

Legend

- DRI BOUNDARY
- PUBLIC RIGHT-OF-WAY
- PALM COAST CITY LIMITS

SOURCE:
 AERIAL: SJRWMD, 2004.
 PROJECT BOUNDARY: TERRAPOINTE LLC

NOTE: THE DRI PROPERTY IS WITHIN THE CITY LIMITS OF PALM COAST.

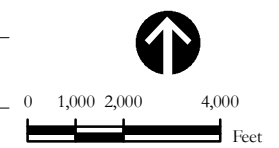
NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION.

AERIAL MAP

TERRAPOINTE LLC AND COUSINS REAL ESTATE CORPORATION

NEOGA LAKES PROPERTY

MSCW | 4750 New Broad Street; Orlando, FL 32814 | Tel: 407.422.3330 | Fax: 407.422.3329 | www.mscwinc.com



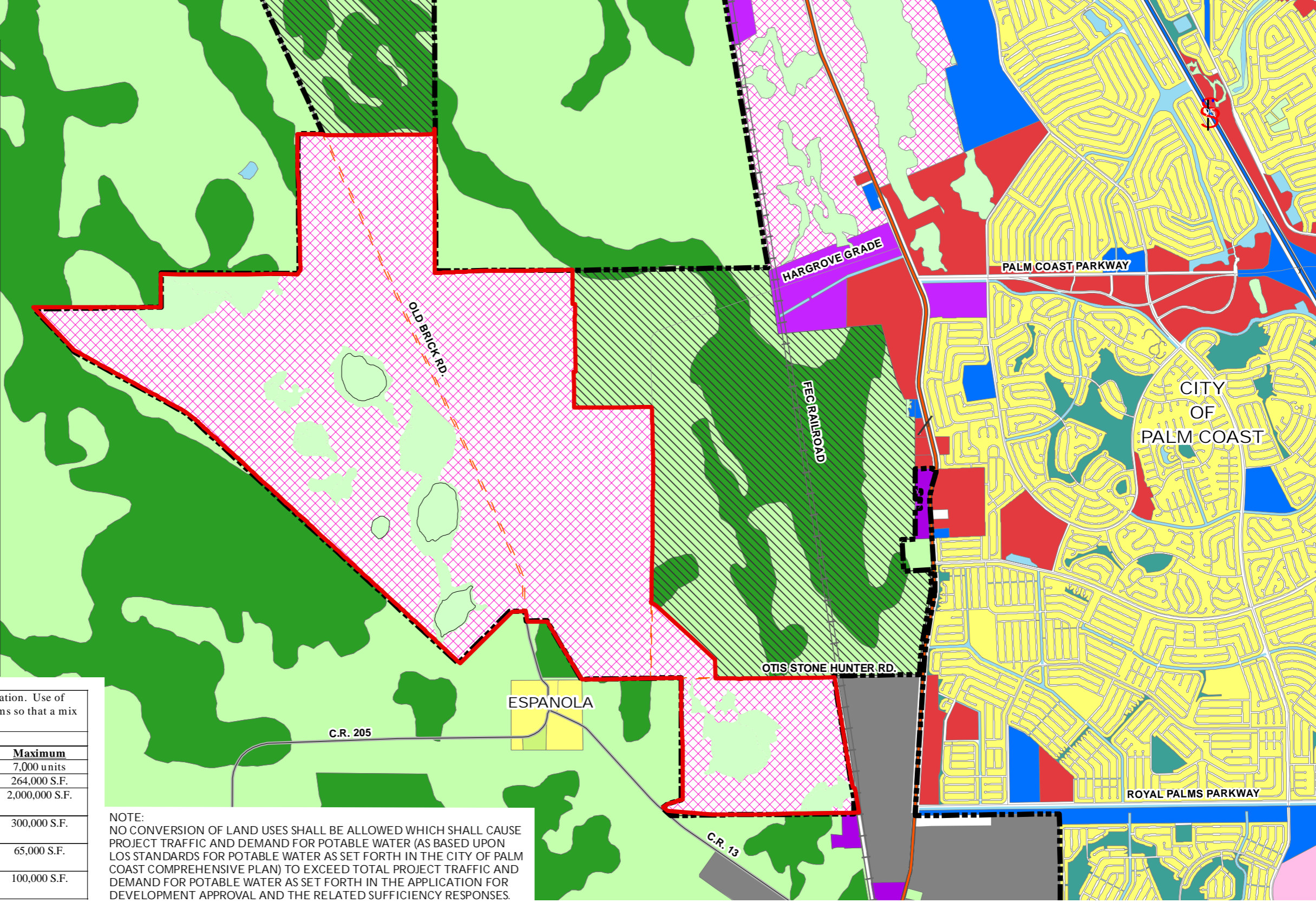
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MSCW Job. No.: 08-0108.1170
 File Name: Maps\DR1\080108-Aerial_B.mxd
 Date: August 2009



LEGEND

-  PROPERTY BOUNDARY
-  PUBLIC RIGHT-OF-WAY
-  CITY OF BUNNELL
- CITY OF PALM COAST LAND USE**
-  RESIDENTIAL
-  INSTITUTIONAL
-  CONSERVATION
-  MIXED USE
-  INDUSTRIAL
-  GREENBELT
-  DRI-MIXED USE
-  DRI-URBAN CORE
-  WATER
-  ANNEXED COUNTY FLUM
- FLAGLER COUNTY LAND USE**
-  CONSERVATION
-  AGRICULTURE & TIMBERLANDS
-  RESIDENTIAL: LOW DENSITY/RURAL ESTATE
-  INDUSTRIAL
-  RECREATION & OPEN SPACE
-  WATER



Land Use Exchanges are based on PM peak hour two-way trip generation. Use of this matrix shall be limited to the following minimums and maximums so that a mix is maintained.

Land Use	Minimum	DRI/ADA	Maximum
Residential	6,400 units	7,000 units	7,000 units
Civic	150,000 S.F.	222,000 S.F.	264,000 S.F.
Employment Center	1,500,000 S.F.	1,870,000 S.F.	2,000,000 S.F.
Village Center Retail	100,000 S.F.	274,000 S.F.	300,000 S.F.
Village Center Office	25,000 S.F.	45,000 S.F.	65,000 S.F.
Neighborhood Retail	15,000 S.F.	80,000 S.F.	100,000 S.F.

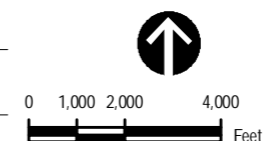
NOTE: NO CONVERSION OF LAND USES SHALL BE ALLOWED WHICH SHALL CAUSE PROJECT TRAFFIC AND DEMAND FOR POTABLE WATER (AS BASED UPON LOS STANDARDS FOR POTABLE WATER AS SET FORTH IN THE CITY OF PALM COAST COMPREHENSIVE PLAN) TO EXCEED TOTAL PROJECT TRAFFIC AND DEMAND FOR POTABLE WATER AS SET FORTH IN THE APPLICATION FOR DEVELOPMENT APPROVAL AND THE RELATED SUFFICIENCY RESPONSES.

NOTE: THE DRI PROPERTY IS WITHIN THE CITY LIMITS OF PALM COAST.

SOURCE:
 PROJECT BOUNDARY: TERRAPOINTE LLC
 FUTURE LAND USE: FLAGLER COUNTY AND CITY OF PALM COAST GIS DATA.

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UPDATED PROPOSED FUTURE LAND USE MAP
 NEOGA LAKES LLC
 NEOGA LAKES PROPERTY



MAP:
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 Certificate of Authorization Number FL# 3933

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