CAROLINA CLUB

CONCEPTUAL MASTER PLAN

urban design studio

W. SAMPLE ROAD

SAMPLE ROAD

ROCK ISLAND ROAD

PINE WALK DRIVE

HOLIDAY SPRINGS BLVD

RIVERSIDE DRIVE

ROYAL PALM BLVD.

HOLIDAY SPRINGS BLVD.

POD A

POD B

POD C

POD D

POD E

POD F

POD G

POD H

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) / INTENSTIY (FAR) PER LUPA	MAXIMUM DU / SQ FT PER DEVELOPMENT AGREEMENT	MAXIMUM DENSITY (DU/AC) / INTENSTIY (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.

NORTH