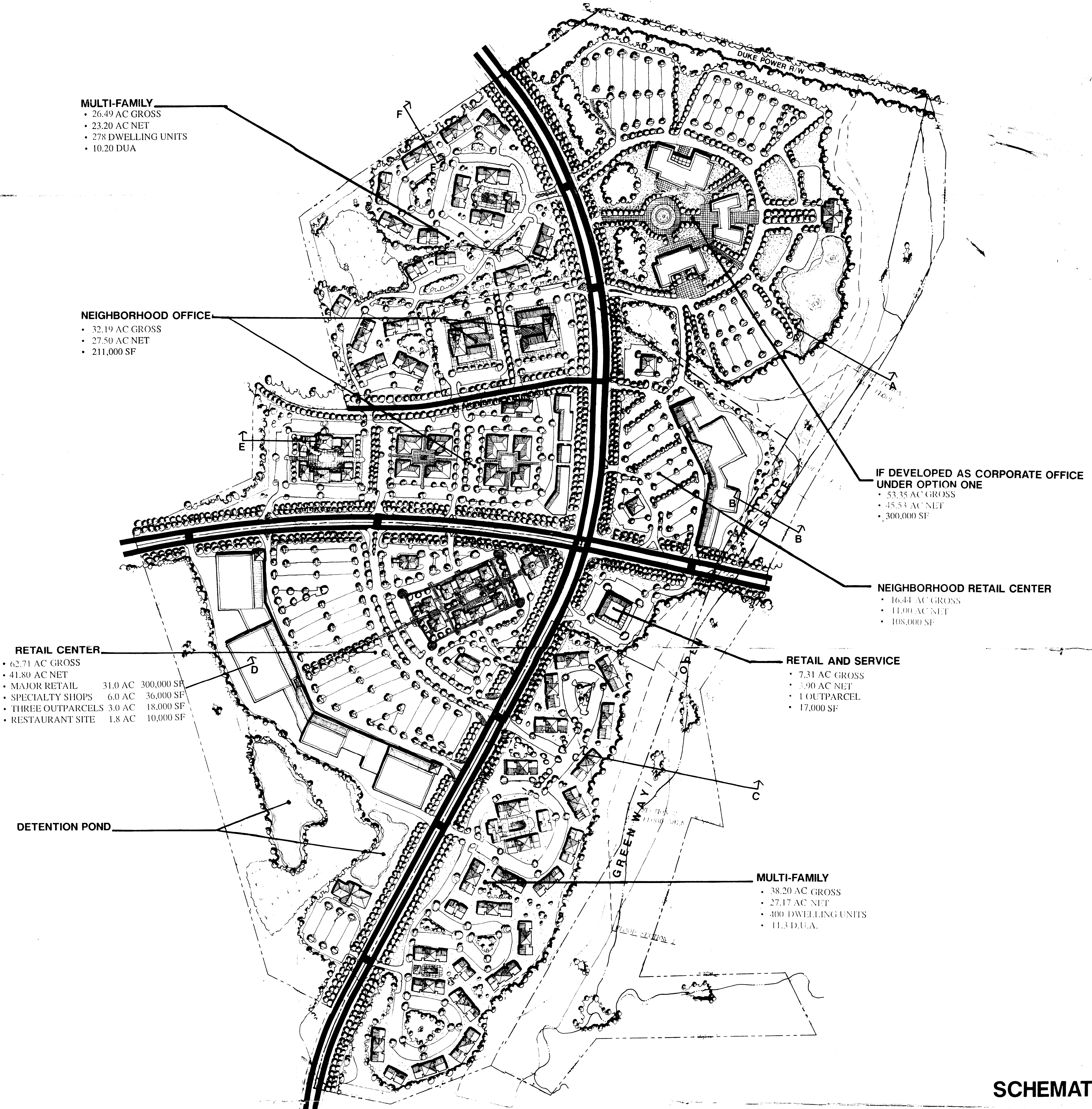


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MULTI-FAMILY
 • 26.49 AC GROSS
 • 23.20 AC NET
 • 278 DWELLING UNITS
 • 10.20 DUA

NEIGHBORHOOD OFFICE
 • 32.19 AC GROSS
 • 27.50 AC NET
 • 211,000 SF

IF DEVELOPED AS CORPORATE OFFICE UNDER OPTION ONE
 • 53.35 AC GROSS
 • 45.83 AC NET
 • 300,000 SF

NEIGHBORHOOD RETAIL CENTER
 • 16.44 AC GROSS
 • 14.00 AC NET
 • 108,000 SF

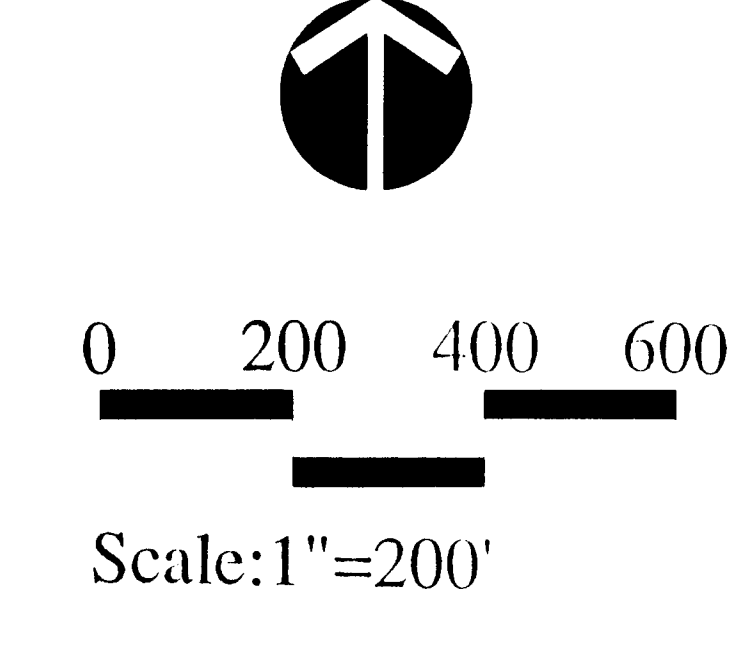
RETAIL CENTER
 • 62.71 AC GROSS
 • 41.80 AC NET
 • MAJOR RETAIL 31.0 AC 300,000 SF
 • SPECIALTY SHOPS 6.0 AC 36,000 SF
 • THREE OUTPARCELS 3.0 AC 18,000 SF
 • RESTAURANT SITE 1.8 AC 10,000 SF

RETAIL AND SERVICE
 • 7.31 AC GROSS
 • .90 AC NET
 • 1 OUTPARCEL
 • 17,000 SF

MULTI-FAMILY
 • 38.29 AC GROSS
 • 27.17 AC NET
 • 400 DWELLING UNITS
 • 14.3 DUA

SCHEMATIC PLAN

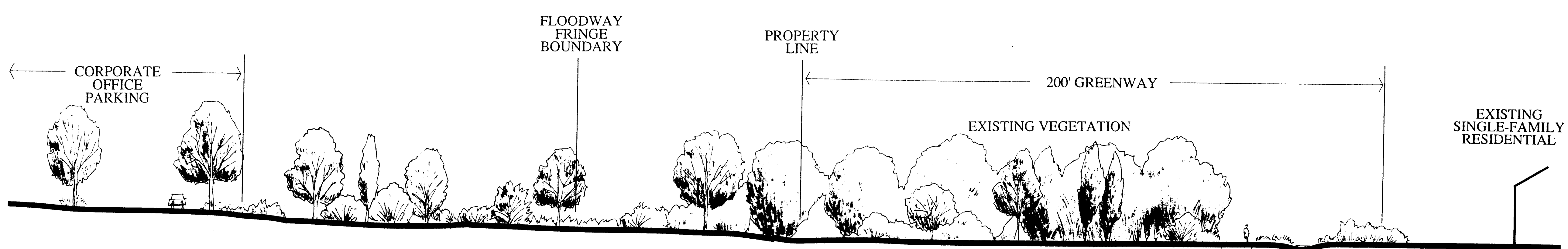
Fair Design
 JULY 22, 1994
 14134
 8/12/94
 8/22/94
 8/29/94
 9/7/94
 10/3/94
 10/6/94
 11/16/94 PL. COMM. REVIEW
 11/23/94
 12/8/94



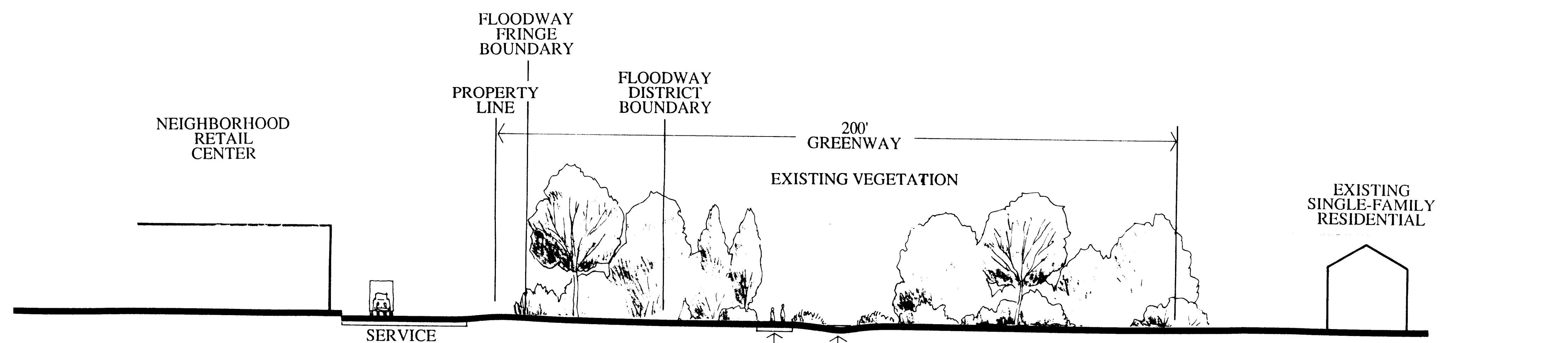
NOTE: Building footprints and site layout represent one alternative. The specific site layout of buildings, driveways, paving, open space and building configurations may change during detailed design and planning stages.

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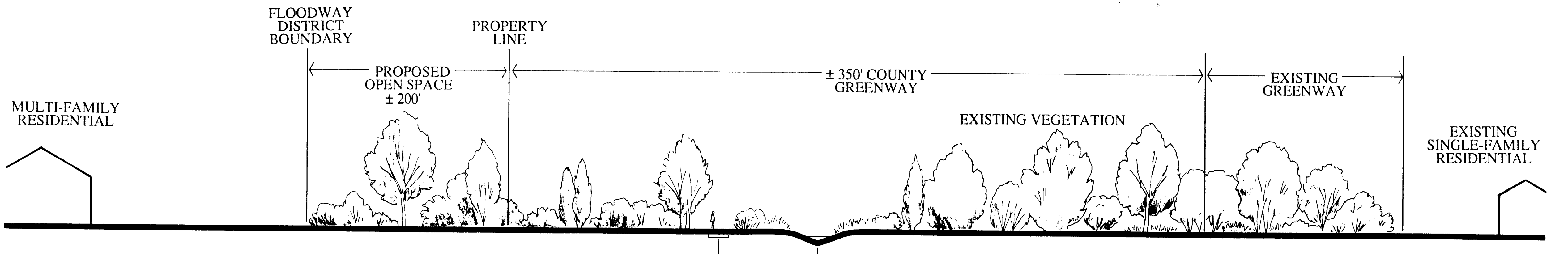
APPROVED BY COUNTY COMMISSION
 DATE *January 17, 1995*
 94-46C



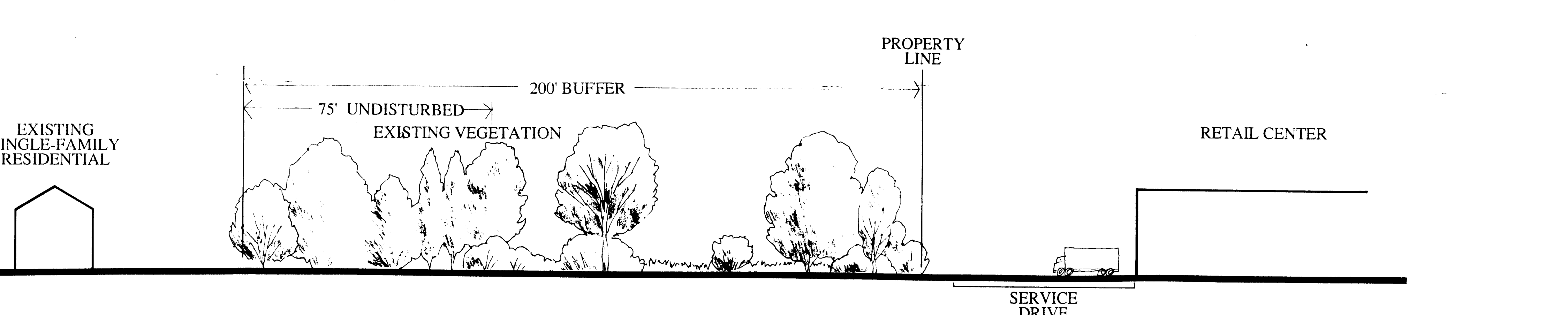
SECTION A



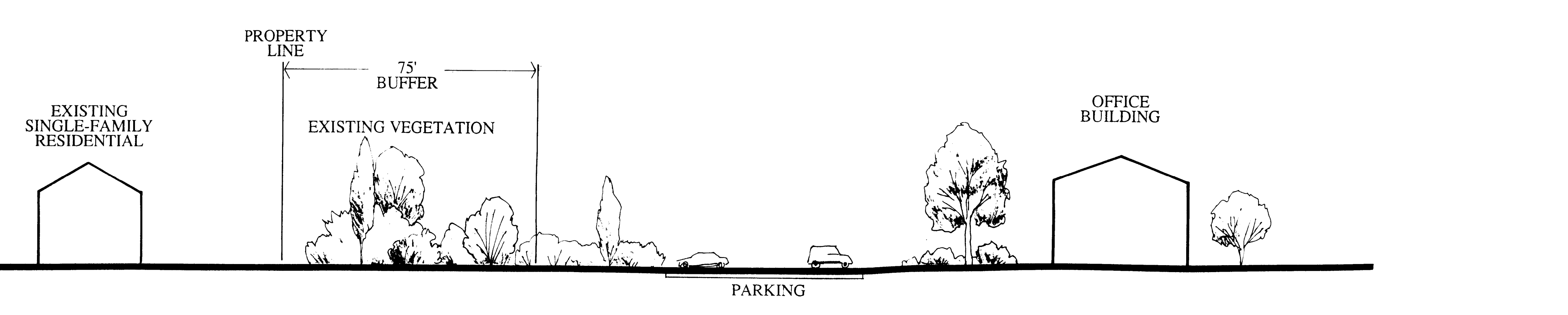
SECTION B



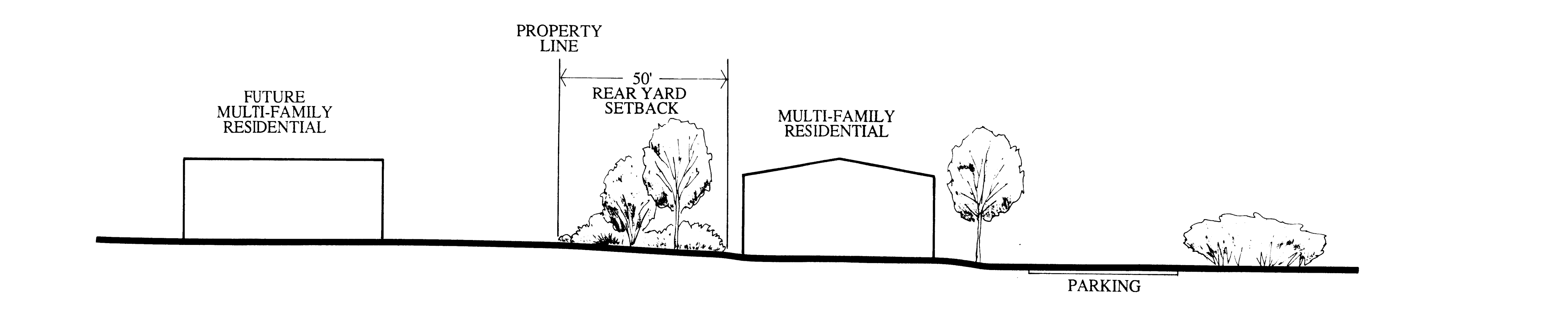
SECTION C



SECTION D



SECTION E

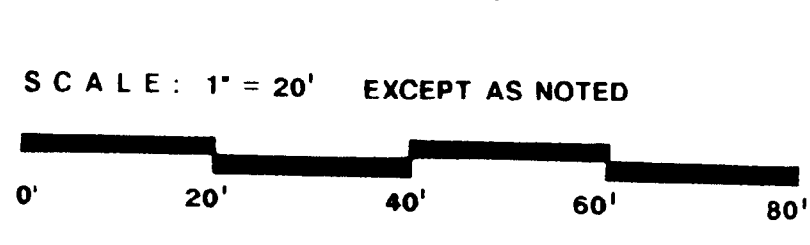


SECTION F

LANDEN TOWN CENTER

The Crosland Group

SECTIONS



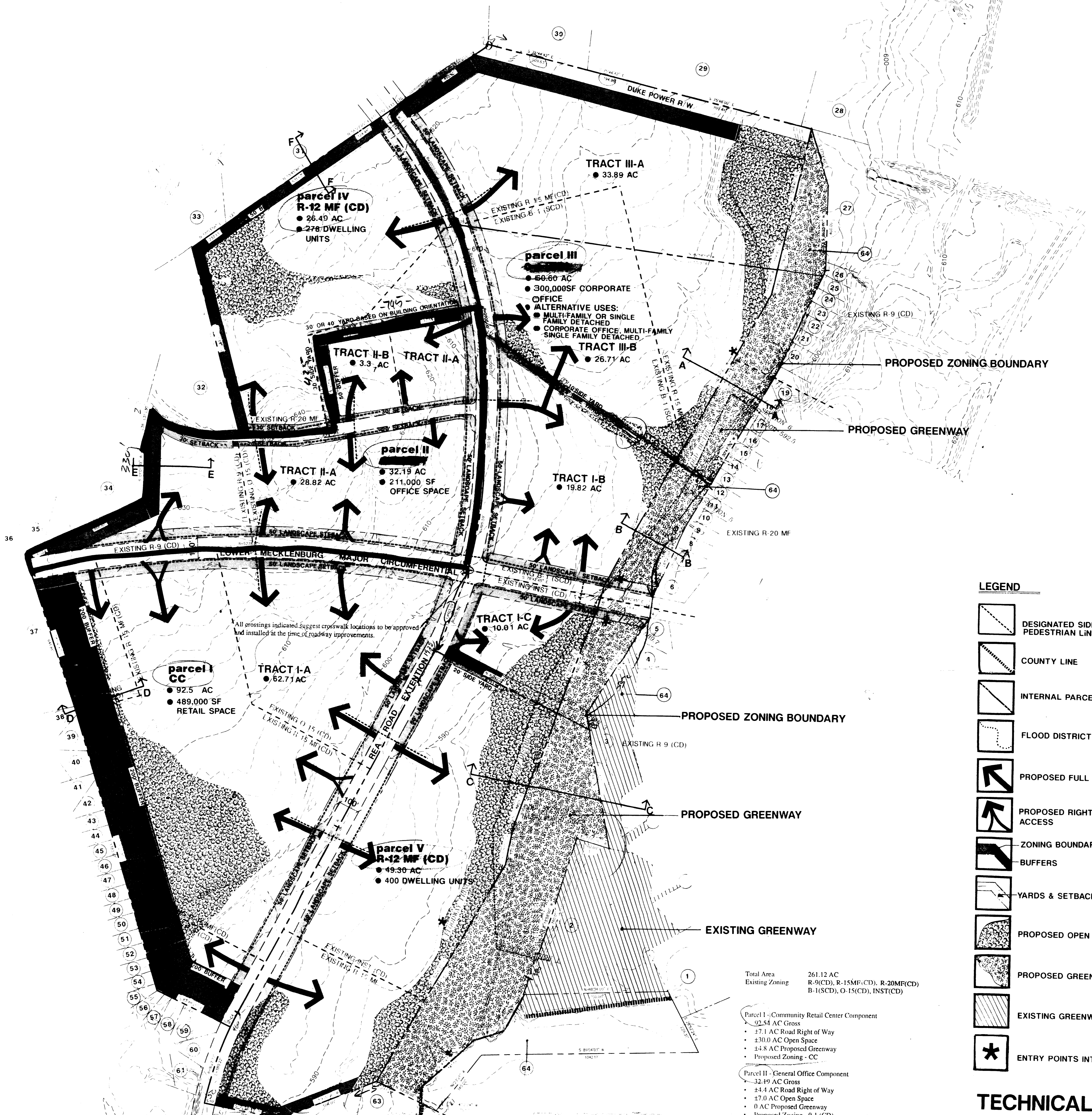
APPROVED BY COUNTY COMMISSION
 DATE *January 17, 1995*
 94-46C

Fair Design
 DATE November 16, 1994
 PROJECT NO. 14134
 November 23, 1994 - PL. COMM. COMMENTS
 LANDEN TOWN CENTER
 10/12/94
 10/19/94
 11/16/94
 11/23/94
 12/8/94

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- LEGEND**
- DESIGNATED SIDEWALKS / PEDESTRIAN LINKAGE
 - COUNTY LINE
 - INTERNAL PARCEL LINE
 - FLOOD DISTRICT BOUNDARY
 - PROPOSED FULL ACCESS
 - PROPOSED RIGHT-IN / RIGHT-OUT ACCESS
 - ZONING BOUNDARY
 - BUFFERS
 - YARDS & SETBACKS
 - PROPOSED OPEN SPACE
 - PROPOSED GREENWAY
 - EXISTING GREENWAY
 - ENTRY POINTS INTO GREENWAY

Total Area	261.12 AC
Existing Zoning	R-9(CD), R-15MF(CD), R-20MF(CD), B-1(SCD), O-15(CD), INST(CD)
Parcel I - Community Retail Center Component	
• 92.54 AC Gross	
• 17.1 AC Road Right of Way	
• 130.0 AC Open Space	
• 14.8 AC Proposed Greenway	
• Proposed Zoning - CC	
Parcel II - General Office Component	
• 32.19 AC Gross	
• 14.4 AC Road Right of Way	
• 17.0 AC Open Space	
• 0 AC Proposed Greenway	
• Proposed Zoning - O-1 (CD)	
Parcel III - Optional Corporate Office/Multi-Family Residential Component	
• 60.60 AC Gross	
• 14.0 AC Road Right of Way	
• 11.4 AC Open Space	
• 17.34 AC Proposed Greenway	
• Proposed Zoning - O-1 (CD)	
Parcel IV - Multi-Family North Residential Component	
• 26.49 AC Gross	
• 11.2 AC Road Right of Way	
• 18.3 AC Open Space	
• 0 AC Proposed Greenway	
• Proposed Zoning - R-12 MF(CD)	
Parcel V - Multi-Family South Residential	
• 49.30 AC Gross	
• 12.8 AC Road Right of Way	
• 12.5 AC Open Space	
• 14.0 AC Proposed Greenway	
• Proposed Zoning - R-12 MF(CD)	
Summary	
Total Road Right of Way	116.90 AC
Total Open Space	169.20 AC
Total Proposed Greenway	126.14 AC
Previously Committed Greenway	111.62 AC

TECHNICAL DATA SHEET

Land Design

DATE: **SEPTEMBER 9, 1994**
 PROJECT NO: **14134**
 REVISIONS:
OCTOBER 3, 1993
OCTOBER 6, 1994
NOVEMBER 16, 1994 PL. COMM. REVIEW
NOVEMBER 23, 1994 - PL. COMM. COMMENTS
NOVEMBER 8, 1994

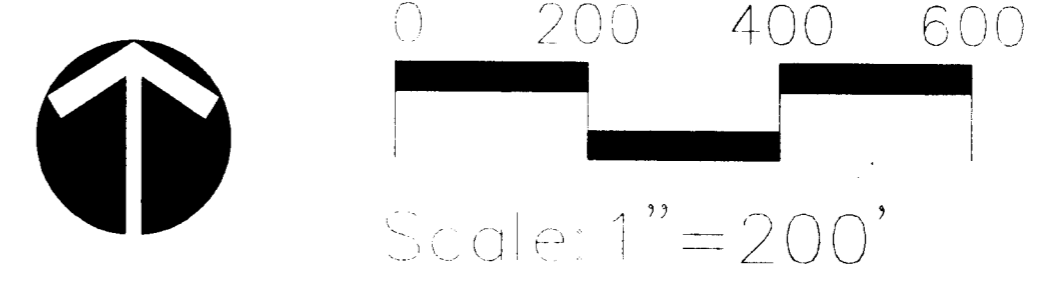
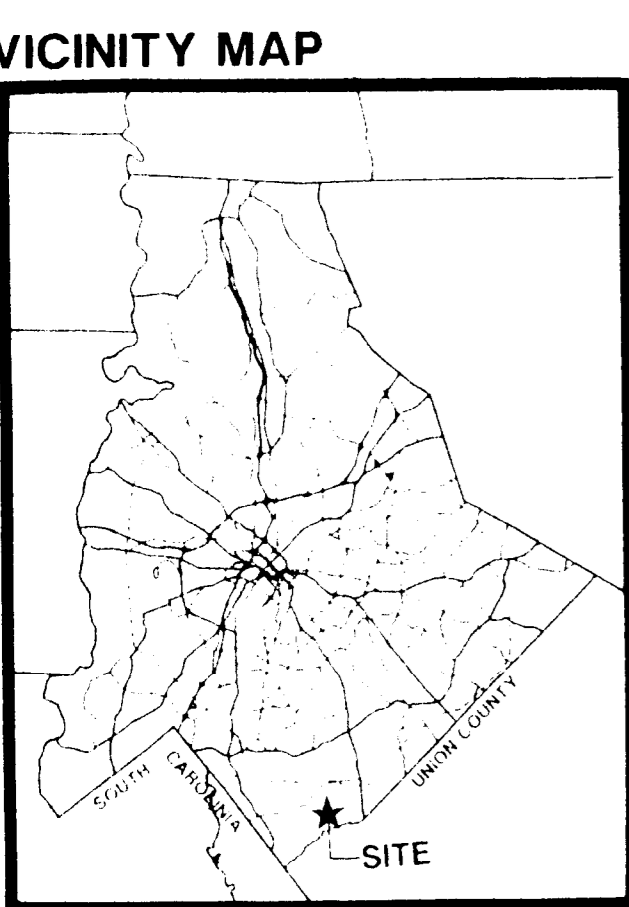
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SHEET NO: **2** of **3**

NOTE:

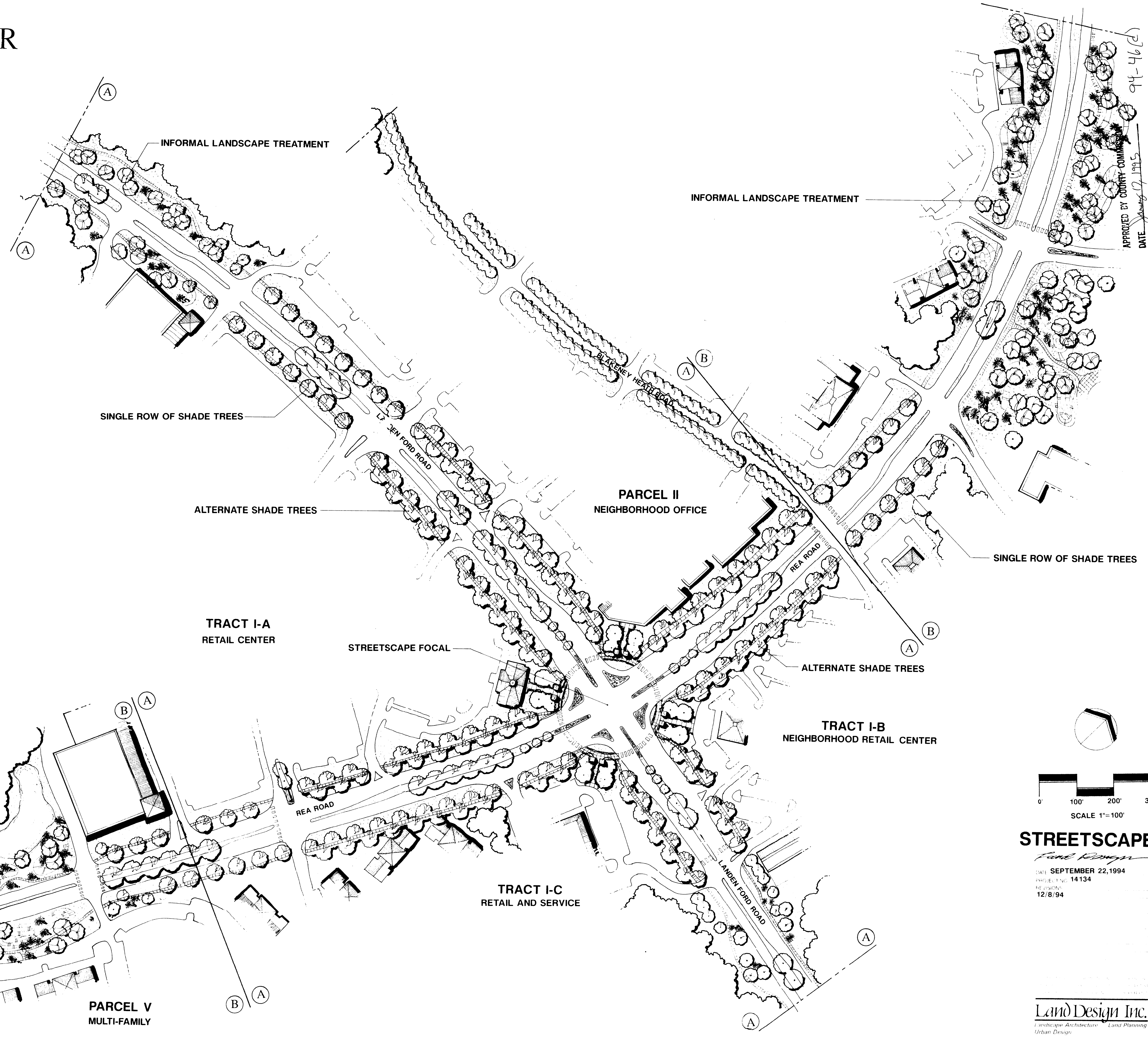
- 100' road right-of-way will be dedicated and an additional 30' of right-of-way will be reserved for future dedications within the setback areas as required for future intersection improvements.
- Building footprints and site layout on the Schematic Plan represent one alternative. The specific site layout of buildings, driveways, paving, open space, and building configurations may change during detailed design and planning stages.

APPROVED BY COUNTY COMMISSION
 DATE *January 17, 1995*
94-46(C)



LANDEN TOWN CENTER

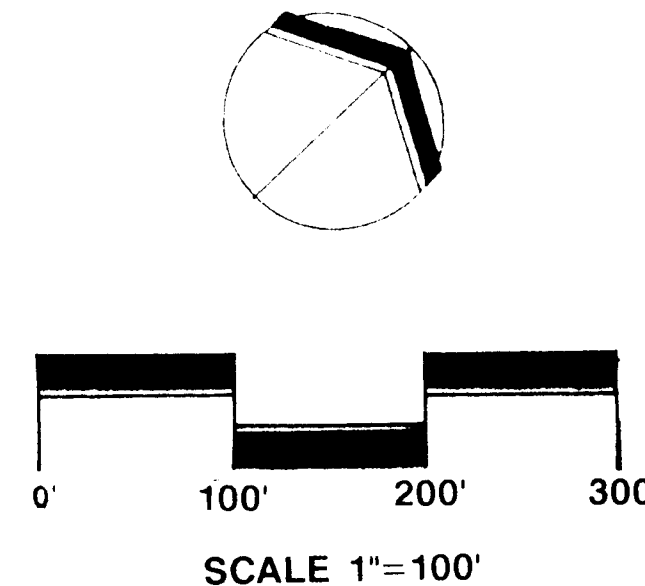
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SIDEWALK SCHEDULE

- A SIDEWALKS TO BE CONSTRUCTED CONCURRENTLY WITH THE IMPROVEMENT OF THOROUGHFARES.
- B SIDEWALKS TO BE INSTALLED BY DEVELOPER PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR A PARTICULAR PARCEL.

APPROVED BY COUNTY COMMISSION
DATE 9/4/94 (P)



STREETSCAPE
Land Design
 DATE SEPTEMBER 22, 1994
 PROJECT NO. 14134
 REVISIONS 12/8/94

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SHEET NO. OF