

MASTER PLAN REVISED, FEBRUARY 2012

LEGEND

- OPEN SPACE
- STREAM BUFFER
- PERIMETER/VIEWSHED BUFFER
- PARK
(LOCATIONS ILLUSTRATIVE)
- DONATED CIVIC PARCELS
- T3 ZONE
- T4-a ZONE
- T4-b ZONE
- SD ZONE
- SEE
EXHIBITS
D2 & D3
- WATER REUSE/STORAGE POND
- STORMWATER POND
- WWTP

WASTEWATER TREATMENT PLANT
- CEMETERY

100' PERIMETER
BUFFER UNCHANGED

100' PERIMETER
BUFFER UNCHANGED

50' VIEWSHED
BUFFER UNCHANGED

200' PERIMETER
BUFFER UNCHANGED

50' VIEWSHED
BUFFER UNCHANGED

100' VIEWSHED
BUFFER UNCHANGED

300' PERIMETER
BUFFER UNCHANGED

APPROVED DEVELOPMENT TO DATE						LOTS
PHASE 4						393
PHASE 5 SOUTH						60
PHASE 5 NORTH						174
PHASE 6 SOUTH						134
TOTAL:						761

ZONE	T3 ZONE	T4-a ZONE	T4-b ZONE	SD-NORTH	SD-WEST	SD-EAST
FRONTAGE/AREA	50,500 LF	30,000 LF	5,500 LF	±/ 19 ACRES	±/ 42 ACRES	±/ 64 ACRES
TYPE						
COMMERCIAL (Up to but not to exceed a combined total of 510,000 SF of commercial space)	NOT PERMITTED	NOT PERMITTED	UP TO 10,000 SF	UP TO 252,000 SF *	UP TO 270,000 SF *	
MULTI-FAMILY	NOT PERMITTED	NOT PERMITTED	LESS THAN 5%	UP TO 80 DWELLING UNITS		
TOWNHOUSE			UP TO 70%			
SINGLE FAMILY COTTAGE 1		UP TO 10%	UP TO 30%			
SINGLE FAMILY COTTAGE 2		UP TO 25%				
SINGLE FAMILY COTTAGE 3		UP TO 50%				
SINGLE FAMILY HOUSE 1	UP TO 20%	UP TO 40%				
SINGLE FAMILY HOUSE 2	UP TO 65%					
SINGLE FAMILY HOUSE 3	UP TO 20%					
SINGLE FAMILY HOUSE 4	UP TO 15%					
SINGLE FAMILY HOUSE 5	UP TO 10%					
SINGLE FAMILY HOUSE 6	0%					
TOTAL:						1628
TOTAL DEVELOPMENT (ALL PHASES):						2389

IN ZONES T3, T4-a AND T4-b, FRONTAGE NUMBERS AND PERCENTAGES ARE APPROXIMATE. THEY ARE BASED ON PRELIMINARY ROAD LAYOUT, AND MAY INCREASE OR DECREASE.

* The total office space for SD-North, SD-West, and SD-East combined shall not exceed 270,000 SF, and the total retail space for these three zones shall not exceed 240,000 SF