JOINT PLAN DOCUMENT OUTLINE

February 11, 2010

1. **Executive Summary**

2. **Introduction and Plan Vision**

    a. Plan Introduction and Purpose
    b. Overall Plan Vision
    c. Guiding Principles, Goals, or Objectives
    d. Planning Process
    e. The Plan's Standing and Legal Status: How Is The Plan Applied?
    f. County and Municipal Roles, Coordination, Functions, Interactions
    g. Plan Amendment Procedures
    h. Timetable and Process for Periodic Reviews and Updates

3. **Land Use**

    a. The Plan's Land Use Vision, Philosophy
    b. The Rural Buffer
    c. Definitions of Land Use Categories
       - Typical uses for each category
       - Lot sizes, density, intensity
       - Gross vs. Net Density
       - Impervious Surface and Utilities
       - Conservation/Cluster Subdivisions
       - Principles of Interpretation

4. **Public Utilities**

    a. The Rural Buffer/Urban Services Boundary
    b. Utility Extension Policies
    c. Utility Rescue Policies

5. **Transportation**

    a. Roads (incl. rural vs. urban cross-sections, lighting, laneage, identification of any needed new thoroughfares or collectors, road classifications)
    b. Transit
    c. Bicycle and Pedestrian (on-street, off-street)

6. **Schools**

    a. School recommendations (location, type, size, timing)

7. **Parks and Greenways**

    a. Public Park and Recreational Facilities recommendations (location, type, size, timing)
    b. Greenway, trail system (location, definitions; typ. width, surfaces)

8. **Open Space and Natural Resources**

    a. Public Open Space (goals, strategies, programs, policies)
    b. Private Open Space (goals, strategies, programs, policies)

    c. Conservation/Cluster Subdivisions

    d. Riparian Buffers (hierarchy, dimensions, definitions)

    e. Impervious Surface recommendations

    f. Tree Preservation and clearing recommendations

    g. Stormwater (LID? Other? Ref. to Jordan Lake Rules?)

    h. Etc.

9. **Design Principles**

    a. Vision for Preserving Rural Character

    b. Public Realm vs. Private Realm?

    c. Architecture and Site Design (building placement, access points, height, setbacks, bldg. size, etc.)

    d. Conservation Subdivisions (clustering)?

    e. Buffers and Views (from streets?)

    f. Landscaping (tree planting? Standards for development on field vs. forest?)

    g. Parking (location? Paving? Buffering? Size?)

    h. Lighting (on-site; on-building; on-street; parking; hours; intensity)

    i. Noise

    j. Etc.

10. **Implementation Steps**

    a. Organized by Topic? Time Frame or Priority?

    b. For each implementation task:
   - Identify Lead or Responsible Party
   - Idenity Cost or Resources Needed
   - Identify Level of Effort, Amt. of Time Needed