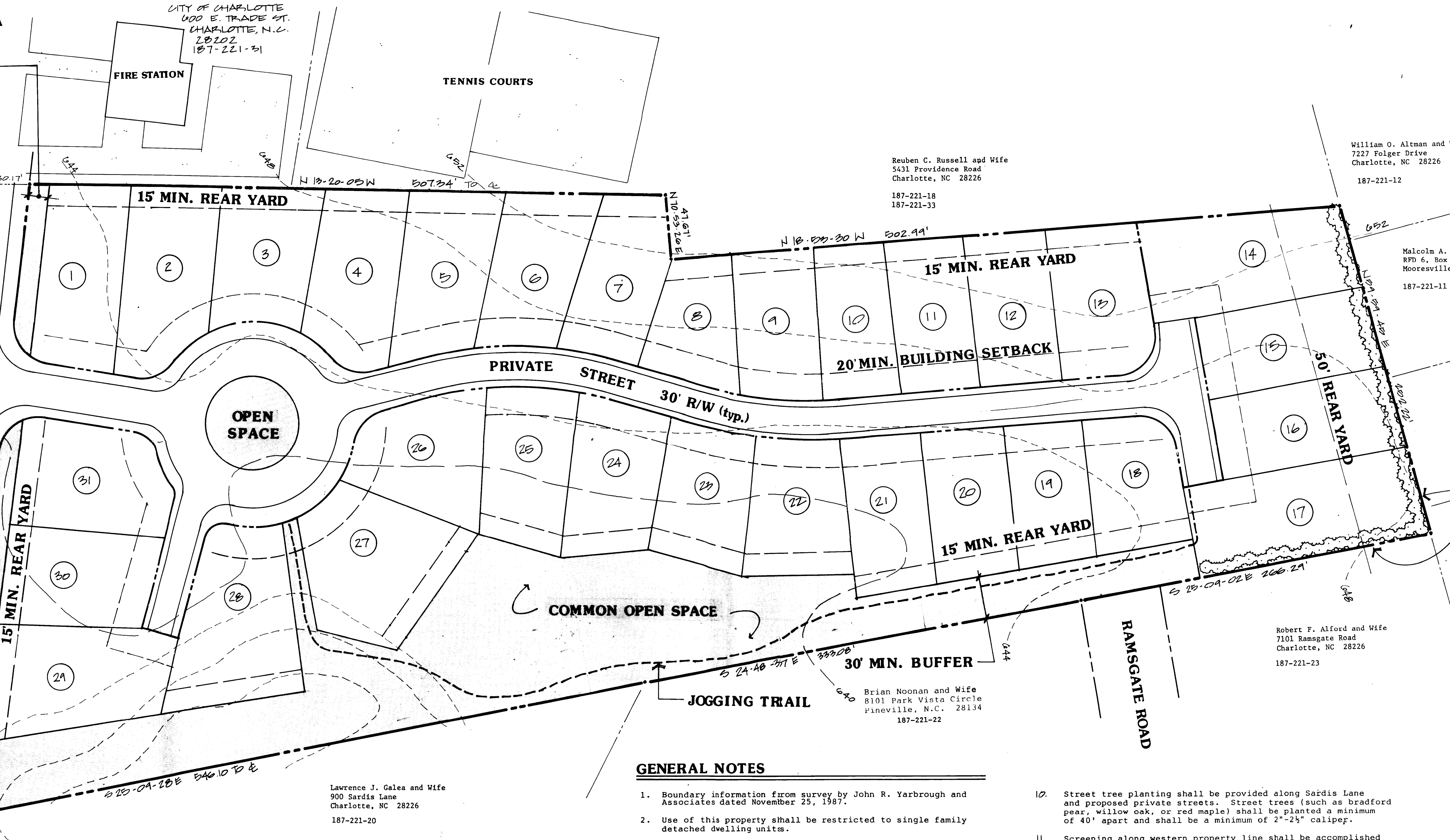


15' MIN. BUFFER AREA
(SEE CROSS SECTION DETAIL)

Providence Square Partners
 c/o Balcor
 4849 Golf Road
 Skokie, Illinois 60077
 187-331-01B
 187-341-01B

Jamestown Management Company
 1989 N. Williamsburg Drive
 Decatur, GA 30033
 187-331-01A
 187-341-01A

S 82-22-04 W 49.30'
 S 82-05-24 W 24.24'
 S 81-21-50 W 24.75'
 S 79-04-14 W 24.67'
 S 71-07-52 W 24.63'
 S 60-59-31 W 18.00'



Existing vegetation will be supplemented with landscaping materials as needed to create a visual buffer.

Gregory E. Trask and Wife
 7201 Folger Drive
 Charlotte, NC 28226
 187-221-09

DEVELOPMENT DATA

TOTAL SITE AREA _____ **8.583 ACRES**
EXISTING ZONING _____ **R-15, R-15MF**
PROPOSED ZONING _____ **R-20MF (INNOVATIVE)**
MAX. # UNITS PROPOSED _____ **31**
COMMON OPEN SPACE _____ **±1.4 ACRES (16%)**
DWELLING UNITS PER AC. _____ **3.6**
PROPOSED USE: SINGLE FAMILY DETACHED HOUSING

MINIMUM DEVELOPMENT STANDARDS

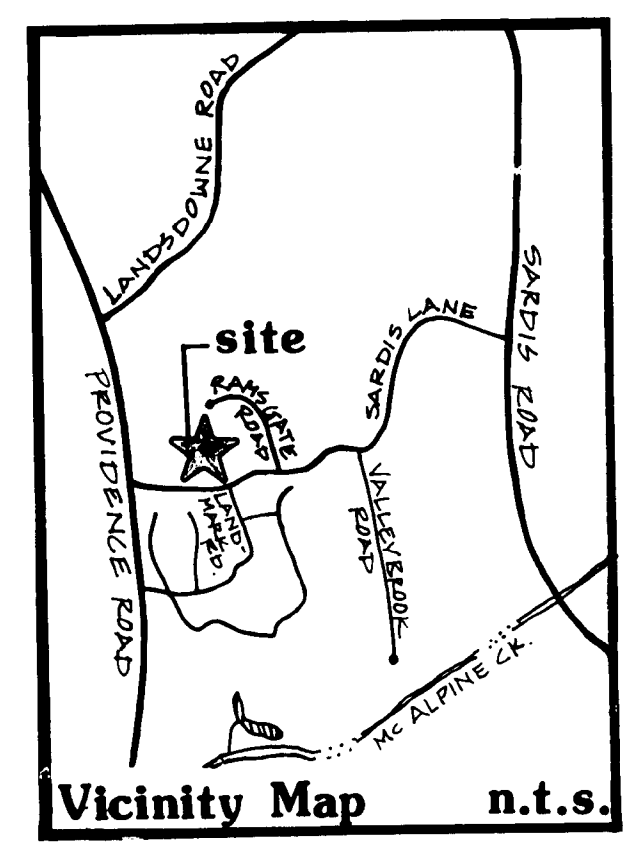
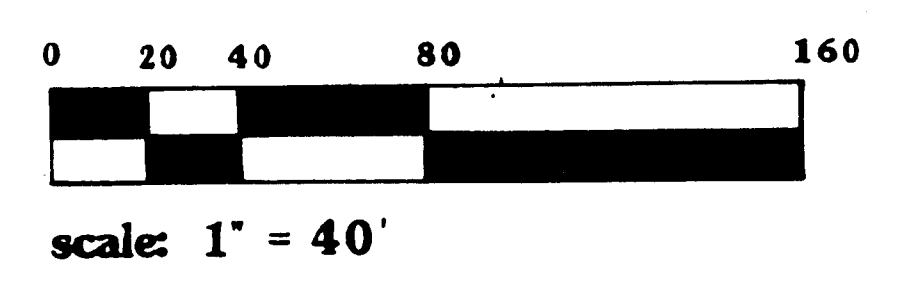
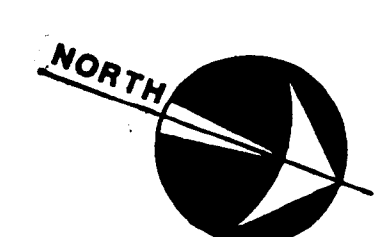
LOT SIZE _____ **6,000S.F.**
SETBACK _____ **20'**
BUILDING SEPARATION _____ **12'**
REAR YARD _____ **15' (except as noted)**
FOR MAXIMUM SITE FLEXIBILITY SOME ZERO LOT LINE PLACEMENT MAY BE UTILIZED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS

GENERAL NOTES

- Boundary information from survey by John R. Yarbrough and Associates dated November 25, 1987.
- Use of this property shall be restricted to single family detached dwelling units.
- Private streets shall be owned and maintained by a homeowners association and shall be accessible to larger vehicles such as garbage trucks and emergency vehicles. No on-street parking shall be permitted.
- Configuration of lots, open space, access points and vehicular circulation are subject to minor modification as necessary to accommodate specific development plans.
- All common areas, including entrance island and community open space, shall be owned and maintained by a homeowners association.
- Landscaping for the community shall be established by the developer in order to provide a unified streetscape.
- All possible existing trees shall remain as the common open space along the easterly side of the property except where removal is necessary to create the potential lake, gardens, jogging trails or utility crossings. Undergrowth may be pruned or removed only to improve the visual quality of the area. Special attention shall be given to retaining the existing growth cover adjacent to lots 18 thru 21.
- No improvements shall be made to Sardis Lane except those necessary for proposed street intersection.
- All individual lot deeds shall state that private street maintenance shall be the responsibility of the homeowners association.
- Street tree planting shall be provided along Sardis Lane and proposed private streets. Street trees (such as Bradford pear, willow oak, or red maple) shall be planted a minimum of 40' apart and shall be a minimum of 2"-2 1/2" caliper.
- Screening along western property line shall be accomplished with a 6' combination brick column and wood fence. Garage walls may be incorporated into the fence line to create a continuous privacy screen.
- All houses constructed shall contain a minimum of 2,000 square feet of heated area. 75% of the houses will be made of brick.

APPROVED BY CITY COUNCIL
 DATE 4/25/88

4/26/88, DELETE LAKE PROVISIONS
 3/18/88, General
 REVISIONS: 3/14/88, Per Staff Review



SARDIS LANE PROPERTY for Terracraft Inc.	
scale: 1" = 40'	Rezoning Plan # 88-21
date: 1/13/88	
project: 8801	R-1
prepared by: TURNBULL DESIGN GROUP, A.S.L.A. 1815 park drive charlotte, nc 28204 (704) 375-8154	