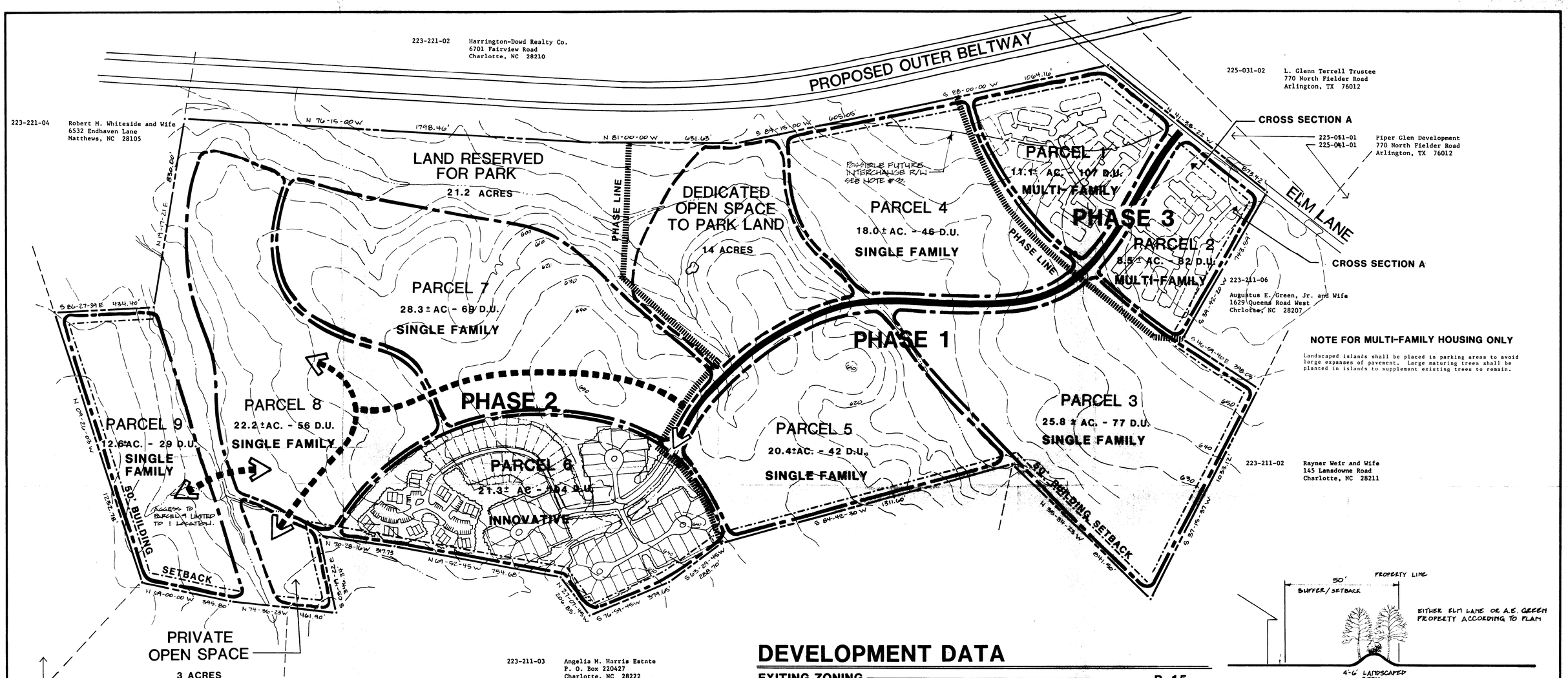


NOTE FOR MULTI-FAMILY HOUSING ONLY

Landscaped islands shall be placed in parking areas to avoid large expanses of pavement. Large maturing trees shall be planted in islands to supplement existing trees to remain.

CROSS SECTION A HORIZONTAL/VERTICAL SCALE: 1"=20'

DEVELOPMENT DATA

EXITING ZONING	R-15
PROPOSED ZONING	R-12(PUD)
TOTAL ACREAGE	206.4
LAND RESERVED FOR PARK PURCHASE:	- 21.2 AC.
	185.2 NET
TOTAL OPEN SPACE: 10%	19 AC.
-DEDICATED OPEN SPACE TO PUBIC PARK LAND:	14 AC.
-ADD. OPEN SPACE (PRIVATE)	5 AC.

1. 21.2 ACRE PARCEL SHOWN SHALL BE RESERVED FOR A PERIOD OF THREE (3) YEARS PENDING PURCHASE BY PUBLIC AUTHORITIES, WITH THE PURCHASE PRICE TO BE A NOMINAL AMOUNT BASED ON REASONABLE MARKET APPRAISALS. NO DENSITY CREDIT IS SHOWN FOR THIS LAND WHICH MAY BECOME PART OF DEVELOPMENT ACREAGE AND/OR PRIVATE OPEN SPACE IF PURCHASE IS NOT COMPLETED WITHIN THE INDICATED TIME FRAME. THIS AREA SHALL BE BARRICADED/DESIGNATED IN SUCH A MANNER AS TO RESTRICT CONSTRUCTION ACTIVITY.

MULTI-FAMILY	19.6 ACRES	189 D.U.	
SINGLE FAMILY	148.6 ACRES	423 D.U.	612
OPEN SPACE	17.0 ACRES (NOT INCLUDING 2 AC. FROM DEVELOPMENT AREAS)		
TOTALS	185.2 ACRES		

Recommended for approval by P.C. 6/18/87

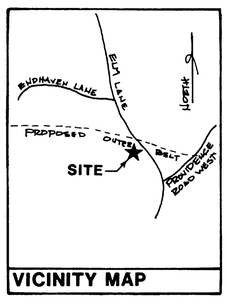
See plan Dated 4/11/88 By Martin Cofrano N Sr/me

6/17/88

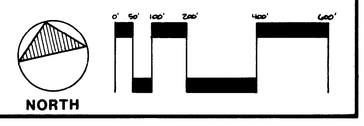
NOTES

1. 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.
2. ALL ROADS SHALL BE CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE NCDOT AND THE MECKLENBURG COUNTY STREET CLASSIFICATION SYSTEM.
3. 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.
4. 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.
5. 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.
6. THE COLLECTOR ROAD FROM ELM LANE TO PARCEL 6 SHALL BE DESIGNED WITH REVERSE FRONTAGE LOTS TO PROVIDE A PARKWAY ATMOSPHERE.



VICINITY MAP



Project Manager	GEA
Drawn By	LAH
Checked By	
Date	3/25/87
Project Number	86122

Revisions
5-4-87: AS PER PLANNING STAFF REVIEW COMMENTS.
5-21-87: ADDED NOTES #3 & 4 AND LOCATION OF INTERCHANGE R/W.
5-28-87: REVISED NOTES #3 & 4 AND NOTE #1 IN DEVELOPMENT DATA, ADDED NOTE #5 & #6, ADDED CROSS SECTION A AND NOTE FOR MULTI-FAMILY HOUSING
6-18-87: REVISED NOTE #1 IN DEVELOPMENT DATA.

DPR ASSOCIATES
Landscape Architects
Design • Planning • Research
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

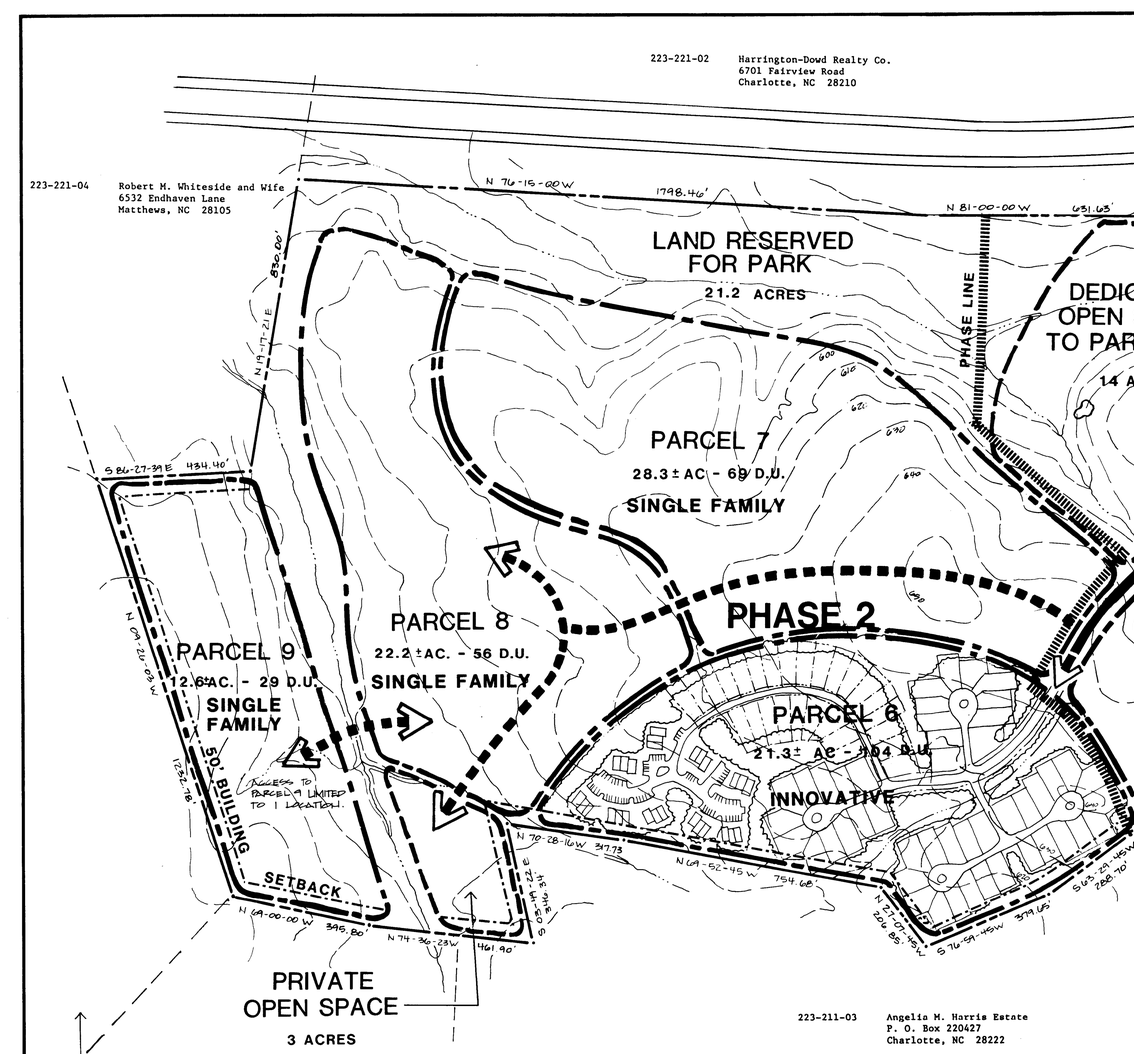
REZONING PLAN PETITION #87-19(c)

THORNHILL

A PLANNED UNIT DEVELOPMENT FOR UDC HOMES

Scale 1"=200'

Sheet Number RZ-1 Of Total



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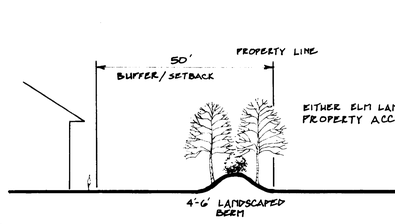
See Administrative Approval Dated ___ for change in # of units. From parcel 3 to Parcel 4.



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APPROVED BY COUNTY COMMISSION
DATE 7-20-87
87-19 C

PRINTE
JUL 29 1987
DPR ASSOCIATE

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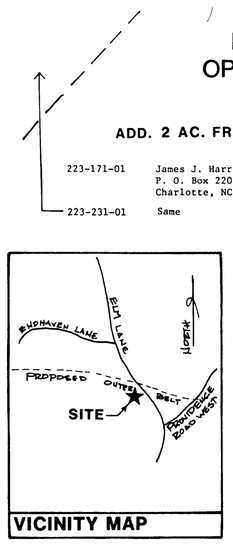
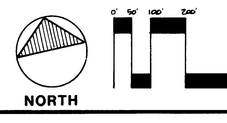


VICINITY MAP



Project Manager	GEA
Drawn By	LAH
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Date	3/25/87
Project Number	86122

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6-18-87: REVISED NOTE #1 IN DEVELOPMENT DATA.
7-29-87: REVISED NOTE #3

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REZONING PLAN PETITION #87-19(c)

THORNHILL

A PLANNED UNIT DEVELOPMENT FOR UDC HOMES

Scale 1"=

Sheet Number RZ-

Of Total