

SITE DATA:

CURRENT ZONING: R-8MF / R-3
 PROPOSED ZONING: UR-C (CD)

SITE AREA: 3.0 ACRES
 MAX. FLOOR AREA RATIO: 3.0
 MAXIMUM HEIGHT: 140'
 *1 FOOT OF ADDITIONAL SIDEYARD PROVIDED FOR EVERY 10' OF BUILDING HEIGHT ABOVE 40'.

MAXIMUM # OF UNITS: 65

MIN PARKING PROVIDED: 1 SPACE / UNIT
 MAX PARKING PROVIDED: 3 SPACES / UNIT

Class C landscaped buffer shall be provided adjacent to single family zoning. The width of the landscape buffer shall be 16.5 feet wide with a 6' tall solid masonry screen fence.

20' minimum rear yard. The maximum height may be increased above 60 feet provided the side and rear yards are increased one foot for every 10 feet of building height increase over 60 feet.

5' minimum side yard. The maximum height may be increased above 60 feet provided the side and rear yards are increased one foot for every 10 feet of building height increase over 60 feet.

Fairview Road Development Standards
 June 23 2007

1. General Provision

- 1.1 This petition relates to approx 3 acres of land at 5626 Fairview Road in Charlotte, NC. The site is currently zoned R-8MF for the westernmost lot, R-3 for lots 30, 31 and 32.
- 1.2 The purpose of this petition is to rezone the site to UR-C (CD) Urban Residential Commercial Conditional District.
- 1.3 Unless more stringent standards are established by The Technical Data Sheet or these Development Standards, all applicable development standards established by the Charlotte Mecklenburg Planning Commission for Multi-Family Development under UR-C (CD) Zoning shall be followed with respect to the site.
- 1.4 The petition requests that should the current building located at 5626 Fairview Road be relocated to the location depicted on the Technical Data Sheet, the new use shall be single family. The house at its current location may contain a bed and breakfast, office, multi-family or single family use.

2. Building Limitations

- 2.1 This proposal is intended to accommodate a development of a multi-family development not to exceed a maximum floor area ratio of 3.0. The current total area of the site is 3.0 acres or 130,680 sf. The 50' future R.O.W. for lots 30, 31 and 32 will reduce the total area by 6,536.4 sf (20 feet from the front property line). The total net area is 124,143.6 sf. The resulting maximum floor area for the building footprint is 372,430.8.

2.2 The minimum setback from the future curb is 14 feet. The face of curb will be 38'-0" from the Fairview Road Centerline.

2.3 The minimum rear yard shall be 20 feet.

2.4 The minimum side yard shall be 5 feet.

2.5 Maximum building height shall be 140 feet. The maximum height may be increased above 60 feet provided the side and rear yards are increased one foot for every 10 feet of building height increase over 40 feet.

2.6 The maximum number of units shall be 65 residential units.

2.7 The residential building will be stepped from high to low as generally indicated on the Technical Data Sheet.

3. Access Point

3.1 The access point will be located off of Fairview Road across from Closeburn Road as indicated on the Illustrative Site Plan. The exact locations may vary somewhat from those depicted based on the final design and review as regulated by CDOT and where applicable, NCDOT.

3.2 The main driveway will be 32 feet wide and have a min. internal stacking distance of 100 feet. The new driveway will be a Type III driveway.

3.3 The access point to the relocated house shall be from the existing driveway curb cut location off of Wintercrest Lane.

3.4 A left turn lane will be installed in the median on Fairview Road with 150' of stacking and a 15:1 taper to taper lane.

4. Screening, Landscaping and Existing Natural Environment

4.1 The Site development will address guidelines set forth in the General Development Policies for the Natural Environment. Items of consideration will include the preservation of existing slopes and to retain as much existing landscaping as feasible.

4.2 A class C landscaped buffer shall be provided adjacent to single family zoning. The width of the landscape buffer will be 16.5 feet wide with a 6' tall solid masonry screen fence.

4.3 The development will coordinate with the existing City of Charlotte sidewalk Project on Fairview Road and Wintercrest Lane. Development shall accommodate an 8' planting strip and 6' sidewalk along Fairview Road and a 6' planting strip and a 6' sidewalk along Wintercrest Lane.

4.4 Petitioner will provide a minimum 12% Tree Save. Tree save areas are planned along length of the property line abutting Single family zoning. A tree save plan, including trees located within the City R.O.W., meeting city requirements will be submitted.

5. Vehicular Parking

5.1 Off street parking shall meet the standards set forth in the UR-C (CD) standards. The minimum number of spaces shall be 1 parking space per unit; the maximum number of spaces shall be 3 parking spaces per unit.

5.2 Typical open air at grade parking module to be a minimum 8.5' wide x 18.5' deep against an adjacent wall or space and 17' deep adjacent to a curb. Parking within the enclosed parking garage will be a minimum 8.5' wide x 18' deep. No more than 25% of the parking spaces will be compact spaces.

5.3 An internal system of sidewalks will connect the building entrance with the parking areas and Fairview Road in order to provide for pedestrian walkways through the site.

5.4 All parking may be at grade, underground or any combination thereof on the site.

6. Statements with respect to the graphics depicted on the exhibits accompanying the Technical Data Sheet

6.1 The ultimate layout of the development proposed for each component of the site and the parcels or lots forming parts thereof, the exact alignment of streets, the configuration and placements of parking areas and the precise locations, heights and masses of the buildings to be constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed for each component.

7. Plan Review

7.1 The development shall satisfy the requirements for plan review imposed by Section 9.401 of the Charlotte Zoning Ordinance and attempt to design within the guidelines as set forth in The Development Standards for Multi-Family Developments.

8. Amendments to Rezoning Plan

8.1 Future amendments to the Technical Data Sheet and the Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with The Charlotte Zoning Ordinance.

9. Binding Effect

9.1 If this rezoning petition is approved, the development program established under these Development Standards and The Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

9.2 Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

10. Land Use and Environmental

10.1 Development may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to demolition or renovation of an existing structure

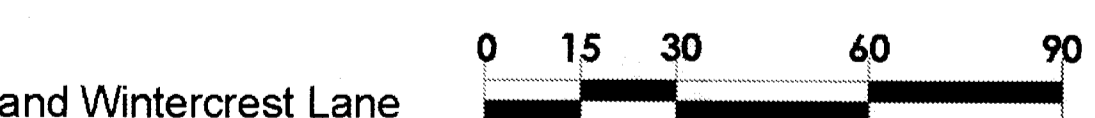
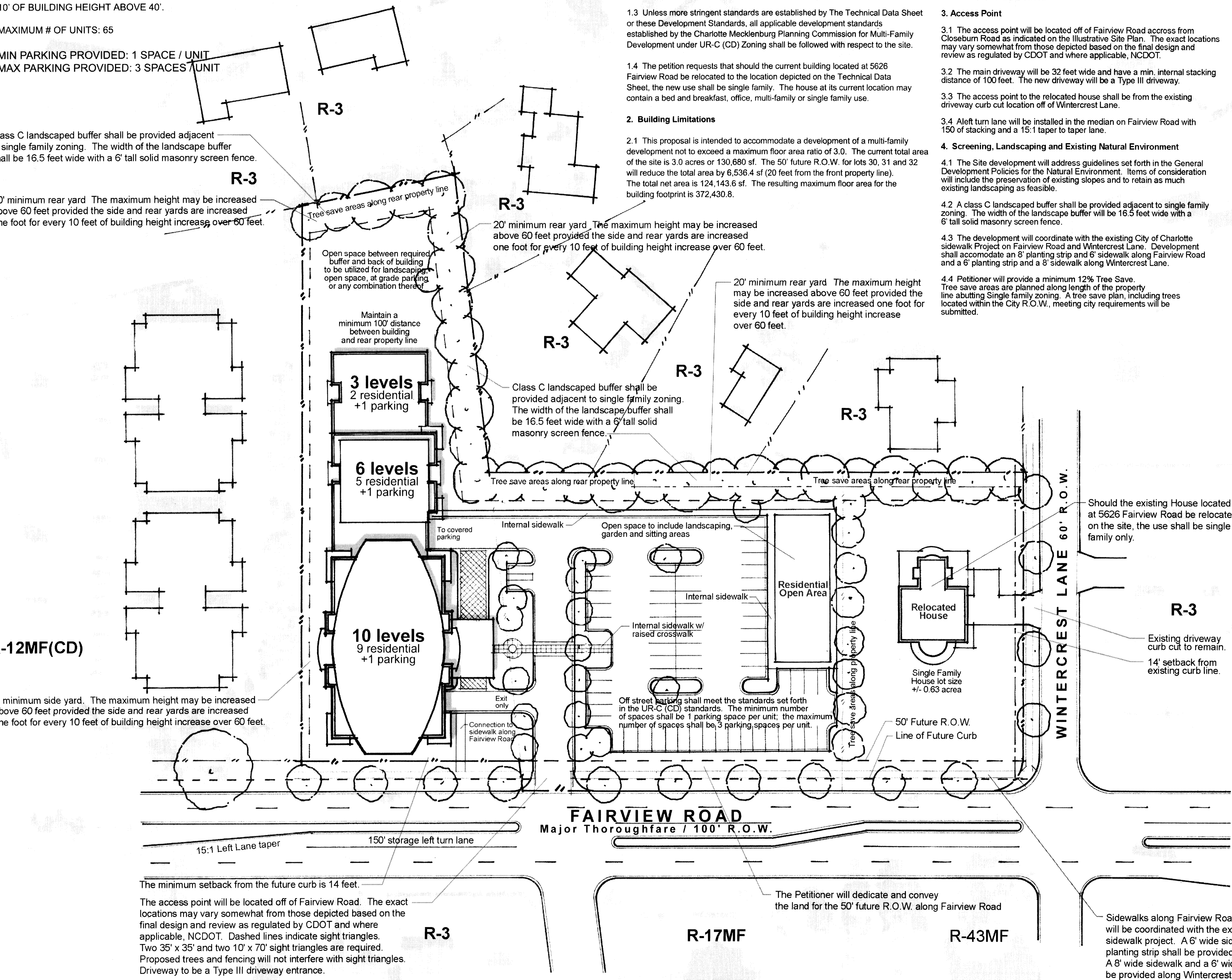
10.2 A solid waste management plan will be submitted prior to initiating demolition and/or construction activities to include procedures to recycle all clean wood, metal, and concrete generated during demolition and construction activities. A monthly report of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report will include the identification and location of facilities receiving disposed or recycled materials.

10.3 Any separate, defined drainage area within a project that will have greater than 24% built-upon area is to have water quality best management practices (BMP's) to treat storm water runoff from the entire built upon area within the separate, defined drainage area. The BMP's are to be constructed to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the first 1 inch of rainfall. The BMP's must be designed and constructed in accordance with the NC Department of Environmental and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0. Low Impact Design systems may be employed in whole or part, to meet the 85% TSS treatment standard for storm water runoff. LID systems to be designed and constructed per the NCDENR Best Management Practices Manual, April 1999, Section 4.0.

10.4 Any separate, defined drainage area within a project that will have greater than 24% built-upon area is to have best management practices (BMP's) to control the entire runoff volume for the 1 year, 24 hour storm. The runoff volume drawdown time for the BMP's shall be a minimum of 24 hours, but not more than 120 hours. Control the peak runoff rates to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms. Storm water runoff from the development shall be transported from the site by vegetated conveyances to the maximum extent practicable.

10.5 The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

10.6 Storm water retention will not be allowed in the setbacks or buffers.



NO.	DATE	DESCRIPTION
06/23/07		
07/02/07		
07/12/07		

Technical Data Sheet
 Fairview Rd Charlotte, NC
 July 12, 2007

Southpark Residential

THE GHAZI COMPANY
 ADW
 Architects, p.a.

SITE PLAN SCALE 1" = 30'-0" 01

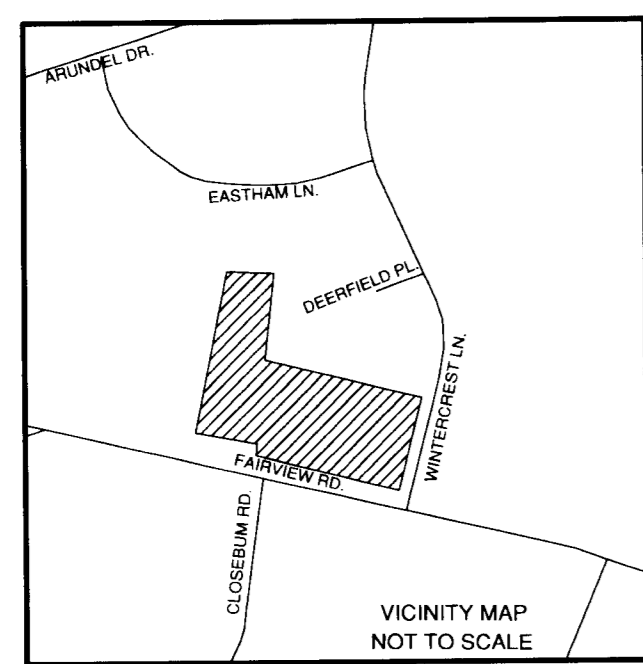
ADW
 Architects, p.a.
 ADW Architects, p.a.
 1401 West Morehead Street, Suite 100
 Charlotte, NC 28208
 704.379.1919 Fax 704.379.1920
 www.adwarchitects.com

Residential
FAIRVIEW ROAD RESIDENTIAL
 THE GHAZI COMPANY
 5625 Fairview Road
 Charlotte, NC

APPROVED BY
 CITY COUNCIL
 JUL 16 2007
TECHNICAL DATA SHEET

DATE: 05/16/07	JOB NO: 06137-00	
REVISIONS:		
NO.	DATE	DESCRIPTION
06/23/07		
07/02/07		
07/12/07		

SHEET NUMBER
RZ-1



LEGEND

- PROPERTY LINE SURVEYED: ———
 PROPERTY LINE NOT SURVEYED: - - - -
 RIGHT-OF-WAY SURVEYED: ———
 SETBACK: ———
 E.I.P. - EXISTING IRON PIPE
 E.I.R. - EXISTING IRON ROD
 N.I.R. - NEW IRON ROD
 C.B. - CATCH BASIN
 R.C.P. - REINFORCED CONCRETE PIPE
 C/O - CLEAN OUT
 S.S.M.H. - SANITARY SEWER MANHOLE
 P.M. - POWER METER
 G.M. - GAS METER
 W.M. - WATER METER
 G.V. - GAS VALVE
 U.P. - UTILITY POLE
 L.P. - LIGHT POLE
 R/W - RIGHT-OF-WAY
 SQ.FT. - SQUARE FEET
 C/A - CONTROLLED ACCESS
 APPROX. - APPROXIMATE
 BLDG. - BUILDING

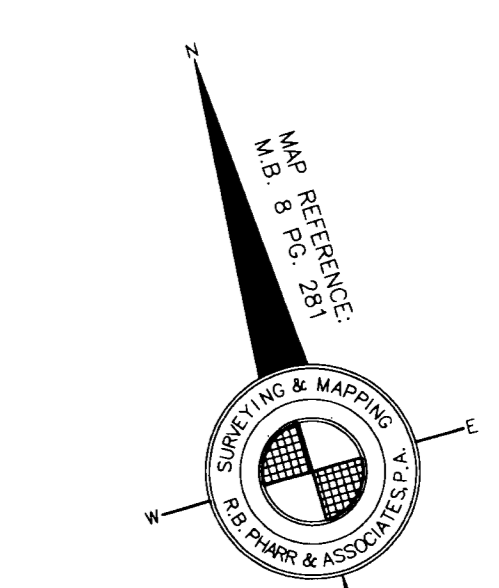
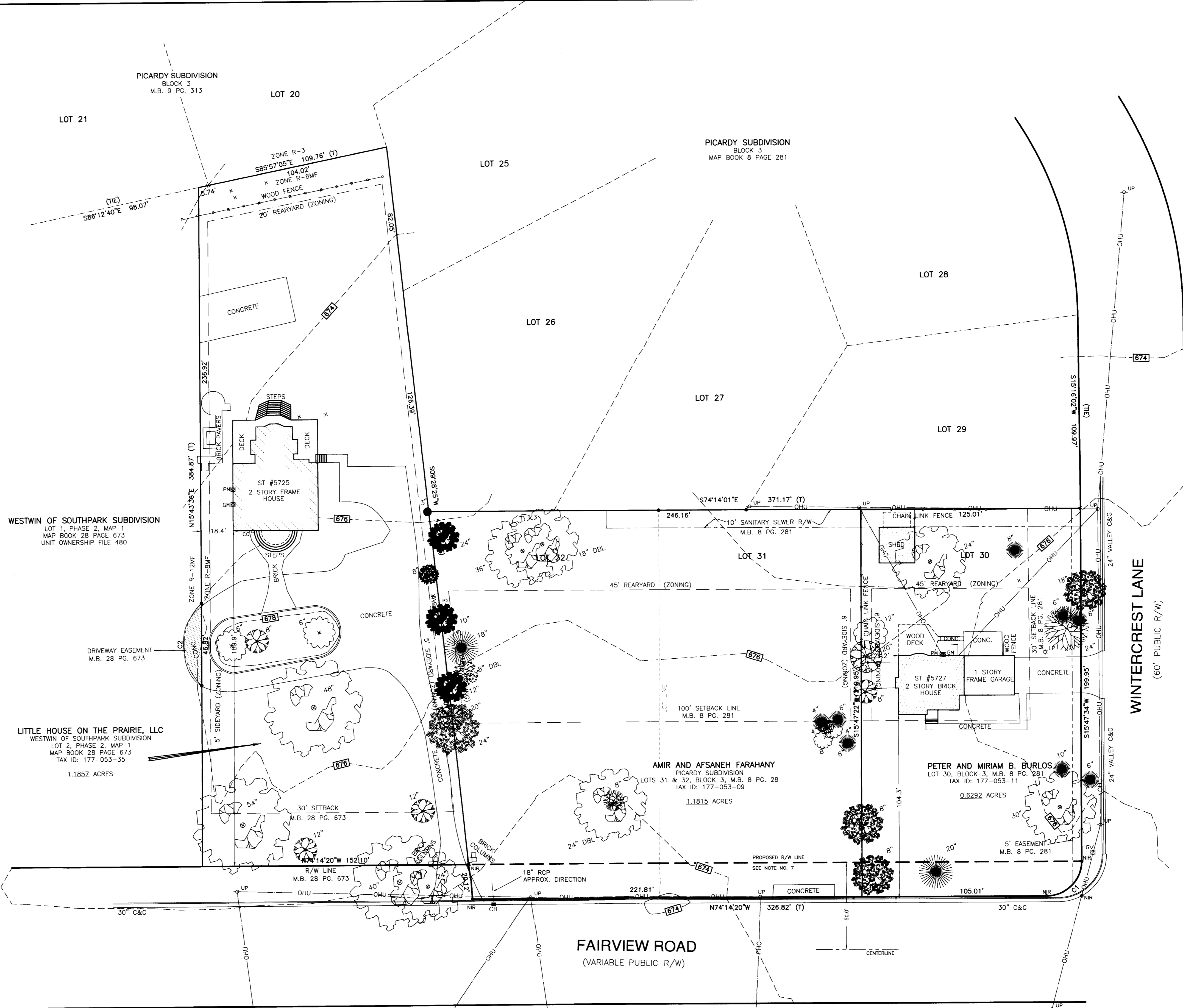
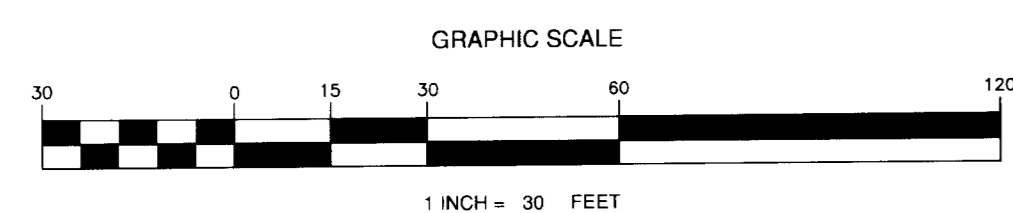
TREE LEGEND

(TREE SIZES MEASURED AT DIAMETER AT BREAST HEIGHT)

- BRADFORD PEAR
- CEDAR
- DOGWOOD
- ELM
- HACKBERRY
- HOLLY
- MAGNOLIA
- MAPLE
- OAK
- PECAN
- UNKNOWN SPECIES
- WALNUT
- WILD CHERRY

GENERAL NOTES

- BOUNDARY SURVEY BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED ON THE DATE OF SURVEY.
- NO RECOVERABLE NCDS MONUMENTATION IS NOT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- SUBJECT PROPERTY IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN AS GRAPHICALLY DETERMINED FROM MAP PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP# 3701590228E EFFECTIVE DATE FEBRUARY 4, 2004.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- CONTOUR DATA TAKEN FROM MECKLENBURG COUNTY GIS DATED 1997. NO FIELDWORK WAS PERFORMED TO DETERMINE TOPOGRAPHY OF SUBJECT PROPERTY. CONTOURS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- SUBJECT PROPERTY ZONED R-3 & R-BMF PER THE MECKLENBURG COUNTY ZONING ORDINANCE.
- FAIRVIEW ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-LINCOLN METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.



CURVE	RADIUS	ARC LENGTH	CHORD	BEARING
C1	20.00'	31.40'	28.28'	S67°45'17"W
C2	32.35'	52.35'	46.82'	N15°43'36"E

THIS IS TO CERTIFY THAT ON THE 12th DAY OF JANUARY 2007 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE SECTION 1600 TITLE 21, CHAPTER 56 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED
 J. JEFFREY COBB, PLS. L-2830
 R.B. PHARR & ASSOCIATES, P.A.
 UNION COMMONS BUSINESS PARK
 1548 UNION ROAD-SUITE B
 GASTONIA, NC 28054

REVISIONS		SURVEY PREPARED FOR:	
4-28-07	PLOTTED PROPOSED R/W LINE ALONG FAIRVIEW RD.	THE GHAZI COMPANY	
7-12-07	TREES ADDED PER CLIENTS REQUEST.	FAIRVIEW ROAD & WINTERCREST LANE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA LOTS 29-31 BLOCK 3, PICARDY SUBDIVISION, M.B. 8 PG. 281 LOT 2, WESTWIN OF SOUTHPARK SUBDIVISION, PHASE 2, MAP 1 M.B. 28 PG. 673 TAX ID: 177-053-35, 177-053-09, 177-053-311 R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING UNION COMMONS BUSINESS PARK 1548 UNION ROAD SUITE-B GASTONIA, NC 28054 TEL: (704)864-9636 FAX: (704)863-0616	
DRW:	TODD C.	DATE:	1-12-2007
DRAWN:	JAMES G.	SCALE:	1"=30'
REVISD:	CEB	PROJECT NO.:	G-17B
		FILE NO.:	G-D-322
		JOB NO.:	71390