TRUSSVILLE SPRINGS

DENSITY CALCULATIONS

The Project site contains approximately 167.50 gross acres of land. Total residential density of the Project site shall not exceed 409 dwelling units. Such dwelling units may be distributed among various Transect Zones subject to the maximum permitted density for each Transect Zone as listed below. Maximum density per gross acre shall be calculated based on the gross acreage of the entire Transect Zone. For example, a particular area of zone T4A3 may exceed 3.5 units per acre, however, when the total number of dwelling units of all T4A3 zones is divided by the gross acreage of all the T4A3 zones, the overall density shall not exceed 3.5 units per acre.

T 1 - RURAL PRESERVE			
	Gross Acreage: Percentage of Site:	43.1 acres 26%	
T 3A - PR1 PLANNED SINGLE FAMILY			
	Gross Acreage: Percentage of Site: Max Dwelling Units per Gross Acre: Max Dwelling Units for Zone:	35.4 acres 21% 2.0 70	
T 3B - PR1 PLANNED SINGLE FAMILY			
	Gross Acreage: Percentage of Site: Max Dwelling Units per Gross Acre: Max Dwelling Units for Zone:	6.6 acres 4% 3.5 23	
T 4A1 - PR1 PLANNED SINGLE FAMILY			
	Gross Acreage: Percentage of Site: Max Dwelling Units per Gross Acre: Max Dwelling Units for Zone:	7.0 acres 4% 3.5 23	
T 4A2 - PR1 PLA	T 4A2 - PR1 PLANNED SINGLE FAMILY		
	Gross Acreage: Percentage of Site: Max Dwelling Units per Gross Acre: Max Dwelling Units for Zone:	5.2 acres 3% 4.5 17	
T 4A3 - PR1 PLANNED SINGLE FAMILY			
	Gross Acreage: Percentage of Site: Max Dwelling Units per Gross Acre: Max Dwelling Units for Zone:	26.0 acres 16% 5.0 125	
T 4B - PR2 PLANNED TOWNHOUSE			
	Gross Acreage: Percentage of Site: Max Dwelling Units per Gross Acre: Max Dwelling Units for Zone:	14.6 acres 9% 10 130	
T 4C - SINGLE FAMILY			
	Gross Acreage: Percentage of Site: Max Dwelling Units per Gross Acre: Max Dwelling Units for Zone:	2.4 acres 1.4% 14 21	
T 5A - PC PLANNED COMMERCIAL			
	Gross Acreage: Percentage of Site: Max parcel development:	25.3 acres 15% 80%	
01) // 0 /F: 0	>		

CIVIC (Fire Garage)

Gross Acreage:

0.1 acres





