



- FENCE MAY BE BACKED WITH BLACK WIRE MESH FROM GRADE TO TOP HORIZONTAL BOARDS

# Typical Split Rail Fence

TEXT FOR AMENDED PRELIMINARY  
DEVELOPMENT PLAN FOR INDIAN RUN MEADOW

- A. North Point and Scale: Please see Amended Preliminary Development Plan.
- B. Proposed location and size of areas of residential use indicating dwelling unit densities, dwelling unit types and total number of dwelling units for each density area and the total number of dwelling units proposed in the development plan: Residential uses and types with dwelling unit densities as shown on the Amended Preliminary Development Plan.
- C. The proposed size, location and use of non-residential portions of the tract including usable open areas, parks, playgrounds, school sites and other public areas and open spaces with the suggested ownership of such areas: The 15.06 acre Indian Run Park remains in the identical location as shown in the 1984 amendment as does the eight (8) acre commercial tract. The five (5) acre park site is relocated to the extreme northeast corner of the site where it could be combined with additional off-site acreage to provide a larger site. An eight (8) acre school site, which is under contract to the school board is located between the park to the north and the northernmost east-west street to the south. The remaining frontage on the east side of Muirfield Drive between the commercial site and that east-west street becomes a seven (7) acre office/institutional site. The use of this site for office purposes not only meets a service need that undoubtedly will exist in the residential area in northwest Dublin, but completes a nonresidential system along Muirfield Drive which produces the ability to limit and control access along that arterial street. A five (5) acre church site across Muirfield Drive from the commercial site and north of the multi-family site completes the land use picture.

In addition to the design guidelines shown on page 1 through 8 of a document entitled Design Guidelines Single Family, Office, Institutional and Commercial and dated April, 1984, revised June 26, 1986 and July 22, 1986, which said document is incorporated within this text and made a part hereof, the following shall apply to all single-family lots:

- a. A split rail fence, not to exceed ~~three and one-half~~ <sup>four</sup> feet in height may be installed on any single-family lot. Said fence shall be constructed in accordance with the specification appearing at page 8 of said document.
- b. A black welded wire mesh fence, no part of which may extend above the height of the highest rail in the split rail fence, may be installed behind (i.e. on the internal side of) the split rail fence, in accordance with the specifications appearing at page 8 of said document.