

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 05/13/03
BY: MARTIN R. CRAMTON, JR.

DEVELOPMENT DATA

EXISTING ZONING: R-9 MF (LD)
 PROPOSED ZONING: R-20 MF (UNCLUTIVE)
 TOTAL TRACT SIZE: 14.15 ACRES
 MAXIMUM NUMBER OF LOTS: 75 UNITS
 DENSITY: 5.3 UN./AC.

DIMENSIONAL STANDARDS

STREETS: PRIVATE (14 FT. WIDE PAVEMENT ON 30 FT. EASEMENT)
 MIN. LOT SIZE: 50' x 95'
 MIN. LOT WIDTH: 30 FT.
 MIN. LOT DEPTH: 75 FT.
 MIN. FRONT SETBACK: 20 FT.
 MIN. REAR YARDS: 15 FT. MIN., 25' MIN. ALONG WALKWAY OR DR. 25' TYP. ADD TO EXISTING SINGLE-FAMILY, EXCEPT FOR A 20' REAR YD. ON A MAX. OF 6 LOTS.
 MIN. BUILDING SEPARATION: 12 FT.
 MIN. CORNER LOT SIDE YARD: 8 FT.

GENERAL NOTES

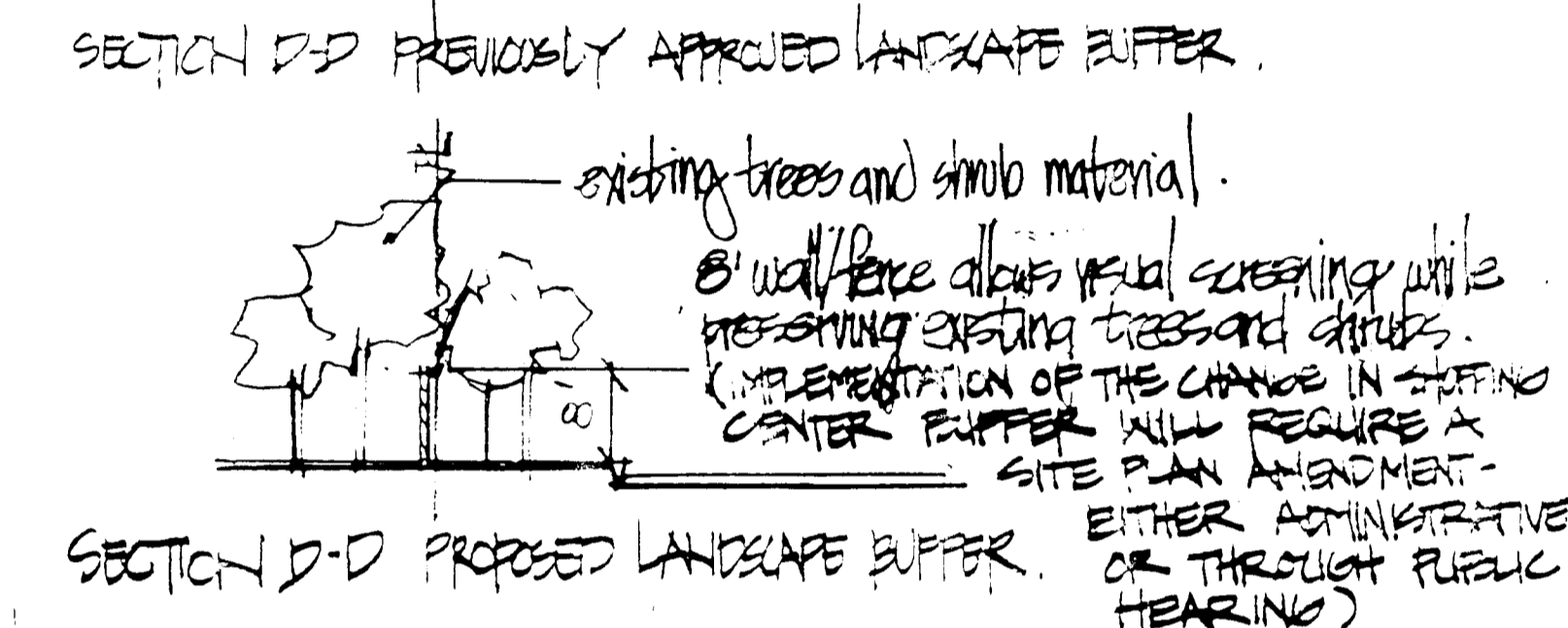
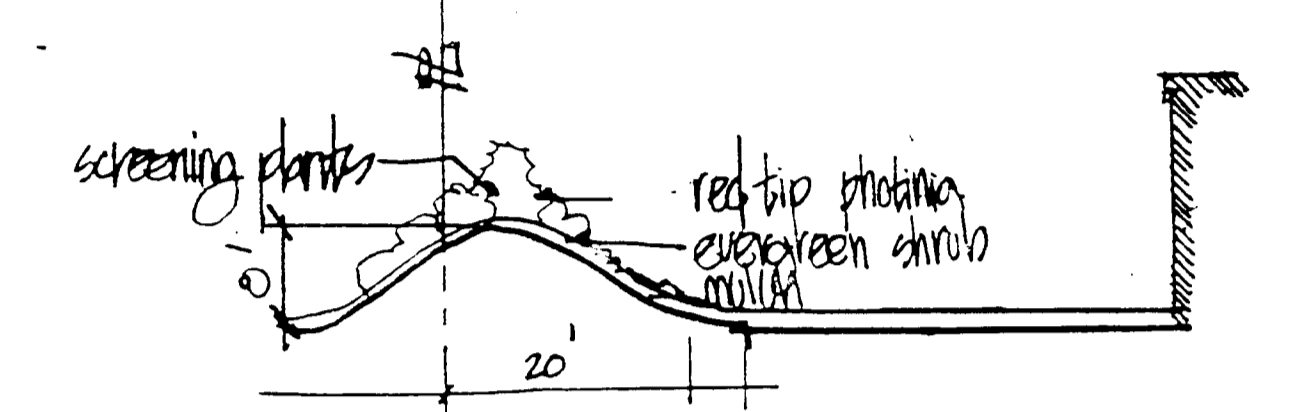
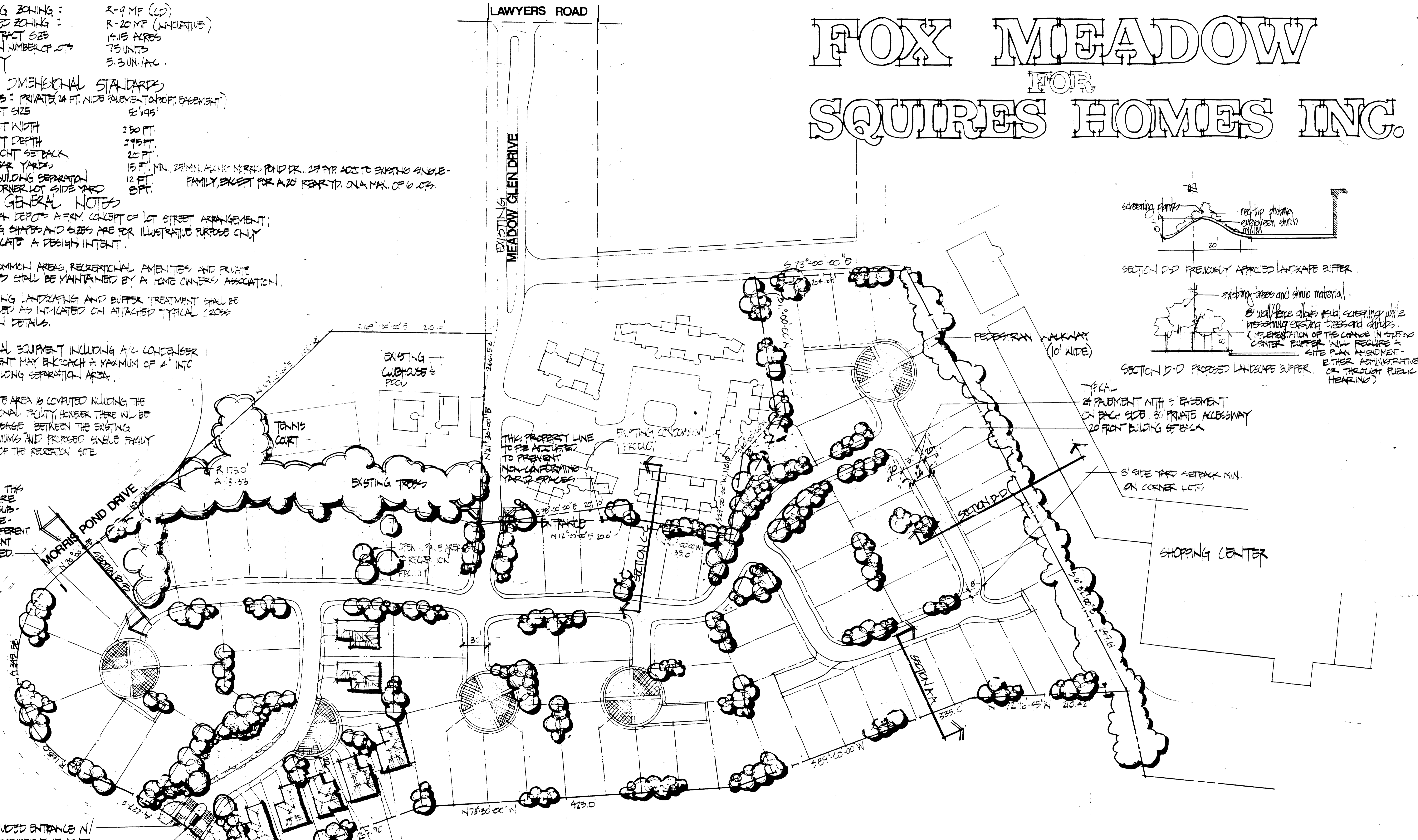
1. THIS PLAN DEPICTS A FIRM CONCEPT OF LOT STREET ARRANGEMENT; BUILDING SHAPES AND SIZES ARE FOR ILLUSTRATIVE PURPOSE ONLY TO INDICATE A DESIGN INTENT.
2. ALL COMMON AREAS, RECREATIONAL AMENITIES AND PRIVATE STREETS SHALL BE MAINTAINED BY A HOME OWNERS' ASSOCIATION.
3. SCREENING, LANDSCAPING AND BUFFER TREATMENT SHALL BE INSTALLED AS INDICATED ON ATTACHED TYPICAL CROSS SECTION DETAILS.
4. MECHANICAL EQUIPMENT INCLUDING A/C CONDENSER EQUIPMENT MAY ENCRoACH A MAXIMUM OF 4' INTO THE BUILDING SEPARATION AREA.
5. THE SITE AREA IS COMPUTED INCLUDING THE RECREATIONAL FACILITY, HOWEVER THERE WILL BE SHARED USAGE BETWEEN THE EXISTING CONDOMINIUMS AND PROPOSED SINGLE FAMILY UNITS, OF THE RECREATION SITE.

THROUGH LOTS IN THIS AREA WILL REQUIRE APPROVAL OF A SUB-DIVISION VARIANCE. OTHER USE A DIFFERENT LOT ARRANGEMENT WILL BE REQUIRED.

FOX MEADOW FOR SQUIRES HOMES INC.

LAWYERS ROAD

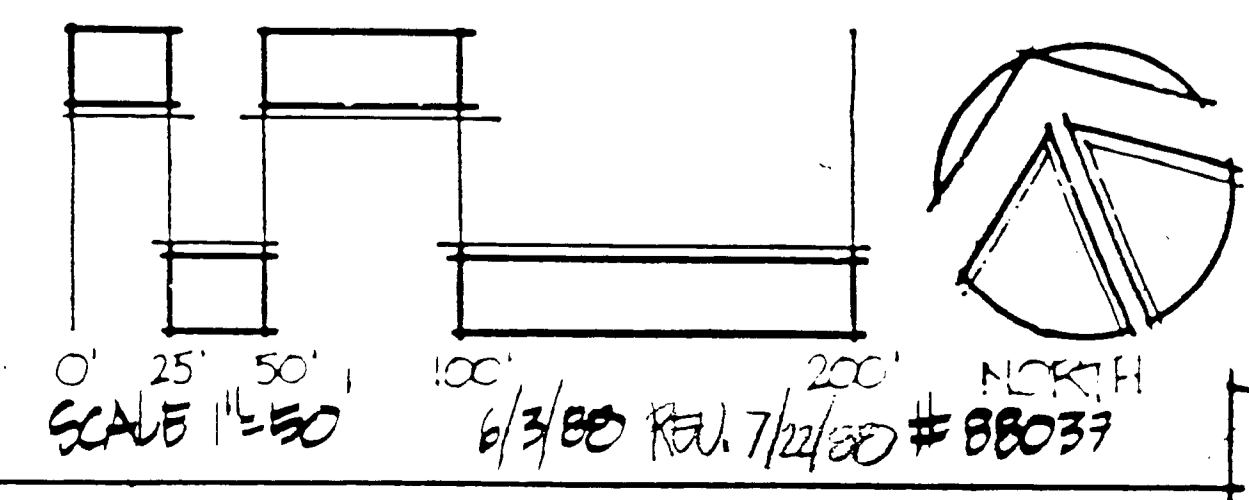
EXISTING MEADOW GLEN DRIVE



TYPICAL 24' PAVEMENT WITH 3' EASEMENT ON EACH SIDE, 3' PRIVATE ACCESSWAY, 20' FRONT BUILDING SETBACK.
 5' SIDE YARD SETBACK MIN. ON CORNER LOTS.

PRODUCT DESCRIPTION
 50' x 95' LOT SIZES WITH 30' x 50' MAX BUILDING ENVELOPE
 DETACHED 2-CAR GARAGE PRODUCT WITH TWO CAR GARAGES

ENVIROSCAPE
 LAND PLANNING & LANDSCAPE ARCHITECTURE
 A DIVISION OF THE EVANS GROUP



REZONING SITE PLAN

REV. 12-19-00
 REV. 11-21-00
 REV. 11-30-00
 REV. 2-17-03
 REV. 01/16/03