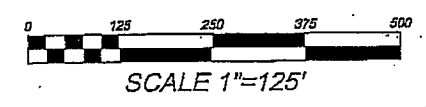
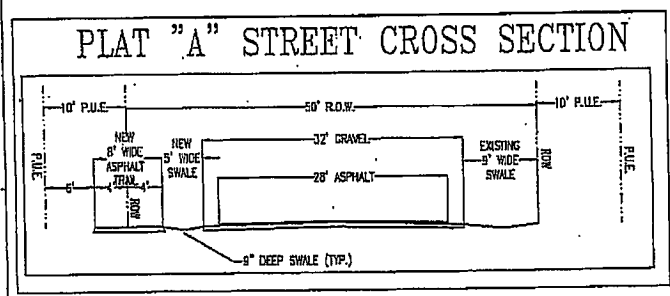
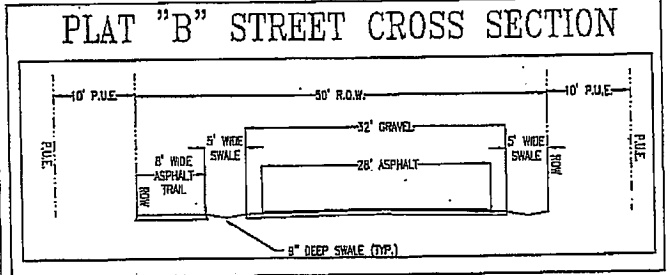


- ### GENERAL NOTES
1. THIS REQUIRES A MASTER DEVELOPMENT PLAN AMENDMENT.
 2. THIS IS PROPOSED AS A TIER 1 RESIDENTIAL SUBDIVISION.
 3. ALL TIER 1 IMPROVEMENTS INCLUDING AMENITIES, TRAILS, ENTRY MONUMENTS, IMPROVED OPEN SPACE, & PROFESSIONAL LAND PLANNING WILL BE INCLUDED.
 4. EXISTING FLIGHT ZONE EASEMENT RUNS THROUGH THE OPEN SPACE AND PARK AREA AND 80' OF THE BACK OF THE WESTERN LOTS OF PHASE 2.
 5. THIS PROJECT WILL PROBABLY BE BUILT IN 3 PHASES. PHASING TO BE DETERMINED LATER.
 6. THE STORM DRAIN SYSTEM WILL CONSIST OF 4 PONDS AS SHOWN.
 7. SEWER LINES WILL NOT BE CONSTRUCTED. EACH LOT WILL HAVE A SEPTIC TANK AND DRAIN FIELD. TESTS HAVE ALREADY BEEN PERFORMED.
 8. OPEN SPACE AND PONDS TO BE DEEDED TO & OWNED BY CITY.
 9. A 20' WIDE EASEMENT THROUGH PHASE 2 LOTS 18-21, WILL BE USED FOR STORM DRAINAGE.
 10. NOTE LARGE LOTS (1.0 AC) NEAR CEDAR PASS RANCH.
 11. TRAILS, & CITY PARK WILL BE IMPROVED TO MEET THE 4% DEVELOPED OPEN SPACE REQUIREMENTS AS SHOWN.
 12. STREET LIGHTS WILL BE INSTALLED AT ALL INTERSECTIONS.
 13. OFFSITE STORM DRAIN IN SAGE VALLEY PLAT A WILL BE CONSTRUCTED AS PART OF THIS PHASE IMPROVEMENTS.
 14. LOTS W/ANIMAL RIGHTS-IN CONFORMANCE WITH CITY CODE.

TABULATIONS

TOTAL AREA	109.87 AC
PLAT A	40.11 AC
PHASE 2	69.76 AC
IMPR. OPEN SPACE	4.61 AC=4.20%
PLUS AMENITIES IN PARKS INCL. TOT LOT, TOYS, TRAILS, ETC.	
NON-IMPR. OPEN SPACE	14.02 AC=12.76%
STORM DRAIN PONDS	3.08 AC
ROADWAY R/W	11.19 AC
PLAT A LOT AREA	23.70 AC
PHASE 2 LOT AREA	52.27 AC
TOTAL LOT AREA	76.97 AC
# OF LOTS	100 LOTS
DENSITY	0.91 DU/AC
AVG. LOT SIZE	33,528 SF (0.74 AC)
SMALLEST LOT	21,780 SF (0.50 AC)
LARGEST LOT	75,082 SF (1.72 AC)



SCALE 1"=125'



JAN 28 2005