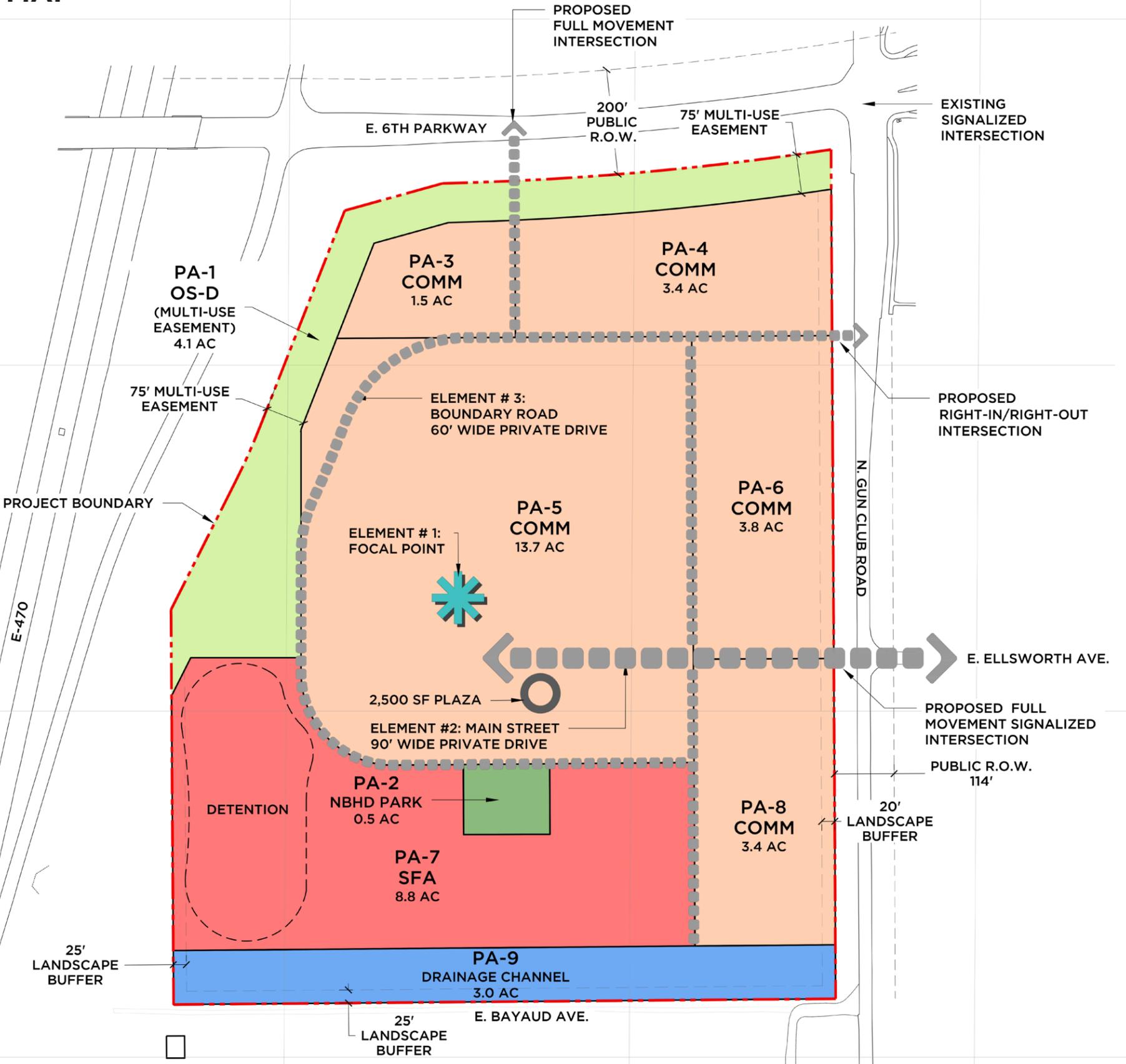


LAND USE MAP



LEGEND

-  PROPERTY BOUNDARY
-  FOCAL POINT
-  DETENTION AREA
-  DRAINAGE CHANNEL
-  COMMERCIAL
-  RESIDENTIAL
-  OPEN SPACE
-  NEIGHBORHOOD PARK
-  MAIN STREET (90' WIDE PRIVATE DRIVE)
-  BOUNDARY ROAD (60' WIDE PRIVATE DRIVE)

FORM D: LAND USE MAP MATRIX

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in DU's or SF)	G. Proposed Density	G. Actual Proposed Maximum Density (in DU's or SF)	H. Phasing, Details & Comments
	PA-9	DRAINAGE CHANNEL	3.0	N/A	N/A	N/A	N/A	
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	PA-1	OPEN SPACE	4.1	N/A	N/A	N/A	N/A	75' Wide Multi-Use Easement
	PA-2	NBHD PARK-D	0.5	N/A	N/A	N/A	N/A	
	PA-3	COMM	1.5	N/A	N/A	N/A	6,100 SF	
3. Development Areas Subzone: E-470 Regional Activity Center	PA-4	COMM	3.4	N/A	N/A	N/A	11,600 SF	
	PA-5	COMM	13.7	N/A	N/A	N/A	120,000 SF	
	PA-6	COMM	3.8	N/A	N/A	N/A	12,800 SF	
	PA-8	COMM	3.4	N/A	N/A	N/A	12,000 SF	
	PA-7	SFA	8.8	11 DU/AC	97	8.9 DU/AC	78	
4. Total Map Acreage: (Total figures above)			42.2					
5. Less 1/2 of Perimeter Streets Not Owned by Applicant								
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			42.2					
7. Total Flood Plain Acreage			0.0					
8. Total Adjusted Gross FDP Acreage: (Line 4 minus Line 7)			42.2					

A. Land Use Item	D. Gross Land in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in DU's or SF)	G. Actual Proposed Maximum Density (in DU's or SF)	H. Phasing, Details & Comments
9. Total SFD Planning Areas	N/A	N/A	N/A	N/A	
10. Total SFA Planning Areas	8.8	2.65 Persons per Unit	97 DU'S	78 DU'S	207 RESIDENTS
11. Total MF Planning Areas	N/A	N/A	N/A	N/A	
12. Total Residential	8.8		97	78	
13. Check for average residential density in each subzone					
14. Small Lot Total	N/A				
15. Check for maximum allowable number of multifamily units in each subzone	N/A				
16. Total Retail Planning Areas	N/A				
17. Total Office Planning Areas	N/A				
18. Total Industrial Planning Areas	N/A				
19. Total Mixed Commercial Areas	34.6			162,500 sf	
20. Total Commercial	34.6			162,500 sf	
21. Total Neighborhood Park Land	0.5	3.0 acres per 1,000 residents			Required Neighborhood Dedication: 0.62 acres Proposed Neighborhood Dedication: 0.50 acres
22. Total Community Park Land	N/A	1.1 acres per 1,000 residents			Requirement of 0.23 acres will be met in cash-in-lieu payment
23. Total Open Space Land	4.1	7.8 acres per 1,000 residents			Required Open Space Dedication: 1.6 acres Proposed Open Space Dedication: 4.1 acres
24. Total Park & Open Space Land	4.6				

LAND USE STANDARD NOTES

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at the Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archaeological finds. The owner, developer and/or contractors will notify the City if archaeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of Site Plan review. This reduction shall be considered an administrative Master Plan amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the Master Plan, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to Site Plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the Master Plan. Final approval of these documents is required before acceptance of an application for the first Site Plan within the project.

LAND USE STANDARD NOTES

10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the current Code apply to this Master Plan. Where the standards outlined in the current code conflict with standards within this Master Plan, the more restrictive shall apply.

11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved Master Plan standards.

12. Master Plan Adjustments. Except for the adjustments listed below, this Master Plan will be interpreted to mean that all standards contained in the Master Plan will meet or exceed all city code requirements.

13. Design Standards. A Master Plan amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the Master Plan Manual will be required to be submitted either with the application for the Master Plan or as an amendment to the Master Plan to be submitted with the application for the first Site Plan in the development.

14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with PROS Public Median Standards. (These policies are pending completion.)

15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with PROS Private Median Standards.