



NOTES

STREETS
 PUBLIC ROADS SHALL BE CONSTRUCTED TO 12.00' STANDARDS WITH CURB, GUTTER AND ASPHALTIC CONCRETE SURFACE EXCEPT AREAS ADJACENT TO SINGLE FAMILY R1 ZONING AREAS MAY NOT HAVE CURB AND GUTTER

ALL OTHER ROADS AT THE DISCRETION OF THE DEVELOPER MAY BE CONSTRUCTED AS PRIVATE ROADS. THE LOCATION OF THESE ROADS ARE SUBJECT TO CHANGE

2) OPEN GREEN SPACE

BNP - LAND TO BE DEEDED TO BLUE RIDGE PARKWAY WITH LEASEBACK AGREEMENT TO HOME OWNERS ASSOCIATION (NO LATER HOA)

HOA - LAND TO BE DEEDED TO HOME OWNERS ASSOCIATION

THE AMENITY RECREATION AREA AT THE DISCRETION OF THE DEVELOPER MAY BE DEEDED TO THE HOME OWNERS ASSOCIATION

THE BOUNDARIES OF OPEN GREEN SPACE AREAS ARE SUBJECT TO CHANGE WITH PLATTING

THE 25' LANDSCAPE PROTECTION ZONE (LPZ) ALL HAVE PLANTING AND FENCING IN THE FIRST 25' OF DEPTH. WALKS, STAIRS WITHOUT PORCHES, STEPS, ETC. MAY BE INSTALLED IN THE SECOND 25' OF DEPTH. DRIVEWAYS MAY CROSS THE LPZ

THE DEVELOPER RESERVES THE RIGHT TO GRANT ALL NECESSARY PUBLIC AND PRIVATE EASEMENTS INCLUDING EASEMENTS TO MEET THE DEVELOPER'S STORM DRAINAGE AND STORM WATER MANAGEMENT NEEDS THROUGH OPEN GREEN SPACE AREAS

RESIDENTIAL

LOTS IN THE AREA DESIGNATED AS SINGLE FAMILY RAY ALL HAVE ALL THE DIMENSIONS OF RA AREAS EXCEPT THE MINIMUM LOT SIZE WILL BE 35' WIDE AND 40' DEEP

LEGEND

OPEN GREEN SPACE	
SINGLE FAMILY WITH ARCHITECTURAL GUIDELINES	
SINGLE FAMILY WITHOUT ARCHITECTURAL GUIDELINES	
CLUSTER HOMES WITH ARCHITECTURAL GUIDELINES	
CLUSTER HOMES WITHOUT ARCHITECTURAL GUIDELINES	
MULTI-FAMILY RESIDENTIAL	
COMMUNITY SERVICES	
WALKING TRAIL EASEMENTS	
OPEN GREEN SPACE NOT LEASED BACK BY HOME OWNERS ASSOCIATION	

OPEN GREEN SPACE (OGS) TABULATION

NORTH SIDE		BLUE RIDGE PARKWAY LEASEBACK AGREEMENT	7.08 AC
	HOME OWNERS ASSOCIATION	7.8 AC	
SOUTH SIDE		BLUE RIDGE PARKWAY LEASEBACK AGREEMENT	0.70 AC
	BLUE RIDGE PARKWAY	0.76 AC	
	HOME OWNERS ASSOCIATION	20.99 AC	
	AMENITY RECREATION AREA	4.99 AC	
TOTAL OPEN GREEN SPACE			34.26 AC

NOTE: ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH PLATTING

MASTER DEVELOPMENT PLAN OF WILSHIRE

PREPARED FOR
BOONE, BOONE AND LOEB, INC.

JEFFREY ASSOCIATES, P.C.
 CHURCH-STEELES-BRYANT
 CHARLOTTE, VIRGINIA

AUGUST 12, 1998