

Service Commercial, Commercial including Retail, Residential, Open Space, Industrial (material processing, batch plant)

Tract 1  
 15.85 acres  
 (max 1:4 FAR with TDRs)  
 Area A  
 4.85 acres  
 6.39 SFEs

Area B  
 11 acres

Commercial including Retail, Residential, Open Space

Open Space  
 38 acres

Existing Tree Buffer

Governmental Uses (including, not limited to)  
 \* Water Storage/Reservoir  
 \* Trails  
 \* Snow Storage  
 \* Parking  
 \* Water Treatment Facility  
 \* Solar Garden  
 \* Open Space  
 Industrial Uses  
 \* Mining and Material Storage  
 Residential

Future Landscape Berm

Governmental Uses  
 Recycling Center

Tract 2  
 110.15 acres  
 0 SFEs