



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

**LEGEND**

- PRIVATE/COMMERCIAL ROAD ACCESS
- PROPERTY BOUNDARY
- APPROXIMATE INTERNAL DEVELOPMENT BOUNDARY
- MULTI-USE PATH
- URBAN CORE BOUNDARY
- OPEN SPACE WITHIN URBAN CORE

FRONTAGE RETAIL AREA SHALL BE LIMITED IN NUMBER TO NO MORE THAN 1 FAST FOOD BY DRIVE THRU, 1 CONVENIENCE STORE BY DRIVE THRU, AND 1 GROCERY STORE. SPECIAL CONSIDERATION SHOULD BE GIVEN TO SCHEDULING THESE BUILDINGS FROM ROUTE 30 AND OLD ENCE ROAD.

<b>TOTAL SITE</b>	<b>TOTAL AREA</b> 1,228 AC.	<b>TOTAL DEVELOPABLE AREA</b> 232.2 AC.	<b>% OF TOTAL SITE AREA</b> 19.0%
<b>MAXIMUM RETAIL/COMMERCIAL AND RESIDENTIAL/NON-PRIMARY USE (15% OF DEVELOPABLE AREA)</b>			34.8 AC. (15.2%)
<b>MAXIMUM AREA OF NON-PRIMARY USES</b>			11.2 AC. (4.8%)
<b>RETAIL/COMMERCIAL</b>			13.9 AC. (6.0%)
<b>RESIDENTIAL/NON-PRIMARY USES</b>			20.9 AC. (9.2%)

NOTE: APPROXIMATE LOCATION SHOWN FOR PLANNING PURPOSES. EXACT LOCATION OF PARK/OPEN SPACES WILL BE DETERMINED WITH FUTURE SITE PLANS.  
NOTE: THE URBAN CORE IS SHOWN AS LAND AREA 3, TOTALING 274 AC. LAND AREA 3 WILL BE A MIX OF PRIMARY AND NON-PRIMARY USES, AND THE NON-PRIMARY USES WILL NOT EXCEED 11.2 AC.

AREA NUMBER	AREA DESIGNATION	PROPOSED USE	TOTAL AREA (AC.)	NON-DEVELOPABLE AREA (AC.)	DEVELOPABLE AREA (AC.)	MAX GROSS FLOOR AREA
1,2,4,5,6	F,G,H,I	INDUSTRIAL, WHOLESALE, WAREHOUSE, OFFICE, INSTITUTIONAL	±252	±68	±184	UP TO 3,120,000 S.F. (WAREHOUSE/INDUSTRIAL/OFFICE)
1	F,G,H,I		±76	±10.8	±65.2	
2	F,G,H,I		±87	±16.5	±70.5	
4	F,G,H,I		±51	±23.7	±27.3	
5	F,G,H,I		±32	±13.3	±18.7	
6	F,G,H,I		±26	±3.5	±22.5	
3	E,G,I,J	COMMERCIAL OFFICE, INSTITUTIONAL, RECREATION AREA/OPEN SPACE	±27	±0.0	±27	UP TO 75,000 S.F. (COMMERCIAL) & 100,000 S.F. (OFFICE)
7	J	RECREATION AREA/OPEN SPACE	±34	±19.2	±14.8	
RW		PUBLIC RIGHT-OF-WAY	±15	±2.6	±12.4	
<b>TOTALS</b>			<b>±328</b>	<b>±89.8</b>	<b>±238.2</b>	UP TO 3,220,000 S.F. (WAREHOUSE/INDUSTRIAL/OFFICE); 75,000 S.F. (COMMERCIAL)

NOTE: MAXIMUM OVERALL GFA SHALL BE RESTRICTED BASED UPON A TRIP GENERATION OF 944 PM PEAK HOUR TRIPS FROM THE SITE. IF TRIPS EXCEED THAT AMOUNT A REVISION TO THE APPROVED TRAFFIC STUDY SHALL BE REQUIRED.

DENSITY PER GROSS ACRE = DWELLING UNITS/ACRE

DESIGNATED LAND USE KEY:

- R1 SINGLE-FAMILY DWELLINGS UP TO AND INCLUDING 4 UNITS
- R2 APARTMENTS
- C1 COMMERCIAL USES
- W1 WHOLESALE AND WAREHOUSE USES
- O1 OFFICE USES
- I1 LIGHT INDUSTRIAL USES
- I2 INSTITUTIONAL OR PUBLIC USES
- RECREATION AREAS WITH RECREATION AREAS NOTED
- SP STRUCTURES CONTAINING A MIXTURE OF USES
- IC OTHER STRUCTURES, FACILITIES OR AMENITIES



MASTER PLAN FOR  
**REZONING OF ENTERPRISE CENTER  
AT  
HAZELWOOD FARMS**

MP-3