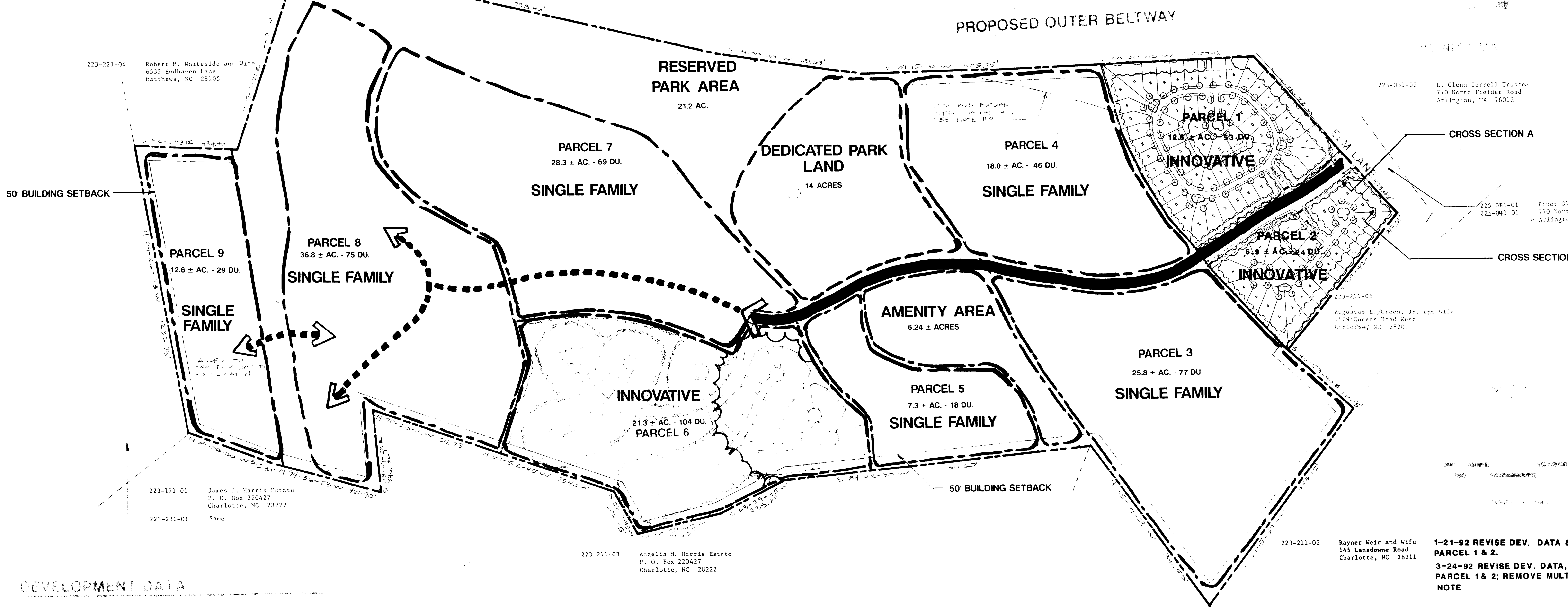


223-221-02 Harrington-Dowd Realty Co.
6701 Fairview Road
Charlotte, NC 28210

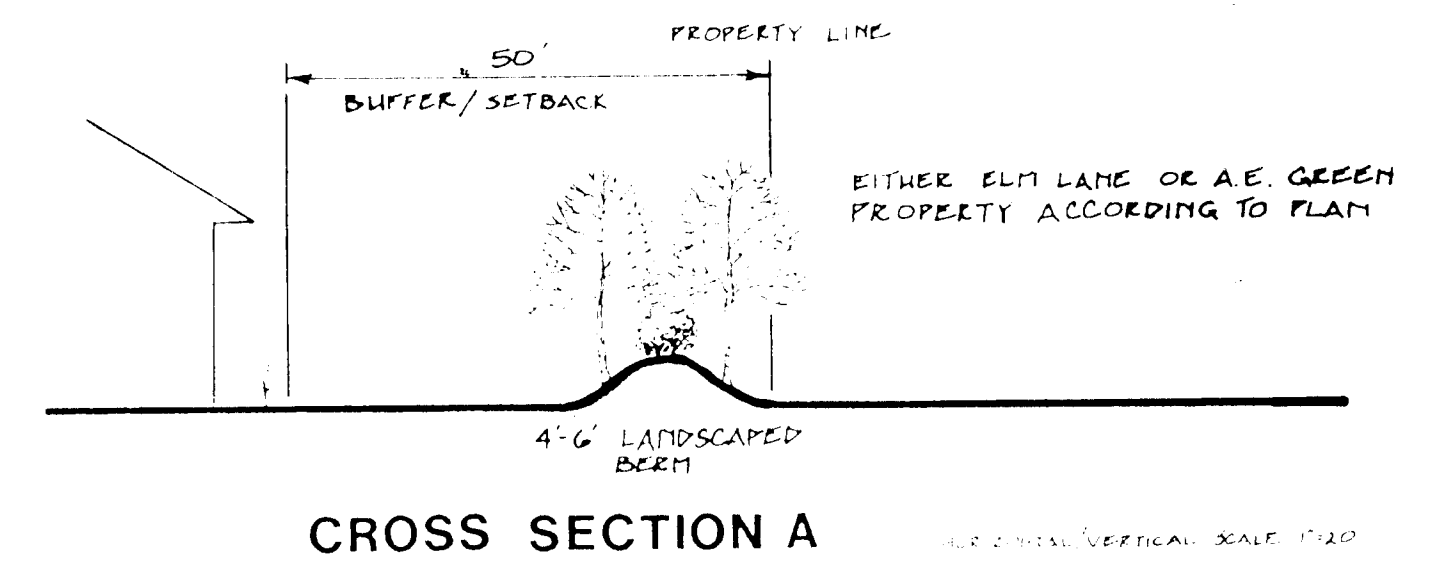


DEVELOPMENT DATA

TOTAL ACRES	208.4
AND RESERVED FOR PARK PURCHASE	21.2 AC.
DEDICATED OPEN SPACE FOR PUBLIC PARK AND OPEN SPACE PRIVATE	14 AC.
INNOVATIVE	40.9 ACRES
SINGLE FAMILY	127.3 ACRES
TOTAL	181.1 ACRES

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 LOCAL 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 DESIGNER WITH REVERSE FRONTAGE LOTS TO PROVIDE A PARKWAY ATMOSPHERE.



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 01/03/98
BY: MARTIN R. CRAMTON, JR.

8719c

Revisions:
5-9-97 REVISED PARCEL SIZES & LOCATIONS AS PER OWNERS REQUEST BY EDP ASSOC
5-21-97 ADDED NOTES #3, 4 AND LOCATION OF INTERCHANGE B/W
5-28-97 REVISED NOTES #3, 4 AND NOTE #1 IN DEVELOPMENT DATA, ADDED NOTE #5, #6, ADDED CROSS SECTION A AND NOTE FOR MULTI-FAMILY HOUSING
6-18-97 REVISED NOTE #1 IN DEVELOPMENT DATA
7-29-97 REVISED NOTE #3
1-10-98 REVISED PARCEL SIZES & LOCATIONS AS PER OWNERS REQUEST BY EDP ASSOC

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REZONING PLAN PETITION #87-19(c)
THORNHILL
A PLANNED UNIT DEVELOPMENT FOR UDC HOMES

Scale: 1"=20'
Sheet Number: **RZ-**
Of Total: _____