PROPOSED ZONING & DEVELOPMENT PLAN

CANNON – GOODSELL

11. As part of the detailed design, consideration will be given to incorporating mass transit pickup points where practical.
12. The owner proposes to develop an interior pedestrian system in lieu of sidewalks on Park Road, Johnston Road, and the parkway. These alternative plans must be approved by the Planning Commission prior to the sidewalk installation.

Approved by Commission 4/6/83

NOTES:

1. The R-12 (CD) single-family districts will have a maximum density of 3.1 D.U./acre.
2. The R-12 MF (CD) districts, including those designated A, C, D, and F, will have a maximum density per district of 8.7 D.U./acre. These same districts will have a cumulative density of 5.5 D.U./acre.
3. The R-12 (CD) and R-12 MF (CD) districts designated A, B, C, D, and E will be developed for single-family attached, detached, and/or condominium units (owner-occupied) with a cumulative, overall density of 2.5 D.U./acre and a maximum development capacity of 1,354 dwelling units.
4. The R-12 MF (CD) district designated in G, will be developed for single-family attached, detached, and/or condominium units with a maximum development density of 8.7 D.U./acre, and a maximum development capacity of 500 dwelling units.
5. The R-12 MF (CD) district, designated Tract H, will be developed for single-family attached, detached, and/or condominium units with a maximum development density of 12.4 D.U./acre and a maximum development capacity of 600 dwelling units.
6. The maximum overall density of the combined residential districts will be 3.9 D.U./acre. The maximum development capacity will be 2,354 dwelling units.
7. A 50-foot right-of-way measured from the centerline along Park and Johnston Roads will be reserved for future road improvements by the State and County. An additional 50-foot building setback will be maintained along these roads.
8. A 60-foot right-of-way bisecting the R-12 MF (CD) district designated Tract A will be reserved for a future public road providing access to Park Road from interior properties. The exact alignment of this right-of-way will be determined at a future date and will be compatible with development [illegible].
9. The flood plains along Little Sugar Creek and McMullen Creek will be reserved for active and passive recreation uses and designated as [illegible]
0. [illegible]

J. E. SIRRINE COMPANY

ARCHITECTS ENGINEERS PLANNERS

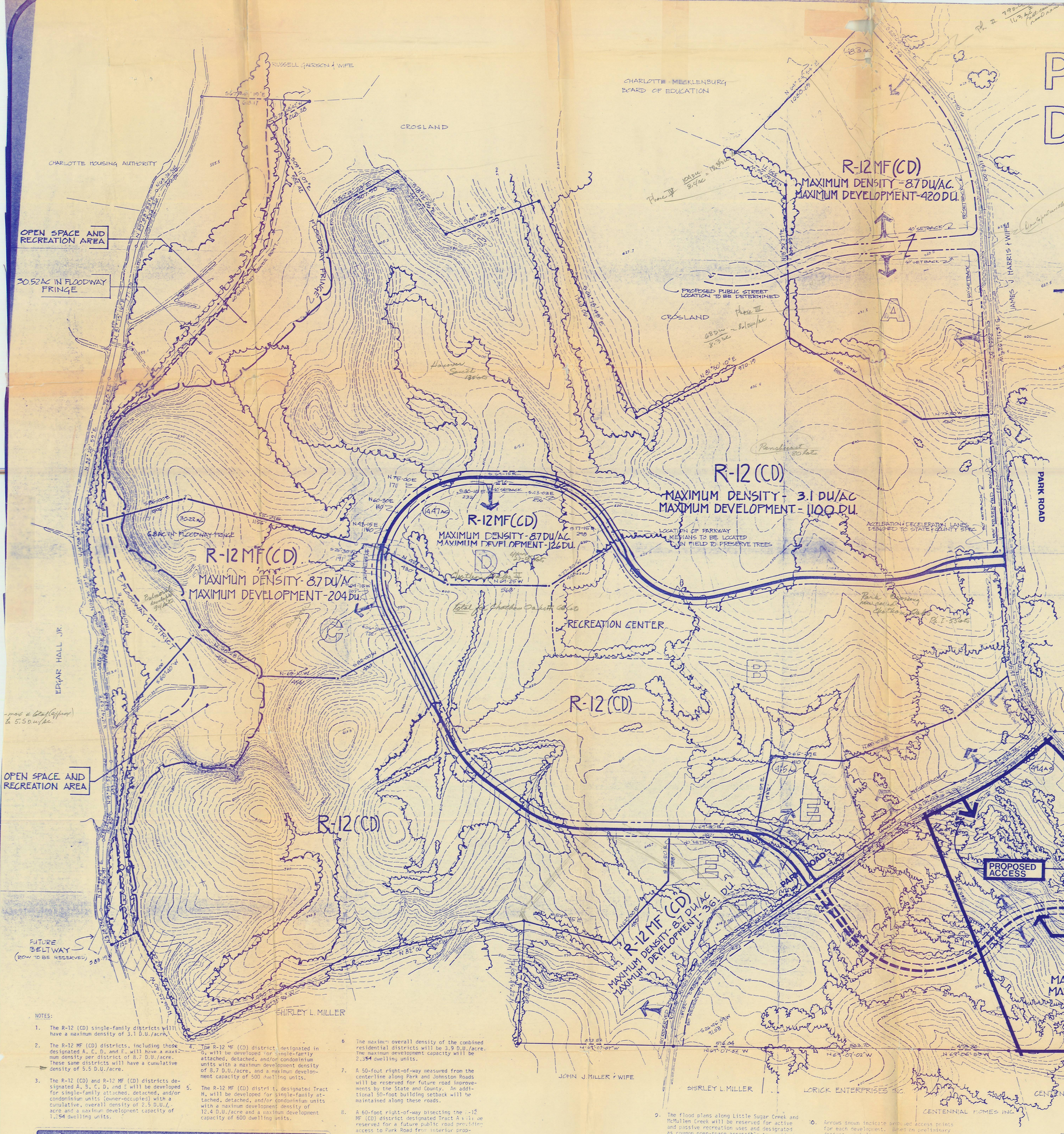
NOTE: EXTERNAL BOUNDARY SURVEY DATA TAKEN FROM PLAT PREPARED BY H.E. McCAULEY NCRLS DATED JUNE 18, 1979 FOR FIRST CAROLINA INVESTORS OF MECKLENBURG, INC.
REVISED: 2-4-79 2-6-79 2-12-79

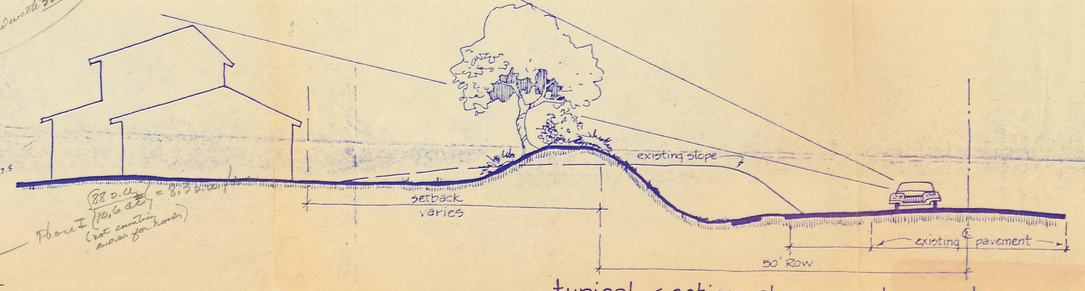
NOV. 8, 1979

82-34

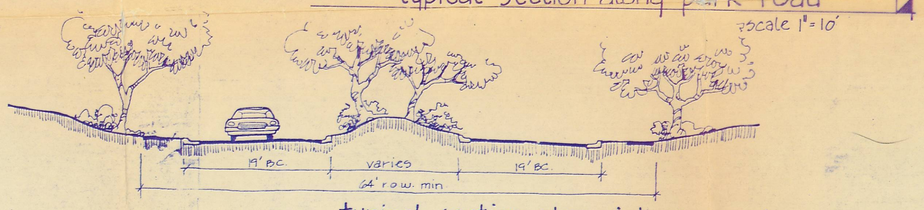
PROPOSED ZONING & DEVELOPMENT PLAN

CANNON – GOODSELL





typical section along park road
scale 1" = 10'



typical section along interior parkway
scale 1" = 10'

11. As part of the detailed design, consideration will be given to incorporating mass transit pickup points where practical.

12. The owner proposes to develop an interior pedestrian system in lieu of sidewalks on Park Road, Johnston Road, and the parkway. These alternative plans must be approved by the Planning Commission prior to the sidewalk installation.

Approved by Commission 4/6/83

NOTES:

1. The R-12 (CD) single-family districts will have a maximum density of 3.1 D.U./acre.
2. The R-12 MF (CD) districts, including those designated A, C, D, and E, will have a maximum density per district of 8.7 D.U./acre. These same districts will have a cumulative density of 5.5 D.U./acre.
3. The R-12 (CD) and R-12 MF (CD) districts designated A, B, C, D, and E will be developed for single-family attached, detached, and/or condominium units (owner-occupied) with a cumulative, overall density of 2.5 D.U./acre and a maximum development capacity of 1,254 dwelling units.
4. The R-12 MF (CD) district designated in G, will be developed for single-family attached, detached, and/or condominium units with a maximum development density of 8.7 D.U./acre, and a maximum development capacity of 500 dwelling units.
5. The R-12 MF (CD) district designated Tract H, will be developed for single-family attached, detached, and/or condominium units with a maximum development density of 12.4 D.U./acre and a maximum development capacity of 600 dwelling units.
6. The maximum overall density of the combined residential districts will be 3.9 D.U./acre. The maximum development capacity will be 2,354 dwelling units.
7. A 50-foot right-of-way measured from the centerline along Park and Johnston Roads will be reserved for future road improvements by the State and County. An additional 50-foot building setback will be maintained along these roads.
8. A 60-foot right-of-way bisecting the R-12 MF (CD) district designated Tract A will be reserved for a future public road providing access to Park Road from interior properties. The exact alignment of this right-of-way will be determined at a future date and will be compatible with development plans for the adjacent property.
9. The flood plans along Little Sugar Creek and McMullen Creek will be reserved for active and passive recreation uses and designated as common open-space accessible to residents of the community. However, the owner reserves the right to extend some rear lots into this flood plain as required by final subdivision designs.
10. Arrows shown indicate proposed access points for each development. Based on preliminary designs, we believe the number of access points shown is sufficient to accommodate the resulting traffic. The exact location of these access points [illegible] slightly to meet detailed design [illegible].

NOTE: _____ EXTERNAL BOUNDARY SURVEY DATA TAKEN FROM PLAT PREPARED BY H.E. McCAULEY N.C.R.L.S. DATED JUNE 18, 1979 FOR FIRST CAROLINA INVESTORS OF MECKLENBURG, INC.
REVISED: 12-4-79 12-6-79 12-12-79 1-31-80

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NOV. 8, 1979

82-34

J. E. SIRRINE COMPANY
ARCHITECTS ENGINEERS PLANNERS