

SouthEnd Square

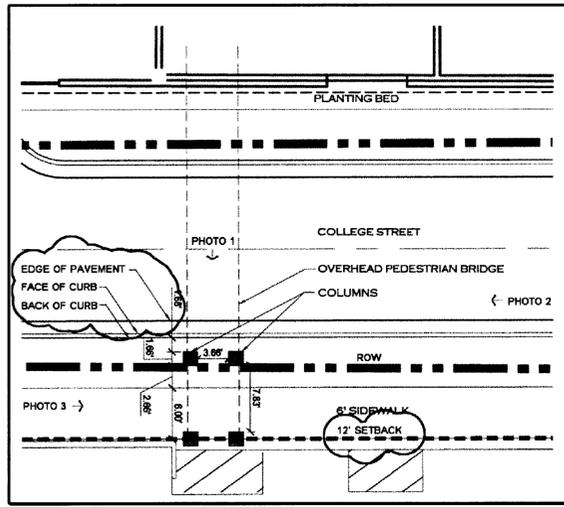
FOR
FAIRFIELD RESIDENTIAL, LLC

SouthEnd Square
Site Plan Amendment
Development Notes

This petition proposes the addition of two columns on the southern side of South College Street to the previously approved and constructed SouthEnd Square Apartment Complex. This petition is necessitated by the fact that these columns were approved and constructed on the site but were not indicated in the original rezoning for the site. No additional entitlements, variations or optional requests are applied for as part of this petition.

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of either the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. With the exception of the two columns referenced above, the site has been developed subject to the development standards of Rezoning Petition 2001-81, approved on May 21, 2001 and incorporated herein as sheet one. There are no additional variations from these development standards requested.
3. With the exception of the two columns referenced above, the site has been developed subject to the optional request of Rezoning Petition 2001-81, approved on May 21, 2001 and incorporated herein as sheet one. The only optional request included in this site plan amendment is for the addition of two columns on the southern side of South College Street. These columns were approved, inspected and constructed but were not included on the original rezoning plan. The columns are in the setback and r/w and will remain. There are no other optional requests included in this petition.
4. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
5. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial Submission: September 2008
 Revised Submission: November 14, 2008
 Tax Parcels: 12303401 and 12303101
 Total Site Area: 3.6+ acres
 Existing Zoning: MUDD-O
 Proposed Zoning: MUDD-O (SPA)
 Proposed Site Plan Amendment: Addition of two columns on the southern side of South College Street



PEDESTRIAN BRIDGE ENLARGEMENT - 1" = 10'



PHOTO 1 N.T.S.

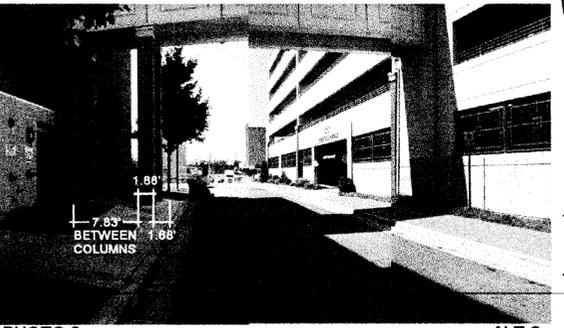


PHOTO 2 N.T.S.

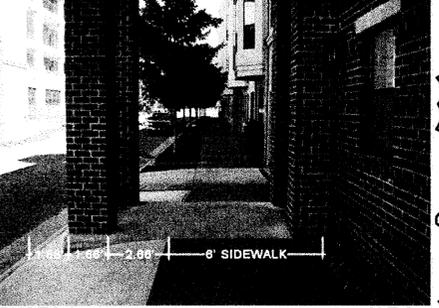
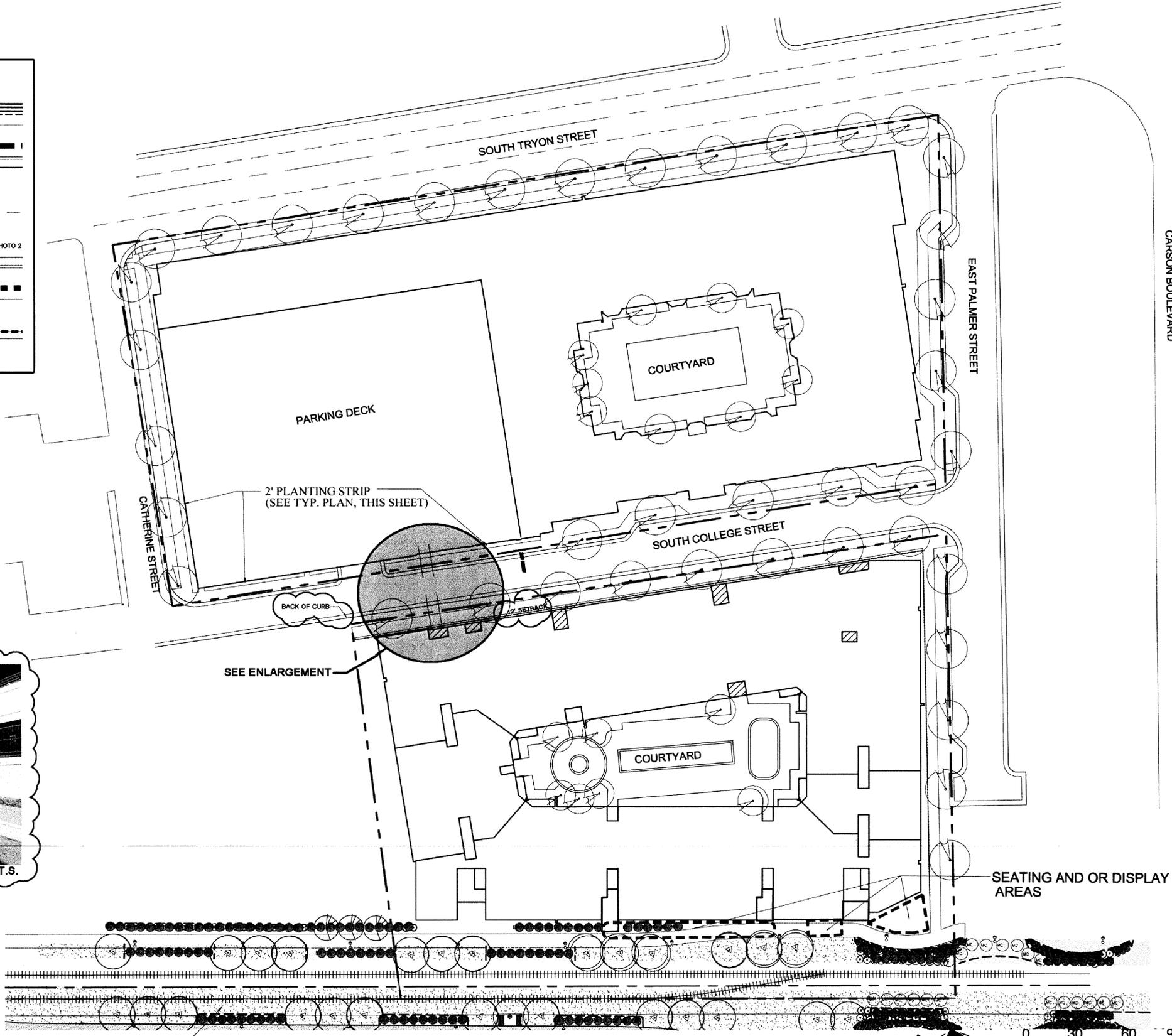
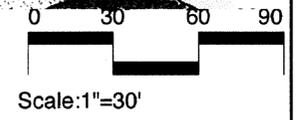


PHOTO 3 N.T.S.



SCHEMATIC "TROLLEYSCAPE" PLANTING PLAN

NOTE: THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN/BUILDING CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCENARIO, BUT CHANGES AND ALTERATIONS ARE PERMITTED BASED UPON TENANT NEEDS, CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS ETC.



FOR PUBLIC HEARING
PETITION # 2008-151

SITE PLAN

Paul Brown

DATE: APRIL 25, 2001
 PROJECT NO.: 1000263
 REVISIONS:
 09/05/08 - REVISED PER PEDESTRIAN
 BRIDGE ENCROACHMENT
 11/14/08 - REVISED PER CITY COMMENTS
 12/18/08 - REVISED PER CITY COMMENTS

1701 East Boulevard, Charlotte, NC 28203 704/333-0329
 1414 Prince Street, Alexandria, VA 22314 703/540-7784
 164 NW Broad St., Southern Pines, NC 28587 910/892-2788
 135 2nd Ave. Ste 201, Franklin, TN 37050 615/591-7164

LandDesign, Inc.
 Landscape Architecture Land Planning
 Urban Design

SHEET NO: **2** OF: **2**
 FILE NAME: *landdesign_4-25-01_2008-151*