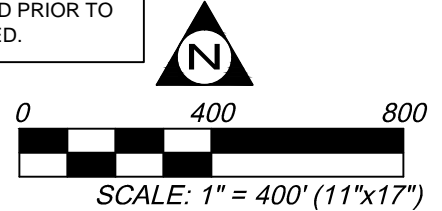


PARKS AND OPEN SPACE		LOT COUNTS	
TOTAL SITE	287.1 AC	192 RESIDENTIAL WEST	
PRIVATE NATURAL OPEN SPACE	42.4 AC	99 RESIDENTIAL EAST	
IMPROVED OPEN SPACE (INCLUDING TRAILHEAD ACCESS, AMPHITHEATER, SW AND S.E. PARK)	4% = 9.8 AC	40 RESIDENTIAL SOUTH	
150' FUTURE UDOT R/W	9.86 AC	331 TOTAL	
STORM DRAIN PONDS (UNIMPROVED)	5.8 AC		
RECREATION TRAIL (3.4 MI)			
TRAILHEAD PARKING			

DRAINAGE NOTES:

- 1) ALL STORM DRAIN PONDS TO BE NATIVE VEGETATION INCLUDING IN THE 150-FOOT FUTURE RIGHT-OF-WAY.
- 2) DRAINAGE AREAS MAY BE COMBINED TO CREATE A COMMUNITY PARK.
- 3) A MASTER DRAINAGE PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO ANY PLAT BEING RECORDED.



NOTE: THIS PLAN HAS 11 LESS LOTS THAN THE ORIGINALLY SUBMITTED PLAN DATED 21 JUNE 2012 BECAUSE OF THE LOSS OF 9.86 ACRES FROM THE 150' WIDE AREA ALONG THE SR-73 FRONTAGE.

150-FOOT FUTURE RIGHT-OF-WAY SHALL BE PRESERVED WITH NO DEVELOPMENT AND SHALL REMAIN AS NATIVE VEGETATION. AREA MAY BE PLATTED AS LOTS, BUT WITH DEED RESTRICTIONS FOR NO STRUCTURES BEING PERMITTED. DRAINAGE PONDS WITH NATIVE VEGETATION IS PERMITTED.