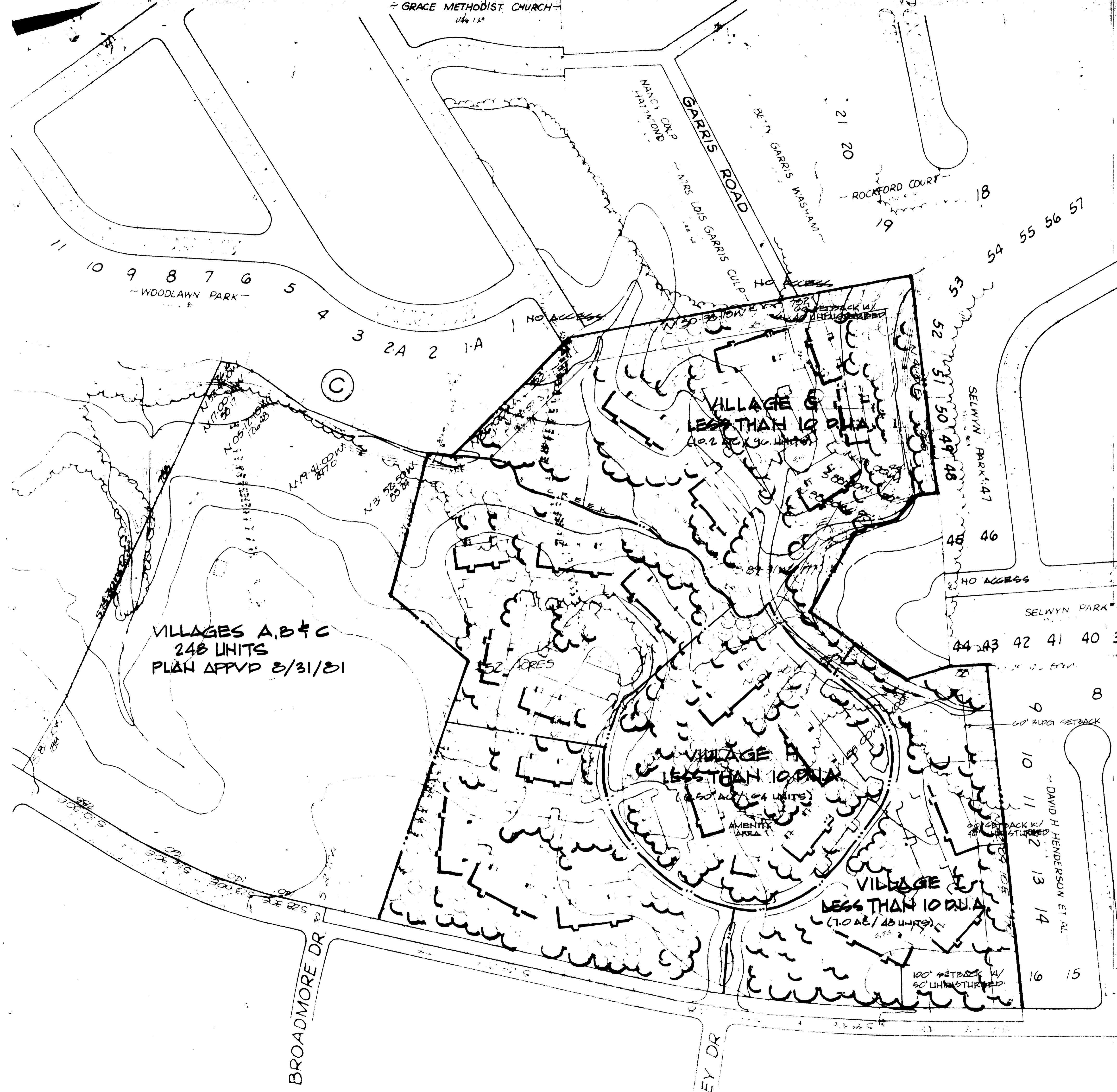


THE FALLS

THE PARAGON GROUP



VILLAGES A, B & C
248 UNITS
PLAN APPVD 8/31/81

VILLAGE G
LESS THAN 10 DUA
(2.2 AC / 90 UNITS)

VILLAGE H
LESS THAN 10 DUA
(2.50 AC / 104 UNITS)

VILLAGE I
LESS THAN 10 DUA
(7.0 AC / 148 UNITS)

ACRES IN PROJECT: 52+/-
EXISTING ZONING: R-9
PROPOSED ZONING: R-12M(CD)
UNITS PERMITTED BY PRESENT ZONING: 212
UNITS ALLOWED BY PROPOSED ZONING: 752
UNITS PROPOSED BY THIS PLAN: 600

- NOTES:
- Villages A, B, and C may be developed with up to 250 units (15.5 Units/Acre maximum). Remaining villages to be developed with remaining units to make a gross total of 600 units, villages G, H, and I to be developed at a maximum density of 10 Units/Acre.
 - 100' building setback will be observed on Scaleybark Road. 50' adjoining roadway will remain undisturbed. 50' next to buildings may be used for passive rec. and access. 60' building setback to be observed on all other adjoining single family houses. 40' next to houses to be undisturbed. 75' building setback will be observed next to Charlotte Woods.
 - Areas between villages to be screen planting buffer with pedestrian access only. No parking will be permitted in these areas or in setback areas except along private streets.
 - Scaleybark Road will be improved to City of Charlotte Standards.
 - Grading Plan will recognize conservation and buffer areas. Conservation area will be protected with Deed Restrict, if sold.
 - No access is to be provided to Stacy Blvd.
 - The access to the "Villages" is schematically shown.

MAY 10, 1983
REVISED MAY 20, 1983

ADMINISTRATIVE CHANGE CONDITIONAL SITE PLAN

79-45
Admin. Change (site plan)
S.M.P.
attach to M. Cameron
letter of May 20, 1983