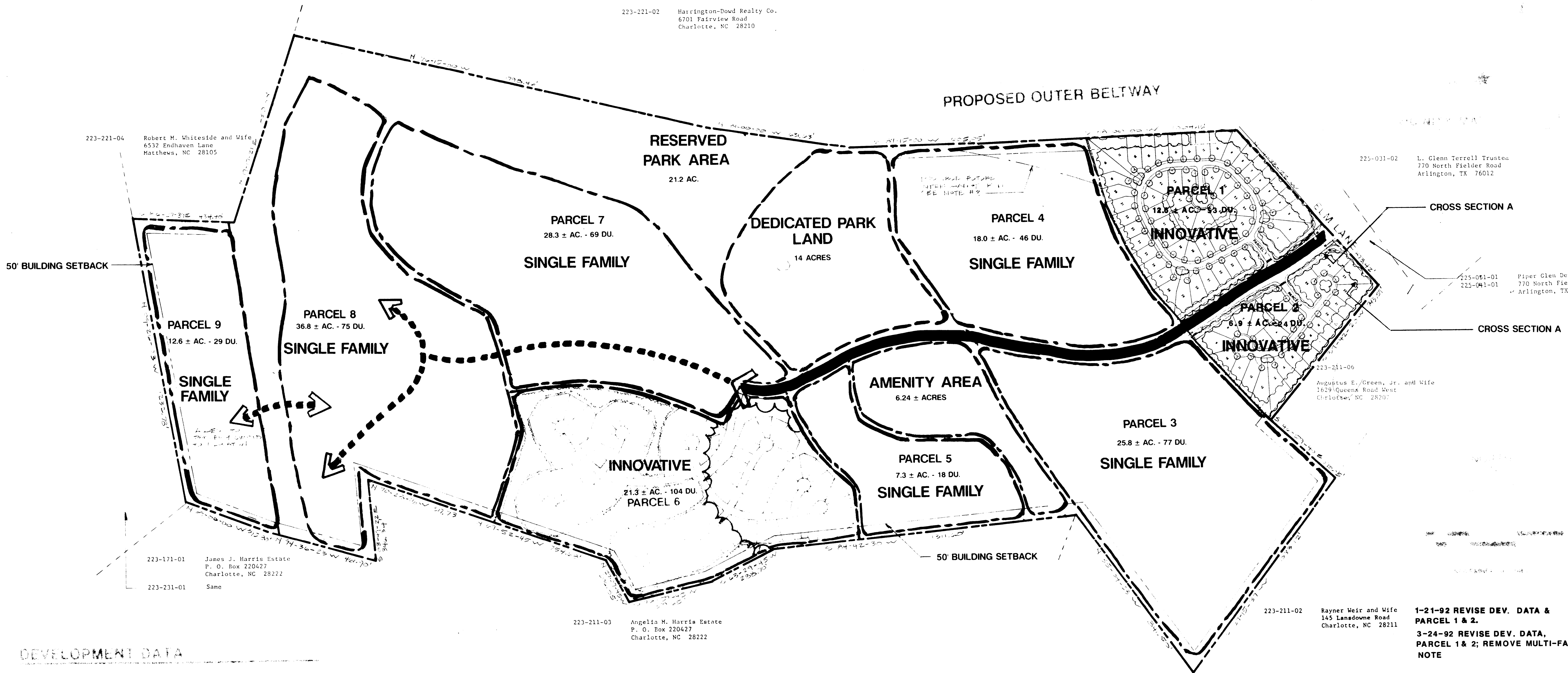


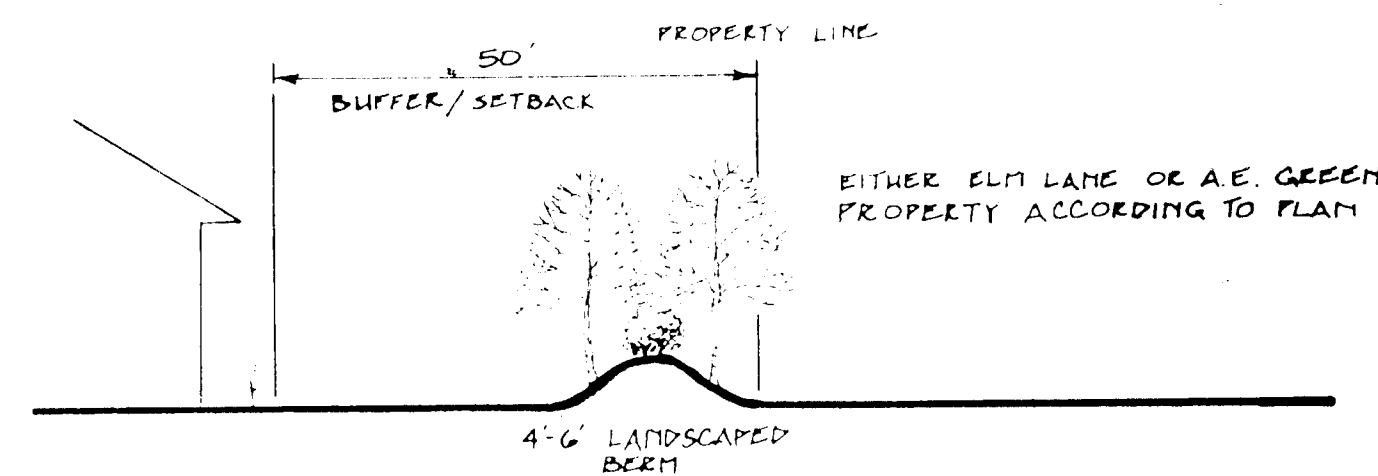


DEVELOPMENT DATA

TOTAL ACREAGE			208.4
AND RESERVED FOR PARK PURCHASE			21.2 AC.
TOTAL OPEN SPACE			42.1 AC.
DEDICATED OPEN SPACE			14 ACRES
FOR PUBLIC PARK LAND			28.3 ± AC. - 69 DU.
FOR OPEN SPACE			13.8 ± AC. - 29 DU.
PRIVATE			181 ± AC.
INNOVATIVE	40.9 ± AC.	181 ± AC.	
SINGLE FAMILY	127.3 ACRES	319 DU.	
AMENITY AREA	6.24 ± AC.		
RESERVED PARK AREA	21.2 AC.		
DEDICATED PARK LAND	14 ACRES		
TOTALS	40.9 ± AC.	181 ± AC.	

NOTES

- PLANS FOR PARCELS 1, 2, AND 6 INDICATE THE GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT. IT IS NOT INTENDED TO DEPICT PRECISE LOCATION OR CONFIGURATION OF PROPOSED BUILDINGS OR PARKING. LAYOUT DOES DEPICT THEME OF BUILDING ARRANGEMENT AND THE RELATIONSHIPS OF BUILDINGS TO PARKING AND DRIVES.
- ALL ROADS SHALL BE CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE NCDOT AND THE MECKLENBURG COUNTY STREET CLASSIFICATION SYSTEM.
- AT THE LOCATION SHOWN FOR A POSSIBLE FUTURE INTERCHANGE, LAND SHALL BE RESERVED FOR FUTURE PURCHASE FOR A PERIOD OF THREE (3) YEARS FOLLOWING THE APPROVAL OF THIS REZONING. IF THE INTERCHANGE RIGHT-OF-WAY IS PURCHASED, THE PROPERTY OWNER MAY PROPOSE TO HAVE CONSIDERED A DIFFERENT PATTERN OF USE ALONG ELM LANE IN ACCORDANCE WITH REQUIRED PROCEDURES. THE PURCHASE PRICE FOR THE INTERCHANGE LAND SHALL NOT EXCEED THE VALUE OF THE PROPERTY BASED UPON AN APPRAISAL WHICH ASSUMES R-15 SINGLE FAMILY USAGE AT THE TIME OF PURCHASE.
- THE FOLLOWING SHALL BE THE MINIMUM STANDARDS FOR DEVELOPMENT WITHIN PARCEL 6:
MINIMUM REAR YARD: 25 FT. (REAR YARD & EXTERIOR PROPERTY LINE OF P.U.D. SHALL BE 50 FT.)
MINIMUM FRONT SETBACK: 20 FT.
MINIMUM DISTANCE BETWEEN BUILDINGS: 10 FT.
LOT SIZE: MINIMUM AVERAGE LOT SIZE TO BE 5000 Sq. Ft. FOR SINGLE FAMILY & DUPLEX LOTS.
MINIMUM AVERAGE LOT SIZE FOR OTHER UNITS TO BE PER PLANNED MULTI-FAMILY REQUIREMENTS.
ALL STREETS MAY BE CONSTRUCTED AND MAINTAINED TO PRIVATE STREET STANDARDS.
- THE INNOVATIVE ILLUSTRATION FOR PARCEL 6 INDICATES ONE AREA OF ATTACHED STRUCTURES. HOWEVER FINAL DESIGN MAY INDICATE A DIFFERENT LOCATIONAL MIX OF ATTACHED AND DETACHED UNITS. ALL FINAL SITE DESIGNS FOR THIS PARCEL SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL.
- THE COLLECTOR ROAD FROM ELM LANE TO PARCEL 6 SHALL BE DESIGNED WITH REVERSE FRONTAGE LOTS TO PROVIDE A PARKWAY ATMOSPHERE.



CROSS SECTION A

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 01/03/92
BY: MARTIN R. CRAMTON, JR.

NOTE: REZONING PLAN CONTAINS INFORMATION
PREVIOUSLY PROVIDED BY DPR ASSOCIATES
PLAN DATED 9/25/87

Environmental Design Group, P.A.
Landscape Architecture Land Planning
Civil Engineering Hydrologic Design
P.O. BOX 309, DAVIDSON, NC 28036
(704) 896-8020

REZONING PLAN PETITION #87-19(c)

THORNHILL
A PLANNED UNIT DEVELOPMENT FOR UDC HOMES

Scale 1"=2'
Sheet Number
RZ-
Of Total