

BRIAR CHAPEL®

by
Newland COMMUNITIES

MASTER PLAN REVISED, JULY 2014

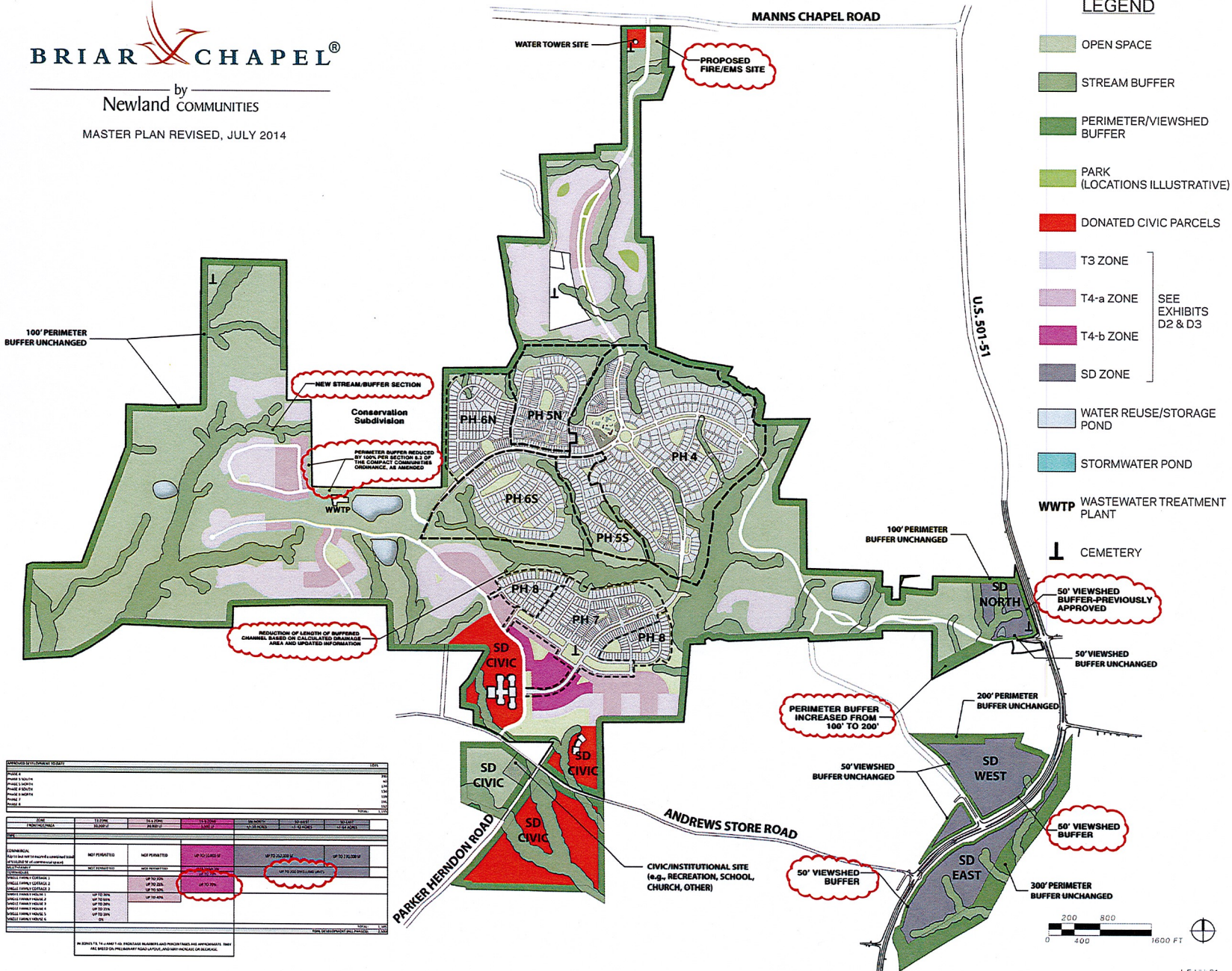
LEGEND

- OPEN SPACE
- STREAM BUFFER
- PERIMETER/VIEWSHED BUFFER
- PARK (LOCATIONS ILLUSTRATIVE)
- DONATED CIVIC PARCELS
- T3 ZONE
- T4-a ZONE
- T4-b ZONE
- SD ZONE
- WATER REUSE/STORAGE POND
- STORMWATER POND

SEE
EXHIBITS
D2 & D3

WWTP WASTEWATER TREATMENT PLANT

CEMETERY



USE	T3 ZONE	T4-a ZONE	T4-b ZONE	SD ZONE	PERIMETER BUFFER	VIEWSHED BUFFER
RESIDENTIAL	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
COMMERCIAL	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
INDUSTRIAL	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
OFFICE	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
RETAIL	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
SCHOOL	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
CHURCH	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
RECREATION	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
WATER REUSE/STORAGE POND	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
STORMWATER POND	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
WASTEWATER TREATMENT PLANT	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
CEMETERY	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
PROPOSED FIRE/EMS SITE	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
WATER TOWER SITE	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
CONSERVATION SUBDIVISION	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
NEW STREAM/BUFFER SECTION	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
REDUCTION OF LENGTHS OF BUFFERED CHANNEL	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
PERIMETER BUFFER INCREASED FROM 100' TO 200'	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
50' VIEWSHED BUFFER PREVIOUSLY APPROVED	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
50' VIEWSHED BUFFER UNCHANGED	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
200' PERIMETER BUFFER UNCHANGED	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
50' VIEWSHED BUFFER	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)
300' PERIMETER BUFFER UNCHANGED	NOT PERMITTED	NOT PERMITTED	UP TO 100' (PH 6S)	UP TO 200' (PH 6S)	UP TO 100' (PH 6S)	UP TO 100' (PH 6S)



APPROVED DEVELOPMENT TO DATE	LOTS
PHASE 4	390
PHASE 5 SOUTH	60
PHASE 5 NORTH	174
PHASE 6 SOUTH	134
PHASE 6 NORTH	119
PHASE 7	166
PHASE 8	112
TOTAL:	1,155

ZONE	T3 ZONE	T4-a ZONE	T4-b ZONE	SN-NORTH	SD-WEST	SD-EAST	
FRONTAGE/AREA	50,500 LF	30,000 LF	5,500 LF	+/- 19 ACRES	+/- 42 ACRES	+/- 64 ACRES	
TYPE							
COMMERCIAL (Up to but not to exceed a combined total of 510,000 SF of commercial space)	NOT PERMITTED	NOT PERMITTED	UP TO 10,000 SF	UP TO 252,000 SF		UP TO 270,000 SF	
MULTI-FAMILY	NOT PERMITTED	NOT PERMITTED	LESS THAN 5%	UP TO 200 DWELLING UNITS			
TOWNHOUSE			UP TO 70%				
SINGLE FAMILY COTTAGE 1		UP TO 10%	UP TO 70%				
SINGLE FAMILY COTTAGE 2		UP TO 25%					
SINGLE FAMILY COTTAGE 3		UP TO 50%					
SINGLE FAMILY HOUSE 1	UP TO 20%	UP TO 40%					
SINGLE FAMILY HOUSE 2	UP TO 65%						
SINGLE FAMILY HOUSE 3	UP TO 20%						
SINGLE FAMILY HOUSE 4	UP TO 15%						
SINGLE FAMILY HOUSE 5	UP TO 10%						
SINGLE FAMILY HOUSE 6	0%						
				TOTAL:			1,345
				TOAL DEVELOPMENT (ALL PHASES):			2,500

IN ZONES T3, T4-a AND T-4b, FRONTAGE NUMBERS AND PERCENTAGES ARE APPROXIMATE. THEY ARE BASED ON PRELIMINARY ROAD LAYOUT, AND MAY INCREASE OR DECREASE.