

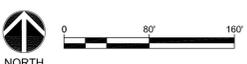
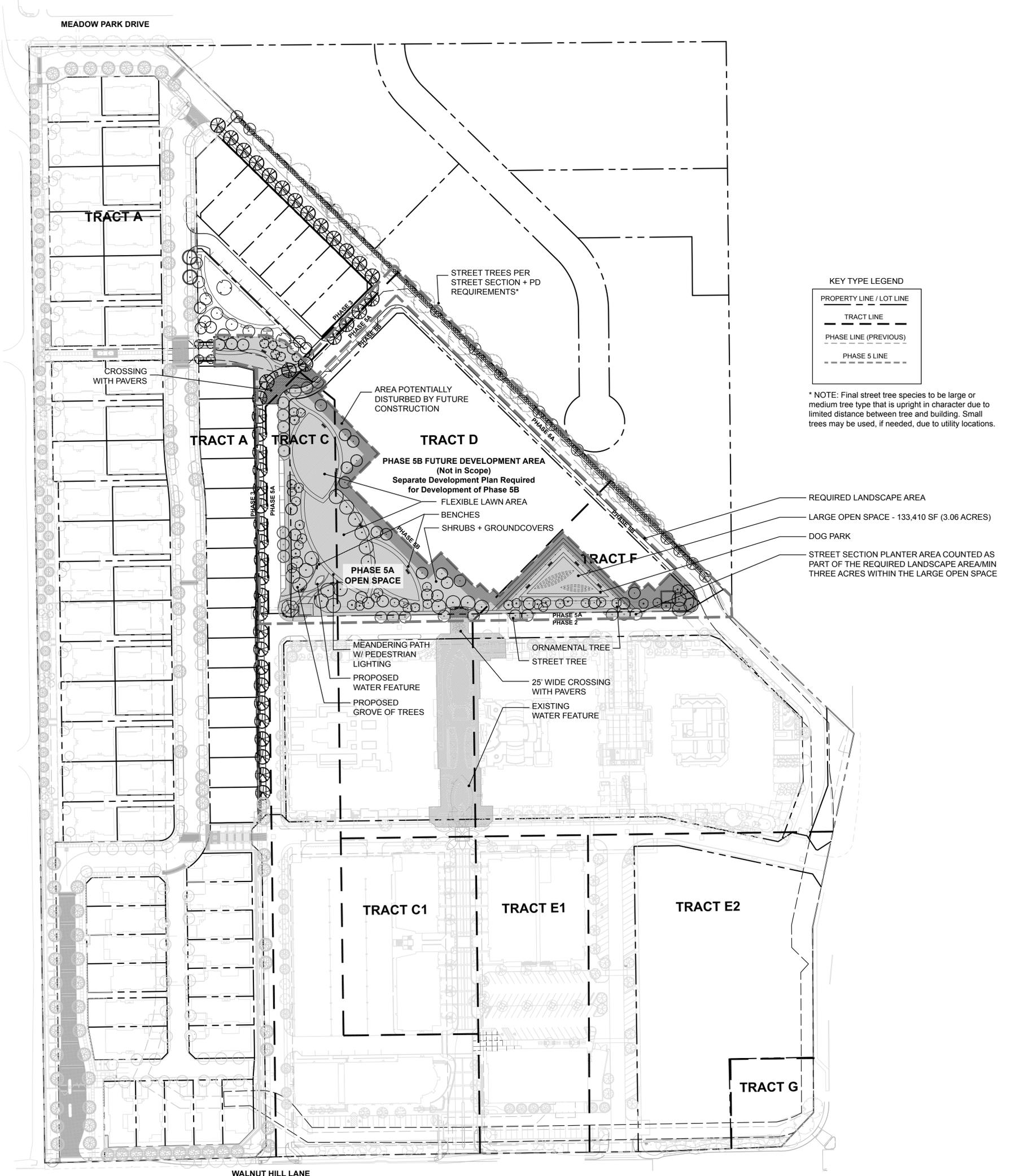
DDP

Development Plan Chart Information (Taken for Reference)	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Total Land Area (sf)	755,273	266,306	257,480	295,943	258,891	1,833,893
Land Area considered in this phase (sf)	0	44,964	175,965	0	52,162	273,091
Land Area considered in previous phases (sf)	755,273	221,342	81,515	142,540	206,729	1,407,399
Remaining Land Area (sf)	0	0	0	153,403	0	153,403
20% Required Landscape Area (sf)	151,055	53,261	51,496	59,189	51,778	366,779

Landscape Development Plan Chart - Phase 5 SEC. 51P-750.114	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total	Required when complete
Landscape Area - proposed in PHASE 5A+5B (sf)	0	36,006	151,227	0	38,047	225,280	
Landscape Area - existing (sf)	209,957	65,386	31,239	42,855	63,926	413,363	
Total Landscape Area - proposed and existing (sf)	209,957	101,392	182,466	42,855	103,973	640,843	
<b>Total Landscape Area - proposed and existing (sf) w/ max.</b>						<b>447,820</b>	<b>366,779 min</b>
b(1) <b>landscape allowance per PD (1.5 acres)</b>						<b>27%</b>	<b>20% min</b>
b(2) <b>% Total Landscape Area in this District (Proposed and Existing)</b>	<b>27.8%</b>	<b>38.1%</b>	<b>70.9%</b>	<b>30.1%</b>	<b>40.2%</b>		
b(3) <b>Landscape Area in Large Open Space (sf)</b>	<b>9,816</b>	<b>35,025</b>	<b>64,280</b>	<b>0</b>	<b>24,289</b>	<b>133,410</b>	<b>130,680 min</b>
Landscape Area in Large Open Space (acres)	0.23	0.80	1.48	0.00	0.56	3.06	3.00 min
Landscape Area not in Large Open Space	200,141	66,567	118,186	42,855	79,684	507,433	
b(3) <b>% Landscape Area within Large Open Space</b>	<b>4.7%</b>	<b>34.5%</b>	<b>35.2%</b>	<b>0%</b>	<b>23%</b>	<b>21%</b>	<b>50% max</b>
b(4) <b>% Landscape Area Not in Tract A or the Large Open Space</b>	<b>0.0%</b>	<b>66%</b>	<b>65%</b>	<b>100%</b>	<b>77%</b>	<b>48.0%</b>	<b>25.0% min</b>
Landscape Area along West Property Line of District (sf)	59,523					59,523	
Hardscape Area - proposed in PHASE 5A+5B (sf)	0	10,673	13,605	0	7,589	31,867	
Hardscape Area - existing (sf)	70,628	46,441	22,773	46,777	39,877	226,496	
<b>Total Hardscape Area - proposed and existing (sf)</b>	<b>70,628</b>	<b>57,114</b>	<b>36,378</b>	<b>46,777</b>	<b>47,466</b>	<b>258,363</b>	<b>65,340 max</b>
b(5) <b>% Total Hardscape Area in this District</b>	<b>9%</b>	<b>21%</b>	<b>14%</b>	<b>33%</b>	<b>18%</b>	<b>14%</b>	
Hardscape Area in excess (sf)						193,023	
ROW Planting Area adjacent to Large Open Space - proposed in PHASE 5A+5B (sf)		3,606	667	0	950	5,223	
ROW Planting Area adjacent to Large Open Space - existing (sf)		0	443	0	0	443	
<b>Total Right ROW Planting Area adjacent to Large Open Space - proposed and existing (sf)</b>		<b>3,606</b>	<b>1,110</b>	<b>0</b>	<b>950</b>	<b>5,666</b>	<b>8,000 max</b>

\*Total hardscape area and landscape area includes areas within public or private ROW  
 \*\*Calculations for Tracts E1, E2, G are based on percentage of area complete (area not complete are not counted)

New Trees provided	138
--------------------	-----



LANDSCAPE DEVELOPMENT PLAN

PLANNED DEVELOPMENT DISTRICT NO. 750  
 DEVELOPMENT PLAN Tract C, D, F D134-006



LOCATION MAP

DDP

Development Plan Chart	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
<b>SEC 51P750-108</b>						
Total Land Area (sf)	755,273	266,306	257,480	295,943	258,891	1,833,893
Land Area considered in this phase (sf)	0	44,364	175,365	0	52,162	273,091
Land Area considered in previous phases (sf)	755,273	221,342	81,515	142,540	206,729	1,407,399
Remaining Land Area (sf)	0	0	0	153,403	0	153,403
20% Required Landscaping Area (sf)	151,055	53,261	51,496	59,189	51,778	366,779
% Lot Coverage (proposed in this phase) <sup>2</sup>	0%	0%	0%	0%	0%	0%
% Lot Coverage (existing)	29%	40%	12%	30%	30%	32%
<b>USE CATEGORY</b>						
Residential Floor Area (proposed in this phase) (sf) <sup>2</sup>	0	0	0	0	0	0
Residential Floor Area (existing) (sf)	216,688	47,772	195,937	220,000	481,091	1,161,488
Office Floor Area (proposed in this phase) (sf)	n/a	0	0	0	0	0
Office Floor Area (existing) (sf)	n/a	57,931	0	267,069	0	325,000
Retail Floor Area (proposed in this phase) (sf)	n/a	0	0	0	0	0
Retail Floor Area (existing) (sf)	n/a	32,956	5,375	93,386	18,283	150,000
Non-Residential Floor Area (proposed in this phase) (sf)	0	0	0	0	0	0
Non-Residential Floor Area (existing) (sf)	0	90,887	5,375	360,455	18,283	475,000
<b>USE CATEGORY BY PERCENTAGE</b>						
Mix Use SF Proposed in this phase <sup>1</sup>	0	0	0	0	0	0
Residential (refer to note 'd' on plan) (sf)	n/a	0	0	0	0	0
Office (sf)	n/a	0	0	0	0	0
Retail / Personal Service (sf)	n/a	0	0	0	0	0
Total (sf)	0	0	0	0	0	0
Mix Use % Proposed in this phase <sup>1</sup>	0%	0%	0%	0%	0%	0%
Residential (refer to note 'd' on plan) (%)	0%	0%	0%	0%	0%	0%
Office (%)	0%	0%	0%	0%	0%	0%
Retail / Personal Service (%)	0%	0%	0%	0%	0%	0%
Total (%)	0%	0%	0%	0%	0%	0%
Mix Use % Total, Cumulative <sup>1</sup>	100%	34%	97%	38%	96%	
Residential (refer to note 'd' on plan)	0%	42%	0%	46%	0%	
Office	0%	24%	3%	16%	4%	
Retail / Personal Service	100%	100%	100%	100%	100%	
Total (%)	100%	100%	100%	100%	100%	
<b>Mixed Use Requirements</b>						
Maximum % Residential	100%	100%	100%	100%	100%	
Minimum % Residential	100%	20%	20%	20%	20%	
Minimum % Office, if present	n/a	15%	15%	15%	15%	
Minimum % Retail / Personal Service, if present	n/a	15%	3%	8%	3%	
<b>RETAIL USAGE INFORMATION</b>						
# large retail uses	0	0	0	0	0	0
Large retail uses (sf)	0	0	0	0	0	0
Minimum # retail uses prior to total retail > 100,000 sf	0	0	0	0	0	0
Minimum # retail uses prior to total retail > 125,000 sf	0	6	0	8	0	14
Minimum # retail uses prior to total retail > 150,000 sf	0	0	0	0	0	0
% retail sf <= 150,000 sf	0	100%	100%	100%	100%	100%
Maximum retail uses proposed in this district	0	0	0	0	0	0
<b>RESTAURANT USAGE INFORMATION</b>						
Restaurant & outdoor seating (sf) <sup>3,6</sup>	n/a	n/a	n/a	n/a	n/a	135,054
Outdoor seating exceeding 20% of 7,000 sf <sup>3,6</sup>	n/a	n/a	n/a	n/a	n/a	23,823
# Restaurants > 7,500 sf & <= 12,000 sf maximum <sup>3</sup>	0	1	0	0	0	1
# Restaurants under 7,500 sf <sup>3</sup>	0	4	0	2	0	6
Hotel (sf)	0	0	0	0	0	0
Office (sf)	0	0	0	0	0	0
<b>RESIDENTIAL USAGE INFORMATION</b>						
Maximum Units Allowed <sup>1</sup>	0	0	0	0	0	1,310
Dwelling Units (proposed in this phase) <sup>1,4</sup>	84	56	119	0	350	609
Dwelling Units (existing)	0	0	0	0	0	0
Retirement Units (proposed in this phase)	0	0	0	0	0	0
Retirement Units (existing)	0	0	0	0	0	0
Hotel Units (proposed in this phase)	0	0	0	0	0	0
Hotel Units (existing)	0	0	0	0	0	0
Avg. A/C space in Units (proposed in this phase) <sup>7</sup>	n/a	n/a	n/a	n/a	n/a	n/a
Avg. A/C space in Units (existing)	n/a	n/a	n/a	n/a	n/a	n/a
<b>PARKING INFORMATION</b>						
Residential parking	0	7	422	0	91	520
Residential visitor parking	0	0	0	0	0	0
Required Parking in this Phase <sup>5</sup>	0	0	0	0	0	0
Residential parking	0	0	0	0	0	0
Residential visitor parking	0	0	0	0	0	0
Provided Parking in this Phase <sup>1,3,4</sup>	0	0	592	0	0	592

<sup>1</sup> Use Category by Percentage: Percentages are estimates only but all mixed use requirements per Section 51P-750.208 (d) shall be met. Subject to the use category requirements, the maximum floor area for nonresidential uses in Tracts C, C-1, D, E-1, E-2, F, and G combined is **475,000 square feet**, per 51P-750.111 (c)(3)(A); and the maximum dwelling units, retirement housing dwelling units or suites, and hotel or motel guest rooms combined are allowed in this district is **1,310 units**, per 51P-750.111 (a)(1). Subject to these requirements, additional residential and non-residential space be built in subsequent phases.

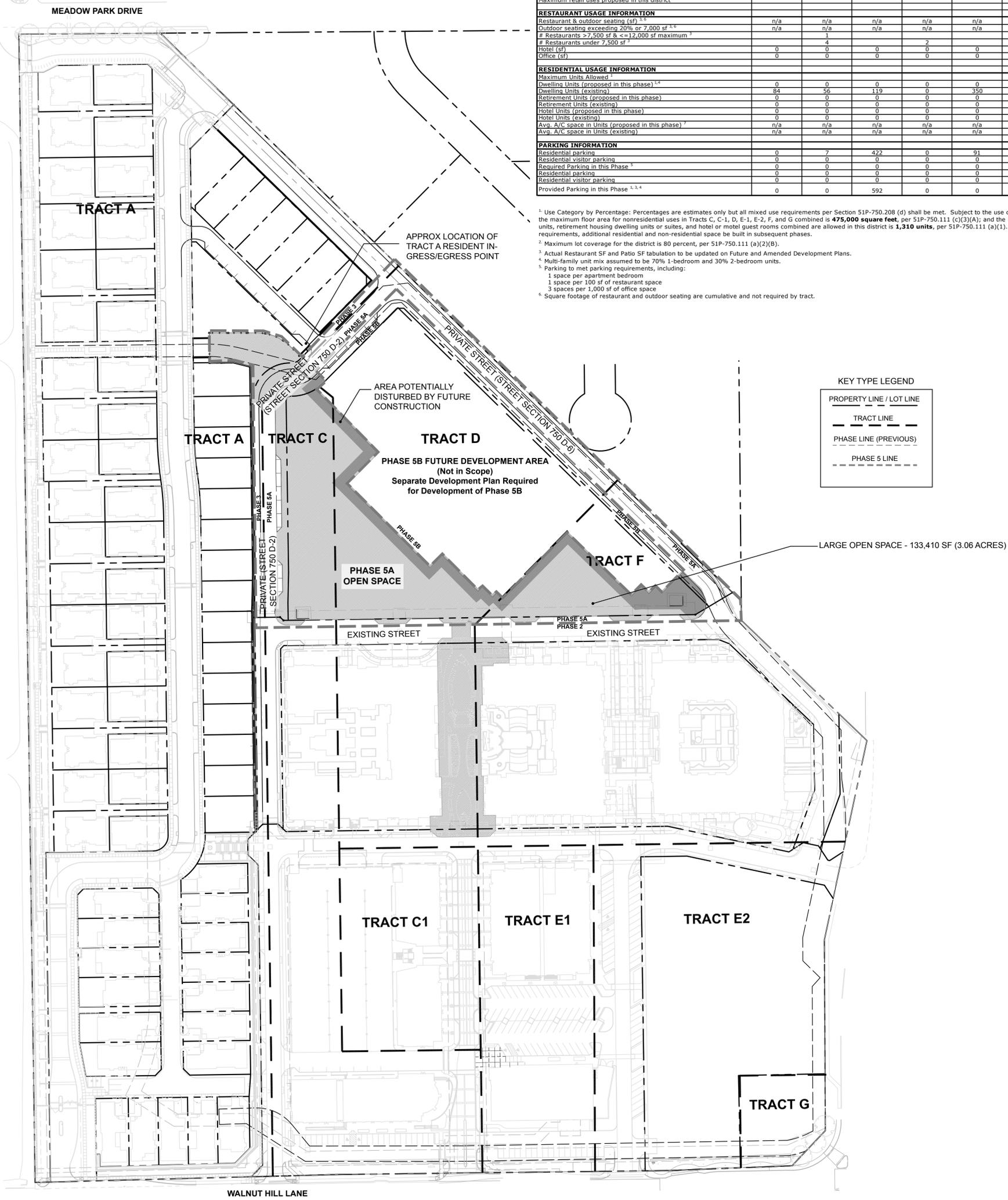
<sup>2</sup> Maximum lot coverage for the district is 80 percent, per 51P-750.111 (a)(2)(B).

<sup>3</sup> Actual Restaurant SF and Patio SF tabulation to be updated on Future and Amended Development Plans.

<sup>4</sup> Multi-family unit mix assumed to be 70% 1-bedroom and 30% 2-bedroom units.

<sup>5</sup> Parking to meet parking requirements, including:  
 1 space per apartment bedroom  
 1 space per 100 sf of restaurant space  
 3 spaces per 1,000 sf of office space

<sup>6</sup> Square footage of restaurant and outdoor seating are cumulative and not required by tract.



**KEY TYPE LEGEND**

- PROPERTY LINE / LOT LINE
- TRACT LINE
- PHASE LINE (PREVIOUS)
- PHASE 5 LINE

LARGE OPEN SPACE - 133,410 SF (3.06 ACRES)

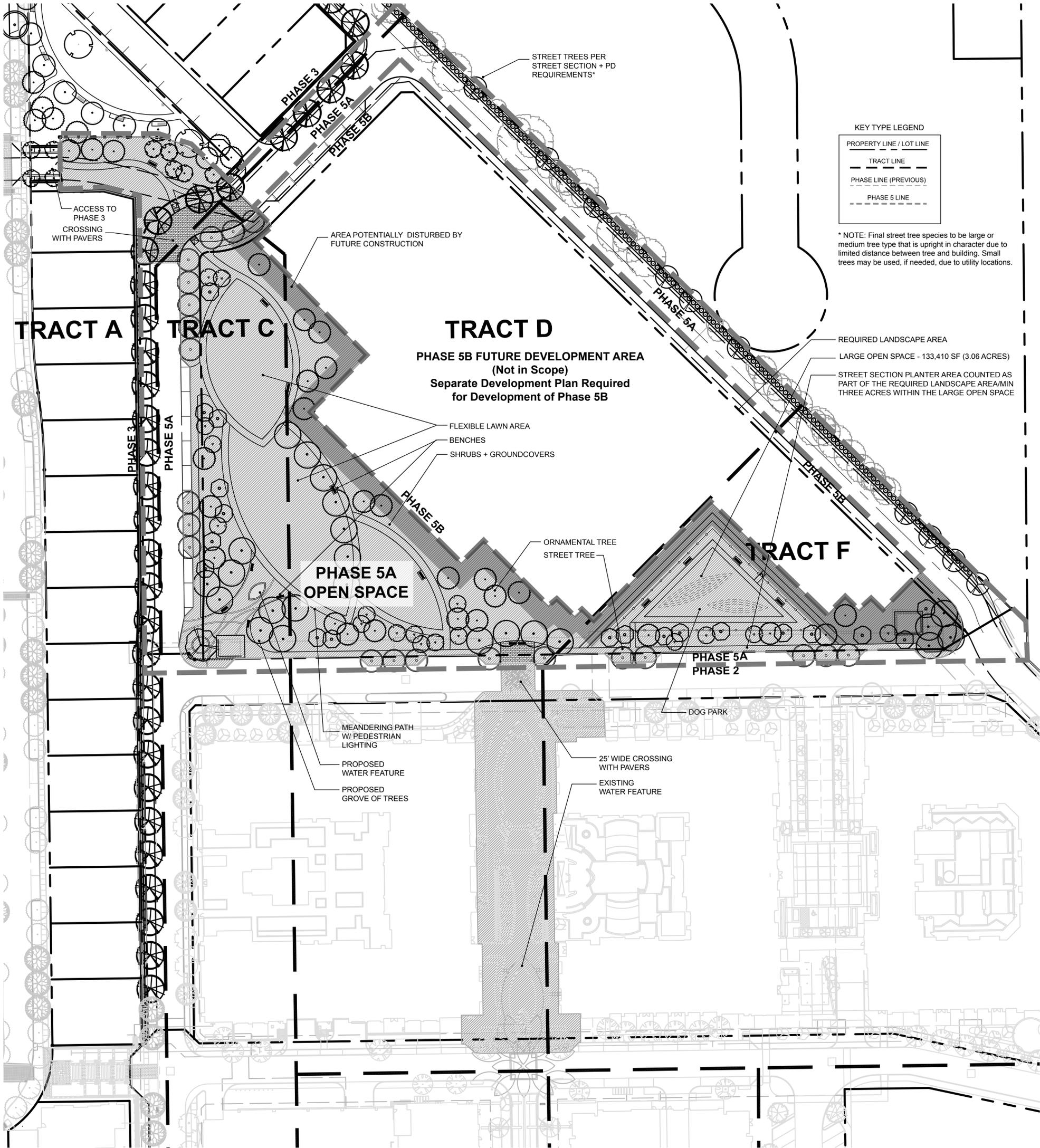
**DDP**

Development Plan Chart Information (Taken for Reference)	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Total Land Area (sf)	755,273	266,306	257,480	295,943	258,891	1,833,893
Land Area considered in this phase (sf)	0	44,964	175,965	0	52,162	273,091
Land Area considered in previous phases (sf)	755,273	221,342	81,515	142,540	206,729	1,407,399
Remaining Land Area (sf)	0	0	0	153,403	0	153,403
20% Required Landscape Area (sf)	151,055	53,261	51,496	59,189	51,778	366,779

Landscape Development Plan Chart - Phase 5 SEC. 51P-750.114	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total	Required when complete
Landscape Area - proposed in PHASE 5A+5B (sf)	0	36,006	151,227	0	38,047	225,280	
Landscape Area - existing (sf)	209,957	65,586	31,239	42,855	65,926	415,563	
Total Landscape Area - proposed and existing (sf)	209,957	101,592	182,466	42,855	103,973	640,843	
<b>Total Landscape Area - proposed and existing (sf) w/ max. hardscape allowance per PD (1.5 acres)</b>						<b>447,820</b>	<b>366,779 min</b>
<b>b(1) % Total Landscape Area in this District (Proposed and Existing)</b>	<b>27.8%</b>	<b>38.1%</b>	<b>70.9%</b>	<b>30.1%</b>	<b>40.2%</b>	<b>27%</b>	<b>20% min</b>
<b>b(3) Landscape Area in Large Open Space (sf)</b>	<b>9,816</b>	<b>35,025</b>	<b>64,280</b>	<b>0</b>	<b>24,289</b>	<b>133,410</b>	<b>130,680 min</b>
Landscape Area in Large Open Space (acres)	0.23	0.80	1.48	0.00	0.56	3.06	3.00 min
Landscape Area not in Large Open Space	200,141	66,567	118,186	42,855	79,684	507,433	
<b>b(3) % Landscape Area within Large Open Space</b>	<b>4.7%</b>	<b>34.5%</b>	<b>35.2%</b>	<b>0%</b>	<b>23%</b>	<b>21%</b>	<b>50% max</b>
<b>b(4) % Landscape Area Not in Tract A or the Large Open Space</b>	<b>0.0%</b>	<b>66%</b>	<b>65%</b>	<b>100%</b>	<b>77%</b>	<b>48.0%</b>	<b>25.0% min</b>
Landscape Area along West Property Line of District (sf)	59,523					59,523	
Hardscape Area - proposed in PHASE 5A+5B (sf)	0	10,673	13,605	0	7,589	31,867	
Hardscape Area - existing (sf)	70,628	46,441	22,773	46,777	39,877	226,496	
<b>Total Hardscape Area - proposed and existing (sf)</b>	<b>70,628</b>	<b>57,114</b>	<b>36,378</b>	<b>46,777</b>	<b>47,466</b>	<b>258,363</b>	<b>65,340 max</b>
<b>b(5) % Total Hardscape Area in this District</b>	<b>9%</b>	<b>21%</b>	<b>14%</b>	<b>33%</b>	<b>18%</b>	<b>14%</b>	<b>193,023</b>
Hardscape Area in excess (sf)						193,023	
ROW Planting Area adjacent to Large Open Space - proposed in PHASE 5A+5B (sf)		3,606	667	0	950	5,223	
ROW Planting Area adjacent to Large Open Space - existing (sf)		0	443	0	0	443	
<b>Total Right ROW Planting Area adjacent to Large Open Space - proposed and existing (sf)</b>		<b>3,606</b>	<b>1,110</b>	<b>0</b>	<b>950</b>	<b>5,666</b>	<b>8,000 max</b>

\*Total hardscape area and landscape area includes areas within public or private ROW  
 \*\*Calculations for Tracts E1, E2, G are based on percentage of area complete (area not complete are not counted)

New Trees provided 138



**LANDSCAPE DEVELOPMENT PLAN**

**PLANNED DEVELOPMENT DISTRICT NO. 750  
 DEVELOPMENT PLAN Tract C, D, F D134-006**

Development Plan Chart SEC 51P750-108	Tract A	Tract C / C1	Tract D	Tracts E1 / E2 / G	Tract F	Total
Total Land Area (sf)	755,273	265,306	257,480	295,943	258,891	1,833,893
Land Area considered in this phase (sf)	0	44,904	175,965	0	32,162	273,091
Land Area considered in previous phases (sf)	755,273	221,342	81,515	143,540	206,729	1,407,399
Remaining Land Area (sf)	0	0	0	153,403	0	153,403
20% Required Landscape Area (sf)	151,055	53,251	51,496	59,189	51,778	366,779
% Lot Coverage (proposed in this phase) <sup>2</sup>	0%	0%	0%	0%	0%	0%
% Lot Coverage (existing)	29%	40%	12%	30%	30%	32%
<b>USE CATEGORY</b>						
Residential Floor Area (proposed in this phase) (sf) <sup>7</sup>	0	0	0	0	0	0
Residential Floor Area (existing) (sf)	216,688	47,772	195,937	220,000	481,091	1,161,488
Office Floor Area (proposed in this phase) (sf)	n/a	0	0	0	0	0
Office Floor Area (existing) (sf)	n/a	57,931	0	267,069	0	325,000
Retail Floor Area (proposed in this phase) (sf)	n/a	0	0	0	0	0
Retail Floor Area (existing) (sf)	n/a	32,956	5,375	93,386	18,283	150,000
Non-Residential Floor Area (proposed in this phase) (sf)	0	0	0	0	0	0
Non-Residential Floor Area (existing) (sf)	0	90,887	5,375	360,455	18,283	475,000
<b>USE CATEGORY BY PERCENTAGE</b>						
Mix Use SF Proposed in this phase <sup>8</sup>	0	0	0	0	0	0
Residential (refer to note 'd' on plan) (sf)	n/a	0	0	0	0	0
Office (sf)	n/a	0	0	0	0	0
Retail / Personal Service (sf)	n/a	0	0	0	0	0
Total (sf)	0	0	0	0	0	0
Mix Use % Proposed in this phase <sup>1</sup>	0%	0%	0%	0%	0%	0%
Residential (refer to note 'd' on plan) (%)	0%	0%	0%	0%	0%	0%
Office (%)	0%	0%	0%	0%	0%	0%
Retail / Personal Service (%)	0%	0%	0%	0%	0%	0%
Total (%)	0%	0%	0%	0%	0%	0%
Mix Use % Total, Cumulative <sup>1</sup>	100%	34%	87%	38%	96%	
Residential (refer to note 'd' on plan)	0%	42%	0%	46%	0%	
Office	0%	24%	3%	16%	4%	
Retail / Personal Service	0%	100%	100%	100%	100%	
Total (%)	100%	100%	100%	100%	100%	
<b>Mixed Use Requirements</b>						
Maximum % Residential	100%	100%	100%	100%	100%	
Minimum % Residential	100%	20%	20%	20%	20%	
Minimum % Office, if present	n/a	15%	15%	15%	15%	
Minimum % Retail / Personal Service, if present	n/a	15%	3%	8%	3%	

RETAIL USAGE INFORMATION						
# large retail uses	0	0	0	0	0	0
Large retail uses (sf)	0	0	0	0	0	0
Minimum # retail uses prior to total retail > 100,000 sf	0	0	0	0	0	0
Minimum # retail uses prior to total retail > 125,000 sf	6	8	8	8	8	12
Minimum # retail uses prior to total retail > 150,000 sf	15	15	15	15	15	15
% retail sf <= 150,000 sf	0	100%	100%	100%	100%	100%
Maximum retail uses proposed in this district	0	0	0	0	0	0
<b>RESTAURANT USAGE INFORMATION</b>						
Restaurant & outdoor seating (sf) <sup>1,2</sup>	n/a	n/a	n/a	n/a	n/a	135,054
Outdoor seating exceeding 20% of 7,000 sf <sup>3,6</sup>	n/a	n/a	n/a	n/a	n/a	23,823
# Restaurants > 7,500 sf & <= 12,000 sf maximum <sup>3</sup>	1	1	1	1	1	1
# Restaurants under 7,500 sf <sup>3</sup>	4	2	2	2	2	40
Hotel (sf)	0	0	0	0	0	0
Office (sf)	0	0	0	0	0	0
<b>RESIDENTIAL USAGE INFORMATION</b>						
Maximum Units Allowed <sup>4</sup>	0	0	0	0	0	1,310
Dwelling Units (proposed in this phase) <sup>1,4</sup>	0	0	0	0	0	0
Dwelling Units (existing)	84	56	119	0	350	609
Retirement Units (proposed in this phase)	0	0	0	0	0	0
Retirement Units (existing)	0	0	0	0	0	0
Hotel Units (proposed in this phase)	0	0	0	0	0	0
Hotel Units (existing)	0	0	0	0	0	0
Avg. A/C space in Units (proposed in this phase) <sup>7</sup>	n/a	n/a	n/a	n/a	n/a	n/a
Avg. A/C space in Units (existing)	n/a	n/a	n/a	n/a	n/a	n/a
<b>PARKING INFORMATION</b>						
Residential parking	0	7	422	0	91	520
Residential visitor parking	0	0	0	0	0	0
Required Parking in this Phase <sup>5</sup>	0	0	0	0	0	0
Residential parking	0	0	0	0	0	0
Residential visitor parking	0	0	0	0	0	0
Provided Parking in this Phase <sup>1,3,4</sup>	0	0	592	0	0	592

<sup>1</sup> Use Category by Percentage: Percentages are estimates only but all mixed use requirements per Section 51P-750.208 (d) shall be met. Subject to the use category requirements, the maximum floor area for nonresidential uses in Tracts C, C-1, D, E-1, E-2, F, and G combined is **475,000 square feet**, per 51P-750.111 (c)(3)(A); and the maximum dwelling units, retirement housing dwelling units or suites, and hotel or motel guest rooms combined are allowed in this district is **1,310 units**, per 51P-750.111 (a)(1). Subject to these requirements, additional residential and non-residential space be built in subsequent phases.

<sup>2</sup> Maximum lot coverage for the district is 80 percent, per 51P-750.111 (a)(2)(B).

<sup>3</sup> Actual Restaurant SF and Patio SF tabulation to be updated on Future and Amended Development Plans.

<sup>4</sup> Multi-family unit mix assumed to be 70% 1-bedroom and 30% 2-bedroom units.

<sup>5</sup> Parking to meet parking requirements, including:

- 1 space per apartment bedroom
- 1 space per 100 sf of restaurant space
- 3 spaces per 1,000 sf of office space

<sup>6</sup> Square footage of restaurant and outdoor seating are cumulative and not required by tract.

