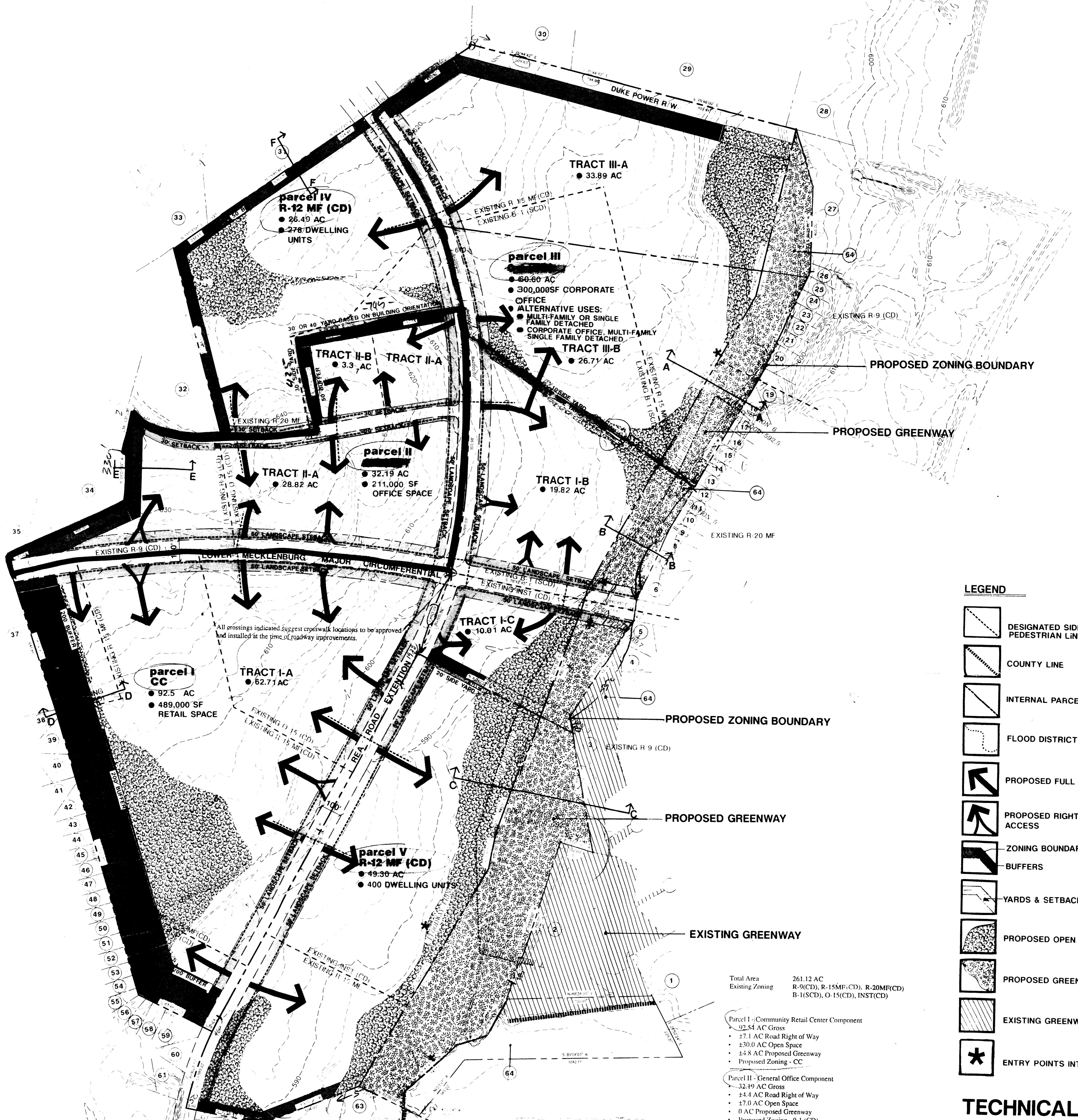


# LANDEN TOWN CENTER

The Crosland Group



- LEGEND**
- DESIGNATED SIDEWALKS / PEDESTRIAN LINKAGE
  - COUNTY LINE
  - INTERNAL PARCEL LINE
  - FLOOD DISTRICT BOUNDARY
  - PROPOSED FULL ACCESS
  - PROPOSED RIGHT-IN / RIGHT-OUT ACCESS
  - ZONING BOUNDARY
  - BUFFERS
  - YARDS & SETBACKS
  - PROPOSED OPEN SPACE
  - PROPOSED GREENWAY
  - EXISTING GREENWAY
  - ENTRY POINTS INTO GREENWAY

Total Area	261.12 AC
Existing Zoning	R-9(CD), R-15MF(CD), R-20MF(CD), B-1(SCD), O-15(CD), INST(CD)
<b>Parcel I - Community Retail Center Component</b>	
• 92.54 AC Gross	
• 17.1 AC Road Right of Way	
• 130.0 AC Open Space	
• 14.8 AC Proposed Greenway	
• Proposed Zoning - CC	
<b>Parcel II - General Office Component</b>	
• 32.19 AC Gross	
• 14.4 AC Road Right of Way	
• 17.0 AC Open Space	
• 0 AC Proposed Greenway	
• Proposed Zoning - O-1 (CD)	
<b>Parcel III - Optional Corporate Office/Multi-Family Residential Component</b>	
• 60.60 AC Gross	
• 14.0 AC Road Right of Way	
• 11.4 AC Open Space	
• 17.34 AC Proposed Greenway	
• Proposed Zoning - O-1 (CD)	
<b>Parcel IV - Multi-Family North Residential Component</b>	
• 26.49 AC Gross	
• 11.2 AC Road Right of Way	
• 18.3 AC Open Space	
• 0 AC Proposed Greenway	
• Proposed Zoning - R-12 MF(CD)	
<b>Parcel V - Multi-Family South Residential</b>	
• 49.30 AC Gross	
• 12.8 AC Road Right of Way	
• 12.5 AC Open Space	
• 14.0 AC Proposed Greenway	
• Proposed Zoning - R-12 MF(CD)	
<b>Summary</b>	
Total Road Right of Way	116.90 AC
Total Open Space	169.20 AC
Total Proposed Greenway	126.14 AC
Previously Committed Greenway	111.62 AC

## TECHNICAL DATA SHEET

*Land Design*

DATE: **SEPTEMBER 9, 1994**  
 PROJECT NO: **14134**  
 REVISIONS:  
**OCTOBER 3, 1993**  
**OCTOBER 6, 1994**  
**NOVEMBER 16, 1994 PL. COMM. REVIEW**  
**NOVEMBER 23, 1994 - PL. COMM. COMMENTS**  
**NOVEMBER 8, 1994**

**LandDesign Inc.**  
 Landscape Architecture      Land Planning  
 Urban Design                      Civil Engineering

SHEET NO: **2** of **3**

**NOTE:**

• 100' road right-of-way will be dedicated and an additional 30' of right-of-way will be reserved for future dedications within the setback areas as required for future intersection improvements.

• Building footprints and site layout on the Schematic Plan represent one alternative. The specific site layout of buildings, driveways, paving, open space, and building configurations may change during detailed design and planning stages.

APPROVED BY COUNTY COMMISSION  
 DATE *January 17, 1995*  
*94-46(C)*

