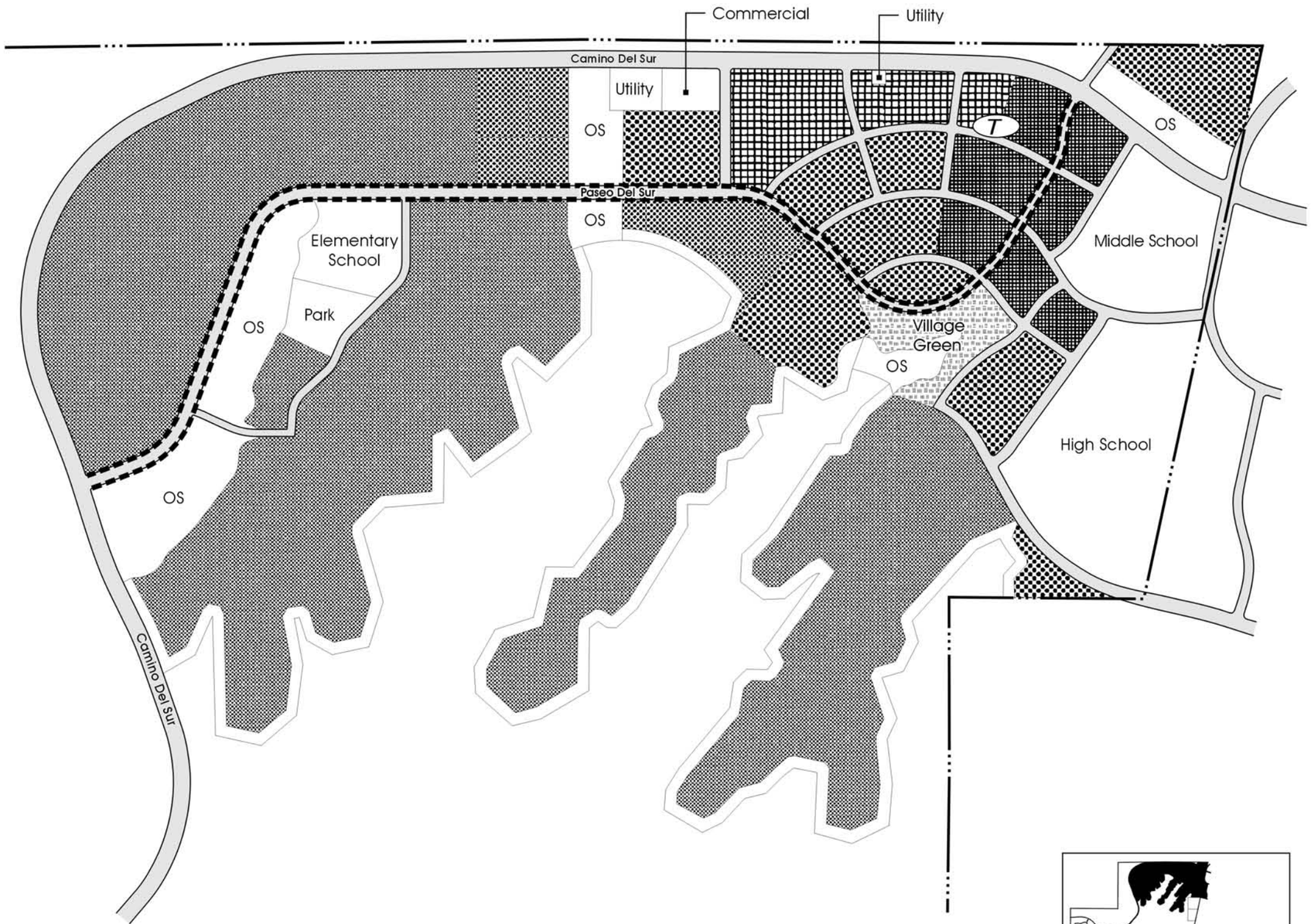
PROPOSED

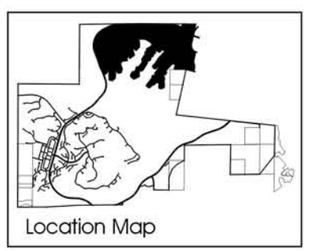
North Village Land Use

2.5 figure



Legend

- Low Residential (2-5 du/ac)
- Peripheral Residential (5-10 du/ac)
- Core Residential (10-25 du/ac)
- Employment Center
- Mixed Use Core (25-45 du/ac)
- Village Green
- Landscape Element (Promenade)
- T — Transit Center
- OS — Open Space



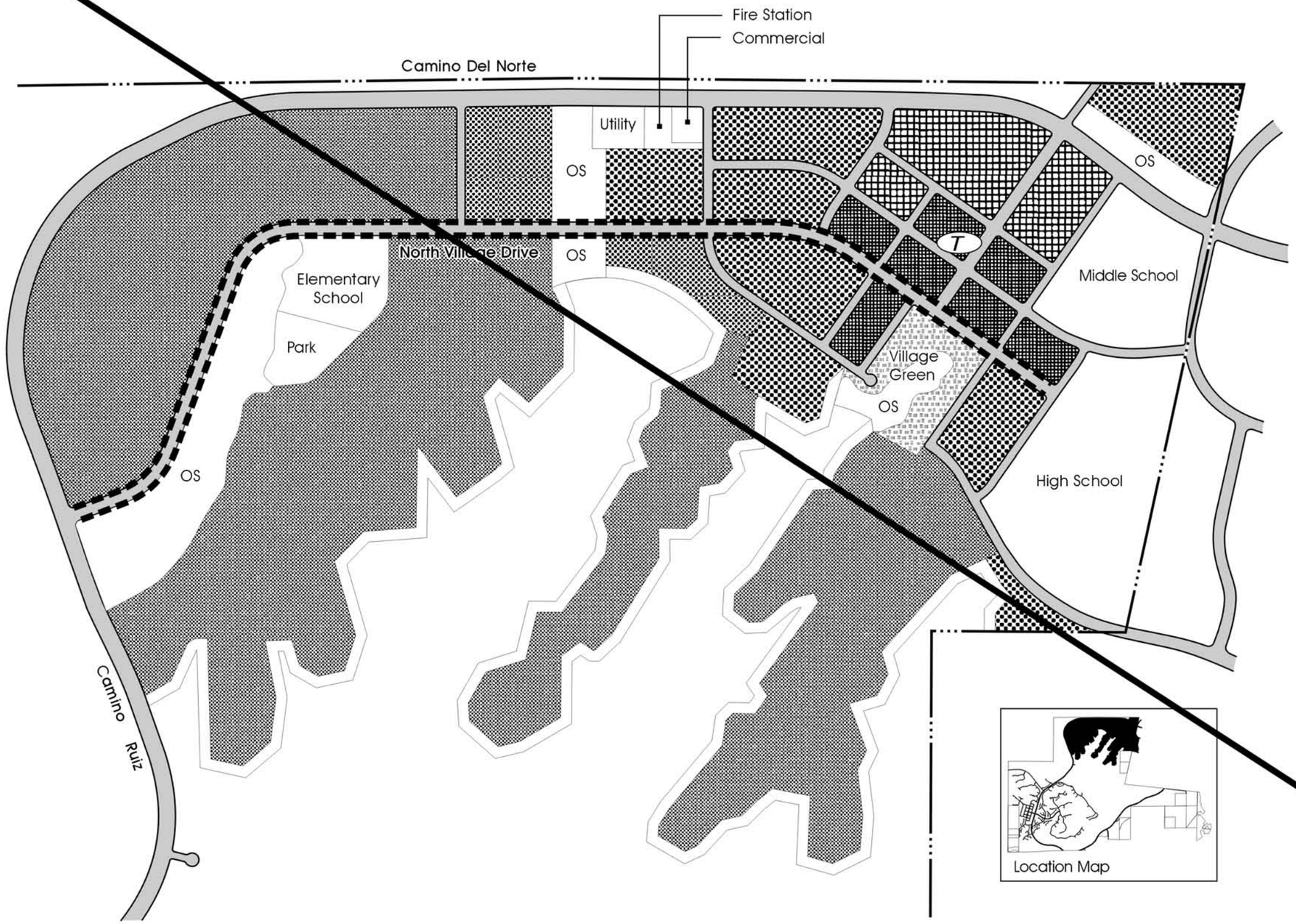
no scale

Black Mountain Ranch Subarea Plan

EXISTING

North Village Land Use

2.5 figure



Legend

- Low Residential (2-5 du/ac)
- Peripheral Residential (5-10 du/ac)
- Core Residential (10-25 du/ac)
- Employment Center
- Mixed Use Core (25-45 du/ac)
- Village Green
- Landscape Element (Promenade)
- T — Transit Center
- OS — Open Space

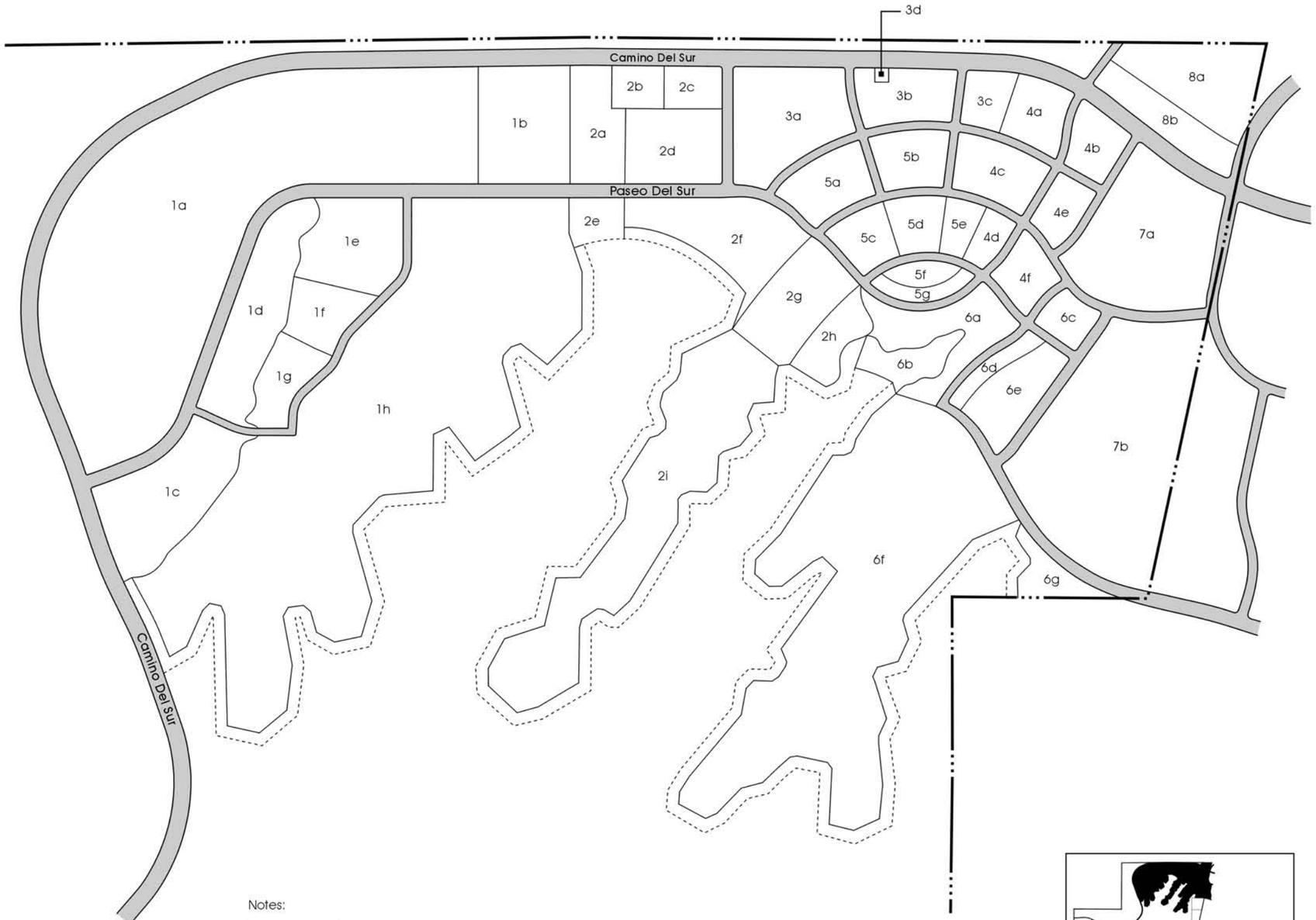
no scale

Black Mountain Ranch
Subarea Plan

PROPOSED

North Village Estimated Development

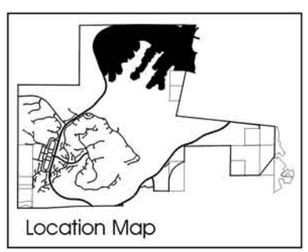
2.6 figure



Notes:

Streets shown represent Collector and above

Denotes limits of Brush Management lots



Projected Development by Area

	Land Use	Approx. Area	Estimated Residential Development	Estimated Non-Residential Development
1a	Low Residential	96.0 ac		
1b	Peripheral Residential	10.5 ac		
1c	Open Space	15.5 ac		
1d	Open Space	13.8 ac		
1e	Elementary School	10.0 ac		
1f	Park	5.0 ac		
1g	Low Residential	3.9 ac		
1h	Low Residential	85.3 ac		
	Subtotal:	240.0 ac	1148 du	
2a	Open space	7.0 ac		
2b	Utility	2.5 ac		
2c	Commercial	3.0 ac		
2d	Core Residential	8.5 ac		
2e	Open Space	3.0 ac		
2f	Peripheral Residential	12.0 ac		
2g	Core Residential	9.0 ac		
2h	Low Residential	4.0 ac		
2i	Low Residential	34.0 ac		
	Subtotal:	83.0 ac	489 du	10 KSF
3a	Employment	13.0 ac		
3b	Employment	6.5 ac		
3c	Employment	3.5 ac		
3d	Utility	0.5 ac		
	Subtotal:	23.5 ac		515 KSF
4a	Mixed Use	4.0 ac		
4b	Mixed Use	3.0 ac		
4c	Mixed Use	6.0 ac		
4d	Mixed Use	2.0 ac		
4e	Mixed Use	4.0 ac		
4f	Mixed Use	4.0 ac		
	Subtotal:	23.0 ac	100 du	215 KSF + 300 Rooms
5a	Core Residential	6.0 ac		
5b	Core Residential	5.0 ac		
5c	Core Residential	3.5 ac		
5d	Core Residential	3.0 ac		
5e	Core Residential	2.0 ac		
5f	Park	2.0 ac		
5g	Core Residential	2.0 ac		
	Subtotal:	23.5 ac	194 du	
6a	Village Green/Open Space	10.0 ac		
6b	Open Space	5.5 ac		
6c	Mixed Use	3.0 ac		
6d	Core Residential	2.0 ac		
6e	Core Residential	6.5 ac		
6f	Low Residential	68.0 ac		
6g	Peripheral Residential	3.0 ac		
	Subtotal:	98.0 ac	552 du	
7a	Middle School	20.0 ac		
7b	High School	40.0 ac		
	Subtotal:	60.0 ac		
8a	Core Residential	11.5 ac		
8b	Open Space	6.0 ac		
	Subtotal:	17.5 ac	119 du	
TOTAL ESTIMATED AREA:		559.0 ac		
TOTAL ESTIMATED DEVELOPMENT:			2602 du	740 KSF +300 Rooms

no scale

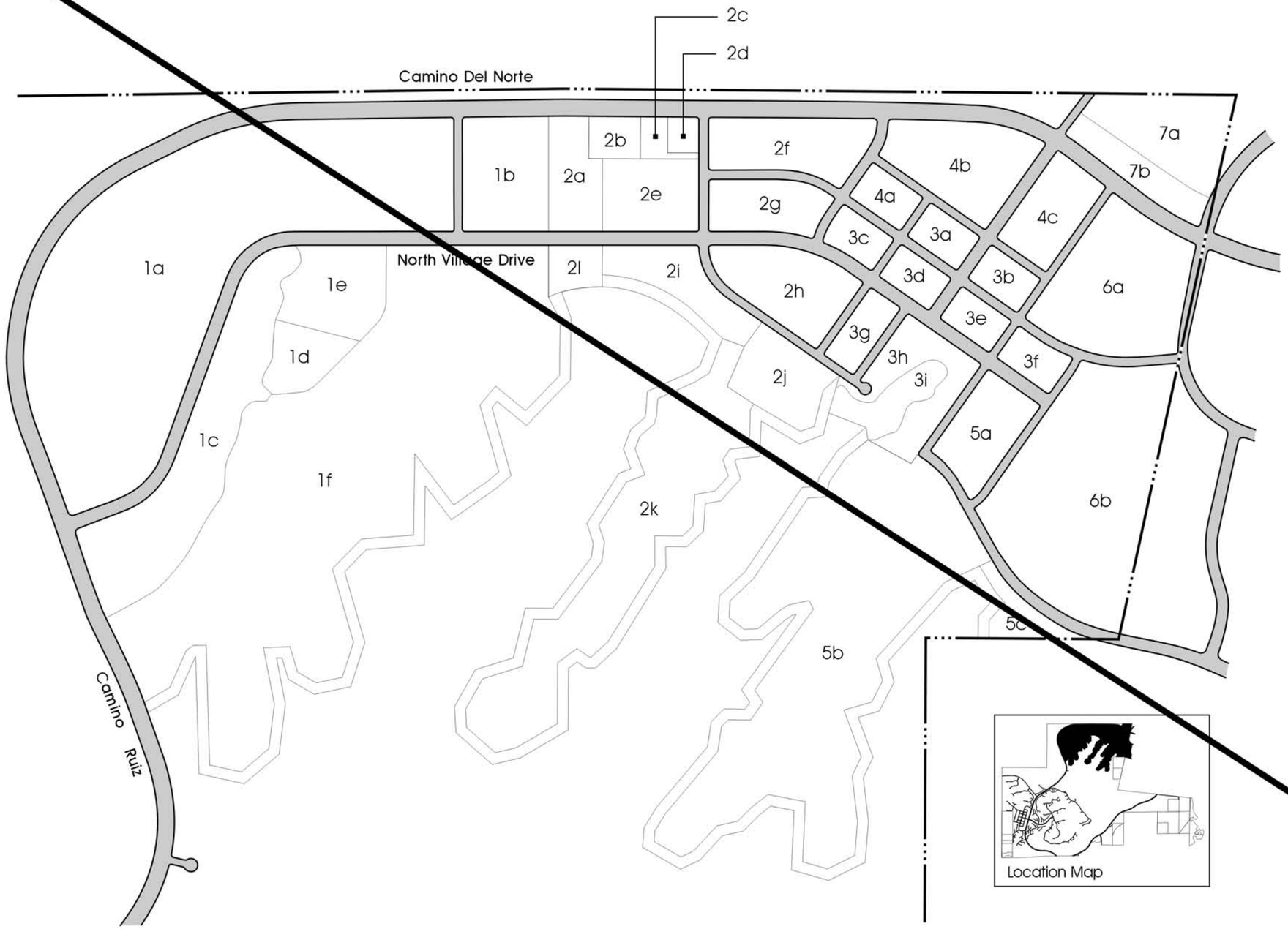
July, 2008

Black Mountain Ranch Subarea Plan

EXISTING

North Village Estimated Development

2.6 figure



Projected Development by Area

	Land Use	Approx. Area	Estimated Residential Development	Estimated Non-Residential Development
1a	Low Residential	96.0 ac		
1b	Peripheral Residential	10.0 ac		
1c	Open Space	20.0 ac		
1d	Park	5.0 ac		
1e	Elementary School	10.0 ac		
1f	Low Residential	88.5 ac		
	Subtotal:	229.5 ac	1148 du	
2a	Open space	7.0 ac		
2b	Utility	2.7 ac		
2c	Fire Station	1.5 ac		
2d	Commercial	1.5 ac		
2e	Core Residential	9.0 ac		
2f	Core Residential	10.5 ac		
2g	Core Residential	7.5 ac		
2h	Core Residential	11.5 ac		
2i	Peripheral Residential	8.0 ac		
2j	Core Residential	8.0 ac		
2k	Low Residential	34.0 ac		
2l	Open Space	3.0 ac		
	Subtotal:	104.2 ac	948 du	10 KSF
3a	Mixed Use Core/Transit Center	3.0 ac		
3b	Mixed Use Core	3.0 ac		
3c	Mixed Use Core	3.0 ac		
3d	Mixed Use Core	3.0 ac		
3e	Mixed Use Core	3.0 ac		
3f	Mixed Use Core	3.0 ac		
3g	Mixed Use Core	3.5 ac		
3h	Village Green/Open Space	10.0 ac		
3i	Open Space	4.5 ac		
	Subtotal:	36.0 ac	180 du	240 KSF
4a	Employment	4.0 ac		
4b	Employment	16.0 ac		
4c	Employment	10.0 ac		
	Subtotal:	30.0 ac		340 KSF
5a	Core Residential	8.5 ac		
5b	Low Residential	69.5 ac		
5c	Core Residential	3.5 ac		
	Subtotal:	81.5 ac	507 du	
6a	Middle School	20.0 ac		
6b	High School	40.0 ac		
	Subtotal:	60.0 ac		
7a	Core Residential	11.5 ac		
7b	Open Space	6.0 ac		
	Subtotal:	17.5 ac	119 du	
	TOTAL ESTIMATED AREA:	558.7 ac		
TOTAL ESTIMATED DEVELOPMENT:			2902 du	590 KSF

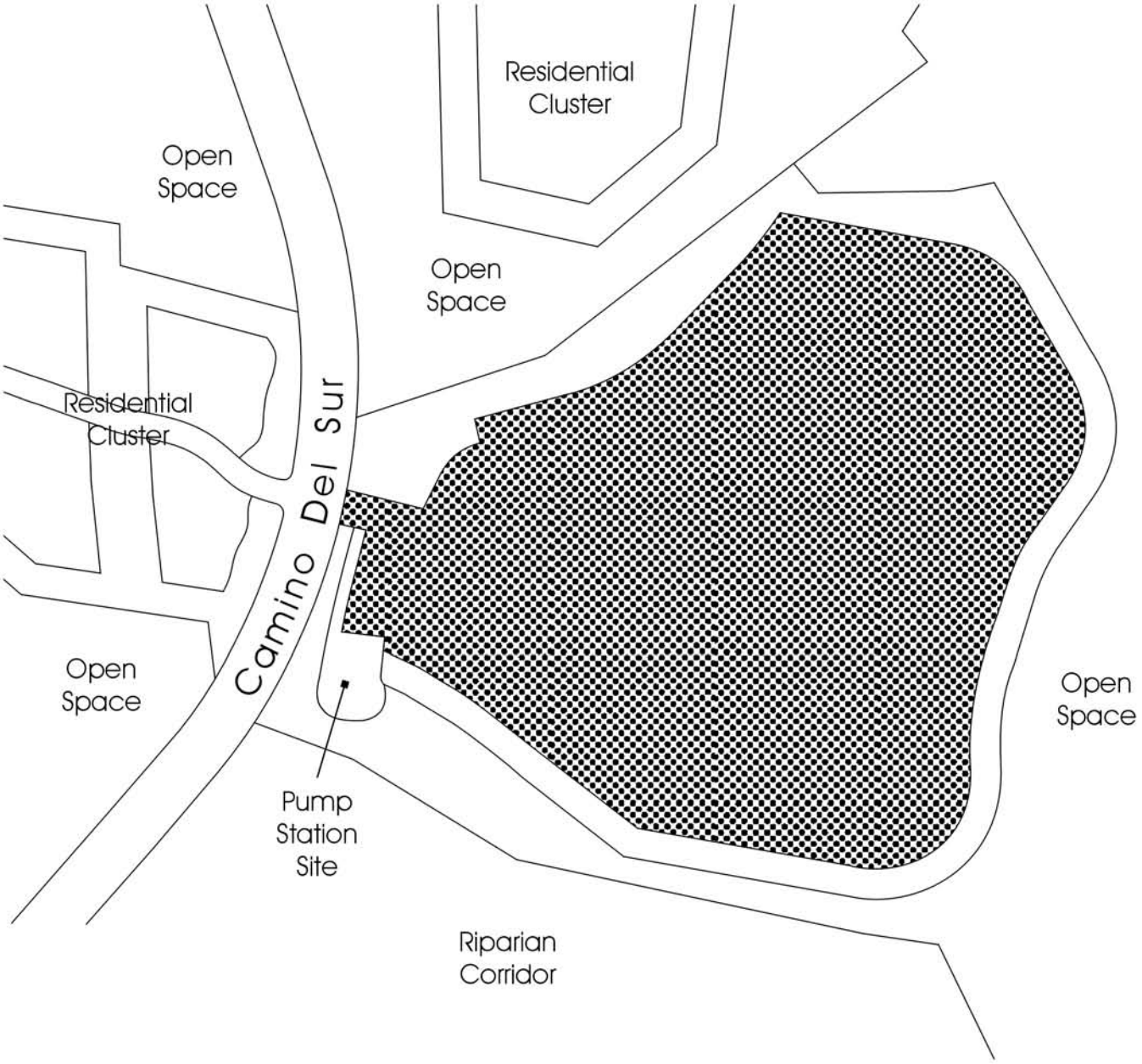
no scale

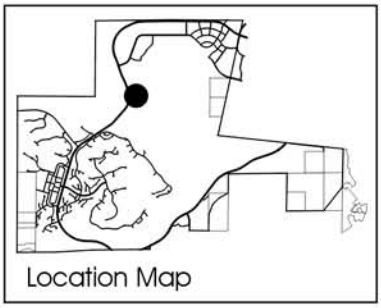
Black Mountain Ranch
Subarea Plan

PROPOSED

Residential Care Facility

figure 2.7





Legend

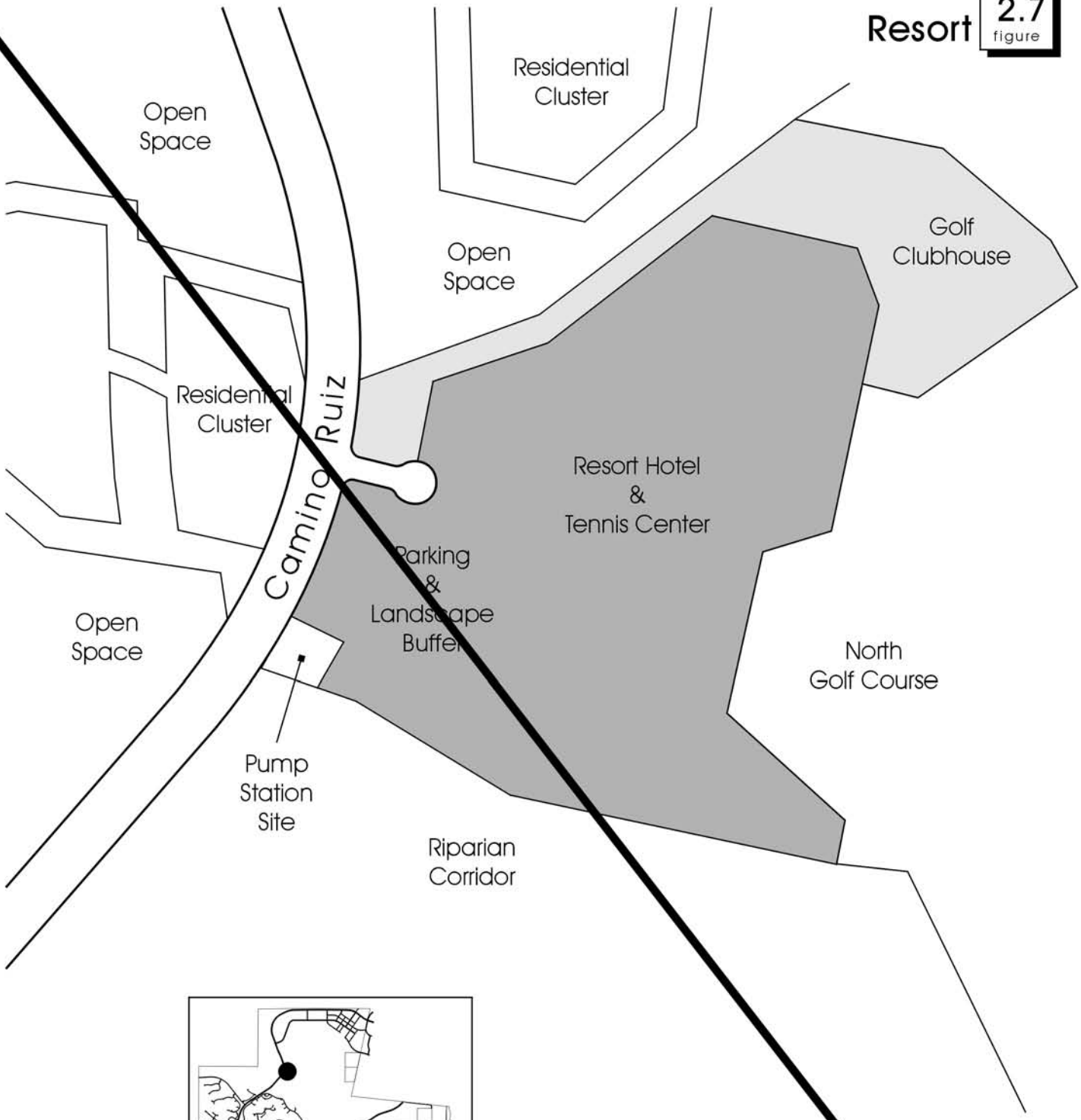
Residential Care Facility

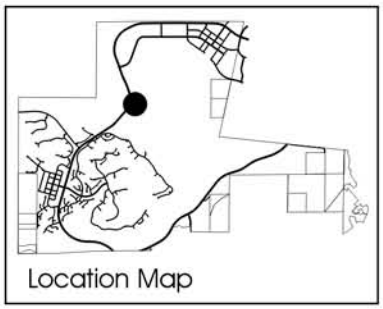
no scale

Black Mountain Ranch Subarea Plan

EXISTING

Resort 2.7 figure





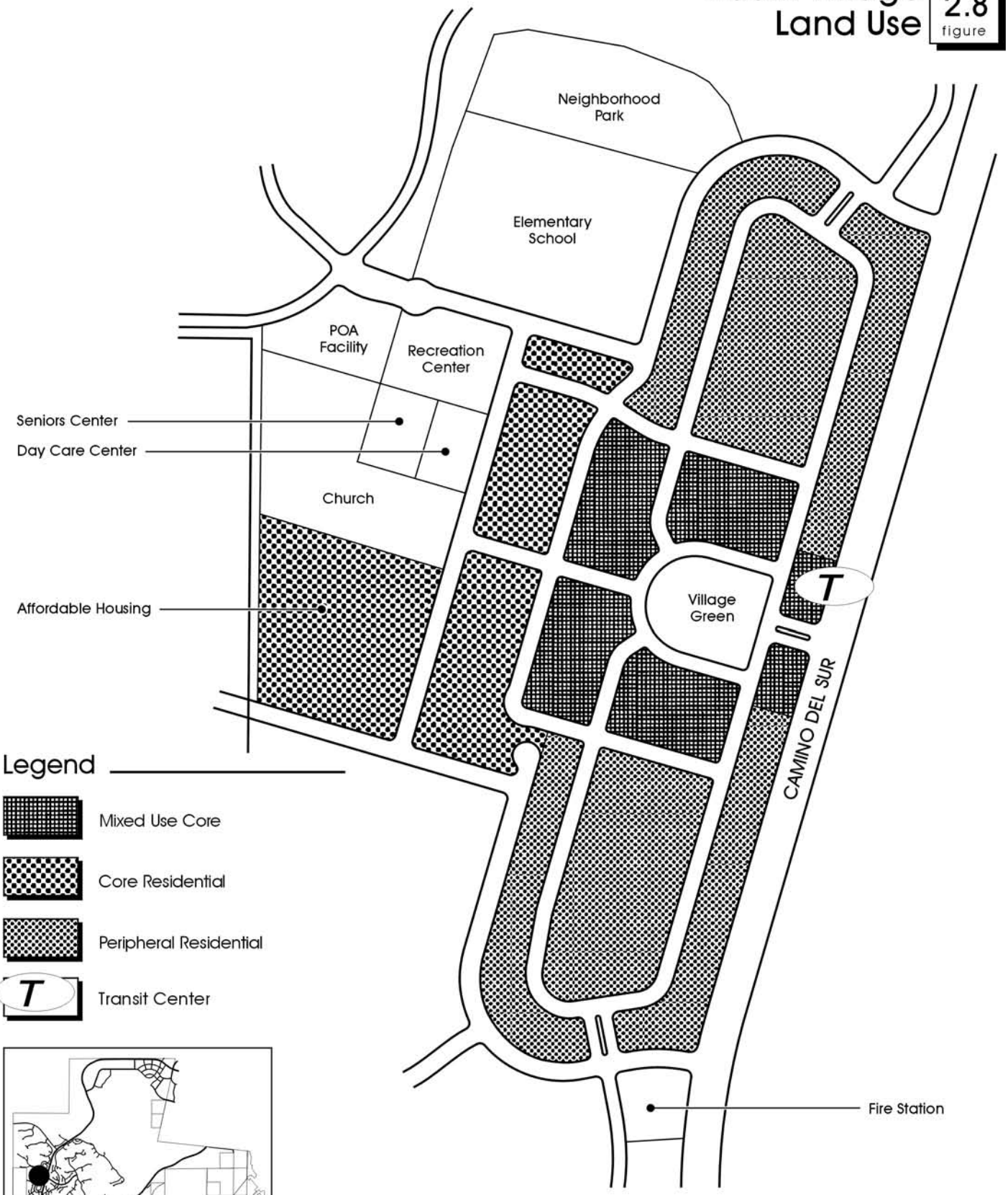
no scale

Black Mountain Ranch Subarea Plan

PROPOSED

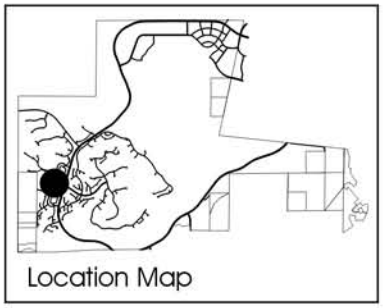
South Village Land Use

2.8 figure



Legend

- Mixed Use Core
- Core Residential
- Peripheral Residential
- T — Transit Center



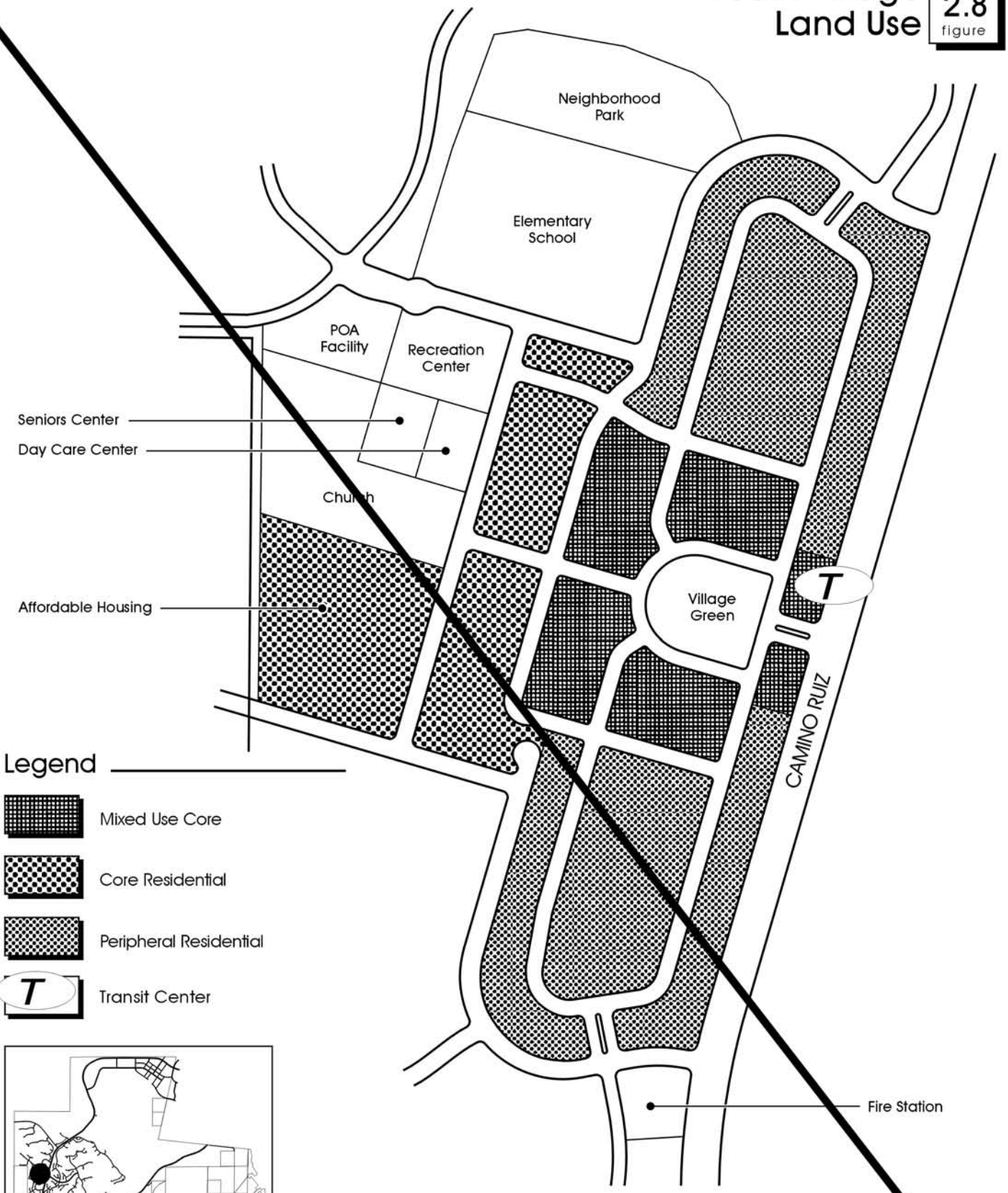
no scale

Black Mountain Ranch Subarea Plan

EXISTING

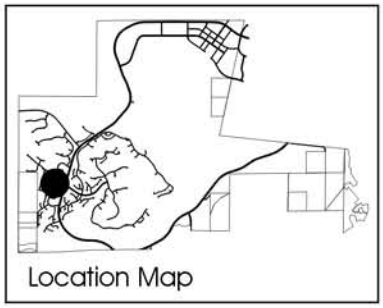
South Village Land Use

2.8 figure



Legend

- Mixed Use Core
- Core Residential
- Peripheral Residential
- T — Transit Center



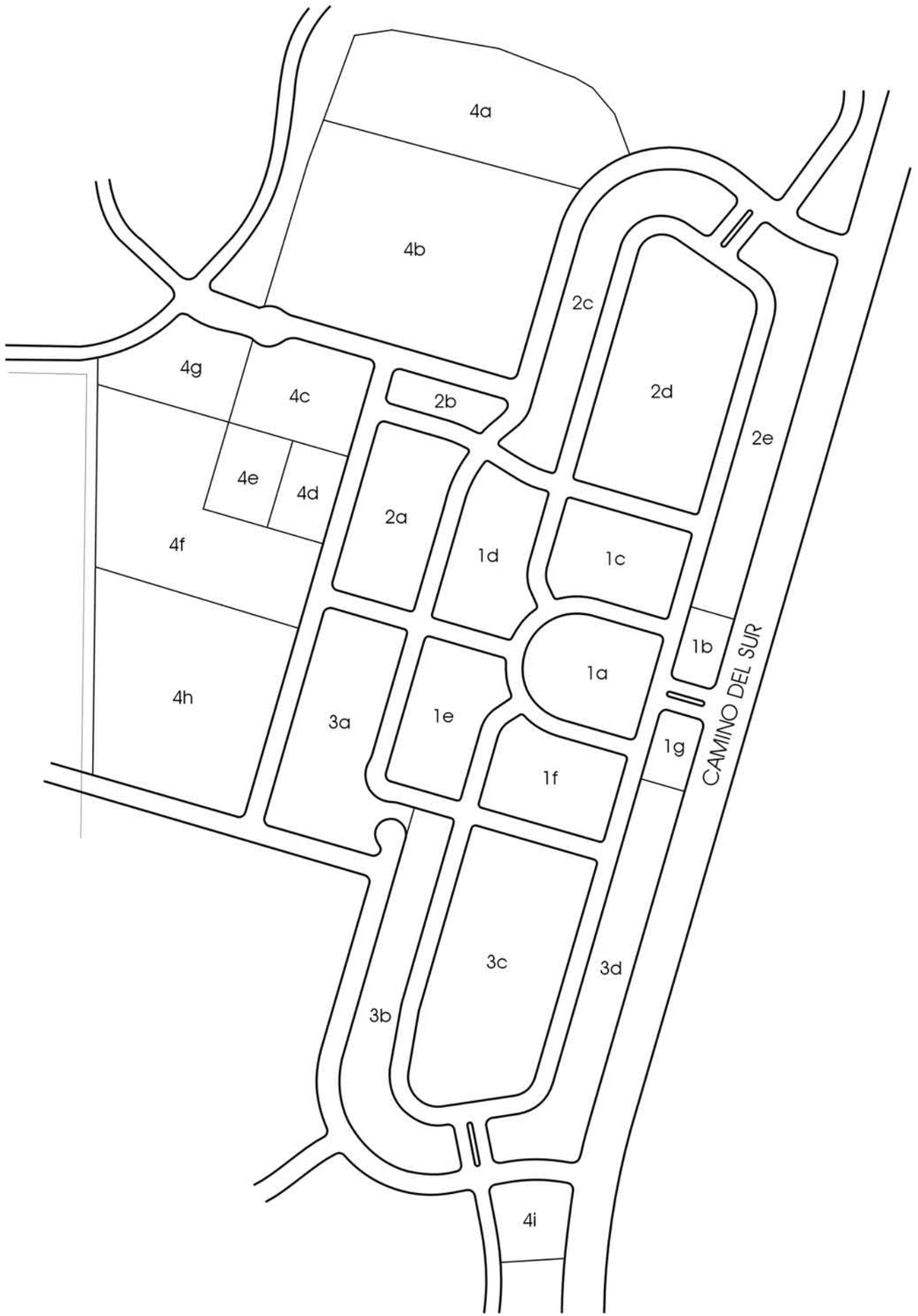
no scale

Black Mountain Ranch Subarea Plan

PROPOSED

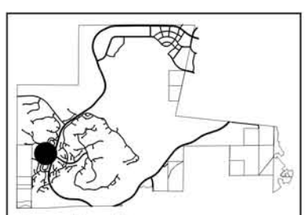
South Village Estimated Development

2.9 figure



Projected Development by Area

	Land Use	Approx. Area	Estimated Residential Development	Estimated Commercial Development
1a	Village Green	2.45 ac		
1b	Mixed Use Core (Transit Center)	0.60 ac		
1c	Mixed Use Core	2.25 ac		
1d	Mixed Use Core	2.50 ac		
1e	Mixed Use Core	2.35 ac		
1f	Mixed Use Core	2.25 ac		
1g	Mixed Use Core	0.60 ac		
	Subtotal:	13.00 ac	60 du	16 KSF
2a	Core Residential	2.90 ac		
2b	Core Residential	0.75 ac		
2c	Peripheral Residential	3.40 ac		
2d	Peripheral Residential	6.05 ac		
2e	Peripheral Residential	3.60 ac		
	Subtotal:	16.70 ac	85 du	
3a	Core Residential	4.15 ac		
3b	Peripheral Residential	3.50 ac		
3c	Peripheral Residential	6.50 ac		
3d	Peripheral Residential	3.85 ac		
	Subtotal:	18.00 ac	115 du	
4a	Park	5.00 ac		
4b	Elementary School	10.00 ac		
4c	Recreation Center	2.30 ac		
4d	Day Care Center	1.25 ac		
4e	Seniors Center	0.85 ac		
4f	Church	5.90 ac		
4g	Association Facility	2.00 ac		
4h	Core Residential (Affordable Housing)	7.10 ac		
4f	Fire Station	1.00 ac		
	Subtotal:	35.40 ac	120 du	
	TOTAL ESTIMATED AREA:	83.10 ac		
Total Estimated Development:			380 du	16 KSF


Location Map

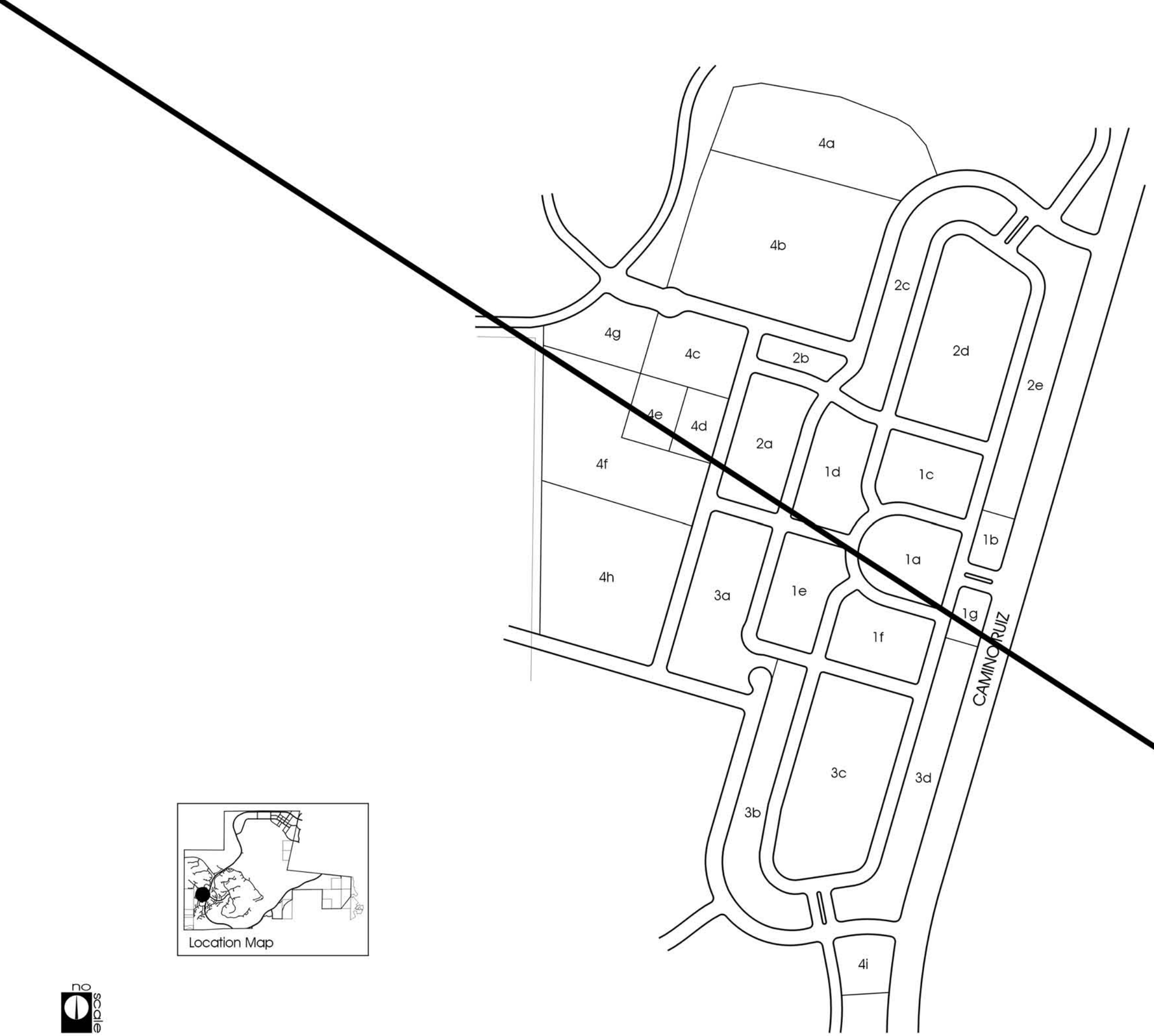
no scale

Black Mountain Ranch
Subarea Plan

EXISTING

South Village Estimated Development

2.9 figure



Projected Development by Area

	Land Use	Approx. Area	Estimated Residential Development	Estimated Commercial Development
1a	Village Green	2.45 ac		
1b	Mixed Use Core (Transit Center)	0.60 ac		
1c	Mixed Use Core	2.25 ac		
1d	Mixed Use Core	2.50 ac		
1e	Mixed Use Core	2.35 ac		
1f	Mixed Use Core	2.25 ac		
1g	Mixed Use Core	0.60 ac		
	Subtotal:	13.00 ac	60 du	60 KSF
2a	Core Residential	2.90 ac		
2b	Core Residential	0.75 ac		
2c	Peripheral Residential	3.40 ac		
2d	Peripheral Residential	6.05 ac		
2e	Peripheral Residential	3.60 ac		
	Subtotal:	16.70 ac	85 du	
3a	Core Residential	4.15 ac		
3b	Peripheral Residential	3.50 ac		
3c	Peripheral Residential	6.50 ac		
3d	Peripheral Residential	3.85 ac		
	Subtotal:	18.00 ac	115 du	
4a	Park	5.00 ac		
4b	Elementary School	10.00 ac		
4c	Recreation Center	2.30 ac		
4d	Day Care Center	1.25 ac		
4e	Seniors Center	0.85 ac		
4f	Church	5.90 ac		
4g	Association Facility	2.00 ac		
4h	Core Residential (Affordable Housing)	7.10 ac		
4f	Fire Station	1.00 ac		
	Subtotal:	35.40 ac	120 du	
	TOTAL ESTIMATED AREA:	83.10 ac		
Total Estimated Development:			380 du	60 KSF

Location Map

no scale

Black Mountain Ranch
Subarea Plan