GENERAL CHARACTERISTICS

Peachtree City is an incorporated municipality located in Fayette County, Georgia, twenty-five miles southwest of Atlanta's central business district. The existing city limits comprise 14,685 acres.

Analysis and preparation of the development plan has been conducted by Phipps Land Company with the assistance of the following professional firms: financial plan and economic feasibility - Arthur D. Little, Inc.; engineering, physical planning, and community services - Richard P. Browne Associates; market strategies and promotional efforts - Campbell-Dickey Marketing Services; architects and planning advisors - Callister and Payne. The management entity will be responsible for retaining legal, appraisal, and accounting services.

The new community concept provides unique opportunities to develop liveable communities for large numbers of people from all walks of life while, at the same time, alleviating pressures on major metropolitan areas currently suffering from urban sprawl. Peachtree City is uniquely capable of performing both of these functions by virtue of its location in the sparsely developed south side, its proven ability to attract industry and major employers, and the existence of a cooperative local government. In addition, the contiguous ownership of over 10,000 acres of developable land removes one of the major risks afflicting most new community proposals -- land acquisition.
INTRODUCTION

Peachtree City New Community is oriented toward people — people of every age and income group. An attempt has been made to proportion the housing opportunities, recreational pursuits, employment capacities, and educational systems to the profiles of real people in real situations. Here is envisioned a New Community where professional and service people alike can find appropriate life styles in a harmonious setting, one that preserves and enhances the environment and respects the landscape.

The New Community plan tries to satisfy the desires and needs for children to move about safely through a system of open space with pathways. This network therefore frees them from the need to beg for rides to school, to visit friends, or to find a place to play. Here can be a community that offers a "home to work trip" of a few minutes if desired, yet provides enough cultural, recreational, and shopping opportunities close to home that an individual's life can gain a significant amount of added time for family life and other pursuits.

We believe that within the economic realities of the market place, this composite total new community can come into being. We believe it can grow in a way that responds to human yearnings for both community amenities and the pleasure of being close to nature in permanent open space.

Peachtree City will offer, in the Atlanta region, an opportunity of choice between the haphazard composition of an urban sprawl setting and that of a total environment achieved in a New Community plan. This project has been conceived and will be built in scale with the people who choose to reside in this dynamic metropolitan region.

In the years immediately ahead, the fringes of the major metropolitan centers will witness unprecedented pressure for growth. This expansion will not be the result of people yet unborn, but rather that caused by the maturing and formation of families with children and young adults already a part of our society.

These new families will create a need for all the facilities of human life — homes and schools, shops and offices, roads and parks, factories and industries. How we shape and organize these segments of our civilization across the landscape is the major challenge of this era.
Hopefully, this can be met in a way that maximizes the opportunity for all members of society. Unfortunately, however, the history of the past 25 years of growth in this country does not bear evidence of capability to meet this task. The sprawl of suburban growth attests to the ineptness that represents a lack of human ingenuity and concern.

The Atlanta area is a major metropolitan center. It too, like the others, will witness years of unprecedented growth. The question now must be asked "Can this new impetus of growth be made to work for man and his society? Can our economic, social, and cultural systems respond to the challenge of our environment and bring the quality of life into focus?"

Peachtree City New Community is one attempt to answer these questions. Here is envisioned a new community totally within an incorporated town.
INTERNAL DEVELOPMENT PLAN AND PHASING

A. The Design Concept

The physical plan for Peachtree City is derived from both the natural features of the land and existing development as well as highways and railroad. A central stream valley structures the community, forming a spine of open space with two major lakes and various tributary streams and ponds. Parallel outer roads reinforce this linear pattern, while a meandering internal road links various elements within the community. Housing relates generally to open space, while the major employment area stretches along the railroad to the west. Peachtree City is traversed by Route 54, a major east-west highway and another cross route is planned to the south, linking a proposed reservoir development and adjacent "Special Center" with the main residential area on the east.

A variety of housing opportunities are provided, ranging from intense downtown neighborhoods to secluded mountain estates. Several unique villages will offer a choice of life-styles with recreational orientation the dominant theme. Two will focus on golf courses with spacious fairways, surrounding "islands" of housing. Another would relate to riding trails and an equestrian center. Wetlands to the south afford the opportunity for an arboretum or botanical garden with housing related to more passive recreation. The northern topography suggests a totally different environment with steep ridges overlooking a deep valley. Lakefront or reservoir housing will enjoy both water views and boating. Special downtown housing would offer convenient shopping, employment and entertainment.

Each village will be served by retail and community centers related to educational facilities. The service hierarchy ranges from mini-centers coupled with nursery schools to major village centers with junior and senior high schools. At the intermediate neighborhood scale, maxi-centers will relate to elementary schools with playfields for general use.

New development will surround the existing village of "Aberdeen," blending that area into the overall plan for the community. A linear town core will stretch the entire length of the site, both north and south of the existing development. This loosely integrated core will
be composed of commercial, educational, industrial, town-wide municipal facilities, social institutions and housing. Land for a variety of industrial uses has been reserved along the western sector of the site as shown on the "Industrial Development Plan" included in this document.

Along the western edge of this core, sites for two major activity centers have been identified. The northernmost facility is proposed as a Regional Center with about 58 acres available for commercial development.

South of the existing village, bordering on the proposed Line Creek Reservoir, a 34 acre site has been reserved for the Special Center which will have retail commercial development and entertainment facilities, possibly including a major sports complex and a marina. Location of these centers and a geographical depiction of the linear core concept are as indicated on the enclosed map.

Seven unique village centers, including one presently under construction, are planned to provide the community with a network of programmed facilities and services, functionally interrelated with the linear core area. The villages and their activity centers will vary in size and amenity orientation, but all will serve the new community residents as a meeting place for people of different life-styles and as the major source for delivery of community services. Each center anticipates the provision of facilities on a weekly level, major recreational facilities, educational and religious facilities, health care facilities and community space. A schematic concept of these basic relationships is indicated in the enclosed "Community Concept Diagram."

The residential areas of the community will be organized on a small scale in which facilities and services relevant to the support of family life are conveniently located in neighborhood centers. The neighborhood of some 600 to 800 families is the smallest organized entity within the community. Spatially related to the basic neighborhoods, activity nodes in the form of "Mini-Centers" are planned throughout the community. These have been generally distributed as indicated in the "General Land Use Plan" included herein. Within the Mini-Centers, convenience food and drink will be available through vending machines that may be owned and operated by resident associations. Other components in these facilities might include day care centers, early learning centers, recreation and community uses. A schematic
representation of the basic neighborhood is shown on the enclosed "Community Concept Program."

Clusters of neighborhoods totalling some 1500-2000 families will develop around another type of commercial/community facility called a "Maxi-Center." As shown on the Concept Diagram, convenience shopping, recreational facilities and elementary schools could be located in these centers, located strategically throughout the community.

A heavy emphasis will be placed on the provision of both active and passive open space and recreational facilities located within specific areas or threading throughout the community, as indicated in the "Open Space and Circulation Plan" included herein.

Generally, it is the intention to provide within Peachtree City a variety of housing types within a pricing and rental range that responds to market demand and preferences. Shelter types will vary from single family estate development, to apartments, townhouses, condominiums and mid-rise high density development. The current proportion anticipates, within a twenty year development period, some 18,600 dwelling units to be built in Peachtree City. A summary of the residential components is included within this document.

B. Land Use and Population Projections

Total land within the corporate boundaries of Peachtree City includes some 14,685 acres, of which about 12,467 acres are controlled by the development entity. As shown in the enclosed summary sheet, 4415 acres have been projected for residential use. Based on current density assumptions, it is anticipated that 84,470 people will reside in Peachtree City after twenty years. Development of portions of the land held in reserve for residential uses could alter this projection. See Land Use Summary Tables I and II.

C. Transportation and Infrastructure Systems

I. Regional Transportation

Access to the community will continue to be primarily oriented to Georgia State Highways 74 and 54. Anticipated future improvements to these major thoroughfares include relocating Route 74 through a portion of the project, extending from
Neighborhood cluster with maxi-center

- Heterogenous community
- 1500-2000 families
- Elementary school
- Convenience shopping
- Multi-purpose use of school
- Library, cafeteria, kitchen, etc.
- Extensive recreation
- Sports fields, court sports, etc.

Neighborhood with mini-center

- Homogenous cluster
- 600-800 families
- Early learning center
- Day care center
- Neighborhood room (multi-use)
- Automat service facilities
- Intensive recreation
- Pool, playground, tot lots, etc.
- Facilities housed in:
  - Special structures
  - Modular/moveable, add-on units
  - Lower levels of multi-family bldgs.
  - Temporary or permanent use of
    - Residences
    - Others

Peachtree City
Fayette County, Georgia
Phipps Land Company

Community concept diagram
## LAND USE SUMMARY

### TABLE 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Acreage</th>
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<tbody>
<tr>
<td>Total</td>
<td>14,685</td>
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<tr>
<td>Less: Adverse Ownership</td>
<td>2,136</td>
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<tr>
<td>Less: Present Development</td>
<td>1,590</td>
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<tr>
<td>Residential</td>
<td>575</td>
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<tr>
<td>Industrial</td>
<td>181</td>
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<tr>
<td>Open Space</td>
<td>627</td>
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<tr>
<td>Airport</td>
<td>87</td>
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<tr>
<td>Railroad</td>
<td>87</td>
</tr>
<tr>
<td>Other (roads, waste</td>
<td>33</td>
</tr>
<tr>
<td>treatment centers)</td>
<td></td>
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<tr>
<td>Total Less</td>
<td>1,590</td>
</tr>
<tr>
<td>Land Available for Development</td>
<td>10,959</td>
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**LAND USE SUMMARY**

**TABLE II**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Residential</td>
<td>4415</td>
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<tr>
<td>Industrial/Office</td>
<td>1470</td>
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<tr>
<td>Heavy Industry</td>
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<tr>
<td>Office (major)</td>
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<tr>
<td>R &amp; D</td>
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<td></td>
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<tr>
<td>Light Industry</td>
<td>290</td>
<td></td>
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<tr>
<td>Roads</td>
<td>200</td>
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<tr>
<td>Commercial/Service</td>
<td>257</td>
<td>2.3%</td>
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<tr>
<td>Retail</td>
<td>166</td>
<td></td>
</tr>
<tr>
<td>Service</td>
<td>91</td>
<td></td>
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<tr>
<td>Institutional &amp; Public</td>
<td>566</td>
<td>5%</td>
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<tr>
<td>Hospital</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Vacation School &amp; College</td>
<td>70</td>
<td></td>
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<tr>
<td>Community Facilities</td>
<td>27</td>
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<tr>
<td>Religious</td>
<td>36</td>
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<tr>
<td>Junior High (5)</td>
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<tr>
<td>Senior High (4)</td>
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<td></td>
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<tr>
<td>Elementary School (14)</td>
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<td></td>
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<td>Early Learning Centers (19)</td>
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<td>Municipal/Civic</td>
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<td><strong>TOTAL REVENUE ACRES</strong></td>
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<tr>
<td><strong>OPEN SPACE</strong></td>
<td>2356</td>
<td></td>
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<tr>
<td>Reservoir Lake</td>
<td>323</td>
<td></td>
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<tr>
<td>New Golf Course and other</td>
<td>2033</td>
<td></td>
</tr>
<tr>
<td><strong>MAJOR ROADS</strong></td>
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<td></td>
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<tr>
<td><strong>OTHER RESERVE</strong></td>
<td>775</td>
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<tr>
<td>Open Space (Reserve)</td>
<td>208</td>
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</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td>10,959</td>
<td></td>
</tr>
</tbody>
</table>

RICHARD P. BROWNE ASSOCIATES
the intersection of Route 54 northward to the Tyrone area. It is expected that 
the major regional traffic movement into, and from, Peachtree City, will con-
tinue to be in a north–south direction, utilizing Route 74.

Anticipating the future possibility of any outer beltway south of Atlanta traversing 
east–west into Fayette County, adequate rights-of-way along existing Route 54 have 
been reserved in the General Land Use Plan for widening of that facility and up-
grading to beltway standards.

Two other major north–south thoroughfares east of Route 74 have been anticipated 
by the plan, as generally shown on the "Road Plan" included herein.

East–west travel in the southern sector of the project will be enhanced by the pro-
vision of a major road slightly north of the existing airport facility crossing into 
Coweta County. Phasing of the road system will be on a staged basis, accomodating 
growth of the project. Smooth traffic movements will be enhanced by providing 
interchanges and intersections where required.

The presence of the main line of the Seaboard Coastline Railroad within the project 
raises speculation about the possibilities for a rapid transit system connecting Peach-
tree City to the heart of Atlanta. This development, if it occurs, will be considerably 
in the future. Currently, there are plans for a combined rail–bus system for Atlanta 
with a possible future connection to the project, although the timing for implementa-
tion of the facility has not been established.

An alternate regional transit mode to be explored for Peachtree City would involve 
the usage of express buses on Interstate 85, commuting to and from Atlanta. Future 
growth of the project could increase the viability of this type of system.

2. Local Transportation

The primary mode of transportation within the project will be oriented to private 
vehicles. A structured hierarchy of primary and secondary roadway systems, 
feeding the major highways, has been incorporated into the Plan. Additionally, 
the Development entity, when the project develops a sufficient population base, 
will explore alternate means of internal mass transit within Peachtree City, possibly 
including computerized bus systems similar to the experimental "Dial–a-Bus" 
routing now being tested.

As an integral part of the master planning for Peachtree City, it is expected that 
paved cart paths will be threaded throughout the community to be used, if 
appropriate, for individual travel in electric carts. Currently, there is a cart 
manufacturing plant in Peachtree City that may produce vehicles compatible 
with personal use.

3. Sanitary Sewers and Storm Drainage

Three parallel streams, flowing from northwest to southeast, form the framework for
the natural drainage system in Peachtree City. Flat Creek flows through the center of the site into Lake Peachtree, Camp Creek, to the east, lies largely outside the city and Line Creek, a major stream, is the western boundary of Peachtree City. There is an existing 5000,000 gallons per day extended aeration treatment plant located on Flat Creek, south of Lake Peachtree.

The initial phases of development will necessitate an expansion of the existing Flat Creek treatment to a maximum capacity of 4 million gallons per day. The location of another facility in Line Creek, close to its confluence with Flat Creek will provide additional treatment capacity.

Interim treatment facilities in the form of "package" plants may be utilized as temporary facilities until new permanent treatment is available, if prudent developmental phasing requires a short term solution.

Two main concerns for storm drainage control are evidenced in Peachtree City. The first affects portions of the site where, because of impervious soil conditions, wet weather ponds render the natural ground relatively unsuitable for development. By employing subsurface drainage techniques, this problem can be controlled. Normal rainfall runoff will be directed primarily into pervious swales paralleling roadways and traversing open space that will substantially control adverse flows and permit percolation back into the ground. Generally, continuous systems would be avoided except, perhaps, where intensity of development necessitates collection and removal of residual storm runoff.

4. **Water Supply and Distribution**

The streams flowing through or bordering Peachtree City will be required to furnish water for two primary purposes both during the years of development and continuing after the City matures. The first demand that must be met will be supplying residents and industries in Peachtree City with adequate water quantities. Current projections place the ultimate demand at 13.5 million gallons per day.

Another salient requirement is the continued flow of water of good quality downstream for use by communities located in lower reaches of the basins.

In order to satisfy the needs for adequate water supply, a reservoir on Line Creek, with a surface area of 645 acres is proposed, and is under design at this time. Coupled with the current supply obtained from Lake Peachtree, this facility should satisfy the projected demands for the mature city.

An existing water treatment plant is located at the base of Lake Peachtree. Another plant would be constructed to treat the water drawn from the proposed Line Creek reservoir. Underground water distribution systems will
carry water throughout the community to homes, businesses and industries.

5. **Solid Waste Disposal**

The short term solution to solid waste disposal in Peachtree City is the selection and utilization of sanitary landfills placed strategically within the community. As the city matures, better methods of disposal will be investigated, developed and subsequently employed by the city government and the development entity.

A current innovative process involving the combination of combined solid and liquid wastes is being examined nationally by the Environmental Protection Agency and may prove to be a break through in waste disposal. Other systems currently being designed and tested will be scrutinized by the developer for possible use on a local or regional basis.

D **Planning, Zoning and Project Approval**

Implementation of the project according to the master plan and development strategies will be considerably enhanced by the comprehensive zoning ordinance adopted by the Peachtree City Planning Commission in November 1971. Included within the ordinance are provisions for "Planned Community Districts" that have been established with the following intent: "to allow for overall planning of large areas of land (500 acres or more) which could include any or all of the types of development permissible by this ordinance. It is intended that the developer achieves better land use by combining the ingredients of single-family, multi-family, commercial, recreational, agricultural, etc., into an overall plan."

Procedures for implementation are indicated as follows: "Such plan shall be submitted to the Planning Board as a preliminary plan. After approval and completion of detail plans such plans would be resubmitted for final approval. Emphasis in review of said plans will be placed upon evidence that the developer has reflected the needs of the total community."

Also contained in the ordinance are provisions for "Planned Shopping Districts" and "Cluster Housing Development" as well as the conventional zoning categories. A Planned Community District is defined as a contiguous area of at least 500 acres under a single ownership, to be developed as a whole or in increments for a variety of land uses including: single family detached subdivisions, townhouses, apartments, mobile homes, planned shopping centers, offices and industrial parks, as well as community centers, recreation and open space.
Maintenance of common open space (at least 20% of total area) is to be provided through a property owner's association with legal recourse by the City to impose tax liens upon the properties. All developed land must be served by public sewer or a sewerage system approved by the State and County Health Department, the County Water & Sewer Department and the State Water Quality Control Board, as well as the Planning Commission.

Residential densities are specified in the ordinance for each housing type and dimensional requirements are indicated for lot area, setback, height limitations, etc., however, these apply until such time as more specific development criteria are proposed in conjunction with a preliminary development plan and procedures to be reviewed and approved by the Peachtree City Planning Commission and the City Council. Thus, actual standards remain flexible through the planning period subject to the discretion of local authorities.

It is anticipated that the Preliminary Development Plan (General Land Use and Circulation) will serve as a conceptual guide for evaluation and approval of detailed plans for neighborhoods and villages submitted in increments throughout the 20-year development period. Subdivision plots will be processed in a conventional manner for final recordation. Distribution of land use and housing densities will be monitored by the Planning Commission to assure the developer conforms to the objectives of the Planned Community District.

Currently, the City government maintains the function of supervision and enforcement of building codes and zoning patterns. In order to insure safe and prudent construction methods, the City currently retains the services of plumbing, electrical, and concrete substructure inspectors. Additionally, another inspector is responsible for final building inspection and enforcement of the Southern Building Code practice and for approvals for Use and Occupancy. There are current considerations for retaining a heating and air-conditioning inspector.

Public Health Standards are determined by the State Public Health Department and enforcement procedures are implemented by the Fayette County Health Department, in conjunction with the State agency.

E. Development Phasing

Initial development in Peachtree City will be oriented primarily to Route 54 and the existing community. The pace of physical development, as depicted graphically in the "Land Use Phasing Plan" included herein, complements
the economic development program forecast by market projections. As indicated on the Phasing Plan, the areas to be developed during the first phase of construction (Years 1 - 5) have been identified with numbers illustrating the sequence of development during that phase of project life.

The following table illustrates the anticipated pace of development for the project:

<table>
<thead>
<tr>
<th>Development Years</th>
<th>1 - 5</th>
<th>6 - 10</th>
<th>11 - 15</th>
<th>16 - 20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (various densities)</td>
<td>925</td>
<td>1090</td>
<td>1185</td>
<td>1215</td>
</tr>
<tr>
<td>Industrial</td>
<td>275</td>
<td>340</td>
<td>400</td>
<td>455</td>
</tr>
<tr>
<td>Commercial</td>
<td>15.5</td>
<td>31.9</td>
<td>90.0</td>
<td>119.2</td>
</tr>
</tbody>
</table>
SOCIAL ELEMENTS

The planning of human service institutions presents both challenge and opportunity. Many major social concerns have been submitted to continuous examination throughout the planning period. The needs of those people who will come to live in the new environment of Peachtree City have already been anticipated. The challenge to re-examine current social problems, to attempt foresight into future problems and propose innovative solutions has been met.

Peachtree City will provide a full range of community services and facilities adequate to meet the changing needs of all its residents. In all areas, quality standards have been proposed and, in many, the means by which innovative change can be achieved. The success of the new community will depend, to a great extent, upon those constitutions and facilities that bring members of the community together — by providing for their common human needs and creating a mutually satisfying human environment. Hence, community services and facilities, their availability as well as their locations within the community, are one of the most important elements for the viability of the community.

The demands for specific services and facilities have been preliminarily determined on the basis of the anticipated population. This section discusses the education, health, welfare, and recreational needs of the community. An analysis of the existing social services was conducted to integrate the new needs with current and future services.

1. Education

Peachtree City is part of the Fayette County school district. One of the district's three elementary schools is located within the city. Current enrollment, which also draws from neighboring areas, is 400 students in grades 1 through 6. Secondary school students attend classes at the centrally located Junior and Senior high schools in Fayetteville.

With the advent of a New Town and its diversified population, the development plan suggests that some 40 to 60 pre-school/kindergartens will be needed by the end of the 20 year development plan. The planning study proposes that elementary schools be placed in Maxi-Centers to
maintain a working, learning, living and playing relationship. The initial phasing of elementary school is as follows:

<table>
<thead>
<tr>
<th>DEVELOPMENT YEAR</th>
<th>STUDENTS</th>
<th>NO. OF SCHOOLS (CUMULATIVE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>384</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>746</td>
<td>1</td>
</tr>
<tr>
<td>3</td>
<td>1159</td>
<td>2</td>
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<tr>
<td>4</td>
<td>1648</td>
<td>2</td>
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<tr>
<td>5</td>
<td>2208</td>
<td>3</td>
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<td>10</td>
<td>4898</td>
<td>7</td>
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<td>15</td>
<td>7563</td>
<td>10</td>
</tr>
<tr>
<td>20</td>
<td>9921</td>
<td>14</td>
</tr>
</tbody>
</table>

* 750 students maximum per school.

Six junior high schools and four senior high schools projected for the city. It is suggested that these secondary schools be uniquely situated in the Village Center as illustrated in the Community Concept Diagram.

2. Health

There are currently two physicians practicing in Peachtree City. Dental needs may be satisfied in Fayetteville where there are two dentists. The nearest hospital facilities to the site are Coweta General Hospital, Newnan Hospital and Clayton General Hospital, all of which are within fifteen miles from Peachtree City. Together these hospitals provide a total bed capacity of 415.

The long term medical needs of Peachtree City will be served by the regional hospitals and the gradual expansion of the present medical facilities in Peachtree City. The development plan has included a 20 acre site in the Regional Center for the development of a hospital late in the development process. It is the hope of the development entity that a well designed, prepaid, preventative medical program be introduced to the city.

3. Recreational

The Atlanta Region provides the complete spectrum of recreational facilities—professional sports, water sports, auto-racing, equestrian centers, bowling alleys, swimming, tennis, etc. There are over 2,000 acres of public parks and national battlefields within the region. There are over 60 private
fishing lakes and three swimming lakes in Fayette County. Peachtree City has a private 18 hole golf course, swimming pool and tennis courts. There is a riding stable open to the public. Recently, a mini football field and little league baseball diamonds and an outdoor basketball court were developed for community use next to the elementary school. Currently, Lake Peachtree also serves as a visual amenity and a prime source of water supply.

The mature recreational system calls for a versatile utilization of open space, featuring some 23 miles of pathways, and, perhaps, cart paths that could be functional for individual transportation, as well as paved hiking trails. Some of the suggested facilities are as follows:

City-wide Facilities

- three golf courses
- pathways for walking and connections to community trails;
- playfields and hard surface areas;
- tot lots and playgrounds;
- neighborhood swimming pools;
- natural areas for relaxation and study; and,
- small ponds and lakes for small scale water related activities

Special Center

- Stadium (central facility for junior and senior high school in Fayette County)
- Marina
- Tivoli/Amusements
- Lake Sports and Recreation
- Executive Night Golf Course (9 holes)
- Athletic Club
- Auto Racing, Mini-motor Bike Trails, Model Airplane Flying

Village Centers

- Multi-use with School facilities: Gymnasium, Auditorium, Playfields, Swimming Pool, Court Spaces
- Teen Center
- Tennis
- Health Club
- Arts/Craft Center
Neighborhood Activity Centers

- Multi-use with School Facilities: Playfields
- Community Indoor Recreation Areas
- Neighborhood Swimming Pool
- Court Space, Tennis, Basketball
- Tot lots, Parks, Playgrounds
- Secure Play Areas
- Picnic Areas
- Arts/Crafts Space