

**EXHIBIT 1**  
**GENERAL DEVELOPMENT PLAN**





**EXHIBIT 2.1**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## SAGE I

**RANCH - 1490 SF**  
**2 BED - 2 BATH**



## SAGE II

**RANCH - 1512 SF**  
**2 BED - 2 BATH**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION

## EXHIBIT 2.2

### DESIGN & CHARACTER OF BUILDING TYPOLOGIES

#### SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## SAGE III

**RANCH - 1702 SF**  
**3 BED - 2 BATH**



## JUNIPER I

**2 STORY - 2130 SF**  
**3 BED + DEN - 2.5 BATH**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION





## EXHIBIT 2.3

### DESIGN & CHARACTER OF BUILDING TYPOLOGIES

SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## JUNIPER II

**2 STORY - 2137 SF**  
**4 BED - 3 BATH**



## MULBERRY I

**2 STORY - 2053 SF**  
**3 BED - 2.5 BATH + LOFT**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



**EXHIBIT 2.4**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## MULBERRY II

**2 STORY - 2152 SF**  
**4 BED - 2.5 BATH + LOFT**



## MULBERRY III

**2 STORY - 2364 SF**  
**4 BED - 3 BATH + LOFT**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



## EXHIBIT 2.5

### DESIGN & CHARACTER OF BUILDING TYPOLOGIES

#### SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## MULBERRY IV

2 STORY - 2637 SF  
5 BED - 3 BATH + LOFT



## BASIL I

2 STORY - 2053 SF  
3 BED - 2.5 BATH + LOFT



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2

REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



**EXHIBIT 2.6**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## BASIL II

2 STORY - 2152 SF  
4 BED - 2.5 BATH + LOFT



## BASIL III

2 STORY - 2364 SF  
4 BED - 3 BATH + LOFT



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



**EXHIBIT 2.7**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## BASIL IV

2 STORY - 2637 SF  
5 BED - 3 BATH



## INDIGO I

2 STORY - 2063 SF  
4 BED - 2.5 BATH



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



**EXHIBIT 2.8**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## INDIGO II

**2 STORY - 2363 SF**  
**4 BED + DEN - 3 BATH**



## GRAPHITE I

**2 STORY - 2063 SF**  
**4 BED - 2.5 BATH**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2

REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



# EXHIBIT 2.9

## DESIGN & CHARACTER OF BUILDING TYPOLOGIES

### SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## GRAPHITE II

2 STORY - 2363 SF  
4 BED - 3 BATH



## GRAPHITE III

2 STORY - 2,806 SF  
3 BED + DEN - 3.5 BATH



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



**EXHIBIT 2.10**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

## LAVENDER I

**RANCH - 1490 SF**  
**2 BED - 2 BATH**



## ROSEWOOD I

**2 STORY - 2053 SF**  
**3 BED - 2.5 BATH + LOFT**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



**EXHIBIT 2.11**  
DESIGN & CHARACTER OF BUILDING TYPOLOGIES

## TOWNHOMES

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1 & 2 STORY RANGING FROM 2 BEDROOMS TO 4 BEDROOMS



**EXHIBIT 2.12**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**

## MULTI FAMILY

### MULTI STORY APARTMENT DEVELOPMENTS





**EXHIBIT 2.13**  
DESIGN & CHARACTER OF BUILDING TYPOLOGIES

**CLUBHOUSE**

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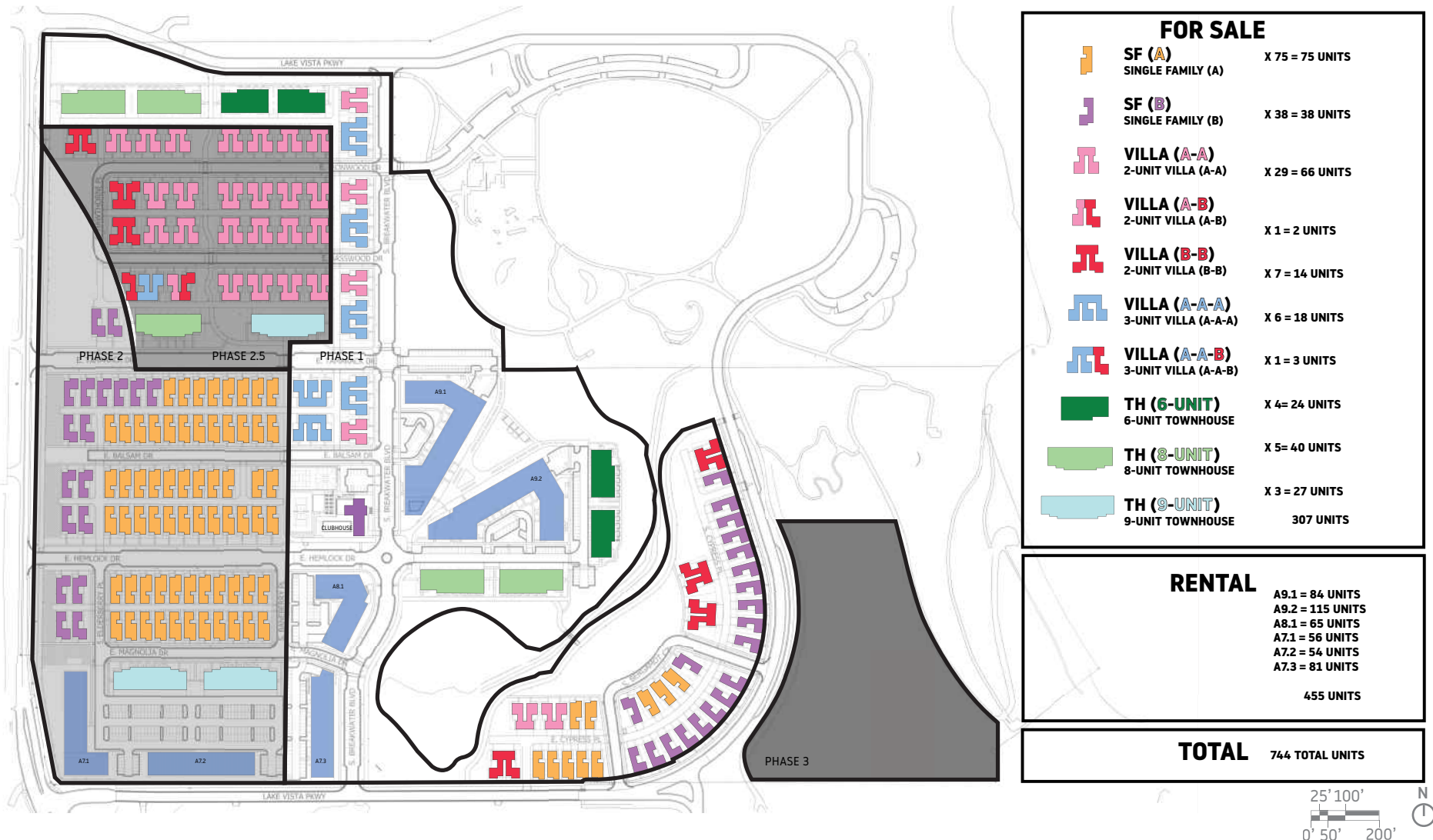


# EXHIBIT 3

## Lakeshore Commons Unit Types & Density Standards by Phase

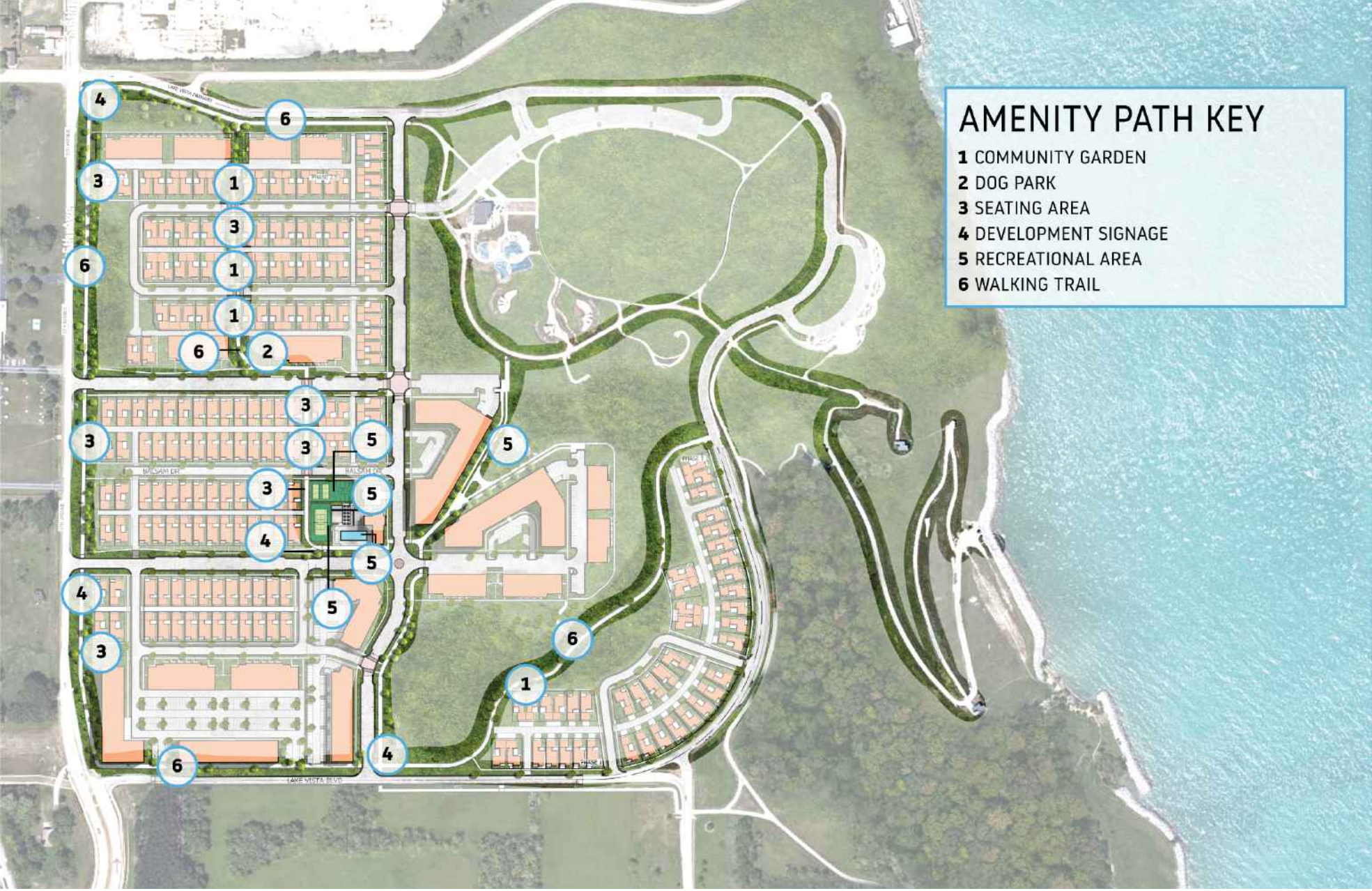
Phase	Blocks	Net Acreage	Single Family "A"	Single Family "B"	2-unit villa	3-unit villa	6-unit townhouse	8-unit townhouse	9-unit townhouse	Multifamily	Total units	Maximum dwelling units per net acre
1	1-24	18.9	10	20	38	18	12	16	0	358*	472*	25.0*
2	25-43	11.8	65	18	0	0	0	0	18	147*	248*	21.0*
2.5	44-53	5.5	0	0	54	3	0	8	9	0	74	13.5
Overall		36.2	75	38	92	21	12	24	27	505*	794*	21.9*

\* Provides for flexibility of adding an additional residential floor, while meeting parking requirements of the development standards.





**EXHIBIT 4**  
Proposed Open Space & Neighborhood Amenities



**AMENITY PATH KEY**

- 1 COMMUNITY GARDEN
- 2 DOG PARK
- 3 SEATING AREA
- 4 DEVELOPMENT SIGNAGE
- 5 RECREATIONAL AREA
- 6 WALKING TRAIL

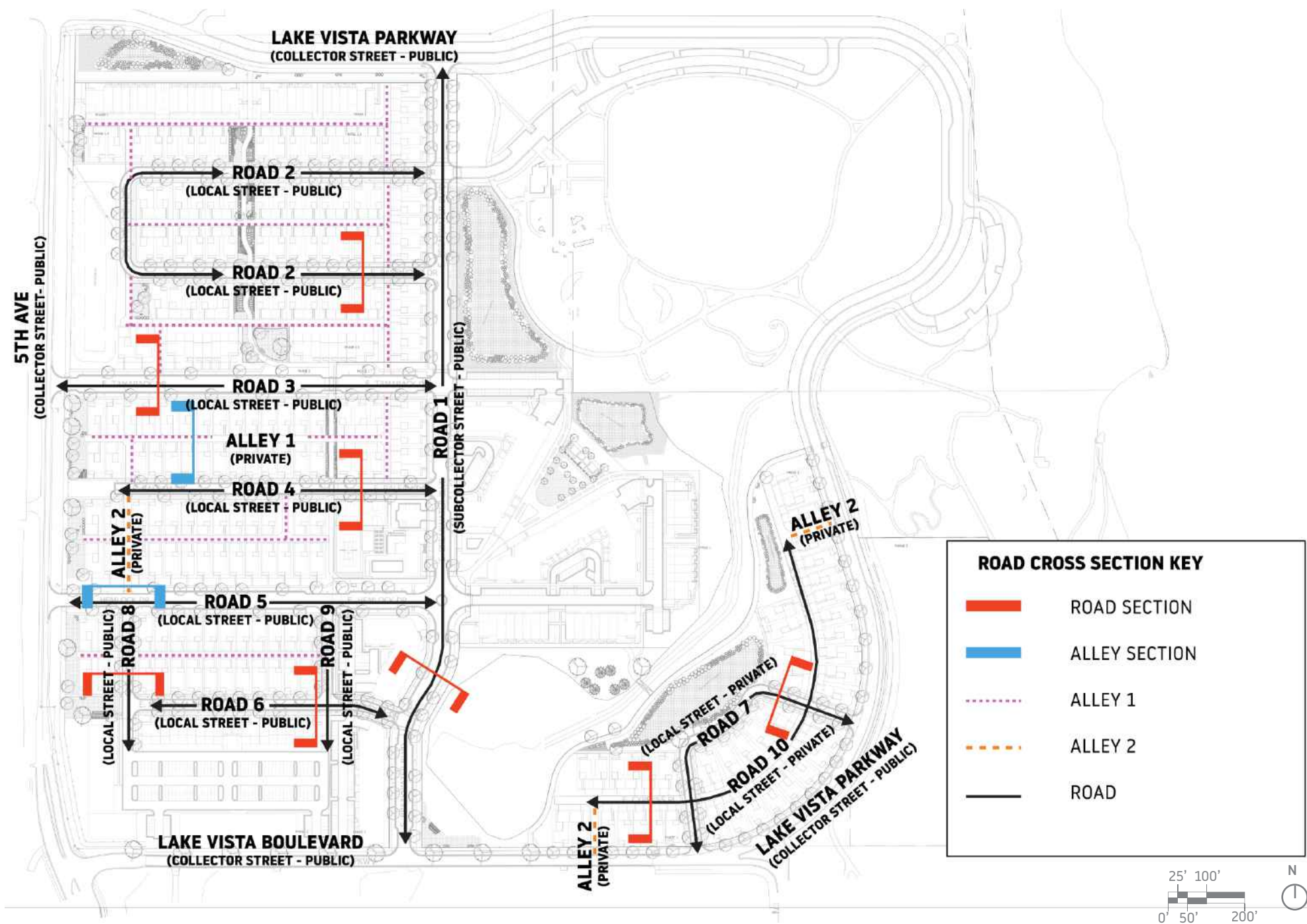


## **EXHIBIT 5**

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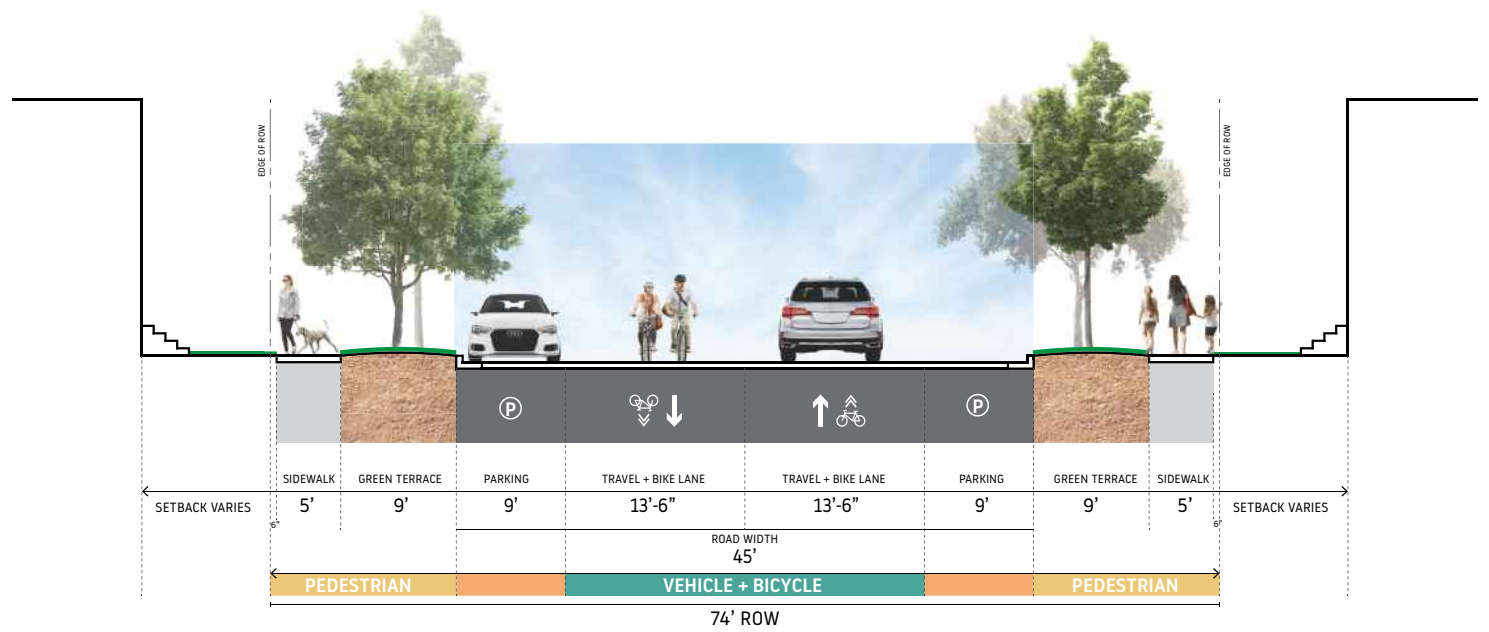


**EXHIBIT 6.1**  
Circulation and Road Cross Sections



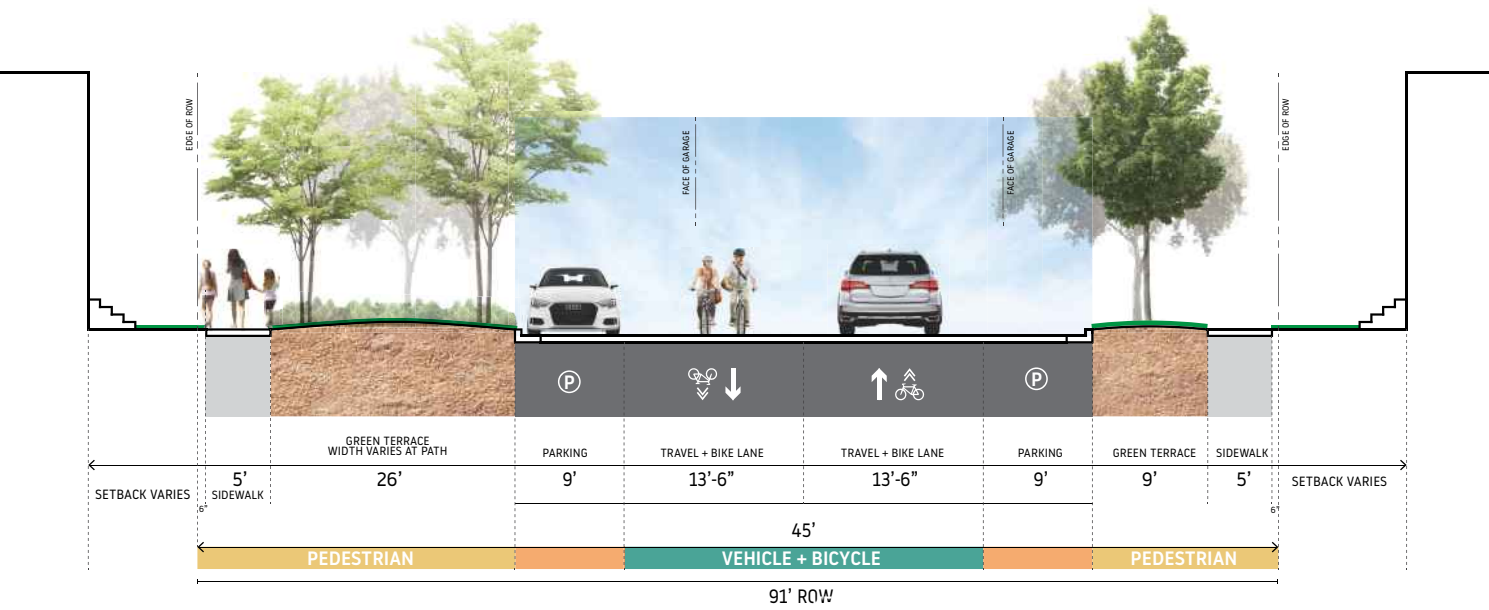
**EXHIBIT 6.2**  
Circulation and Road Cross Sections

**ROAD 1 : Subcollector (public)**



**ROAD 3 , 5\* : Local Street (public)**

*\*Road 5 section is similar. Road width and presence of parking stalls varies.*



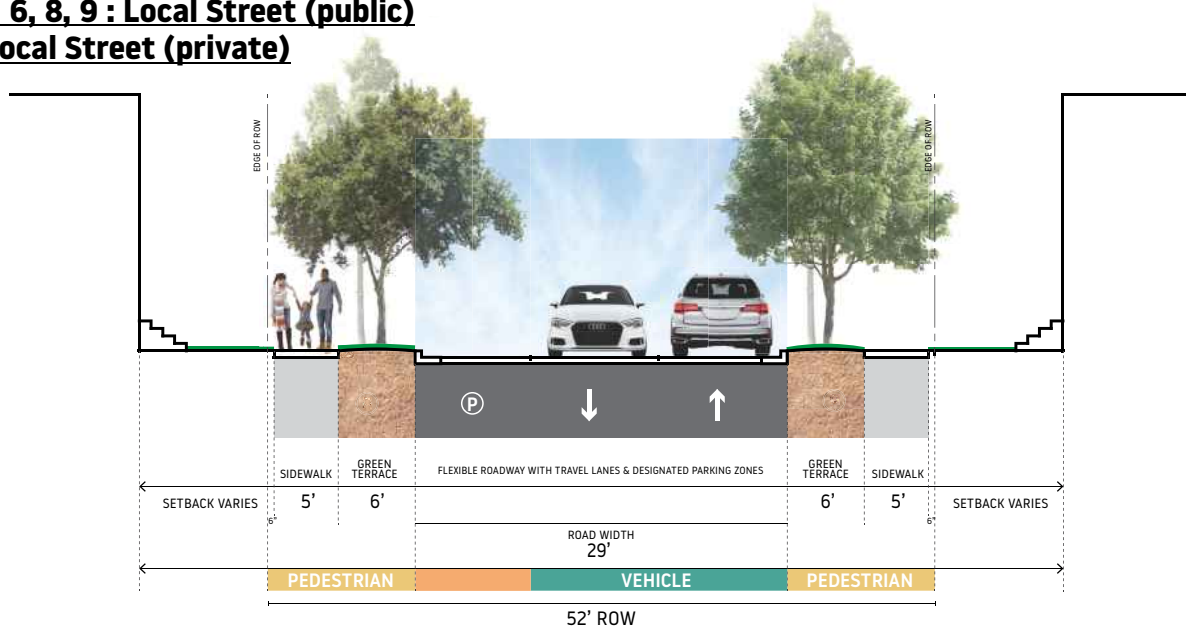


## EXHIBIT 6.3

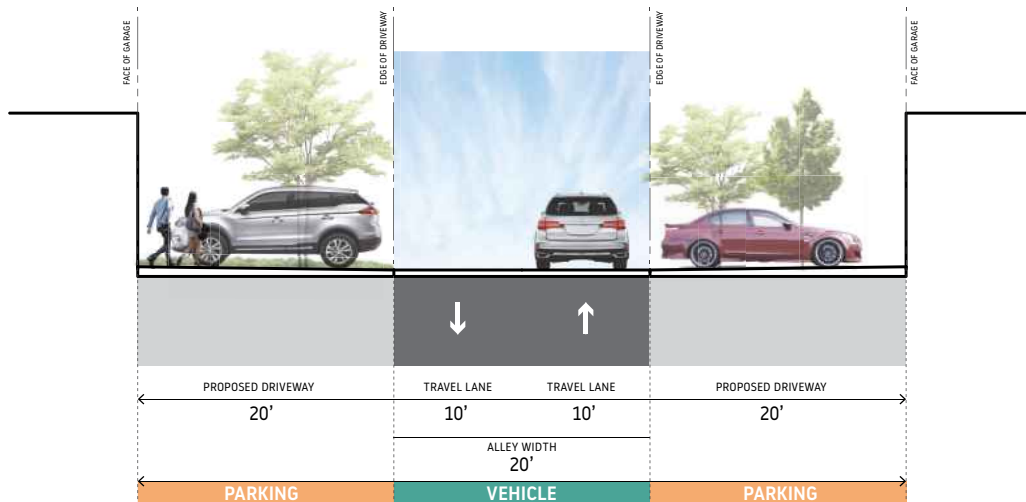
### Circulation and Road Cross Sections

#### **ROAD 2, 4, 6, 8, 9 : Local Street (public)**

#### **ROAD 7 : Local Street (private)**

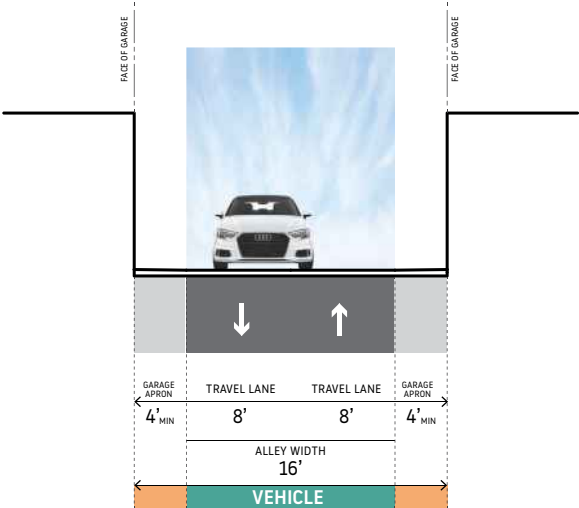


#### **ROAD 10 : Local Street (private)**

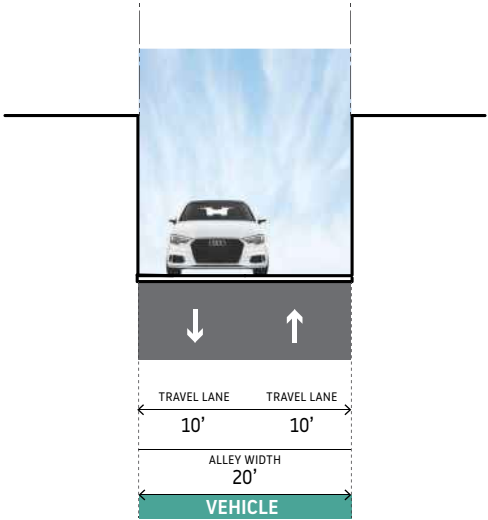


**EXHIBIT 6.4**  
**Alley Cross Sections**

**Alley 1 : Typical**



**Alley 2 : Connector**





## EXHIBIT 7.1

### Material examples for Single Family / Multi Family Villa Homes / Townhomes

Images are for reference only. Final colors to be determined.



STONE



BRICK



BURNISHED BLOCK



COMMERCIAL GRADE  
ARCHITECTURAL METAL PANEL



WOOD



FIBER CEMENT  
PLANK OR PANEL



STUCCO



PHOTOVOLTAIC  
SYSTEMS



ENGINEERED WOOD  
SYSTEMS



PHENOLIC CLADDING  
SYSTEM



COMPOSITE SIDING  
SYSTEM



WOOD LOOK  
ALUMINUM METAL PLANK

## EXHIBIT 7.2

### Material examples for Multi Family Buildings and Clubhouse

Images are for reference only. Final colors to be determined.



STONE



BRICK



BURNISHED BLOCK



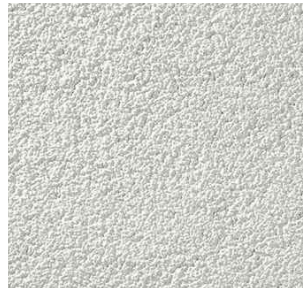
COMMERCIAL GRADE  
ARCHITECTURAL METAL PANEL



WOOD



FIBER CEMENT  
PLANK OR PANEL



STUCCO



PHOTOVOLTAIC  
SYSTEMS



ENGINEERED WOOD  
SYSTEMS



PHENOLIC CLADDING  
SYSTEM



WOOD LOOK  
ALUMINUM METAL PLANK



CORRUGATED METAL  
PANELING



## EXHIBIT 8

### Development Signage



#### DEVELOPMENT SIGNAGE

**A** PRIMARY DEVELOPMENT SIGNAGE

**B** SECONDARY DEVELOPMENT SIGNAGE

**C** Each apartment and townhome multifamily building to be allowed one (1) ground monument sign near main entry point to site area, final location to be coordinated with planning department. Building identifying signage will be limited to one (1) main architectural feature sign and one (1) secondary entrance sign at each tenant entry door.

**D** Each retail tenant is limited to one (1) main identifying wall sign and one (1) perpendicular flag sign.

**E** Clubhouse to be allowed one (1) ground monument sign. Final location to be coordinated with planning department.

**F** Townhome addressing signs, if provided, shall be limited to one (1) sign per townhome grouping.

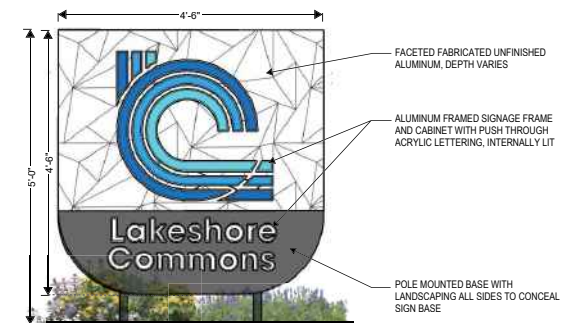
#### GENERAL NOTES:

1. All signage, noted in this plan, to be constructed of high quality materials including but not limited to concrete, masonry, steel tubing for the base; aluminum / steel / sealed wood cabinet, push through acrylic or cut out lettering for main text. Secondary text can be high quality vinyl applied lettering as approved through the development department.

2. When more than one multifamily building is proposed for approval under a single application, best efforts should be made to combine ground monument signs to limit total number of signs on site.



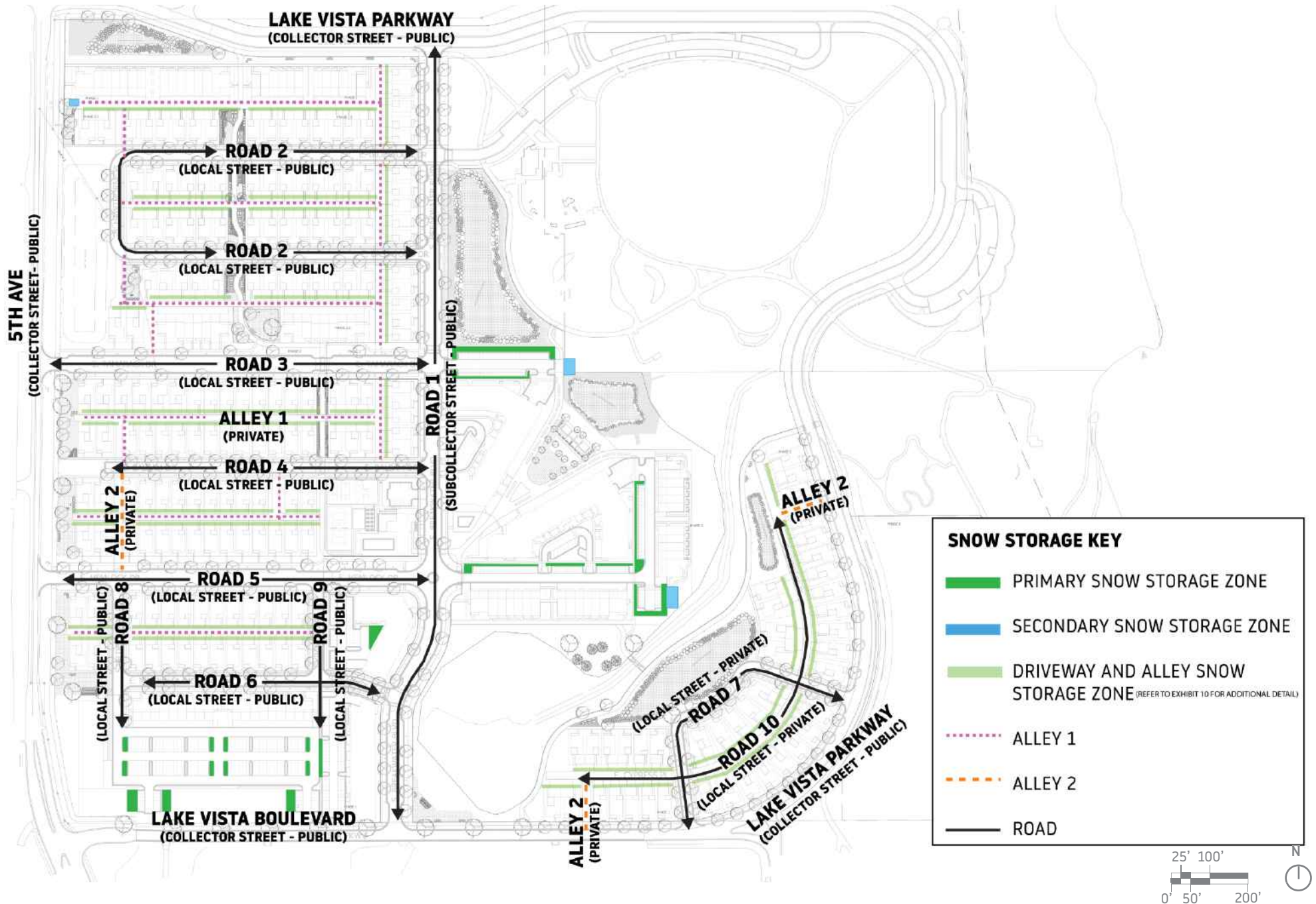
**A - PRIMARY DEVELOPMENT SIGNAGE**



**B - SECONDARY DEVELOPMENT SIGNAGE**



## EXHIBIT 9 Snow Storage Areas

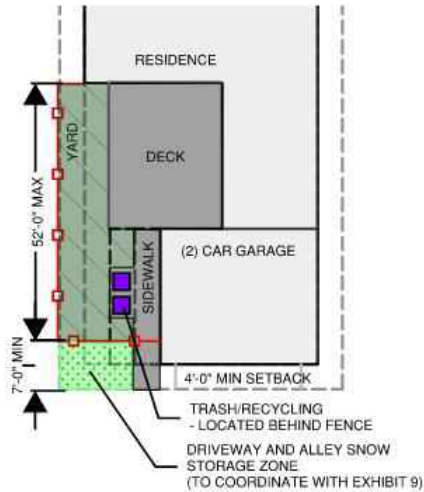




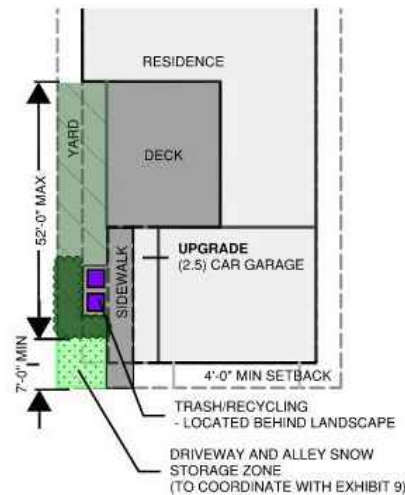
## EXHIBIT 10

### Proposed Private Fence and Trash/Recycling Storage Diagram SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

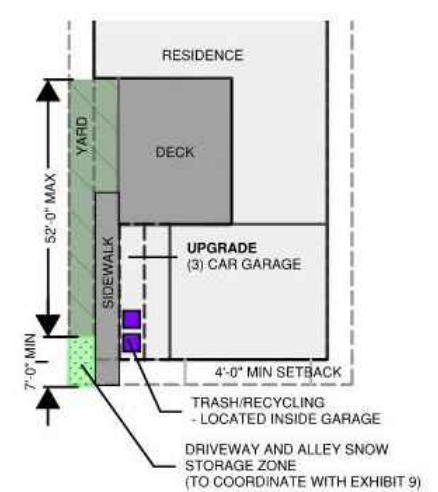
#### SERIES A - FENCE - 2 OR 2.5 CAR GARAGE TRASH CONCEALED BY FENCE



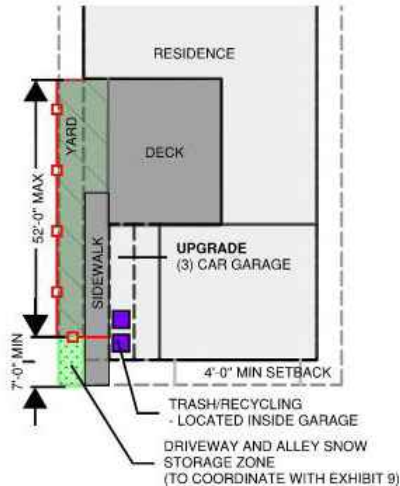
#### SERIES A - NO FENCE - 2 OR 2.5 CAR GARAGE TRASH CONCEALED BY LANDSCAPE



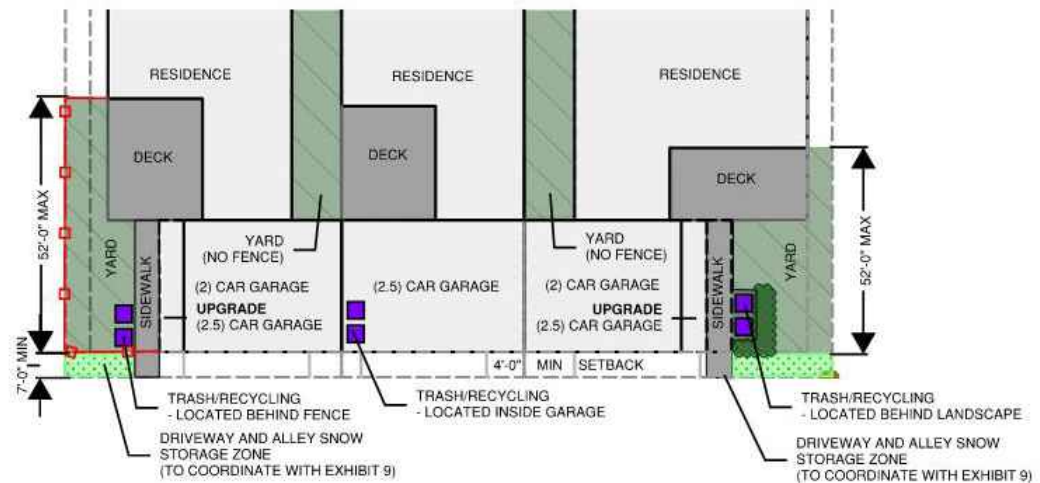
#### SERIES B - NO FENCE - 3 CAR GARAGE ONLY TRASH CONCEALED INSIDE GARAGE



#### SERIES B - FENCE - 3 CAR GARAGE ONLY TRASH CONCEALED INSIDE GARAGE



#### VILLA EXAMPLE A - TRASH CONCEALED BY FENCE A - TRASH CONCEALED INSIDE GARAGE B - TRASH CONCEALED BY LANDSCAPE

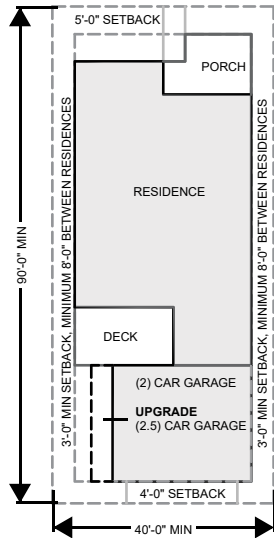


## EXHIBIT 11.1

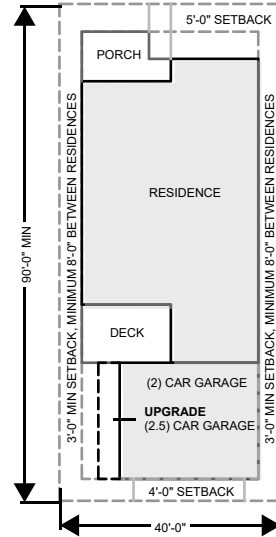
### Setback Diagrams - Single Family - Series A

**SERIES A - MINIMUM 40'-0" WIDE X 90'-0" DEEP** REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES  
REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES

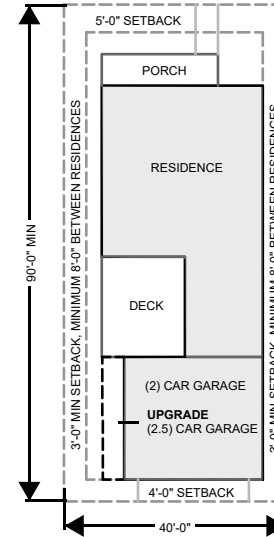
**SAGE I / ROSEWOOD I**



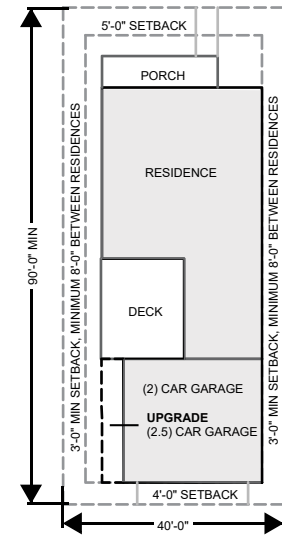
**SAGE II**



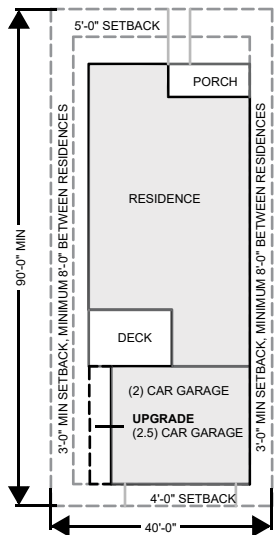
**JUNIPER I**



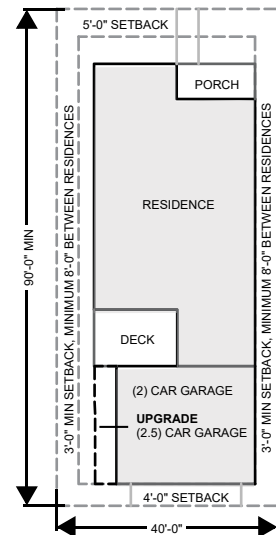
**JUNIPER II**



**MULBERRY I / LAVENDER I**



**BASIL I**



**GARAGES:**  
**STANDARD (2) CAR - 25'-0" WIDE (SERIES A & B)**  
**UPGRADE (2.5) CAR - 29'-0" WIDE (SERIES A & B)**  
**UPGRADE (3) CAR - UP TO 37'-0" WIDE (SERIES B)**

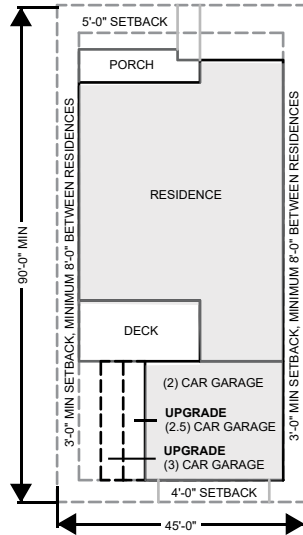


## EXHIBIT 11.2

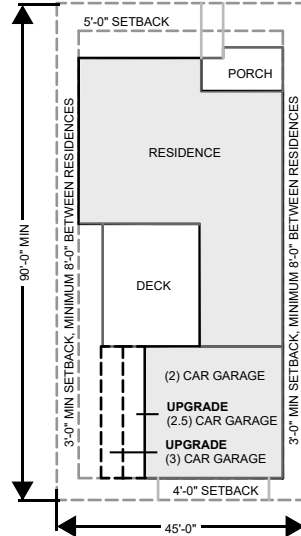
### Setback Diagrams - Single Family - Series B

**SERIES B - MINIMUM 45'-0" WIDE X 90'-0" DEEP** REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES  
 REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES

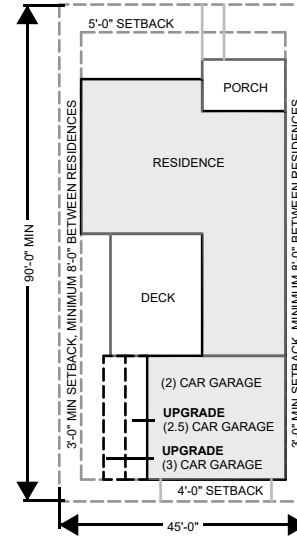
**SAGE III**



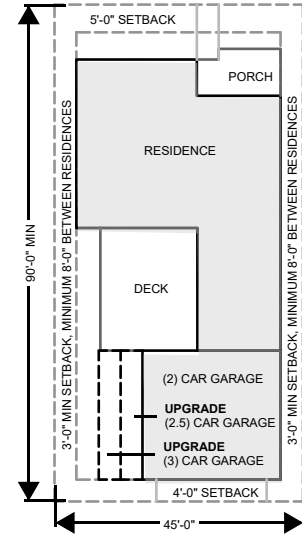
**MULBERRY II**



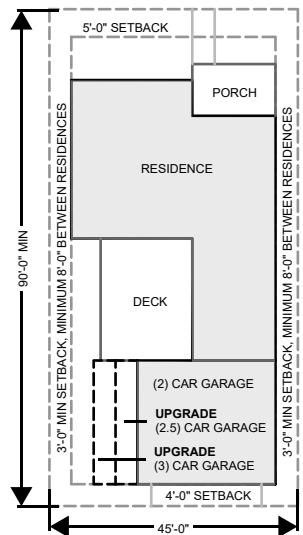
**MULBERRY III / MULBERRY IV**



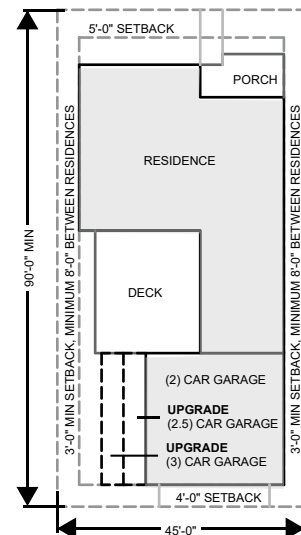
**BASIL II**



**BASIL III / BASIL IV**



**INDIGO I**



**GARAGES:**  
**STANDARD (2) CAR - 25'-0" WIDE (SERIES A & B)**  
**UPGRADE (2.5) CAR - 29'-0" WIDE (SERIES A & B)**  
**UPGRADE (3) CAR - UP TO 37'-0" WIDE (SERIES B)**

## EXHIBIT 11.3

### Setback Diagrams - Single Family - Series B Continued

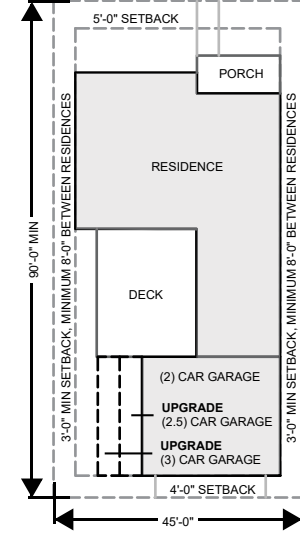
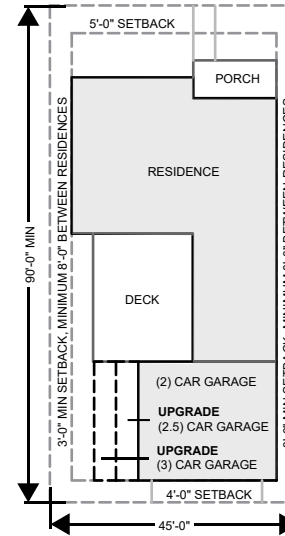
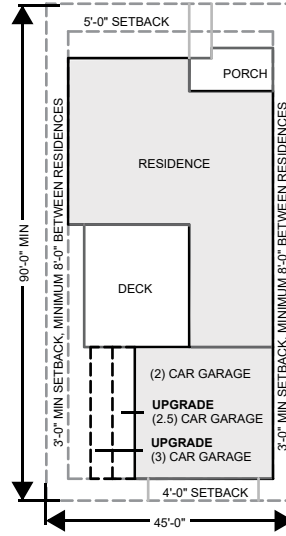
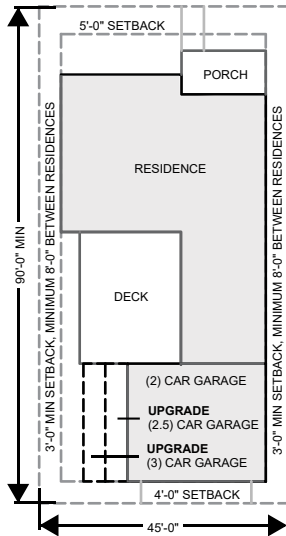
**SERIES B - MINIMUM 45'-0" WIDE X 90'-0" DEEP** REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES  
REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES

**INDIGO II**

**GRAPHITE I**

**GRAPHITE II**

**GRAPHITE III**



**GARAGES:**  
STANDARD (2) CAR - 25'-0" WIDE (SERIES A & B)  
UPGRADE (2.5) CAR - 29'-0" WIDE (SERIES A & B)  
UPGRADE (3) CAR - UP TO 37'-0" WIDE (SERIES B)



## EXHIBIT 11.4

### Setback Diagrams - Multi-Family Villa Homes - Series A&B

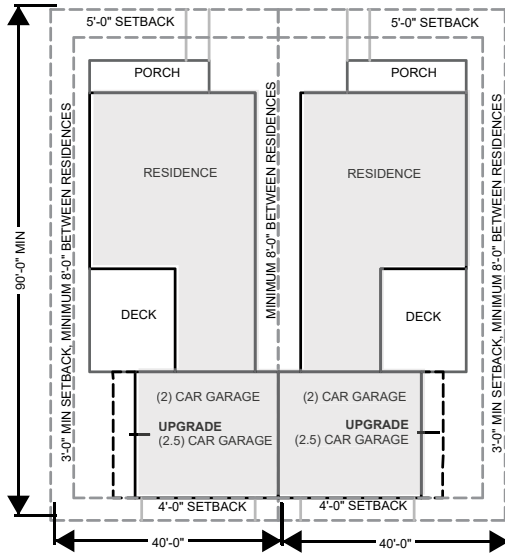
**SERIES A - MINIMUM 40'-0" WIDE X 90'-0" DEEP**

**SERIES B - MINIMUM 45'-0" WIDE X 90'-0" DEEP**

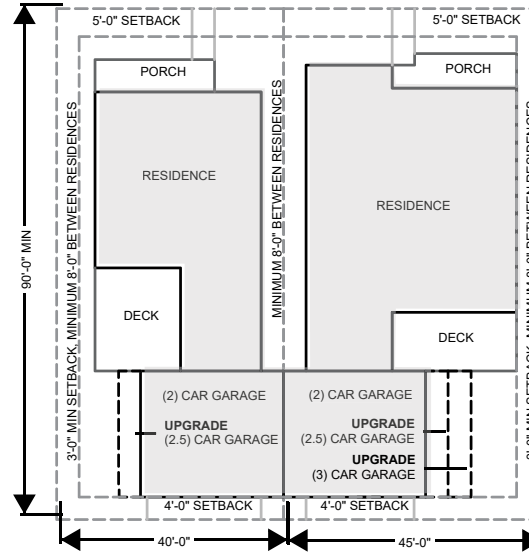
ALL MULTIFAMILY VILLA HOMES ARE SAME TYPES AS SINGLE FAMILY HOMES. BELOW ARE EXAMPLES OF 2-3 SINGLE FAMILY HOMES ATTACHED VIA GARAGE STRUCTURES.

REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES

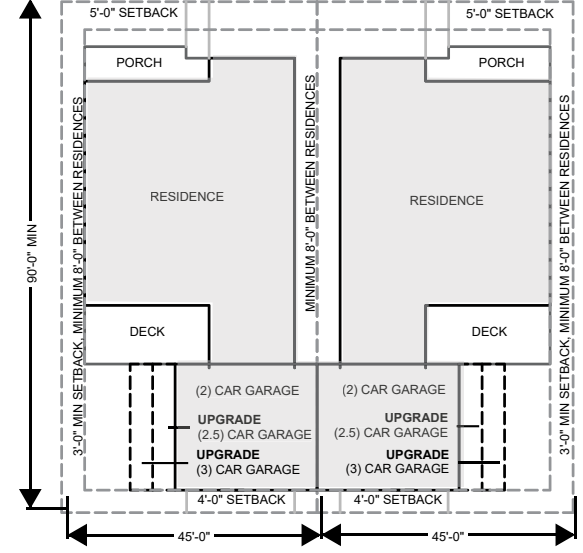
**AA**



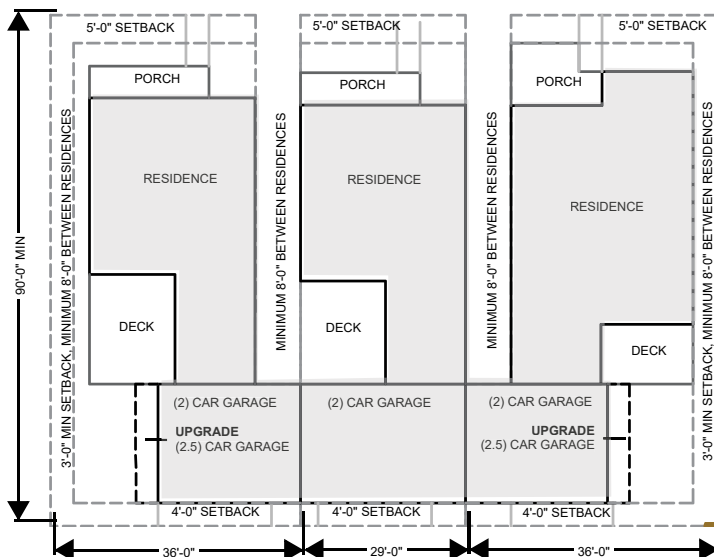
**AB**



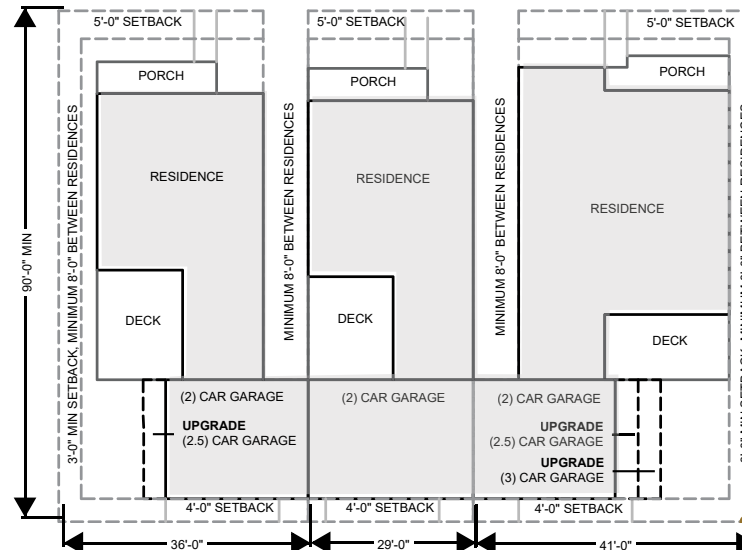
**BB**



**AAA**



**AAB**



#### GARAGES:

**STANDARD (2) CAR -  
25'-0" WIDE  
(SERIES A & B)**

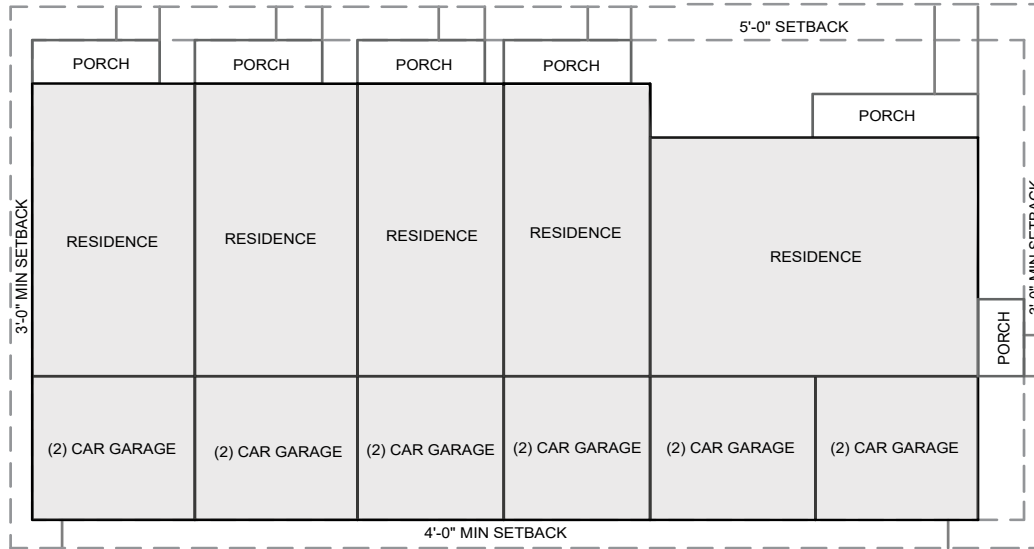
**UPGRADE (2.5) CAR -  
29'-0" WIDE  
(SERIES A & B)**

**UPGRADE (3) CAR -  
UP TO 37'-0" WIDE  
(SERIES B)**

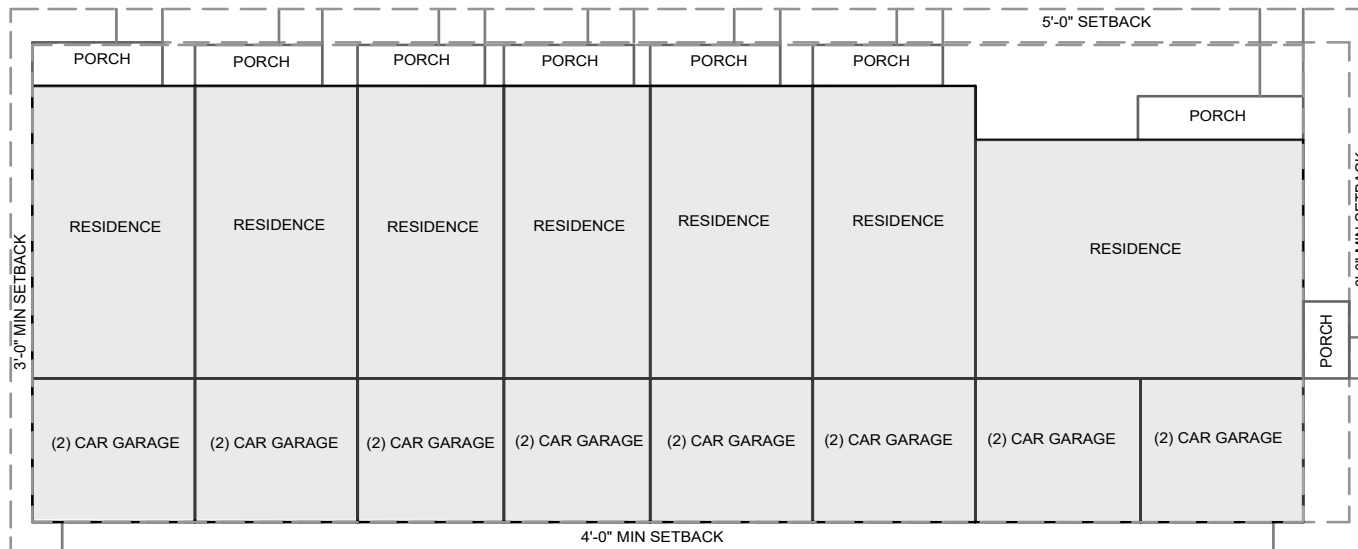
## EXHIBIT 11.5

### Setback Diagrams -Townhomes

#### 6 UNIT



#### 8 UNIT

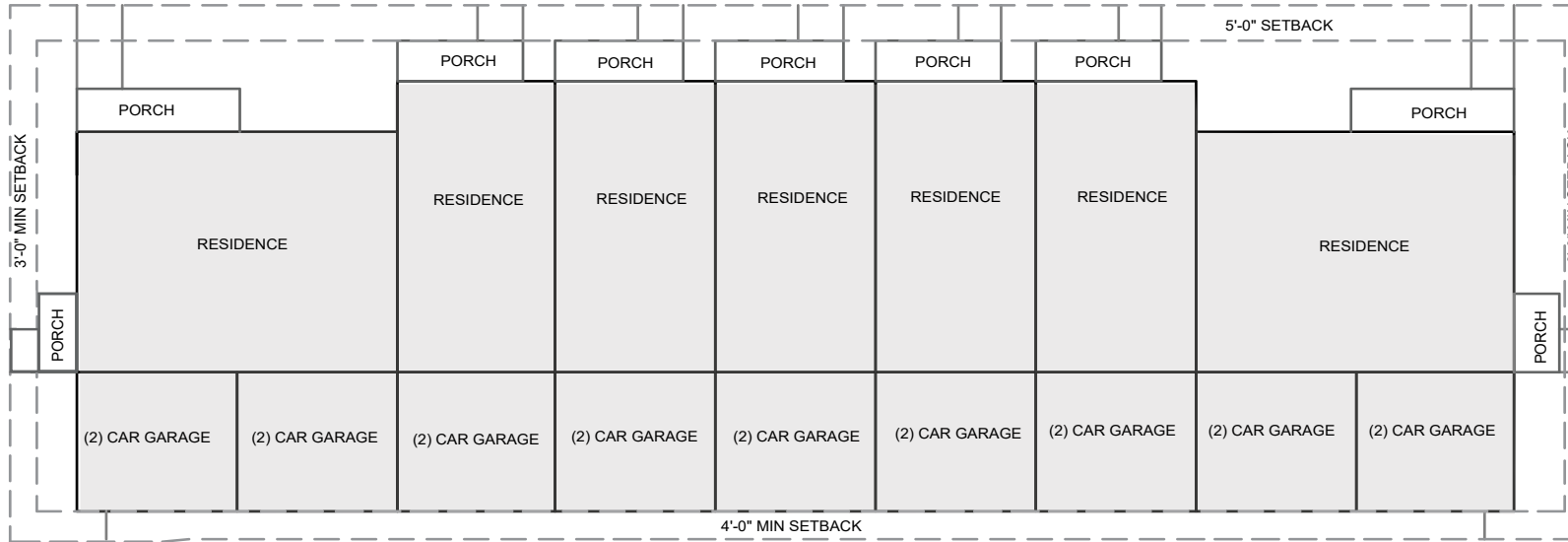




# EXHIBIT 11.6

## Setback Diagrams -Townhomes Continued

9 UNIT

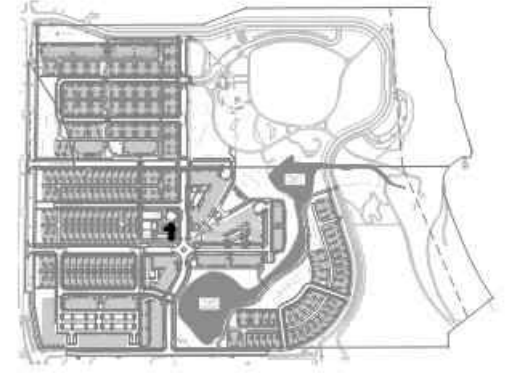
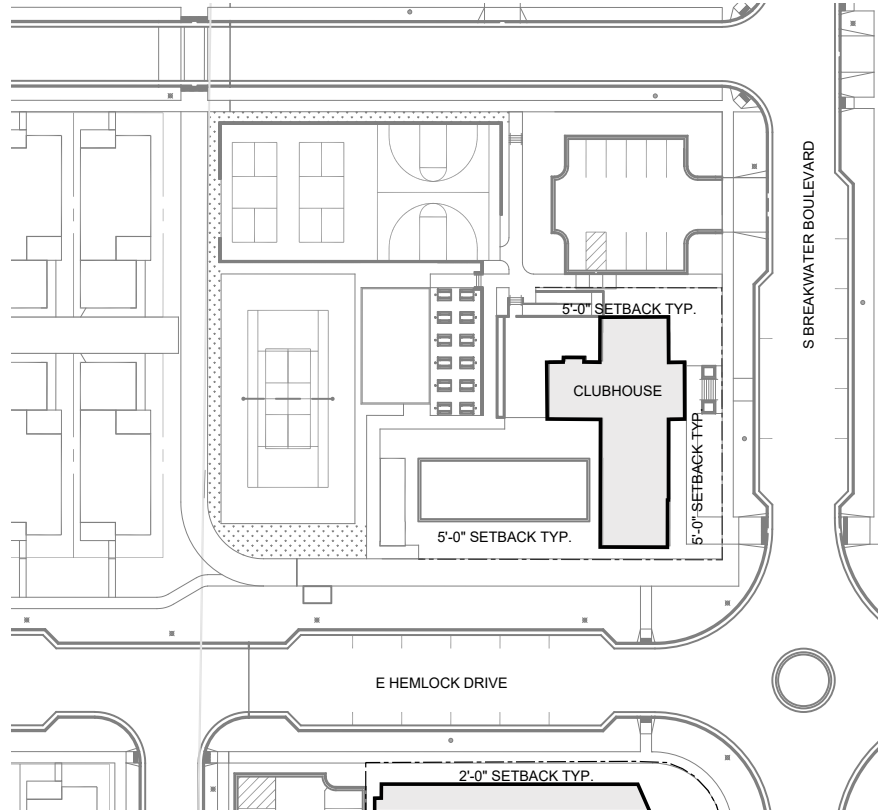


# EXHIBIT 11.7

## Setback Diagrams -Clubhouse

KEY PLAN

### CLUBHOUSE

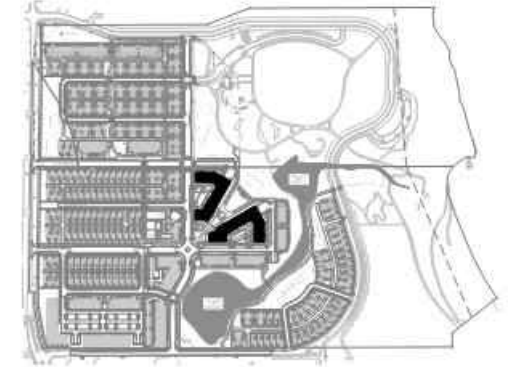
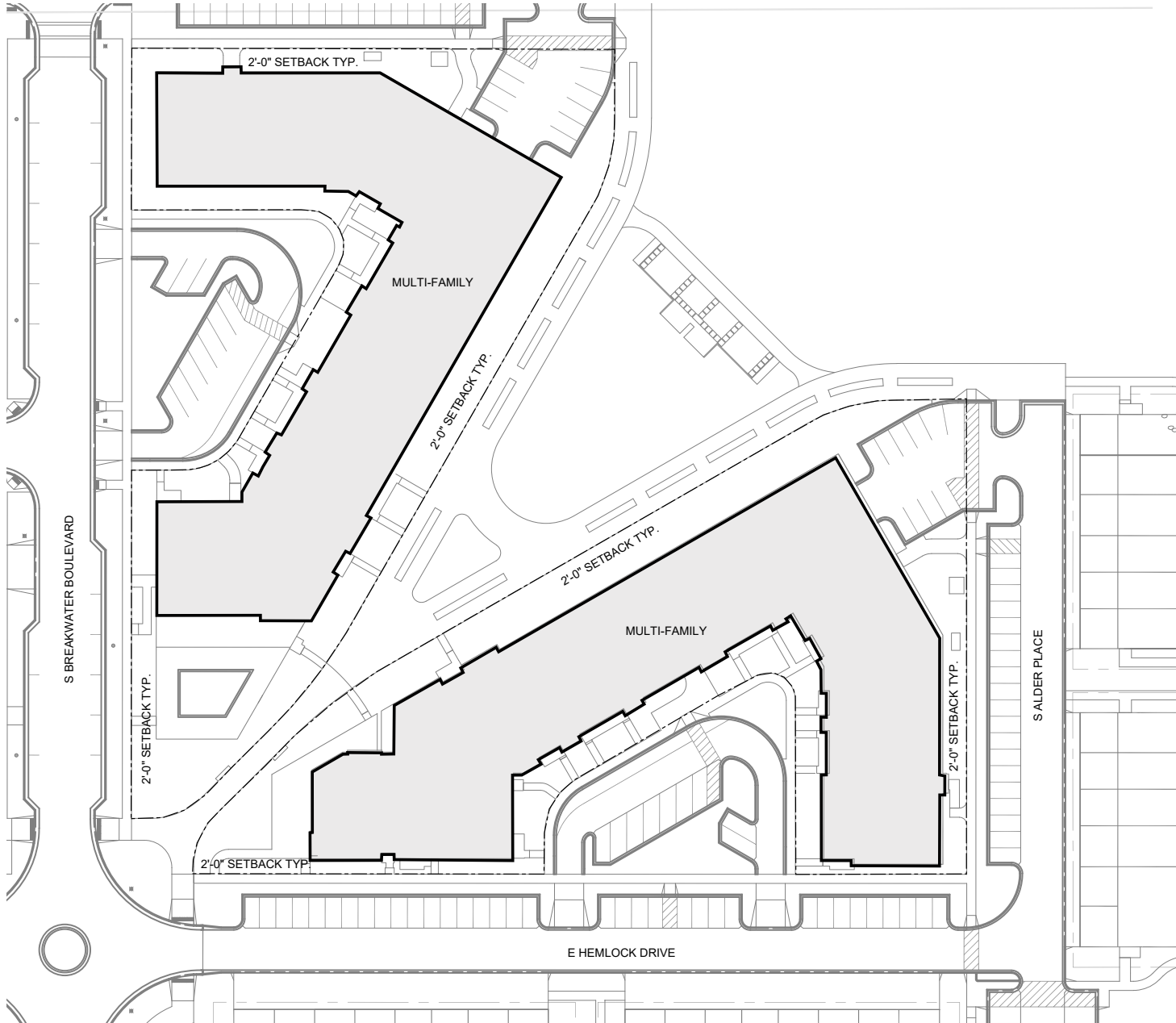




**EXHIBIT 11.8**  
Setback Diagrams - Multifamily Phase 1A

KEY PLAN

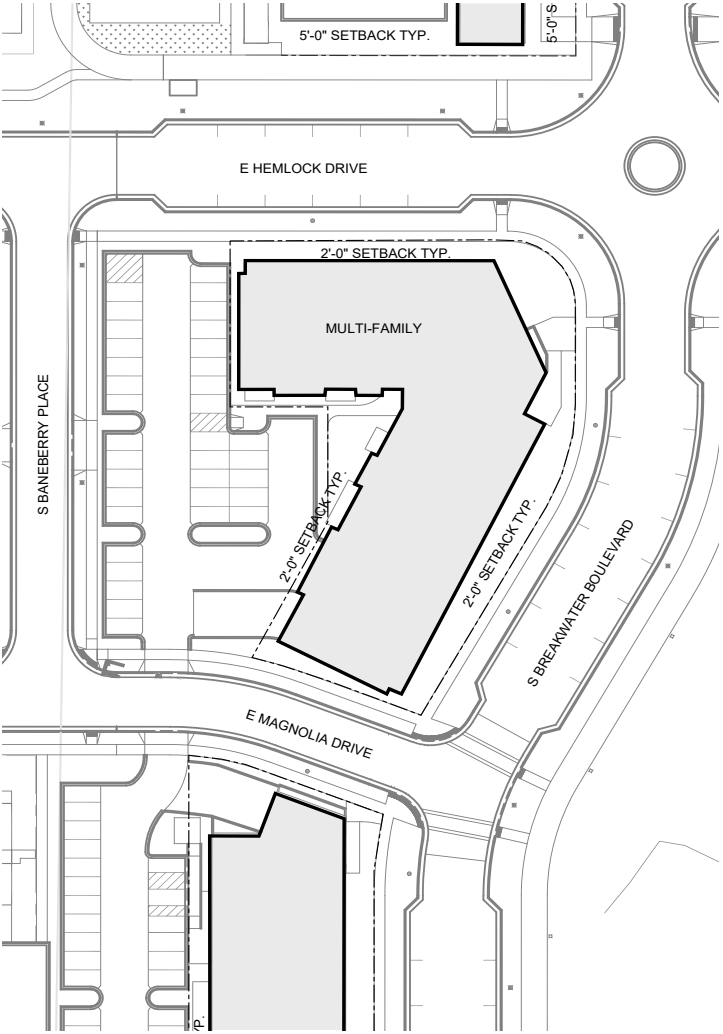
A9



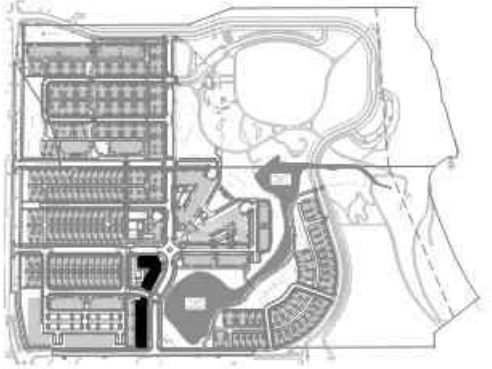
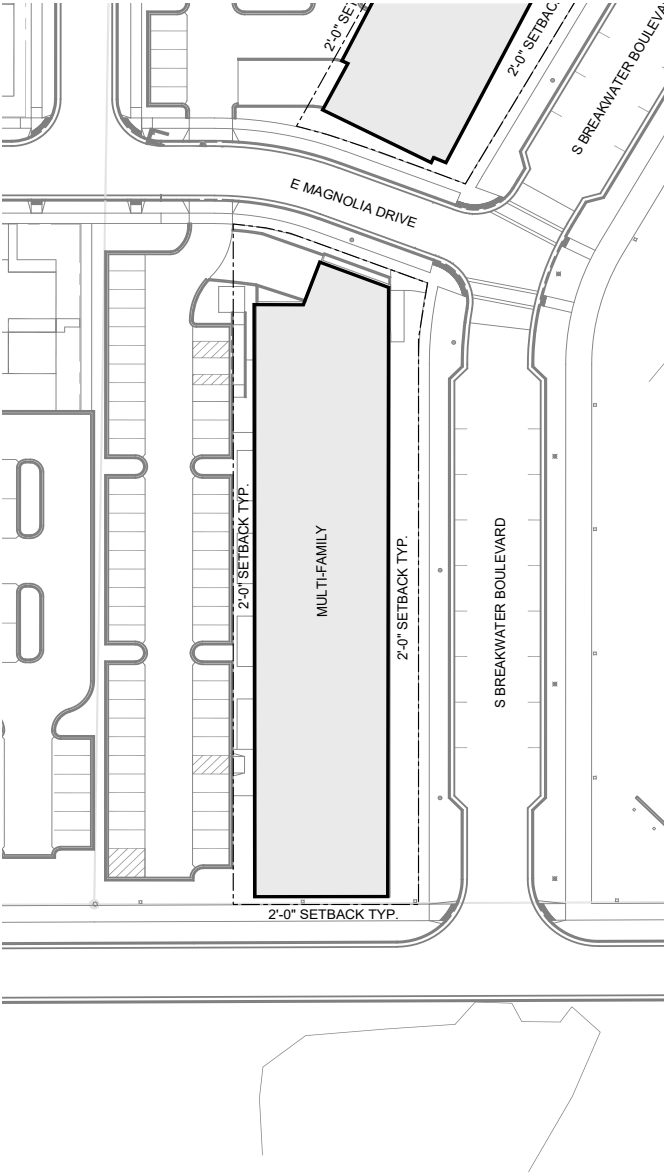
**EXHIBIT 11.9**  
Setback Diagrams - Multifamily Phase 1B

KEY PLAN

**A8 - NORTH**



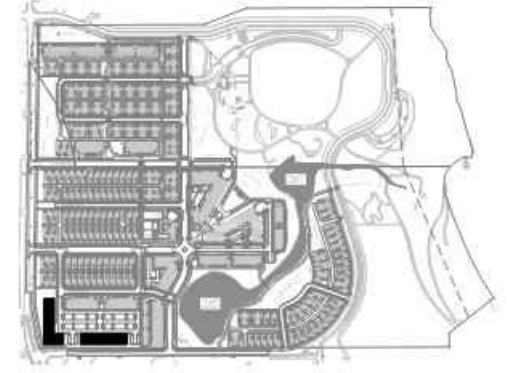
**A8 - SOUTH**



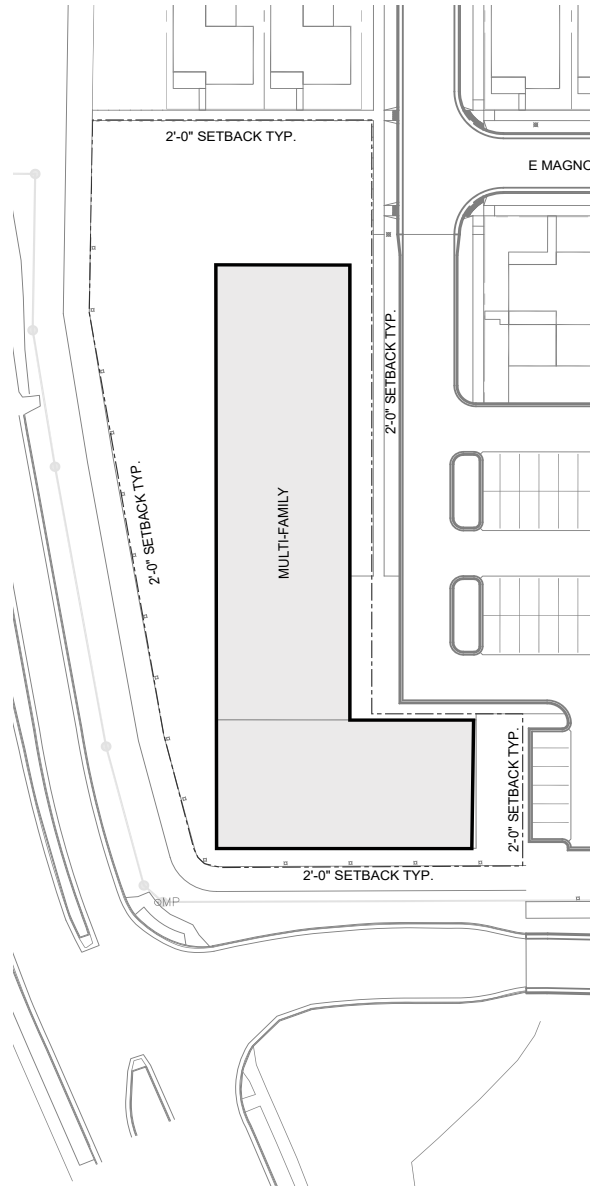


**EXHIBIT 11.10**  
Setback Diagrams - Multifamily Phase 2

KEY PLAN



**A7 - WEST**



**A7 - EAST**

