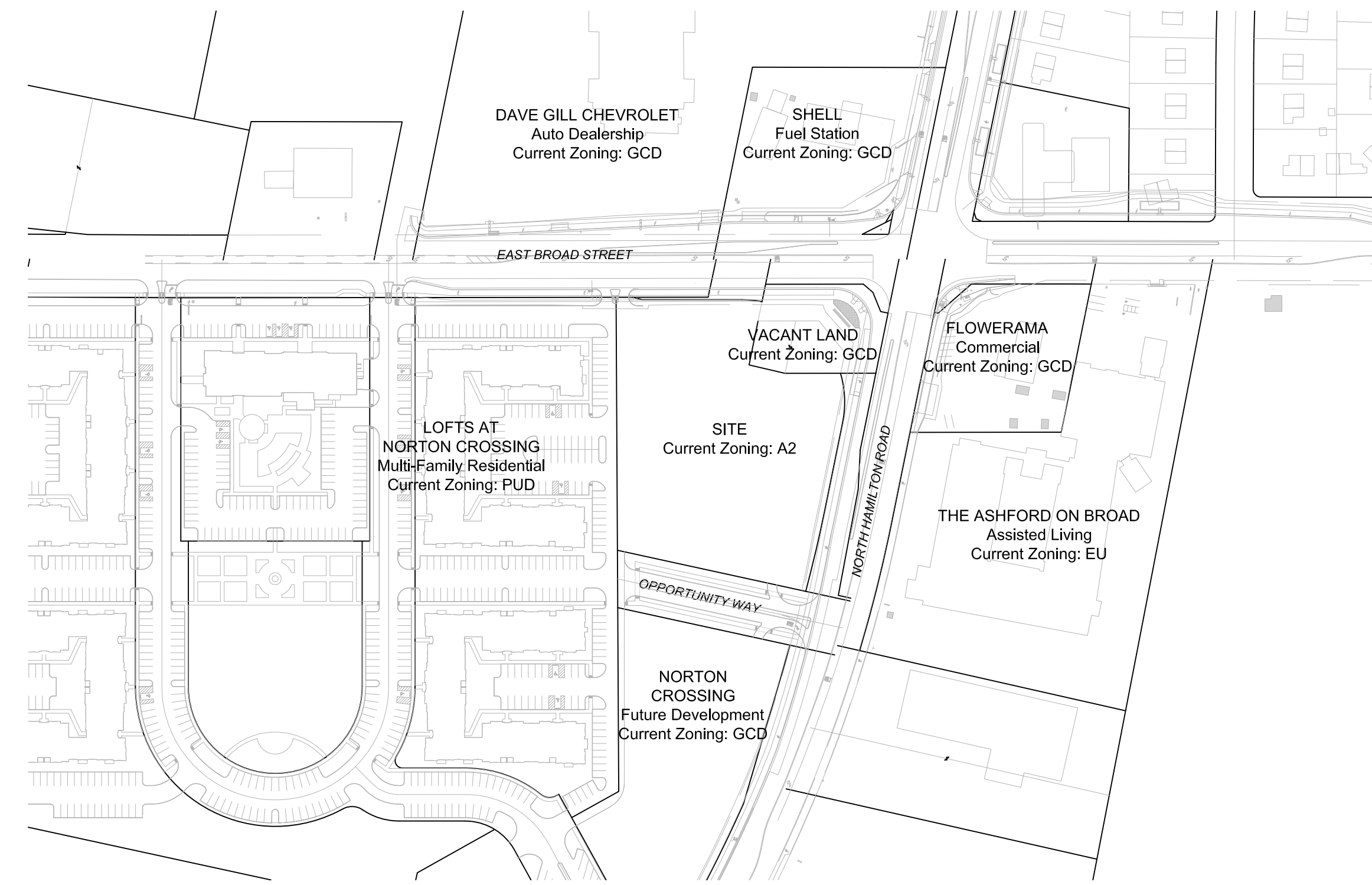
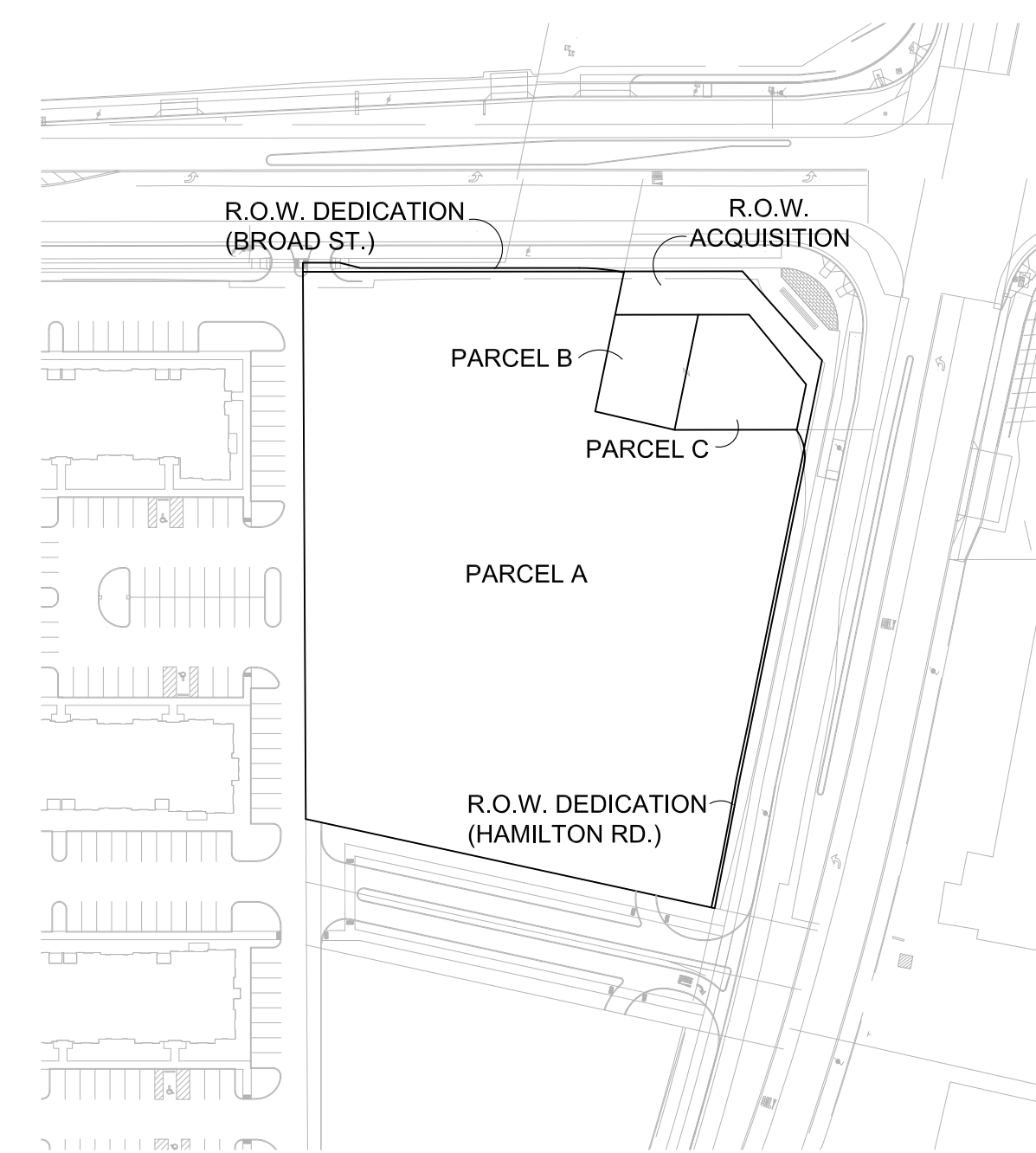


CONTEXT MAP



ACREAGE BREAKDOWN



Parcels to be rezoned from A2 to GCD Parcel A (090-008423):	+/- 2.121 ac.
Parcels currently zoned GCD Parcels B & C: Parcel B (090-005410) Parcel C (090-001974)	+/- 0.169 ac.
Acreage:	+/- 2.290 ac.
Future Broad/Hamilton Improvements Potential R.O.W. acquisition: add	+/- 0.074 ac.
Hamilton Rd. R.O.W. dedication: subtract	+/- 0.012 ac.
Broad St. R.O.W. dedication: subtract	+/- 0.011 ac.
TOTAL ACREAGE:	+/- 2.341 ac.

SITE DATA

Site A:	+/- 0.600 ac.
Bank:	+/- 2,270 sf
Parking Required (1/200sf):	12 Spaces
Parking Provided:	13 Spaces
Site B:	+/- 1.741 ac.
Fast Casual/Coffee:	+/- 5,000 sf (w/ pot. 3,500 sf expansion)
Parking Required (1/150sf):	100 Spaces
Parking Provided:	102 Spaces

* On-street spaces along Opportunity Way provides additional parking

LOT COVERAGE

Site A:	
Building Area:	+/- 2,270 sf (8.7%)
Pavement Area:	+/- 15,807 sf (60.5%)
Landscaped Area:	+/- 6,977 sf (26.7%)
Site B:	
Building Area (Max):	+/- 8,500 sf (11.2%)
Pavement Area:	+/- 44,261 sf (58.3%)
Landscaped Area:	+/- 18,357 sf (24.2%)

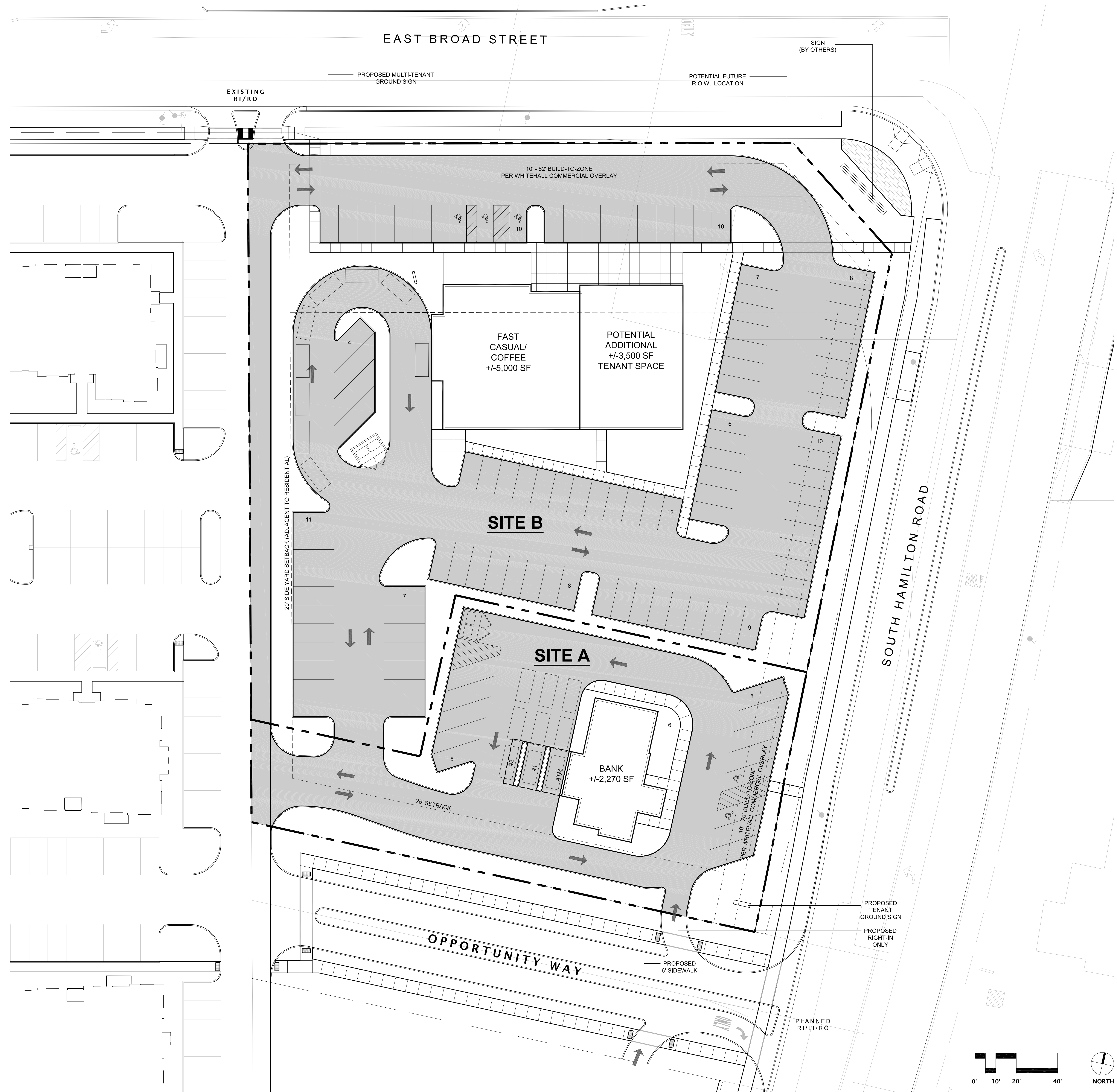


EXHIBIT D
Preliminary Development Plan

