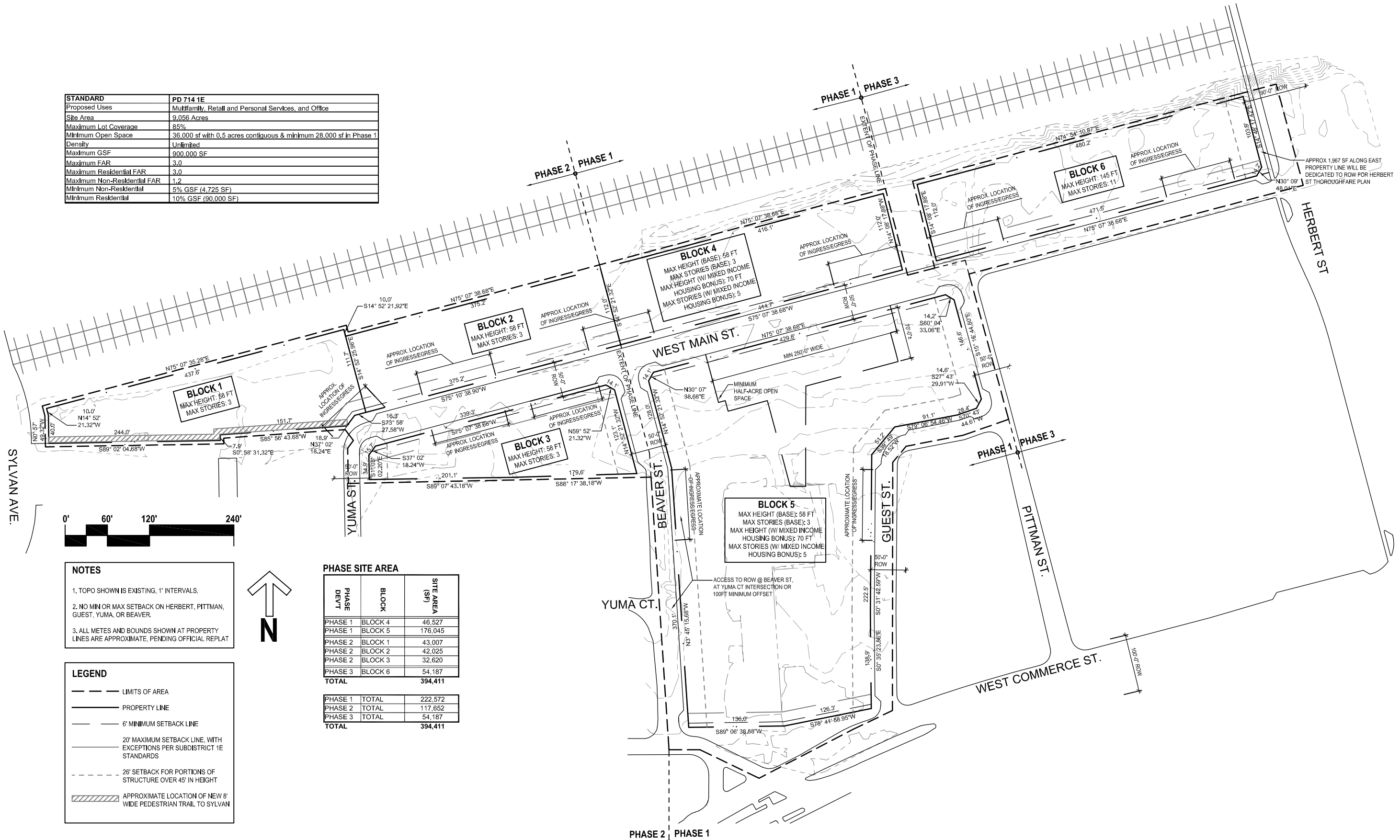


STANDARD	PD 714 1E
Proposed Uses	Multifamily, Retail and Personal Services, and Office
Site Area	9.056 Acres
Maximum Lot Coverage	85%
Minimum Open Space	36,000 sf with 0.5 acres contiguous & minimum 28,000 sf in Phase 1
Density	Unlimited
Maximum GSF	900,000 SF
Maximum FAR	3.0
Maximum Residential FAR	3.0
Maximum Non-Residential FAR	1.2
Minimum Non-Residential	5% GSF (4,725 SF)
Minimum Residential	10% GSF (90,000 SF)



- NOTES**
1. TOPO SHOWN IS EXISTING, 1' INTERVALS.
  2. NO MIN OR MAX SETBACK ON HERBERT, PITTMAN, GUEST, YUMA, OR BEAVER.
  3. ALL METES AND BOUNDS SHOWN AT PROPERTY LINES ARE APPROXIMATE, PENDING OFFICIAL REPLAT

- LEGEND**
- LIMITS OF AREA
  - PROPERTY LINE
  - 6' MINIMUM SETBACK LINE
  - 20' MAXIMUM SETBACK LINE, WITH EXCEPTIONS PER SUBDISTRICT 1E STANDARDS
  - - - 26' SETBACK FOR PORTIONS OF STRUCTURE OVER 45' IN HEIGHT
  - /// APPROXIMATE LOCATION OF NEW 8' WIDE PEDESTRIAN TRAIL TO SYLVAN

**PHASE SITE AREA**

PHASE DEVT	BLOCK	SITE AREA (SF)
PHASE 1	BLOCK 4	46,527
PHASE 1	BLOCK 5	176,045
PHASE 2	BLOCK 1	43,007
PHASE 2	BLOCK 2	42,025
PHASE 2	BLOCK 3	32,620
PHASE 3	BLOCK 6	54,187
<b>TOTAL</b>		<b>394,411</b>

PHASE 1	TOTAL	222,572
PHASE 2	TOTAL	117,652
PHASE 3	TOTAL	54,187
<b>TOTAL</b>		<b>394,411</b>