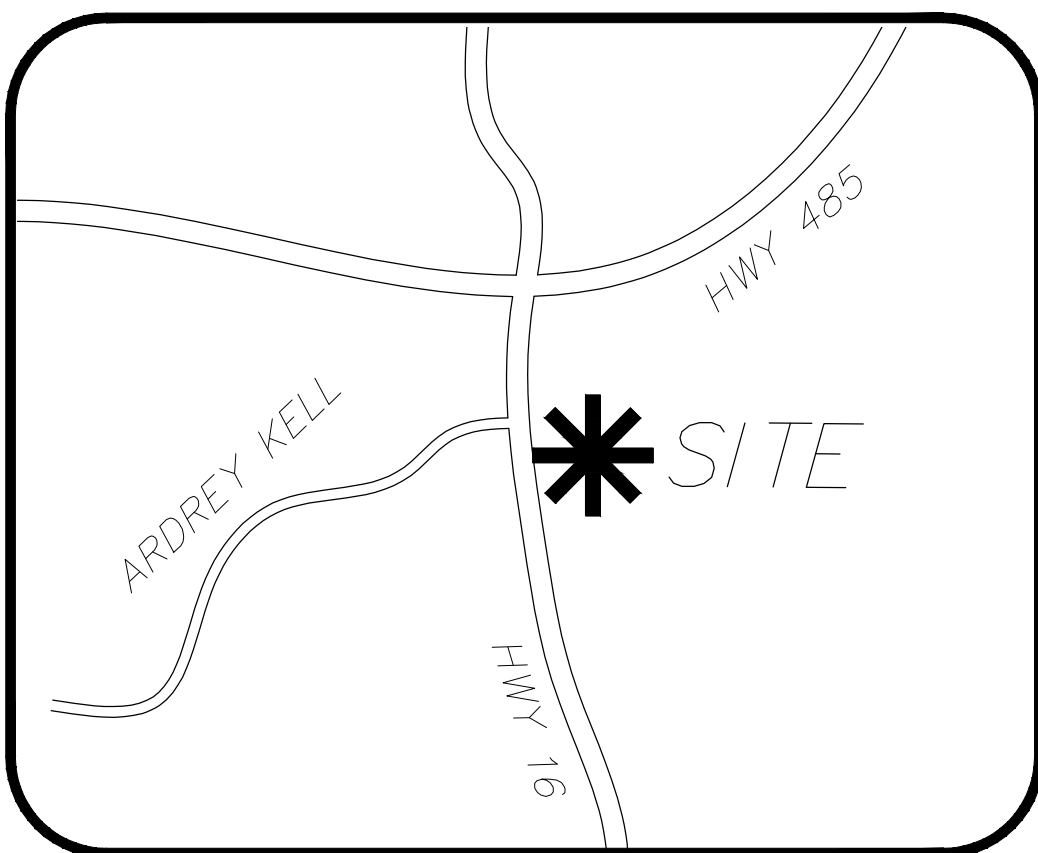
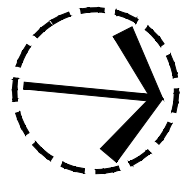




VICINITY MAP
NTS

SITE LEGEND



SITE ACCESS

STREET NETWORK

DEVELOPMENT AREA

SITE DEVELOPMENT DATA

ACREAGE: ± 38.3 ACRES
TAX PARCEL #S: 231-131-05 AND 10
EXISTING ZONING: R-3
PROPOSED ZONING: MUDD-O, AND MX-2(INNOVATIVE)
EXISTING USES: VACANT

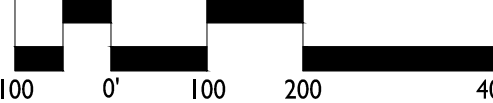
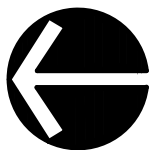
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O, ZONING DISTRICT AND THE MX-2(INNOVATIVE) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

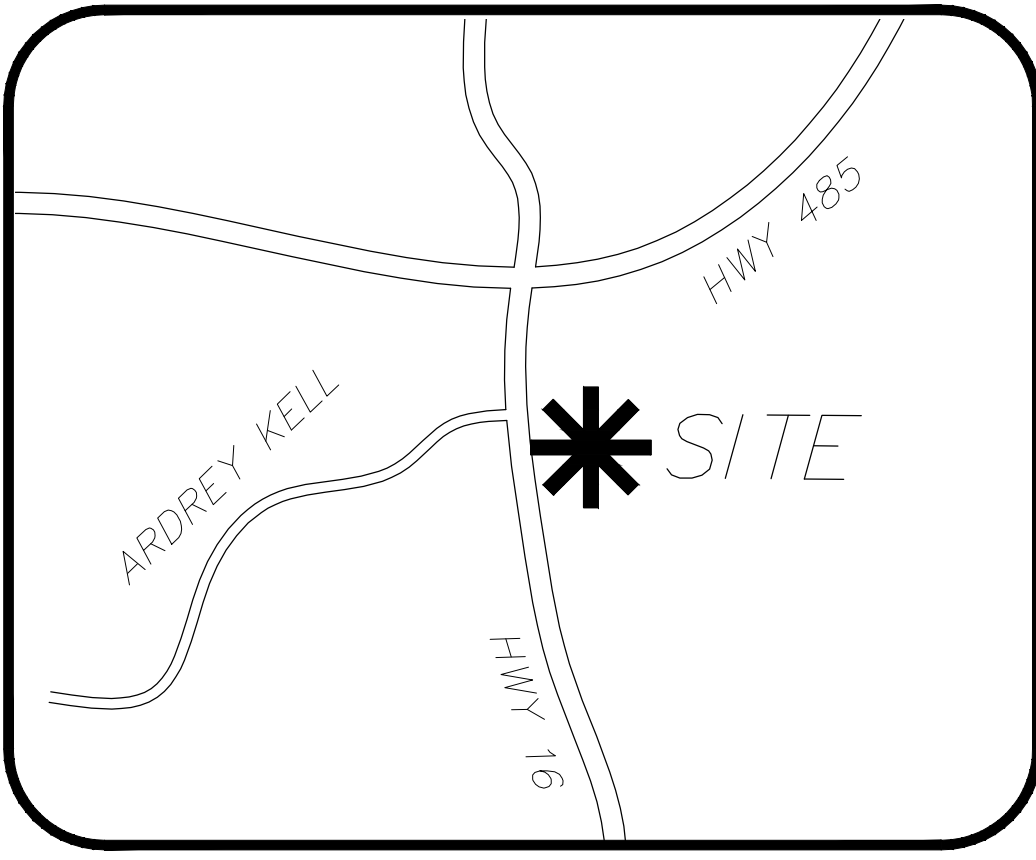
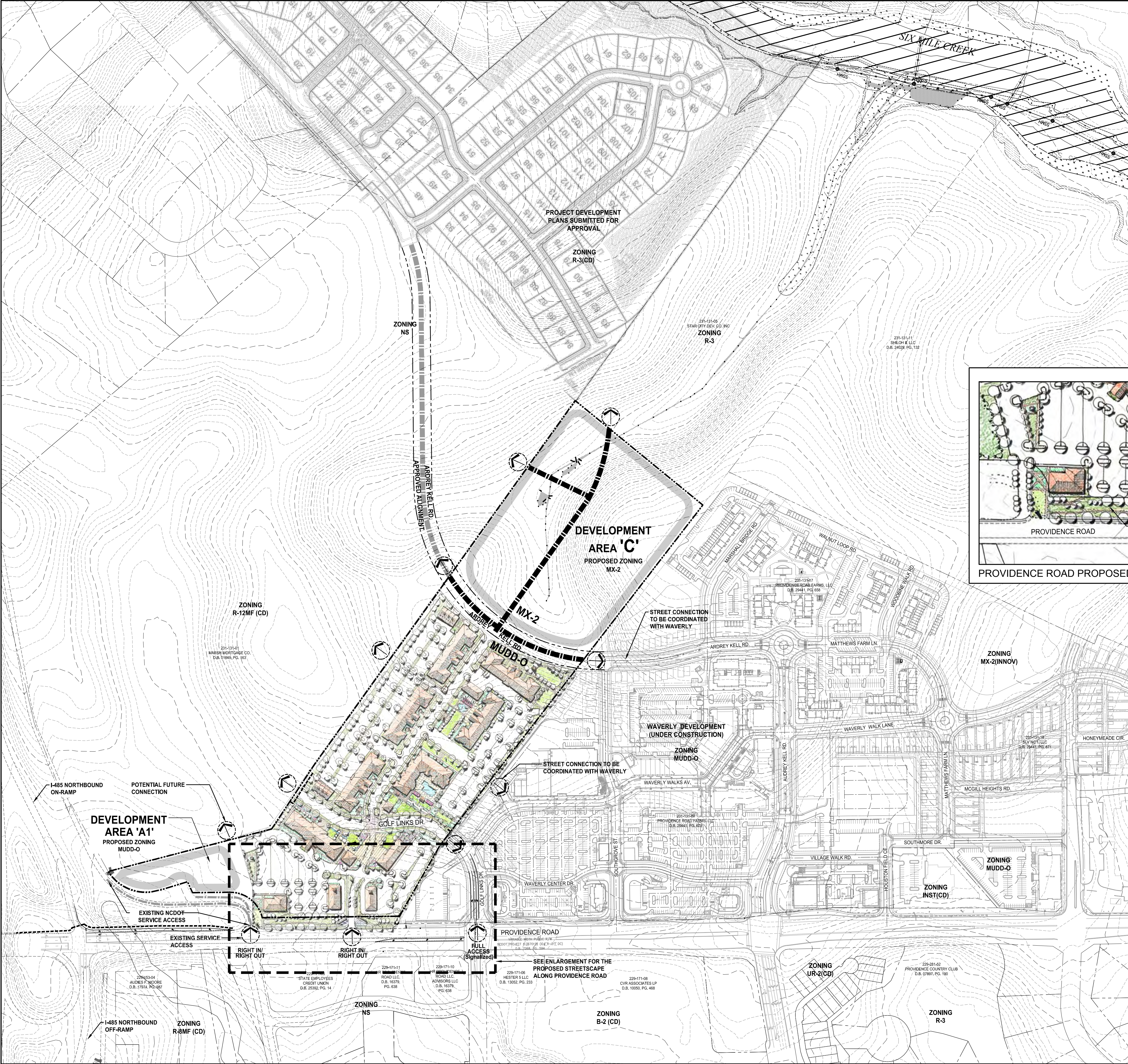
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) WITHIN THE MUDD-O ZONING DISTRICT UP TO 30,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, EATING AND DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE) AND PERSONAL SERVICES AND OTHER COMMERCIAL USES, A HOTEL WITH UP TO 180 ROOMS, AND UP TO 425 RESIDENTIAL DWELLING UNITS OF ALL TYPES (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3); AND (II) WITHIN THE MX-2(INNOVATIVE) ZONING DISTRICT UP TO EIGHT (8) DWELLING UNITS TO ACRE OF RESIDENTIAL DWELLING UNITS AS ALLOWED IN THE MX-2 ZONING DISTRICT (DETACHED, ATTACHED, DUPLEX, TRIPLEX, QUADRAPLEX DWELLING UNITS), SUBJECT TO THE LIMITATIONS AND CONVERSION RIGHTS DESCRIBED BELOW.

MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED MX-2(INNOVATIVE) DEVELOPMENT AREAS C, BUILDING HEIGHT AS SPECIFIED BY THE ORDINANCE WILL BE ALLOWED. IN THE AREA ZONED MUDD-O ALLOWED BUILDING HEIGHTS WILL BE LIMITED AS FOLLOWS: (I) WITHIN DEVELOPMENT AREA A THE MAXIMUM BUILDING HEIGHT WILL BE 95 FEET; AND (II) WITHIN DEVELOPMENT AREA B THE MAXIMUM BUILDING HEIGHT WILL BE 75 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE

TREE SAVE NOTE:
THE SITE IS PART OF A MIXED-USE ACTIVITY CENTER AND SUBJECT TO THE OPTIONS SET FORTH IN THE TREE ORDINANCE.

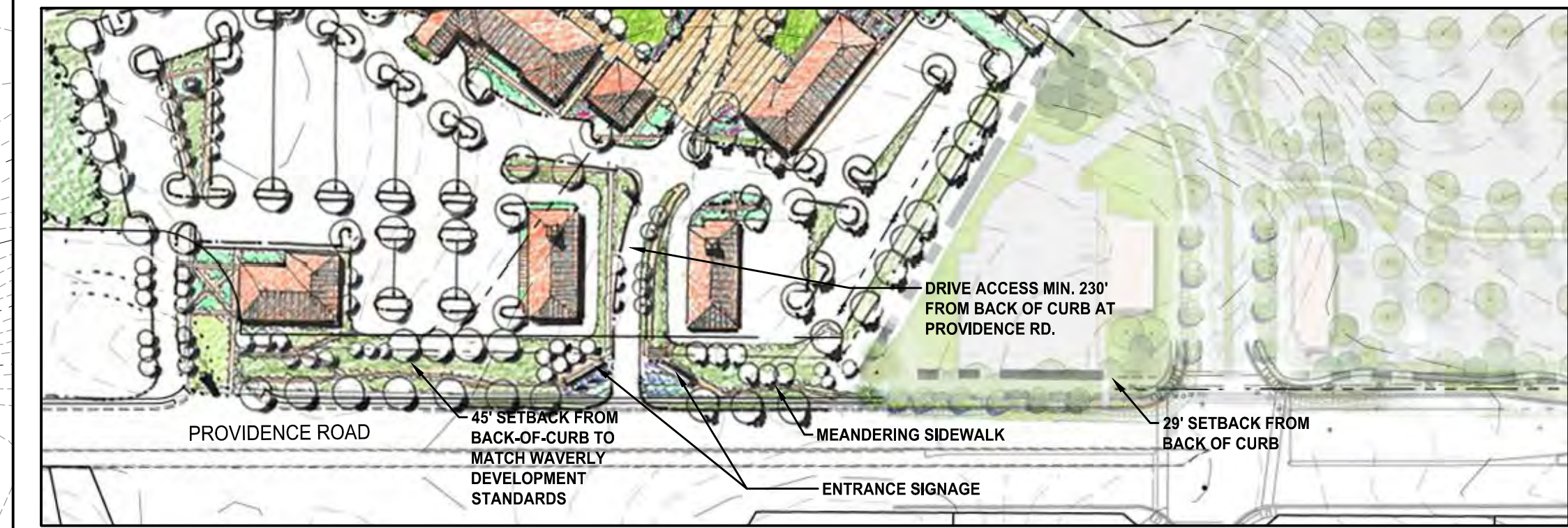




VICINITY MAP
NTS

SITE DEVELOPMENT DATA

TOTAL SITE ACREAGE: +/-38.3 AC



PROVIDENCE ROAD PROPOSED STREETSCAPE ENLARGEMENT

N.T.S

PROVIDENCE FARM
REZONING PETITION No. 2015-087
CRESCENT COMMUNITIES
SITE PLAN

REVISIONS:

1. STAFF COMMENTS	08.03.15
2. STAFF COMMENTS	08.20.15
3. STAFF COMMENTS	09.25.15

DATE: 04/27/15
DESIGNED BY: [blank]
CHECKED BY: [blank]
SCALE: 1"=200'
PROJECT #: 1015087

