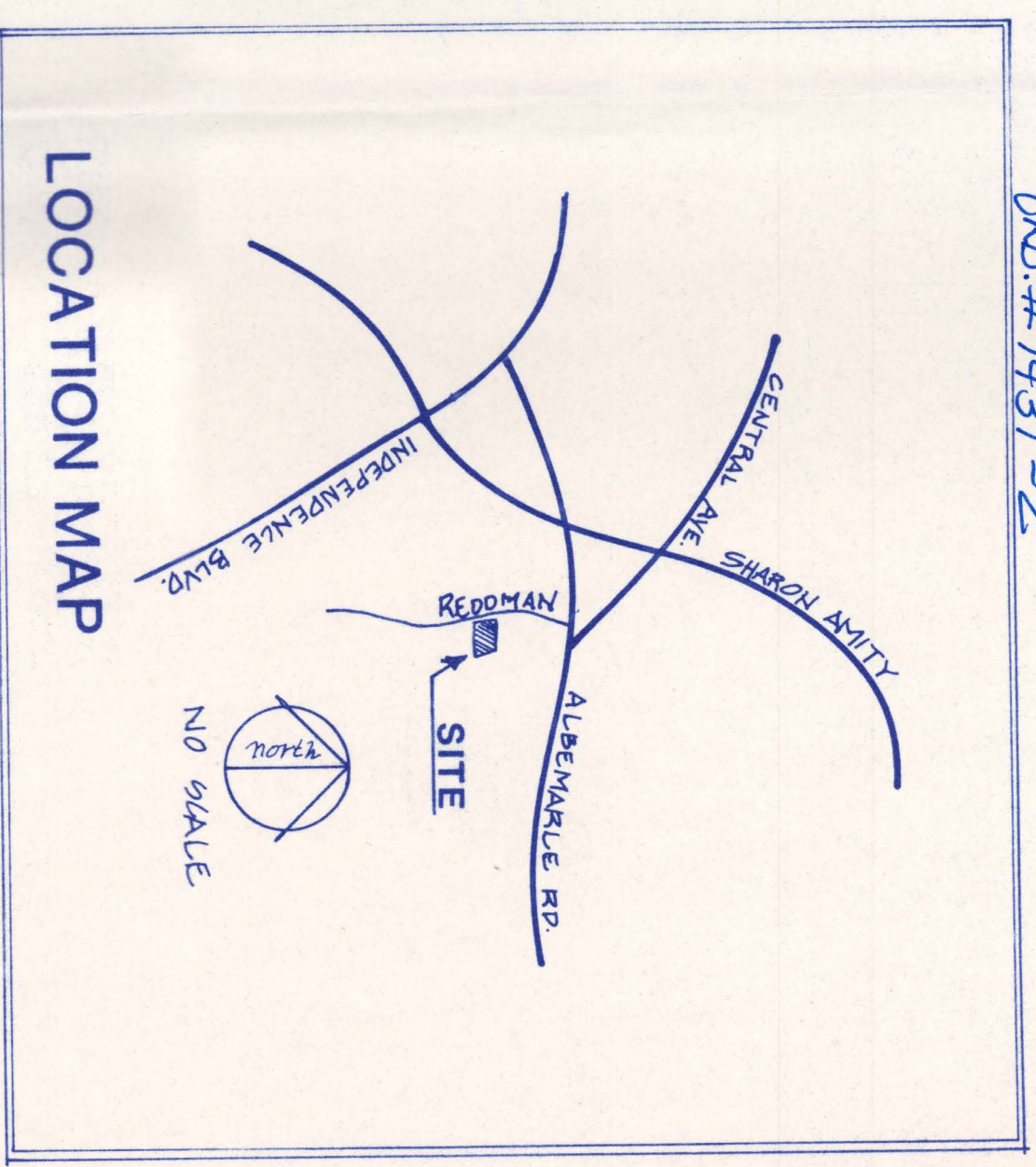


**NOTES (continued)**

10. BUILDING HEIGHTS SHALL NOT EXCEED TWO (2) STORIES EXCEPT WHERE THE DESIRE TO SAVE TREES AND/OR THE TOPOGRAPHY INDICATES THE DESIRABILITY OF USING THREE (3) STORY BUILDINGS.
11. SEPARATE VILLAGES ARE INTENDED TO PROVIDE PHYSICAL SEPARATION BETWEEN A VARIETY OF ARCHITECTURAL STYLES OR EXTERIOR MATERIALS AND COLORS. THE INTENT IS TO PREVENT THE DEVELOPMENT OF THE ENTIRE AREA USING THE SAME BUILDINGS. EACH VILLAGE WILL BE DEVELOPED TO PROMOTE A DISTINCTIVE CHARACTER OF ITS OWN BY THE USE OF DIFFERENT MATERIALS, COLOR, ARCHITECTURAL FEATURES AND BUILDING FOOTPRINTS, AND BY THE USE OF A VARIETY OF LANDSCAPE FEATURES, INCLUDING THOSE DESIGNED TO BREAK-UP AND COMPLEMENT PARKING AREAS.
12. A MINIMUM OF 25% OF THE TOTAL UNITS WILL BE OF THE TOWNHOUSE ARCHITECTURAL STYLE. SUCH UNITS MAY BE COMBINED WITH OTHER ARCHITECTURAL UNIT TYPES IN A PARTICULAR BUILDING CONCEPT, AND/OR DEVELOPED AS FREESTANDING TOWNHOUSE STYLES.
13. RETAINED TREES AND LAWNS AND PLANTING AREAS SHALL BE A MINIMUM OF 55% OF THE SITE.
14. CONFIGURATION OF PRIVATE ROADS AND VILLAGE AREAS AND RECREATION AREA ARE SUBJECT TO MINOR MODIFICATIONS AS NECESSARY TO ACCOMMODATE DEFINITIVE DEVELOPMENT PLANS FOR EACH SEPARATE VILLAGE AREA.



**DEVELOPMENT DATA**

1. EXISTING ZONING IS R-9.
2. PROPOSED ZONING IS R-12 MF (CD).
3. AREA OF SITE: 56,068 AC. TOTAL SITE.
4. PROPOSED NUMBER OF UNITS = 442 MAXIMUM D.U.
5. MAXIMUM DENSITY = 7.88 D.U./AC.

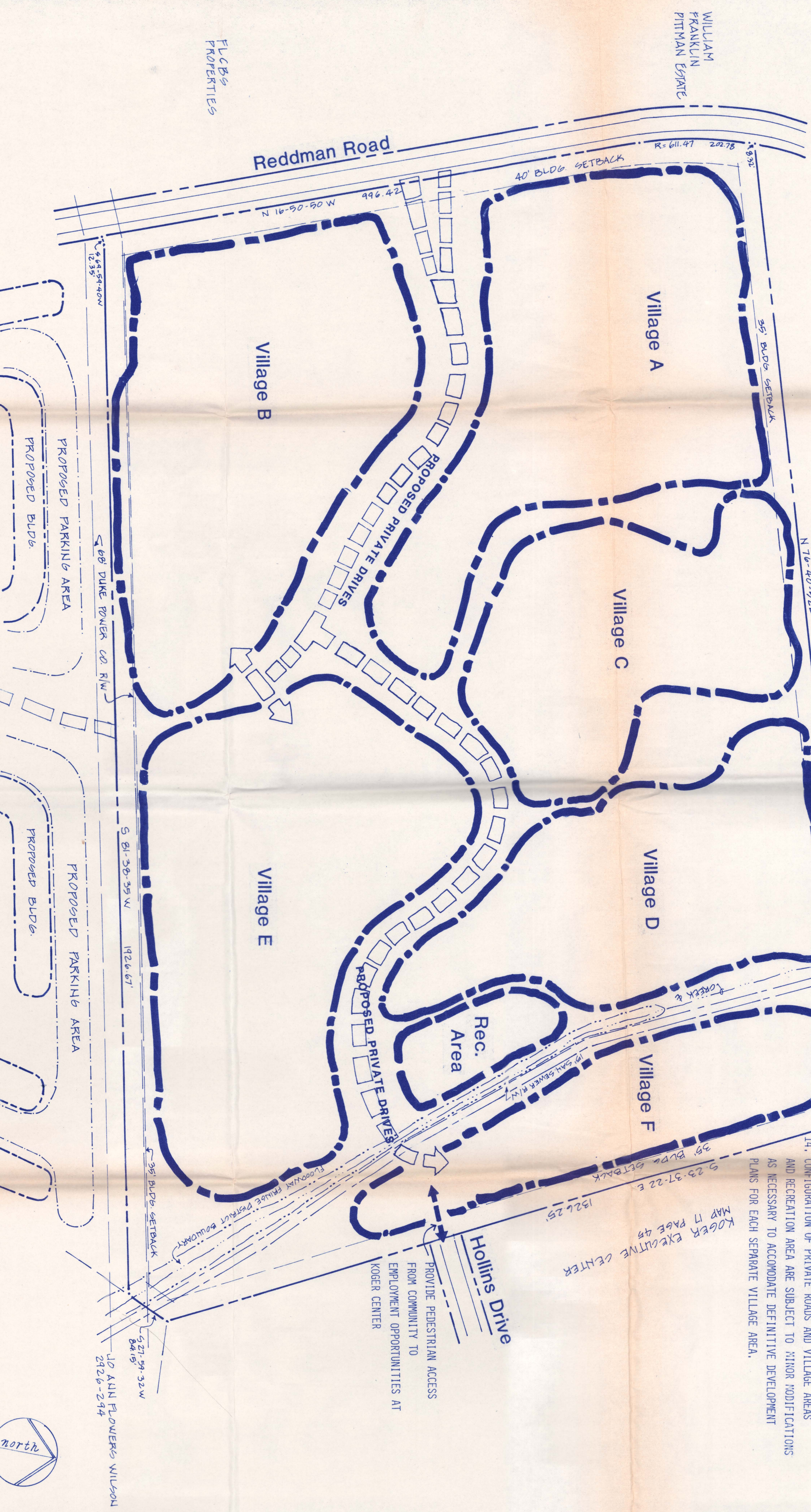
**NOTES**

1. TREE COVER AND NATURAL FEATURES SHALL BE PRESERVED IN ALL AREAS OUTSIDE OF VILLAGE BOUNDARIES AND PRIVATE DRIVES, WITH THE EXCEPTION OF UTILITY LINES NEEDED FOR DEVELOPMENT OF THE PROPERTY. ADDITIONALLY, NATURAL TREE COVER AND FEATURES WILL BE PRESERVED, TO THE EXTENT FEASIBLE, WITHIN VILLAGES BY CAREFUL LOCATION OF BUILDINGS, DRIVES, AND PARKING LOTS.
2. PROPOSED DEVELOPMENT SHALL ADHERE TO ALL DIMENSIONAL REQUIREMENTS APPLICABLE TO R-12 MF ZONING.
3. STORMWATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ORDINANCE REQUIREMENTS.
4. ENTRANCE IDENTIFICATION SIGNS WILL BE PROVIDED AND LOCATED IN ACCORDANCE WITH THE ZONING ORDINANCE REQUIREMENTS.
5. PROPOSED USES SHOWN ON ADJACENT PROPERTY SOUTH OF THIS SITE ARE TAKEN FROM THE APPROVED REZONING REQUEST PLAN FOR GREENWAY NURSERY, INC.
6. UNITS SHALL BE FOR SALE CONDOMINIUMS OR TOWNHOUSES.
7. RECREATION AREA SHOWN MAY INCLUDE TENNIS COURTS, A SMALL BUILDING, PARKING AND SIMILAR RECREATION FACILITIES.
8. EACH CLUSTER MAY HAVE RECREATIONAL AMENITIES INCORPORATED INTO THE CLUSTER. AMENITIES MAY INCLUDE POOLS, TENNIS COURTS, AND OTHER AMENITIES COMMONLY ASSOCIATED WITH DEVELOPMENTS OF THIS KIND.
9. PEDESTRIAN ACCESS WILL BE PROVIDED TO HOLLINS DRIVE.

**THE VILLAGES OF THE FOREST RIDGE FOR JAROT, INC.**

SCALE: 1" = 100'  
 DATE: 7/26/83  
 COMD. NO. 8365  
 PROPOSED REZONING  
 Petition # 83-63

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



WILLIAM FRANKLIN PITTMAN ESTATE

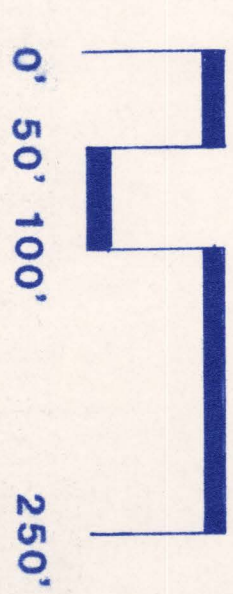
FLCBBs PROPERTIES

UNIFOUR MEDICAL MANAGEMENT, INC.  
 4951-5600

KOGER EXECUTIVE CENTER  
 MAP 11 PAGE 49

PROVIDE PEDESTRIAN ACCESS FROM COMMUNITY TO EMPLOYMENT OPPORTUNITIES AT KOGER CENTER

12 ANN FLOWERS WILSON  
 2926-294



Approved by City 10/17/83  
 REV: 9/16/83, 11/19/83, PUBLIC MARKET DATED 10/15/83