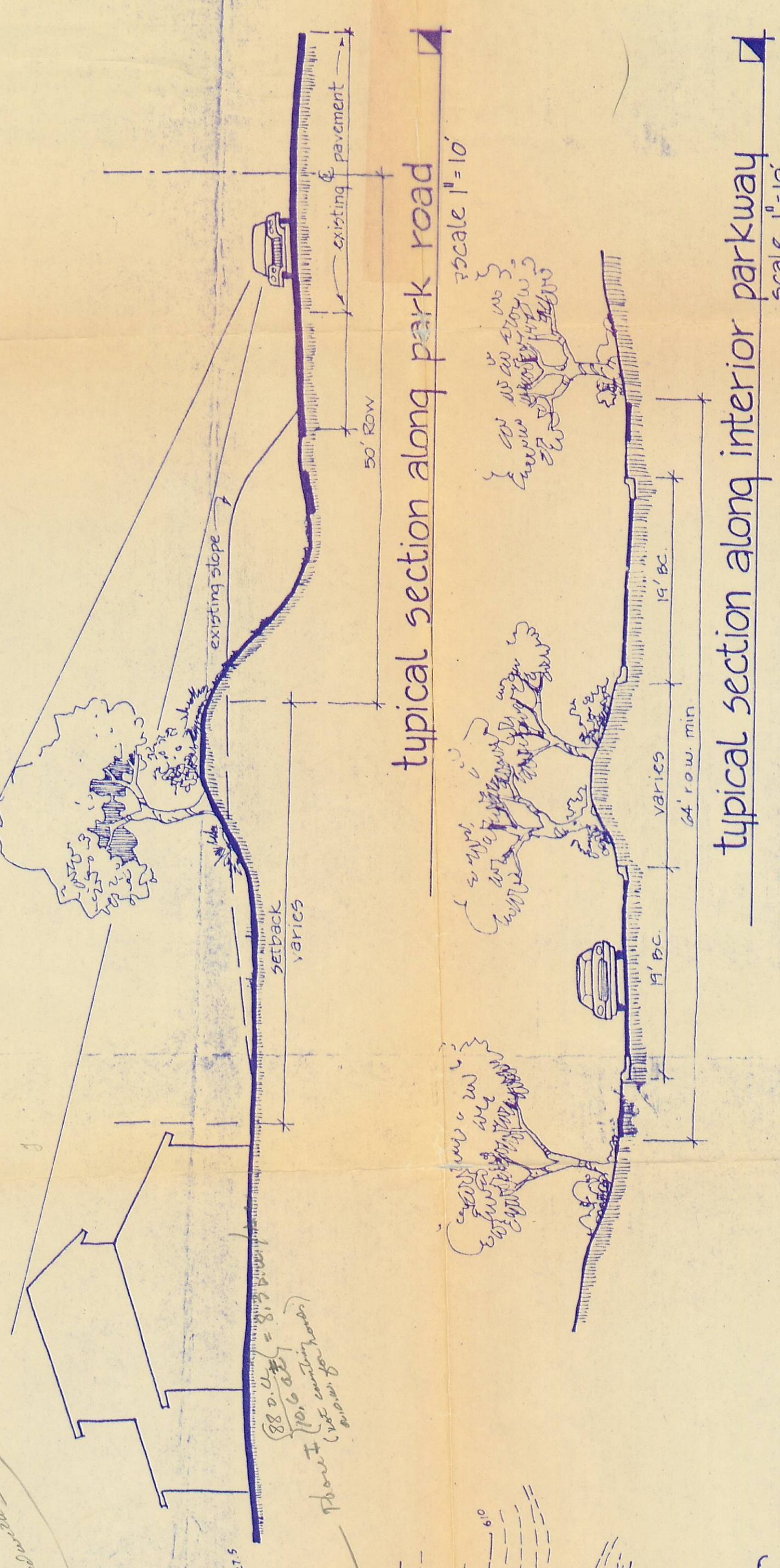


PROPOSED ZONING & DEVELOPMENT PLAN

CANNON - GOODSELL



- As part of the detailed design, consideration will be given to incorporating mass transit pickup points where practical.
- The owner proposes to develop an interior pedestrian and bicycle path along the parkway. These alternative plans must be submitted to the Planning Commission prior to the site plan approval.

Approved by
Commission
4/6/83



- NOTES:
- The R-12 (CD) single-family districts will have a maximum density of 3.1 DU/AC.
 - The R-12 MF (CD) districts, including those designated A, C, D, and E, will have a maximum density of 8.7 DU/AC. These density districts will have a cumulative density of 5.5 DU/AC.
 - The R-12 (CD) and R-12 MF (CD) districts designated A, C, D, and E will be developed in a cumulative density of 5.5 DU/AC. The R-12 MF (CD) districts designated A, C, D, and E will be developed with a maximum development density of 11.4 DU/AC and a maximum development capacity of 600 dwelling units.
 - The maximum overall density of the combined 150-acre site will be 5.5 DU/AC. The maximum overall density of the 150-acre site will be 5.5 DU/AC.
 - A 50-foot right-of-way measured from the centerline along Park and Johnston Roads will be reserved for future public road projects. A 50-foot building setback will be maintained along these roads.
 - A 60-foot right-of-way measuring the 112-acre site will be reserved for future public road projects. A 60-foot building setback will be maintained along these roads.
 - The flood plain along Little Sugar Creek and 150-acre site will be reserved for active use. Common open-space accessible to all residents of the community. However, the number of units shown in this plan is based on the maximum density of 5.5 DU/AC. The number of units shown in this plan is based on the maximum density of 5.5 DU/AC.

J. E. SIRIJE COMPANY
ENGINEERS
PLANNERS
ARCHITECTS

NOTE: EXTERNAL BOUNDARY DATA TAKEN FROM THAT PREPARED BY FIRST SAKALINA INVESTMENT MANAGEMENT. REVISED 11-4-79 11-6-79 11-8-79 11-10-79

NOV. 8, 1979

82-346