





REZONING PETITION # 2006-166

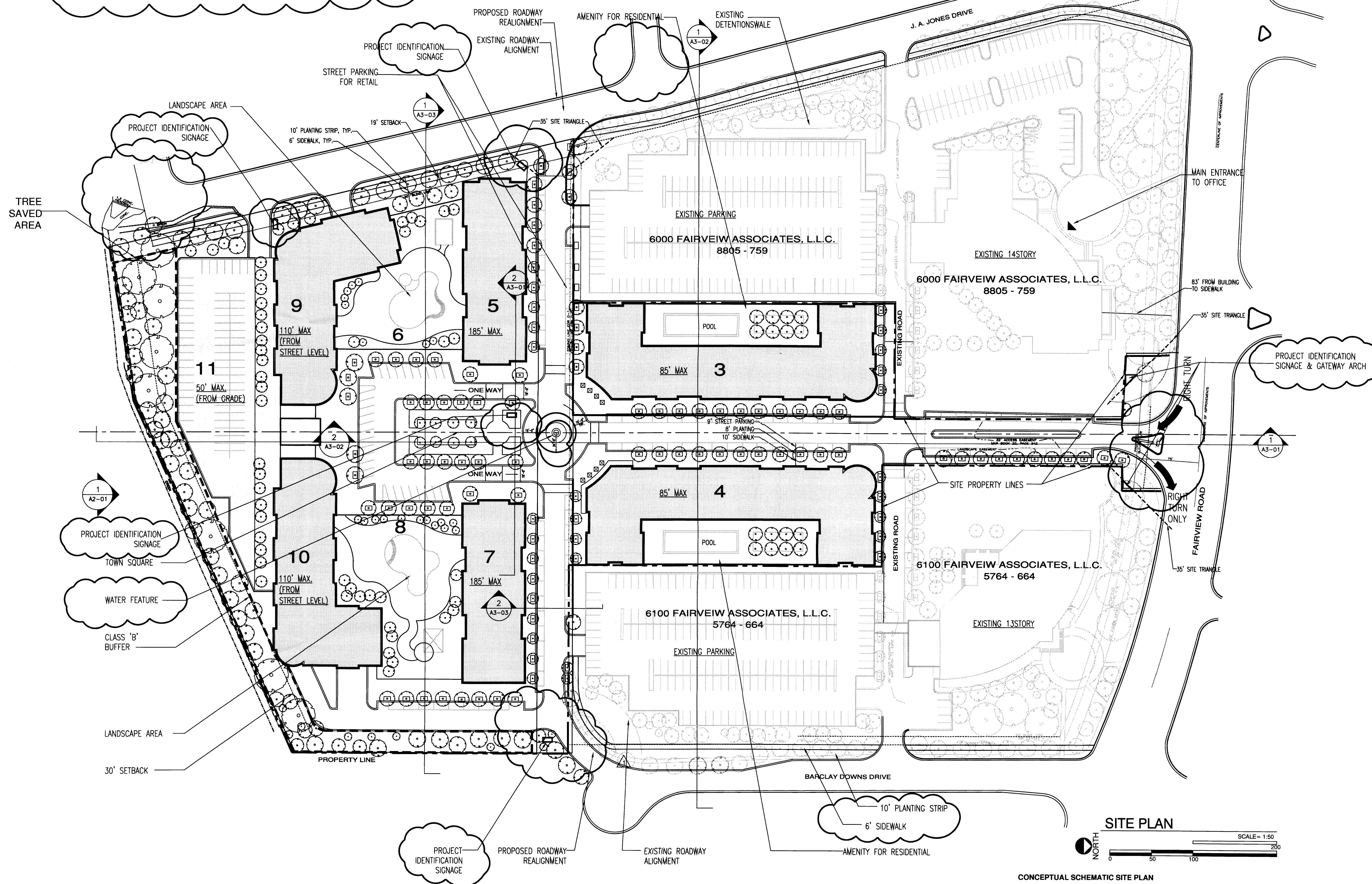
PROPOSED USES PARKING DATA				
USES	SQFT.	MUDD PARKING REQUIREMENT	MIN. PARKING PROVIDED WITH RESIDENTIAL (2)	MIN. PARKING PROVIDED WITHOUT RESIDENTIAL (2)
RETAIL/REST.	185,000 SF.	308 SPACES= 1 / 600 SF.	531 SPACES= 2.87 / 1000 SF.	550 SPACES= 2.97 / 1000 SF.
RESIDENTIAL	685 UNITS	685 SPACE @ 1 PER UNIT	685 SPACE @ 1 PER UNIT	685 SPACE @ 1 PER UNIT
HOTEL	150 ROOMS	75 SPACE @ .5 PER ROOM	75 SPACE @ .5 PER ROOM	75 SPACE @ .5 PER ROOM

REV. 01/08/07

(1) MIN. PARKING PROVIDED IS SUBJECT TO CONVERSION RATES AS DEFINED IN SECTION 2 OF DEVELOPMENT STANDARDS.

(2) MIN. PARKING PROVIDED IS SUBJECT TO REDUCTION AS DEFINED IN SECTION 3C. OF DEVELOPMENT STANDARDS.

- |  |  |
|--|--|
| 1. NOT USED  | 7. PROPOSED RESIDENTIAL  |
| 2. NOT USED  | 8. PROPOSED STREET LEVEL RETAIL/RESTAURANT WITH LANDSCAPED ROOF DECK |
| 3. PROPOSED RESIDENTIAL WITH RETAIL ON GROUND FLOOR                  | 9. PROPOSED RESIDENTIAL  |
| 4. PROPOSED RESIDENTIAL WITH RETAIL ON GROUND FLOOR                  | 10. PROPOSED RESIDENTIAL   |
| 5. PROPOSED RESIDENTIAL  | 11. PROPOSED PARKING DECK  |
| 6. PROPOSED STREET LEVEL RETAIL/RESTAURANT WITH LANDSCAPED ROOF DECK |  |



IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS, THIS SCHEMATIC SITE PLAN THAT ACCOMPANIES THE TECHNICAL DATA SHEET IS SCHEMATIC IN NATURE AND THE EXACT ALIGNMENT OF STREETS, ACCESS POINTS, THE CONFIGURATION AND PLACEMENTS OF PARKING AND SERVICE AREAS AND THE PRECISE LOCATION, HEIGHTS AND MASSES OF THE BUILDINGS AND PARKING AREAS, SERVICE AREAS AND OTHER INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES OF THE PROJECT.

DATE	CONCEPTUAL SCHEMATIC SITE PLAN		9 COPY-RIGHT 2004 LNR - PROPERTY CORP. STEWART, ILLINOIS 60154-1000 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR TRANSMITTED WITHOUT HIS WRITTEN PERMISSION.
	DRAWN BIS CHECKED JOB NO. 255986.00	SOUTH FAIR PLAZA LNR - PROPERTY CORPORATION	
A0-01			



REZONING PETITION # 2006-166



**J. A. JONES DRIVE**  
(FORMERLY SAINT ALBANS STREET)

**6000 FAIRVEIW ASSOCIATES, L.L.C.**  
 6000 FAIRVIEW, SUITE 100  
 FAIRVIEW, DE 21064  
**8805 - 759**

(ONE PARKING LEVEL  
TO BE ADDED)

6000 FAIRVEIW ASSOCIATES, L.L.C  
8805 - 759

6010 FAIRVEIW ASSOCIATES, L.L.C.  
8805 - 755

(TO BE DEMOLISHED)

6100 FAIRVIEW ASSOCIATES, L.L.C.  
5764 - 664

6100 FAIRVEIW ASSOCIATES, L.L.C.  
5764 - 664

6010 FAIRVEIW ASSOCIATES, L.L.C  
8805 - 755

AT & T COMMUNICATIONS OF  
THE SOUTHERN STATES, INC.  
4774-477

BARCLAY DOWNS DRIVE  
(FORMERLY TELESTAR LANE)

THIS IS TO CERTIFY THAT ON THE 2<sup>nd</sup> DAY OF MAY 20 05, THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT NO NEW BOUNDARY SURVEY AND NO NEW FIELD LOCATION WAS PERFORMED IN ITS PREPARATION. THIS IS A COMPUTER MAP MADE FROM EXISTING RECORDS OR FROM A PREVIOUS SURVEY AND IT SOLE PURPOSE IS TO SHOW PHYSICAL FEATURES AND OTHER MATTERS CONTAINED ON THE PRIOR SURVEYS AND OR IN THE EXISTING RECORDS. THIS MAP IS NOT INTENDED TO MEET THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD MAP 1600 (21 NCA), AND AS SUCH IT IS NOT INTENDED TO BE USED FOR RECORDEATION, CONVEYANCES, OR SALES.

SIGNEI

REVISIONS		COMPOSITE MAP FOR	
		<b>LNR PROPERTY CORP.</b> FOR EXECUTIVE PART OFFICE PARK 6000, 6010 & 6100 FAIRVIEW ROAD CHARLOTTE, MICHLERBURG, CHARLOTTE, NC DEED BOOK 8505, PAGE 759 & PAGE 759 DEED BOOK 5674, PAGE 664 TAX PARCEL 1-0-01-00-00-00-00	
		<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL (704) 366-1186	
CDLW	DRAWN	REVISED	SCALE
	RM		DATE
			FILE NO. W-18290
			MAY 25, 2005
			1" = 60'
			1:60,000

[illegible]

PRINTED	
DATE	REMARKS
14082006	FEEDBACK, 10000
14121906	FEEDBACK, 1000000
17082006	FEEDBACK, 1000000
20072007	FEEDBACK, 1000000
15082007	FEEDBACK, 1000000

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SMALLWOOD, REYNOLDS,  
STEWART, STEWART  
& ASSOCIATES, INC.

**SOUTH FAIR PLAZA**  
LNR - PROPERTY CORPORATION

NOT ISSUED FOR CONSTRUCTION

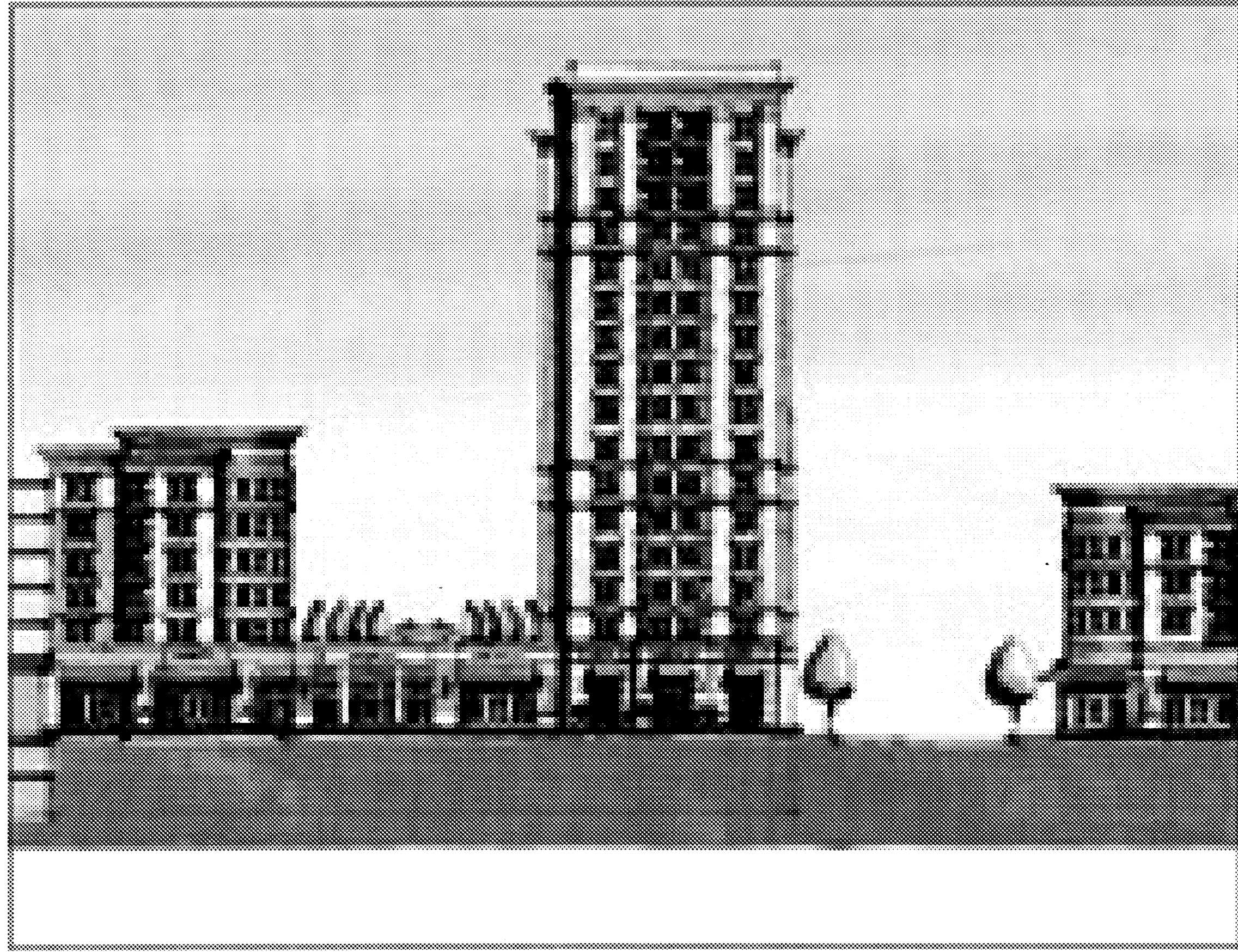
A0-02

One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

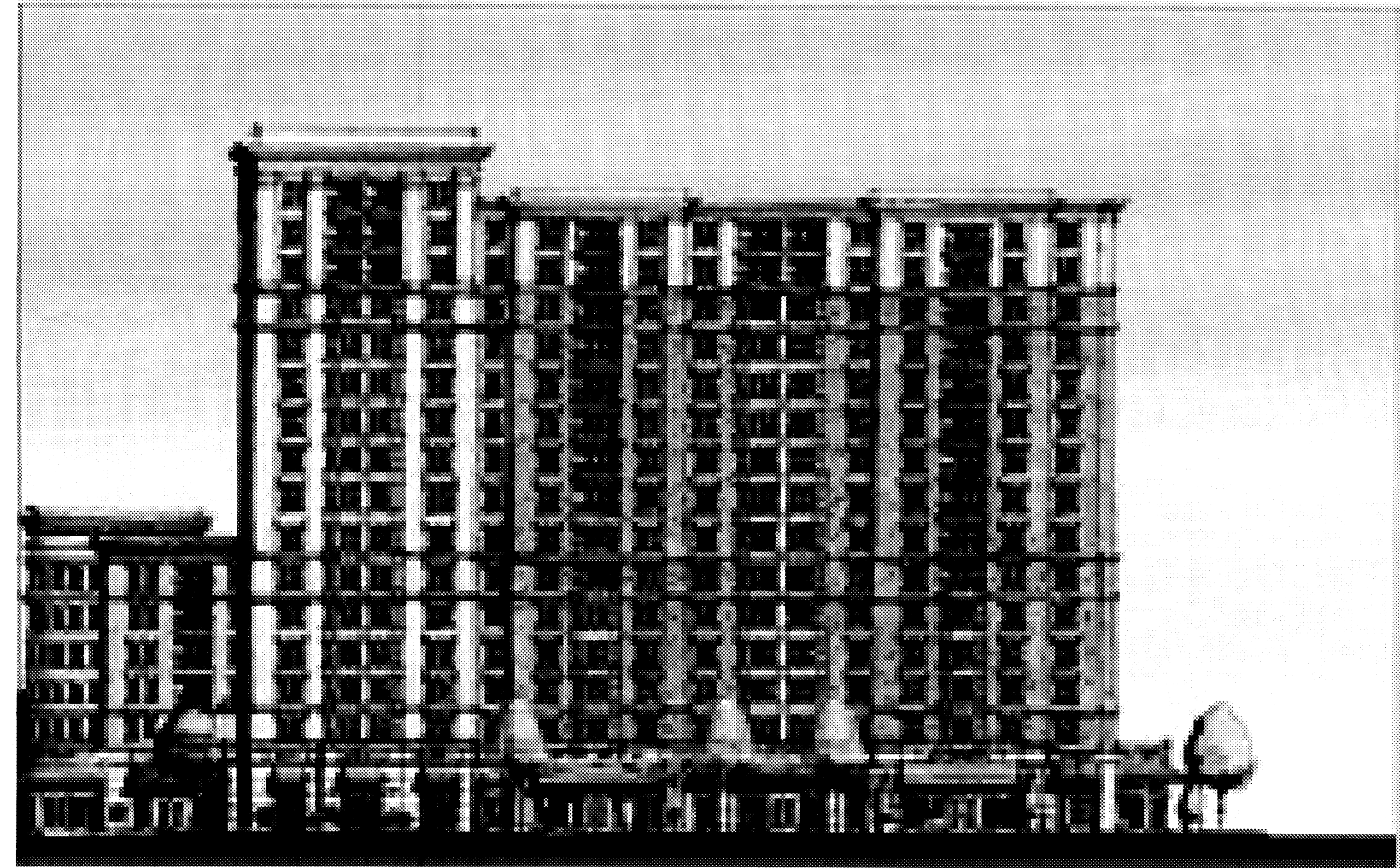
Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects

## EXISTING CONDITIONS

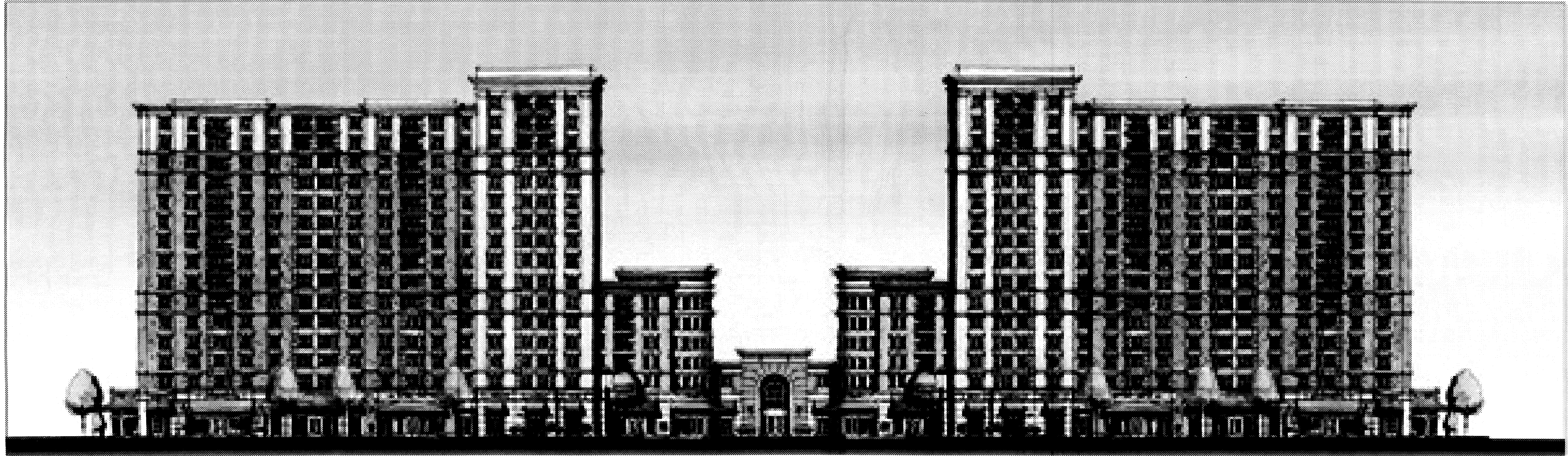




PARTIAL WEST ELEVATION



PARTIAL SOUTH ELEVATION



SOUTH ELEVATION





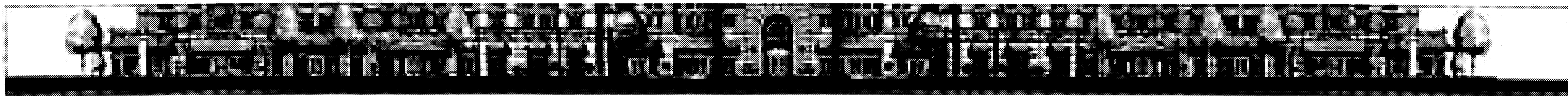
WEST STREETSCAPE ELEVATION(LOOKING FROM TOWN SQUARE)



PARTIAL SOUTH STREETSCAPE ELEVATION



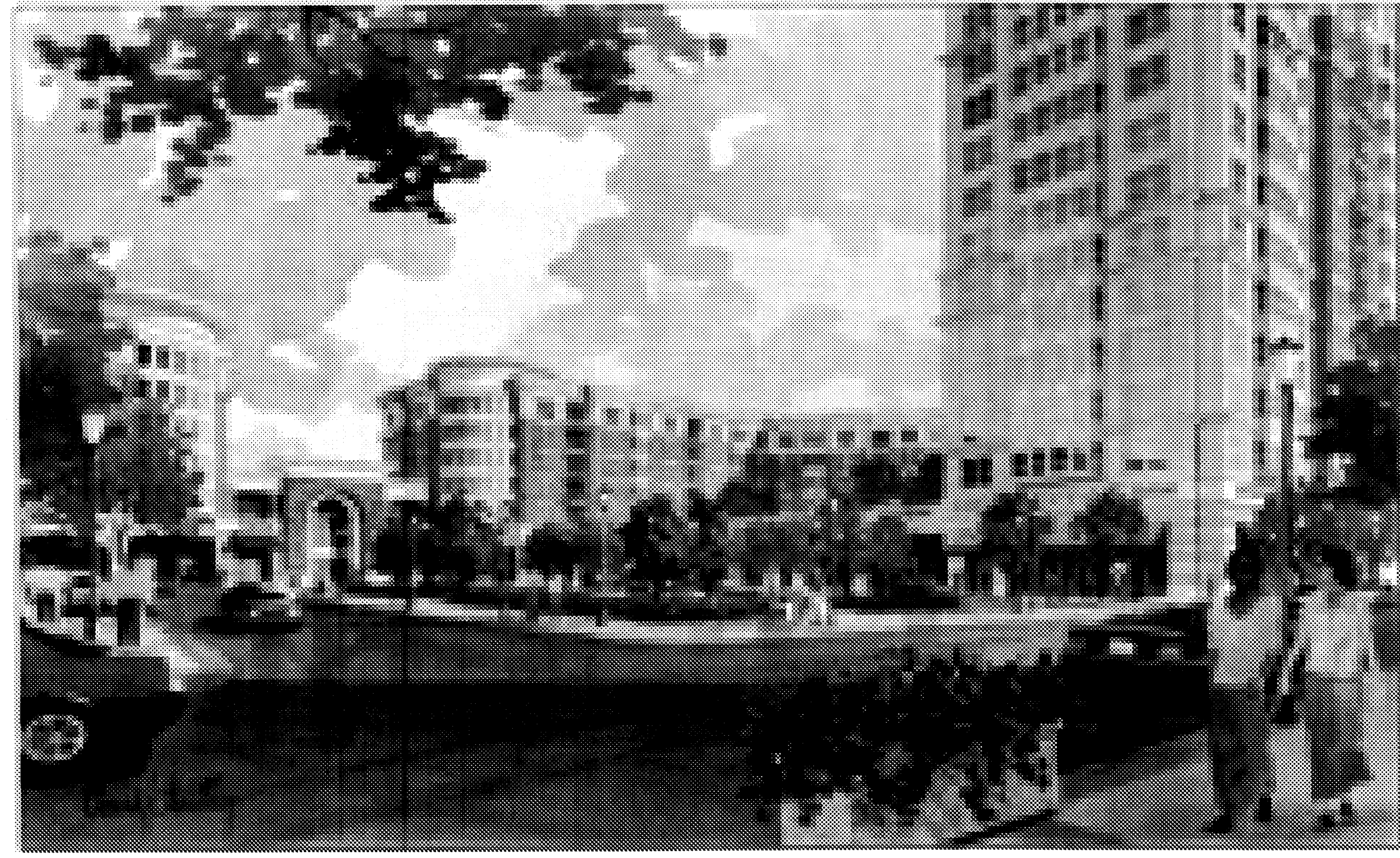
PARTIAL SOUTH STREETSCAPE ELEVATION



SOUTH STREETSCAPE ELEVATION

STREETSCAPE ELEVATION		SOUTH PARK REDEVELOPMENT L&L PROPERTY CORPORATION		DATE: 10-06	
				</	



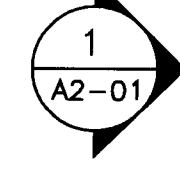


Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects

One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

DATE: 10/1/81		BY: [Signature]	
SCALE: 1" = 40'		PROJECT NO.: 81-01	
		SHEET NO. 1 OF 1	





## ELEVATION AND SECTION

**SOUTH FAIR PLAZA**  
LNR - PROPERTY CORPORATION

DRAWN  
BAS  
CHECKED  
JOB NO.  
205066.00  
A2-01

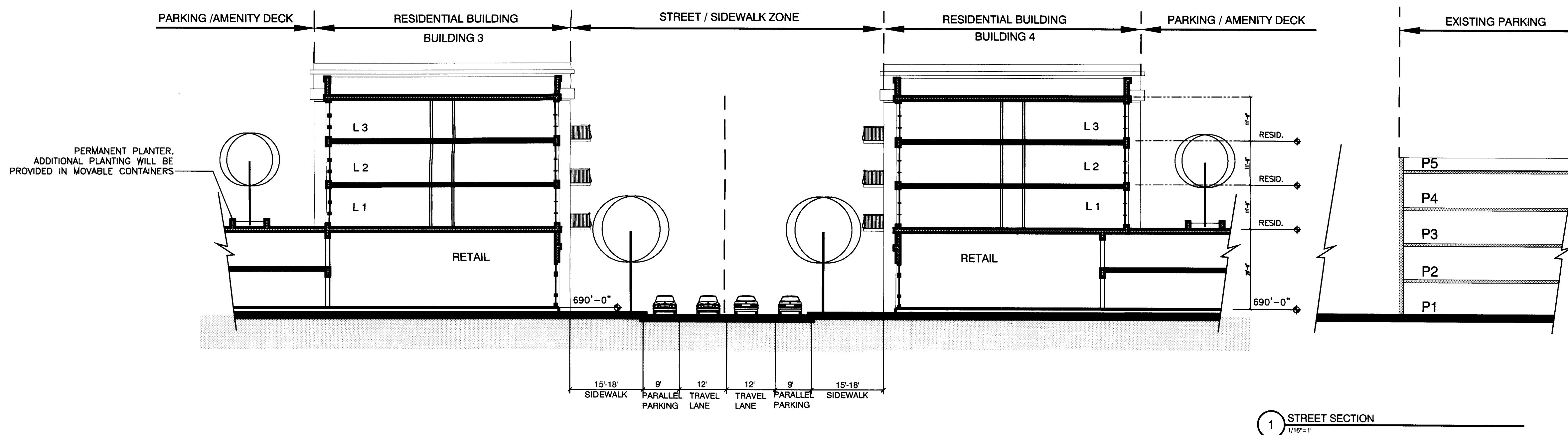
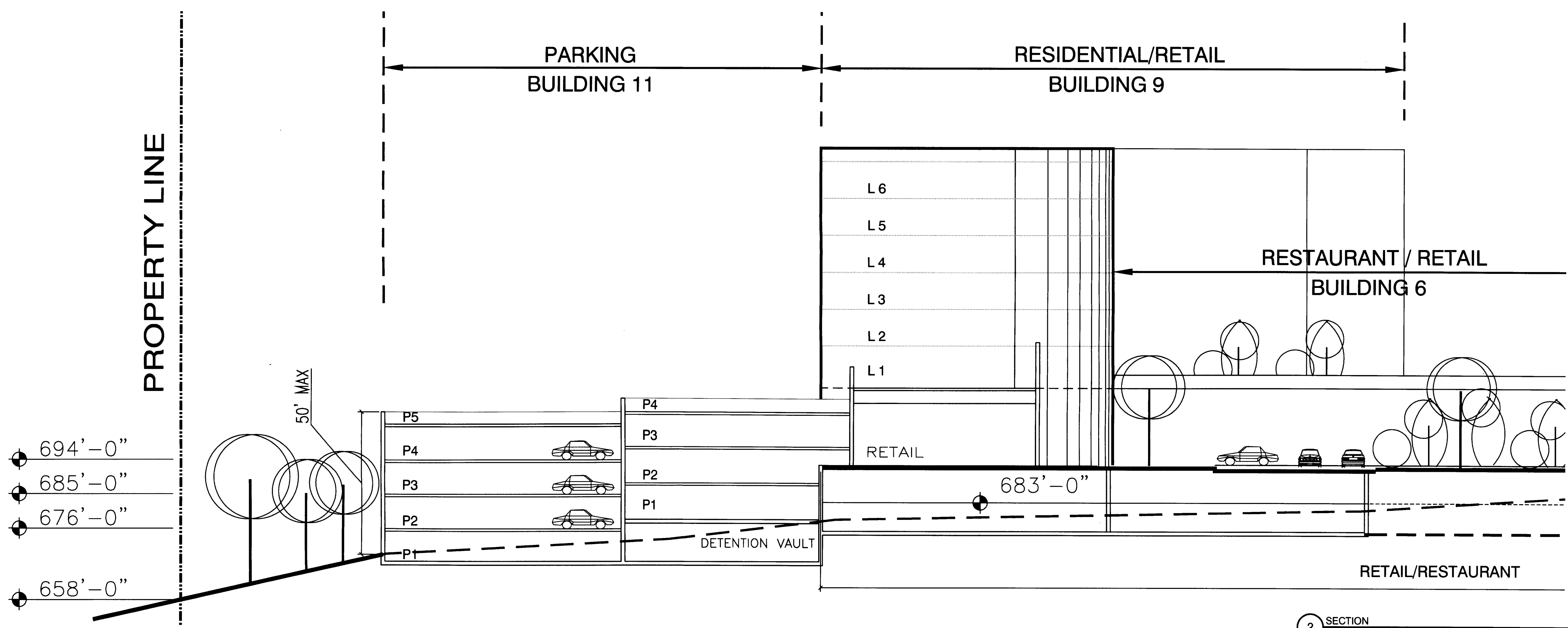
NOT ISSUED FOR CONSTRUCTION

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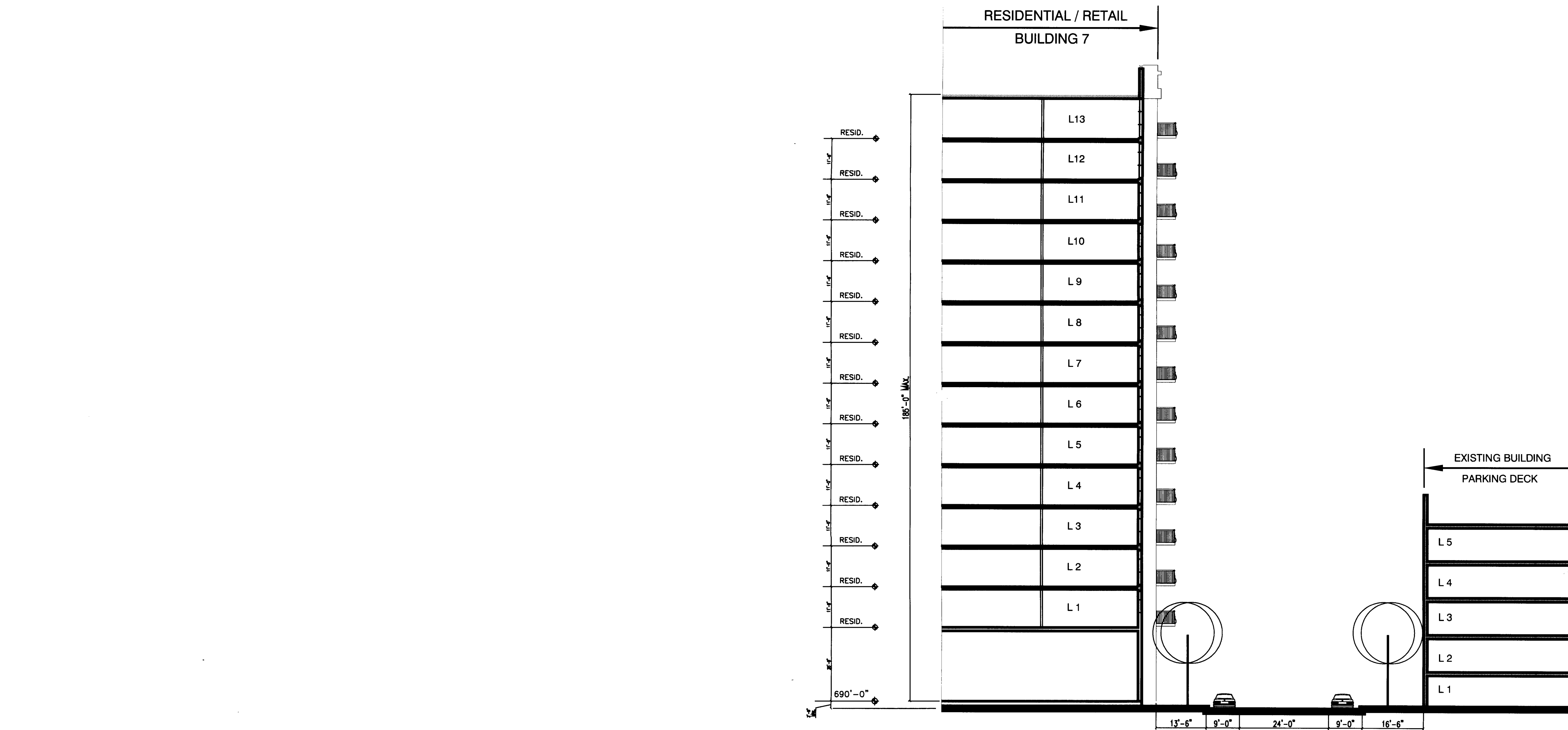


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DATE		SECTIONS	
A3-02		DRAWN BJS CHECKED JOB NO. 200808.00	
		SOUTH FAIR PLAZA LNR - PROPERTY CORPORATION	





Architectural site plan showing the layout of Buildings 3 through 8. Buildings 3 and 4 are labeled "RESIDENTIAL BUILDING 3 BEYOND" and "RESIDENTIAL BUILDING 4 BEYOND" respectively, with a height dimension of 165'-0" Max. Buildings 5 and 7 are labeled "RESIDENTIAL / RETAIL BUILDING 5" and "RESIDENTIAL / RETAIL BUILDING 7". Buildings 6 and 8 are labeled "RETAIL" and "RETAIL / BELOW GRADE PARKING BUILDING 6" and "RETAIL / BELOW GRADE PARKING BUILDING 8". The plan includes landscaped plazas, trees, and a 25'-0" dimension for a specific area.

1 STREET SECTION  
1/32" = 1'-0"

[illegible]

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DATE	SECTIONS	
	DRAWN ITU CHECKED JOB NO.	<b>SOUTH FAIR PLAZA</b> LNR - PROPERTY CORPORATION
	A3-03	250606.00