



**American Engineering Associates-  
Southeast, PA**  
4020 Westchase Blvd, Suite 450  
Raleigh, NC 27607  
919.469.1101  
Info@american-ea.com

Re: Tucker-Wilkins Rezoning

October 7, 2021

In keeping with the client's wish to create an elegant, spacious townhouse neighborhood, the following are proposed conditions for the townhouse portion of the Tucker-Wilkins property:

1. Foundations will be raised. Slab-on-grade will not be permitted.
2. Exteriors will be brick, stone or fiber cement siding; vinyl will not be permitted except for windows and soffits.
3. Garages will have decorative doors, with glass inserts and remotes. Two-car garages will have two doors.
4. Garages will have full finished interiors, with drywall, paint and trim.
5. Roofs will consist of 30-year architectural singles.
6. Buildings will include a professional landscape package, with sod at the front of the buildings.
7. Privacy fences will be vinyl. Due to warping and high maintenance, wood will not be used.
8. Interior landscaping will exceed Town standards, with extra canopy and understory trees.
9. Entryways will be covered.