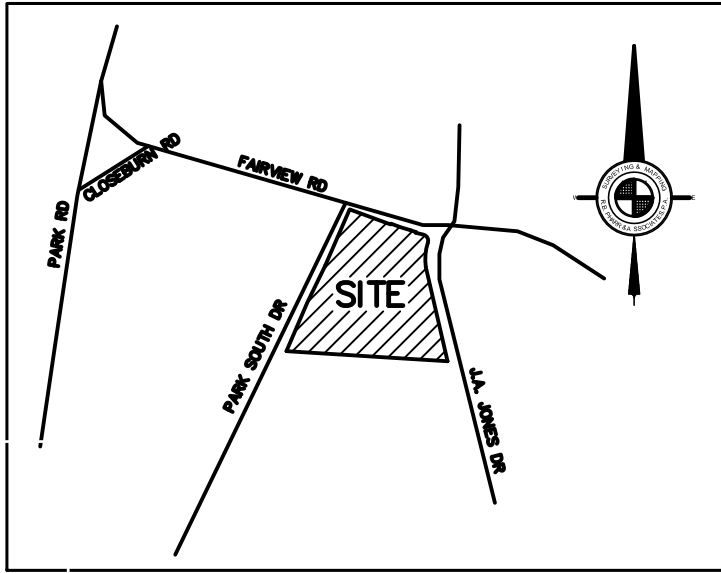
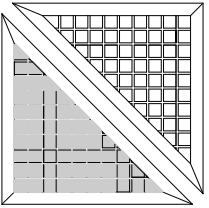


REGISTER OF DEEDS:
CERTIFIED TO BE A TRUE AND CORRECT COPY OF
THE ORIGINAL MAP RECORDED IN
BOOK _____ PAGE _____
DATE:
JUDITH A. GIBSON, REGISTER OF DEEDS

RECOMBINATION PLAT
FAIRVIEW PLAZA
OWNER: FAIRVIEW PLAZA ASSOCIATES, LP
FAIRVIEW ROAD
CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: 4278-350, 4637-155, & 9869-952
TAX PARCEL #: 179-022-02, 179-022-37, & 179-022-39



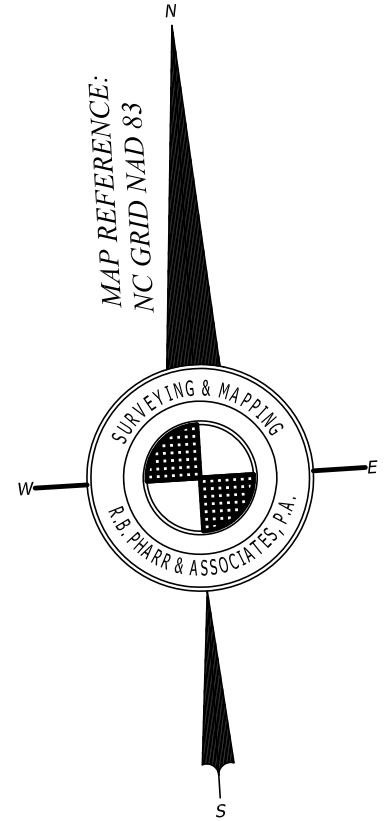
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FAIRVIEW
MIXED-USE DEVELOPMENT REZONING
FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP, CHARLOTTE, NORTH CAROLINA

SITE SURVEY

Project	Engineer
Sheet	Title
Engineer	CTB
Drawn By	JRD
Date	08/23/10
Revisions	1 - 10/14/10 - PER REVIEW ONE
BEA Project Number	528-001
Sheet	
EX 1.0	



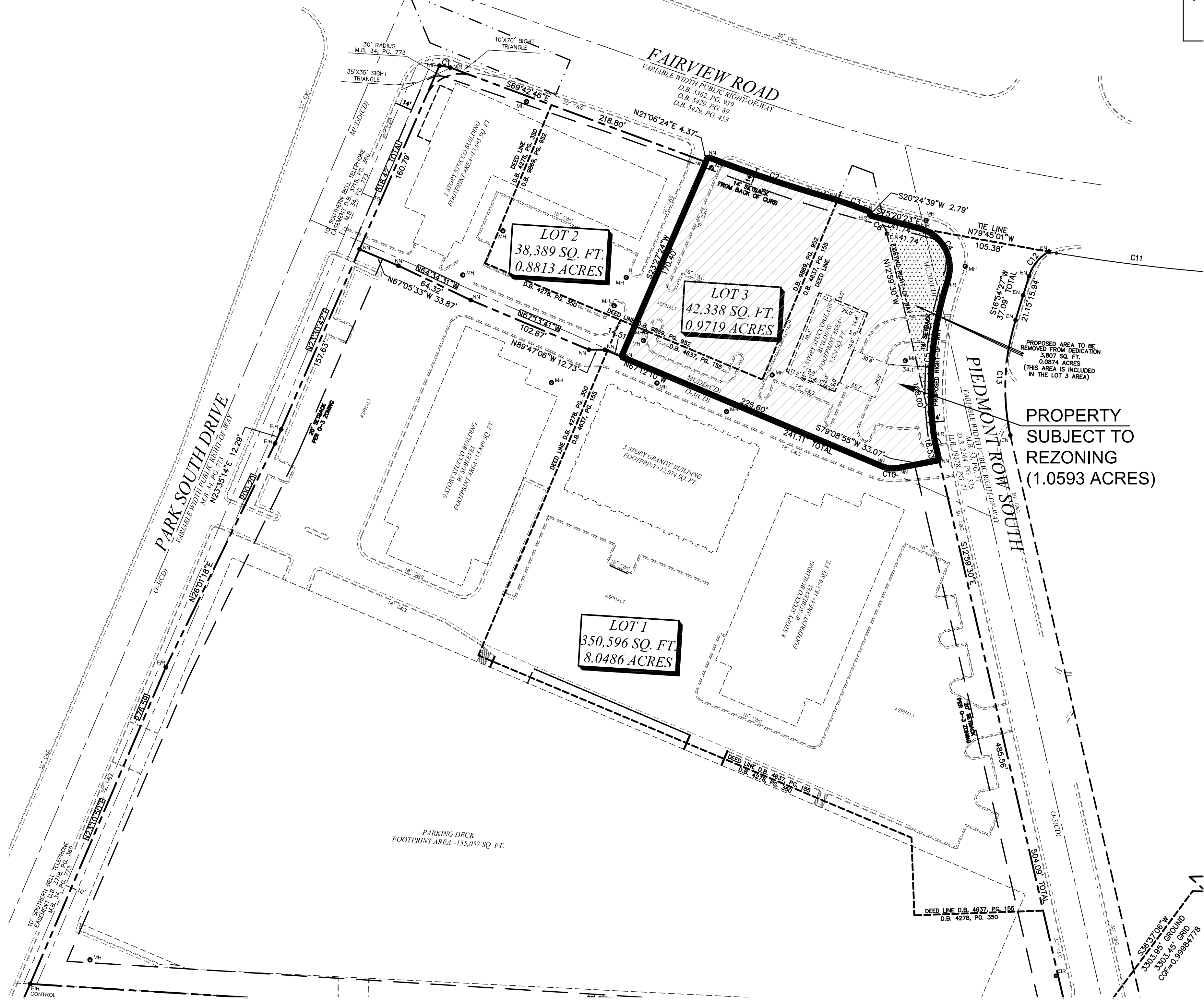
- NOTES:**
- ALL CORNERS MONUMENTED AS SHOWN.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - PARK SOUTH DRIVE IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
 - FAIRVIEW ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
 - NO NGS MONUMENT FOUND WITHIN 2000' OF THE SUBJECT PROPERTY.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE. BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

- LEGEND:**
- CALCULATED POINT
CGF - COMBINED GRID FACTOR
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EPH - EXISTING PUNCH HOLE
(M) - MEASURED
M.B. - MAP BOOK
N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED
PIN - PARCEL IDENTIFICATION NUMBER
PG. - PAGE
(R) - RECORDED
R.W. - RIGHT-OF-WAY
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
APPROXIMATE ZONING LINE

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: MUDD(CD) & O-3(CD)
MINIMUM SETBACK REQUIREMENTS FOR LOTS 2 & 3
AS PER ZONING PETITION NO. 2006-074
MINIMUM SETBACK: 14 FT FROM BACK OF CURB
MINIMUM SIDE YARD: 0 (10' BUILDING SEPARATION
REQUIRED ADJACENT TO RESIDENTIAL USE)
MINIMUM REAR YARD: 0 (10' BUILDING
SEPARATION REQUIRED ADJACENT TO RESIDENTIAL
USE)
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

**FOR PUBLIC HEARING
PETITION NO. 2010-070**

TOTAL AREA=431,323 SQ. FT. OR 9.9018 ACRES
(AREA BY COORDINATE COMPUTATION)



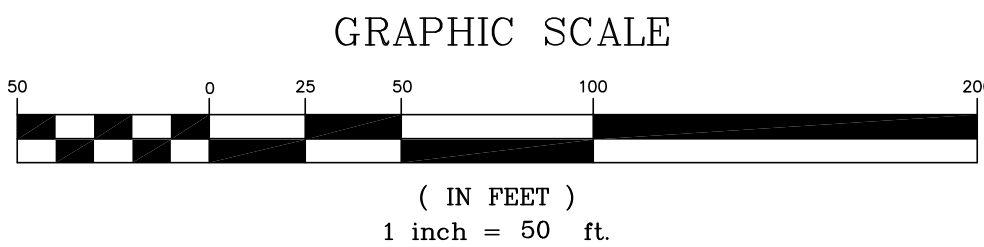
REVIEW OFFICER:
I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, NORTH CAROLINA CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

SURVEYOR'S CERTIFICATE:
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (D.B. 4278-350, D.B. 4637-155, & D.B. 9869-952); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 20____.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

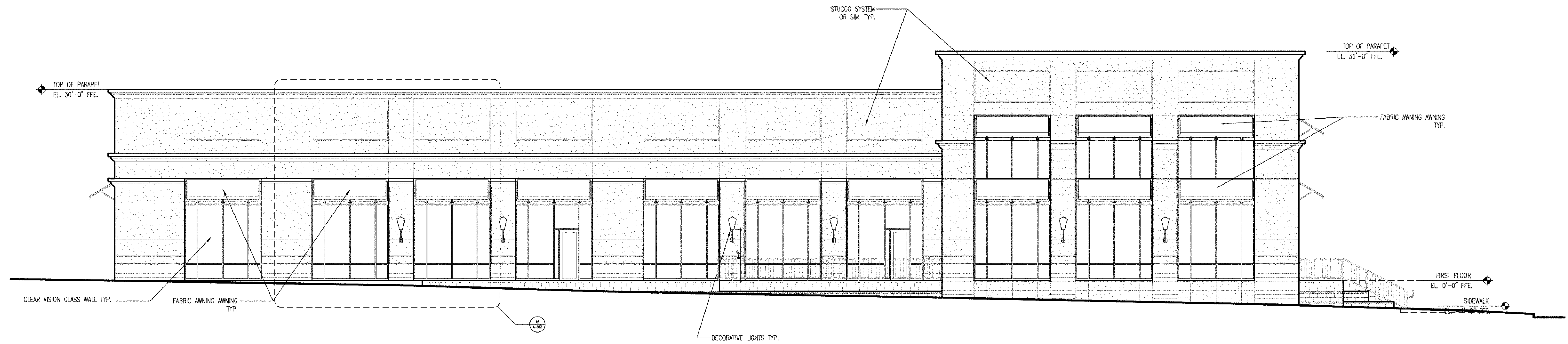
JUSTIN F. CLONINGER (L-4430) _____ DATE _____
PROFESSIONAL LAND SURVEYOR



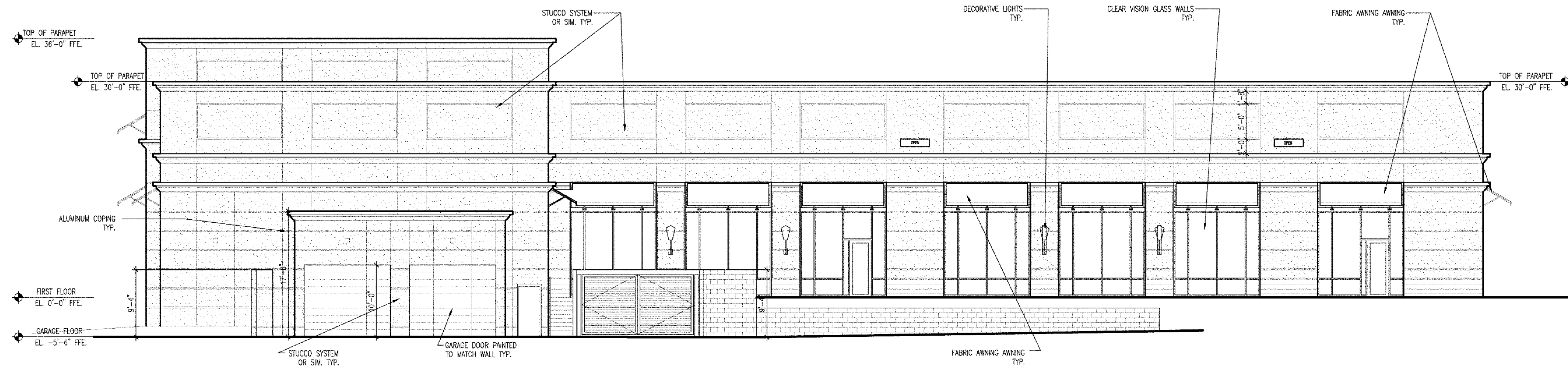
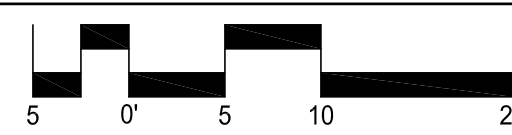
FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004.
COMMUNITY PANEL NO.: 3701580226E

CREW:	TR	CEB	REVISD:
SCALE:	DATE:	FILE NO.	JOB NO.
1"=50'	JAN. 22, 2008	W-3603	72648

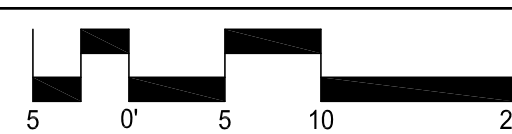
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL. (704) 376-2186



NORTH ELEVATION



SOUTH ELEVATION



General notes:

Finish color of EFIS or stucco is to be Benjamin Moore 2155-60 or owner approved equal.

Granite shall be "absolute black indian polished" from superior tile & marble corp. or owner approved equal.

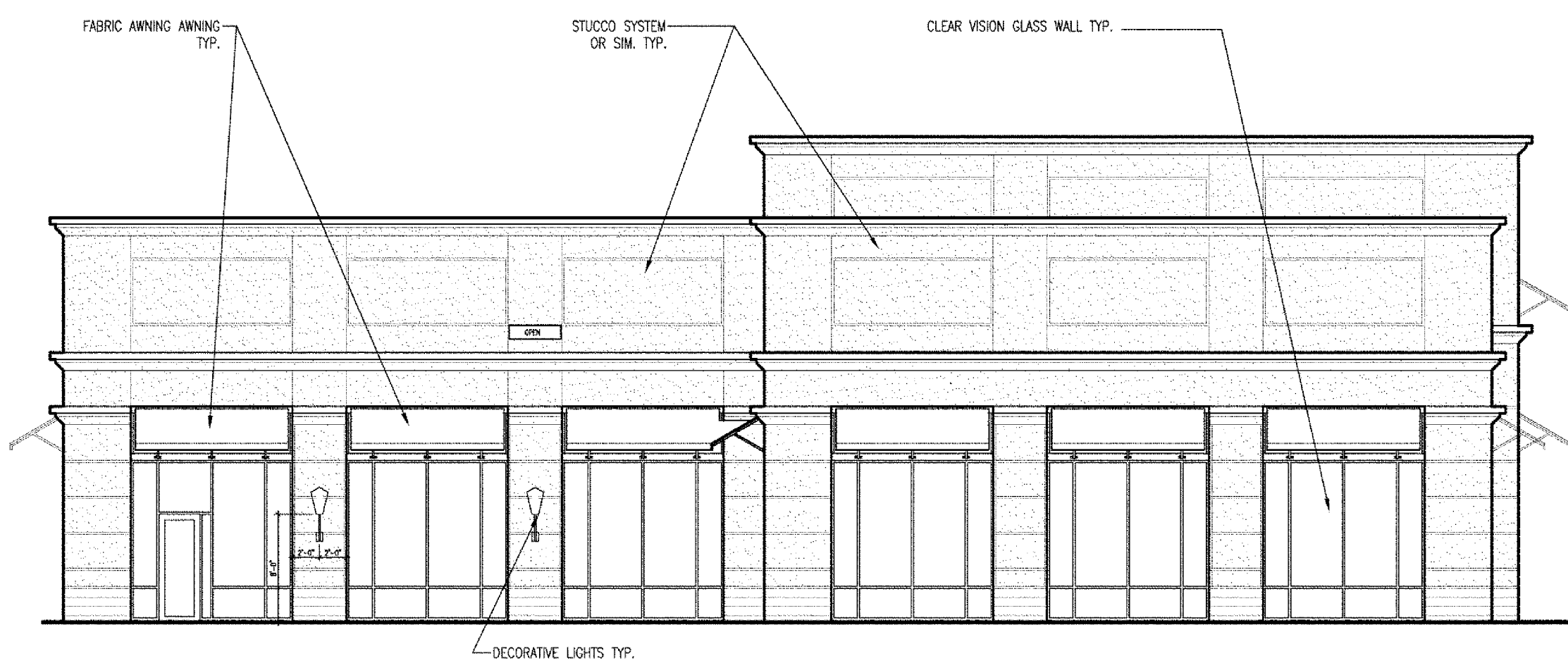
All aluminum window frames and flashing metals to be clear anodized or bright silver color or owner approved equal.

All glass shall be Pilkington blue-green eclipse advantage SHGC .38 Ufactor .34 or owner approved glass with equal performance.

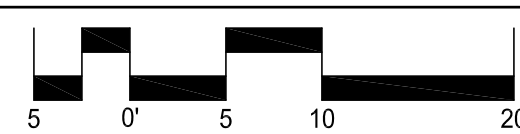
All CMU shall be smooth or polished face see drawing notes (metromount - mountain sand or owner approved equal).

All mortar shall be C-cure buckskin beige or owner approved equal.

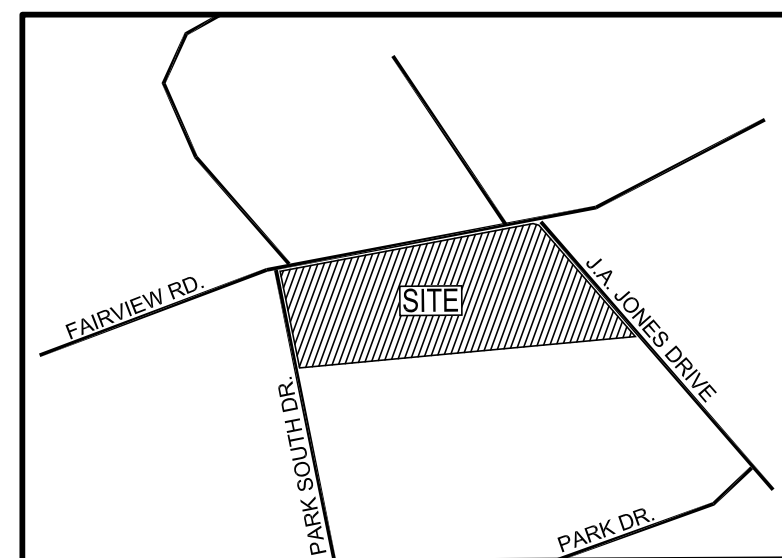
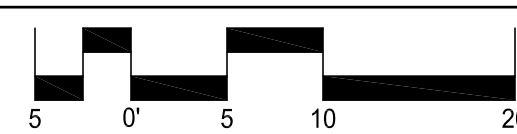
Awning fabric to be Sunbrella color black or owner approved equal.



EAST ELEVATION



WEST ELEVATION



VICINITY MAP - NOT TO SCALE

FOR PUBLIC HEARING
PETITION NO. 2010-070

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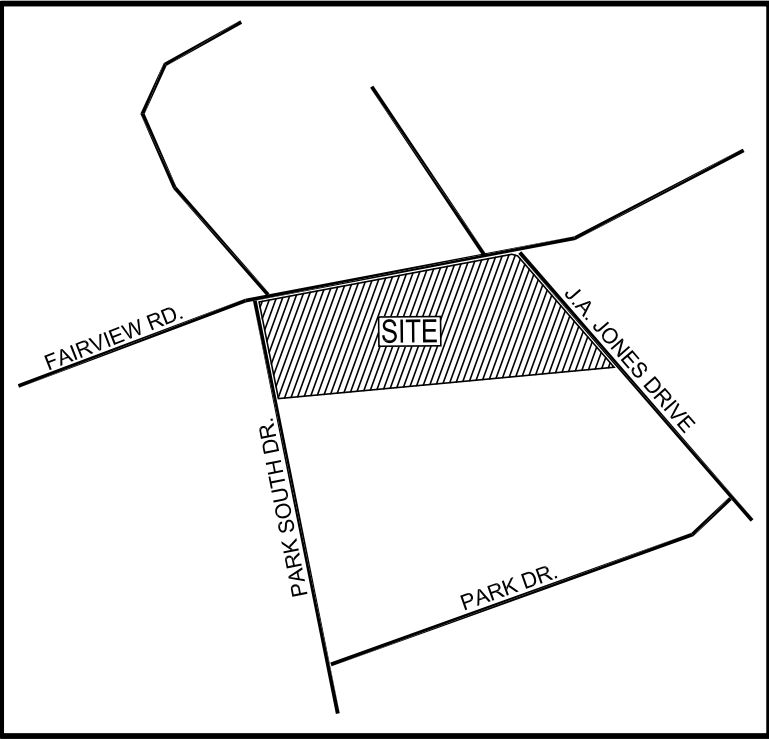
**BUILDING ELEVATIONS
PHASE 2**

SCHEMATIC SITE PLAN 2(A) & 2(B)

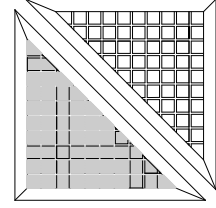
Project
Engineer
CTB
Drawn By
JRD
Date
08/23/10
Revisions
1 - 10/14/10 - PER REVIEW ONE

BEA Project Number
528-001
Sheet
TDS 3.0

VICINITY MAP - NOT TO SCALE

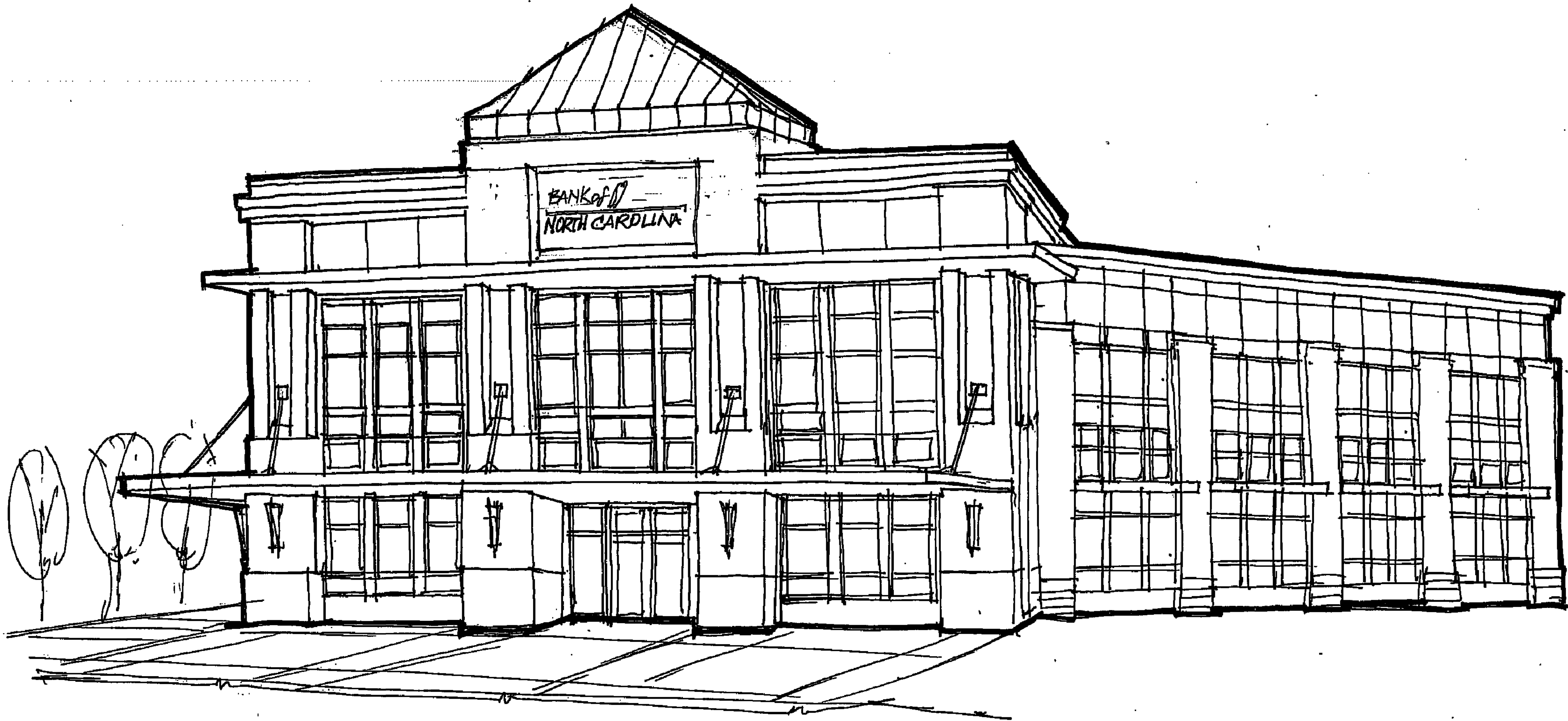


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MIXED-USE DEVELOPMENT REZONING
FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP, CHARLOTTE, NORTH CAROLINA

BUILDING ELEVATIONS
PHASE 2
SCHEMATIC SITE PLAN 2(C)

Project	Engineer
	CTB
Drawn By	JRD
Date	08/23/10
Revisions	1 - 10/14/10 - PER REVIEW ONE

BEA Project Number
528-001

Sheet
TDS 3.1

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PETITION NO. 2010-070