

the South by Duke Power Company and Greenville Hospital System; and on the West by Grove Road. Said Tract of land contains 42.836 acres.

II. SITE ACREAGE

In referring to Exhibit A, the site consists of Tract "A" of this plat. Tract "C" containing a total of 10.837 acres will remain the property and residence of Mrs. Sarah Earle Campbell.

Tract "A" has approximately 43 total acres. The site is bordered to the north by Grove Road and there is approximately 350' of frontage on Grove Road. To the west, Brushy Creek flows in a southerly direction towards West Faris Road with a Duke Power substation lying between Tracts "A" and "B". The southern border of the property abuts to the rear of single-family lots with South Cherokee Park. The eastern boundary of Tract "A" abuts Aberdeen Highland Subdivision with Aberdeen Drive and Conestee Avenue (city streets) terminating at the eastern property line.

The site is generally wooded, sloping land with a 50' natural, undisturbed buffer being maintained along the eastern and southern boundaries at the rear and/or side yards of the single-family residences bordering Tract "A" (approximately 2400 feet).

Within the approximate 43 acres of land in Tract "A", a 63' entry right-of-way from Grove Road will be reserved. In addition, approximately 3½ acres internal to the site will be used as a natural separation of Phases of the proposed development. This area has a very natural setting with three springs, steep topography, and is a natural drainage way.

III. PROPERTY USE

The 42.836 acre parcel will be developed as 375 units maximum residential dwellings within a condominium community as shown on the master plan. The units will be in the top twentieth percentile of market price for condominium units in Greenville County.

IV. PROJECT DENSITY

The 375 dwelling units will be a combination of luxury townhouses, villas (flats) with a maximum overall density for the entire project of 8.75 units per acre. At the eastern boundary, between Aberdeen Drive Extension moving southerly towards the corner of Aberdeen and Melville, within an area measuring about 650' x 300' (approximately 4½ acres), the density will be no greater than 5 units per acre i.e. a gradual density transition will exist from existing single-family residences into this development. Units to be developed will be primarily 1 and 2 bedroom type with some 3 and 4 bedrooms depending on marketing conditions. However, in the first phase there will be no more than 25% of the units constructed in excess of 2 bedroom type with no more than 50% in excess of 2 bedroom type built over the entire project. Depending on topography, some buildings will be 3 stories; most structures will be 2 story, however.

V. PARKING

Parking within the 375 unit development will be a combination of off-street, below-unit/ground level parking and supplemental driveway parking. The parking ratio will be approximately 2.5 spaces per unit with the possibility of 50%

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