

Osceola County, Florida Submitted:

Parcel Identification Numbers

PID

01-25-31-0000-0015-0000 12-25-31-0000-0015-0000 13-25-31-0000-0010-0000 24-25-31-0000-0010-0000 06-25-32-0000-0010-0000 07-25-32-0000-0010-0000 18-25-32-0000-0010-0000

Owner Name

Central Florida Property Holdings 800 LLC Central Florida Property Holdings 400 LLC Central Florida Property Holdings 400 LLC Central Florida Property Holdings 1100 LLC Central Florida Property Holdings 800 LLC Central Florida Property Holdings 800 LLC Central Florida Property Holdings 900 LLC Central Florida Property Holdings 900 LLC Central Florida Property Holdings 1000 LLC Central Florida Property Holdings 1000 LLC

PID

04-25-32-0000-0010-0000 05-25-32-0000-0010-0000 08-25-32-0000-0010-0000 09-25-32-0000-0010-0000 15-25-32-0000-0010-0000 16-25-32-0000-0010-0000 20-25-32-0000-0010-0000

Owner Name

Farmland Reserve, Inc. Farmland Reserve, Inc.

30-25-32-0000-0010-0000 Ce

22-25-32-0000-0010-0000 27-25-32-0000-0010-0000 28-25-32-0000-0010-0000 29-25-32-0000-0010-0000

Farmland Reserve, Inc. Farmland Reserve, Inc. Farmland Reserve, Inc. Farmland Reserve, Inc.

Contact Information

Owners:

Central Florida Property Holdings 400 LLC Central Florida Property Holdings 900 LLC Central Florida Property Holdings 1100 LLC

Central Florida Property Holdings 800 LLC Central Florida Property Holdings 1000 LLC

Attn: Erik Jacobsen 79 South Main Street, Ste 1000 Salt Lake City, UT 84111 Phone: 407-892-3672 Email: ejacobsen@DeseretRanches.com

Sheet Index

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Farmland Reserve, Inc

Attn: Representative

Phone: 000-000-0000

Email: name@domain

Street Address

City, State ZIP

Agent:

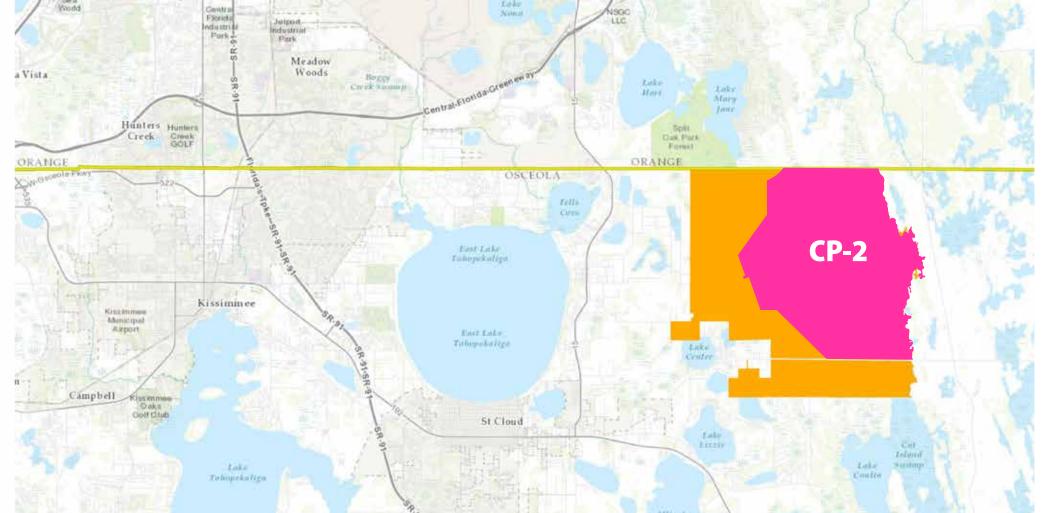
Tavistock Development Company Attn: Richard Levey, PhD, AICP 6900 Tavistock Lakes Blvd, Suite #200 Orlando, FL 32827 Phone: 407-408-4442 Email: rlevey@tavistock.com

Master Planner:

GAI Consultants Attn: Blake Drury, AICP 618 East South Street, Suite 700 Orlando, FL 32801 Phone: 321-319-3125 Email: bdrury@gaiconsultants.com

Location Map

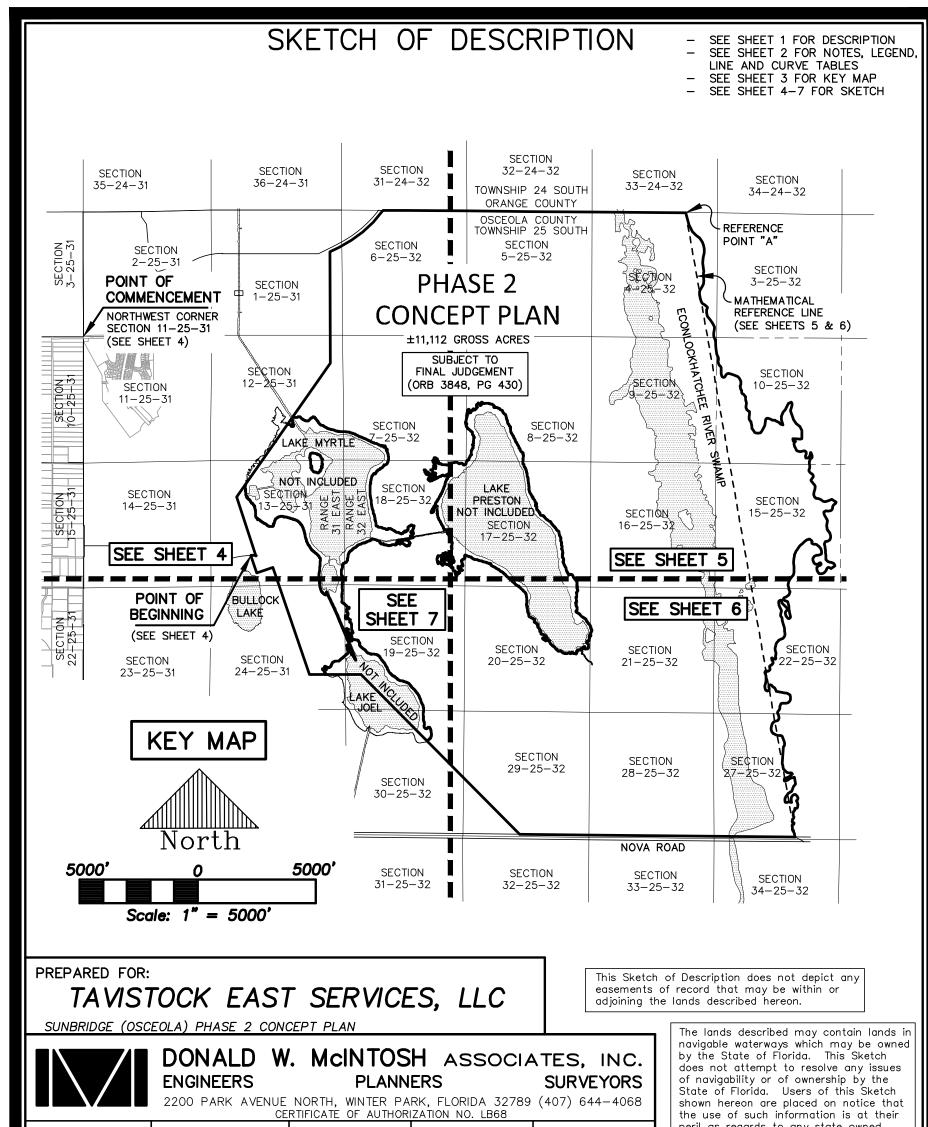
Williamsburg







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		DRAWN BY: <u>PH</u> DATE: <u>11/2020</u>	CHECKED BY: <u>RLC</u>	JOB NO. 20654.001	SCALE 1"=5000'	SHEET <u>3</u> OF <u>5</u>	lands, riparian boundaries or littoral boundaries shown hereon.
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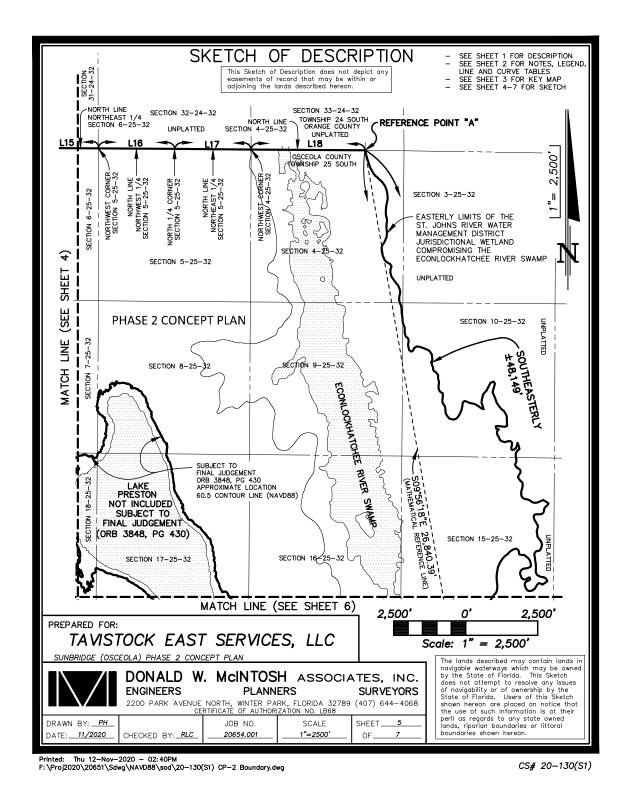
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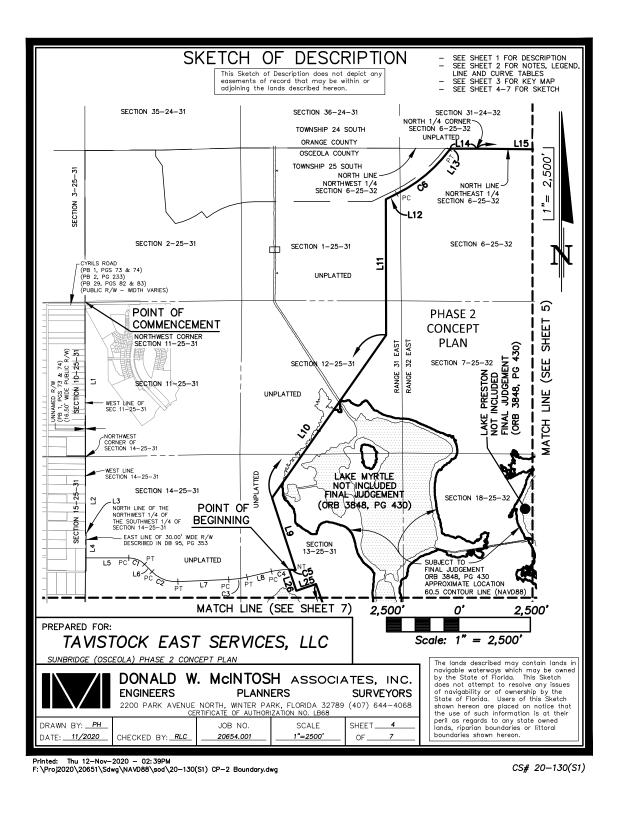
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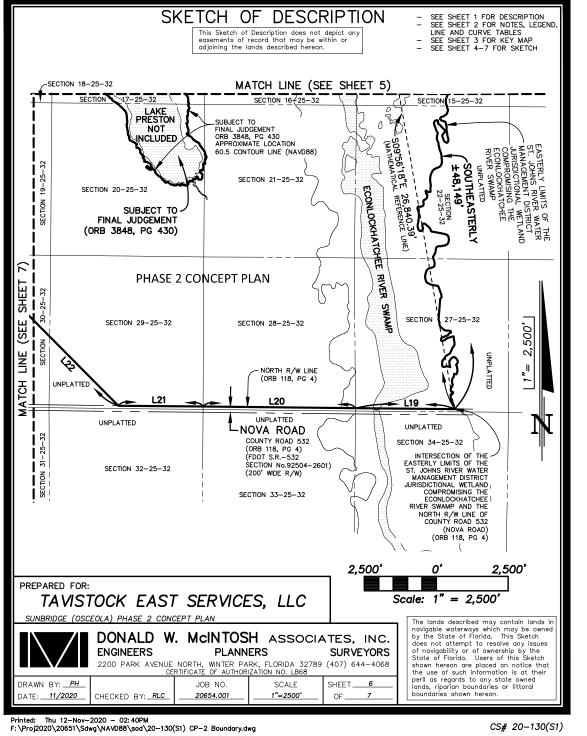
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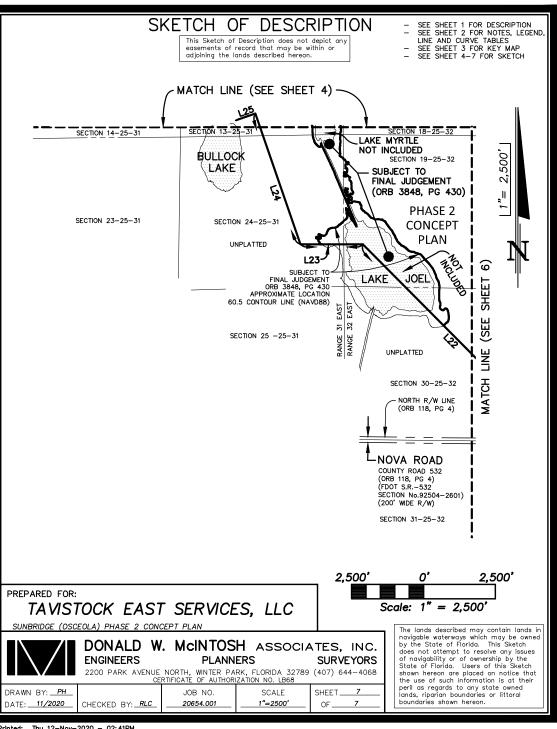
SKETCH OF DESCRIP	TION - SEE SHEET 1 FOR DESCRIPTION - SEE SHEET 2 FOR NOTES, LEGEND, LINE AND CURVE TABLES - SEE SHEET 3 FOR KEY MAP - SEE SHEET 4-7 FOR SKETCH
That part of Sections 1, 12, 13 and 24, Township 25 South, Range and 28, Township 25 South, Range 32 East, and that part of Sectic Township 25 South, Range 32 East, Osceola County, Florida, described	ons 4, 6, 9, 10, 15, 19, 22, 27, 29 and 30,
Commence at the Northwest corner of said Section 11, Township 25 S thence S00'06'10"E along the West line of said Section 11 for a distar of said Section 14; thence S00'03'13"W along the West line of a distance of 30.00 feet to the East line of a 30.00' wide right 353, of the Public Records of Osceola County, Florida; thence S00'06'63.09 feet; thence departing said East line run N90'00'00"E, 1484.66 concave Southerly having a radius of 770.00 feet and a chord bearir arc of said curve through a central angle of 44'58'21" for a distance the point of curvature of a 0200.00 feet and a chord bearing of S68'44'36"E; thence Easterly al angle of 47'25'54" for a distance of 993.41 feet to the point of tar the point of curvature of a curve concave Northerly having a radius N82'16'32"E; thence Easterly along the arc of said curve through a central angle of 14'12'47" for a distance thence continue Easterly along the arc of said curve concave South chord bearing of S68'44'36"E; thence Easterly along the arc of said curve concave South chord bearing of S86'13'40"E through a central angle of 05'05'. non-tangent line; thence N18'07'33"W, 2632.67 feet; thence N35'' 4713.90 feet; thence N63'41'58"E, 424.11 feet to the point of curvat a radius of 5072.50 feet and a chord bearing of N50'03'12"E; thence through a central angle of 2717'30" for a distance of 2416.18 feet to 44.08 feet to a point on the North line of the Northwest 1/4 of ca along said North line, 90.10 feet to the North 1/4 corner of said Section 5; thence S89'35'12''E along the North line of the Northwest 1/4 of said Section 5 for a distance of 2654.69 feet to the Northeast 1/4 of said Section 5 for a distance of 2654.69 feet to the North 1/4 corner of said Section 5; thence S89'35'12''''''''''''''''''''''''''''''''''	nce of 5368.81 feet to the Northwest corner I Section 14, a distance of 2640.87 to the ion 14; thence N89'11'32'E along said North -of-way as described in Deed Book 95, Page 03'13''W along said East line, a distance of 2 feet to the point of curvature of a curve g of S67'30'49'E; thence Easterly along the ce of 604.39 feet to the point of tangency; surve concave Northerly having a radius of ong the arc of said curve through a central agency; thence N87'32'27''E, 1767.43 feet to us of 3500.00 feet and a chord bearing of central angle of 10'31'50'' for a distance of feet to the point of curvature of a curve hg of N84'07'00''E; thence Easterly along the of 620.16 feet to the POINT OF BEGINNING; erly having a radius of 2200.00 feet and a 53'' for a distance of 222.45 feet to a 00'47''E, 6904.98 feet; thence N36'24'27''E, iforesaid said Section 6; thence S89'35'05''E botion 6; thence S89'34'36''E along the North 88 feet to the Northwest corner of aforesaid st 1/4 of said Section 5 for a distance of e S89'34'04''E along the North line of the the Northwest corner of aforesaid Section 4; ance of 3953.97 feet to Reference Point "A" District Jurisdictional Wetland comprising the ly limits for a distance of 48,149 feet more t of way line County, Road 532 (Nova Road), of Osceola County, Florida, said intersection "; thence departing said Easterly limits run ne: N89'33'26''W, 3430.50 feet; N89'21'46''W, Right-of-way line run N44'51'46''W, 9533.14 3.27 feet; thence S71'00'11''W, 719.25 feet; T TO: Final Judgement regarding Lake Myrtle, per Official Records Book 3848, Page 430 of Coordinate System East Zone, reciprocal grid
PREPARED FOR:	
TAVISTOCK EAST SERVICES, LLC	DATE BY DESCRIPTION
SUNBRIDGE (OSCEOLA) PHASE 2 CONCEPT PLAN	REVISIONS DONALD W. MGINTOSH ASSOCIATES, INC.
DONALD W. MCINTOSH ASSOCIATES ENGINEERS PLANNERS SU 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) CERTIFICATE OF AUTHORIZATION NO. LEG8	S, INC. RVEYORS 0 644-4068 Certificate of AUTHORIZATION NO. LB68 Bocky L Carson Rocky L. Carson Florida Registered Surveyor and Mapper
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											 SEE SH 	EET 3 FOR KEY MAP EET 4-7 FOR SKETCH
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	NUMBER	BEAR		ISTANCE	NUMBER	BEARING	DISTAN	CE	NUMBER	BEARING	DISTANCE	
	L1	S00'06	5'10"E 5	5368.81'	L10	N35'00'47"E	6904.9) 8'	L19	N89'33'26"W	3430.50'	
	L2	S00°03		2640.87'	L11	N00'09'38"V	-	_	L20	N89°21'46"W	5290.14'	
	L3 L4	N8911 S0003		30.00' 863.09'	L12 L13	N63'41'58"E		_	L21	N89*21'57"W	2937.16' 9533.14'	
	L5	N90°00		484.62'	L14	S89'35'05"E	-	_	L23	N90'00'00"W	2169.41	
	L6	S45*01		359.25'	L15	S89*34'36"E	-	_	L24	N18*59'49"W	4798.27'	
	L7	N87*32	27"E 1	767.43'	L16	S89*35'12"E	2654.7	'7'	L25	S71'00'11"W	719.25'	
	L8	N77'00	'37"E	872.41'	L17	S89'34'04"E	2654.6	;9'	L26	N18'41'47"W	778.46'	
	L9	N18'07	'33"W 2	2632.67'	L18	S89*34*54"E	3953.9)7'				
					CURVE T	ABLE (ALL S	HEETS)			7		
			NUMBER	RADIUS	DELTA	LENGTH	CHORD	СНОБ	D BEARING	3		
			C1	770.00'	44'58'21		588.99'		7*30'49"E	_		
			C2 C3	1200.00' 3500.00'	47'25'54	-	965.28' 642.37'		8'44'36"E 2'16'32"E	-		
			C4	2500.00	14'12'47	-	618.57'	-	4'07'00"E	-		
			C5	2500.00*	5'05'53'		222.37'		613'40"E	1		
			C6	5072.50'	2777'30	" 2416.18'	2393.41'	N5	0°03'12"E			
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recorded in of Osceola	Official Re County, Fl	ecords E orida.	3ook 384	-8, Pages 4	30 throug	h 432, of th	e Public f	{ecord:	5	S.R. S	TATE ROAD	VERTICAL DATUM OF 1988
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Sunbridge

SHEET 1: SKETCH AND LEGAL DESCRIPTION

December 10, 2020

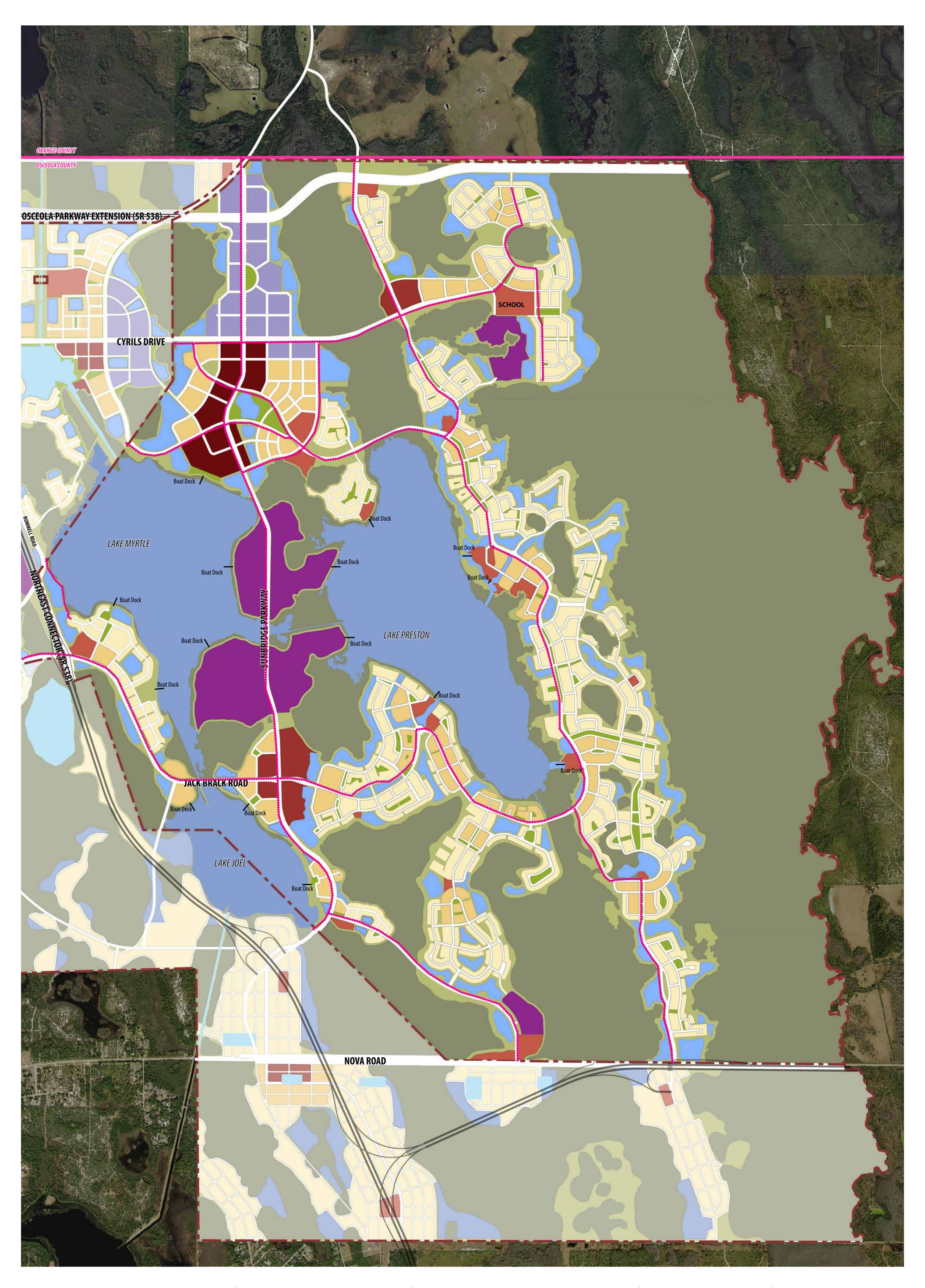
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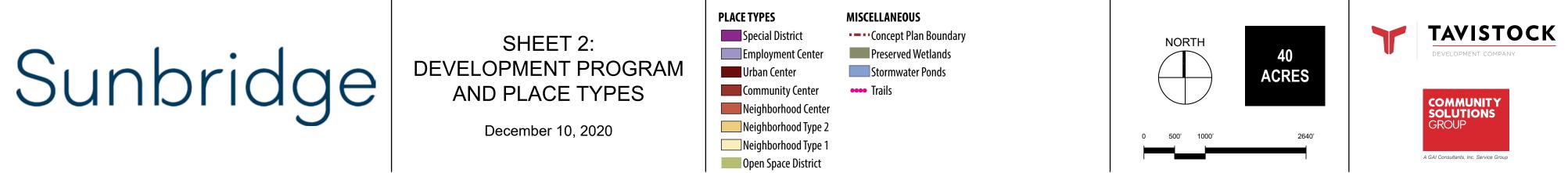
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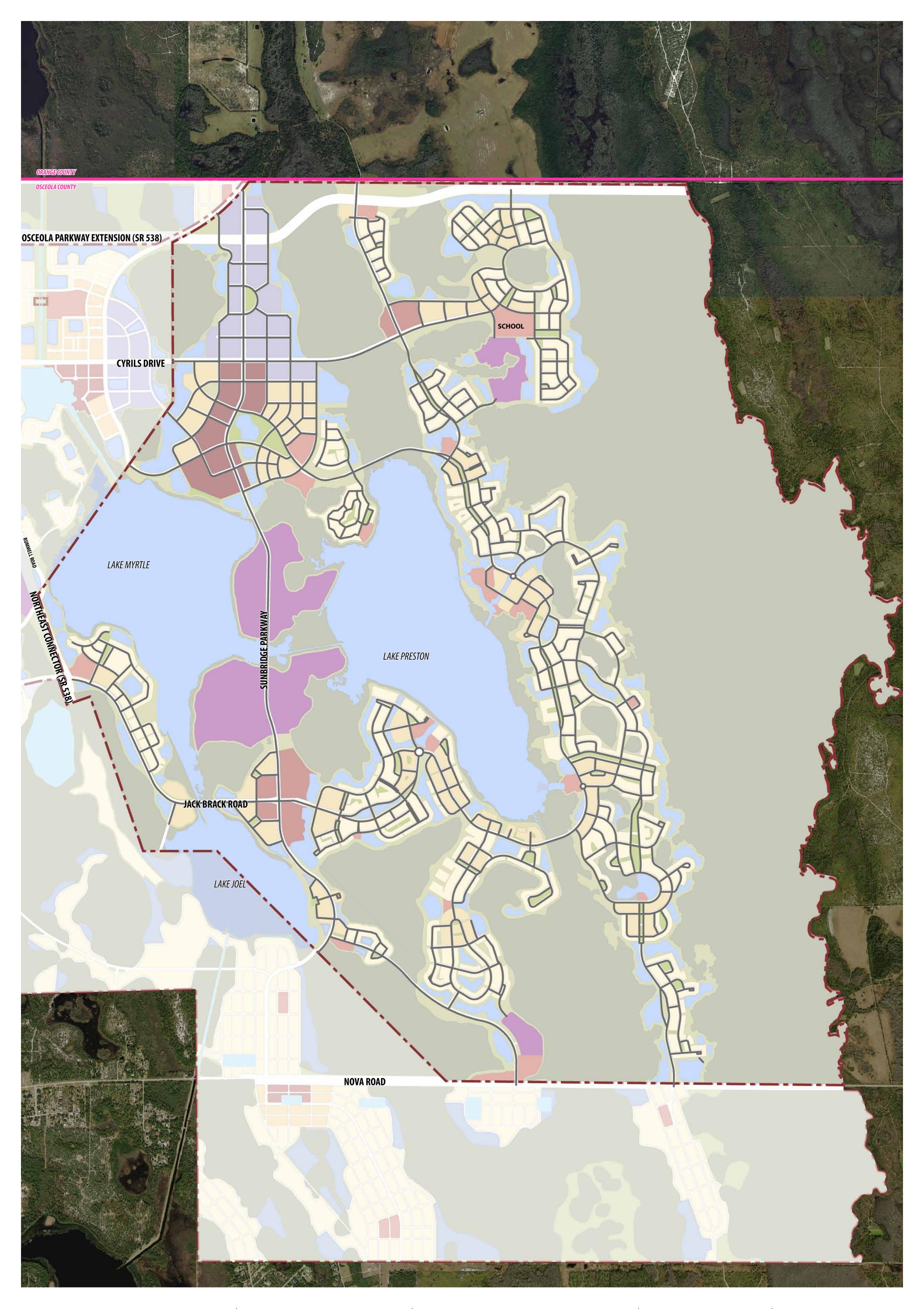
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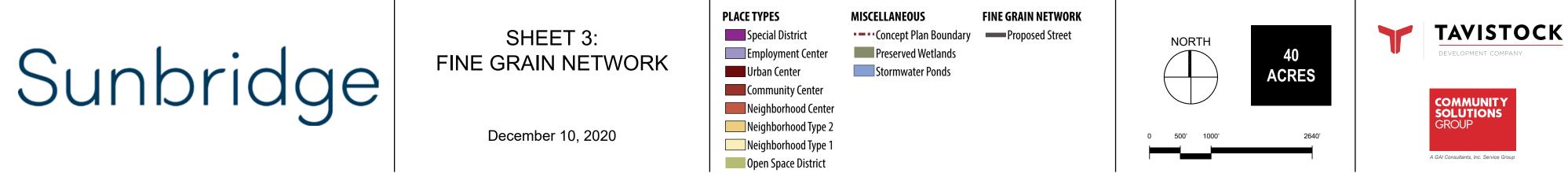


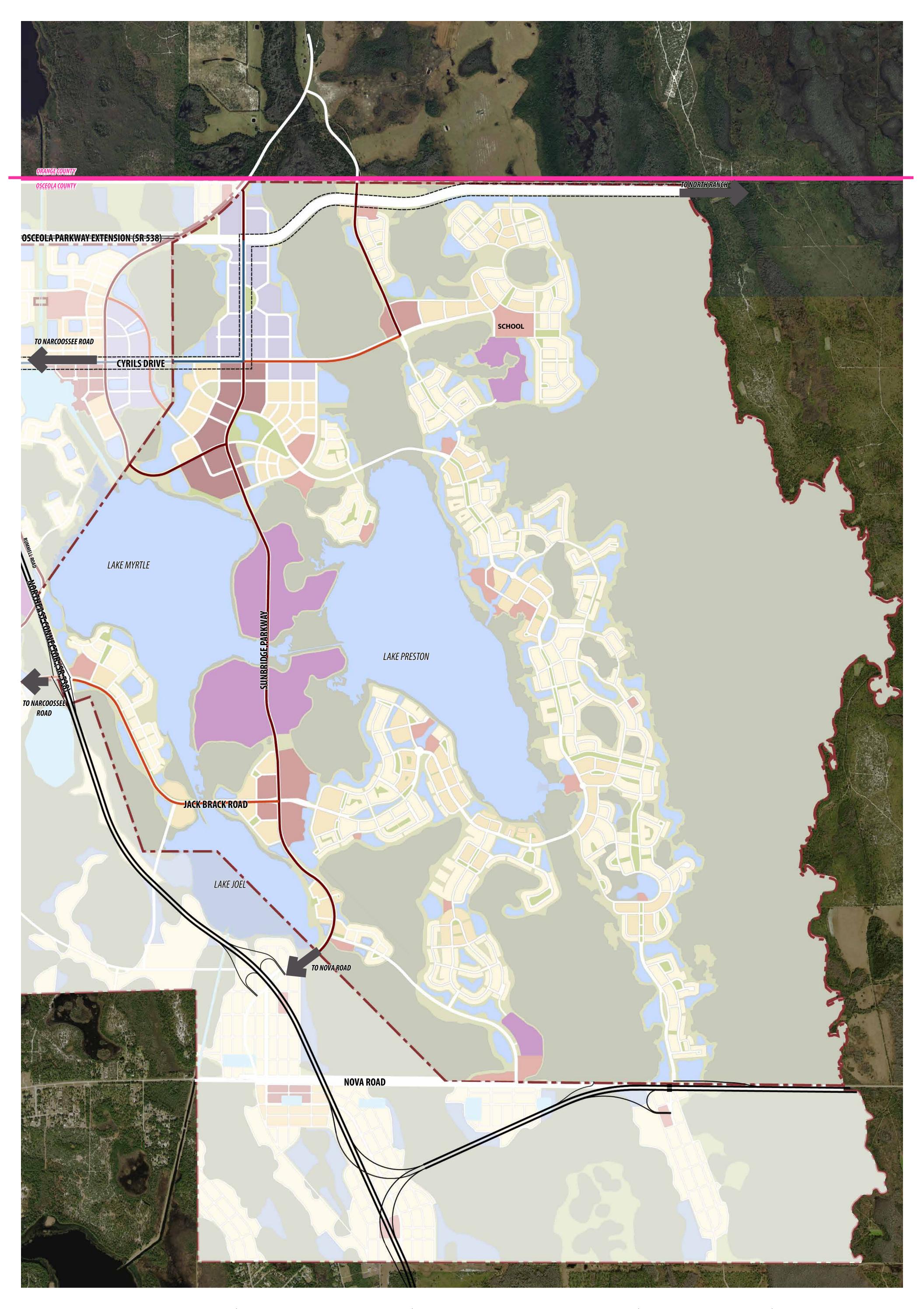


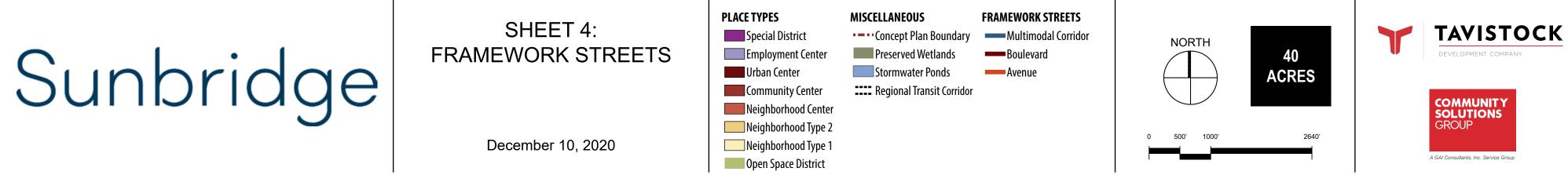


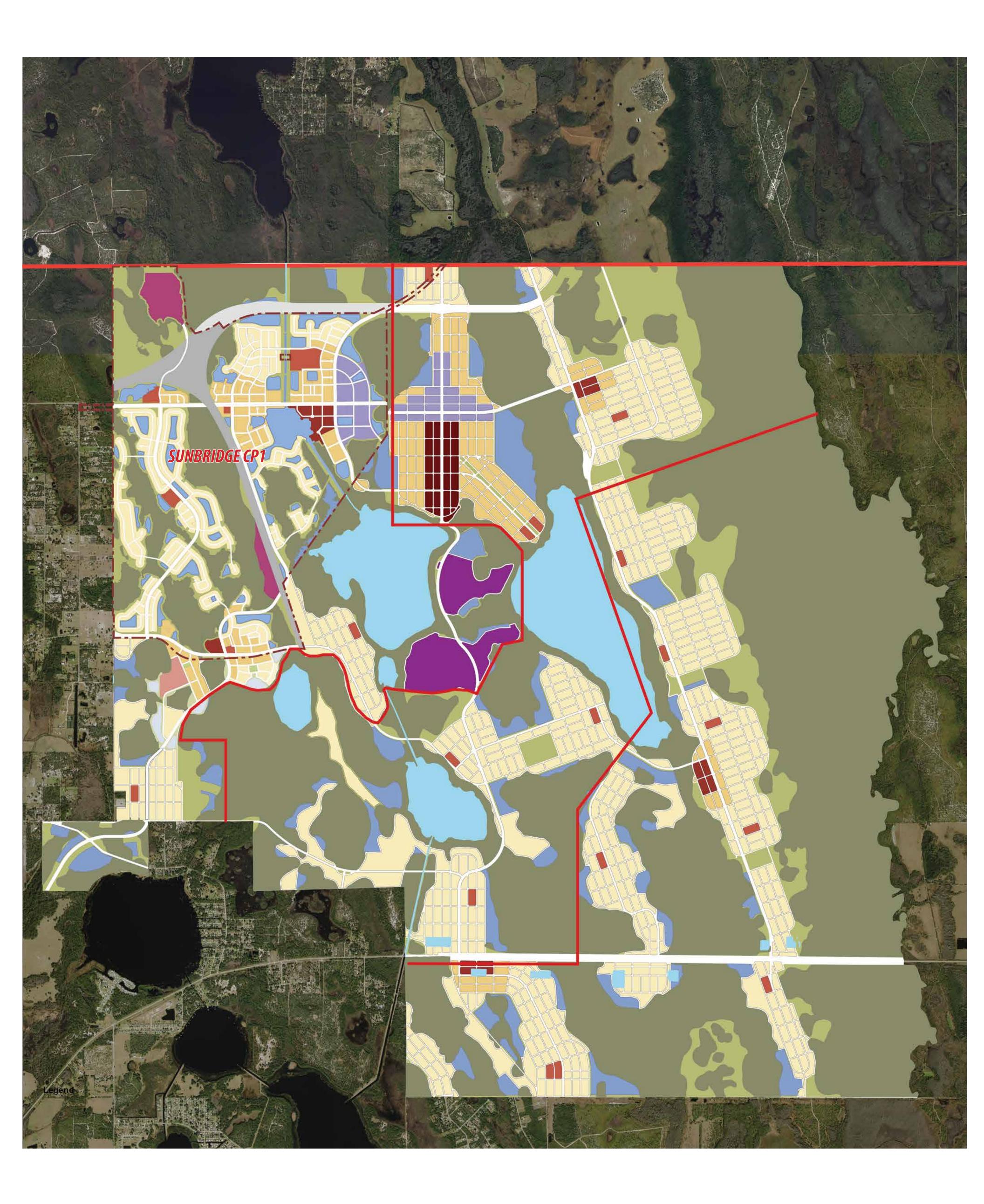






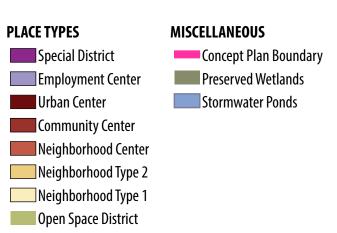


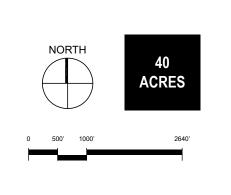






SHEET 5: ADOPTED CMP December 10, 2020

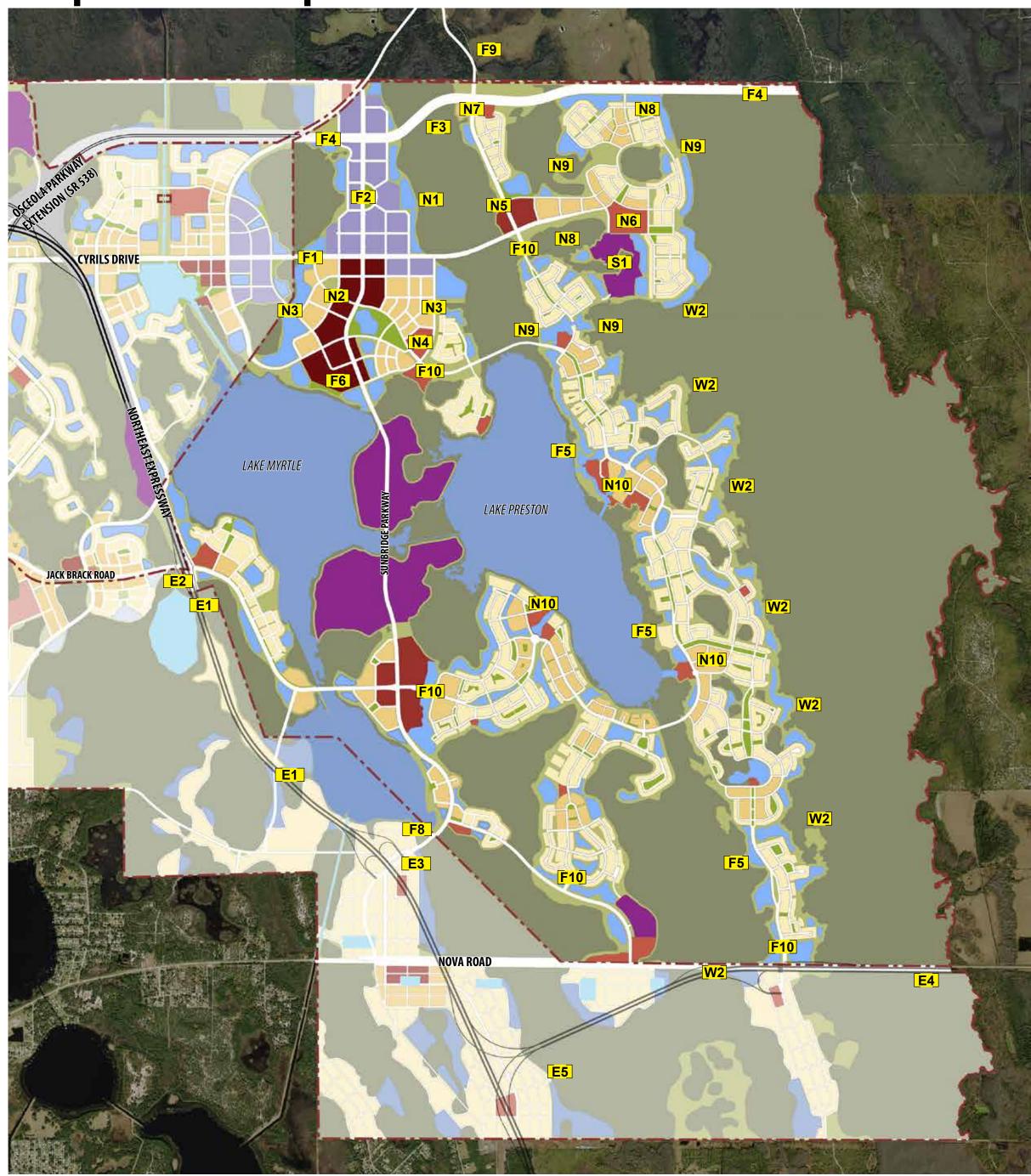






COMMUNITY SOLUTIONS GROUP A GAI Consultants, Inc. Service Group

Proposed Concept Plan



MODIFICATIONS AND JUSTIFICATIONS

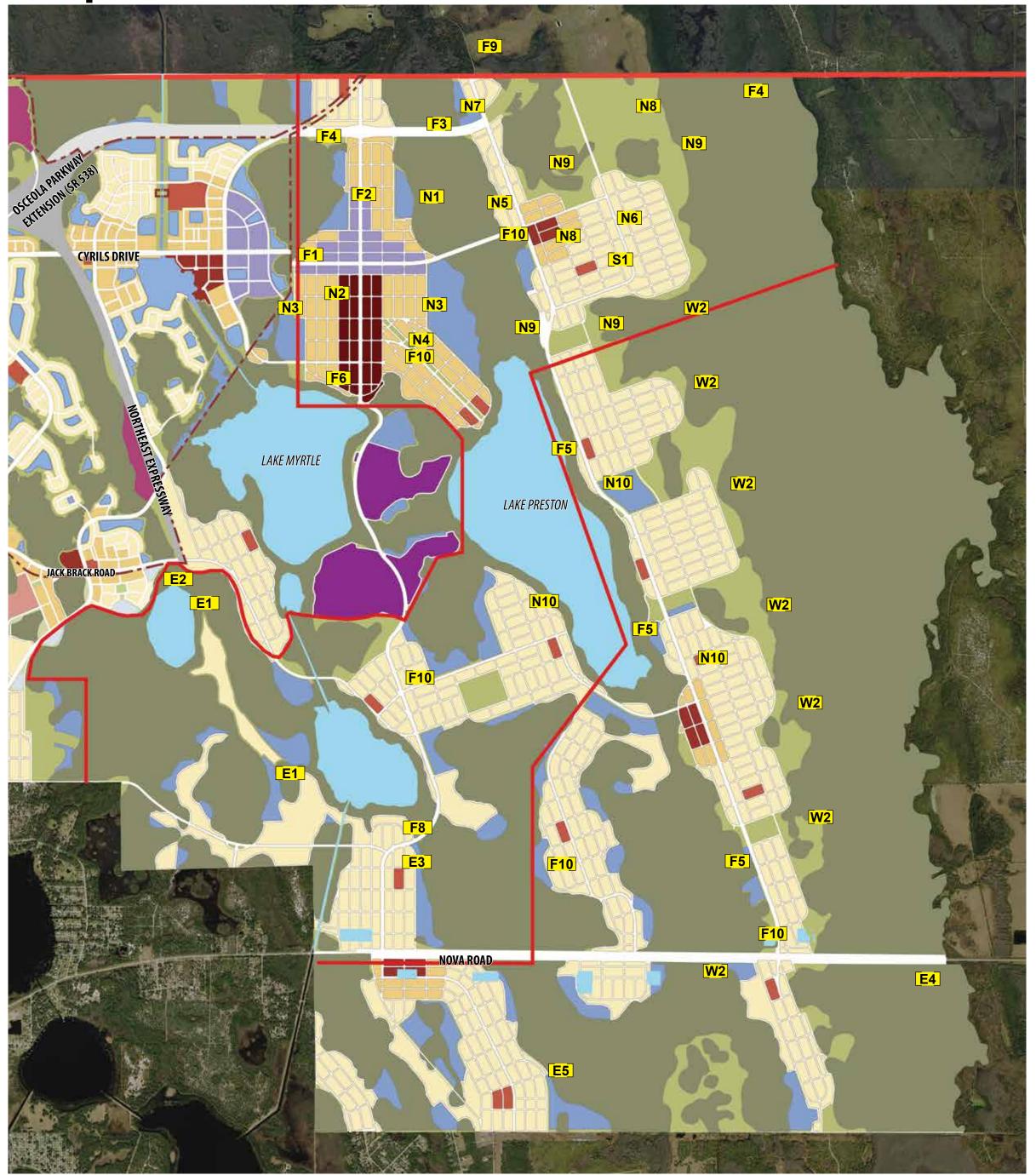
EXPRESSWAY ALIGNMENTS

- **[E1]** Future Expressway alignment shown to provide context for Concept Plan relationship to future system. Alignments provides for continuation to the south and east.
- [E2] Future interchange at Jack Brack Road.
- **[E3]** Future interchange at Sunbridge Parkway.
- **[E4]** Future expressway system to extend east to I-95 in Brevard County.
- [E5] Future expressway system connection to Southport Connector.

FRAMEWORK ROADWAYS

- [F1] Allowance for future regional mass transit on Cyrils Drive continued from CP-1 - see Sheet 4 for alignment.
- [F2] Allowance for future regional mass transit on Sunbridge Parkway - see Sheet 4 for alignment.
- [F3] Allowance for future regional mass transit on future eastwest corridor extending to North Ranch CMP - see Sheet 4 for alignment.
- **[F4]** Future east-west framework road corridor preserved for connecting between Sunbridge and North Ranch CMP.
- [F5] North-south framework road eliminated in favor of internalized roadway network.
- [F6] Alignment adjusted to respond to ecological constraints.
- **[F7]** All cul-de-sacs that terminate adjacent to framework roads shall have pedestrian and bicycle connectivity to the framework roads.
- [F8] Planned extension of Sunbridge Pkwy to Nova Road.
- [F9] Planned extension of framework road to SR 528 not contemplated in CMP.
- [F10] Allowance for gated entry framework roadway through active adult community with multi-use trail connection."

Adopted CMP



WETLANDS AND NATURAL ENVIRONMENT

- [W1] {General comment, not identified on map} Wetlands have been flagged.
- [W2] Preserved wetlands and open space connection to adjacent natural lands has been maintained and enhanced through design, including potential trail connection to Split Oak Preserve. See BDA Environmental Report (March 16, 2017) for additional detail.

NEIGHBORHOODS AND CENTERS

- [N1] Employment center expanded to the north in lieu of south side of Cyrils Drive in CMP.
- [N2] Urban Center reconfiguration to address relationship between framework road alignments and adjacent neighborhoods.
- **[N3]** N2 neighborhoods reconfigured to respond to framework road, urban center and park structure.
- [N4] Community Center located to provide support for residential neighborhoods.
- [N5] Community Center located at intersection of Cyrils and north-south framework road.
- [N6] Future school location, subject to Osceola School Board approval.
- [N7] Future center contingent upon construction of future eastwest connection to North Ranch CMP.
- [N8] Due to more specific wetland data, residential neighborhood has been relocated to provide environmental protection while meeting CMP density obligations.
- [N9] Alternative east-west wildlife connections provided.
- [N10] Alternative center locations provided with adjacent higher density N2 neighborhoods.
- **[N11]** {*General comment, not identified on map*} Neighborhood park and open space system is more distributed throughout neighborhoods and more walkable.

SPECIAL DISTRICTS

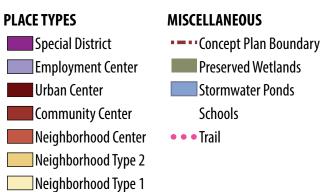
[S1] Special District located to support and service surrounding neighborhood - i.e. boat/RV storage, landscape maintenance

services, "back of house" uses.

Sunbridge

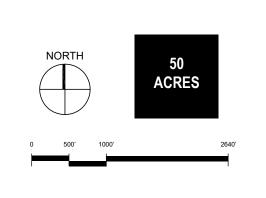
SHEET 6: **MODIFICATIONS AND JUSTIFICATIONS**

December 10, 2020



Open Space District









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Neighborhoods Key Map

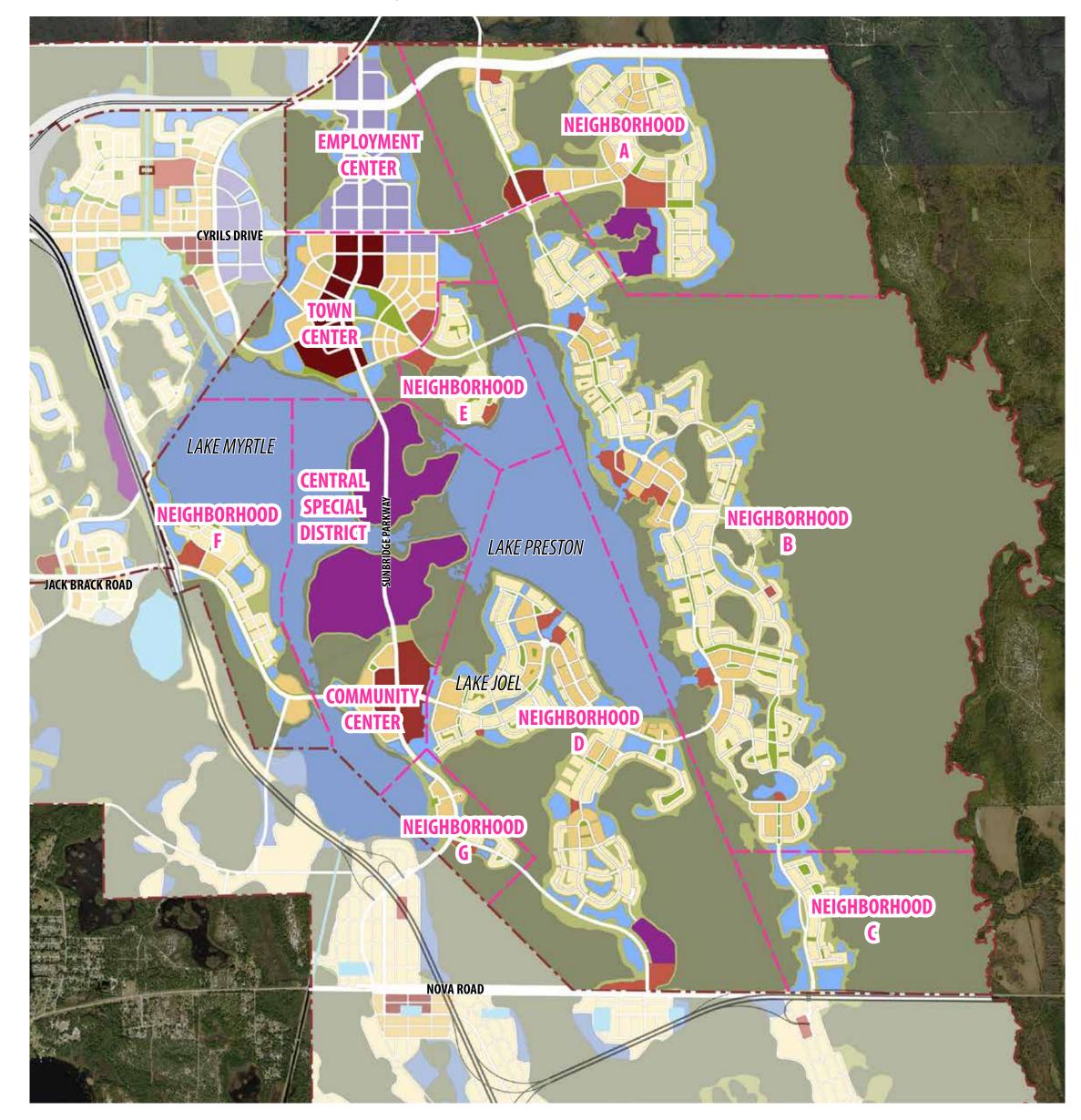


TABLE 4: SUNBRIDGE ACREAGE BREAKDOWN

NEIGHBORHOOD	Net Developable	Submerged	Wetlands	Open Space	Ponds	Framework + Local Streets	Expressway	TOTAL
Neighborhood A	275.0	0.0	948.9	154.6	88.0	91.9	80.0	1,638.4
Neighborhood B	503.3	144.5	2,523.0	274.6	162.0	202.2	0.0	3,816.4
Neighborhood C	40.2	0.0	414.4	46.9	40.2	21.0	0.0	563.8
Neighborhood D	368.5	381.0	746.0	165.8	104.7	128.3	0.0	1,895.1
Neighborhood E	62.3	119.4	81.6	37.8	6.4	19.7	0.0	347.7
Neighborhood F	89.5	322.1	91.4	51.3	39.4	49.0	0.0	656.4
Neighborhood G	33.8	36.8	54.6	24.6	9.7	21.3	0.0	180.7
Employment Center	145.8	0.0	181.6	20.2	36.7	48.0	24.3	456.6
Town Center	91.9	64.9	44.2	6.2	16.9	26.9	0.0	559.5
Central Special Dist	225.8	66.4	56.5	44.7	79.0	87.1	0.0	740.2
Community Center	289.6	302.1	139.0	34.9	0.0	19.4	0.0	251.0
TOTAL	2,125.7	1,437.2	5,281.3	861.7	582.8	714.9	104.3	11,108.0

* - Schools included in net developable area.

TABLE 5: SUNBRIDGE PROPOSED NEIGHBORHOOD DENSITIES

	Net		
NEIGHBORHOOD	Developable Acres	Units	Density
Neighborhood A	187.0	1,700	9.1 DU/Ac
Neighborhood B	432.4	3,010	7.0 DU/Ac
Neighborhood C	36.3	240	6.6 DU/Ac
Neighborhood D	302.2	2,565	8.5 DU/Ac

TABLE 1: SUNBRIDGE DEVELOPMENT PROGRAM

NEIGHBORHOOD	Units	Det	Att TH	Att MF	Comm (sf)	Office (sf)	Industrial (sf)	Civic (sf)	Hotel (Rm)
Neighborhood A	1,700	1,500	200		125,000	70,000	80,000	75,000	
Neighborhood B	3,010	2,130	580	300	10,000			10,000	
Neighborhood C	240	240			10,000			10,000	
Neighborhood D	2,565	1,480	485	600	125,000		45,000	10,000	
Neighborhood E	230	230			10,000			10,000	
Neighborhood F	850	700	150		75,000				
Neighborhood G	325	225	100					15,000	
Employment Center	1,515			1,515	85,000	2,000,000		15,000	300
Town Center	3,900	365	625	2,910	885,000	1,000,000		170,000	1,400
Central Special Dist	1,500			1,500	190,000	60,000		60,000	
Community Center	525	125	125	400	225,000	50,000		25,000	
TOTAL	16,485	6,995	2,265	7,225	1,750,000	3,180,000	125,000	400,000	1,700

TABLE 2: SUNBRIDGE / APPROVED CP DEVELOPMENT PROGRAM COMPARISON

	Units	Comm (sf)	Office (sf)	Industrial (sf)	Civic (sf)	Hotel (Rm)
Pro-Rated CMP	16,245	1,370,000	2,900,000		400,000	2,150
Sunbridge CP-2	16,485	1,750,000	3,180,000	125,000	400,000	1,700
DIFFERENCE	240	380,000	280,000	125,000		(450)

Neighborhood E	46.1	230	5.0 DU/Ac
Neighborhood F	76.8	850	11.1 DU/Ac
Neighborhood G	28.3	325	11.5 DU/Ac
Employment Center	27.1	1,515	55.9 DU/Ac
Town Center	124.0	3,900	31.5 DU/Ac
Community Center	50.0	1,500	30.0 DU/Ac
Community Center	38.6	650	16.8 DU/Ac
OVERALL	1,348.8	16,485	12.2 DU/Ac

TABLE 6: PROGRAM IN SPECIAL DISTRICT PLACE TYPE

NEIGHBORHOOD	Net Developable Acres	Program
Neighborhood A	37.8	Support service, RV Boat Storage, Landscape maintenance yard, back of house activities
Neighborhood D	20.0	Support service, RV Boat Storage, Landscape mainte- nance yard, back of house activities
Central Special Dist	208.1	Attached Multi-family, office, commercial, and civic uses
OVERALL	322.7	

TABLE 3: SUNBRIDGE / ADOPTED CMP EMPLOYMENT COMPARISON

	Office			Industrial			Commercial			Cumulative Total Employment
	SF	SF/ Employee	Total Employees		SF/ Employee	Total Employees	SF	SF/ Employee	Total Employees	
Pro-Rated CMP	2,900,000	250	11,600		700	0	1,370,000	400	3,425	15,025
Sunbridge CP-2	3,180,000	180	17,667	125,000	700	179	1,750,000	400	4,375	22,221
DIFFERENCE	280,000		6,067	125,000		179	380,000		950	7,196

Note: SF per employee for Sunbridge Office land use category derived from "The Metrics of Distributed Work - Financial and Performance Benefits of Emerging Work Model, O'Neill and Wymer, 2011

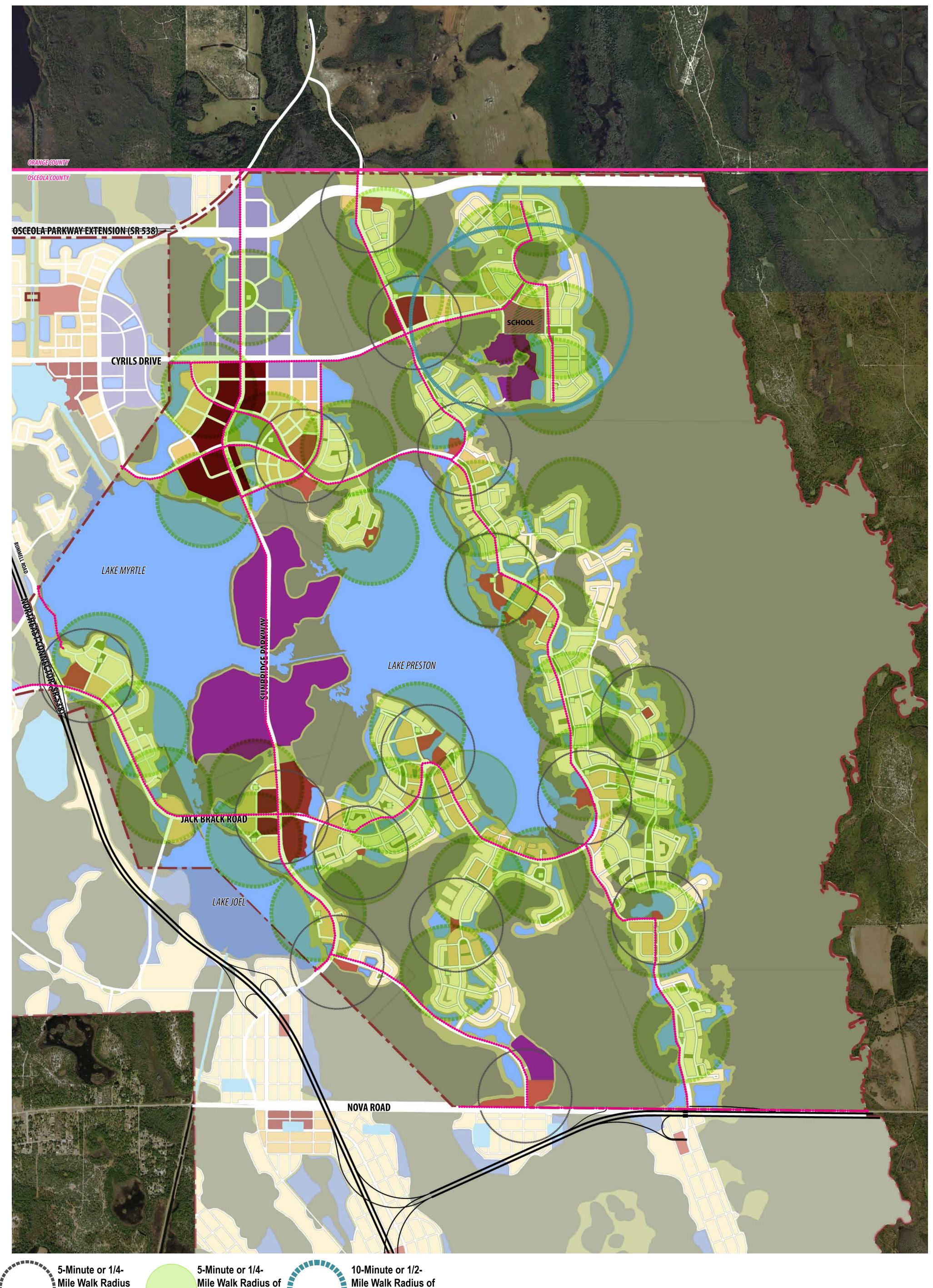


SHEET 7: CONCEPT PLAN SITE DATA

December 10, 2020





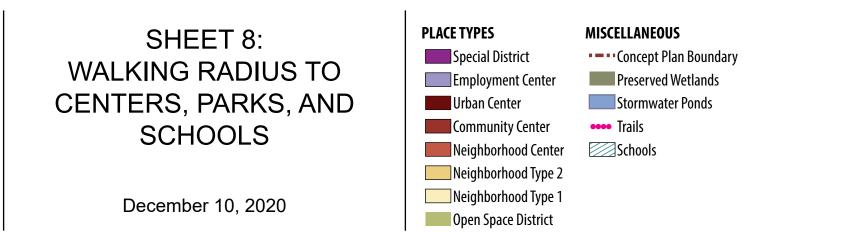


5-Minute or 1/4-Mile Walk Radius of Neighborhood Center

5-Minute or 1/4-Mile Walk Raund -Neighborhood Park Mile Walk Radius of 🛓

10-Minute or 1/2-Mile Walk Radius of **Elementary School**

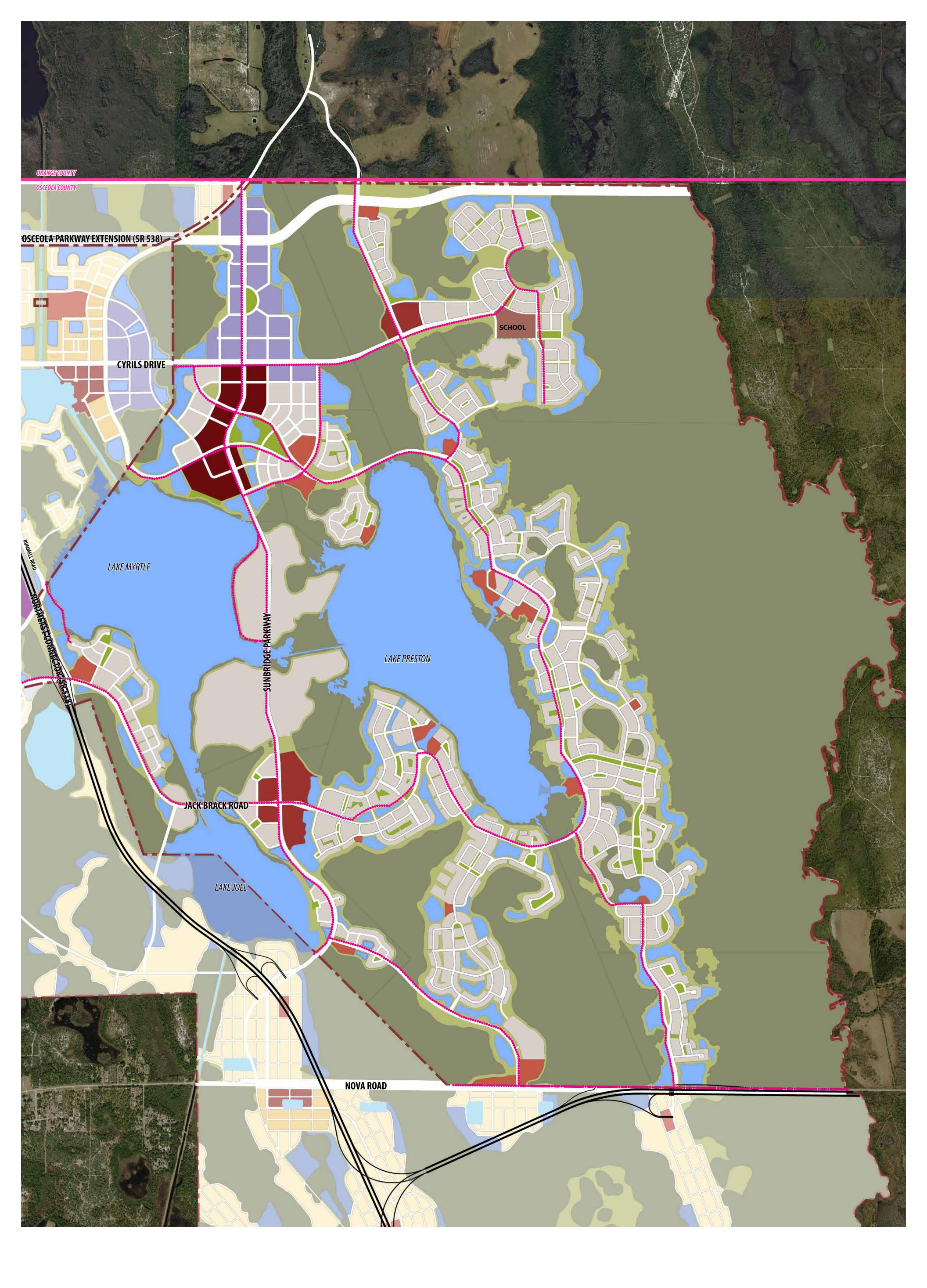
Sunbridge



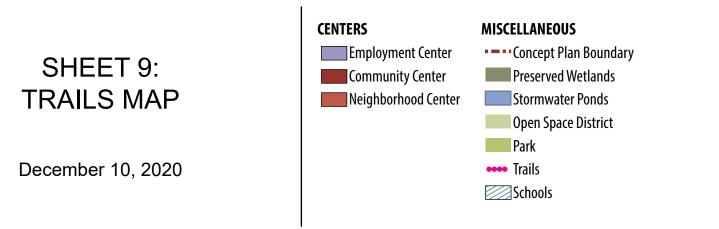












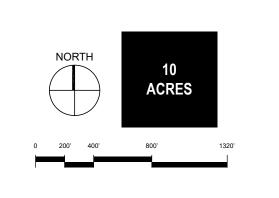




TABLE S-1: SUNBRIDGE PLACE TYPE REQUIREMENTS

										Ν	IEIG	HBO	RHC	OD										
			A		В		c		D		/UNITY NTER		YMENT		E		F	TOWN	CENTER		G	CENTRAL SPI DISTRIC		TOTAL ACRE
	Community Center	2	21.1		0.0	(0.0	1	9.7	6	5.6	0	.0		0.0	8	3.7	(0.0	0).0	0.0		115.3
	······································		Provided	Reauired	Provided	Reauired	Provided	Required	Provided	Required	Provided	Reauired	Provided	Reauired	Provided	Required	Provided	Reauired	Provided	Reauired	Provided	Reauired Pr	rovided	
	Residential 10%	2.1	5.8	0.0		0.0		2.0	2.9	6.6	14.6	0.0		0.0		0.9	1.3	0.0		0.0		0.0		
	Commercial/Mixed Use 40%	8.5	12.6	0.0		0.0		12.8	12.8	26.2	42.2	0.0		0.0		5.7	6.3	0.0		0.0		0.0		
	Neighborhood Park/Squares/Civic Spaces 10%	2.1	2.7	0.0		0.0		2.0	4.0	6.6	8.8	0.0		0.0		0.9	1.2	0.0		0.0		0.0		
┝	Employment Center		0.0		0.0		0.0		0.0).0	14	5.8		0.0	0	0.0	1	4.7	C).0	0.0		160.4
_	F - 7	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required Pr	rovided	
-	Residential 10%	0.0	TTOVICEC	0.0	TTOVIDED	0.0	TTOVICED	0.0	TTOVIDED	0.0	TTOVICEC	14.6	27.1	0.0	TTOVICEC	0.0	TTOVIDED	1.5	1.6	nequired 0.0	TTOVIDED	00	OVINCU	
	Commercial/Mixed Use 65%	0.0		0.0		0.0		0.0		0.0		94.8		0.0		0.0		1		0.0		0.0		
-		0.0		0.0		0.0		0.0		0.0			98.3	0.0		0.0		9.5	11.6	0.0		0.0		
-	Neighborhood Park/Squares/Civic Spaces 10%	0.0		0.0		0.0		0.0		0.0		14.6	20.4	0.0		0.0		1.5	1.5	0.0		0.0		
F	Urban Center		0.0		0.0		0.0	(0.0).0	0	.0		0.0	0	.0	11	12.2	C).0	0.0		112.2
		Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required Pr	rovided	
	Residential 15%	0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		16.8	17.4	0.0		0.0		
	Commercial/Mixed Use 55%	0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		61.7	81.1	0.0		0.0		
J∣	Neighborhood Park/Squares/Civic Spaces 10%	0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		11.2	13.6	0.0		0.0		
╸┝	Neighborhood Center	25.0 30.3		1						1				T						r				
-	Neighborhood Center	4	25.0	-	30.3		0.0	1	1.1).0	0	.0	1	2.4	0	.0	1	0.6	3	3.5	0.0		92.9
	Neighborhood Center	Z Required			Provided	Required	0.0 Provided	1 Required		Required).0 Provided	0 Required	. 0 Provided	1 Required	Provided	0 Required	.0 Provided	1 Required	0.6 <i>Provided</i>	3 Required	3.5 Provided	0.0 Required Pr	rovided	92.9
	Neiahborhood Park/Sauares	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	.0 Provided 	Required	Provided	0 Required	Provided	Required	Provided	Required	Provided	0.0 Required Pr 0.0	rovided	92.9
	Neighborhood Park/Squares		Provided 0.0		Provided 0.0	Required	0.0 Provided 0.0 0.0		Provided 0.0	Required	Provided	0 Required 0.0	.0 Provided		Provided 1.2	0 Required 0.0	.0 <i>Provided</i> 0.0 0.0		Provided 2.8		Provided 0.9	0.0 Required Pr 0.0	rovided 	92.9
┛┝	Neiahborhood Park/Sauares	Required	Provided	Required	Provided	Required	0.0 Provided 0.0 0.0	Required	Provided	Required 0.0	Provided 	Required	.0 Provided 	Required	Provided	0 Required 0.0	.0 Provided 0.0 0.0	Required	Provided	Required	Provided	0.0 Required Pr 0.0		92.9
	Neighborhood Park/Squares	Required 6.2	Provided 0.0 20.2 44.3	Required 7.6	Provided 0.0 30.3 94.1	Required 0.0	Provided 0.0 0.0	Required 2.8 2	Provided 0.0 11.1 19.3	Required 0.0	.0 Provided 	Required 0.0	.0 Provided 	Required 3.1	Provided <u>1.2</u> <u>11.3</u> 19.8	Required 0.0 5	Provided 0.0 0.0 7.9	Required 2.6	Provided 2.8	Required 0.9	Provided 0.9 0.0 6.0	0.0 Required Pr 0.0 0.0 0.0		92.9
	Neighborhood Park/Squares Schools or Civic Spaces 25% Neighborhood Type 1	Required 6.2	Provided 0.0 20.2 44.3	Required 7.6	Provided 0.0 30.3	Required 0.0	Provided 0.0 0.0	Required 2.8	Provided 0.0 11.1 19.3 Provided	Required 0.0	Provided 	Required 0.0	Provided 	Required 3.1	Provided 1.2 11.3	Required	Provided 0.0 0.0	Required 2.6	Provided 2.8 0.0	Required 0.9	Provided 0.9 0.0	Required Pr 0.0	rovided 	
	Neighborhood Park/Squares Schools or Civic Spaces 25%	Required 6.2	Provided 0.0 20.2 44.3	Required 7.6	Provided 0.0 30.3 94.1	Required 0.0	Provided 0.0 0.0	Required 2.8 2	Provided 0.0 11.1 19.3	Required 0.0	Provided 	Required 0.0	Provided 	Required 3.1	Provided <u>1.2</u> <u>11.3</u> 19.8	Required 0.0 5	Provided 0.0 0.0	Required 2.6	Provided 2.8 0.0	Required 0.9	Provided 0.9 0.0 6.0	Required Pr 0.0	rovided rovided	
	Neighborhood Park/Squares Schools or Civic Spaces 25% Neighborhood Type 1	Required 6.2 1 Required 115.4	Provided 0.0 20.2 44.3 Provided	Required 7.6 3 Required	Provided 0.0 30.3 94.1 Provided	Required 0.0 4 Required	Provided 0.0 0.0 0.0 Provided	Required 2.8 2 Required	Provided 0.0 11.1 19.3 Provided	Required 0.0	Provided 	Required 0.0	Provided 	Required 3.1 A Required	Provided 1.2 11.3 19.8 Provided	Required 0.0 5 Required	Provided 0.0 0.0 7.9 Provided	Required 2.6	Provided 2.8 0.0	Required 0.9	Provided 0.9 0.0 6.0 Provided	Required Pr 0.0	rovided rovided	
	Neighborhood Park/Squares 25% Schools or Civic Spaces 25% Neighborhood Type 1 Residential 80%	Required 6.2 14 Required 115.4 7.2	Provided 0.0 20.2 44.3 Provided 136.8	Required 7.6 8 Required 315.3 19.7	Provided 0.0 30.3 94.1 Provided 358.2	Required 0.0 Required 32.2 2.0	Provided 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Required 2.8 2 Required 175.5 11.0	Provided 0.0 11.1 19.3 Provided 206.0	Required 0.0 Required 0.0 0.0	Provided 	Required 0.0 0 0 0 0 0 0 0 0 0	Provided 	Required 3.1 4 Required 39.9 2.5	Provided 1.2 11.3 19.8 Provided 46.1	Required 0.0 5 Required 46.3 2.9	Provided 0.0 0.0 7.9 Provided 54.3	Required 2.6 Required 0.0 0.0	Provided 2.8 0.0	Required 0.9 10 Required 12.8 0.8	Provided 0.9 0.0 6.0 Provided 14.9	Required Pr 0.0	rovided rovided	
ן קר קר	Neighborhood Park/Squares 25% Schools or Civic Spaces 25% Neighborhood Type 1 Residential Residential 80% Neighborhood Park/Squares/Civic Spaces 5%	Required 6.2 1 Required 115.4 7.2 4	Provided 0.0 20.2 44.3 Provided 136.8 7.5 16.8	Required 7.6 8 Required 315.3 19.7	Provided 0.0 30.3 94.1 Provided 358.2 35.9 78.8	Required 0.0 Required 32.2 2.0	Provided 0.0	Required 2.8 2 Required 175.5 11.0 9	Provided 0.0 11.1 19.3 Provided 206.0 13.3 8.7	Required 0.0 Required 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Provided 0.0 Provided 0.0 0.0 6.3	Required 0.0 0 0 0 0 0 0 0 0 0	Provided .0 Provided 	Required 3.1 4 Required 39.9 2.5	Provided 1.2 11.3 19.8 Provided 46.1 3.7	Required 0.0 5 Required 46.3 2.9 22	Provided 0.0 0.0 7.9 Provided 54.3 3.6 2.9	Required 2.6 Required 0.0 0.0 9	Provided 2.8 0.0 D.0 Provided 1.3	Required 0.9 10 Required 12.8 0.8	Provided 0.9 0.0 6.0 Provided 14.9 1.1	Required Pr 0.0 0.0 Required Pr 0.0 0.0	rovided rovided	921.6
ן קר קר	Neighborhood Park/Squares Schools or Civic Spaces 25% Neighborhood Type 1 25% Residential 80% Neighborhood Park/Squares/Civic Spaces 5% Neighborhood Type 2 5%	Required 6.2 1 Required 115.4 7.2 4 Required	Provided 0.0 20.2 44.3 Provided 136.8 7.5 16.8 Provided	Required 7.6 8 Required 315.3 19.7 Required	Provided 0.0 30.3 94.1 Provided 358.2 35.9 78.8 Provided	Required 0.0 Required 32.2 2.0	Provided 0.0	Required 2.8 2 Required 175.5 11.0 9 Required	Provided 0.0 11.1 IP.3 Provided 206.0 13.3 IB.7 Provided Provided	Required 0.0 Required 0.0 0.0 2 Required	Provided .0 Provided 0.0 0.0 6.3 Provided	Required 0.0 0 0 0 0 0 0 0 0 0	Provided .0 Provided 	Required 3.1 4 Required 39.9 2.5	Provided 1.2 11.3 19.8 Provided 46.1 3.7	Required 0.0 5 Required 46.3 2.9 2 Required	Provided 0.0 0.0 7.9 Provided 54.3 3.6 2.9 Provided	Required 2.6 Required 0.0 0.0 9 Required	Provided 2.8 0.0 D.0 Provided 1.3 Provided	Required 0.9 10 Required 12.8 0.8 14 Required	Provided 0.9 0.0 6.0 Provided 14.9 1.1 4.3 Provided	Required Pr 0.0 0.0 Required Pr 0.0 0.0	rovided 	921.6
	Neighborhood Park/Squares 25% Schools or Civic Spaces 25% Neighborhood Type 1 Residential Residential 80% Neighborhood Park/Squares/Civic Spaces 5%	Required 6.2 14 Required 115.4 7.2 4 Required 37.4	Provided 0.0 20.2 44.3 Provided 136.8 7.5 16.8	Required 7.6 8 Required 315.3 19.7	Provided 0.0 30.3 94.1 Provided 358.2 35.9 78.8	Required 0.0 Required 32.2 2.0	Provided 0.0	Required 2.8 2 Required 175.5 11.0 9	Provided 0.0 11.1 19.3 Provided 206.0 13.3 8.7	Required 0.0 Required 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Provided 0.0 Provided 0.0 0.0 6.3	Required 0.0 0 0 0 0 0 0 0 0 0	Provided .0 Provided 	Required 3.1 4 Required 39.9 2.5	Provided 1.2 11.3 19.8 Provided 46.1 3.7	Required 0.0 5 Required 46.3 2.9 22	Provided 0.0 0.0 7.9 Provided 54.3 3.6 2.9	Required 2.6 Required 0.0 0.0 9	Provided 2.8 0.0 D.0 Provided 1.3	Required 0.9 10 Required 12.8 0.8	Provided 0.9 0.0 6.0 Provided 14.9 1.1	Required Pr 0.0 0.0 Required Pr 0.0 0.0	rovided 	921.6
	Neighborhood Park/Squares Schools or Civic Spaces 25% Neighborhood Type 1 25% Residential 80% Neighborhood Park/Squares/Civic Spaces 5% Neighborhood Type 2 80% Residential 80% Neighborhood Type 2 80% Residential 80% 80% 80%	Required 6.2 1 Required 115.4 7.2 4 Required 37.4 2.3	Provided 0.0 20.2 44.3 Provided 136.8 7.5 46.8 Provided 44.4	Required 7.6 8 Required 315.3 19.7 8 Required 315.3 19.7 8 8 9 19.7 19.7 19.7 19.7 19.7 19.7 19.7	Provided 0.0 30.3 94.1 Provided 358.2 35.9 78.8 Provided 74.1	Required 0.0 Required 32.2 2.0 Required 0.0 0.0	Provided 0.0	Required 2.8 2 Required 175.5 11.0 9 Required 79.0 4.9	Provided 0.0 11.1 IP.3 Provided 206.0 13.3 8.7 Provided 93.3	Required 0.0 Required 0.0 Required 0.0 2 Required 21.1 1.3	Provided .0 Provided 0.0 0.0 6.3 Provided 24.0	Required 0.0 Required 0.0 Required 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Provided .0 Provided 	Required 3.1 Required 39.9 2.5 Required 0.0 0.0	Provided 1.2 11.3 19.8 Provided 46.1 3.7 0.0 Provided 0.0	Required 0.0 5 Required 46.3 2.9 2: Required 18.3 1.1	Provided 0.0 0.0 7.9 Provided 54.3 3.6 2.9 Provided 21.3	Required 2.6 Required 0.0 0.0 8 Required 73.1 4.6	Provided 2.8 0.0 Provided 1.3 Provided 84.7	Required 0.9 10 Required 12.8 0.8 14 Required 11.5 0.7	Provided 0.9 0.0 6.0 Provided 14.9 1.1 4.3 Provided 13.4	Required Pr 0.0 0.0 Required Pr 0.0 0.0	rovided 	921.6
ן קר קר	Neighborhood Park/Squares Schools or Civic Spaces 25% Neighborhood Type 1 25% Neighborhood Type 1 80% Residential Neighborhood Park/Squares/Civic Spaces 5% Neighborhood Park/Squares/Civic Spaces 5% Neighborhood Park/Squares/Civic Spaces 5% Neighborhood Park/Squares/Civic Spaces 5% Special District 5%	Required 6.2 14 Required 115.4 7.2 4 Required 37.4 2.3 3	Provided 0.0 20.2 44.3 Provided 136.8 7.5 46.8 Provided 44.4 2.4 37.8	Required 7.6 8 Required 315.3 19.7 Required 63.0 3.9	Provided 0.0 30.3 94.1 Provided 358.2 35.9 78.8 Provided 74.1 4.7 0.0	Required 0.0 4 Required 32.2 2.0 7 7 8 8 9 9 0.0 0.0 0.0	Provided 0.0 0.0 0.0 0.0 0.0 Provided 36.3 3.9 0.0 Provided 0.0 0.0 0.0 0.0 0.0	Required 2.8 2 Required 175.5 11.0 9 Required 79.0 4.9	Provided 0.0 11.1 19.3 Provided 206.0 13.3 8.7 Provided 93.3 5.4 9.6	Required 0.0 Required 0.0 Required 20.0 Required 1.3	Provided 0 Provided 0.0 6.3 Provided 24.0 2.4	Required 0.0 Required 0.0 Required 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Provided .0 Provided .0 Provided 	Required 3.1 A Required 39.9 2.5 Required 0.0 0.0	Provided 1.2 11.3 IP.8 Provided 46.1 3.7 0.0 Provided 0.0 0.0 0.0 0.0	Required 0.0 5 Required 46.3 2.9 22 Required 18.3 1.1	Provided 0.0 0.0 7.9 Provided 54.3 3.6 2.9 Provided 21.3 1.6	Required 2.6 Required 0.0 0.0 8 Required 73.1 4.6	Provided 2.8 0.0 Provided 1.3 Provided 84.7 6.6 0.0	Required 0.9 10 Required 12.8 0.8 14 Required 11.5 0.7	Provided 0.9 0.0 6.0 Provided 14.9 1.1 4.3 Provided 13.4 1.0 0.0	Required Pr 0.0 0.0 Required Pr 0.0 0.0 Required Pr 0.0 0.0 Required Pr 0.0 0.0 Required Pr 0.0 289.6		921.6 921.6 379.2 379.2 347.1
ן קר קר	Neighborhood Park/Squares Schools or Civic Spaces 25% Neighborhood Type 1 25% Residential Neighborhood Park/Squares/Civic Spaces 80% Neighborhood Park/Squares/Civic Spaces 5% Neighborhood Park/Squares/Civic Spaces 5% Residential Residential 80% Neighborhood Park/Squares/Civic Spaces 5%	Required 6.2 14 Required 115.4 7.2 4 Required 37.4 2.3 3	Provided 0.0 20.2 44.3 Provided 136.8 7.5 46.8 Provided 44.4 2.4 87.8 191.5	Required 7.6 3 Required 315.3 19.7 Required 63.0 3.9 3' 3' 3' 3.9 3' 3' 3' 3.9 3'	Provided 0.0 30.3 94.1 Provided 358.2 35.9 78.8 Provided 74.1 4.7 0.0	Required 0.0 4 Required 32.2 2.0 7 7 8 8 9 9 0.0 0.0 0.0	Provided 0.0 0.0 0.0 0.0 Provided 36.3 3.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Required 2.8 2 Required 175.5 11.0 9 Required 79.0 4.9	Provided 0.0 11.1 19.3 Provided 206.0 13.3 8.7 Provided 93.3 5.4 9.6 97.5	Required 0.0 Required 0.0 Required 20.0 Required 1.3	Provided 0 Provided 0.0 6.3 Provided 24.0 2.4	Required 0.0 Required 0.0 Required 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Provided .0 Provided .0 Provided 	Required 3.1 A Required 39.9 2.5 Required 0.0 0.0	Provided 1.2 11.3 IP.8 Provided 46.1 3.7 O.0 Provided 0.0 0.0 0.0	Required 0.0 5 Required 46.3 2.9 22 Required 18.3 1.1	Provided 0.0 0.0 7.9 Provided 54.3 3.6 2.9 Provided 21.3 1.6	Required 2.6 Required 0.0 0.0 8 Required 73.1 4.6	Provided 2.8 0.0 Provided 1.3 Provided 84.7 6.6	Required 0.9 10 Required 12.8 0.8 14 Required 11.5 0.7	Provided 0.9 0.0 6.0 Provided 14.9 1.1 4.3 Provided 13.4 1.0	Required Pr 0.0 0.0 Required Pr 0.0 0.0 0.0 0.0 Required Pr 0.0 0.0 Required Pr 0.0 0.0 289.6 476.0		921.6 921.6 379.2

TABLE S-2: SUNBRIDGE DENSITY/INTENSITY BY PLACE TYPE AND NEIGHBORHOOD

NEIGHBORHOOD										
	А	В	с	D	COMMUNITY CENTER	EMPLOYMENT CENTER	E	F	TOWN CENTER	G
Community Center Residential Commercial/Mixed Use <i>Commercial</i> Office Hotel <i>Civic</i>	5.8 75 12.9 12.6 195,000 0.35 <i>125,000 SF</i> <i>70,000 SF</i>		Acreage Units Den/FAR	Acreage Units Den/FAR 2.9 45 15.6 12.8 135,000 0.24 125,000 SF 10,000 SF	Acreage Units Den/FAR 14.6 400 27.3 42.2 300,000 0.16 225,000 SF 50,000 SF 25,000 SF 25,000 SF	Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR 1.3 15 11.7 6.3 75,000 0.27 75,000 SF	Acreage Units Den/FAR	Acreage Units Den/FAR
Employment Center Residential Commercial/Mixed Use Commercial Office Hotel Civic		R Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR 27.1 1515 55.9 98.3 2,280,000 0.53 85,000 SF 2,000,000 SF 300 Rooms 300 Rooms	Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR 1.6 50 32.0 11.6 250,000 0.50 250,000 SF	Acreage Units Den/FAR
Urban Center Residential Commercial/Mixed Use <i>Commercial</i> Office Hotel <i>Civic</i>		R Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR	Acreage Units Den/FAR 37.7 2860 75.9 81.1 2,715,000 0.77 885,000 SF 750,000 SF 1,400 Rooms 1,400 Rooms 170,000 SF * Residential acreage assumes 25% mixed use	Acreage Units Den/FAR
Neighborhood Center Residential Commercial/Mixed Use <i>Commercial</i> <i>Office</i>	75,000 SF	Units 75,000 SF <i>75,000 SF</i>	Units 15,000 SF	Units 10,000 SF	Units	Units	Units 15,000 SF	Units	Units	Units 15,000 SF
Civic		SF	15,000 SF	10,000 SF			15,000 SF			15,000 SF

Sunbridge

SHEET 10: PLACE TYPE AND DENSITY/ INTENSITY CALCULATIONS

December 10, 2020



