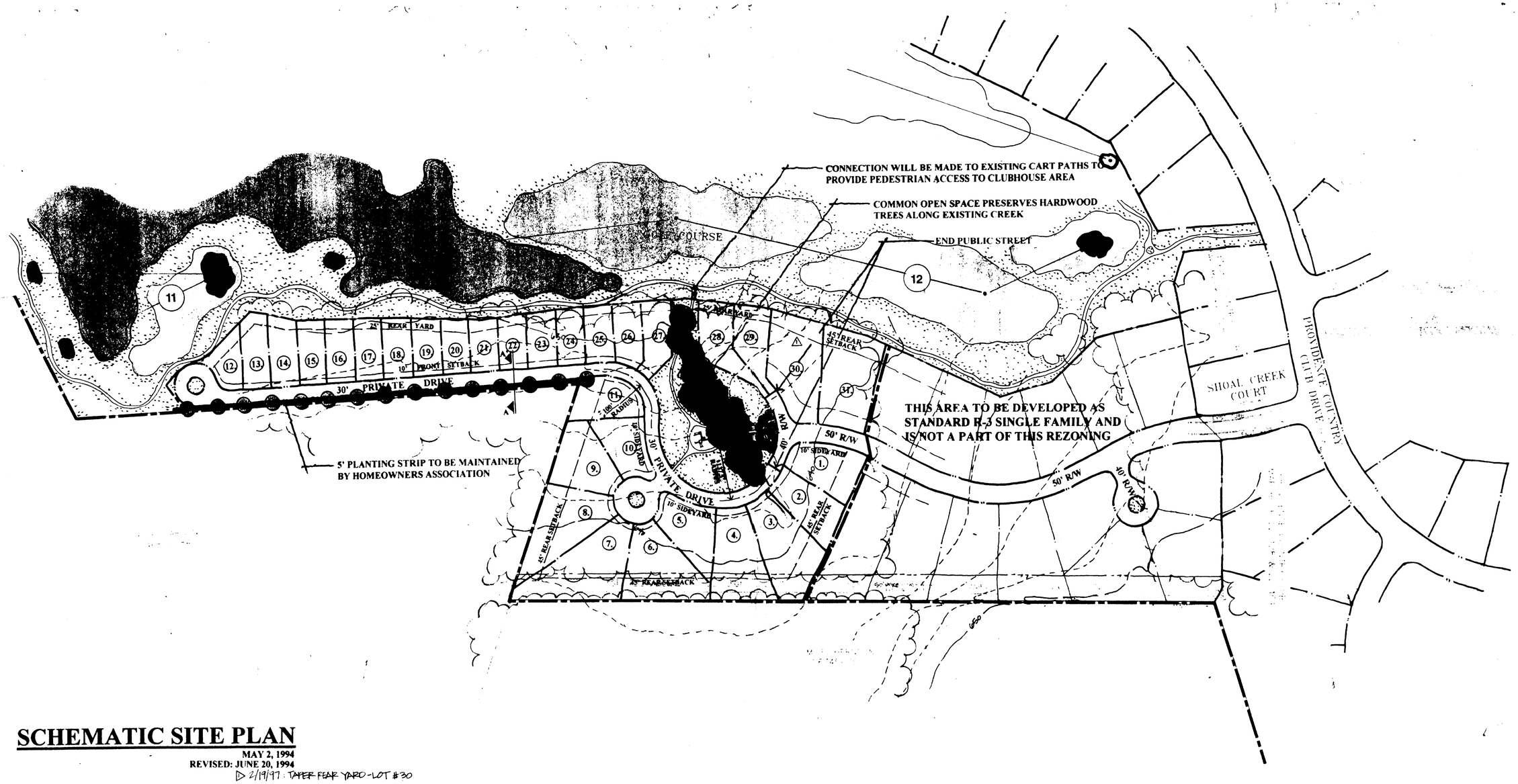

SCHEMATIC SITE PLAN

MAY 2, 1994
REVISED: JUNE 20, 1994
▷ 2/19/97 : TAPER REAR YARD - LOT #30

PROVIDENCE COUNTRY CLUB
SHOAL CREEK DRIVE

Prepared for:
FCI REALTY and MANAGEMENT

Prepared by:
WIRTH & ASSOCIATES
Landscape Architects 704-375-1588

SCALE : 1" = 100'

0 50 100 200 400 NORTH

SITE DEVELOPMENT DATA (MX-1) :

PROPOSED USE: INNOVATIVE SINGLE FAMILY DETACHED HOMES

TOTAL AREA:	**11.46 AC**
COMMON OPEN SPACE:	**1.32 AC**
MAXIMUM NO. OF LOTS:	**31 LOTS**

- **60' WIDTH/6,000 SF MIN.**
- **10' MIN. FRONT SETBACK**
- **25' MIN. REAR YARD (45' ALONG EXTERIOR PROPERTY LINE)**
- **5' SIDEYARD**

PROPOSED DENSITY: 2.7 DU/AC

GENERAL NOTES:

1. THIS PLAN IS SCHEMATIC IN NATURE AND IS SUBJECT TO MODIFICATION BY THE OWNER PRIOR TO DEVELOPMENT HOWEVER, THE MAXIMUM NUMBER OF LOTS AND THE MINIMUM LOT STANDARDS STATED ON THESE PLANS WILL NOT BE EXCEEDED
2. COMMON OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. A MINIMUM OF 10% OPEN SPACE WILL BE PROVIDED THE DEVELOPER WILL PROVIDE SELECTIVE CLEARING OF THE OPEN SPACE AREA. THE INTENT OF THE COMMON OPEN SPACE IS TO PRESERVE THE SPECIMEN TREES ALONG THE EXISTING CREEK THAT BISECTS THE AREA
3. THE PRIVATE STREET SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. INDIVIDUAL DEEDS WILL CONTAIN PROVISIONS INFORMING FUTURE BUYERS ABOUT THE HOMEOWNERS ASSOCIATION'S COMMITMENT TO MAINTAINING THIS AS A PRIVATE STREET

   WHEN AND IF THIS AREA BECOMES ANNEXED INTO THE CITY OF CHARLOTTE, THE DEVELOPER MAY ELECT TO UPGRADE THIS PRIVATE ROAD TO MEET CITY STREET STANDARDS IN ORDER FOR THE STREETS TO COME UNDER CITY MAINTENANCE
4. PROPOSED LOT WIDTH IS TO BE MEASURED AT THE SETBACK
5. DEVELOPER SHALL PROVIDE A SIDEWALK ON ONE SIDE OF THE STREET WHICH SHALL BE COORDINATED WITH SIDEWALKS WITHIN PROVIDENCE COUNTRY CLUB COMMUNITY

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 2/27/97
BY: MARTIN R. CRAMTON, JR.