

R = 2796.79 L = 92.87  
CH = N 88°12'0" E 92.87

APPROXIMATE SIGN LOCATION  
R = 160.00' L = 142.28'  
CH = N 39°11'44" W 137.64'

N 14°13'47" E 78.16'  
N 11°57'15" E 71.63'  
N 07°23'52" E 33.63'  
N 03°14'56" E 27.67'

**DEVELOPMENT STANDARDS**

- GENERAL PROVISIONS**
  - Except as otherwise provided herein, all development standards established under the Metropolitan County Zoning Ordinance, the "Ordinance for the R-12MF District Classification and the related development standards for the R-12MF District" shall apply to the development of the site.
  - The building configuration, placement and form shown on the Schematic Site Plan are subject to change based on the final development plan and the final engineering and construction documents.
  - Maximum number of parking units shall be constructed on the site as 593 units.
- REZONING**
  - The site shall be rezoned from its existing zoning classification to R-12MF (CD) as shown on the R-12MF District Classification and the related development standards for the R-12MF District.
- SCREENS**
  - The screens established by the Ordinance shall conform to the standards of Sections 12.102 and 12.104 of the Ordinance.
  - In all outdoor areas where existing trees and natural vegetation have been cleared to accommodate walls, signs, terraces, grating, and the installation of any construction, the cleared, exposed areas will be replanted as required by the Ordinance.
- LANDSCAPING AND UTILITIES**
  - Screening wall systems shall be installed and maintained as specified in Section 12.102 of the Ordinance.
  - Final landscape site plan shall be submitted to the Planning Commission for review and approval on or before the date of final construction documents.
  - Final landscaping, including final site plan, shall conform to the Ordinance.
- PARKING**
  - Each of the parking areas shown on the Schematic Site Plan shall be used and located in all areas of off-street parking to meet the maximum standards established under the Ordinance.
  - Parking areas may be constructed within the building envelope.
  - Parking shall be located within established setbacks and buffers.
- LIGHTING**
  - A uniform lighting system will be installed throughout the site.
  - The maximum height of any lighting, including its pole, shall not exceed 35 feet.
- SIGNS**
  - All signs placed on the site will be installed in accordance with the requirements of the Ordinance.
- PERMITS**
  - Approval of the rezoning of the site shall be provided to the County Final Rezoning Commission.
- WATER MANAGEMENT**
  - Stormwater runoff from the site will be managed through measures which conform to the standards of the Ordinance.
  - Stormwater management measures shall be installed in accordance with the Ordinance.
- UTILITIES**
  - The location of all utilities on the site will be shown on the final engineering and construction documents.
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NOTE: ADDITIONAL R/W TO BE DEDICATED PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.

LEFT TURN LANE TO BE PROVIDED INTO SITE

APPROXIMATE SIGN LOCATION

EXISTING PRIVATE DRIVE CONNECTION TO BE ELIMINATED

NOTE: ADDITIONAL R/W TO BE DEDICATED PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.

BUILDING ENVELOPE

PROPOSED R-12 MF (CD)  
EXISTING RE-2

BUILDING ENVELOPE

**INTERNATIONAL BUSINESS MACHINES, INC.**

**Trammell Crow Residential**

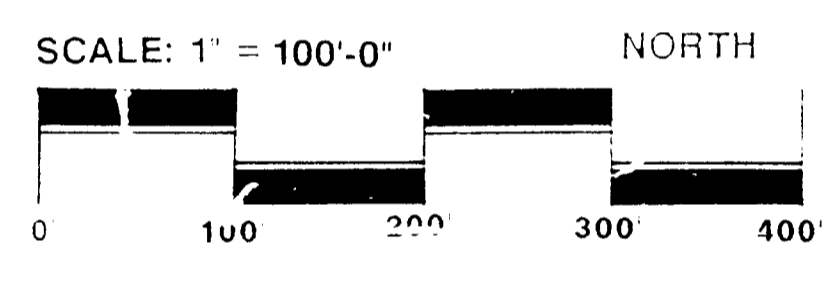
APPROVED BY COUNTY COMMISSION  
DATE August 15, 1994

PROPOSED R-12MF (CD)

**TECHNICAL DATA SHEET**

**SITE SUMMARY**  
TOTAL SITE: 49.47 AC.  
PROPOSED ZONING: R-12 MF (CD)  
EXISTING ZONING: RE-2  
MAXIMUM DWELLING UNITS: 593

Land Design Inc.  
DATE: 4/4/94  
PROJECT NO: 14059



VILLAGE THREE  
3 BEDROOM APARTMENTS

Gatehouse

VILLAGE FOUR  
SENIORS APARTMENTS

YMCA FACILITY

VILLAGE TWO  
PROFESSIONAL  
GARDEN APARTMENTS

Gatehouse

VILLAGE ONE  
GARDEN APARTMENTS

VILLAGE FIVE  
APARTMENTS WITH  
ATTACHED GARAGE

**SCHEMATIC SITE PLAN**