

Land Use Summary				
Use	Acres	Density	Units	Percent
Residential				
SF/MU	45.0 Ac.	7.0 U/Ac.	315	9.1%
SF-R	805.6 Ac.	3.9 U/Ac.	3,141	90.9%
Subtotal	850.6 Ac.		3,456	100.0%
Non-Residential				
Retail	29.2 Ac.			
Neighborhood Services	5.0 Ac.			
School	15.7 Ac.			
Public Facility	6.2 Ac.			
Right of Way	43.5 Ac.			
Open Space Total	219.1 Ac.			
Open Space	106.2 Ac.			
Flood Plain	55.0 Ac.			
Gas Easement	15.1 Ac.			
Electrical Easement	29.9 Ac.			
Community Recreation	11.9 Ac.			
Subtotal	318.7 Ac.			
Project Totals	1,169.3 Ac.	2.9 U/Ac.	3,456	

* Acreage is approximate. Not based on Survey.

Legend	
	Minor Collector Roadway 60' ROW Width
	Major Collector Roadway 70' ROW Width
	Arterial Roadway 120' ROW Width (Peak Lane)
	Trail
	District Boundaries

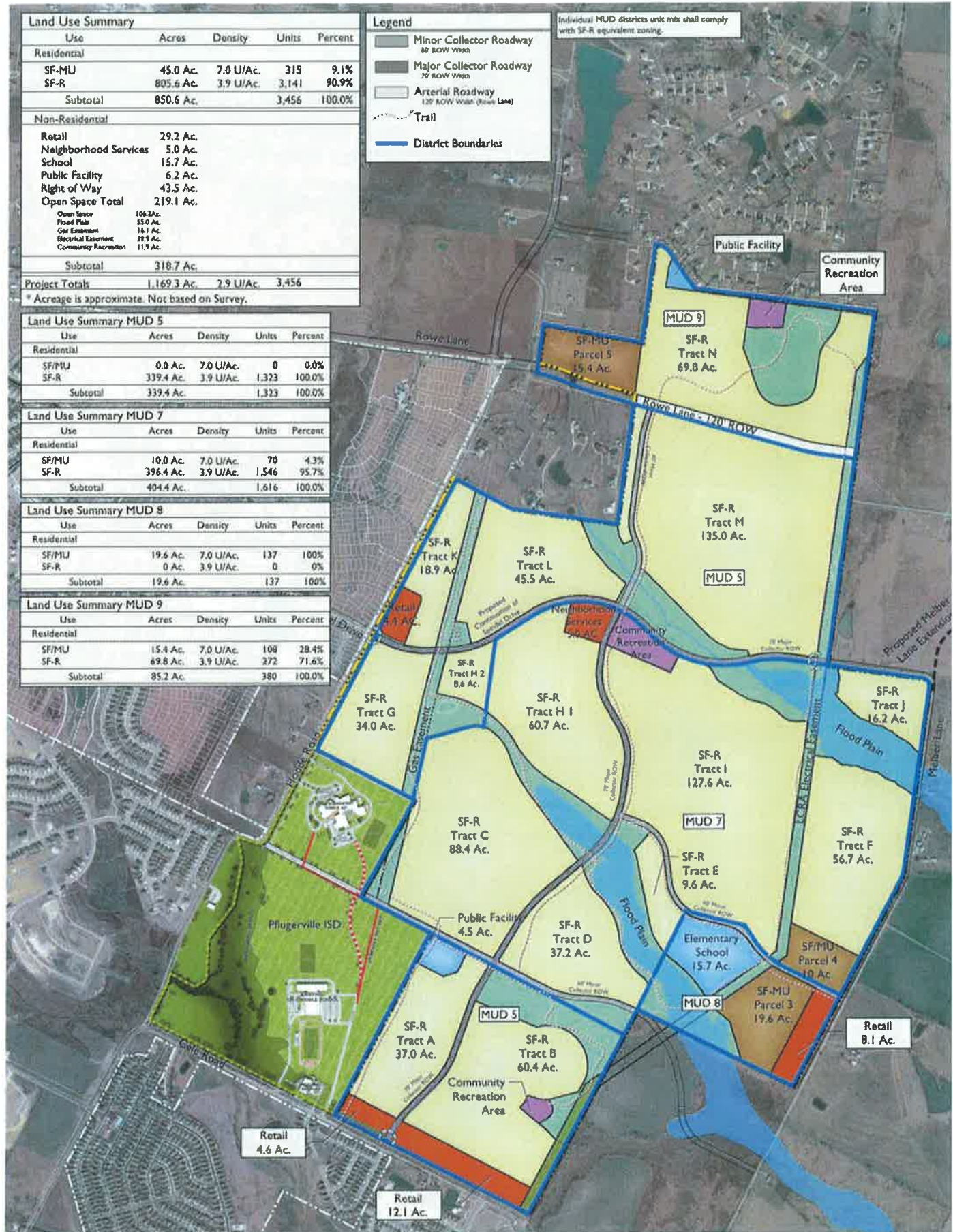
Individual MUD districts unit mix shall comply with SF-R equivalent zoning.

Land Use Summary MUD 5				
Use	Acres	Density	Units	Percent
Residential				
SF/MU	0.0 Ac.	7.0 U/Ac.	0	0.0%
SF-R	339.4 Ac.	3.9 U/Ac.	1,323	100.0%
Subtotal	339.4 Ac.		1,323	100.0%

Land Use Summary MUD 7				
Use	Acres	Density	Units	Percent
Residential				
SF/MU	10.0 Ac.	7.0 U/Ac.	70	4.3%
SF-R	396.4 Ac.	3.9 U/Ac.	1,546	95.7%
Subtotal	404.4 Ac.		1,616	100.0%

Land Use Summary MUD 8				
Use	Acres	Density	Units	Percent
Residential				
SF/MU	19.6 Ac.	7.0 U/Ac.	137	100%
SF-R	0 Ac.	3.9 U/Ac.	0	0%
Subtotal	19.6 Ac.		137	100%

Land Use Summary MUD 9				
Use	Acres	Density	Units	Percent
Residential				
SF/MU	15.4 Ac.	7.0 U/Ac.	108	28.4%
SF-R	69.8 Ac.	3.9 U/Ac.	272	71.6%
Subtotal	85.2 Ac.		380	100.0%



BLACKHAWK • CONCEPTUAL MASTER PLAN

Pflugerville Towne
 March 8, 2018
 104410
 Future Land and Cells Development

