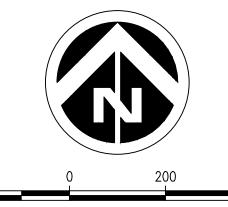


P.U.D. AMENDMENT NO. 23 LOTS 1, BLOCK 1 ROCK CREEK RANCH FILING NO. 17C

TOWNHOMES AND CONDOMINIUMS, SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED,

| PROPERTY BOUNDARY: COALTON ROAD (MAJOR ARTERIAL): TYLER DRIVE (MINOR COLLECTOR): PRIVATE ENTRY PARKWAY: MINIMUM DISTANCE BETWEEN BUILDINGS: | 30' + 6" PER 1' OF HEIGHT OVER 30' 35' + 6" PER 1' OF HEIGHT OVER 35' 35' + 6" PER 1' OF HEIGHT OVER 35' 15' 20' |
|---|--|
| INTERIOR LOT LINE SETBACK: | 10' |
| EXISTING DEVELOPMENT | STANDARDS |



LAND USE / DENSITY UNDER AMENDED ZONING

| | | - | |
|---|----------------------|--|-------------|
| EXISTING ZONING | DENSITY PERMITTED | ACRES UTILIZED | T L A |
| PUD AMENDMENT 23 (RAC/R-2A) | 14 DU/AC | 13.597 -TOTAL 7.196 - R-2A 6.401 - RAC | 1 |
| PUD AMENDMENT 22 (RAC) | 0 DU/AC | 13.597 | 0 |
| TOTAL (P.U.D. AMENDMENT NO. 11) | | 141.20 | 1 |
| TOTAL (P.U.D. AMENDMENT NO. 10) (9) | | 0 | 0 |
| TOTAL (SUB AREA 9 FILING 16) | | 48.96 | 8 |
| TOTAL (SUB AREA 8 FILING 15) | | 88.16 (6) | 2 |
| TOTAL (SUB AREA 7 FILING 13) | | 37.50 | 2 |
| TOTAL (P.U.D. AMENDMENT NO. 7) | | 36.94 | 2 |
| TOTAL (P.U.D. AMENDMENT NO. 6) | | 47.63 (5) | 1 |
| TOTAL (P.U.D. AMENDMENT NO. 5) | | 42.65 | 0 |
| TOTAL (SUB AREA 5 FILING 10 & 11) | | 49.73 | 3 |
| TOTAL (P.U.D. AMENDMENT NO. 1 FILING 3) (2) | | -2.30 | -3 |
| TOTAL (P.U.D. AMENDMENT NO. 4) | | 76.2 | 3 |
| TOTAL (P.U.D. AMENDMENT NO. 3) | | 27.5 (3) | 1 |
| TOTAL (P.U.D. AMENDMENT NO. 2) | | 46.52 (5) (7) | 4 |
| TOTAL (P.U.D. AMENDMENT NO. 1) | | 225.6 (1) | 1 |
| CUMULATIVE TOTAL TO DATE | | 866.29 | 4 |

NOTES:

. ACRES UTILIZED EXCLUDES 20.0 ACRES FROM ORIGINAL P.U.D. AMENDMENT AREA FOR RECREATION CENTER AND ELEM. SCHOOL/PARK SITE WHICH ARE CURRENTLY INCLUDED/MODIFIED AS PART OF THE AREA FOR P.U.D. AMENDMENT NO. 4.

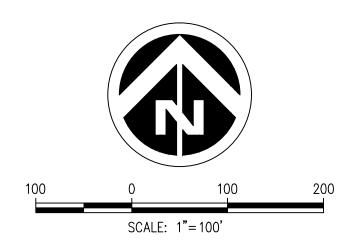
- 2. FINAL PLAT SITE PLAN NO. 3 INCLUDES 57.47 ACRES FOR FILING 3. FINAL PLAT SITE PLAN
- NO. 10 INCLUDES 55.17 ACRES FOR FILING 3. THE TOTAL REPRESENTS THE DIFFERENCE.
 27.2 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 3 AND INCLUDED IN P.U.D. AMENDMENT NO. 6. P.U.D. AMENDMENT NO. 3 PREVIOUSLY CONTAINED 54.7 ACRES.
- 4. 28 TOTAL DWELLING UNITS ALLOWED HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 6 IN SUB AREA PLAN NO. 6 DUE TO 3.45 ACRES OF OPEN SPACE AND DISTRICT STREET ROW
- PREVIOUSLY UNACCOUNTED FOR IN P.U.D. AMENDMENT NO. 6. 5. .47 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D AMENDMENT NO. 6 UNDER SAP 5 (R-1B).
- 6. 36.94 ACRES UTILIZED, AND 296 TOTAL DWELLING UNITS ALLOWED, HAVE BEEN PREVIOUSLY COUNTED IN P.U.D. AMENDMENT NO. 7, AND ARE NOT INCLUDED IN THE TOTALS FOR SAP 8 FILING 15.
- 7. .81 ACRES AND 6 DWELLING UNITS HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 9.
- 8. P.U.D. AMENDMENT NO. 8 HAS BEEN DELETED FROM ROCK CREEK AND IS NOT INCLUDED IN ANY TABULATIONS.
- 9. P.U.D. AMENDMENT NO. 10 REFLECTS NO CHANGE IN ACREAGE AND WILL BE COUNTED IN THE TABLES AS 0 ACRES.

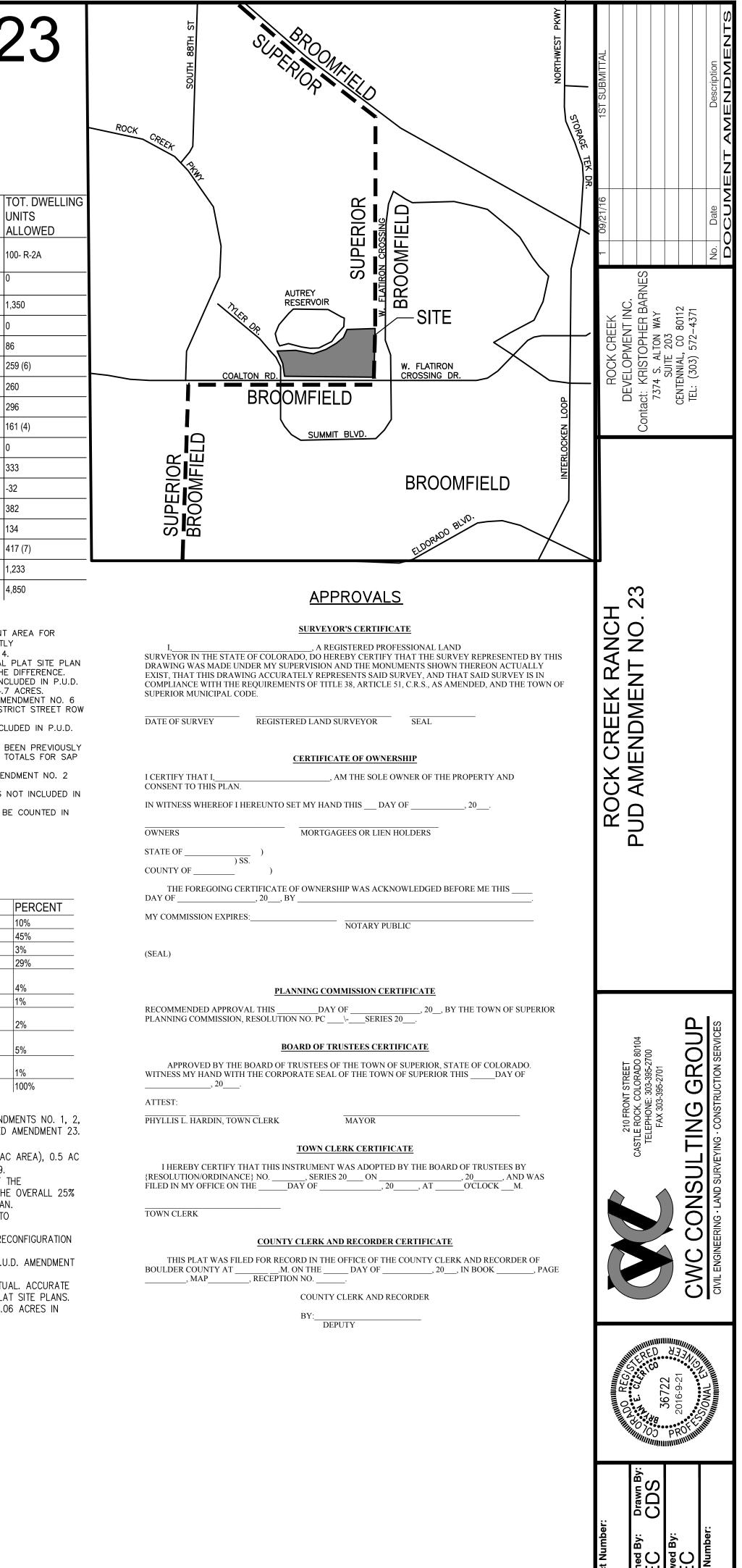
LAND USE SUMMARY TO DATE

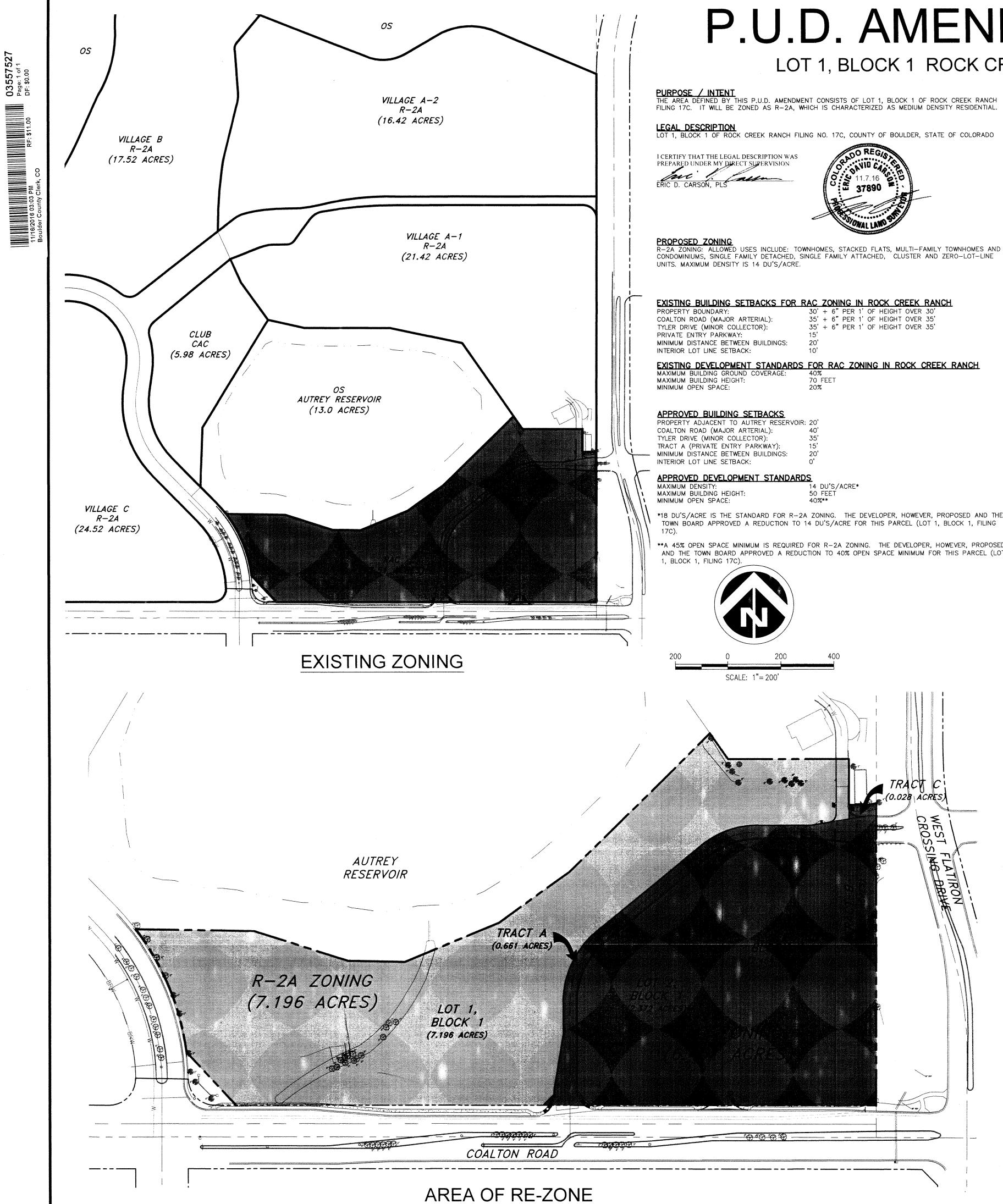
| LAND USE | ZONING DENSITY | ACRES | D.U.'S / GFA |
|--------------------------------------|----------------|--------|--------------|
| MULTI-FAMILY RESIDENTIAL | R-2A | 86.91 | 1,450 D.U.'S |
| RESIDENTIAL (2) (5) | R-1B | 390.73 | 1,519 D.U.'S |
| COMMERCIAL (9) | CAC/RAC | 28.86 | - |
| OPEN SPACE (4) (6) | OS | 250.52 | N/A |
| DISTRICT STREETS (ROW) | - | 35.59 | N/A |
| RECREATION SITE | OS | 7.10 | N/A |
| ELEMENTARY SCHOOL / PARK SITE | OS | 13.00 | N/A |
| FUTURE DEVELOPMENT AREA (3) | R-1B | 50.28 | N/A |
| UTILITY EASEMENT / SERVICE ACCESS | - | 3.30 | N/A |
| TOTALS | | 866.29 | 2,969 D.U.'S |

NOTES:

- 1. INCLUDES LAND USE, DENSITY AND ACREAGE FOR APPROVED P.U.D. AMENDMENTS NO. 1, 2, 3, 4, 5, 6, 7, 9, 10, SUB AREA NO. 5, 6, 7, 8, 9, 11, 22 AND PROPOSED AMENDMENT 23. 2. INCLUDES 56.97 ACRES OF INTERNAL/LOCAL STREET R.O.W.
- 3. FUTURE DEVELOPMENT AREA INCLUDES 0.05 ACRES IN SAP 6 (FUTURE RAC AREA), 0.5 AC IN FILING 16, 43.38 ACRES (RAC) IN PROPOSED P.U.D. AMENDMENT NO. 9.
- 42.65 ACRES OF OPEN SPACE IN P.U.D. AMENDMENT NO. 5, BECAUSE OF THE RESTRICTIONS ON PUBLIC ACCESS, DO NOT COUNT TOWARD SATISFYING THE OVERALL 25%
- OPEN SPACE REQUIREMENT OF THE ROCK CREEK FINAL DEVELOPMENT PLAN. 3.76 ACRES HAVE BEEN DELETED FROM TOTAL RESIDENTIAL ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D. AMENDMENT NO. 1.
- 1.46 ACRES HAVE BEEN ADDED TO TOTAL OPEN SPACE ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D. AMENDMENT NO. 1
- 7. 0.1 ACRE HAS BEEN DELETED FROM THE TOTAL RESIDENTIAL ACRES IN P.U.D. AMENDMENT NO. 4 DUE TO CORRECTIONS MADE DURING THE FPSP FOR 8B & 9B.
- ACREAGES BY LAND USE ARE APPROXIMATED. TOTAL ACREAGES ARE ACTUAL. ACCURATE
- LAND USE ACREAGES WILL BE DEFINE IN SUB AREA PLANS AND FINAL PLAT SITE PLANS. 9. COMMERCIAL INCLUDES 21.0 ACRES IN P.U.D. AMENDMENT NO. 11 AND 15.06 ACRES IN FPSP 15 (CAC).







P.U.D. AMENDMENT NO. 23 LOT 1, BLOCK 1 ROCK CREEK RANCH FILING NO. 17C



R-2A ZONING: ALLOWED USES INCLUDE: TOWNHOMES, STACKED FLATS, MULTI-FAMILY TOWNHOMES AND CONDOMINIUMS, SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, CLUSTER AND ZERO-LOT-LINE

| EXISTING | BUILDING | SETBACK |
|----------|-----------|---------|
| PROPERTY | BOUNDARY. | |

*18 DU'S/ACRE IS THE STANDARD FOR R-2A ZONING. THE DEVELOPER, HOWEVER, PROPOSED AND THE TOWN BOARD APPROVED A REDUCTION TO 14 DU'S/ACRE FOR THIS PARCEL (LOT 1, BLOCK 1, FILING

**A 45% OPEN SPACE MINIMUM IS REQUIRED FOR R-2A ZONING. THE DEVELOPER, HOWEVER, PROPOSED AND THE TOWN BOARD APPROVED A REDUCTION TO 40% OPEN SPACE MINIMUM FOR THIS PARCEL (LOT



LAND USE / DENSITY UNDER AMENDED ZONING

| EXISTING ZONING | DENSITY PERMITTED | ACRES UTILIZED | TOT. UNIT ALLC |
|---|---|--|----------------------|
| PUD AMENDMENT 23 (RAC/R-2A) | 14 DU/AC | 13.597 -TOTAL 7.196 - R-2A 6.401 - RAC | 100- R |
| PUD AMENDMENT 22 (RAC) | 0 DU/AC | 13.597 | 0 |
| TOTAL (P.U.D. AMENDMENT NO. 11) | *************************************** | 141.20 | 1,350 |
| TOTAL (P.U.D. AMENDMENT NO. 10) (9) | | 0 | 0 |
| TOTAL (SUB AREA 9 FILING 16) | | 48.96 | 86 |
| TOTAL (SUB AREA 8 FILING 15) | | 88.16 (6) | 259 (6 |
| TOTAL (SUB AREA 7 FILING 13) | | 37.50 | 260 |
| TOTAL (P.U.D. AMENDMENT NO. 7) | | 36.94 | 296 |
| TOTAL (P.U.D. AMENDMENT NO. 6) | | 47.63 (5) | 161 (4 |
| TOTAL (P.U.D. AMENDMENT NO. 5) | | 42.65 | 0 |
| TOTAL (SUB AREA 5 FILING 10 & 11) | | 49.73 | 333 |
| TOTAL (P.U.D. AMENDMENT NO. 1 FILING 3) (2) | | -2.30 | -32 |
| TOTAL (P.U.D. AMENDMENT NO. 4) | | 76.2 | 382 |
| TOTAL (P.U.D. AMENDMENT NO. 3) | · · · | 27.5 (3) | 134 |
| TOTAL (P.U.D. AMENDMENT NO. 2) | | 46.52 (5) (7) | 417 (7 |
| TOTAL (P.U.D. AMENDMENT NO. 1) | | 225.6 (1) | 1,233 |
| CUMULATIVE TOTAL TO DATE | | 866.29 | 4,850 |

NOTES:

. ACRES UTILIZED EXCLUDES 20.0 ACRES FROM ORIGINAL P.U.D. AMENDMENT AREA FOR RECREATION CENTER AND ELEM. SCHOOL/PARK SITE WHICH ARE CURRENTLY

- INCLUDED/MODIFIED AS PART OF THE AREA FOR P.U.D. AMENDMENT NO. 4. 2. FINAL PLAT SITE PLAN NO. 3 INCLUDES 57.47 ACRES FOR FILING 3. FINAL PLAT SITE PLAN NO. 10 INCLUDES 55.17 ACRES FOR FILING 3. THE TOTAL REPRESENTS THE DIFFERENCE.
- 27.2 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 3 AND INCLUDED IN P.U.D AMENDMENT NO. 6. P.U.D. AMENDMENT NO. 3 PREVIOUSLY CONTAINED 54.7 ACRES.
- 4. 28 TOTAL DWELLING UNITS ALLOWED HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 6 IN SUB AREA PLAN NO. 6 DUE TO 3.45 ACRES OF OPEN SPACE AND DISTRICT STREET ROW
- PREVIOUSLY UNACCOUNTED FOR IN P.U.D. AMENDMENT NO. 6. .47 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 6 UNDER SAP 5 (R-1B).
- 36.94 ACRES UTILIZED, AND 296 TOTAL DWELLING UNITS ALLOWED, HAVE BEEN PREVIOUSLY COUNTED IN P.U.D. AMENDMENT NO. 7, AND ARE NOT INCLUDED IN THE TOTALS FOR SAP 8 FILING 15.
- .81 ACRES AND 6 DWELLING UNITS HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 9.
- 8. P.U.D. AMENDMENT NO. 8 HAS BEEN DELETED FROM ROCK CREEK AND IS NOT INCLUDED IN
- ANY TABULATIONS. 9. P.U.D. AMENDMENT NO. 10 REFLECTS NO CHANGE IN ACREAGE AND WILL BE COUNTED IN THE TABLES AS O ACRES.

LAND USE SUMMARY TO DATE

| LAND USE | ZONING DENSITY | ACRES | D.U.'S / GFA | F |
|--------------------------------------|----------------|--------|--------------|----|
| MULTI-FAMILY RESIDENTIAL | R-2A | 86.91 | 1,450 D.U.'S | 1 |
| RESIDENTIAL (2) (5) | R-1B | 390.73 | 1,519 D.U.'S | 4 |
| COMMERCIAL (9) | CAC/RAC | 28.86 | - | 13 |
| OPEN SPACE (4) (6) | OS | 250.52 | N/A | 1 |
| DISTRICT STREETS (ROW) | - | 35.59 | N/A | 4 |
| RECREATION SITE | OS | 7.10 | N/A | - |
| ELEMENTARY SCHOOL / PARK SITE | os | 13.00 | N/A | |
| FUTURE DEVELOPMENT AREA (3) | R-1B | 50.28 | N/A | |
| UTILITY EASEMENT / SERVICE ACCESS | - | 3.30 | N/A | |
| TOTALS | | 866.29 | 2,969 D.U.'S | |

NOTES:

- INCLUDES LAND USE, DENSITY AND ACREAGE FOR APPROVED P.U.D. AMENDMENTS NO. 1, 2, 3, 4, 5, 6, 7, 9, 10, SUB AREA NO. 5, 6, 7, 8, 9, 11, 22 AND PROPOSED AMENDMENT 23.
- INCLUDES 56.97 ACRES OF INTERNAL/LOCAL STREET R.O.W. 3. FUTURE DEVELOPMENT AREA INCLUDES 0.05 ACRES IN SAP 6 (FUTURE RAC AREA), 0.5 AC
- IN FILING 16, 43.38 ACRES (RAC) IN PROPOSED P.U.D. AMENDMENT NO. 9. 42.65 ACRES OF OPEN SPACE IN P.U.D. AMENDMENT NO. 5, BECAUSE OF THE RESTRICTIONS ON PUBLIC ACCESS, DO NOT COUNT TOWARD SATISFYING THE OVERALL 25%
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- OF FILING 3 IN P.U.D. AMENDMENT NO. 1. 7. 0.1 ACRE HAS BEEN DELETED FROM THE TOTAL RESIDENTIAL ACRES IN P.U.D. AMENDMENT
- NO. 4 DUE TO CORRECTIONS MADE DURING THE FPSP FOR 8B & 9B. 8. ACREAGES BY LAND USE ARE APPROXIMATED. TOTAL ACREAGES ARE ACTUAL. ACCURATE
- LAND USE ACREAGES WILL BE DEFINE IN SUB AREA PLANS AND FINAL PLAT SITE PLANS. 9. COMMERCIAL INCLUDES 21.0 ACRES IN P.U.D. AMENDMENT NO. 11 AND 15.06 ACRES IN FPSP 15 (CAC).

