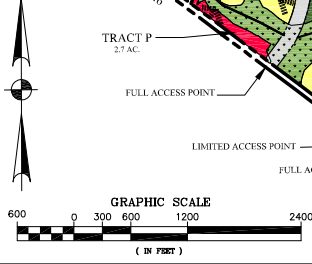


**LAND USE SUMMARY**

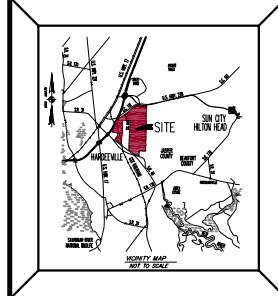
TRACT	UPLAND Sq. Feet/Acre	DENSITY	YIELD
<b>COMMERCIAL/INDUSTRIAL</b>			
A	45.2 AC.		
D	44.1 AC.		
F	125.4 AC.		
H	217.8 AC.		
I	119.0 AC.		
J	42.7 AC.		
<b>COMM. TOTAL</b>	<b>598.2 AC.</b>		
<b>WAREHOUSE/DISTRIBUTION/TRANSPORTATION</b>			
C	24.9 AC.		
<b>RESIDENTIAL</b>			
R	244.2 AC.	7 AC	629
H (RH)	54.9 AC.	30 AC	354
I (IH)	63.6 AC.	30 AC	445
M (RH)	43.1 AC.	8 AC	241
L (RH)	45.5 AC.	30 AC	354
M (RH)	46.1 AC.	3.50 AC	213
Q (RH)	236.7 AC.	1.5 AC	905
R (RH)	244.2 AC.	1.5 AC	1,018
<b>RHS. TOTAL</b>	<b>1,091.4 AC.</b>		<b>4,199 UNITS</b>
<b>MUNICIPAL PUBLIC USE</b>			
B	49.3 AC.		
K	31.8 AC.		
L	45.5 AC.		
<b>MUN. TOTAL</b>	<b>126.6 AC.</b>		
<b>MIN. PUB. TOTAL</b>	<b>126.6 AC.</b>		
<b>SPINE AND FRONTAGE ROADS</b>			
W	18.3 AC.		
<b>DOMESTIC TOTAL</b>	<b>18.3 AC.</b>		
<b>ALL TOTAL</b>	<b>1,827.4 AC.*</b>		<b>4,199 UNITS</b>

\*TOTAL AREA SHOULD BE 2,432.3 ACRES. THERE IS A 0.10% MEASUREMENT ERROR (BOTH UP AND DOWN) OF THE SPINE ROAD AND ABOUT 1 ACRES OF WETLAND OVERLAP.

**DISCLAIMER**  
THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. IT DOES NOT CONSTITUTE A CONTRACT, AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.



- NOTES:**
- 1.) BOUNDARY DATA TAKEN FROM A PLAT BY FOREST BAUGHMAN DATED OCTOBER 8, 1987.
  - 2.) WETLANDS SHOWN ARE BASED ON ASSESSMENT DONE BY NEWKIRK ENVIRONMENTAL CONSULTANTS INC.
  - 3.) SCHOOLS, PARKS & MUNICIPAL ACRES ARE BASED ON 6,500 RESIDENTIAL UNITS.
- \* THE UPLAND ACREAGE FOR TRACTS J AND F INCLUDE THE EXISTING BORROW PIT AREAS.



**LAND USE LEGEND**

COMMERCIAL	FOREST/TWAL NON-ISOLATED WETLAND
ATTACHED RESIDENTIAL - TOWNHOMES	ISOLATED WETLAND
DETACHED S.F. RESIDENTIAL	EXISTING BORROW PIT
SCHOOL / PARK / MUNICIPAL	POTENTIAL SCHOOL SITE
PROPOSED RIGHT-OF-WAY	PROPOSED TRAFFIC SIGNAL

ENGINEERING BY

**THOMAS & HUTTON**  
ENGINEERING CO.

MODIFIED BY  
Dempsey LAND DESIGN  
AS PER OWNER AUGUST 1, 2006

CONCEPTUAL LAND USE MASTER PLAN  
FOR:  
**THE MORGAN TRACT**