

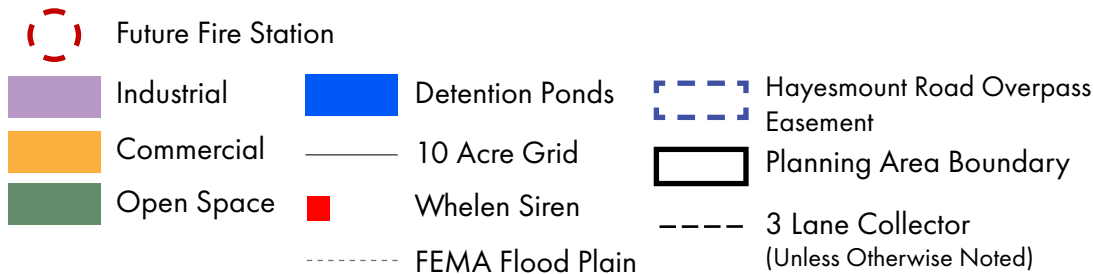
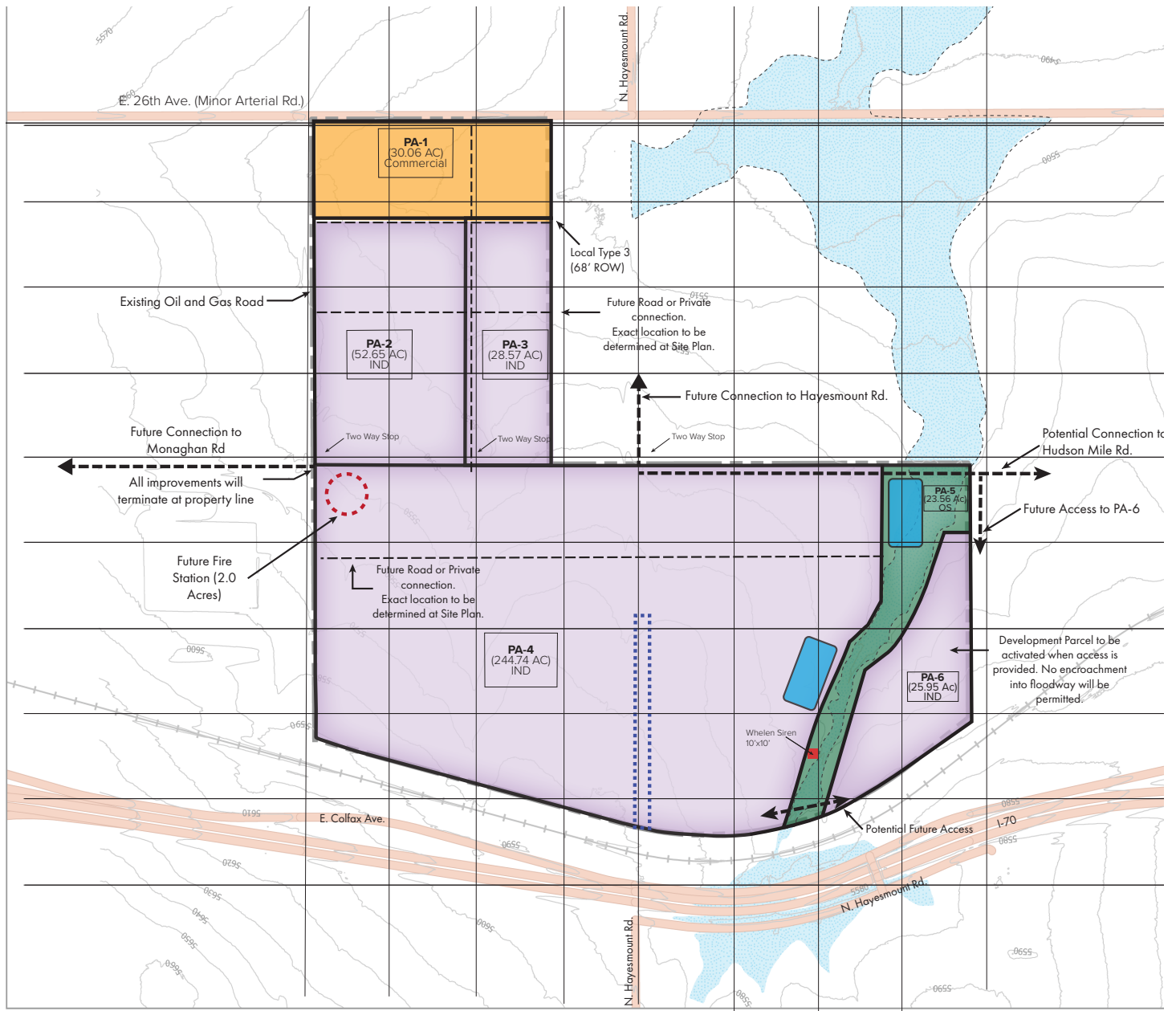


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***LAND USE MAP, MATRIX,
& STANDARD NOTES***

TAB 8

Land Use Map



NOTE:

1. If this access is built to the City's Roadway Manual specifications, then the requirement for the 2.5 acre fire station will not be needed.
2. Easement for Hayesmount Road overpass shall be dedicated at time of plat (+/- 4.9 acres).

TAB 8 - LAND USE MAP, MATRIX & STANDARD NOTES



Land Use Map Matrix (Form D)

A	B	C	D	E	F	G	H
Land Use Item	Planning Area Map Number	Map Area Code	Gross Land Area in Acres	Land Use Formula	Maximum Potential Density by Code	Actual Proposed Maximum Density	Phasing, Details & Comments
1. Flood Plain Areas	PA-5	FLOODPL	13.75				
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	PA-4	MUNICIPAL	2.5	N/A	N/A	N/A	Fire station construction to occur within 10 years from date of Master Plan approval or dedication is not required.
	PA-5	Open Space	0.0023	N/A	N/A	N/A	10'x10' Whelen Siren Location. Open space will included 6' wide crusher fines trail, shade structure, public art, benches, picnic tables, and trash receptacles. If intended to double as a maintenance trail the width shall be 10' minimum.
3. Development Areas							
Subzone:	PA-1	Commercial	30.06	N/A	N/A	N/A	
	PA-2	Light Industrial	52.65	N/A	N/A	N/A	
	PA-3	Light Industrial	28.57	N/A	N/A	N/A	
	PA-4	Light Industrial	244.74	N/A	N/A	N/A	
	PA-5	Open Space	23.56	N/A	N/A	N/A	Amenities required.
	PA-6	Light Industrial	25.95	N/A	N/A	N/A	
4. Total Map Acreage			405.53				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			405.53				
7. Total Flood Plain Acreage			13.75				
8. Total Adjusted Gross MP Acreage (Line 4 minus Line 7)			391.78				
9. Total SFD/SFA Planning Areas			0				
10. Total MF Planning Areas			0				
11. Total Residential			0				
12. Check for Average Residential Density in each Subzone			N/A				
13. Small Lot Total for Sub Area C			0				
14. Check for max. allowable number of MF units in each subzone			N/A				
15. Total Retail Planning Areas	PA-1	Commercial	30.06				Commercial
16. Total Office Planning Areas			0				
17. Total Industrial Planning Areas	PA-2 PA-3 PA-4 PA-6	Light Industrial	351.91				Industrial (PA-2, PA-3, PA-6); Industrial/Municipal (PA-4)
18. Total mixed commercial planning areas			N/A				Commercial / Retail / Office
19. Total Commercial	PA-1	Commercial	30.06				Commercial
20. Total Neighborhood Park Land			N/A				
21. Total Community Park Land			N/A				
22. Total Open Space Land	PA-5		9.81				PA-5 consists of 13.75 acres of floodplain area. This area was subtracted from the gross parcel area of 23.56, for a net open space area of 9.81 acres. Annexation Agreement specifies a minimum of 2% of the non-residential land shall be dedicated for public use purposes.

TAB 8 - LAND USE MAP, MATRIX & STANDARD NOTES



Standard MP Notes

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer, and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of preliminary plat or site plan review. This reduction shall be considered an administrative MP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the MP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to preliminary plat or site review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the MP. Final approval of these documents is required before acceptance of an application for the first within the project.
10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO conflict with standards within this MP, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved MP standards.
12. MP Adjustments. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements.
13. Design Standards. An MP amendment as per the requirements of Sections 3.9, 3.12, 3.13, and 3.14 of the MP Manual will be required to be submitted either with the application for the MP or as an amendment to the MP to be submitted with the application for the first Preliminary Plat or Site Plan in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)

