

- LEGEND**
- NATURAL TRANSECT**
 - NATURAL
 - RECREATION
 - SUB-URBAN TRANSECT**
 - RESIDENTIAL
 - URBAN TRANSECT**
 - TOWN CENTER/ MIXED USE
 - ECONOMIC DEVELOPMENT CENTER
 - CIVIC (SEE NOTE 7)

NOTE 3: LOCATIONS AND CONFIGURATIONS OF PROPOSED LAND USES, ROADS, LAKES, NEIGHBORHOOD GREENS, PARKS, GREENWAYS 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 SITE PLAN APPROVALS.

NOTE 4: THE MIX OF USES SHOWN, AS WELL AS DENSITIES AND INTENSITIES, MAY BE TRANSFERRED BETWEEN PLOTS WITHIN THE DEVELOPMENT.

NOTE 5: FOR THE PURPOSES OF THIS PLAN, SINGLE FAMILY SHALL INCLUDE ZERO LOT LINE HOMES, AND MULTI FAMILY SHALL INCLUDE TOWNHOMES AND CONDOMINIUMS.

SITE DATA

SITE AREA: 3,788.601 ACRES
MAX GROSS DENSITY: 1.2 DU/AC

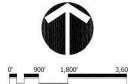
PROPOSED USES:

RESIDENTIAL	
SINGLE FAMILY	3,746 DU
MULTI-FAMILY	800 DU
NONRESIDENTIAL	
COMMERCIAL / RETAIL	500,000 SF
ECONOMIC DEVELOPMENT CENTER	1,500,000 SF
CIVIC	200,000 SF
COLLEGE	3,000 STUDENTS
HOTEL	150 ROOMS

NOTE 6: THE AVERAGE RESIDENTIAL DENSITY WITHIN 1/8 MILE OF THE PERIMETER SHALL NOT EXCEED 0.80 DWELLING UNITS PER ACRE. A 200 FOOT MINIMUM, 400 FOOT AVERAGE SEPARATION SHALL BE PROVIDED FROM THE PROPERTY BOUNDARY TO ANY DEVELOPMENT PARCEL WITHIN THE URBAN OR SUB-URBAN TRANSECTS.

NOTE 7: 50 ACRE CIVIC PARCEL LOCATED SOUTH OF HIGH SCHOOL IS INCLUDED IN THE NATURAL TRANSECT. ALL OTHER CIVIC SITES ARE INCLUDED IN THE SUB-URBAN TRANSECT. THE EXISTING PACKING PLANT IS INCLUDED WITHIN THE URBAN TRANSECT.

NOTE 8: ROADS AND RIGHTS OF WAY SHOWN ON THE CONCEPTUAL PLAN ARE WITHIN THE URBAN OR SUB-URBAN TRANSECT.



AGE CONCEPTUAL PLAN SITE DATA TABLE

TRANSECT	PERCENTAGE ACREAGE		AMOUNT OF ACREAGE		% UNITS		# UNITS		DENSITY RANGE (DU/ACRE)		NON RESIDENTIAL DEVELOPMENT INTENSITY			
	MIN %	MAX %	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MAX OTHER	
NATURAL	55%		2083.73			0%		0						
SUB-URBAN	40%		1515.44				4546		0.5	8			200,000 SF	PUBLIC & PRIVATE CIVIC
N. CENTER	10%		378.86			20%	909		4	8				
N. GENERAL	30%		1136.58						1	5				
N. EDGE	20%		757.72						0.5	1			0	
URBAN	10%		378.86			20%	909			12			2,000,000 SF	150 ROOM HOTEL 3000 STUDENT COLLEGE