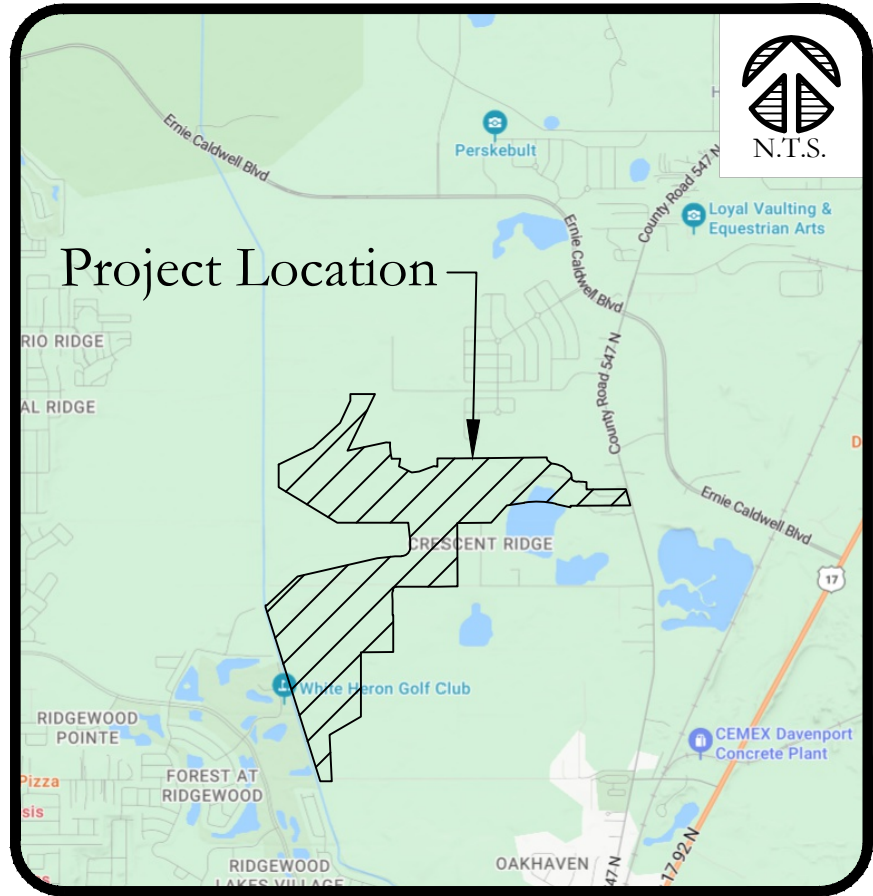
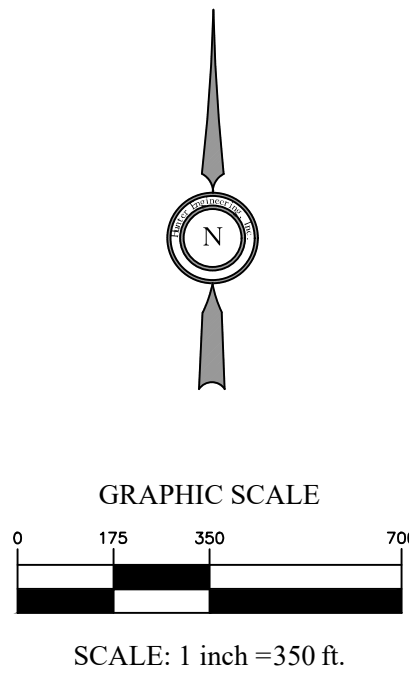


HORSE CREEK RESERVE
PLANNED DEVELOPMENT

ROADWAY TO ERNIE CALDWELL BOULEVARD
DESIGNED AND CONSTRUCTED AS PART OF
THE GREYSTONE NORTH PROJECT.



Location Map



SITE DATA:

PARCEL INFORMATION:

PARCEL IDS:	PARCEL 1: 272621-000000-022000, PARCEL 2: 272622-000000-042010 PARCEL 3: 272628-000000-014010		
TOTAL PROJECT AREA:	373.64 AC		
PROPOSED USE:	RESIDENTIAL		
PROPOSED TOTAL RESIDENTIAL DENSITY:	1,599 TOTAL UNITS (4.28 DU/AC)		
PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS:	995 UNITS		
MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SIZE:	4,600 S.F. 40% LOTS = 406 (41% OF S.F. UNITS) 50% LOTS = 589 (59% OF S.F. UNITS) 60% UNITS (38% OF TOTAL UNITS) 2,100 S.F.		
PROPOSED TOWNHOME RESIDENTIAL LOTS:	50		
MINIMUM TOWNHOME RESIDENTIAL LOT SIZE:	50' "X" & "A"		
MAXIMUM STRUCTURE HEIGHT:	12105C0230H		
FLOOD ZONE:	DECEMBER 22, 2016		
FIRM PANEL:	RL-4X		
LAND USE:	NORTH RIDGE		
SELECT AREA PLAN (SAP):	3,198		
PARKING SPACES PROVIDED ON EACH LOT (2 PER LOT):	284		
OFF-STREET PARKING SPACES:	3,482 (*DOES NOT INCLUDE PARKING AT RECREATION AREAS)		
TOTAL PARKING SPACES FOR RES. DEVELOPMENT:	373.57 ACRES		
TOTAL DEVELOPABLE AREA (TDA):	74.71 ACRES		
REQUIRED OPEN SPACE (20% OF TDA):	113.97 ACRES (30% +/-)		
OPEN SPACE PROVIDED:	18.35 ACRES		
REQUIRED RECREATIONAL SPACE (500 sq. ft. / Lot):	18.40 ACRES		
RECREATION SPACE PROVIDED:	18.40 ACRES		

OPEN / RECREATION SPACE TABLE

OPEN SPACE ID	DESCRIPTION	AREA (ACRE)	MAINTENANCE ENTITY
OS-1	OPEN SPACE ONLY	12.32	CDD
OS-2	OPEN SPACE ONLY	3.56	CDD
OS-3	OPEN SPACE W/ RECREATION	2.24	CDD
OS-4	OPEN SPACE W/ RECREATION	3.95	CDD
OS-5	OPEN SPACE ONLY	0.31	CDD
OS-6	OPEN SPACE ONLY	3.09	CDD
OS-7	OPEN SPACE ONLY	0.96	CDD
OS-8	OPEN SPACE ONLY	5.57	CDD
OS-9	OPEN SPACE W/ RECREATION	4.66	CDD
OS-10	OPEN SPACE W/ RECREATION	5.66	CDD
OS-11	OPEN SPACE W/ RECREATION	1.58	CDD
OS-12	OPEN SPACE W/ RECREATION	0.31	CDD
OS-13	OPEN SPACE ONLY	0.34	CDD
OS-14	OPEN SPACE ONLY	0.43	CDD
OS-15	OPEN SPACE ONLY	0.43	CDD
TOTAL OPEN SPACE		114.72	
TOTAL RECREATION SPACE		18.40	

AMENITY TABLE

OPEN SPACE ID	DESCRIPTION	AMENITY TYPE	AMENITY POINTS	MAINTENANCE ENTITY
A-1	COMMUNITY POOL	IV	200	CDD
A-2	CLUBHOUSE	IV	200	CDD
A-3	PLAYGROUND	II	75	CDD
A-4	PICNIC PAVILION	II	75	CDD
A-5	TOT LOT	II	75	CDD
A-6	PICNIC PAVILION	II	75	CDD
A-7	PLAYGROUND	II	75	CDD
A-8	COMMUNITY POOL	IV	200	CDD
A-9	CLUBHOUSE	IV	200	CDD
A-10	DOG PARK	II	75	CDD
A-11	DOG PARK	II	75	CDD
A-12	DOG PARK	II	75	CDD
A-13	PICNIC PAVILION	II	75	CDD
A-14	PLAYGROUND	II	75	CDD
A-15	TOT LOT	II	75	CDD
TOTAL AMENITY POINTS			1,625	
TOTAL AMENITY POINTS REQUIRED			1,599	

OPEN / RECREATION SPACE NOTES:

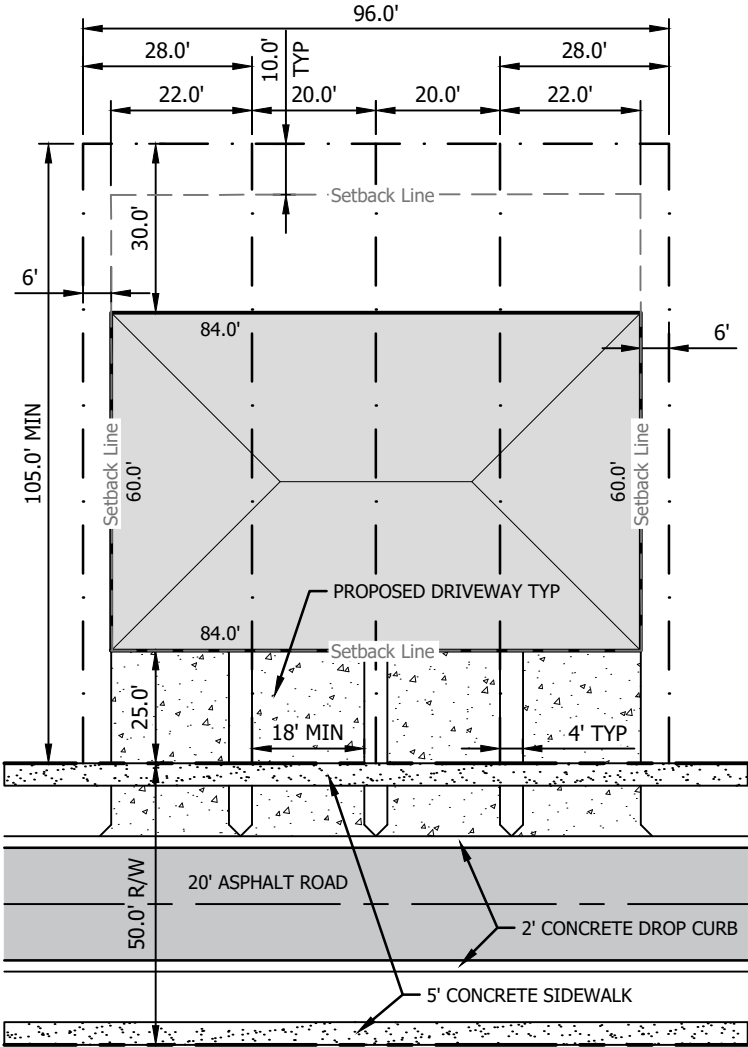
- ALL DESIGNATED OPEN SPACE AREAS SHALL BE SHOWN AND LABELED AS SEPARATE TRACTS AND DEDICATED TO THE OPERATION AND MAINTENANCE ENTITY ON THE FINAL SUBDIVISION PLAT.
- ALL RESIDENTIAL LOTS WITHIN THE DEVELOPMENT SHALL BE NO FARTHER THAN X MILE WALKING DISTANCE FROM AT LEAST ONE DESIGNATED AMENITY.
- ALL STORMWATER PONDS SHALL MEET THE CANOPY AND UNDERSTORY TREE PLANTING REQUIREMENTS OF A TYPE C BUFFER. THESE PLANTINGS MAY BE CLUSTERED AND SHALL CONSIST OF NATIVE SPECIES.

GENERAL NOTES

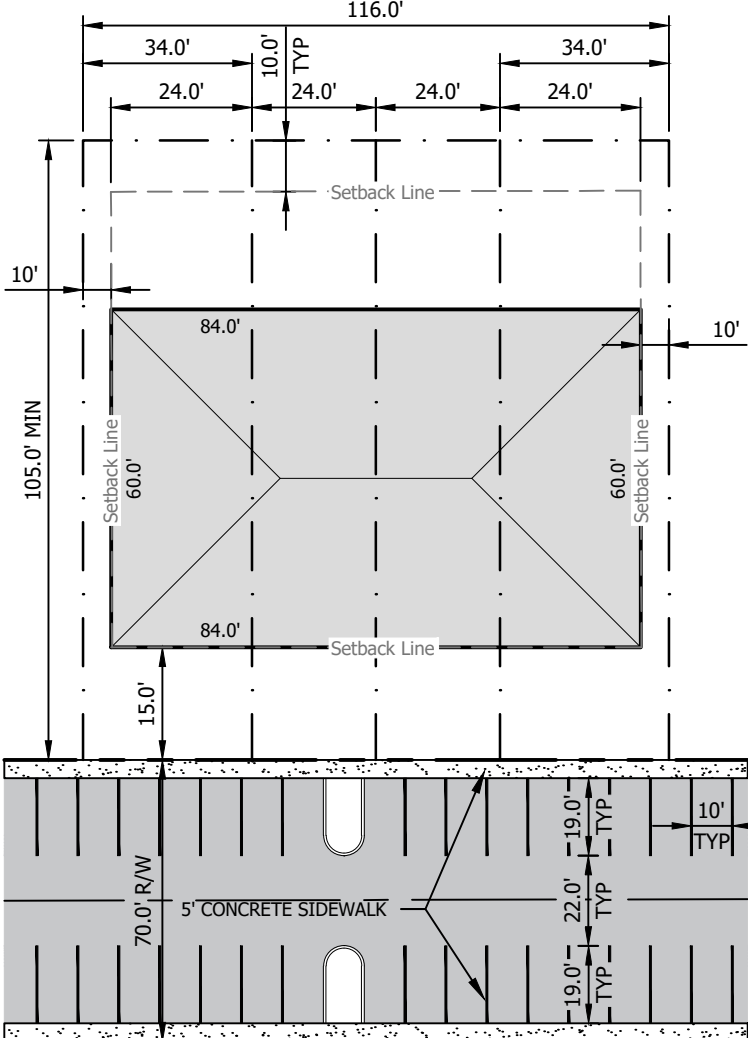
- THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES. THE LOCATION, LIMITS AND TIMING OF EACH PHASE IS YET TO BE DETERMINED.
- WETLAND LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE THE EXACT BOUNDARIES, SIZE, TYPE AND QUALITY OF ALL ONSITE WETLANDS SHALL BE DETERMINED PRIOR TO LEVEL 2 REVIEW.
- THE PARCEL ID NOS. AND FUTURE LAND USE DESIGNATIONS OF ALL ADJACENT PROPERTIES ARE PROVIDED ON THIS PLAN.
- A MINIMUM OF ONE (2) CANOPY TREES SHALL BE PLANTED ON EACH SINGLE FAMILY RESIDENTIAL LOT. TREE PLACEMENT TO BE DETERMINED BY THE HOME BUILDER.
- PUBLIC WATER & SEWER SERVICE SHALL BE PROVIDED BY POLK COUNTY UTILITIES.

LEGEND

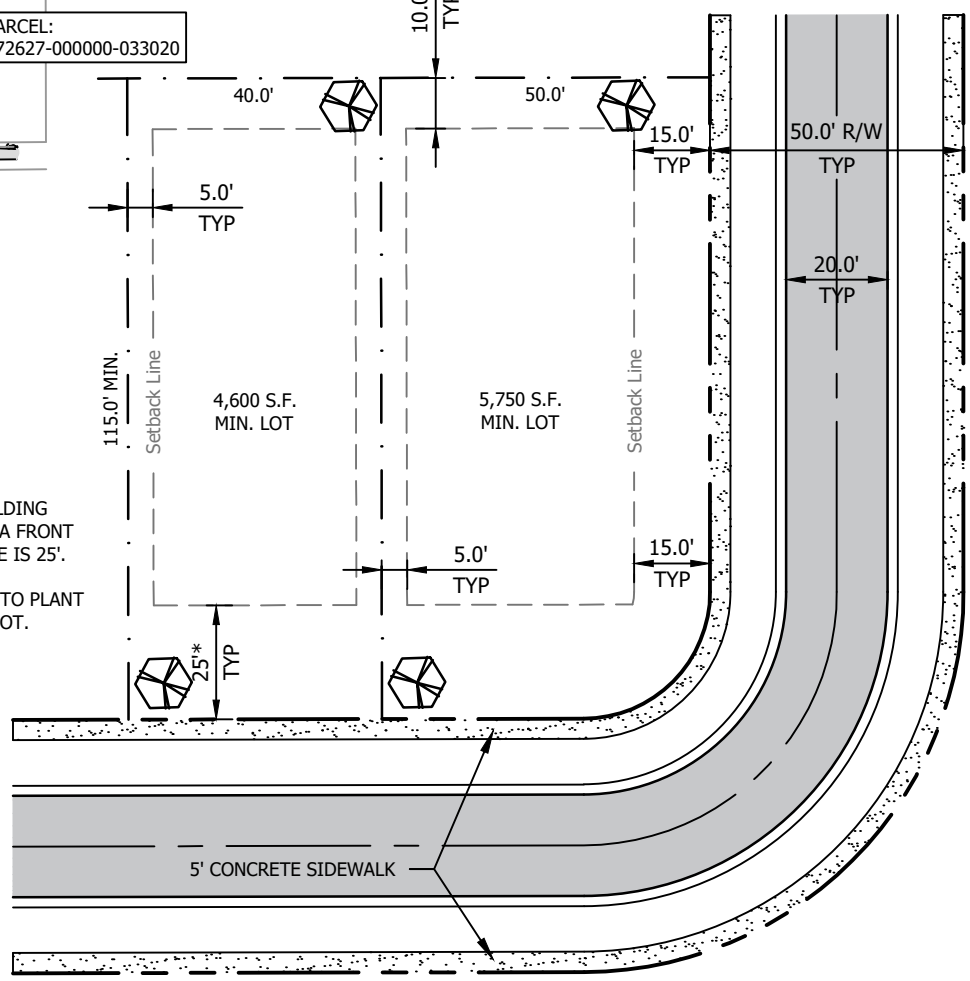
- 40' WIDE SINGLE-FAMILY LOTS
- TYPICAL TOWNHOME UNIT
- TYPE "C" BUFFER
- OS-2 CALCULATED OPEN SPACE & LABEL
- A-1 AMENITY LABEL
- L.S. LIFT STATION LOCATION
- DESIGNATED OPEN SPACE



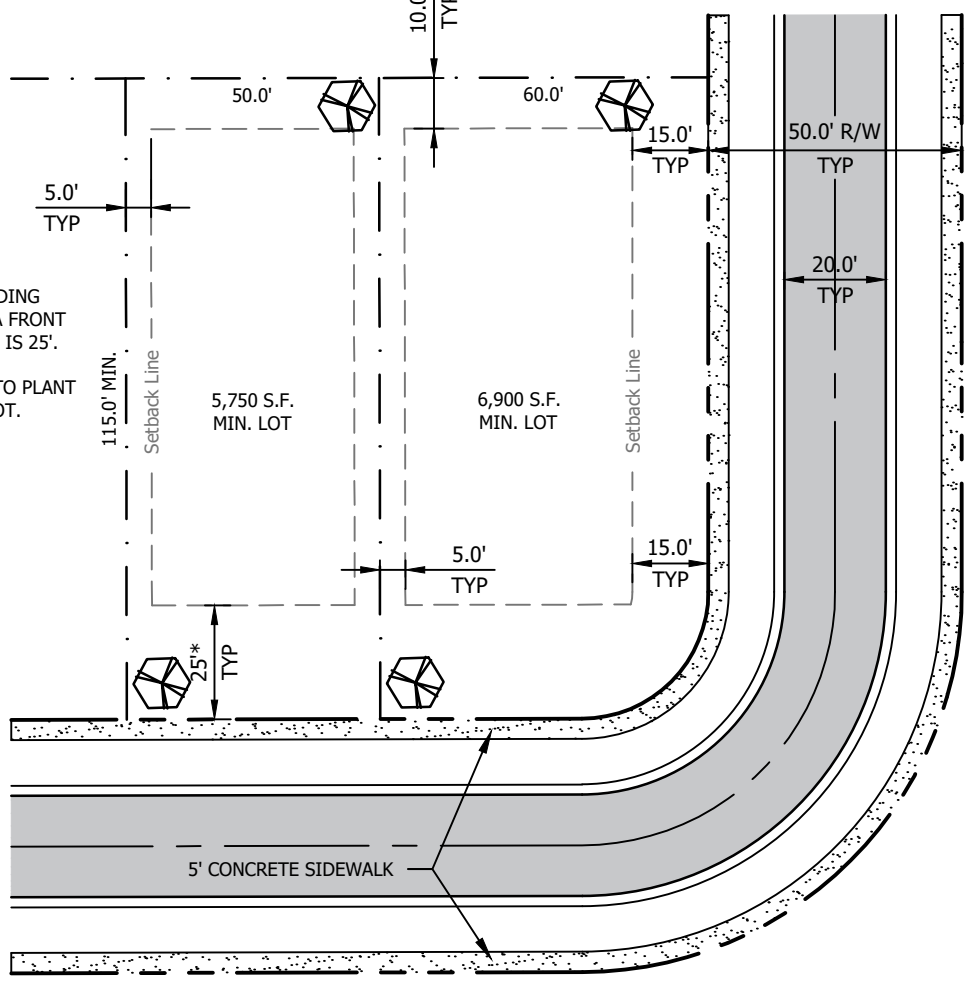
TYPICAL 4 UNIT TOWN
HOME LOT LAYOUT
N.T.S.



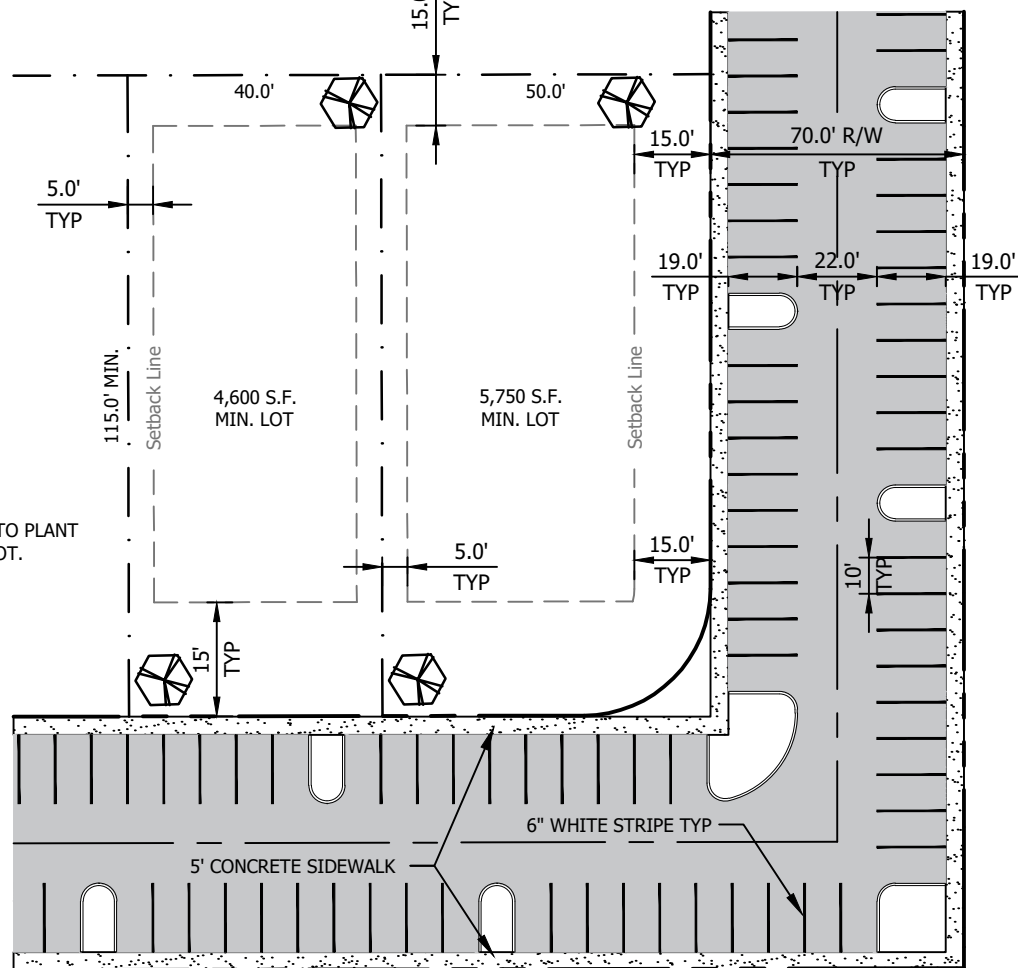
OPTIONAL 4 UNIT TOWNHOME LOT LAYOUT
FOR SHORT TERM RENTALS
N.T.S.



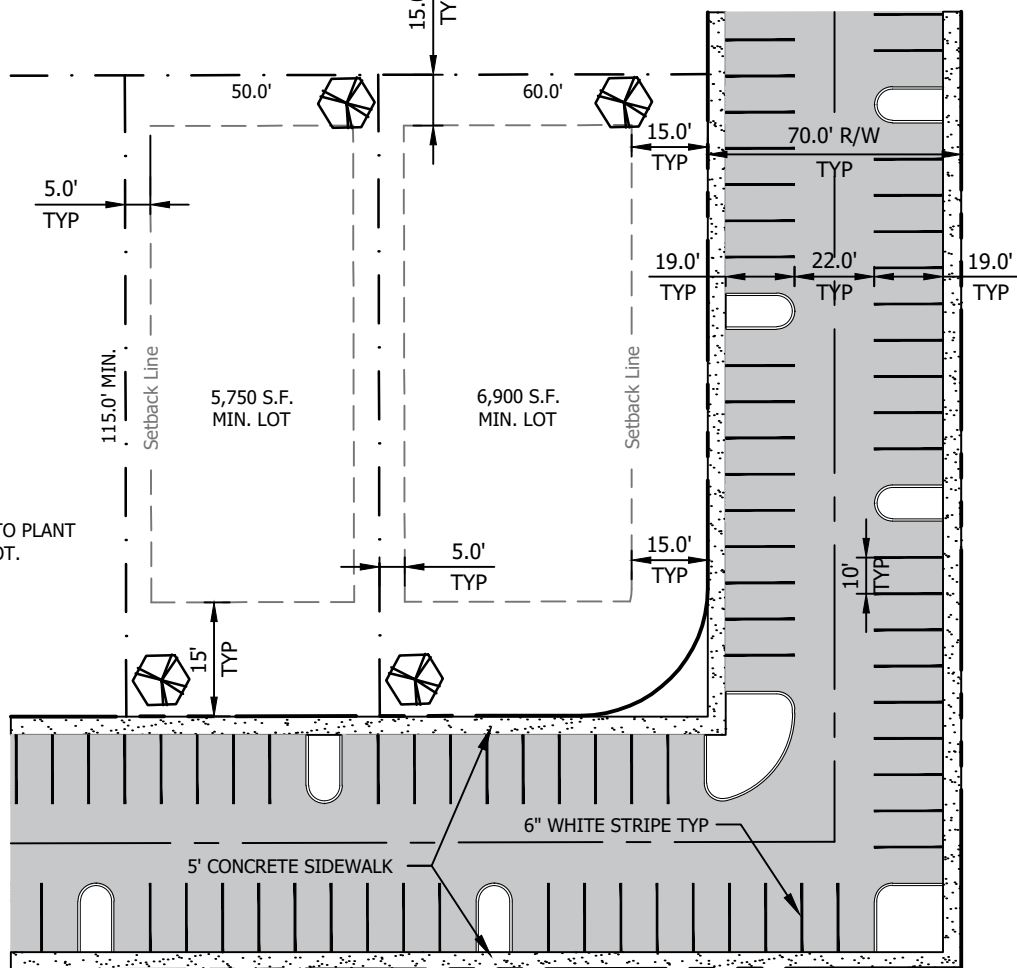
PROPOSED TYPICAL 40' LOT
N.T.S.



PROPOSED TYPICAL 50' LOT
N.T.S.



OPTIONAL 40' LOT LAYOUT
FOR SHORT TERM RENTALS
N.T.S.



OPTIONAL 50' LOT LAYOUT
FOR SHORT TERM RENTALS
N.T.S.

