

Proposed Phase I Land Uses - Modified

11-Aug-05

Parcel	Land Use		Net Acreage	Gross Acreage	Quantity Proposed	% of Phase I	Estimated Employees	
D,D1,E,E1,G,H,I,J,K1, K2,L,M1-M5,N,O1-O2, and P	<b>RESIDENTIAL USES</b>							
	Residential (Detached 1-10 D.U./ac.)		644.2	805.3		47.70%		
	Multi-Family (Attached 8-14 D.U./ac.)		15.5	19.4		1.15%		
	<b>TOTAL RESIDENTIAL USES</b>		<b>659.8</b>	<b>824.7</b>	<b>1,719.00 du</b>	<b>48.85%</b>		
Q R  T T T  O O O O O O	<b>EMPLOYMENT USES</b>		<b>FAR</b>					
	Equestrian Center			15.7	----	0.93%	6	
	Neighborhood Center*	0.191		7.2	60,000 sf	0.43%	67	
	Marketing Center	0.275		0.5	6,000 sf	0.03%	7	
	Business Park							
	General Light Industrial	0.240		44.0	383,328 sf	2.61%	767	
	Business (Office)	0.300		33.9	354,404 sf	2.01%	1,181	
	Support Services	0.230		<u>2.0</u>	<u>16,030 sf</u>	<u>0.12%</u>	<u>18</u>	
		Sub-Total		0.0	79.9	753,762 sf	4.73%	1,966
	Golf Resort							
	Hotel (250 Rooms)	0.480		6.5	135,000 sf	0.39%	250	
	Conference Center	0.480		2.9	60,000 sf	0.17%	(In Hotel)	
	Golf Clubhouse	0.065		5.3	15,000 sf	0.31%	10	
Pro-Shop/Retail	0.500		0.7	15,000 sf	0.04%	7		
Golf Academy	0.250		0.5	5,000 sf	0.03%	5		
Golf Course/Open Space			<u>219.1</u>	<u>N/A</u>	<u>12.98%</u>	<u>25</u>		
				235.0	230,000 sf	13.92%	297	
	<b>TOTAL EMPLOYMENT USES</b>			<b>338.3</b>	<b>1,043,762 sf</b>	<b>20.01%</b>	<b>2,336</b>	
S	<b>PUBLIC FACILITIES</b>							
	Elementary School			14.4		0.85%	50	
	Fire Station			3.0		0.18%	5	
	Arterials			48.6		2.88%		
	<b>TOTAL PUBLIC FACILITY USES</b>			<b>66.0</b>		<b>3.73%</b>	<b>50</b>	
	<b>OPEN SPACE/REC. USES</b>							
Park: at School				8.9		0.53%		
Community Park				12.0		0.71%		
Open Space				438.4		25.97%	1	
	<b>TOTAL OPEN SPACE/REC. USES</b>			<b>459.3</b>		<b>27.20%</b>	<b>1</b>	
	<b>PHASE I TOTALS</b>			<b>1,688.3</b>	<b>1,719 du</b> <b>1,043,762 sf</b>	<b>100%</b>	<b>-----</b>	

\* Neighborhood Center up to a potential maximum of 7.2 acres (currently depicted at 4.6 acres) .

Note: Water reservoir, wastewater treatment plant, and stormwater pond sites would be within open space areas.  
du = dwelling units; sf = square footage. Employment acreages include 50% of school acreage.