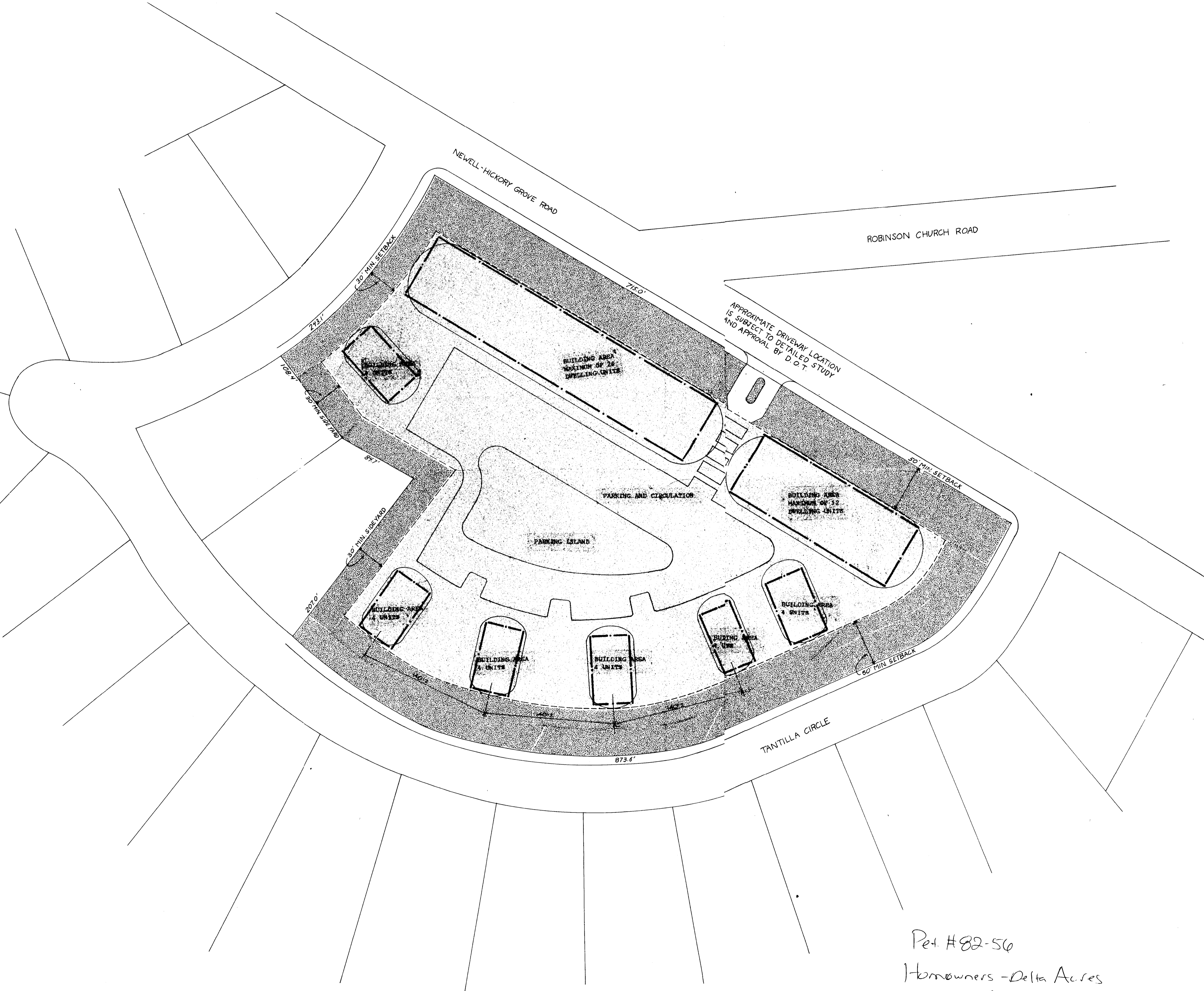


109 West Third Street
Charlotte NC 28202
704/372 6665

*Approved by
Council
7/16/83
82-56*

PERFORMANCE STANDARDS

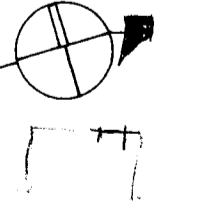
- SIZE OF SITE: 6 ACRES.
- RMP PERMITTED DEVELOPMENT: 101 UNITS.
- RMP (CD) PERMITTED BY THIS PLAN: 56 TOWNHOUSES OR FLATS FOR SALE (REDUCED FROM RMP BY 45 UNITS).
- MAXIMUM 4 UNITS/BUILDING (QUADRAPLEXES).
- QUADRAPLEXES WILL BE DESIGNED AND BUILT WITH A TRADITIONAL DESIGN INTEGRATING AS MUCH BRICK AS POSSIBLE.
- PARKING RMP (CD) PERMITTED BY THIS PLAN: AS PER ZONING REQUIREMENTS. 2.25 SPACES/UNIT WOULD BE ABSOLUTE MAXIMUM.
- MINIMUM OF 10% OF PARKING AREA DEVOTED TO LANDSCAPING.
- SETBACKS AND YARD AREAS LANDSCAPED WITH TREES, GRASS, AND SHRUBS.
- BUILDINGS ALONG TANTILLA CIRCLE/NEWELL-HICKORY GROVE ROAD TO BE ORIENTED TO THE STREET.
- ALL SERVICE AREAS ORIENTED AWAY FROM STREET AND SCREENED FROM STREET VIEW.
- PARKING WOULD OCCUR ON INSIDE OF SITE. ONE ACCESS DRIVE OFF NEWELL-HICKORY GROVE ROAD WILL BE PROVIDED.
- SCREENING WILL BE PROVIDED AT ALL LOCATIONS TO MEET OR EXCEED ORDINANCE STANDARDS.
- SIGNAGE SHALL MEET ZONING REQUIREMENT AND BE COMPATIBLE WITH BUILDINGS AND LANDSCAPING.
- PARKING ISLAND TO BE LANDSCAPED (I.E. TREES, GRASS, OR SHRUBS, ETC.) AND NOT USED FOR RECREATIONAL PURPOSES. RECREATIONAL PURPOSES SHALL MEAN TENNIS COURTS, SWIMMING POOL AND/OR ANY OTHER ACCESSORY USES NORMALLY PERMITTED IN THE ZONING ORDINANCE.
- ALL UNITS FOR SALE.



BRADSHAW PROPERTY

Project 8206
Drawn RJR
Checked
Date 4 NOV 82
Not released for construction
Jenkins • Peer Architects copyright © 1981
• REVISED 10 FEBRUARY 1983
• REVISED 9 MARCH 1983
• REVISED 16 MARCH 1983
• REVISED 21 MARCH 1983

SITE PLAN 1" = 50'



Wm. H. Reule & Associates
900 HANCOCK COURT
CHARLOTTE, NC 28211
(704) 366-2716

*Pet. #82-56
Homeowners - Delta Acres
Subdivision*