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LAND USE ANALYSIS

RESIDENTIAL				**±690.4 Ac.**
SF	MODELS	29 LOTS	1.1%	±8.2 Ac.
DU	HIGH DENSITY RESIDENTIAL	204 LOTS	7.4%	±25.2 Ac.
SF	TYP. 45'x120'/125'	691 LOTS	25.2%	±149.3 Ac.
SF	TYP. 50'x120'/125'	566 LOTS	20.5%	±135.8 Ac.
SF	TYP. 55'x120'/125'	562 LOTS	20.4%	±147.7 Ac.
SF	TYP. 60'x120'/125'/130'	422 LOTS	15.3%	±121.5 Ac.
SF	TYP. 65'x130'	137 LOTS	5.0%	±46.7 Ac.
SF	TYP. 70'x130'	80 LOTS	2.9%	±31.8 Ac.
SF	TYP. 80'x130'	61 LOTS	2.2%	±24.2 Ac.
TOTALS		**2,752 LOTS**		**±690.4 Ac.**
NON-RESIDENTIAL				**±179.2 Ac.**
COM	COMMERCIAL			±31.2 Ac.
MF	MULTIFAMILY			±27.0 Ac.
ESM	EMERGENCY SERVICES			±2.4 Ac.
ES	SCHOOL SITES			±115.0 Ac.
DC	DAY CARE			±3.6 Ac.
PARKS / RECREATION / OPEN SPACE				**±279.6 Ac.**
PARK	REC. CENTER & PARKS		(2.1%)	±26.6 Ac.
	DRAINAGE / DETENTION		(17.4%)	±217.1 Ac.
	LANDSCAPE / OPEN SPACE		(2.9%)	±35.9 Ac.
UTILITIES & EASEMENTS				**±32.4 Ac.**
	PIPELINE EASEMENTS			±16.3 Ac.
	OVERHEAD ELECTRIC EASEMENTS			±5.7 Ac.
WP	WATER PLANT			±5.4 Ac.
WWTP	WASTEWATER TREATMENT PLANT			±3.0 Ac.
LS	LIFT STATION			±0.1 Ac.
DS	DRILL SITE			±1.9 Ac.
CONSTRAINTS				**±67.2 Ac.**
	MAJOR THOROUGHFARES		(3.6%)	±45.1 Ac.
	COLLECTOR STREETS		(1.8%)	±22.1 Ac.
PROJECT TOTAL				**±1,248.8 Ac.**

an overall exhibit for

CROSS CREEK WEST

±1,248.8 ACRES OF LAND

prepared for

JOHNSON DEVELOPMENT

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SCALE
0 300 600 1200

MTA-54001
MAY 8, 2025

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