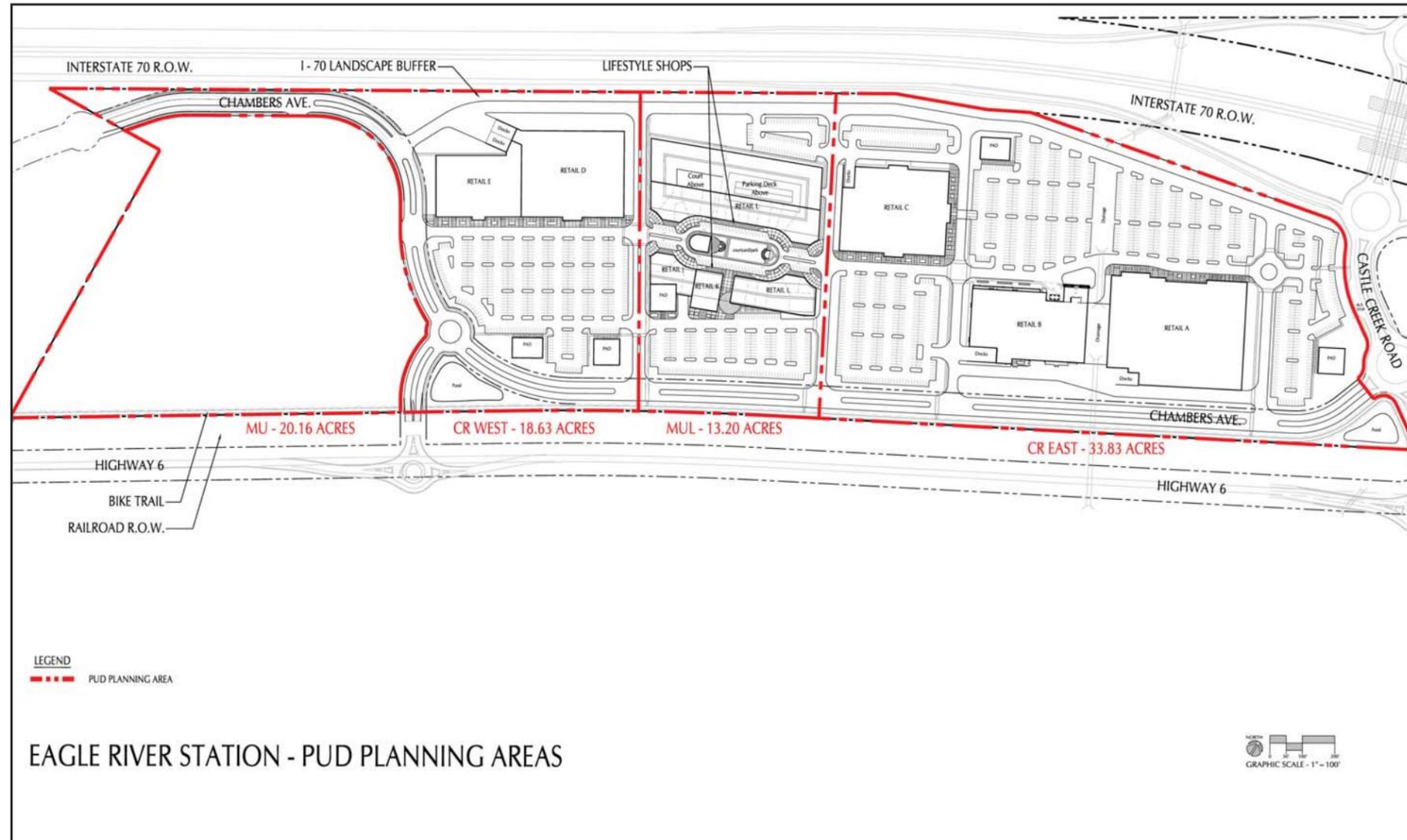


1. PUD PLANNING AREAS



ERS PLANNING AREAS

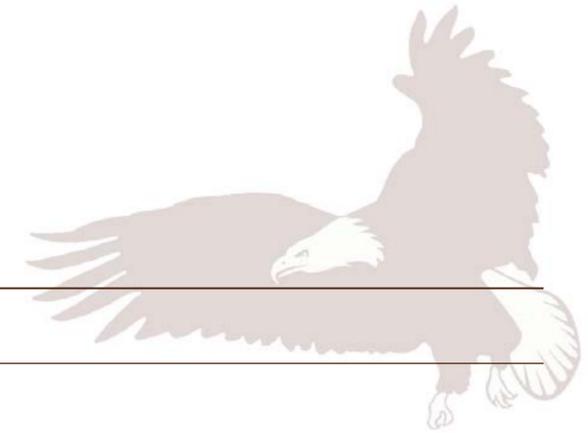
ERS is comprised of three Planning Areas as depicted on the PUD Planning Areas Diagram:

- CR – Commercial Retail Planning Area
The CR Planning Area consists of two parcels, CR – West and CR – East and totals 52.46 acres
- MUL – Mixed Use Lifestyle Planning Area
The MUL Planning Area consists of 13.20 acres.
- MU – Mixed Use Planning Area
The MU Planning Area consists of 20.16 acres.

PROJECT STANDARDS

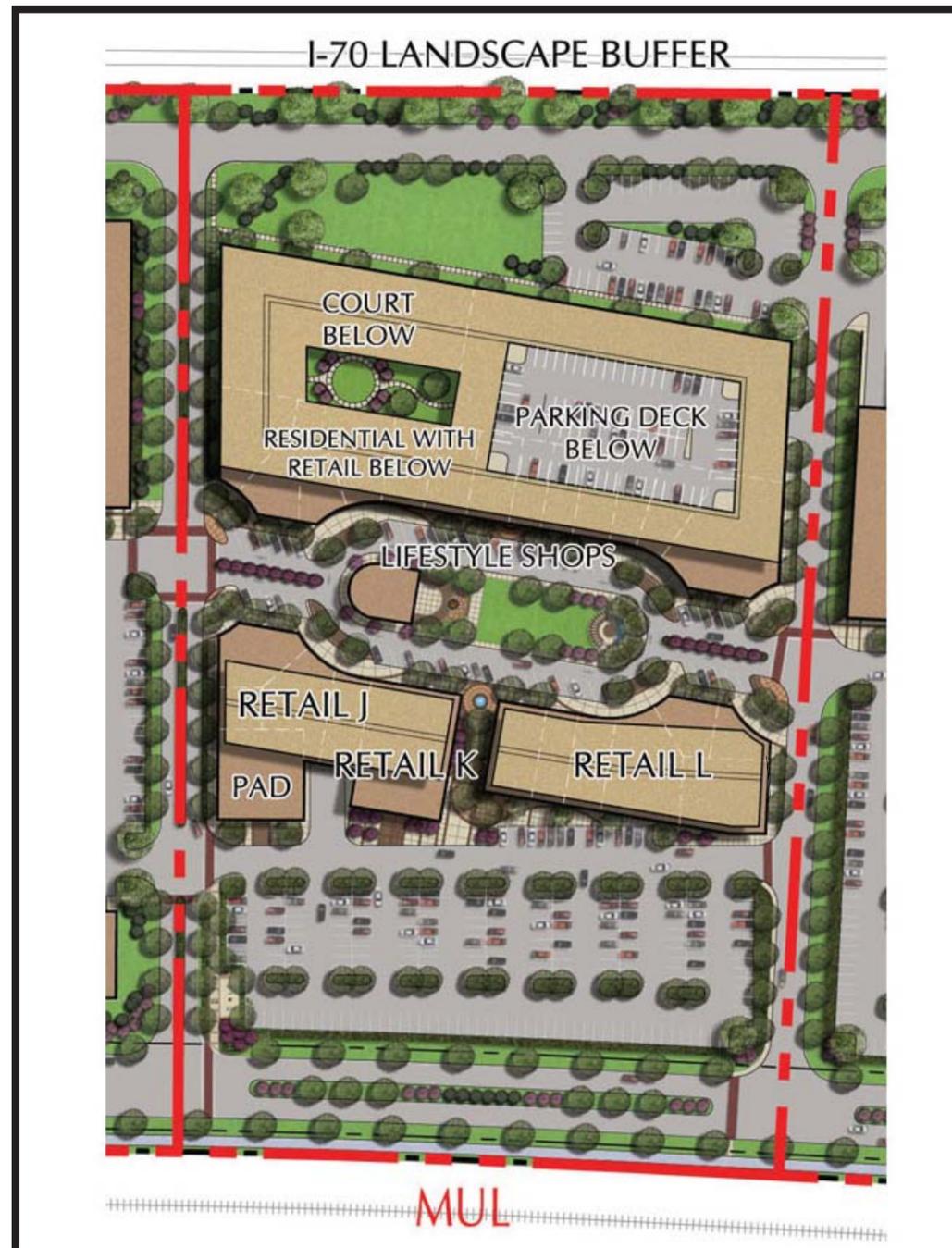
Permitted uses (Chapter 2), development standards (Chapter 3), design guidelines (Chapters 4-8) and other considerations and parameters (Chapters 9-14) that will guide the design and development of these Planning Areas are established by this PUD Guide. The ERS PUD Guide, along with other information, reports and plans submitted to the Town under separate cover, constitutes the approved PUD Zoning Plan and the PUD Development Plan in accordance with Section 4.11.030 and Section 4.06.030, respectively, of the Town of Eagle Land Use and Development Code.

In certain cases design standards and guidelines are general in nature and apply to all development in ERS. In other cases development standards and design guidelines are specific to Planning Areas. Other general project standards shall conform to the Town of Eagle Municipal Code except as designated herein. All definitions of terms used in this PUD Guide shall be as per the Town of Eagle Municipal Code except as designated herein.



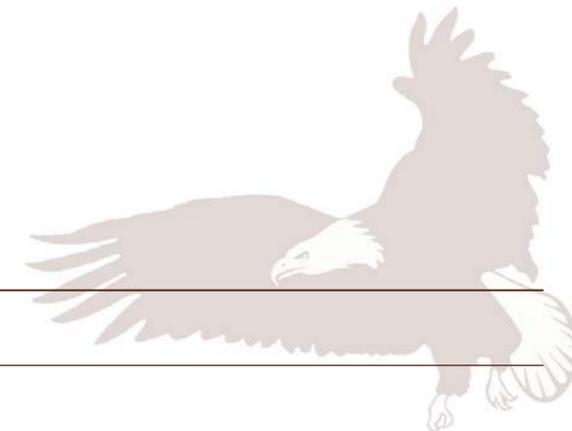
1. PUD PLANNING AREAS CONTINUED

MIXED-USE LIFESTYLE (MUL) PLANNING AREA



Land Use Summary Table

MUL Site Area=13.20 Acres
Gross Floor Area=120,000 sq. ft.
Dwelling Units=250

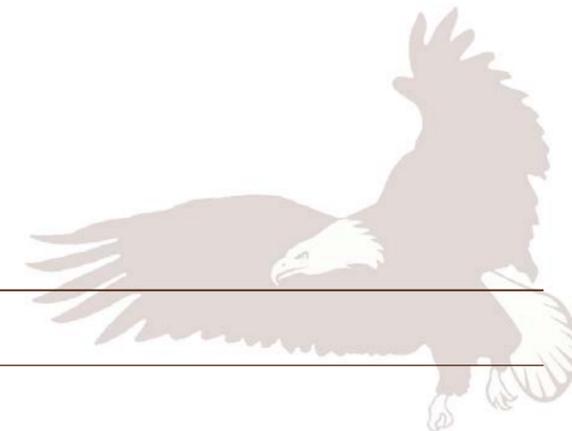


1. PUD PLANNING AREAS CONTINUED
COMMERCIAL RETAIL (CR) PLANNING AREA



Land Use Summary Table

CR-East
Site Area=33.83 Acres
Gross Floor Area=312,500 sq. ft.
Dwelling Units=0

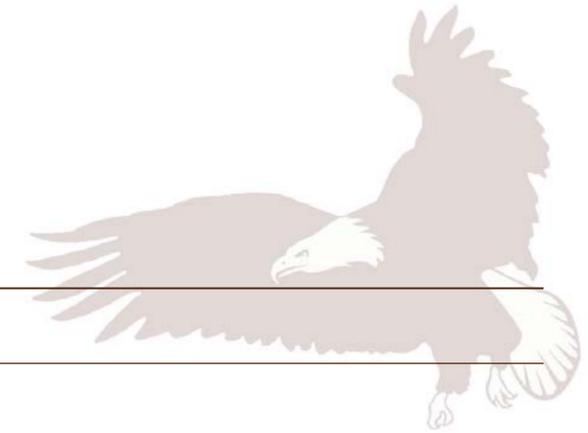


1. PUD PLANNING AREAS CONTINUED
COMMERCIAL RETAIL (CR) PLANNING AREA



Land Use Summary Table

CR-West
Site Area=18.63 Acres
Gross Floor Area=150,000 sq. ft.



1. PUD PLANNING AREAS CONTINUED

MIXED-USE (MU) PLANNING AREA



Land Use Summary Table

MU Site Area=20.16 Acres
Gross Floor Area=150,000 sq. ft.
Dwelling Units=300