BRIAR CHAPEL™

by Newland COMMUNITIES

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

APPROVED DEVELOPMENT TO DATE	LOTS
PHASE 4	393
PHASE 5 SOUTH	85
PHASE 5 NORTH	174
PHASE 6 SOUTH	110
TOTAL:	761

ZONE	T3 ZONE	T4-a ZONE			
FRONTAGE/AREA	50,500 LF	30,000 LF			
TYPE					
COMMERCIAL	NOT PERMITTED	NOT PERMITTED		UP TO 210,000 SF*	UP TO 210,000 SF*
MULTI-FAMILY	NOT PERMITTED	NOT PERMITTED		UP TO 90 DWELLING UNITS	
TOWNHOUSE					
SINGLE FAMILY COTTAGE 1		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 210,000 SF, and the total retail space for these three zones shall not exceed 240,000 SF

150 0 300 600 1200 FT

Exhibit D1

BRIAR CHAPEL™
by Newland COMMUNITIES

MASTER PLAN REVISED, FEBRUARY 2012

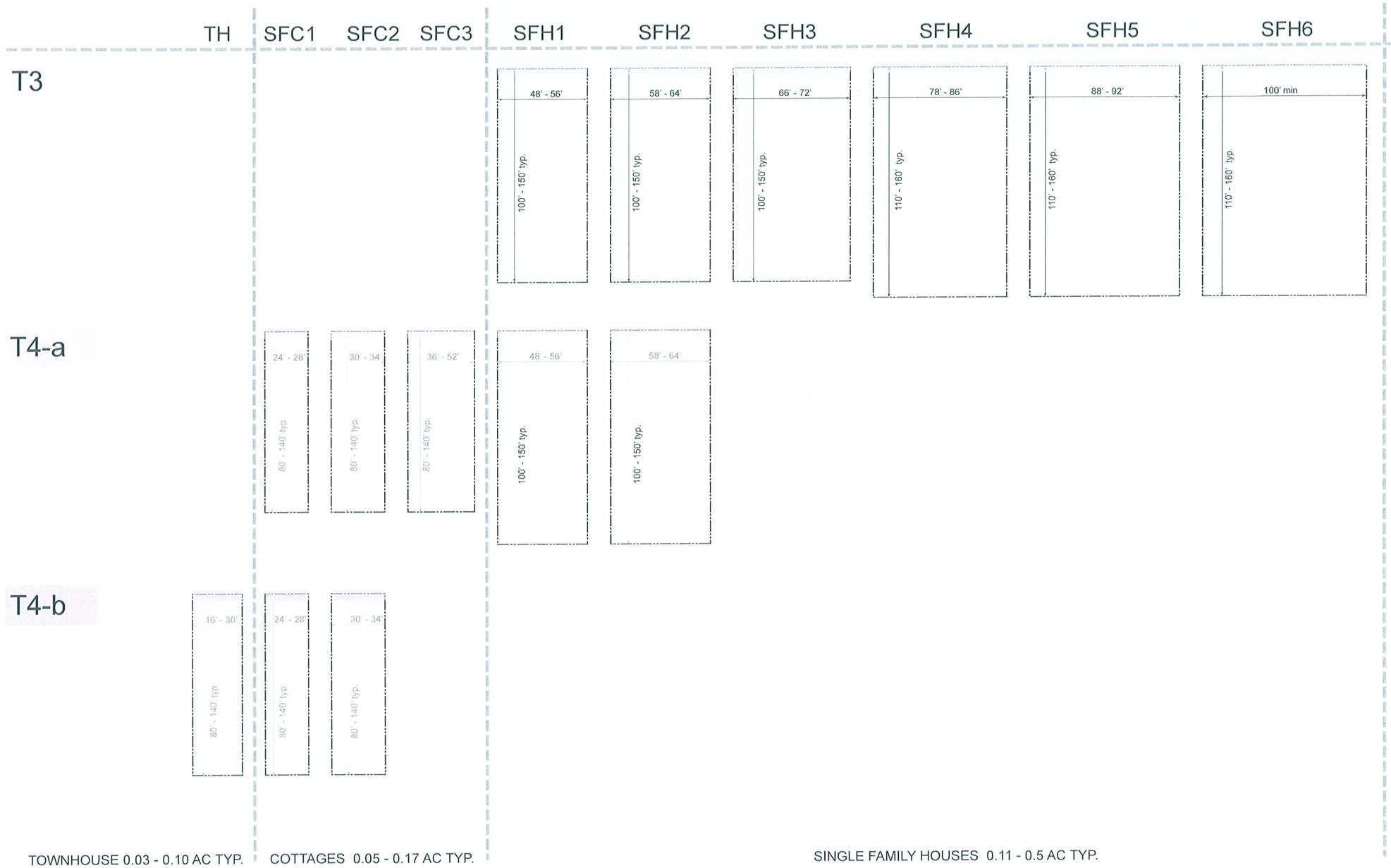
APPROVED DEVELOPMENT TO DATE	LOTS
PHASE 4	393
PHASE 5 SOUTH	60
PHASE 5 NORTH	174
PHASE 6 SOUTH	134
TOTAL:	761

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

BRIAR CHAPEL™

by Newland COMMUNITIES

MASTER PLAN REVISED, FEBRUARY 2012