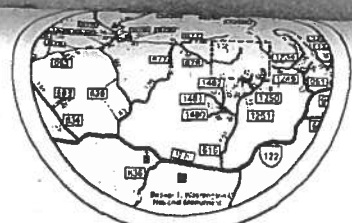


Timber Lake



VICINITY MAP

N.T.S.

APPLICANT: TILSON CREATIONS, INC.
2209 HOMESTEAD ROAD
CHAPEL HILL, NC 27516
(909) 988-8980

SITE SUMMARY:
PARCEL TAX #13-24, 13-25
TOTAL ACREAGE: 25.789
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
PRESENT ZONING: R1, RMF
REQUESTED SPECIAL USE PERMIT: COMMUNITY DOCKS
NO. OF LOTS: 11 SINGLE-FAMILY
24 CONDOMINIUMS
MULTI-FAMILY PARKING: 2 PER UNIT OR 48 TOTAL
MINIMUM LOT SIZE: 15,000 S.F.
MINIMUM ROAD FRONTAGE:
ROAD: 100' MIN. CUL-DE-SAC: 30' MIN.
TYPICAL HOME SIZE: 1,800 S.F. (SINGLE-FAMILY)
1,400 S.F. (CONDOMINIUM)
MAXIMUM BUILDING HEIGHT: 40'
DENSITY: 1.4 RESIDENCES PER ACRE
STRUCTURES: APPROX. 2% OF TOTAL AREA
BUILDING SETBACKS:
FRONT: 35'
SIDE: 10'
REAR: 30'
TOTAL OPEN SPACE: APPROX. 23.0±AC
DEVELOPED OPEN SPACE:
POOL AREA: 0.08±AC
PICNIC AREA: 0.02±AC
WALKING TRAILS: 0.63±AC
GOLF CART PATH/PARKING: 0.58±AC
TOTAL: 1.31±AC
NO. OF COMMUNITY DOCKS: 2 TOTAL WITH
35 COVERED BOAT SLIPS
UTILITIES:
WATER: NEW PUBLIC WATERWORKS
SEWER: PRIVATE DRAINFIELDS
ELECTRIC, CABLE, TELEPHONE: PUBLIC,
UNDERGROUND

- DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 23 OF THE FRANKLIN COUNTY CODE WITH A WAIVER REQUESTED FOR FIRE FLOW CAPABILITIES.
- OPEN SPACE WILL BE MANAGED AND OWNED BY HOMEOWNER'S ASSOCIATION.
 - ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND.
 - BOUNDARY INFORMATION SHOWN IS SURVEY BY CORNERSTONE LAND SURVEYING, DECEMBER 2002.
 - THE DEVELOPMENT WILL BE CONSTRUCTED OVER A 5-YEAR BUILD-OUT.
 - NO ON-SITE STORAGE OF BOAT TRAILERS WILL BE ALLOWED.

EXISTING PROFFERS OF CONDITION:

- THE NUMBER OF MULTI-FAMILY DWELLING UNITS TO BE CONSTRUCTED ON THE REMAINDER OF THE 35 ACRE TRACT WILL BE REDUCED TO 24 UNITS RATHER THAN THE 44 ORIGINALLY PROPOSED (20 UNITS SHOWN ON THE ORIGINAL REZONING CONCEPT PLAN FOR THE PORTION TO BE REZONED TO A-1 WILL NOT BE BUILT AND THE NUMBER SHOWN ON THE REMAINDER OF THE TRACT WILL NOT BE INCREASED).

WAIVERS:

- SECTION 22-91: REQUEST WAIVER FOR PROVIDING FIRE FLOW CAPABILITIES.

COURSE	BEARING	DISTANCE
1	N 84°04'54"E	51.44'
2	N 58°12'22"E	46.42'
3	N 82°58'54"E	84.69'
4	N 88°40'48"E	57.15'
5	S 83°58'48"E	56.82'
6	S 42°49'05"E	47.05'
7	S 34°31'48"E	62.05'
8	S 28°05'49"E	8.22'
9	S 20°17'33"W	10.78'
10	S 25°42'23"E	37.89'
11	S 41°25'52"E	22.91'
12	S 06°51'13"E	27.84'
13	S 12°11'53"W	45.34'
14	S 01°31'47"E	41.23'
15	S 88°32'35"E	38.23'
16	N 78°02'17"E	42.22'
17	S 87°54'48"E	48.13'
18	S 57°42'11"E	33.81'
19	S 38°58'12"E	39.77'
20	S 08°44'22"E	48.50'
21	S 18°33'41"E	31.63'
22	S 01°43'35"W	27.98'
23	S 08°24'35"E	24.24'
24	S 10°32'21"E	31.04'
25	S 20°14'06"W	42.87'
26	S 48°40'40"W	22.33'
27	S 38°15'18"E	6.31'
28	S 16°40'01"E	35.12'
29	S 18°00'37"E	34.26'
30	S 01°25'30"W	27.71'
31	S 72°58'37"W	63.28'
32	S 45°04'32"W	98.41'
33	S 10°15'43"W	149.03'
34	S 50°08'32"W	183.54'
35	S 15°06'17"E	29.04'

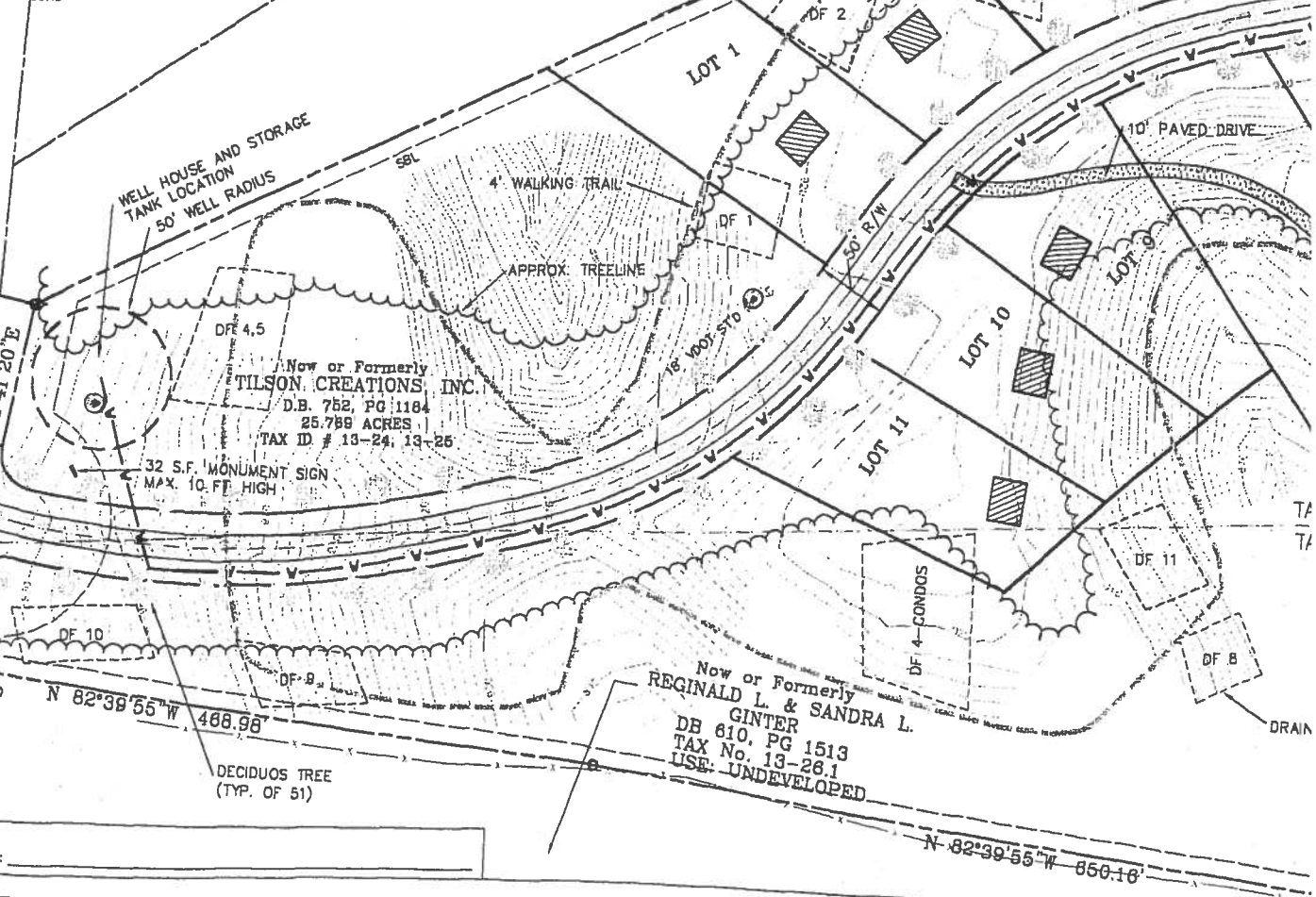
⊙ - well site

Now or Formerly
KAREN S. CR
DB 549, PG
TAX No. 13
USE: UNT

Now or Formerly
FERRELL E. NELSON
DB 724, PG 16
TAX No. 13-28.8
USE: UNDEVELOPED

GRIMES CREEK LANE
AS 20' VDOT STD ROAD TO BE CONSTRUCTED
FOR INCLUSION INTO STATE SYSTEM

APPROX. 2,800 LF
TO IDEWOOD ROAD
(SR 677)



Now or Formerly
TILSON CREATIONS, INC.
D.B. 752, PG 1184
25.789 ACRES
TAX ID # 13-24, 13-25

32 S.F. MONUMENT SIGN
MAX. 10 FT. HIGH

Now or Formerly
REGINALD L. & SANDRA L. GINTER
DB 610, PG 1513
TAX No. 13-26.1
USE: UNDEVELOPED

ATTORNEY'S
CERTIFICATION: