



**DEVELOPMENT PERFORMANCE STANDARDS**

- BOUNDARY SETBACKS SHALL BE AS SHOWN.
- ALL SPACING OF WINDO ELEMENTS WITHIN BOUNDARY SETBACKS WILL COMPLY WITH PREVAILING ORDINANCES.
- ALL STREET FRONTAGE SHALL BE PROVIDED FOR PREVAILING STREET CLASSIFICATION AND PER LOCAL STANDARDS INCLUDING CURB & GUTTER AND SIDEWALK.
- LOCATION OF BUILDINGS AND PARKING AREAS SHOWN ARE APPROXIMATE. FINAL LOCATION SHALL BE BASED UPON DESIGN.
- PARKING LOT DESIGN AND TRAFFIC CIRCULATION SHALL CONFORM TO EXISTING ORDINANCES.
- TREES AND BERMS WITHIN STREET SETBACKS SHALL REMAIN UNDISTURBED WITH THE EXCEPTION OF DRIVEWAY AND UTILITY ENTRANCES AND GRADED BACKSLOPES.
- WHERE NO TREES OR BERMS EXIST ALONG EXTERIOR PROPERTY LINES, DEVELOPER SHALL PROVIDE SCREENING IN ACCORDANCE WITH PREVAILING ORDINANCES AND TREES WHICH WILL MATRIE TO A HEIGHT SUFFICIENT TO SCREEN UPPER STORIES OF BUILDING.
- SIGNAGE SHALL CONFORM WITH THE SIGN ORDINANCE OF THE COUNTY OF MECKLENBURG.
- MAIN ENTRANCE FROM OLD CONCORD ROAD WILL INCLUDE WOOD, BRICK OR STONE MASONRY ENTRANCE MONUMENTS, OR A COMBINATION OF THESE MATERIALS, AND CONFORM TO MINIMUM SIGHT TRIANGLES.
- DEVELOPMENT SHALL INCLUDE SOFT LIGHTING OF WALKWAYS AND PARKING AREAS.
- DEVELOPMENT PERIOD TO BE THIRTY MONTHS BEGINNING SPRING, 1988.

**REZONING LEGEND**

PROPOSED USE	GARDEN CONDOMINIUMS FOR SALE
ACREAGE	8.0448
CURRENT ZONING	INSTITUTIONAL
PROPOSED ZONING	R-9 MF(CD)
PERMITTED NO DWELLING UNITS	137
PROPOSED NO DWELLING UNITS	132
DENSITY	16.41
PARKING SPACES REQUIRED	248 *
PARKING SPACES PROVIDED	271

ALL SETBACKS AND SPACING PROPOSED TO BE THE SAME AS THAT FOR R-12 MF

\* EACH BUILDING CONTAINS SIX TWO-BATH UNITS WITH 1000 SF PER UNIT AND SIX SINGLE BATH UNITS WITH 890 SF PER UNIT.

**GENERAL FOUNDATION PLAN**  
(Site Scale)

BUILDING ENVELOP

FOUNDATION WALL

VICINITY MAP  
NO SCALE

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