

OFFICE CONDOMINIUMS
MAX 55,500 SQ. FT.

SECONDARY CIRCULATION
PRIVATE DRIVE

BUFFER ZONE 90' MINIMUM
EXISTING FOREST & LANDSCAPED
PLANTINGS.

PARKING AREAS

GREENSPACE - EXISTING
FOREST, MOUND LAWNS &
LANDSCAPED PLANTINGS

MULTI-FAMILY HOUSING
50 UNITS

1/2' TO BE MAINTAINED
AS MOUND LAWN - LANDSCAPED
PLANTINGS BETWEEN PARKING
AREAS & R.V. LINE.

SECONDARY CIRCULATION
PRIVATE DRIVE

BUFFER ZONE 20' MINIMUM
LANDSCAPE PLANTINGS AND
BERMS

PARKING AREAS

MULTI-FAMILY HOUSING
60 UNITS

REDDMAN ROAD
BUFFER ZONE 45' MINIMUM -
PRIVATE GARDEN AREAS & LAND-
SCAPE PLANTINGS & BERMS
BETWEEN GARDENS & ROAD.

PERFORMANCE STANDARDS

OFFICE CONDOMINIUMS

- 2 story owner held wood construction buildings with wood shaker roofs and stucco accents.
- designed to fit sloping sites where the first floor, second floor and potential loft spaces take advantage of views of forest or water elements.
- Scale and materials to be similar to residential and crafts village buildings.
- To be used as offices and possibly combined in some cases with living spaces in the loft areas, if City ordinances amended in the future.

RESIDENTIAL CONDOMINIUMS

- 2 story owner occupied wood construction buildings with wood shaker roofs and stucco and/or brick accents.
- Cluster layout with floor plan arrangement to allow parking and entry on the front and passive living areas oriented to the community courtyard green space at the back.

RAFTS VILLAGE

- Older buildings moved to the site and renovated and new construction (both in scale with residential and office buildings) for use as tea room (restaurant), crafts shops, ceramic shops, garden tools and accessories shops, Christmas shops, art & prints shop, garden book shop, indoor plants and greenhouse shop, meeting rooms for gardeners, design center, herb center, patio furniture shop.
- Exhibition gardens, lake system, trails.
- Delivery areas incorporated with parking lots and private drives.
- Storage areas and garden supplies to be handled within structures only.
- Garage areas to be oriented to views of park setting of trees, lawn, pedestrian walks and water elements.
- Integrated sign system in scale with the architecture with signs of shop names mounted flat on the buildings near entrance areas only.
- Reddman Road entrance sign to conform to City ordinances.

MINI-NURSERY

- Decorative exhibition gardens with meandering walks and a plant sales area.

PARKING LOTS

- A minimum of 10% of the parking areas to be devoted to tree planting and buffer screen.
- Tree islands to be provided at intervals to break expanses of pavement and reduce heat and glare.
- Pedestrian walkways to connect with buildings.
- Screening from public dedicated streets and adjacent property.
- Number of spaces to comply with minimal ordinance requirements.

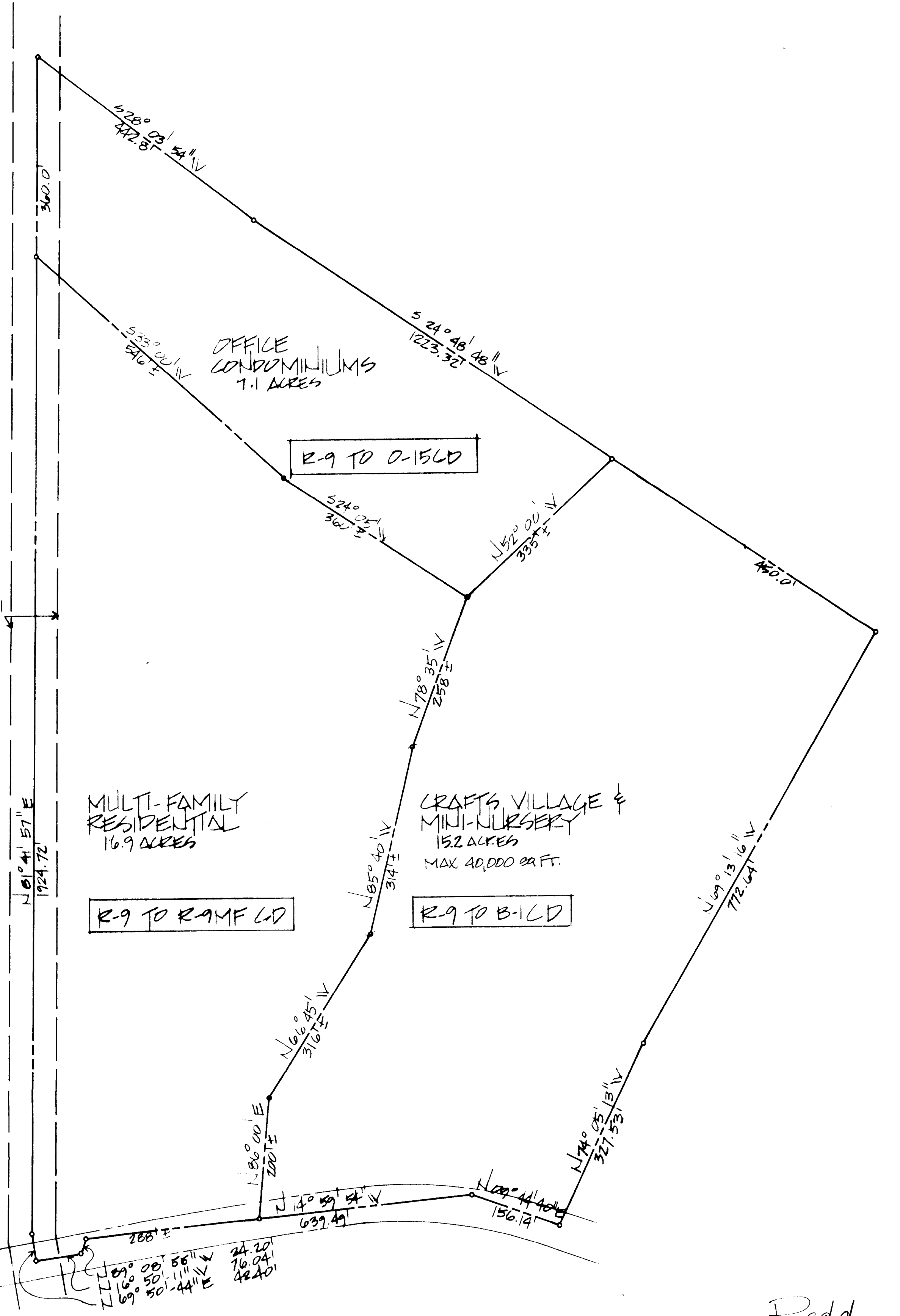
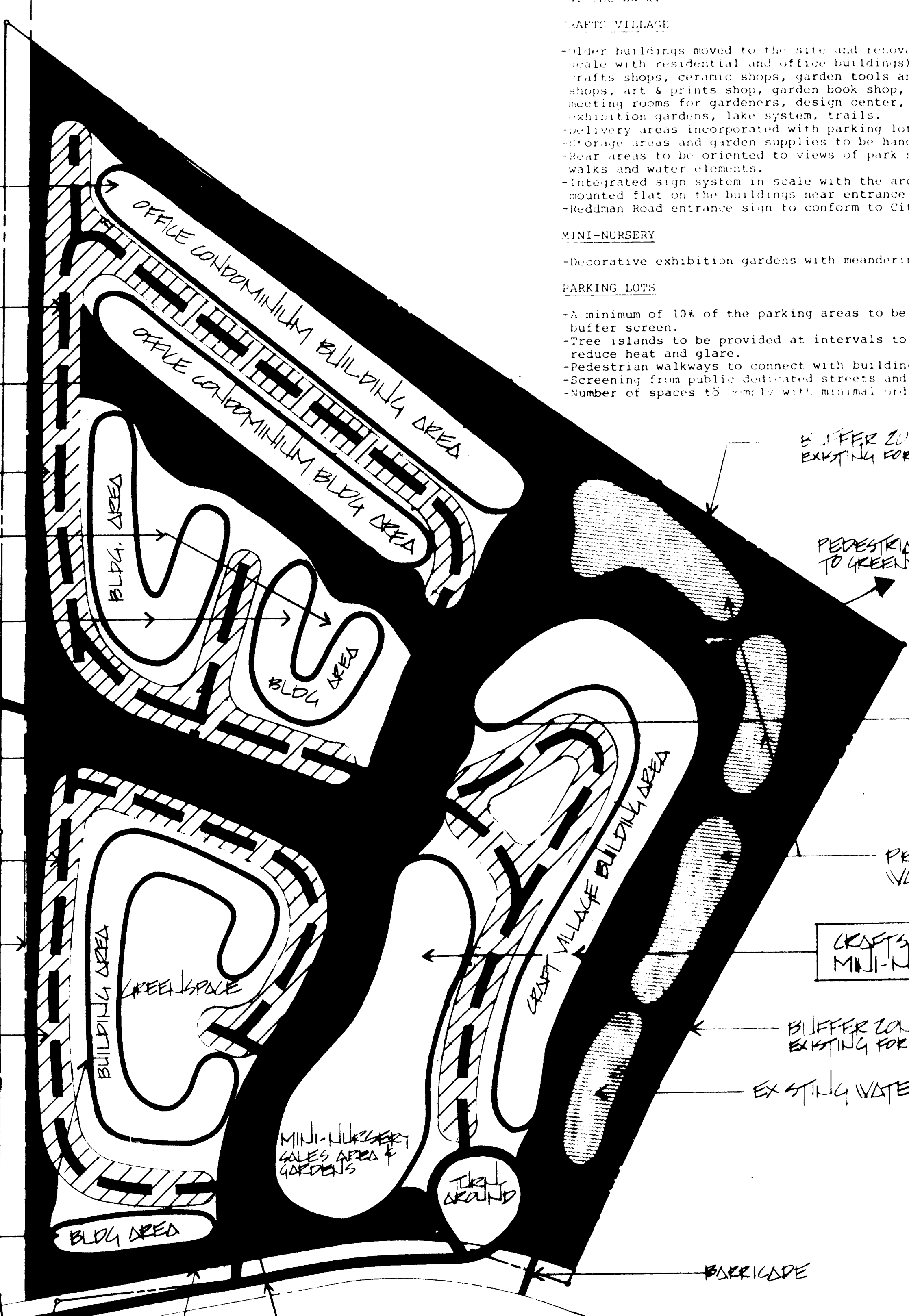
PERFORMANCE STANDARDS

PEDESTRIAN WALKWAYS

- Connect residential, office, parking and village areas to each other and into to adjacent streetway.
- 4-6 foot concrete walks in heavily used areas with an organic treatment in more undisturbed and natural areas.

BUFFER AREAS/GREENSPACE

- To be coordinated closely with existing natural elements of the site and improved where necessary for aesthetic enhancement or screening purposes.
- To be provided between all areas of varying use within the property and for all peripheral areas.



Plan # 82-36
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