

Exhibit F
to Development Agreement
Listed Minimum Development Standards

Exhibit F
Internal Traffic Improvements

The Minimum Development Standards listed below qualify as the Minimum Development Standards as defined in Section 2.74 and contemplated in Section 3.2.2, 3.2.4 and 3.2.6 of the Development Agreement dated February 25, 2013. Each standard is identified by section and subsection as presented in the Development & Design Control Document.

Section	Subsection	
17 Mixed Use Employment Planning Sub Area		
17.3.3 Detailed Building Design	4.1Consistent Façade	<p>All façades or sides of a building shall be designed with architectural style and building materials consistent with the front façade.</p> <p>Side and rear façades are required to meet Minimum Development Standards 1.1 & 1.2 of this Section unless such facades are not visible from streets, accessways, parks, civic spaces, or other residential buildings.</p> <p>Note: “Consistent” will be determined using reasonable and customary design standards.</p>
17.3.3 Detailed Building Design	8.1 Entryways	<p>Each building (single tenant or multi-tenant) greater than 60,000sq. ft., shall have an architecturally prominent entrance that includes an outdoor area with a minimum area of 200 sq. ft., that includes:</p> <ul style="list-style-type: none"> ▪ benches and other seating components; ▪ integral planters or wing walls that incorporate landscaped areas and/or places for sitting; ▪ structural or vegetated shading; and ▪ accessways between parking areas and buildings. <p>Any front entry shall be set back from the drive aisle (define) a minimum distance of 15 ft.</p> <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
20 High Density Residential Planning Area		
20.3.2 Detailed Building	4.1Consistent Façade	<p>All façades or sides of a building shall be designed with architectural style and building materials consistent with the front façade.</p> <p>Side and rear façades are required to meet Minimum Development Standards 1.1 & 1.2 of this Section unless such facades are not visible from streets, accessways, parks, civic spaces, or other residential buildings.</p> <p>Note: “Consistent” will be determined using reasonable and customary design standards.</p>

Section	Subsection	
20.3.2 Detailed Building Design	8.1 Entryways	<p>Each building greater than 60,000 sq. ft., shall have an architecturally prominent and clearly visible entrance that incorporates an civic space within a minimum area of 200 sq. ft., that includes:</p> <ul style="list-style-type: none"> ▪ benches and other seating components; ▪ integral planters or wing walls that incorporate landscaped areas and/or places for sitting; ▪ structural or vegetated shading; and ▪ Accessways between parking areas and building entrances. <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
21 Neighborhood (Mixed Density) Residential Planning Area		
21.3.2 Detailed Building Design	4.1 Consistent Facade	<p>All façades or sides of a building shall be designed with architectural style and building materials consistent with the front façade.</p> <p>Side and rear façades are required to meet Minimum Development Standards 1.1 & 1.2 of this Section unless such facades are not visible from streets, accessways, parks, civic spaces, or other residential buildings.</p> <p>Note: “Consistent” will be determined using reasonable and customary design standards.</p>
21.3.2 Detailed Building Design		
21.3.2 Detailed Building Design	8.1 Entryways	<p>Each building (single tenant or multi-tenant) greater than 60,000sq. ft., shall have an architecturally prominent entrance that includes an outdoor area with a minimum area of 200 sq. ft., that includes:</p> <ul style="list-style-type: none"> ▪ benches and other seating components; ▪ integral planters or wing walls that incorporate landscaped areas and/or places for sitting; ▪ structural or vegetated shading; and ▪ accessways between parking areas and buildings. <p>Any front entry shall be set back from the drive aisle (define) a minimum distance of 15 ft.</p> <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
23 Single Family (Detached) Dwelling Use Code		
23.3.3. Detailed Building Design	2.1 Entryways	<p>Building entrances, located on the front façade, shall be architecturally prominent.</p> <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
24 Single Family Attached Dwelling Use Code		
24.3.2. Detailed Building Design	2.1 Entryways	<p>Building entrances, located on the front façade, shall be architecturally prominent.</p> <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
Parking, Access and Servicing Code		
32.3.2 General -Mixed Use Employment Planning Subarea	4.2 Internal Circulation	Direct access to service entrances and loading areas shall be provided, while minimizing movement through parking areas.
32.3.5 Parking Ratio	1.1 Minimum Parking Ratio	Where a land use is not identified in Table 31-1 the Planning Director shall determine the applicable parking ratio.

April, 2013

Exhibit G
to Development Agreement
Development Standards for Specialized Areas

Exhibit G
Development Standards for Specialized Areas

Town Center Planning Area

1. Sector Design Code

In *Specialized Area Plan – Town Center Planning Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Building Footprint/Building Envelope
- Main Street Orientation
- Provision of Civic Spaces
- Internal Pedestrian Connectivity

2. Plat Design Code

In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Lot Size
- Minimum Lot Size
- Minimum Lot Width
- Minimum Lot Depth
- Minimum Street Frontage

3. Town Center Area Planning Code

In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Building Height
- Minimum Building Height
- Minimum Front Setback
- Minimum Side Setback
- Minimum Corner Setback
- Minimum Rear Setback
- Minimum Setback from Adjoining Residential Uses
- Setback Encroachments
- Maximum Building Coverage
- Maximum Gross Floor Area
- Mixed Uses Ratio
- Building Orientation

- Main Street Orientation

In *Pedestrian Places & Movement*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Civic Spaces
- Pedestrian Connectivity
- Internal Pedestrian Circulation

In *Detailed Building Design*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Façade Articulation (horizontal and vertical)
- Building Elements
- Exterior Building Materials
- Consistent Facade
- Encroachments
- Solar Protection
- Roof Treatments
- Roof Types
- Entryways
- Parking Structures
- Awnings

4. Parking, Access & Servicing Code

In *General – applicable to the Town Center Planning Area only*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Siting of Parking Areas
- Service Entrances and Loading Areas
- Driveway Access
- Internal Circulation

Large Format Retail Planning Sub Area

1. Sector Design Code

In *Specialized Area Plan – Large Format Retail Planning Sub Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Building Footprint/Building Envelope
- Main Street Orientation
- Provision of Civic Spaces
- Internal Pedestrian Connectivity

2. Plat Design Code

In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Lot Size
- Minimum Lot Size
- Minimum Lot Width
- Minimum Lot Depth
- Minimum Street Frontage

3. Large Format Retail Planning Sub Area Code

In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Building Height
- Minimum Building Height
- Minimum Front Setback
- Minimum Side Setback
- Minimum Corner Setback
- Minimum Rear Setback
- Minimum Setback from Adjoining Residential Uses
- Setback Encroachments
- Maximum Building Coverage
- Maximum Gross Floor Area
- Building Orientation

In *Pedestrian Places and Movement*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Civic Spaces
- Pedestrian Connectivity
- Internal Pedestrian Circulation

In *Detailed Building Design*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Façade Articulation (horizontal and vertical)
- Building Elements
- Exterior Building Materials
- Consistent Façade
- Encroachments
- Solar Protection
- Roof Treatments
- Roof Types
- Entryways
- Parking Structures
- Awnings

4. Parking, Access & Servicing Code

In *General – applicable to the Large Format Retail Planning Sub Area only*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Siting of Parking Areas
- Service Entrances and Loading Areas
- Driveway Access
- Internal Circulation

Neighborhood Center Planning Area

1. Sector Design Code

In *Specialized Area Plan – Neighborhood Center Planning Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Building Footprint/Building Envelope
- Main Street Orientation
- Provision of Civic Spaces
- Internal Pedestrian Connectivity

2. Plat Design Code

In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Lot Size
- Minimum Lot Size
- Minimum Lot Width
- Minimum Lot Depth
- Minimum Street Frontage

3. Neighborhood Center Planning Area Code

In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Planning Area Designation
- Maximum Building Height
- Minimum Front Setback
- Minimum Side Setback
- Minimum Corner Setback
- Minimum Rear Setback
- Minimum Setback Adjoining Residential Uses
- Setback Encroachments
- Maximum Building Coverage
- Maximum Gross Floor Area
- Building Orientation
- Main Street Orientation (optional)

In *Pedestrian Places and Movement*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Civic Spaces
- Pedestrian Connectivity
- Internal Pedestrian Circulation

In *Detailed Building Design*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Façade Articulation (horizontal and vertical)
- Building Elements
- Exterior Building Materials
- Consistent Façade
- Encroachments
- Solar Protection
- Roof Treatments
- Roof Types
- Entryways
- Parking Structures
- Awnings

4. Parking, Access & Servicing Code

In *General – applicable to the Neighborhood Center Planning Area only*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Siting of Parking Areas
- Service Entrances and Loading Areas
- Driveway Access
- Internal Circulation

Resort Planning Area

1. Sector Design Code

In *Specialized Area Plan – Resort Planning Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Building Footprint/Building Envelope
- Main Street Orientation
- Provision of Civic Spaces
- Internal Pedestrian Connectivity

2. Plat Design Code

In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Lot Size
- Minimum Lot Size
- Minimum Lot Width
- Minimum Lot Depth
- Minimum Street Frontage

3. Resort Planning Area Code

In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Building Height
- Minimum Front Setback
- Minimum Side Setback
- Minimum Corner Setback
- Minimum Rear Setback
- Minimum Setback Adjoining Residential Uses
- Setback Encroachments
- Distance between Buildings
- Maximum Building Coverage
- Maximum Gross Floor Area
- Building Orientation

In *Pedestrian Places and Movement*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Pedestrian Connectivity
- Internal Pedestrian Circulation

In *Detailed Building Design*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Façade Articulation (horizontal and vertical)
- Building Elements
- Exterior Building Materials
- Consistent Façade
- Encroachments
- Solar Protection
- Roof Treatments
- Roof Types
- Entryways
- Parking Structures
- Awnings

4. Parking, Access & Servicing Code

In *General – applicable to the Resort Planning Area only*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Siting of Parking Areas
- Service Entrances and Loading Areas
- Driveway Access
- Internal Circulation

Park Planning Area

1. Plat Design Code

In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Maximum Lot Size
- Minimum Lot Size
- Minimum Lot Width
- Minimum Lot Depth
- Minimum Street Frontage

2. Park Planning Code

Park Use – refer to Park Use Code

In *Non-Park Use*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- *Site Planning*
 - » Planning Area Designation
 - » Maximum Building Height
 - » Building Siting/Building Envelope
 - » Minimum Front Setback
 - » Minimum Side Setback
 - » Minimum Corner Setback
 - » Minimum Rear Setback
 - » Minimum Setback Adjoining Residential Uses
 - » Setback Encroachments
 - » Maximum Building Coverage
 - » Maximum Gross Floor Area
 - » Building Orientation
 - » Main Street Orientation (optional)
- *Pedestrian Places and Movement*
 - » Civic Spaces
 - » Pedestrian Connectivity
 - » Internal Pedestrian Circulation
- *Detailed Building Design*
 - » Façade Articulation (horizontal and vertical)
 - » Building Elements
 - » Exterior Building Materials
 - » Consistent Façade
 - » Encroachments

- » Solar Protection
- » Roof Treatments
- » Roof Types
- » Entryways
- » Parking Structures
- » Awnings

3. Park Use Code

In *General*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Total Acreage
- Internal Vehicular Circulation
- Planting of Shade Trees
- View Fencing
- Siting of Facilities/Improvements in Floodplains

In *Regional Parks*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Pedestrian & Bicycle Accessibility
- Programing Schedule

In *Community Parks*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Pedestrian & Bicycle Accessibility
- Programing Schedule

In *Sports Park, Active Use Park & Informal Use Park*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Finished Surface Gradient

In *Neighborhood Parks*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Finished Surface Gradient
- Pedestrian & Bicycle Accessibility
- Programming Schedule

In *Pocket Parks*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Programming Schedule

In *Linear Open Space Park*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Programming Schedule

In *Landscape Amenity Park*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Programing Schedule

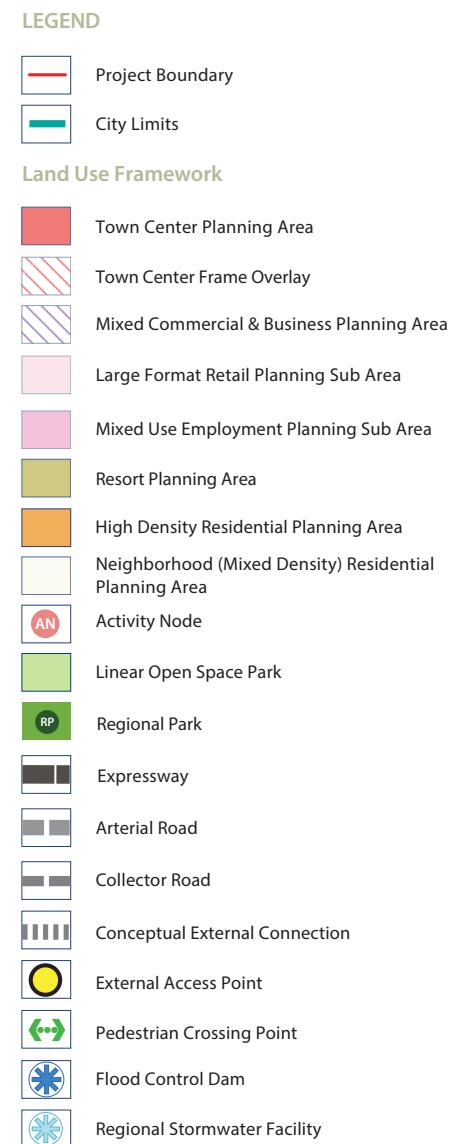
In *HOA Facility*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Programing Schedule

In *Trail Heads*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Amenities

Exhibit H
to Development Agreement
Master Framework Plan



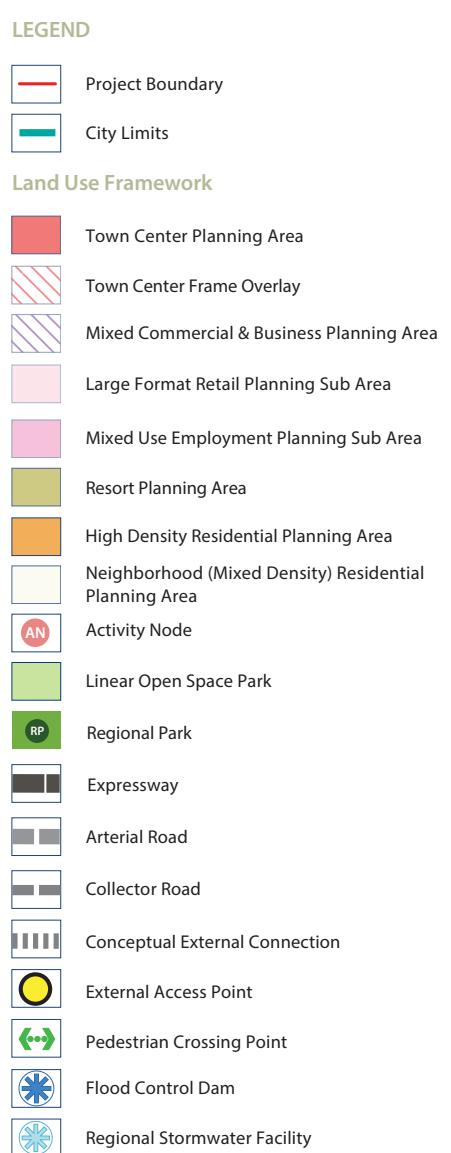
Minimum Overall Park Acreage:	480 acres
Minimum Overall Regional Park Acreage:	100 acres
Maximum Overall No. of Dwellings:	6000 units
Town Center Planning Area Acreage:	30 acres
High Density Residential Area Acreage:	55 acres
Nbhd. (Mixed Density) Residential Planning Area Acreage:	1567 acres
Large Format Retail Planning Sub Area Acreage:	82 acres
Mixed Use Employment Planning Sub Area Acreage:	89 acres
Resort Planning Area Acreage:	49 acres
Maximum Overall Impervious Cover:	65%
 Note: Future ROW, and Parks are included in acreages:	



Exhibit H - Plan 1 of 5 Master Framework Plan



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Minimum Overall Park Acreage:	480 acres
Minimum Overall Regional Park Acreage:	100 acres
Maximum Overall No. of Dwellings:	6000 units
Town Center Planning Area Acreage:	30 acres
High Density Residential Planning Area Acreage:	55 acres
Nbhd. (Mixed Density) Residential Planning Area Acreage:	1567 acres
Large Format Retail Planning Sub Area Acreage:	82 acres
Mixed Use Employment Planning Sub Area Acreage:	89 acres
Resort Planning Area Acreage:	49 acres
Maximum Overall Impervious Cover:	65%
 Note:	
Future ROW, and Parks are included in acreages:	

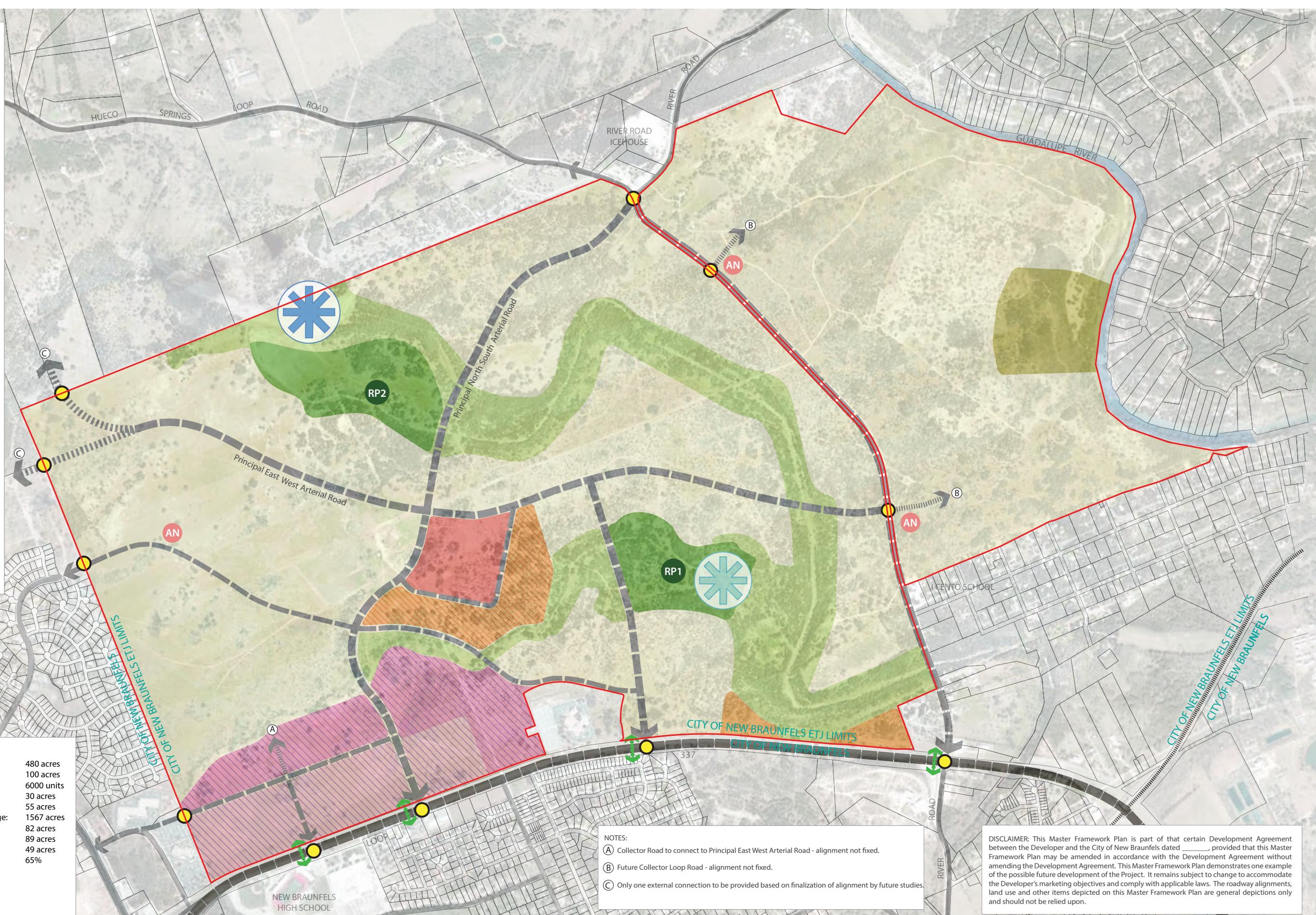
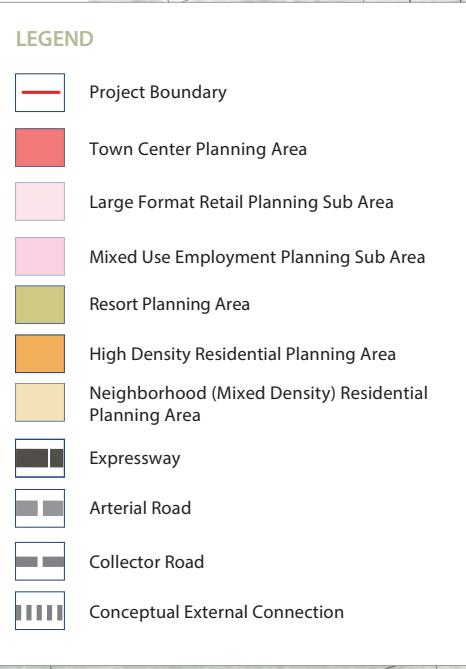


Exhibit H - Plan 2 of 5

Master Framework Plan



Planning Area Pod Number	Approximate Acreage
1	30ac
2	38ac
3	51ac
4	19ac
5	63ac
6	38ac
7	161ac
8	180ac
9	15ac
10	106ac
11	110ac
12	12ac
13	39ac
14	34ac
15	47ac
16	7ac
17	10ac
18	45ac
19	140ac
20	75ac
21	603ac
22	49ac

Approximate Potential Development Statistics.

Town Center Planning Area Acreage: 30 acres
 High Density Residential Area Acreage: 55 acres
 Nbhd. (Mixed Density) Residential Planning Area Acreage: 1567 acres
 Large Format Retail Planning Sub Area Acreage: 82 acres
 Mixed Use Employment Planning Sub Area Acreage: 89 acres
 Resort Planning Area Acreage: 49 acres

Note:
 Future ROW, and Parks are included in acreages:

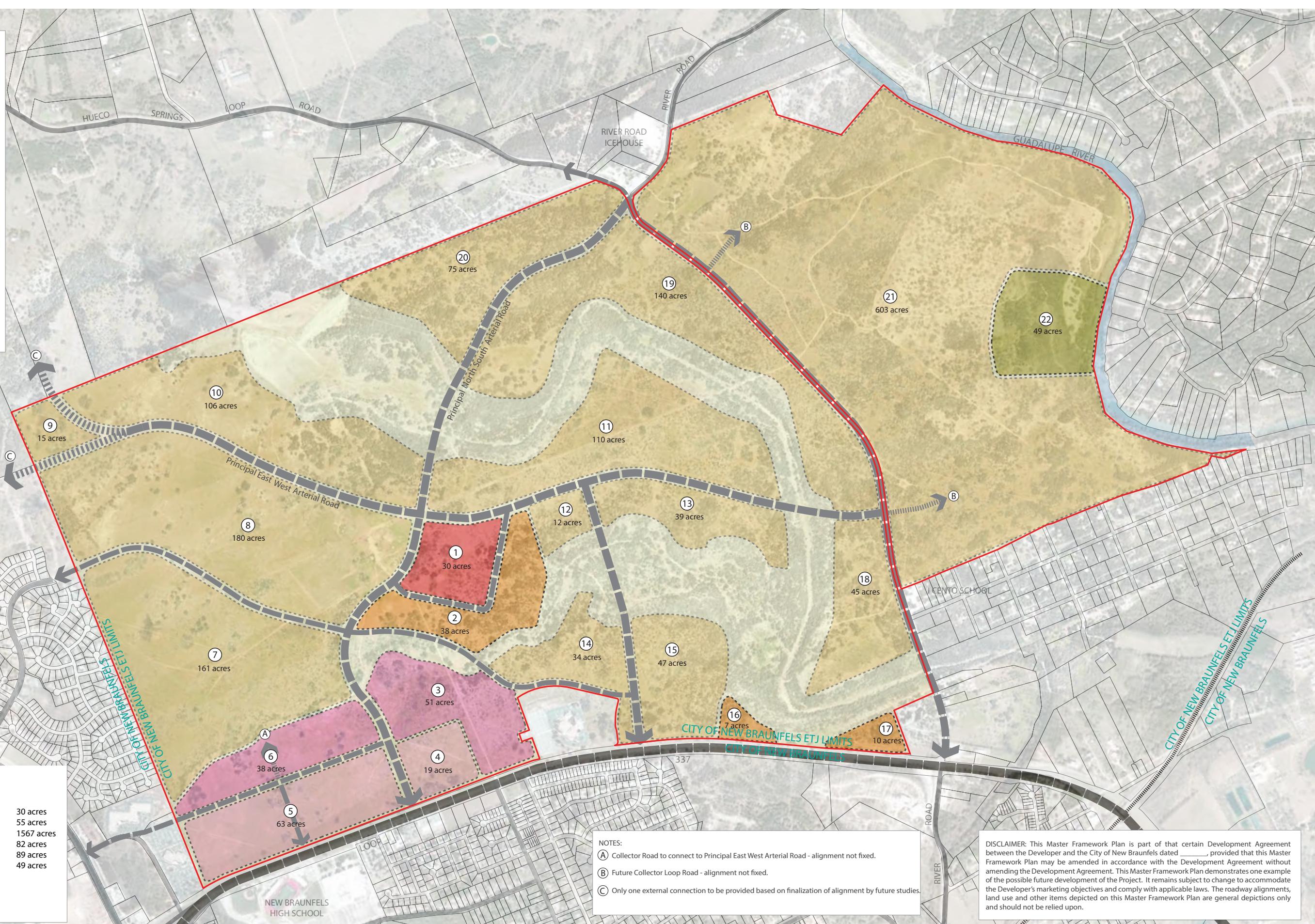


Exhibit H - Plan 3 of 5

Master Framework Plan - Planning Pod Areas

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RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
 Suite 100, Brunswick St
 Fortitude Valley QLD 4000
 P.O. Box 1550
 T +61 7 3124 9300
 F +61 7 3124 9399
 W rpsgroup.com.au

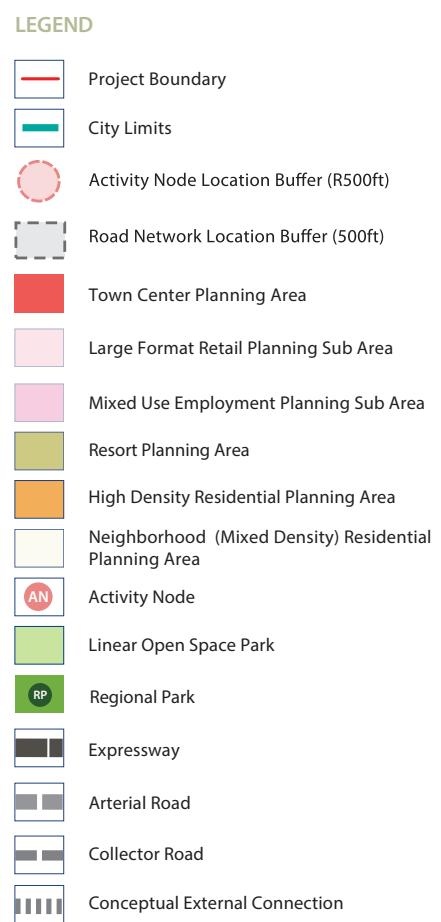


Exhibit H - Plan 4 of 5

Master Framework Plan - Buffer Areas

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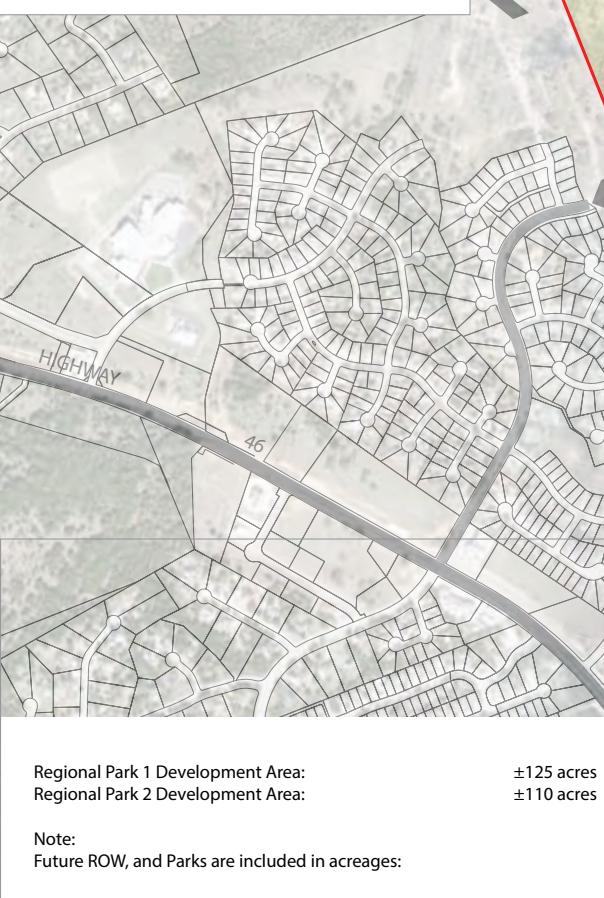
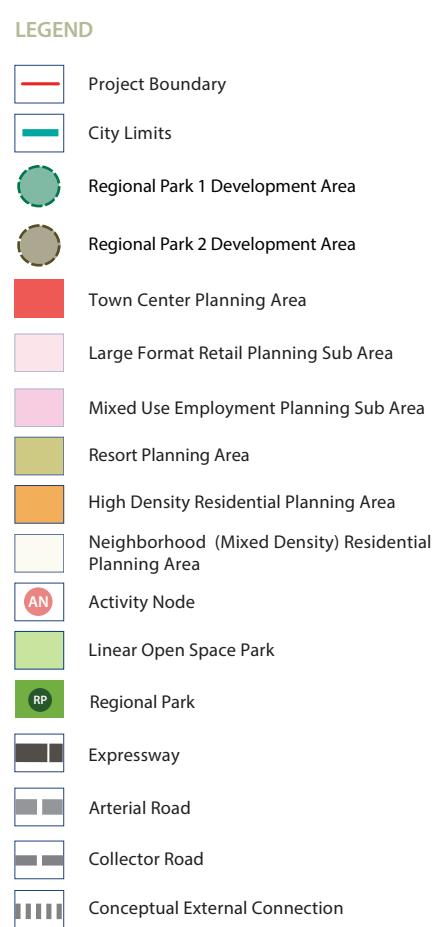


Exhibit H - Plan 5 of 5

Master Framework Plan - Regional Park Development Areas

