

Exhibit D: POMEROY EAST SIDE LAND USE MAP MATRIX

A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAXIMUM POTENTIAL DENSITY BY CODE (DUs)	G. ACTUAL PROPOSED MAXIMUM DENSITY (DUs)	H. PHASING, DETAILS, AND COMMENTS
1. Flood Plain Areas	PA-9	FLOODPL	1.2	N/A	N/A	N/A	
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries.	N/A	N/A	N/A	N/A	N/A	N/A	
3. Development Areas Subzone: MU-R	PA-6	MIXED-USE	6.0	N/A	N/A	N/A	
	PA-7	SFA-TH	12.5	10.5 DU/AC	N/A	128 DUs	
	PA-8	OPEN SPACE	4.9	N/A	N/A	N/A	
	PA-10	OPEN SPACE	1.0	N/A	N/A	N/A	
	PA-11	OPEN SPACE	1.6	N/A	N/A	N/A	
4. Total Map Acreage (Total Figures Above)			27.2				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0.0				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			27.2				
7. Total Flood Plain Acreage			1.2				
8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)			26.0				
9. Total SFD planning areas			N/A	2.65 persons per unit	N/A	N/A	ESTIMATED 0 RESIDENTS
10. Total SFA planning areas			12.5	2.65 persons per unit	N/A	128 DUs	SFA AREA IS 12.5 ACRES. 339.2 ESTIMATED RESIDENTS.
11. Total MF planning areas			N/A	2.5 persons per unit	N/A	N/A	ESTIMATED 0 RESIDENTS
12. TOTAL RESIDENTIAL			12.5		N/A	128 DUs	339.2 ESTIMATED RESIDENTS
13. Check for average residential density in each subzone					N/A	N/A	
14. Check for maximum allowable number of multifamily units in each subzone			N/A		N/A	N/A	NO MAXIMUM MULTI-FAMILY DUs IN MU-R ZONING
15. Total retail planning areas			N/A				
16. Total office planning areas			N/A				
17. Total industrial planning areas			N/A				
18. Total mixed commercial areas			6.0				

19. TOTAL COMMERCIAL	6.0				
20. Total neighborhood park land	N/A	3.0 ACRES / 1000 RESIDENTS $339.2 / 1000 = .3392$ $.3392 \times 3.0 = 1.018 \text{ AC}$			REQUIRED LAND DEDICATION = 1.018 ACRES PROVIDED LAND DEDICATION = 0 ACRES, PROVIDED WITH CASH-IN- LIEU
21. Total community park land	N/A	1.1 ACRES / 1000 RESIDENTS $339.2 / 1000 = .3392$ $.3392 \times 1.1 = 0.373 \text{ AC}$			REQUIRED LAND DEDICATION = 0.373 ACRES PROVIDED LAND DEDICATION = 0 ACRES, PROVIDED WITH CASH-IN- LIEU
22. Total open space land	2.646	7.8 ACRES / 1000 RESIDENTS $339.2 / 1000 = .3392$ $.3392 \times 7.8 = 2.646 \text{ AC}$			REQUIRED LAND DEDICATION = 2.646 ACRES PROVIDED LAND DEDICATION = 9.55 ACRES* * The total open space requirement for Pomeroy East and West will be 11.03 Acres, utilizing population of 1,414.2 persons. 7.65 acres of dedicated open space on the East side and 1.9 acres of open space on the West side have been provided for a total of 9.55 Acres. Cash- in-lieu will be provided for 1.48 acres of remaining open space. *4.45 Acres in PA 8 and 0.6 Acres in PA 9 are counted toward the open space dedication requirement.
23. TOTAL PARK AND OPEN SPACE LAND	2.646				