

**SITE DATA**

TOTAL SITE AREA: 20.1 ACRES  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: R-17MF(CD)  
 MAX. NO. OF RESIDENTIAL UNITS: 324  
 PROPOSED USE: PLANNED MULTI-FAMILY PROJECT

BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEYS BY YARBOROUGH, WILLIAMS AND ASSOCIATES, DATED 2/13/1995 AND BY ED KILLOUGH SURVEYING, DATED 3/28/1995.

**ADJACENT PROPERTY OWNERS**

1 051-051-10	FIRST COLONY GROUP, LTD. 1229 GREENWOOD CLIFF #320 CHARLOTTE, NC 28204	7 051-131-06	RALPH G. COCHRAN C/O J.B. STROUP 6050 TOM QUERY ROAD CHARLOTTE, NC 28213
2 051-232-03	WEXFORD APARTMENTS, LLC POST OFFICE BOX 1604 CHARLOTTE, NC 28026-1604	8 051-131-21	DEPARTMENT OF TRANSPORTATION 716 WEST MAIN ST ALBEMARLE, NC 28001
3 051-232-01	DEPARTMENT OF TRANSPORTATION 716 WEST MAIN ST ALBEMARLE, NC 28001	9 051-132-02	DEPARTMENT OF TRANSPORTATION 716 WEST MAIN ST ALBEMARLE, NC 28001
4 051-232-02	DEPARTMENT OF TRANSPORTATION 716 WEST MAIN ST ALBEMARLE, NC 28001	10 051-132-02	J.B. STROUP & WIFE, HAZELINE H. 6050 TOM QUERY ROAD CHARLOTTE, NC 28213
5 051-012-01	LOUIS MELROY HELMS, JR. & WIFE, ANITA 1801 PAVILION BLVD CHARLOTTE, NC 28262	11 051-132-07	DEPARTMENT OF TRANSPORTATION 716 WEST MAIN ST ALBEMARLE, NC 28001
6 051-131-05	BACK CREEK PRESBYTERIAN CHURCH ASSOCIATES REFORMED, INC. 1821 BACK CREEK CHURCH ROAD ATTN: REVEREND WAYNE A. FRAZIER CHARLOTTE, NC 28213		

**GENERAL NOTES**

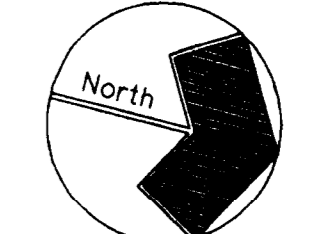
- THROUGH THIS REZONING, IT IS PROPOSED TO CREATE WITHIN THE SITE A PLANNED MULTI-FAMILY PROJECT IN CONFORMANCE WITH APPLICABLE REGULATIONS AND THE CONDITIONS OF THIS REZONING PROPOSAL.
- THE BUILDING CONFIGURATIONS, PLACEMENT, AND SIZES SHOWN ON THE SCHEMATIC SITE PLAN ACCOMPANYING THIS REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED AND/OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING AREAS ESTABLISHED ON THIS REZONING PLAN. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING CONFIGURATIONS.
- THE ONLY VEHICULAR ACCESS TO THIS SITE SHALL BE BY WAY OF A CONNECTING ROADWAY TO N.C. HIGHWAY 49. THIS CONNECTING ROADWAY IS TO BE CONSTRUCTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT). THE PETITIONER AGREES TO WORK WITH THE NCDOT TO INSURE PROPER DESIGN FOR ACCESS. THIS MAY INCLUDE, IF NECESSARY, PETITIONER CONTRIBUTION TO THE ROADWAY CONSTRUCTION TO SUPPLEMENT THE CONSTRUCTION BEYOND THE MINIMUM STATE STANDARDS. A MAINTENANCE AGREEMENT SUITABLE TO THE PETITIONER AND NCDOT WILL BE NEGOTIATED.
- FOR DRAINAGE AREA "A" (AS SHOWN ON THE PLAN), THE PETITIONER WILL ATTEMPT TO PROVIDE OFF-SITE DETENTION IN THE ADJACENT OPEN SPACE OF SUFFICIENT SIZE TO LIMIT THE RATE OF RUNOFF FROM THE 100-YEAR STORM TO THAT WHICH WOULD HAVE OCCURRED IF THE ENTIRE BASIN HAD BEEN UNDEVELOPED. AS A MINIMUM, THE PETITIONER AGREES TO LIMIT THE 100-YEAR RUNOFF RATE FOR THE ENTIRE BASIN "A" TO 20% LESS THAN THAT WHICH WOULD HAVE OCCURRED IF THE ENTIRE BASIN WERE DEVELOPED AS SINGLE-FAMILY. FURTHER, THE PETITIONER WILL REDUCE THE RUNOFF RATE IN BASIN "A" FOR THE 2-YEAR STORM AND THE 10-YEAR STORM TO THAT RATE WHICH WOULD HAVE EXISTED BEFORE ANY DEVELOPMENT OF THE DRAINAGE BASIN (INCLUDING DETENTION FOR THE I-485 INTERCHANGE AREA AND THE APPROVED APARTMENT DEVELOPMENT ACROSS I-485).  
 THE PETITIONER WILL PLACE AN EASEMENT ON THE ADJACENT SINGLE-FAMILY TRACT, AS SHOWN ON THE TECHNICAL DATA SHEET, FOR DRAINAGE, MAINTENANCE AND ACCESS. THE PROPERTY OWNER OF THE TRACT WHICH IS THE SUBJECT OF THIS REZONING SHALL MAINTAIN IN A WORKABLE CONDITION THE STORM WATER DETENTION FACILITY ON THE ADJACENT TRACT.  
 FOR DRAINAGE BASIN "B" (AS SHOWN ON THE PLAN) FOR THE 2-YEAR AND 10-YEAR STORMS, THE PETITIONER AGREES TO LIMIT THE RUNOFF RATE FROM THE PETITIONED SITE TO THAT RATE WHICH WOULD HAVE EXISTED IF THE SITE WERE NOT DEVELOPED. FURTHER, THE DEVELOPER AGREES TO LIMIT THE RUNOFF RATE FOR THE 100-YEAR STORM FOR THE ENTIRE BASIN AS MUCH AS POSSIBLE, BUT AT A MINIMUM THE RUNOFF RATE WILL NOT EXCEED THAT WHICH WOULD HAVE OCCURRED IF THE BASIN WERE DEVELOPED AS SINGLE-FAMILY (INCLUDING THE I-485 INTERCHANGE AREA).  
 NO DETENTION FACILITIES WILL BE PLACED IN THE REQUIRED BUFFER AREAS WHICH WILL DESTROY EXISTING VEGETATION.
- ALL BUFFER AREAS SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTIONS 12.302 AND 12.304 OF THE ZONING ORDINANCE. BUFFER AREAS ARE TO REMAIN AS OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE PEDESTRIAN AND BICYCLE PATHWAYS (CROSSING, NOT PARALLEL). ACCESS POINTS, GRADING, BERMS, WALLS, FENCES, DRAINAGE, AND UTILITY FACILITIES. GRADING IN THE BUFFERS WILL BE ALLOWED ONLY IN SELECTED AREAS NECESSARY FOR CONSTRUCTION PURPOSES, AND IN ACCORDANCE WITH A GRADING PLAN SUBMITTED TO PLANNING COMMISSION STAFF FOR REVIEW. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION MUST BE CLEARED TO ACCOMMODATE THE INDICATED FEATURES (OR WHERE NONE EXISTS), THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED IN ACCORDANCE WITH PROVISIONS OF SECTION 12.302 OF THE ORDINANCE.
- TREES IN THE 40' SETBACK ALONG I-485 SHALL BE PRESERVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE.
- LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF APPLICABLE REGULATIONS. LANDSCAPING WITHIN THE SITE WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEY TO THE DEVELOPMENT TAKING PLACE WITHIN EACH PORTION OF THE SITE. ALL PARKING LOTS WILL BE LANDSCAPED AND ALL DEVELOPMENT WILL COMPLY WITH THE PROVISIONS OF THE CHARLOTTE TREE ORDINANCE.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS.
- ALL EXTERIOR LIGHTING FIXTURES TO BE 20' MAXIMUM IN HEIGHT AND WILL BE DIRECTED/SHELD TO PREVENT GLARE ON ADJACENT RESIDENTIAL AREAS.
- NO DIRECT VEHICULAR ACCESS WILL BE PERMITTED TO ADJACENT SINGLE FAMILY DEVELOPMENT.

**FAIRFIELD SITE REZONING**

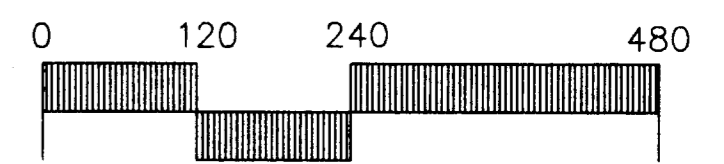
Property Owner  
**K & J ASSOCIATES, LTD. PARTNERSHIP**  
 Petitioner  
**FIRST COLONY GROUP, LTD.**

**TECHNICAL DATA PLAN**  
 PETITION NO. 96-38

"FOR PUBLIC HEARING"



SCALE: 1" = 120'



FEB. 22, 1996  
 REVISION: APRIL 19, 1996  
 REVISION: MAY 21, 1996

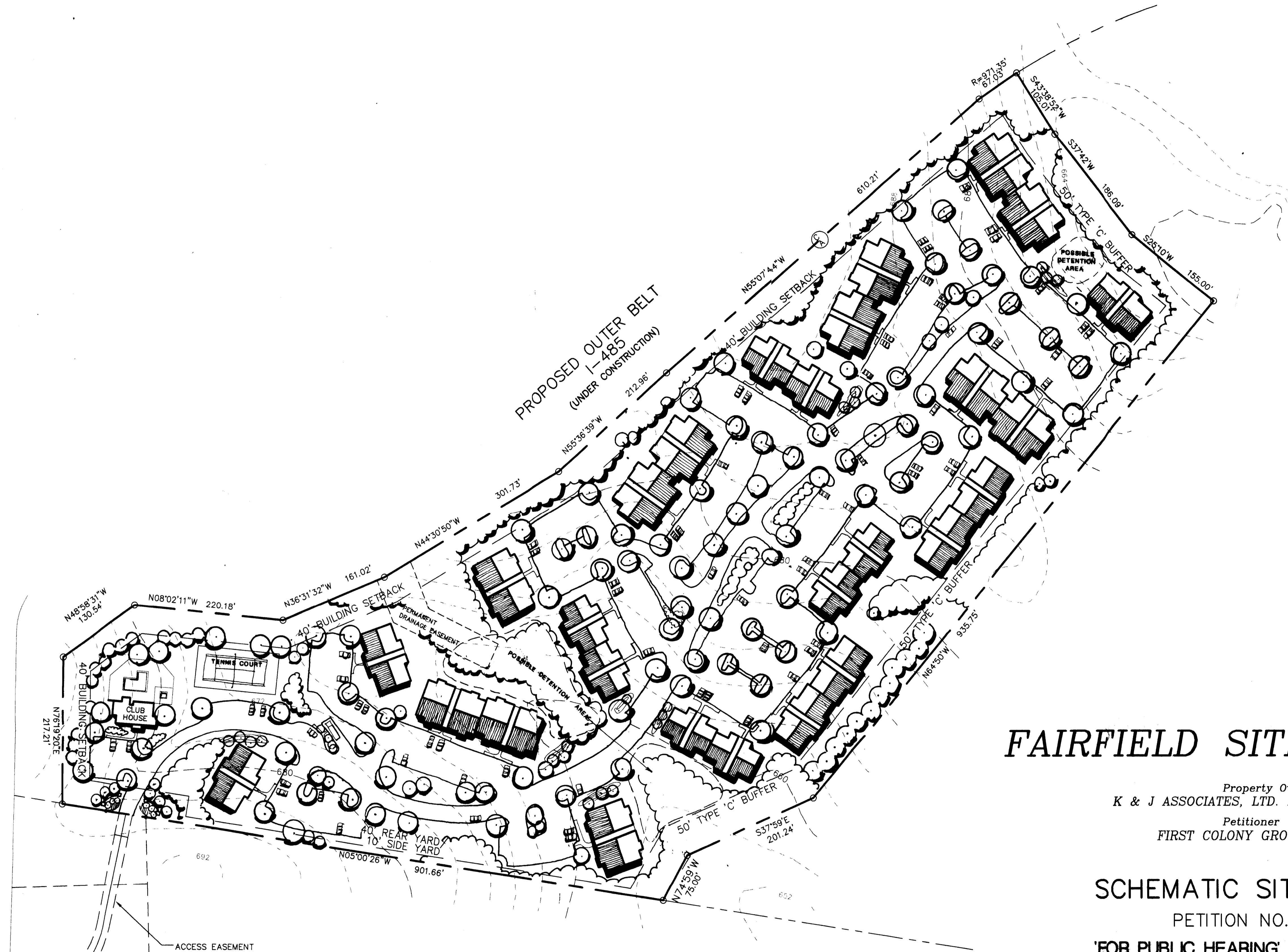
ADDED NOTES:  
 REVISED "FOR PUBLIC HEARING" PLAN TO DESCRIBE STORM WATER DETENTION COMMITMENT MADE AT THE PUBLIC HEARING.

APPROVED BY CITY COUNCIL  
 DATE June 17, 1996



Landscape Architects  
 Planners & Engineers  
 2036 First Seventh Street  
 Charlotte, NC 28204  
 704.733.1204 950121FAIRZ-1.dwg

UNIVERSITY CITY BOULEVARD  
(NC HWY. 49)



**NOTES**

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY, INTENDED TO SHOW A GENERAL CONCEPT FOR DEVELOPMENT. SEE REZONING PLAN, SHEET RZ-1, FOR SITE DEVELOPMENT REQUIREMENTS.

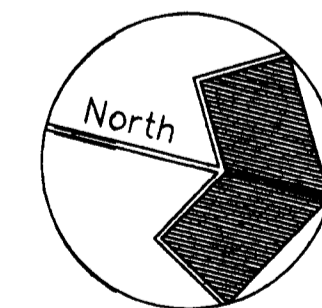
# FAIRFIELD SITE REZONING

Property Owner  
K & J ASSOCIATES, LTD. PARTNERSHIP  
Petitioner  
FIRST COLONY GROUP, LTD.

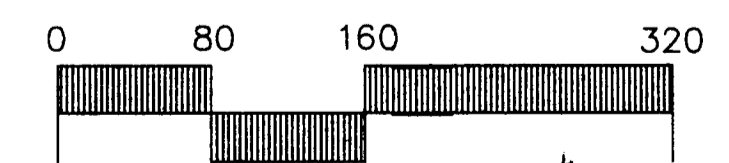
## SCHEMATIC SITE PLAN

PETITION NO. 96-38

'FOR PUBLIC HEARING'



SCALE: 1" = 80'



FEB. 22, 1996  
REVISION: APRIL 19, 1996

APPROVED BY CITY COUNCIL  
DATE June 17, 1996



DPR ASSOCIATES, INC.  
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704/332-1204

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