

FALLSCHASE VILLAGE CENTER

BUILDING AND SITE DESIGN GUIDELINES AND STANDARDS MANUAL

LEON COUNTY, FLORIDA



Leon County Development Review Committee Approval

DAVID R. MCOWEN III 8/20/15

Director, Department of Development Support and Environmental Management

K. K. K.

8/20/15

Director, Department of Public Works

B. S. S.

8.20.15

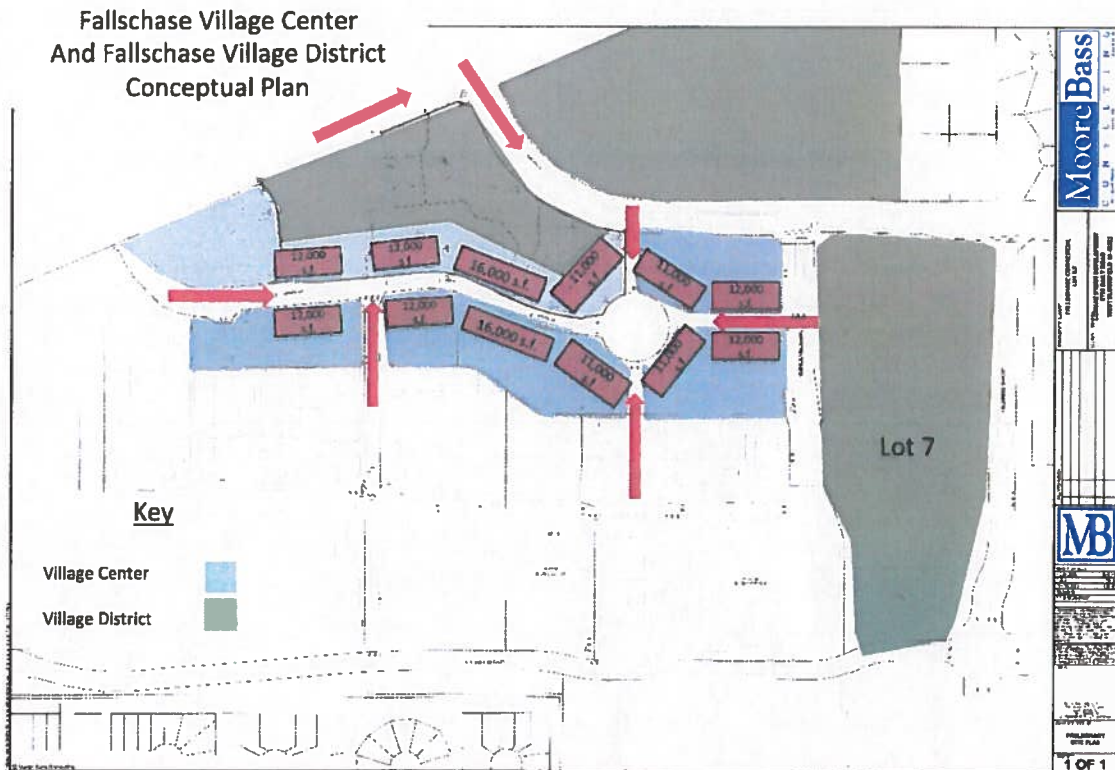
Director, Tallahassee-Leon County Planning Department

FALLSCHASE VILLAGE CENTER

The *Village Center* is the area located adjacent to Lagniappe Way highlighted in blue on the map below. The *Village Center* will contain pedestrian-oriented development wherein buildings and their primary facades (and entries) are located adjacent to Lagniappe Way, forming a street wall.

The *Village District* includes all other areas designated Fallschase Commercial/Mixed-Use within the Fallschase Planned Unit Development that are located outside of the *Village Center* with the exception of the large retail stores north of Acadian Boulevard. The *Village District* is highlighted in green on the map below and specifically includes the 13-acre parcel as shown on it. Development within the *Village District* is intended to compliment the architectural design of *Village Center* buildings and be consistent and support the goals of the *Village Center* as noted herein.

The *Fallschase Village Center and Fallschase Village District Conceptual Plan* below (the "Conceptual Plan") is intended to be a visual representation of the *Village Center* and *Village District* and shall not be used to determine final location or size of buildings or the location of supporting infrastructure. The red arrows on the Conceptual Plan depict Gateways to the *Village Center and Village District*.



Pursuant to the Buck Lake-Fallschase Agreement, buildings for single owners/tenants shall not exceed 10,000 square feet, with the exception of one additional single owner/tenant store not to exceed 25,000 square feet.



Table of Contents

Background and Goals	4
Section I. Building Orientation	6
1. Corner parcels	6
1.a. Gateways.....	6
1.b. Building entries	7
2. Build-to lines	7
Section II. Building Scale, Massing, and Facade Treatment.....	7
1. Scale	8
2. Building mass and roof lines.....	8
3. Facades and defining elements.....	8
Section III. Parking	10
1. Arrangement and location	10
2. Shared parking	10
3. Access	10
4. Bicycle parking	11
Section IV. Location and Screening of Service Areas and Equipment	11
1. Location.....	11
2. Screening of outdoor service areas.....	11
3. Screening of rooftop equipment.....	11
Section V. Building Materials	10
1. Building materials review	12
2. Buildings in the Village District.....	12
3. Building materials and paint colors	12
4. Village Center architectural features	13
Section VI. Lighting	13
1. Dark-sky “friendly”	13
1.a. Prohibited fixtures.....	14
1.b. Light levels	14
1.c. Fixtures.....	14
2. Lighting height and location	14
3. Walkway lighting	14
4. Lighting for wall signage	14
Section VII. Public Space	15
Section VIII. Landscaping	15
Section IX. Signs	16
1. Prohibited signs	16
2. Wall signs	17
3. Mounting	17
4. Blade Signs.....	17
5. Illumination.....	17
6. Flags	17
Glossary of Terms.....	18
Attachments	
1. Leon County Ordinance No. 06-02, Fallschase PUD Rezoning Approval	
2. Buck Lake – Fallschase Agreement	
3. Fallschase Design Review Guidelines (May 22, 2006)	
4. University of Florida IFAS Extension Report	
5. Perimeter Landscape Plan	
6. Fallschase Tree Inventory	



BACKGROUND AND GOALS

Fallschase is a mixed-use (residential and nonresidential) development of regional impact (“DRI”) in Leon County, Florida, that was approved in 1974 pursuant to Section 163.3167(8), Florida Statutes.

The development of *Fallschase* is governed by, among other things, (a) the *Fallschase DRI Development Agreement* dated December 12, 2005, recorded in Official Records Book 3420, at Page 2132 of the Public Records of Leon County, Florida (the “Development Agreement”) and (b) Leon County Ordinance No.: 06-02 adopted on January 31, 2006, recorded in Official Records Book 3453, at Page 1074 of the Public Records of Leon County, Florida (**Attachment # 1**), which approved the rezoning of *Fallschase* to the zoning category *Planned Unit Development* (the 202-page “PUD Concept Plan” approved by Leon County pursuant to the Ordinance is hereinafter referred to as the “PUD”). In addition to the rights of its members as citizens interested in the development of *Fallschase*, the neighborhood association *Buck Lake Alliance, Inc.*, a Florida corporation (the “BLA”), has certain contractual rights related to the development of *Fallschase* which are reflected in the *Buck Lake-Fallschase Agreement* (the “BLA Agreement”) dated November 28, 2005. A copy of the BLA Agreement is attached to the *Fallschase DRI Development Agreement* as Exhibit “H” and is made a part of it pursuant to paragraph 21 of the Development Agreement. A copy of the BLA Agreement is attached hereto as **Attachment # 2**.

The *Village Center* and *Village District* are areas within the commercial component of the *Fallschase* DRI. The ultimate design goal for the *Village Center* and the *Village District* is to create a sense of place within the commercial component of the *Fallschase* DRI that is attractive, functional and includes a mixture of pedestrian-scale uses with unified architectural themes and integrated site design. The guidelines and standards contained herein (hereinafter referred to as this “Manual”) are intended to enhance compatibility with land uses within the *Fallschase* DRI as well as with nearby residential neighborhoods, and to encourage pedestrian activity within the development and facilitate transit accessibility.

The guidelines and standards outlined in this Manual are intended to promote a framework for architectural and site design that applies to the *Village Center and Village District*. Site design within the *Village Center and Village District* will focus primarily on the creation of public space (street and store frontages) and human-scale design that encourages people to walk, shop, linger and enjoy the village atmosphere. This Manual is intended to: (a) establish a single architectural theme for the *Village Center*, so that there is consistency in architectural scheme, materials and colors for the *Village Center*; (b) provide a complimentary design approach to the *Village Center* architecture in the *Village District* so that there is continuity, symmetry and balance; (c) encourage creative solutions consistent with a single architectural theme to enhance the design of future buildings within the *Village Center and Village District* to promote livability within *Fallschase*; and (d) create a desirable destination which is designed in a manner that promotes pedestrian mobility. The information contained in this Manual is neither intended to be a commitment to one particular building design on the part of any developer within the *Village Center and Village District*, nor is intended to imply the necessity for redundant or ordinary architecture or a specific requirement for two-story buildings. However, the architecture created will establish an architectural theme for the *Village Center* and the *Village Center District* so that there is continuity, symmetry and balance in all buildings and comply with the guidelines and standards in this Manual.



The Development Agreement, as well as page 6-10 of the PUD, provides that the Developer and the County cooperate to fashion "architectural design standards prior to the approval of any site or development plan based on the Development Agreement and attached exhibits." The design standards used by Leon County for the commercial component of *Fallschase* - outside the *Village Center* - has been the *Fallschase Design Review Guidelines* dated May 22, 2006 (the "2006 Guidelines"- **Attachment #3**).

The current owner (the "Owner") of the property comprising the *Village Center* (which is the successor in title to the developer identified in the Development Agreement) desires to complete the development of the *Village Center* and *Village District* and construct buildings and other improvements. This Manual will supplement the 2006 Guidelines with respect to the *Village Center* and *Village District*, will be the document contemplated by Section 6-10 of the PUD, and will insure overall architectural harmony and unification of future and existing buildings throughout the entire commercial component of *Fallschase*. To the extent that any provision of this Manual conflicts with, or creates an ambiguity when compared to the 2006 Guidelines, the terms and provisions of this Manual shall control and prevail. The 2006 Guidelines will continue to apply to the area of the commercial component of *Fallschase* outside the *Village Center* and *Village District*.

All applicants for development approval within the *Village Center* shall submit illustrative documentation to confirm and demonstrate compliance with these guidelines and standards at the time of site and development plan and building plan review. As used herein, the term "shall" or "will" indicates a mandatory standard; the terms "should" and "may" indicate permissive opportunities or guidelines and should not be construed as mandatory requirements.

Nothing in this Manual is intended to expand or diminish the rights and obligations of the parties under the BLA Agreement including, but not limited to, the Section A.2 references to the AIG Patton Creek Center.

This Manual was approved by the Development Review Committee of Leon County, Florida, on May 20, 2015. Any subsequent changes to the Manual or the 2006 Guidelines shall be reviewed by the DRC which shall provide a recommendation to the Leon County Board of County Commissioners, which has the final decision and approval authority.



Example of a Gateway



SECTION I. BUILDING ORIENTATION

The public realm is an area within the *Village Center* that is generally located between the street curb face to the back of the sidewalk. This area generally includes sidewalks, street trees, benches, bicycle racks, planters and public spaces. The private realm is generally the area between the primary building facade and the back of the sidewalk. The private realm includes shop fronts, entries, outdoor seating, awnings, signage, arcades and porticos. The connection of the public and private realms plays an important role in creating a sense of place and enhancing the pedestrian experience. Additionally, the *Village District* buildings and the patrons visiting those establishments shall have “walkable” access to the *Village Center* buildings in a “pedestrian-friendly” manner.

Building orientation within the *Village Center* shall be amenable to walking, reinforcing the connection between the public and private realms and creating opportunities for window shopping, outdoor seating and community interaction. Buildings shall be used to create a “street wall” along Lagniappe Way that provides pedestrians a safe and comfortable atmosphere. Buildings along Lagniappe Way shall be positioned close to the front property line and should occupy a major portion of the width of the lot, with the exception of breaks necessary for driveways or pedestrian ways that lead to parking and service areas. Buildings shall be located so they can be safely and conveniently accessed from adjacent and surrounding areas.

1. Corner parcels

Buildings and properties fronting a street corner in the *Village Center* shall recognize the opportunity to draw interest from passersby and thereby provide the highest visual interest and architectural treatments visible from the *Village Center*. Buildings located on a corner parcel that include frontage along Lagniappe Way shall be oriented so that both frontages and facades are given equal design consideration. The facades facing the two street frontages shall employ the same architectural features and visual interest.



Do This: A building with desirable treatments along each frontage. Parking is located to the rear and is also available on-street. Image source: Google Earth

a. Gateways

Buildings located at entrances to the *Village Center*, as depicted with red arrows on the Conceptual Plan, shall be considered gateways designed with increased articulation and architectural treatment. Also, buildings located adjacent to Mahan Drive or Buck Lake Road shall be considered gateway buildings to the Buck Lake and Fallschase Communities and shall be designed with increased articulation and architectural treatment. It is understood that these buildings may be single owner, national chain type buildings, but their architectural design shall compliment *Village Center* buildings. Gateway locations are included on the Conceptual Plan.



Don't Do This: A building that is positioned so that the rear is facing the main entry or gateway to the development. This approach is not inviting to pedestrians.

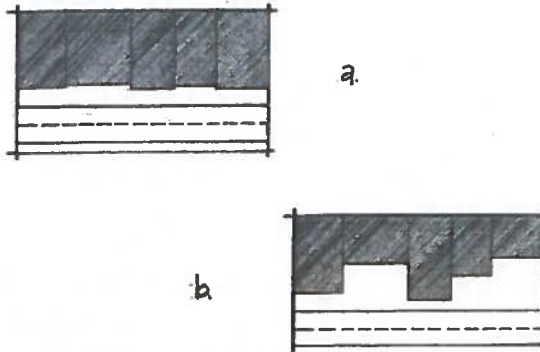


b. Building entries

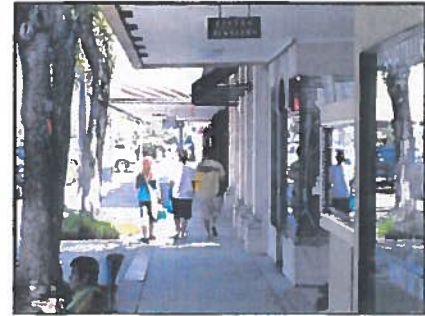
The primary facade and entry of buildings within the *Village Center* shall face Lagniappe Way. For buildings that front Lagniappe Way, at least one entry way shall be adjacent to the Lagniappe Way sidewalk frontage. Entrances from parking areas are encouraged and are considered a secondary access. Multiple entries are permissible and encouraged but not required.

2. 'Build-to' Lines

Buildings fronting Lagniappe Way shall be established so that little or no separation between the frontage sidewalk and the building exists. It is anticipated that stores may increase the width of sidewalks and thus the depth of the building setback. Some areas may be slightly adjusted to accommodate courtyards, plazas or outdoor dining areas. *Illustration "a" is preferred below.*



a. relatively uniform setbacks from the street right-of-way is preferred to
b. widely varying setbacks.
Credit: A Model Ordinance for a Traditional Neighborhood Development.



Building placement up to the sidewalk clearly defines public space.



Do This: A building that is located up to the sidewalk is most effective in defining public space and is inviting to pedestrians.

SECTION II. BUILDING SCALE, MASSING AND FACADE TREATMENT

Architectural features and patterns provide visual interest. Building facades shall be designed to reduce the mass, scale, and uniform monolithic appearance of large, unadorned walls. Buildings shall include architectural features and details that provide visual interest for the pedestrian.

Visual interest shall be accomplished by varying the building's mass in height and width so it appears divided into smaller, distinct massing elements with architectural details visible at a pedestrian scale. Large, unadorned walls or uniform monolithic facades shall be avoided. Pedestrian-scale facade treatments such as canopies, overhangs, arcades, gabled entryways, and porticos can play an important role in developing a sense of place.



1. Scale

Limiting the footprint size for individual tenants within the *Village Center* is important for insuring development on a pedestrian-scale. Within the *Village Center*, the Development Agreement limits buildings for single-owners/tenants to 10,000 square feet. One additional single-owner/tenant building not to exceed 25,000 square feet is allowed in the SW quadrant of the intersection of Mahan Drive and Buck Lake Road and a "theatre size building" specifically approved by the DRC for a movie theatre in the *Village District*. For additional details refer to the BLA Agreement included as **Attachment #2**.

2. Building Mass and Roof Lines

Massing shall reinforce pedestrian ways, articulate entries and relate to the size and shape of adjoining buildings - *the contrast of larger buildings next to smaller buildings shall be avoided*. Design of buildings shall include a complimentary transition in scale, form and height from adjacent buildings.



and scale with varying changes in roof height that is not subtle.

Roof lines shall be varied in height and mass to increase visual interest. Lengthy roofs with some transition, but appearing to be flat shall not be used within the *Village Center* or *Village District*.

3. Facades and Defining Elements

Building facades shall be designed to reduce the mass, scale and monolithic appearance of large, unadorned walls. Facades shall include plane projections or recesses to break uninterrupted lengths. Asymmetrical and contrasting horizontal and vertical geometries shall be used. As previously mentioned, vertical elements, including towers and parapets are important for creating Gateways.



Don't do this: Blank, monolithic walls and a flat roof along a pedestrian frontage that does not have windows, doors, or other pedestrian-scale treatments.

a. Defining the Public Realm

Facades that face primary street frontages shall incorporate design treatments such as arcades, display windows, entry areas, structural bays, awnings, or other similar features that occur along at least 60 percent of the primary facade. Secondary facades, such as those that are located on a corner parcel, shall employ the same treatments.

With respect to buildings occupied by a single occupant and having a street frontage greater than fifty feet, doors or entrances providing public access shall be provided at intervals of no greater than fifty feet.

b. Storefronts

Storefront windows shall be framed to help break up a solid glass appearance. Kick-plates, as well as framing around storefront doors will help accomplish this objective. However, there shall be a combination of materials used for storefronts rather than using an all glass and aluminum framing approach.



Storefronts on corner lots in the *Village Center* shall be designed to address each frontage with distinction in mass, architectural elements, changes in shapes/planes and building materials. Entries at corner lots will be used to create contrast and visual interest.

c. **Fenestration**

Windows are important because they offer human scale to buildings. Windows engage pedestrians by connecting the interiors of storefronts and shops with the public and private realms. The following shall apply to fenestration in the *Village Center* and *Village District*:

- I. **Placement** – It is important that primary building facades incorporate windows that help support the creation of the public realm. Stores shall utilize transparent windows along the primary frontage. *The use of faux windows shall be prohibited along the ground level for the primary customer entrance to the building.* Placement of windows on the building facade shall be at a location and scale appropriate for the pedestrian environment and the overall building design.
- II. **Recessed** – Windows shall not be flush with the exterior wall surface or plane. Windows should be recessed at least three inches. Use of wainscoting and reveals can be used to enhance the perceived depth of windows.
- III. **Grouping** – windows shall be grouped across the primary facades of buildings to help establish continuity, thus avoiding blank walls.

Except for building materials and colors, the following is a picture of buildings as an example that complies with the intent of the architectural requirements of this Manual and potential non-Gateway buildings for the *Village Center*. The intent of this pictures is to assure that the Owner, the County and the BLA are interpreting the provisions of this Manual in a similar way. Future buildings may vary from these pictures so long as the buildings continue to meet all the requirements of this Manual.

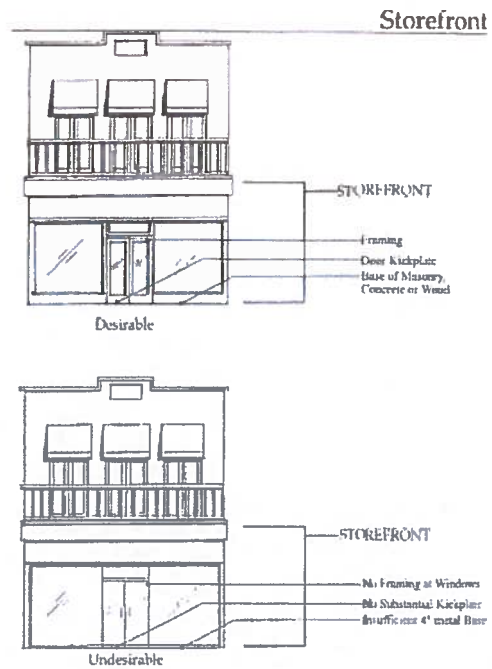


Illustration Credit: City of Winter Park – CBD Facade Design Guidelines



SECTION III. PARKING

1. Arrangement and Location

Priority within the *Village Center* and *Village District* is given to the pedestrian and bicyclist. However, many visitors will arrive by vehicle. Off-street parking areas shall be located in a way that does not compromise the continuity of the *Village Center* and *Village District* buildings or pedestrian corridors. Parking shall not be located in mass, but shall be disbursed throughout the *Village Center* and *Village District*. Parking shall be located behind the rear of buildings within the *Village Center*.

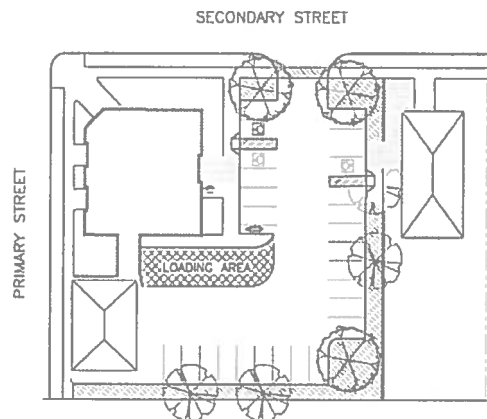
Article IV, Section 10-4.308 of the Land Development Code pertaining to Low Impact Development shall apply.

- a. Along Lagniappe Way, off-street parking areas shall be provided to the rear of structures.
- b. Within the *Village Center* limited on-street parking may be provided to increase pedestrian safety and as a method of traffic calming. The location, design and configuration of on-street parking shall be approved by the County Engineer and the Tallahassee Fire Department.
- c. Parking lots shall be designed with shared access points in an effort to reduce curb cuts.

2. Shared Parking

Shared parking is envisioned as a necessity within the *Village Center* and *Village District* so as to avoid an excess amount of parking. The *Village Center* has the benefit of being within close proximity of large amounts of existing parking developed as part of the large retail store areas to the south (Wal-Mart, Costco, Bass Pro, etc.).

- a. It is anticipated that overflow parking needs of the *Village Center* and *Village District* will be accommodated by the large retail parking areas to the south of the *Village Center* but not in such a manner that would violate existing (i.e. as of May 1, 2015) recorded covenants, restrictions, and easements.



Credit: Ventura, CA (modified using Photoshop): Illustration shows a shared parking arrangement. Limited access to the primary street helps create a "street wall."

- b. Parking for uses within the *Village Center* and *Village District* shall be limited to providing the actual number of spaces for the proposed land use as established in Article VII, Division 5 of the Land Development Code. At the time of site plan review, feasibility of shared parking arrangements between adjacent and nearby uses shall be explored and applied where possible.

3. Access

Accessways to parking lots from Lagniappe Way shall be limited to the minimum number that is necessary in an effort to reduce the number and width of curb cuts. Adjacent parking lots shall be interconnected whenever possible.

- a. Parking areas shall clearly delineate pedestrian routes and incorporate multiple connections to adjacent sites and uses.



- b. Interconnected parking lots and pedestrian ways shall be utilized to reduce the need for curb cuts to Lagniappe Way.

4. Bicycle Parking

In addition to the walkable design of the *Village Center*, bicycle racks encourage short trips and errands from visitors of nearby neighborhoods. Bicycle racks shall be located towards the front of sites which allows bicyclists quick and efficient access to shops within the *Village Center* and *Village District*. The style of bicycle rack shall be consistent throughout the *Village Center* and *Village District*.



SECTION IV. LOCATION AND SCREENING OF SERVICE AREAS AND EQUIPMENT

1. Location

Loading and service areas shall be located to the rear, side or an interior location where visibility from public streets and windows of neighboring buildings will be minimized to the greatest extent practical.

2. Screening of Outdoor Service Areas

The visibility of loading zones, trash collection areas, refuse bins (dumpsters) and mechanical equipment shall be mitigated by the use of screening materials appropriate for the *Village Center* and *Village District*.

- a. Masonry walls of no less than six feet in height shall be used to enclose dumpsters. These enclosures shall be constructed from building materials (and colors) used for the primary building facade.
- b. Service areas shall be screened with evergreen landscape materials that are of sufficient height and opacity (at maturity) to reasonably reduce visibility from nearby streets and residential areas. Native plant materials shall be the predominant plant material used for screening.
- c. Service gates to any enclosed service area shall be constructed of metal or a similar durable non-wood material. The use of chain link fencing or metal slats is not permissible.



Do This: Refuse enclosures visible from public view will include hardscape materials that are the same as those

3. Screening of Rooftop Mechanical Equipment

Rooftop mechanical equipment such as air conditioners and ventilating equipment shall be screened with materials that match the building components or a screened parapet wall that surrounds the equipment so that it is not visible from public view.

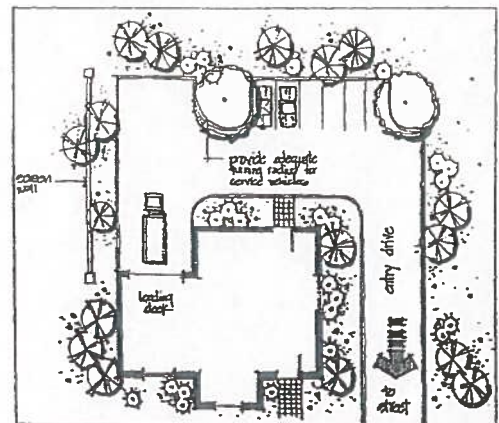


Illustration credit: City of Sedona, AZ, Land Development Code



SECTION V. BUILDING MATERIALS

Building materials are important in providing an attractive environment that blends harmoniously into the Buck Lake community while complementing the existing commercial portions of *Fallschase*. Brick shall be the predominant material (i.e., at least 51%) used on the building facades. Stone may be used up to 25% of a building façade. Other complimentary materials such as wood or fiber cement siding, as well as other high quality or man-made materials, such as stucco, EIFS (Exterior Insulation and Finish System) may be used but shall be limited to 15% of a facade. Use of textured concrete materials shall only be appropriate for use within the secondary facade service areas and shall be limited to 20% of the vertical surface of the service area wall or structure enclosure. Roof tops which are visible from Lagniappe Way shall be metal standing seam, architectural grade asphalt shingles, or tile. Site plans and building plans shall incorporate architectural treatments and landscaping that mitigate visibility of flat roofs and rooftop equipment within the *Village Center* and the *Village District*.

1. Building Materials Review

- a. Applications for site plan review shall include colorized elevation drawings with material and color samples. This information shall be supplied by digital and hard copies to the Buck Lake Alliance Community Committee for its preliminary review and comment at least seven (7) days prior to filing the application and information with Leon County.
- b. At the time of site plan review, the Leon County Development Review Committee shall be the entity that has the final authority to approve the colorized elevation drawings and proposed building materials subsequent to demonstration, by the applicant, of compliance with these guidelines.

2. Buildings in the Village District

Buildings located within the *Village District* shall use the same building materials and colors used within the *Village Center* or those which have been determined to be complimentary, thus achieving a unified architectural theme. As noted, buildings near Mahan Drive and Buck Lake Road are very important buildings since they serve as the gateway to the Buck Lake and Fallschase Communities. These buildings should receive heightened architectural treatment and shall be complimentary with the architectural style of *Village Center* buildings.

3. Building Materials and Paint Colors

The following are building materials and colors utilized in the construction of the retail stores south of Lagniappe Way and shall be incorporated into the design of buildings within the *Village Center* and *Village District* for a unified theme. Other complimentary materials and colors, predominantly earthtone, may be utilized, but shall be approved by the Leon County Development Review Committee. The examples provided below are not intended to limit the materials available for use, but rather to depict acceptable "earthtone" principle colors.

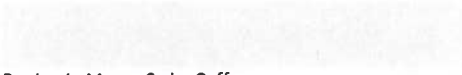




"Spanish Fort" by Jenkins Brick



Benjamin Moore Butternut Brown



Benjamin Moore Swiss Coffee



"Chardonnay Country LedgeStone" by Owens Corning



Benjamin Moore Sandy Hook Gray



Benjamin Moore Ashwood

4. Architectural features within the *Village Center* and *Village District*, unless otherwise noted, shall include:
- Varying building heights and building massing
 - A themed variety of building facade styles
 - Uniform facade depths along the primary and secondary street frontages
 - Low angle pitch standing seam metal hip roofs and gabled roofs
 - Varied parapet roof lines
 - Decorative stone and brick vertical accents
 - Limited use of stucco accent panels and borders (i.e. EIFS – Exterior Insulated Finish System)
 - Roof caps and cornices
 - Shielded roof top equipment
 - A variety of complimentary and natural earth-tone colors
 - Pergolas, gazebos or similar accessory structures that are complimentary to the development of the *Village Center* (not required in the *Village District*).

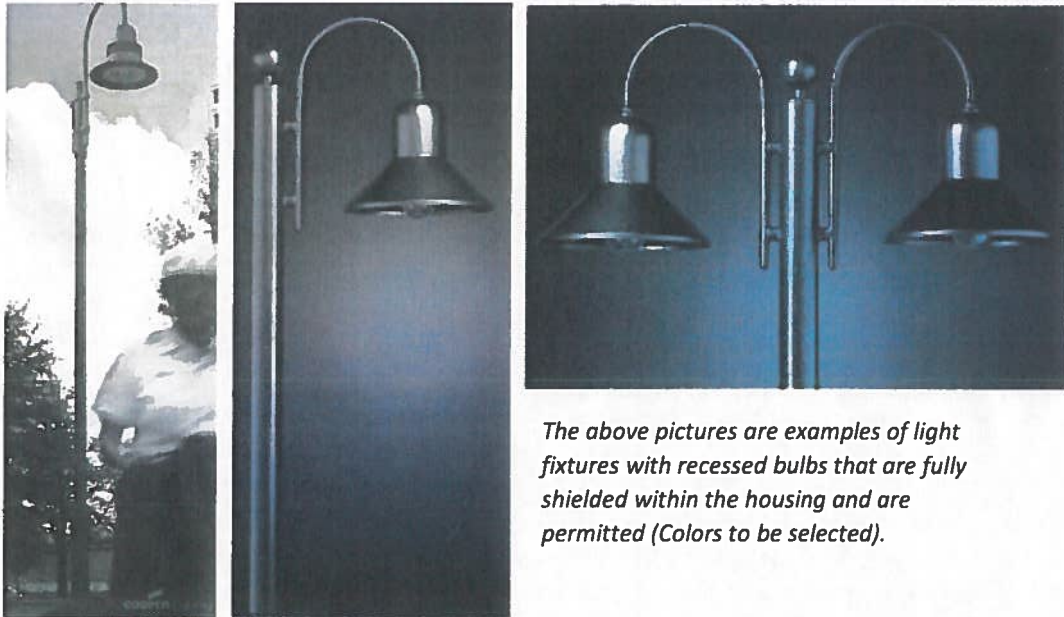
SECTION VI. LIGHTING

Page 6-13 of the PUD emphasizes lighting that is 'Dark-Sky friendly,' which reduces the amount of light leaving the site and spilling over onto adjacent properties. Lighting fixtures shall be designed to be compatible with a high-volume pedestrian environment.

1. Dark-Sky Friendly
 - a. Lighting for all buildings constructed after the approval of this Manual shall be designed to minimize night-sky light pollution, and to prevent direct illumination of any off-site properties. All exterior lighting used in parking areas shall be "fully shielded" with recessed bulbs and filters which conceal the source of illumination.
 - b. Prohibited fixtures - "Shoebox" style lighting is not appropriate within the *Village Center* or *Village District*. Fixtures that do not recess the source of illumination are not acceptable for use within the *Village Center* and *Village District*.



- c. Light levels - Light levels at the property line should not exceed 0.1 footcandles when adjacent to off-site non-residential development and not more than 0.05 footcandles at residential property boundaries.
- d. Fixtures - Lighting fixtures shall use a reflector system that allows for efficient distribution of light and reduction of glare. The use of recessed light fixtures and fully-shielded luminaires shall be required to minimize off-site lighting impacts. No wall or roof-mounted flood lights or spot lights used as general grounds lighting are permitted.



The above pictures are examples of light fixtures with recessed bulbs that are fully shielded within the housing and are permitted (Colors to be selected).

2. Lighting Height

The maximum height of light poles within parking areas shall be limited to 20 feet (as measured from finished grade to the top of the pole or fixture). As a general rule of thumb, parking lot light poles should be spaced to provide adequate illumination of the parking lot in conformance with these standards.

3. Walkway Lighting

Walkway lighting within the *Village Center* and *Village District* shall be provided at a scale that is appropriate for the pedestrian. Lighting for pedestrian walkways shall be limited to a height of 15 feet (as measured from grade to the top of the pole or fixture). As a general rule of thumb, walkway lighting fixtures should be spaced approximately 30 feet apart.

4. Lighting for Wall Signage

To reduce glare, wall signs within the *Village Center* and *Village District* shall only be externally illuminated with downward directed lighting that is mounted above the sign.



SECTION VII. PUBLIC SPACE

Public spaces shall be incorporated as part of the *Village Center*. Public spaces will help create a sense of place and should serve additional functions within the development (e.g. bio-retention stormwater facility, gathering space for special events, outdoor eating areas, etc.).

Public spaces and landscape areas shall provide visual connection between adjacent sites and all *Village Center* buildings, by creating unobstructed views and applying the use of complementary elements found within the *Village Center* (i.e. walkways, shade, hardscape materials, and lighting). A narrative describing how public spaces will be addressed shall be provided for each proposed site plan application within the *Village Center*.



Do this: Open space that offers comfortable seating and shade.

Pedestrian connections between the *Village District* and the *Village Center* shall incorporate landscaping, shade trees, and benches similar to what are shown in the above picture. A narrative describing how public space(s) on such pedestrian connections will be addressed shall be provided for each proposed site plan application within the *Village District*.

SECTION VIII. LANDSCAPING

Landscaping within the *Village Center* and *Village District* will comply with the landscape requirements of Section 6 of the PUD and this Manual. The vitality of the *Village Center* and *Village District* will depend in large part on the landscaping and its ability to enhance buildings, pedestrian walkways, view scapes and parking areas. Landscaping shall be arranged so that it can be maintained. Landscape materials used within the *Village Center* and *Village District* shall conform to the species and other recommendations by the University of Florida IFAS Extension Report dated August 21, 2014 (**attachment 4**).

1. Perimeter Landscaping ("Beautification Strips" at Mahan Drive and Buck Lake Road)

As of the approval of this Manual, the beautification strips along these roadways are not adequately planted and shall be augmented with native plantings of various heights and species that meet the proposed plantings illustrated with the PUD. These beautification strips are part of the *Village Center* and *Village District* landscaping requirements and are crucial to the view scape of the *Village Center* and *Village District*. A copy of this plan is attached as **attachment 5**. This plan must be implemented and completed no later than 120 days from the approval date of this Manual. If not timely completed, no further development orders (including building permits or certificates of occupancy) will be approved within the *Village Center* or *Village District*.

2. Street Trees

Applications for development within the *Village Center* shall include street trees along both sides of the Lagniappe Way frontage with spacing at approximately 40 feet on-center. Exceptions may be necessary for curb cuts, street lighting, underground utilities and other design elements unique to the site. Existing street trees may need to be replanted to ensure their vitality. In situations where trees have been identified as in decline, on the Fallschase Tree Inventory (**attachment #6**), remedial



efforts shall be implemented or in the alternative, replacement plantings shall be installed prior to the issuance of a certificate of occupancy for the first building in the *Village Center* or *Village District*. Regarding the Bass Pro, Costco, McDonald's, and Walmart properties, the Owner shall urge the owners of each such property to address any tree deficiency matters in the same fashion.

3. Supplemental Vegetation

Required landscape buffers should meet opacity requirements [landscape buffers providing a minimum of fifty percent (50%) opacity (at maturity) when viewed from the public right-of-way] and should use a palette of native and naturalized plant species. Major pedestrian corridors should be articulated with trees and shrubs, pergolas, arcades, or other landscape or architectural design elements. Flowers, shrubs, grasses and other vegetation appropriate for an urban



Native Blanket Flower is drought tolerant and provides curb appeal in beds.
Photo: Floridata.com

environment and the conditions of the site can be utilized in conjunction with the tree well where the street trees are planted. The use of native species shall be required.

4. Landscape Beds

Landscape beds shall be appropriately irrigated and mulched within an area that has sufficient room and growing medium to ensure longevity. Beds shall be planted intermittently along the pedestrian routes within the *Village Center* and *Village District* with native plants and species that are drought tolerant.

5. Plantings to Reduce Erosion

Landscape beds and native groundcovers are preferred over centipede grass. The use of native ground covers shall be planted on slopes or near retaining walls for stabilization or in areas where erosion is likely to occur.

SECTION IX. SIGNS

It is the intent of this section to provide signage that will enhance the pedestrian environment. Wall signs shall be limited to the area established within Article IX of the Leon County Land Development Code. Since the *Village Center* and *Village District* are part of a larger overall shopping center, individual ground signs for stores within the *Village Center* and *Village District* are not permissible and will only be provided on one of the three large shopping center ground signs that are adjacent to US 90 (Mahan Drive). No additional or separate pylon signage shall be constructed on Mahan Drive or Buck Lake Road.

The following standards shall apply to all signs within the *Village Center* and *Village District*:

1. Prohibited Signs

Except for those existing on the date this Manual is approved, ground signs of any type are prohibited within the *Village Center* and *Village District*. *Village Center* and *Village District* signage is available on the larger shopping center signs located adjacent to Mahan Drive. The use of digital, flashing, or animated signs (motion) shall not be permissible for use.



2. Wall Signs

Wall signs on buildings within the *Village Center* and *Village District* shall be governed by the Leon County Code, except otherwise provided herein. Each establishment shall be allowed at least one wall sign and establishments having primary facades on two streets shall be allowed a second wall sign (No more than one wall sign per establishment shall be installed on each frontage).

Allowable wall sign surface area for an establishment with a façade facing a street shall be calculated as 1½ square feet of sign surface area for each linear foot of street frontage. The maximum surface area of all wall signs per establishment is 200 square feet (aggregate). Establishments with public access through the rear of the building shall be allowed an additional wall sign at the rear entrance for the purpose of identifying the establishment from the rear parking area. The rear identification sign shall be limited to ten (10) square feet of sign surface area and shall be deducted from the overall wall sign surface area allocated for the establishment.

3. Mounting

Signs shall not be mounted above the cornice or roof line of the building. Sign shall not be mounted on a projecting parapet or above the average height of a roof line for any structure.

4. Blade Signs

In addition to the one wall sign, each establishment is permitted to have one hanging blade sign per sidewalk frontage not to exceed six square feet in area and shall not exceed the width of the canopy. Blade signs are intended to provide perpendicular, pedestrian-scale signage that identifies storefronts at a pedestrian scale. Excessive branding and graphics shall be avoided.

5. Illumination

Wall signs shall be externally illuminated with lighting that is downward directed onto the sign. For example, the "neck-down" lighting used to illuminate the Costco wall sign is deemed appropriate for use within the *Village Center* and *Village District*.



6. Flags

There shall be no outside flags of any type in the *Village Center* or the *Village Center District* that are attached to buildings. Freestanding flag poles that are 20 feet or less in height are permissible in the *Village Center* and *Village District*.



GLOSSARY OF TERMS

Arcade – A series of arches that has intermittent openings which are supported by pillars, columns or piers.

Architectural Features – Building elements that can be functional and ornamental attached to or projecting from exterior walls and surfaces such as, but not limited to: cornices, shingles and roof materials, windows, awnings, galleries, porticos, roofs, eaves, sills, trim, pillars and posts.

Average Peak Demand (Parking) – The time(s) of day in which parking demand is highest.

Awning – A roof-like cover that is made of metal and is designed to serve as protection from the weather and incorporated as a decorative feature that projects from the exterior wall of the building along the pedestrian frontage, over windows and entries.

Blade Sign – Is a type of non-illuminated sign that projects from the wall of a building that is perpendicular to the sidewalk and intended for use under awnings, roofs or other coverings to identify tenant space within the private realm.

Build-to Lines – An alignment establishing a specified distance from the property line (street right-of-way line) along which the building is required to be built.

Cornice – A projecting horizontal decorative molding along the top wall of a building which projects outwards beyond the exterior wall and roof line.

Facade – The exterior elevation of a building. The primary facade is specific to the elevation that fronts the main adjacent street. The secondary façade is specific to the elevation that fronts the parking area when located in the rear of a building.

Gateway – Areas located on or near Mahan Drive and Buck Lake Road and prominent corner parcels within the Fallschase Village Center that are visual symbols through landscaping, building height, scale, and other distinctive building elements. Buildings in these areas will be situated in a manner to address internal development as well as external surroundings. Gateway locations are included on the Conceptual Plan.

Public Space – Gathering areas such as, but not limited to: outdoor dining areas, parks, plazas, squares, pergolas and gazebos which are intended to provide access and use to the public for enjoyment and leisure.

Parapet – A low wall at the edge of a roof or extending beyond the roof line.

Pedestrian Scale – Development that is appropriately sized on a human scale so as to create walkable and comfortable places for people.

Public Realm – The area located between the street curb face to the back of the sidewalk. This area generally includes sidewalks, street trees, benches, bicycle racks, planters and public open spaces.

Private Realm - The area located between the primary building facade and the back of the sidewalk. The private realm includes shop fronts, entries, outdoor seating, awnings, signage, arcades and porticos.

Storefront – The portion of a building that is accessible from the primary building facade.



Shared Parking – A system of parking areas shared by multiple tenants where each tenant may have different peak demand times within a 24-hour period thus allowing for spaces to be shared.

Village Center – As defined on page 1 of this Manual.

Village District –As defined on page 1 of this Manual.

Wainscoting – Decorative paneling, usually wood, that often serves as a decorative covering or finish for the lower portion of a wall.



Manual Attachment #1

LEON COUNTY ORDINANCE NO. 06-02

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM R-3 SINGLE-FAMILY DETACHED, ATTACHED TWO-FAMILY RESIDENTIAL TO M-1 LIGHT INDUSTRIAL IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
LEON COUNTY, FLORIDA:

SECTION 1. The Official Zoning Map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to the real property subject to the "Fallschase DRI Development Agreement" executed between Leon County and AIG-Baker Tallahassee, LLC on December 12, 2005, described as follows:

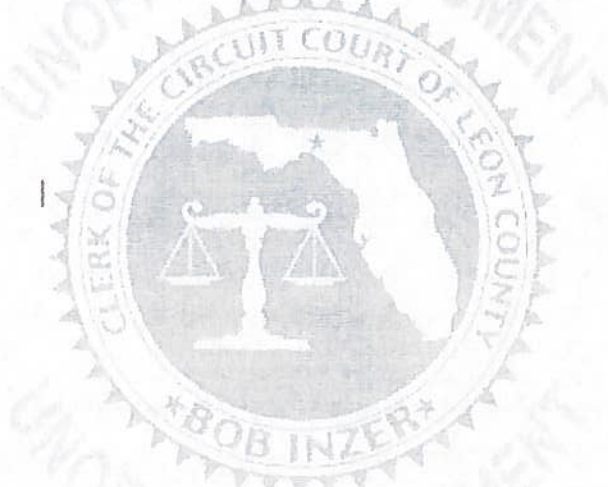
RZ-510: From the R-2 single family detached residential zoning district and the R-3 single family detached, attached two family residential zoning district to the PUD23 district; and to amend the existing PUD concept plan that applies to the entire PUD23 Fallschase Planned Unit Development zoning district as thus amended.

See Exhibit "A," attached hereto and incorporated herein, containing the legal description and a map Exhibit "B" of the real property.

SECTION 2. The Fallschase Planned Unit Development Concept Plan is amended to comply with and implement the "Fallschase DRI Development Agreement" executed between Leon County and AIG-Baker Tallahassee, LLC on December 12, 2005 subject to the following conditions:

See Exhibit "C", attached hereto and incorporated herein. on page 11

SECTION 3. The application of the owners of the property described in Section 1 for amendment to the existing Fallschase PUD zoning district is hereby granted and approved, and the Leon County Code of Laws is hereby amended to incorporate the Plan of Development filed



Manual Attachment #1

with said application, as amended herein, and each and every part thereof, as if set forth herein at length. The said Plan of Development and all papers, and documents constituting a part thereof being on file in the office of the Tallahassee-Leon County Planning Department, including those revisions thereto appertaining adopted by the Board of County Commissioners, and such property shall be designated on the Official Zoning Map as PUD.

SECTION 4. All Ordinance or parts of Ordinance in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with said Comprehensive Plan.

SECTION 5. If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this 31st day of January, 2006.



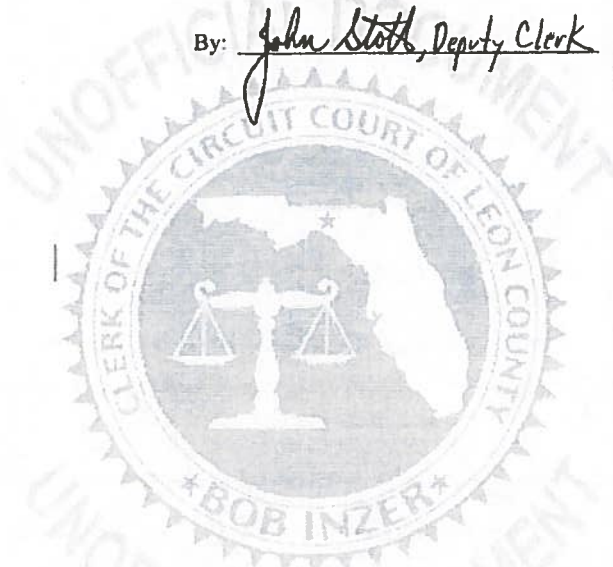
LEON COUNTY, FLORIDA

Bill Proctor

Bill Proctor, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

By: *John Stott, Deputy Clerk*



Manual Attachment #1



EXHIBIT "A"

Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

Description of Overall Boundary
for
Fallschase
August 16, 2005
Revised November 17, 2005

MBC# 1469.001/05-284

SURVEY DESCRIPTION:

A parcel of land located in Sections 22, 26, and 27, Township 1 North, Range 1 East; Leon County, Florida and described in Official Records Book 2299 page 01776 of the Public Records of Leon County, Florida, more particularly described by recent survey as follows:

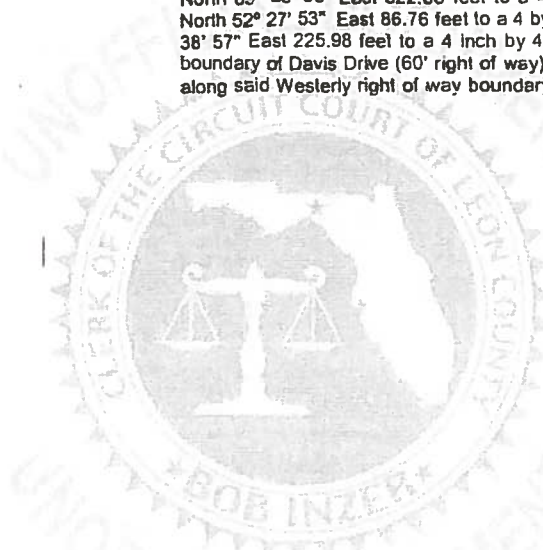
BEGIN at a found 8" terra cotta monument marking the Southwest Corner of Section 26, Township 1 North, Range 1 East, Leon County, Florida, and run South 89° 51' 28" West along said South Boundary of said Section 27 a distance of 638.47 feet to a 4 inch by 4 inch concrete monument (#732) marking a point on the Northeasterly right of way boundary of the Seaboard Coast Line Railroad (120' right of way) (O.R. 1076, Pg. 542; P.B. 12, Pg. 83) and a point on a curve concave to the northeasterly; Thence northwesterly along said right of way boundary and said curve with a radius of 1849.86 feet; through a central angle of 10° 05' 54" for an arc distance of 326.04 feet (chord of said arc being North 46° 12' 41" West 325.62 feet) to a 4 inch by 4 inch concrete monument (#732); Thence North 41° 09' 59" West along said right of way boundary 495.05 feet to a 4 inch by 4 inch concrete monument (#732) marking a point of curve to the left; Thence northwesterly along said right of way boundary and said curve with a radius of 1918.24 feet; through a central angle of 09° 29' 19" for an arc distance of 317.68 feet (chord of said arc being North 45° 52' 56" West 317.31 feet) to a 4 inch by 4 inch concrete monument (#732); Thence leaving said Northeasterly right of way boundary run North 00° 29' 59" West along the West boundary of the East half of the East half of said Section 27 a distance of 2957.63 feet to a 4 inch by 4 inch concrete monument (#1254) 149.70 feet South of the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 27; Thence leaving said West boundary run South 89° 51' 36" West 678.21 feet to a 4 inch by 4 inch concrete monument (#1254); Thence South 89° 54' 00" West 719.78 feet to a 4 inch by 4 inch concrete monument; Thence run South 89° 51' 29" West 1220.53 feet to a 4 inch by 4 inch concrete monument (#1254) on the easterly right of way boundary of Weems Road (66' right of way) (P.B. 12, Pg. 90); Thence North 00° 16' 34" East along said easterly right of way boundary 149.86 feet to a 4 inch by 4 inch concrete monument (#1254); Thence leaving said East right of way boundary run North 89° 51' 56" East 1217.85 feet to a ½ inch pinched pipe; Thence North 00° 05' 23" West 1231.36 feet to a 4 inch by 4 inch concrete monument (#6988), on the southerly right of way boundary of State Road No. 10 (U.S. 90); thence North 67° 19' 30" East along said southerly right of way boundary 127.13 feet to a 4 inch by 4 inch concrete monument (#6988) on the southerly right of way boundary of Old Buck Lake Road; Thence run South 89° 58' 46" East along said southerly right of way boundary 1055.25 feet to a 4 inch by 4 inch concrete monument (#1254) marking a point of a non tangent curve to the left; Thence northeasterly, easterly and southwesterly along said curve with a radius of 50.00 feet through a central angle of 193° 40' 57" for an arc distance of 169.02 feet (chord of said arc being North 36° 28' 20" West 99.29 feet) to a 4 inch by 4 inch concrete monument (#1254); Thence North 89° 59' 16" West along the northerly right of way boundary of Old Buck Lake Road 805.27 feet to a 4 inch by 4 inch concrete monument (#6988) at the intersection with the southerly right of way boundary of said State Road No. 10; Thence North 67° 31' 35" seconds East along said southerly right of way boundary 119.03 feet to a 4 inch by 4 inch concrete monument (#6988); Thence South 20° 01' 36" East along said Southerly Right of

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Manual Attachment #1

1469.001 – Fallschase
Overall Legal Description
Page 2 of 4

Way Boundary 3.27 feet to a 4 inch by 4 inch concrete monument (#6988); Thence North 67° 13' 06" East along said southerly right of way boundary 557.72 feet to a 4 inch by 4 inch concrete monument (#6988); Thence run North 22° 41' 46" West along said southerly right of way boundary 3.28 feet to a 4 inch by 4 inch concrete monument (#6988); Thence North 67° 15' 38" East along said southerly right of way boundary 171.10 feet to a 4 inch by 4 inch concrete monument (#6988); Thence South 67° 41' 02" East along the southerly right of way boundary 29.38 feet to a 4 inch by 4 inch concrete monument (#6988); Thence leaving said southerly right of way boundary run South 25° 10' 12" East along the westerly right of way boundary of County Road C-158, Buck Lake Road (right of way width varies) 111.71 feet to a 4 inch by 4 inch concrete monument (#6988) marking a point of curve to the left; Thence southeasterly along said right of way and said curve with a radius of 550.00 feet through a central angle of 54° 36' 38" for an arc distance of 524.22 feet (chord of said arc being South 53° 49' 42" East 504.60 feet) to a 4 inch by 4 inch concrete monument (#1254) on the westerly right of way boundary of Fallschase Boulevard and a curve concave northerly; Thence continuing southeasterly along said southerly right of way boundary of County Road C-158 and said curve with a radius of 550.00 feet through a central angle of 09° 08' 35" for an arc distance of 87.77 feet, (chord of said arc being South 85° 34' 34" East 87.68 feet) to a nail and cap (#732); Thence run North 89° 59' 52" East along said southerly right of way boundary 51.19 feet to a 4 inch by 4 inch concrete monument (#1254) on the Easterly Right of Way boundary of said Fallschase Boulevard; said point also lying on a curve concave southeasterly; Thence northeasterly along said southerly right of way boundary and said curve with a radius of 50.00 feet through a central angle of 36° 48' 14" for an arc distance of 32.12 feet (chord of said curve being North 71° 32' 50" East 31.57 feet) to a 4 inch by 4 inch concrete monument (damaged); Thence South 89° 57' 11" East along said southerly right of way boundary 961.85 feet to a 6 inch by 6 inch concrete monument (DOT) marking a point of curve to the left; Thence easterly along said right of way and said curve with a radius of 5928.56 feet through a central angle of 01° 26' 45" for an arc distance of 149.60 feet (the chord of said arc being North 89° 14' 45" East 149.59 feet) to a half inch iron pipe; Thence leaving said Right of Way boundary run South 00° 33' 52" West along the West boundary of property described in O.R. Book 1076, Page 542 of the Public Records of Leon County, Florida 719.25 feet to a 1/2 inch iron pin; Thence North 87° 27' 22" East along the South boundary of said property 215.59 feet to a 1/2 inch iron pin; Thence North 00° 01' 55" East along the East boundary of said property 718.24 feet to an iron pin (#5509) on the said south right of way boundary of County Road C-158; Thence North 87° 07' 47" East along said south right of way boundary 268.95 feet to a 6 inch by 6 inch concrete monument (DOT) marking a point of curve to the right; Thence easterly along said right of way boundary and said curve with a radius of 3779.33 feet through a central angle of 08° 25' 31" for an arc distance of 555.74 feet, (chord of said curve being South 88° 28' 10" East 555.24 feet) to a 4 inch by 4 inch concrete monument; Thence leaving said right of way boundary run South 00° 12' 37" East along the westerly boundary of property described in O.R.2280, Pg. 430 of the Public Records of Leon County, Florida 308.33 feet to a 4 inch by 4 inch concrete monument; Thence run North 89° 44' 31" East along the southerly boundary of said property 149.81 feet to a 4 inch by 4 inch concrete monument (#3208); Thence run North 00° 14' 13" West along the easterly boundary of said property 289.83 feet to a 4 inch by 4 inch concrete monument on said south right of way boundary of County Road C-158 marking a curve concave to the southerly; Thence southeasterly along said right of way boundary and said curve with a radius of 3779.33 feet through a central angle of 00° 37' 35" for an arc distance of 41.31 feet, (chord of said arc being South 81° 39' 25" East 41.30 feet) to a nail and cap (#7245); Thence South 81° 28' 03" East along said southerly right of way boundary 626.13 feet to a 4 inch by 4 inch concrete monument; thence leaving said right of way boundary run South 00° 01' 16" West 492.23 feet to a 4 inch by 4 inch concrete monument; Thence run North 89° 28' 38" East 322.86 feet to a 4 inch by 4 inch concrete monument (broken); Thence North 52° 27' 53" East 86.76 feet to a 4 by 4 concrete monument (broken); Thence run North 89° 38' 57" East 225.98 feet to a 4 inch by 4 inch concrete monument on the westerly right of way boundary of Davis Drive (60' right of way) (P.B. 34, Pg. 55); Thence run South 00° 00' 45" West along said Westerly right of way boundary 59.85 feet to a 4 inch by 4 inch concrete monument;



Manual Attachment #1

1469.001 – Fallschase
Overall Legal Description
Page 3 of 4

Thence leaving said right of way boundary run South 89° 43' 34" West 179.71 feet to a 4 inch by 4 inch concrete monument; Thence South 00° 18' 20" East 162.55 feet to a 4 inch by 4 inch concrete monument; Thence South 89° 31' 14" East 180.49 feet to an iron pin (#4792) on the westerly right of way of Davis Drive; Thence South 00° 03' 34" East along said westerly right of way boundary 163.15 feet to a 4 inch by 4 inch concrete monument (broken); Thence leaving said right of way boundary run South 89° 42' 18" West 180.17 feet to a 4 inch by 4 inch concrete monument (x-top); Thence South 00° 17' 14" East 162.14 feet to a 4 inch by 4 inch concrete monument; Thence South 00° 16' 09" East 162.97 feet to a 4 inch by 4 inch concrete monument; Thence North 89° 30' 15" East 162.26 feet to an iron pin (#4792) on the westerly right of way of Davis Drive (60' right of way) (P.B.34, Pg.55); Thence North 89° 58' 21" East 60.43 feet to an iron pin (#4792) on the easterly right of way boundary of said Davis Drive; Thence South 07° 36' 18" West along said easterly right of way boundary 101.82 feet to a ½ inch iron pipe; Thence leaving said easterly right of way boundary run North 89° 47' 09" East 420.33 feet to a ½ inch iron pin; Thence North 00° 02' 08" East 100.01 feet to a ½ inch iron pin; Thence North 89° 51' 28" East 249.69 feet to a ½ inch iron pin on the easterly right of way boundary of Thrush Drive (60' right of way) (P.B.34, Pg.55); Thence South 00° 16' 32" East 99.63 feet to a ¾ inch iron pipe; Thence North 89° 53' 15" East 199.78 feet to a ½ inch iron pin; Thence North 89° 49' 16" East 199.66 feet to a 1/2 inch iron pin; Thence North 00° 08' 21" West 100.00 feet to a 1/2 inch iron pin on the westerly right of way boundary of Ibis Drive (60' right of way) (P.B.34, Pg.55); Thence North 89° 54' 38" East 59.94 feet to a 3/4 inch iron pipe on the easterly right of way boundary of said Ibis Drive; Thence South 00° 23' 31" East 20.33 feet to an iron pin (#4016); Thence South 89° 38' 06" East 199.80 feet to a 6 inch terra cotta monument; Thence North 89° 50' 38" East 673.61 feet to an iron axle; Thence South 00° 28' 00" East 3922.81 feet to a 4 inch by 4 inch concrete monument; Thence South 89° 59' 42" West along the South boundary of said Section 26 a distance of 4525.03 feet to the POINT OF BEGINNING containing 681.00 acres more or less.

TOGETHER WITH:

A parcel of land described in Official Records Book 1747, Pg. 375 of the Public Records of Leon County, Florida; more particularly described by recent survey as follows:

Commence at the Southeast corner of Section 22, Township 1 North, Range 1 East, Leon County, Florida and run North 00 degrees 31 minutes 42 seconds West, 6.17 feet to the Northerly Right of Way boundary of County Road No. C-158 (Buck Lake Road) (80 foot Right of Way); Thence North 89° 46' 04" West along said right of way boundary 261.08 feet to a concrete monument (#1254); Thence North 01° 09' 35" East along the right of way boundary of County Road No. C-158 (Buck Lake Road) (100 foot right of way) a distance of 8.79 feet to a concrete monument (#1254) for the POINT OF BEGINNING; From said POINT OF BEGINNING run North 00° 29' 59" West 528.18 feet to a 4 inch by 4 inch concrete monument (#1254); Thence South 89° 52' 36" West 407.77 feet to an axle; Thence South 89° 56' 00" West 425.13 feet to a 4 inch by 4 inch concrete monument (#4792) on the southeasterly right of way of State Road No.10 (U.S. No.90); Thence South 67° 14' 28" West along said right of way boundary 299.55 feet to a 4 inch by 4 inch concrete monument (#6988); Thence North 22° 07' 40" West along said right of way boundary 6.65 feet to a 4 inch by 4 inch concrete monument (#6988); Thence South 67° 15' 47" West along said right of way boundary 115.96 feet to a 4 inch by 4 inch concrete monument (#6988); Thence South 23° 38' 46" West 27.03 feet to a 4 inch by 4 inch concrete monument (#6988), at the intersection of said Southeasterly right of way boundary with the Northeasterly right of way boundary of County Road No. C-158 (Buck Lake Road); Thence South 26° 27' 19" East along said northeasterly right of way boundary 110.74 feet to a 4 inch by 4 inch concrete monument (#1254) marking a point of curve to the left; Thence southeasterly along said right of way boundary and said curve with a radius of 450.00 feet through a central angle of 63° 39' 12" for an arc distance of 499.93 feet (chord of said arc being South 58° 11' 35" East 474.62 feet) to a 4 inch by 4 inch concrete monument (#1254); Thence South 89° 59' 10" East along said right of way boundary 781.37 feet to the POINT OF BEGINNING: Containing 13.21 acres, more or less.



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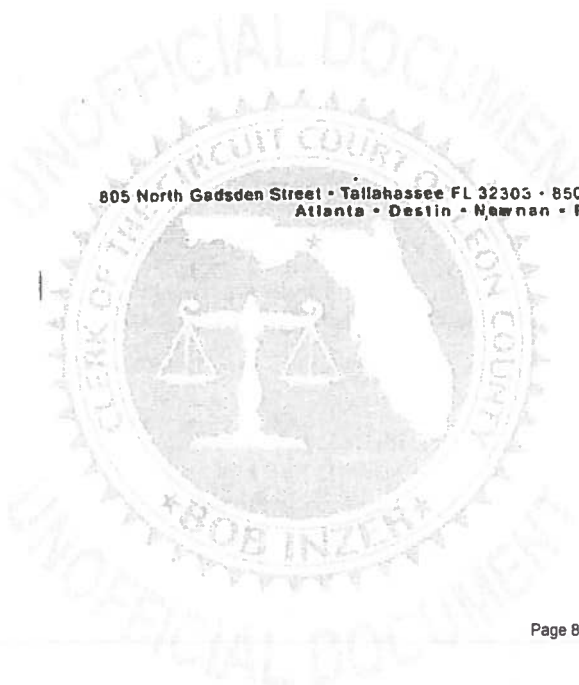
Legal Description
Individual Lots in Fallschase West Village, Unit 1A

December 1, 2005
MBC# 1469.001/05-284

DESCRIPTION:

Lots 1, 3, and 5, Block "N"; Lots 1, 7, 8, 9 and 10, Block "M"; Lots 3 and 5, Block "K"; Lots 1 and 4, Block "E"; Lots 3 and 7, Block "G"; Lot 5, Block "H" all in Fallschase West Village, Unit 1A, a subdivision as per map or plat thereof recorded in Plat Book 13, Pages 96-104 of the public records of Leon County, Florida.

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Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

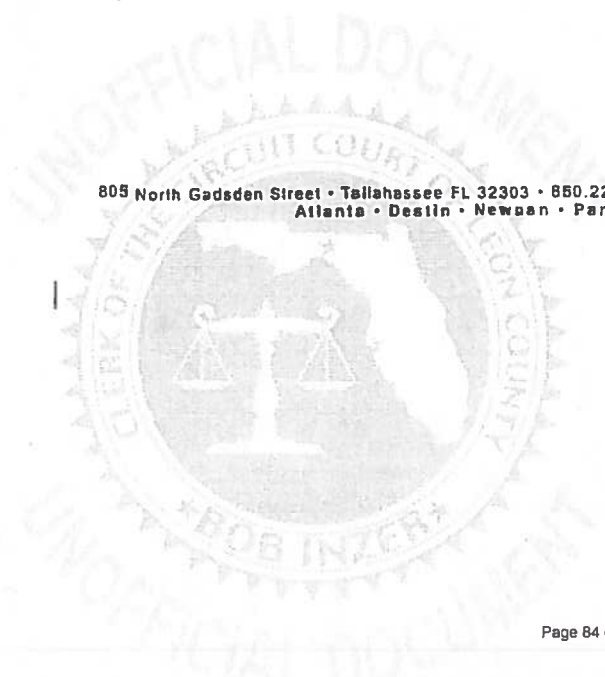
Legal Description
Individual Lots in Fallschase West Village, Unit 1B

December 1, 2005
MBC# 1469.001/05-284

SURVEY DESCRIPTION:

Lots 5, 23 and 33, Fallschase West Village, Unit 1B, a subdivision as per map or plat thereof recorded in Plat Book 14, Page 1 of the public records of Leon County, Florida.

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Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

**Legal Description
2.0 Acre Parcel
Fallschase West Village**

December 1, 2005
MBC# 1469.001/05-284

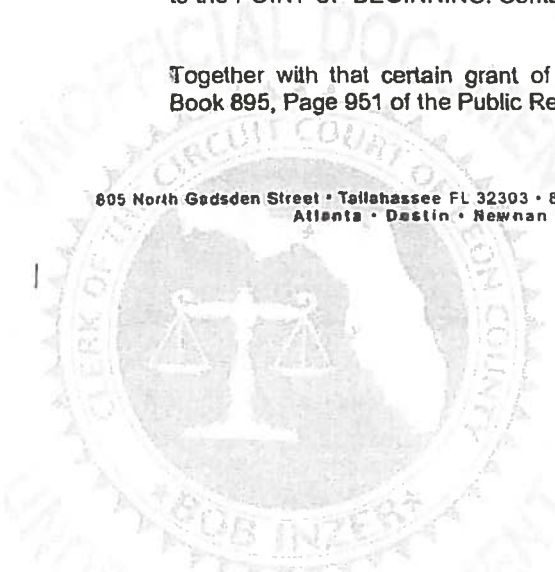
SURVEY DESCRIPTION:

A 2.0 acres parcel of land located in Section 26, Township 1 North, Range 1 East, Leon County, Florida as described in O.R. Book 1911, Page 1622 of the Public Records of Leon County, Florida more particularly described by recent survey as follows.

Commence at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 1 North, Range 1 East, Leon County, Florida, and run North 89° 38' 06" West 199.80 feet to a point on the easterly right of way boundary of Ibis Drive; Thence North 00° 23' 31" West along said right of way boundary 20.33 feet; Thence leaving said easterly right of way boundary, run South 89° 54' 38" West 59.94 feet to the westerly right of way boundary of Ibis Drive; Thence South 00° 08' 21" East along said right of way boundary 100.00 feet; Thence leaving said westerly right of way boundary, run South 89° 49' 16" West 199.66; Thence South 89° 53' 15" West 199.78 feet to the easterly right of way boundary of Thrush Drive; Thence North 00° 16' 32" West along said easterly right of way boundary 99.63 feet; Thence leaving said easterly right of way boundary, run South 89° 51' 28" West 249.69 feet; Thence South 00° 02' 08" West 100.01 feet; Thence South 89° 47' 09" West 420.33 feet; Thence South 07° 31' 18" West 328.57 feet to a point of curve to the left; Thence southeasterly said curve, concave to the east, with a radius of 696.24 feet through a central angle of 29° 31' 11" for an arc distance of 358.71 feet (the chord of said arc being South 07° 13' 11" East 354.76 feet); Thence South 22° 05' 49" East 207.33 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 21° 56' 03" East 304.01 feet; Thence run North 74° 00' 33" East 238.50 feet; Thence North 04° 19' 38" West 312.23 feet; Thence South 73° 25' 26" West, 333.12 feet to the POINT OF BEGINNING. Containing 2.00 acres, more or less.

Together with that certain grant of easement as recorded in Official Records Book 895, Page 951 of the Public Records of Leon County, Florida.

805 North Gadsden Street • Tallahassee FL 32303 • 850.222.5678 office • 850.681.2349 fax • www.moorebass.com
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Manual Attachment #1



Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

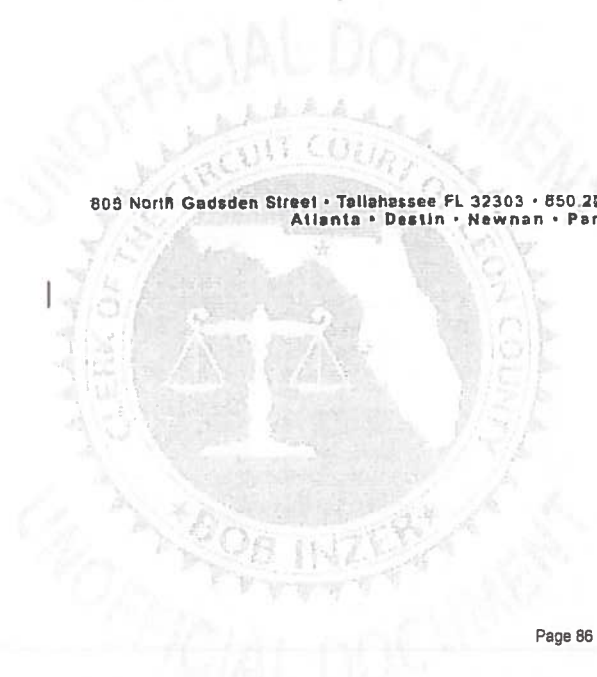
**Description of
0.08 Acre Tract in
Fallschase West Village**

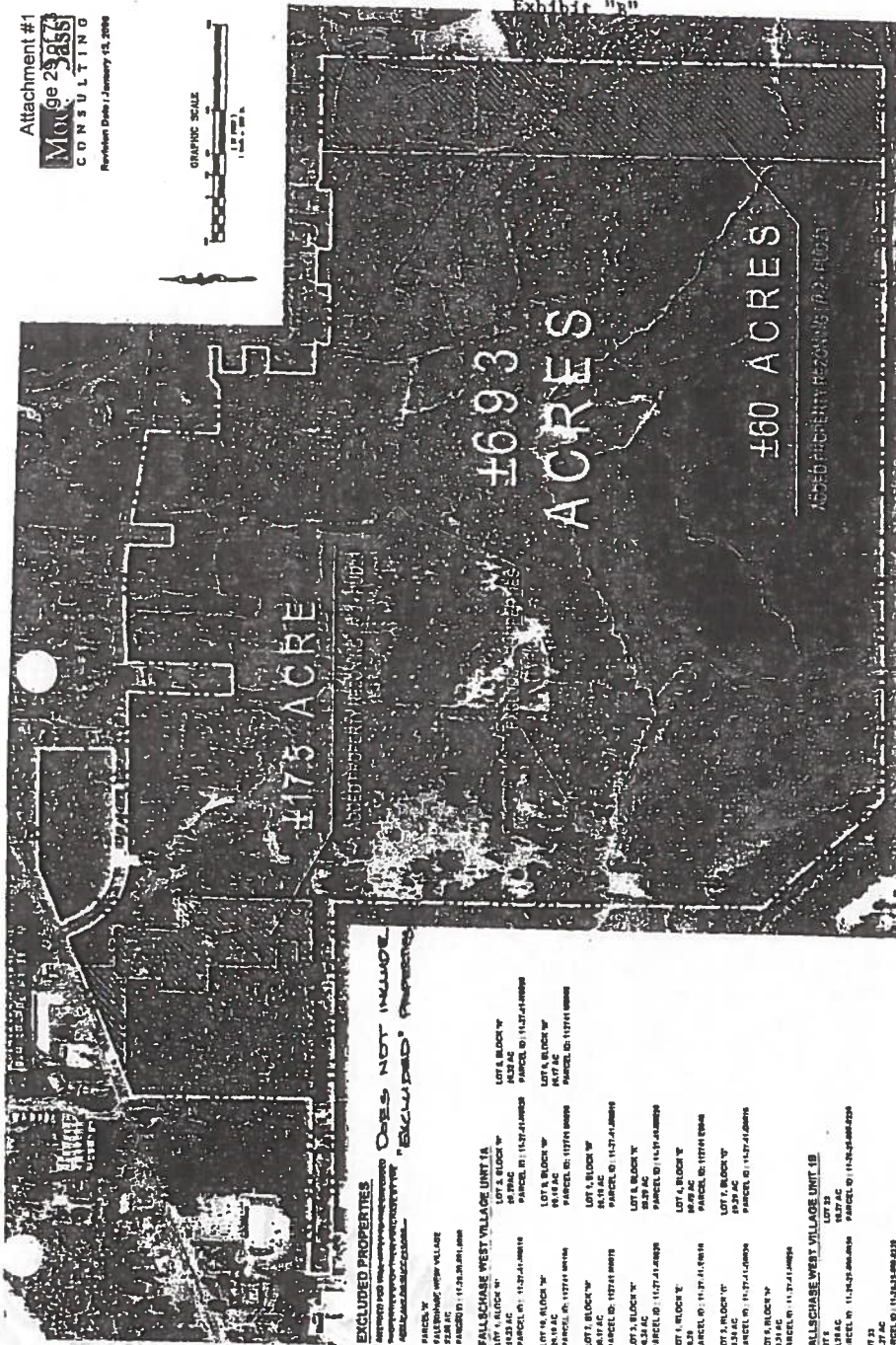
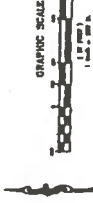
December 1, 2005
MBC# 1469.001/05-284

SURVEY DESCRIPTION:

A 5 foot strip of land lying in said Section 27, Township 1 North, Range 1 East, Leon County, Florida and described as being the Westerly 5 feet of Lot 2, Block "N", of Fallschase West Village – Unit 1A as recorded in Plat Book 13, Pages 96-104 of the Public Records of Leon County, Florida; Containing 0.08 of an acre, more or less.

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EXCLUDED PROPERTIES
 APPROVED FOR THE CITY OF LEON COUNTY
 11/27/11-11/27/11
 "EXCLUDED" PROPERTIES

PARCEL #	ACRES	LOT #	BLOCK #	PARCEL ID
11231 AC	11.231	1	1	11231-00000
11232 AC	11.232	2	1	11232-00000
11233 AC	11.233	3	1	11233-00000
11234 AC	11.234	4	1	11234-00000
11235 AC	11.235	5	1	11235-00000
11236 AC	11.236	6	1	11236-00000
11237 AC	11.237	7	1	11237-00000
11238 AC	11.238	8	1	11238-00000
11239 AC	11.239	9	1	11239-00000
11240 AC	11.240	10	1	11240-00000
11241 AC	11.241	11	1	11241-00000
11242 AC	11.242	12	1	11242-00000
11243 AC	11.243	13	1	11243-00000
11244 AC	11.244	14	1	11244-00000
11245 AC	11.245	15	1	11245-00000
11246 AC	11.246	16	1	11246-00000
11247 AC	11.247	17	1	11247-00000
11248 AC	11.248	18	1	11248-00000
11249 AC	11.249	19	1	11249-00000
11250 AC	11.250	20	1	11250-00000
11251 AC	11.251	21	1	11251-00000
11252 AC	11.252	22	1	11252-00000
11253 AC	11.253	23	1	11253-00000
11254 AC	11.254	24	1	11254-00000
11255 AC	11.255	25	1	11255-00000
11256 AC	11.256	26	1	11256-00000
11257 AC	11.257	27	1	11257-00000
11258 AC	11.258	28	1	11258-00000
11259 AC	11.259	29	1	11259-00000
11260 AC	11.260	30	1	11260-00000
11261 AC	11.261	31	1	11261-00000
11262 AC	11.262	32	1	11262-00000
11263 AC	11.263	33	1	11263-00000
11264 AC	11.264	34	1	11264-00000
11265 AC	11.265	35	1	11265-00000
11266 AC	11.266	36	1	11266-00000
11267 AC	11.267	37	1	11267-00000
11268 AC	11.268	38	1	11268-00000
11269 AC	11.269	39	1	11269-00000
11270 AC	11.270	40	1	11270-00000
11271 AC	11.271	41	1	11271-00000
11272 AC	11.272	42	1	11272-00000
11273 AC	11.273	43	1	11273-00000
11274 AC	11.274	44	1	11274-00000
11275 AC	11.275	45	1	11275-00000
11276 AC	11.276	46	1	11276-00000
11277 AC	11.277	47	1	11277-00000
11278 AC	11.278	48	1	11278-00000
11279 AC	11.279	49	1	11279-00000
11280 AC	11.280	50	1	11280-00000
11281 AC	11.281	51	1	11281-00000
11282 AC	11.282	52	1	11282-00000
11283 AC	11.283	53	1	11283-00000
11284 AC	11.284	54	1	11284-00000
11285 AC	11.285	55	1	11285-00000
11286 AC	11.286	56	1	11286-00000
11287 AC	11.287	57	1	11287-00000
11288 AC	11.288	58	1	11288-00000
11289 AC	11.289	59	1	11289-00000
11290 AC	11.290	60	1	11290-00000
11291 AC	11.291	61	1	11291-00000
11292 AC	11.292	62	1	11292-00000
11293 AC	11.293	63	1	11293-00000
11294 AC	11.294	64	1	11294-00000
11295 AC	11.295	65	1	11295-00000
11296 AC	11.296	66	1	11296-00000
11297 AC	11.297	67	1	11297-00000
11298 AC	11.298	68	1	11298-00000
11299 AC	11.299	69	1	11299-00000
11300 AC	11.300	70	1	11300-00000

Manual Attachment #1

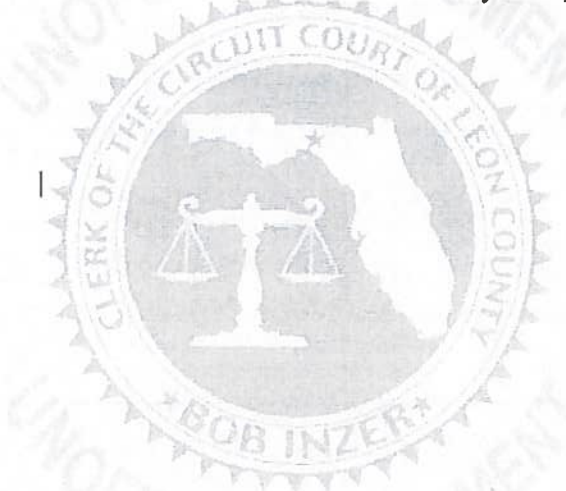
Exhibit "C"Conditions of Approval:

Prior to approval of the Final PUD, the following conditions shall be complied with or met :

1. The Table of Contents (TOC) in the PUD shall be revised to reflect revisions and the inclusion of additional material from the DA within the PUD (per DGEM and other staff recommendations). The TOC should provide page numbers for the sections/headers cited.
2. The PUD should be revised to include an index.
3. The PUD should be revised to include the following sections of the DA, either within the "main body" or cross-referenced within the body and attached as exhibits:
 - a) Section 3, last sentence, regarding applicability to "excluded properties."
 - b) Section 6, in its entirety or subsections (1)-(3), regarding the applicant's rights to use of the Southern Property after conveyance to the County.
 - c) Section 7, subsections (c) and (d), regarding relocation and alteration of stormwater management facilities, as portrayed on the PUD Concept Plan; and, the use of lakefront lots to accommodate compensating volume for floodplain storage, respectively.
 - d) **Section 8, in its entirety, regarding donation of property for County facilities.**
 - e) Section 9, in its entirety, regarding the PUD approval process for this property.
 - f) Section 10, in its entirety, regarding the approval process for PUD final development plans.
 - g) Section 11, in its entirety, regarding the process for obtaining an Environmental Management Permit for development within the PUD.
 - h) Section 13, in its entirety, plus, Exhibit "E," regarding waivers and exemptions.
 - i) Section 14, a list of transportation, stormwater management, and other capital improvements that, through the approval of the DA, the applicant has committed to provide.
 - j) Section 16, in its entirety, regarding the preclusion of road connection to Weems Plantation and Meadow Hills.
 - k) Section 17, in its entirety, regarding the utility infrastructure and service provider for the PUD.
4. The applicant shall provide the County with all of the necessary documents and information that may be required by the county attorney to assure the

page
148 of
PUD

1.



county that the development project may be lawfully completed according to the plans sought to be approved.

5. The PUD application shall be revised to include proof of ownership (including, signatures the current owner(s) of the property included in the PUD application attesting to their ownership and their filing of this application (or the filing of this application on their behalf, by others)).
6. Pursuant to §10-915(b)(3), Leon County Land Development Code, the PUD application should be revised to include affidavit(s) from the current owner(s) of the property included in the PUD attesting to their authorization of others to represent their interests in this application.
7. The PUD application should be revised to include a summary describing the development proposed to be allowed within the PUD district (a project summary, in narrative form).
8. The PUD application should be revised to include revised PUD definitions, provided by the applicant under separate cover on or about December 7, 2005.
9. The PUD shall be revised to state who/what entity(ies) will responsible for construction, ownership, and maintenance of streets and stormwater facilities to be provided to serve the PUD.
10. The PUD includes an added property map. Staff recommends the following revisions with regard to this map: 1) For the two added properties label, or indicate through the legend, the various rezonings embodied (i.e., R-2 to PUD; and, R-3 to PUD); 2) provide a map of the excluded properties.
11. The Conceptual Land Use Plan (and other Plans & maps in the PUD document) shall be revised to delete the background shadow layout image. Alternatively, this image shall be made legible, as it will be binding as to the form of development depicted thereupon. An additional alternative, if the applicant desires to keep such illustration but not be bound to it, is to provide a separate map, with appropriate annotation regarding applicability.
12. The Conceptual Land Use Plan shall be revised to reconcile the nomenclature used on this plan and within the PUD text (to obtain consistency).
13. The table summarizing the land use type and development proposed to be allowed in each component/district/subdistrict should be revised to clearly specify the range of minimum and maximum residential density and/or non-residential intensity (in square feet floor space/acre) allowed in each component.
14. The PUD shall be revised to include an explicit development standard governing the maximum limit of residential units allowed within the PUD. The ability to develop 16 residential du/ac in the FC-CM component must be reconciled with other references in the PUD and DA to a maximum number of 1514 dwelling units within the entire PUD. Accordingly, the PUD shall be revised to include a mechanism or standard that reduces the number of residential allowed within the FC-SF & FC-MF components for every dwelling unit developed elsewhere in the PUD (and the converse).

2.



Manual Attachment #1

15. The number of residential units shall not exceed 1,514 on the entire property, and the ratio of single-family dwellings to multi-family/condominium dwellings may be modified, pursuant to Section 7 of the Development Agreement.
16. Maps in the PUD should be revised to recognize the removal of the SCL Railroad and its replacement with the CSX Railroad.
17. The PUD concept plan document shall be revised to include documentation of proposed utility providers' willingness and ability to serve the proposed development. In addition, annotation should be included in the PUD concept plan regarding the proposed disposition of the existing utility system, preferably as a "standard" within the text.
18. The conceptual circulation plan should be revised to include annotation providing for the ability to allow, at the stage of final site and development plan application, additional cross-access connections to other properties, in particular, bicycle and pedestrian connections, so long as such connections would not violate any provision of the DA or neighborhood agreement incorporated within the DA.
19. The conceptual circulation plan and text of the PUD concept plan document should be revised to include annotation providing for the accommodation of service by transit (in particular, bus service), including the acknowledgement that streets and parking lots may require design adjustments during final site and development plan application to provide for bus pull-offs; transit and school bus stops; and related facilities. The PUD should be revised to specify that all transit bus stops provided within the PUD will be on a concrete or other impervious pad and will be covered.
20. In regard to "Archaeological/Historical Resources" in the PUD concept plan document: staff recommends that the PUD stipulate that a clearance letter (or other appropriate instrument) will be sought and obtained for affected areas within the PUD prior to the issuance of any site and development plan approval for such areas.
21. In regard to "Listed Species" in the PUD concept plan document: staff strongly recommends that this section stand on its own; i.e., it should not be a sub-section under "Archaeological/Historical Resources."
22. In regard to "Height Requirements and Zero Lot Lines" in the PUD concept plan document: staff strongly recommends that this section be split into two sections, one regarding height requirements and the other, setbacks (and each be titled appropriately).
23. The PUD concept plan document, where *stories* are used, should stipulate the limit in *maximum* stories.
24. In regard to "Commercial Lighting" in the PUD concept plan document: delete "See International Dark-Sky Association at ..." Specific information provided at that web site should either be explicitly set out in the PUD or appropriately cross-referenced.
25. The "Residential Lighting" section in the PUD concept plan document uses the following terms that require definition: "Low wattage;" and "Low lumen."
26. The PUD concept plan document uses both "FC-MR" and "FC-MF" to refer to the same component; this inconsistency requires reconciliation.

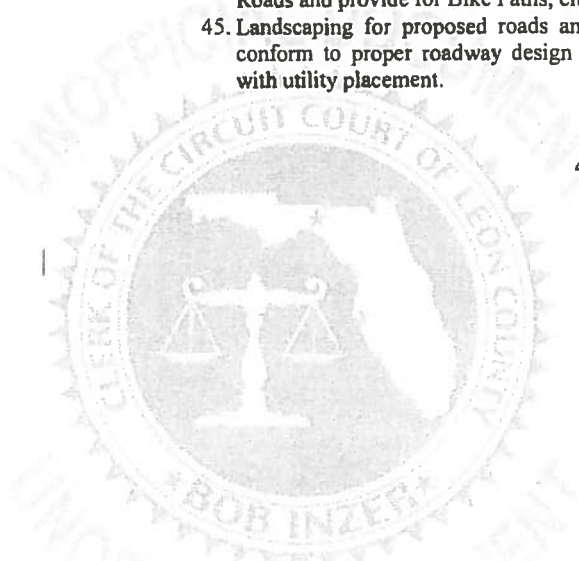
3.



Manual Attachment #1

27. The PUD should be revised to include a "standard" or obligation, specifying that AIG-Baker and the County will work together to fashion architectural/design standards governing the FC-MR district and non-residential development within the PUD; that these standards will be completed after the PUD adoption, but prior to application (or at least, approval) of any site and development plan for the PUD; that these standards shall be approved by AIG-Baker and the Board; and, that these standards be based on the DA and attached exhibits.
28. The PUD should be revised to include milestones, a timeline, or other mechanism(s) to determine when transportation-related obligations of AIG-Baker, set out in the DA, will be commenced (and completed).
29. The PUD concept plan document should be revised to include a "standard" stipulating that the DA is the "default standard" for purposes of interpretation and application.
30. A Natural Features Inventory shall be consistent with the process set forth in Exhibit C of the Development Agreement.
31. The revised definitions should be provided for the final PUD document.
32. The final signed Development Agreement with all the exhibits should be included in the final PUD document.
33. The Location Maps should be corrected to clearly identify the subject properties.
34. The land use identified as FC-OS occurs twice in the legend with different color identifiers. Staff recommends that these two have different identifying legends, such as FC-IOS and FC-LOS.
35. The Conceptual Master Plan should address the location of stormwater treatment from the reconstruction of Buck Lake Road.
36. The Conceptual Utility Plan should be deleted or modified to reflect the Land Use Map.
37. The Conceptual Circulation Plan shall be revised to accurately reflect the existing circulation (current connection to Buck Lake Road is not as shown and existing roadway extends beyond southern terminus shown).
38. The Pedestrian Circulation Plan shall be modified to include bike access.
39. The Conceptual Circulation Plan shall be revised to be consistent with the proposed/anticipated traffic controls.
40. The Conceptual Circulation Plan shall be revised to state "connections to existing public roads will be subject to the approval of the COT, Leon County, and FDOT as applicable."
41. Proposed or anticipated signal locations shall be shown on the Circulation Plan sheet.
42. Revise the Concept Plan to add 10' Utility Easements adjacent to each side of the proposed Local Street Section.
43. The typical collector street section should be identified as Main and/or Secondary Roads and provide for Bike Paths, either on-street or off-street.
44. The typical boulevard section should be identified as Main and/or Secondary Roads and provide for Bike Paths, either on-street or off-street.
45. Landscaping for proposed roads and stormwater management facilities should conform to proper roadway design for safety and also for proper coordination with utility placement.

4.



Manual Attachment #1

46. The Concept Plan should provide a statement to the effect that "where roadway design will be within public rights of way, such as connections to existing roads, the applicable regulatory body (COT, Leon County, FDOT) shall review and approve the design."
47. The PUD should address how the franchising of water and sewer services is intended to occur.
48. The Concept Plan should be amended to provide bicycle/pedestrian access to the proposed open space area(s).



5.

BUCK LAKE--FALLSCHASE AGREEMENT

THIS AGREEMENT is entered into as of the 28th day of November, 2005, by and between AIG BAKER DEVELOPMENT, L.L.C., a Delaware Limited Liability Company and/or its successors and assigns, (hereafter "AIG") and The Buck Lake Alliance, a Florida corporation, (hereafter "BLA"). AIG and BLA mutually agree that the following terms and conditions shall be incorporated by reference into the Fallschase Development Agreement (hereafter "the Development Agreement") between Leon County and AIG. This Agreement shall be an exhibit to the Development Agreement, and the terms and conditions set out below shall have the same force and effect as if said terms and conditions were set out in the Development Agreement.

A. Commercial Development

1. The total retail commercial development on the site will be 750,000 square feet, and the total office development on the site will be 35,000 square feet. The mixed use development shall be drawn from these totals. AIG will adhere to the Letter of Intent from Ronald L. Carlson, Executive Vice-President -- Development, AIG Baker Shopping Center Properties, L.L.C., to the Buck Lake Alliance dated November 18, 2005, attached hereto as Exhibit "1," expressing AIG's commitment to a quality development. The Buck Lake Alliance acknowledges that this letter is a statement of intent, and is not enforceable by legal action. The Buck Lake Alliance may refer to the Letter of Intent in regard to the PUD Concept Plan or later site plans if it believes that AIG is departing from the intent expressed therein.
2. The area east of Mahan Drive, north of the new commercial entrance road, extending along Buck Lake Road just past the entrance from Buck Lake Road into Fallschase, as shown on Exhibit B.2 of the Fallschase Development Agreement, will be known as the "Village Center." The Village Center architecture will be equal to or better than the architecture of AIG's Patton Creek center. See photos attached as composite Exhibit "2." The Village Center stores shall include one national drug store not to exceed 16,000 square feet, located at the corner of Mahan Drive and the new commercial center access road, and one additional single owner/tenant store not to exceed 25,000 square feet. All other buildings for single owners/tenants shall not exceed 10,000 square feet. Any larger buildings shall be designed for multiple owners or multiple tenants. The theatre will conform to the style and materials of the Village Center, but certain design features and signage required to maintain the owner/tenant's corporate identity shall be determined by the owner/tenant.
3. The main commercial area located generally south of the new east-west access road, east of the Fallschase property boundary, and west of the new north-south entrance road, as shown on Exhibit B.2, may include larger stores, not to exceed a total of 500,000 square feet for all stores in this area. The larger stores will be designed to compliment the village center appearance.
4. The two ponds located on either side of Fallschase Boulevard at the south end of the commercial area will be wet detention stormwater treatment facilities for all commercial and office facilities and associated parking areas south of Buck Lake Road. These ponds will be

J.D.
11/18/05
RCA

designed consistent with the best practices of civil engineering design to minimize the unlikely event of a failure.

5. AIG agrees to extend the landscaping proposed to border Buck Lake Road along Mahan Drive adjacent to Fallschase as shown on Exhibit "B.3" of the Development Agreement.

6. AIG agrees to a 4 story height limit throughout the mixed use area, located east of the north-south entrance road and south of Buck Lake Road, as shown on Exhibit B.2 of the Development Agreement.

B. Residential Development

8. The total number of residential units shall be 1,514 (757 single family and 757 multi-family). AIG agrees to a 3 story height limit for residential structures adjacent to Buck Lake Road. All other residential structures will be limited to 5 stories and 70 feet maximum building height.

9. AIG agrees to a minimum 30 foot vegetated buffer along the entire eastern boundary of Fallschase, and along the northern boundary beginning at the northeastern corner of the Property and extending west to Davis Road.

10. AIG agrees that multi-family residential will not be located adjacent to the lakefront, or adjacent to the eastern boundary, or adjacent to the western boundary south of the commercial and mixed use development.

11. If AIG acquires additional property adjacent to Buck Lake Road, it will be limited to residential uses.

12. AIG will adhere to the lighting standards set out in Exhibit "D, VI, and VII" to the Development Agreement to avoid unnecessary spillover of light into the atmosphere (upward) or off the Fallschase property.

C. Lakefront Single-family Lots

13. All lakefront lots, except the lots on the two "fingers," will be platted as depicted on Exhibit B. 4 of the Development Agreement, so that each house will be located above the 51 foot contour. Houses will be elevated 3 feet above the 51 foot contour. The only disturbance below the 51 foot contour will be for swales within the lot to treat stormwater for each individual lot, and for the homeowner's landscaping and maintenance within the lot. Stormwater treatment shall meet or exceed the standards in Exhibit "D" of the Development Agreement.

14. The lakefront lots located on the two fingers, as shown on Exhibit B.4 of the Development Agreement may include a house location below the 51 foot contour. AIG may build retaining walls surrounding the fingers and place additional fill on the fingers as necessary. Otherwise, the only disturbance permitted below the 51 foot contour will be for stormwater treatment and for the homeowner's landscaping and maintenance within the lot. Stormwater

J.D.
10/10/11

treatment shall meet or exceed the standards in Exhibit D of the Fallschase Development Agreement.

D. Weems Neighborhood

15. The letter dated November 18, 2005, from Ronald L. Carlson, Executive Vice-President -- Development, AIG Baker Shopping Center Properties, L.L.C., to The Weems Communities, attached hereto as Exhibit "3" is incorporated herein by reference. The terms and conditions expressed in the letter shall have the same force and effect as all other terms of this Agreement.

E. PUD and Site Plan Review

16. AIG will submit the PUD concept plan and all subsequent site plans (including the commercial area photometric lighting plan) to the BLA Community Committee before it files the plans with County for approval. The Community Committee shall have seven (7) days to review and comment on the plan prior to AIG filing said plans with the County. The Committee's comments shall be advisory only.

17. When AIG closes on the Fallschase DRI property, AIG shall assign all vested development rights for the Fallschase DRI/PUD in excess of those approved in the Development Agreement to the portion of the Southern Property to be donated to Leon County. At the same time, AIG shall release, waive, extinguish and otherwise relinquish any and all claims that it may have to vested development rights to develop the Fallschase DRI/PUD at a density in excess of that approved in the Development Agreement. A copy of the assignment, release and waiver shall be recorded in the public records of Leon County, and a copy thereof shall be filed with the Department of Community Affairs and a copy provided to the BLA President.

AIG BAKER SHOPPING CENTER
PROPERTIES, LLC, a Delaware Limited
Liability Company

BUCK LAKE ALLIANCE, Inc.
a Florida Corporation

By: Ronald Carlson

By: J.D. Dew

Printed Name: RONALD L. CARLSON
Title: EXECUTIVE VICE PRESIDENT
Date: 11/28/05

Printed Name: John D. Dew
Title: President, Buck Lake Alliance, Inc.
Date: November 28, 2005

Manual Attachment #2



November 18, 2005

Buck Lake Alliance
c/o Carlos Alvarez, Esquire

Re: Fallschase Commercial Architecture

Dear Carlos:

AIG Baker Shopping Center Properties, LLC, is pleased to present the following architectural commitments for the Fallschase commercial district.

Main Commercial Area:

This is the area south of the new access road off Mahan. All large store retail (with certain exceptions) will be located in this area. Square footage in this area will be limited to 500,000 square feet. If Wal-Mart is a tenant in this area, they will be required to use the highest level "village store" concept in their store-front criteria book. All other large stores will complement this style to the extent possible (based upon the length of the frontage). Exterior materials will be predominantly brick or brick with EFIS wall treatments.

The Village District:

This district is comprised of all the remaining commercial and mixed-use areas. A 16,000 square foot drug store will be allowed on the NW corner of the new access road and Mahan. Another large store, not to exceed 25,000 square feet, will be allowed at the SE corner of the Mahan and Buck Lake Road. The architecture of this store will be similar to the photo of Barnes and Noble enclosed herewith. A theater of approximately 75,000 square feet will be allowed on the tract on the north side of Buck Lake Road. The style and materials used on this building will be the same as those used in the village stores, but certain design and signage will be required to maintain their corporate identity.

All other stores, offices and residences will be designed in the style shown on the enclosed photographs. Brick will be the predominant material used on the buildings. The sizes and height limitations on these buildings are outlined in our Agreement.

Please call me if you have any questions.

Very truly yours,



Ronald L. Carlson
Executive Vice President –
Development

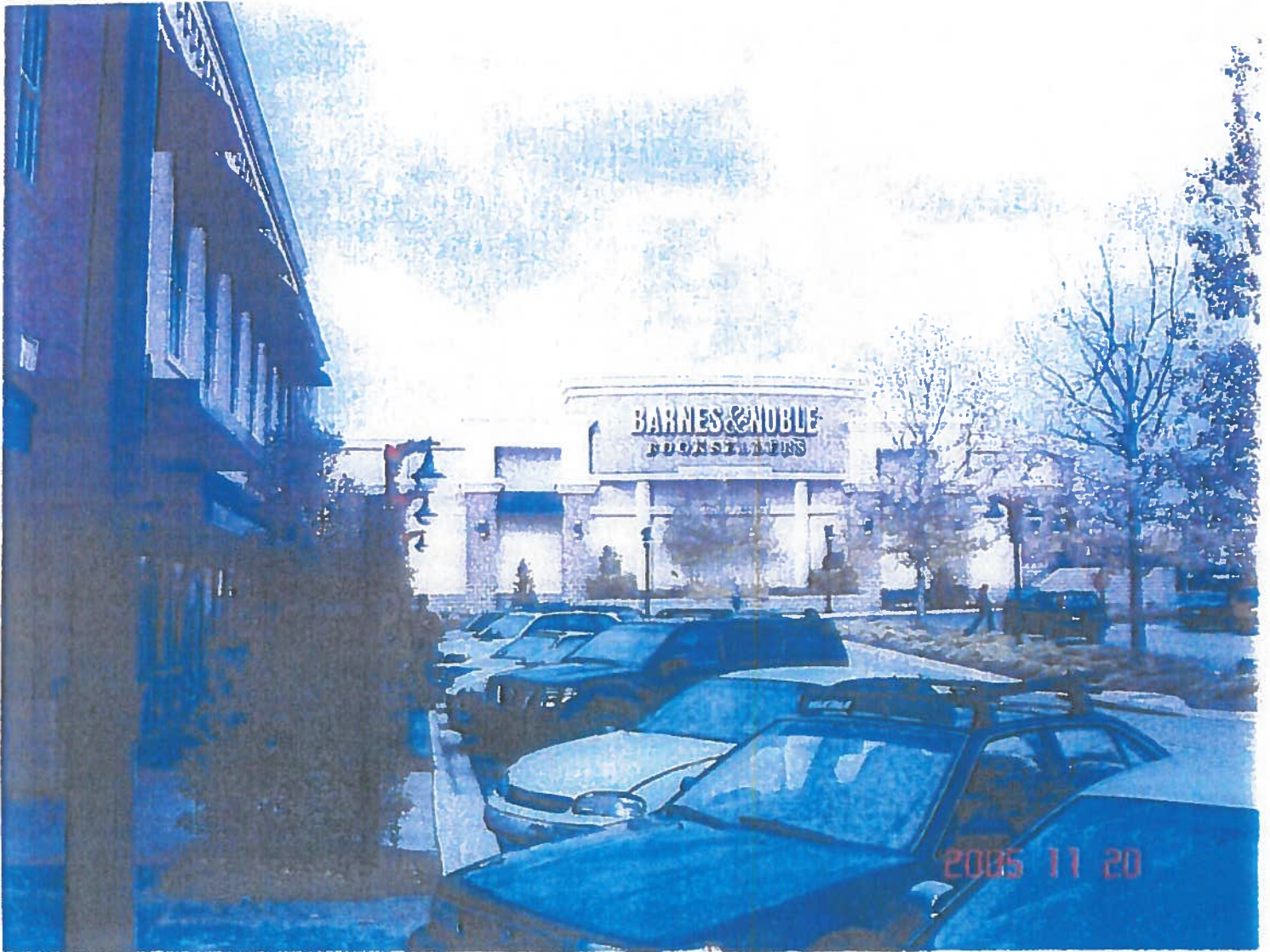
Exhibit 1





Manual Attachment #2







November 22, 2005

Mr. Leroy Peck
Mr. Jim Wells
The Weems Communities

Re: Fallschase Development issues relating to the Weems Communities

Dear Leroy and Jim:

The following is a listing of the issues we discussed and their resolution.

1. Sewer – We have asked the City of Tallahassee to serve the Fallschase Development with all utilities, including sanitary sewer. While we have confidence the City will provide such utilities, until we have a written commitment we must keep the existing on-site sewer plant as an option to serve the commercial development of Fallschase. Upon receipt of said commitment and our closing of the purchase of the said property, we will issue a letter to you confirming that the sewer plant will be dismantled.
2. Storm Water Management – The ditch along the eastern boundary of Fallschase will be relocated into the 30' easement that presently exists along the Fallschase property line.

The design for the handling of stormwater off the commercial development of the Fallschase property will be subject to best civil engineering design practices and the overflow of stormwater runoff will be directed westerly, in the event of a storm system failure. This overflow will enter the Fallschase stormwater system which will direct stormwater away from the Weems Communities.

The stormwater ponds serving the commercial development of Fallschase will be wet ponds if soils conditions allow. These ponds will be designed under best practices of civil engineering design to minimize the unlikely event of a failure.

3. If the road referred to as Fallschase Boulevard Extension is built, we will restrict commercial truck traffic from using this road through signage. Landscaping and dumpster enclosures will be used to minimize noise from these types of operations.

Exhibit 3

4. a. Fallschase Boulevard Extension will contain a buffer strip of no less than 30 feet from the southern curb of the roadway. Plantings in the buffer will include two rows of 3' shrubbery that will grow to 6' at maturity. No less than 125 trees will be planted in the buffer strip.
- b. Retaining Walls. No retaining wall shall exceed 15' in height. If a wall is needed that is higher than 15', there will be a bench of 8' (horizontally) insert in the wall profile. Such walls will be constructed from textured material such as split-face block. Any benches will be landscaped with proper screening materials.
- c. Commercial buildings shall be set back from the northern boundary of the Weems Communities by at least 150 feet.

Fallschase Boulevard Extension – If built, the traffic impacts on Weems Road, the intersection of Weems Road and Easterwood and the intersection of Easterwood and Capitol Circle will be mitigated by the governmental entities involved or by a cost-sharing agreement between the governmental entities and the Fallschase Developer.

No attached housing will border any existing residential community contiguous to the Fallschase property.

We will provide technical data from our lighting engineers that will show that light generation shall be shielded to minimize lighting spillover.

All slopes bordering the Weems Communities will be designed by registered civil engineers utilizing best management practices.

Most of the rear walls of the buildings will be screened by appropriate landscaping and the rear walls will be constructed with split-face block painted in two complementary colors.

We prefer to use evergreen trees in most of our landscaping design with complementing deciduous hardwood trees.

We will provide a six foot combination sidewalk and bike path for the length of the Fallschase Boulevard Extension and pedestrian crossings on the Fallschase Boulevard Extension will be striped and signage will be installed to alert motorists of the crossing.

At the appropriate time, we will appoint a project manager for the commercial development and will provide you with the contact information.

We will meet the county standards for siltation and runoff management during construction. Heavy equipment operation will be restricted to the hours of 6:00 AM to 10:00 PM daily.

AIG Baker Shopping Center Properties welcomes this opportunity to work with the Weems Communities and we look forward to being your neighbors. Please note that the terms offered herein are only between the Weems Communities and AIG Baker Shopping Center Properties and will become effective upon our closing of the purchase of the Fallschase property.

This document will be binding on AIG Baker Development, L.L.C., its successors and assigns, and the homeowner associations of the Weems Communities.

If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,
AIG Baker Development, L.L.C.



Ronald L. Carlson
Executive Vice President –
Development

cc: Robert Apgar, Esquire
Andrew Lewis

Acceptance:
The Weems Communities

By: _____

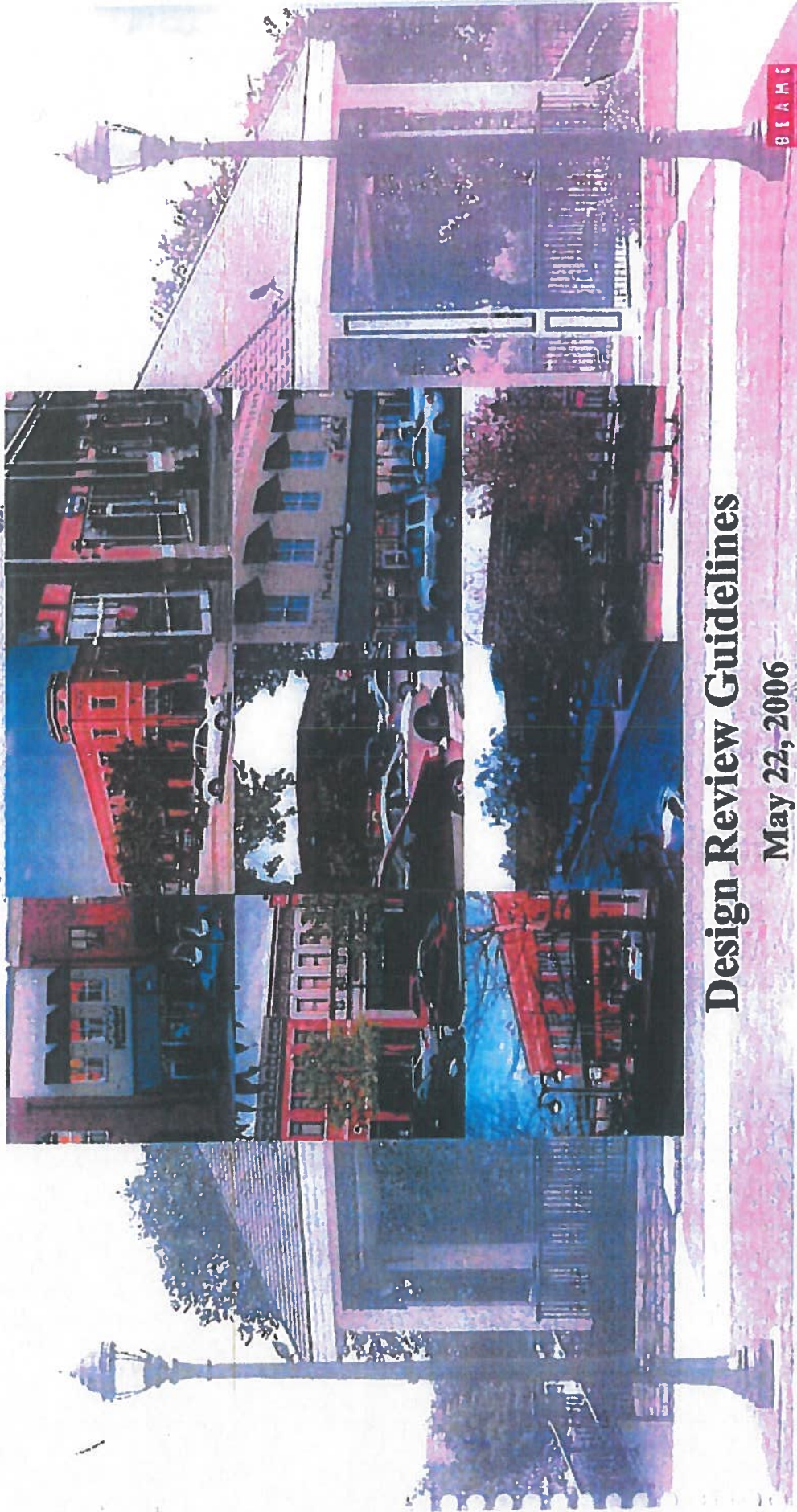
Date: _____

Manual Attachment #3

FALLSCHASE

Leon County, Tallahassee Florida

Appendix 4



Design Review Guidelines

May 22, 2006

AIG BAKER **FB**
SHOPPING CENTER PROPERTIES, LLC

Manual Attachment #3

Location Map

Part One-Design Review Guidelines 5

I. Introduction 6

II. Guidelines Objectives 7

**Part Two-Architecture, Site Planning,
Signage, Lighting.** 9

I. Architecture 10

II. Site Planning 12

III. Signage 13

IV. Lighting 14

Part Three-General Architectural Characteristics 15

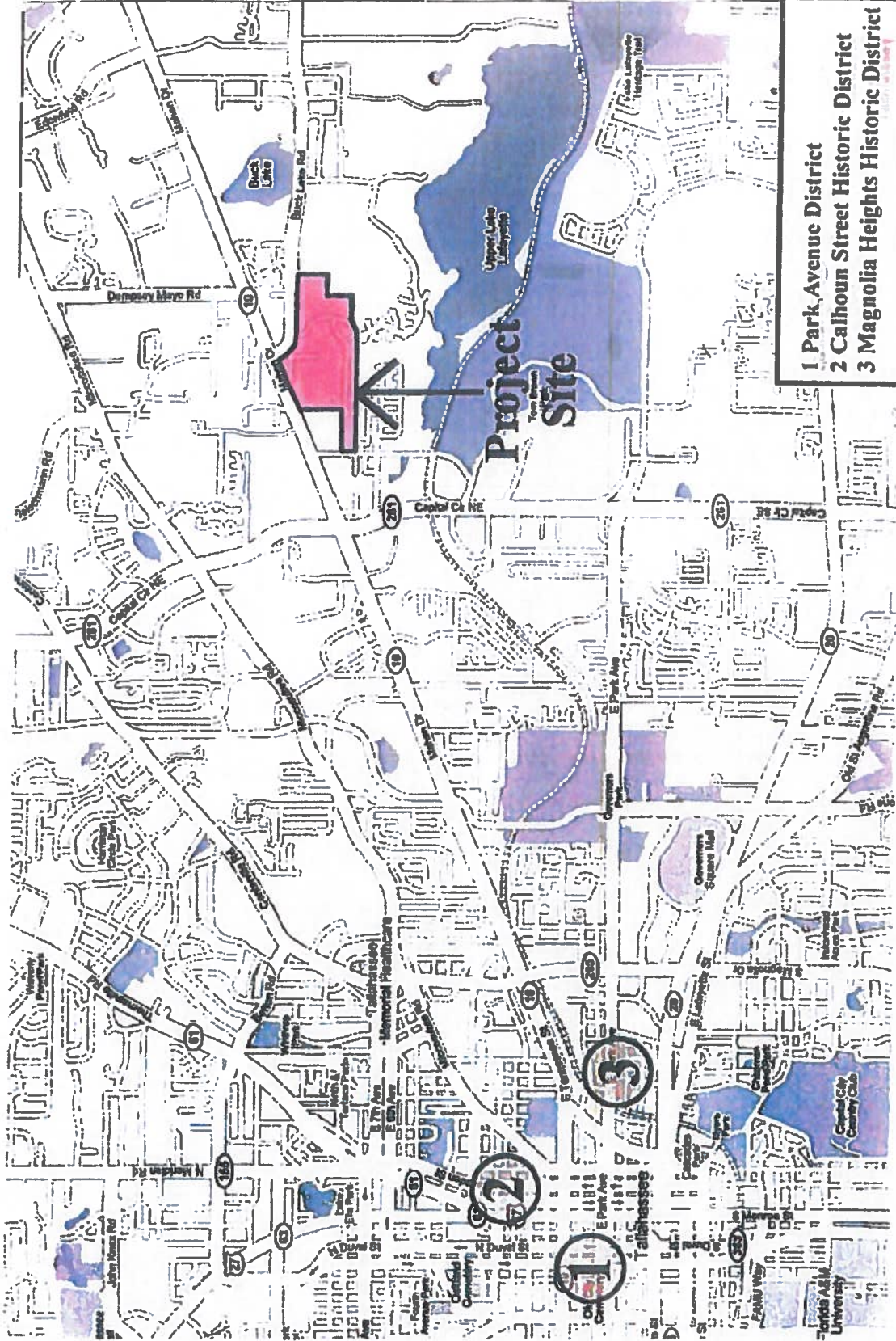
I. Introduction 16

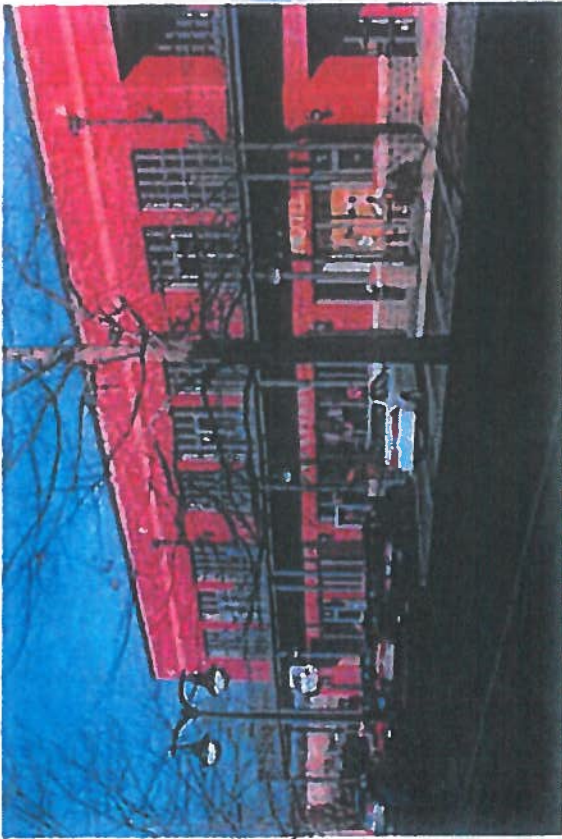
II. General Architectural Characteristics 16-18

III. Summary 18

TABLE OF CONTENTS







5

PART I
DESIGN REVIEW GUIDELINES



Manual Attachment #3

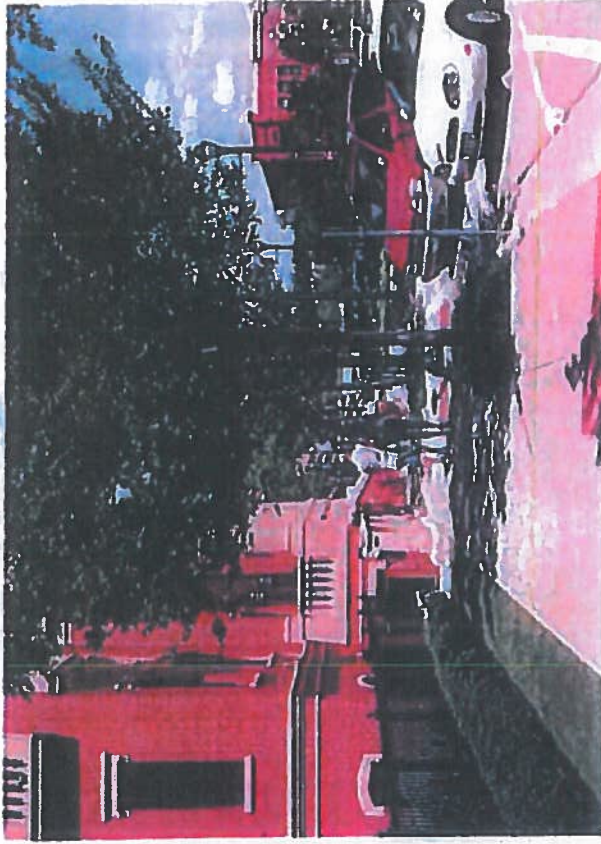
I. INTRODUCTION

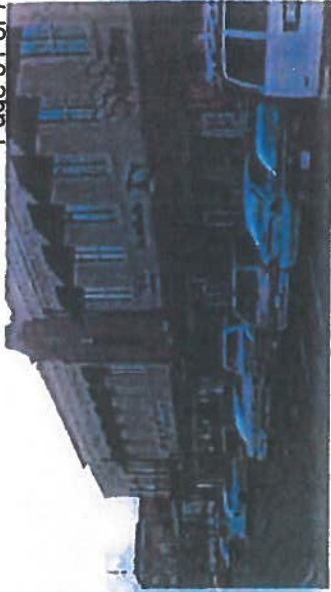
The community of Fallschase introduced a new lifestyle to Leon County in Northern, Florida creating a mixed-use environment for shopping, living, working and playing. The development integrates a range of retail offerings, housing types, office, and recreational facilities into a unified whole.

Located in Tallahassee, Florida between US 90 (Mahan Road) on the North, Weems Road on the West and Lake Lafayette on the south, Fallschase is well situated in a community that has a tradition of quality development, established historical neighborhoods and exceptional design.

These guidelines have been created primarily to assist owners, tenants and developers at Fallschase in working together toward the common objectives of the development to reinforce the regional identity and of life reflected in the built environment. The Fallschase Design Guidelines recognize these qualities and strive to further expand on these accomplishments.

The Design Guidelines are not to be considered a commitment to a particular design or designs on the part of the project developer. Nor are they in any way intended to impede the creation of a redundant, bland or unimaginative environment. Rather, they aim to establish the character of the overall development and encourage creative solutions that support the projects objectives and design intent. Functioning as a frame work for owners and tenants to work within, they will enhance the beauty, harmony and livability of Fallschase.

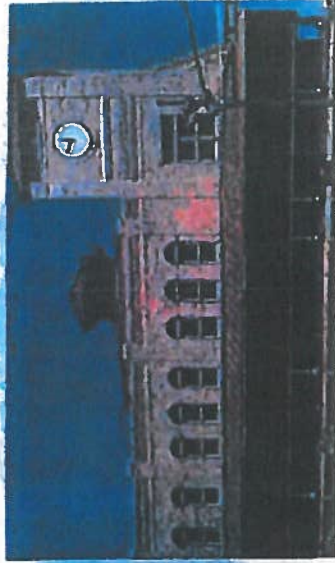




IV. GUIDELINE OBJECTIVES

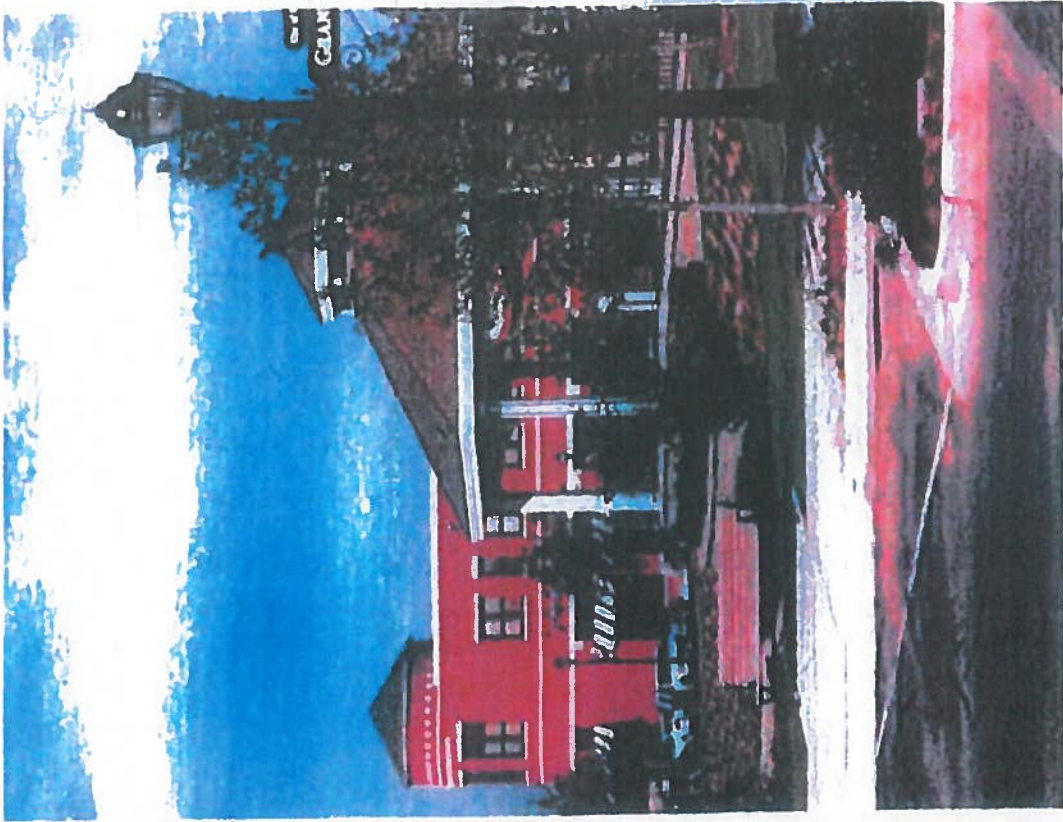
- Create an attractive and functional mixed use development and a unifying style for Fallschase. The Fallschase Architectural Design Standards are not predicated on slavish recreation of a historical vernacular architecture, but rather take historical references evident in the Calhoun Street, Magnolia Heights and Park Avenue Historical Districts of Tallahassee where a rich mixture of "Frame Vernacular" and Queen Ann Style Architecture combine with Classical Architectural Details to create street frontages referred to as "Main Street". The standards are intended to facilitate compatibility with nearby neighborhoods and to facilitate pedestrian activity within the development as well as transit accessibility.
- The building facades appear as if they were constructed over time by a variety of Architects fulfilling their owner's varied programs and needs. The thoughtful integration of these visually rich traditions results in a distinctive identity for Fallschase.
- Establish a unique sense of character and place through creative and harmonious use with architecture, landscape, lighting, signage and amenities.
- Fallschase places a heavy emphasis on creating quality commercial public spaces with unique focal points and distinctive landscaping. Architecture at Fallschase employs appropriate building scale, massing and articulation. Attention to detail is encouraged at all areas, and should be further developed at the pedestrian level and at areas of high visibility.
- Uphold the sense of quality and commitment established by the architectural history of Tallahassee.
- Fallschase contributes to the regional identity long established in its historical districts. By supporting the aesthetic direction and values of the community, Fallschase creates a high quality of life for visitors and residents alike.
- Incorporate the best current design and planning concepts.





Fallschase enhances the physical environment through high quality design practices. Sound planning principles create fluid and pleasing pedestrian and vehicular circulation patterns. Careful building siting and orientation on the existing sloped terrain and presentation of many large trees is further complimented by a studied application of landscaped zones, including charming square and park areas. The sensitive integration of mixed-use and other residential components allows residents to enjoy the benefits of a vibrant community in combination with more subdued residential atmosphere.





PART II
ARCHITECTURE, SITE PLANNING,
SIGNANGE, LIGHTING



I ARCHITECTURE

The architecture of Fallschase serves as the backdrop, the setting with in which the every day activities of the community unfold. The buildings and environment affect the inhabitant's perceptions, outlook and daily lives through factors such as spatial quality, visual harmony, historical references and comfort and convenience.

Specific building elements and dimensions define the architectural spatial qualities at Fallschase. Varying building heights and massing are maintained at an appropriate, often intimate scale and avoid dwarfing their surrounding. Changes in massing achieved with vertical accents announce tenant location and punctuate the visual landscape. Façade articulation, particular for the larger format retail stores creates light and shadow transitions, visual interest, and further break down building scale into the human realm. A combination of hip type low angled standing seam metal roofs and flat parapet rooflines provide visual variety and opportunities for change in material and texture. The internal streets and walkways between buildings encourage strolling and discovery.

Visual harmony at Fallschase is achieved through thoughtful application of combination of surface treatments. The warm earth tone color palette from the stucco finished walls to the richly textured red brick recall buildings in Tallahassee's historical neighborhoods. Changes in color animate facades and groups of buildings. Variety in texture at buildings or façade transitions differentiates buildings and creates shade and shadow.



Sample Mixed Used Elevations
Retail-First Floor
Residential-Second Floor



Sample Mixed Used Elevations
Retail-First Floor
Residential-Second Floor



Ornamental metal balcony railing set in front of deep balconies, combined with canvas and metal awnings add vitality and activates building façades and reinforces the identity of the community.

The style and character of the elegant Historical Districts of Tallahassee is conveyed through Fallschase façade and building design, building siting, ornament and surface treatments. Industrial building references recall Gallies Hall/Monroe Opera House at Adams and Jefferson Street that was constructed in 1892.

Comfort and convenience round out the architecture of Fallschase and distinguish it from ordinary commercial retail developments. Awnings, arcades, beautiful landscape and other devices shade the pedestrians; ease of circulation results from well planned building siting and logical building entry locations; intimate courtyards and site amenities provide places to rest and gather.



Sample Shop Elevations



Sample Shop Elevations



II. SITE PLANNING

General characteristics of site planning at Fallschase.

Site planning at Fallschase requires careful consideration of both the built environment and the natural landscape. Designers should bare in mind the following objectives:

- Creation of a functional open space for public use that are integrated onto the overall concepts.

Outdoor Public Use and Open Space: Nonresidential and multifamily residential development are encouraged and should be designed to establish, define and integrate outdoor public use areas into the development. Public use areas can incorporate (but should not be limited to) such uses and activities as seating, dining, special events, and entertainment. Well-defined pedestrian corridors should be utilized to interconnect such areas within the various phases and sub-phases of the Fallschase Planned Unit Development.



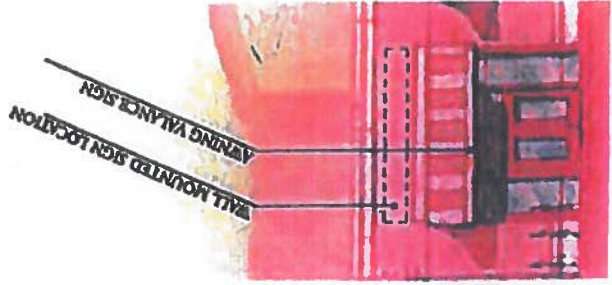
III. SIGNAGE

Identity, way finding and residential signage at Fallschase shall incorporate a common theme in keeping with the design vocabulary of the project. Particular, cohesive designs will establish project identity signage and a program of way finding sign types and environmental graphics will be incorporated into the project.

The guidelines are intended to provide an appropriate level of sign control without limiting creative sign design by tenants and businesses. The following standards apply to the Fallschase Planned Unite Development

- Signs shall be either monument-type (constructed with a base maintaining full width to the sign face) or pedestal-mounted.
- Ground signs shall be comprised of an exterior material and finish consistent with the architectural language and unique identity of Fallschase.

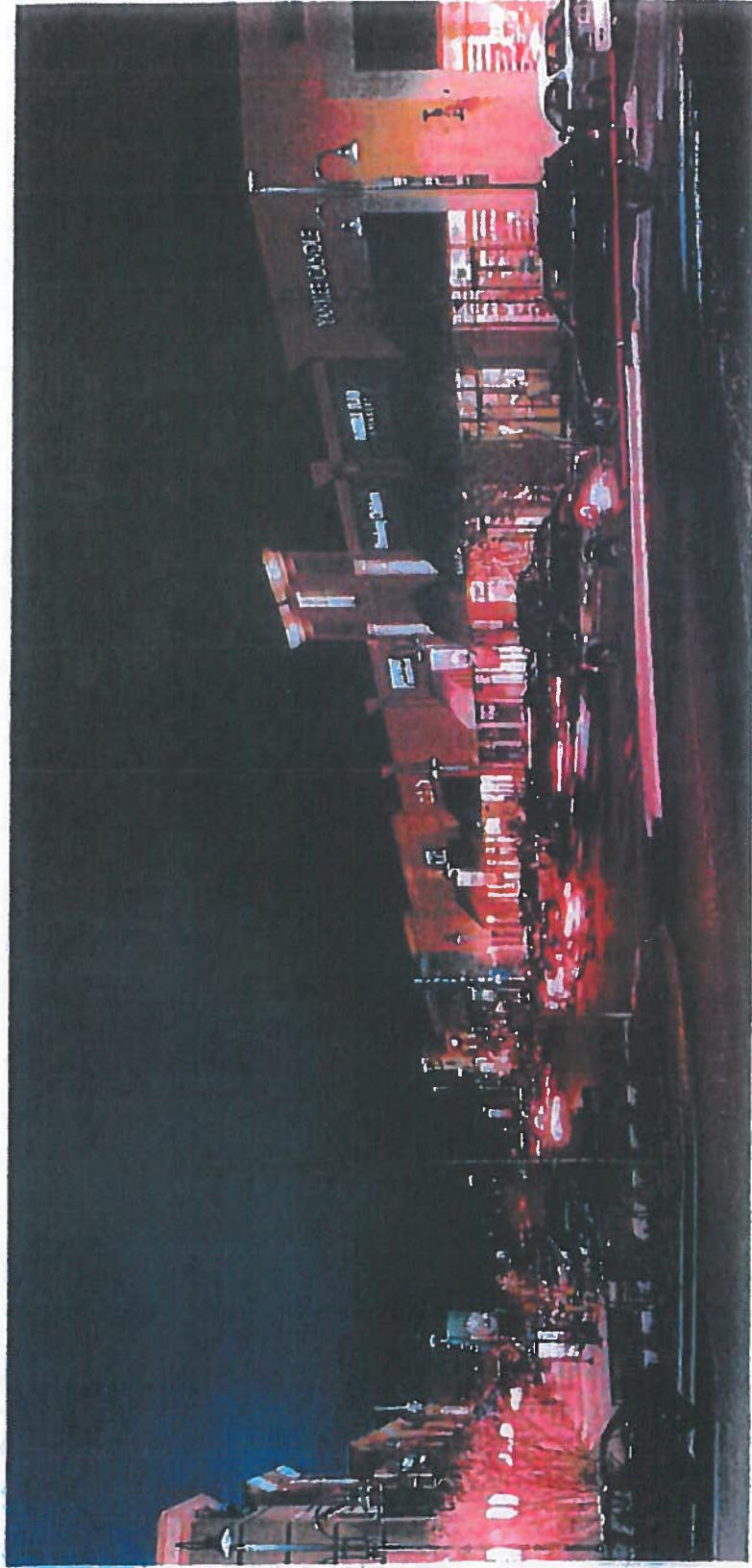
All signage shall comply with Leon County Signage Standards



IV. LIGHTING

Lighting sets the tone for all of Fallschase and serves to enhance the nocturnal atmosphere by creating delightful spaces with soft pools of light and sparkling reflections. Proper lighting not only creates enchanting, inviting spaces and experiences but also functions as an integral element of way finding systems by creating a sense of safety and well being. Outdoor lighting techniques at Fallschase should accent architectural entries, hardscape and plant features with the landscape.

Outdoor lighting shall be designed to minimize night-sky, light pollution to prevent direct illumination of adjacent off-site properties by the use of recessed light fixtures and shielded luminaires. Lighting fixtures will be "shoebox" type lights which are fully shielded meaning the light source is concealed within the housing.





PART 3
**GENERAL ARCHITECTURAL
CHARACTERISTICS**



I. INTRODUCTION

The design criteria outlined herein is intended to provide a design standard whereby large footprint buildings and other retail and mixed use building being planned for Fallschase can be assimilated within the context of the development without detracting from the scale connectivity, traffic patterns, walk-ability and image of the area.

II. GENERAL ARCHITECTURAL CHARACTERISTICS

The following architectural consideration must be taken into account in the design of all buildings at Fallschase.

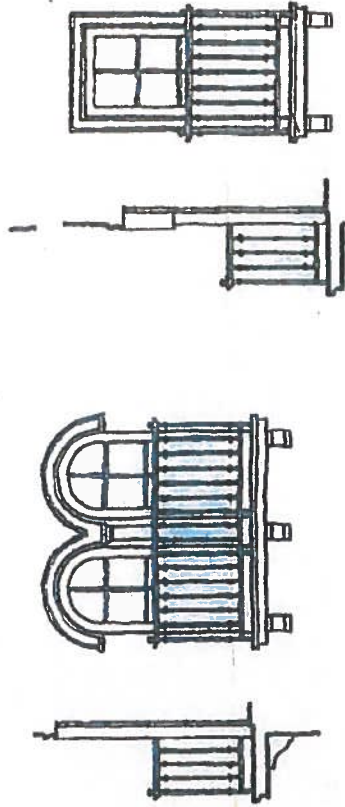
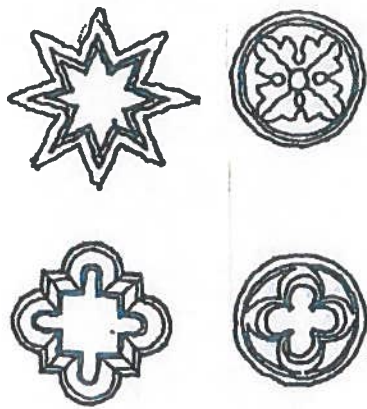
- Facades should be articulated to reduce the massive scale or impersonal appearances of large retail buildings.
- Buildings should have architectural features and patterns that provide visual interest.
- Variation in roof lines should be used to add interest and to reduce the scale of buildings.
- Building materials should be aesthetically pleasing and compatible with the material palette established for the development and in harmony with the neighborhood.
- Entryway design elements and variations should give orientation and aesthetically pleasing character to the building.



Vertical architectural features can help pedestrians orient themselves in the landscape and often serve to mark stairways, entries and sometimes signage.

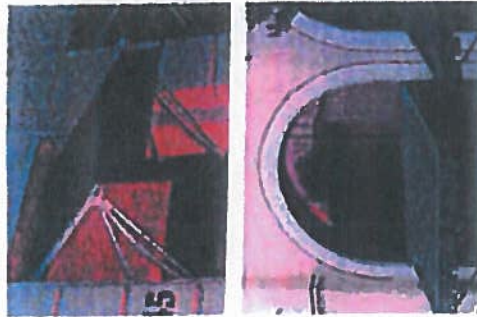
Decorative metal railings can serve as an important element to enhance pedestrian scale.

Carefully placed ornamentation reinforces the project's identity through motif and richness of detail such as relief bands, pendants and key stones made of cast stone. Medallions add texture and ornament to a building façade. These may be used to punctuate facades above arches or entryways and be useful elements to break up large wall surfaces with limited fenestration.

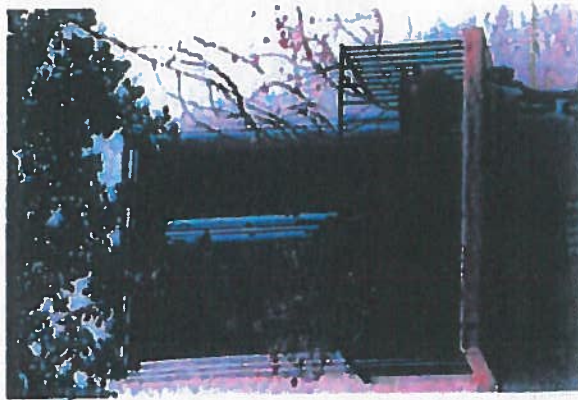


Cornices and wall caps provide a decorative termination element for building parapets and flat roofs. They also serve to direct water away from the top of a building façade and should be sealed appropriately.

Awnings and canopies provide sun and rain protection along walk ways and add color and texture to the building façade. Awning shapes may be curved or rectangular depending on the corresponding window shape.



- Balconies function as compositional façade points and act as centering elements of a façade establishing a relationship between the building up per. levels and the street level and can provide opportunity for planting
- Roof forms and extended parapets should be used to provide visual interest and screen mechanical equipment



III. SUMMARY

These general guidelines in conjunction with those outlined in the Fallschase Architecture Design Standard prepared by Leon County should be the basis for design and review in order that the Fallschase Development meets the design goals established herein.





IFAS EXTENSION

Leon County
615 Paul Russell Road
Tallahassee, Fl 32301-7099
Phone: (850) 606-5202
Fax: (850) 606-5201
Website: <http://leon.ifas.ufl.edu/>
E-mail: rosenthals@leoncountyfl.gov

August 21, 2014

Dear John Outland,

This letter is in reference to our meetings at and or about the parking lot and surrounding grounds of the Fallschase Commercial Center located on the southside of Bucklake road. At these meeting you showed me trees and asked me about some of their declining conditions and what the cause of this was. City of Tallahassee Urban Beautification & Forestry Supervisor Cris Revell was also at these meeting and UF/Leon County Horticulture Extension Agent Taylor Vandiver was also consulted. The following is a summarization of our work.

We found that many of the trees in the parking lot islands were in poor shape. Some of this is due to inadequate rooting space, selection of tree species, and soil qualities. To explore soils qualities both chemical and physical properties were tested. Soil chemical properties were done by having the soil analyzed for both pH and nutrient availabilities (see attached tests). To summarize, it was found that other than a normal amount of nitrogen recommended for replenishment, for the most part, soil nutrient qualities were adequate. Soil percolation tests were also conducted to determine structure and porosity (see attached test). The six percolation tests showed consistently, that the soil in the parking lot islands and perimeter areas is poorly drained. This condition makes it difficult for tree roots to carry on respiration. Also, the compacted soil does not absorb water very well so that these trees probably receive much less water than rainfall would indicate.

Plants (including trees) should be planted in appropriate rooting zone areas for the mature size of the plant (tree). This is explained well in the UF publication on parking island sizes at . . . <http://hort.ifas.ufl.edu/woody/island-sizes.shtml> For this project, we recommend that rooting spaces created follow the Landscape Architectural Graphic Design Standards (Hopper, 2007).

In addition to adding more space to parking islands, some of the lack of rooting space can be compensated by using pervious pavement when possible. These pervious pavements allow for some oxygen (for respiration) and percolation so that roots can grow under them better than impervious pavements do. See picture below of a pervious driveway as an example.



We also found that throughout the grounds, some trees were planted too deep and we suspect that the size of planting hole was too small (soil compaction would be less if planting holes would be properly dug). Much information on the aforementioned subjects can be found at the UF site . . . <http://hort.ifas.ufl.edu/woody/planting.shtml>

Tree species and ground covers should be better matched to the growing conditions (soil conditions, rooting space and micro climate) that they are being grown in. This can be determined during the planning process for the islands so as to better match these trees to the site. See the following web page for the aforementioned subjects . . . <http://hort.ifas.ufl.edu/woody/urban-design.shtml>

For the perimeter areas that have better rooting areas I recommend that trees be added that represent the community to give the public a sense of place. Species to consider would be those from our native plant communities such as longleaf wiregrass redhills plant communities, North Florida red oak forests or beech magnolia forests. Specific plants could include longleaf and shortleaf pines, post oak, white oak, swamp chestnut oak, mockernut and pignut hickories, hophornbeam and American beech.

In the case of groundcovers and small shrubs we found that improvements could be made that would make the area more aesthetically pleasing and, in the future, potentially alleviate the amount of maintenance and replacement of plants. Due to the poor nature of the soil and extreme conditions of the area, the use of native plants is strongly encouraged. Our native plants are tough and can handle situations with lower water and fertilizer amendments. They can also, stand up to the extreme heat that this area will require. A few examples of native plants that would thrive at this site include: native grasses (such as muhly grass, cordgrass and wiregrass); groundcovers (such as bluestem grass and twin flower); small shrubs (such as yaupon holly, yucca, coontie, and oakleaf

hydrangea in shadier areas); and perennials (such as milkweed, blanket flower, black-eyed Susan, Stokes' aster and salvia).

Also for these areas, it would be good to consider wildflowers as are managed by DOT in its interstate medians and roadsides. You could also consider creating mulched areas to grow wildflowers to reducing mowing needs.

It was also found that maintenance was inadequate as the irrigation system was broken and mulching and pruning was not done properly.

Proper mulching will help protect the soil from soil compaction and overtime help improve soil structure and porosity. Proper mulching also reduces competition from grass. Inadequate mulching in the larger lawn areas was found to be a great contributor to poor growth. It will also help protect trees from damage by string trimmers and mowers. See the following web pages for information on proper mulching and pruning. .

<http://hort.ifas.ufl.edu/woody/mulching.shtml>

<http://hort.ifas.ufl.edu/woody/pruning.shtml>

We recommend that future installation and maintenance of trees be supervised by an ISA (International Society of Arboriculture) certified arborist. See attached information on how to hire a tree service.

Please feel free to contact me if you have any questions.

Sincerely,

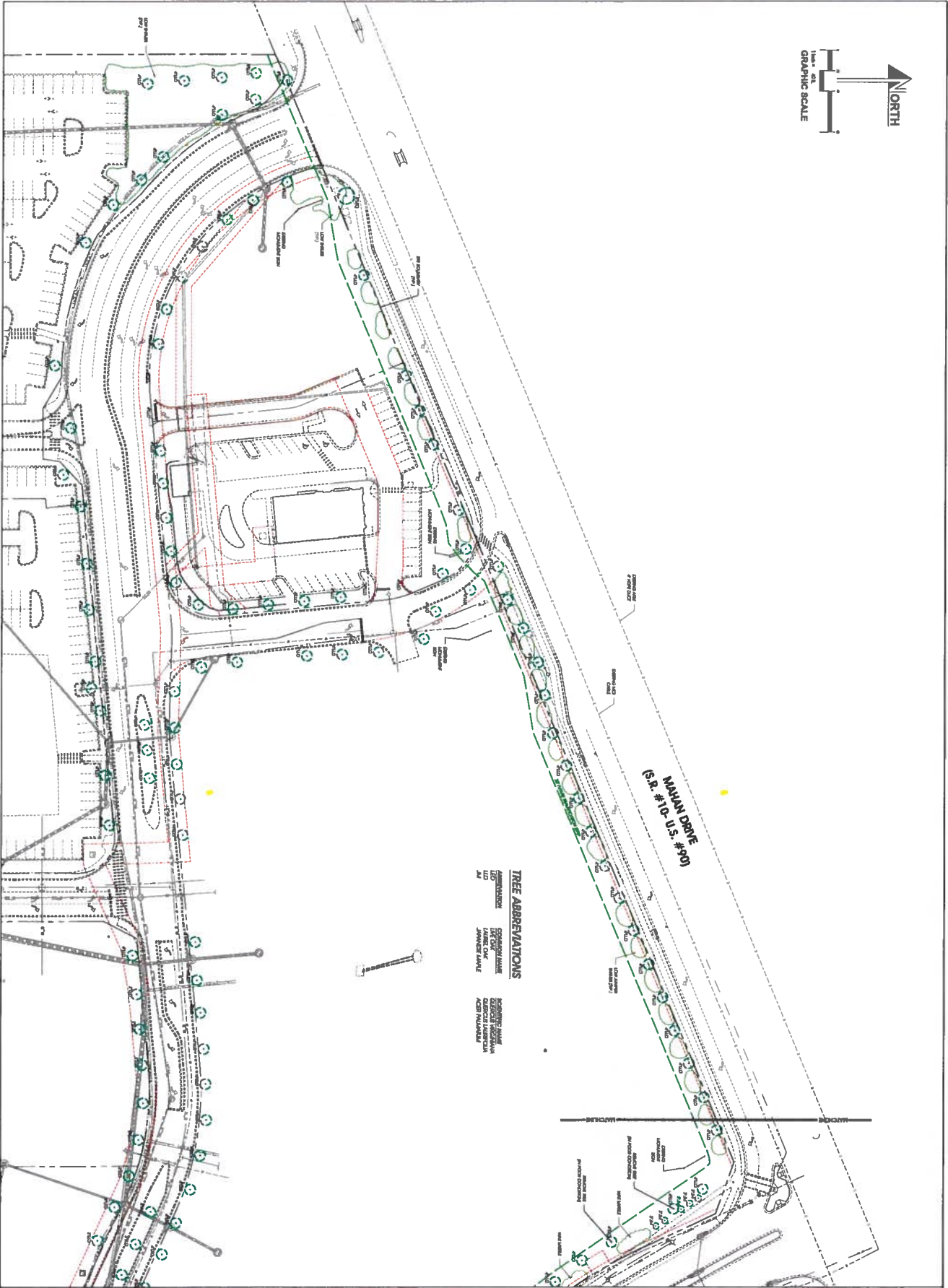


Stanton Rosenthal
Extension Agent-Forestry
Phone number 606-5202

cc: Cris Revell, ISA certified arborist and Urban Beautification & Forestry Supervisor,
City of Tallahassee

Taylor Vandiver, Horticulture Extension Agent, University of Florida IFAS /Leon
County Extension

Attachments:



TREE ABBREVIATIONS

ABBREVIATION	COMMON NAME	SCIENTIFIC NAME
LD	LARGE OAK	QUERCUS SP.
MD	MEDIUM OAK	QUERCUS SP.
SM	SMALL OAK	QUERCUS SP.
LD	LARGE OAK	QUERCUS SP.
MD	MEDIUM OAK	QUERCUS SP.
SM	SMALL OAK	QUERCUS SP.

SHEET TITLE
EXISTING CONDITIONS MAP

2.1

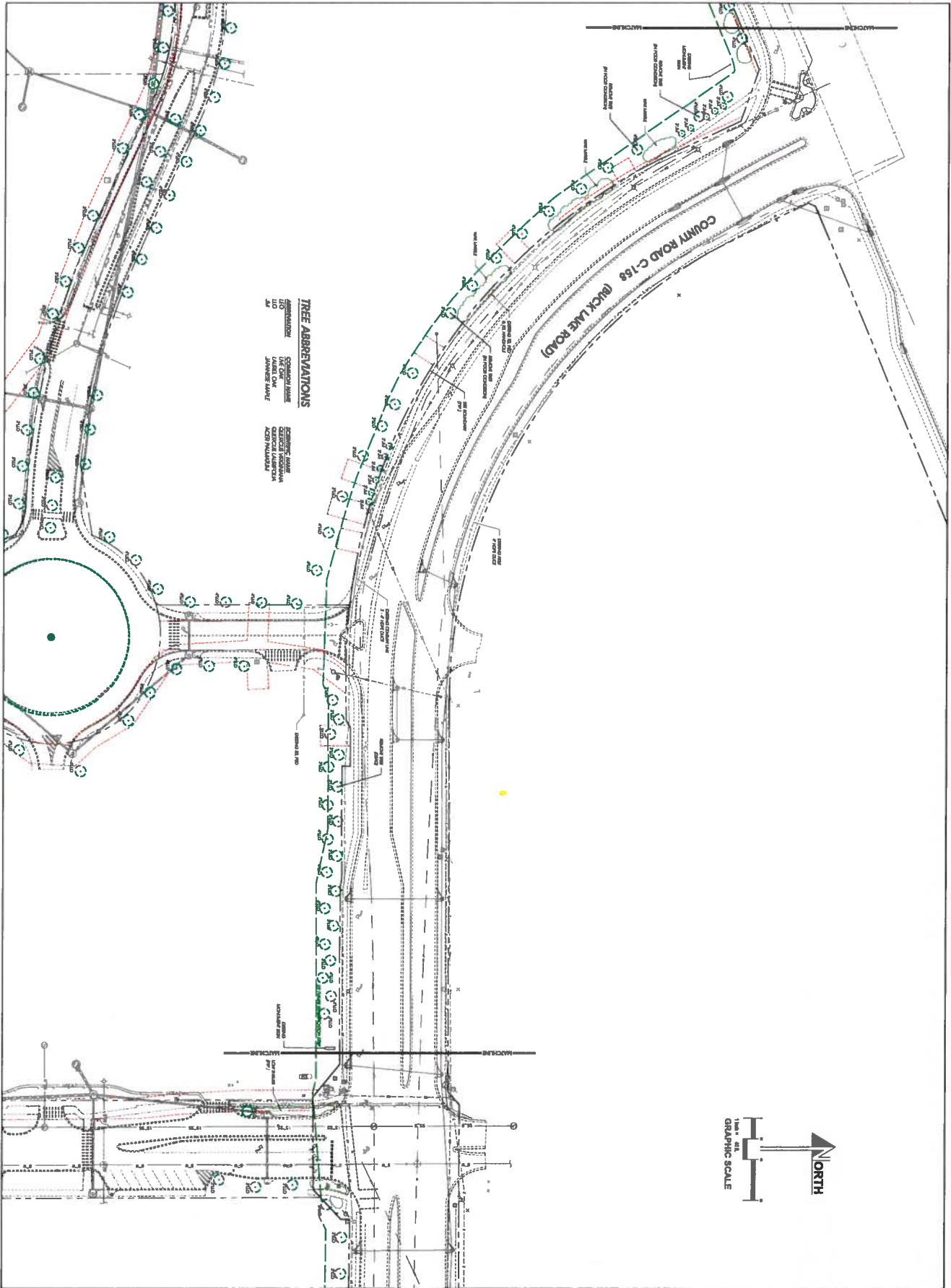


PROJECT NAME
FALLCHASE COMMERCIAL CENTER PERIMETER / R.O.W. REPLANTING

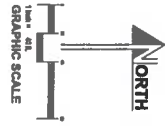
CLIENT NAME
COLUMBUS PACIFIC PROPERTIES & LORMAX STERN DEVELOPMENT COMPANY

REVISION

NO.	DATE	DESCRIPTION
1	1/27/2018	ADDED DSHING PERI DASH FOR REFERENCE
2	2/16/18	ADDED DSHING COMMUNICATION GULES FOR REFERENCE



- TREE ABBREVIATIONS**
- | | | |
|--|---------------------|---------------------|
| | EXISTING: SHADY OAK | PLANTING: SHADY OAK |
| | EXISTING: PALM TREE | PLANTING: PALM TREE |
| | EXISTING: LIVE OAK | PLANTING: LIVE OAK |
| | EXISTING: PALM TREE | PLANTING: PALM TREE |
| | EXISTING: PALM TREE | PLANTING: PALM TREE |



SHEET TITLE
EXISTING CONDITIONS MAP

SHEET NO.
2.2

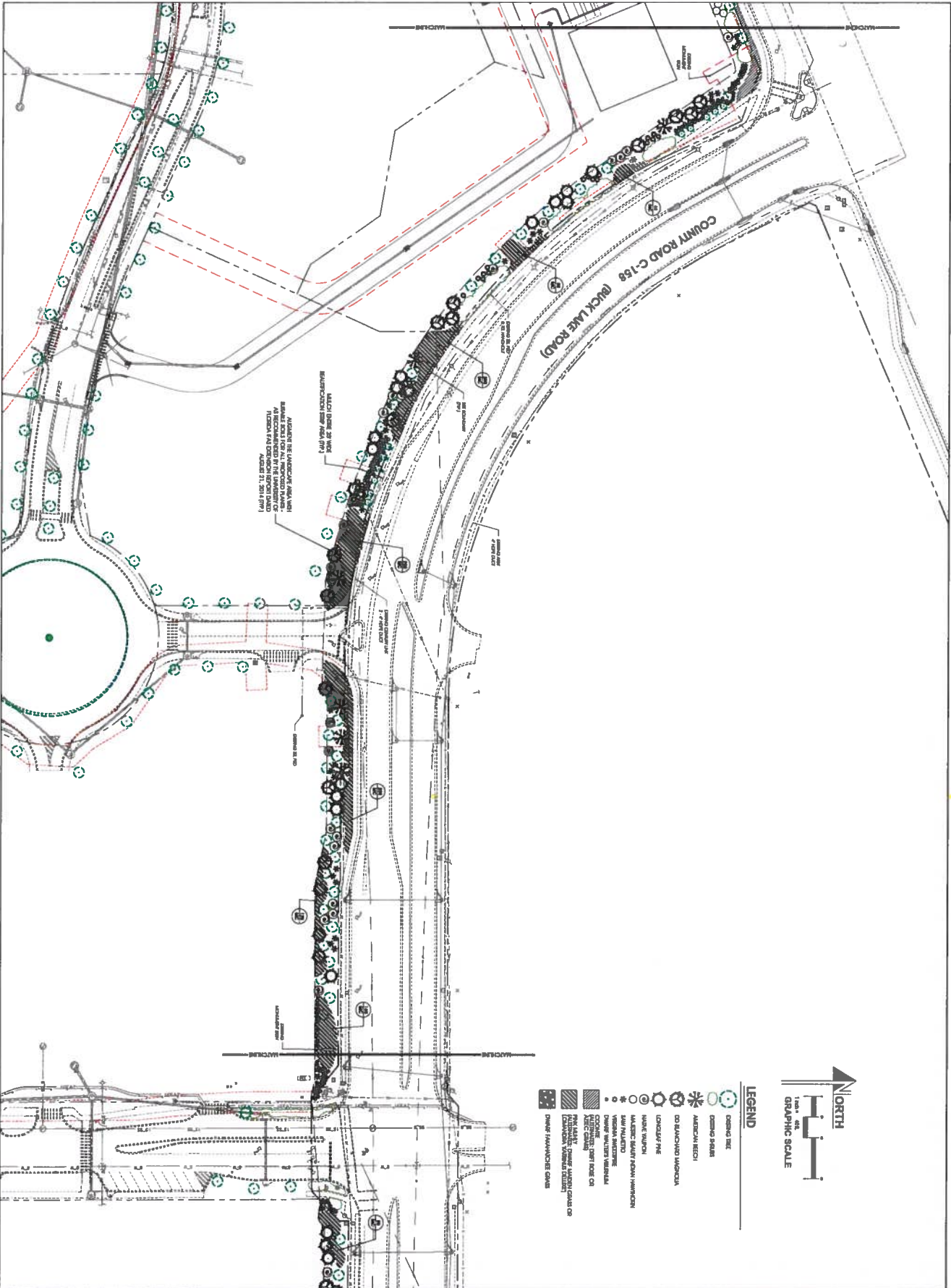


COWLES LANDSCAPE ARCHITECTURE
www.cowlesla.com / (850) 645-7030 / TALLAHASSEE, FL

PROJECT NAME
FALLSCHASE COMMERCIAL CENTER
PERIMETER / R.O.W. REPLANTING

CLIENT NAME
COLUMBUS PACIFIC PROPERTIES &
LORIMAX STERN DEVELOPMENT COMPANY

REVISIONS	
1	7/17/2018 ADDED EXISTING ATTU DATA FOR REFERENCE
2	7/29/18 ADDED EXISTING COMMAND CENTER USES FOR REFERENCE



ALL PLANTING TO BE INSTALLED BY THE LANDSCAPE ARCHITECTURE FIRM WITHIN 90 DAYS OF THE DATE OF THE COMMENCEMENT OF THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL PLANTING MATERIALS AND LABOR. THE LANDSCAPE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL PLANTING MATERIALS AND LABOR. THE LANDSCAPE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS AND LABOR. THE LANDSCAPE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PLANTING MATERIALS AND LABOR. THE LANDSCAPE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE REPLANTING OF ALL PLANTING MATERIALS AND LABOR. THE LANDSCAPE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE REPLANTING OF ALL PLANTING MATERIALS AND LABOR.



- LEGEND**
- EXISTING TREE
 - PROPOSED TREE
 - AMERICAN BIRCH
 - DOGWOOD
 - MAGNOLIA
 - LINDLEY PALM
 - MAHOGANY
 - NORTHERN WHITE OAK
 - VIRGINIA ANEMONE
 - CHERRY BLOSSOM
 - LILAC
 - HYDRANGEA
 - SPANISH BROOM
 - PLANTING MATERIALS TO BE SUPPLIED BY THE CLIENT
 - PLANTING MATERIALS TO BE SUPPLIED BY THE LANDSCAPE ARCHITECTURE FIRM

3.2
LANDSCAPE PLAN



COWLES LANDSCAPE ARCHITECTURE
 www.cowlesla.com / (800) 845-7050 / TALLAHASSEE, FL

PROJECT NAME
 FALLCHASE COMMERCIAL CENTER PERIMETER / F.O.W. REPLANTING

CLIENT NAME
 COLUMBUS PACIFIC PROPERTIES II, LORMAX STERN DEVELOPMENT COMPANY

REVISION	DATE	DESCRIPTION
1	12/18	REVISED LANDSCAPING FOR PROPOSED BUS APPROVEDS
2	7/1/2018	ADDED DRIBBLING ARM DUCES FOR REFERENCE
3	7/27/18	ADDED DRIBBLING COMMENCEMENT LINES FOR REFERENCE
4	7/27/18	REVISED PER COUNTY COMMENTS PERD-1

CONSTRUCTION SEQUENCE:

1. CONCRETE FOUNDATION.
2. EXPOSED REBAR FOR CONSTRUCTION.
3. LOCATE UNDERGROUND UTILITIES.
4. REFINISHING CONSTRUCTION WITH THE CONCRETE FOUNDATION SURFACE.
5. REFINISHING OF ANY REMAINING AND EXPOSED CONCRETE SURFACE TO A FINISH SURFACE.
6. INSTALL EXPOSED REBAR WITH A BROWN CONCRETE FINISH.
7. CONCRETE FINISHING WALLS.
8. CONCRETE FINISHING TOP OF ANY WALLS TO BE EXPOSED. EXPOSED ON REBAR.
9. PERSONAL SERVICES APPLICATION FOR PLUMBING AND GAS WORK FROM THE CITY.
10. PERSONAL SERVICES APPLICATIONS.
11. INSTALL UNDERGROUND SERVICES SYSTEMS.
12. UNDERGOE EXHAUST FROM PLUMBING AND GAS WORKING AT LOCATION.
13. CONCRETE FINISHING REBAR.
14. CONCRETE FINISHING APPLICATIONS FOR PLUMBING AND GAS WORK. AS A RESULT OF THE CITY PERMITS TO PLUMBING.
15. PLACE UNDERGROUND SOIL AMENDMENT.
16. INSTALL UNDERGROUND SERVICES SYSTEMS.
17. PLUMBING, ELECTRICAL, MECHANICAL, AND HVAC WORK.
18. FINISH EXTERIOR.
19. INSTALL UNDERGROUND SERVICES.
20. INSTALL EXPOSED REBAR.
21. FINISH EXTERIOR CONCRETE FINISHING.
22. FINISH EXTERIOR CONCRETE FINISHING.
23. FINISH EXTERIOR CONCRETE FINISHING.
24. FINISH EXTERIOR CONCRETE FINISHING.
25. FINISH EXTERIOR CONCRETE FINISHING.

VEGETATIVE MAINTENANCE NOTES:

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS.
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5. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS.

GENERAL NOTES:

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS.
2. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS.
3. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS.
4. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS.
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LANDSCAPE INSTALLATION SPECIFICATIONS:

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS.
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