

METES & BOUNDS DESCRIPTIONS:

TAX PARCEL: 179-022-39

THAT CERTAIN TRACT OR PARCEL OF LAND BEING DESIGNATED AS LOT 1, RECOMBINATION PLAT OF FAIRVIEW PLAZA, AS RECORDED IN MAP BOOK 50, PAGE 296 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY, LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL LOCATED AT THE INTERSECTION FORMED BY THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF FAIRVIEW ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF PARK SOUTH DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE WITH THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF PARK SOUTH DRIVE S 23°30'42" W A DISTANCE OF 160.79 FEET TO AN EXISTING NAIL BEING THE SOUTHWESTERLY CORNER OF LOT 2 AS DEPICTED ON A RECOMBINATION PLAT ENTITLED "FAIRVIEW PLAZA", RECORDED IN MAP BOOK 50, PAGE 296 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY, SAID NAIL ALSO BEING THE POINT AND PLACE OF BEGINNING; THENCE WITH THE SOUTHERLY LINE OF LOT 2 THE FOLLOWING FIVE (5) COURSES AND DISTANCES AS FOLLOWS: 1) S 67°05'33" E A DISTANCE OF 33.87 FEET TO AN EXISTING NAIL, 2) S 64°34'31" E A DISTANCE OF 64.32 FEET TO AN EXISTING NAIL, 3) S 67°13'14" E A DISTANCE OF 102.87 FEET TO AN EXISTING NAIL, 4) S 89°47'06" E A DISTANCE OF 12.73 FEET TO AN EXISTING NAIL, 5) S 67°12'10" E A DISTANCE OF 14.51 FEET TO AN EXISTING NAIL BEING THE SOUTHWESTERLY CORNER OF LOT 3, AS DEPICTED IN A FORESAID MAP BOOK 50, PAGE 296; THENCE WITH THE SOUTHERLY LINE OF LOT 3 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) S 67°12'10" E A DISTANCE OF 226.60 FEET TO AN EXISTING NAIL, 2) WITH THE ARC OF A CIRCULAR CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, AND AN ARC LENGTH OF 14.09 FEET, (CHORD: S 84°01'38" E A DISTANCE OF 13.89 FEET TO AN EXISTING NAIL, 3) W 79°05'53" E A DISTANCE OF 33.07 FEET TO AN EXISTING NAIL LYING ON THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF PIEDMONT ROW DRIVE SOUTH (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE WITH THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF PIEDMONT ROW DRIVE SOUTH S 23°59'00" E A DISTANCE OF 485.56 FEET TO AN EXISTING NAIL BEING THE NORTHEASTERLY CORNER OF THE D.G. DELAWARE, LLC PROPERTY AS DESCRIBED IN DEED BOOK 20193, PAGE 692; THENCE WITH THE NORTHERLY LINE OF THE D.G. DELAWARE, LLC PROPERTY AND CONTINUING WITH THE NORTHERLY LINE OF THE D & A INVESTMENT GROUP, LLC AND PERIERRA MANAGEMENT, LLC PROPERTY AS DESCRIBED IN DEED BOOK 18628, PAGE 382, N 06°32'57" W, PASSING AN EXISTING NAIL AT 39.47 FEET FOR A TOTAL DISTANCE OF 840.73 FEET TO AN EXISTING IRON ROD LYING ON THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF PARK SOUTH DRIVE; THENCE WITH THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF PARK SOUTH DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) N 23°10'50" E A DISTANCE OF 276.59 FEET TO AN EXISTING IRON ROD, 2) N 26°01'18" E A DISTANCE OF 200.20 FEET TO AN EXISTING IRON ROD, 3) N 23°35'14" E A DISTANCE OF 12.29 FEET TO AN EXISTING IRON ROD, 4) N 23°30'42" E A DISTANCE OF 157.63 FEET TO THE POINT OF BEGINNING, CONTAINING 350.596 SQUARE FEET OR 8.0486 ACRES OF LAND.

TAX PARCEL: 179-022-37

THAT CERTAIN TRACT OR PARCEL OF LAND BEING DESIGNATED AS LOT 2, RECOMBINATION PLAT OF FAIRVIEW PLAZA, AS RECORDED IN MAP BOOK 50, PAGE 296 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY, LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING NAIL LOCATED AT THE INTERSECTION FORMED BY THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF FAIRVIEW ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF PARK SOUTH DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE WITH THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF FAIRVIEW ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) WITH THE ARC OF A CIRCULAR CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 8.88 FEET, (CHORD: S 79°33'22" E A DISTANCE OF 8.83 FEET) TO AN EXISTING NAIL, 2) S 69°42'46" E A DISTANCE OF 218.80 FEET TO AN EXISTING NAIL BEING THE NORTHWESTERLY CORNER OF LOT 3 AS DEPICTED ON A RECOMBINATION PLAT ENTITLED "FAIRVIEW PLAZA", RECORDED IN MAP BOOK 50, PAGE 296 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING WITH THE WESTERLY LINE OF LOT 3 S 23°27'24" W A DISTANCE OF 170.40 FEET TO AN EXISTING NAIL LYING ON THE NORTHERLY LINE OF LOT 1, AS DEPICTED IN A FORESAID MAP BOOK 50, PAGE 296; THENCE WITH THE NORTHERLY LINE OF LOT 1 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) N 67°12'10" W A DISTANCE OF 14.51 FEET TO AN EXISTING NAIL, 2) N 89°47'06" W A DISTANCE OF 12.73 FEET TO AN EXISTING NAIL, 3) N 67°13'14" W A DISTANCE OF 102.87 FEET TO AN EXISTING NAIL, 4) N 64°34'31" W A DISTANCE OF 64.32 FEET TO AN EXISTING NAIL, 5) N 67°05'33" W A DISTANCE OF 33.87 FEET TO AN EXISTING NAIL ON THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF PARK SOUTH DRIVE; THENCE WITH THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF PARK SOUTH DRIVE N 23°30'42" E A DISTANCE OF 160.79 FEET TO THE POINT OF BEGINNING, CONTAINING 38.389 SQUARE FEET OR 0.8813 ACRES OF LAND.



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 12-07310CH, EFFECTIVE DATE: AUGUST 23, 2012
(REVISED SEPTEMBER 7, 2012)

SCHEDULE B - II (EXCEPTIONS)

- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 50, PAGE 296, (AFFECTS THE SUBJECT PROPERTY)(NOT PLOTTABLE).
- EASEMENTS AND RIGHTS OF ENTRY RECORDED IN BOOK 7839, PAGES 657, 662 AND 667, (AFFECTS THE SUBJECT PROPERTY)(NOT PLOTTABLE).
- RIGHT OF WAY EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3718, PAGE 360, (AFFECTS THE SUBJECT PROPERTY)(AS SHOWN HEREON).
- EASEMENT (S) TO DUKE POWER COMPANY RECORDED IN BOOK 2601, PAGE 471 AND BOOK 5429, PAGE 3, (AFFECTS THE SUBJECT PROPERTY)(NOT PLOTTABLE).
- NON EXCLUSIVE DEED OF EASEMENT RECORDED IN BOOK 9663, PAGE 71, (AFFECTS THE SUBJECT PROPERTY)(AS SHOWN HEREON).
- INDIVIDUAL EASEMENT TO TIME WARNER ENTERTAINMENT-ADVANCE/ NEWHOUSE PARTNERSHIP RECORDED IN BOOK 10755, PAGE 452, (AFFECTS THE SUBJECT PROPERTY)(NOT PLOTTABLE).
- DECLARATION OF RECIPROCAL ACCESS AND PARKING EASEMENTS RECORDED IN BOOK 26458, PAGE 465 AND RIGHTS OF OTHERS IN AND TO THE USE THEREOF, (AFFECTS THE SUBJECT PROPERTY)(NOT PLOTTABLE)(CROSS EASEMENT FOR INGRESS AND EGRESS: CROSS PARKING EASEMENT & PRIVATE EASEMENT FOR ALL STORM WATER).

LINE LEGEND:

EASEMENT	---
FENCE	---
PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
CABLE TV LINE	---
FIBER OPTIC LINE	---
GAS LINE	---
POWER LINE	---
POWER LINE (UNDERGROUND)	---
SANITARY SEWER PIPE	---
STORM DRAIN PIPE	---
TELEPHONE LINE	---
TELEPHONE LINE (UNDERGROUND)	---
WATER LINE	---

LEGEND:

BFP - BACK FLOW PREVENTOR
CONC. - CONCRETE
C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
D.B. - DEED BOOK
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EU - END UNKNOWN
FOB - FIBER OPTIC BOX
FOMH - FIBER OPTIC MANHOLE
FDC - FIRE DEPARTMENT CONNECTION
FH - FIRE HYDRANT
FV - FIRE VALVE
FES - FLARED END SECTION
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GPMH - GREASE PIT MANHOLE
GLT - GROUND LIGHT
GDP - GUARD POST
GW - GUY WIRE
ICV - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
MH - MANHOLE
M.B. - MAP BOOK
NGS - NATIONAL GEODETIC SURVEY
OVBANG - OVERHANG
PB - POWER BOX
PM - POWER METER
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
S.T. - SIGHT TRIANGLE
SDMH - STORM DRAIN MANHOLE
SMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TER - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
UB - UTILITY BOX
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

PARKING:

MUDD: NO REQUIREMENTS
O-3: 1 PARKING SPACE PER 300 SQ. FT.

LOT 1:
1,047 REGULAR PARKING SPACES
20 HANDICAPPED PARKING SPACES
1,067 TOTAL PARKING SPACES

LOT 2:
25 REGULAR PARKING SPACES
2 HANDICAPPED PARKING SPACES
27 TOTAL PARKING SPACES

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: MUDD(CD) & O-3(CD)

MINIMUM SETBACK REQUIREMENTS LOT 2 PER ZONING
PETITION NO. 2006-074
MUDD(CD)

MINIMUM SETBACK: 14 FT. FROM BACK OF CURB
MINIMUM SIDE YARD: 0'
MINIMUM REAR YARD: 0'
HEIGHT: 120'

O-3(CD)

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 30'
HEIGHT: 5 STORIES, PER SITE PLAN (95-17)

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT
704-336-3569.

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF 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.
- 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.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 12-07310CH WITH AN EFFECTIVE DATE OF AUGUST 23, 2012 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

ALTA CERTIFICATION:

TO: JEFFERIES LOANCORE LLC, ITS SUCCESSORS AND ASSIGNS: CHICAGO TITLE INSURANCE COMPANY AND CHICAGO TITLE COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 16, 18 AND 21 OF A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 07, 2012.

JUSTIN F. CLONINGER, NCPLS
L-4430

DATE

REZONING PETITION #2014-117 EXISTING CONDITIONS RZ-1

REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
09/24/12 - GENERAL CORRECTIONS.	FAIRVIEW PLAZA ASSOCIATES, L.P.
10/01/12 - GENERAL CORRECTIONS.	5940, 5950, 5960 & 5970 FAIRVIEW ROAD 6010 PIEDMONT ROW DRIVE SOUTH CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. LOTS 1 & 2, FAIRVIEW PLAZA MAP REFERENCE: M.B. 50, PG. 296 DEED REFERENCE: D.B. 4278, PG. 350, D.B. 4637, PG. 155 & D.B. 9869, PG. 952 TAX PARCEL NO: 179-022-37 & 39
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. 4471	
420 HAVTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186	FILE NO. W-3603B SEPTEMBER 07, 2012 JOB NO. 78637
CREW: KD DRAWN: CW REVISED: CW	SCALE: 1" = 50' DATE: SEPTEMBER 07, 2012 PLOTTED: 6/23/2015

FLOOD CERTIFICATION

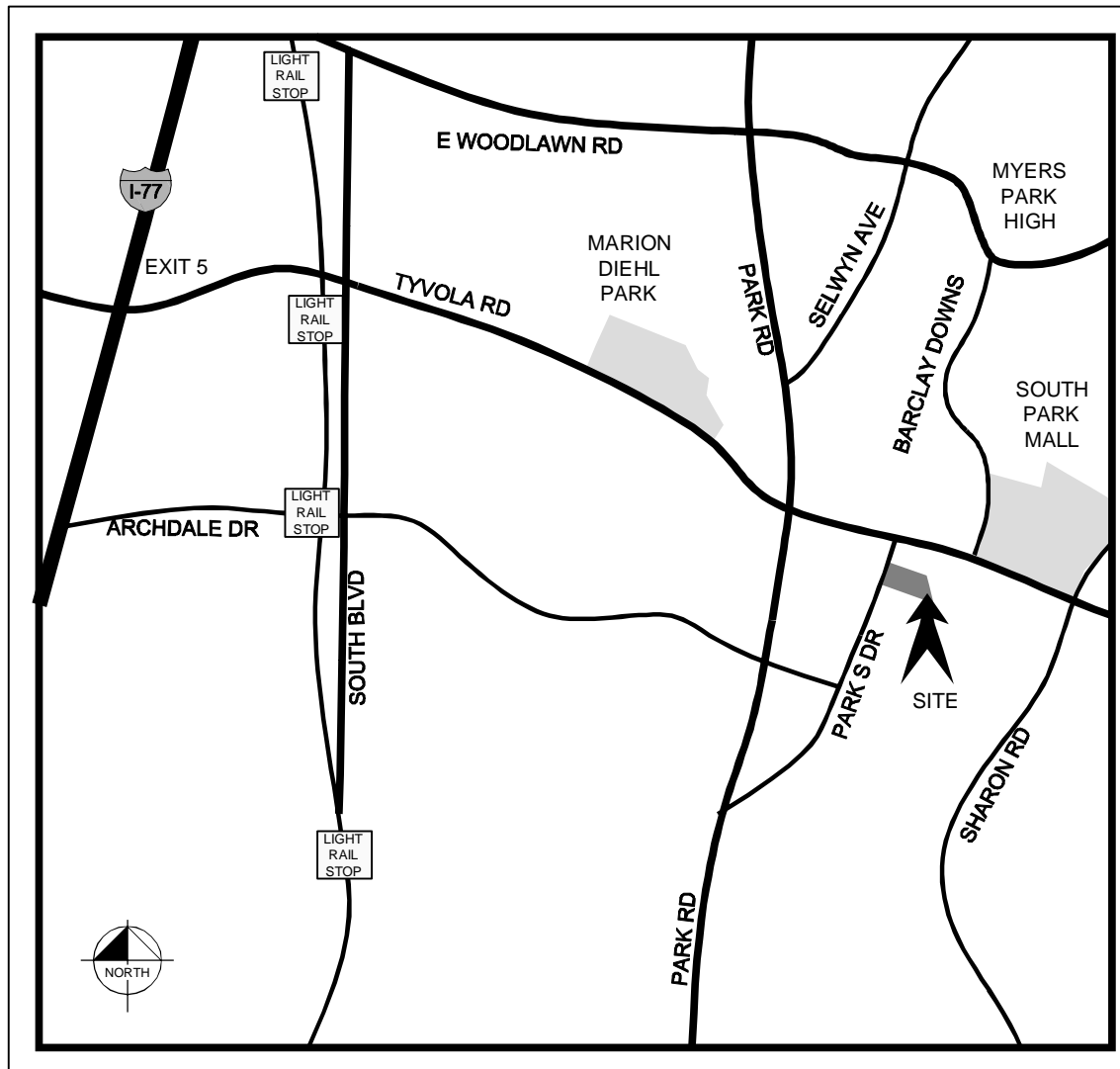
THIS IS TO CERTIFY THAT THE _____ 8TH _____ DAY OF _____ SEPTEMBER _____, 2012, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600(2) (N.C.A.C. 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

GRAPHIC SCALE

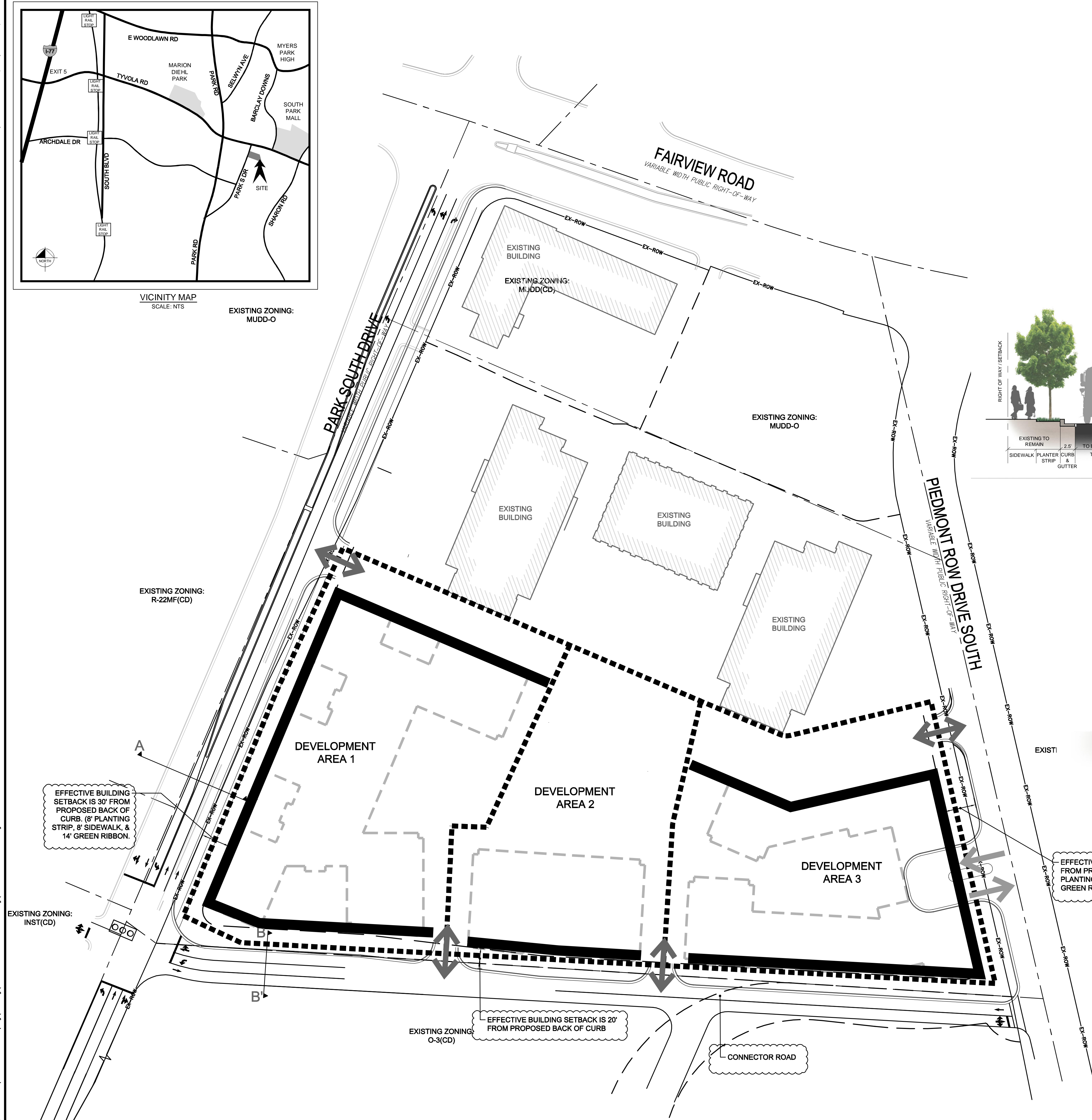


CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	8.88'	8.83'	S79°53'22"E
C2	24.00'	14.09'	13.89'	S84°01'38"E



VICINITY MAP
SCALE: NTS

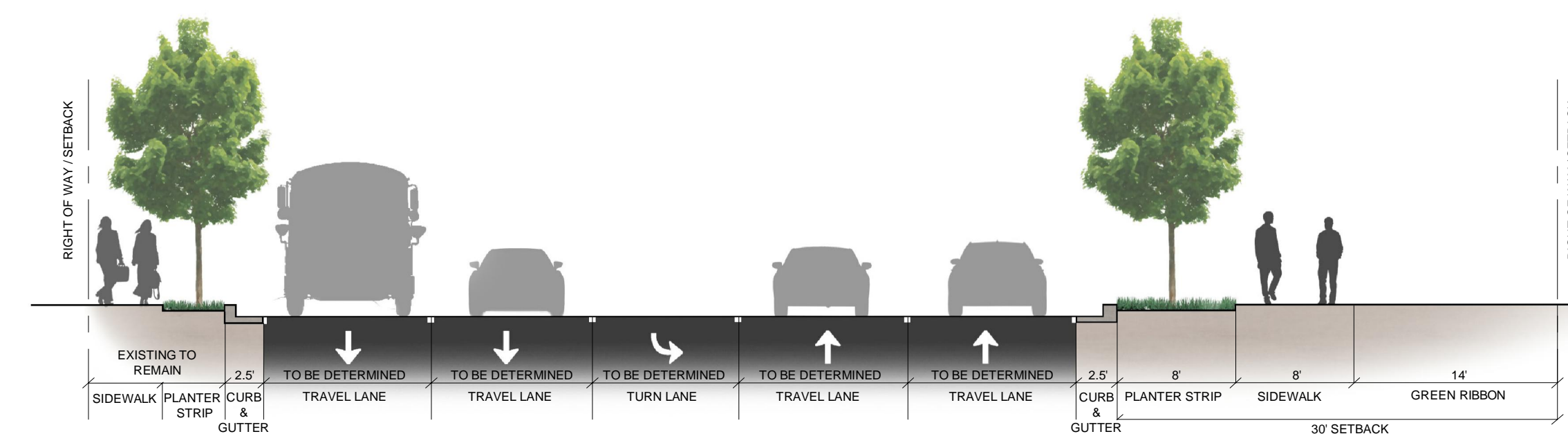
EXISTING ZONING:
MUDD-O



FAIRVIEW PLAZA JLC, LLC
DEVELOPMENT STANDARDS
REZONING PETITION NO. 2014- 117 (FAIRVIEW PLAZA)

SITE DEVELOPMENT DATA:

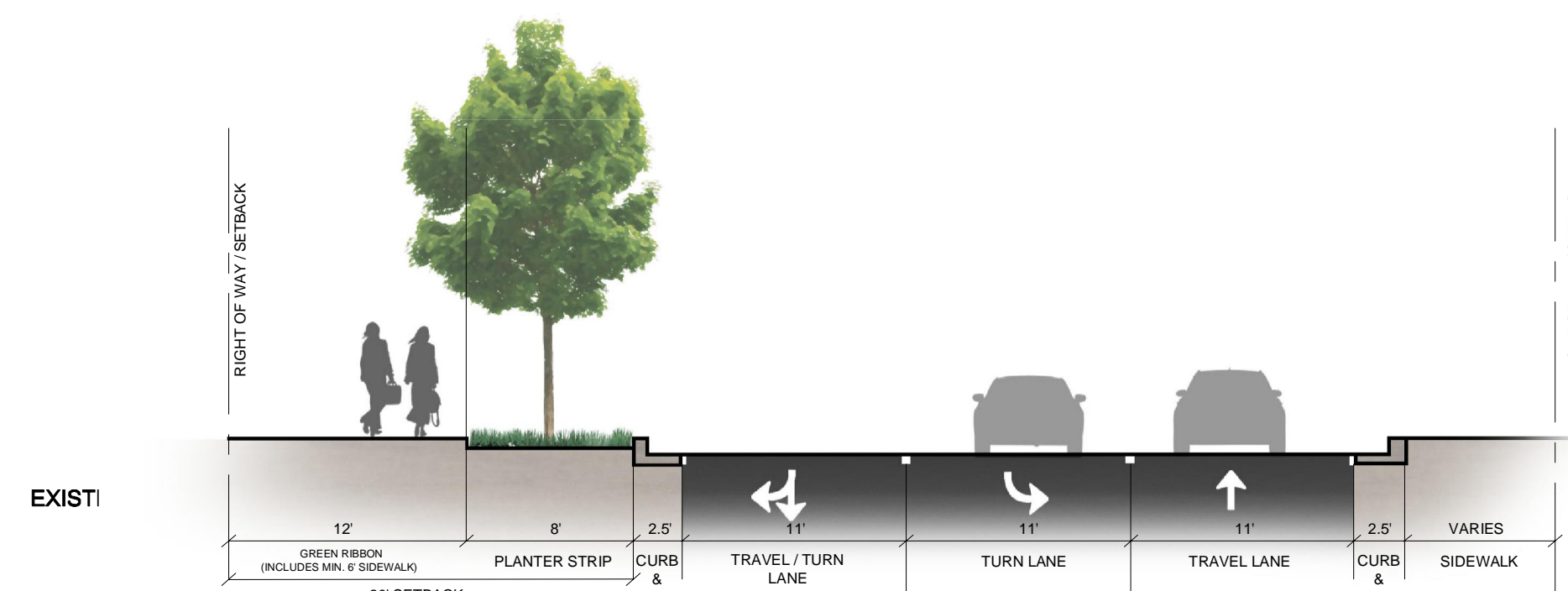
- ACREAGE: APPROXIMATELY 5.242 ACRES
- TAX PARCEL #: 179-022-53
- EXISTING ZONING: O-3 (CD)
- PROPOSED ZONING: MUDD-O
- EXISTING USES: COMMERCIAL USE
- PROPOSED USES: PROFESSIONAL BUSINESS; GENERAL OFFICES; RETAIL; EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS; HOTEL; MULTIFAMILY RESIDENTIAL; AND THE OTHER USES OUTLINED ON PAGE 4
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 400 PLANNED MULTIFAMILY DWELLING UNITS, UP TO 300 HOTEL ROOMS, UP TO 75,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO RETAIL USES AND TO EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT, UP TO 125,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO PROFESSIONAL BUSINESS AND GENERAL OFFICES
- MAXIMUM BUILDING HEIGHT:
 - DEVELOPMENT AREA 1: MAXIMUM HEIGHT OF 90 FT
 - DEVELOPMENT AREA 2: MAXIMUM HEIGHT OF 120 FT
 - DEVELOPMENT AREA 3: MAXIMUM HEIGHT OF 150 FT
- PARKING: AS REQUIRED BY THE ORDINANCE.



SECTION A-A

SCALE: NTS







NOTE: ROADWAY / TRAVEL LANE DIMENSIONS WILL BE
DEFINED ONCE FIELD SURVEY IS PROVIDED

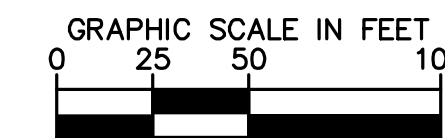
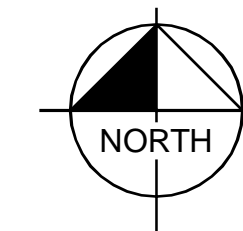


SECTION B-B

SCALE: NTS

NOTE: ROADWAY / TRAVEL LANE DIMENSIONS WILL BE
DEFINED ONCE FIELD SURVEY IS PROVIDED

LEGEND	
	AREA OUTLINE
	TOWER OUTLINE
	SETBACK/BUFFER LINE
	BUILDING EDGE
	FULL MOVEMENT ACCESS POINTS
	MODIFIED MOVEMENT ACCESS POINTS



Know what's **below.**
Call before you dig.

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NC License #F-0102
200 SOUTH TRYON ST
SUITE 200
CHARLOTTE, NORTH
CAROLINA 28202
PHONE: (704) 333-5131

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[illegible]

CLIENT:

FAIRVIEW PLAZA JLC, LLC
5950 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

PROJECT:

FAIRVIEW PLAZA
REZONING PETITION #2014-117
MARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE:

TECHNICAL DATA SHEET

DESIGNED BY: KMG

DRAWN BY: ASP

CHECKED BY: ECH

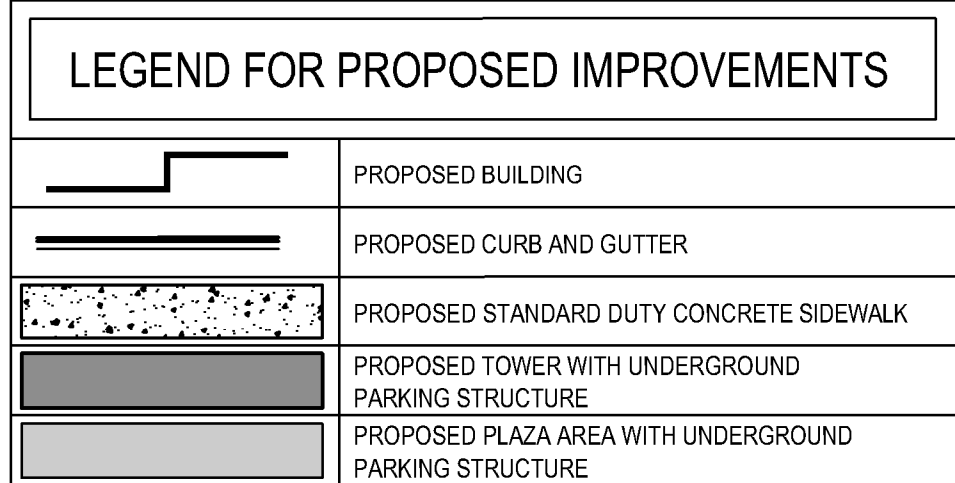
DATE: 01/14/16

PROJECT#: 015272030

RZ-2



EXISTING ZONING:
MUDD-O



PROJECT NAME:	FAIRVIEW PLAZA
CLIENT NAME:	FAIRVIEW PLAZA JLC, LLC PHONE# (704)295-4005
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131
TAX PARCEL ID:	1704922-53
STREET ADDRESS:	FAIRVIEW ROAD
EXISTING ZONING:	O-3 (CD)
PROPOSED ZONING:	MUDD-O
PROPOSED USE:	PROFESSIONAL BUSINESS; GENERAL OFFICES; RETAIL; EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS; HOTEL, MULTIFAMILY RESIDENTIAL, AND THE OTHER USES SET OUT ON RZ-4
PROPOSED REZONING AREA:	APPROXIMATELY 5.242 ACRES
JURISDICTION:	CITY OF CHARLOTTE

- MINIMUM SETBACK ON PARK SOUTH DRIVE & PIEDMONT ROW DRIVE: 30 FEET
- MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
- MINIMUM SETBACK ON PROPOSED PRIVATE STREET: 20 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
- MINIMUM SIDE YARDS: NONE, BUT 10' BUILDING SEPARATION REQUIRED TO A RESIDENTIAL USE
- MINIMUM REAR YARD: NONE, BUT 10' BUILDING SEPARATION REQUIRED TO A RESIDENTIAL USE

AUTOMOTIVE PARKING REQUIREMENT	
RESIDENTIAL:	1 SPACE PER DWELLING UNIT
HOTELS / MOTELS:	0.5 SPACE PER ROOM
ALL OTHER USES:	1 SPACE PER 600 GROSS SQUARE FEET
LONG TERM BIKE PARKING	
RESIDENTIAL:	NONE
HOTELS / MOTELS:	1 SPACE PER 20 RENTABLE ROOMS
OFFICE:	2, OR 1 PER 10,000 SF, OR 50 MAXIMUM SPACES
RETAIL:	2 MINIMUM, OR 1 PER 12,000 SF, OR 1 PER 25 EMPLOYEES, OR 30 MAXIMUM SPACES
SHORT TERM BIKE PARKING	
RESIDENTIAL:	2, OR 1 SPACE PER 20 UNITS
HOTELS / MOTELS:	NONE
OFFICE:	2, OR 1 PER 40,000 SF, OR 30 MAXIMUM SPACES
RETAIL:	5% OF AUTO PARKING, OR MAXIMUM OF 30 SPACES

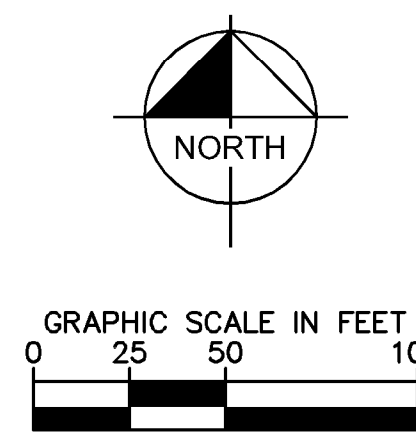
PARKING PROVIDED: AS REQUIRED BY THE APPLICABLE ZONING DISTRICT

1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJACENT PROPERTIES, AND USE.
3. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
4. STREET TREES TO BE SPACED EVENLY AT 40' O.C. WITHIN THE PLANTING STRIP.

[illegible]



EXISTING ZONING:
MUDD-O



Know what's below
Call before you dig

[illegible]



visolution
BUILDING DESIGN + PLANNING

Kimley»Horn

NC License #F-0102
200 SOUTH TRYON ST
SUITE 200
CHARLOTTE, NORTH
CAROLINA 28202
PHONE: (704) 333-5131
© 2015

CLIENT:
FAIRVIEW PLAZA JLC, LLC
5950 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

PROJECT:
FAIRVIEW PLAZA
REZONING PETITION #2014-117
PARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE:
PROPOSED RENDERING

DESIGNED BY: KMG
DRAWN BY: ASP
CHECKED BY: ECH

DATE: 10/28/15

PROJECT#: 015272030

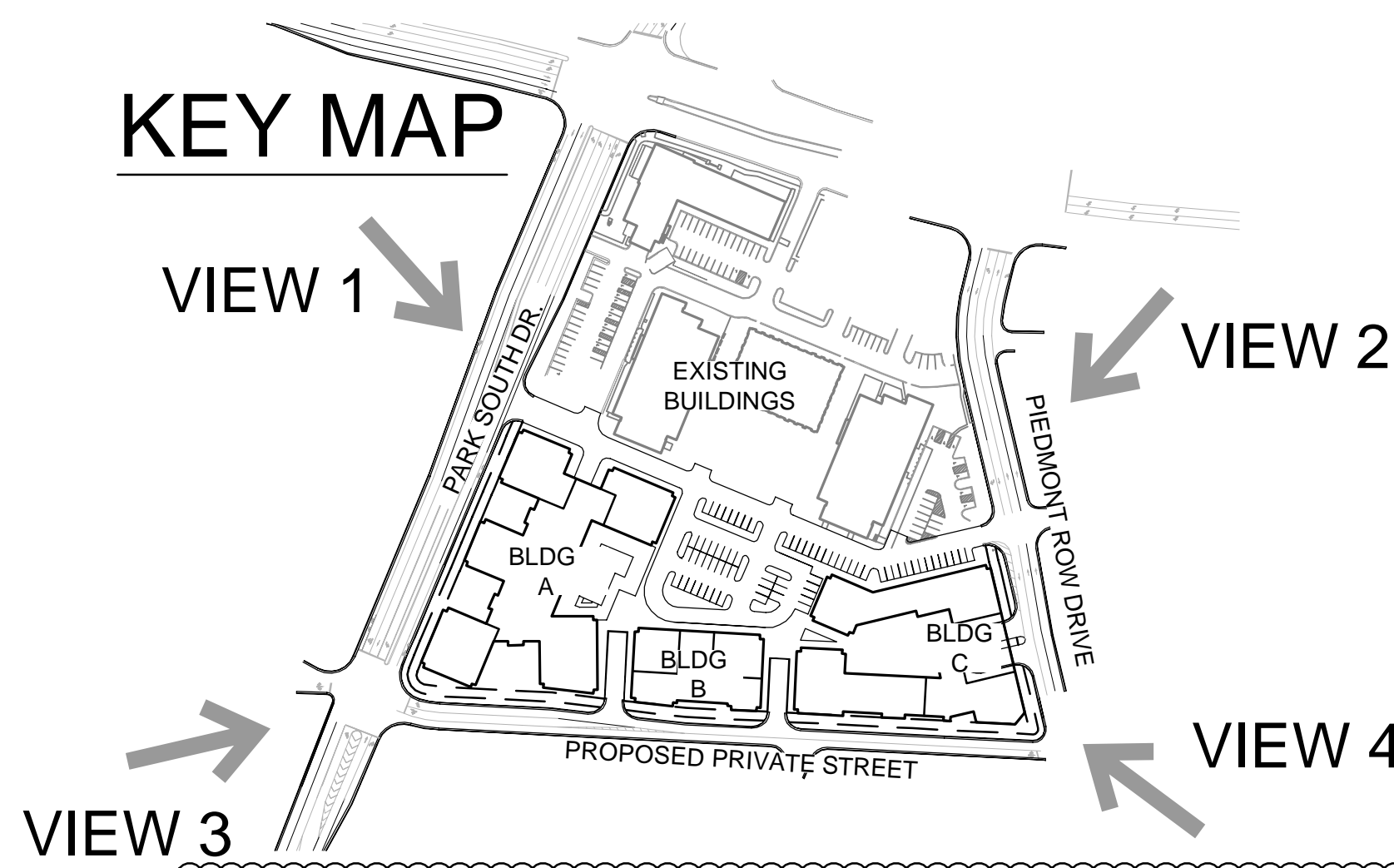
RZ-6

January 14, 2016 - 6:16pm By: erichampton

K:\CHL_PRA\015272 AAC\030 Fairview Road\Drawings\2016-0115 - Current Rezoning\RZ-6 Renderings.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

KEY MAP



DATA TABLE

Multi-Family Residential (Building A)
7 Stories = 256 Units (General mix of 2 br/1br/studio at a 50/40/10% mix)

Office (Building B)
9 Stories Above 2 Floors of Parking/GFR
18,000 SF / floor = 162,000 SF

Hotel / Multi-Family Residential (Building C)
6 Stories Above GFR = 300 Keys
6/7 Stories of Multi-Family residential above hotel along Piedmont Row and 4 stories of residential above hotel along the south = 160 units (General mix of 2 br/1br/studio at a 50/40/10% mix)

Ground Floor Retail (GFR) (Building A/B/C)
Approximately 75,000 SF

LEGEND

- GROUND FLOOR RETAIL / COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- OFFICE
- HOTEL
- GROUND FLOOR ACTIVATED COMMERCIAL



VIEW 1



VIEW 2



VIEW 3



VIEW 4

Kimley»Horn

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200 SOUTH TRYON ST
SUITE 200
CHARLOTTE, NORTH
CAROLINA 28202
PHONE: (704) 333-5131
© 2015

CLIENT:
FAIRVIEW PLAZA JLC, LLC
5950 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

PROJECT:
FAIRVIEW PLAZA
REZONING PETITION #2014-117
PARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE:
**PROPOSED BUILDING
MASSING**

DESIGNED BY: KMG
DRAWN BY: ASP
CHECKED BY: ECH
DATE: 01/14/16
PROJECT#: 015272030

RZ-7