

LAND USE MIX

High Density Residential						
Unit Type	Land Area		Net Density DU/Acre		Min. #	Max. #
	Min. Acres	Max. Acres	Min.	Max.	Units	Units
High Density 1 (ZLL & TH)	62	94	5.00	7.00	312	656
High Density 2 (ZLL)	65	98	3.00	5.00	196	489

Medium Density Residential						
Unit Type	Land Area		Net Density DU/Acre		Min. #	Max. #
	Min. Acres	Max. Acres	Min.	Max.	Units	Units
ZLL & SF	346	519	2.00	4.00	692	2076

Low Density Residential						
Unit Type	Land Area		Net Density DU/Acre		Min. #	Max. #
	Min. Acres	Max. Acres	Min.	Max.	Units	Units
SF	942	1413	1.00	3.00	942	2697

**MAXIMUM NUMBER OF RESIDENTIAL UNITS - 3897 (80 DU/AC)
(High Density, Medium Density and Low Density Residential)**

1) Note: Maximum number of DU within Low Density category is a result of meeting the minimum unit requirements of High Density 1, High Density 2, and Medium Density categories.

Open Space		
	Min. %	Max. %
Total Open Space	66.67%	80.00%
Exterior Open Space	50.00%	70.00%

Note: Exterior Open Space is included in Total Open Space

Civic Requirement		
	Min. %	Max. %
Total Civic	2.00%	3.14%

Commercial Requirement		
	Min. Acres	Max. Acres
Total Commercial	47	56

Note: Commercial includes 300,000 SF Retail and 50,000 SF Office, 47 Acres being 2% of the developable area (total acreage less Exterior Open Space).

Recreation Requirement		
	Min. Acres	Max. Acres
3897 Residential Units	24	64

LEGEND

- Pedestrian Pathways Public connectivity 11 miles +/-
- Public horse trails - 17.5 miles +/-
- Sidewalk connectivity
- Rural Parkway (Width as Noted on Plan)
- Community connectivity
- Setback to ITG Perimeter Property Line
- Commercial / Retail & Office
- High Density Development Multi family and ZLL lots
- Medium Density Housing 50' ZLL to 65' SF lots
- Low Density Housing 65' SF to 100+ SF lots
- Civic / Institutional use
- Private Recreation
- Exterior Open space
- Exterior Open Space Water Management Areas
- Water Resources / Agriculture
- Conceptual Impoundment Expansion

Note: Locations and configurations of proposed land uses, roads, open space, water management areas, water resources / agriculture, impoundment expansion, recreation (both public and private), civic/institutional (public and private), rural parkway(s), and buffers are illustrated for conceptual purposes and are not to scale, but are required to remain in the general locations shown on the conceptual plan. Final delineation shall be determined during the site plan approval(s).

Water Resources / Agriculture

Conceptual Impoundment Expansion 640 Ac.

Water Resources / Agriculture 1,068 Ac.

