

High Tech District				
Net Land Area - 87 acres				
Land Use Mix	Minimum Land Area Required	Maximum Land Area Permitted	Proposed Camino Reale Land Use Area	Camino Reale Development Program
Residential	10% (8.7 ac)	40% (38.8 ac)	38.8 ac (40%)	1,477 du
Commercial and Retail	10% (8.7 ac)	30% (29.1 ac)	8.7 ac (10%)	128,014 sf
Office / Light Industrial	40% (34.8 ac)	70% (67.9 ac)	34.8 ac (40%)	1,152,127 sf
Overall Office / Commercial / Light Industrial	50% (43.5 ac)	75% (72.75 ac)	43.5 ac (50%)	1,280,141 sf
Public and Civic	5% (4.35 ac)	no max	5% (4.85 ac)	
Public Parks and Openspace	5% (4.35 ac)	no max	5% (4.85 ac)	

* vertical mixed buildings are permitted, residential units are permitted above ground floor commercial / office uses, consistent with Innovation Way Policy T2.5.2.3
 * Note Net acres are calculated consistent with Innovation Way Policy FLU 5.2.5

Urban Community Village				
Village Center				
Net Land Area - 129 acres				
Land Use Mix	Minimum Land Area Required	Maximum Land Area Permitted	Proposed Camino Reale Land Use	Camino Reale Development Program
Residential	25% (32.25 ac)	45% (58.05 ac)	56.3 ac (44%)	1,000 du
Commercial and Retail	20% (25.8 ac)	60% (77.4 ac)	25.8 ac (20%)	303,204 sf
Office	10% (12.9 ac)	25% (32.25 ac)	12.9 ac (10%)	33,689 sf
Overall Business (Retail / office combined)	30% (38.7 ac)	60% (77.4 ac)	38.7 ac (30%)	336,893 sf
Public and Civic	10% (12.9 ac)	no max	12 % (15 ac)	
Public Parks and Openspace	5% (6.45 ac)	no max	15% (19 ac)	

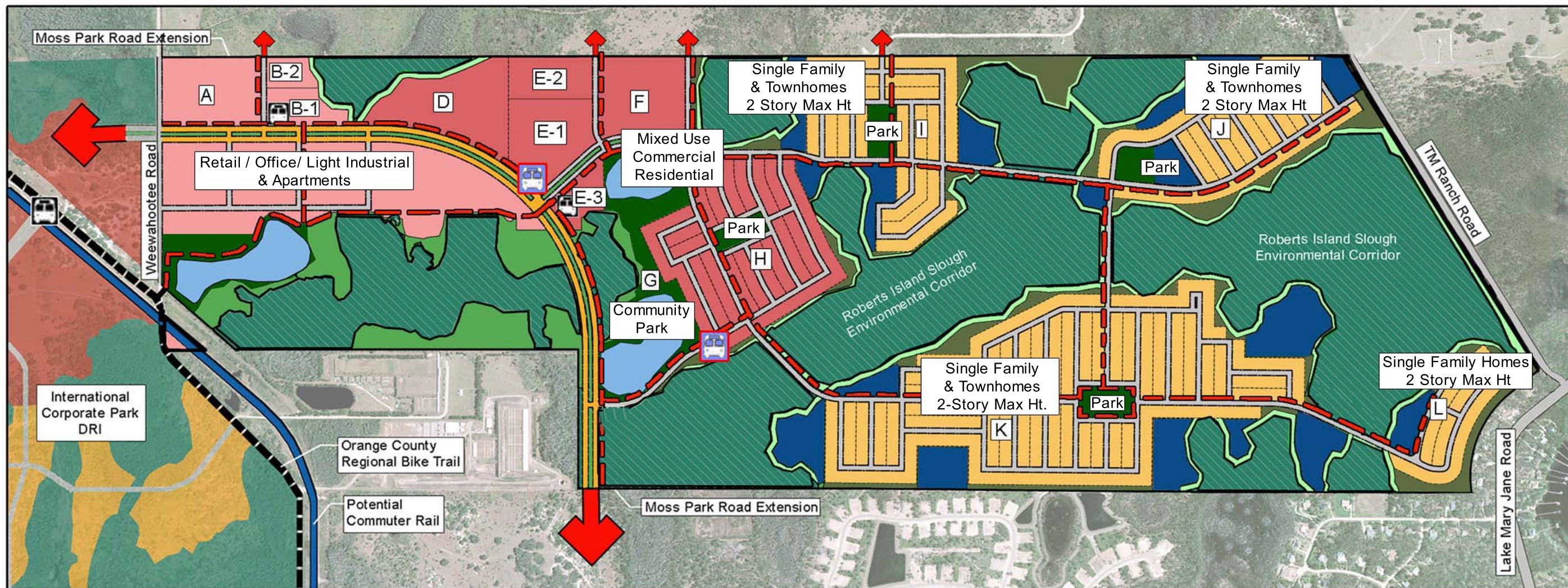
* vertical mixed buildings are permitted, residential units are permitted above ground floor commercial / office uses, consistent with Innovation Way Policy T2.5.2.3

Neighborhood Development				
Net Land Area - 258 ac				
Parcel ID	Net Land Area	Units	Density	
Parcel I	47 ac	303 du	6.44 du/ac	
Parcel J	53 ac	300 du	5.66 du/ac	
Parcel K	136 ac	836 du	6.14 du/ac	
Parcel L	22 ac	84 du	3.81 du/ac	

* Residential neighborhoods within the village neighborhoods shall contain a mixture of housing types but shall be limited to Townhomes, single-family detached, single family attached, duplex and garden homes
 * Note Net acres are calculated consistent with Innovation Way Policy FLU 5.2.5

LEGEND

- High Tech District
- Moss Park Road / Bus Rapid Transit
- Village Center
- Commuter Rail
- Urban Community Village
- Local Street
- Preserved Wetland / Conservation
- Regional Transit Stop
- Public Park / Village Green / Civic
- Openspace
- Orange County Regional Bike Trail (14' width)
- Greenbelt / Upland Buffer
- Existing Water Body
- Local Bike Trail (width varies)
- Proposed Retention Pond
- Circulator Transit Stop



Camino Reale Development of Regional Impact ADA

Camino Reale Properties Orlando LLC



North

ddg.job # 2432a
 Date: 12.19.2008
 Rev: 03.17.2009
 Rev: 07.27.2009

Conceptual Layout Plan

Map: H-1

Scale 1" = 1,000'