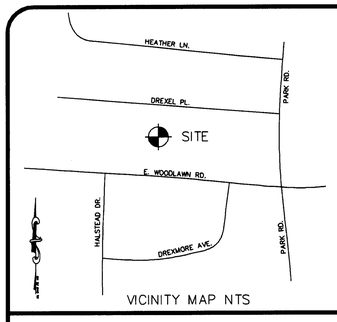


VICINITY MAP NTS

TREE TABLE	
NUMBER	DESCRIPTION
1	MULBERRY CLUSTER
2	15" ELM
3	15" PINE
4	16" PINE
5	12" PINE
6	12" HACKBERRY
7	20" MAPLE CLUSTER
8	36" PINE
9	50" SWEETGUM CLUSTER
10	24" PINE
11	18" PINE
12	22" PINE
13	16" CHERRY
14	23" HACKBERRY
15	14" SWEETGUM
16	13" CHERRY
17	19" OAK
18	36" MAPLE
19	12" MAGNOLIA
20	12" ELM
21	12" CHERRY
22	12" ELM
23	24" PEAR
24	24" MAPLE
25	8" ELM
26	8" CHERRY
27	14" LIGUSTRUM
28	28" MAPLE
29	11" MAPLE
30	48" OAK
31	CREPE MYRTLE
32	13" HACKBERRY
33	13" HACKBERRY
34	CREPE MYRTLE
35	13" CHERRY
36	16" DOUBLE SWEETGUM
37	8" ELM
38	10" CHERRY
39	10"OAK
40	22" OAK
41	24" HACKBERRY
42	20" MAPLE
43	12" HACKBERRY
44	14" PECAN
45	11" OAK
46	38" MAPLE
47	24" PEAR
48	18" MULBERRY
49	14" MAPLE
50	20" MAPLE
51	36" HACKBERRY
52	38" SWEETGUM
53	12" SWEETGUM
54	35" SWEETGUM
55	16" SWEETGUM
56	12" SWEETGUM
57	12" MAGNOLIA
58	24" SWEETGUM
59	28" SWEETGUM
60	LIGUSTRUM CLUSTER
61	LIGUSTRUM CLUSTER
62	16" PINE
63	24" FIR
64	13" FIR
65	16" FIR
66	18" FIR
67	14" FIR
68	13" FIR
69	25" FIR
70	25" FIR
71	19" HACKBERRY
72	DOGWOOD
73	CREPE MYRTLE
74	CREPE MYRTLE
75	CREPE MYRTLE
76	24" HACKBERRY

WOODLAWN HOUSE REZONING PETITION NO. 2008 - XXX NOTES:

PARCEL INFORMATION:

APPLICANT & OWNER: FAIRFIELD RESIDENTIAL, LLC 7200 WISCONSIN AVE., SUITE 1108 BETHESDA, MD 20814	
PARCEL NUMBER:	14920617
TOTAL AREA:	4.22 ACRES
FUTURE ROW TO BE DEDICATED:	0.22 ACRES (20')
EXISTING ZONING:	R-6MF, R-8MF(CD) & R-4
EXISTING USE:	APARTMENT BUILDING
EXISTING R-4/MF DENSITY:	39 DUA (2.71 NET AC. / 106 UNITS)
EXISTING BUILDING AND PARKING COVERAGE:	83,549 SF (APPROX.)
PROPOSED ZONING:	UR-3 (CD)
PROPOSED USE:	180 MULTI-FAMILY UNITS
MAXIMUM FAR (2.0 + 50% OF FAR-PARKING DECK):	551,469.6 SF
PROPOSED FAR (INCLUDING DECK):	322,700 SF (APPROX.)
PROPOSED # OF UNITS:	180
PROPOSED DENSITY:	46 DUA (3.88 NET AC. / 180 UNITS)
PROPOSED BUILDING AND PARKING COVERAGE:	75,395.5 (APPROX.)
DECREASE IN EXISTING IMPERVIOUS COVERAGE:	8,150.5 SF (APPROX.)
MINIMUM / MAXIMUM PARKING:	180 SPACES / 360 SPACES
PROPOSED PARKING:	300 SPACES
MINIMUM HC SPACES:	8
PROPOSED HC SPACES:	11
MINIMUM HC VAN ACCESSIBLE SPACES:	1
HC VAN ACCESSIBLE SPACES:	11
MINIMUM OFF-STREET SERVICE/DELIVERY SPACES:	3
PROPOSED OFF-STREET SERVICE/DELIVERY SPACES:	3
MINIMUM SHORT TERM BICYCLE SPACES/PROPOSED SHORT TERM BICYCLE SPACES:	9
PROPOSED SHORT TERM BICYCLE SPACES:	94
BUILDING HEIGHT:	474' TO 56'10"
TREE SAVE AREA:	6.0% (APPROX.)

DEVELOPMENT STANDARDS:

A) PERMITTED USES
1) PERMITTED USES SHALL BE THOSE ALLOWED IN THE UR-3 ZONING CLASSIFICATION.
2) THE MAXIMUM NUMBER OF DWELLING UNITS CONSTRUCTED ON THE SITE MAY NOT EXCEED 180.

B) SETBACKS, SIDE YARDS AND REAR YARDS
1) BUILDING SETBACK ALONG WOODLAWN ROAD SHALL BE 14' FROM THE PROPOSED CURB LINE OF THE NEW STREET OR RIGHT-OF-WAY, WHICHEVER IS GREATER. BUILDING SETBACK ALONG DREXEL PLACE SHALL BE 20' FROM EXISTING ROW LINE.
2) SIDE YARD SETBACKS SHALL BE 5' AND REAR YARD SETBACK SHALL BE 20'.

C) SCREENING
1) SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2) SHOULD THE EXISTING WOOD 6' FENCE REMAIN, SHRUBS AS PART OF THE 28' CLASS C BUFFER ARE NOT REQUIRED TO BE INSTALLED.
3) ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
4) THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
5) ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND NOT COUNT TOWARD OVERALL BUILDING HEIGHT.

D) OPEN SPACE
1) THE OPEN SPACE PROVIDED SHALL MEET OR EXCEED THE REQUIREMENT SET FORTH IN THE UR-3 ZONING DISTRICT IN THE ORDINANCE.

E) DESIGN AND PERFORMANCE STANDARDS
1) THE EXTERIOR ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED WILL BE DESIGNED SUBSTANTIALLY SIMILAR TO THE SUBMITTED ELEVATIONS DEPICTED FOR PETITION #2008-XXX.
2) PARKING DECK ELEVATIONS WILL BE DESIGNED IN A MANNER THAT AESTHETICALLY SCREENS THE PARKING AND COORDINATES WITH THE ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING.

F) LIGHTING
1) ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, AND HAVE A MAXIMUM HEIGHT OF 20', INCLUDING ITS BASE.
2) PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN THE TREE ISLANDS.
3) WALL 'PAK' LIGHTING SHALL NOT BE ALLOWED.

G) SIGNS
1) SIGNAGE SHALL CONFORM TO THE PROVISIONS OF CHAPTER 13 OF THE ORDINANCE AS MODIFIED BY THE PROVISIONS OF THE UR ZONING DISTRICT SECTION OF THE ORDINANCE.
2) NO MORE THAN TWO DETACHED MONUMENTAL PROJECT IDENTIFICATION SIGNS SHALL BE PERMITTED AND SHALL BE LOCATED WITHIN THE AREAS GENERALLY DEPICTED ON SHEET TD-1. THESE SIGNS MAY NOT EXCEED 5' IN HEIGHT AND THE ACTUAL SIGNAGE AREA MAY NOT EXCEED 6 SQUARE FEET ON EITHER SIDE.
3) DIRECTIONAL SIGNS SHALL BE ALLOWED AS PERMITTED IN THE ORDINANCE AND SHALL BE 5' BEHIND PROPOSED RIGHT-OF-WAY AND OUT OF ANY SIGHT DISTANCE TRIANGLES.
4) SIGNS SHALL BE LOCATED BEHIND THE MINIMUM SETBACK.

H) PARKING
1) OFF STREET PARKING SPACES WILL AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE UR ZONING DISTRICT IN THE ORDINANCE.
2) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED WITHIN THE AREAS GENERALLY DEPICTED ON SHEET TD-1 IN ACCORDANCE WITH THE ORDINANCE.

I) SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS
1) A SIDEWALK SHALL BE PROVIDED ALONG THE SITE SIDE OF WOODLAWN ROAD WHICH WILL BE AT LEAST 6' IN WIDTH AND HAVE A PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET CURB OR EDGE OF PAVEMENT WHICH IS AT LEAST 8' IN WIDTH.
2) PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
3) SIDEWALK CONNECTION TO ADJACENT PARCELS WILL BE PROVIDED WHERE POSSIBLE ALONG THE EASTERN AND WESTERN PROPERTY BOUNDARY ALONG WOODLAWN ROAD.

J) ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS
1) THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON SHEET TD-1. ADDITIONAL ACCESS POINTS MAY BE ALLOWED AS NEEDED AND ARE SUBJECT TO CDOT AND/OR NCDOT APPROVAL.
2) THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT.

K) FIRE PROTECTION
1) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.

L) AMENDMENTS TO REZONING PLAN
1) FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

M) BINDING EFFECT OF THE REZONING APPLICATION
1) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

N) STORM WATER MANAGEMENT
1) THE SITE IS SUBJECT TO CURRENT CITY STORM WATER REGULATIONS AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL FOR REVIEW AND APPROVAL. IF DEVELOPMENT/ENGINEERING PLANS FOR THE SITE ARE SUBMITTED ON OR AFTER JULY 1, 2008, THE SITE WILL BE SUBJECT TO THE STANDARDS SET FORTH IN THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE, STANDARDS FOR THE CENTRAL CATAWBA DISTRICT, SECTION 303(8) WHERE APPLICABLE.
2) NO STORM WATER FACILITY WILL BE ALLOWED WITHIN YARD BUFFERS OR SETBACKS.
3) THE PROPERTY OWNER OR PROPERTY ASSOCIATION WILL MAINTAIN ALL STORM WATER FACILITIES
4) FINAL LOCATIONS AND SIZES OF BMPs TO BE DETERMINED DURING THE DEVELOPMENT/ENGINEERING PROCESS.
5) LOCATION, SIZE, AND TYPE OF ANY STORM WATER MANAGEMENT SYSTEM DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS TO SITE LAYOUT MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

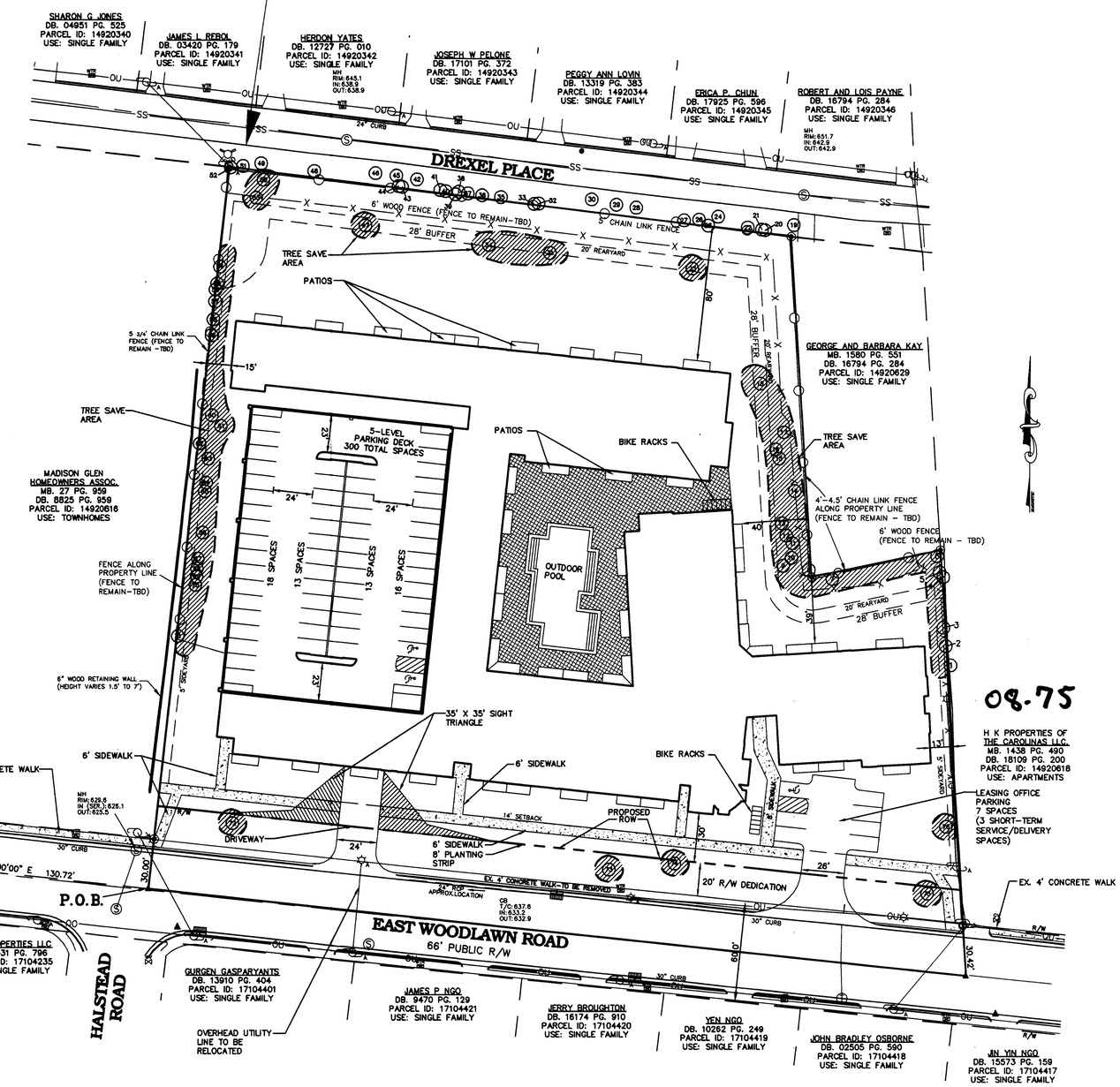
ADDITIONAL NOTES:

1) 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 8, 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.

2) ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DENR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

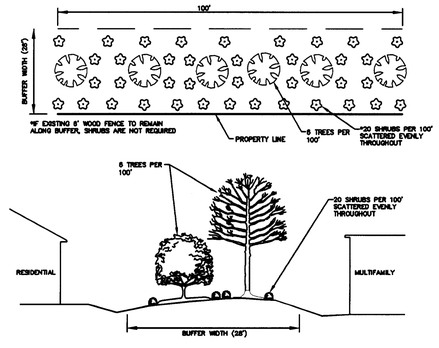
3) TREE SAVE AREA IS GENERALLY DEPICTED ON THIS PLAN BUT MAY ADJUST DUE TO GRADING REQUIREMENTS. THE TREE SAVE PERCENTAGE MAY BE APPROXIMATELY 6.0% OF THE TOTAL EXISTING TREE COVERED AREA OF THE SITE. SAVED TREES MAY BE INCORPORATED INTO THE 28' CLASS C BUFFERS ALONG THE NORTH AND EAST PROPERTY LINES.

WAIVE CHAPTER 19 REQUIREMENTS OF THE CITY CODE PERTAINING TO THE INSTALLATION OF CURB, GUTTER AND SIDEWALK ALONG DREXEL PLACE. PURPOSE IS TO MAINTAIN ESTABLISHED TREE LINE BETWEEN THE REDEVELOPMENT OF SITE AND EXISING SINGLE FAMILY DWELLINGS. SUCH ROAD IMPROVEMENTS WILL RESULT IN THE REMOVAL OF APPROXIMATELY 30 TREES RANGING BETWEEN 8" - 42" IN WIDTH. CURRENTLY, THE EXISTING SOUTH SIDE OF DREXEL PLACE DOES NOT HAVE IMPROVEMENTS MEETING CHAPTER 19 REQUIREMENTS FOR CURB, GUTTER AND SIEWALK ADJACENT TO AND WITHIN PROXIMITY OF SITE.



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- GAS METER
- WOOD LIGHT POLE (31')
- WOOD LIGHT POLE (25')
- METAL LIGHT POLE (13')
- WOOD POWER POLE (31')
- WOOD POWER POLE (25')
- METAL POWER POLE (13')
- CURB INLET
- STORM DRAINAGE MANHOLE
- DROP INLET
- STORM DRAIN
- OU — OVERHEAD UTILITY LINE
- UT — UNDERGROUND COMMUNICATIONS LINE
- UE — UNDERGROUND ELECTRIC
- SS — SANITARY SEWER LINE
- G — GAS LINE
- X — X — FENCE LINE (WOOD)
- FENCE LINE (CHAINLINK)



BUFFER YARD LANDSCAPE DETAIL
(N.T.S.)

TREE SAVE AREA

REZONING PETITION #2008-XXXX

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
CHARLOTTE, NC
6701 CARMEL ROAD
SUITE 205 ZIP 28226
(704) 527-0800 WWW.JOHNRMCADAMS.COM

REVISIONS:

OWNER: FAIRFIELD RESIDENTIAL, LLC.
7200 WISCONSIN AVE., SUITE 1108
BETHESDA, MARYLAND 20814

FAIRFIELD AT WOODLAWN

1315 EAST WOODLAWN ROAD
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

TECHNICAL DATA SHEET

PROJECT NO.	FFD-06020
FILENAME:	FFD06020-TD
CHECKED BY:	WEB
DRAWN BY:	TAB
SCALE:	1"=40'
DATE:	1/21/2008
SHEET NO.	TD-1

McADAMS