

# INDIAN SPRING (7-03058)



Map compiled on March 04, 2004 at 2:37 PM | Site located on base sheet no - 218NW02

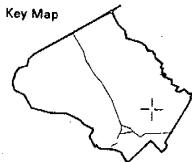
### NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N

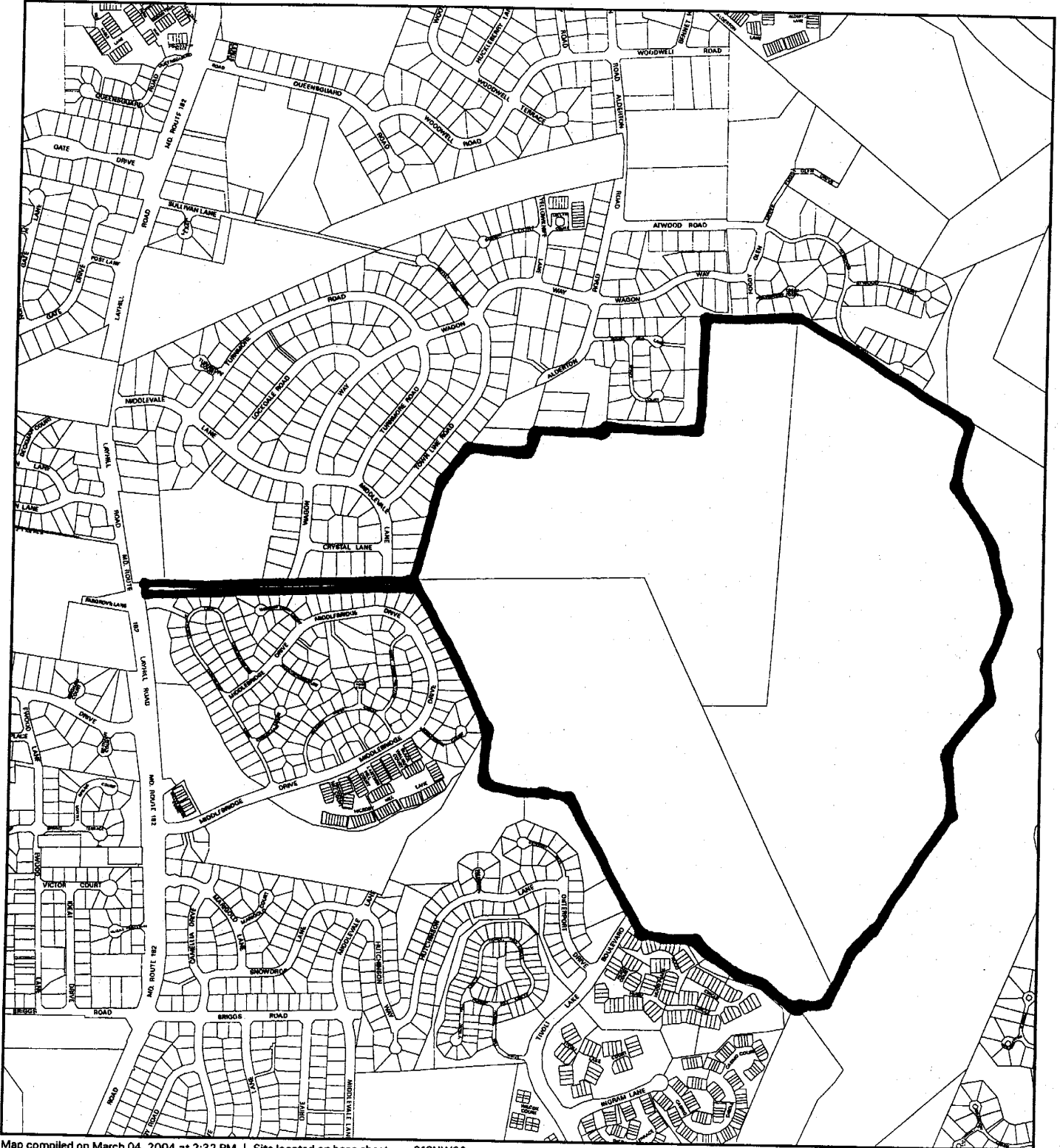


Research & Technology Center



1 inch = 1000 feet  
1 : 12000

# INDIAN SPRING (7-03058)



Map compiled on March 04, 2004 at 2:32 PM | Site located on base sheet no - 218NW02

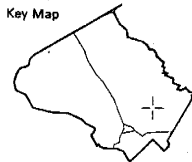
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Key Map



N



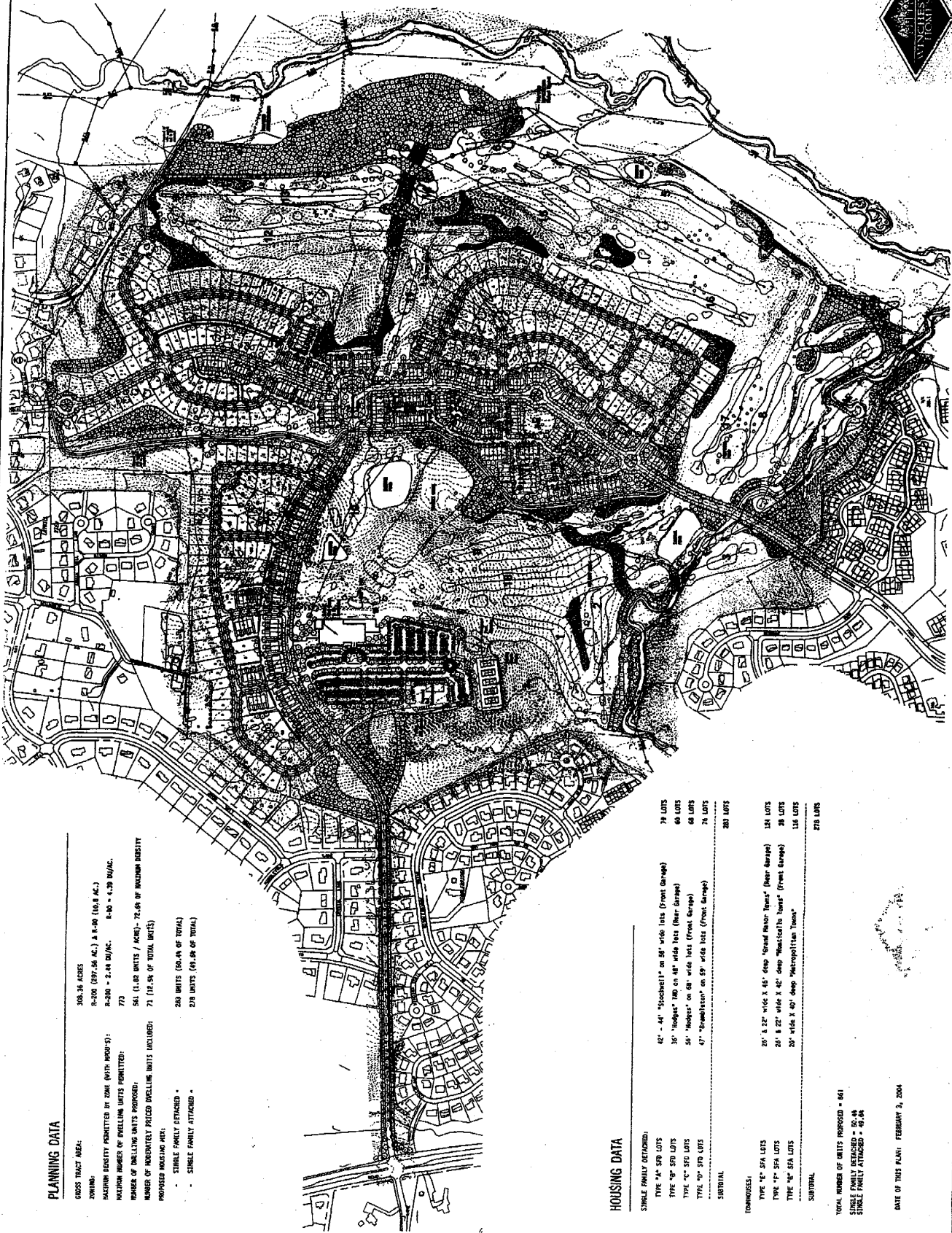
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1 inch = 1000 feet  
1 : 12000

Indian Spring

PRE-APPLICATION CONCEPT PLAN



PLANNING DATA

GROSS TRACT AREA: 308.38 ACRES  
 ZONING: R-300 (287.56 AC.) & R-400 (10.8 AC.)  
 MAXIMUM DENSITY PERMITTED BY ZONE (WITH MPO-3): 6-80 = 1.38 DU/AC.  
 MAXIMUM NUMBER OF DWELLING UNITS PERMITTED: 770  
 NUMBER OF DWELLING UNITS PROPOSED: 561 (1.82 UNITS / ACRE - 75.6% OF MAXIMUM DENSITY)  
 NUMBER OF MODERATELY PRICED DWELLING UNITS INCLUDED: 71 (12.5% OF TOTAL UNITS)  
 PROPOSED HOUSING MIX:  
 - SINGLE FAMILY DETACHED - 283 UNITS (50.4% OF TOTAL)  
 - SINGLE FAMILY ATTACHED - 278 UNITS (49.6% OF TOTAL)

HOUSING DATA

TYPE	DESCRIPTION	NUMBER OF UNITS
TYPE "A" SFD LOTS	42' x 84' "Stucco" on 50' wide lots (Front Garage)	74 LOTS
TYPE "B" SFD LOTS	35' "Hedges" on 48' wide lots (Rear Garage)	60 LOTS
TYPE "C" SFD LOTS	55' "Hedges" on 60' wide lots (Front Garage)	68 LOTS
TYPE "D" SFD LOTS	47' "Bombastion" on 50' wide lots (Front Garage)	74 LOTS
SUBTOTAL		283 UNITS
TOWNHOUSES:		
TYPE "1" SPA LOTS	20' x 32' wide x 45' deep "Small Manor Towns" (Rear Garage)	124 LOTS
TYPE "2" SPA LOTS	20' x 32' wide x 42' deep "Manicota Towns" (Front Garage)	28 LOTS
TYPE "3" SPA LOTS	20' wide x 40' deep "Metropolitan Towns"	134 LOTS
SUBTOTAL		278 UNITS

TOTAL NUMBER OF UNITS PROPOSED = 561  
 SINGLE FAMILY DETACHED = 283  
 SINGLE FAMILY ATTACHED = 278

DATE OF THIS PLAN: FEBRUARY 3, 2004

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