

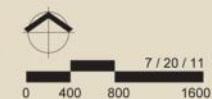
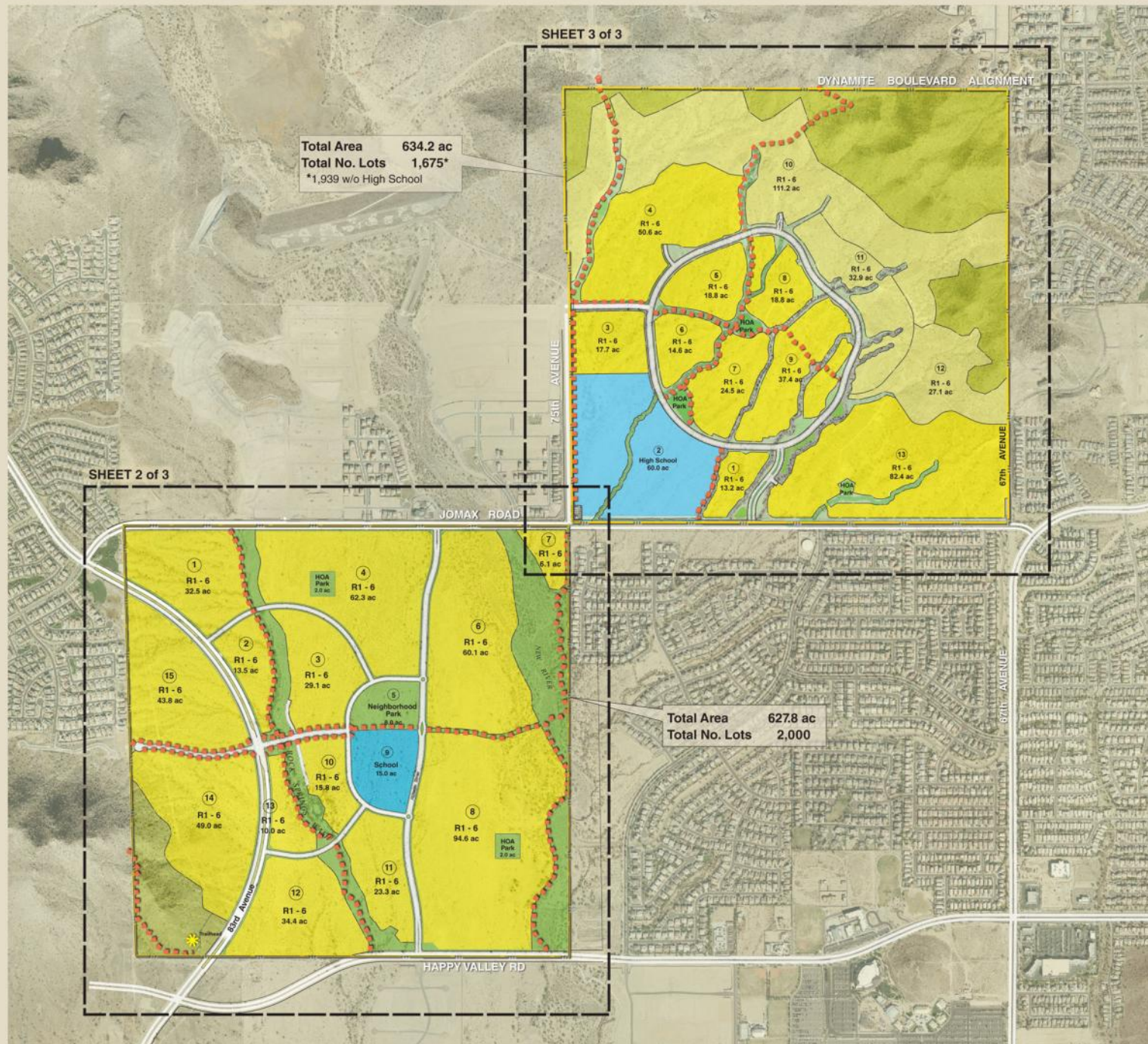
Land Use Plan



LEGEND

Proposed Zoning

- R1 - 6
- R1 - 6
- School Site
- Open Space
- Pump Station
- Art. Roadway



SHEET 1 of 3

Land Use Plan



SITE DATA

Parcel No.	Proposed Zoning	Gross Area, ac	Density DU/ac	Total No. of Lots ¹
1	R1 - 6	32.5	4.22	137
2	R1 - 6	13.5	4.22	57
3	R1 - 6	29.1	4.22	122
4	R1 - 6	62.3	4.22	262
6	R1 - 6	60.1	4.22	254
7	R1 - 6	6.1	4.22	25
8	R1 - 6	94.6	4.22	399
9	School	15.0	-	-
10	R1 - 6	15.8	4.22	67
11	R1 - 6	23.3	4.22	98
12	R1 - 6	34.4	4.22	145
13	R1 - 6	10.0	4.22	42
14	R1 - 6	49.0	4.22	207
15	R1 - 6	43.8	4.22	185
Parks, Open Space		131.0 (140.3) ³	-	-
Arterial R.O.W.		24.4	-	-
Total		627.8		2,000

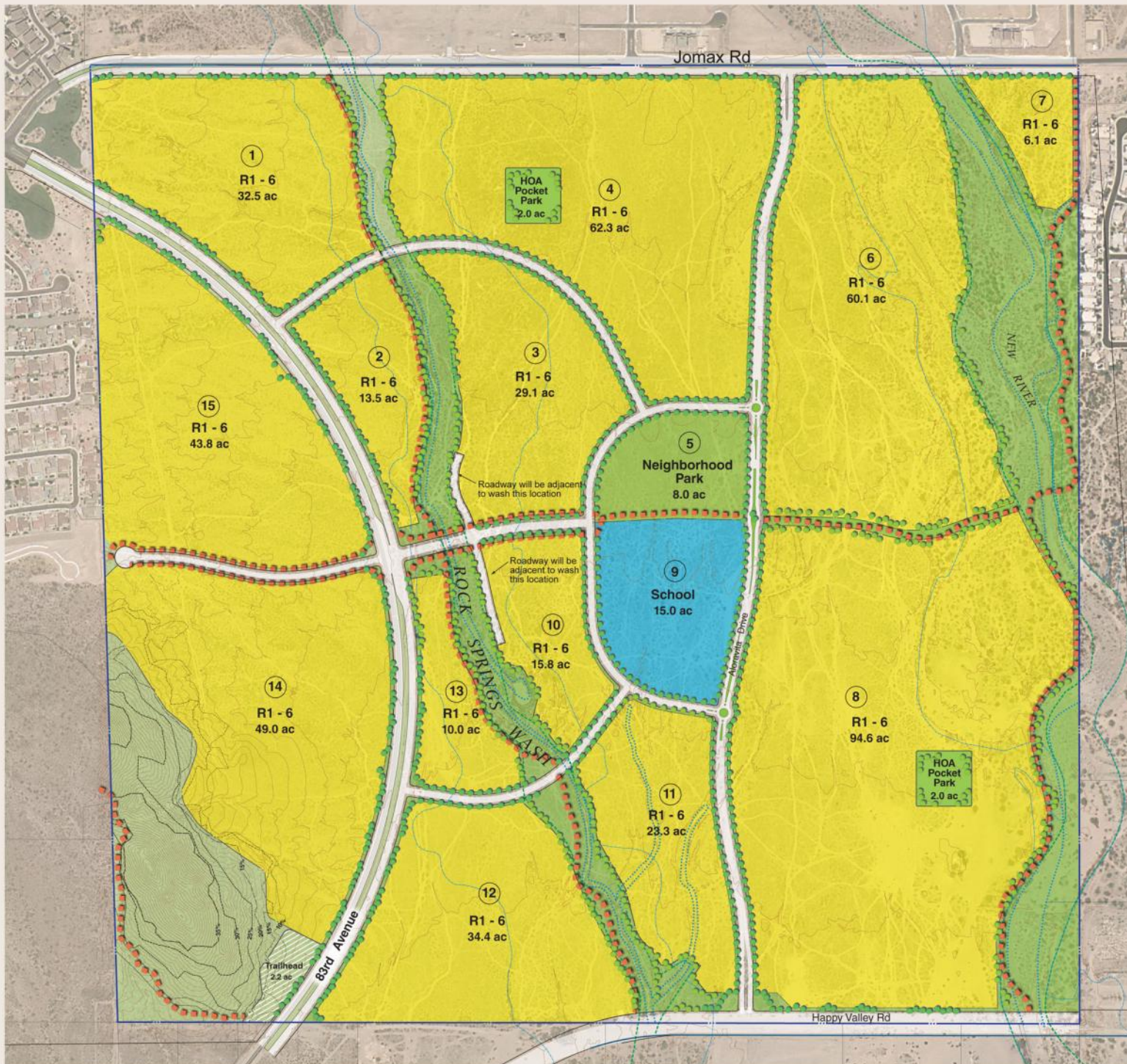
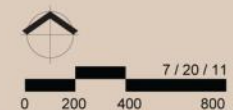
¹ Residential densities may be transferred between Parcels provided that a) the total number of lots for any Development Unit does not exceed a 10% range and b) the total build-out for Units does not exceed 2000 lots. As the project is developed, Preliminary and Final plats will keep a tally of approved lots.

LEGEND

Proposed Zoning	Area, ac	Density ² DU/ac	Total No. of Lots
R1 - 6	474.5	4.22	2,000
School	15.0	-	-
Parks, Open Space	113.9 (140.3) ³	-	-
Arterial R.O.W.	24.4	-	-
Total	627.8		2,000

² Indicates average density for this zoning category. Actual density may vary for individual parcels to achieve designated number of lots.

³ Gross Area shown for open space and parks of 113.9 acres does not include open space within the parcels. Including these areas, total open space is 140.3 acres. For more detail, see the Open Space Plan.



Land Use Plan



SITE DATA

Parcel No.	Proposed Zoning	Gross Area, ac	Density ¹ DU/ac	Total No. of Lots
1	R1 - 6	13.2	4.2	55
2	R1 - 6 (School Site)	60.0	4.4	0 ⁴
3	R1 - 6	17.7	4.2	74
4	R1 - 6	50.6	4.2	212
5	R1 - 6	18.8	4.2	78
6	R1 - 6	14.6	4.2	61
7	R1 - 6	24.5	4.2	102
8	R1 - 6	18.8	4.2	78
9	R1 - 6	37.4	4.2	157
10	R1 - 6	111.2	3.0	333
11	R1 - 6	32.9	3.0	98
12	R1 - 6	27.1	3.0	81
13	R1 - 6	82.4	4.2	346
Park/ Open Space		116.5 (183.6) ³	--	--
Art. Roadways		8.0	--	--
Pump Station		0.5	--	--
Total		634.2		1675

Residential densities may be transferred between Parcels provided that a) the total number of lots for any Development Unit does not exceed a 10% range and b) the total build-out for Units does not exceed 1675 (1939)⁴ lots.

As the project is developed, Preliminary and Final plats will keep a tally of approved lots.

LEGEND

Proposed Zoning	Gross Area, ac	Density ² DU/ac	Total No. of Lots
R1 - 6	171.2	3.0	512
R1 - 6	278.0	4.2	1163
R1 - 6 (School Site)	60.0	-	0 ⁴
Open Space	116.5 (183.6) ³	-	-
Pump Station	0.5	-	-
Art. Roadway	8.0	-	-
Total	634.2		1675 (1939)⁴

²Indicates average density for this zoning category. Actual density may vary for individual parcels to achieve designated number of lots

³Gross Area shown for open space and parks of 116.5 acres does not include open space within the parcels. Including these areas, total open space is 183.6 acres. For more detail, see the Open Space Plan.

⁴In the event that the School District decides that a school is not needed in this location, an additional 264 lots will be allocated for that parcel for an overall total of 1939 lots.

