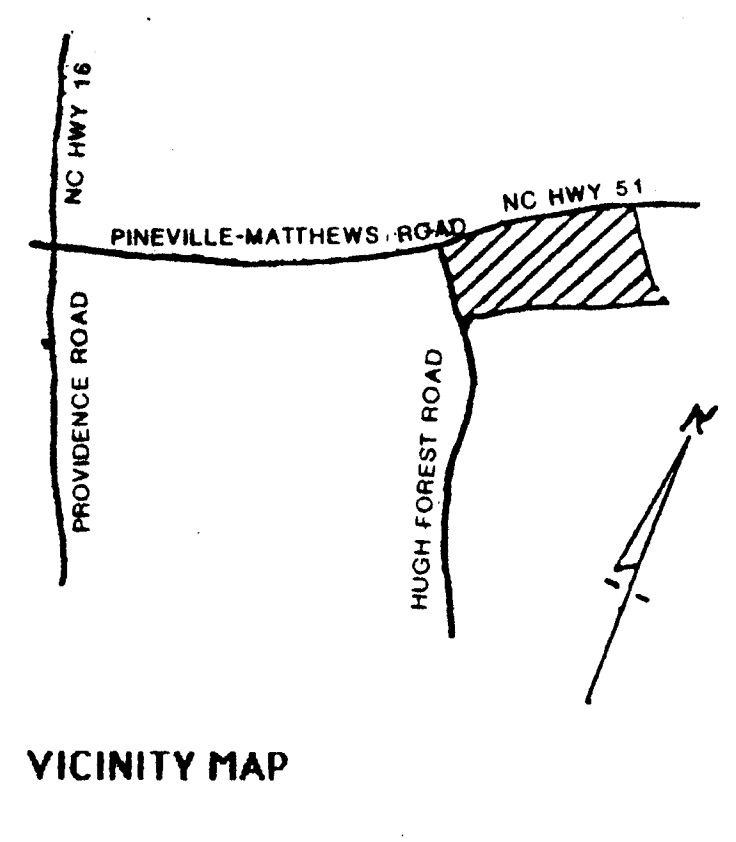
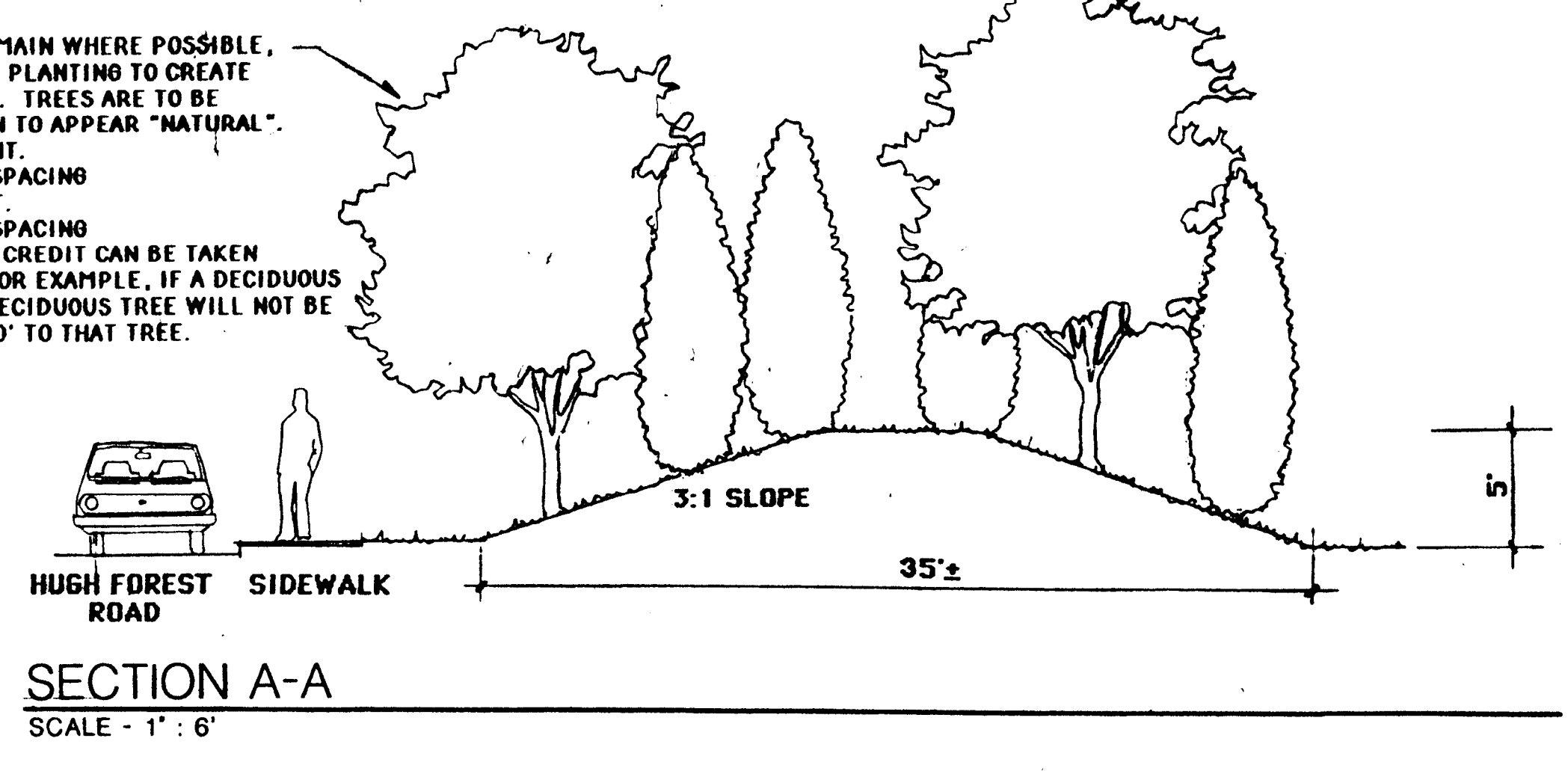


NOTES

- A PERIMETER 100 FOOT BUFFER SHALL BE MAINTAINED ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY. A PERIMETER 200 FOOT BUFFER SHALL BE MAINTAINED ALONG THE EASTERN AND WESTERN BOUNDARIES OF THE PROPERTY. A 100 FOOT BUFFER SHALL BE MAINTAINED ALONG PINEVILLE-MATTHEWS ROAD.
- THE EXISTING TREE COVER AND NATURAL VEGETATION WITHIN THE BUFFER AREAS DESCRIBED AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED, EXCEPT WHERE CLEARING IS NECESSARY TO ACCOMMODATE PERMANENT IMPROVEMENTS, DESIGNATED ACCESS POINTS, WALKS, BERMS, FENCES, GRADING, STORMWATER DRAINAGE PIPES, SIGNS AND SIGNAGE WITHIN THE AREAS PERMITTED UNDER THIS REZONING PLAN, OR DAMAGE OF THE INSTALLATION OF UTILITY LINES.
- ANY UTILITY LINES OR STORM DRAINAGE REQUIRED MUST BE INSTALLED THROUGH THE BUFFER AT PERPENDICULAR ANGLES TO PROPERTY LINES.
- NO BUILDINGS OR PARKING AREAS MAY BE CONSTRUCTED WITHIN ANY OF THE DESCRIBED BUFFER AREAS.
- THE PETITIONER RESERVES THE RIGHT TO REMOVE TREES, UNDERBUSH AND SMALL UNDERSTORY TREES IN BUFFER AREAS FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF NATURALLY VEGETATED AREAS.
- IN BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED FOR ANY PURPOSE DESCRIBED ABOVE, ALL SUCH CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED IN ORDER TO MAINTAIN THE DESIRED SCREENING RELATIONSHIP BETWEEN THE SITE AND ADJACENT PROPERTIES, EXCEPT IN AREAS WHERE THE APPLICABLE ORDINANCES OR CONSTRAINTS IMPOSED BY UTILITIES WOULD PROHIBIT SUCH LANDSCAPING.
- THE PETITIONER AGREES TO INSTALL A 4.5 FOOT HIGH EARTHEN BERM (AS MEASURED FROM HIGH FOREST ROAD AT EXISTING GRADE ELEVATION) ALONG THE ENTIRE HIGH FOREST ROAD FRONTAGE, AND TO PLANT AND MAINTAIN MATURED AND EVERGREEN TREES THEREON SO AS TO CREATE, AT MATURITY, A VISUAL SCREEN BETWEEN HIGH FOREST ROAD AND DEVELOPMENT TAKING PLACE ON THE SITE.
- ALL DESIGNATED BUFFER AREAS SHALL BE STAKED FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL LIGHTING INSTALLED WITHIN THE SITE WILL BE DIRECTED INWARDLY SO AS TO MINIMIZE GLARE TOWARD ADJACENT STREETS AND PROPERTIES.
- NO MORE THAN TWO PERMANENT PROJECT IDENTIFICATION SIGNS MAY BE Erected ON THE SITE, AND THESE SIGNS WILL BE Erected IN THE GENERAL VICINITIES INDICATED ON THIS REZONING PLAN. EACH SIGN SHALL BE 6 FEET HIGH AND NOT MORE THAN 6 FEET WIDE. EACH SIGN SHALL BE OF PERMANENT-TYPE, DESIGN AND SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE IDENTIFICATION SIGNS USED BY ADJACENT PROPERTIES AT ITS NEAREST PLACE ADJACENT PROJECT LOCATED ANYWHERE IN C. 51 IN HECLEBURG COUNTY, NORTH CAROLINA. ALL SIGNAGE SHALL CONFORM TO THE HECLEBURG COUNTY ZONING ORDINANCE.

AREA - 44.449 ACRES
 EXISTING ZONING - R-15
 PARCEL I - 41.689 ACRES R-12 MF (CD)
 266 MULTI-FAMILY UNITS
 PARCEL II - 2.76 ACRES R-15 (CD)
 0 SINGLE FAMILY UNITS

EXISTING VEGETATION IS TO REMAIN WHERE POSSIBLE, AND BE INTEGRATED WITH NEW PLANTING TO CREATE A VISUAL SCREEN AT MATURITY. TREES ARE TO BE PLANTED IN A RANDOM FASHION TO APPEAR "NATURAL".
 DECIDUOUS TREES - 10' MIN. HT.
 EVERGREEN TREES - 6' MIN. HT.
 40' MAX. SPACING
 12' MAX. SPACING
 IN SATISFYING THIS PROGRAM, CREDIT CAN BE TAKEN FOR ALL EXISTING PLANTING. FOR EXAMPLE, IF A DECIDUOUS TREE EXISTS ON SITE, A NEW DECIDUOUS TREE WILL NOT BE REQUIRED ANY CLOSER THAN 40' TO THAT TREE.



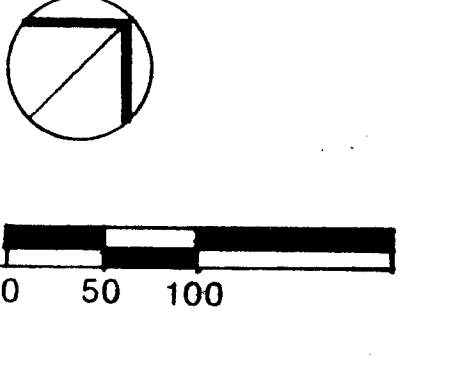
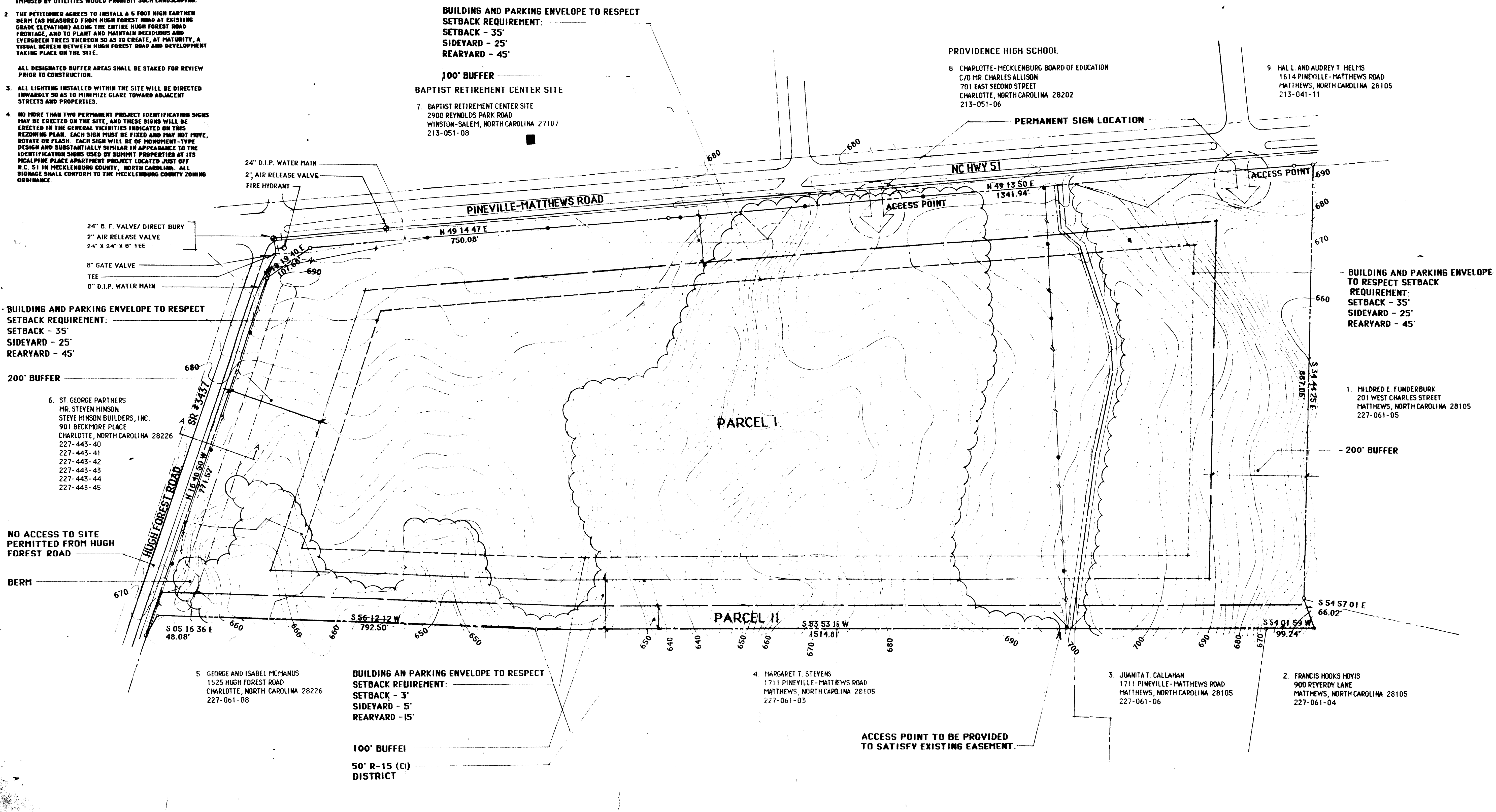
ColeJenest
 Land Planning
 Landscape Architecture
 417 East Blvd., Suite 206
 Charlotte NC 28203

SUMMIT PROPERTIES
 (PETITIONER)

Arr
 90-8c

CAVENDISH APARTMENTS

CONDITIONAL REZONING PLAN



- 12-11-89 2-2-90
 1-15-90 3-16-90
 1-18-90 3-27-90
 1-22-90
 1-31-90

NOTES

- THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. THE DESIGN MAY VARY, BUT ALL BUILDINGS WILL BE LOCATED WITHIN THE BUILDING ENVELOPE AS DEPICTED ON THE CONDITIONAL MASTER PLAN.
- THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION DEPENDING ON ULTIMATE CONDITIONS AT THE TIME OF CONSTRUCTION.

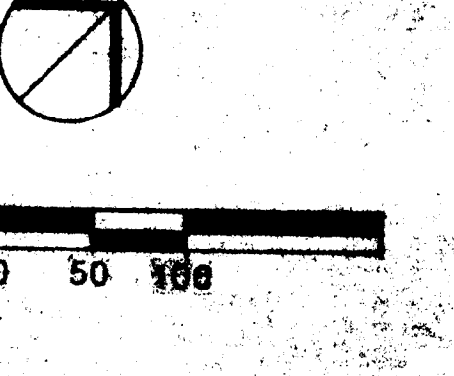
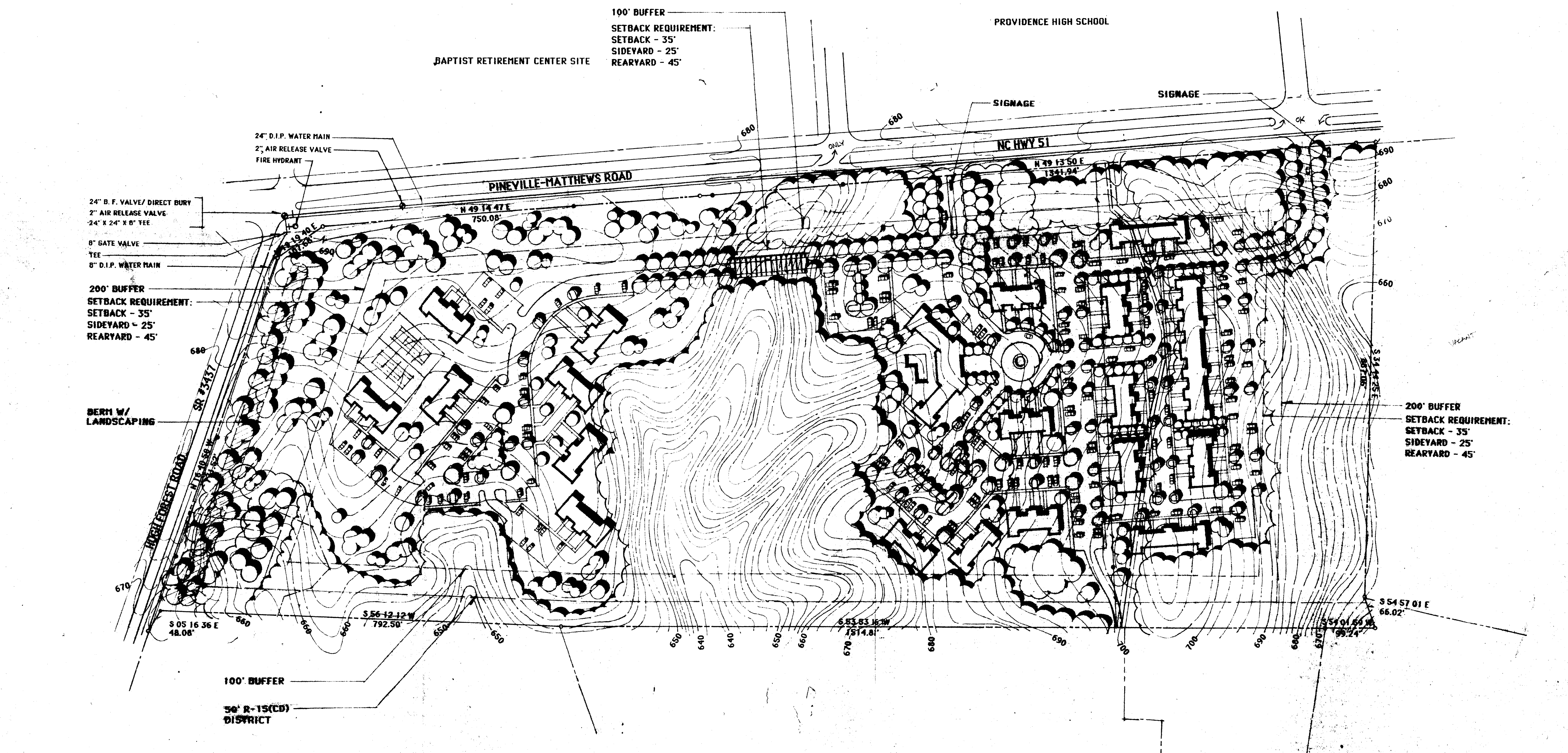
ColeJenest
 Land Planning
 Landscape Architecture
 417 East Blvd., Suite 206
 Charlotte NC 28203

APPROVED BY COUNTY COMMISSION
 DATE May 21, 1990
 90-8c1

SUMMIT PROPERTIES
 (PETITIONER)

CAVENDISH APARTMENTS

ILLUSTRATIVE MASTER PLAN



- 12-11-89
 1-15-90
 1-18-90 3-27-90
 3-15-90
 3-16-90