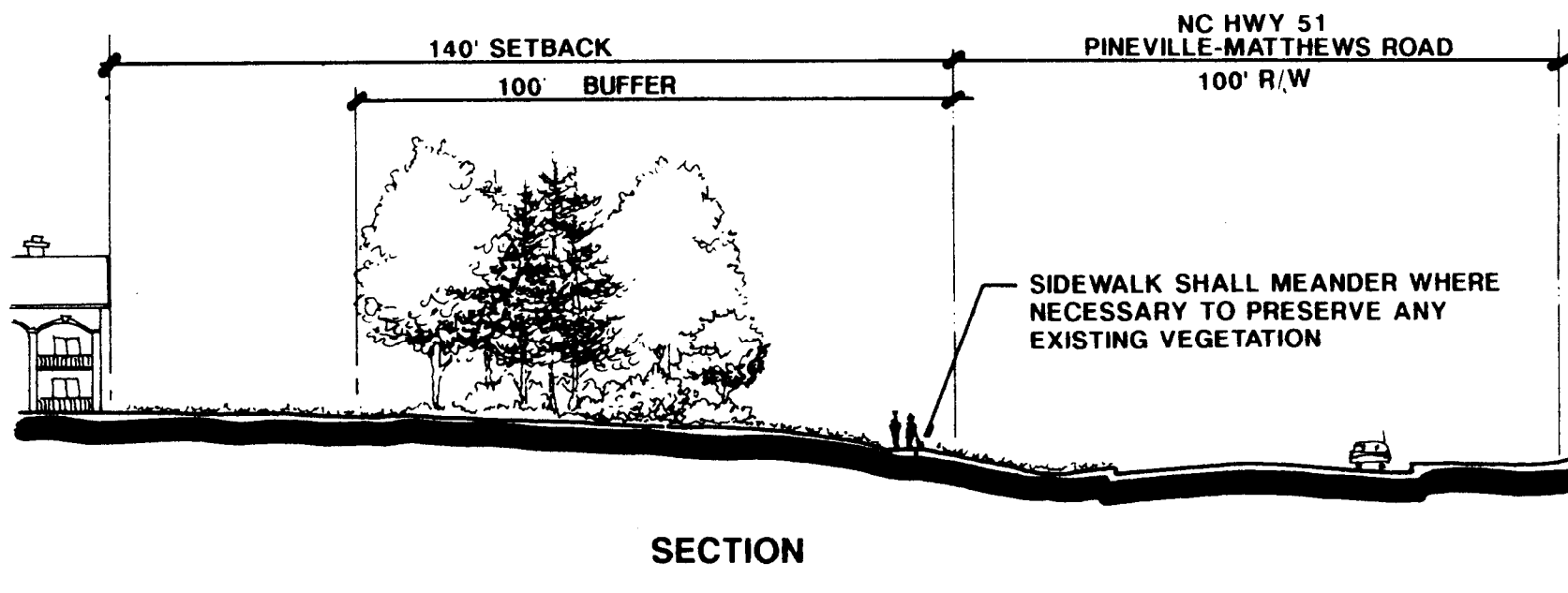
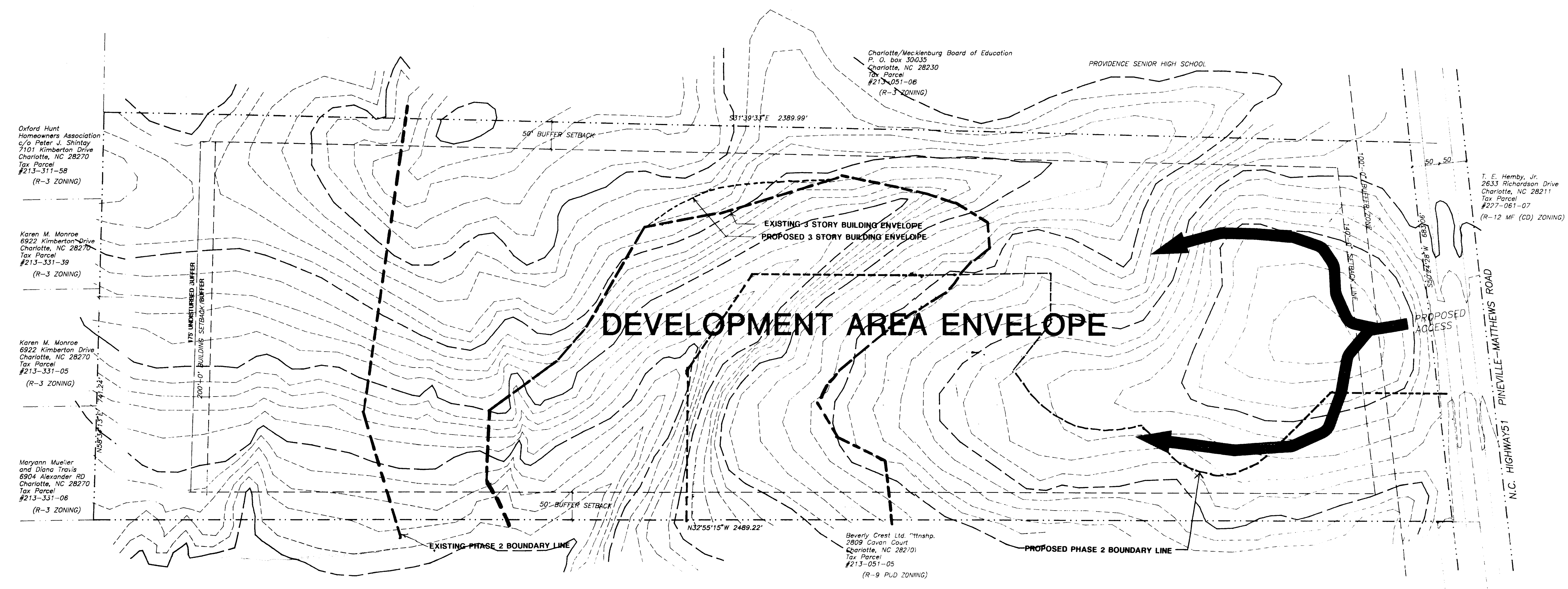


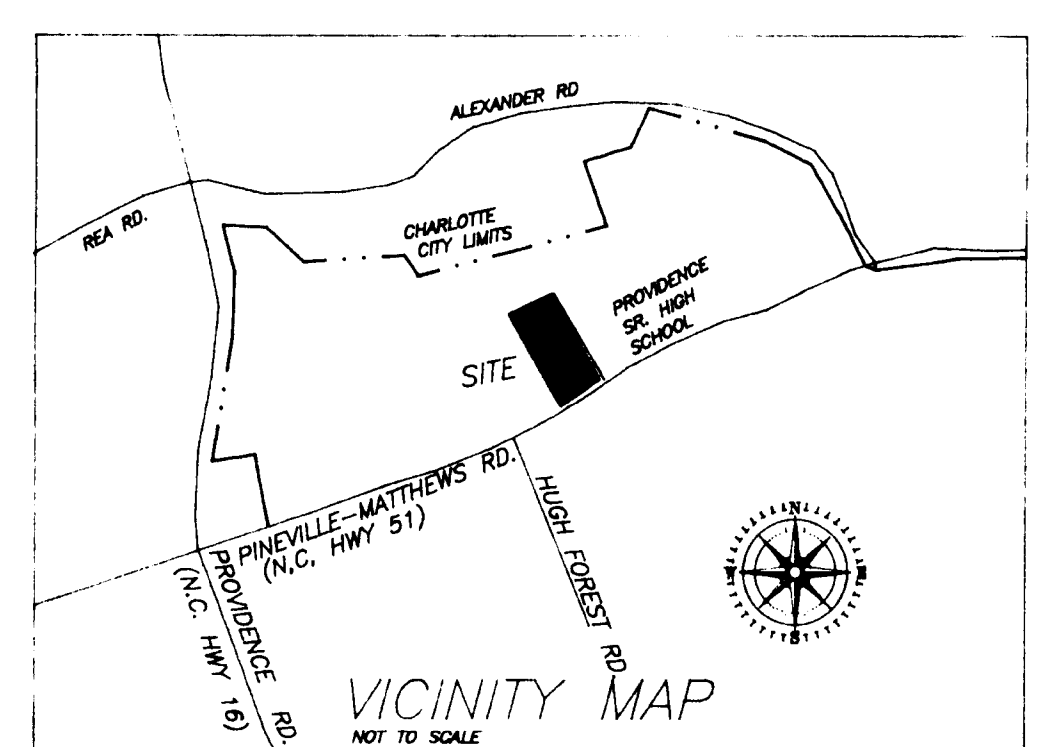
PROPOSED MULTI-FAMILY PROJECT
 HWY 51
 CHARLOTTE, N. CAROLINA

FOR:
BROCK CONSULTING GROUP
 c/o MARK T. DENYER
 3200 Red River #350
 Austin, TX 78705



DEVELOPMENT NOTES

- THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE CONCEPTUAL PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS ACCESS RIGHTS, BUFFER SETBACKS, BUILDING PARKING AND SIGNAGE REGULATIONS, DEVELOPMENT DENSITY, ETC. THE CONCEPTUAL PLAN SHOWS A DEVELOPMENT SCENARIO WHICH MEETS THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET, BUT OTHER DEVELOPMENT SCENARIOS ARE PERMITTED WHICH ALIQUOT ADHERE TO THE BUILDING FOOTPRINTS, NUMBER AND ARRANGEMENT OF BUILDINGS, PARKING, CIRCULATION ARRANGEMENT, ETC. TO THE EXTENT, HOWEVER, SUCH BUFFER OR SETBACKS BE PACKAGED ON THE LEVEL OF DEVELOPMENT DENSITY INCREASED FROM THAT ON THE TECHNICAL DATA SHEET.
- ALL IMPROVED DEVELOPMENT SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE AND BUFFER SETBACKS.
- ALL REQUIRED BUFFER AREAS SHALL BE ESTABLISHED IN ACCORDANCE WITH ZONING ORDINANCE STANDARDS.
- FINAL SITE PLANS SHALL BE APPROVED BY THE PLANNING STAFF IN ACCORDANCE WITH ALL ORDINANCE STANDARDS.
- THOSE BUFFER AREAS SHALL REMAIN UNDISTURBED EXCEPT WHERE UTILITY INSTALLATION AND SIDE GRADING MUST OCCUR. IN THIS INSTANCE, PLANTINGS SHALL BE INSTALLED AS REQUIRED BY THE ORDINANCE.
- ALL BUFFER AREAS SHALL BE LANDSCAPED AND SORENEED AS REQUIRED BY THE ORDINANCE.
- THE EXACT LOCATION OF ACCESS POINTS TO NC 51 MAY VARY SUBJECT TO APPROVAL OF NCDOT AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
- LANDSCAPING SHALL BE INSTALLED AS PERMITTED BY THE ORDINANCE.
- STORMWATER RUNOFF FROM THE SITE SHALL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY MECKLENBURG COUNTY. STORM WATER RETENTION SYSTEMS WILL NOT BE CONSTRUCTED IN ANY REQUIRED BUFFER ZONES.
- THREE (3) STORY BUILDINGS SHALL BE LIMITED TO THE AREA HIGHLIGHTED ON THE MAP ABOVE.
- THE 175'-0" UNDISTURBED BUFFER AREA SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY FENCING OR OTHER DEVICES. AFTER COMPLETION OF THE PROJECT, A PERMANENT FENCE SHALL BE INSTALLED AT THE 175'-0" LINE.
- THE PROJECT SHALL BE COMPLETED IN AT LEAST TWO (2) PHASES WITH THE LAST 125 UNITS NOT TO BE UNDER CONSTRUCTION FOR TWO (2) YEARS FROM THE DATE OF ZONING APPROVAL.
- IF, AFTER FURTHER STUDY BY THE NCDOT AND MECKLENBURG COUNTY, IT IS DETERMINED THAT IMPROVEMENTS ARE NEEDED TO THE MEDIAN OPENING WIDTH OF THE SITE, SETBACKS SHALL PARTICIPATE IN THAT WORK AT AN ADEQUATE SHARE TO EXCEED THE COST OF INSTALLING AN EXTRA LANE FROM THE MEDIAN OPENING TO THE PROJECT ENTRANCE.



SITE DATA

LAND AREA:	40,003 AC (1,742,530.68 SF)
EXISTING ZONING:	R-15 MF(CD)
PROPOSED ZONING:	R-12 MF(CD)
PROPOSED USE:	MULTI-FAMILY HOUSING
MAXIMUM NUMBER OF UNITS:	400 LIVING UNITS
PARKING TO MEET OR EXCEED ORDINANCE REQUIREMENTS:	MAXIMUM BUILDING HEIGHT: THREE (3) STORES (SEE NOTE 11)

REVISIONS

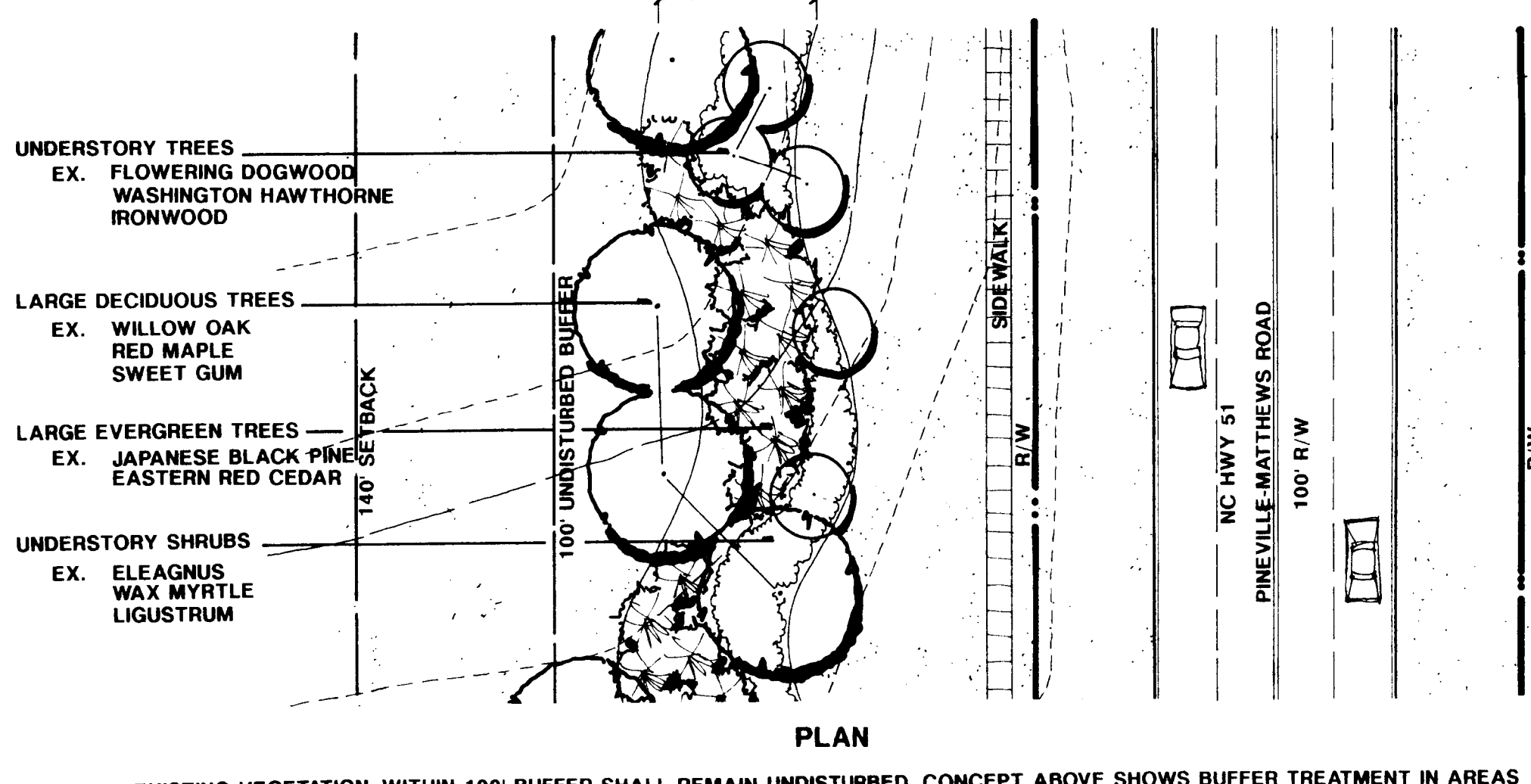
NO.	DATE	DESCRIPTION
1	3-14-84	GENERAL REVISIONS
2	3-17-85	REVISED SITE PLAN
3	5-25-85	REVISED PER COUNTY REVIEW
4	8-20-85	REVISED PER COUNTY REVIEW

TECHNICAL DATA SHEET

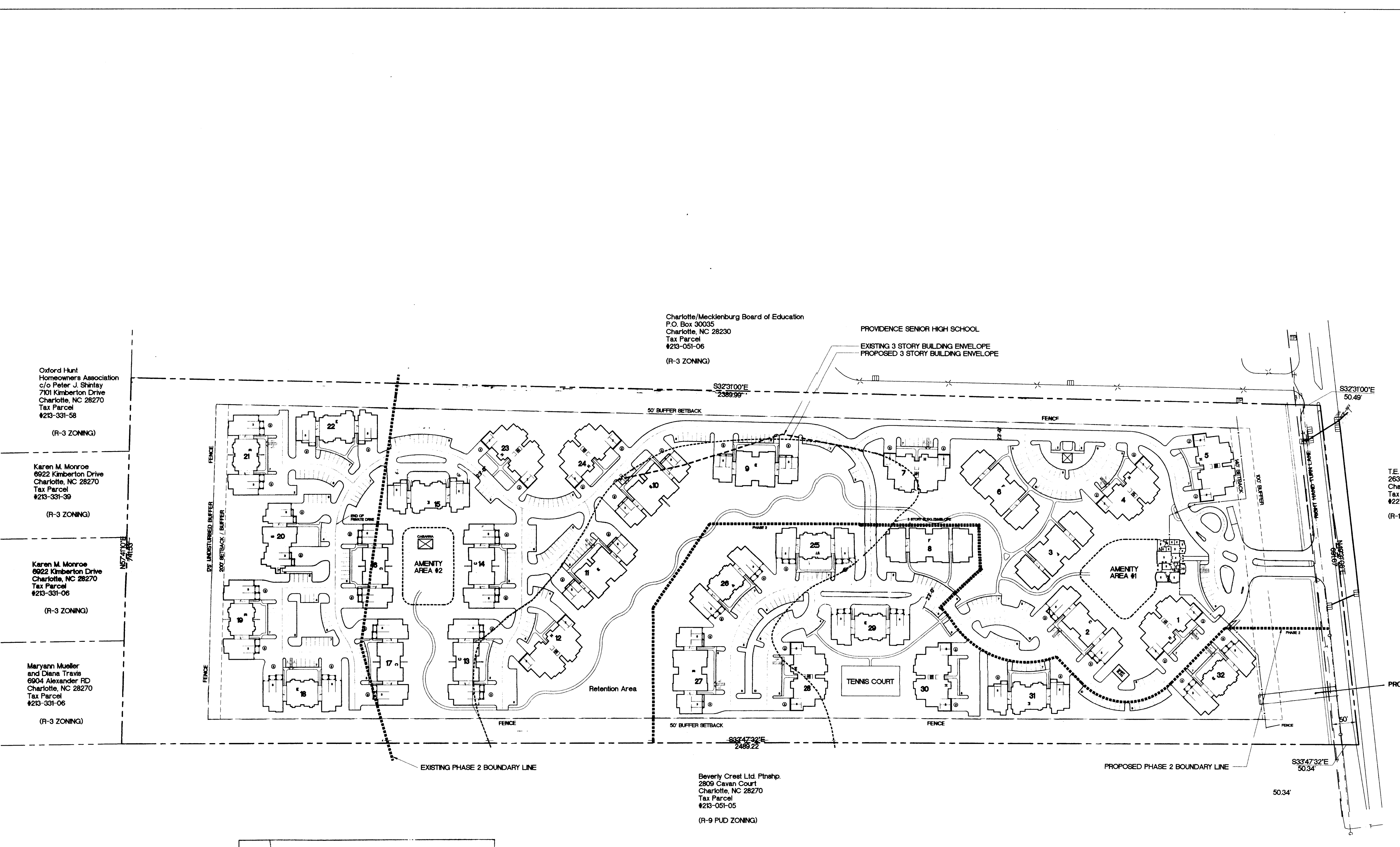
DATE: August 17, 1995
 BY: MARTIN R. CRAMTON, JR.
 FOR REVISED PLAN

FOR PUBLIC HEARING

DRAWING NO. 100



NOTE: ALL EXISTING VEGETATION WITHIN 100' BUFFER SHALL REMAIN UNDISTURBED. CONCEPT ABOVE SHOWS BUFFER TREATMENT IN AREAS WITH LITTLE OR NO EXISTING VEGETATION.
CONCEPTUAL BUFFER TREATMENT
 SUBJECT TO CHANGE BASED UPON EXISTING CONDITIONS
 SCALE: 1"=50'-0"

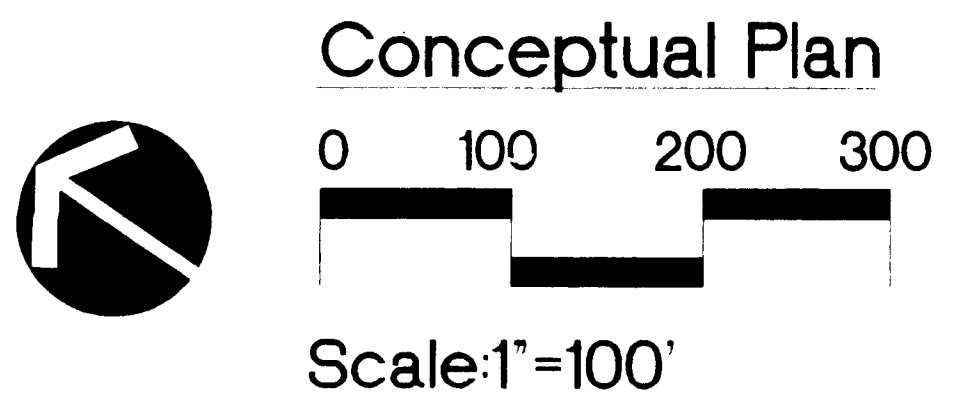
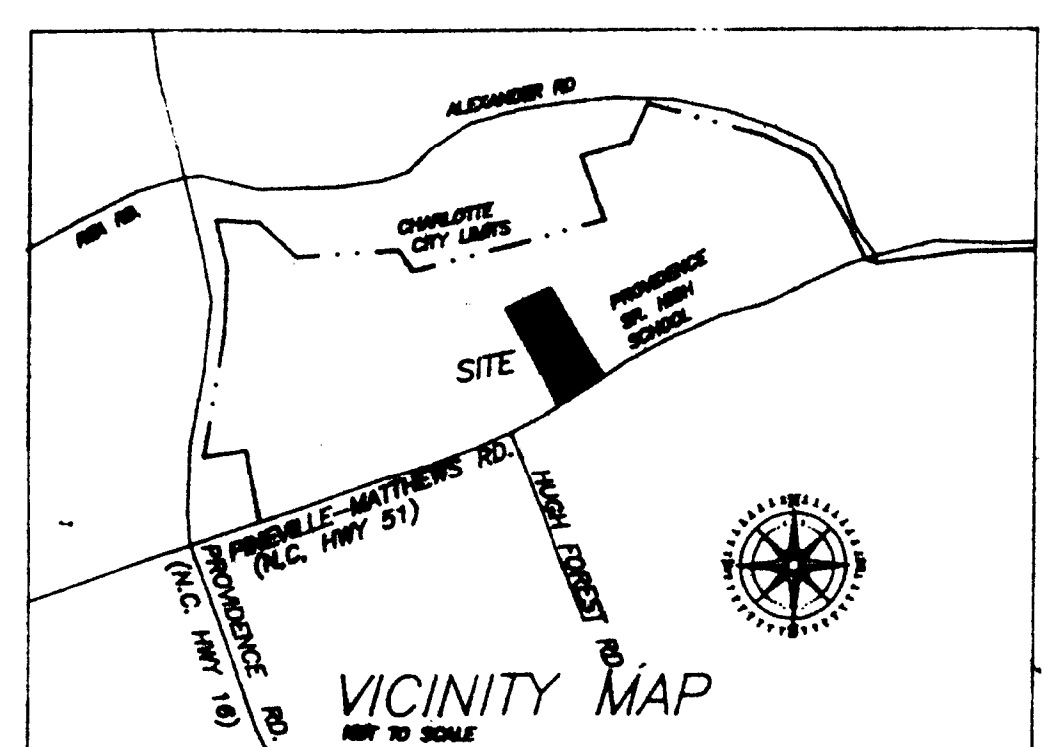


SITE OPEN SPACE CALCULATIONS

	EXISTING	PROPOSED
LAND AREA:	40,003 AC (1,742,530.68 SF)	296,990 SF
COVERAGE BY BUILDINGS:	362,723 SF	318,763 SF
COVERAGE BY PKG/DRIVES:	233,668 SF	615,753 SF
TOTAL COVERAGE:	596,391 SF	934,516 SF
PERCENT OF COVERAGE:	34.23%	53.44%
PERCENT OF OPEN SPACE:	65.77%	46.56%

SITE DATA

LAND AREA:	40,003 AC (1,742,530.68 SF)
EXISTING ZONING:	R-15 MF(CD)
PROPOSED ZONING:	R-12 MF(CD)
PROPOSED USE:	MULTI-FAMILY HOUSING
MAXIMUM NUMBER OF UNITS:	400 LIVING UNITS
PARKING TO MEET OR EXCEED ORDINANCE REQUIREMENTS:	MAXIMUM BUILDING HEIGHT: THREE (3) STORES (SEE THREE STORY BUILDING ENVELOPE)



PROPOSED MULTI-FAMILY PROJECT
 HWY 51
 CHARLOTTE, N. CAROLINA

FOR:
BROCK CONSULTING GROUP
 c/o MARK T. DENYER
 3200 Red River #350
 Austin, TX 78705

REVISIONS

NO.	DATE	DESCRIPTION
1	3-14-84	GENERAL REVISIONS
2	3-17-85	REVISED SITE PLAN
3	5-25-85	REVISED PER COUNTY REVIEW
4	8-20-85	REVISED PER COUNTY REVIEW

CONCEPTUAL PLAN

DATE: 3-21-84
 BY: PEJ
 SCALE: 1" = 100'

DRAWING NO. 101

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: August 17, 1995
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director
 SUBJECT: Administrative Approval for Petition No. 94-14(c) by Brock Consulting Group Inc., Tax Parcel No. 213-051-08

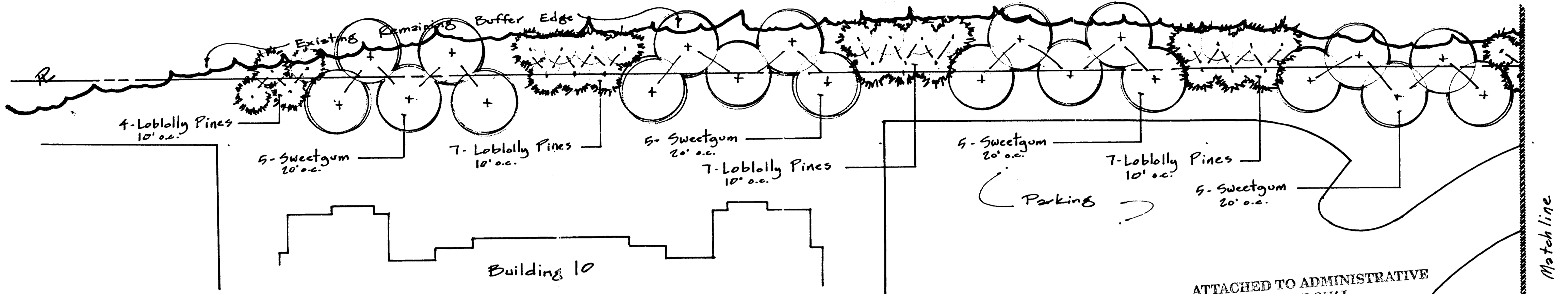
- Attached is a revised site plan for the above referenced rezoning petition. This site plan has been revised to:
- Adjust the Phase 2 boundary line from the north edge of the property to the southwest quadrant. Phasing of units will include 292 in Phase 1 and 128 in Phase 2.
 - Show a Phase 2 construction entrance independent of the primary project entrance.
 - Increase site coverage (buildings, driveways, and parking) from 596,391 sf (34.23%) to 615,753 sf (35.34%).
 - To reduce open space from 65.77% to 46.56%.
 - To slightly adjust the 3 story building envelope line to accommodate (6) 3/2 split buildings 9, 10, 11, 25, 26, 27.
 - To reduce the minimum fire lane width from 24'-0" to 23'-0" based upon verbal approval by the City of Charlotte Fire Department.
- Since these changes are minor and the intent of the originally approved plan has been met in this revised site plan then I am approving these changes administratively. Please use this revised site plan when evaluating requests for building permits and certificates of occupancy.

MRCJr:CV.dmh
 Attachment
 pgs:614c

MONTCLAIR PARC

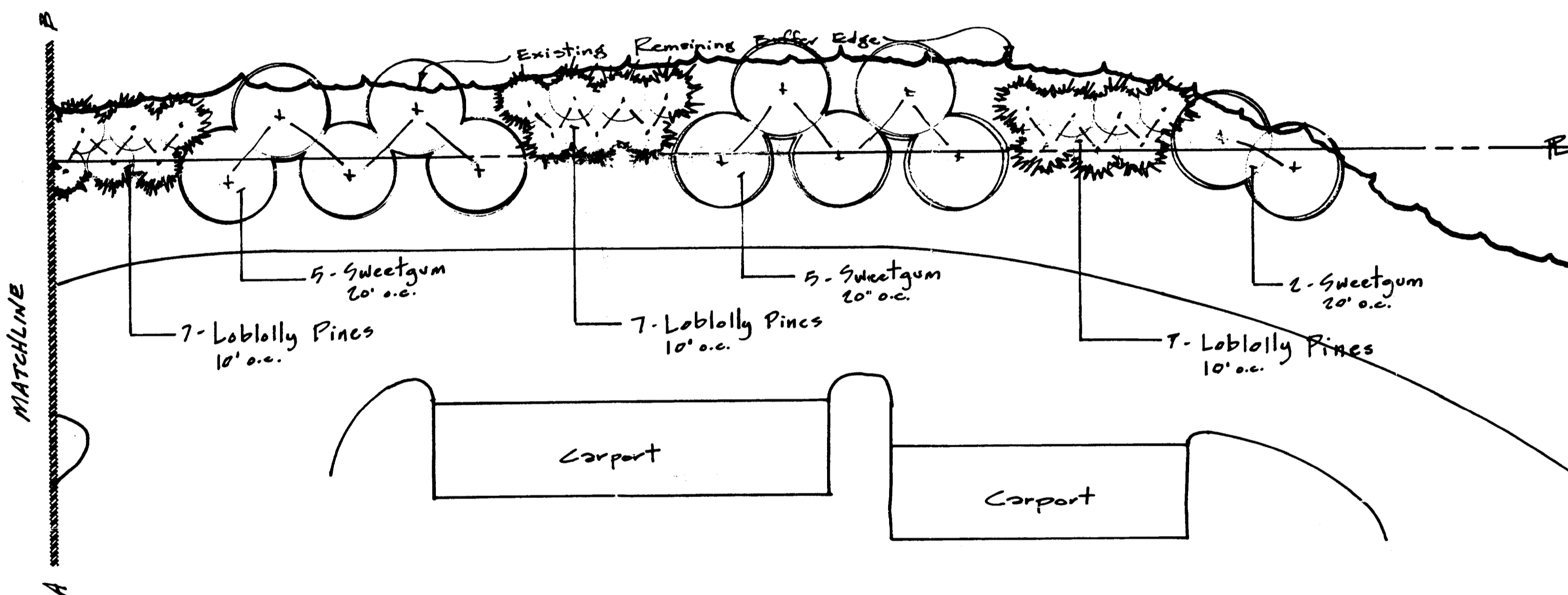
APARTMENTS

FAIRFIELD RESIDENTIAL, INC.



ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 06/12/96
 BY: MARTIN R. CRAMTON, JR.



Buffer Mitigation Plan

SCALE: 1" = 20'

North

Total Linear Footage of Buffer Encroachment: 650'
 12 Trees per 100' Encroachment = 78 required trees

Number of Trees shown: 32 Large Maturing Trees (41%)
 +46 Evergreen Trees (59%)
 78 Total Trees

PLANT LIST

32 Liquidambar styraciflua (Sweet-Gum) 2" minimum caliper
 46 Pinus taeda (Loblolly Pine) 8" minimum height

Kathy S. Andersen
 LANDSCAPE ARCHITECTURE

3811 TABLE ROCK ROAD
 CHARLOTTE, NC 28276
 (704)552-5029

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

TO: Robert Brandon
 Zoning Administrator

DATE: June 12, 1996

FROM: *Martin R. Cramton, Jr.*
 Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 94-14(c) by Brock Consulting Group Inc. Tax Parcel # 213-051-08

Attached is a specific landscape plan for the re-vegetation of the 50 buffer along the westerly property line of the above mentioned rezoning petition. This buffer was partially cleared by the developer of the adjacent multi-family development. As a result of this clearing the adjacent developer was required to plant new trees within the buffer. The attached plan represents what he was required to plant. Please use this attached plan when evaluating request for building permits and certificates of occupancy.