

Briar Chapel

A Newland Communities Development



MASTER PLAN

06/25/07

- OPEN SPACE
- STREAM BUFFER
- PARK
- RESIDENTIAL LOTS
- MULTI-FAMILY RESIDENTIAL
- CIVIC
- RETAIL
- OFFICE
- STORM POND
- WATER RECLAMATION

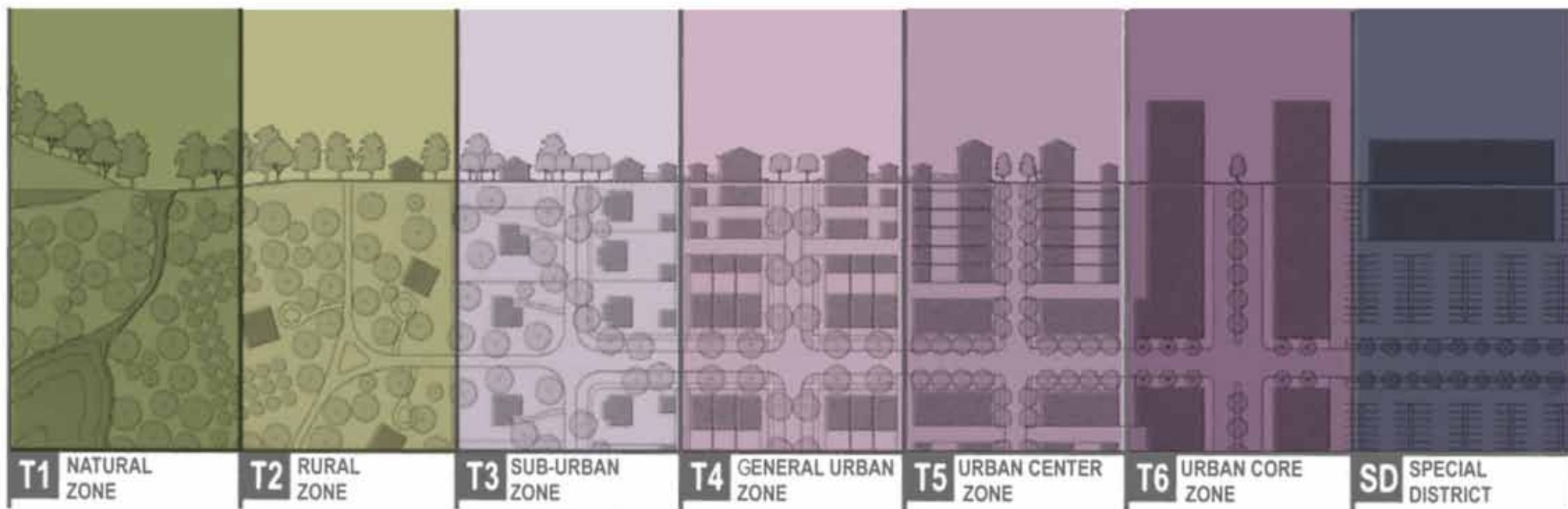


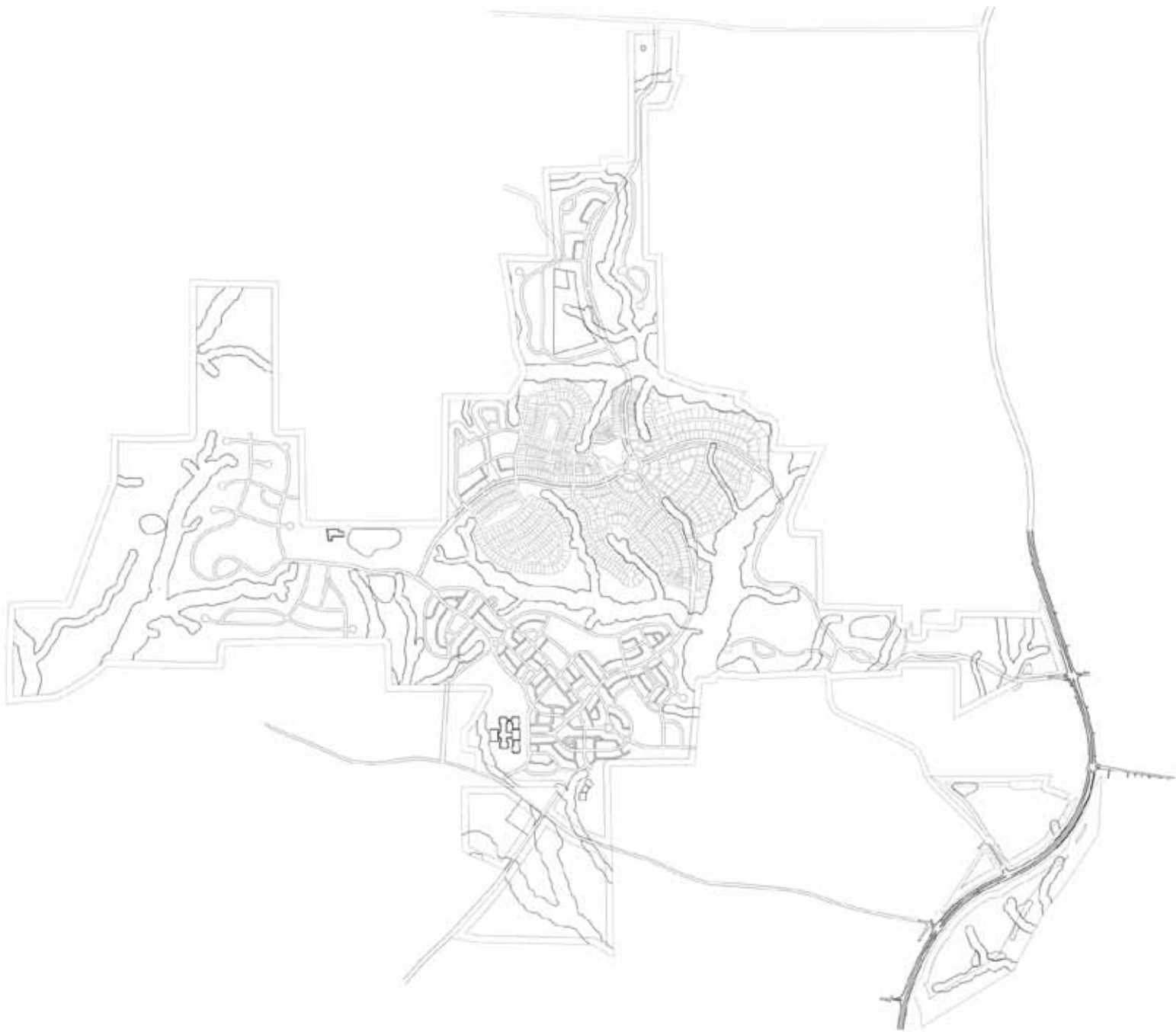
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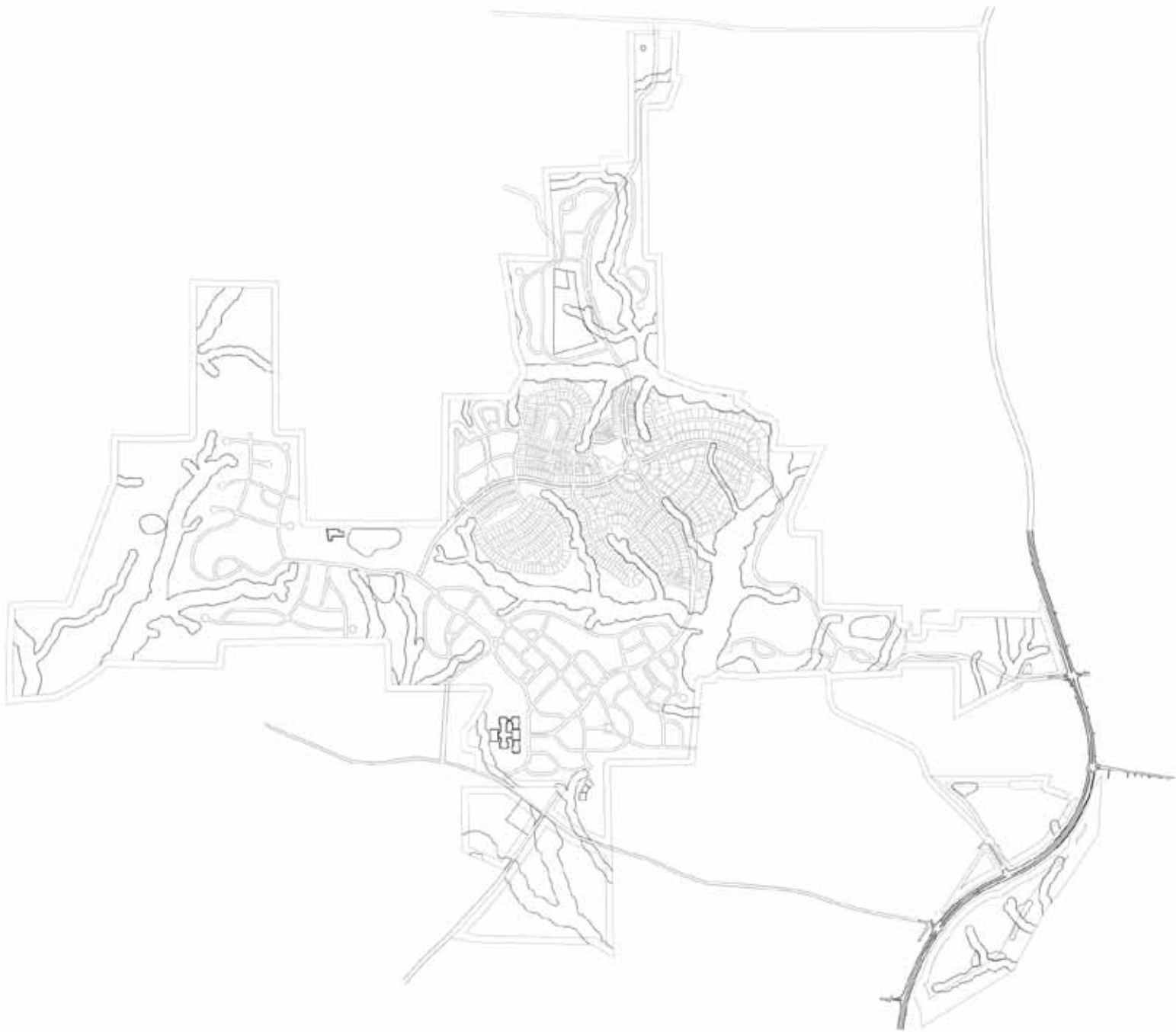
THIS MASTER PLAN DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL PLAN MAY VARY.

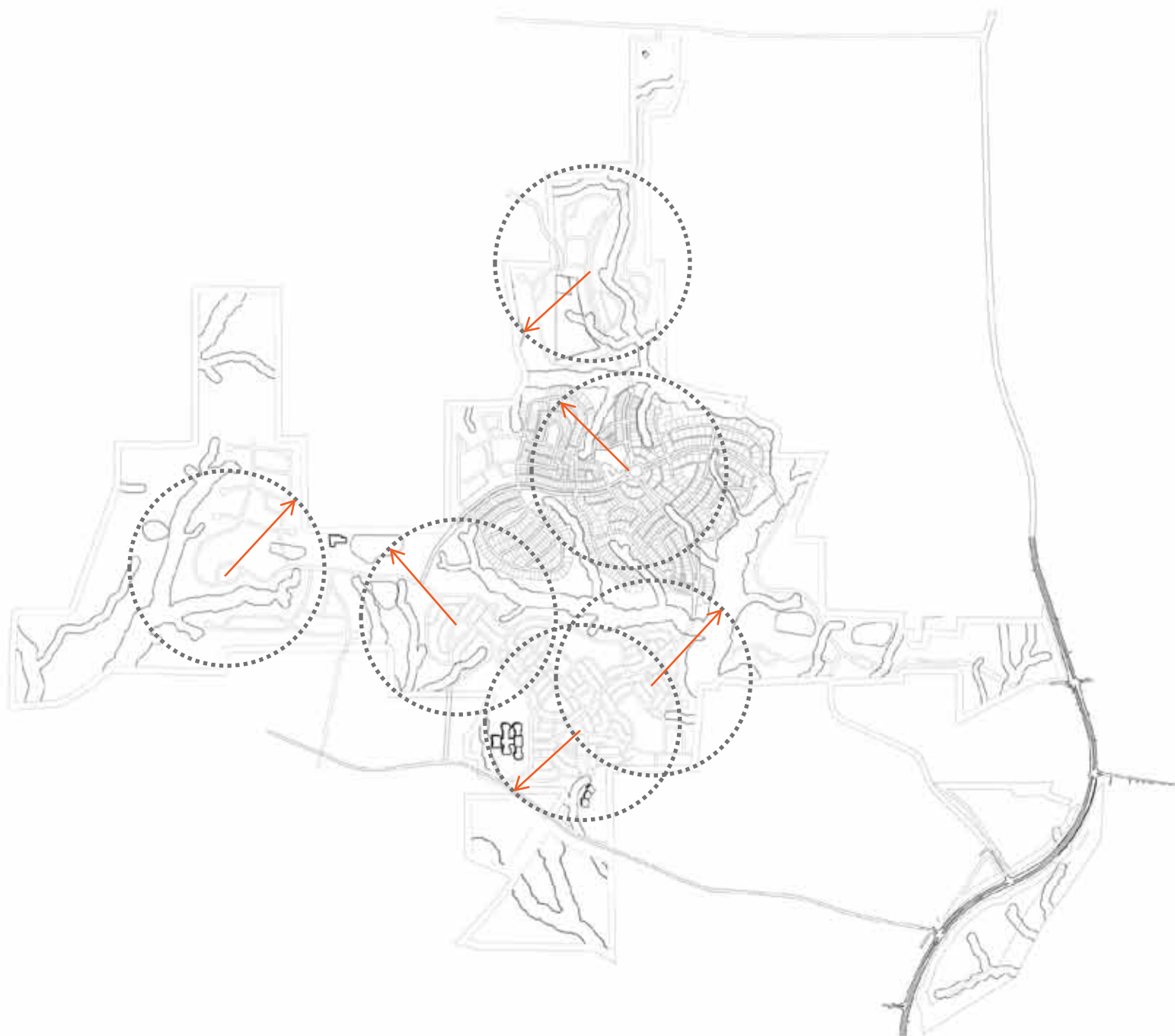


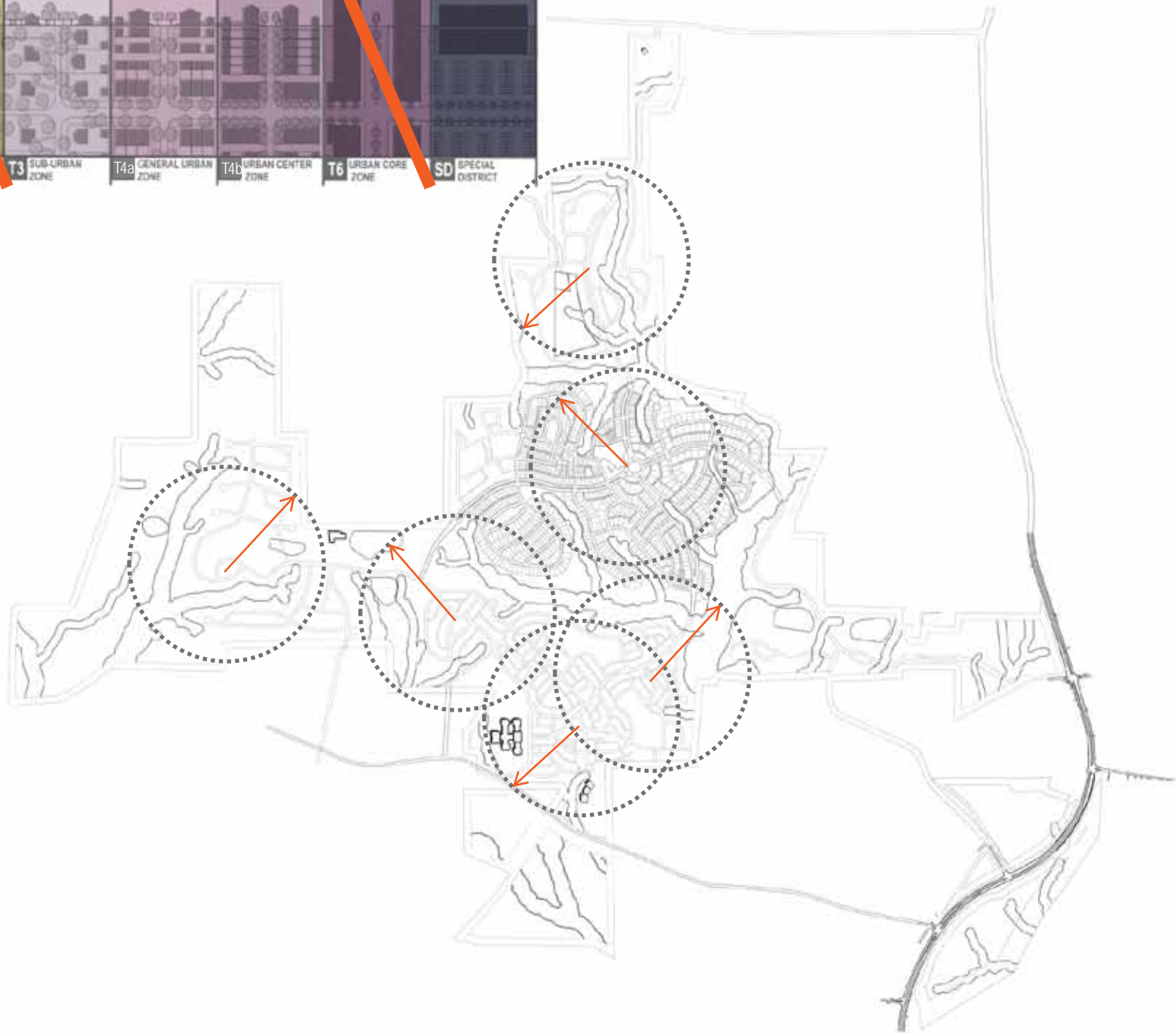
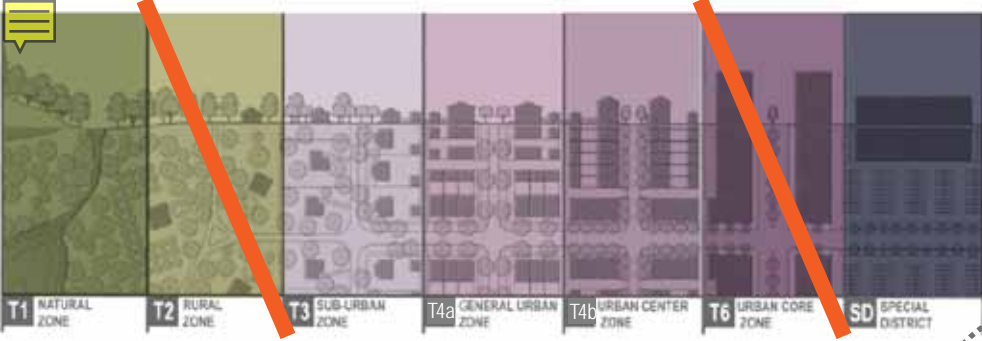
RURAL ← → URBAN | SPECIAL

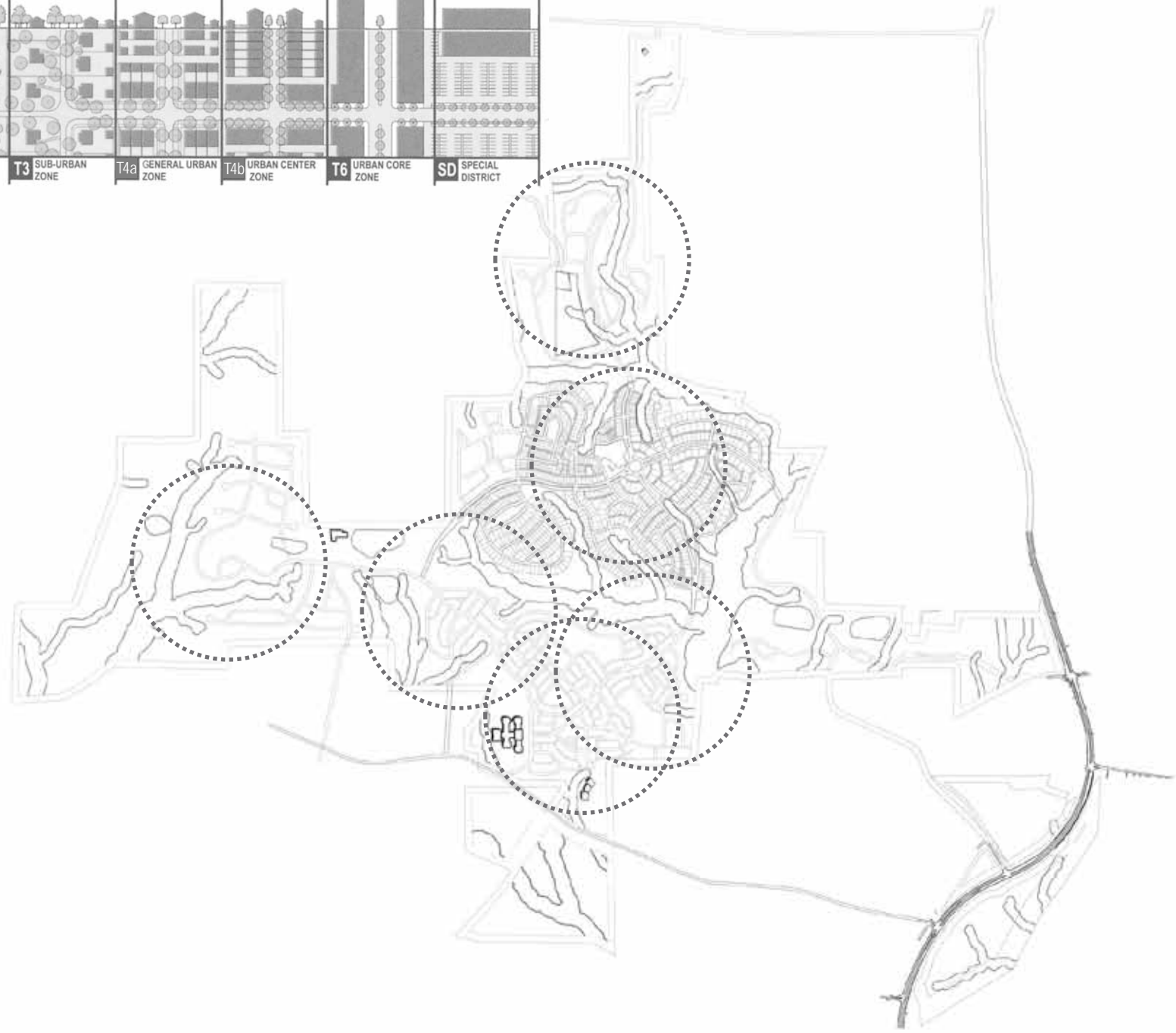
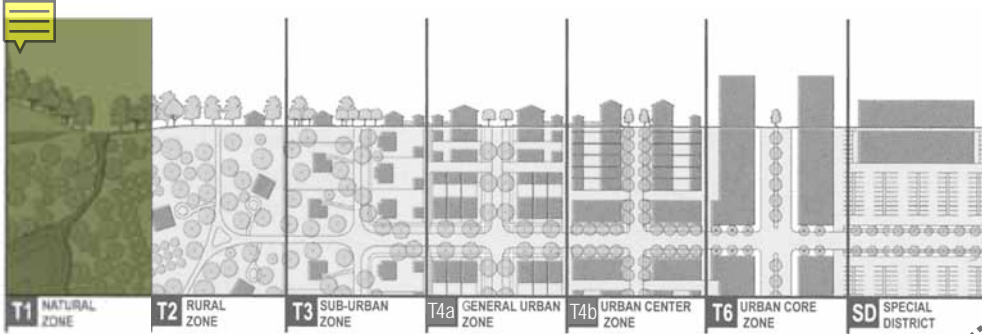


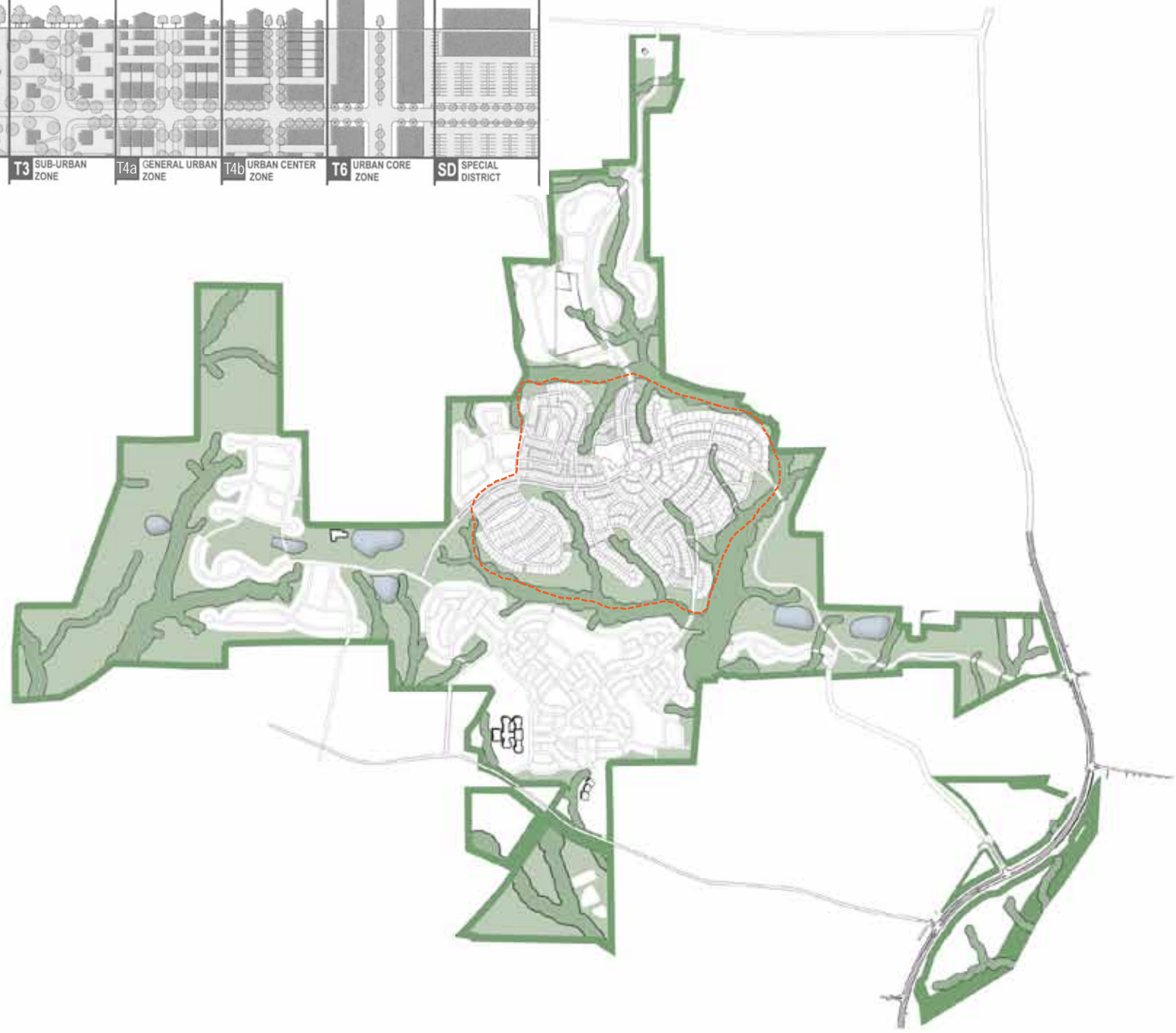
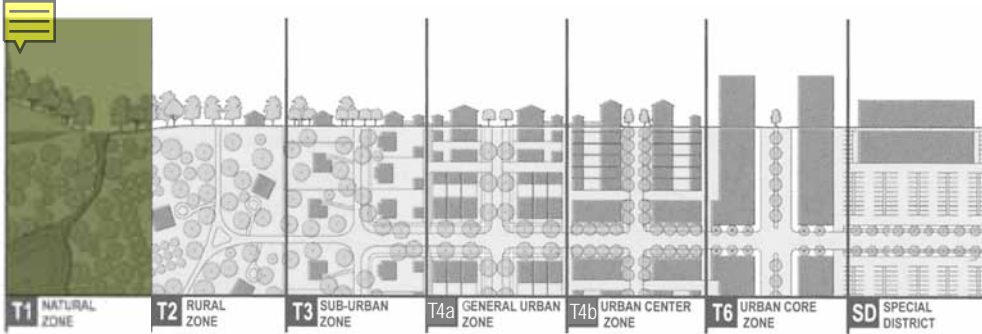




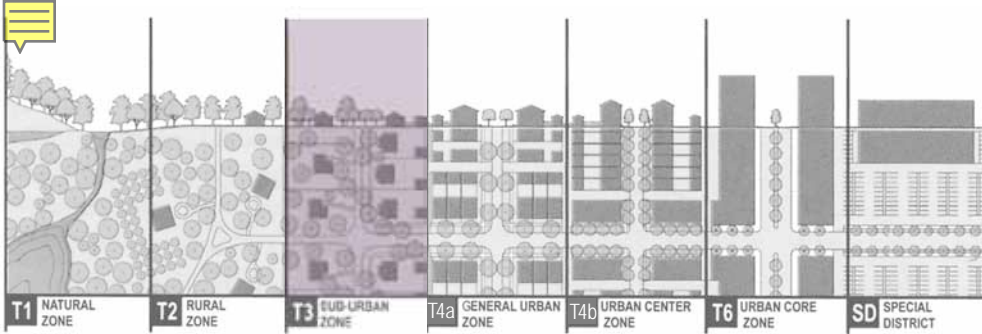


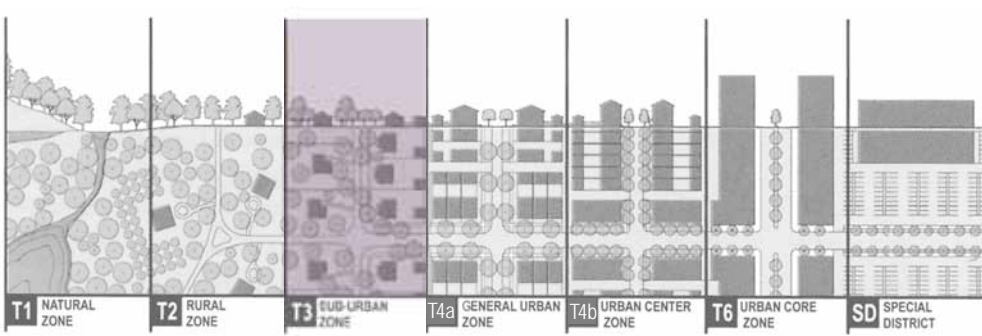


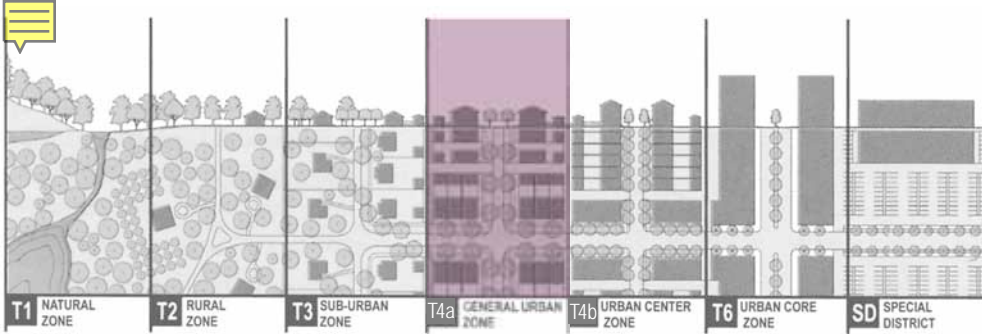


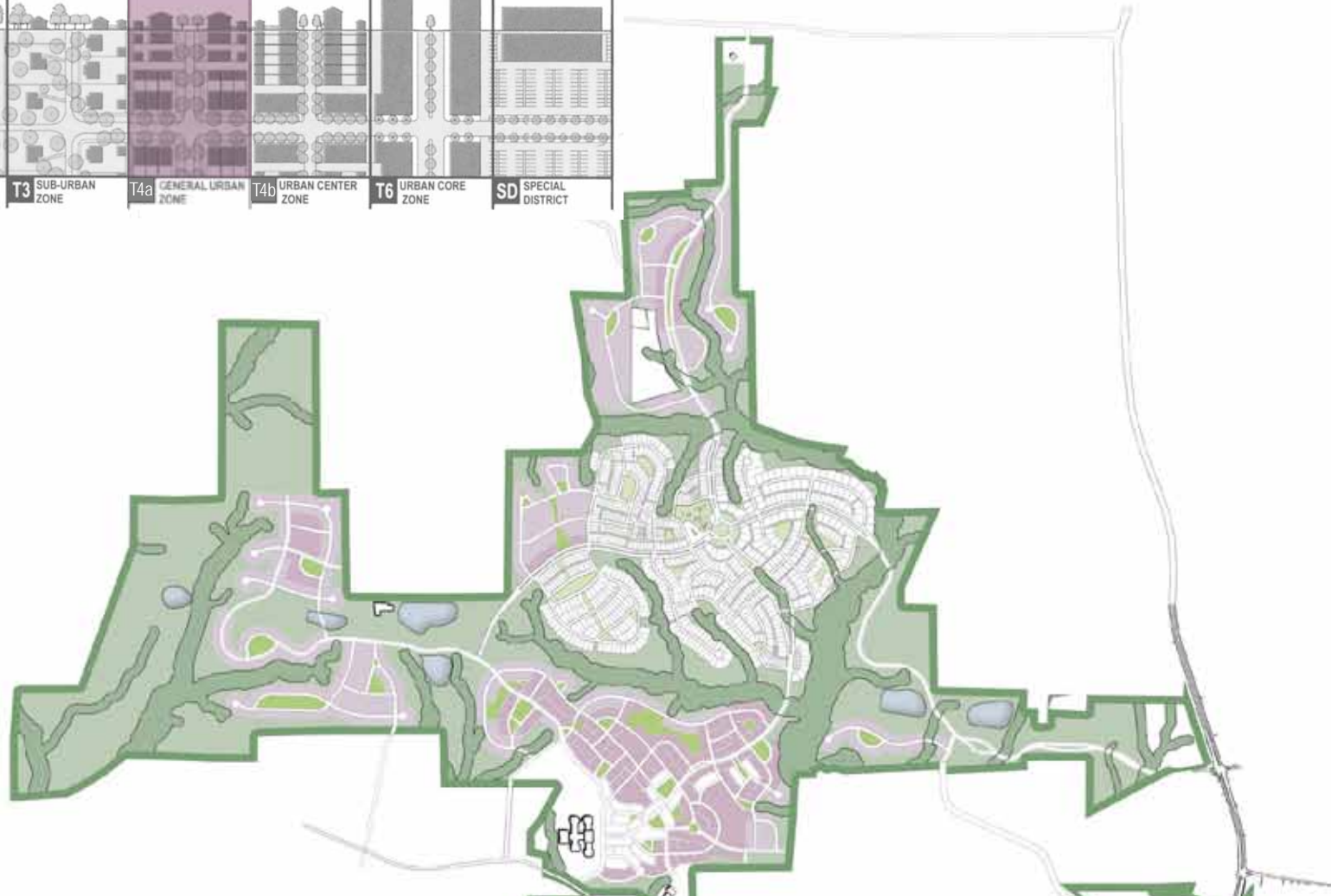
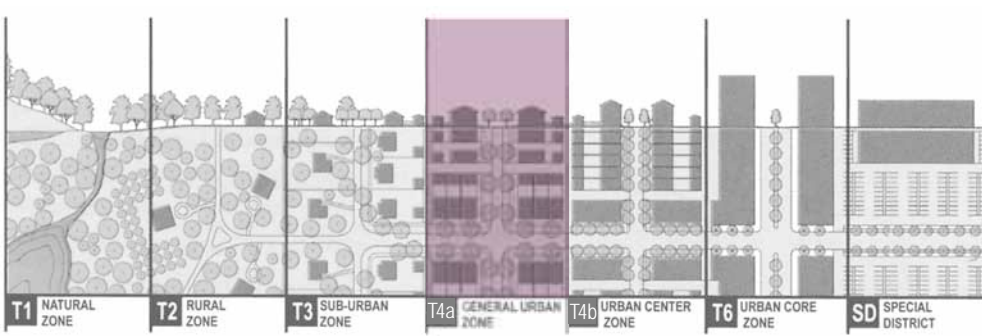


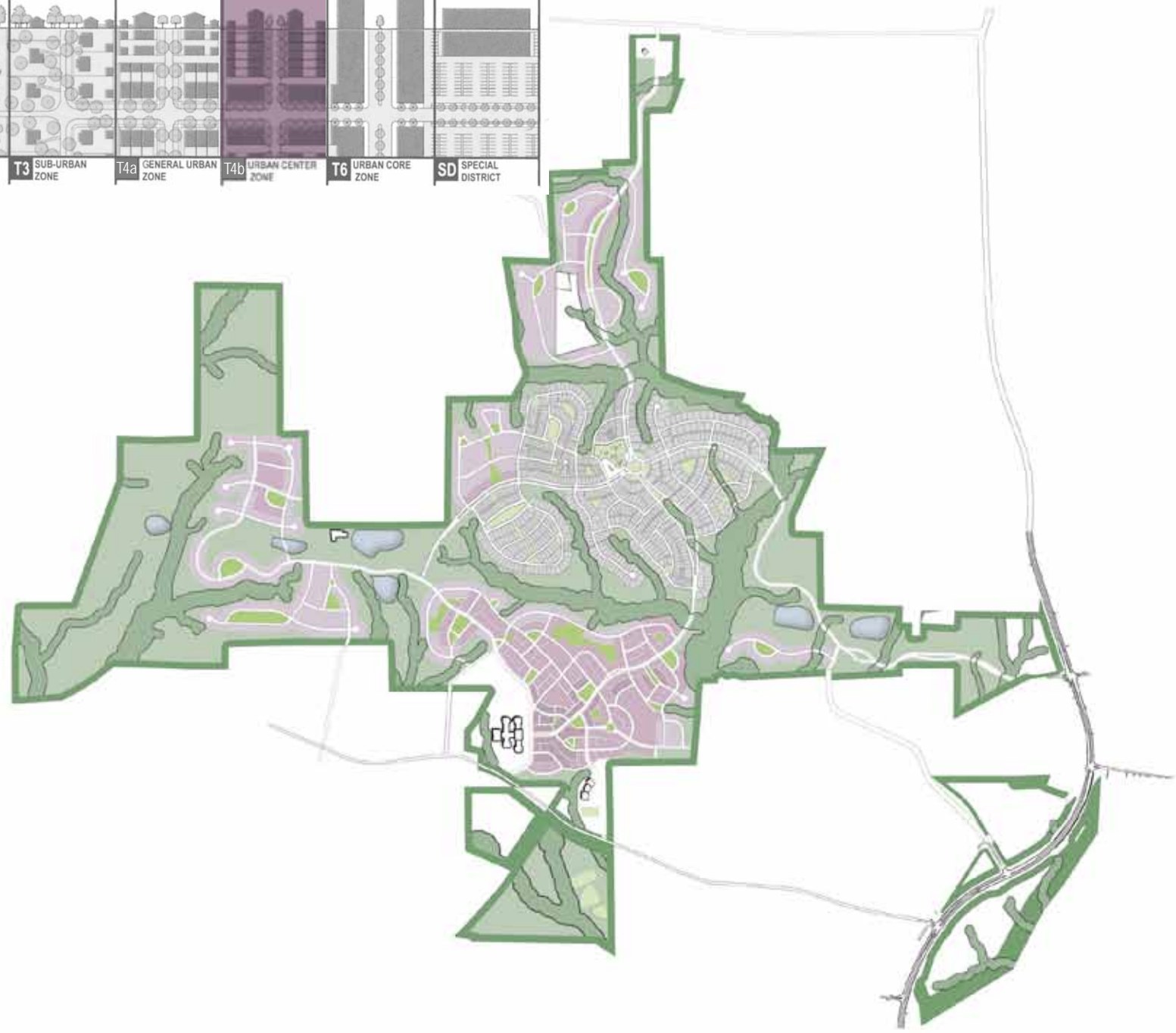
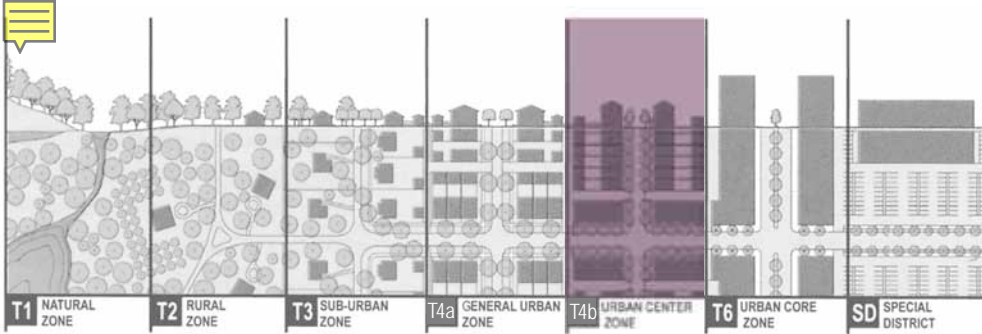


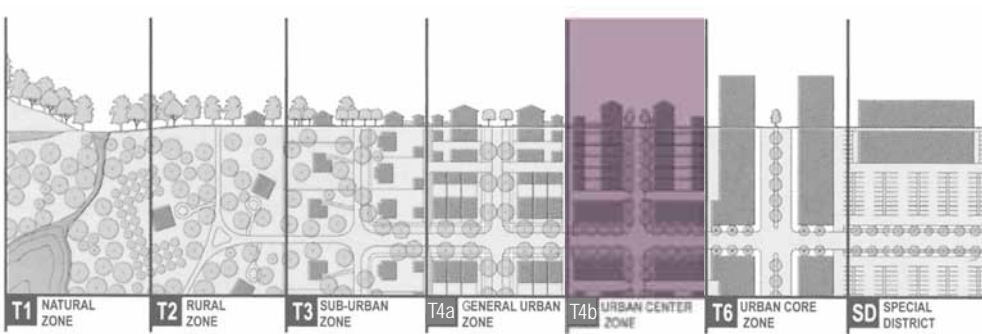


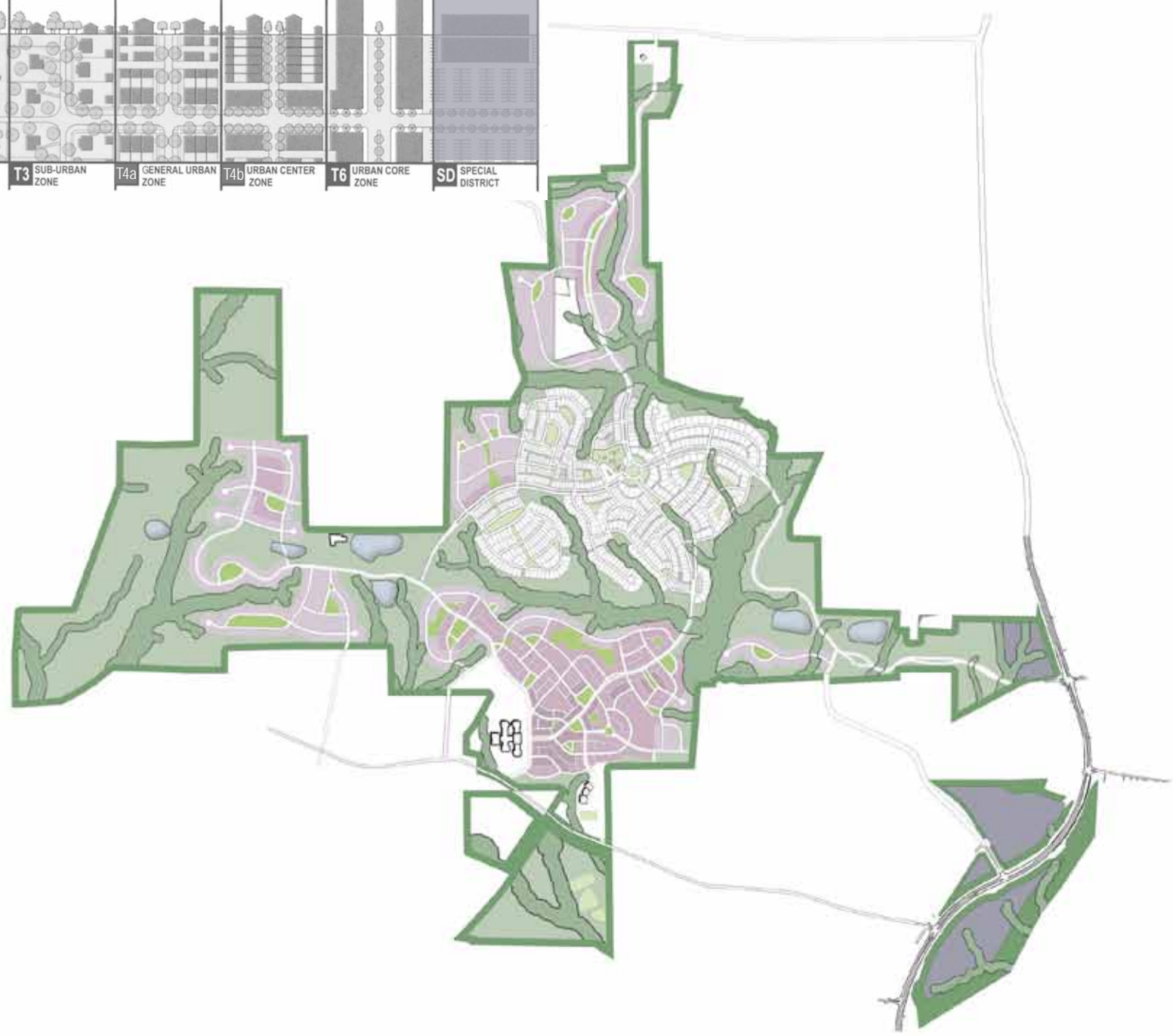
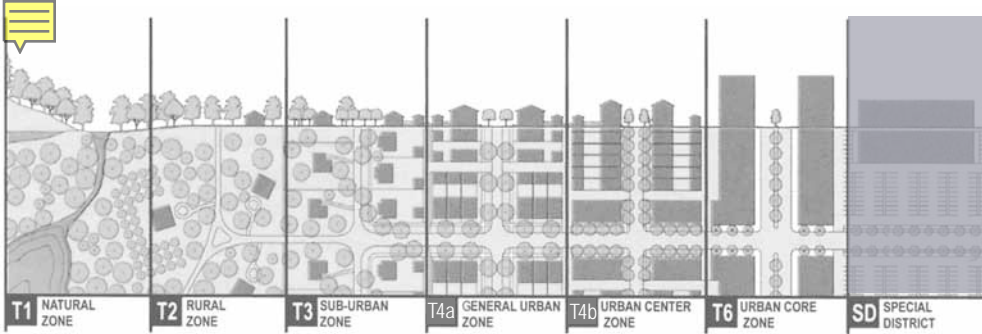


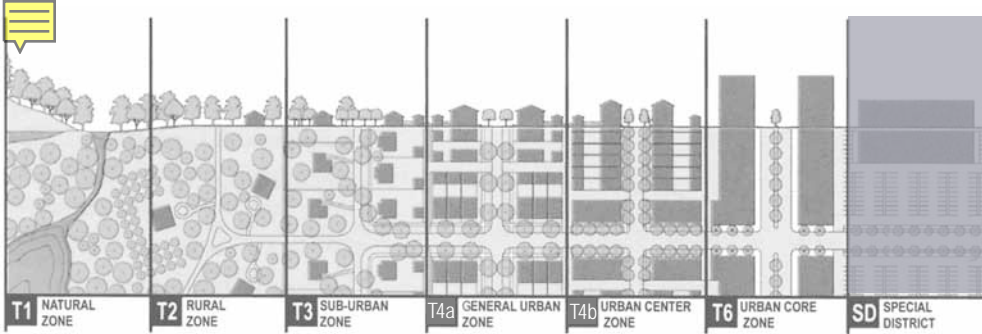


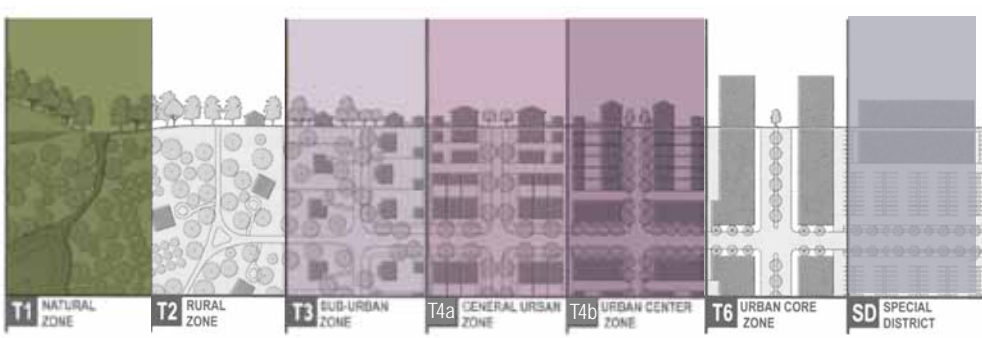


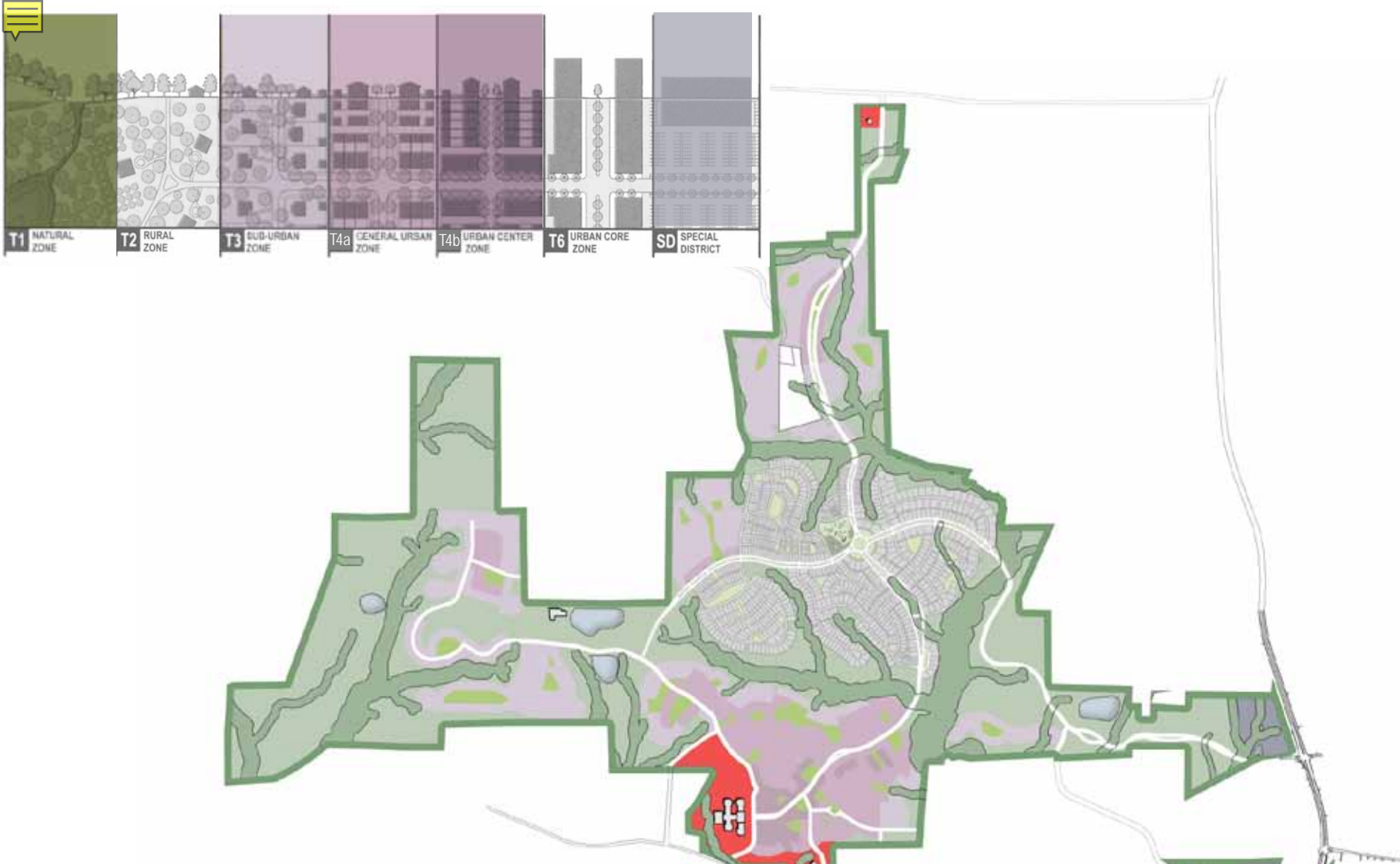














NO.	NAME	DATE	REVISION	BY	CHKD	APP'D
1	MASTERPLAN	2/1/12	1	J. L. LEE	J. L. LEE	J. L. LEE
2	MASTERPLAN	2/1/12	2	J. L. LEE	J. L. LEE	J. L. LEE
3	MASTERPLAN	2/1/12	3	J. L. LEE	J. L. LEE	J. L. LEE
4	MASTERPLAN	2/1/12	4	J. L. LEE	J. L. LEE	J. L. LEE
5	MASTERPLAN	2/1/12	5	J. L. LEE	J. L. LEE	J. L. LEE
6	MASTERPLAN	2/1/12	6	J. L. LEE	J. L. LEE	J. L. LEE
7	MASTERPLAN	2/1/12	7	J. L. LEE	J. L. LEE	J. L. LEE
8	MASTERPLAN	2/1/12	8	J. L. LEE	J. L. LEE	J. L. LEE
9	MASTERPLAN	2/1/12	9	J. L. LEE	J. L. LEE	J. L. LEE
10	MASTERPLAN	2/1/12	10	J. L. LEE	J. L. LEE	J. L. LEE

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 65% UP TO 20% UP TO 15% UP TO 10% 0%	UP TO 40%					
SINGLE FAMILY HOUSE 2							
SINGLE FAMILY HOUSE 3							
SINGLE FAMILY HOUSE 4							
SINGLE FAMILY HOUSE 5							
SINGLE FAMILY HOUSE 6							
				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

