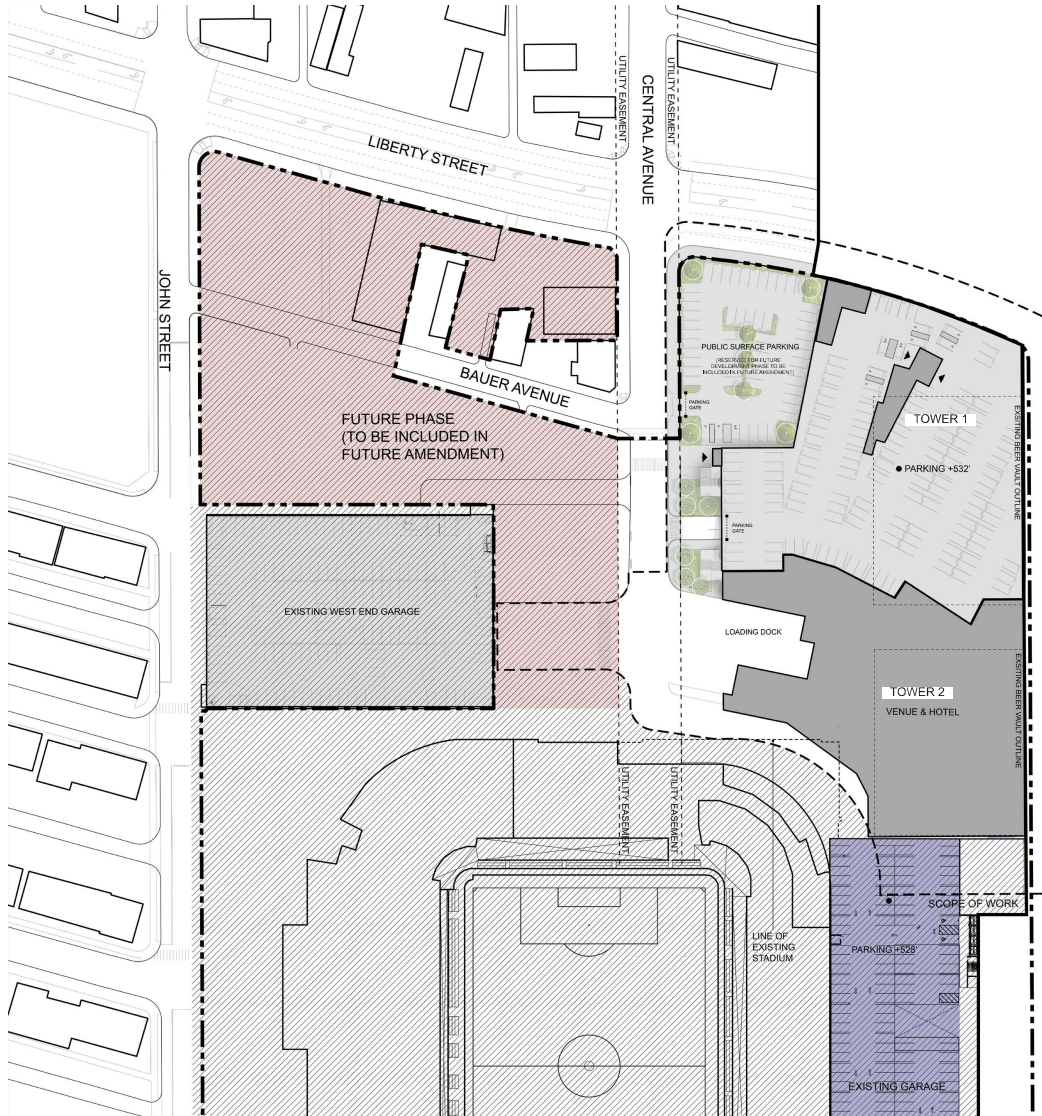




PLANNED DEVELOPMENT KEYNOTES

- PROPERTY LINE
- ADJACENT PARCEL OUTSIDE DEVELOPMENT
- ADJACENT BUILDING OUTSIDE DEVELOPMENT
- /// PREVIOUSLY APPROVED BUILDINGS, PARCELS, AND DEVELOPMENT SITES WITHIN EXISTING PD-83 AND PD-83 AMENDMENTS
- DEVELOPMENT BUILDINGS
- /// FUTURE DEVELOPMENT PHASE
- ... PROPOSED R.O.W IMPROVEMENTS (PAVING/LANDSCAPE)

PARKING KEY

- EXISTING PARKING
- PROPOSED PARKING

PARKING TOTALS

EXISTING WEST END GARAGE: 836 SPACES

EXISTING TQL STADIUM EAST GARAGE: 396 SPACES

PROPOSED SURFACE PARKING: 197 SPACES

TOTAL SITE PARKING TOTALS: 1,429 SPACES

PARKING DIVISION

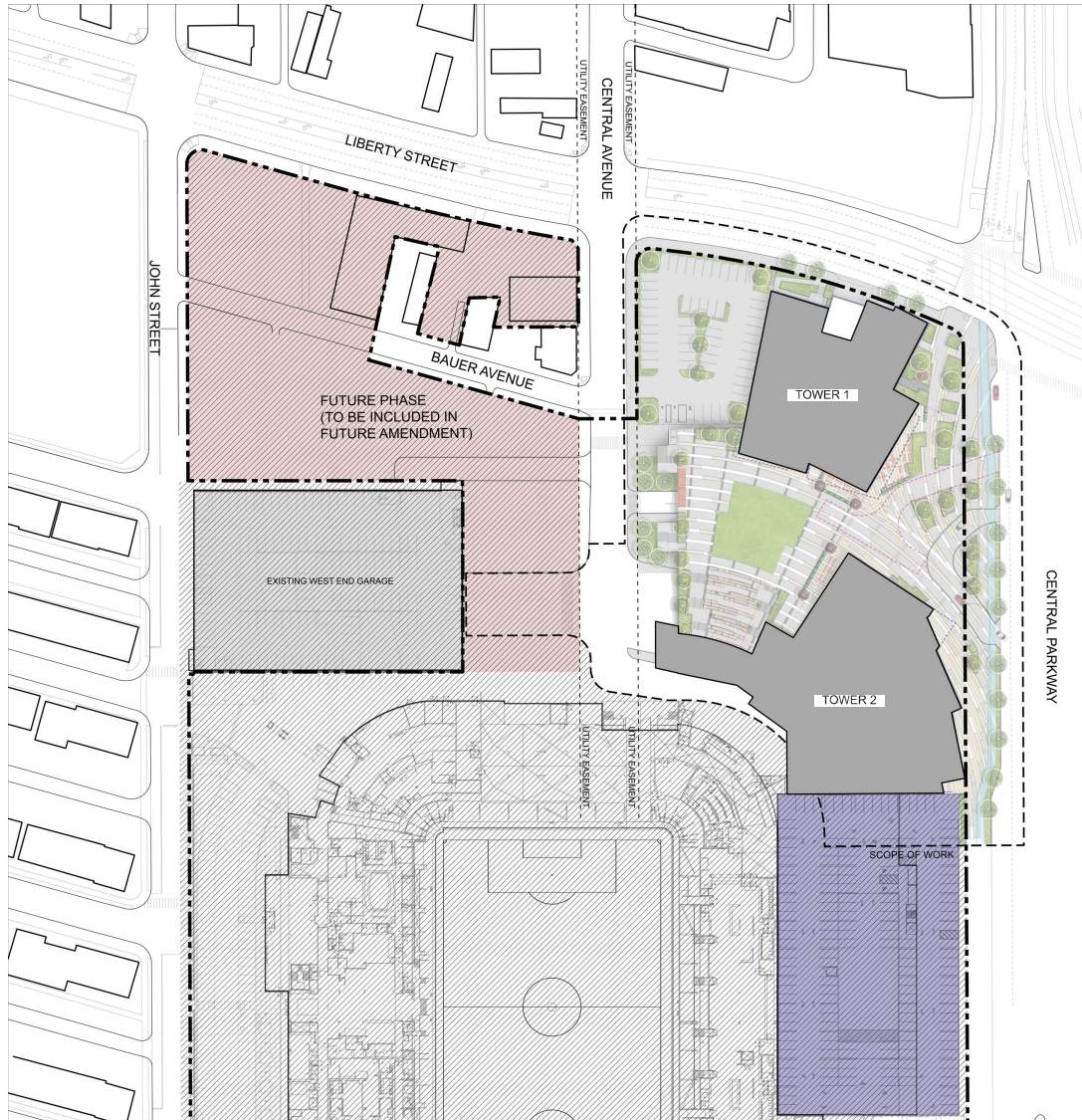
DEDICATED RESIDENTIAL: 138 SPACES

DEDICATED PUBLIC PARKING: 59 SPACES

RETAIL/PUBLIC PARKING: USE OF EXISTING WEST END GARAGE, TQL STADIUM EAST GARAGE, AND PROPOSED SURFACE PARKING

HOTEL AND HOTEL VALET: USE OF EXISTING WEST END GARAGE, AND TQL STADIUM EAST GARAGE, AND PROPOSED SURFACE PARKING

PERFORMANCE VENUE: USE OF EXISTING WEST END GARAGE, TQL STADIUM EAST GARAGE, AND PROPOSED SURFACE PARKING



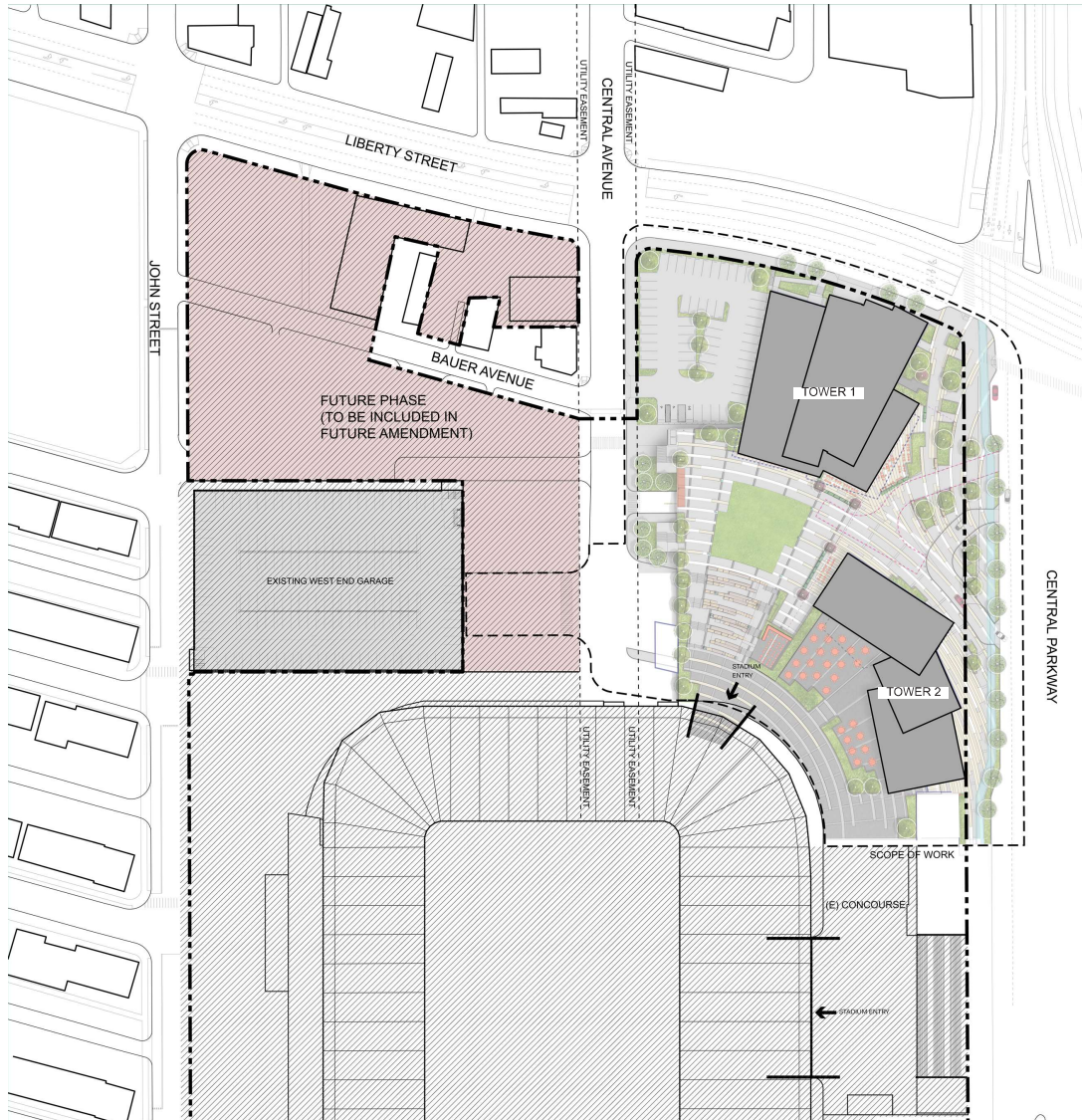
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PARKING KEY

- EXISTING PARKING
- PROPOSED PARKING





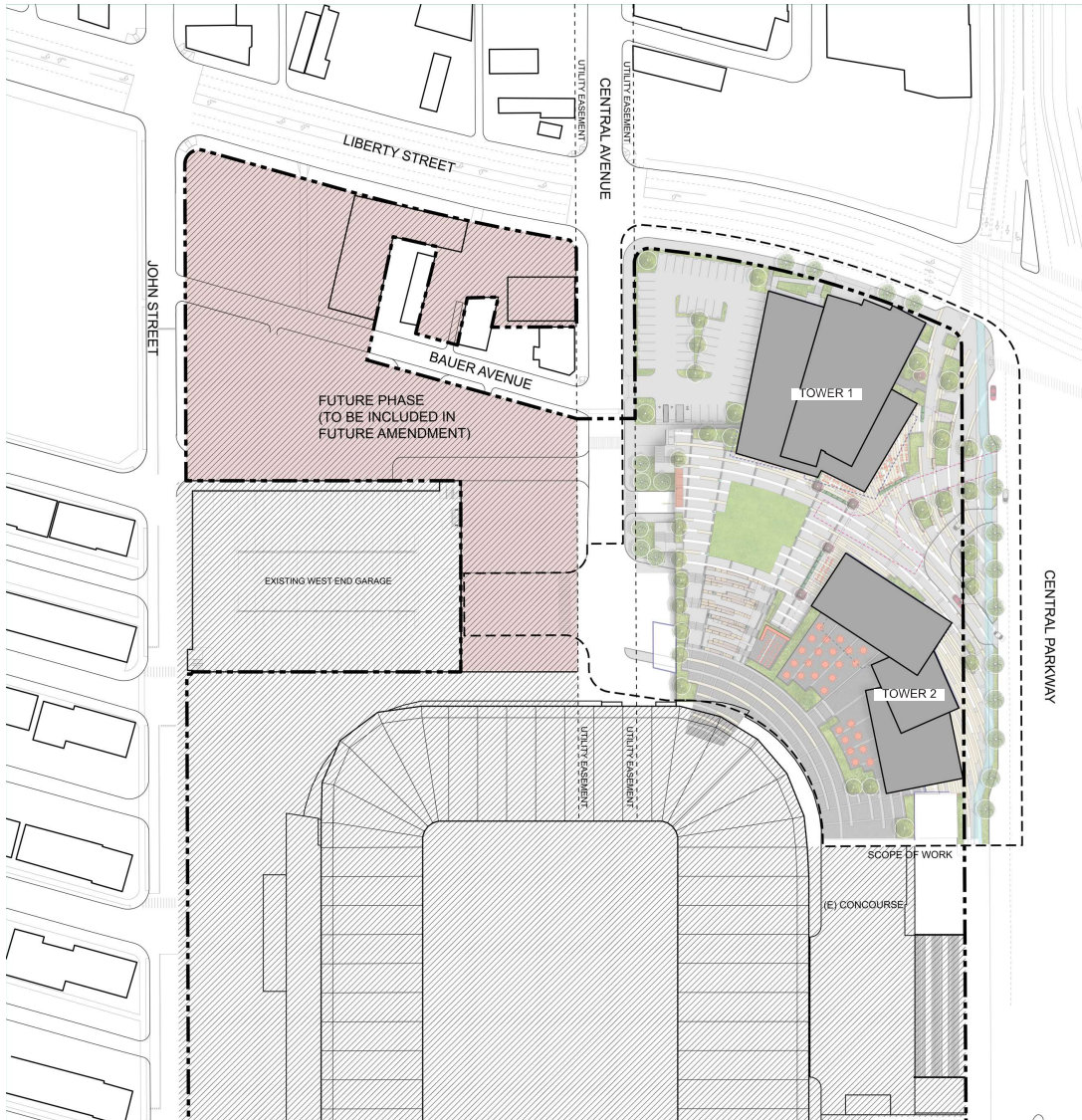
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PARKING KEY

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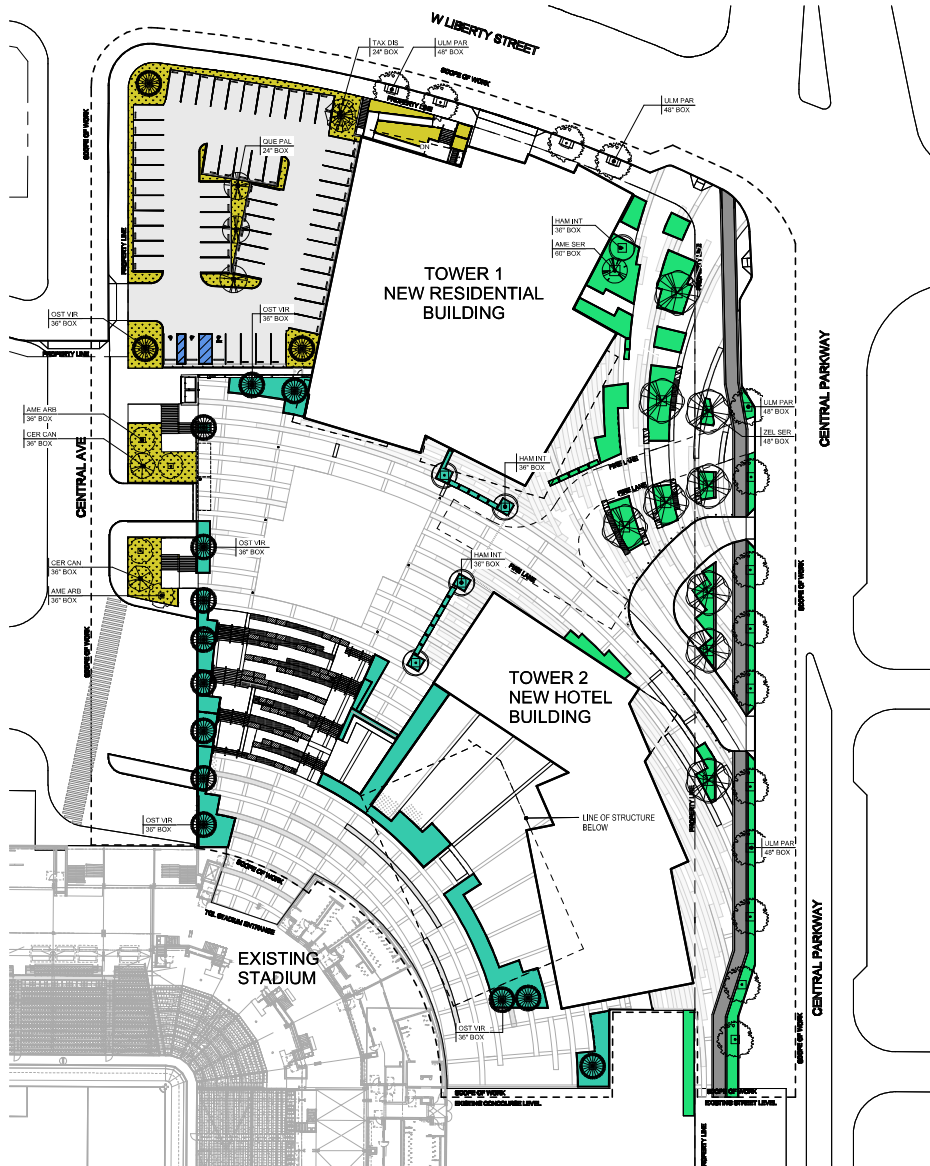
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DEVELOPMENT SQUARE FOOTAGE

PROGRAM	DEVELOPMENT SF	APPROXIMATE LIMIT
MULTI-FAMILY RESIDENTIAL	158,000 SF	170,000 SF
OFFICE	50,000 SF	70,000 SF
RETAIL/F+B	56,000 SF	60,000 SF
SUPPORT	50,000 SF	95,000 SF
HOTEL	171,000 SF	180,000 SF
CONDOMINIUM	8,000 SF	15,000 SF
ENTERTAINMENT VENUE	45,000 SF	70,000 SF
SITE TOTAL	538,000 SF	660,000 SF

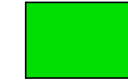




TREE SCHEDULE

IMAGE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	AME ABR	Amelanchier aborea	Serviceberry	36" BOX	11
	AME ABR	Amelanchier aborea	Serviceberry	60" BOX	1
	CER CAN	Cercis canadensis	Eastern Redbud	36" BOX	2
	HAM INT	Hamamelis x intermedia	Witch Hazel	36" BOX	5
	OST VIR	Ostrya virginiana	American Hophornbeam	36" BOX	16
	QUE PAL	Quercus palustris	Pin Oak	24" BOX	3
	TAX DIS	Taxodium distichum	Bald Cypress	24" BOX	1
	ULM PAR	Ulmus parvifolia	Chinese Elm	48" BOX	14
	ZEL SER	Zelkova serrata	Japanese Zelkova	48" BOX	9

PLANT SCHEDULE



MIX 101 - PRAIRIE ENTRY PLAZA MIX

10% ACCENT SHRUBS
10% LOW SHRUBS
60% NATIVE PRAIRIE GRASS
20% PERENNIALS

Accent Shrubs: 15 gallons 36" height min. and spaced 48" O.C.
Hamamelis virginiana - Witch Hazel
Lindera benzoin - Spicebush

Low Shrubs: 5 gallons and spaced 36" O.C.
calamintha nepeta 'montrose white' - Calamint

Native Prairie Grasses: 1 gallon and spaced 18" O.C.
Schizachyrium scoparium - Little Bluestem
Sorghastrum nutans - Indian Grass
Sporobolus heterolepis - Prairie Dropseed

Native Prairie Grasses: 1 gallon and spaced 18" O.C.
Schizachyrium scoparium - Little Bluestem
Sorghastrum nutans - Indian Grass
Sporobolus heterolepis - Prairie Dropseed
Bouteloua curtipendula - Sideoats Grama
Panicum virgatum 'Northwind' - Northwind Switchgrass
Bouteloua curtipendula - Sideoats Grama
Panicum virgatum 'Northwind' - Northwind Switchgrass



MIX 102 - CONCOURSE AND COMMONS WOODLAND MIX

25% ACCENT SHRUB
50% LOW SHRUBS
25% PERENNIALS

Accent Shrubs: 15 gallons 36" height min and spaced 48" O.C.
Hydrangea quercifolia - Oakleaf Hydrangea
Hamamelis virginiana - Witch Hazel
Lindera benzoin - Spicebush
Rhododendron spp. - Azalea

Low Shrubs: all size 5 gallons and spaced 36" O.C.
Juniperus communis - Common Juniper
Ilex virginica - Virginia Sweetpire
Ilex verticillata - Winterberry Holly
Caryopteris x clandonensis - Bluebeard
Perovskia atriplicifolia - Russian Sage

Perennials: all size 1 gallon and spaced 12" O.C.
Pachysandra procumbens - Allegheny Spurge
Symphyotrichum novae-angliae - New England Aster
Echinacea purpurea - Purple Coneflower
Asclepias tuberosa - Butterfly Milkweed
Salvia nemorosa - Purple Salvia
Rudbeckia hirta - Black-eyed Susan



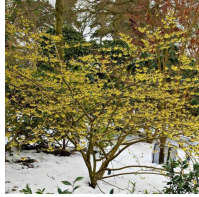
MIX 102 - WEST END MIX

85% LOW SHRUBS
15% PERENNIALS

Low Shrubs: all size 1 gallons and spaced 36" O.C.
Calamintha nepeta 'Montrose White' - Montrose White Calamint
Rhus aromatica - Gro-Low/ Gro-Low Fragrant Sumac

Perennials: all size 1 gallon and spaced 12" O.C.
Achillea millefolium 'Little Moonshine' Dwarf Yarrow
Heuchera villosa 'Autumn Bride' Autumn Bride Coral Bells

SITE TREES



Hamamelis virginiana 'Witch Hazel'



Cercis canadensis 'Eastern Redbud'



Amelanchier 'Service Berry'



Quercus palustris 'Pin Oak'



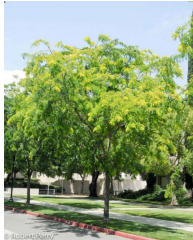
Ulmus parvifolia 'Pin Oak'



Zelkova serrata 'Japanese Zelkova'



Ostrya virginiana 'American Hophornbeam'



Gleditsia triacanthos var. inermis



Taxodium distichum

MIX 101 - PRAIRE ENTRY PLAZA



Calamintha nepeta 'Montrose White'



Lindera benzoin 'Spicebush'



Schizachyrium scoparium 'Little Bluestem'



Monarda fistulosa 'Wild Bergamot'



Sporobolus heterolepis 'Prairie Dropseed'



Bouteloua curtipendula 'Sideoats Grama'



Panicum virgatum 'Switchgrass'



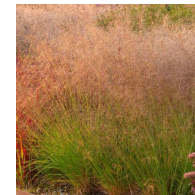
Liatris spicata 'Dense Blazing Star'



Asclepias tuberosa 'Butterfly Weed'



Eryngium yuccifolium 'Rattlesnake Master'

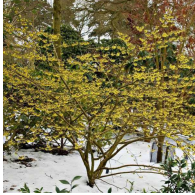


Sporobolus heterolepis 'Prairie Dropseed'

MIX 102 - Woodland Mix



Hydrangea quercifolia 'Oakleaf hydrangea'



Hamamelis virginiana 'Witch Hazel'



Rhododendron 'azelea'



Juniperus communis 'Common Juniper'



Itea virginica 'Virginia Sweetspire'



Ilex verticillata 'Winterberry Holly'



Caryopteris 'Bluebeard'



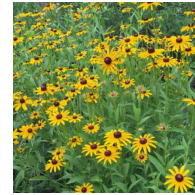
Salvia yangii 'Russian Sage'



Echinacea purpurea 'Purple Coneflower'



Salvia 'Purple Salvia'



Rudbeckia hirta 'Black Eyed Susan'

MIX 103 - West End Mix



Rhus aromatica 'Gro-Low'



Calamintha nepeta 'Montrose White'



Achillea 'Little Moonshine Yarrow'



Heuchera villosa 'Autumn Bride'