

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°13'41" E A DISTANCE OF 102.87 FEET TO AN EXISTING NAIL, 4) S 89°07'06" 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 AFORESAID 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) N 79°08'55" 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 12°59'30" 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 607; 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 86°25'21" 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°53'14" 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:

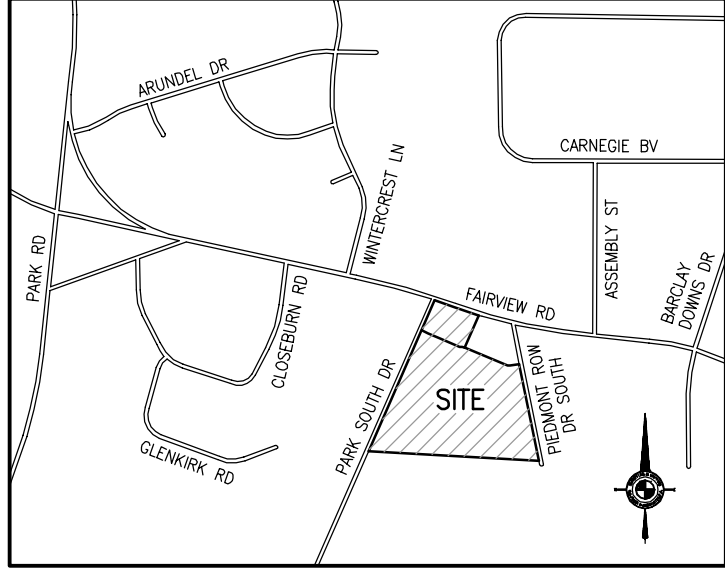
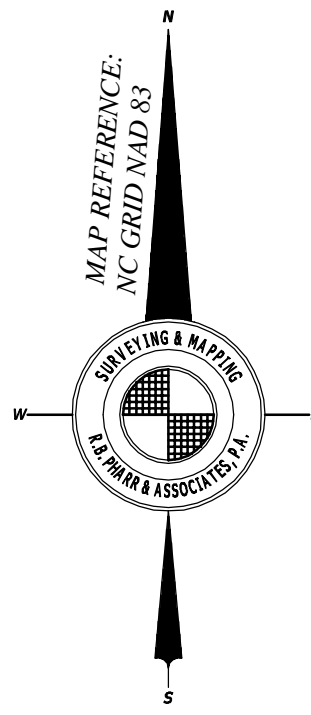
BEGINNING AT AN EXISTING NAIL LOCATED AT THE INTERSECTION FORMED BY THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF FAIRVIEW ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF PARK SOUTH DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE WITH THE SOUTHERLY MARGIN 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 2°27'24" W A DISTANCE OF 170.40 FEET TO AN EXISTING NAIL LYING ON THE NORTHERLY LINE OF LOT 1, AS DEPICTED IN AFORESAID 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" E 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°13'41" 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)

6. 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)
7. EASEMENTS AND RIGHTS OF ENTRY RECORDED IN BOOK 7839, PAGES 657, 662 AND 667.  
(AFFECTS THE SUBJECT PROPERTY)(NOT PLOTTABLE)
8. RIGHT OF WAY EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3718, PAGE 360.  
(AFFECTS THE SUBJECT PROPERTY)(AS SHOWN HEREON)
9. EASEMENT (S) TO DUKE POWER COMPANY RECORDED IN BOOK 2601, PAGE 471 AND BOOK 3429, PAGE 3.  
(AFFECTS THE SUBJECT PROPERTY)(NOT PLOTTABLE)
10. NON EXCLUSIVE DEED OF EASEMENT RECORDED IN BOOK 9663, PAGE 71.  
(AFFECTS THE SUBJECT PROPERTY)(AS SHOWN HEREON)
12. INDIVIDUAL EASEMENT TO TIME WARNER ENTERTAINMENT-ADVANCE/NEWHOUSE PARTNERSHIP RECORDED IN BOOK 10755, PAGE 452.  
(AFFECTS THE SUBJECT PROPERTY)(NOT PLOTTABLE)
13. 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.



VICINITY MAP  
NOT TO SCALE

LEGEND:

- BFP - BACK FLOW PREVENTOR  
CONC - CONCRETE  
C&G - CURB & GUTTER  
CB - CATCH BASIN  
CMP - CORRUGATED METAL PIPE  
C/O - CLEAN OUT  
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  
NGS - NATIONAL GEODETIC SURVEY  
O/HANG - OVERHANG  
PB - POWER BOX  
PM - POWER METER  
PP - POWER POLE  
PG - PAGE  
PVC - PLASTIC PIPE  
ROW - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
S.T. - SIGHT TRIANGLE  
SDMH - STORM DRAIN MANHOLE  
SSMH - 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:  
23 REGULAR PARKING SPACES  
2 HANDICAPPED PARKING SPACES  
25 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: 20'  
HEIGHT: 9 STORIES, PER SITE PLAN(95-17).
- FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT  
704-336-3569.

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. 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.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. 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.
7. 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.
8. 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 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, 5A, 6B, 7A, 7B(1), 7(C), 8, 9, 11A, 13, 16, 18 AND 21 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 07, 2012.

JUSTIN F. CLONINGER, NCPLS  
L-4430

DATE

EXISTING CONDITIONS RZ-1

REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: <b>FAIRVIEW PLAZA ASSOCIATES, L.P.</b>
09/24/12 - GENERAL CORRECTIONS.	5940, 5950, 5960 & 5970 FAIRVIEW ROAD 6010 PIEDMONT ROW DRIVE SOUTH CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
10/01/12 - GENERAL CORRECTIONS.	LOTS 1 & 2, FAIRVIEW PLAZA MAP REFERENCE: M.B. 50, PG. 296 DEED REFERENCE: D.B. 4278, PG. 550, D.B. 4637, PG. 155 & D.B. 9869, PG. 952 TAX PARCEL NO: 179-022-37 & 39
	<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING LICENSE NO. C-1471 420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: (704) 376-2186
CREW: KD DRAWN: CW REVISED: CW	SCALE: 1" = 50' DATE: SEPTEMBER 07, 2012 FILE NO. W-3603B JOB NO. 78637

PLOTTED: 9/22/2014  
K:\CH\_PRR\015272 AAC\030 FAIRVIEW ROAD\DWG\REZONING\RZ-1 EXISTING CONDITIONS.DWG

FLOOD CERTIFICATION

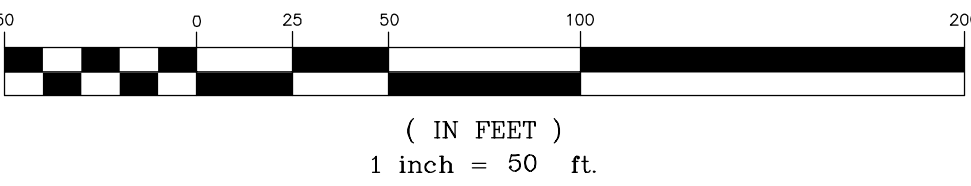
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.

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

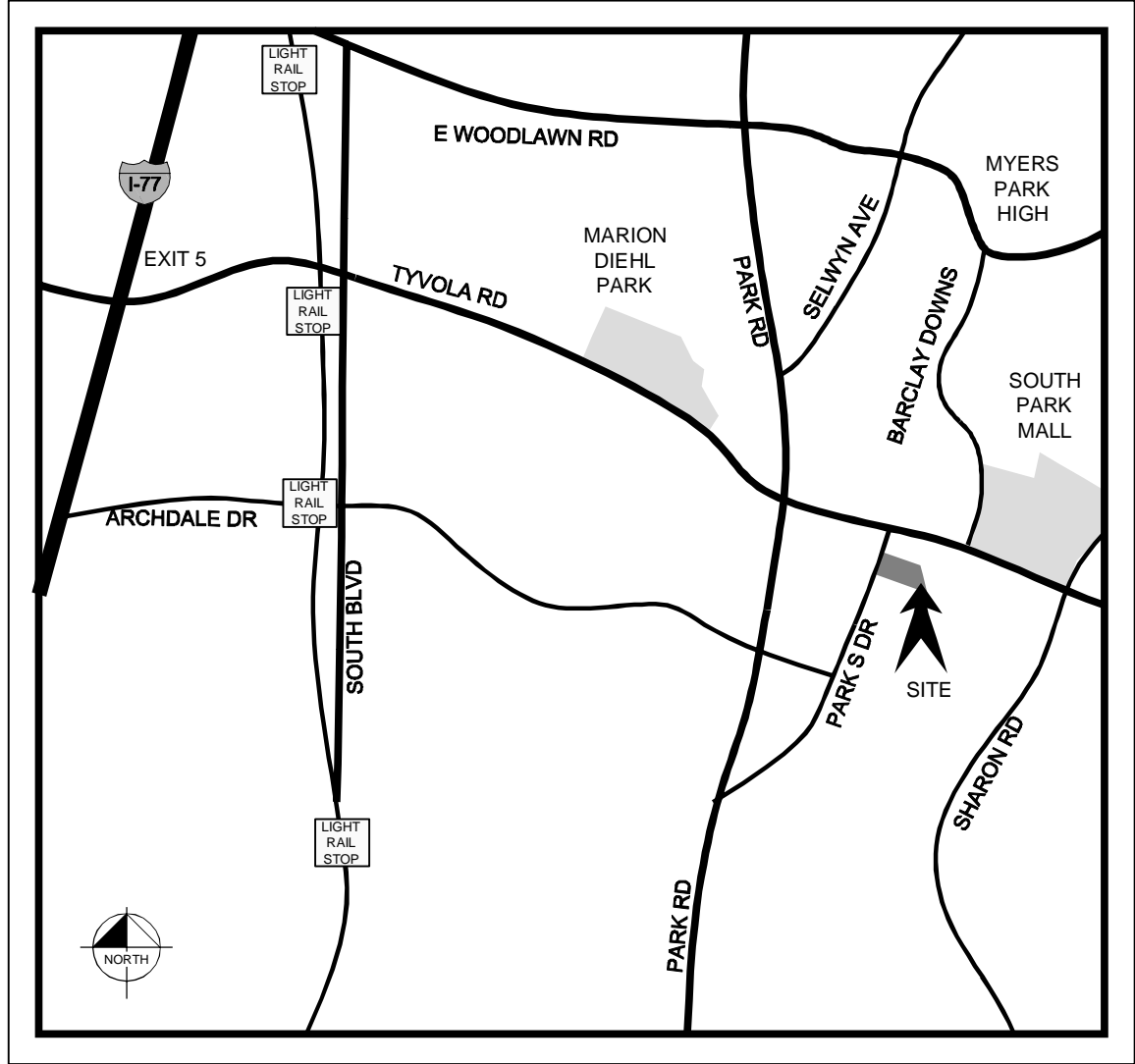
THIS IS TO CERTIFY THAT ON THE 9TH DAY OF SEPTEMBER 2012 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600(21) NCAC 50 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

PARK SOUTH DRIVE  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

FAIRVIEW ROAD  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

PIEDMONT ROW DRIVE SOUTH  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

EXISTING BUILDING

EXISTING ZONING:  
MUDD(CD)

EXISTING ZONING:  
MUDD-O

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

DEVELOPMENT  
AREA 1

DEVELOPMENT  
AREA 2

DEVELOPMENT  
AREA 3

EXISTING ZONING:  
O-3(CD)

EXISTING ZONING:  
O-3

EFFECTIVE BUILDING SETBACK IS 14'  
FROM EXISTING BACK OF CURB

EXISTING ZONING:  
R-3

EXISTING ZONING:  
INST(CD)

FAIRVIEW PLAZA JLC, LLC  
DEVELOPMENT STANDARDS

09/22/2014

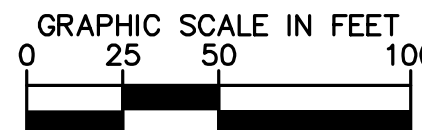
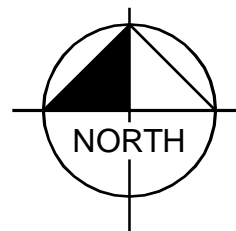
REZONING PETITION NO. 2014-XXX (FAIRVIEW PLAZA)

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 SET OUT 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: AS ALLOWED BY ORDINANCE
  - DEVELOPMENT AREA 2: MAXIMUM HEIGHT OF 130 FT
  - DEVELOPMENT AREA 3: MAXIMUM HEIGHT OF 155 FT
- PARKING: AS REQUIRED BY THE ORDINANCE.

LEGEND

■■■■■■■■■■	AREA OUTLINE
- - - - -	TOWER OUTLINE
— — — — —	SETBACK/BUFFER LINE
▬▬▬▬▬▬	BUILDING EDGE
↔	FULL MOVEMENT ACCESS POINTS
→	MODIFIED MOVEMENT ACCESS POINTS



811  
Know what's below.  
Call before you dig.

Kimley»Horn

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

© 2014

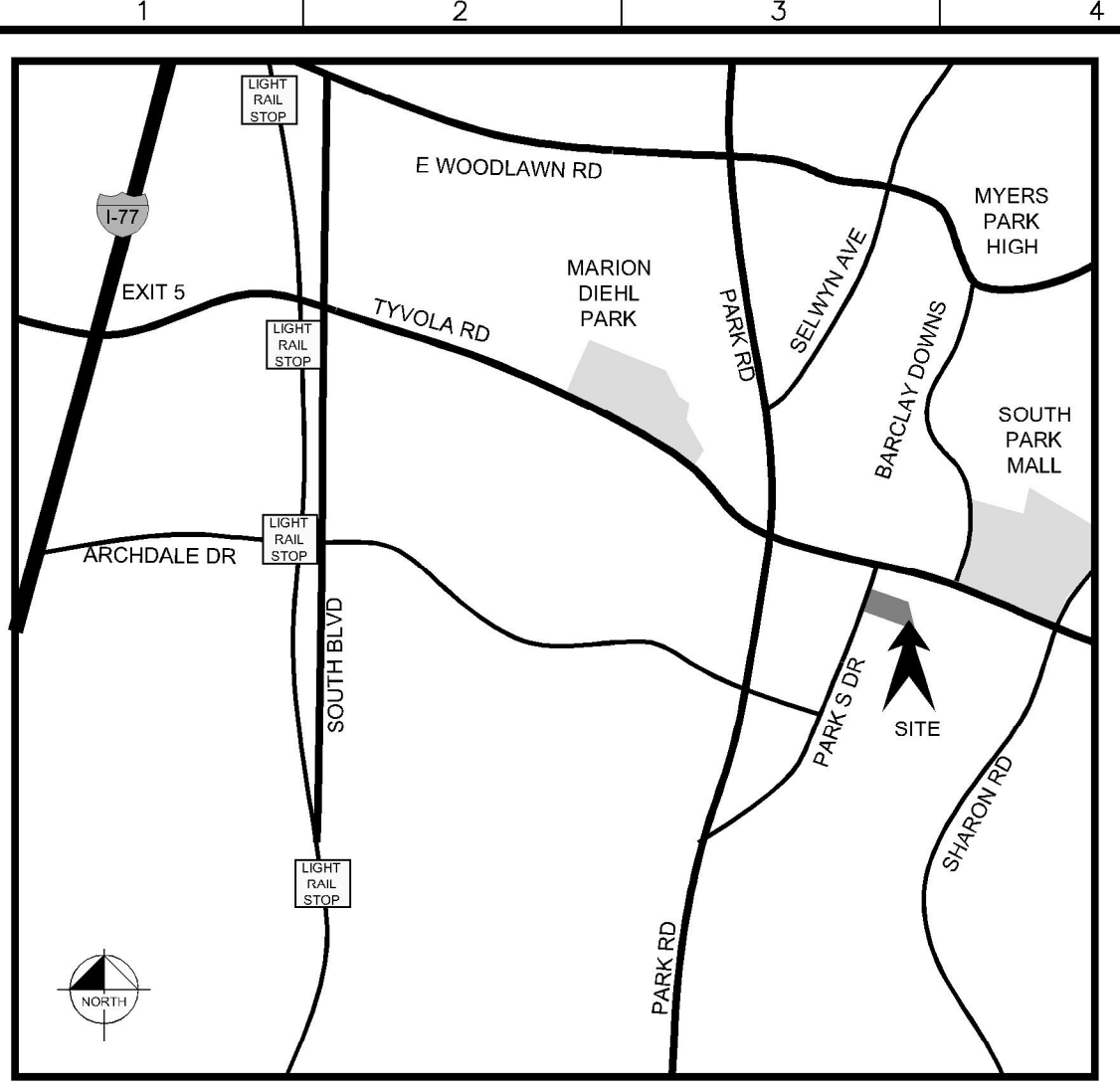
CLIENT:  
FAIRVIEW PLAZA JLC, LLC  
5950 FAIRVIEW ROAD, SUITE 800  
CHARLOTTE, NORTH CAROLINA 28210

PROJECT:  
FAIRVIEW PLAZA  
PARK SOUTH DRIVE AT FAIRVIEW ROAD  
CHARLOTTE, MECKLENBURG COUNTY  
NORTH CAROLINA

TITLE:  
TECHNICAL DATA SHEET

DESIGNED BY: KMG  
DRAWN BY: LL  
CHECKED BY: ECH  
DATE: 09/22/2014  
PROJECT#: 015272030

RZ-2



VICINITY MAP  
SCALE: NTS

EXISTING ZONING:  
MUDD-O

PARK SOUTH DRIVE  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

FULL MOVEMENT DRIVEWAY

EXISTING ZONING:  
R-22MF(CD)

DECK EXIT AND  
DROPOFF DRIVEWAY

DECK ENTRY AND  
DROPOFF DRIVEWAY

EFFECTIVE BUILDING SETBACK IS 14'  
FROM EXISTING BACK OF CURB

EXISTING ZONING:  
R-3

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

FULL MOVEMENT  
DRIVEWAY - DECK ENTRY

EXISTING ZONING:  
INST(CD)

PROPOSED  
BUILDING

PROPOSED  
BUILDING

PROPOSED  
BUILDING

PROPOSED  
BUILDING

D & A INVESTMENT GROUP, LLC &  
PEREIRA MANAGEMENT, LLC  
D.B. 18628, PG. 362  
EXISTING ZONING:  
O-3(CD)

FULL MOVEMENT  
DRIVEWAY - DECK ENTRY

D.C. DELEWARE, LLC  
D.B. 20193, PG. 697  
LOT 3  
SOUTH EXECUTIVE PARK, MAP 1  
M.B. 34, PG. 944

ON-STREET PARKING  
TO BE PLACED ALONG  
STREET FRONTAGE

FULL MOVEMENT DRIVEWAY

EXISTING ZONING:  
O-3

EFFECTIVE BUILDING SETBACK IS 14'  
FROM EXISTING BACK OF CURB

PIEDMONT ROW DRIVE SOUTH  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED STANDARD DUTY CONCRETE SIDEWALK
	PROPOSED BUILDING WITH UNDERGROUND PARKING STRUCTURE
	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 PHONE# (704)333-5131
TAX PARCEL ID:	179-022-39
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 5.25 ACRES
JURISDICTION:	CITY OF CHARLOTTE

## SETBACKS

- MINIMUM SETBACK: 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

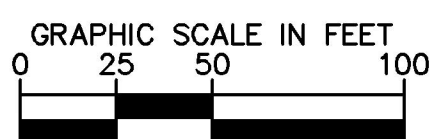
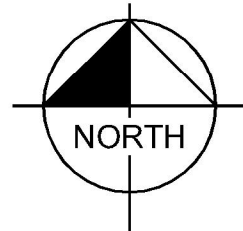
## PARKING SUMMARY

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



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## Kimley»Horn

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

PROJECT:  
**FAIRVIEW PLAZA**  
PARK SOUTH DRIVE AT FAIRVIEW ROAD  
CHARLOTTE, MECKLENBURG COUNTY  
NORTH CAROLINA

TITLE:  
**REZONING SITE PLAN**

DESIGNED BY: KMG  
DRAWN BY: LL  
CHECKED BY: ECH  
DATE: 09/22/2014  
PROJECT#: 015272030

**RZ-3**

FAIRVIEW PLAZA JLC, LLC  
DEVELOPMENT STANDARDS

09/22/2014

## REZONING PETITION NO. 2014-XXX (FAIRVIEW PLAZA)

SITE DEVELOPMENT DATA:

- ACREAGE: APPROXIMATELY 5.25 ACRES
- TAX PARCEL #: 179-022-39
- EXISTING ZONING: O-3 (CD)
- PROPOSED ZONING: MUDD-O
- EXISTING USES: COMMERCIAL USE
- PROPOSED USES: COMMERCIAL BUSINESS; GENERAL OFFICES; RETAIL; EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS; HOTEL; MULTIFAMILY RESIDENTIAL; AND THE OTHER USES SET OUT BELOW
- 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: AS ALLOWED BY THE ORDINANCE, BUILDING HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.

## DEVELOPMENT STANDARDS

## GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FAIRVIEW PLAZA JLC, LLC ("PETITIONER") TO ACCOMMODATE A MIXED USE DEVELOPMENT THAT COULD CONTAIN OFFICE, RETAIL, HOTEL AND RESIDENTIAL USES ON THAT APPROXIMATELY 5.25 ACRES SITE LOCATED ON PARK SOUTH DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS A PART OF THAT TAX PARCEL NO. 179-022-39 THAT CONTAINS IN TOTAL APPROXIMATELY 8.0486 ACRES.
- B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- D. SIMILARLY, GENERAL USES DEPICTED ON THE REZONING PLAN MAY BE ALTERED PROVIDED THAT SUCH ALTERATIONS DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.
- E. THE SITE AND TAX PARCEL NO. 179-022-39 SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THE SITE AND TAX PARCEL NO. 179-022-39 MAY BE SUBDIVIDED WITHOUT REGARD TO INTERNAL SEPARATION REQUIREMENTS.
- F. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.
- G. FUTURE AMENDMENTS TO THE REZONING PLAN OR THE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

## OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE SITE:

- A. TO ALLOW THE BUILDING TO BE LOCATED WITHIN DEVELOPMENT AREA 2 TO HAVE A MAXIMUM HEIGHT OF 130 FEET.
- B. TO ALLOW THE BUILDING TO BE LOCATED WITHIN DEVELOPMENT AREA 3 TO HAVE A MAXIMUM HEIGHT OF 155 FEET.
- C. TO ALLOW A VEHICULAR DRIVEWAY, UP TO 5 PARKING SPACES, A VEHICULAR DROP-OFF/PICK-UP AREA, AN ACCESS POINT FOR THE STRUCTURED PARKING FACILITY AND A VALET SERVICE LOCATION TO BE LOCATED BETWEEN THE BUILDING TO BE LOCATED WITHIN DEVELOPMENT AREA 1 AND THE BACK OF CURB ALONG PARK SOUTH DRIVE.

## PERMITTED USES

- A. THE BUILDINGS TO BE LOCATED ON THE SITE MAY CONTAIN THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OR MIXTURE OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT:
1. PLANNED MULTI-FAMILY DWELLING UNITS;
  2. EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2), SUBJECT TO THE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE;
  3. HOTELS;
  4. ART GALLERIES;
  5. COLLEGES, UNIVERSITIES, COMMERCIAL SCHOOLS AND SCHOOLS PROVIDING ADULT TRAINING IN ANY OF THE SCIENCES, TRADES AND PROFESSIONS;
  6. PROFESSIONAL BUSINESS AND GENERAL OFFICES, INCLUDING, WITHOUT LIMITATION, CLINICS, MEDICAL, DENTAL AND DOCTORS' OFFICES;
  7. RETAIL SALES LIMITED TO USES ALLOWED IN THE B-1 ZONING DISTRICT;
  8. SERVICES, INCLUDING, WITHOUT LIMITATION, BEAUTY SHOPS AND BARBERSHOPS, SPAS AND FITNESS CENTERS;
  9. POST OFFICES; AND
  10. STRUCTURED PARKING DECKS AS AN ACCESSORY USE.

## DEVELOPMENT LIMITATIONS

- A. A MAXIMUM OF 400 PLANNED MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE.
- B. A MAXIMUM OF 300 HOTEL ROOMS MAY BE DEVELOPED ON THE SITE.
- C. A MAXIMUM OF 75,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO RETAIL USES AND TO EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) MAY BE DEVELOPED ON THE SITE.
- D. A MAXIMUM OF 125,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO PROFESSIONAL BUSINESS AND GENERAL OFFICES AND TO THE OTHER USES SET OUT ABOVE UNDER PERMITTED USES/ EXCLUDING PLANNED MULTI-FAMILY DWELLING UNITS, HOTEL ROOMS, RETAIL USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) MAY BE DEVELOPED ON THE SITE.
- E. THE TERM "GROSS FLOOR AREA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE INSIDE OF ONE EXTERIOR WALL OR FROM THE CENTER LINE OF PARTY WALLS, PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS.

## TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- B. OFF-STREET PARKING SHALL BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN.

## ARCHITECTURAL AND DESIGN STANDARDS

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE URBAN DESIGN STANDARDS OF SECTION 9.8506 OF THE ORDINANCE.
- B. AS REQUIRED UNDER SECTION 9.8506(2)(I) OF THE ORDINANCE, THE BASE OF EACH BUILDING (EQUIVALENT TO THE FIRST 3 FLOORS ABOVE STREET GRADE) SHALL BE DISTINGUISHED FROM THE REMAINDER OF THE BUILDING WITH AN EMPHASIS ON PROVIDING DESIGN ELEMENTS THAT WILL CONTRAST WITH THE REMAINDER OF THE BUILDING. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF THE BASE OF EACH BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND QUALITY OF THE BASE OF EACH BUILDING. ACCORDINGLY, THE BASE OF EACH BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE BASE OF EACH BUILDING IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED CONCEPTUAL, SCHEMATIC IMAGES. WITH RESPECT TO ARCHITECTURAL STYLE, CHARACTER AND QUALITY, THE CITY WITHIN THE FOREGOING CHANGES AND REVISIONS/ITERATIONS TO THE BASE OF EACH BUILDING WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND QUALITY SHALL BE PERMITTED.
- C. URBAN OPEN SPACE SHALL BE PROVIDED ON THE SITE AS DEPICTED ON THE REZONING PLAN.
- D. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
- E. DUMPSITE AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMP OR RECYCLING AREA, OR DUMP OR RECYCLING WALL OR FENCE WALL OF THE BUILDING, OR THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.

## SETBACK AND YARDS/STREETSCAPE

PETITIONER SHALL INSTALL PLANTING STRIPS AND SIDEWALKS ALONG THE SITE'S PUBLIC STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN.

## ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- C. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

## SIGNS

ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE

## LIGHTING

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 30 FEET.
- C. ANY LIGHTING FIXTURES ATTACHED TO THE STRUCTURES TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

## BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE HEIRS OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

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[illegible]

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PROJECT: FAIRVIEW PLAZA  
PARK SOUTH DRIVE AT FAIRVIEW ROAD  
CHARLOTTE, MECKLENBURG COUNTY  
NORTH CAROLINA

TITLE: REZONING NOTES

DESIGNED BY:	KMG
DRAWN BY:	LL
CHECKED BY:	ECH
DATE:	09/22/2014
PROJECT#:	015272030

RZ-4



Know what's **below.**  
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September 22, 2014 - 2:57pm By: katie.geller

K:\CHL\_PRI\015272 AAC\030 Fairview Road\Draw\yzoning\RZ-5 Piedmont Building.dwg



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DESIGN**

REVISIONS	
NO.	DATE

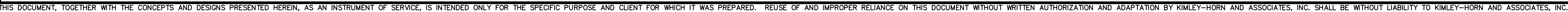
CLIENT:  
**FAIRVIEW PLAZA JLC, LLC**  
5950 FAIRVIEW ROAD, SUITE 800  
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PROJECT:  
**FAIRVIEW PLAZA**  
PARK SOUTH DRIVE AT FAIRVIEW ROAD  
CHARLOTTE, MECKLENBURG COUNTY  
NORTH CAROLINA

TITLE:  
**PIEDMONT ROW DRIVE  
SOUTH SCHEMATIC  
BUILDING ELEVATION**

DESIGNED BY: KMG  
DRAWN BY: LL  
CHECKED BY: ECH  
DATE: 09/22/2014  
PROJECT#: 015272030

**RZ-5**

[illegible]

FAIRVIEW PLAZA  
PARK SOUTH DRIVE AT FAIRVIEW ROAD  
CHARLOTTE, MECKLENBURG COUNTY  
NORTH CAROLINA

DESIGNED BY:	KMG	M
DRAWN BY:	LL	
CHECKED BY:	ECH	
DATE:	09/22/2014	
PROJECT#: 015272030		

# RZ-6