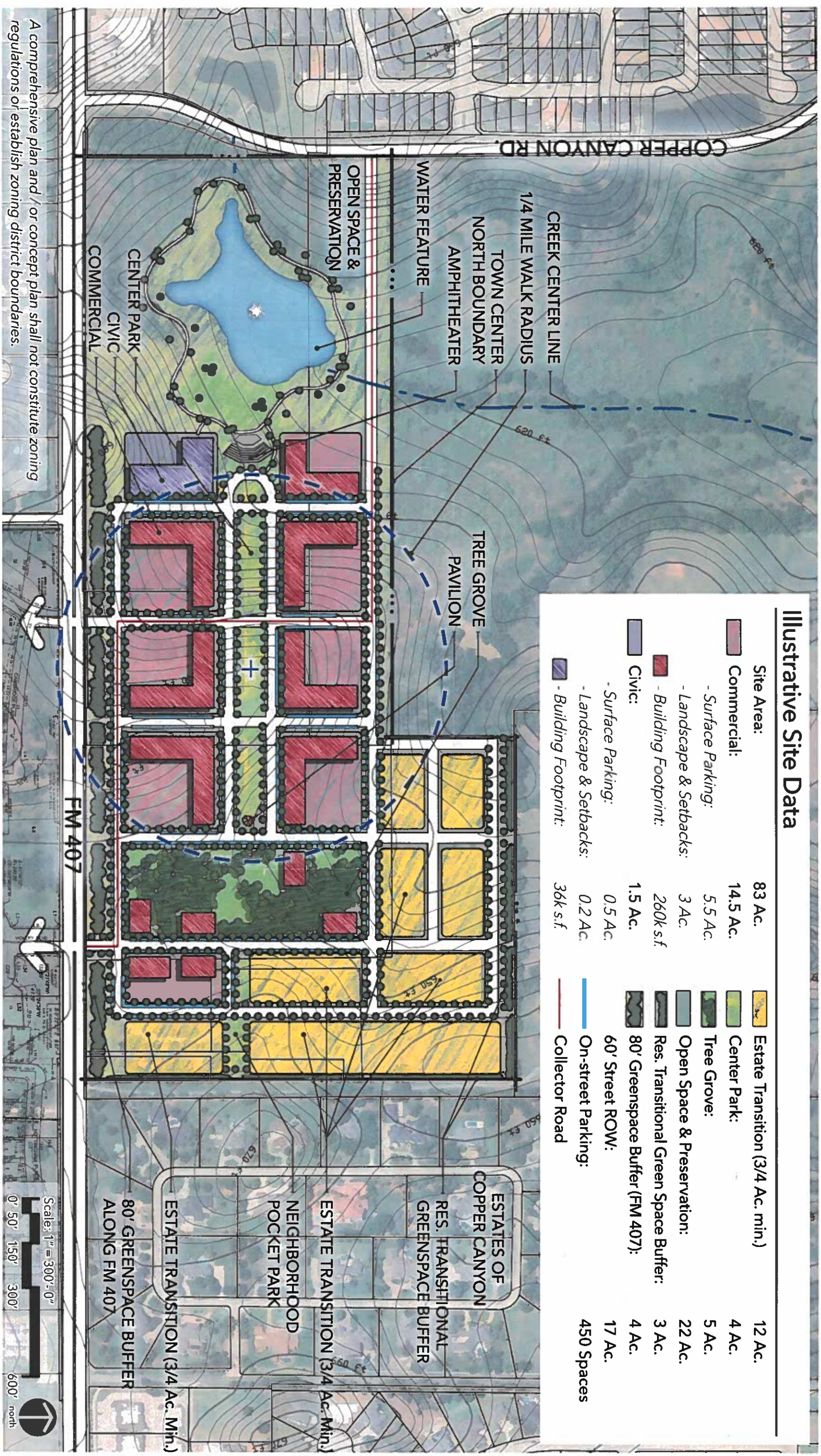


Illustrative Site Data

Site Area:	83 Ac.	Estate Transition (3/4 Ac. min.)	12 Ac.
Commercial:	14.5 Ac.	Center Park:	4 Ac.
- Surface Parking:	5.5 Ac.	Tree Grove:	5 Ac.
- Landscape & Setbacks:	3 Ac.	Open Space & Preservation:	22 Ac.
- Building Footprint:	260k s.f.	Res. Transitional Green Space Buffer:	3 Ac.
Civic:	1.5 Ac.	80' Greenspace Buffer (FM 407):	4 Ac.
- Surface Parking:	0.5 Ac.	60' Street ROW:	17 Ac.
- Landscape & Setbacks:	0.2 Ac.	On-street Parking:	450 Spaces
- Building Footprint:	36k s.f.	Collector Road	



A comprehensive plan and / or concept plan shall not constitute zoning regulations or establish zoning district boundaries.