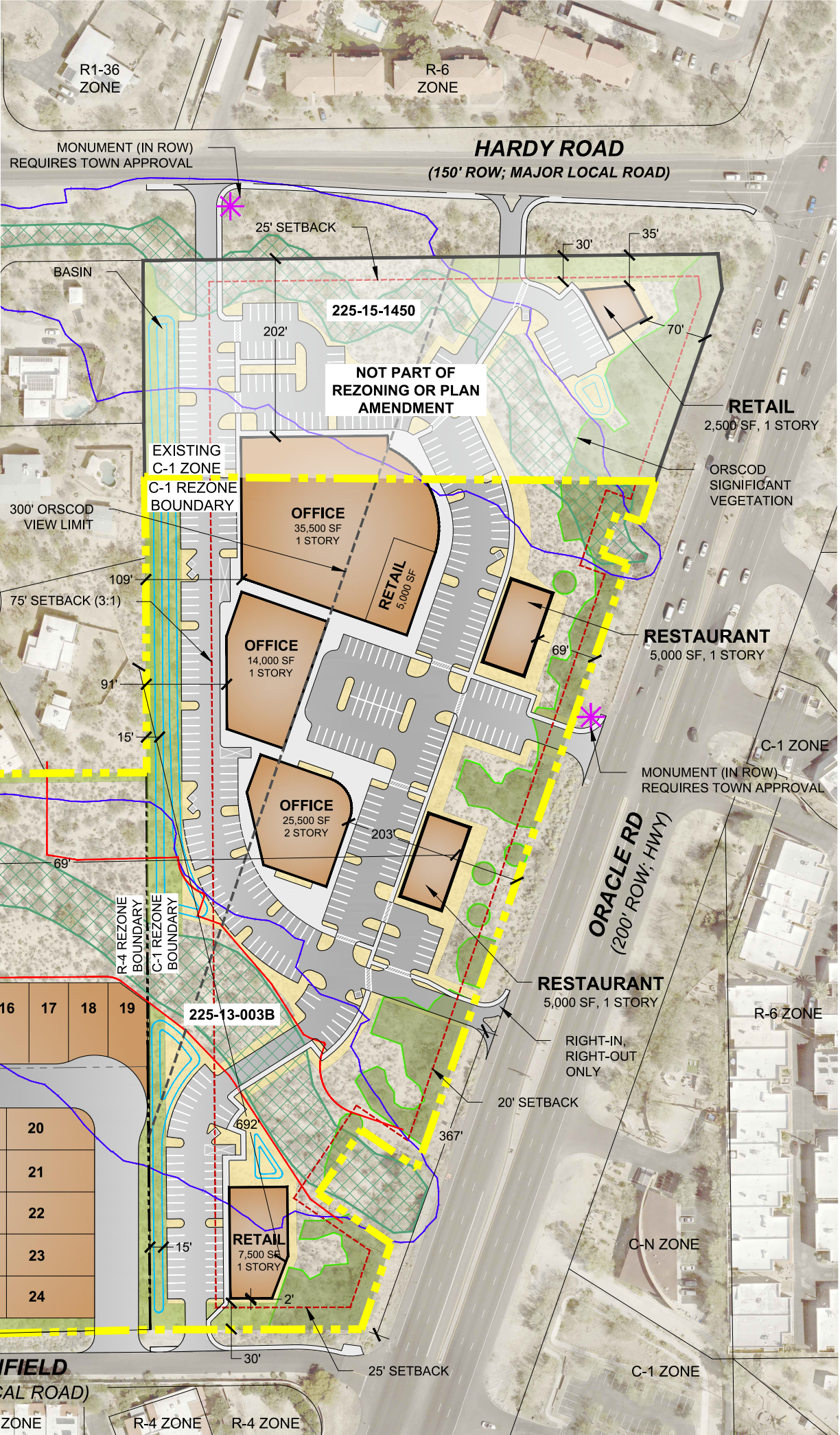


SITE CONCEPT

LEGEND

- PROJECT EXTENTS
- ZONING BOUNDARY
- 300' VIEW CORRIDOR (ORSCOD)
- 100 YEAR FLOODPLAIN LIMITS
- DRAINAGE BASIN
- ENCROACHMENT LIMITS (PER WLB)
- BUILDING SETBACK
- CRITICAL RESOURCE AREA (CRA)
- SIGNIFICANT VEGETATION (ORSCOD)
- LANDSCAPE BUFFER (SIZE AS DIMENSIONED)
- SINGLE FAMILY RESIDENTIAL LOTS



RESIDENTIAL INFO:

NW PARCEL (APN 225-13-009A)

AREA: 4.8 AC
 EXISTING GENERAL PLAN DESIGNATION: LDR1 & MDR
 PROPOSED GENERAL PLAN DESIGNATION: MDR
 EXISTING ZONING: R1-144
 PROPOSED ZONING: R-4

SW PARCEL (APN 225-13-008C)

AREA: 4.4 AC
 EXISTING GENERAL PLAN DESIGNATION: LDR1 & MDR
 PROPOSED GENERAL PLAN DESIGNATION: MDR
 EXISTING ZONING: R1-144
 PROPOSED ZONING: R-4

W PARCEL (APN 225-13-008D)

AREA: 0.4 AC
 EXISTING GENERAL PLAN DESIGNATION: LDR1
 PROPOSED GENERAL PLAN DESIGNATION: MDR
 EXISTING ZONING: R1-144
 PROPOSED ZONING: R-4

OVERALL SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS: 39
 LOT SIZE: 45'x92.5' (4,162.5 SF)
 MAXIMUM STORIES: 2 STORIES
 MAXIMUM DENSITY ALLOWED: 8 RAC
 PROPOSED DENSITY: (39/9.6 AC) 4.06 RAC

GENERAL NOTES

GROSS SITE AREA: 22.2 AC
 PARCELS: 225-15-1450, 225-13-003B, 225-13-009A, 225-13-008C, 225-13-008D

COMMERCIAL INFO:

NE PARCEL (APN 225-15-1450) (THIS PARCEL DOES NOT REQUIRE A REZONING OR PLAN AMENDMENT)

AREA: 3.7 AC
 EXISTING ZONING: C-1
 EXISTING GENERAL PLAN DESIGNATION: NCO

SE PARCEL (APN 255-13-003B)

AREA: 8.9 AC
 EXISTING GENERAL PLAN DESIGNATION: NCO, LDR1 & MDR
 PROPOSED GENERAL PLAN DESIGNATION: NCO
 EXISTING ZONING: R1-144
 PROPOSED ZONING: C-1

OVERALL COMMERCIAL DEVELOPMENT

AREA: 12.6 AC (549,291 SF)
 TOTAL NUMBER OF BUILDINGS: 7
 MAX BUILDING HEIGHT: 25' OR 2 STORIES
 (18' MAX BUILDING HEIGHT FOR 60% OF ORACLE ROAD FRONTAGE)
 TOTAL BUILDING AREA: 100,000 SF*
 OFFICE BUILDING AREA: 75,000 SF
 GENERAL RETAIL AREA: 15,000 SF
 RESTAURANT AREA: 10,000 SF
 FLOOR AREA RATIO: 0.18
 AVERAGE SETBACK FROM ORACLE ROAD: 122'
 VIEW CORRIDOR PROVIDED: 60% OF ORACLE RD FRONTAGE
 OPEN SPACE: +/- 3.7 AC (30%)
 COURTYARD & PEDESTRIAN MALL SPACE: 14,500 SF (2.6%)

COMMERCIAL PARKING

TOTAL REQUIRED PARKING BY USE:
 OFFICE: (3 SPACES PER 1,000 SF) = 225 SPACES
 GENERAL RETAIL: (4 SPACES PER 1,000 SF) = 60 SPACES
 RESTAURANT: (10 SPACES PER 1,000 SF) = 100 SPACES
 TOTAL PARKING REQUIRED: 385 SPACES
 TOTAL PARKING PROVIDED: 387 SPACES

*NOTE: This site plan envisions developing the property as a mixed-use commercial center. The uses identified on each of the building footprints are conceptual. Individual building uses may be changed or mixed to meet market demand, provided that development requirements (building heights, setbacks, view corridors, parking, open space, etc.) are met for the entire site.