

THE NEW WATERS

Pike Road, Alabama

NEW COMMUNITY PLAN SUBMITTAL

AS ADOPTED 06.02.14



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NEW COMMUNITY PLAN SUBMITTAL

AS ADOPTED 06.02.14

AS AMENDED 01.14.19

Submitted by:

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On behalf of:

New Waters, LLC
2239 Marler Road
Pike Road, AL 36064

Amended by:

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AS SUBMITTED:

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AS AMENDED:

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SITE WITH ESTIMATED COMMUNITY PLAN BORDERS



Approximate Total site area:

532.7 acres

NOTES:

1. The above aerial photo is from circa 2010 when the site was purchased by New Waters, LLC. It does not reflect development that has occurred since.



Compliance with Pedestrian Shed and Community Unit requirements for Traditional Neighborhood Developments in the G-3 Intended Growth Sector as set forth in Section 3.3.2b

4 Pedestrian Sheds

4 Community Units (Neighborhoods)

NOTES:

1. Existing development within Lucas Point is designated as Neighborhood 2 and existing development within Welch Cove is designated as Neighborhood 3.
2. A portion of the Community Plan area was previously dedicated as a school site to the Town of Pike Road. A percentage of the dedication will revert back to the developer of the new Community Plan area if the Town does not develop it within a specified time-frame. For planning purposes, that percentage has

been included within this Community Plan submittal in the event that it does revert back to the developer.

3. The Master Plan shown is for illustrative purposes and intent. Actual detailed plans and locations of individual lots and blocks may vary, subject to the standards of the SmartCode.

4. Areas outlined in red are wholly or significantly developed or planned for development at the time of the submittal of this community plan. Development within these areas may not have been constructed in accordance with the provisions of the adopted Town of Pike Road SmartCode. There is hereby granted an existing development warrant (the "EDW") for any and all deviations from the Town of Pike Road SmartCode to all existing building improvements within the areas outlined in red. Further, the EDW is hereby granted to all future building improvements in the areas outlined

in red so long as the future building improvements are consistent with existing development patterns in such areas.

5. Special District areas along Marler Road shall be subject to the B-2 standards of the adopted Pike Road Zoning Ordinance.

DISCLAIMER: Notwithstanding anything contained within this Community Plan to the contrary, Owner, New Waters, LLC, does not impose this Community Plan on any property not owned by Owner as of the date of an approved Community Plan. The only property subjected to this Community Plan in the areas outlined in red are the lots indicated with stars on the maps on the following two (2) pages which are owned by Owner, as of May 7, 2014. All owners of lots in the areas outlined in red not marked with a star should contact the Town of Pike Road concerning its property.



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Compliance with Transect Zone Allocation requirements as set forth in Table 14A.

See tables right

NOTES:

1. Existing development within this Community Plan area was not constructed according to the specified allocation of transect zones within the adopted Town of Pike Road SmartCode. The transect zones which most closely resemble those as allocated on Table 2 and Table 14 have been applied to existing development within this Community Plan area.

Neighborhood 1

T3	T4	T5	Total
5.4 ac.	11.6 ac.	2.3 ac.	19.3 ac.
28%	60%	12%	100%

Neighborhood 2 (Lucas Point)

T3	T4	T5	Total
15.0 ac.	28.6 ac.	4.9 ac.	48.4 ac.
31%	59%	10%	100%

Neighborhood 3 (Welch Cove)

T3	T4	T5	Total
9.8 ac.	16.8 ac.	1.4 ac.	27.9 ac.
35%	60%	5%	100%

Neighborhood 4

T3	T4	T5	Total
8.7 ac.	14.3 ac.	2.3 ac.	25.3 ac.
34%	56%	9%	100%

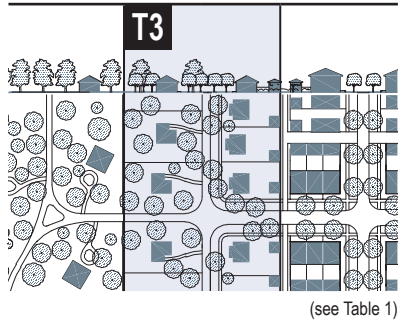
Pike Road SmartCode TND Requirements:

- T1: no minimum
- T2: no minimum
- T3: 10%-35%
- T4: 30%-60%
- T5: 5%-30%



Compliance with Block Perimeter Requirements requirements as set forth in Table 14A.

Request for Warrant to allow a 2,200 block perimeter as indicated on the map above.



I. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	72 ft. min 120 ft. max
Lot Coverage	60% max

i. BUILDING DISPOSITION (see Table 9)

Edgeward	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min

j. PRIVATE FRONTAGES (see Table 7)

Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

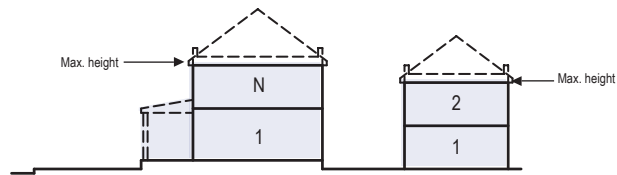
PARKING PROVISIONS

See Table 10 & Table 11

*or 15 ft. from center line of alley
 "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

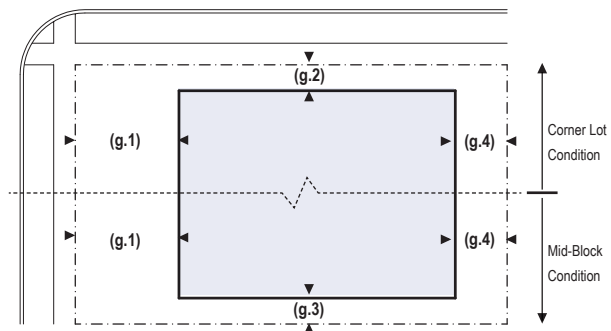
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



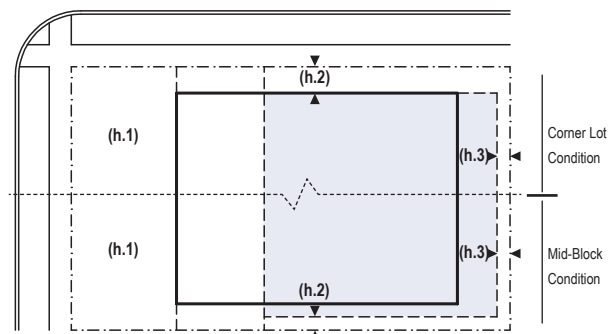
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



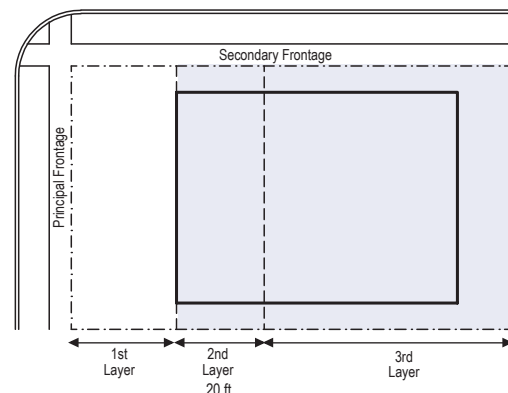
SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.



Compliance with setbacks as set forth in g. SETBACKS - PRINCIPAL BUILDING:

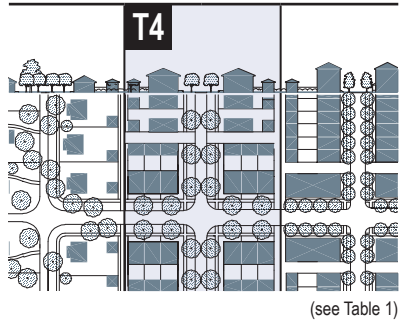
Request for Warrant to allow the Front Setback Principal to be 18 ft. min. in T3 zones.

Request for Warrant to allow the Side Setback to be 6 ft. min. in T3 zones.

NOTES:

1. Existing development within this Community Plan area was not constructed according to the specified requirements in Tables 15A-15D within the adopted Town of Pike Road SmartCode. Construction on plat-

ted or replatted lots within these developed areas shall be according to the existing development patterns within these areas to maximize continuity. There is hereby granted an existing development warrant (the "EDW") for any and all deviations from the Town of Pike Road SmartCode to all existing building improvements within the areas outlined in red on the Illustrative Master Plan. Further, the EDW is hereby granted to all future building improvements in the areas outlined in red so long as the future building improvements are consistent with existing development patterns in such areas.



I. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	4 stories max, 2 min
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	18 ft min 96 ft max
Lot Coverage	70% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	6 ft. min. 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min. 18 ft. max.
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft at corner
(h.3) Rear Setback	3 ft. min

j. PRIVATE FRONTAGES (see Table 7)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14

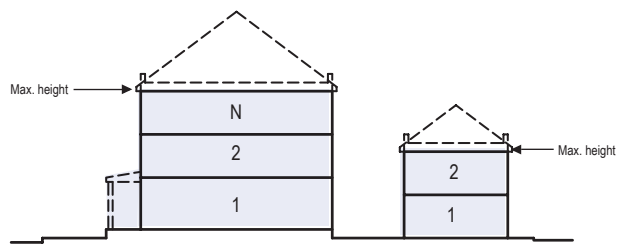
PARKING PROVISIONS

See Table 10 & Table 11

*or 15 ft. from center line of alley
 "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

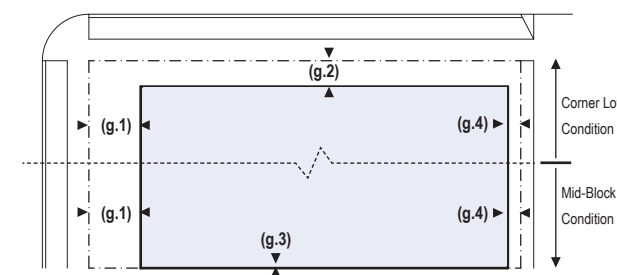
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



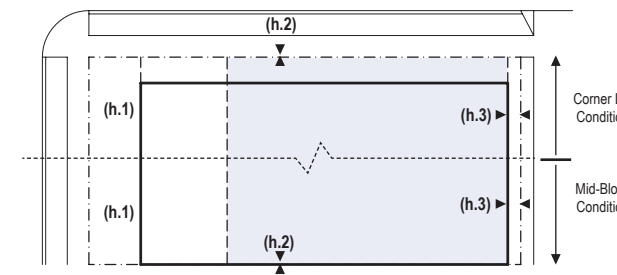
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



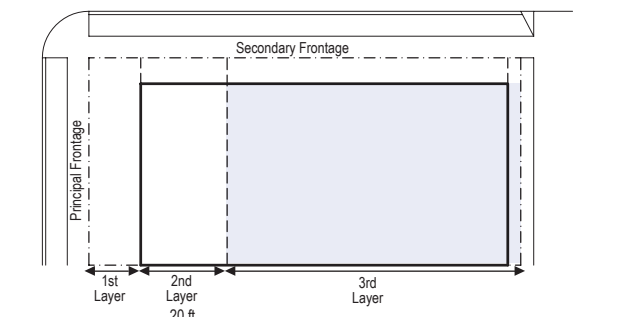
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



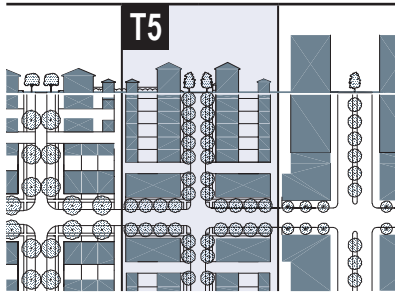
Compliance with building height as set forth in k. BUILDING CONFIGURATION

Request for Warrant to not require a minimum number of stories in T4 zones.

NOTES:

1. Existing development within this Community Plan area was not constructed according to the specified requirements in Tables 15A-15D within the adopted Town of Pike Road SmartCode. Construction on plat- ted or replatted lots within these developed areas shall be according to the existing development patterns within these areas to maximize continuity. There is

hereby granted an existing development warrant (the "EDW") for any and all deviations from the Town of Pike Road SmartCode to all existing building improvements within the areas outlined in red on the Illustrative Master Plan. Further, the EDW is hereby granted to all future building improvements in the areas outlined in red so long as the future building improvements are consistent with existing development patterns in such areas.



(see Table 1)

I. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	6 stories max. 2 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	18 ft min 180 ft max
Lot Coverage	90% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	2 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	2 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min. or 2 ft. at corner
(h.3) Rear Setback	3 ft. max.

j. PRIVATE FRONTAGES (see Table 7)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

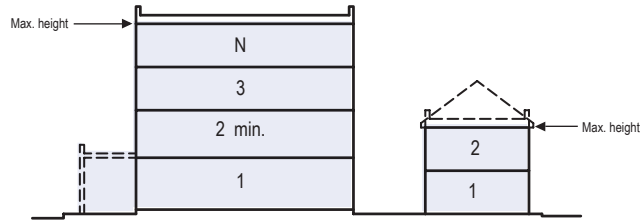
Refer to Summary Table 14

PARKING PROVISIONS
See Table 10 & Table 11

*or 15 ft. from center line of alley
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

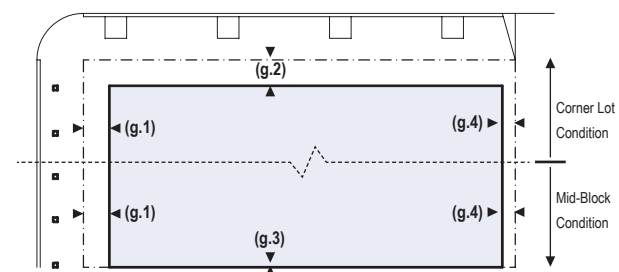
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Expression Lines shall be as shown on Table 8.



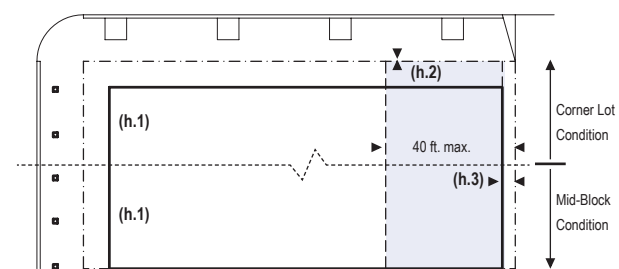
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



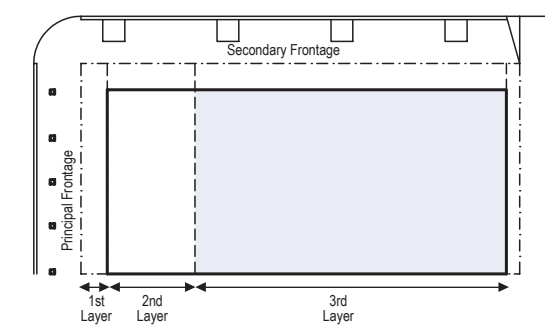
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



NOTES:

1. Existing development within this Community Plan area was not constructed according to the specified requirements in Tables 15A-15D within the adopted Town of Pike Road SmartCode. Construction on plat- ted or replatted lots within these developed areas shall be according to the existing development patterns within these areas to maximize continuity. There is hereby granted an existing development warrant (the "EDW") for any and all deviations from the Town of Pike Road SmartCode to all existing building improve- ments within the areas outlined in red on the Illustrative Master Plan. Further, the EDW is hereby granted to all future building improvements in the areas

outlined in red so long as the future building improve- ments are consistent with existing development pat- terns in such areas.



Compliance with Civic Space Allocation as set forth in Section 3.5.3.a

Neighborhood 1: 16% of Urbanized Area (3.8 ac.)

Neighborhood 2: 18% of Urbanized Area (10.2 ac.)

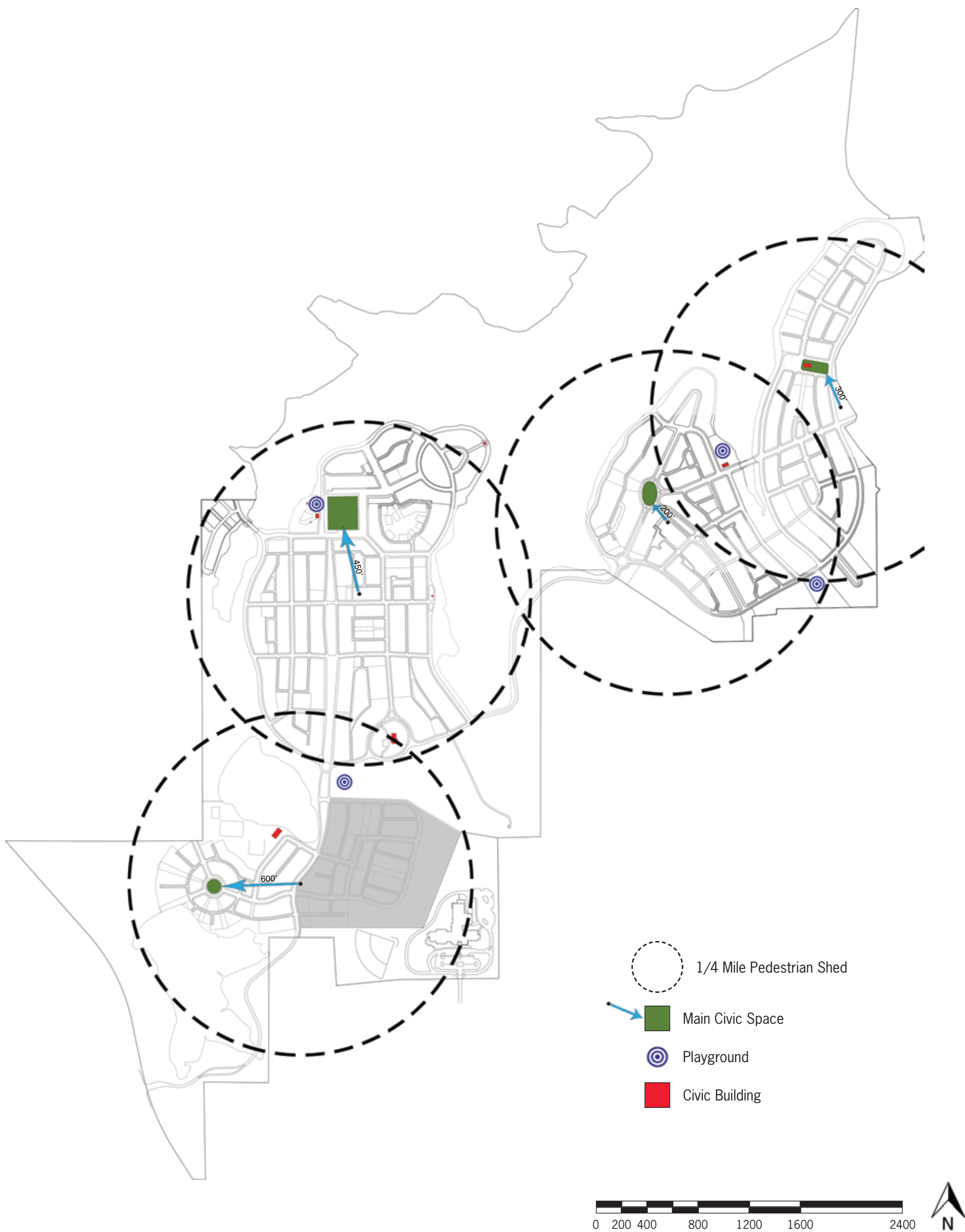
Neighborhood 3: 19% of Urbanized Area (6.7 ac.)

Neighborhood 4: 13% of Urbanized Area (3.8 ac.)

NOTES:

1. Existing development within this Community Plan area was not constructed according to the Civic Space standards within the adopted Town of Pike

Road SmartCode. Alterations to existing civic spaces within developed areas should be reviewed against the SmartCode provisions with leniency in order to maintain current development patterns. In such instances, warrants shall be issued for proposals that are not consistent with the specific provisions of the SmartCode, but are consistent with the overall intent.



Compliance with Main Civic Space requirements as set forth in Section 3.5.3d and Table 13

4 Main Civic Spaces

Request for Warrant to allow Square sizes less than 1 acre for each Main Civic Space.

Compliance with Main Civic Space requirements as set forth in Section 3.5.3d "The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless..."

Pedestrian Shed 1: 600 ft.

Pedestrian Shed 2: 450 ft.

Pedestrian Shed 3: 200 ft.

Pedestrian Shed 4: 300 ft.

Compliance with Playground requirements as set forth in Section 3.5.3e

4 Playgrounds

Compliance with Civic Building requirements as set forth in Section 3.5.4a

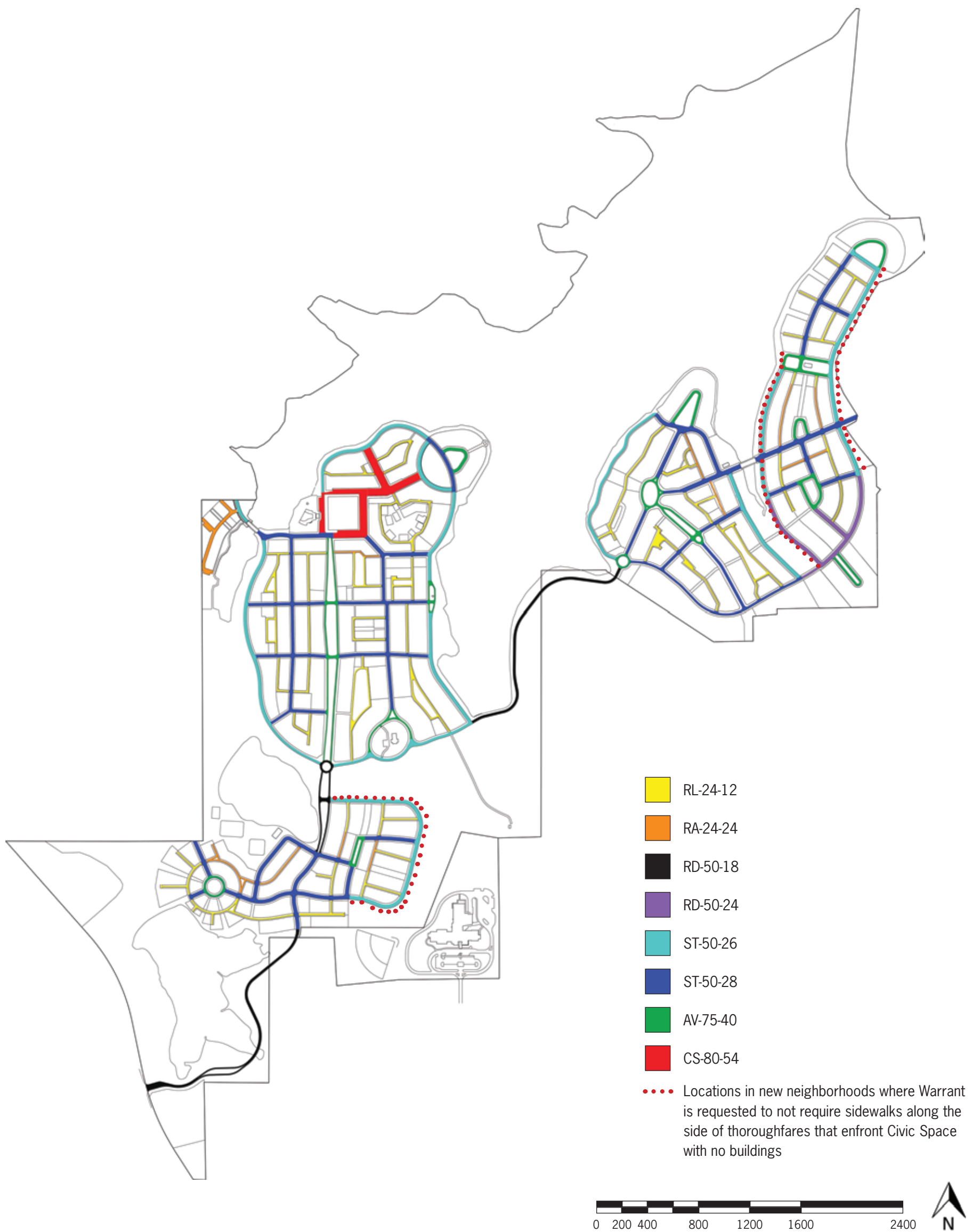
4 Civic Buildings, 1 Third Place (in Town Center)

Request for Warrant to allow pavilion associated with proposed pool to be considered a Civic Building

in lieu of providing a Meeting Hall in Neighborhood 3.

Request for Warrant to reduce the required size of a Meeting Hall to 5 sf per dwelling unit within the pedestrian shed in which it is located.

Request for Warrant to allow Civic Buildings designed for active or passive recreation in lieu of providing a Meeting Hall.

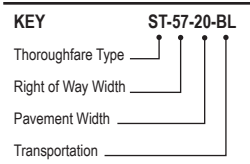


Compliance with lots fronting a Civic Space as set forth in Section 3.7.1g

Request for Warrant to allow some lots within Neighborhoods 1, 2, 3, and 4 as shown on the plan to enfront a Civic Space

NOTES

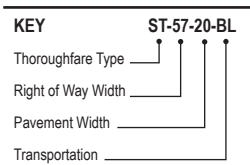
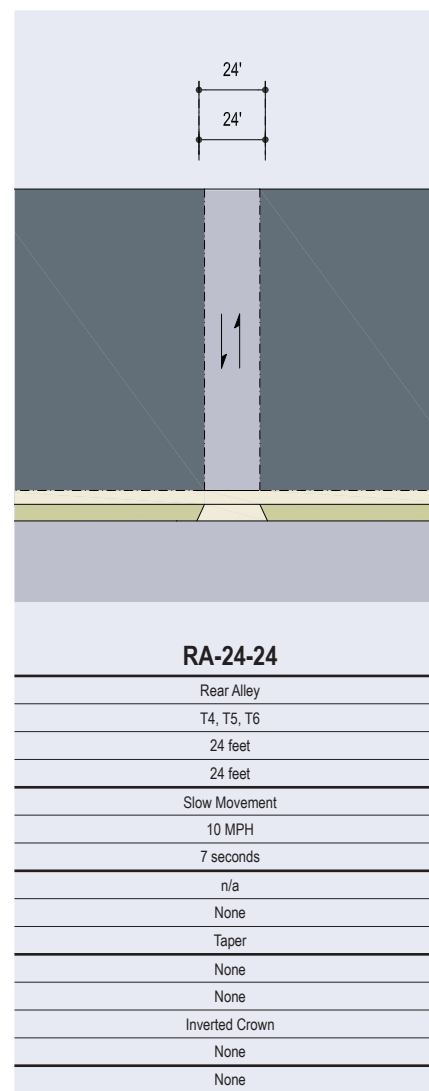
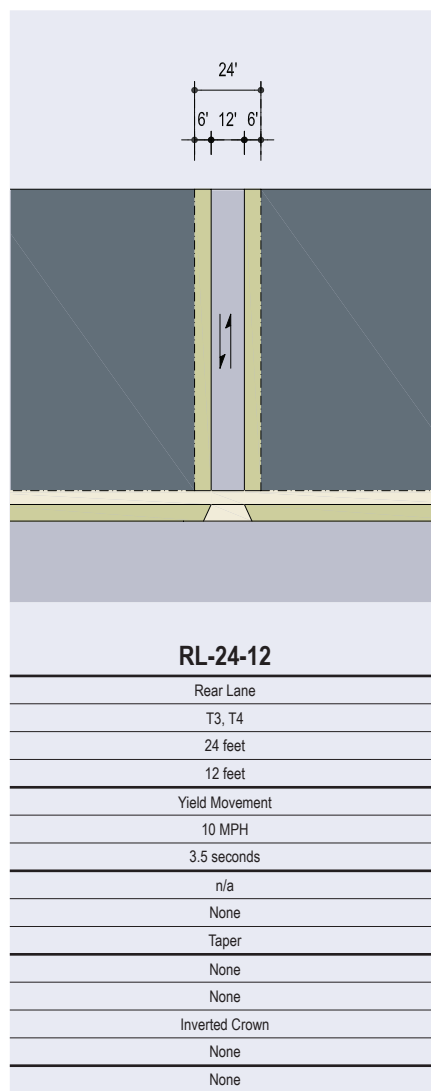
1. Existing development within this Community Plan area contains streets that were not constructed according to the adopted SmartCode Thoroughfare Standards. The adopted Thoroughfare Assemblies which most closely resemble the constructed thoroughfares have been assigned to these roadways.



THOROUGHFARE TYPES

- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Passage: PS
- Transit Route: TR

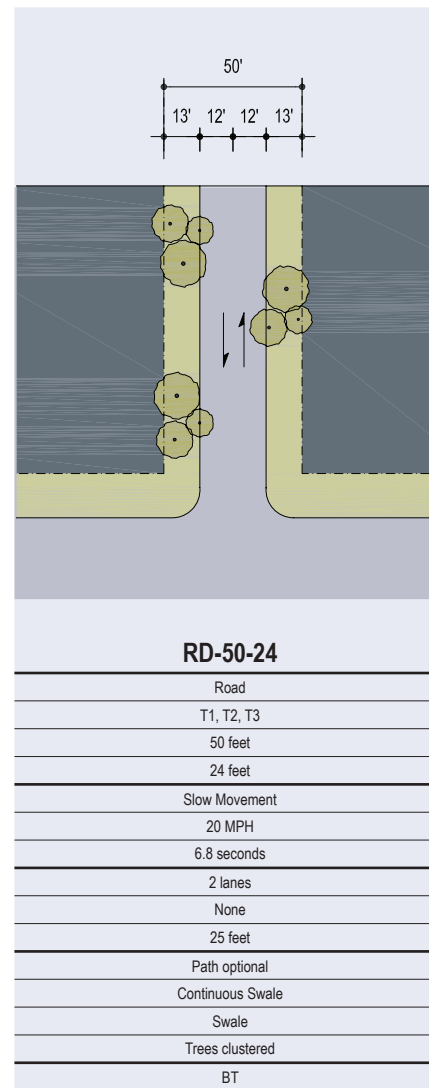
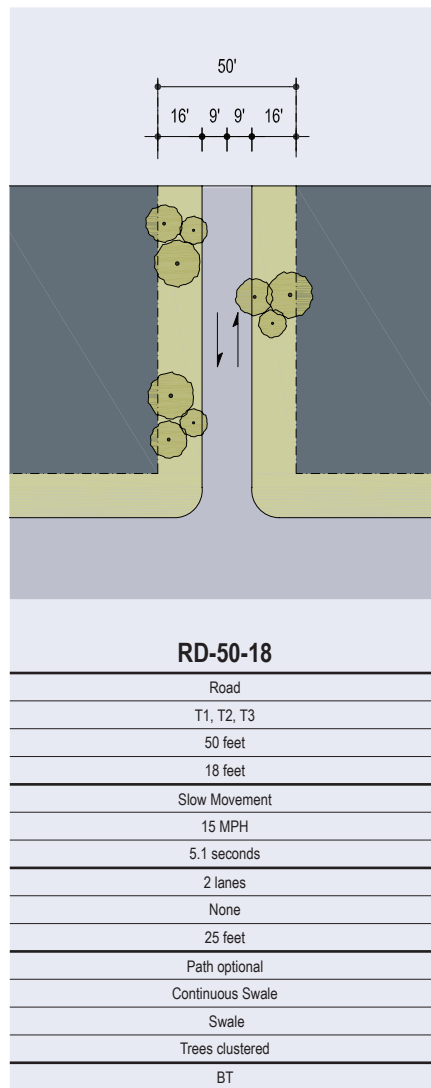
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



THOROUGHFARE TYPES

- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Passage: PS
- Transit Route: TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



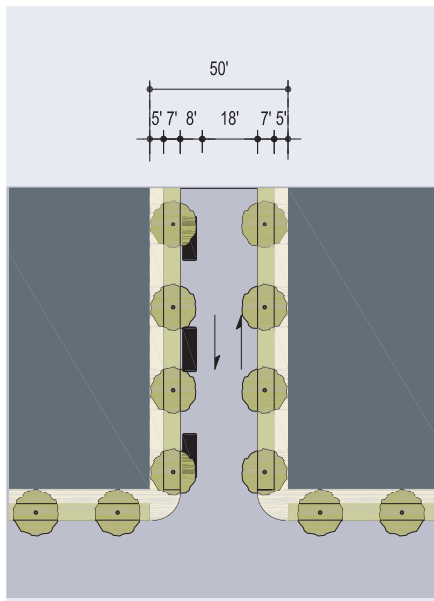
Compliance with Thoroughfare Assemblies as set forth in Table 4C

Request for Warrant to not require sidewalks along the side of thoroughfares that enfront Civic Space with no buildings. Many existing and proposed thoroughfares within this Community Plan area front on civic space. Walkways will likely not be constructed in many instances along thoroughfares fronted by less formal civic spaces such as parks and greens.

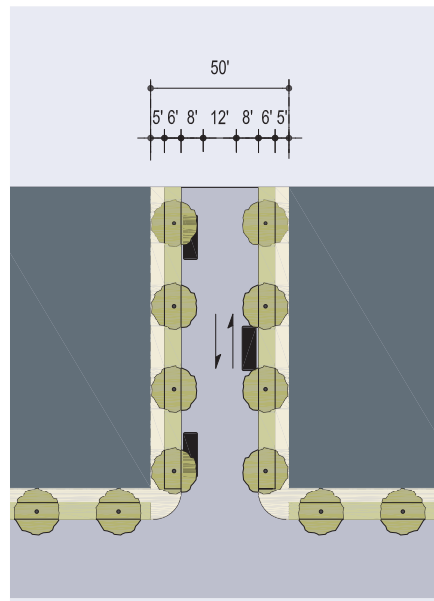
KEY		ST-57-20-BL
Thoroughfare Type	↑	
Right of Way Width	↑	
Pavement Width	↑	
Transportation	↑	

THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



ST-50-26	
Street	
Transect Zone Assignment	T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	26 feet
Movement	Free Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.4 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 8 feet marked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planter Type	7 foot continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.

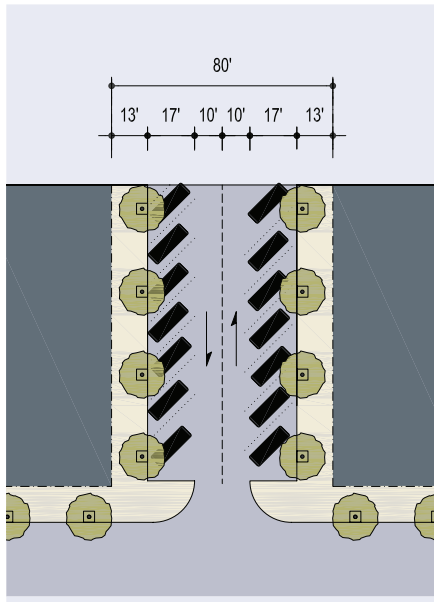


ST-50-28	
Street	
Transect Zone Assignment	T3, T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.6 seconds
Traffic Lanes	2 lane
Parking Lanes	Both sides @ 8 feet unmarked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planter Type	6 foot continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.

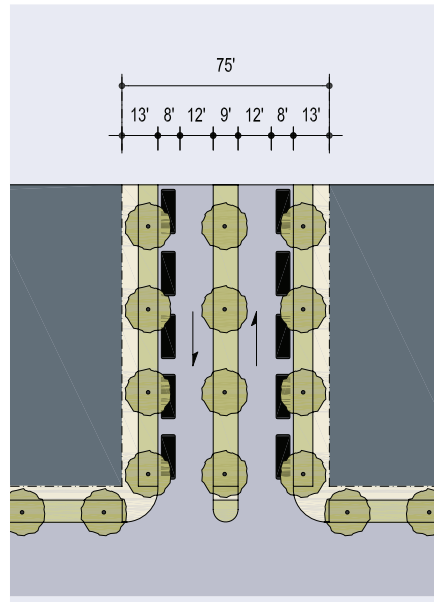
KEY		ST-57-20-BL
Thoroughfare Type	↑	
Right of Way Width	↑	
Pavement Width	↑	
Transportation	↑	

THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



CS-80-54	
Commercial Street	
Transect Zone Assignment	T5, T6
Right-of-Way Width	80 feet
Pavement Width	54 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds at corners
Traffic Lanes	2 lanes
Parking Lanes	Both sides angled @ 17 feet marked
Curb Radius	10 feet
Walkway Type	13 foot Sidewalk
Planter Type	4X4' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.



AV-75-40	
Avenue	
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	75 feet
Pavement Width	40 feet total
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8 feet marked
Curb Radius	10 feet
Walkway Type	6 foot Sidewalk
Planter Type	7 foot continuous Planter
Curb Type	Curb or Swale
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, TR

Compliance with Thoroughfare Assemblies as set forth in Table 4C

Request for Warrant to not require sidewalks along the side of thoroughfares that enfront Civic Space with no buildings. Many existing and proposed thoroughfares within this Community Plan area front on civic space. Walkways will likely not be constructed in many instances along thoroughfares fronted by less formal civic spaces such as parks and greens.

THE NEW WATERS

Pike Road, Alabama

NEW COMMUNITY PLAN AMENDMENT

AS ADOPTED 06.02.14

AS AMENDED 01.14.19

Submitted by:

Third Coast Design Studio
1201 Villa Place Suite 104B
Nashville, TN 37212
615.678.8640

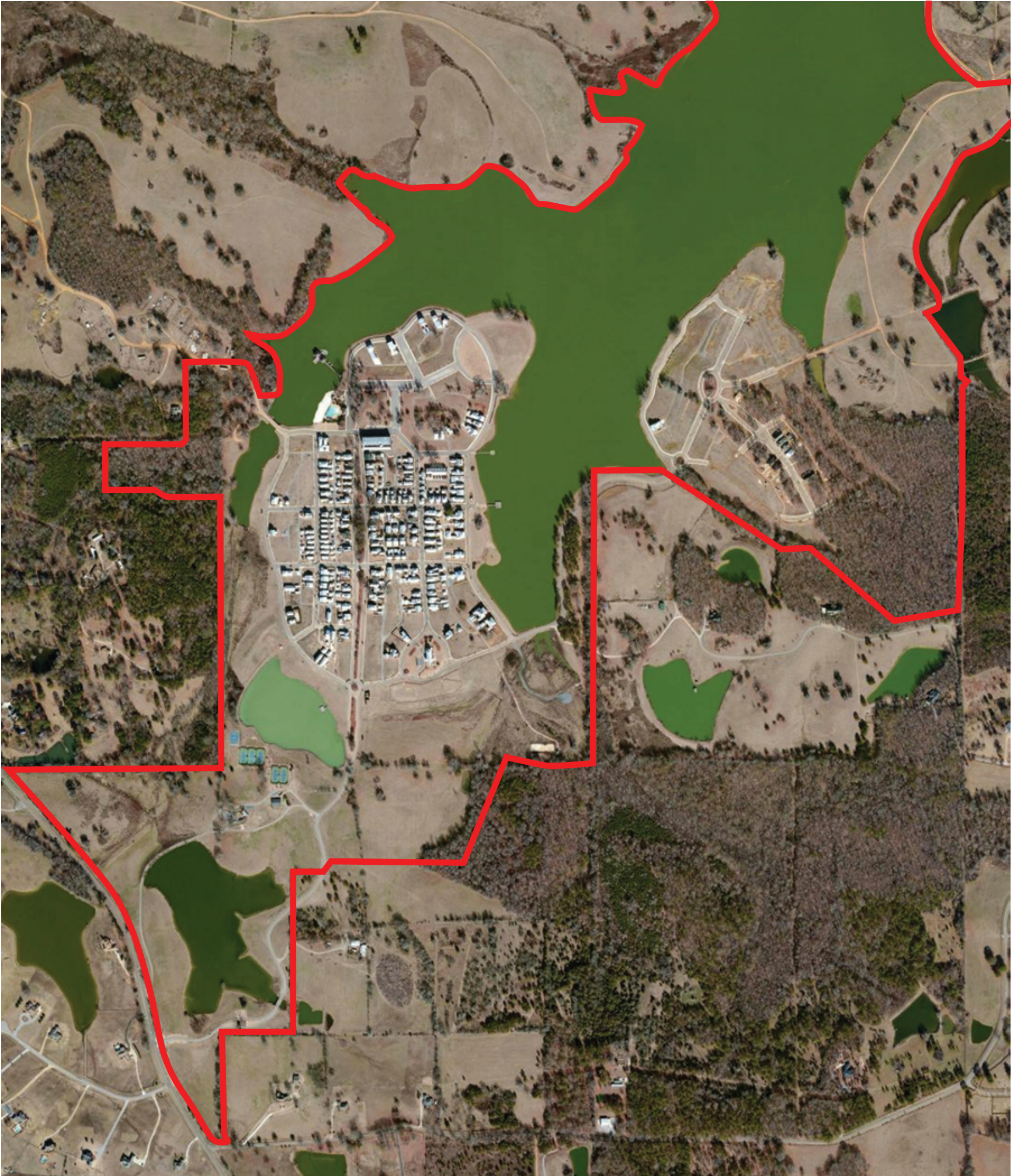
On behalf of:

New Waters, LLC
2239 Marler Road
Pike Road, AL 36064

Amended by:

Sixty Two Graphic Studio
233 12th Street Suite 616
Columbus, GA 31901
706.992.6555

EXISTING SITE CONDITIONS 2019	19
ILLUSTRATIVE MASTER PLAN 2019	20
TRANSECT ZONE ALLOCATION PLAN 2019	21
BLOCK PERIMETER PLAN 2019	22
CIVIC ZONE ALLOCATION PLAN 2019	23
CIVIC BUILDING, MAIN SPACE, & PLAYGROUND PLAN 2019	24



SITE WITH ESTIMATED COMMUNITY PLAN BORDERS



Approximate Total site area:

532.7 acres (original site size)

NOTES:

1. The above aerial photo is from circa 2010 when the site was purchased by New Waters, LLC. It does not reflect development that has occurred since.



Compliance with Pedestrian Shed and Community Unit requirements for Traditional Neighborhood Developments in the G-3 Intended Growth Sector as set forth in Section 3.3.2b

4 Pedestrian Sheds

4 Community Units (Neighborhoods)

NOTES:

1. Existing development within Lucas Point is designated as Neighborhood 2 and existing development within Welch Cove is designated as Neighborhood 3.
2. A portion of the Community Plan area was previously dedicated as a school site to the Town of Pike Road. A percentage of the dedication will revert back to the developer of the new Community Plan area if the Town does not develop it within a specified time frame. For planning purposes, that percentage has

been included within this Community Plan submittal in the event that it does revert back to the developer.

3. The Master Plan shown is for illustrative purposes and intent. Actual detailed plans and locations of individual lots and blocks may vary, subject to the standards of the SmartCode.

4. Areas outlined in red are wholly or significantly developed or planned for development at the time of the submittal of this community plan. Development within these areas may not have been constructed in accordance with the provisions of the adopted Town of Pike Road SmartCode. There is hereby granted an existing development warrant (the "EDW") for any and all deviations from the Town of Pike Road SmartCode to all existing building improvements within the areas outlined in red. Further, the EDW is hereby granted to all future building improvements in the areas outlined

in red so long as the future building improvements are consistent with existing development patterns in such areas.

5. Special District areas along Marler Road shall be subject to the B-2 standards of the adopted Pike Road Zoning Ordinance.

DISCLAIMER: Notwithstanding anything contained within this Community Plan to the contrary, Owner, New Waters, LLC, does not impose this Community Plan on any property not owned by Owner as of the date of an approved Community Plan. The only property subjected to this Community Plan in the areas outlined in red are the lots indicated with stars on the maps on the following two (2) pages which are owned by Owner, as of May 7, 2014. All owners of lots in the areas outlined in red not marked with a star should contact the Town of Pike Road concerning its property.



Compliance with Transect Zone Allocation requirements as set forth in Table 14A.

See tables right

NOTES:

1. Existing development within this Community Plan area was not constructed according to the specified allocation of transect zones within the adopted Town of Pike Road SmartCode. The transect zones which most closely resemble those as allocated on Table 2 and Table 14 have been applied to existing development within this Community Plan area.

Neighborhood 1

T3	T4	T5	Total
5.4 ac.	11.6 ac.	2.3 ac.	19.3 ac.
28%	60%	12%	100%

Neighborhood 2 (Lucas Point)

T3	T4	T5	Total
15.0 ac.	28.6 ac.	4.9 ac.	48.4 ac.
31%	59%	10%	100%

Neighborhood 3 (Welch Cove)

T3	T4	T5	Total
9.8 ac.	16.8 ac.	1.4 ac.	27.9 ac.
35%	60%	5%	100%

Neighborhood 4

T3	T4	T5	Total
8.7 ac.	14.3 ac.	2.3 ac.	25.3 ac.
34%	56%	9%	100%

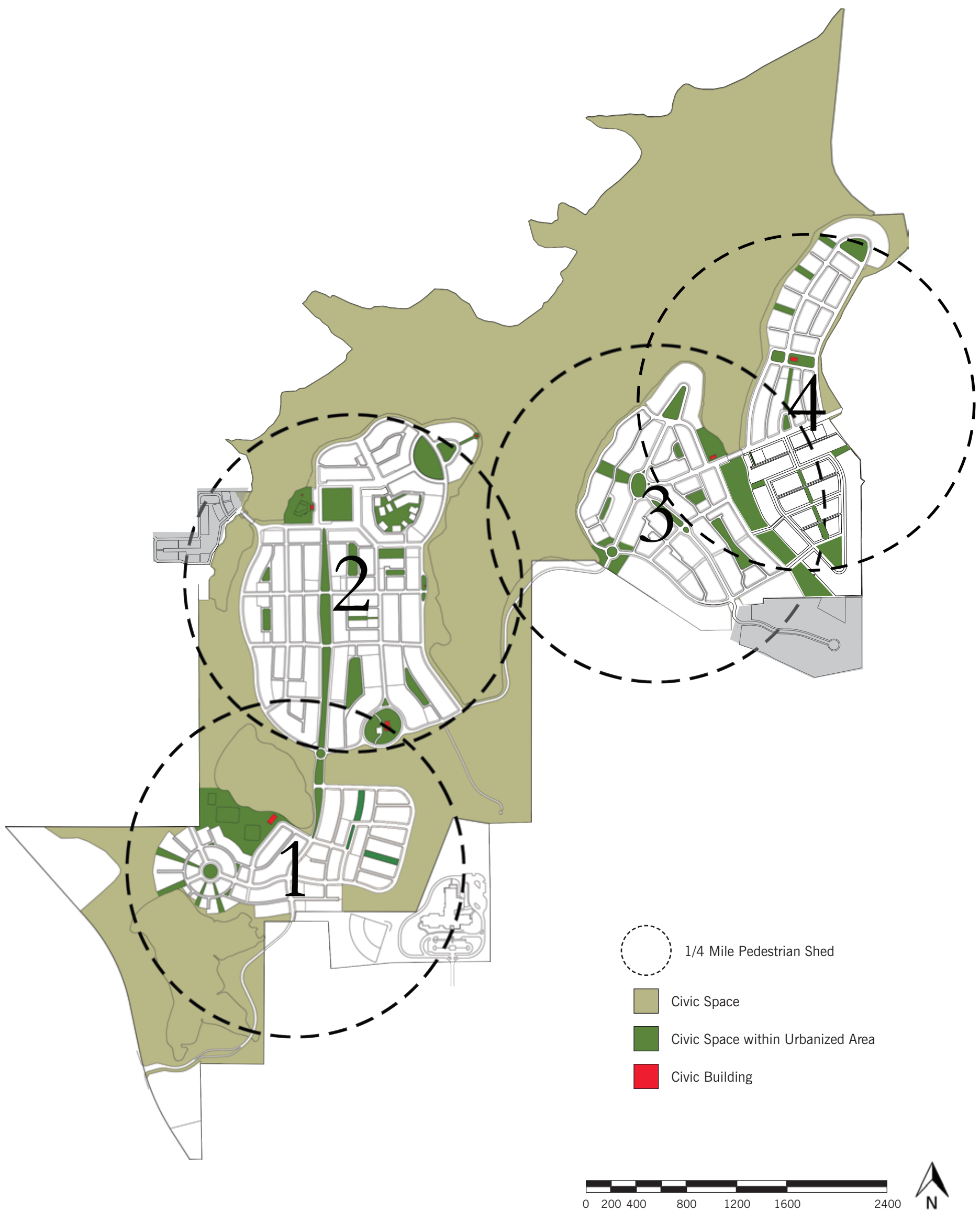
Pike Road SmartCode TND Requirements:

- T1: no minimum
- T2: no minimum
- T3: 10%-35%
- T4: 30%-60%
- T5: 5%-30%



Compliance with Block Perimeter Requirements requirements as set forth in Table 14A.

Request for Warrant to allow a 2,200 block perimeter as indicated on the map above.



Compliance with Civic Space Allocation as set forth in Section 3.5.3.a

Neighborhood 1: 16% of Urbanized Area (3.8 ac.)

Neighborhood 2: 18% of Urbanized Area (10.2 ac.)

Neighborhood 3: 19% of Urbanized Area (6.7 ac.)

Neighborhood 4: 13% of Urbanized Area (3.8 ac.)

NOTES:

1. Existing development within this Community Plan area was not constructed according to the Civic Space standards within the adopted Town of Pike

Road SmartCode. Alterations to existing civic spaces within developed areas should be reviewed against the SmartCode provisions with leniency in order to maintain current development patterns. In such instances, warrants shall be issued for proposals that are not consistent with the specific provisions of the SmartCode, but are consistent with the overall intent.



Compliance with Main Civic Space requirements as set forth in Section 3.5.3d and Table 13

4 Main Civic Spaces

Request for Warrant to allow Square sizes less than 1 acre for each Main Civic Space.

Compliance with Main Civic Space requirements as set forth in Section 3.5.3d "The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless..."

Pedestrian Shed 1: 600 ft.

Pedestrian Shed 2: 450 ft.

Pedestrian Shed 3: 200 ft.

Pedestrian Shed 4: 300 ft.

Compliance with Playground requirements as set forth in Section 3.5.3e

4 Playgrounds

Compliance with Civic Building requirements as set forth in Section 3.5.4a

4 Civic Buildings, 1 Third Place (in Town Center)

Request for Warrant to allow pavilion associated with proposed pool to be considered a Civic Building

in lieu of providing a Meeting Hall in Neighborhood 3.

Request for Warrant to reduce the required size of a Meeting Hall to 5 sf per dwelling unit within the pedestrian shed in which it is located.

Request for Warrant to allow Civic Buildings designed for active or passive recreation in lieu of providing a Meeting Hall.

