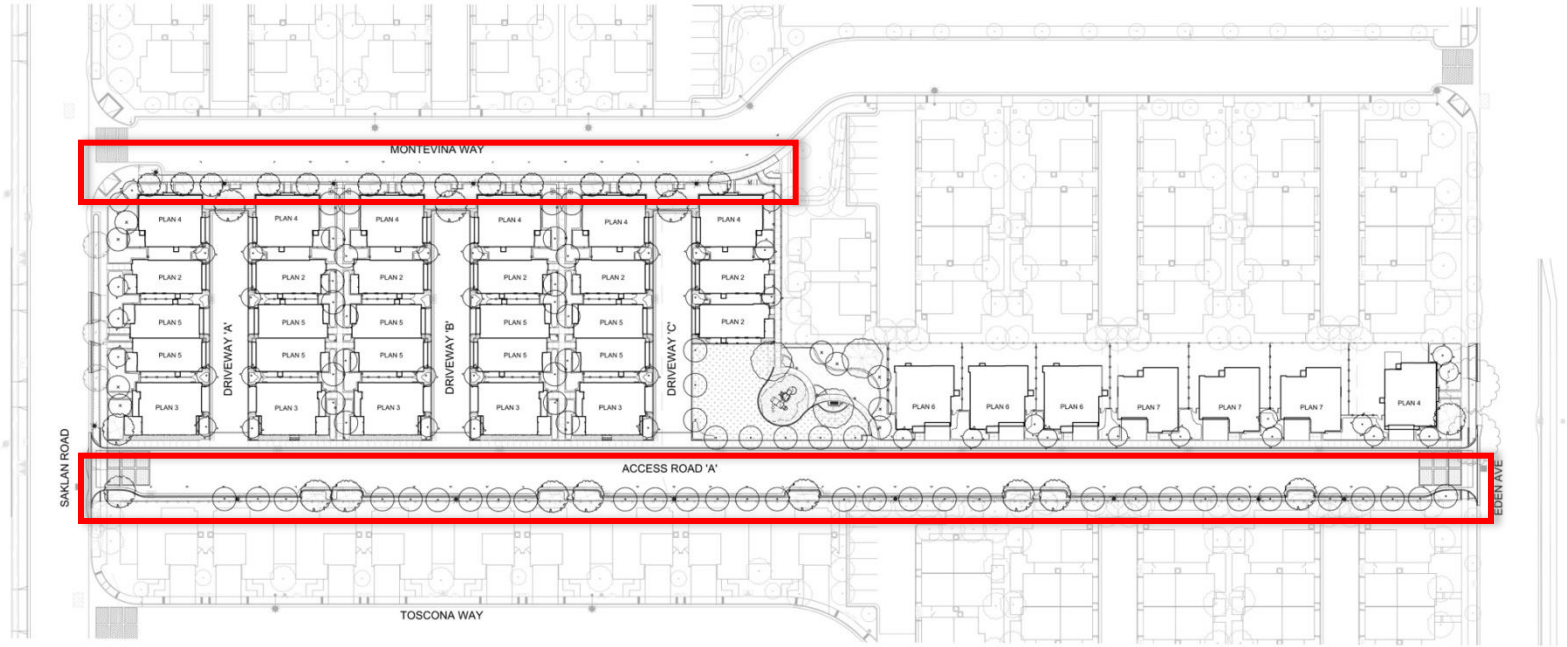




- 3,688 sq. ft. open space
- Gathering place for social community interaction including play structure, seating areas and shade trees

VALLEY OAK PARTNERS

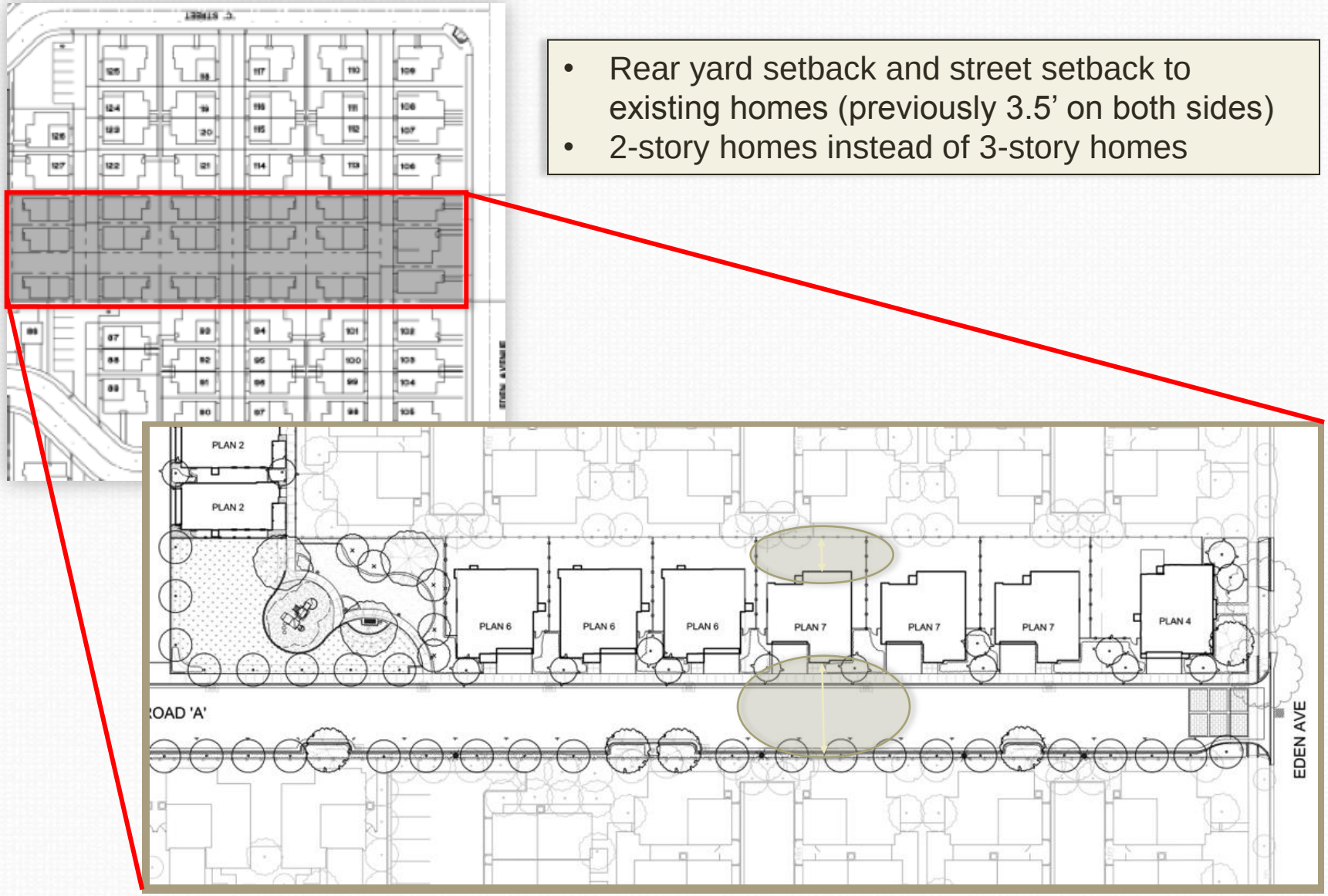
GROUP OPEN SPACE



- Each home with 2-car side-by-side garage
- 38 additional guest parking stalls
- 3.1 parking stalls per home exceeds existing KB Home and Standard Pacific communities (3.0 and 2.4, respectively)

VALLEY OAK PARTNERS

GUEST PARKING



- Rear yard setback and street setback to existing homes (previously 3.5' on both sides)
- 2-story homes instead of 3-story homes

VALLEY OAK PARTNERS

SENSITIVITY TO EXISTING NEIGHBORS