

- Notes
- Residential acreage indicated in gross area. Open Space, Parks, and other community amenities will be within this area

  - ① Neighborhood Commercial (NC) uses permitted in accordance with Section 1.04.A.2
  - ② Any portion of the Community Commercial may be developed as residential in accordance with Section 1.04.B.1
  - ③ Community Commercial (CC) uses permitted in accordance with Section 1.04.A.2. The maximum Community Commercial (CC), shall be 300 acres.
  - ④ Community Commercial District for Film and Television Production Facility uses shall be permitted within the Property depicted as Community Commercial and be limited to the 209.86 acres south of West Centerpoint Road as depicted on this plan. EXHIBIT E contains the conceptual plan for the Studio Site.
  - ⑤ Up to a maximum of 980 Multi-Family units permitted in the Community Commercial (CC) area.
  - ⑥ EXHIBIT F contains the conceptual site plan for the Phase I multi-family site

Legend

Property Line

Out Parcels

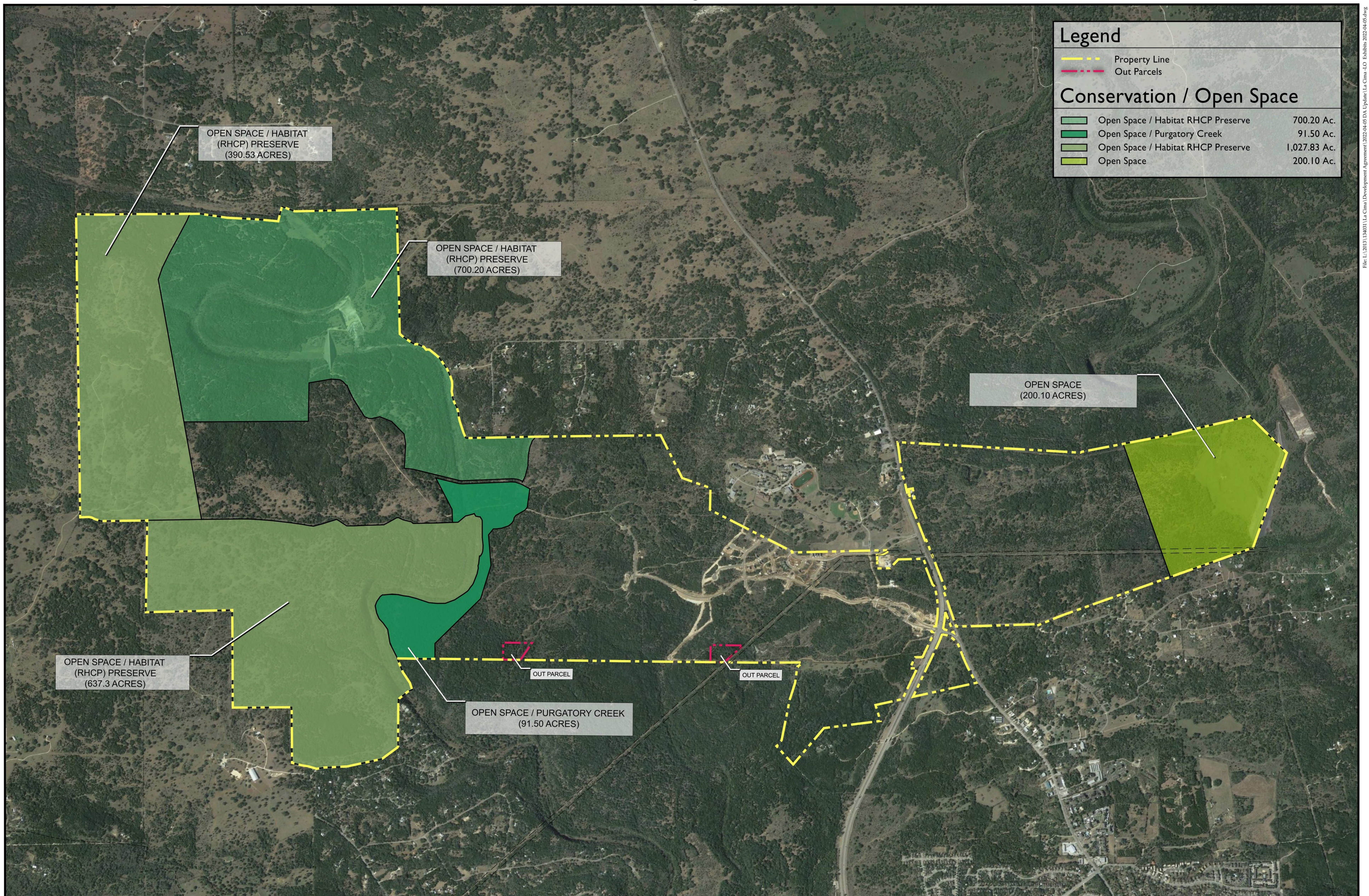
Conceptual Roadway

100' Landscape Buffer

Land Use Schedule

USE	ACREAGE
CONSERVATION / OPEN SPACE	
Conservation / RHCP	700.200 Ac.
Purgatory Creek Open Space Acreage includes 8.5 Ac. of W. Centerpoint ROW	100.000 Ac.
Open Spce	200.100 Ac.
Additional Conservation/Open Space	1,027.830 Ac.
RESIDENTIAL	
Residential (2 Unit / Acre)	322.213 Ac.
Residential (3 Unit / Acre)	1,028.003 Ac.
NON-RESIDENTIAL	
Potential Community Commercial Maximum Total CC is 300 Ac.	469.836 Ac.
TOTAL	3,848.182 Ac.





**La Cima  
San Marcos**

**Exhibit C - Conservation & Open Space Plan**

SCALE : 1" = 800'  
0' 400' 800' 1,600'  
DATE : 04-05-2022



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