

# Land Use and Lot Statistical Tables

**3.0R**

REVISION 02.04.2019

APPROXIMATE LAND AREA USE		SF	AC	%	DU/AC	Max DU
CR-3 Single Residence PAD*	<b>CR-3 PAD</b>	BASE USE	0.00	0.0%	12-20	-
CR-5 Multiple Residence PAD	<b>CR-5 PAD</b>	226,056	5.19	13.5%	20-32	166
CB-2 General Business PAD	<b>CB-2 PAD</b>	369,264	8.48	22.0%	20-32	271
TR Transitional PAD	<b>TR PAD</b>	658,676	15.12	39.3%	-	-
Open Space	<b>Open</b>	206,893	4.75	12.3%	-	-
Private Accessways, etc.	<b>Road</b>	214,875	4.93	12.8%	-	-
<b>TOTALS</b>		<b>1,675,764</b>	<b>38.47</b>	<b>100%</b>	<b>12.25</b>	<b>437</b>

## SITE DATE

PARCEL : Glennwilde 17 (Parcel #512-42-717 and 512-42-718)  
 GROSS AREA: 1,675,764 SF (+/-)  
 NET AREA: 1,460,889 SF (+/-)

OPEN SPACE : 206,893 / 1,675,764 = 12.3% Note: 15% required. TR-PAD School to provide approx. 45,000SF designated Open Space to satisfy PAD requirement.

## IMPERVIOUS SURFACES (approx. SF based on probable/maximum coverage values)

Roofs	275,000
Paved Roads	215,000
<u>Parking Lots</u>	<u>325,000</u>
<b>TOTAL</b>	<b>815,000</b>

IMPERVIOUS SURFACE RATIO 815,000 / 1,675,764= 48.63% Note: >50%

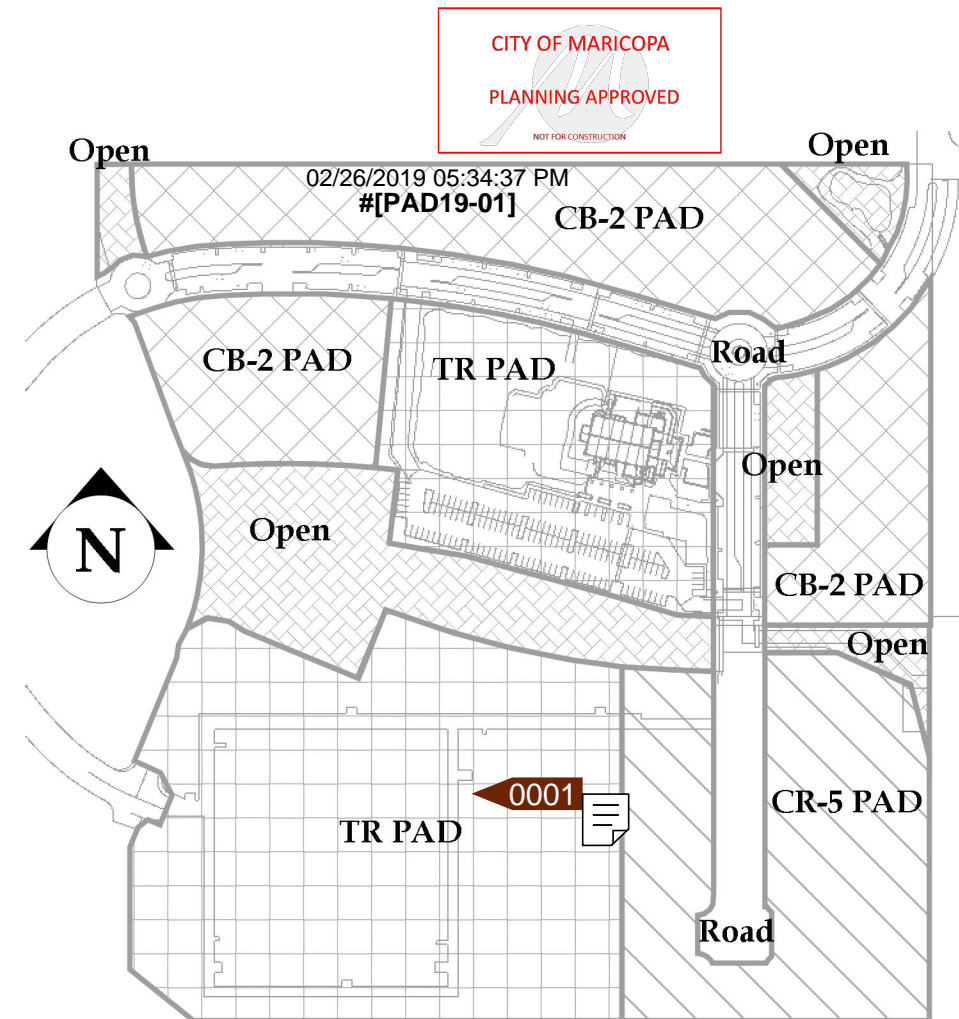
Note: Sidewalks not part of ISR calculation; sidewalks and low use parking spaces may be detailed with ADA compliant permeable surface materials where applicable.

Note: All roof surfaces where economically feasible and sustainable are intended to be detailed with water harvesting technology.

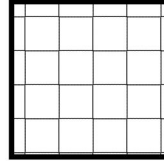
## REVISION FEB 2019 for the Heritage School Amendment

Note: All future development on TR-PAD dedicated for School must independently conform to the open space and impervious surface requirements of the PAD approved plan for the School parcel, and may not adversely affect the remaining open space or impervious requirements of the entire PAD. Sport fields may be designated as "Open Space" with permitted public access for limited use apart from school hours and functions to satisfy this requirement.

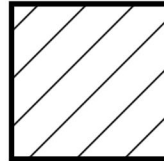
The remaining south property (approx. 5.19 Acres) is designated CR-5 PAD for future multi-family development. As previously established in the original approved PAD, the base zoning for all property is TR-PAD and/ or CR-3 PAD single family residential zoning. Any future development on other remaining land may jointly share open space and impervious surface requirements of the original PAD approved plan.



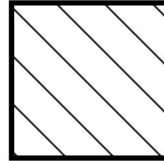
**TR Transitional PAD:**  
 Transitional Zone  
 Civic Buildings  
 (Church, School, etc.)  
 See 5.1



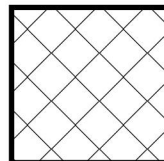
**CR-3 Single Residence PAD:**  
 Single Family Residential  
 (Houses, Bungalows)  
 See 6.1-6.4



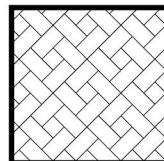
**CR-5 Multiple Residence PAD**  
 Multi Family Residential  
 (Row houses, Apartment houses,  
 Condos, etc) See 6.5-6.8



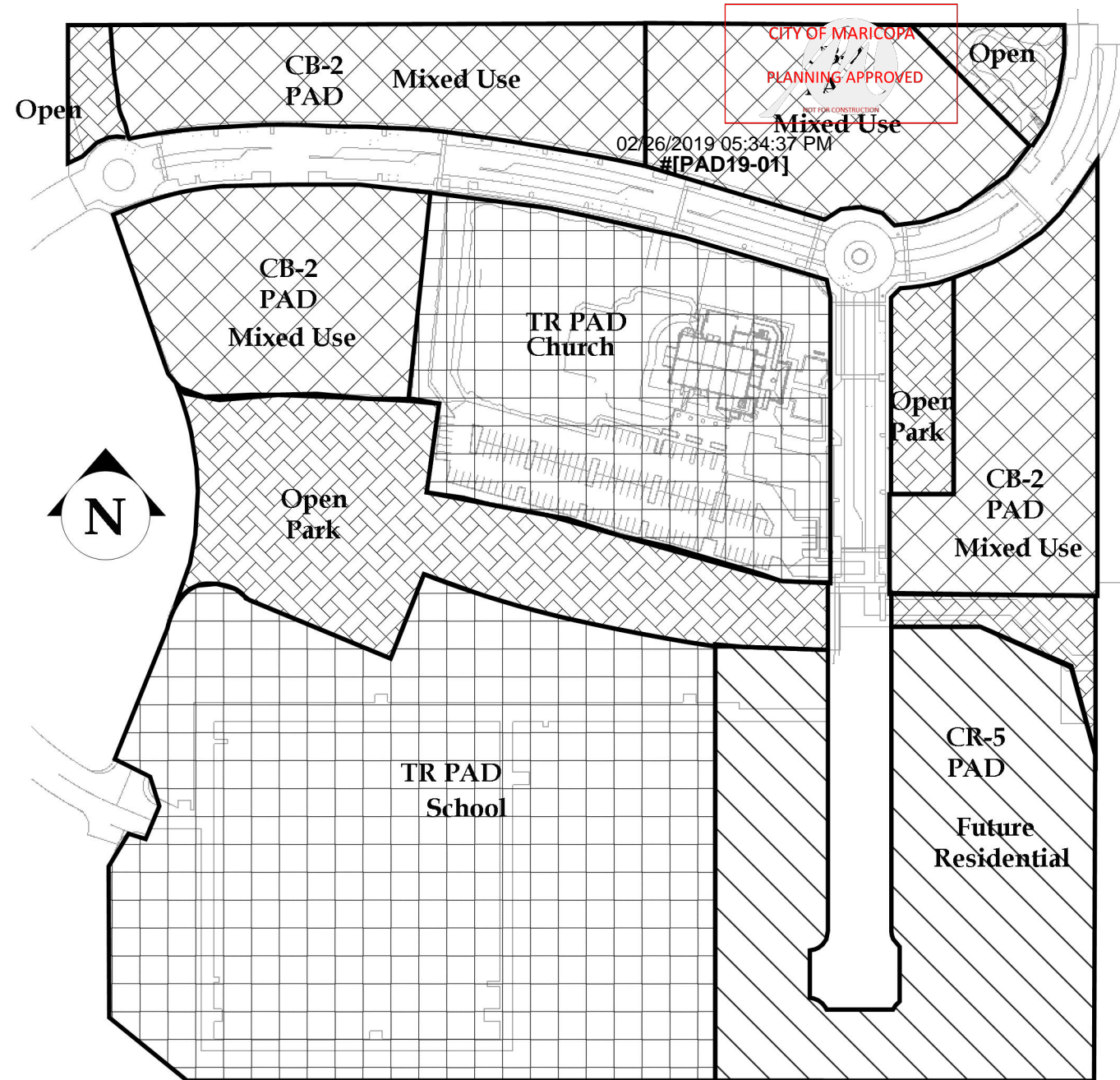
**CB-2 General Business PAD**  
 Mixed Use Commercial  
 (Retail, Office, Condo, Food, etc)  
 See 6.9-6.13



**Open**  
 Dedicated Open Space/  
 Common Area  
 See 5.2



**NOTE:**  
 TR PAD & Open allowed on all properties;  
 CR-3 PAD allowed on CR-5 PAD and CB-2 PAD;  
 CR-5 PAD allowed on CB-2 PAD



*The conceptual master plan is based on the existing rough graded road system from the previous residential development, which created a U-shaped arrangement surrounding a required central retention basin.*

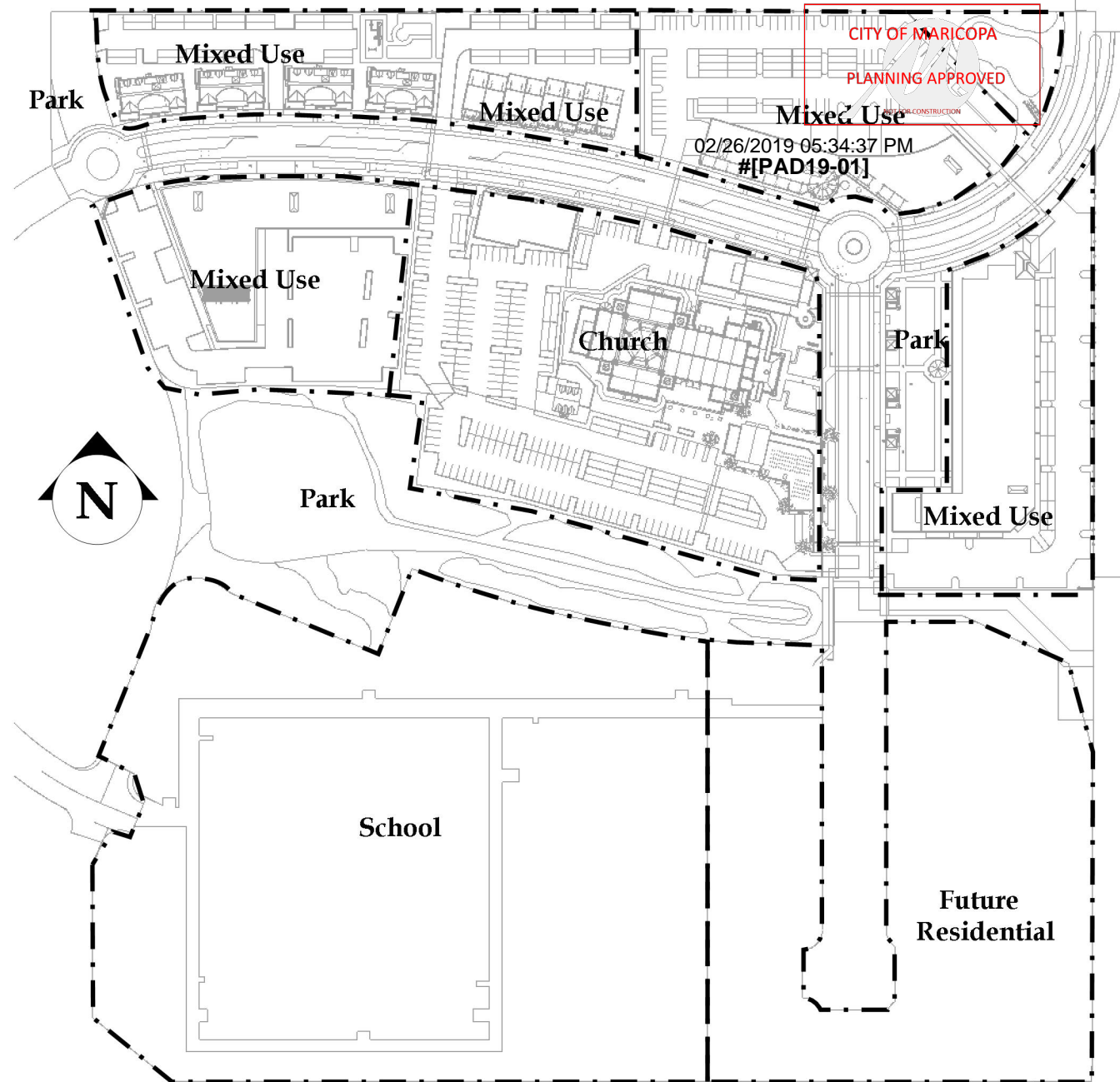
*This retention basin will become an amenity of dedicated recreational use -- a sort of mini "Central Park" -- around which church, school, residential and commercial are gathered.*

*The north side of the property, around the church project, is envisaged for higher density residential and mixed use commercial; while the south half will retain a more residential scale gathered around the primary school.*

*Throughout the project, smaller scale village greens, a church plaza and a town square, and "pocket parks" will create significant public spaces for recreation and social interaction.*

*The entire development is ordered to encourage pedestrian and bicycle traffic. Sidewalks and dedicated bicycle lanes, traffic calming devices, lush planting along the roads, rear alley garage access and parking lot placement behind the major buildings all contribute to a more pedestrian-oriented development and a human scale street scape.*

*For considerations regarding Fire Department access, turning radius, and other requirements, please see Note F, pg 6.14.*



*One of the main principles of the "smart neighborhood" approach is to socialize the public spaces for the benefit of the entire community.*

*By socializing the public spaces -- allowing all the members of the community to share in these area -- opportunities are created for building real communities of meaningful relationships.*

*With a combination of large scale recreational retention areas, lush landscaped roads and sidewalks, formal church plaza and town square, village greens, pocket parks, and dedicated sports fields, this project will provide approximately 40% of the gross land area to open uses including circulation; with approximately 15.24% of the gross land area dedicated to public open spaces for recreation and social opportunity.*

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