

METES & BOUNDS DESCRIPTIONS:

TAX PARCEL: 179-022-39

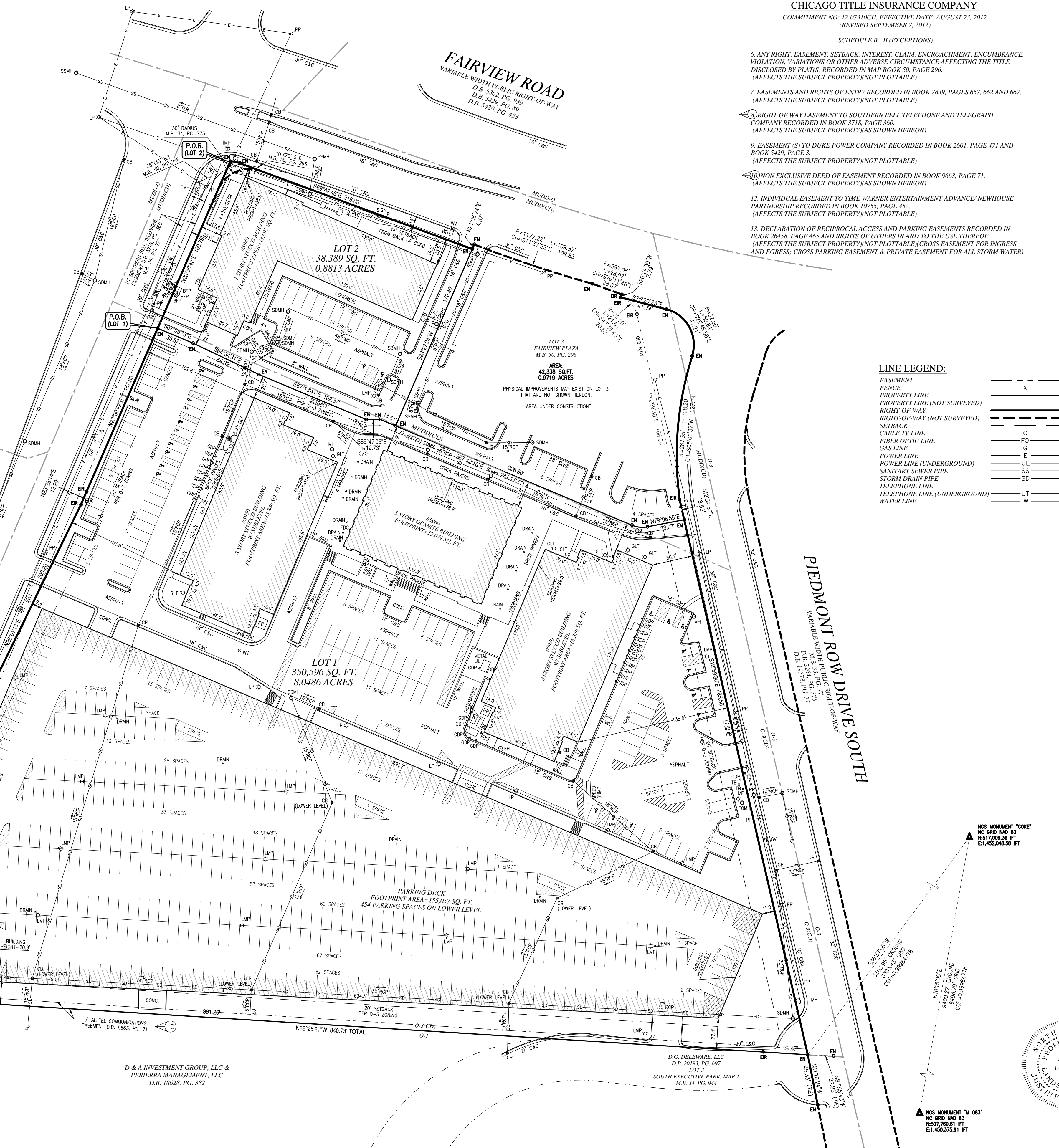
THAT CERTAIN TRACT OR PARCEL OF LAND BEING DESIGNATED AS LOT 1, RECOMBINATION PLAT OF FAIRVIEW PLAZA, AS RECORDED IN MAP BOOK 50, PAGE 296 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY, LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS 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 69°23'27" 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°53'22" 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	
CREW: KD	DRAWN: CW	REVISD: CW	SCALE: 1" = 50'
		DATE: SEPTEMBER 07, 2012	FILE NO. W-3603B JOB NO. 78637

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 MARCH 2, 2003.

COMMUNITY PLAN NO: 370158 4541J (MAP NO. 371045 4100J)(ZONE X-UNSHADED)

THIS IS TO CERTIFY THAT ON THE 3TH 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) NCAC 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

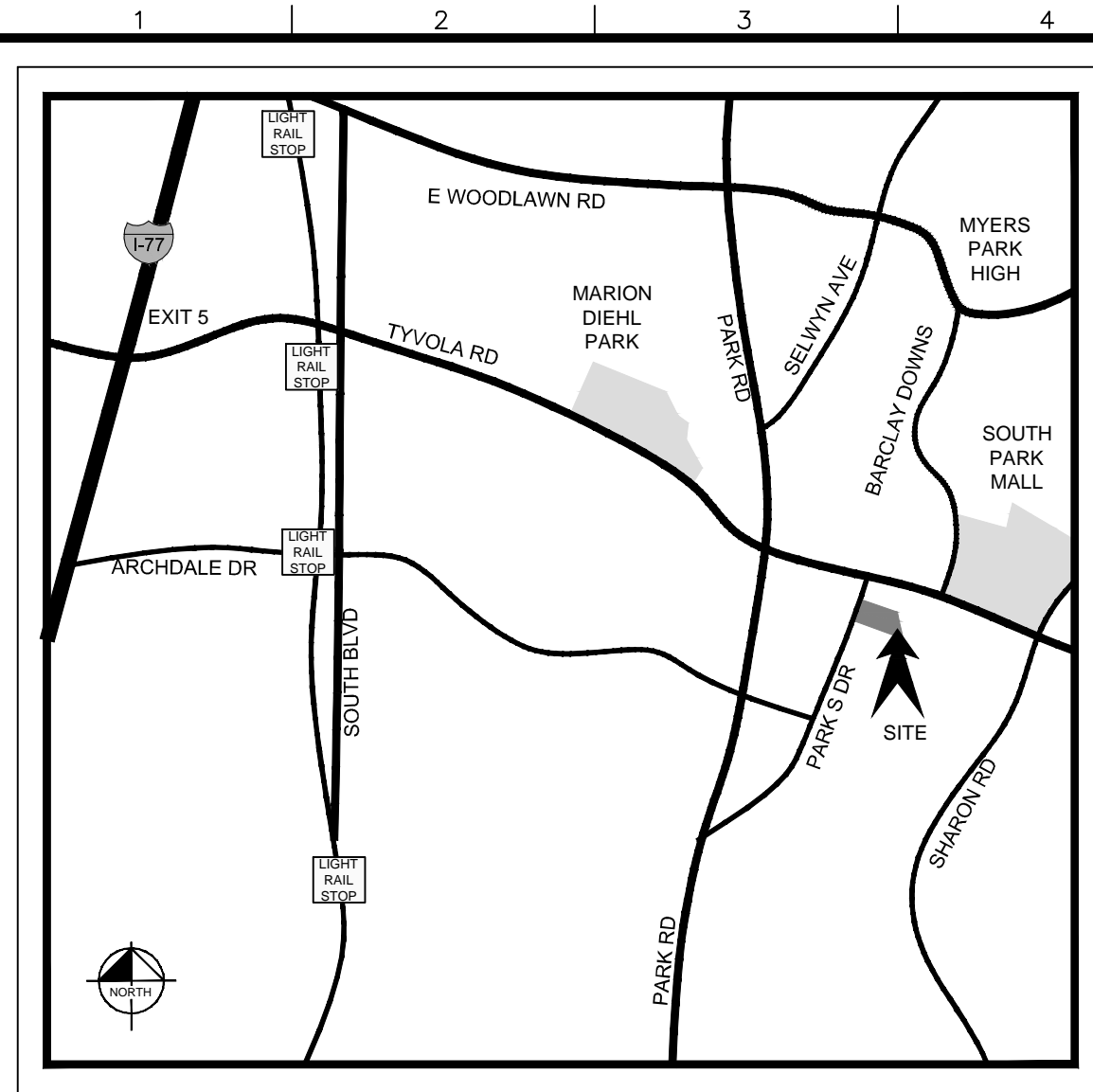


CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	8.88'	8.83'	S79°53'22"E
C2	24.00'	14.09'	13.89'	S84°01'38"E



June 23, 2015 - 11:46am By: andrew.golonus

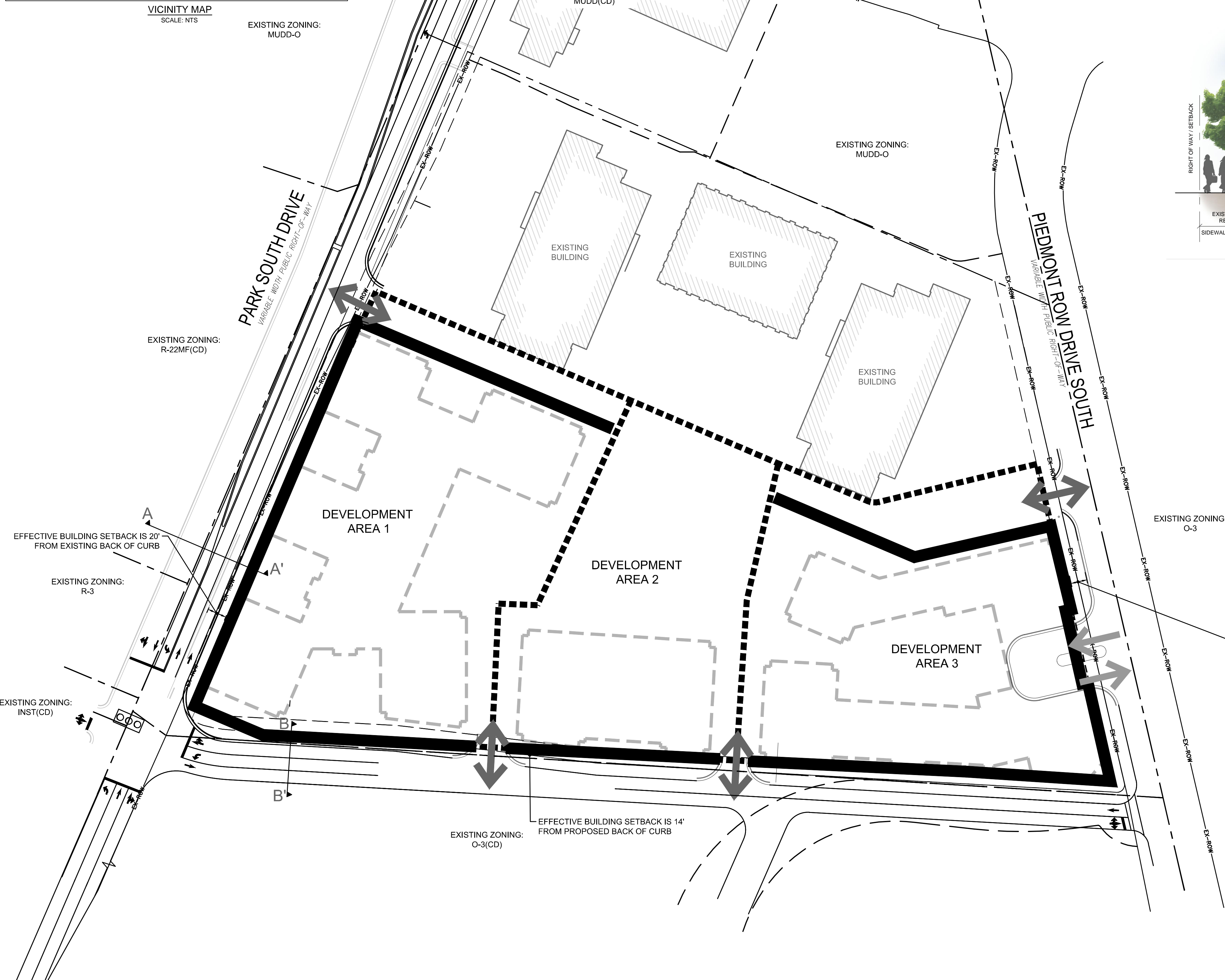
K:\CHL\_PRA\015272 IAC\030 Fairview Road\Draw\Rezoning\2015-06-18 PROGRESS SET\RZ-2 Technical Data.dwg



VICINITY MAP

SCALE: NTS

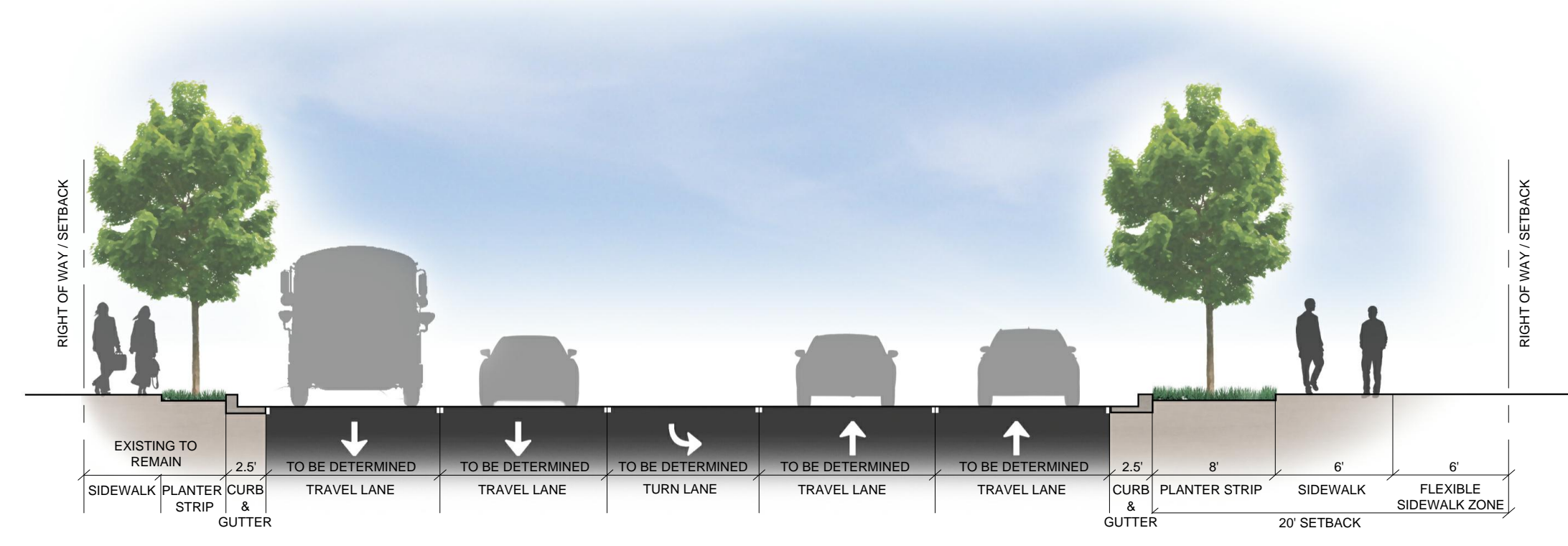
EXISTING ZONING:  
MUDD-O



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

SITE DEVELOPMENT DATA:

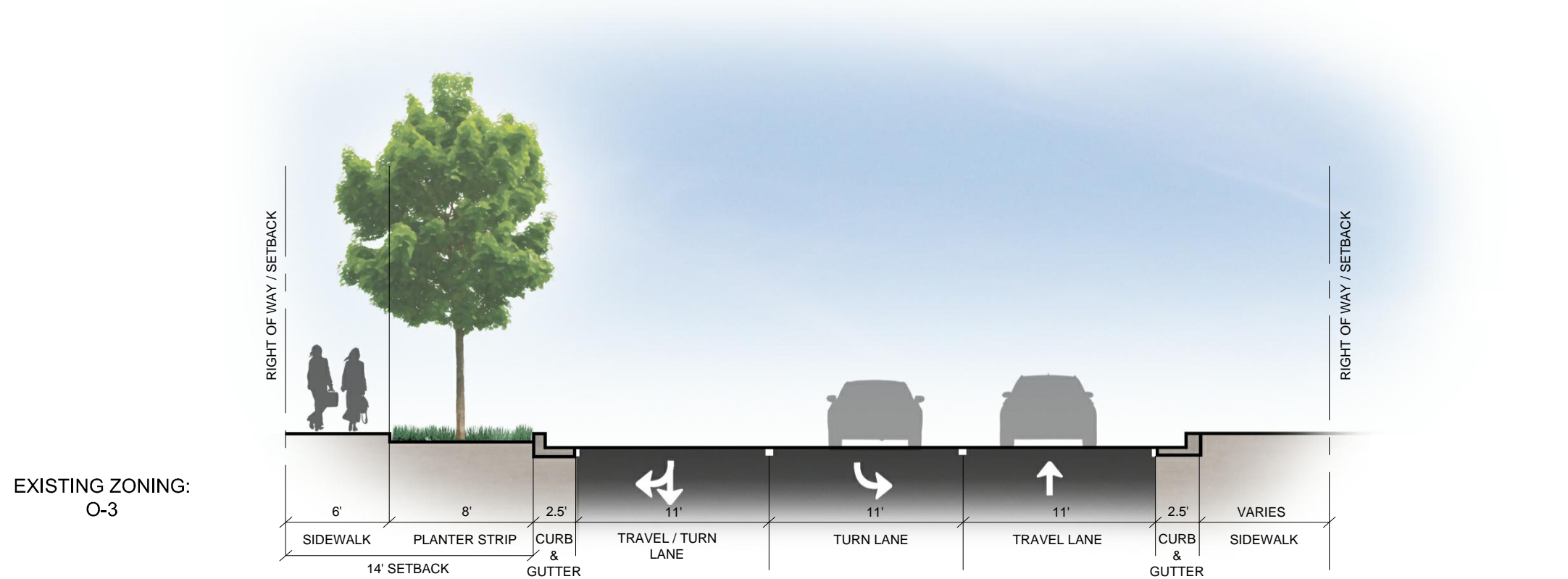
- ACREAGE: APPROXIMATELY 5.25 ACRES
- TAX PARCEL #S: 179-022-39
- EXISTING ZONING: O-3 (CD)
- PROPOSED ZONING: MUDD-O
- EXISTING USES: COMMERCIAL USE
- PROPOSED USES: PROFESSIONAL BUSINESS; GENERAL OFFICES; RETAIL; EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS; HOTEL; MULTIFAMILY RESIDENTIAL; AND THE OTHER USES OUTLINED ON RZ-4
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 400 PLANNED MULTI-FAMILY 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



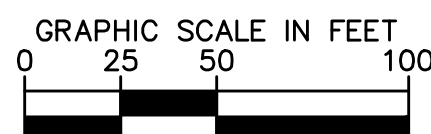
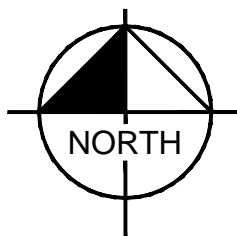
SECTION B-B'

SCALE: NTS

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

EFFECTIVE BUILDING SETBACK IS 14'  
FROM EXISTING BACK OF CURB

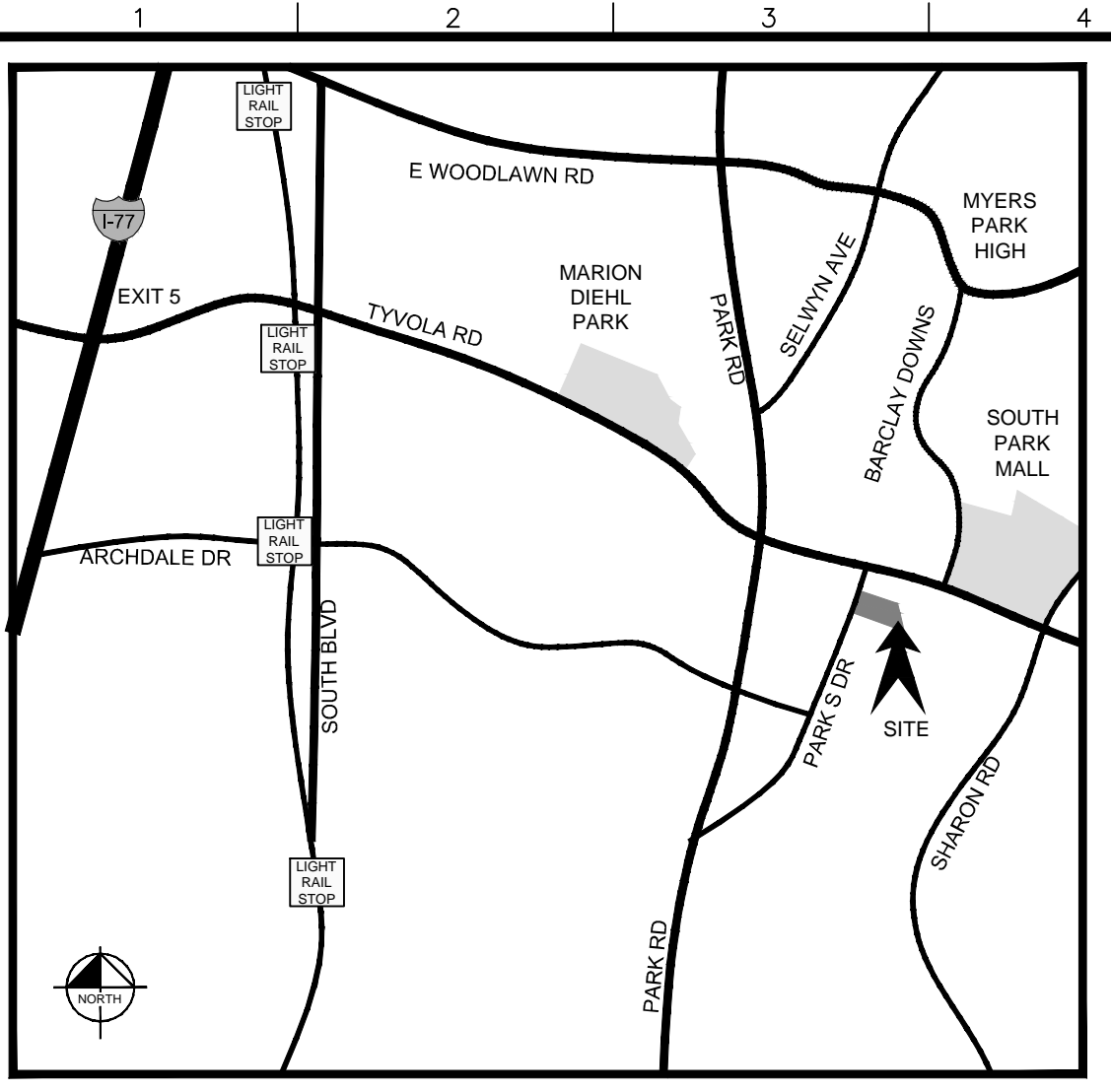
LEGEND	
	AREA OUTLINE
	TOWER OUTLINE
	SETBACK/BUFFER LINE
	BUILDING EDGE
	FULL MOVEMENT ACCESS POINTS
	MODIFIED MOVEMENT ACCESS POINTS





June 23, 2015 - 11:45am By: andrew.polonus

K:\CHL\PRJ\015272 AC\030 Fairview Road\Map\Rezoning\2015-06-18 PROGRESS SET\WZ-3 Zone Plan.dwg



VICINITY MAP  
SCALE: NTS

EXISTING ZONING:  
MUDD-O

EXISTING ZONING:  
R-22MF(CD)

FULL MOVEMENT DRIVEWAY

EFFECTIVE BUILDING SETBACK IS 20'  
FROM PROPOSED BACK OF CURB

EXISTING ZONING:  
R-3

10' SOUTHERN BELL TELEPHONE  
EASEMENT D.B. 3718, PG. 360  
M.B. 34, PG. 773

FULL MOVEMENT  
SIGNALIZED  
INTERSECTION

EXISTING ZONING:  
INST(CD)

FULL MOVEMENT  
DRIVEWAY - DECK ENTRY

D & A INVESTMENT GROUP, LLC &  
PERIERRA MANAGEMENT, LLC  
D.B. 18628, PG. 382  
EXISTING ZONING:  
O-3(CD)

PROPOSED PRIVATE STREET

EFFECTIVE BUILDING SETBACK IS 14'  
FROM EXISTING BACK OF CURB

FULL MOVEMENT  
DRIVEWAY - DECK ENTRY

FULL MOVEMENT DRIVEWAY

EXISTING ZONING:  
O-3

EFFECTIVE BUILDING SETBACK IS 14'  
FROM EXISTING BACK OF CURB

LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED STANDARD DUTY CONCRETE SIDEWALK
	PROPOSED TOWER WITH UNDERGROUND
	PARKING STRUCTURE
	PROPOSED PLAZA AREA WITH UNDERGROUND
	PARKING STRUCTURE

## ZONING CODE SUMMARY

PROJECT NAME: FAIRVIEW PLAZA  
CLIENT NAME: FAIRVIEW PLAZA JLC, LLC  
PHONE# (704)295-4005  
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES  
TAX PARCEL ID: PHONER# (704)333-5131  
STREET ADDRESS: 179-022-39  
EXISTING ZONING: FAIRVIEW ROAD  
PROPOSED ZONING: O-3 (CD)  
PROPOSED USE: MUDD-O  
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 5.25 ACRES  
JURISDICTION: CITY OF CHARLOTTE

## SETBACKS

-MINIMUM SETBACK ON PARK SOUTH DRIVE: 20 FEET MINIMUM FROM BACK OF  
EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER  
-MINIMUM SETBACK ON PIEDMONT ROW DRIVE & PRIVATE STREET: 14 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

## PARKING SUMMARY

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

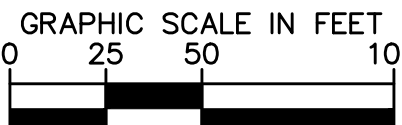
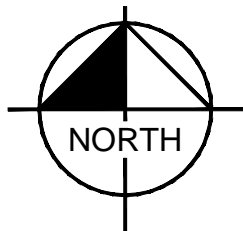
LONG TERM BIKE PARKING  
RESIDENTIAL: NONE  
HOTELS / MOTELS: 1 SPACE PER 20 RENTABLE ROOMS  
OFFICE: 2, OR 1 PER 10,000 SF, OR 50 MAXIMUM SPACES  
RETAIL: 2 MINIMUM, OR 1 PER 12,000 SF, OR 1 PER 25  
EMPLOYEES, OR 30 MAXIMUM SPACES

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

## NOTES

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



## Kimley»Horn

NC License #F-0102  
2000 SOUTH BOULEVARD  
SUITE 440  
CHARLOTTE, NORTH  
CAROLINA 28203  
PHONE: (704) 333-5131  
© 2015

CLIENT:  
FAIRVIEW PLAZA JLC, LLC  
5560 FAIRVIEW ROAD, SUITE 900  
CHARLOTTE, NORTH CAROLINA 28210

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

TITLE:  
REZONING SITE PLAN

DESIGNED BY: KMG  
DRAWN BY: ASP  
CHECKED BY: MSM  
DATE: 06/22/2015  
PROJECT#: 015272030

RZ-3

[illegible]



June 23, 2015 - 11:46am By: andrew.polina

K:\CHL\_PRA\015272 MAC\030 Fairview Road\Draw\Rendering\2015-06-18 PROGRESS SET\RZ-5 Watercolor Rendering.dwg



visolution  
shaping the future

KimleyHorn

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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: MSM

DATE: 06/22/2015

PROJECT#: 015272030

RZ-5

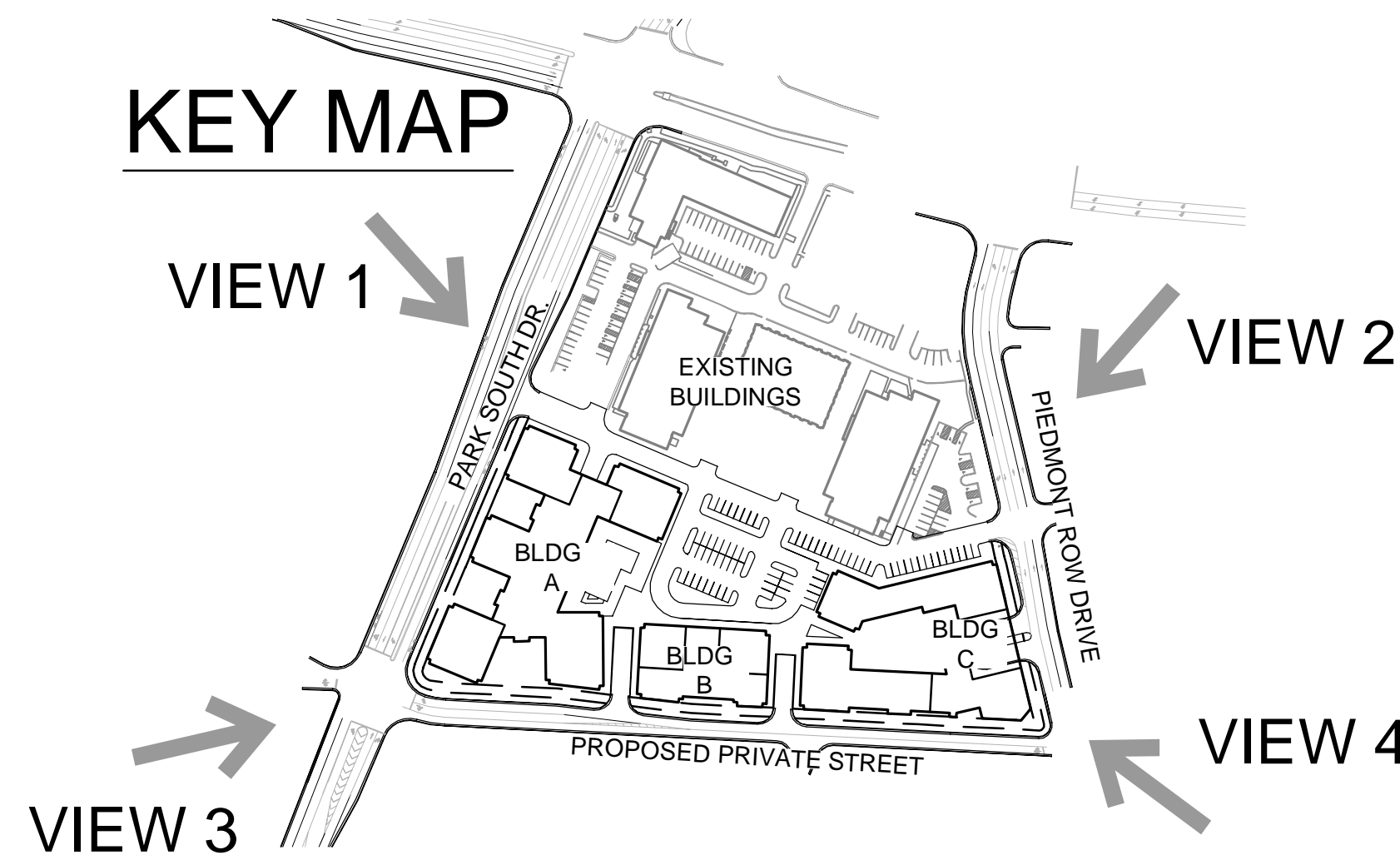


June 23, 2015 - 1:48pm By: andrew.polonus

K:\CHL\_PRA\015272 AAC\030 Fairview Road\img\rezoning\2015-06-18 PROGRESS SET\VZ-6 Renderings.dwg

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## KEY MAP



### DATA TABLE

**Multi-Family Residential (Building A)**  
6 Stories = 220 Units (General mix of 2 br/1br/studio at a 50/40/10% mix)  
Building Height: Up to 90'

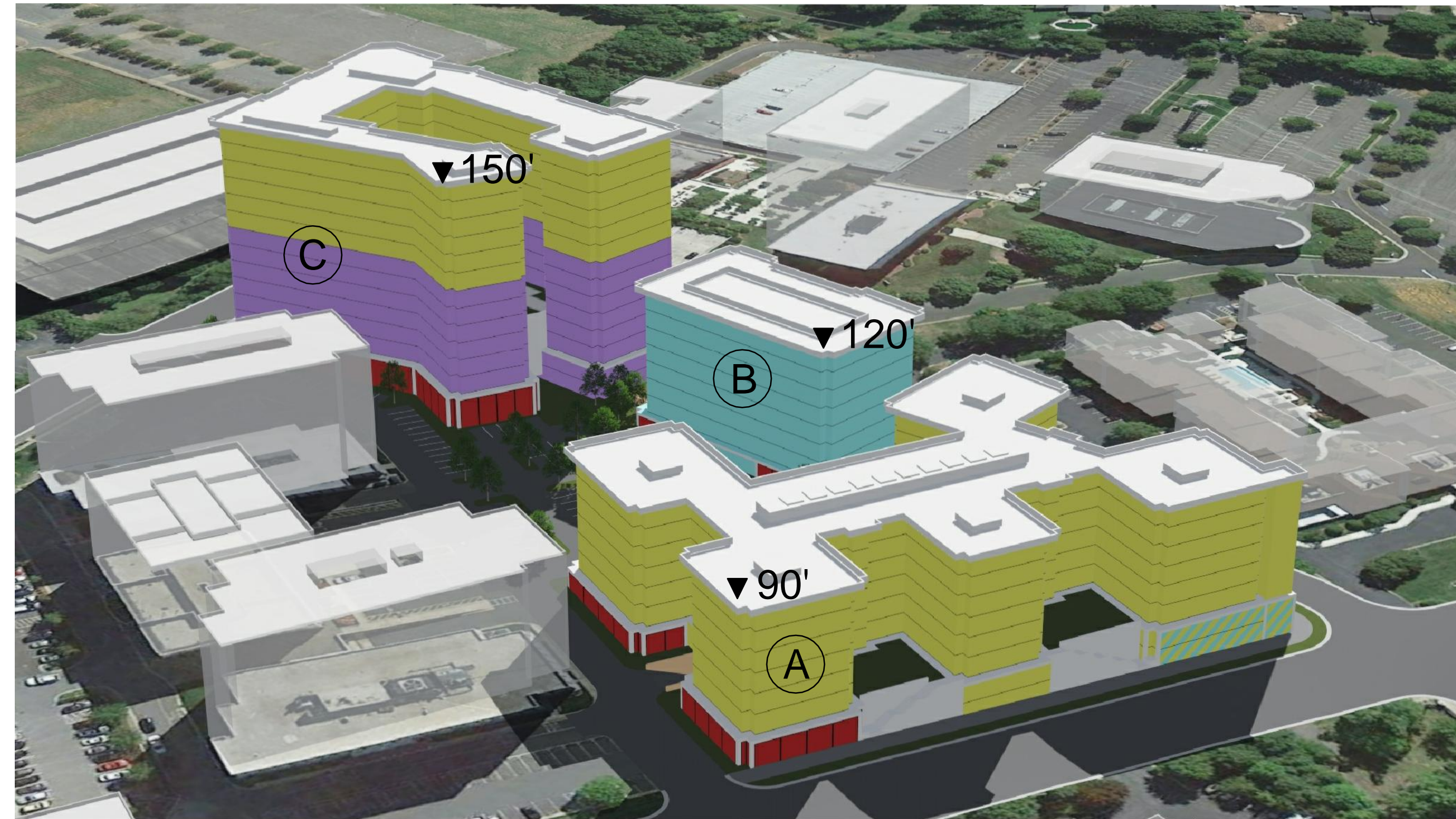
**Office (Building B)**  
7 Stories Above 2 Floors of Parking/GFR  
18,000 SF / floor = 126,000 SF  
Building Height: Up to 120'

**Hotel / Multi-Family Residential (Building C)**  
6 Stories Above GFR = 300 Keys  
6 Stories of Multi-Family residential above hotel = 180 units (General mix of 2 br/1br/studio at a 50/40/10% mix)  
Building Height: Up to 150'

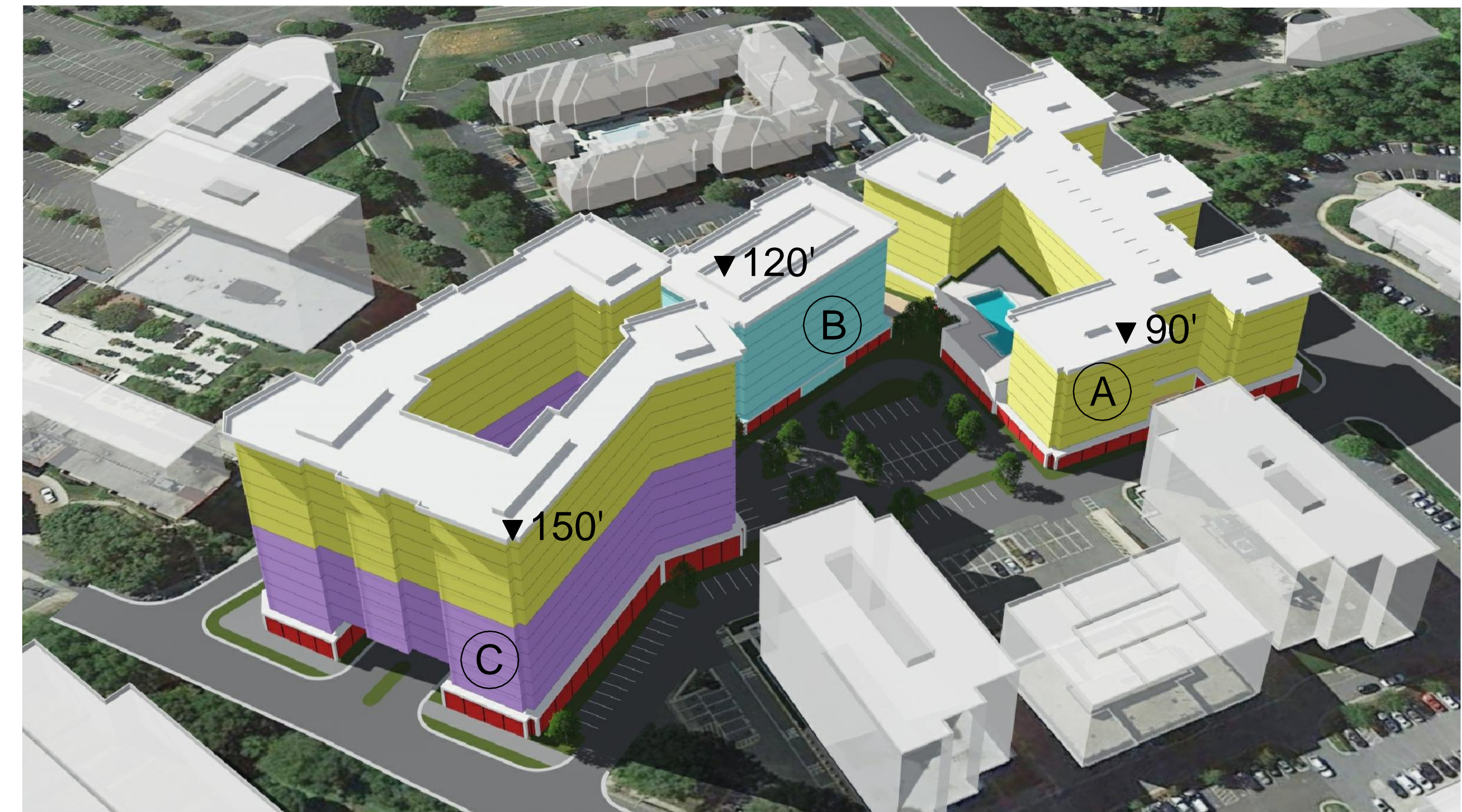
**Ground Floor Retail (GFR) (Building A/B/C)**  
Approximately 75,000 SF

## LEGEND

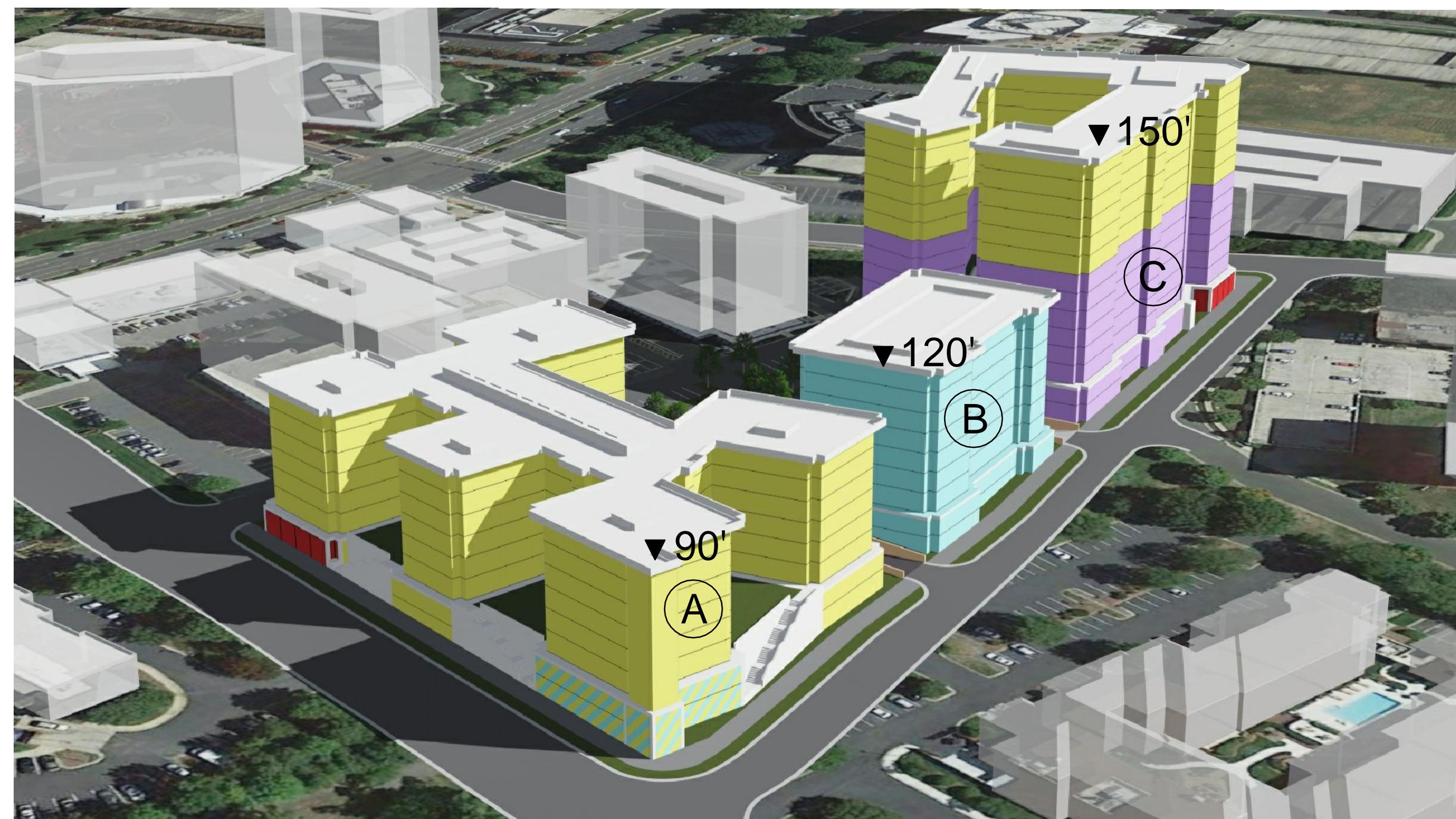
- GROUND FLOOR RETAIL / COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- OFFICE
- HOTEL
- GROUND FLOOR ACTIVATED COMMERCIAL



VIEW 1



VIEW 2



VIEW 3



VIEW 4

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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: MSM  
DATE: 06/22/2015  
PROJECT#: 015272030

RZ-6