

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 zoned to non residential.

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	
Office (3.50 /1000 GSF)	1197
Storage (1.35 /1000 GSF)	205
Total shown	1402

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' x 100' 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.

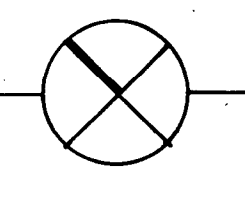
- General Notes**
1. Signage shall be in accordance with applicable regulations.
 2. Storm Water runoff design shall conform to the City of Charlotte storm water detention requirements.
 3. Fairfax Properties, Inc. will hold discussions with the owner of the Lavinia H. Dabbs parcel regarding possible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

SITE PLAN

SCALE 1" = 100'-0"
JULY 9, 1986

REVISIONS

No.	Date	Description
1	02/06/87	Incorporated information per DPR Associates 08/13/86 revision of Hauseman/Macgregor Architects, Inc. drawing dated 07/09/86, (revision of entrance drive, landscape buffer, building setback & northeast property line notes). Revised building footprint at north quadrant of site.



Administratively approved 2/19/87

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

Hauseman/Macgregor Architects, Inc.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED 2/19/87 BY MARTIN R. CRAMTON JR.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: February 19, 1987
FROM: Martin R. Cramton, Jr. / Planning Director
TO: Dale Long / Zoning Administrator
SUBJECT: Administrative Site Plan Amendment, Petition No. 86-70 Fairfax Properties, Bill Graham Parkway and Morris Field Drive

Please find attached a revised site plan for the above referenced petition. The revised site plan allows for a shifting to the east of the main entrance drive along Morris Field Drive. Access to the adjoining site would still be provided as shown on the plan. Also permitted is the movement of the first building along Morris Field Drive to allow for a greater road setback.

Pursuant to my authority as outlined in the zoning ordinance, I am administratively approving this plan. Please use it when evaluating requests for permits.

DLS:cb
cc: T. Gordy Germany
Fairfax Properties, Inc.
Suite 1212 3490 Piedmont Road, NE
Atlanta, Georgia 30305

Charlotte Department of Transportation
Paul B. Poetzsch, AIA
341 Caswell Rd.
Charlotte, N. C.