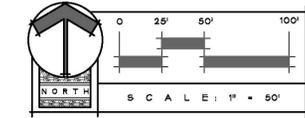


PLANNED DEVELOPMENT LAYOUT PLAN



LEGEND

- MIXED-USE BUILDING AREA
- RESIDENTIAL BUILDING AREA
- VEHICULAR CIRCULATION AND PARKING AREA
- STORMWATER MANAGEMENT FACILITIES/ COMMON AREA
- COMMON AREA (C.A.)
- MAN MADE POND SETBACK AREA
- INGRESS/EGRESS LOCATION

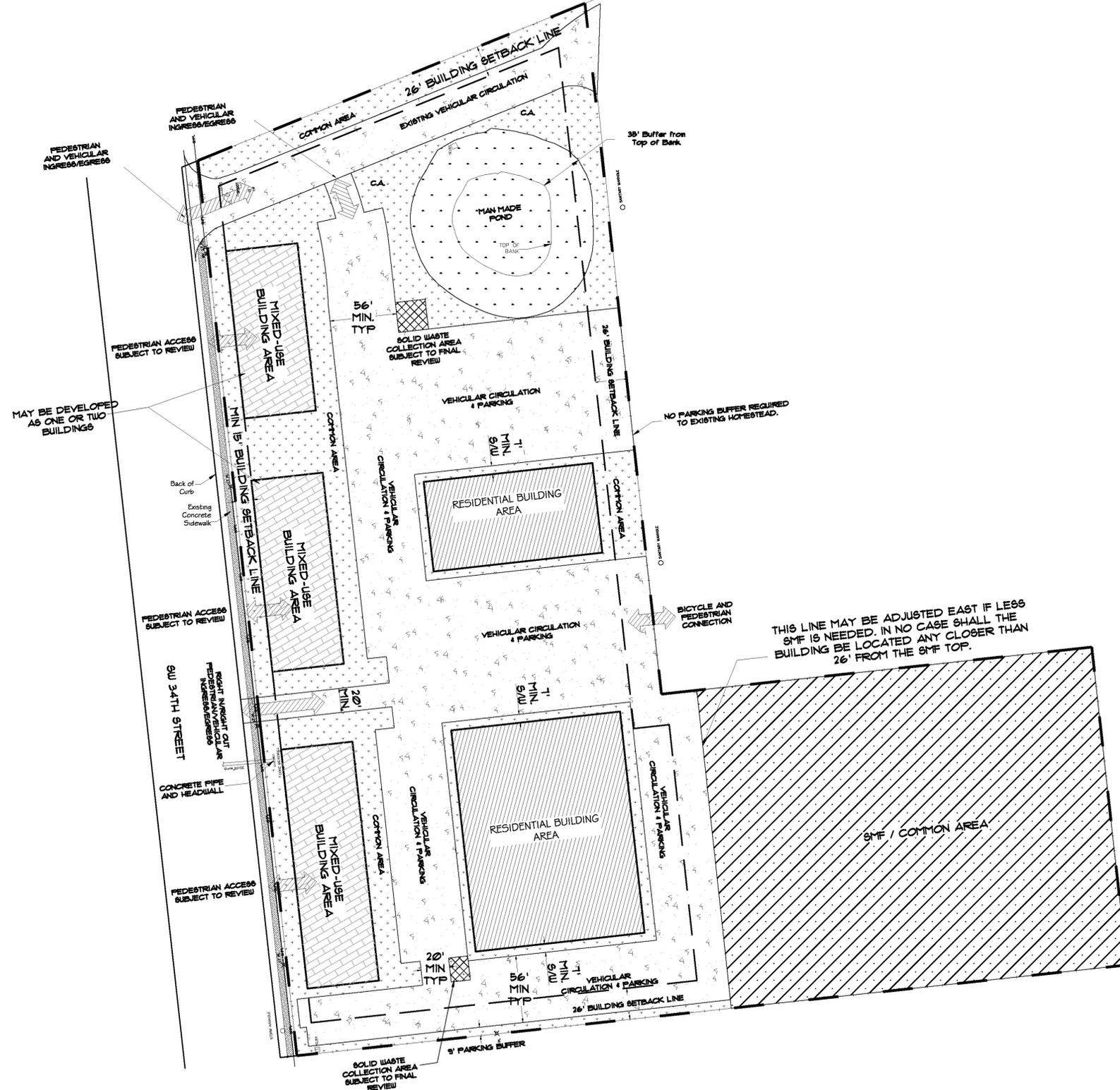
DEVELOPMENT DATA

1. TOTAL SITE AREA - 8.36 ACRES
 2. MAXIMUM PERCENT OF BUILDING COVERAGE OF TOTAL SITE 25%
 3. MAXIMUM PERCENT OF IMPERVIOUS COVERAGE OF TOTAL SITE 15%
 4. MINIMUM PERVIOUS USE OF TOTAL SITE 25%
 5. MAXIMUM RESIDENTIAL DENSITY 15 du/acre
 6. MAXIMUM ACREAGE OF EACH USE
 - A. DEVELOPED AREA = 7.81 ACRES, 94.2% OF TOTAL SITE
- MAXIMUM FIRST FLOOR BUILDING COVERAGE = 2.03 ACRES, 25% OF TOTAL SITE
 MAXIMUM BUILDING HEIGHT = 3 STORIES
 MINIMUM COMMERCIAL = 15,000 SQ. FT.
 MAXIMUM COMMERCIAL = 30,000 SQ. FT.
 MAXIMUM RESIDENTIAL UNITS = 122

NOTES

1. BUILDING ENVELOPES ARE CONCEPTUAL IN NATURE. FINAL BUILDING FOOTPRINTS MAY EXCEED OR REORIENT BUILDING ENVELOPE AREAS TO ACCOMMODATE ARCHITECTURAL ELEMENTS OF THE BUILDING FACADE OR IN ACCORDANCE WITH DEVELOPMENT DATA CONTAINED IN THE PD LAYOUT PLAN SUBJECT TO APPROVAL BY THE REVIEWING BOARD. THE MAXIMUM BUILDING SETBACK OF 20 FEET ALONG SOUTHWEST 34TH STREET MAY BE INCREASED TO 25 FEET BY THE REVIEWING BOARD TO ALLOW FOR THE PLACEMENT OF LANDSCAPING ALONG SOUTHWEST 34TH STREET.
2. BUILDING FACADES SHALL BE DESIGNED TO COMPLY WITH THE CENTRAL CORRIDORS OVERLAY DISTRICT AND SHALL BE REVIEWED FOR COMPLIANCE DURING DEVELOPMENT REVIEW.
3. FIRST FLOOR USES OF BUILDINGS FRONTING SOUTHWEST 34TH STREET SHALL BE COMMERCIAL OR OFFICE IN NATURE.
4. THE PROPOSED VEHICULAR CIRCULATION SYSTEM IS SUBJECT TO FINAL PLACEMENT AT SITE PLAN APPROVAL AND APPROVAL BY THE REVIEWING BOARD.
5. PARKING REQUIREMENTS FOR THE SITE SHALL BE DETERMINED DURING SITE PLAN REVIEW BY THE APPROPRIATE REVIEWING BOARD. THE REVIEWING BOARD MAY REDUCE THE REQUIREMENTS OF SECTION 30-332 OF THE LAND DEVELOPMENT CODE BASED UPON A MIX OF USES ON THE SITE.
6. FINAL SITE PLAN APPROVAL WILL REQUIRE A PLAN FOR REMOVAL AND REINTRODUCTION OF ANY LISTED SPECIES WHICH MAY BE LOCATED ON THE SITE.
7. IN THE COMMON AREA, CONSIDERATION SHALL BE GIVEN TO PRESERVATION OF SOUTHERN MAGNOLIA, PIGNUT HICKORY, BASSWOOD, AND WINGED ELM WHICH MEET THE CRITERIA FOR HERITAGE TREE. MITIGATION OF THESE TREES REMOVED FROM THE COMMON AREA SHALL BE ON AN INCH-FOR-INCH BASIS. COMMON AREAS DESIGNATED ON THE PD LAYOUT PLAN MAP MAY INCLUDE: NATURAL AREAS, LANDSCAPING, HARDSCAPING, PATIOS, RECREATIONAL AMENITIES, STAIR TOWERS/MINIMAL CIRCULATION, UTILITIES, AND SIGNAGE.
8. THE FOLLOWING MAY BE ALLOWED WITHIN THE BUILDING SETBACK ALONG SOUTHWEST 34TH STREET, SUBJECT TO REVIEW BY THE APPROPRIATE REVIEWING BOARD: LANDSCAPING, HARDSCAPING, MINIMAL BUILDING ENCROACHMENTS, PEDESTRIAN AND/OR BICYCLE CIRCULATION UTILITIES, SIGNAGE, AWNINGS/OVERHANGS, PORCHES, PATIO SEATING FOR COMMERCIAL USES, TRANSIT FACILITIES.
9. A MAXIMUM OF 2,000 SQUARE FEET OF OFFICE SPACE FOR THE PURPOSES OF MANAGING THE RESIDENTIAL DEVELOPMENT MAY BE LOCATED WITHIN THE RESIDENTIAL BUILDING AREAS. THIS AREA SHALL NOT BE COUNTED AGAINST THE 30,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT. THE LOCATION AND ORIENTATION IN RELATION TO SURROUNDING DEVELOPMENT SHALL BE REVIEWED BY THE APPROPRIATE BOARD AT DEVELOPMENT PLAN REVIEW.
10. THE DEVELOPMENT IS IN TCEA ZONE C AND WILL MEET STANDARDS AS REQUIRED BY POLICIES U4, U5, AND U11 OF THE CONCURRENTLY MANAGED ELEMENT OF THE COMPREHENSIVE PLAN.
11. TRIP GENERATION AS DEMONSTRATED IN THE SUBMITTED PD REPORT IS SHOWN BELOW. NO INTERNAL CAPTURE IS CLAIMED FOR THIS TABLE. NO DRIVE-THROUGH USES SHALL BE PERMITTED ON THE SITE.

LAND USE	DESCRIPTION	24-HOUR TWO WAY	AM PEAK HR ENTER/EXIT	PM PEAK HR ENTER/EXIT
APARTMENT (220)	122 UNITS	804	13/51	55/30
SPECIALTY RETAIL (814)	30,000 S.F.	1,321	NA	42/52
TOTAL	N/A	2,203	13/51	97/82



CLIENT: GAINESVILLE REAL ESTATE MANAGEMENT COMPANY
 PROJECT: MALLOY SQUARE PLANNED DEVELOPMENT
 SHEET NO.: 06-0790 4 OF 4
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 DRAWN BY: D. ATWATER
 CHECKED BY: C. DEDENBACH
 COMPUTER FILE: 06-0790_CMP.dwg
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