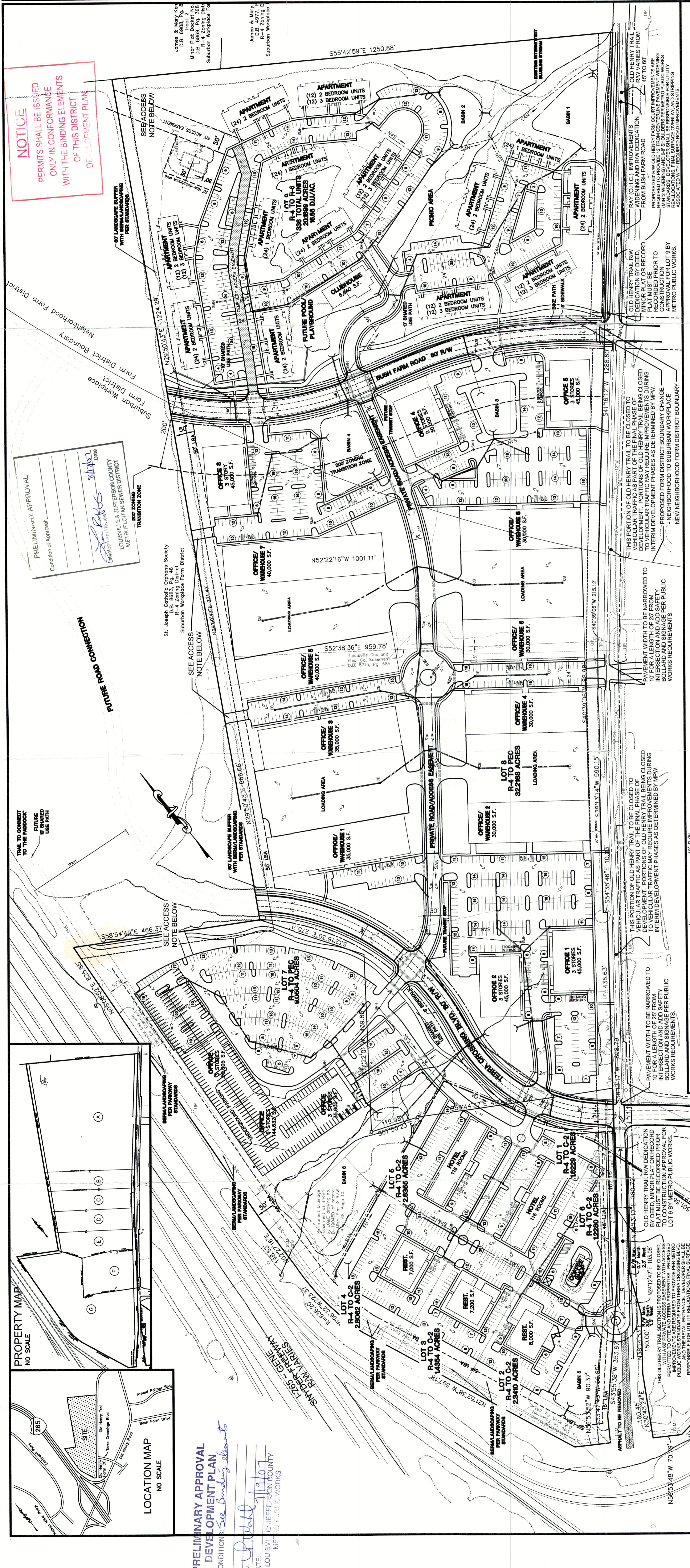


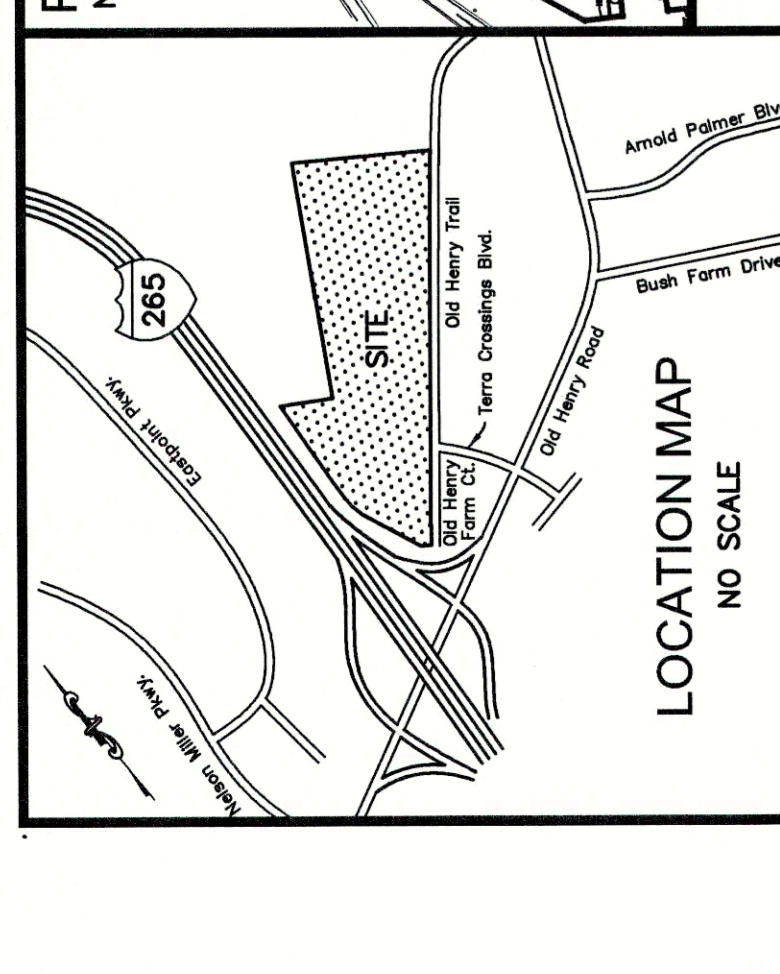
CLABOURNE CROSSINGS GENERAL DISTRICT DEVELOPMENT PLAN



NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE BINDING ELEMENTS
 OF THIS DISTRICT
 DEVELOPMENT PLAN

PRELIMINARY APPROVAL
 Condition of Approval:

St. Joseph Catholic Ordinance Society
 Suburban Workforce Form District
 R-4 Zoning District



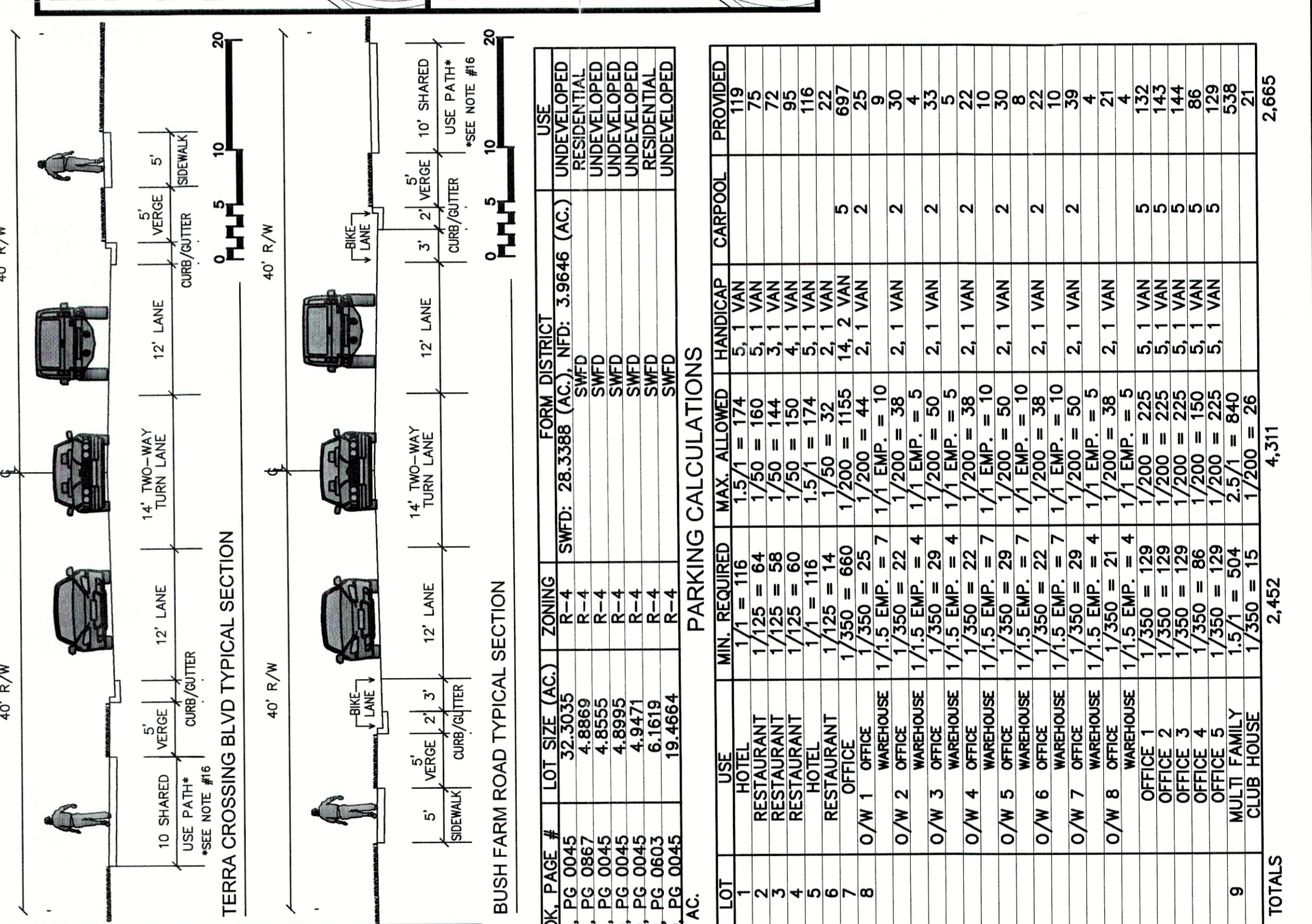
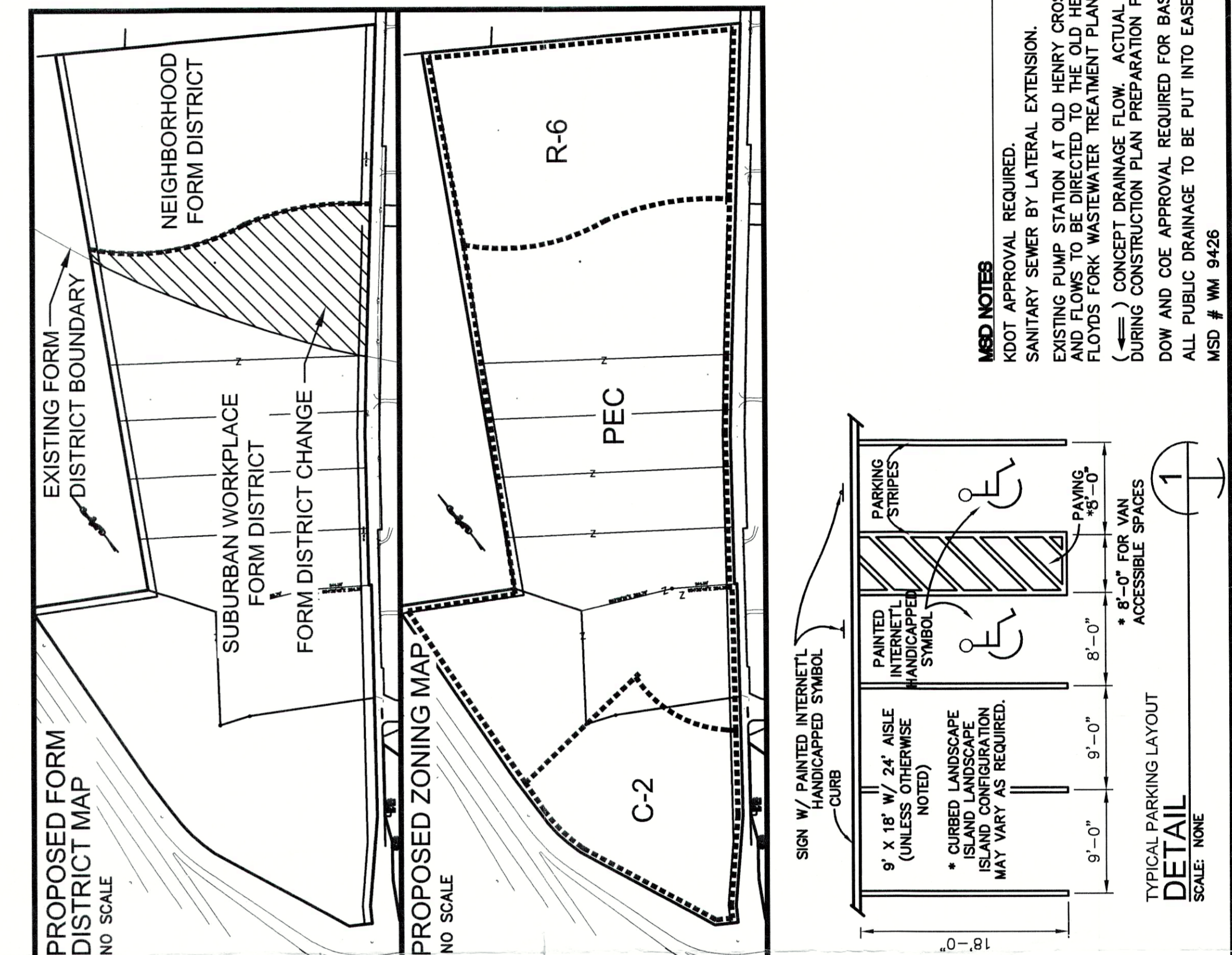
PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS: See Binding Element

DATE: 7/19/07

BY: [Signature]
 METRO PLANNING COMMISSION

GENERAL NOTES:

1. NEED FOR AND LOCATION OF POSSIBLE FUTURE CONNECTIONS AND CROSS ACCESS POINTS WILL BE DETERMINED WITH DETAILED DISTRICT DEVELOPMENT PLAN SUBMITTAL FOR LOTS 7, 8 AND 9.
2. SIDEWALKS ALONG PARKING SPACES TO BE MINIMUM 5 FT. WIDE.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS SET BY METRO PUBLIC WORKS.
4. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
7. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL BE INSTALLED AT THE TIME OF THE BOND RELEASE.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATIONS ON THE PROPERTY.
10. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
11. FINAL DESIGN OF ROUNDABOUT OR OTHER PROPOSED TRAFFIC CALMING DEVICES SHALL BE DETERMINED AT CONSTRUCTION STAGE AS REQUIRED BY PUBLIC WORKS AND FIRE DEPARTMENT.
12. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED BY METRO PUBLIC WORKS STANDARDS.
13. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY REALLOCATIONS, FINAL SITE DISTANCE AS REQUIRED BY METRO ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
14. THE APPLICANT SHALL INSTALL SIGNS APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR TERRA CROSSING BLVD. AND BUSH FARM RD. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BOND FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
15. FINAL DESIGN AND LOCATION OF PROPOSED 15 FOOT SHARED USE PATH AND NEED FOR SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE DETERMINED DURING CONSTRUCTION STAGE WITH INPUT FROM METRO PUBLIC WORKS. SIDEWALKS SHALL BE PROVIDED PER METRO PUBLIC WORKS STANDARDS.



EXISTING PROPERTY DATA (SEE PROPERTY MAP)	DEED BOOK, PAGE #	LOT SIZE (AC)	ZONING	FORMAL DISTRICT	USE	PROVIDED
A	DB 6880, PG 0045	37,303.56	R-4	SWFD	RESIDENTIAL	19
B	DB 6880, PG 0045	4,885.5	R-4	SWFD	RESIDENTIAL	72
C	DB 6880, PG 0045	4,885.5	R-4	SWFD	RESIDENTIAL	95
D	DB 6880, PG 0045	4,885.5	R-4	SWFD	RESIDENTIAL	22
E	DB 6880, PG 0045	6,516.1	R-4	SWFD	RESIDENTIAL	697
F	DB 6880, PG 0045	19,488.4	R-4	SWFD	RESIDENTIAL	30
G	DB 6880, PG 0045	32,768	R-4	SWFD	RESIDENTIAL	2
H	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
I	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
J	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
K	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
L	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
M	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
N	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
O	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
P	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
Q	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
R	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
S	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
T	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
U	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
V	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
W	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
X	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
Y	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
Z	DB 6880, PG 0045	30,000	OFFICE	EMP	OFFICE	2
TOTALS		2,442				4,311

PROPOSED PROPERTY / BUILDING DATA	DEED BOOK, PAGE #	LOT SIZE (AC)	TERRITORY/BLDG. AREA (SF)	FLOOR AREA RATIO (FAR)	TOTAL ZONING (AC)
1	DB 6880, PG 0045	30,000	15,000,000	0.5	C-2
2	DB 6880, PG 0045	30,000	15,000,000	0.5	C-2
3	DB 6880, PG 0045	30,000	15,000,000	0.5	C-2
4	DB 6880, PG 0045	30,000	15,000,000	0.5	C-2
5	DB 6880, PG 0045	30,000	15,000,000	0.5	C-2
6	DB 6880, PG 0045	30,000	15,000,000	0.5	C-2
7	DB 6880, PG 0045	30,000	15,000,000	0.5	C-2
8	DB 6880, PG 0045	30,000	15,000,000	0.5	C-2
9	DB 6880, PG 0045	30,000	15,000,000	0.5	C-2
TOTAL		270,000	1,350,000,000	0.5	135.0

DETERMINATION CALCULATIONS	TOTAL GROSS AREA	TOTAL SITE AREA	EXISTING C FACTOR	PROPOSED C FACTOR	EXISTING IN RUNOFF	PROPOSED IN RUNOFF	INCREASE IN RUNOFF	VOLUME PROVIDED
TOTAL	73,505,740 AC	77,520 AC	0.76	0.26	5.4 AC-FT	1.2 AC-FT	4.2 AC-FT	11.2 AC-FT
TOTAL	73,505,740 AC	77,520 AC	0.76	0.26	5.4 AC-FT	1.2 AC-FT	4.2 AC-FT	11.2 AC-FT
TOTAL	73,505,740 AC	77,520 AC	0.76	0.26	5.4 AC-FT	1.2 AC-FT	4.2 AC-FT	11.2 AC-FT