

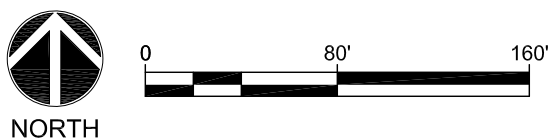
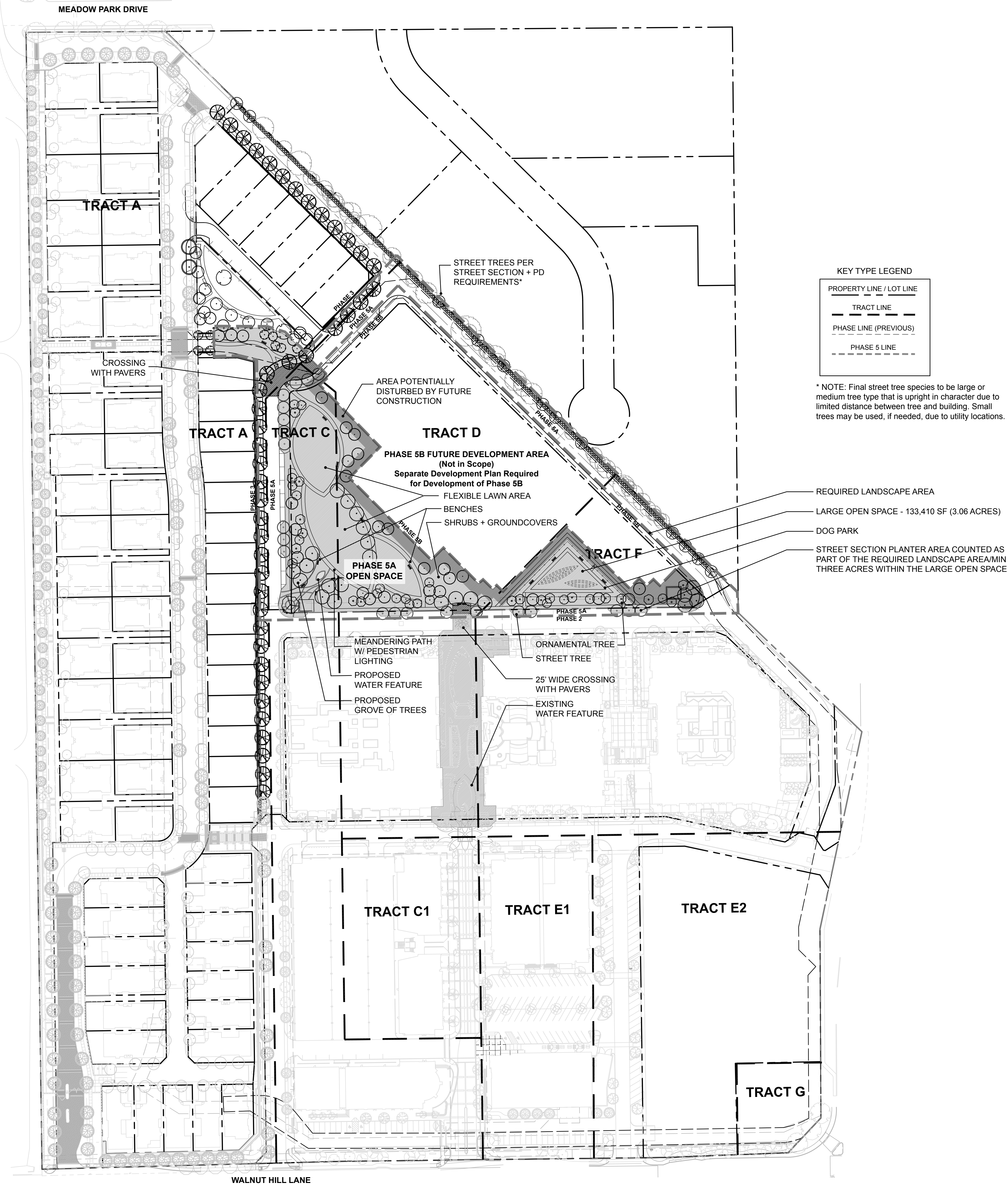
DDP

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	35,006	151,227	0	38,047	225,280	
Landscape Area - existing (sf)	209,957	65,586	31,239	42,855	63,926	415,563	
Total Landscape Area - proposed and existing (sf)	209,957	101,592	182,466	42,855	103,973	640,843	
b(1) Total Landscape Area - proposed and existing (sf) w/ max. hardscape allowance per PD (1.5 acres)						447,820	366,779 min
b(2) % Total Landscape Area in this District (Proposed and Existing)	27.8%	38.1%	70.9%	30.1%	40.2%	27%	20% min
b(3) Landscape Area in Large Open Space (sf)	9,816	35,025	64,280	0	24,289	133,410	130,680 min
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) % Landscape Area within Large Open Space	4.7%	34.5%	35.2%	0%	23%	21%	50% max
b(4) % Landscape Area Not in Tract A or the Large Open Space	0.0%	66%	65%	100%	77%	48.0%	25.0% min
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	
Total Hardscape Area - proposed and existing (sf)	70,628	57,114	36,378	46,777	47,466	258,363	65,340 max
b(5) % Total Hardscape Area in this District	9%	21%	14%	33%	18%	14%	
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	
Total Right ROW Planting Area adjacent to Large Open Space - proposed and existing (sf)		3,606	1,110	0	950	5,666	8,000 max
b(6) Space - proposed and existing (sf)		3,606	1,110	0	950	5,666	

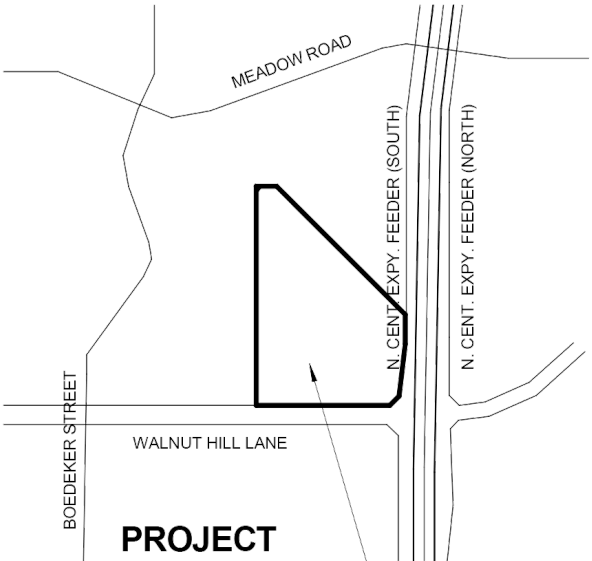
*Total hardscape area and landscape area includes areas within public or private ROW
**Calculations for Tracts E1, E2, G are based on percentage of area complete (area not complete are not counted)

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

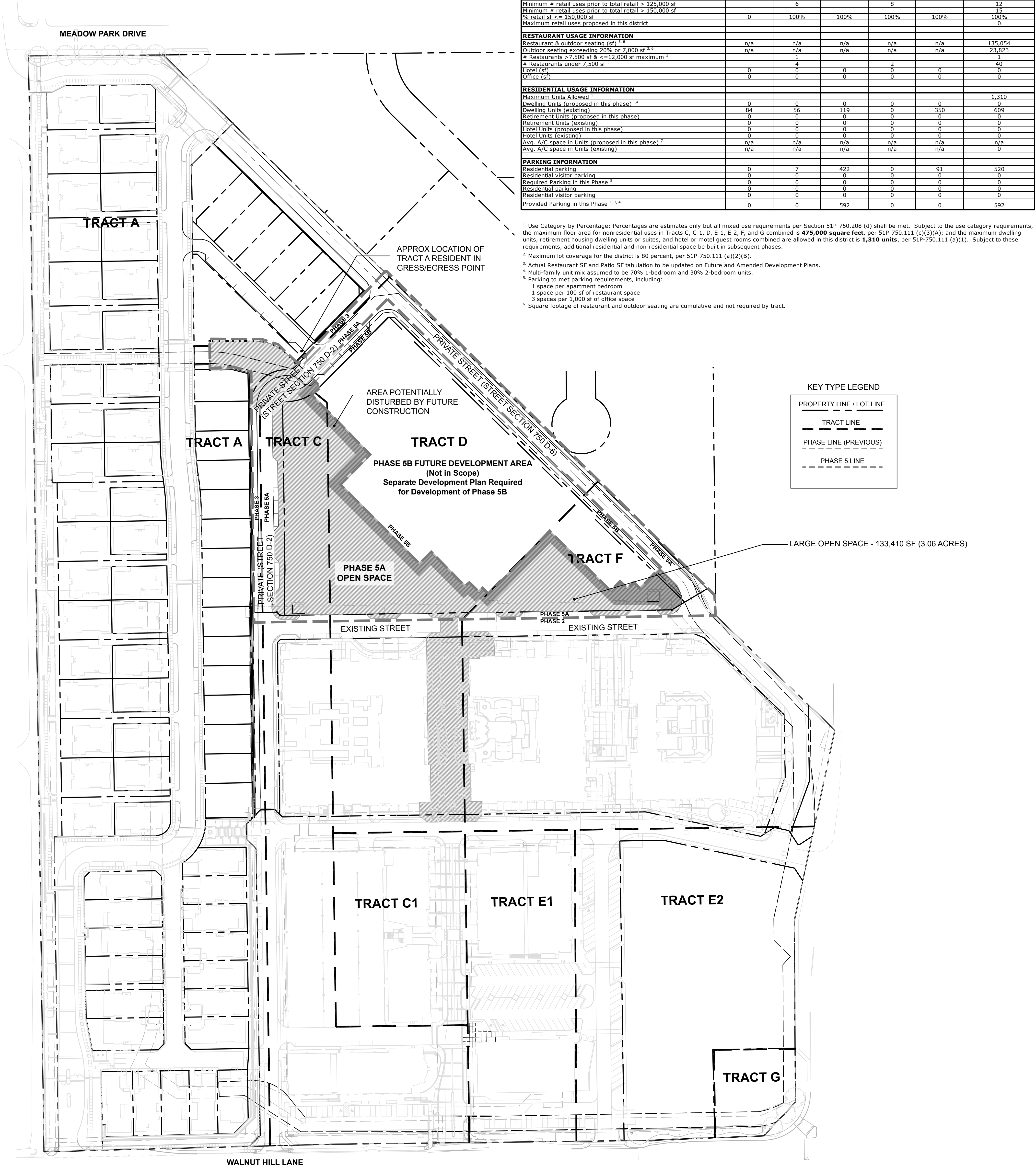


LANDSCAPE DEVELOPMENT PLAN

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
SEC 51P750-108						
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 Landscape Area (sf)	151,055	53,261	51,496	59,189	51,778	366,779
% Lot Coverage (proposed in this phase) ²	0%	0%	0%	0%	0%	
% Lot Coverage (existing)	29%	40%	12%	30%	30%	32%
USE CATEGORY						
Residential Floor Area (proposed in this phase) (sf) ⁷	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
USE CATEGORY BY PERCENTAGE						
Mix Use SF Proposed in this phase ¹						
Residential (refer to note 'd' on plan) (sf)	0	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 ¹						
Residential (refer to note 'd' on plan) (%)	0%	0%	0%	0%	0%	
Office (%)	0%	0%	0%	0%	0%	
Retail / Personal Service (%)	n/a	0%	0%	0%	0%	
Total (%)	0%	0%	0%	0%	0%	
Mix Use % Total, Cumulative ¹						
Residential (refer to note 'd' on plan)	100%	34%	97%	38%	96%	
Office	0%	42%	0%	46%	0%	
Retail / Personal Service	0%	24%	3%	16%	4%	
Total (%)	100%	100%	100%	100%	100%	
Mixed Use Requirements						
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						9
Minimum # retail uses prior to total retail > 125,000 sf		6		8		12
Minimum # retail uses prior to total retail > 150,000 sf						15
% retail sf <= 150,000 sf	0	100%	100%	100%	100%	100%
Maximum retail uses proposed in this district						0
RESTAURANT USAGE INFORMATION						
Restaurant & outdoor seating (sf) ^{1, 6}	n/a	n/a	n/a	n/a	n/a	135,054
Outdoor seating exceeding 20% of 7,000 sf ^{1, 6}	n/a	n/a	n/a	n/a	n/a	23,823
# Restaurants > 7,500 sf & <= 12,000 sf maximum ³						1
# Restaurants under 7,500 sf ¹		4		2		40
Hotel (sf)	0	0	0	0	0	0
Office (sf)	0	0	0	0	0	0
RESIDENTIAL USAGE INFORMATION						
Maximum Units Allowed ¹						1,310
Dwelling Units (proposed in this phase) ^{1, 4}	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) ⁷	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	0
PARKING INFORMATION						
Residential parking	0	7	422	0	91	520
Residential visitor parking	0	0	0	0	0	0
Required Parking in this Phase ⁵	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 ^{1, 3, 4}	0	0	592	0	0	592

¹ 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.

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

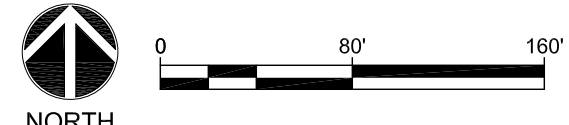
³ Actual Restaurant SF and Patio SF tabulation to be updated on Future and Amended Development Plans.

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

⁵ 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

⁶ Square footage of restaurant and outdoor seating are cumulative and not required by tract.



DEVELOPMENT PLAN

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

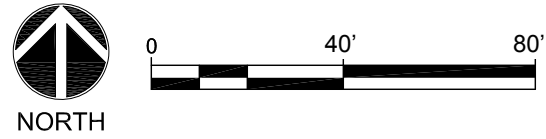
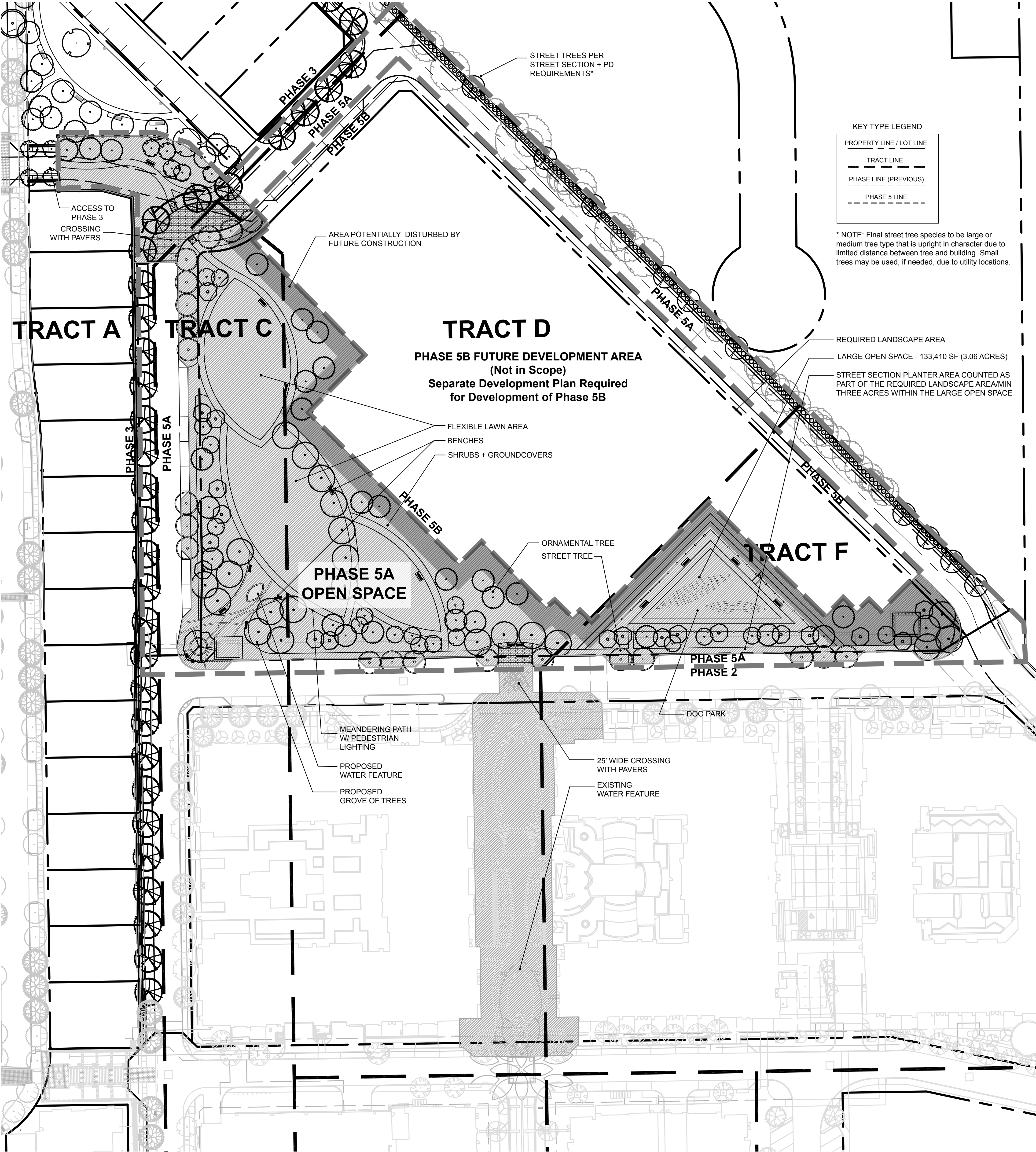
DDP

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			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	
Total Landscape Area - proposed and existing (sf) w/ max. hardscape allowance per PD (1.5 acres)						447,820	366,779 min
b(1) % Total Landscape Area in this District (Proposed and Existing)	27.8%	38.1%	70.9%	30.1%	40.2%	27%	20% min
b(3) Landscape Area in Large Open Space (sf)	9,816	35,025	64,280	0	24,289	133,410	130,680 min
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) % Landscape Area within Large Open Space	4.7%	34.5%	35.2%	0%	23%	21%	50% max
b(4) % Landscape Area Not in Tract A or the Large Open Space	0.0%	66%	65%	100%	77%	48.0%	25.0% min
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	
Total Hardscape Area - proposed and existing (sf)	70,628	57,114	36,378	46,777	47,466	258,363	65,340 max
b(5) % Total Hardscape Area in this District	9%	21%	14%	33%	18%	14%	
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	
Total Right ROW Planting Area adjacent to Large Open Space - proposed and existing (sf)		3,606	1,110	0	950	5,666	8,000 max
b(6)							

*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	266,306	237,480	295,943	258,891	1,833,893
Land Area considered in this phase (sf)	0	44,964	175,965	0	32,162	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
% Lot Coverage (proposed in this phase) ²	0%	0%	0%	0%	0%	0%
% Lot Coverage (existing)	29%	40%	12%	30%	30%	32%
USE CATEGORY						
Residential Floor Area (proposed in this phase) (sf) ⁷	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
USE CATEGORY BY PERCENTAGE						
Mix Use SF Proposed in this phase ¹						
Residential (refer to note 'd' on plan) (sf)	0	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 ¹						
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 ¹						
Residential (refer to note 'd' on plan)	100%	34%	97%	38%	96%	
Office	0%	42%	0%	46%	0%	
Retail / Personal Service	0%	24%	3%	16%	4%	
Total (%)	100%	100%	100%	100%	100%	
Mixed Use Requirements						
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						9
Minimum # retail uses prior to total retail > 125,000 sf						12
Minimum # retail uses prior to total retail > 150,000 sf						15
% retail sf <= 150,000 sf	0	100%	100%	100%	100%	100%
Maximum retail uses proposed in this district						0
RESTAURANT USAGE INFORMATION						
Restaurant & outdoor seating (sf) ^{1, 2}	n/a	n/a	n/a	n/a	n/a	135,054
Outdoor seating exceeding 20% of 7,000 sf ^{3, 6}	n/a	n/a	n/a	n/a	n/a	23,823
# Restaurants >7,500 sf & <=12,000 sf maximum ³						1
# Restaurants under 7,500 sf ³						40
Hotel (sf)	0	0	0	0	0	0
Office (sf)	0	0	0	0	0	0
RESIDENTIAL USAGE INFORMATION						
Maximum Units Allowed						1,310
Dwelling Units (proposed in this phase) ^{1, 4}	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) ⁷	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	0
PARKING INFORMATION						
Residential parking	0	7	422	0	91	520
Residential visitor parking	0	0	0	0	0	0
Required Parking in this Phase ⁵	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 ^{1, 3, 4}	0	0	592	0	0	592

¹ 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, F-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.

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

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

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

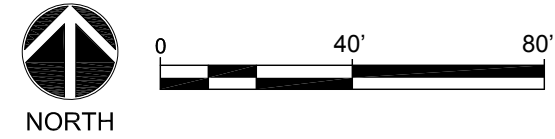
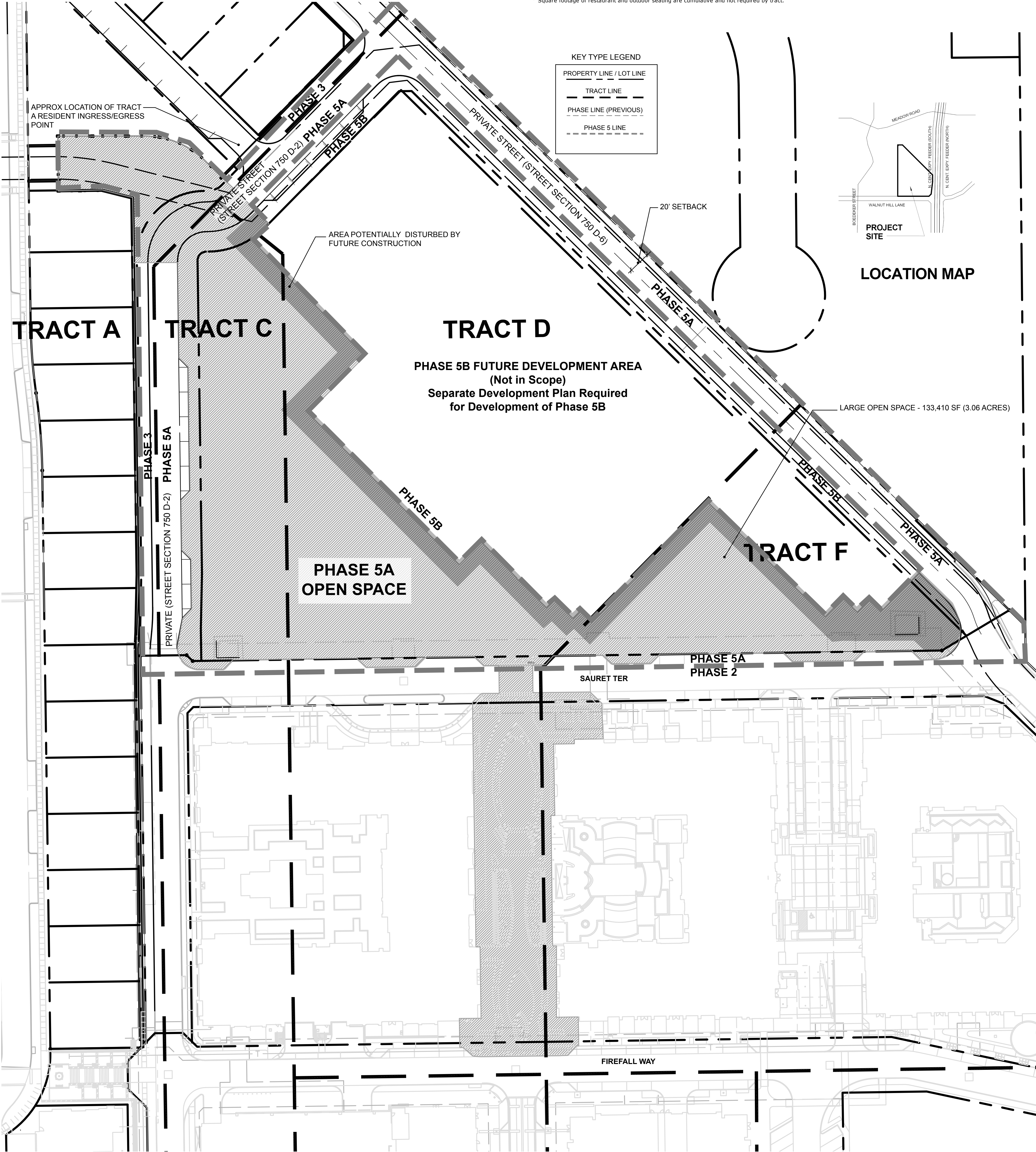
⁵ Parking to meet parking requirements, including:

1 space per apartment bedroom

1 space per 100 sf of restaurant space

3 spaces per 1,000 sf of office space

⁶ Square footage of restaurant and outdoor seating are cumulative and not required by tract.



DEVELOPMENT PLAN

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