

REZONING PETITION 97-62
 CONDITIONAL DEVELOPMENT NOTES
 APPROVED BY CITY COUNCIL - SEPTEMBER 15, 1997
 ADMINISTRATIVE APPROVAL - AUGUST 2, 2002

- The building configurations, placements and sizes shown on the schematic site plan are illustrative in nature and may be altered or modified during design development and construction phases within the maximum building limit lines established on this rezoning plan. Parking layouts may also be modified to accommodate final building locations. Petitioner agrees that no buildings may be constructed within the areas reserved for future roadway improvements until the first to occur of: 1.) the fifth anniversary of the date on which this rezoning is approved or 2.) the certification by the Charlotte Department of Transportation to the Zoning Administrator that the proposed Mallard Creek Church Road/NC 49 interchange has been abandoned. Once the first of these two events have transpired, the Petitioner may construct some or all of the dwelling units for Parcel 1 or 2 within this area.
- All buildings constructed within the site shall meet or exceed the setback, rear yard and side yard requirements established under the R-12MF district.
- Buffers established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Zoning Ordinance subject, however, to the provisions of Section 12.304. Buffer areas are to remain as undisturbed open space except to the extent necessary to accommodate utility construction access points, walls, fences and sidewalks. In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, fences and utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Zoning Ordinance. Buffer widths will not be reduced in width from that shown on the plan except in areas designated on the plan and further described in development note 18.
- Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance. Landscaped areas within the site will be planted and improved in sequences which are key to the development taking place on each portion of the property. Each dumpster and service area will be screened from public streets and from adjacent properties in a manner which satisfies or exceeds the requirements in the Ordinance. Dumpsters will be located in a solid enclosure with a gate.
- All signs placed on the site will be erected in accordance with the requirements of the Ordinance.
- Maximum building heights shall not exceed three stories or 40 feet in height.
- The number of vehicular points shall be limited to the one shown on this rezoning plan and will be located in the general area depicted on the Technical Data Sheet. The configurations and final locations of driveways and access points within the site are subject to any minor modifications required to accommodate site and architectural construction plans and designs are further subject to approval by NCDOT and the Charlotte Department of Transportation.
- The parking spaces depicted on the schematic site plan may vary, but in all events, will be sufficient to satisfy or exceed the minimum off-street parking standards established under the Ordinance. No parking will be permitted within designated buffer and landscaped areas or setbacks.
- Adequate fire protection in the form of fire hydrants will be provided to the City's Fire Marshal's specifications. Fire hydrants shall be located within 750 feet as the fire truck travels of the most remote and accessible point of all buildings.
- The proposed public street shown on the plan shall be completed prior to issuance of occupancy permits. The exact location of access from HWY 49 will be subject to approval by NCDOT and Charlotte Department of Transportation.
- Lighting fixtures installed within the site, including bases, shall not exceed 20 feet in height.
- The following agencies must be contacted regarding water quality permits: 401/404 Permit NCDENHR-Raleigh Office (919) 733-1786 and Wetlands Permit US Corp of Engineers (704) 271-4854.
- Architecture for Phase II will be different from Phase I by the use of different materials and colors in order to create separately distinct projects.
- Phase I will consist of the development of Parcel 1, construction of the proposed collector street and any HWY 49 roadway improvements deemed necessary at that time the traffic impact study. Construction of Phase I may commence at any time after this Rezoning Petition has been approved. Phase II will consist of the development of Parcel 2 and any remaining HWY 49 roadway improvements. Construction of Phase II may commence at any time after the second anniversary of the date in which this Rezoning Petition is approved.

- The owner of Parcel 1 shall be obligated to construct, at its expense, a bicycle path leading from this point to UNC Charlotte's existing bicycle path system if the owner is able to acquire the necessary easements from the owners of property between Parcel 2 and the University's existing bike path system and if the University approves this connection. If the Rezoning Petition is approved, the Petitioner commits to exert its best efforts to obtain the necessary easements and consents.
- Alternative alignment for this relocation is schematic in nature but is intended to illustrate the type of alignment the Petitioner would be willing to implement if requested to do so and the necessary off-site right-of-way is acquired.
- Development
 - Phase I:
 - The Developer agrees to the design and construction of a southbound right turn lane at the proposed public collector street for right turn access to the property from HWY 49. The right turn shall include 150 feet of storage and a 25:1 taper (180 feet). In addition, the Developer agrees, at their expense, to continue construction of the southbound third lane along the entire site frontage on HWY 49 if requested to do so by either NCDOT or Charlotte Department of Transportation.
 - Phase II:
 - The Developer acknowledges that until additional transportation improvements beyond those cited under paragraph (a) above are added, Phase II development shall be limited to densities of no more than those currently allowed in a R-4 zoning district and land uses allowed in that district. Should Developer wish to develop Phase II for multi-family use, or densities higher than current R-4 limits, one of the following improvements shall be constructed at Developer's expense prior to or simultaneously with such development:
 - A northbound left turn crossover on HWY 49 with a minimum of 200 feet of storage and a 180 foot taper at a location to be approved by NCDOT and Charlotte Department of Transportation, and which may be at or located between the proposed collector street which provides a northbound left turn directly to the proposed public collector street (or the Alternate Alignment, if interchange is constructed), up to a location before the beginning of the current left turn intersection of HWY 49 at Pavilion Boulevard OR
 - If such a crossover is not approved by NCDOT, Developer shall be responsible for design and construction of an additional left turn lane (northbound) at the intersection of HWY 49 and Pavilion Boulevard. The Developer shall also be responsible for design and construction of a second westbound lane on Pavilion Boulevard to a distance of approximately 900 feet to the driveway providing access to Parcel 2 (see Diagram A) and either drop the lane or provide a transition to the existing pavement beyond the driveway as determined by Charlotte Department of Transportation at that time. Any traffic signal/equipment modifications that are necessary for these improvements will be the responsibility of the Developer.

MAINTAIN MINIMUM 10' CLEAR ZONE FROM TOP OF ALL CHANNEL BANKS TO DENUDED LIMITS.

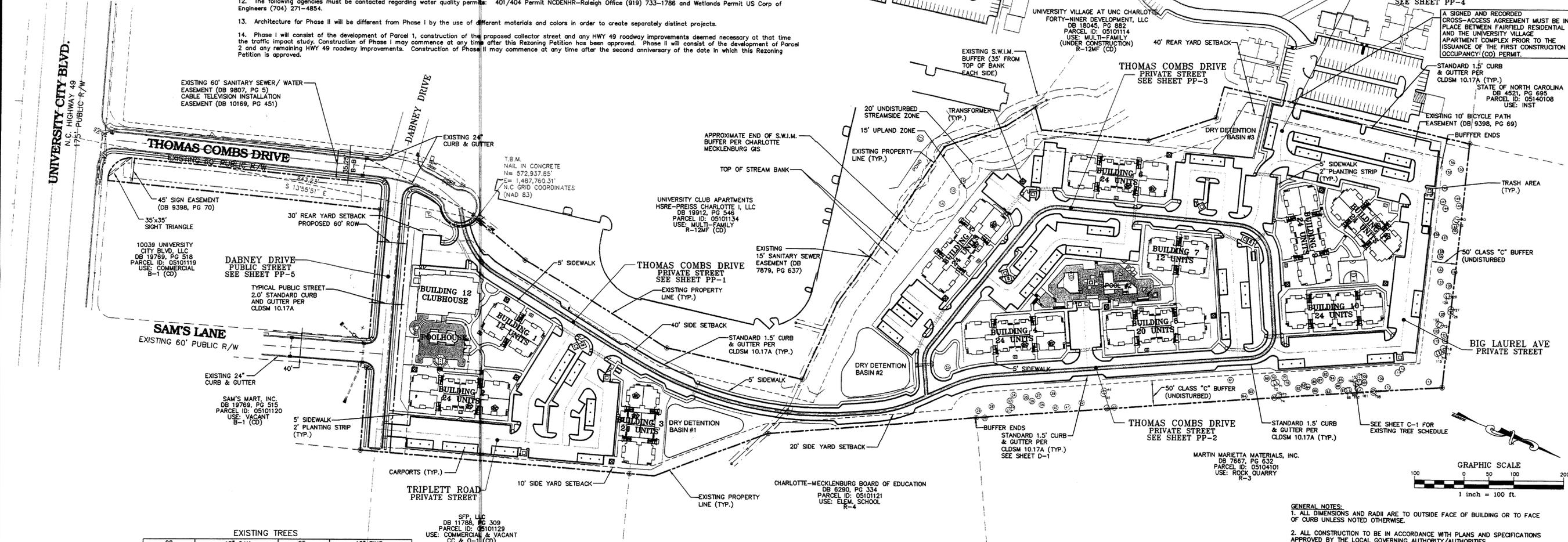
ALL TREES & BRUSH REMOVED DURING CLEARING & GRUBBING OF SITE SHALL CHIPPED ON SITE AND HAULED OFF SITE FOR DISPOSAL.

NO OFF SITE BORROW AREAS SHALL BE UTILIZED DURING GRADING OF THE SITE. ALL FILL SHALL BE OBTAINED WITHIN LIMITS OF DISTURBANCE SHOWN ON PLANS.

THOMAS COMBS DRIVE WITHIN THE SITE IS A PRIVATE STREET AND ENSURES THAT ALL BUILDINGS ARE WITHIN 400' OF EITHER A PUBLIC OR PRIVATE STREET. DABNEY DRIVE IS PUBLIC WITH A 60' ROW.

SEE SHEET C-12 FOR ALL STORM DRAINAGE NOTES AND STORM DRAINAGE PIPE CHART.

SEE SHEET D-5 FOR ALL STORM DRAINAGE DETAILS



EXISTING TREES			
NUMBER	DESCRIPTION	SIZE	STATUS
1	17" DOUBLE OAK	34	
2	38" OAK	35	
3	17" OAK	36	
4	24" OAK	37	
5	32" MAPLE	38	
6	18" OAK	39	
7	23" OAK	40	
8	18" OAK	41	
9	16" OAK	42	
10	17" OAK	43	
11	17" OAK	44	
12	13" OAK	45	
13	18" OAK	46	
14	18" OAK	47	
15	16" OAK	48	
16	18" OAK	49	
17	22" OAK	50	
18	20" MAPLE	51	
19	19" PINE	52	
20	18" OAK	53	
21	18" OAK	54	
22	17" OAK	55	
23	24" OAK	56	
24	18" OAK	57	
25	18" OAK	58	
26	18" OAK	59	
27	18" OAK	60	
28	15" OAK	65	
29	11" OAK	66	
30	9" OAK	67	
31	11" OAK	68	
32	9" OAK	69	
33	8" CEDAR	70	
34	12" GUM	71	
35	8" GUM	72	
36	8" CEDAR	73	
37	8" PINE	74	
38	12" PINE	75	
39	12" GUM	76	
40	10" PINE	77	
41	14" CEDAR	78	
42	18" OAK	79	
43	16" OAK	80	
44	13" OAK	81	
45	13" OAK	82	
46	20" OAK	83	
47	20" OAK	84	
48	19" OAK	85	
49	19" OAK	86	
50	24" OAK	87	
51	40" OAK	88	
52	33" OAK	89	
53	33" OAK	90	
54	24" OAK	91	
55	24" OAK	92	
56	23" OAK	93	
57	17" OAK	94	
58	16" OAK	95	
59	16" OAK	96	
60	16" OAK	97	
61	20" OAK	98	
62	24" OAK	99	
63	22" OAK	100	
64	12" OAK	101	
102	14" OAK	130	
103	14" OAK	131	
104	12" OAK	132	
105	8" PINE	133	
106	18" OAK	134	
107	13" OAK	135	
108	13" OAK	136	
109	8" OAK	137	
110	8" OAK	138	
111	10" OAK	139	
112	13" GUM	140	
113	14" OAK	141	
114	19" OAK	142	
115	12" OAK	143	
116	12" OAK	144	
117	14" PINE	145	
118	18" OAK	146	
119	12" OAK	147	
120	13" OAK	148	
121	9" OAK	149	
122	8" OAK	150	
123	12" OAK	151	
124	12" OAK	152	
125	15" PINE	153	
126	12" OAK	154	
127	13" OAK	155	
128	16" OAK		
129	16" OAK		

SITE DATA			
CLIENT	PIN	TAX MAP NUMBER	ACREAGE
FAIRFIELD RESIDENTIAL, LLC	05101118	05101118	21.6± AC.
ZONING:			R-12MF (CD) (97-62)
CURRENT USE:			VACANT
PROPOSED USE:			MULTI-FAMILY-APARTMENTS
MAXIMUM DENSITY:			259 UNITS PER 97-62
PROPOSED DENSITY:			236 UNITS
PROPOSED UNITS:			236 UNITS
FRONT SETBACK:			30' (THOMAS COMBS DR.)
			15' (NEW INTERNAL PUBLIC AND PRIVATE RD.)
SIDE YARD:			0' PER 97-62; 20' ABUTTING S.F. ZONED PROPERTY
REAR YARD:			40'; 50' ABUTTING S.F. ZONED PROPERTY
MINIMUM OPEN SPACE (%):			50%
PROPOSED OPEN SPACE (%):			53.2%
MINIMUM BUILDING HEIGHT:			40' PER 97-62 (3 STORIES)
MINIMUM PARKING SPACES:			354 (1.5 PER UNIT)
PROPOSED PARKING SPACES:			72±
MINIMUM ACCESSIBLE SPACES:			15±
PROPOSED ACCESSIBLE PARKING SPACES:			2±
MINIMUM ACCESSIBLE VAN SPACES:			2±
PROPOSED ACCESSIBLE VAN SPACES:			8±
MIN. SHORT-TERM BICYCLE SPACES:			12
PROPOSED BICYCLE SPACES:			12
EXIST. IMPERVIOUS AREA:			NONE
PROPOSED IMPERVIOUS AREA:			55.0%
BUILDING SEPARATION:			16'

SITE LEGEND	
—	SIGNAGE
—	YARD LIGHTS
—	LIGHT POLE
—	POWER POLE
—	TRAFFIC DIRECTIONAL ARROW
—	ACCESSIBLE PARKING STALL
—	ACCESSIBLE RAMPS
—	SITE BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	ADJOINING PROPERTY LINE
—	EASEMENT LINE
—	CENTERLINE
—	FENCE
—	PRIVATE STREET LIMITS

GENERAL NOTES:

- ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL GOVERNING AUTHORITY/AUTHORITIES.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS AND IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL REPLACE/RESTORE EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
- COMPACTION OF THE SOIL UNDER PAVED AREAS AND BUILDING AND THE MAINTENANCE OF PROPER MOISTURE CONTENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OR LOCAL CODES.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC. THAT MAY BE REQUIRED.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
- THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- HANDRAILS OR FENCING REQUIRED FOR ALL WALLS HIGHER THAN 30'

NOTE: CONSTRUCTION TO BEGIN SUMMER 2008 AND FINISH JULY 2010.

THE JOHN R. MCADAMS COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 6701 CARMEL ROAD, SUITE 205
 CHARLOTTE, NORTH CAROLINA 28226
 (704) 527-0800 WWW.JOHNMCADAMS.COM

THE EXCHANGE AT CHARLOTTE
 THOMAS COMBS DRIVE
 CHARLOTTE, NORTH CAROLINA
 OVERALL SITE PLAN

PROJECT NO: FFD-07020
 FILENAME: FFD-07020-S1
 DESIGNED BY: RMR
 DRAWN BY: TAB
 SCALE: 1"=100'
 DATE: 11-14-2007
 SHEET NO: C-2

McADAMS

UNIVERSITY CITY BLVD.
U.S. HIGHWAY 49
175' PUBLIC WIDTH R/W

THOMAS COMBS DRIVE
60' PUBLIC WIDTH R/W

DABNEY DRIVE

SAM'S LANE
60' PUBLIC R/W

BUILDING 12
CLUBHOUSE

POOLHOUSE

BUILDING 2
24 UNITS

BUILDING 3
24 UNITS

DRY DETENTION
BASIN #1

- SITE NOTES:**
1. SITE IS LOCATED OUTSIDE OF FEMA FLOODPLAIN AS PER MAP 371900110E, DATED FEBRUARY 4, 2004.
 2. SITE IS SUBJECT TO SWM BUFFERS AS SHOWN ON SURVEY.
 3. STORMWATER DETENTION WILL BE REQUIRED FOR SITE.
 4. 50' CLASS C BUFFER REQUIRED ADJOINING SINGLE FAMILY RESIDENTIAL ZONED PROPERTY.
 5. STREET LIGHTS SHALL NOT EXCEED 20' IN HEIGHT.
 6. STANDARD MUTCD STOP SIGNS (R1-1) SHALL BE INSTALLED BY THE DEVELOPER AT THE MINOR LEGS OF ALL INTERNAL INTERSECTIONS.
 7. 5' WIDE MINIMUM INTERNAL SIDEWALK EXCEPT 7' ABUTTING 90° PARKING OR 2' PLANTING STRIP AND 5' SIDEWALK ABUTTING 90° PARKING.
 8. THOMAS COMBS DRIVE WITHIN THE SITE IS A PRIVATE STREET AND ENSURES THAT ALL BUILDINGS ARE WITHIN 400' OF EITHER A PUBLIC OR PRIVATE STREET. DABNEY DRIVE IS PUBLIC WITH A 60' ROW.

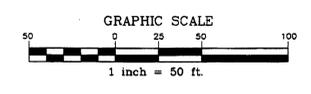
SOLID WASTE/RECYCLING DATA

SOLID WASTE
REQUIREMENTS: EIGHT (8) 8 CUBIC YARD DUMPSTERS (1/30 UNITS)
PROVIDED: EIGHT (8) 8 CUBIC YARD DUMPSTERS

RECYCLING
REQUIREMENTS: THREE (3) 144 SQ FT STATIONS
PROVIDED: THREE (3) 144 SQ FT STATIONS

SITE LEGEND

- SIGNAGE
- ACC ACCESSIBLE PARKING STALL
- HANDICAP RAMPS
- SITE BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- CENTERLINE



MATCH LINE STA. 8+00 - SEE SHEET C-4

THE JOHN R. McADAMS COMPANY, INC.
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REVISIONS:

OWNER:
FAIRFIELD RESIDENTIAL, LLC
7200 WISCONSIN AVENUE
SUITE 110B
BETHESDA, MARYLAND 20814

THE EXCHANGE AT CHARLOTTE
THOMAS COMBS DRIVE
CHARLOTTE, NORTH CAROLINA
SITE PLAN - SOUTH

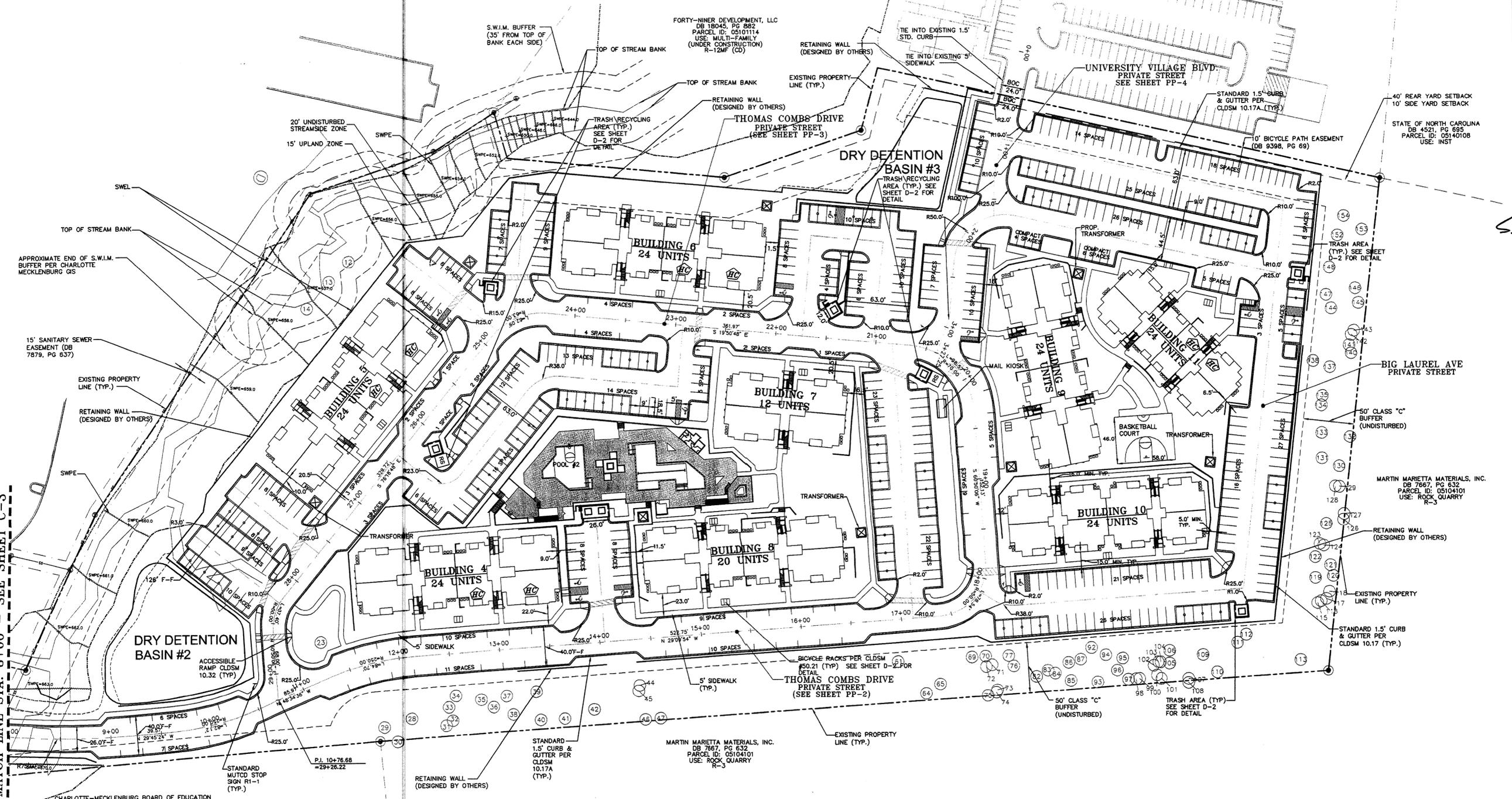
PROJECT NO. FFD-07020
FILENAME: FFD-07020-S2
DESIGNED BY: RMR
DRAWN BY: TAB
SCALE: 1" = 50'
DATE: 11-14-2007
SHEET NO. **C-3**



FINAL DRAWING - ~~NOT~~ RELEASED FOR CONSTRUCTION

11/16/08

MATCH LINE STA. 8+00 - SEE SHEET C-3



SITE NOTES:

1. SITE IS LOCATED OUTSIDE OF FEMA FLOODPLAIN AS PER MAP 37119C0110E, DATED FEBRUARY 4, 2004.
2. SITE IS SUBJECT TO SWIM BUFFERS AS SHOWN ON SURVEY.
3. STORMWATER DETENTION WILL BE REQUIRED FOR SITE.
4. 50' CLASS C BUFFER REQUIRED ADJOINING SINGLE FAMILY RESIDENTIAL ZONED PROPERTY.
5. STREET LIGHTS SHALL NOT EXCEED 20' IN HEIGHT.
6. STANDARD MUTCD STOP SIGNS (R1-1) SHALL BE INSTALLED BY THE DEVELOPER AT THE MINOR LEGS OF ALL INTERNAL INTERSECTIONS.
7. 5' WIDE MINIMUM INTERNAL SIDEWALK EXCEPT 7' ABUTTING 90' PARKING OR 2' PLANTING STRIP AND 5' SIDEWALK ABUTTING 90' PARKING.
8. THOMAS COMBS DRIVE WITHIN THE SITE IS A PRIVATE STREET AND ENSURES THAT ALL BUILDINGS ARE WITHIN 400' OF EITHER A PUBLIC OR PRIVATE STREET. DABNEY DRIVE IS PUBLIC WITH A 60' ROW.

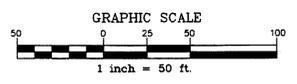
SOLID WASTE/RECYCLING DATA

SOLID WASTE
 REQUIREMENTS: EIGHT (8) 8 CUBIC YARD DUMPSTERS (1/30 UNITS)
 PROVIDED: EIGHT (8) 8 CUBIC YARD DUMPSTERS

RECYCLING
 REQUIREMENTS: THREE (3) 144 SQ FT STATIONS
 PROVIDED: THREE (3) 144 SQ FT STATIONS

SITE LEGEND

[Symbol]	SIGNAGE
[Symbol]	YARD LIGHTS
[Symbol]	LIGHT POLE
[Symbol]	POWER POLE
[Symbol]	TRAFFIC DIRECTIONAL ARROW
[Symbol]	HANDICAP PARKING STALL
[Symbol]	HANDICAP RAMP
[Symbol]	PHASE LINE
[Symbol]	SITE BOUNDARY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	ADJOINING PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	CENTERLINE
[Symbol]	CONCRETE
[Symbol]	PAINT STRIPING
[Symbol]	FENCE



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:

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 BETHESDA, MARYLAND 20814

THE EXCHANGE AT CHARLOTTE
 THOMAS COMBS DRIVE
 CHARLOTTE, NORTH CAROLINA
 SITE PLAN - NORTH

PROJECT NO. FFD-07020
 FILENAME: FFD-07020-S3
 DESIGNED BY: RMR
 DRAWN BY: TAB
 SCALE: 1"=50'
 DATE: 11-14-2007
 SHEET NO. **C-4**
McADAMS