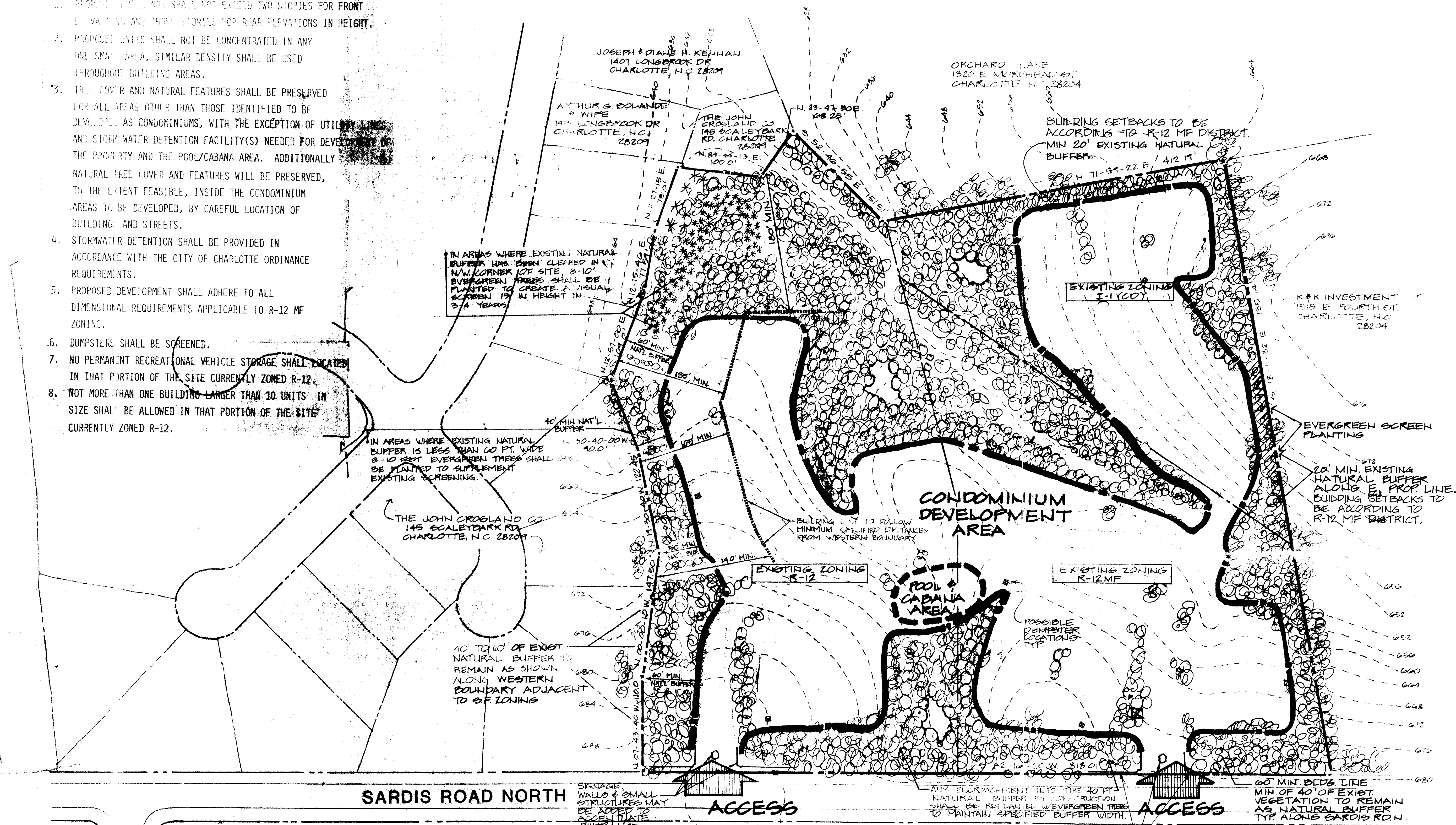


NOTES

1. PROPOSED BUILDING SHALL NOT EXCEED TWO STORIES FOR FRONT ELEVATIONS AND THREE STORIES FOR REAR ELEVATIONS IN HEIGHT.
2. PROPOSED UNITS SHALL NOT BE CONCENTRATED IN ANY ONE SMALL AREA, SIMILAR DENSITY SHALL BE USED THROUGHOUT BUILDING AREAS.
3. TREE COVER AND NATURAL FEATURES SHALL BE PRESERVED FOR ALL AREAS OTHER THAN THOSE IDENTIFIED TO BE DEVELOPED AS CONDOMINIUMS, WITH THE EXCEPTION OF UTILITIES AND STORM WATER DETENTION FACILITY(S) NEEDED FOR DEVELOPMENT OF THE PROPERTY AND THE POOL/CABANA AREA. ADDITIONALLY NATURAL TREE COVER AND FEATURES WILL BE PRESERVED, TO THE EXTENT FEASIBLE, INSIDE THE CONDOMINIUM AREAS TO BE DEVELOPED, BY CAREFUL LOCATION OF BUILDINGS AND STREETS.
4. STORMWATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ORDINANCE REQUIREMENTS.
5. PROPOSED DEVELOPMENT SHALL ADHERE TO ALL DIMENSIONAL REQUIREMENTS APPLICABLE TO R-12 MF ZONING.
6. DUMPSTERS SHALL BE SCREENED.
7. NO PERMANENT RECREATIONAL VEHICLE STORAGE SHALL BE LOCATED IN THAT PORTION OF THE SITE CURRENTLY ZONED R-12.
8. NOT MORE THAN ONE BUILDING LARGER THAN 10 UNITS IN SIZE SHALL BE ALLOWED IN THAT PORTION OF THE SITE CURRENTLY ZONED R-12.



SITE DATA

SITE AREA	12.023 AC.
# UNITS PROPOSED	108
UNIT TYPE	CONDOMINIUMS FOR-SALE
DENSITY	8.98 UNITS/AC.
EXISTING ZONING	R-12, R-12MF, I-1(CD)
PROPOSED ZONING	R-12MF(CD)

REV. JULY 11, 1983
REV. AUG 9, 1983
REV. SEPT 7, 1983

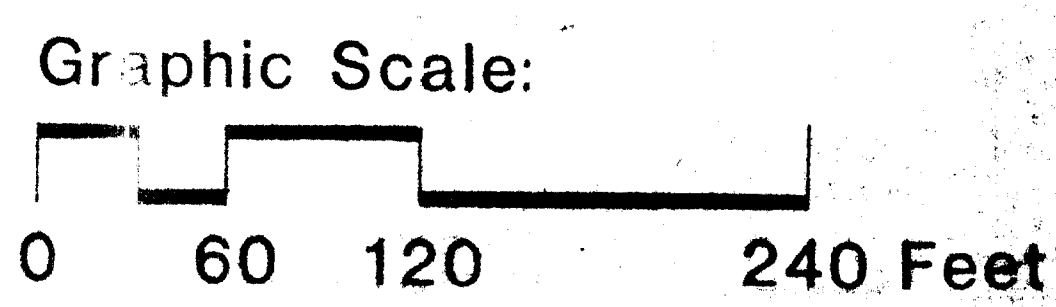
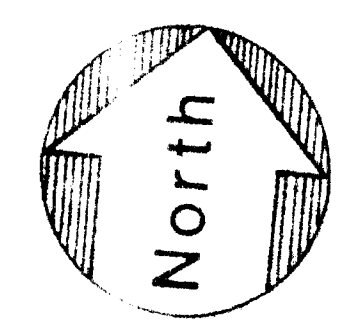
Approved by City 9/19/83
CHANGED VEGETATION NOTE ON WESTERN BOUNDARY SUBMITTED TO PLANNING COMMISSION 5-20-83
SUBMITTED TO PLANNING COMMISSION 4-6-83

SARDIS ROAD NORTH LAND STUDY
FOR THE JOHN CROSLAND COMPANY

SCALE 1" = 60'
DATE 3-21-83
COMM NO. 8317
DRAWN TM
CHECKED

PROPOSED REZONING
Revision # 5

DPR associates
LANDSCAPE ARCHITECTS
DESIGN - PLANNING - RESEARCH
704/332-1204 - 2036 E SEVENTH STREET
CHARLOTTE, NORTH CAROLINA 28204



Per # 53-22
John Crosland Co.