

ORACLE & HARDY KEY PROJECT INFORMATION (ZAR-01)

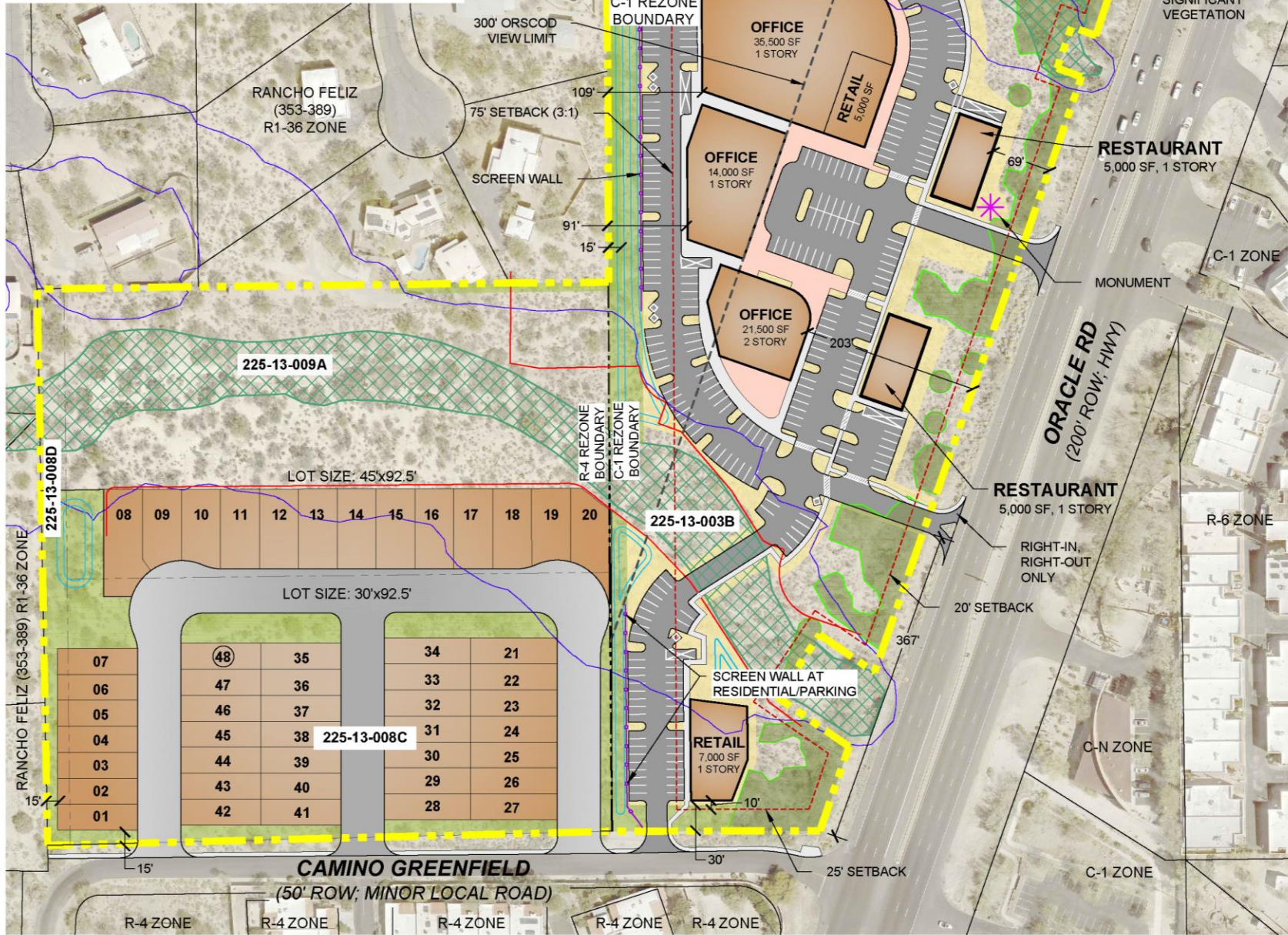
1. Proposes to develop a highly accessible commercial center with a diverse mix of shopping, dining, and employment options.
2. Proposes new high-quality housing options in a conveniently located area.
3. Limits most development to one story (maximum of 18 feet) to maintain views of Pusch Ridge.
4. Adds sidewalks along Hardy Road and Camino Greenfield and accommodates pedestrian access through the site.
5. Maintains 30 to 100+ feet of vegetation along Oracle Road.
6. Preserves wash corridors through the property to facilitate adequate drainage and wildlife movement.

Please see **EXHIBIT 1: SITE CONCEPT PLAN** below.



LEGEND

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



RESIDENTIAL INFO:

NW PARCEL (APN 225-13-009A)

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

OVERALL SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS: 48
LOT SIZE: LOTS 1-7 & 21-48 = 30'x92.5' (2,775 SF)
LOTS 08-20 = 45'x92.5' (4,162.5 SF)
MAXIMUM STORIES: 2 STORIES
MAXIMUM DENSITY ALLOWED: 8 RAC
PROPOSED DENSITY: (48/9.6 AC) 5 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: 95,500 SF*
OFFICE BUILDING AREA: 71,000 SF
GENERAL RETAIL AREA: 14,500 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: 15,500 SF (2.8%)

COMMERCIAL PARKING

TOTAL REQUIRED PARKING BY USE:
OFFICE: (3 SPACES PER 1,000 SF) = 213 SPACES
GENERAL RETAIL: (4 SPACES PER 1,000 SF) = 58 SPACES
RESTAURANT: (10 SPACES PER 1,000 SF) = 100 SPACES
TOTAL PARKING REQUIRED: 371 SPACES
TOTAL PARKING PROVIDED: 371 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.

ORACLE & HARDY ROADS

