

**EXHIBIT OF IMPROVEMENTS  
4205 PORTAGE ROAD  
TC MEETING - 8/09/2023**

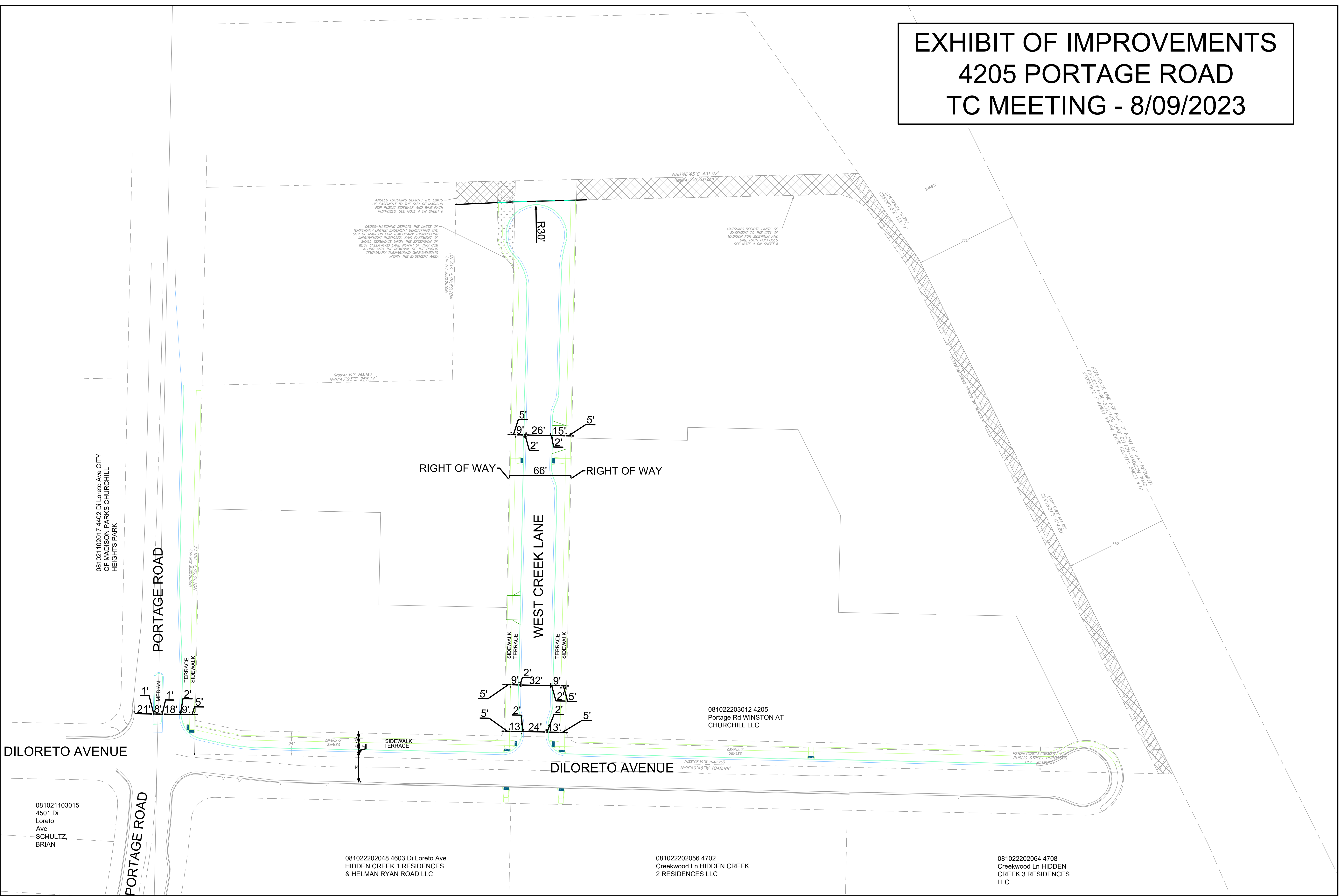
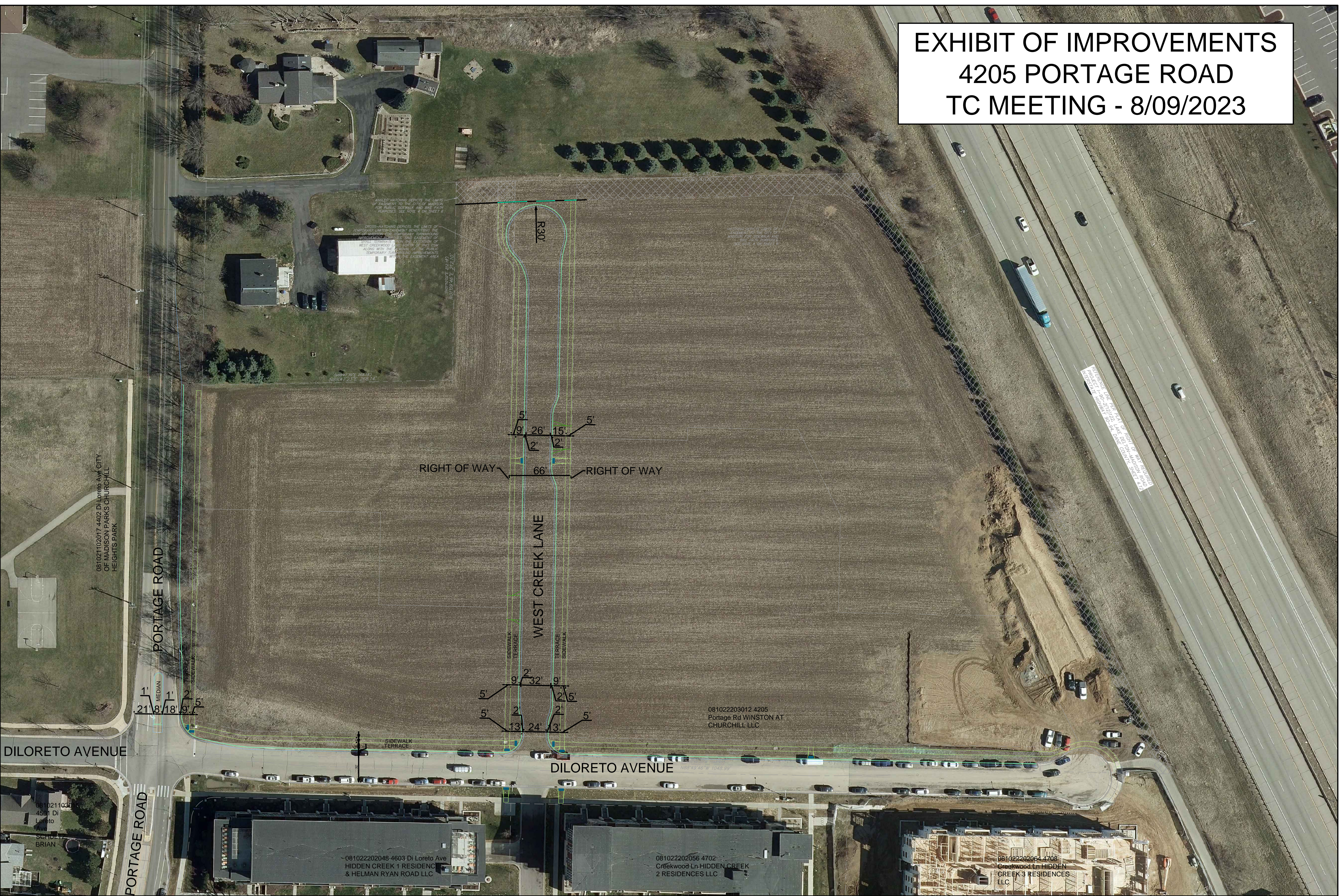




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ANGLED HATCHING DEPICTS THE LIMITS OF EASEMENT TO THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. SEE NOTE 4 ON SHEET 6

CROSS-HATCHING DEPICTS THE LIMITS OF TEMPORARY LIMITS (ASHBURN) SHOWING THE CITY OF MADISON'S TEMPORARY TURFAROUND RESPONSIBILITIES AND EASEMENTS OF SMALL RESIDENTS FROM THE EXTENSION OF WEST CREEK LANE NORTH OF THIS ROW ALONG WITH THE REMOVAL OF THE PUBLIC TEMPORARY TURFAROUND IMPROVEMENTS WITH THE EASEMENT AREA

HATCHED AREA IS TO BE MAINTAINED AS EXISTING OPEN SPACE AND NOT BE SUBJECT TO ANY IMPROVEMENTS UNLESS OTHERWISE SPECIFIED IN THE PLAN PURPOSES.

081021102017 4402 DI LORETO AVE CITY OF MADISON PARKS CHURCHILL HEIGHTS PARK

PORTAGE ROAD

RIGHT OF WAY 66' RIGHT OF WAY

WEST CREEK LANE

081022203012 4205 Portage Rd WINSTON AT CHURCHILL LLC

21' 8' 18' 9' 6'

5' 9' 2' 32' 9' 2' 5' 5' 2' 2' 13' 24' 13'

DILORETO AVENUE

081022202048 4603 Di Loreto Ave HIDDEN CREEK 1 RESIDENCE & HELMAN RYAN ROAD LLC

081022202056 4702 Creekwood Ln HIDDEN CREEK 2 RESIDENCES LLC

081022202064 4708 Creekwood Ln HIDDEN CREEK 3 RESIDENCES LLC

RESERVED TO THE RIGHT OF WAY REQUIRED BY THE STATE OF VA. SEE THE COUNTY SCHEDULED MAPS.



*Estimated Amount of Future Residential Development*

**Table: Estimated Dwelling Units**

| Land Use      | Existing Units | Acres Undeveloped | Density (units/acres) | Additional Units | Total Units |
|---------------|----------------|-------------------|-----------------------|------------------|-------------|
| Housing Mix 1 | 8              | 14.4              | 6                     | 86               | 94          |
| Housing Mix 2 | 0              | 7.0               | 15                    | 105              | 105         |
| Housing Mix 3 | 0              | 7.3               | 30                    | 219              | 219         |
| Housing Mix 4 | 0              | 3.4               | 40                    | 136              | 136         |
| <b>Total</b>  | <b>8</b>       | <b>32.1</b>       |                       | <b>546</b>       | <b>554</b>  |

***The following text and graphics shall be added to the plan text at the end of the collector street section at the top of page 23.***

**Portage Road Cross Section**

Portage Road is proposed to have an 80 foot right-of-way with two 11 foot travel lanes, buffered bike lanes, and 5 foot sidewalks on each side of the street. In the northern half of the amendment area where intensive development is not anticipated, the need for sidewalk on both sides of Portage Road should be evaluated at the time of any improvements to Portage Road. To address neighborhood concerns, the City should explore potential safety measures on Portage Road such as reducing posted speed limits, installing suggested speed limit signs prior to curves and installing rapid flashing beacons at pedestrian crossings.

