

# LEXINGTON URBAN GROWTH PLAN

## AREA 1 - PARKERS MILL & MAN O WAR CONCEPT MASTER PLAN

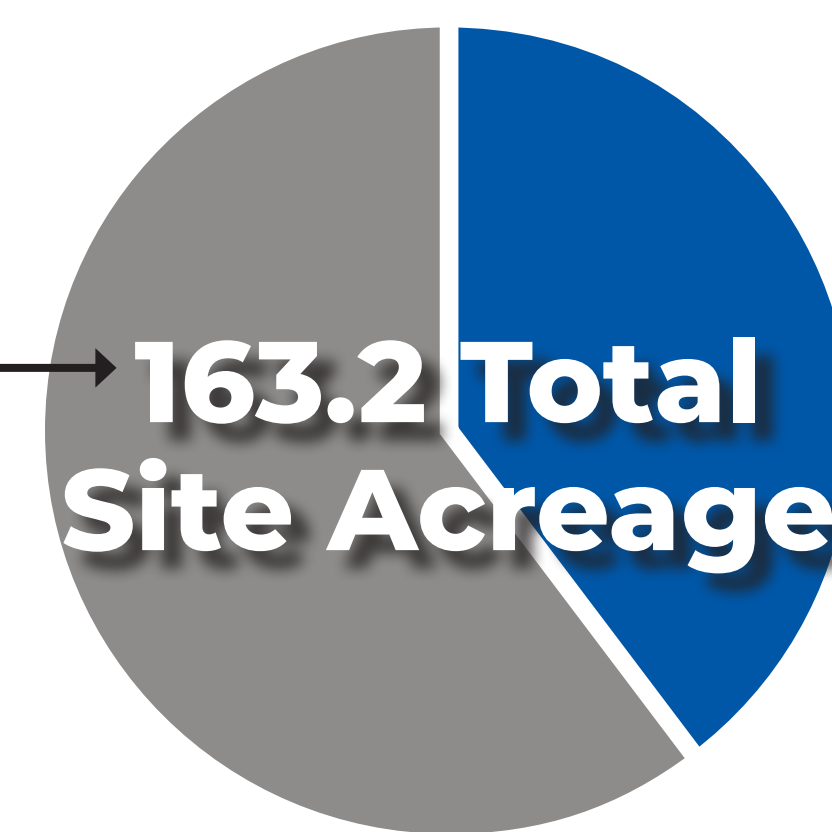
DRAFT July 2024



### Land Use Summary

CONTEXT	YIELD	LAND AREA	AREA DISTRIBUT.
Commercial / Mixed Use	633,798 sq.ft.	14.6 acres	9%
Commercial Area as units (Assume 2,000 sq.ft. = 1 Res. unit)	66 units		
Residential in Mixed-Use Areas	176 units		
Residential	1,335 units	83.9 acres	51%
Open Space/Park	662,112 sq.ft.	15.2 acres	9%
Stream Buffer	139,092 sq.ft.	3.2 acres	2%
Sinkhole	1,285,080 sq.ft.	29.5 acres	18%
Roads	734,662 sq.ft.	16.9 acres	11%

**98.5 Total Buildable Acres**



**163.2 Total Site Acreage**

**AREA 1**

**Net Density 15.3 du/ac (16 du/ac\*)**  
**Gross Density 9.3 du/ac (9.7 du/ac\*)**  
 \*including commercial