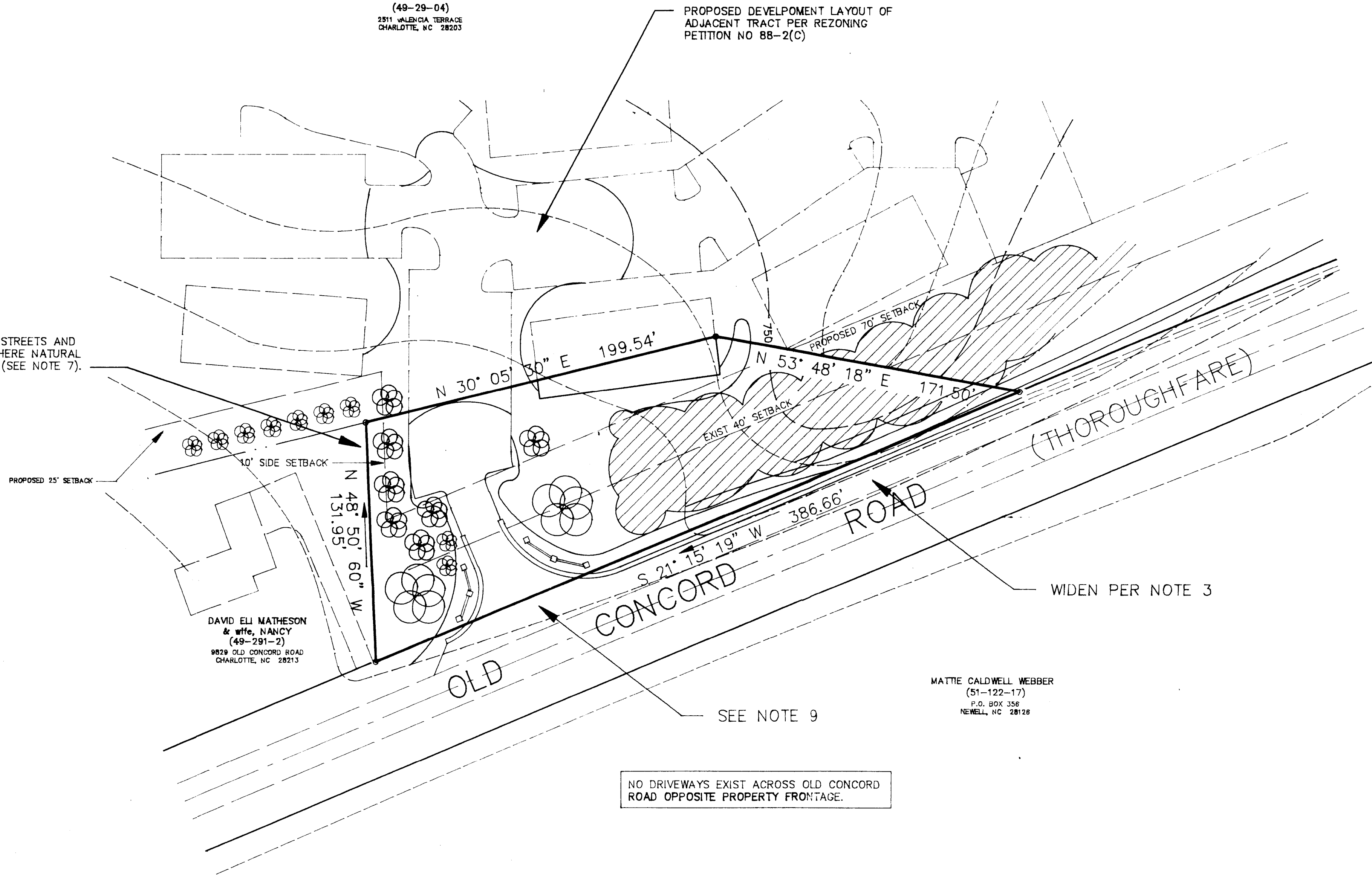


MATT B. RUSS & RICHARD D. COONEN
(49-29-04)
2511 WALENCA TERRACE
CHARLOTTE, NC 28203

PROPOSED DEVELOPMENT LAYOUT OF
ADJACENT TRACT PER REZONING
PETITION NO 88-2(C)

PROVIDE SCREENING ALONG STREETS AND
COMMON PROPERTY LINES WHERE NATURAL
SCREENING DOES NOT EXIST (SEE NOTE 7).



DAVID ELI MATHESON
& wife, NANCY
(49-291-2)
9829 OLD CONCORD ROAD
CHARLOTTE, NC 28213

MATTIE CALDWELL WEBBER
(51-122-17)
P.O. BOX 358
NEWELL, NC 28128

NO DRIVEWAYS EXIST ACROSS OLD CONCORD
ROAD OPPOSITE PROPERTY FRONTAGE.

PROPOSED BUILDINGS ARE
THREE-STORY WITH FOUR GARDEN
CONDOMINIUM UNITS PER FLOOR.

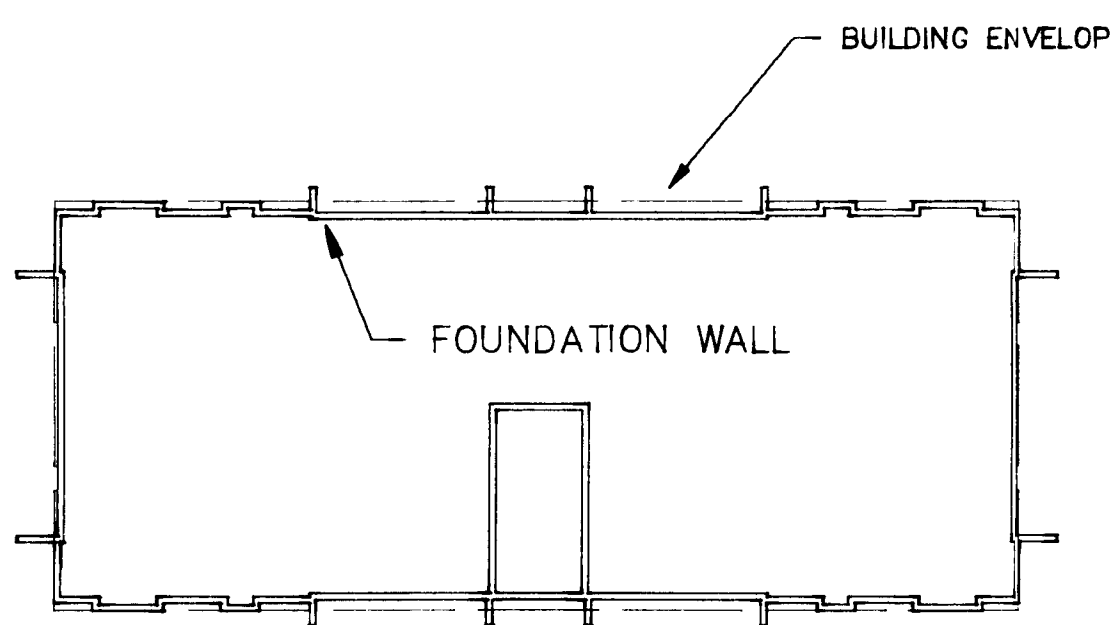
REZONING LEGEND

CRITERIA	GARDEN CONDOMINIUMS FOR SALE	
	THIS TRACT ONLY	THIS TRACT & ADJACENT (COMBINED)
ACREAGE	0.7080	8.7528
PERMITTED NO DWELLING UNITS	12	149
PROPOSED NO DWELLING UNITS	12	144
DENSITY (DU/ACRE)	16.95	16.45
PARKING SPACES REQUIRED	23	270
PARKING SPACES PROVIDED	24	295

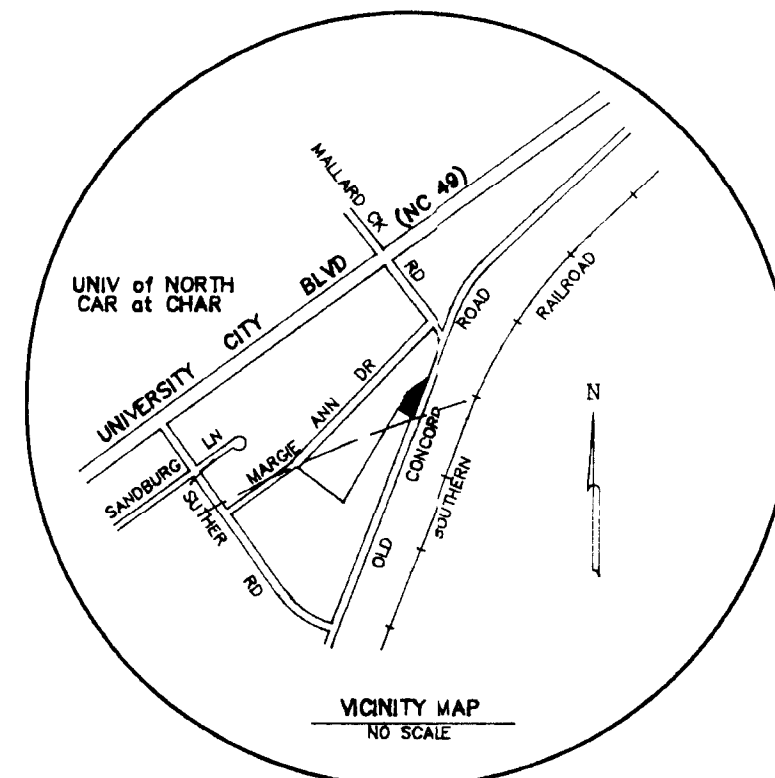
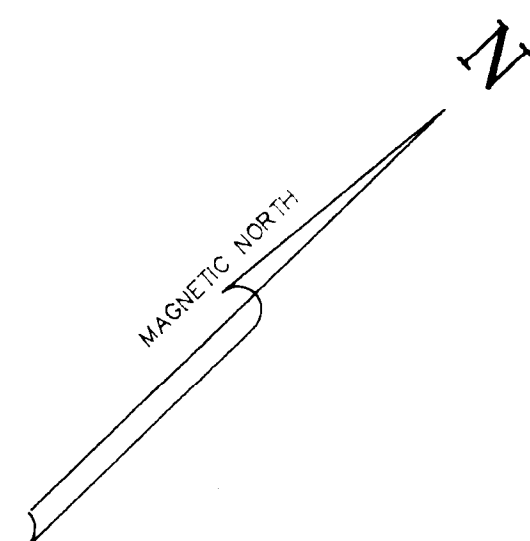
ALL SETBACKS AND SPACING PROPOSED TO
BE THE SAME AS THAT FOR R-12 MF

DEVELOPMENT PERFORMANCE STANDARDS

- BOUNDARY SETBACKS SHALL BE AS SHOWN.
- ALL SPACING OF IMPROVEMENTS WITHIN BOUNDARY SETBACKS WILL COMPLY WITH PREVAILING ORDINANCES.
- ALL STREET FRONTAGE SHALL BE IMPROVED PER PREVAILING STREET CLASSIFICATIONS 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.
- 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.
- DEVELOPMENT SHALL INCLUDE SOFT LIGHTING OF WALKWAYS AND PARKING AREAS.
- DEVELOPMENT PERIOD TO BE THIRTY MONTHS BEGINNING SPRING, 1988.



GENERAL FOUNDATION PLAN
(No Scale)



APPROVED BY COUNTY COMMISSION
DATE: *March 21, 1988*

				THE MATHISEN COMPANY P.O. BOX 128, MATTHEWS, N. C.		DRAWN BY: P.M.S.	
				REZONING MAP		APPROVED BY: N.A.M.	
				EXISTING INSTITUTIONAL to R-9 MF(CD)		SCALE: 1" = 40'	
						DATE: 12-28-87 SHEET 1 of 1	
NO.	DATE	BY	REVISION				

88-06C