

LEGEND

Existing Zoning	-R15
Proposed Zoning	-R20MF (Innovative Development)
Land Use Subject To Zone Change Request	
	# Units # Acres
Single Family Cluster	50 11.8
6000 sq. ft. min. lot size, up to 26	
Single Family Cluster	102 32.2
9000 sq. ft. min. lot size	
Multi-family Units	160 19
Greenway	3.1
Total	312 66.1
Gross Density	4.72 Du. per Acre

ZONING STANDARDS TO BE MODIFIED

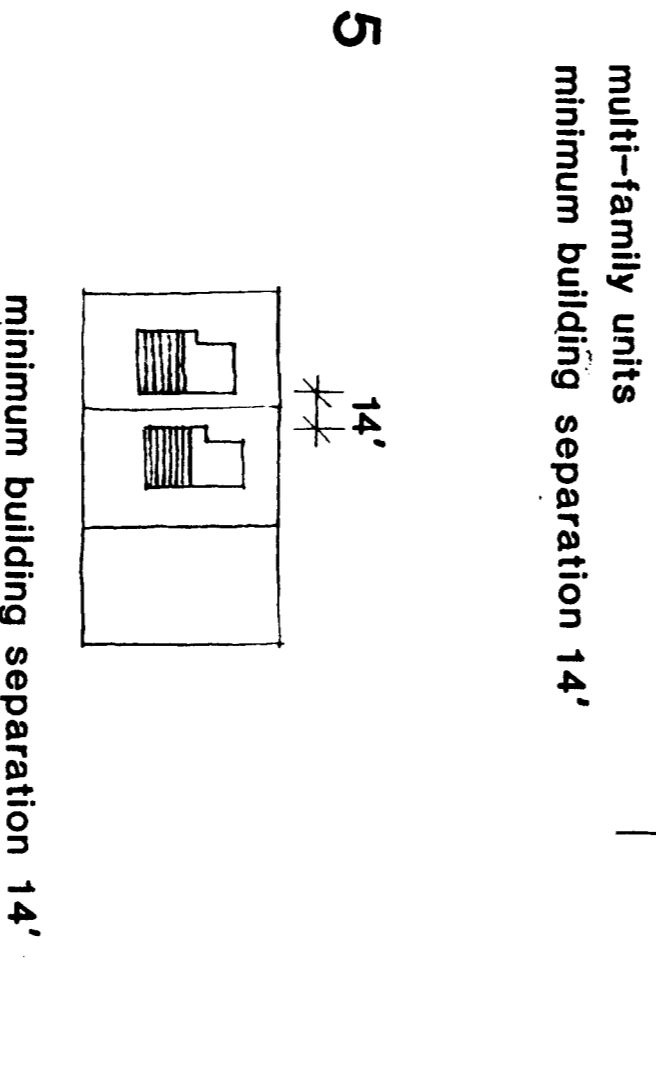
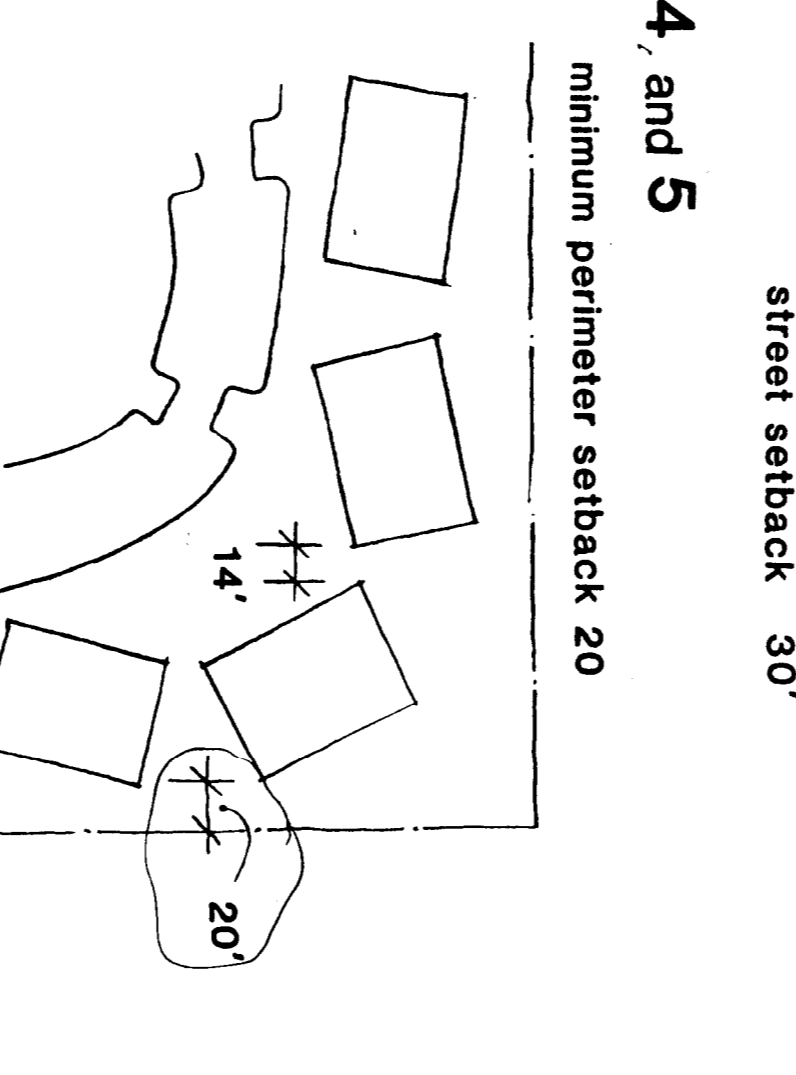
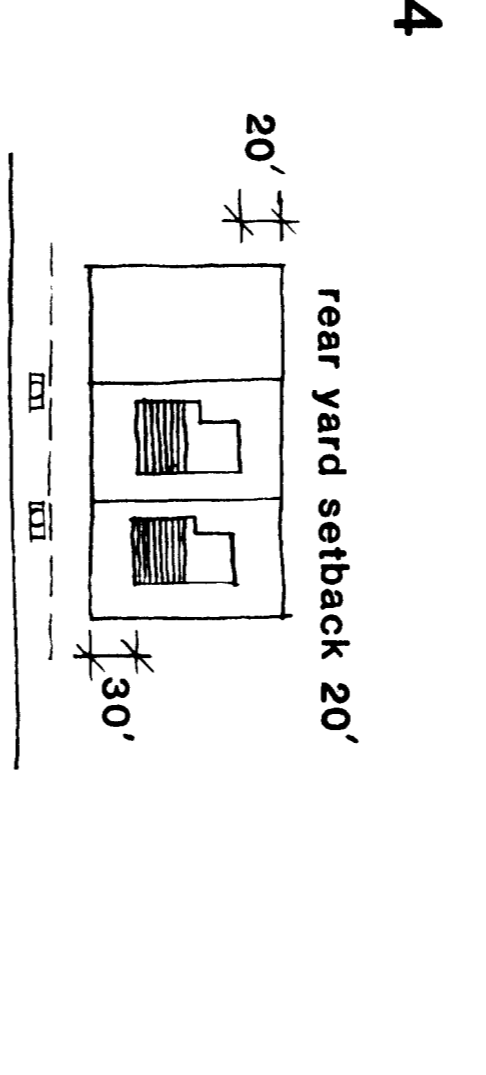
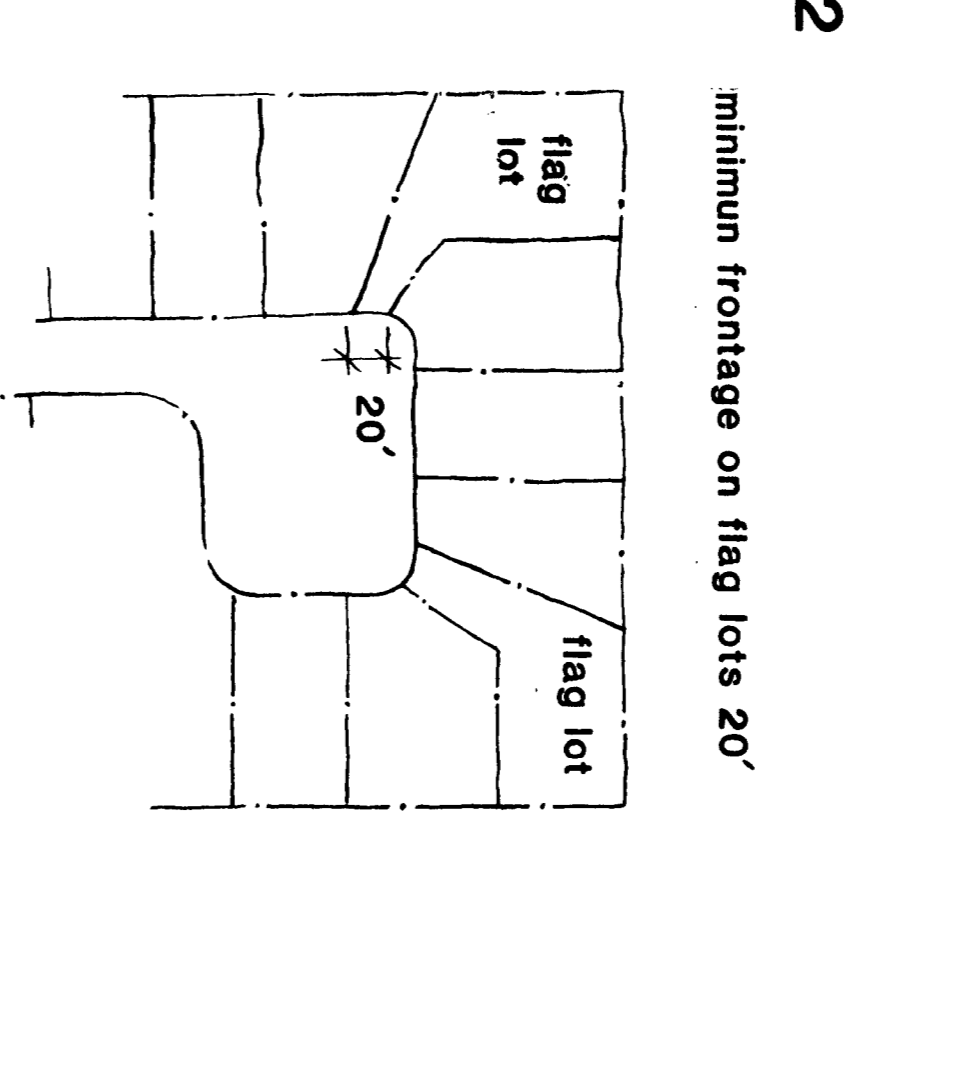
1. LOT AREA : 8000 Minimum area each Single Family detached lot - 20,000 sq. ft. detached minimum area - 6000 sq. ft. detached minimum area
2. LOT WIDTH : As proposed above.
3. FRONTAGE ON A PUBLIC STREET : 8000' - min. street setbacks, rear & front setbacks and yards
4. SETBACKS AND YARDS : 8000' - min. street setbacks, rear & front setbacks and yards - 40' Single Family Detached lots
5. BUILDING SEPARATION : 8000' minimum building separation - 25' minimum building separation
6. OFF-STREET PARKING : 8000' - Parking not permitted in setbacks

SUBDIVISION STANDARDS TO BE MODIFIED

1. STREET RIGHT-OF-WAY : 40' for public streets
2. SIDEWALKS : 4' minimum sidewalk width - 40' for public streets
3. CURB AND OTHER : Presently required on streets within an existing planned residential development; secondary residential access streets
4. SIDEWALKS : 4' minimum sidewalk width - 40' for public streets
5. SIDEWALKS : 4' minimum sidewalk width - 40' for public streets
6. SIDEWALKS : 4' minimum sidewalk width - 40' for public streets

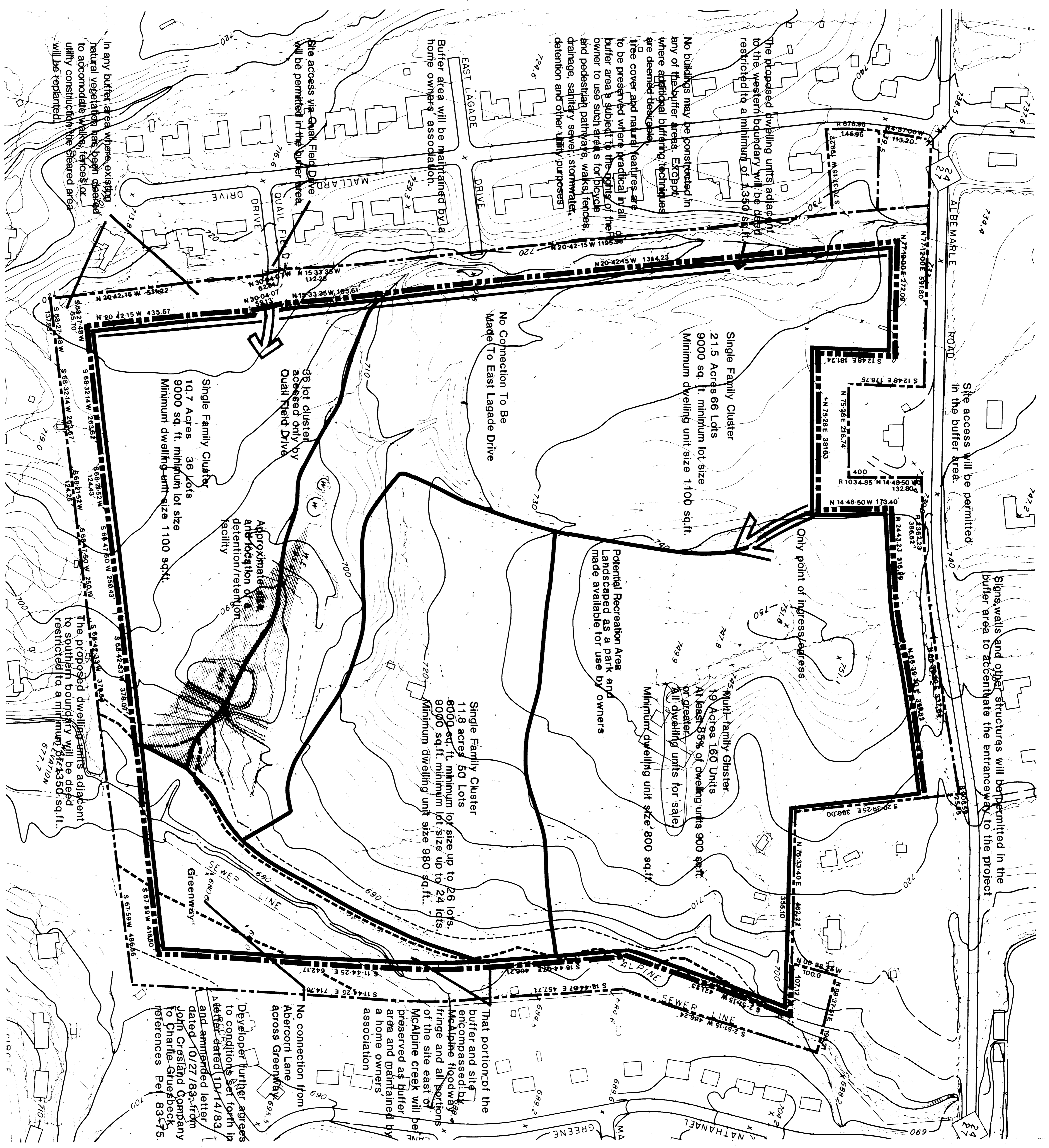
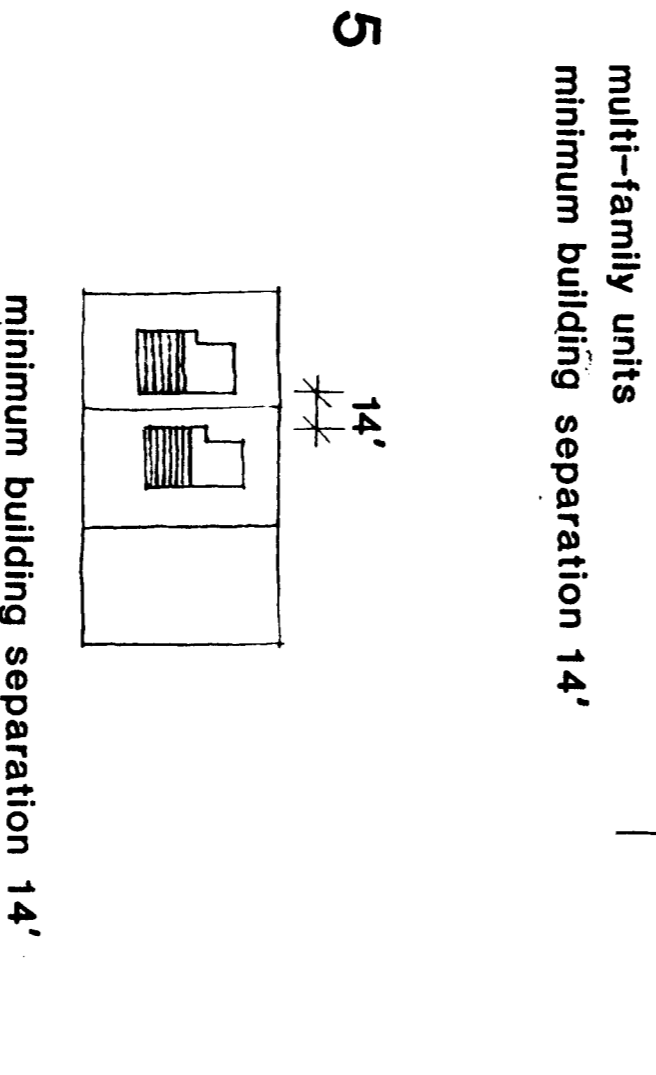
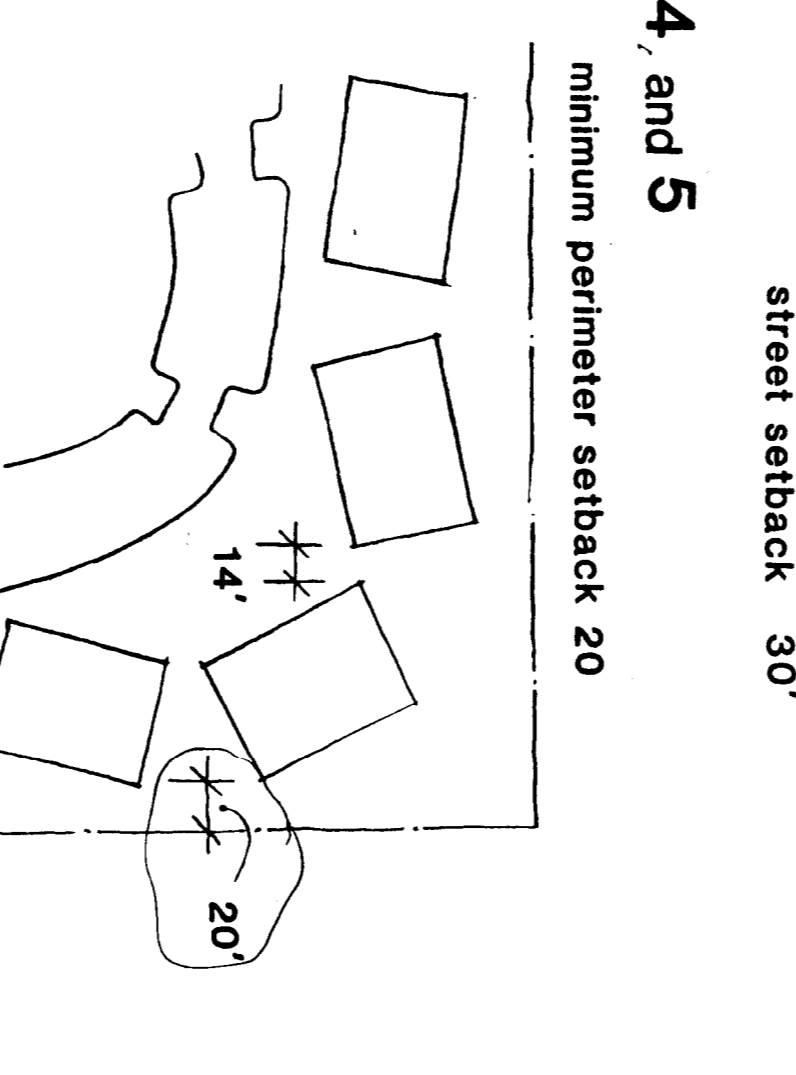
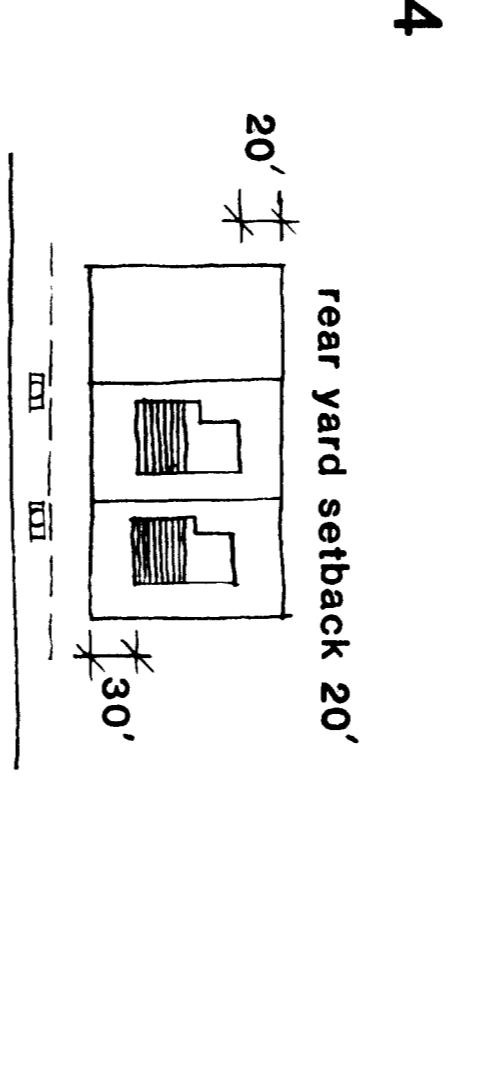
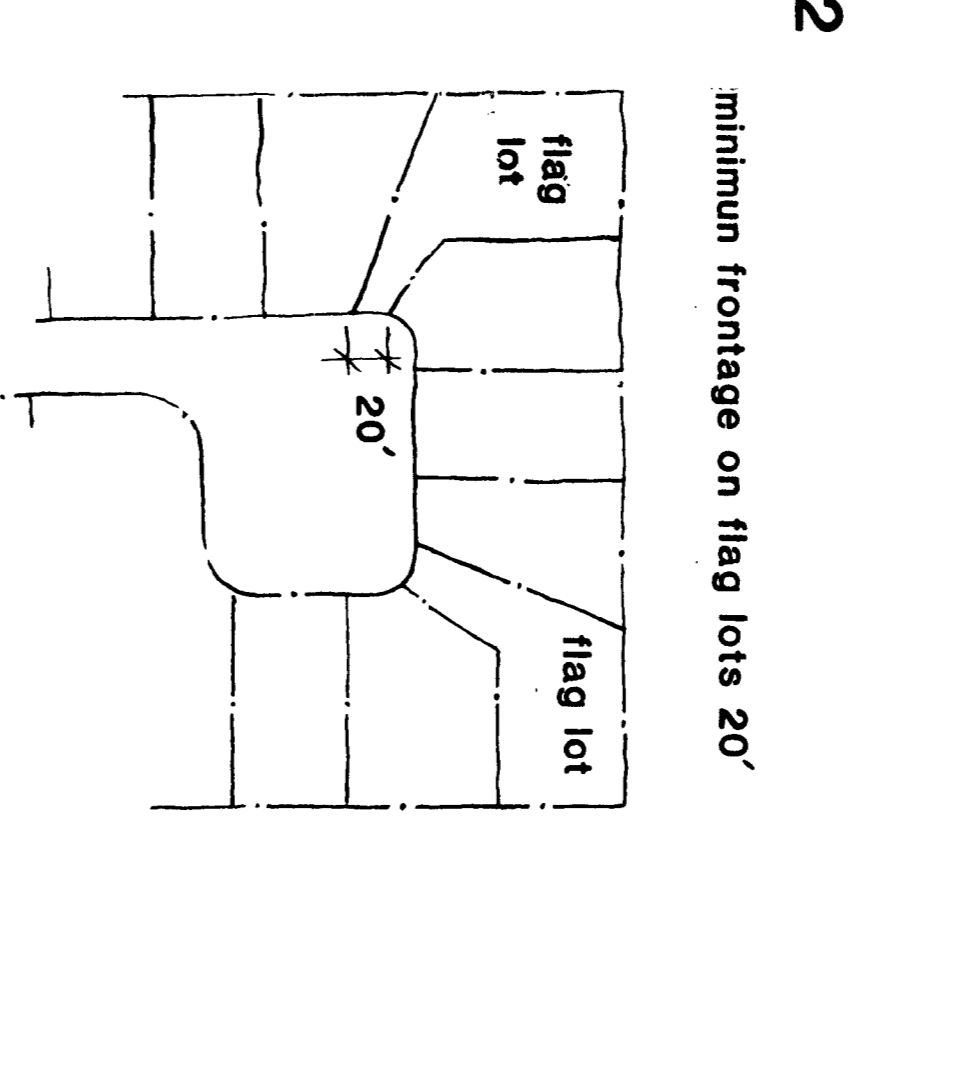
ZONING STANDARDS TO BE MODIFIED

- 1, 2 and 3 : minimum frontage on a public street 90'
- minimum lot width 60'
- minimum lot size 6000 sq. ft.



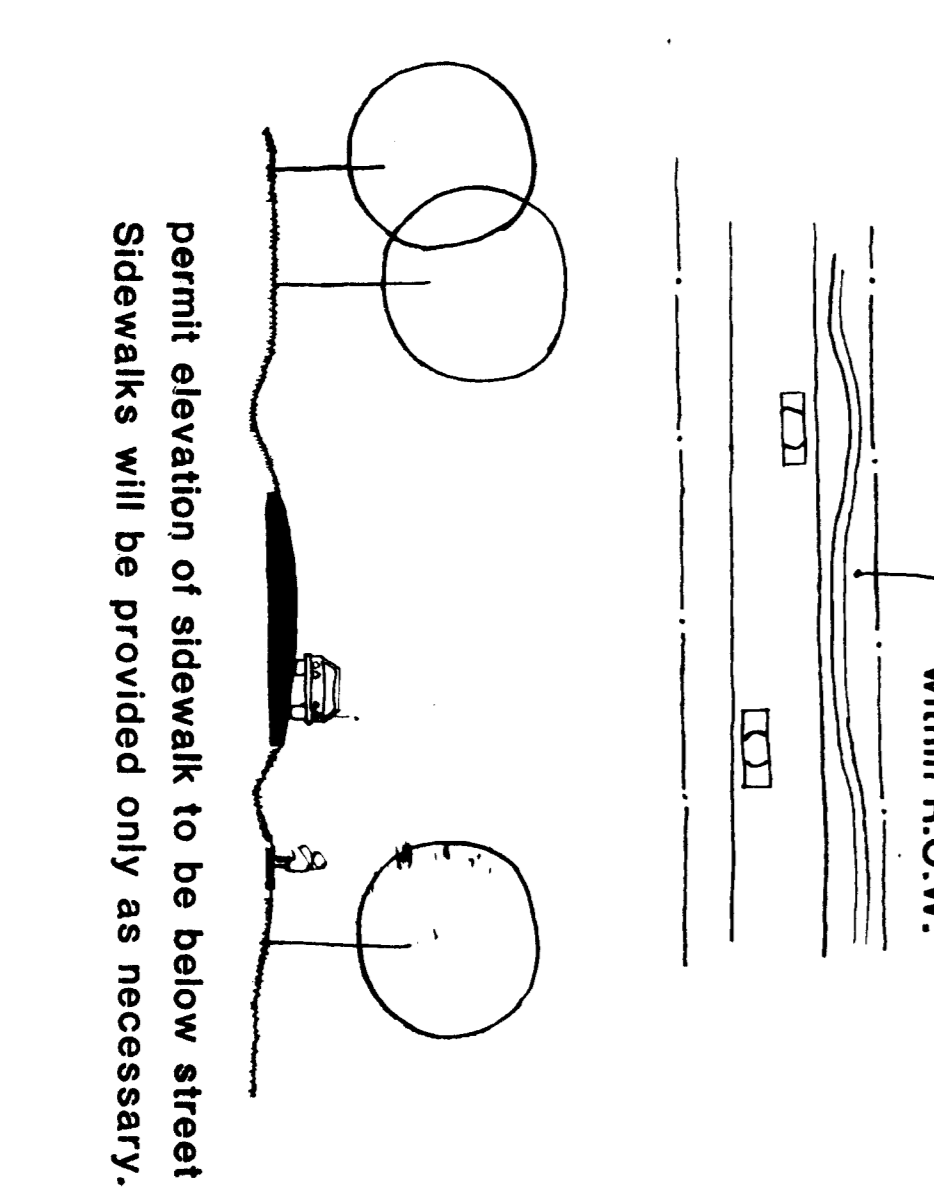
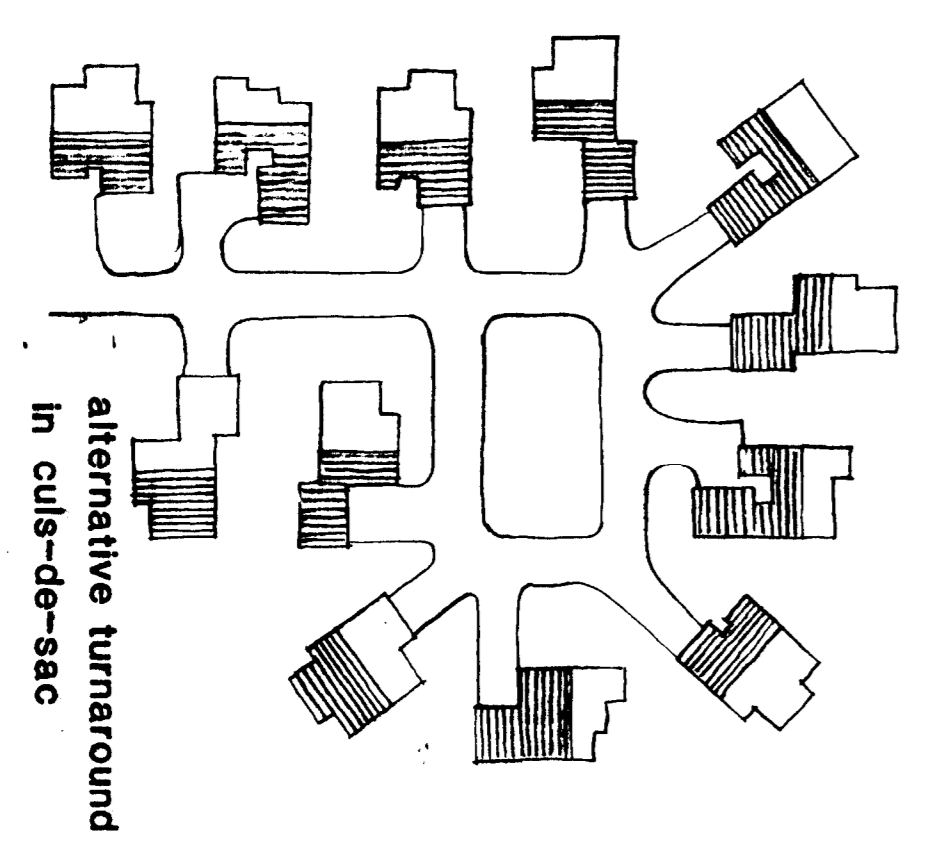
ZONING STANDARDS TO BE MODIFIED

- 1, 2 and 3 : minimum frontage on a public street 90'
- minimum lot width 60'
- minimum lot size 6000 sq. ft.



SUBDIVISION STANDARDS TO BE MODIFIED

- 1 : 18' pavement width for public streets
- 1 : 40' R.O.W. for public streets for public streets



Client:
JOHN CROSLAND CO.
 145 Scaleybark Road
 P.O. Box 11231
 Charlotte, NC 28220

Design: JG/AMP
Drawn: AJP
Checked: PZ
Approved: JG/AMP
Last Rev.: 11/11/85
Scale: 1"=100'

Job No.: H760

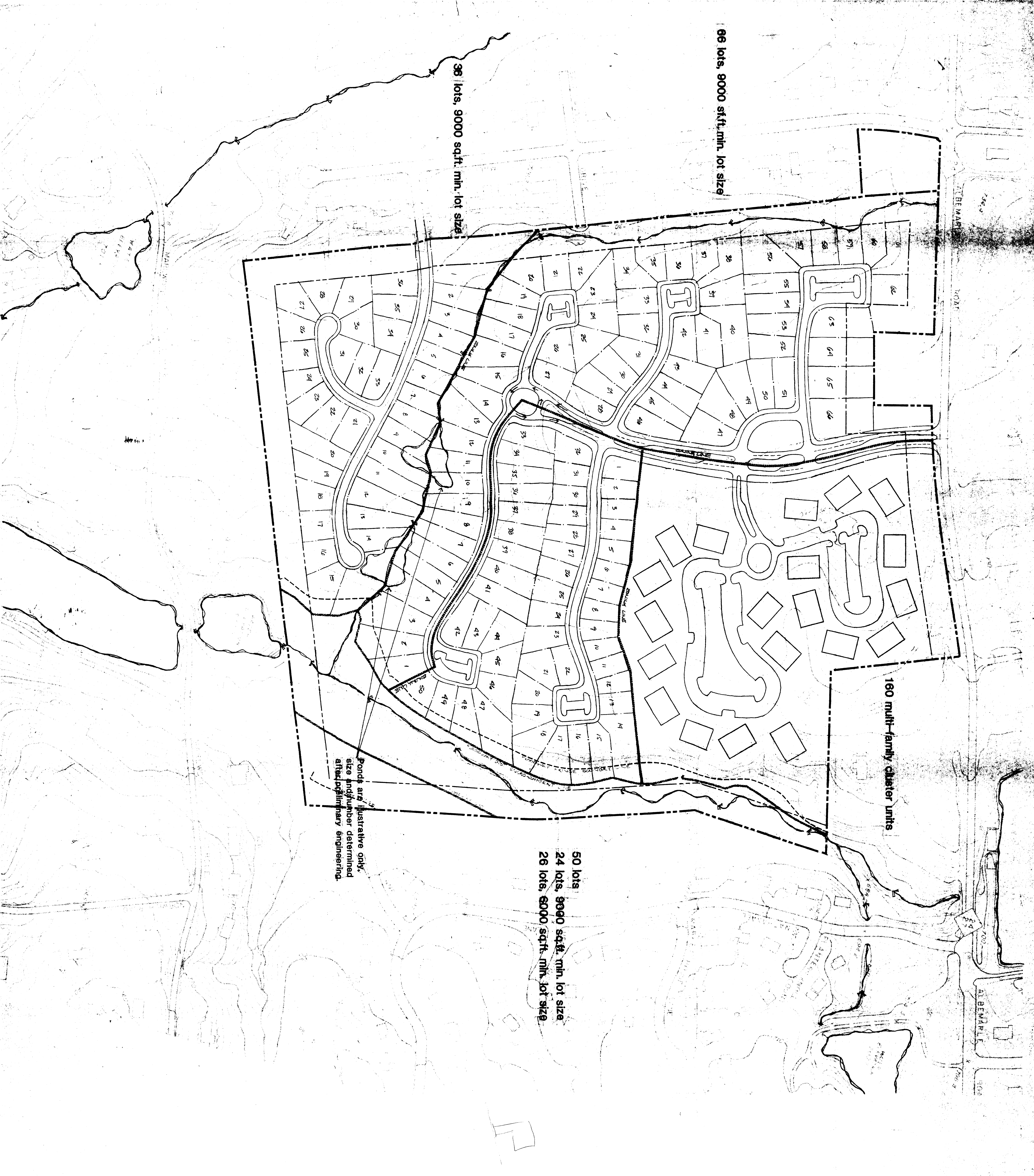
Job Title: LYNTON PLACE

Approved: JG/AMP
11/11/85

John Rakenkamp and Associates, Inc.
 Land Planners/Landscape Architects
 177 Spring Garden Street
 Philadelphia PA 19106

Client's Representative: J. Crosland
Date: 11/11/85

Design: JG/AMP
Date: 11/11/85



66 lots, 9000 sqft. min. lot size

36 lots, 9000 sqft. min. lot size

160 multi-family cluster units

50 lots
24 lots, 9000 sqft. min. lot size
26 lots, 9000 sqft. min. lot size

Ponds are illustrative only.
size and number determined
after preliminary engineering.

LEGEND

PRELIMINARY SITE PLAN

Single Family Cluster	152
Multi-family Cluster	160
TOTAL	312



John Rahnkamp and Associates, Inc.
177 Spring Garden Street - Charlotte, NC 28202

Job Title
LYNTON PLACE

Client
JOHN CROSLAND & CO.
145 Scalapark Road
P.O. Box 11231
Charlotte, NC 28220

Design <i>AKL</i>	Job No.
Drawn <i>AKL</i>	H760
Check <i>ZL</i>	
Approve <i>DA</i>	
Last Rev. 10/24/85	
Scale 1"=100'	

