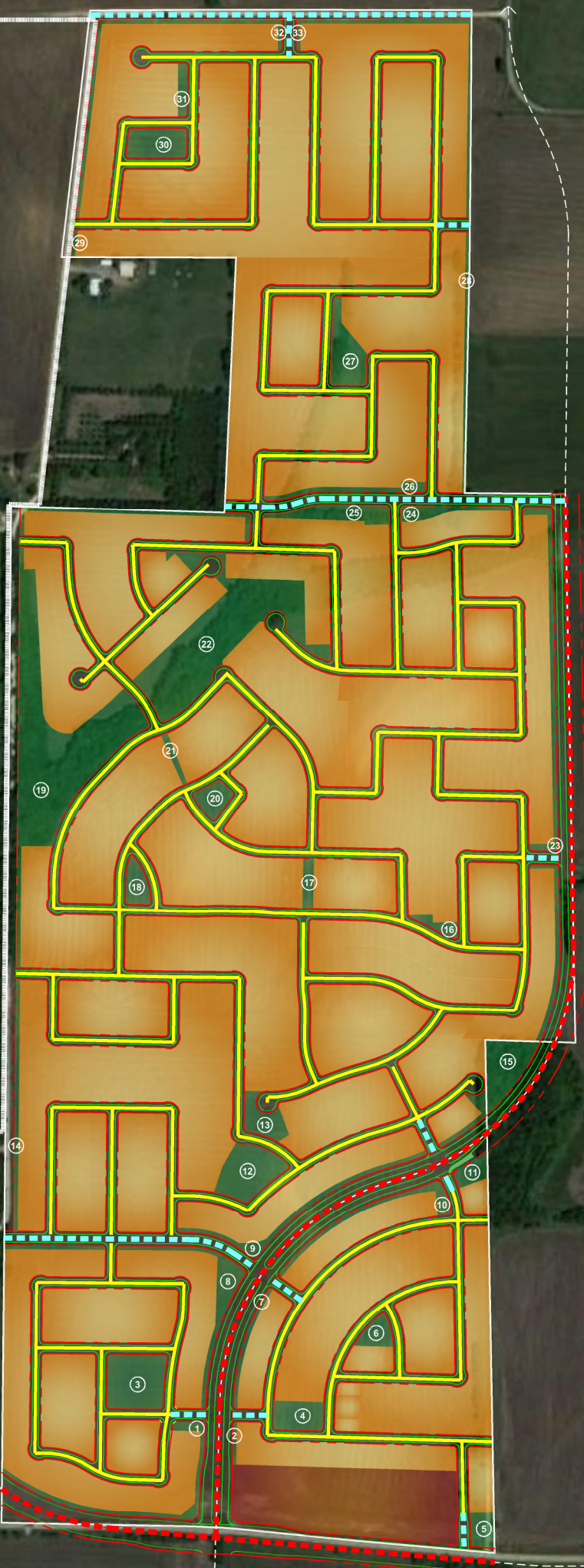


Common Area Table		
1	Private	0.78 AC
2	Private	0.08 AC
3	Private	1.41 AC
4	Private	0.65 AC
5	Private	0.37 AC
6	Private	0.39 AC
7	Private	0.24 AC
8	Private	0.91 AC
9	Private	0.65 AC
10	Private	0.58 AC
11	Private	0.32 AC
12	Private	1.21 AC
13	Private	0.60 AC
14	Private	0.51 AC
15	Private	1.73 AC
16	Private	0.23 AC
17	Private	0.24 AC
18	Private	0.43 AC
19	Private	6.17 AC
20	Private	0.42 AC
21	Private	0.14 AC
22	Private	4.85 AC
23	Private	0.87 AC
24	Private	0.41 AC
25	Private	0.75 AC
26	Private	0.40 AC
27	Private	0.92 AC
28	Private	0.45 AC
29	Private	0.06 AC
30	Private	0.79 AC
31	Private	0.24 AC
32	Private	0.83 AC
33	Private	0.68 AC
Total		26.87 AC



Right of way will be dedicated as needed. County Roads will be reconstructed as necessary.

All streets shall be designed in accordance with MTP classification and Street Design Manual or as approved by city staff.

POPULATION DENSITY
 313 ACRES
 14.05 CITIZENS PER ACRE BASED ON 2.9 CITIZENS/HOUSE*
 4,400 PROJECTED POPULATION

STREET CLASSIFICATION

- COLLECTOR ROAD
- ARTERIAL
- R2 RESIDENTIAL

NOTE
 THE TOTAL NUMBER OF DWELLING UNITS FOR THE GDP SHALL NOT EXCEED 1,520

IF AN AGREEMENT IS NOT REACHED, THE PROPERTY WILL BE SUBJECT TO THE REQUIREMENTS UNDER PARKLAND DEDICATION AT ONE ACRE PER FIFTY UNITS OR THE CASH EQUIVALENT IN ACCORDANCE WITH THE SUB REGULATIONS THAT ARE IN PLACE AT THAT TIME AND SUBJECT TO REVIEW AND APPROVAL BY THE DIRECTOR OF PARKS AND RECREATION

FLOOR AREA RATIO	
ZONING	MAX. FAR
ZLLB-RS-45	1.25:1
C-RETAIL	0.80:1
OPEN SPACE	

EXHIBIT

Scale: SEE GRAPHIC SCALE
 Designed by: RCG
 Drawn by: JCH
 Checked by: CDR
 Date: 4/6/2017
 Project No. 02098-006

GENERAL DEVELOPMENT PLAN

HONEY CREEK 313

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

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File: 10-GDP.dwg Directory: C:\20208 - With Funding\006-Honey Creek 313\10-Prelim\ Thu: 18 May 2017-10:21am Plotted by: cjsck Layout: Layout2 images: HoneyCreek_pg 5 & A Logo.jpg HoneyCreek_pg 5 & A Logo.jpg
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