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PLANNING

COMPUTED MASTER PLAN

PLANNING AREA 11A

EXHIBIT E

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
11A01	14.15	2.15	12.00	4.15	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	0
11A02	45.28	2.44	42.84	13.29	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	5.3	225	3	675
11A03	47.13	3.07	44.06	13.83	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	5.2	230	3	690
11A04	37.16	3.35	33.81	10.91	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.7	158	3	474
11A05	26.39	2.00	24.39	7.75	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	80%	15'	18.0	439	2	790
11A06	9.55	0.31	9.24	2.80	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A07	28.14	2.78	25.36	8.26	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.4	112	3	336
11A08	9.77	0.75	9.02	2.87	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A09	3.54	1.04	2.50	1.04	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
11A10	49.24	3.45	45.79	14.45	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	5.0	228	3	684
11A11	2.87	0.14	2.73	0.84	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A12	8.57	0.71	7.86	2.52	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A13	11.44	1.42	10.02	3.36	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.1	41	3	123
11A14	27.73	2.67	25.06	8.14	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.2	105	3	315
11A15	5.13	0.00	5.13	1.51	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A16	14.64	1.66	12.98	4.30	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	340.73	27.94	312.79	100.00												1,538		4,087

PLANNING AREA 11B

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
11B01	87.78	5.47	76.83	14.32	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	6.1	472	3	1,416
11B01a			5.48	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B02	71.37	4.81	64.39	11.64	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	3.9	249	3	747
11B02a			2.17	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B03-N	62.20	1.21	58.63	10.15	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.3	309	3	927
11B03-S	22.96	0.65	22.31	3.75	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.2	94	3	282
11B03a			0.76	0.00	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B03b			0.27	0.00	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B03c			0.45	0.00	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B03d			0.88	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B04	129.84	1.77	128.07	21.18	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B05	20.79	0.00	20.79	3.39	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.2	108	3	324
11B06	5.07	0.73	4.34	0.83	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11B07-N	25.59	1.92	23.67	4.17	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.9	139	3	417
11B07-S	40.44	1.25	38.30	6.60	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.4	169	3	507
11B07a			0.89	0.00	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B08	29.90	1.75	28.15	4.88	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.6	130	3	390
11B09	28.63	2.41	23.57	4.67	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	80%	15'	10.1	239	2	430
11B09a			2.65	0.00	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B10	25.46	1.28	24.18	4.15	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11B11	14.27	1.39	12.88	2.33	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	5.1	66	3.0	198
11B12	38.36	2.99	34.36	6.26	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.5	153	3	459
11B12a			1.01	0.00	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B13	6.13	0.00	6.13	1.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B14	2.95	0.45	2.50	0.48	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11B15	1.22	0.00	1.22	0.20	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	612.96	28.08	584.88	100.00												2,128		6,097

PLANNING AREA 12

EXHIBIT E

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1201	19.36	2.49	16.87	4.04	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1202	22.37	1.98	20.39	4.66	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	80%	15'	7.5	152	2	274
1203	15.74	1.77	13.97	3.28	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	4.36	61	3	183
1204	53.55	4.02	49.53	11.17	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	6.3	313	3	939
1205-E	7.76	0.88	6.88	1.62	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.9	34	3	102
1205-W	42.36	0.76	41.60	8.83	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.6	192	3	576
1206	63.89	4.82	59.07	13.32	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.4	318	3	954
1207	12.94	1.45	11.49	2.70	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	5.2	60	3	180
1208	27.04	2.29	24.75	5.64	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	80%	15'	6.4	159	3	477
1209	14.11	2.23	11.88	2.94	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1210	59.83	6.21	53.62	12.47	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.7	253	3	759
1211	22.19	1.95	20.24	4.63	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	101	3	303
1212	43.35	1.41	41.94	9.04	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.7	199	3	597
1213	20.81	3.86	16.95	4.34	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1214	10.26	0.89	9.37	2.14	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1215	4.87	0.00	4.87	1.02	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1216	11.46	0.91	10.55	2.39	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1217	10.70	0.34	10.36	2.23	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1218	3.21	0.77	2.44	0.67	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1219	13.80	0.00	13.80	2.88	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	479.60	39.03	440.57	100.00												1,842		5,344

PLANNING AREA 13

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1301-N	11.76	0.00	11.76	25.89	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.2	61	3	183
1301-S	32.73	1.02	27.27	72.06	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.6	126	3	378
1301a			4.44	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1302	0.93	0.00	0.93	2.05	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	45.42	1.02	44.40	100.00												187		561

PLANNING AREA 14

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1401A	33.62	2.79	30.83	20.50	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	3.7	115	3	345
1401B	24.19	0.73	23.46	14.75	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.0	70	3	210
1402	22.02	2.02	20.00	13.43	SFA-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15%	5.3	106	3	318
1403	14.09	2.09	12.00	8.59	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1404	42.76	2.72	40.04	26.07	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.3	174	3	522
1405	9.62	0.27	9.35	5.87	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1406	10.33	0.00	10.33	6.30	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	5.2	54	3	162
1407	1.79	0.58	1.21	1.09	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1408	5.58	0.00	5.58	3.40	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	164.00	11.20	152.80	100.00												519		1,557

PLANNING AREA 15

EXHIBIT E

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1501	140.14	6.32	133.82	45.89	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	5.0	671	3	2,013
1502	14.15	2.15	12.00	4.63	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1503	21.81	1.81	20.00	7.14	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.00	140	3.0	420
1504	22.00	2.58	19.42	7.20	SFA-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15%	5.6	109	3.0	327
1505	12.29	0.29	12.00	4.02	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1506	20.66	2.41	18.25	6.77	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.5	101	3	303
1507	9.40	0.34	9.06	3.08	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1508	10.10	0.85	9.25	3.31	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1509	45.29	3.25	42.04	14.83	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.47	146	3.0	438
1510	9.51	1.25	8.26	3.11	OS/RD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	305.35	21.25	284.10	100.00												1,167		3,501

PLANNING AREA 16

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1601	15.15	1.39	13.76	39.21	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.9	68	3	204
1602	23.49	1.92	21.57	60.79	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	6.1	132	3	396
TOTAL:	38.64	3.31	35.33	100.00												200		600

PLANNING AREA 17

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1701	48.71	3.37	45.34	20.39	R-2	N/A	N/A	N/A	35'(f)	25'	0'(b)	0'(d)	50%	15'	0.75 FAR	N/A	N/A	N/A
1702	12.88	0.61	12.27	5.39	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1703	15.70	1.36	14.34	6.57	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1704	41.97	3.04	38.93	17.57	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	175	3	525
1705	21.25	0.37	20.88	8.89	SF-1	7200SF	60'	100'	35'	20'	20'(a)	5'	60%	15'	3.8	80	3	240
1706	26.54	0.43	26.11	11.11	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.9	129	3	387
1707	12.31	0.29	12.02	5.15	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.7	56	3	168
1708	12.45	0.95	11.50	5.21	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.2	48	3	144
1709	13.74	0.48	13.26	5.75	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	2.9	39	3	117
1710	14.15	0.43	13.72	5.92	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	3.6	49	3	147
1711	5.47	0.13	5.34	2.29	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1712	3.22	0.18	3.04	1.35	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1713	10.51	0.27	10.24	4.40	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	238.90	11.91	226.99	100.00												576		1,728

Total Project Number of Units 8,157

Footnotes:

- (a) Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body.
- (b) 25 feet required when abutting any District requiring a rear (side) yard, or where abutting a Golf Course.
- (c) When adjacent to Residential District, the greater rear yard requirement of the two will prevail.
- (d) 15 feet required when abutting any zone requiring a side yard.
- (e) May be reduced to 10' with site plan approval.
- (f) Office, Hotel, & Multi-Family up to 260' are permitted.
- (g) Building height may not exceed 35' unless required yards are increased by one foot for each one foot of additional building height.
- (h) Applies to non-residential development only. Residential setback will be 10'

Revised 3-06
Revised 10-14-10