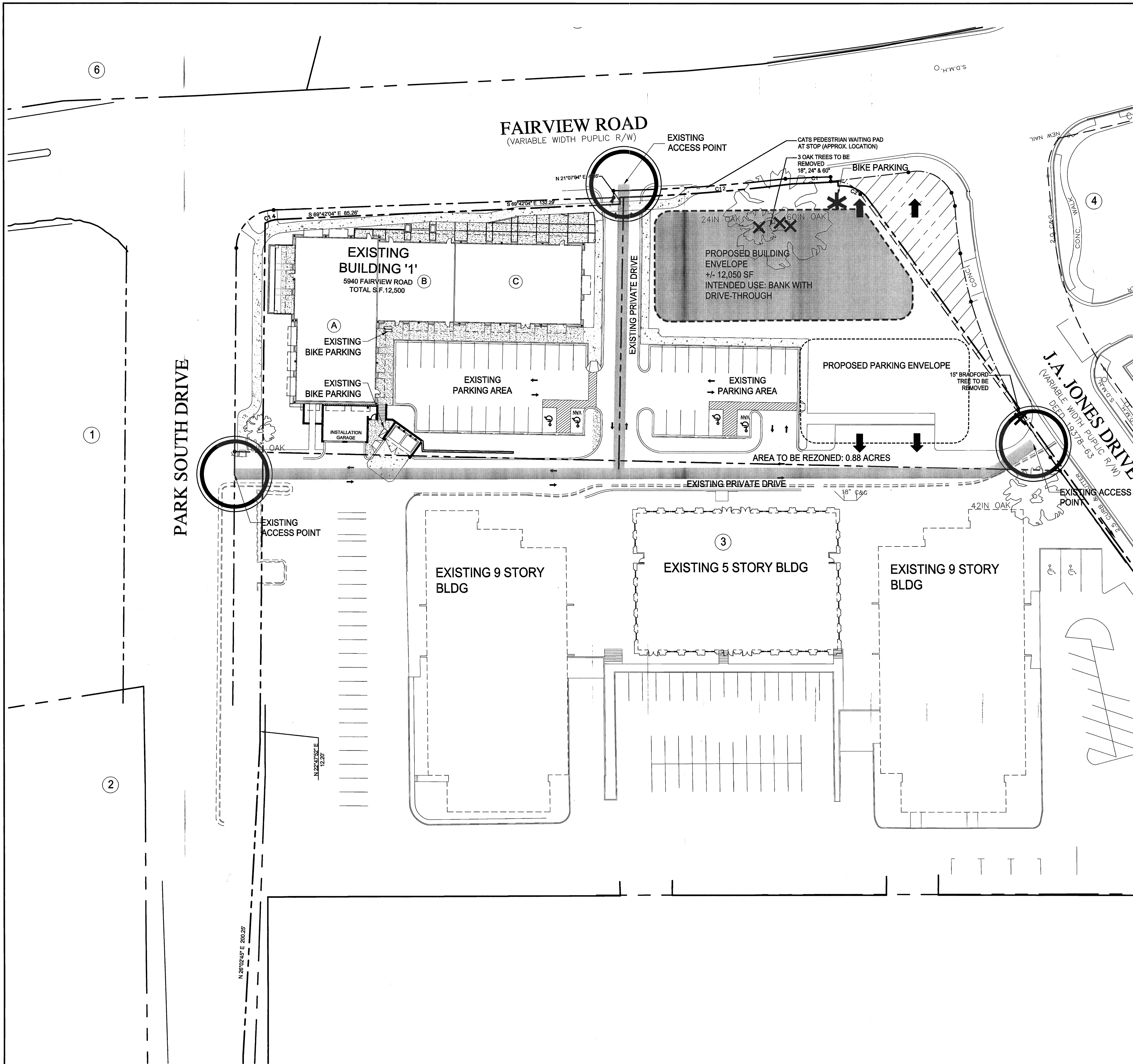
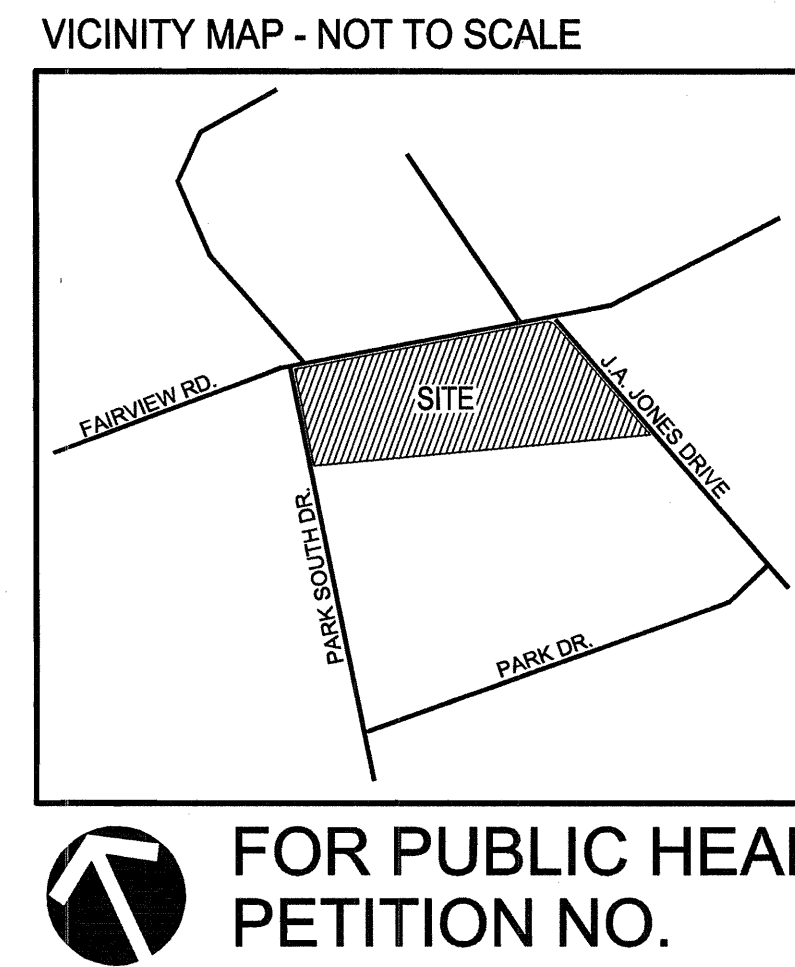


P:\DWG\528-001\Bank of NC SouthPark\Re zoning\BEA-Technical Data Sheet-TDS1.1.dwg, TDS 1.1, 8/22/2010 7:18:31 AM



DEVELOPMENT SUMMARY	
TAX PARCEL ID#:	179-02-237 & 179-02-202
TOTAL SITE SF (ACREAGE):	1.89 ACRES
EXISTING ZONING & USES:	MIXED USES DEVELOPMENT- MUDD (CD) - OFFICE - RETAIL - RESTAURANTS
PROPOSED ZONING & PERMITTED USES:	MIXED USE DEVELOPMENT DISTRICT - OPTIONAL (MUDD-O) - OFFICE / RETAIL - RESTAURANTS - BANK WITH DRIVE-THROUGH
MINIMUM SETBACK REQUIREMENT:	14 FEET FROM BACK OF CURB
MINIMUM SIDEYARD REQUIREMENT:	0 (10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE)
MINIMUM REAR YARDS REQUIREMENT:	0 (10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE)
MAXIMUM BUILDING HEIGHT:	SEE NOTES 1, 2 AND 3 UNDER "MAXIMUM BUILDING HEIGHT" IN THE DEVELOPMENT STANDARDS
DEVELOPMENT TOTALS	
EXISTING BUILDING USES & SQUARE FOOTAGE:	
- OFFICE/RETAIL/RESTAURANT	12,500 SF
PROPOSED BUILDING USES & SQUARE FOOTAGE:	
- OFFICE/RETAIL/RESTAURANT	17,000 SF
- OUTDOOR DINING:	2,500 SF
- FINANCIAL INSTITUTION W/ DRIVE THRU	16,000 SF
VEHICLE / BICYCLE PARKING REQUIREMENTS:	
REQUIRED PARKING:	1 SPACE PER 150 SF OF FLOOR AREA DEVOTED TO RESTAURANT USES AND 1 SPACE PER 350 SF OF FLOOR AREA DEVOTED TO OTHER USES. * SEE PARKING NOTE TDS 1.2 IN THIS SET
PROVIDED PARKING:	
REQUIRED HANDICAP PARKING:	HANDICAP PARKING SHALL BE PROVIDED PER DETAIL #50.10A OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS
REQUIRED LOADING SPACES:	0 (LESS THAN 50,000 GROSS SF)
PROVIDED LOADING SPACES:	0
REQUIRED BICYCLE PARKING:	BICYCLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.
ADJACENT OWNERS	
#171-25-215 HOUSING AUTHORITY CITY OF CHARLOTTE P.O. BOX 36795 CHARLOTTE, NC 28202 EXISTING ZONING: R-43MF EXISTING USE: MULTI-FAMILY	#179-01-184 6000 FAIRVIEW ASSOCIATES, LLC 6060 JA JONES DR STE 408 CHARLOTTE, NC 28287-3290 EXISTING ZONING: O-3 EXISTING USE: OFFICE
#171-25-213 CAROLINA LP CNL RETIREMENT PCI NORTH CNL CENTER AT CITY COMMONS 450 SOUTH ORANGE AVE. ORLAND, FL 32801 EXISTING ZONING: R-22MF(CD) EXISTING USE: MULTI-FAMILY	#177-06-225 CRECENT RESOURCES LLC PIEDMONT TOWN CENTER ONE LLC 400 NORTH TRYON ST #1300 CHARLOTTE, NC 28202 EXISTING ZONING: MUDD-O EXISTING USE:
#179-02-239 AND #179-02-202 FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP 3800 ARCO CORPORATE DR STE 200, CHARLOTTE, NC 28273 EXISTING ZONING: O-3(CD) EXISTING USE: OFFICE	#177-06-201 TRP PARKVIEW PROPERTY LLC AND TRP INVESTMENTS LLC 772 BURR OAK DR WESTMONT, IL 60559 EXISTING ZONING: O-1 EXISTING USE: OFFICE
NOTES: ADJACENT PARCEL, PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: MECKLENBURG COUNTY ENGINEERING & BUILDING STANDARDS DEPARTMENT DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM	
BOUNDARY SURVEY PROVIDED BY: R.B. PHARR & ASSOCIATES, P.A., CHARLOTTE, NC DATED: JANUARY 22, 2008	
LEGEND	
↑	BUILDING ORIENTATION
---	BUILDING ENVELOPE
---	PARKING ENVELOPE
X	TREE TO BE REMOVED



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PETITION NO.**

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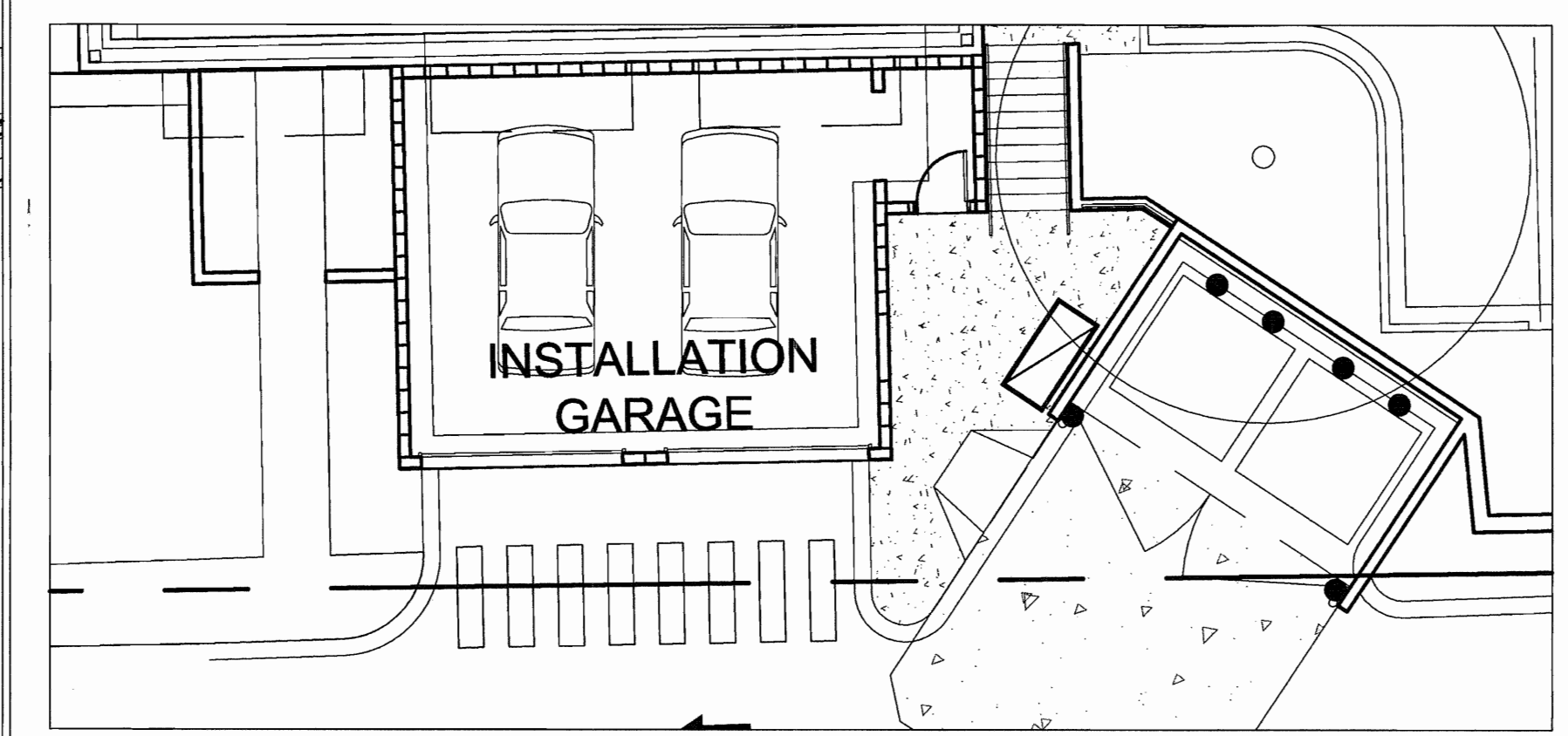
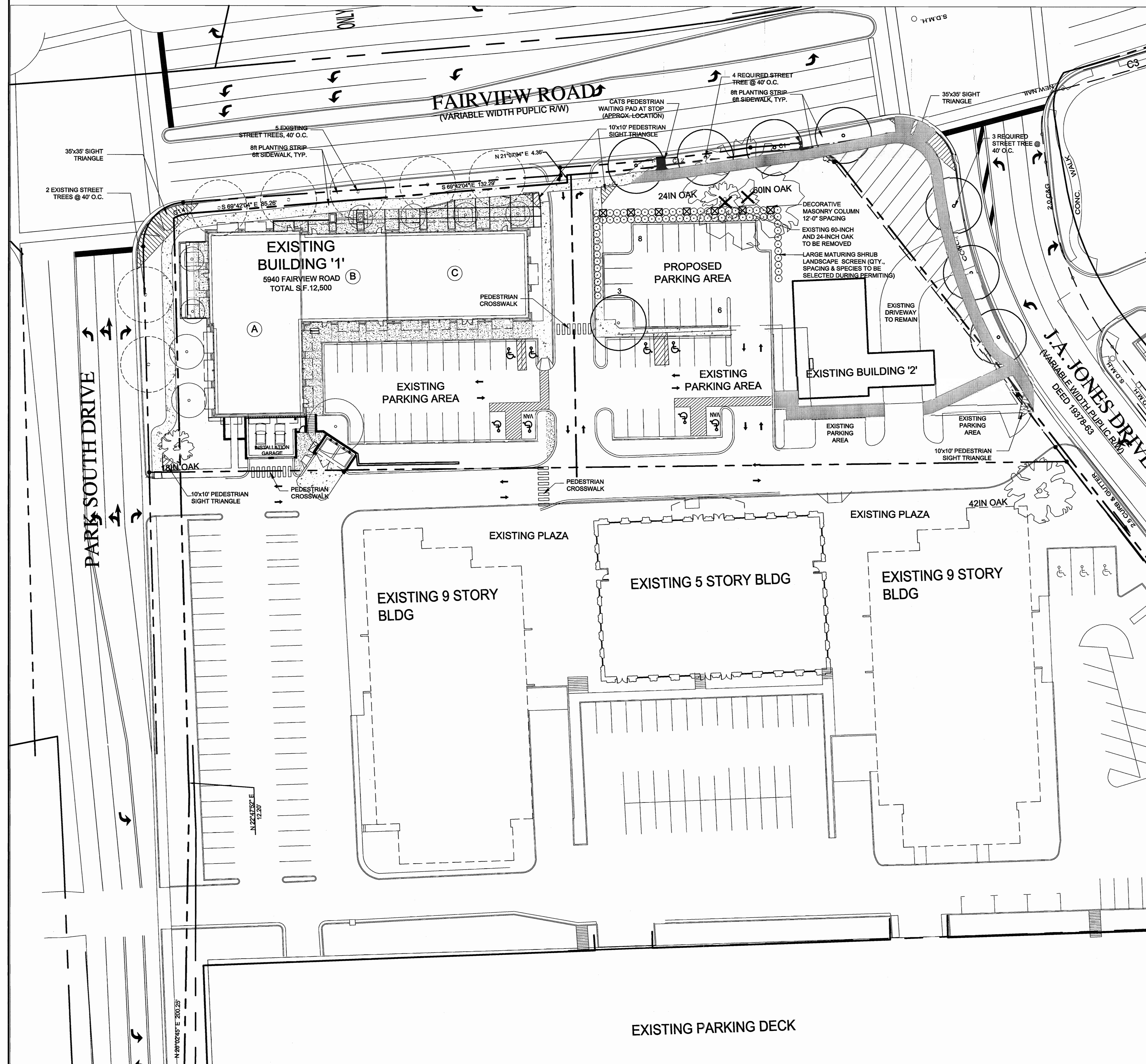
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LAND PLANNERS
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**FAIRVIEW
MIXED-USE DEVELOPMENT REZONING**
FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP: CHARLOTTE, NORTH CAROLINA

**TECHNICAL DATA SHEET
SCHEMATIC SITE PLAN
PHASE 2(C)**

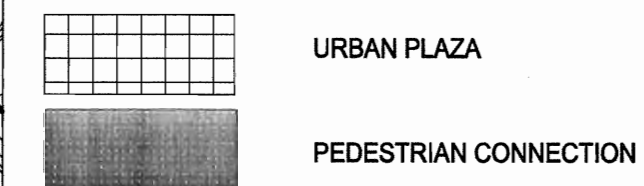
Project
Engineer
CTB
Drawn By
JRD
Date
08/23/10
Revisions

BEA Project Number
528-001
Sheet
TDS 1.1



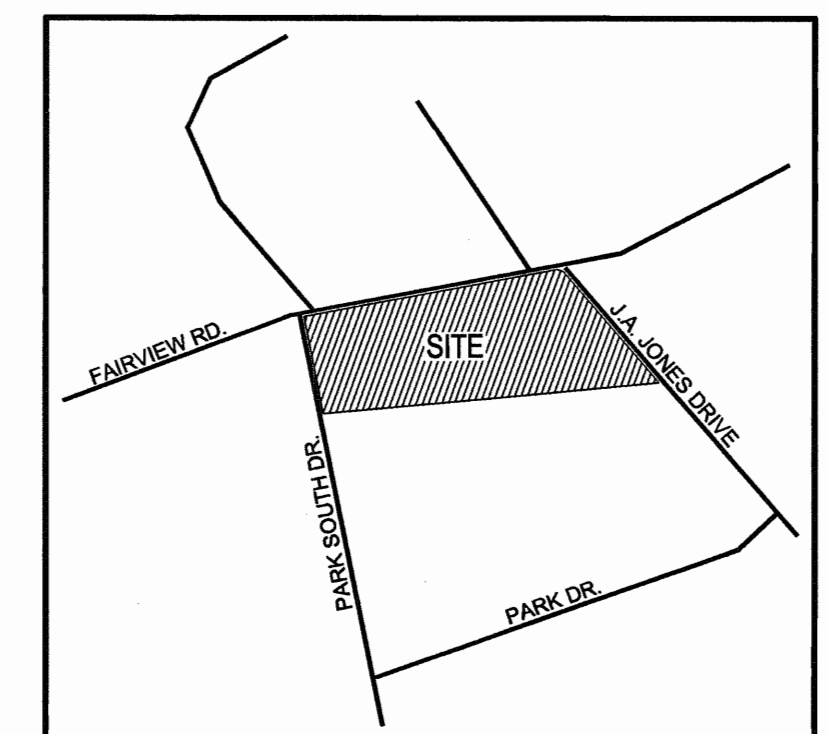
EXISTING INSTALLATION/INSPECTION AREA ENTRANCE LAYOUT
SCALE 1"=10'-0"

LEGEND



NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE



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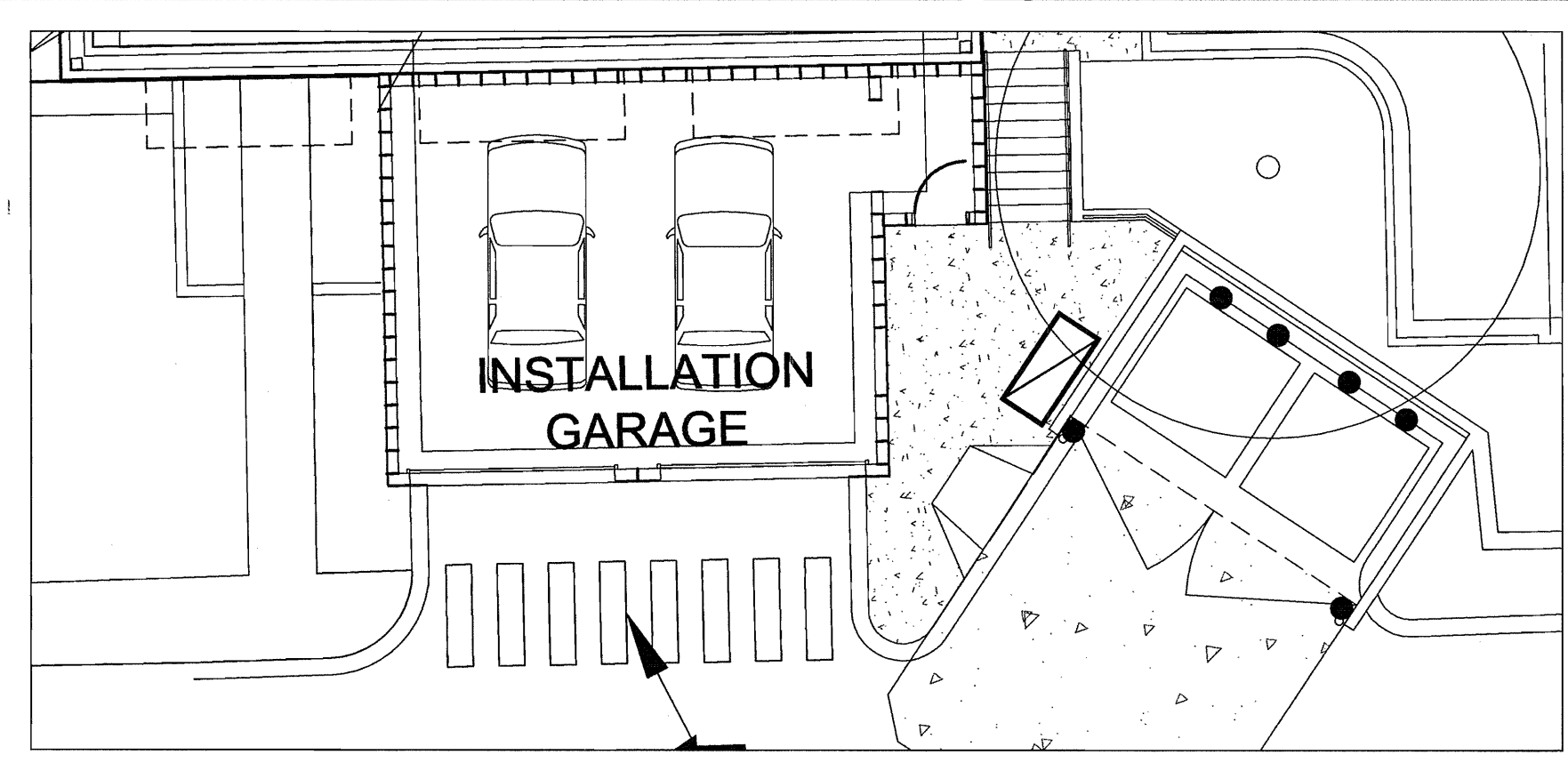
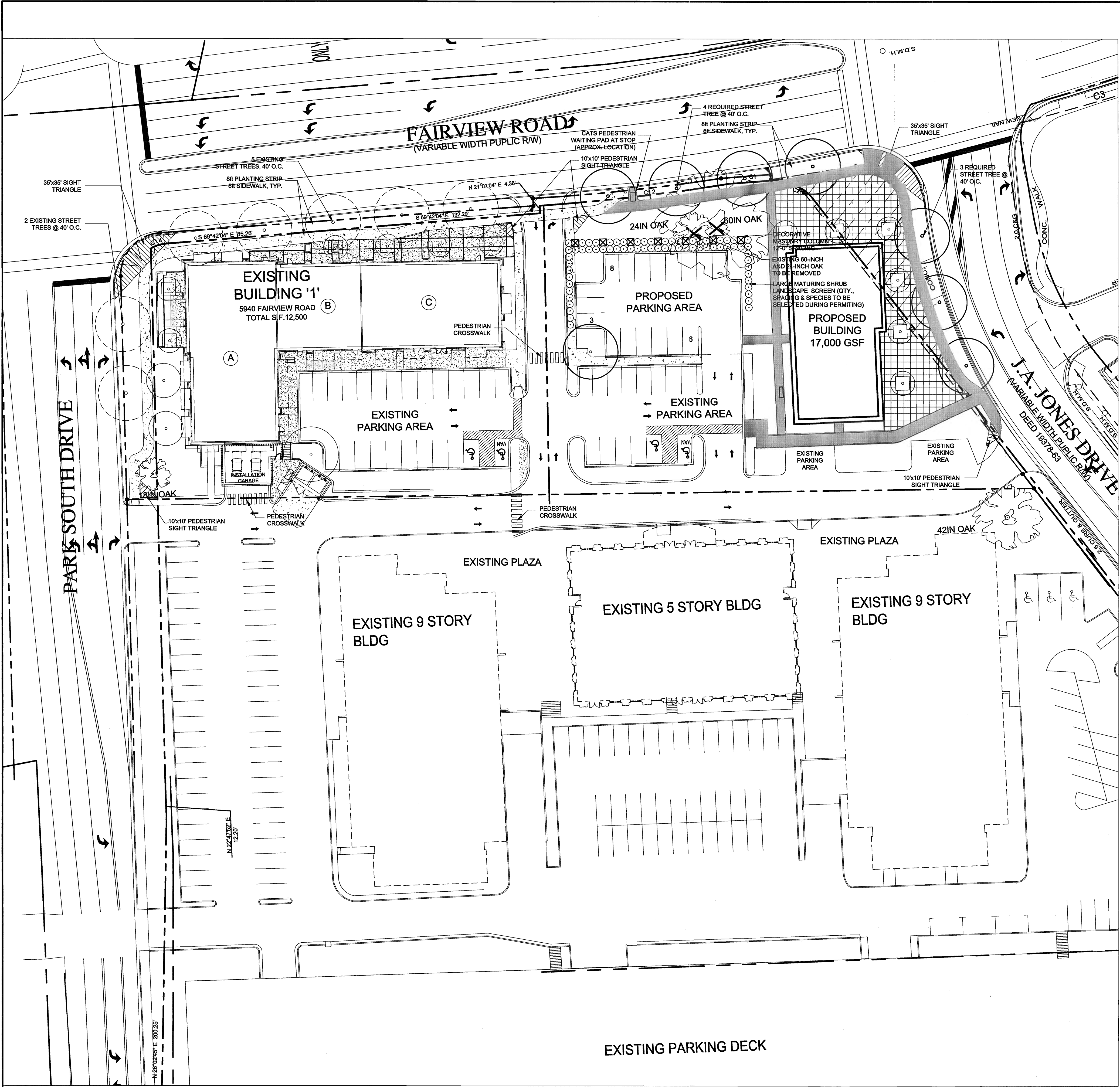
FAIRVIEW
MIXED-USE DEVELOPMENT REZONING
FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP; CHARLOTTE, NORTH CAROLINA

PHASE 1

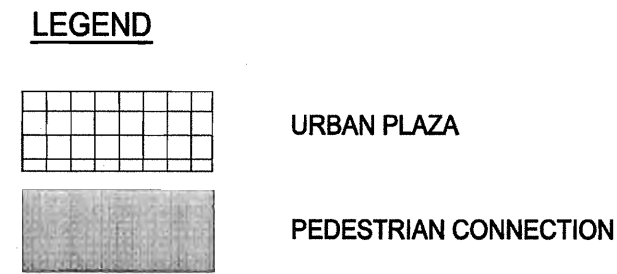
Sheet Title	
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CTB	
Drawn By	
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Project Number
528-001

TDS 2.0

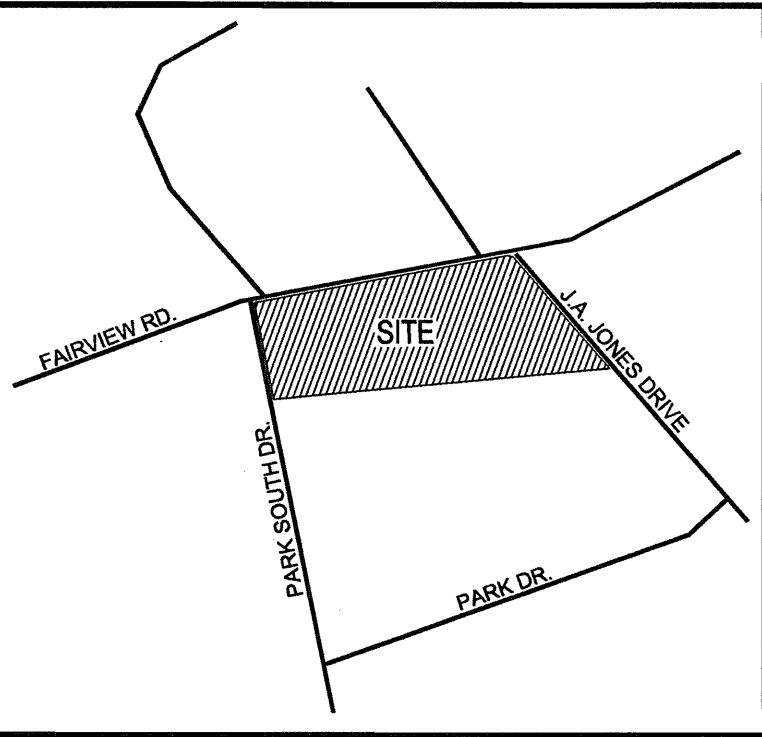


EXISTING INSTALLATION/INSPECTION AREA ENTRANCE LAYOUT
SCALE 1"=10'-0"



NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

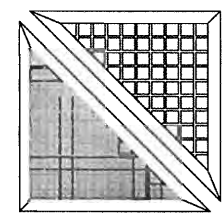
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MIXED-USE DEVELOPMENT REZONING
FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP, CHARLOTTE, NORTH CAROLINA

**SCHEMATIC SITE PLAN
PHASE 2(A)**

Project

Engineer

CTB

Drawn By

JRD

Date

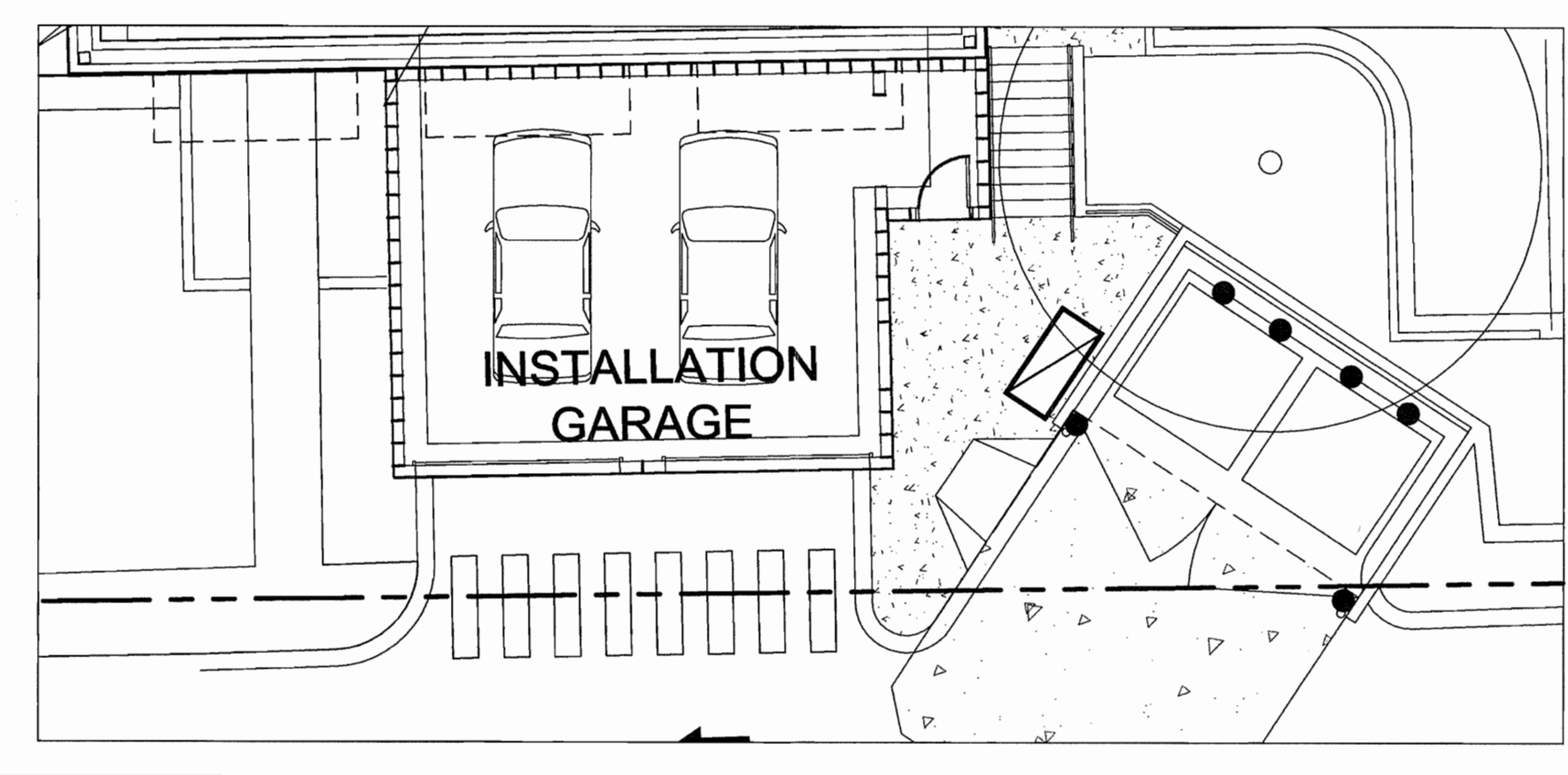
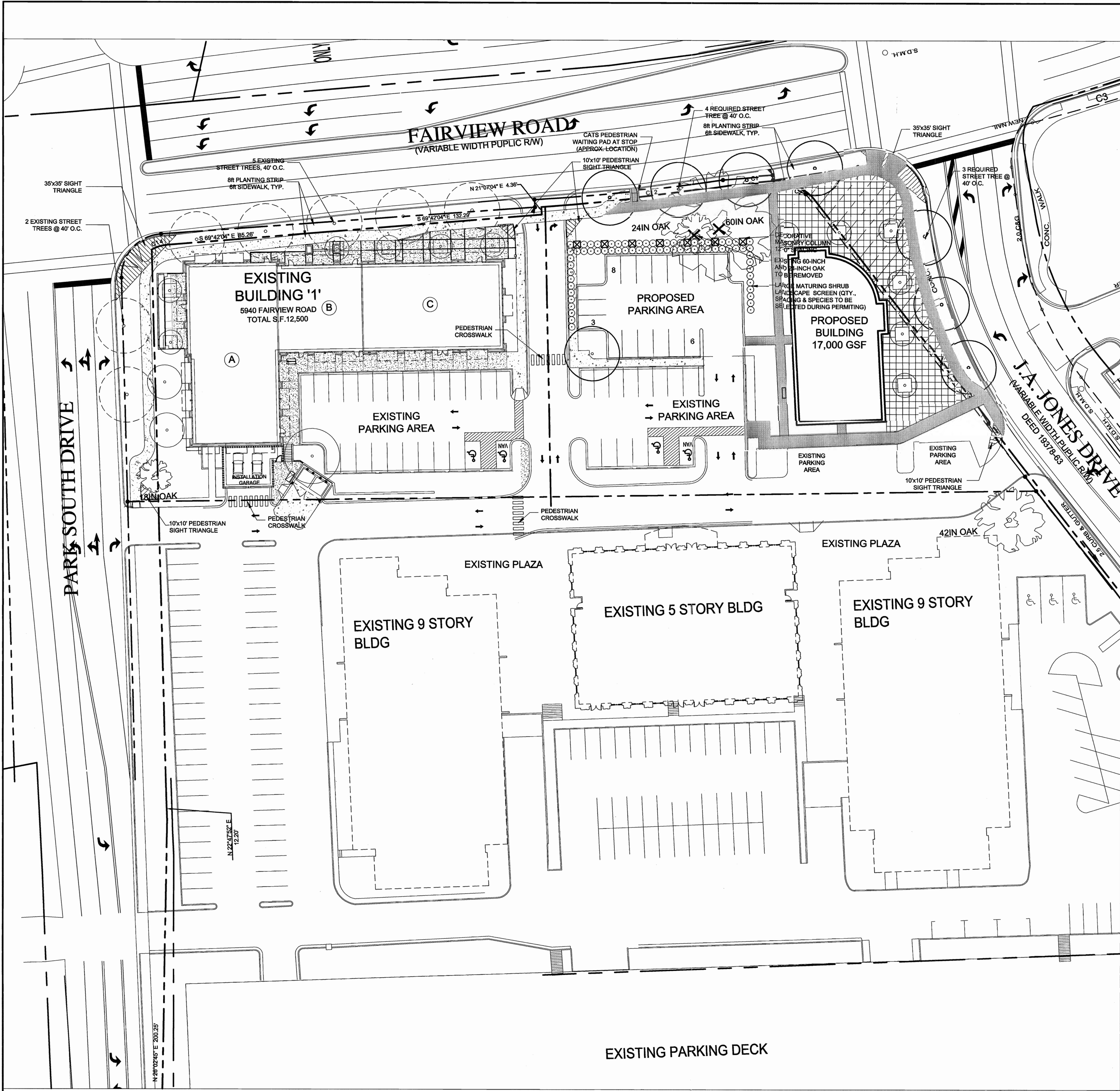
08/23/10

Revisions

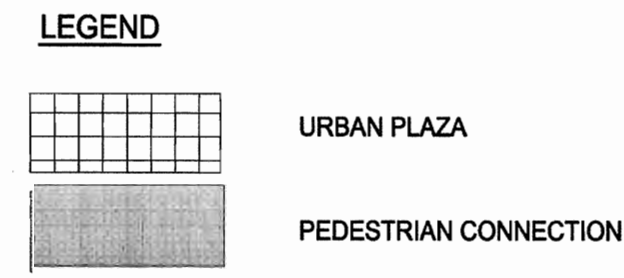
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528-001

Sheet

TDS 2.1

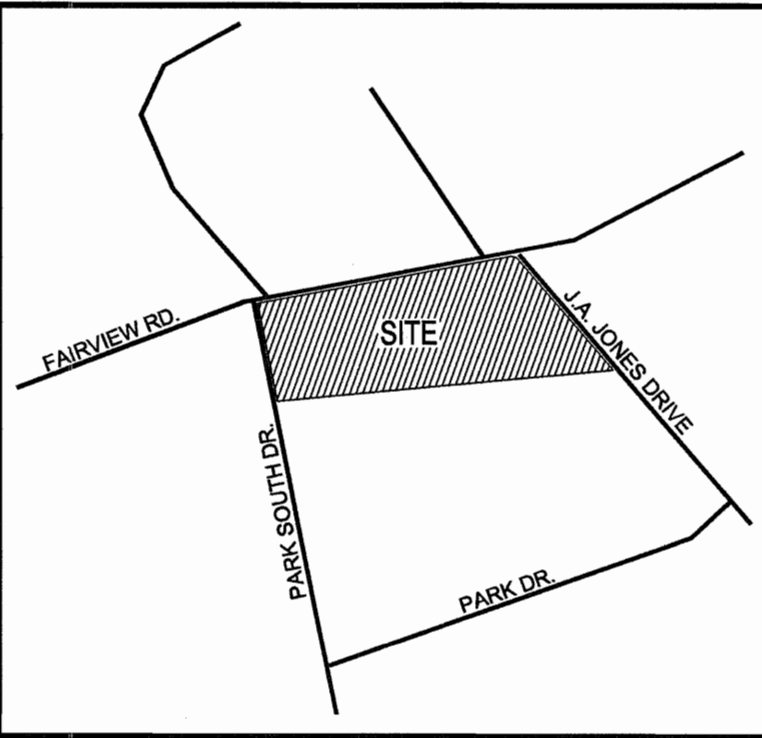


EXISTING INSTALLATION/INSPECTION AREA ENTRANCE LAYOUT
SCALE 1"=10'-0"



NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE



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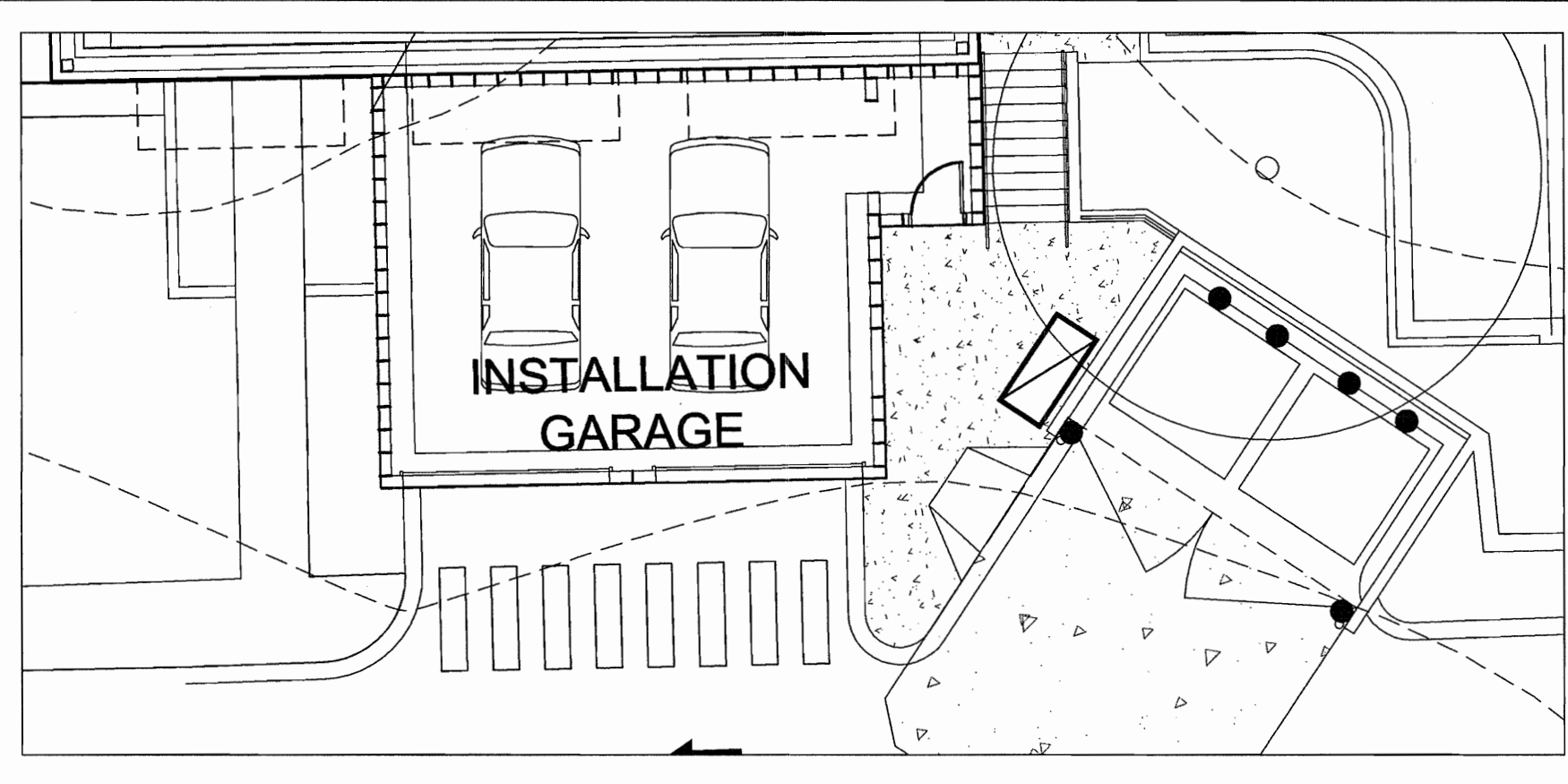
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FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP, CHARLOTTE, NORTH CAROLINA

**SCHEMATIC SITE PLAN
PHASE 2(B)**

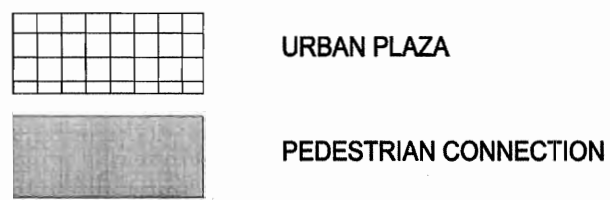
Project
Engineer
CTB
Drawn By
JRD
Date
08/23/10
Revisions

BEA Project Number
528-001
Sheet
TDS 2.2



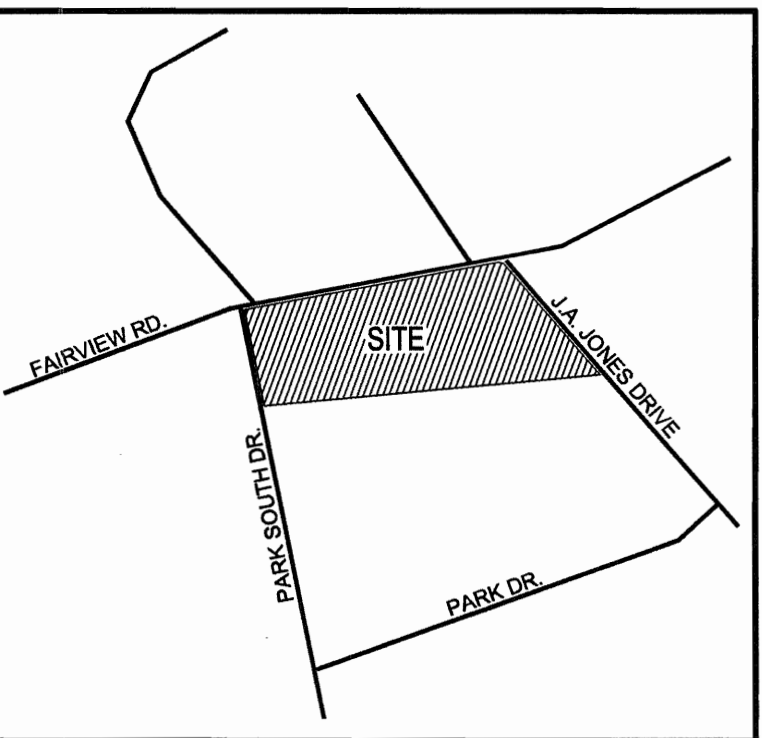
EXISTING INSTALLATION/INSPECTION AREA ENTRANCE LAYOUT
SCALE 1"=10'-0"

LEGEND



NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

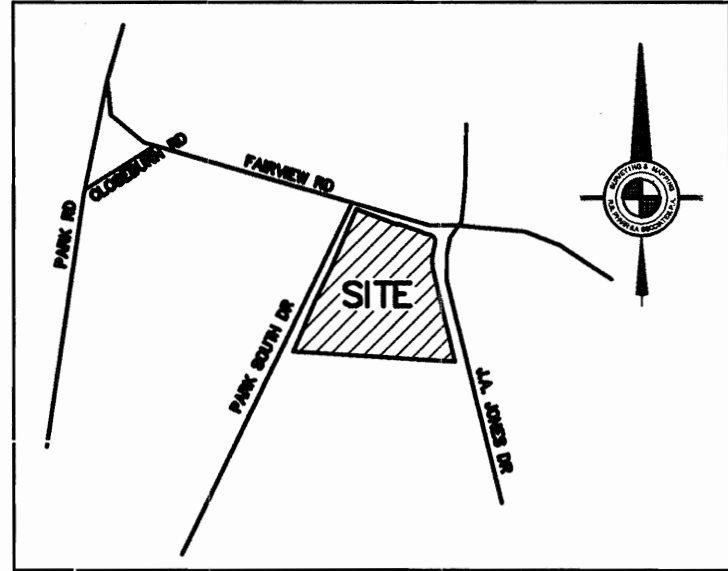
VICINITY MAP - NOT TO SCALE



 FOR PUBLIC HEARING
PETITION NO.

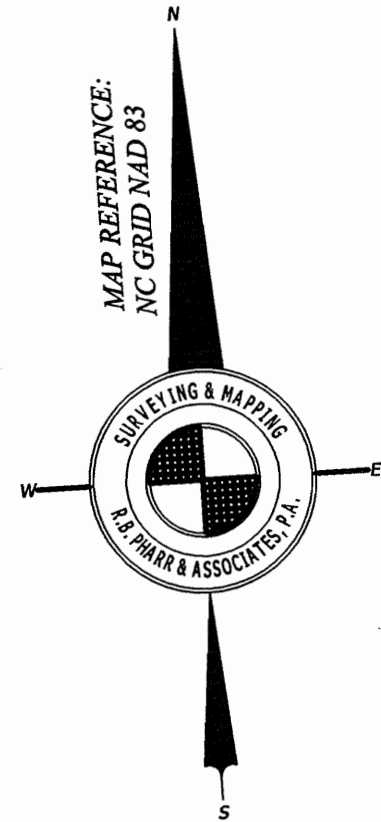
REGISTER OF DEEDS:
CERTIFIED TO BE A TRUE AND CORRECT COPY OF
THE ORIGINAL MAP RECORDED IN
BOOK _____ PAGE _____
DATE:
JUDITH A. GIBSON, REGISTER OF DEEDS

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



VICINITY MAP
NOT TO SCALE

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



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 50' 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.

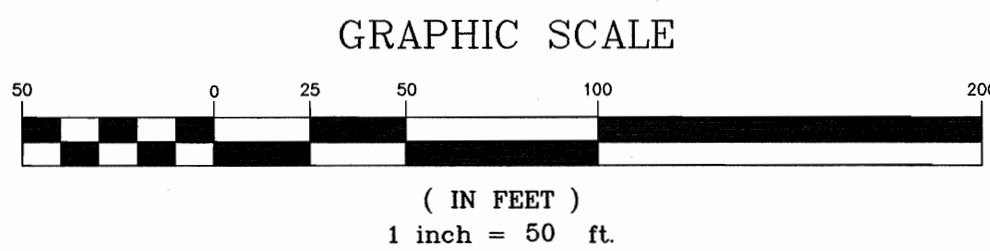
LEGEND:

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) - PLATED
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.



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: 3701580228E

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

CREW: _____
TR CEB

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 378-2186
SCALE: 1"=50' DATE: JAN. 22, 2008 FILE NO. W-3603 JOB NO. 72648

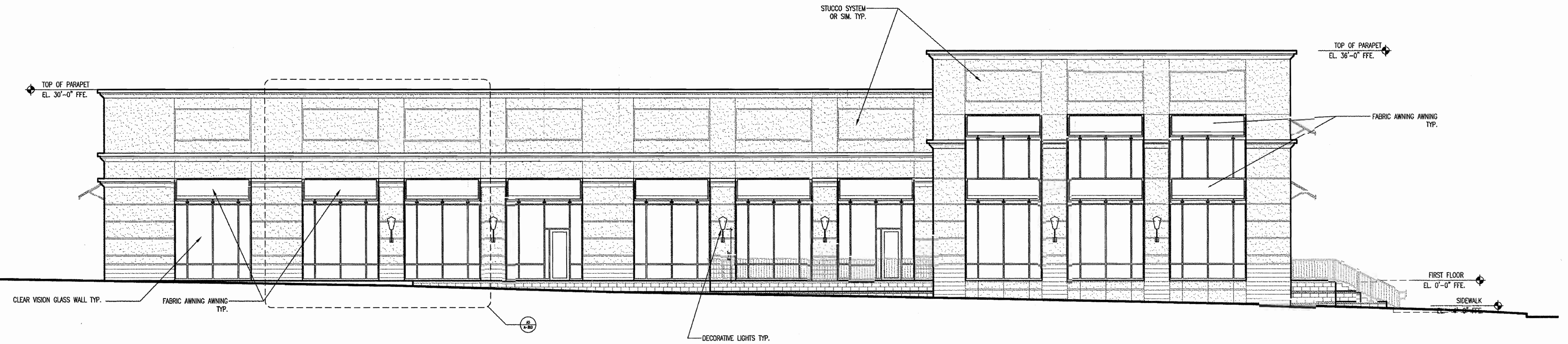
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FAIRVIEW
MIXED-USE DEVELOPMENT REZONING
FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP: CHARLOTTE, NORTH CAROLINA

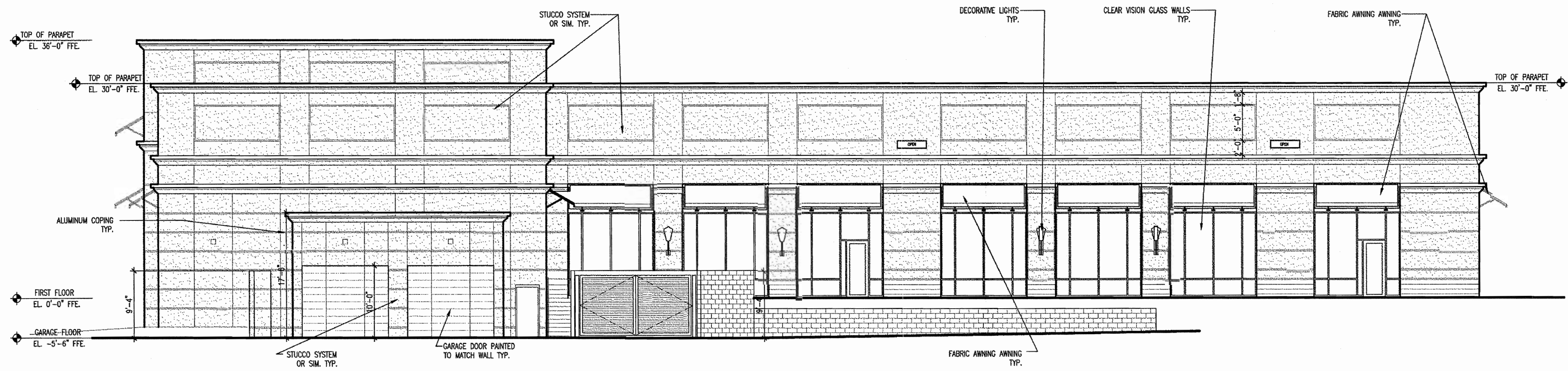
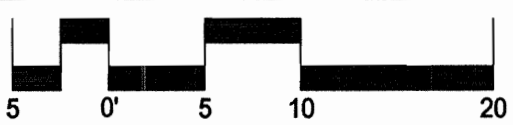
SITE SURVEY

Project
Engineer
Drawn By
Date
Revisions
BEA Project Number
528-001
Sheet
EX 1.0

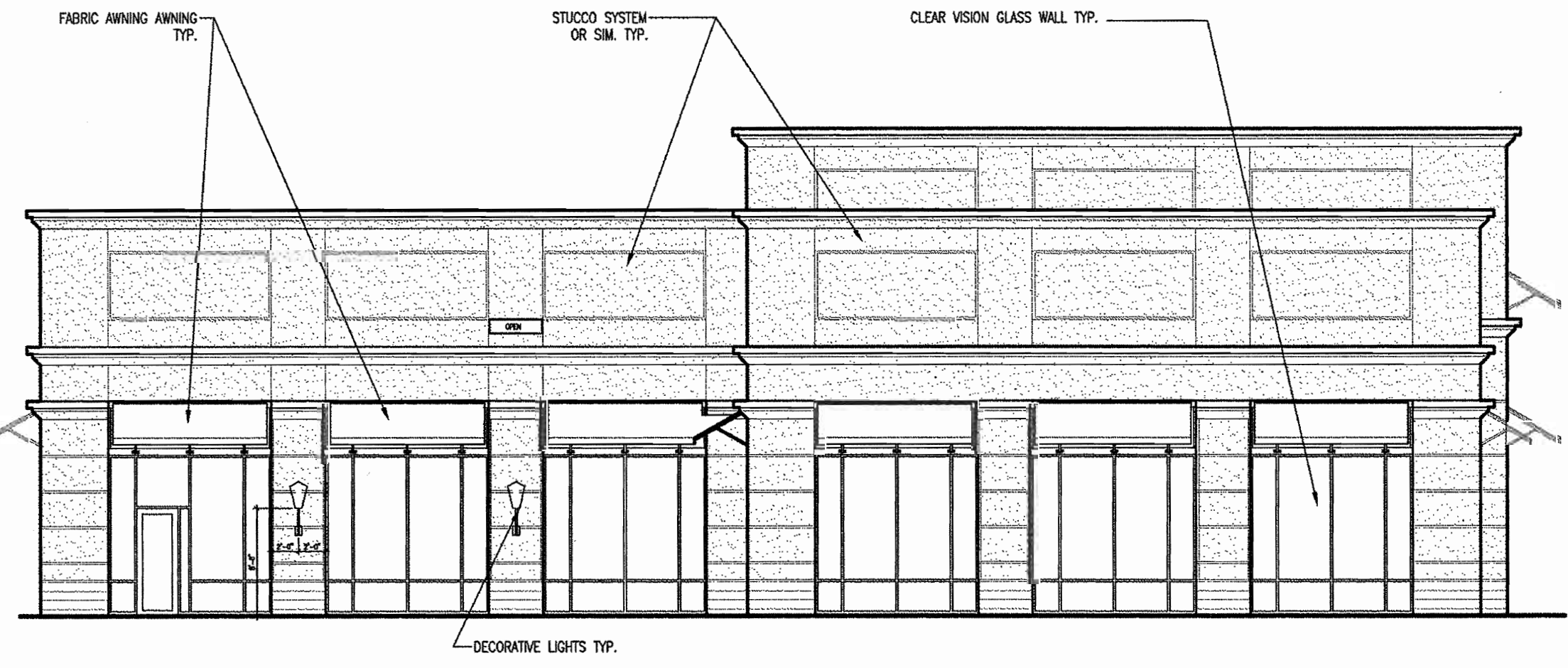
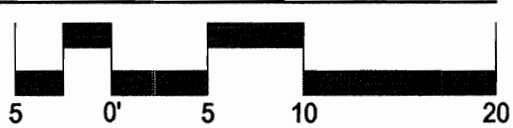
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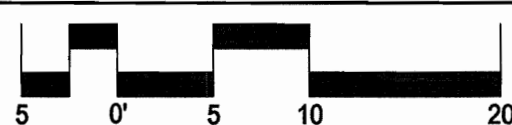
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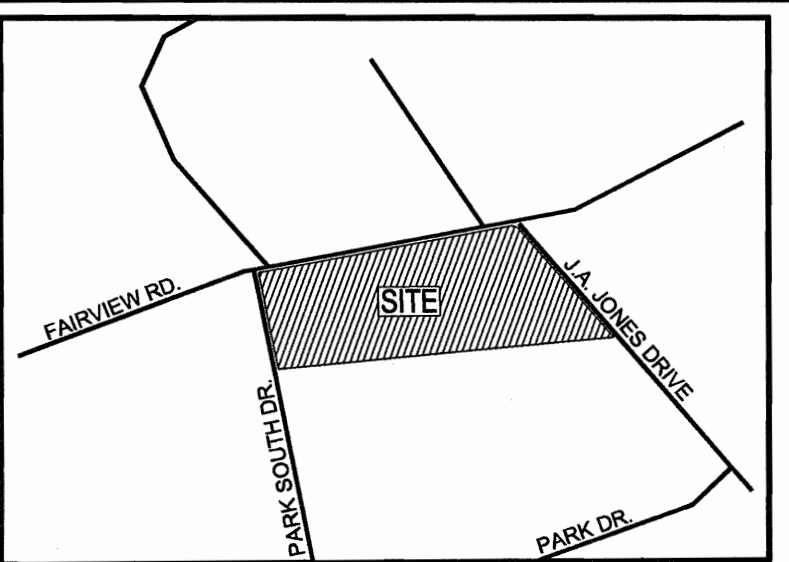
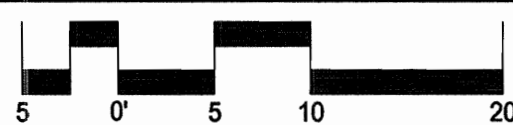
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



VICINITY MAP - NOT TO SCALE

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

**BUILDING ELEVATIONS
PHASE 2**

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

Project	Engineer
Engineer	CTB
Drawn By	JRD
Date	08/23/10
Revisions	
BEA Project Number	528-001
Sheet	
TDS 3.0	



A site location map showing the intersection of Fairview Rd, Park South Dr, Park Dr, and La Brea Drive. A shaded rectangular area labeled 'SITE' is located at the intersection of Park South Dr and La Brea Drive.



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SCHEMATIC SITE PLAN 2(C)

TDS 3.1