ORDINANCE NO. 97-06-36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING ORDINANCE NO. 1621; PROVIDING FOR A COMPREHENSIVE REZONING OF STONEBRIDGE RANCH THROUGH THE ADOPTION OF A MASTER GENERAL DEVELOPMENT PLAN; PRESERVING ALL OTHER PORTIONS OF ORDINANCE NO. 1621; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00); PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a comprehensive rezoning of Stonebridge Ranch and an amendment to the Zoning and Thoroughfare Plan by substituting a Master General Development Plan has been requested by Westerra Stonebridge, L.P. for the property more specifically depicted on Exhibit "A" attached hereto; and

WHEREAS, the requested rezoning and amendment was submitted to the Planning and Zoning Commission of the City of McKinney, Texas, for its recommendations to City Council; and

WHEREAS, public hearings were held by the Planning and Zoning Commission and the City Council, notice of the public hearings having been given in accordance with law, at which all interested citizens were invited to attend and express their views; and

WHEREAS, the Planning and Zoning Commission recommended approval of the requested rezoning and amendments to the City Council; and

WHEREAS, the City Council does hereby find and determine that the approval of such rezoning and amendments as recommended by the Planning and Zoning Commission is in the best interest of the public health, safety, morals and general welfare of the City of McKinney, Texas (the "City").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS:

SECTION 1. REZONE AND SUBSTITUTION OF MASTER GENERAL DEVELOPMENT PLAN FOR ZONING AND THOROUGHFARE PLAN

The Master General Development Plan attached hereto as Exhibit "A" shall replace and be substituted for the Zoning and Thoroughfare Plan as the approved zoning of the depicted tracts until such tracts are rezoned by further action of the City Council under provisions of Ordinance No. 1621. The adoption of the Master General Development Plan shall hereby rezone any tract previously zoned through the original approval of Ordinance No. 1621 and the Zoning and Thoroughfare Plan or any subsequent approval of a General Development Plan for any Planning Area. Any boundaries and uses in any Planning Area previously approved shall be further amended by the Master General Development Plan to be in conformity therewith. All references to the "Zoning and Thoroughfare Plan" in Ordinance No. 1621 shall be amended and hereafter be substituted for the words "Master General Development Plan." The Planning Area tables, attached hereto as Exhibit "B" and made a part hereof, shall be a component of the rezoning and further define the permitted uses on the tracts. If a conflict

exists between the use categories described in Ordinance No. 1621 and this ordinance, and in particular in the Planning Area Tables, this ordinance and said tables shall govern. The development of the property in all Planning Areas shall further be governed by the General Provisions contained in Ordinance No. 1621, by the Table of Maximum Height and Floor Area Ratio (FAR) for Commercial Use Categories, attached hereto as Exhibit "C" and made a part hereof, and by the General Conditions--all Planning Areas, attached hereto as Exhibit "D" and made a part hereof. If a conflict exists between the provisions of Exhibit "C" or "D" hereto and Ordinance No. 1621, the provisions of said Exhibits "C" and "D" shall govern. Notwithstanding any limits shown on Exhibit "B" hereto, the maximum height and floor area of buildings shall be further limited as specified for various use categories on Exhibit "C". Exhibit "C" does not impose any floor area limit on Tracts 109, 204, 507 and 510, whose limits are those specified by Ordinance No. 1621 and the development regulations contained in Exhibit "C" thereto. The FAR--Floor Area Ratio is defined as the ratio of the total gross floor area of one or more structures to the total land area of the lot or tract on which the structure or structures are located. The Master General Development Plan and Planning Area Tables (Exhibits "A" and "B") are hereby approved as the General Development Plan for each Planning Area required by Section II of the development regulations (Exhibit "C" to Ordinance No. 1621).

SECTION 2. AMENDMENT OF SECTION II OF ORDINANCE NO. 1621

Section II of Ordinance No. 1621 shall hereafter read as follows:

"That the Master General Development Plan attached hereto as Exhibit "B", showing the land uses for said Planned Development, and incorporated in the Regulations specified by Exhibit "C" hereto and any subsequent amendments thereto, is hereby adopted for the following Principal Permitted Uses, as defined in the Planned Development Regulations, and shown on the Master General Development Plan.

A. Low Density Residential
   SF-1
   SF-2
   SF-3
   SF-3.5
B. Medium Density Residential
C. High Density Residential
D. Retail
E. Office
F. Light Manufacturing
G. Schools
H. Parks
I. Lakes
J. Golf Course
K. Open Space"

SECTION 3. CONFORMITY WITH COMPREHENSIVE PLAN

That the rezoning of tracts as herein established have been made in accordance with the comprehensive plan for the purposes of promoting health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to

prevent over-crowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

SECTION 4. ORDINANCE NO. 1621 NOT REPEALED

This ordinance shall not repeal any of the provisions of Ordinance No. 1621 except in those instances where provisions of Ordinance No. 1621 are in direct conflict with the provisions of this ordinance.

SECTION 5. SEVERABILITY

If any section or provision of this Ordinance or the application of any section or provision to any person, firm, corporation, situation or circumstance is for any reason adjudged invalid, the adjudication shall not affect any other section or provision of this Ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and application of the Ordinance without the invalid parts, and to this end, the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. PENALTY

Any person violating or failing to comply with any provision of this ordinance shall be fined, upon conviction, in an amount not to exceed Two Thousand Dollars ($2,000.00), and each day any violation or non-compliance continues shall constitute a separate offense. In addition to any fine, the City may further enforce the provisions hereof through injunction or other appropriate remedy.

SECTION 7. NO VESTED RIGHTS

No developer or property owner shall acquire any vested interest in this ordinance, the Planned Development Regulations, the Master General Development Plan, or any ordinance appended to or referenced in the Plan Development Regulations. This ordinance, the Master General Development Plan, the Planned Development Regulations and any and all ordinances referenced therein may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective from and after the date of its passage, as provided by the laws of the State of Texas, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, this 17th day of June, 1997.

DON DOZIER, Mayor
City of McKinney, Texas

J:\LIT\MSH\CORP\169672.3
MSH:bv|06/16/97

ATTEST:

JENNIFER G. SMITH, City Secretary
City of McKinney, Texas

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney
City of McKinney, Texas

J:\LIT\MSH\CORP\169672.3
MSH:bv|06/16/97

EXHIBIT "A"

MASTER GENERAL DEVELOPMENT PLAN

EXHIBIT "B"

PLANNING AREA TABLES OF USE REGULATIONS AND DENSITY

PLANNING AREA 1

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
105	56.52	1.22	55.30	5.90	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
106	18.24	1.90	16.34	1.91	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btn blds	60%	15'	3.8	62	3.0	186
107	64.07	2.67	61.40	6.69	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.4	207	3.0	621
109	14.51	2.54	11.97	1.52	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	0.8:1	N/A	N/A	N/A
110	54.06	1.66	52.40	5.65	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	2.5	129	3.0	387
111	53.29	0.47	52.82	5.57	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	2.9	151	3.0	453
112	26.71	1.64	25.07	2.79	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	1.8	46	3.0	138
136	17.39	1.78	15.63	1.82	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
137	5.76	0.88	4.88	0.60	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
138	34.67	2.00	32.67	3.62	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	2.1	67	3.0	201
139	9.59	1.91	7.68	1.00	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
140	25.22	1.95	23.27	2.63	MS	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
141	78.09	3.46	74.63	8.16	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.1	381	3.0	1,143
142	17.16	1.50	15.66	1.79	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.6	72	3.0	216
146	5.31	0.48	4.83	0.55	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.0	34	3.0	102
165	5.45	1.13	4.32	0.57	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
166	11.58	0.84	10.74	1.21	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	3.0	32	3.0	96
167	21.86	0.47	21.39	2.28	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	2.3	50	3.0	150
168	63.42	1.67	61.75	6.62	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	4.3	268	3.0	804
170	144.54	1.53	143.01	15.10	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
170A	13.26	2.22	11.04	1.39	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
171	14.08	0.93	13.15	1.47	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.2	69	3.0	207
172	50.08	2.23	47.85	5.23	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	4.1	197	3.0	591
173	16.29	0.77	15.52	1.70	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.0	109	3.0	327
174	35.08	2.75	32.33	3.66	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	2.9	95	3.0	285
175	5.24	1.27	3.97	0.55	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
176	52.82	2.94	49.88	5.52	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.8	237	3.0	711
177	22.58	2.64	19.94	2.36	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
178	20.57	0.00	20.57	2.15	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	4.1	85	3.0	255
TOTAL:	957.44	47.43	910.01	100.00												2,291		6,873

REVISED APR 30 1997

PLANNING AREA 2

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
201	49.60	4.34	45.26	17.47	R-2	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
202	16.20	0.77	15.43	5.70	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
203	7.63	1.67	5.96	2.69	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
204	10.60	0.92	9.68	3.73	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	EXISTING	N/A	N/A	N/A
205	58.15	4.82	53.33	20.48	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	3.3	175	3	525
206	57.89	0.20	57.69	20.39	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	2.0	114	3	342
207	38.35	3.20	35.15	13.50	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	1.9	68	3	204
208	15.22	0.44	14.78	5.36	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
209	9.80	0.74	9.06	3.45	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
210	2.04	0.36	1.68	0.72	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	N/A	N/A	N/A	N/A
211	6.43	0.69	5.74	2.26	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	2.0	11	3	33
212	2.51	0.80	1.71	0.88	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
213	7.58	0.40	7.18	2.67	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
214	1.97	0.56	1.41	0.69	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:	283.97	19.91	264.06	100.00												368		1,104

PLANNING AREA 3

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
301	37.64	0.00	37.64	4.50	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.2	196	3.0	588
302	15.55	1.41	14.14	1.86	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	N/A	N/A	N/A	N/A
303	31.11	0.37	30.74	3.72	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	2.5	75	3.0	225
304	16.92	2.04	14.88	2.02	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	1.8	26	3.0	78
305	31.49	2.47	29.02	3.76	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	3.7	107	3.0	321
306	90.27	0.00	90.27	10.79	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.9	348	3.0	1,044
307	94.71	1.76	92.95	11.32	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.1	288	3.0	864
308	16.82	1.19	15.63	2.01	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	281	1.8	506
309	208.11	1.97	206.14	24.87	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
310	19.42	0.82	18.60	2.32	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
311	13.19	1.26	11.93	1.58	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
312	64.04	2.72	61.32	7.65	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.0	245	3.0	735
313	46.18	1.75	44.43	5.52	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	3.4	152	3.0	456
314	50.55	0.00	50.55	6.04	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	2.8	141	3.0	423
315	10.60	0.00	10.60	1.27	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
316	10.55	0.10	10.45	1.26	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
317	26.53	1.66	24.87	3.17	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	3.9	97	3.0	291
318	4.39	0.00	4.39	0.52	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.8	21	3.0	63
319	11.05	0.00	11.05	1.32	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
320	8.00	0.00	8.00	0.96	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
321	9.75	0.00	9.75	1.17	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
322	3.15	1.18	1.97	0.38	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
323	5.26	0.72	4.54	0.63	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	82	1.8	148
324	8.71	0.72	7.99	1.04	SFA-3	4000 SF	35'	60'	35'	20(e)	20' (a)(e)	0' One Side/10' btwn bldgs	60%	15%	12.0	96	3.0	288
325	1.10	0.66	0.44	0.13	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
326	1.58	0.34	1.24	0.19	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:	836.67	23.14	813.53	100.00												2,155		6,029

PLANNING AREA 4

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
401	37.77	0.00	37.77	8.50	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.1	193	3	579
402	22.88	0.00	22.88	5.15	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	3.3	75	3	225
403	34.04	3.87	30.17	7.66	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	2.4	73	3	219
404	19.68	1.68	18.00	4.43	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.2	75	3	225
405	67.38	2.77	64.61	15.17	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	2.0	131	3	393
406	45.83	0.00	45.83	10.32	SF-2	6000 SF	50'	90'	35'	20"	20'(a)	5'	60%	15'	3.3	151	3	453
407	37.03	3.21	33.82	8.34	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	169	3	507
408	11.97	0.00	11.97	2.70	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.3	51	3	153
409	33.33	3.58	29.75	7.50	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	2.9	86	3	258
410	126.67	1.46	125.21	28.52	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
411	7.56	1.00	6.56	1.70	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	118	1.8	212
TOTAL:	444.12	17.57	426.55	100.00												1,122		3,224

EXHIBIT "B"

PLANNING AREA 5

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
501	59.33	4.49	54.84	16.65	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.5	302	3	906
502	33.32	3.67	29.65	9.35	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	104	3.0	312
503	6.40	0.00	6.40	1.80	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
504	18.71	0.78	17.93	5.25	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	323	1.8	581
505	11.91	1.41	10.50	3.34	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
506	28.74	4.75	23.99	8.06	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
507	2.74	0.63	2.11	0.77	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	N/A	N.I.C.	N/A	N/A
508	2.56	0.38	2.18	0.72	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
509	2.61	0.40	2.21	0.73	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
510	2.62	0.61	2.01	0.74	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	N/A	N.I.C.	N/A	N/A
511	8.36	1.37	6.99	2.35	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
512	76.64	3.09	73.55	21.51	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	0.9	63	3	189
513	48.22	0.00	48.22	13.53	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	5.5	265	3	795
514	11.16	1.16	10.00	3.13	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
515	4.15	0.00	4.15	1.16	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
516	38.91	1.87	37.04	10.92	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	130	3.0	390
TOTAL:	356.38	24.61	331.77	100.00												1,187		3,173

PLANNING AREA 6

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
601	23.13	0.60	22.53	4.00	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
602	34.39	0.57	33.82	5.95	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	609	1.8	1,096
603	42.40	1.66	40.74	7.34	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
604	87.40	3.25	84.15	15.13	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	295	3.0	885
605	41.73	1.98	39.75	7.22	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.50	219	3.0	657
606	112.42	2.39	110.03	19.46	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	385	3.0	1,155
607	15.00	0.00	15.00	2.60	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
608	16.23	1.23	15.00	2.81	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
609	9.65	0.65	9.00	1.67	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
610	11.71	0.79	10.92	2.03	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
611	87.52	4.42	83.10	15.15	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	291	3.0	873
612	39.89	0.89	39.00	6.90	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	137	3.0	411
613	14.02	2.38	11.64	2.43	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
614	23.04	1.46	21.58	3.99	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
615	19.29	3.55	15.74	3.34	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
TOTAL:	577.82	25.82	552.00	100.00												1,936		5,077

PLANNING AREA 7

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
701	33.70	3.99	29.71	19.02	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
702	32.35	0.00	32.35	18.25	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
703	73.24	0.00	73.24	41.33	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	3.9	286	3	858
704	16.54	0.00	16.54	9.33	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	83	3	249
705	21.39	0.00	21.39	12.07	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	107	3	321
TOTAL:	177.2	3.99	173.23	100.00												476		1,428

PLANNING AREA 8

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
801	31.79	0.00	31.79	6.09	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	2.9	92	3	276
802	60.73	0.00	60.73	11.63	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	2.9	176	3	528
803	14.00	0.00	14.00	2.68	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	7.0	98	3	294
804	71.32	3.06	68.26	13.66	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	3.4	232	1.8	418
805	22.04	1.18	20.86	4.22	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	375	1.8	675
806	30.79	0.00	30.79	5.90	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
807	0.79	0.29	0.50	0.15	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
808	67.35	1.39	65.96	12.90	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.8	317	3	951
809	19.02	1.24	17.78	3.64	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.00	124	3.0	372
810	3.26	1.02	2.24	0.62	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
811	27.28	2.51	24.77	5.23	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	446	1.8	803
812	35.90	3.26	32.64	6.88	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
813	63.69	6.67	57.02	12.20	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
814	27.49	3.44	24.05	5.27	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
815	18.76	1.33	17.43	3.59	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
816	27.78	1.82	25.96	5.32	ML-1	0000 SF	50'	N/A	20'(g)	25'	0'(b)	0'(b)	75%	20'	N/A	N.I.C.	N/A	N/A
TOTAL:	521.99	27.21	494.78	100.00												1,860		4,316

PLANNING AREA 9

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
901	13.36	0.99	12.37	4.30	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	N/A	N/A	N/A	N/A
902	15.13	0.81	14.32	4.87	MF-2	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	20.00	286	1.8	515
903	51.86	5.41	46.45	16.71	R-2	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
904	40.54	1.29	39.25	13.06	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	228	3	684
905	24.22	1.04	23.18	7.80	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
906	26.98	1.98	25.00	8.69	MS	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
907	10.00	0.00	10.00	3.22	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
908	13.03	0.00	13.03	4.20	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
909	58.31	1.08	57.23	18.78	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	332	3	996
910	56.23	2.65	53.58	18.11	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	311	3	933
911	0.78	0.29	0.49	0.25	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:	310.44	15.54	294.90	100.00												1,157		3,128

PLANNING AREA 10

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1001	15.52	1.58	13.94	4.11	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.4 FAR	N/A	N/A	N/A
1002	11.77	0.91	10.86	3.11	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
1003	17.23	1.85	15.38	4.56	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
1004	16.34	1.88	14.46	4.32	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
1005	12.90	1.00	11.90	3.41	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1006	13.16	0.46	12.70	3.48	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1007	12.33	0.85	11.48	3.26	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1008	12.65	0.45	12.20	3.35	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1009	13.29	0.59	12.70	3.52	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1010	22.22	0.82	21.40	5.88	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1011	21.72	1.42	20.30	5.75	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1012	8.77	0.79	7.98	2.32	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1013	9.05	0.85	8.20	2.39	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1014	8.74	0.44	8.30	2.31	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1015	11.75	0.55	11.20	3.11	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1016	24.67	1.71	22.96	6.53	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
1017	14.02	2.72	11.30	3.71	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1018	18.51	2.37	16.14	4.90	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
1019	113.42	6.20	107.22	30.00	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
TOTAL:	378.06	27.44	350.62	100.00												0		0

PLANNING AREA 11A

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
11A01	13.74	1.74	12.00	4.05	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11A02	40.20	1.91	38.29	11.84	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	172	3	516
11A03	47.11	1.56	45.55	13.88	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	205	3	615
11A04	95.95	5.33	90.62	28.27	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	408	3	1,224
11A05	26.46	1.46	25.00	7.80	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	450	1.8	810
11A06	10.00	0.00	10.00	2.95	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	105.96	1.38	104.58	31.22	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	471	3	1,413
TOTAL:	339.42	13.38	326.04	100.00												1,706		4,578

PLANNING AREA 11B

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
11B01	87.09	4.17	82.92	14.11	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	481	3	1,443
11B02	74.47	5.18	69.29	12.06	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	402	3	1,206
11B03	80.98	1.19	79.79	13.12	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	399	3	1,197
11B04	130.80	3.10	127.70	21.19	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	3.37	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	5.83	1.24	4.59	0.94	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11B07	66.91	1.40	65.51	10.84	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.4	354	3	1,062
11B08	31.69	0.95	30.74	5.13	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.6	172	3	516
11B09	30.46	1.80	28.66	4.93	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	11.3	324	1.8	583
11B10	24.62	2.27	22.35	3.99	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	13.97	1.00	12.97	2.26	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.00	91	3.0	273
11B12	39.65	2.31	37.34	6.42	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	187	3	561
11B13	10.00	0.00	10.00	1.62	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
TOTAL:	617.26	24.61	592.65	100.00												2,518		7,165

PLANNING AREA 12

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning 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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1201	22.84	2.82	20.02	4.77	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	26.46	1.46	25.00	5.53	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	450	1.8	810
1203	13.05	1.05	12.00	2.73	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.00	84	3.0	252
1204	55.65	1.68	53.97	11.62	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	313	3	939
1205	79.91	0.00	79.91	16.69	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.6	368	3	1,104
1206	64.15	3.08	61.07	13.40	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	354	3	1,062
1207	12.97	0.95	12.02	2.71	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.00	84	3.0	252
1208	26.11	1.13	24.98	5.45	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	450	1.8	810
1209	14.20	2.20	12.00	2.97	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	52.27	3.93	48.34	10.92	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.4	213	3	639
1211	22.00	1.22	20.78	4.59	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.6	116	3	348
1212	41.64	3.16	38.48	8.70	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.4	169	3	507
1213	11.22	0.00	11.22	2.34	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	11.10	0.00	11.10	2.32	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	25.25	0.93	24.32	5.27	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.2	102	3	306
TOTAL:	478.82	23.61	455.21	100.00												2,703		7,029

SUMMARY

Planning Area	GROSS AC	ROW AC	NET AC	MAX. NO. DU's	PROJECTED POPULATION
1	957.44	47.43	910.01	2291	6873
2	283.97	19.91	264.06	368	1104
3	836.67	23.14	813.53	2155	6029
4	444.12	17.57	426.55	1122	3224
5	356.38	24.61	331.77	1187	3173
6	577.82	25.82	552.00	1936	5077
7	177.22	3.99	173.23	476	1428
8	521.99	27.21	494.78	1860	4316
9	310.44	15.54	294.90	1157	3128
10	378.06	27.44	350.62	0	0
11A	339.42	13.38	326.04	1706	4578
11B	617.26	24.61	592.65	2518	7165
12	478.82	23.61	455.21	2703	7029
TOTAL	6279.61	294.26	5985.35	19479	53126

EXHIBIT "C"

TABLE OF MAXIMUM HEIGHT AND FLOOR AREA RATIO

Table of Maximum Height and Floor Area Ratio (FAR)
for Commercial Use Categories

Zoning Designation (Tract)	Acres	Maximum Height (Ft.)	Maximum FAR	Maximum Resulting Floor Area (SF)
R-1	165.38	35	0.40	2,881,581
R-2*	91.71	65	0.75	2,996,166
O-1	300.84	35	0.50	6,552,295
O-2*	30.00	65	0.75	980,100
ML-1 (816)	25.96	65	1.00	1,130,818
ML-2	138.36	65	0.50	3,013,481
R-1 (109/510)	13.98	35	N/A	N/A
O-1 (204/507)	11.79	35	N/A	N/A
Total	778.02	N/A	N/A	17,554,440

*O-1 Tracts not exceeding the number of acres shown above may be designated O-2 through the usual process of rezoning property, according to the McKinney Zoning Ordinance. With approval of Specific Use Permits, tracts not exceeding 20% of the total land area of the R-2 and O-2 tracts may be developed with a Floor-Area Ratio (FAR) not exceeding one to one (1:1) and a height not exceeding eight (8) stories, with a maximum height of one hundred twenty (120) feet. A specific use permit is also required for the development of a multiple family dwelling in an R-2 District.

EXHIBIT "C"

EXHIBIT "D"

GENERAL CONDITIONS--ALL PLANNING AREAS

GENERAL CONDITIONS - ALL PLANNING AREAS

1. Outside storage or display - In the O-1, O-2, R-1, and R-2 Districts, through the site plan review process, the City may consider whether any use involving outside storage or display is to be allowed and may disapprove the proposed site plan if it determines the location inappropriate for such use.

2. Yards adjacent to streets - For any use other than one or two family use, all yards adjacent to streets shall be considered to be front yards, except when designated otherwise on an approved subdivision plat, and shall conform to the requirements for front yards.

3. Restaurant, drive-in type (definition) - A restaurant, drive-in type, is defined as one having an outside drive through or walk-up window, but where customers are not allowed to eat in vehicles on the premises.

4. Car Wash, One Vehicle - A fully automated care wash for one vehicle at a time is an allowed use when associated with an automobile fuel sales facility, provided the car wash is located no closer than 100' from a single-family tract boundary.

5. Where more than one limitation is specified, the most restrictive applies.

6. ML-1 and ML-2 designated tracts shall not allow retail sales except occupying not more than 10% of the floor area of an office or industrial building when approved through site plan approval. Restaurants shall be allowed.

EXHIBIT "D"

PLANNING AREA 1

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
105	56.52	1.72	55.30	5.90	GC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
106	18.24	1.90	16.34	1.91	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldg	60%	15'	3.6	62	3.0	186
107	64.07	2.67	61.40	6.69	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	3.4	207	3.0	621
109	14.51	2.54	11.97	1.57	R-1	NA	NA	NA	35'	25'	0'(b)	0'(d)	50%	15'	0.8:1	NA	NA	NA
110	54.08	1.68	52.40	5.65	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.5	129	3.0	387
111	53.29	0.47	52.82	5.57	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	2.9	151	3.0	453
112	26.71	1.64	25.07	2.79	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	1.8	46	3.0	138
136	17.29	1.78	15.52	1.82	GC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
137	5.76	0.88	4.88	0.60	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
138	34.67	2.00	32.67	3.62	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	2.1	67	3.0	201
139	9.59	1.91	7.68	1.00	O-1	NA	NA	NA	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	NA	NA	NA
140	25.22	1.95	23.27	2.63	MS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
141	78.09	3.46	74.63	8.18	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	5.1	381	3.0	1,143
142	17.16	1.50	15.66	1.79	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	4.6	72	3.0	216
146	5.31	0.48	4.83	0.55	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldg	60%	0'	7.0	34	3.0	102
165	5.45	1.13	4.32	0.57	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
166	11.58	0.84	10.74	1.21	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	3.0	32	3.0	96
167	21.86	0.47	21.39	2.28	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.3	50	3.0	150
168	63.42	1.67	61.75	6.62	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	16'	4.3	264	3.0	804
170	144.54	1.53	143.01	15.10	GC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
170A	13.26	2.22	11.04	1.39	GC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
171	14.08	0.93	13.15	1.47	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	5.2	69	3.0	207
172	50.08	2.23	47.85	5.23	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	4.1	197	3.0	591
173	16.29	0.77	15.52	1.70	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldg	60%	0'	7.0	109	3.0	327
174	35.08	2.75	32.33	3.66	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.9	95	3.0	285
175	5.24	1.27	3.97	0.55	R-1	NA	NA	NA	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	NA	NA	NA
176	52.82	2.94	49.88	5.52	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	4.8	237	3.0	711
177	22.58	2.64	19.94	2.36	R-1	NA	NA	NA	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	NA	NA	NA
178	20.57	0.00	20.57	2.15	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	4.1	85	3.0	255
TOTAL:	957.44	47.43	910.01	100.00												2,291		6,872

PLANNING AREA 2

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
201	49.60	4.34	45.26	17.47	R-2	NA	NA	NA	35'	25'	0'(b)	0'(d)	50%	15'	1.0 FAR	NA	NA	NA
202	16.20	0.77	15.43	5.70	OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
203	7.63	1.67	5.96	2.69	O-1	NA	NA	NA	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	NA	NA	NA
204	10.60	0.92	9.68	3.73	O-1	NA	NA	NA	120'(g)	25'	0'(b)	0'(b)	60%	25'	EXISTING	NA	NA	NA
205	54.15	4.82	53.33	20.48	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	3.3	175	3	525
206	57.89	0.20	57.69	20.39	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.0	114	3	342
207	38.35	3.20	35.15	13.50	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	1.9	68	3	204
208	15.22	0.44	14.78	5.34	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
209	9.60	0.74	9.06	3.45	ES	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
210	2.04	0.36	1.68	0.72	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	NA	NA	NA	NA
211	6.43	0.69	5.74	2.26	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.0	11	3	33
212	2.51	0.80	1.71	0.84	OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
213	7.58	0.40	7.18	2.67	OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
214	1.97	0.56	1.41	0.69	OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL:	283.97	19.91	264.06	100.00												368		1,104

PLANNING AREA 3

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
301	37.64	0.00	37.64	4.50	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	5.2	196	3.0	588
302	15.55	1.41	14.14	1.86	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	NA	NA	NA	NA
303	31.11	0.37	30.74	3.72	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	2.5	75	3.0	225
304	16.92	2.04	14.88	2.02	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	1.8	26	3.0	78
305	31.49	2.47	29.02	3.76	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	3.7	107	3.0	321
306	90.27	0.00	90.27	10.79	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	3.9	348	3.0	1,044
307	94.71	1.76	92.95	11.32	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	3.1	288	3.0	864
308	16.82	1.19	15.63	2.01	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	281	1.8	506
309	208.11	1.97	206.14	24.87	GC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
310	19.42	0.82	18.60	2.32	GC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
311	13.19	1.26	11.93	1.58	OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
312	64.04	2.72	61.32	7.65	SF-3	4000 SF	35'	60'	25'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	4.0	245	3.0	735
313	46.18	1.75	44.43	5.52	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	3.4	152	3.0	456
314	50.55	0.00	50.55	6.04	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.8	141	3.0	423
315	10.60	0.00	10.60	1.27	ES	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
316	10.55	0.10	10.45	1.26	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
317	26.53	1.66	24.87	3.17	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	3.9	97	3.0	291
318	4.39	0.00	4.39	0.52	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	4.8	21	3.0	63
319	11.05	0.00	11.05	1.32	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
320	8.00	0.00	8.00	0.96	ES	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
321	9.75	0.00	9.75	1.17	OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
322	3.15	1.18	1.97	0.38	O-1	NA	NA	NA	120'(g)	25'	0'(b)	0'(b)	60%	25'	.25 FAR	NA	NA	NA
323	5.26	0.72	4.54	0.63	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	82	1.8	148
324	8.71	0.72	7.99	1.04	SFA-3	4000 SF	35'	60'	35'	20(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15%	12.0	96	3.0	288
325	1.10	0.66	0.44	0.13	OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
326	1.58	0.34	1.24	0.19	OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL:	836.67	23.14	813.53	100.00												2,155		6,029

PLANNING AREA 4

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
401	37.77	0.00	37.77	8.50	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	5.1	193	3	579
402	22.86	0.00	22.86	5.15	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	3.3	75	3	225
403	34.04	3.87	30.17	7.66	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	2.4	73	3	219
404	19.68	1.68	18.00	4.43	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	4.2	75	3	225
405	67.38	2.77	64.61	15.17	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	2.0	131	3	393
406	45.83	0.00	45.83	10.32	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	3.3	151	3	453
407	37.03	3.21	33.82	8.34	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	5.0	169	3	507
408	11.97	0.00	11.97	2.70	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	5' One Side/10' btwn bldgs	60%	15'	4.3	51	3	153
409	33.33	3.58	29.75	7.50	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	2.9	86	3	258
410	126.67	1.46	125.21	28.52	GC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
411	7.56	1.00	6.56	1.70	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	116	1.8	212
TOTAL:	444.12	17.57	426.55	100.00												1,122		3,224

REVISED
APR 30 1997

EXHIBIT "B"

EXHIBIT "B"

PLANNING AREA TABLES OF USE REGULATIONS AND DENSITY

PLANNING AREA 5

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
501	59.33	4.49	54.84	16.65	SF-3	4000 SF	35'	60'	35'	20'[e]	20'[a][e]	0' One Side/10' btwn bldgs	60%	15'	5.5	302	3	906
502	33.32	3.67	29.65	9.35	SF-1	7200SF	60'	100'	35'	20'	20'[a]	10 % of Lot Width	60%	15'	3.50	104	3.0	312
503	6.40	0.00	6.40	1.80	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
504	18.71	0.78	17.93	5.25	MF-1	1800 SF	50'	100'	50'	20[e]	10'[e]	7'	80%	15'	18.0	323	1.8	581
505	11.91	1.41	10.50	3.34	R-1	N/A	N/A	N/A	35'	25'	0'[b]	0'[d]	50%	15'	.40 FAR	N/A	N/A	N/A
506	28.74	4.75	23.99	8.06	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
507	2.74	0.63	2.11	0.77	O-1	N/A	N/A	N/A	120'[g]	25'	0'[b]	0'[b]	60%	25'	N/A	N.L.C.	N/A	N/A
508	2.56	0.38	2.18	0.72	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
509	2.61	0.40	2.21	0.73	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
510	2.62	0.61	2.01	0.74	R-1	N/A	N/A	N/A	35'	25'	0'[b]	0'[d]	50%	15'	N/A	N.L.C.	N/A	N/A
511	8.36	1.37	6.99	2.35	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
512	76.64	3.09	73.55	21.51	SF-1	7200SF	60'	100'	35'	20'	20'[a]	10 % of Lot Width	60%	15'	0.9	63	3	189
513	48.22	0.00	48.22	13.53	SF-2	6000 SF	50'	90'	35'	20'	20'[a]	5'	60%	15'	5.5	265	3	795
514	11.16	1.16	10.00	3.13	R-1	N/A	N/A	N/A	35'	25'	0'[b]	0'[d]	50%	15'	.40 FAR	N/A	N/A	N/A
515	4.15	0.00	4.15	1.16	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
516	38.91	1.87	37.04	10.92	SF-1	7200SF	60'	100'	35'	20'	20'[a]	10 % of Lot Width	60%	15'	3.50	130	3.0	390
TOTAL	356.38	24.61	331.77	100.00												1,187		3,173

PLANNING AREA 6

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
601	23.13	0.60	22.53	4.00	R-1	N/A	N/A	N/A	35'	25'	0'[b]	0'[d]	50%	15'	.40 FAR	N/A	N/A	N/A
602	34.39	0.57	33.82	5.95	MF-1	1800 SF	50'	100'	50'	20[e]	10'[e]	7'	80%	15'	18.0	609	1.8	1,096
603	42.40	1.66	40.74	7.34	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
604	87.40	3.25	84.15	15.13	SF-1	7200SF	60'	100'	35'	20'	20'[a]	10 % of Lot Width	60%	15'	3.50	295	3.0	885
605	41.73	1.98	39.75	7.22	SF-3	4000 SF	35'	60'	35'	20'[e]	20'[a][e]	0' One Side/10' btwn bldgs	60%	15'	5.50	219	3.0	657
606	112.42	2.39	110.03	19.46	SF-1	7200SF	60'	100'	35'	20'	20'[a]	10 % of Lot Width	60%	15'	3.50	385	3.0	1,155
607	15.00	0.00	15.00	2.60	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
608	16.23	1.23	15.00	2.81	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
609	9.65	0.65	9.00	1.67	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
610	11.71	0.79	10.92	2.03	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
611	87.52	4.42	83.10	15.15	SF-1	7200SF	60'	100'	35'	20'	20'[a]	10 % of Lot Width	60%	15'	3.50	291	3.0	873
612	39.89	0.89	39.00	6.90	SF-1	7200SF	60'	100'	35'	20'	20'[a]	10 % of Lot Width	60%	15'	3.50	137	3.0	411
613	14.02	2.38	11.64	2.43	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
614	23.04	1.46	21.58	3.93	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
615	19.29	3.55	15.74	3.34	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
TOTAL	577.82	25.82	552.00	100.00												1,936		5,077

PLANNING AREA 7

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
701	33.70	3.99	29.71	19.02	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
702	32.35	0.00	32.35	18.25	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
703	73.24	0.00	73.24	41.33	SF-2	6000 SF	50'	90'	35'	20'	20'[a]	5'	60%	15'	3.9	286	3	858
704	16.54	0.00	16.54	9.33	SF-3	4000 SF	35'	60'	35'	20'[e]	20'[a][c]	0' One Side/10' btwn bldgs	60%	15'	5.0	83	3	249
705	21.39	0.00	21.39	12.07	SF-3	4000 SF	35'	60'	35'	20'[c]	20'[a][e]	0' One Side/10' btwn bldgs	60%	15'	5.0	107	3	321
TOTAL	177.2	3.99	173.23	100.00												476		1,428

PLANNING AREA 8

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
801	31.79	0.00	31.79	6.09	SF-2	6000 SF	50'	90'	35'	20'	20'[a]	5'	60%	15'	2.9	92	3	276
802	60.73	0.00	60.73	11.63	SF-2	6000 SF	50'	90'	35'	20'	20'[a]	5'	60%	15'	2.9	176	3	528
803	14.00	0.00	14.00	2.68	SF-3	4000 SF	35'	60'	35'	20'[e]	20'[a][e]	0' One Side/10' btwn bldgs	60%	15'	7.0	98	3	294
804	71.32	3.06	68.26	13.66	SF-2	6000 SF	50'	90'	35'	20'	20'[a]	5'	60%	15'	3.4	232	1.8	418
805	22.04	1.18	20.86	4.22	MF-1	1800 SF	50'	100'	50'	20[e]	10'[e]	7'	80%	15'	18.0	375	1.8	675
806	30.79	0.00	30.79	5.90	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
807	0.79	0.29	0.50	0.15	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
808	67.35	1.39	65.96	12.90	SF-3	4000 SF	35'	60'	35'	20'[e]	20'[a][e]	0' One Side/10' btwn bldgs	60%	15'	4.8	317	3	951
809	19.02	1.24	17.78	3.64	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldg	60%	0'	7.00	124	3.0	372
810	3.26	1.02	2.24	0.62	R-1	N/A	N/A	N/A	35'	25'	0'[b]	0'[d]	50%	15'	.40 FAR	N/A	N/A	N/A
811	27.28	2.51	24.77	5.23	MF-1	1800 SF	50'	100'	50'	20[e]	10'[e]	7'	80%	15'	18.0	446	1.8	803
812	35.90	3.26	32.64	6.88	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
813	63.69	6.67	57.02	12.20	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
814	27.49	3.44	24.05	5.27	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
815	18.76	1.33	17.43	3.59	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
816	27.78	1.82	25.96	5.32	ML-1	0000 SF	50'	N/A	20'[g]	25'	0'[b]	0'[b]	75%	20'	N/A	N.L.C.	N/A	N/A
TOTAL	521.99	27.21	494.78	100.00												1,860		4,316

PLANNING AREA 9

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
901	13.36	0.99	12.37	4.30	SF-2	6000 SF	50'	90'	35'	20'	20'[a]	5'	60%	15'	N/A	N/A	N/A	N/A
902	15.13	0.81	14.32	4.87	MF-2	1800 SF	50'	100'	50'	20[e]	10'[e]	7'	80%	15'	20.00	286	1.8	515
903	51.86	5.41	46.45	16.71	R-2	N/A	N/A	N/A	35'	25'	0'[b]	0'[d]	50%	15'	1.0 FAR	N/A	N/A	N/A
904	40.54	1.29	39.25	13.06	SF-3	4000 SF	35'	60'	35'	20'[e]	20'[a][e]	0' One Side/10' btwn bldgs	60%	15'	5.8	228	3	684
905	24.22	1.04	23.18	7.80	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
906	26.98	1.98	25.00	8.69	MS	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
907	10.00	0.00	10.00	3.72	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
908	13.03	0.00	13.03	4.70	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
909	58.31	1.08	57.23	18.78	SF-3	4000 SF	35'	60'	35'	20'[e]	20'[a][e]	0' One Side/10' btwn bldgs	60%	15'	5.8	332	3	996
910	56.23	2.65	53.58	18.11	SF-3	4000 SF	35'	60'	35'	20'[e]	20'[a][e]	0' One Side/10' btwn bldgs	60%	15'	5.8	311	3	933
911	0.78	0.29	0.49	0.25	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	310.44	15.54	294.90	100.00												1,157		3,128

PLANNING AREA 10

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1001	15.52	1.58	13.94	4.11	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.4 FAR	N/A	N/A	N/A
1002	11.77	0.91	10.86	3.11	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
1003	17.23	1.85	15.38	4.56	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
1004	16.34	1.88	14.46	4.32	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
1005	12.90	1.00	11.90	3.41	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1006	13.16	0.46	12.70	3.48	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1007	12.33	0.85	11.48	3.26	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1008	12.65	0.45	12.20	3.35	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1009	13.29	0.58	12.70	3.52	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1010	22.22	0.82	21.40	5.88	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1011	21.72	1.42	20.30	5.75	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1012	8.77	0.79	7.98	2.32	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1013	9.05	0.85	8.20	2.39	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1014	8.74	0.44	8.30	2.31	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1015	11.75	0.55	11.20	3.11	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1016	24.67	1.71	22.96	6.53	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
1017	14.02	2.72	11.30	3.71	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1018	18.51	2.37	16.14	4.90	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
1019	113.42	6.20	107.22	30.00	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
TOTAL	378.06	27.44	350.62	100.00												0		0

PLANNING AREA 11A

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
11A01	13.74	1.74	12.00	4.05	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11A02	40.20	1.91	38.29	11.84	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	172	3	516
11A03	47.11	1.56	45.55	13.86	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	205	3	615
11A04	95.95	5.33	90.62	28.27	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	408	3	1,224
11A05	26.46	1.46	25.00	7.80	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	450	1.8	810
11A06	10.00	0.00	10.00	2.95	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	105.96	1.38	104.58	31.22	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	471	3	1,413
TOTAL	339.42	13.38	326.04	100.00												1,706		4,578

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
11B01	87.09	4.17	82.92	14.11	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	481	3	1,443
11B02	74.47	5.18	69.29	12.06	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	402	3	1,206
11B03	80.98	1.19	79.79	13.12	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	399	3	1,197
11B04	130.80	3.18	127.70	21.19	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	3.37	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	5.83	1.24	4.59	0.94	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11B07	66.91	1.40	65.51	10.84	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.4	354	3	1,062
11B08	31.69	0.95	30.74	5.13	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	172	3	516
11B09	30.46	1.80	28.66	4.93	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	11.3	324	1.8	583
11B10	24.62	2.27	22.35	3.99	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	13.97	1.00	12.97	2.26	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldg	60%	0'	7.00	91	3.0	273
11B12	30.65	2.31	37.34	6.42	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	187	3	561
11B13	10.00	0.00	10.00	1.62	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
TOTAL	617.26	24.61	592.65	100.00												2,518		7,165

PLANNING AREA 12

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 Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1201	22.84	2.82	20.02	4.77	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	26.46	1.46	25.00	5.53	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	450	1.8	810
1203	13.05	1.05	12.00	2.73	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldg	60%	0'	7.00	84	3.0	252
1204	55.65	1.68	53.97	11.62	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	313	3	939
1205	79.91	0.00	79.91	16.69	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.6	368	3	1,104
1206	64.15	3.08	61.07	13.40	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	354	3	1,062
1207	12.97	0.95	12.02	2.71	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldg	60%	0'	7.00	84	3.0	252
1208	26.11	1.13	24.98	5.45	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	450	1.8	810
1209	14.20	2.20	12.00	2.97	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	52.27	3.93	48.34	10.92	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.4	213	3	639
1211	22.00	1.22	20.78	4.58	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.6	116	3	348
1212	41.64	3.16	38.48	8.70	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.4	169	3	507
1213	11.22	0.00	11.22	2.34	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	11.10	0.00	11.10	2.32	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	25.25	0.93	24.32	5.27	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.2	102	3	306
TOTAL	478.82	23.81	455.21	100.00												2,703		7,029

SUMMARY

Planning Area	GROSS AC	ROW AC	NET AC	MAX. NO. DU's	PROJECTED POPULATION
1	957.44	47.43	910.01	2291	6873
2	283.97	19.91	264.06	368	1104
3	836.67	23.14	813.53	2155	6029
4	444.12	17.57	426.55	1122	3224
5	356.38	24.61	331.77	1187	3173
6	577.82	25.82	552.00	1936	5077
7	177.22	3.99	173.23	476	1428
8	521.99	27.21	494.78	1860	4316
9	310.44	15.54	294.90	1157	3128
10	378.06	27.44	350.62	0	0
11A	339.42	13.38	326.04	1706	4578
11B	617.26	24.61	592.65	2518	7165
12	478.82	23.61	455.21	2703	7029
TOTAL	6273.61	294.26	5965.35	19479	53176

STONEBRIDGE RANCH

REVISED
APR 10 1997
PLANNING

N

0 400 800 1600
SCALE IN FEET

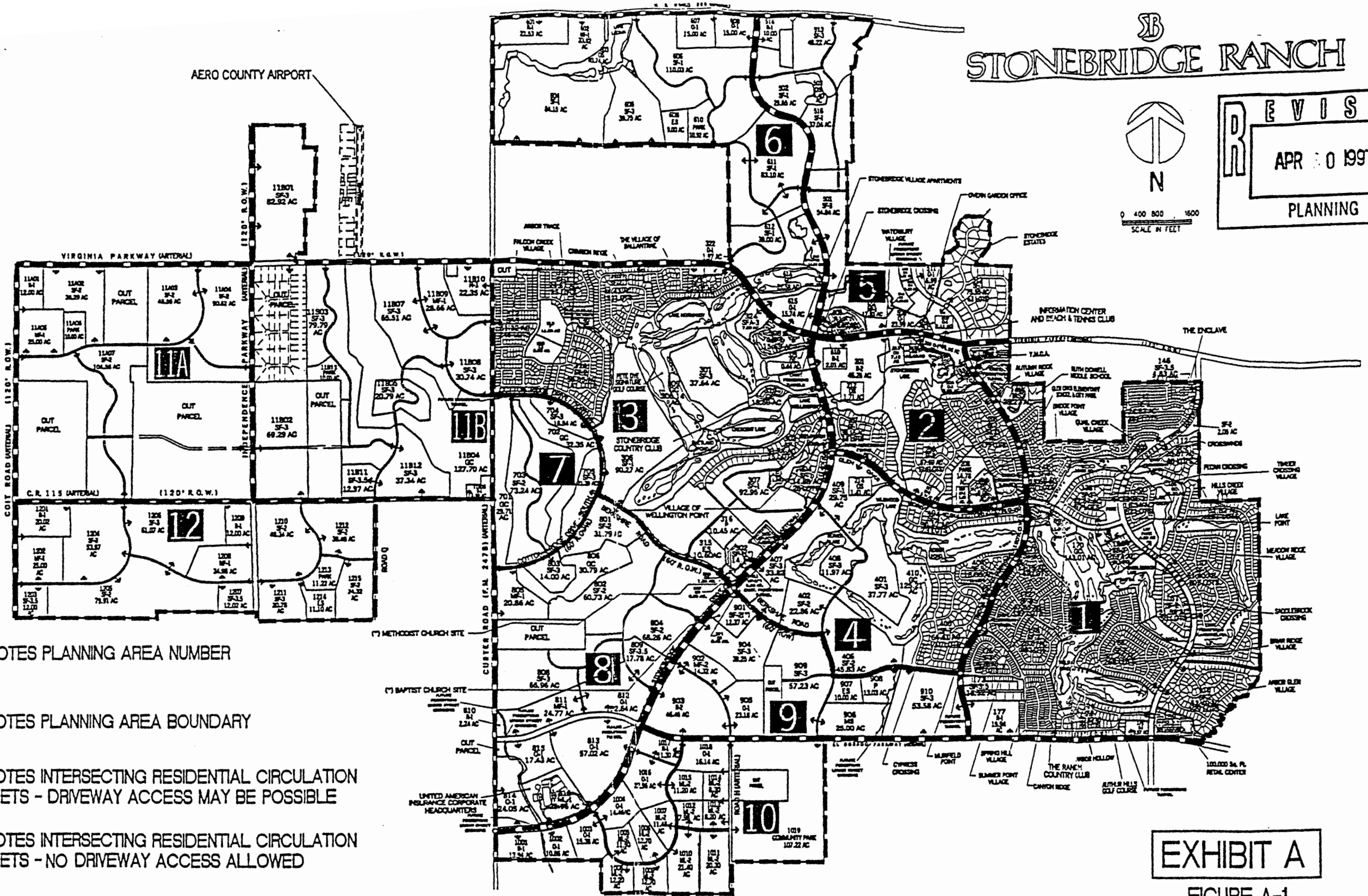

FIGURE A-1

1 DENOTES PLANNING AREA NUMBER

DENOTES PLANNING AREA BOUNDARY

DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE

DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - NO DRIVEWAY ACCESS ALLOWED

DENOTES EXISTING MEDIAN OPENING LOCATIONS

DENOTES ACCESS POINTS FOR MAJOR PARCEL ENTRIES. ADDITIONAL MINOR ENTRIES MAY BE ADDED AT PLATTING. POSSIBLE MEDIAN LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW OF INDIVIDUAL TRACTS

SF-1, SF-2, SF-3, SF-3.5 — SINGLE FAMILY RESIDENTIAL

MF-1 — MULTI FAMILY RESIDENTIAL MEDIUM DENSITY

MF-2 — MULTI FAMILY RESIDENTIAL HIGH DENSITY

O-1, O-2 — OFFICE

ML-1, ML-2 — LIGHT MANUFACTURING

R-1, R-2 — RETAIL

DENOTES HIKE/BIKE TRAIL

OS — OPEN SPACE

GC — GOLF COURSE

EXHIBIT A

FIGURE A-1
MASTER GENERAL DEVELOPMENT PLAN

APRIL, 1997

PETSCHE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants - Testing Services
2561 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800
6799 Overseas Highway, Suite 7, Marathon, Florida 33050 (305) 743-5788
1600 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (972) 562-9606

This map is an artist's rendering and is subject to change at the sole discretion of Stonebridge Ranch. The location and depiction of those areas already developed and those areas to be developed are approximate and may not accurately reflect future development. Investors Stonebridge, L.P. and its affiliates make no representations or warranties as to when or if the development herein will occur.

STONEBRIDGE RANCH

N

0 400 800 1600
SCALE IN FEET

REVISED
APR 0 1997
PLANNING

VIRGINIA PARKWAY (ARTERIAL)

VIRGINIA PARKWAY (EXISTING M6D) (ARTERIAL)

COIT ROAD (ARTERIAL)

INDEPENDENCE PARKWAY (ARTERIAL)

CR 115 (ARTERIAL)

CUSTER ROAD (ARTERIAL)

ROAD Q

ROAD H (ARTERIAL)

STONEBRIDGE DRIVE (ARTERIAL)

GLEN OAKS DRIVE (COLLECTOR)

RIDGE ROAD (EXISTING M4D) (ARTERIAL)

LAKE FOREST DRIVE (ARTERIAL)

ELDORADO PARKWAY (ARTERIAL)

1A 1B 1 2 3 4 5 6 7 8 9 10 12

DENOTES PLANNING AREA BOUNDARY

DENOTES EXISTING ROADWAY

DENOTES FUTURE ROADWAY

DENOTES LIMITS OF LABELED ROAD IMPROVEMENTS

* NOTE: THE DEVELOPER IS RESPONSIBLE ONLY FOR THE CONSTRUCTION OF 4 OF THE ULTIMATE 6 LANES (FULL SECTIONS) AND 2 OF ULTIMATE 3 LANES (HALF SECTIONS) ON ALL M6D THOROUGHFARES.

EXHIBIT A

FIGURE A-2
MASTER GENERAL DEVELOPMENT PLAN
ROADWAY INFRASTRUCTURE EXHIBIT
JANUARY 1, 1997

PETSCHE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Environmental Consultants - Testing Services
2561 Metrocenter Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800
6799 Overseas Highway, Suite 7, Marathon, Florida 33050 (305) 743-5788
1600 Redbud Boulevard, Suite 402, McKinney, Texas 75069 (972) 562-9505

FIGURE A-2

STONEBRIDGE RANCH

N

0 400 800 1600
SCALE IN FEET

REVISED
APR 0 1997
PLANNING

VIRGINIA PARKWAY

COIT ROAD

CR 115

INDEPENDENCE PARKWAY

ROAD Q

CUSTER ROAD

STONEBRIDGE DRIVE

GLEN OAKS DRIVE

RIDGE ROAD

FOREST LAKE DRIVE

ELDORADO PARKWAY

ROAD H

OUT PARCEL

1 2 3 4 5 6 7 8 9 10 11A 11B 12

FIGURE A-3

DENOTES PLANNING AREA NUMBER

DENOTES PLANNING AREA BOUNDARY

DENOTES ROADWAY

DENOTES EXISTING HIKE & BIKE TRAIL

DENOTES PROPOSED HIKE & BIKE TRAIL

DENOTES EXISTING HIKE & BIKE TUNNEL

DENOTES PROPOSED HIKE & BIKE TUNNEL

DENOTES PROPOSED & EXISTING UNDERSTREET CROSSING USING DRAINAGE STRUCTURE

EXHIBIT A

FIGURE A-3
MASTER GENERAL DEVELOPMENT PLAN
HIKE AND BIKE TRAIL LOCATION EXHIBIT
MARCH, 1997

PETSCHE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants - Testing Services
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (407) 640-3800
6776 Overseas Highway, Suite 7, Marathon, Florida 33050 (305) 743-5788
1600 Ancient Boulevard, Suite 402, McKinney, Texas 75069 (972) 562-9606