

MASTER LAND USE PLAN



DATA

- "1" SINGLE-FAMILY 15,000 SF LOTS
- "2" SINGLE-FAMILY 9,600 SF LOTS
- "3" MIXED RESIDENTIAL
- "4" MULTI-FAMILY
- "5" COMMERCIAL RETAIL
- "6" FLEX COMMERCIAL RETAIL
- STORMWATER BMP

DEVELOPMENT MIX		LOT SIZE	LOT AREA	ACRES	DENSITY	UNITS	COMMERCIAL
"1"	LARGE SINGLE-FAMILY	100' x 150'	15,000 SF	24.4	2.45	60	
"2"	MEDIUM SINGLE-FAMILY	80' x 120"	9,600 SF	25.8	3.76	97	
"3"	MIXED RESIDENTIAL	-	-	88.2	8.97	791	
"4"	MULTIFAMILY	-	-	27.8	20.00	556	
"5"	COMMERCIAL RETAIL	-	-	31.4			341,950
"6"	FLEX COMMERCIAL RETAIL	-	-	8.4			91,475
TOTAL				206.0	9.05	1,504	433,425

DEVELOPMENT SUMMARY		ACRES
RESIDENTIAL		166.2
COMMERCIAL		39.8
RIGHTS OF WAY		24.7
TOTAL DEVELOPED ACREAGE		230.7
WETLANDS CONSERVED		251.5
TOTAL SITE ACREAGE		482.2

LAND BAY "3" - MIXED RESIDENTIAL LAND USE BREAKDOWN		TYPE	LOT SIZE	LOT AREA
LARGE SINGLE-FAMILY HOUSE		LSF - H	100' X 150'	15,000 SF
SMALL SINGLE-FAMILY HOUSE		SSF - H	60' X 100'	6,000 SF
SMALL SINGLE-FAMILY CONDOS		SSF - VC	no lot line	5,000 SF
ATTACHED CONDOS		AC-1 - AC-6	varies	varies
TOWNHOMES		TH-1 - TH-3	varies	varies
MULTIFAMILY		R-GA	varies	varies

GENERAL NOTES:

1. Development will meet minimum open space and usable open space requirements as specified in Article 11-906.
2. Stormwater BMP shapes, sizes, and locations are approximate in nature and are subject to review and approval by the City of Chesapeake.