



EXISTING ZONING: R-3  
 PROPOSED ZONING: O-1 CD  
 PARCEL ACREAGE: 1.866 ACRES  
 MAXIMUM PROPOSED : 29,000 S.F.  
 BUILDING AREA

PETITIONERS: WATERS CONSTRUCTION CO., INC.  
 3850 SHARONVIEW ROAD  
 CHARLOTTE, N.C. 28226

**PROPERTY DESCRIPTION:**

Beginning at an existing iron pin located in the southerly margin of Fairview Road, said point being further located at the Northwesterly corner of the lot described in Book 2564, Page 106 of the Public Records of the City of Charlotte, North Carolina, and thence along the southerly margin of the lot described in Book 2564, Page 106 of the Public Records of the City of Charlotte, North Carolina, to the point being located in the Northwesterly margin of the property of the Board of Education of the City of Charlotte, as recorded in Book 3547, Page 891 of the Public Records of the City of Charlotte, North Carolina, and thence along the southerly margin of the property of the Board of Education (now or hereafter) of the City of Charlotte, North Carolina, to a point in the southerly margin of Fairview Road, thence along the southerly margin of Fairview Road in two (2) lots, to the point being located in the southerly margin of the lot described in Book 2564, Page 106 of the Public Records of the City of Charlotte, North Carolina, and thence along the southerly margin of the lot described in Book 2564, Page 106 of the Public Records of the City of Charlotte, North Carolina, to the point being located in the southerly margin of the lot described in Book 2564, Page 106 of the Public Records of the City of Charlotte, North Carolina, as shown on a survey prepared by John B. MacLaughlin, Surveyor, dated May 27, 1981.

**DEVELOPMENT STANDARDS:**

1. **General Provisions**
  - a. All development standards established by the City of Charlotte Zoning Ordinance shall be followed in the development of this plan and the construction of the building.
  - b. The building, site plan, and other documents submitted for the development of this plan shall conform to the standards of Section 12.302 of the Ordinance.
  - c. The site may be developed for any use (including accessory uses) which is permitted in the O-1 Zoning District by the Ordinance, either by right or under permit provisions.
2. **Setbacks**
  - a. The setback standards shall be as follows:
    - i. The setback from the front property line shall be 35 feet.
    - ii. The setback from the side property line shall be 10 feet.
    - iii. The setback from the rear property line shall be 20 feet.
3. **Buffers**
  - a. Buffers established on this Technical Data Sheet around the perimeter of the site shall conform to the standards of Section 12.302 of the Ordinance.
  - b. Buffer areas are to remain as open space, except to the extent necessary to accommodate pedestrian, access points, berms, walls, fences, drainage, utility lines and facilities.
  - c. Grading may be performed and slopes may be limited within any part of the buffer area.
  - d. In all buffer areas where existing trees and natural vegetation have been identified, the applicant shall submit a site plan showing the location of such trees and vegetation, and the proposed grading and landscaping to be performed in the buffer area.
4. **Landscaping and Screening**
  - a. Screening shall be provided in all the standards and treatments specified in Section 12.303 of the Ordinance.
  - b. Proposed landscaping treatments shown on the Site Plan are conceptual only and subject to change based on final plan and actual site conditions.
5. **Setbacks**
  - a. Buildings shall be located within the setbacks specified in Section 12.302 of the Ordinance.
  - b. The minimum height of buildings shall be 10 feet.
  - c. The maximum height of buildings shall be 35 feet.
  - d. The maximum height of buildings shall be 35 feet.
  - e. The maximum height of buildings shall be 35 feet.
6. **Fencing**
  - a. The parking area depicted on the Site Plan may vary in size and location from that shown on the Site Plan, but shall conform to the standards established under the Ordinance.
  - b. Parking areas may be constructed inside and outside building envelope areas.
  - c. Parking will not be allowed within established setbacks and buffers.
7. **Lighting**
  - a. A uniform lighting system will be employed throughout the site.
  - b. All lighting within the site will be designed such that direct illumination does not extend beyond any property line and light poles will be restricted to a maximum of 20 feet in height.
  - c. Consideration will be given to the impact of lighting on adjoining properties. The lighting design shall be submitted as part of the site plan and shall include efficiency and scheduling of sources of light, the intent being to minimize glare towards adjacent street and properties.
8. **Signs**
  - a. All signs placed on the site will be erected in accordance with the requirements of the Ordinance.
  - b. A temporary project sign may be located on the site along Fairview Road.
9. **Architectural Controls**
  - a. In general, buildings may be constructed to a height of no more than 40 feet.
  - b. The architectural style shall be consistent with the requirements of the Ordinance and will be subject to the requirements of the Ordinance with one side being a hinged gate. If one or more sides of the dumpster area adjoin the building, the gate will be substituted for the fence along each such side.
  - c. All roofing equipment will be screened.
  - d. Elevation of the buildings within the O-1 District will be generally consistent with the architectural style of the surrounding area.
  - e. The architectural style shall be consistent with the requirements of the Ordinance and will be subject to the requirements of the Ordinance with one side being a hinged gate. If one or more sides of the dumpster area adjoin the building, the gate will be substituted for the fence along each such side.
10. **Stormwater Management**
  - a. Stormwater runoff from the site will be managed through proven techniques which will be approved by the City of Charlotte. No detention facilities shall be required in this plan.
11. **Access Driveways**
  - a. The number of access points to the site will be limited to those shown and will be located in the general areas depicted on this Technical Data Sheet.
  - b. The configuration of access points within the site are subject to any other modifications required to accommodate final site and architectural construction plans and designs, and are further subject to approval by N.C.D.O.T. and the City of Charlotte Engineering Department.
12. **Streets, Driveways and Sidewalks**
  - a. Site planning incorporates the proposed IP additional right of way necessary to provide an additional curb line on Fairview Road. As indicated on this Technical Data Sheet, the proposed IP additional right of way is subject to any other modifications required to accommodate final site and architectural construction plans and designs, and are further subject to approval by N.C.D.O.T. and the City of Charlotte Engineering Department.

PEGGY P. CROWDER (ET AL)  
 PARCEL DI  
 18313301  
 7192 0675

CITY OF CHARLOTTE  
 PARCEL DI  
 18313307  
 4297-065

K & T PROPERTIES  
 PARCEL DI  
 18313323  
 6873 0535

LEON H. TINSLEY (ET AL)  
 PARCEL DI  
 18313327  
 5523 0866

**WATERS CONSTRUCTION CO. PROPERTY  
 FAIRVIEW AT SAVINGS PLACE**

TECHNICAL DATA SHEET  
 94-848  
 APPROVED BY CITY COUNCIL  
 DATE December 19, 1994  
 1" = 20'  
 28 JUNE 1994

**TBA<sup>2</sup> Architects**

REVISED 19 SEPT. 1994  
 REVISED 24 OCTOBER 1994  
 INDICATING 35' SETBACK  
 REVISED 22 NOVEMBER 1994  
 INDICATING REDUCTION OF  
 MAXIMUM BUILT AREA