



LANDSCAPE BUFFER
 EXISTING VEGETATION SHALL REMAIN WHEREVER POSSIBLE, AND SHALL BE SUPPLEMENTED AS NECESSARY TO CREATE AN EFFECTIVE VISUAL SEPARATION BETWEEN THIS PROPOSED DEVELOPMENT AND THE ADJACENT RESIDENTIAL PROPERTY OWNERS.
 THE 70' LANDSCAPE BUFFER MAY BE REDUCED TO 20' IF ADJOINING PROPERTY IS REZONED TO NON RESIDENTIAL.

MARIAN Y STARNES
 & DAVID B STARNES
 4431-414

PROJECT DATA

Existing Zoning	R-6MF
Proposed Zoning	I-1 (CD)
Site Area to be Rezoned	53.38 Acres
Building Area (Gross Square Feet)	
Office & Storage	493,935
Parking Spaces :As Required by Ordinance	
Spaces Shown:	
Office (3.50 /1000 GSF)	1197
Storage (1.35 /1000 GSF)	205
Total Shown	1302

The configuration and shape of buildings and adjacent parking and circulation may be altered depending on individual design, but their general location will be as shown.

DEVELOPMENT REQUIREMENTS

- Setbacks**
1. Building setbacks shall be 100 feet at Morris Field Drive.
 2. Building setbacks shall be 120 feet at the northeast property line.
 3. Building setbacks shall be 150 feet at property lines adjacent to residential areas to the south.
 4. Unless noted otherwise, setbacks shall be 20 feet.

- Parking**
1. All off street parking shall comply with Article 5 of the City of Charlotte Zoning Ordinance.
 2. No parking shall be permitted within 50 feet of the Morris Field Drive right of way.
 3. All parking areas shall be paved and lighted.
 4. Parking areas shall be landscaped in accordance with the City of Charlotte Tree Ordinance.

- Landscape Areas**
1. A 70'x100' wide landscape area shall be provided along the northeast property line.
 2. A 90 foot wide landscaped area shall be provided adjacent to residential areas to the south.
 3. A 50 foot wide landscaped area shall be provided adjacent to Morris Field Drive.

- Permitted Uses**
1. Uses shall be limited to office buildings and warehousing as permitted within the I-1 zoning district as described in the Charlotte Zoning Ordinance.

- General Notes**
1. Signage shall be in accordance with applicable regulations.
 2. Storm water runoff design shall conform to the City of Charlotte storm water detention requirements.
 3. Fairfax Properties, Inc. will hold discussions with the owner of the Lavinia H. Dabbs parcel regarding possible ingress and egress.

SITE PLAN

SCALE: 1"=100'

JULY 9, 1986
 REVISED AUG. 13, 1986 BY DPR ASSOCIATES
 ENTRANCE DRIVE, LANDSCAPE BUFFER, BUILDING SETBACK @ NORTHEAST PROPERTY LINE, NOTES.

A PROPOSED ZONING PLAN FOR AN
OFFICE/BUSINESS/SHOWROOM PARK · Charlotte, North Carolina
 Fairfax Properties, Inc., Developers

Hauseman/Macgregor Architects, Inc.

APPROVED BY CITY COUNCIL
 DATE 9-15-86
 26-70