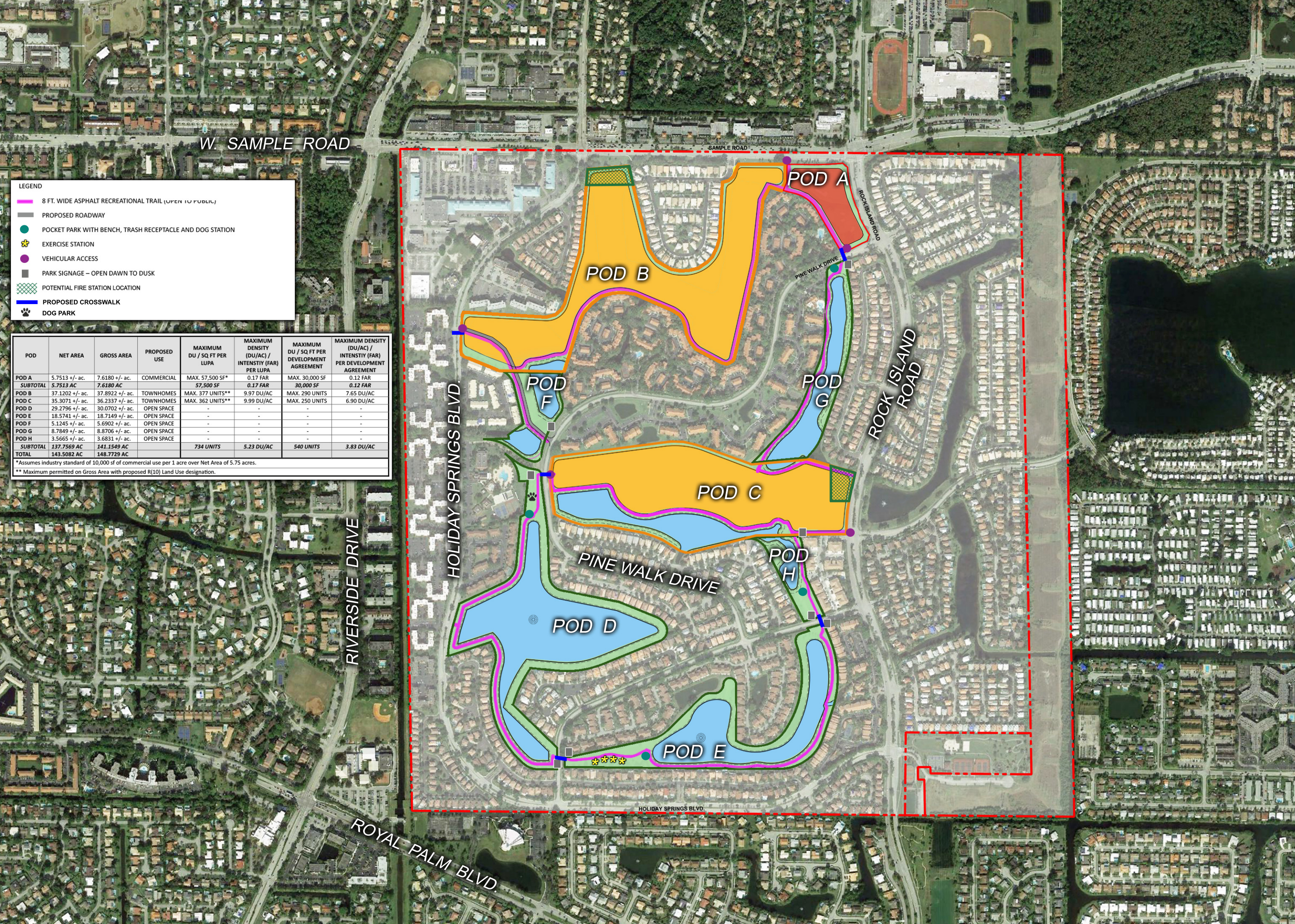


CAROLINA CLUB

CONCEPTUAL MASTER PLAN



NORTH



W SAMPLE ROAD

SAMPLE ROAD

POD A

POD B

POD G

POD F

POD C

POD H

POD D

POD E

HOLIDAY SPRINGS BLVD.

ROCK ISLAND ROAD

PINE WALK DRIVE

RIVERSIDE DRIVE

ROYAL PALM BLVD.

LEGEND							
	8 FT. WIDE ASPHALT RECREATIONAL TRAIL (OPEN TO PUBLIC)						
	PROPOSED ROADWAY						
	POCKET PARK WITH BENCH, TRASH RECEPTACLE AND DOG STATION						
	EXERCISE STATION						
	VEHICULAR ACCESS						
	PARK SIGNAGE – OPEN DAWN TO DUSK						
	POTENTIAL FIRE STATION LOCATION						
	PROPOSED CROSSWALK						
	DOG PARK						

POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DU / SQ FT PER LUPA	MAXIMUM DENSITY (DU/AC) / INTENSITY (FAR) PER LUPA	MAXIMUM DU / SQ FT PER DEVELOPMENT AGREEMENT	MAXIMUM DENSITY (DU/AC) / INTENSITY (FAR) PER DEVELOPMENT AGREEMENT
POD A	5.7513 +/- ac.	7.6180 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR	MAX. 30,000 SF	0.12 FAR
SUBTOTAL	5.7513 AC	7.6180 AC		57,500 SF	0.17 FAR	30,000 SF	0.12 FAR
POD B	37.1202 +/- ac.	37.8922 +/- ac.	TOWNHOMES	MAX. 377 UNITS**	9.97 DU/AC	MAX. 290 UNITS	7.65 DU/AC
POD C	35.3071 +/- ac.	36.2337 +/- ac.	TOWNHOMES	MAX. 362 UNITS**	9.99 DU/AC	MAX. 250 UNITS	6.90 DU/AC
POD D	29.2796 +/- ac.	30.0702 +/- ac.	OPEN SPACE	-	-	-	-
POD E	18.5741 +/- ac.	18.7149 +/- ac.	OPEN SPACE	-	-	-	-
POD F	5.1245 +/- ac.	5.6902 +/- ac.	OPEN SPACE	-	-	-	-
POD G	8.7849 +/- ac.	8.8706 +/- ac.	OPEN SPACE	-	-	-	-
POD H	3.5665 +/- ac.	3.6831 +/- ac.	OPEN SPACE	-	-	-	-
SUBTOTAL	137.7569 AC	141.1549 AC		734 UNITS	5.23 DU/AC	540 UNITS	3.83 DU/AC
TOTAL	143.5082 AC	148.7729 AC					

*Assumes industry standard of 10,000 sf of commercial use per 1 acre over Net Area of 5.75 acres.
** Maximum permitted on Gross Area with proposed R(10) Land Use designation.