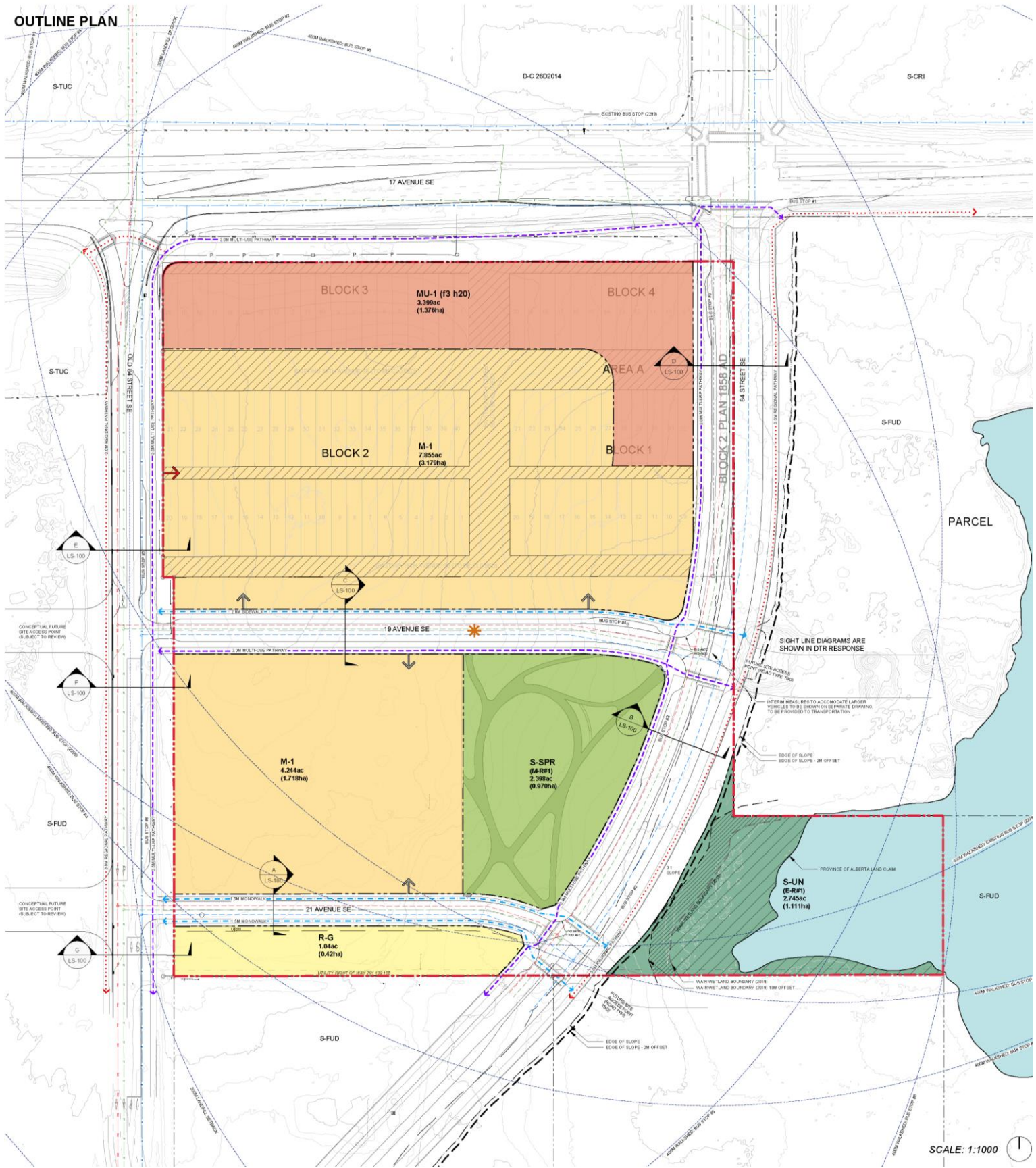


Proposed Outline Plan



LEGEND

- OUTLINE PLAN BOUNDARY
- PROPOSED PARCEL BOUNDARIES
- EXISTING PARCEL BOUNDARIES
- EXISTING CONTOUR INTERVALS (0.50M INTERVALS)
- EXISTING CONTOUR INTERVALS (2.00M INTERVALS)
- TOE OF SLOPE / GRADED BREAK LINE
- REGIONAL PATHWAYS
- MULTI-USE PATHWAYS
- SIDEWALK / MONOWALK
- MID-BLOCK CROSSING
- POTENTIAL PRIMARY ACCESS LOCATION
- POTENTIAL EMERGENCY ACCESS LOCATION
- UTILITY RIGHT OF WAY / EASEMENT
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED GRADING CONTOURS AND ELEVATION

Proposed Outline Plan

OUTLINE PLAN STATISTICS

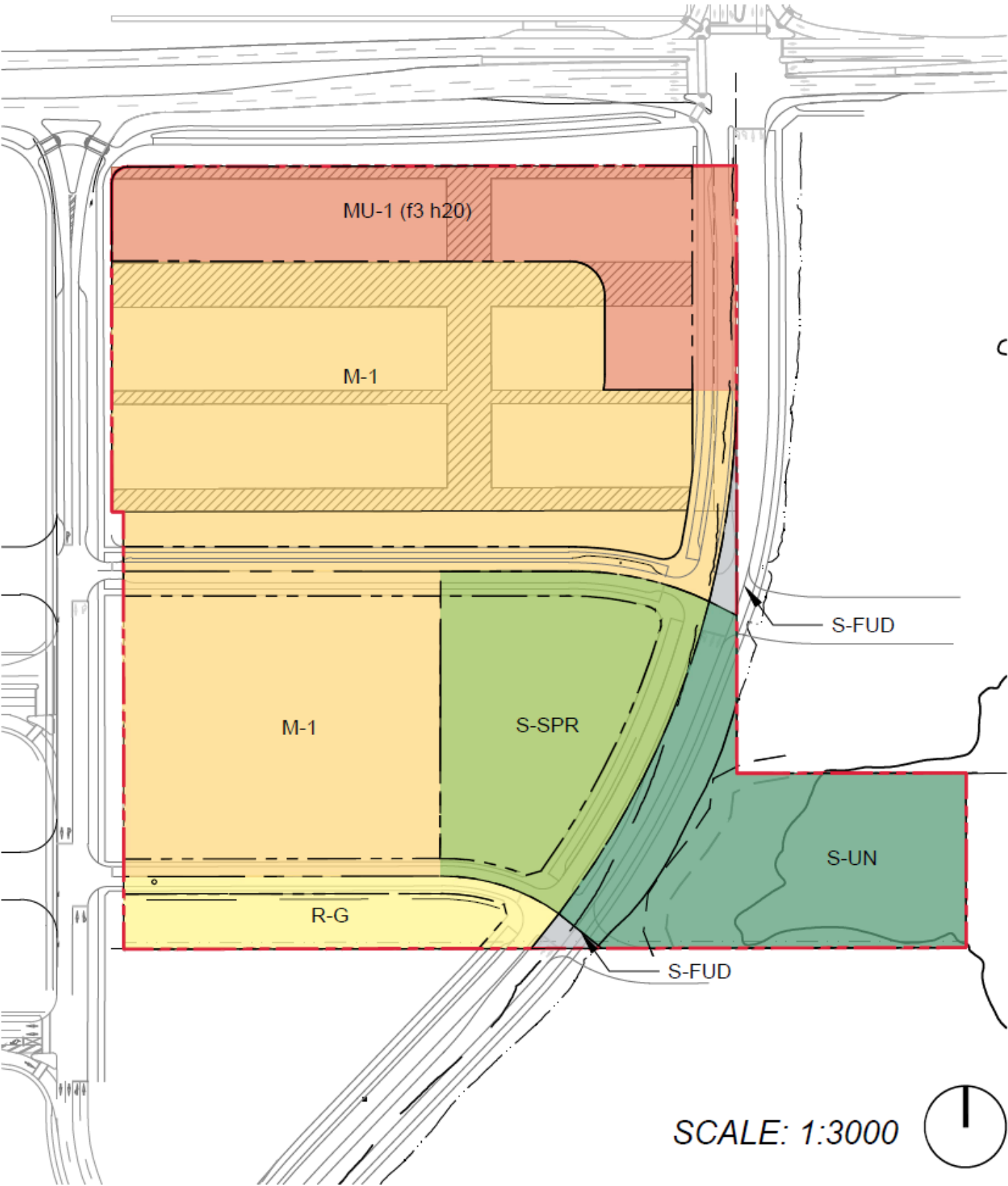
		ACRES	HECTARES	% OF GDA	% OF TOTAL AREA
	TOTAL AREA	26.724	10.815		100.00%
	LESS S-UN (E-R#1)	2.745	1.111		10.27%
	GROSS DEVELOPABLE AREA (GDA)	23.979	9.704	100.00%	89.73%
	MU-1 (f3 h20)	3.399	1.376	14.175%	12.719%
	MIXED USE - GENERAL DISTRICT				
	M-1	12.099	4.896	52.457%	45.274%
	MULTI-RESIDENTIAL - LOW PROFILE				
	R-G	1.040	0.421	4.336%	3.891%
	LOW DENSITY MIXED HOUSING				
	S-SPR (M-R#1)				
	REQUIRED - OPEN SPACE (10% OF GDA)	2.398	0.970	10.00%	8.973%
	PROVIDED - LARGE CENTRAL PARK	2.398	0.970	10.00%	8.973%
	PUBLIC DEDICATION				
	ROADWAYS	5.043	2.041	21.032%	18.872%

DENSITY & INTENSITY

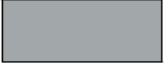
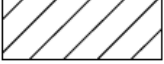
MU-1	275	55	468	
Anticipated number of units (220 uph)	275			
Anticipated number of people (1.7 ppl/unit)			468	
Anticipated number of retail jobs (1 job/50m2 of floor area)		37		
Anticipated number of home-based jobs		18		
M-1	285	18	485	
Anticipated number of units (58 uph)	285			
Anticipated number of people (2.4 ppl/unit)			485	
Anticipated number of home-based jobs		18		
R-G	20	2	48	
Anticipated number of lots (48 uph)	20			
Anticipated number of people (2.4 ppl/unit)			48	
Anticipated number of home-based jobs (3.8 jobs/100ppl)		2		
TOTALS	UNITS 580	JOBS 75	PEOPLE 1001	JOBS & PEOPLE / HA 110.90

Proposed Outline Plan

LAND USE PLAN

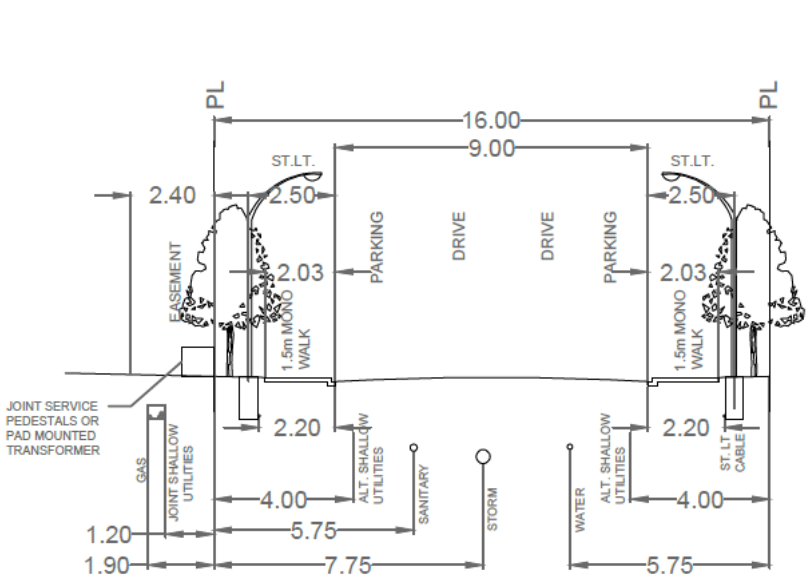


LAND USE STATISTICS

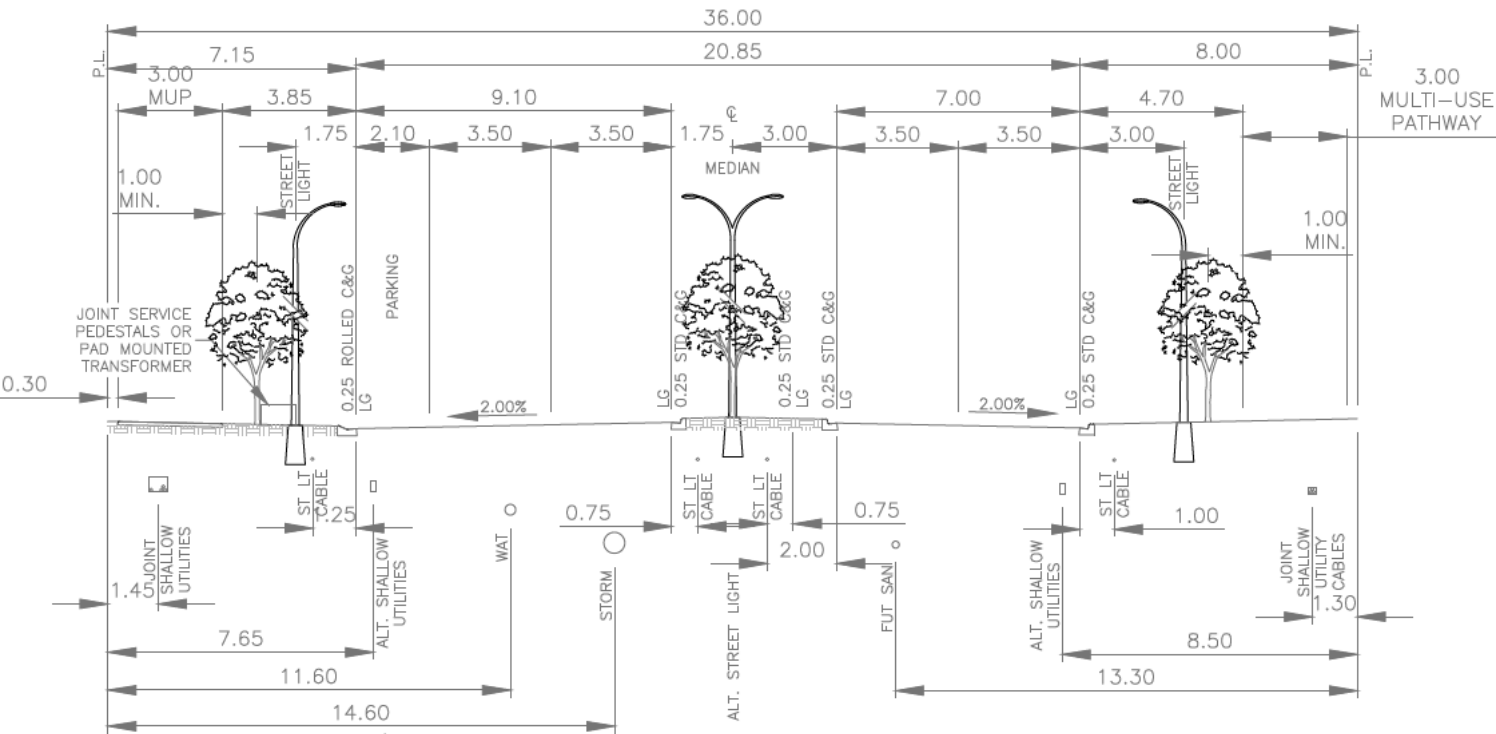
	ACRES	HECTARES
 S-FUD to MU-1(f3 h20)	3.151	1.275
 S-FUD to M-1	11.350	4.593
 S-FUD to S-UN	3.743	1.515
 S-FUD to S-SPR	3.477	1.407
 S-FUD to R-G	1.517	0.614
 S-FUD to remain	0.172	0.070
 Undesignated road right-of-way to MU-1	0.756	0.306
 Undesignated road right-of-way to M-1	2.558	1.035
 Total Area	26.724	10.815

Proposed Outline Plan

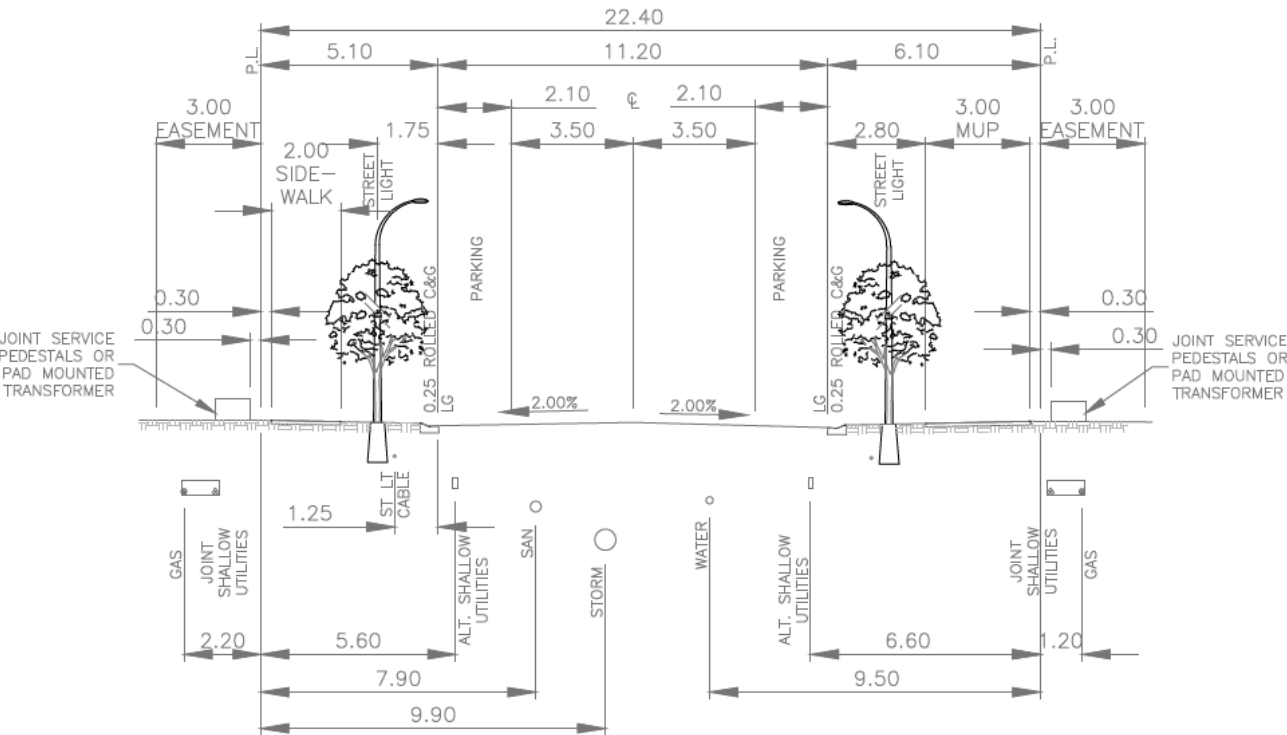
A. 16.0M RESIDENTIAL STREET "M-L"



B. 36.00M MODIFIED ARTERIAL

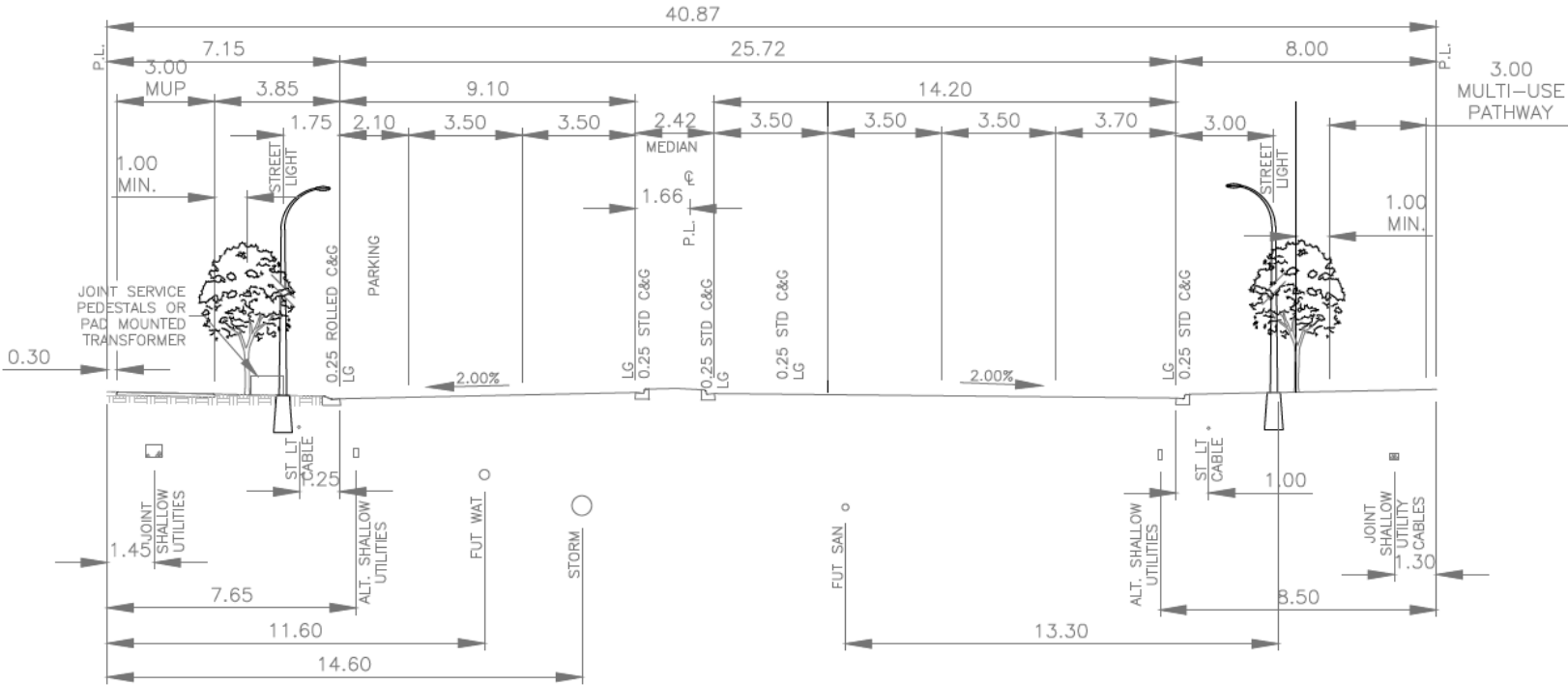


C. 22.40M MODIFIED COLLECTOR STREET

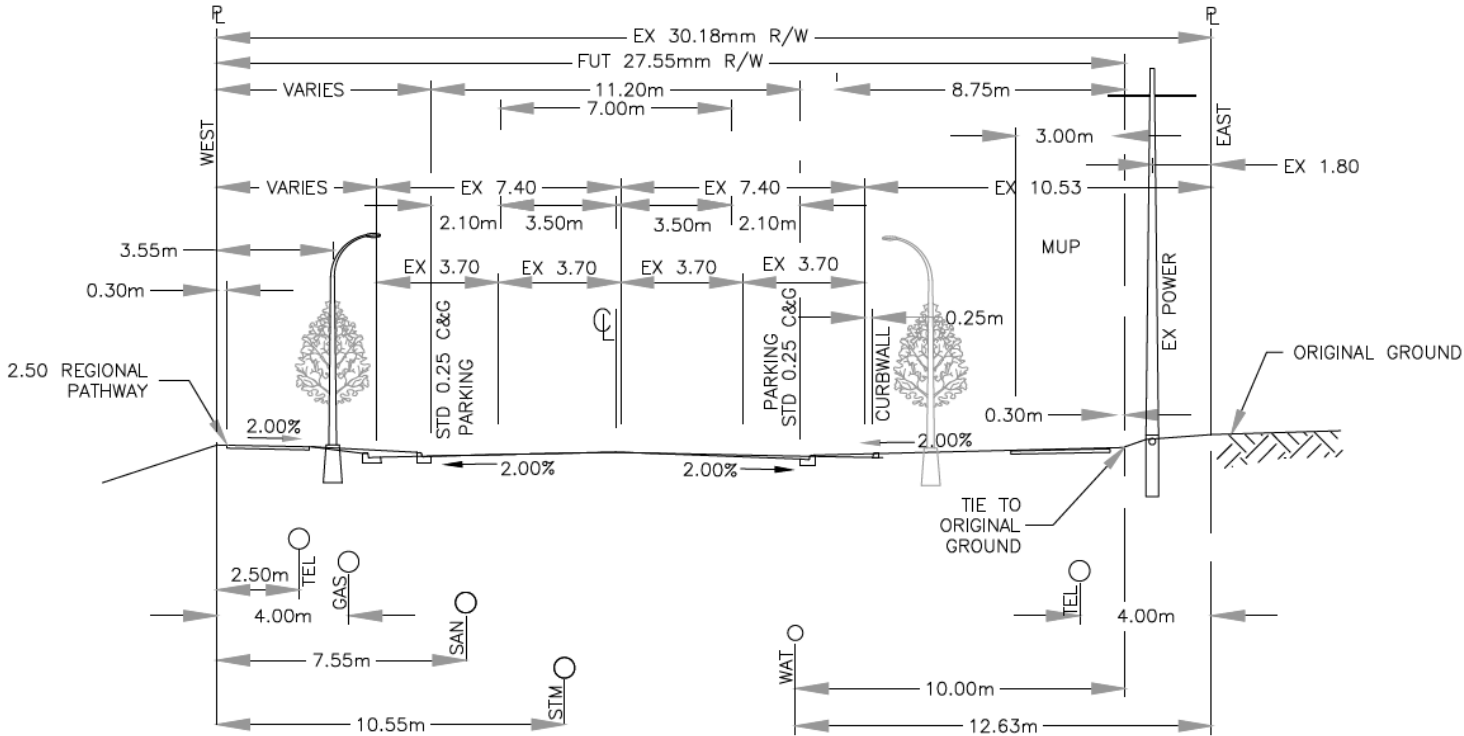


Proposed Outline Plan

D. 40.87M MODIFIED ARTERIAL (17 AVENUE TRANSITION AREA)

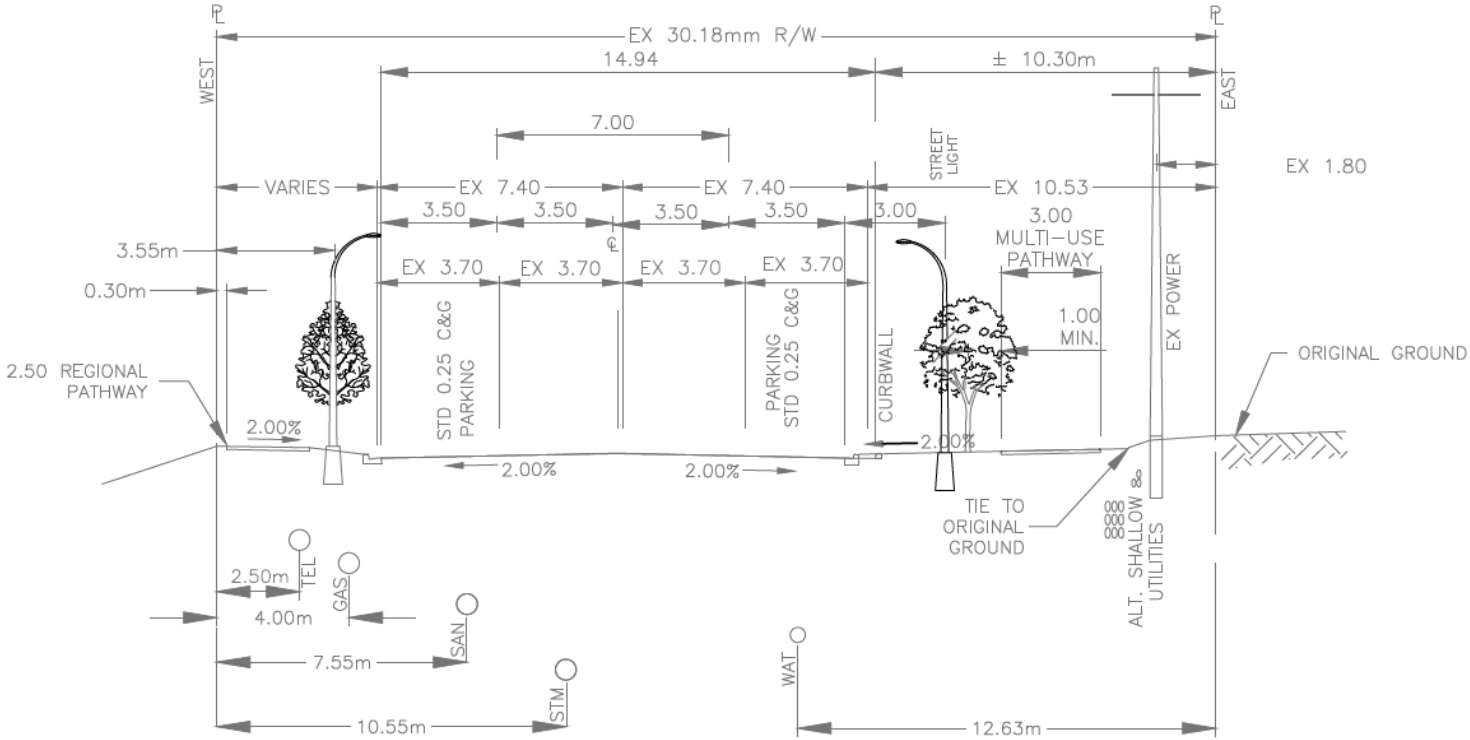


E. OLD 84TH STREET SECTION

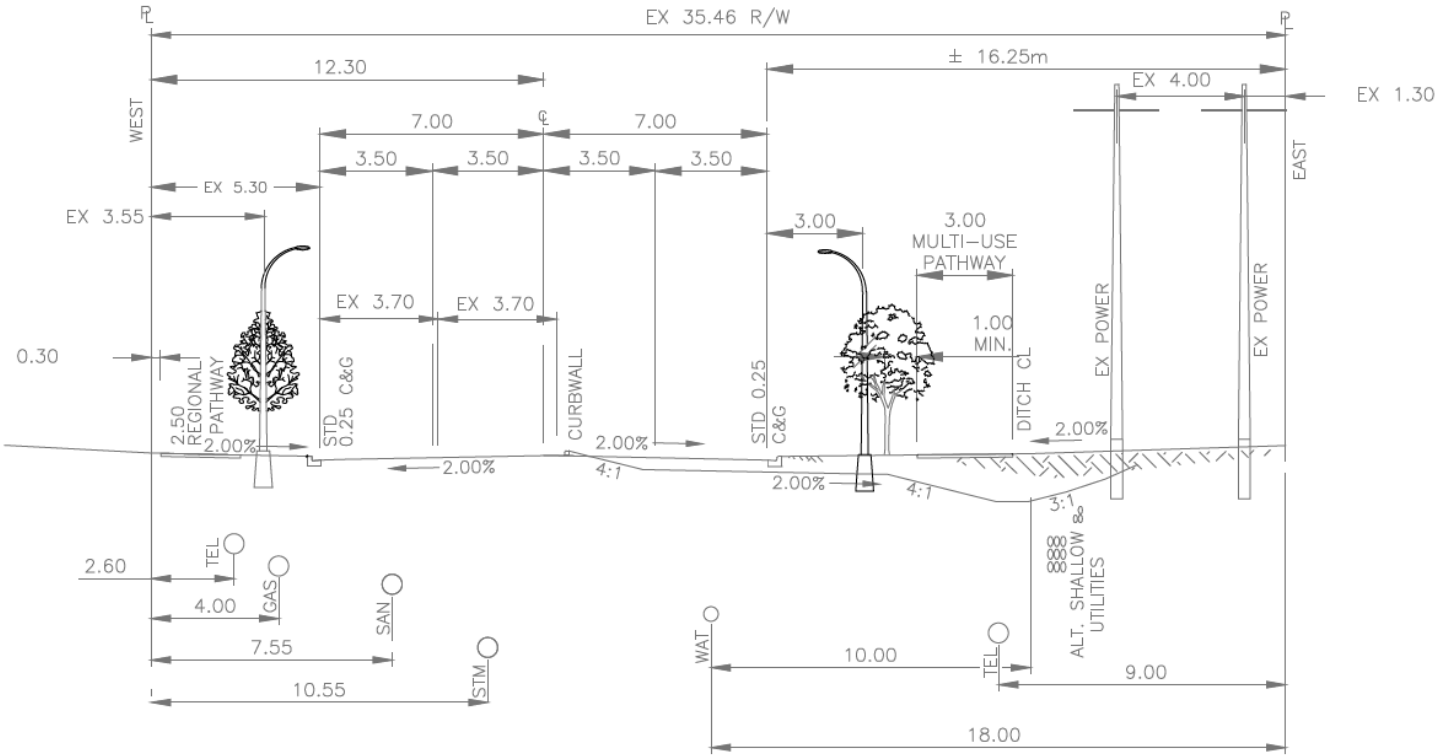


Proposed Outline Plan

F. OLD 84TH STREET SECTION



G. OLD 84TH STREET SECTION



Proposed Outline Plan