

X:\Momentum-M2 Civil Team Folder\TRON\M2Civil\Projects\SK Hart\Porters Crossing\CAD\Exhibits\MDA\2018-02-06 - Porters Crossing Land Use Plan.dwg — Mar 21, 2018 - 3:24pm

LAND USE PLAN

EXHIBIT 3A

LAND USE SUMMARY:

Pod	Land Use Description	Acreage	Units	Density
1	Commercial	4.9		
	Retail Pads			
2	Mixed Use	11.6	180	15.5 du/ac.
	Residential above Retail			
3	Community Open Space	12.7		
	Parks			
4	Multi-Family Residential	7.6	128	16.8 du/ac.
	Attached Town Homes			
6	Single Family Residential	27.4	169	6.2 du/ac.
	Detached Single Family Homes			
9a	Institutional	12.3		
	Recreation Center, Assited Living &/or Charter School			
10	Civic Uses	5.0		
	Church Site			
11	Single Family Residential	12.3	61	5.0 du/ac.
	5,500+ s.f. Lots - Existing			
12	Civic Uses	4.0		
	Church Site - Existing			
13	Single & Multi-Family Residential	6.5	104	16.0 du/ac.
	Detached Homes & Attached Town Homes			
14	Multi-Family Residential	10.0	90	9.0 du/ac.
	Attached Town Homes - Existing			
15	Community Open Space	4.0		
	Utility Corridor Open Areas			
16	Commercial	16.9		
	Neighborhood Retail - Existing			
Total			732 Residential Units	

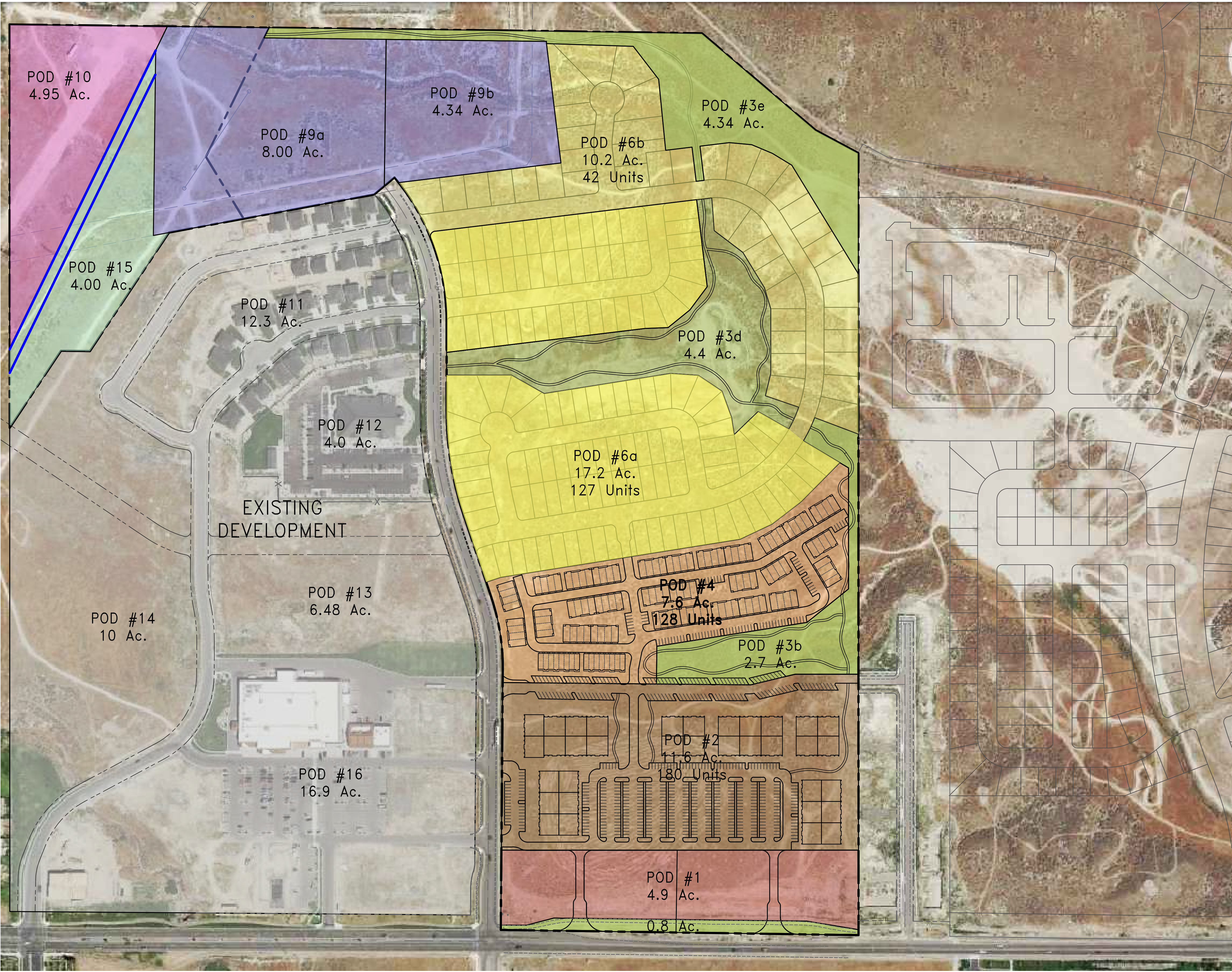
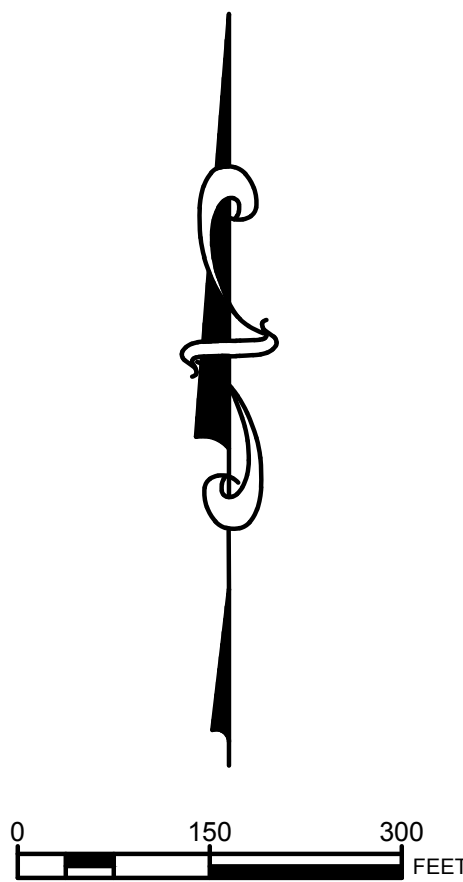
 30' Wide Trail Corridor
For Future Trail

GENERAL NOTES:

THE INFORMATION DEPICTED ON THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO MODIFICATION AND REVISION. ALL LAND USES, ACREAGE CALCULATIONS, DENSITY CALCULATIONS, LOT SIZES, ROAD WIDTHS AND LOCATIONS OF VARIOUS COMPONENTS OF THE PLAN ARE BASED ON PRELIMINARY DATA, TOPOGRAPHY, BOUNDARIES AND DESIGN PARAMETERS.

SITE LAYOUTS, INCLUDING ROADS, PARKING, BUILDINGS, LOT AND OPEN SPACE AREA AMENITIES ARE ILLUSTRATIVE IN NATURE AND SUBJECT TO FINAL SITE DESIGN AND MUNICIPAL APPROVAL PROCESSES.

UNIT TOTALS SHOWN FOR EACH PARCEL MAY SURPASS ALLOWABLE PROJECT DENSITY TO ALLOW FOR ADJUSTMENT IN DESIGN.



Porter's Crossing Village Center Plan