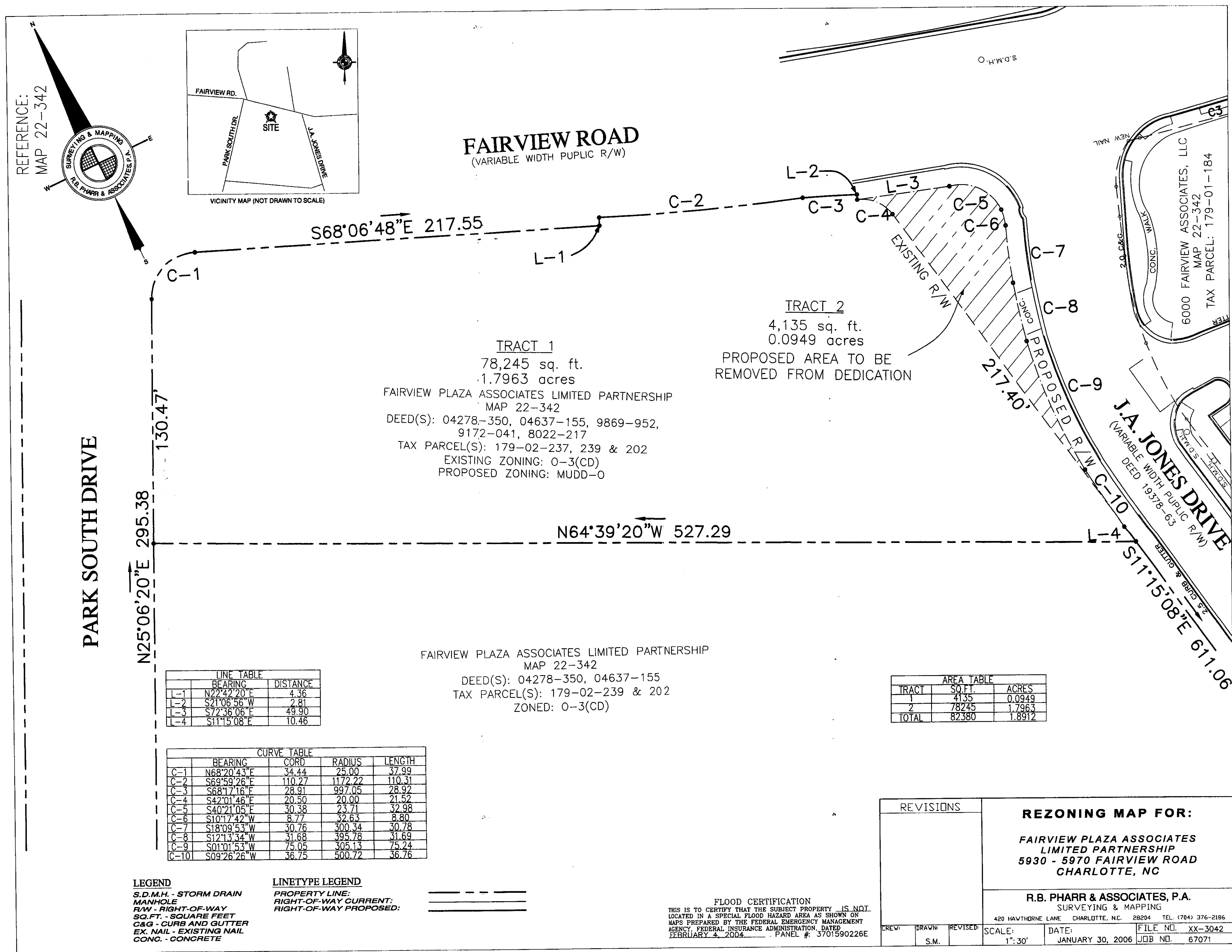
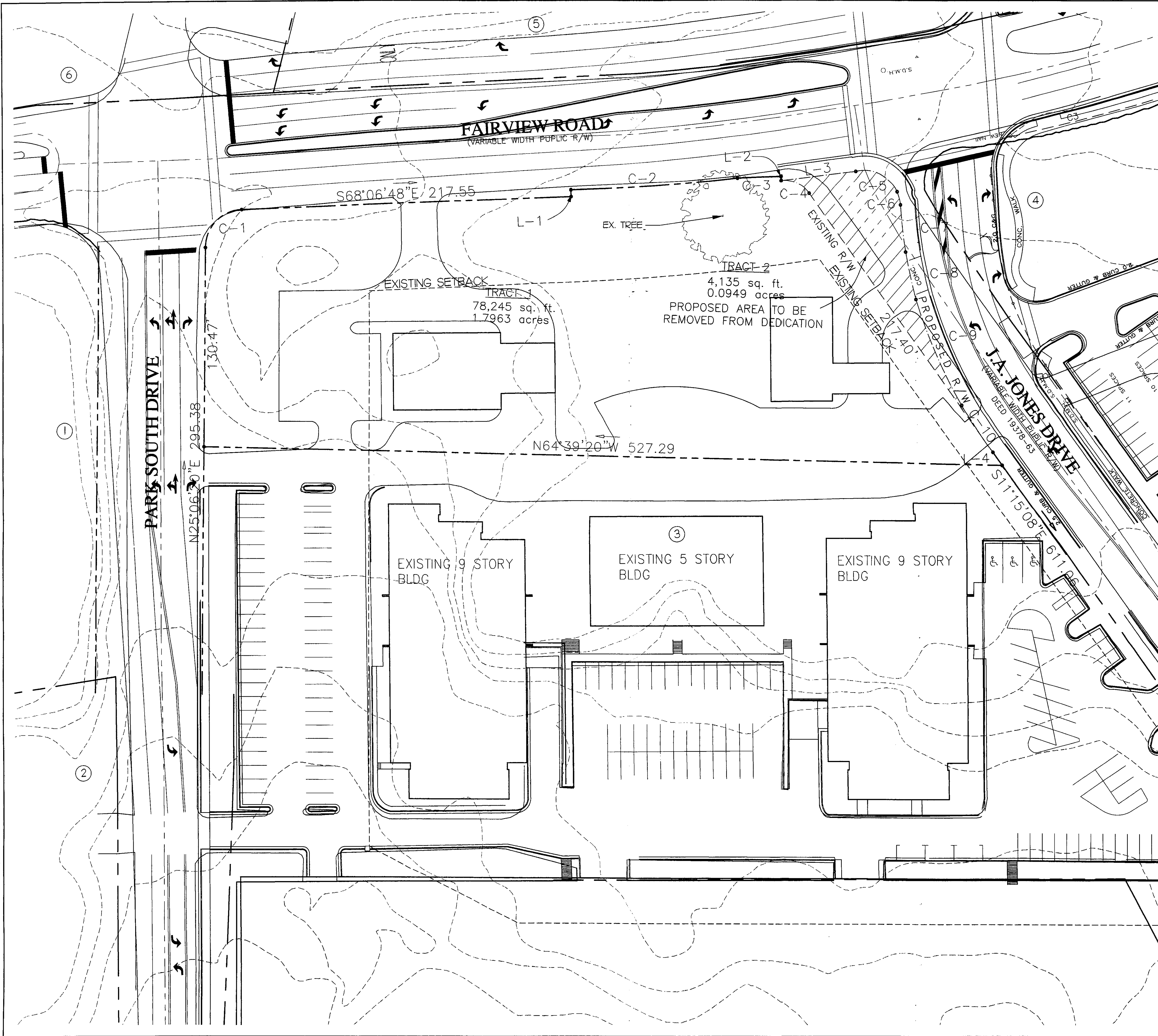


HL-90





SITE INFORMATION
TAX PARCEL ID#: 179-25-215, 179-02-239 and 179-02-202
EXISTING ZONING: O-3(CD)
EXISTING USE: OFFICE
SITE AREA TO BE REZONED: 1.7963 AC

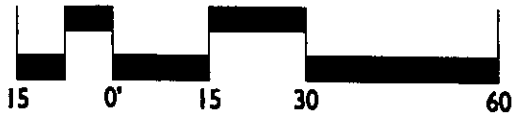
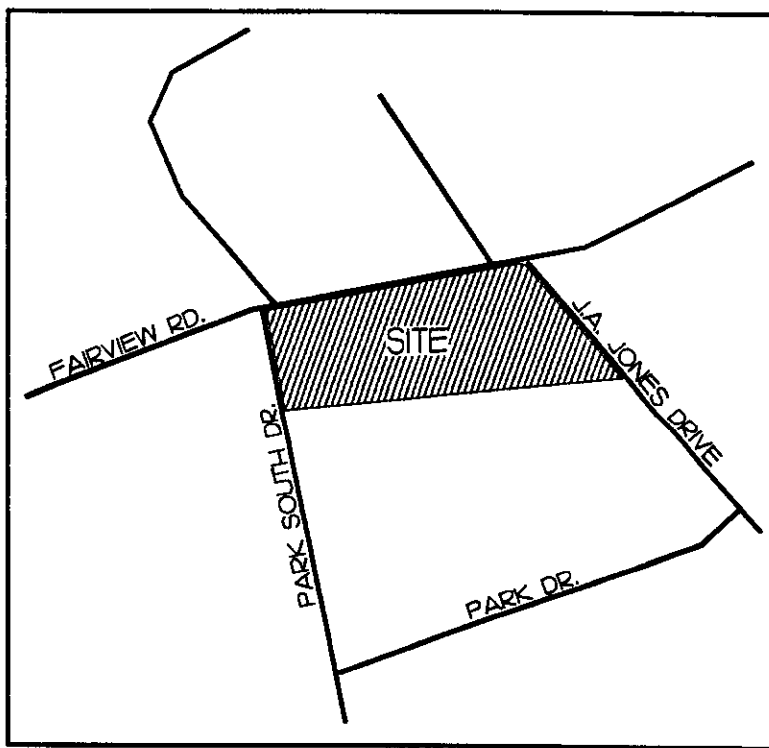
ADJACENT OWNERS

- | | |
|---|---|
| <p>① #171-25-215
HOUSING AUTHORITY
CITY OF CHARLOTTE
P.O. BOX 36795
CHARLOTTE, NC 28202
EXISTING ZONING: R-43MF
EXISTING USE: MULTI-FAMILY</p> <p>② #171-25-213
CAROLINA LP CNL RETIREMENT
POI NORTH
CNL CENTER AT CITY COMMONS
450 SOUTH ORANGE AVE.
ORLAND, FL 32801
EXISTING ZONING: R-22MF(CD)
EXISTING USE: MULTI-FAMILY</p> <p>③ #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</p> | <p>④ #179-01-184
6000 FAIRVIEW ASSOCIATES, LLC
6060 JA JONES DR STE 408
CHARLOTTE, NC 28267-3250
EXISTING ZONING: O-3
EXISTING USE: OFFICE</p> <p>⑤ #177-06-225
CRECENT RESOURCES LLC
Piedmont Town Center One LLC
400 NORTH TRYON ST #300
CHARLOTTE, NC 28202
EXISTING ZONING: MUDD-O
EXISTING USE:</p> <p>⑥ #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</p> |
|---|---|

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 30, 2006

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2006-XXX

Fairview
Mixed-Use Development Rezoning
Fairview Plaza Associates Limited Partnership; Charlotte, North Carolina
Existing Conditions Plan

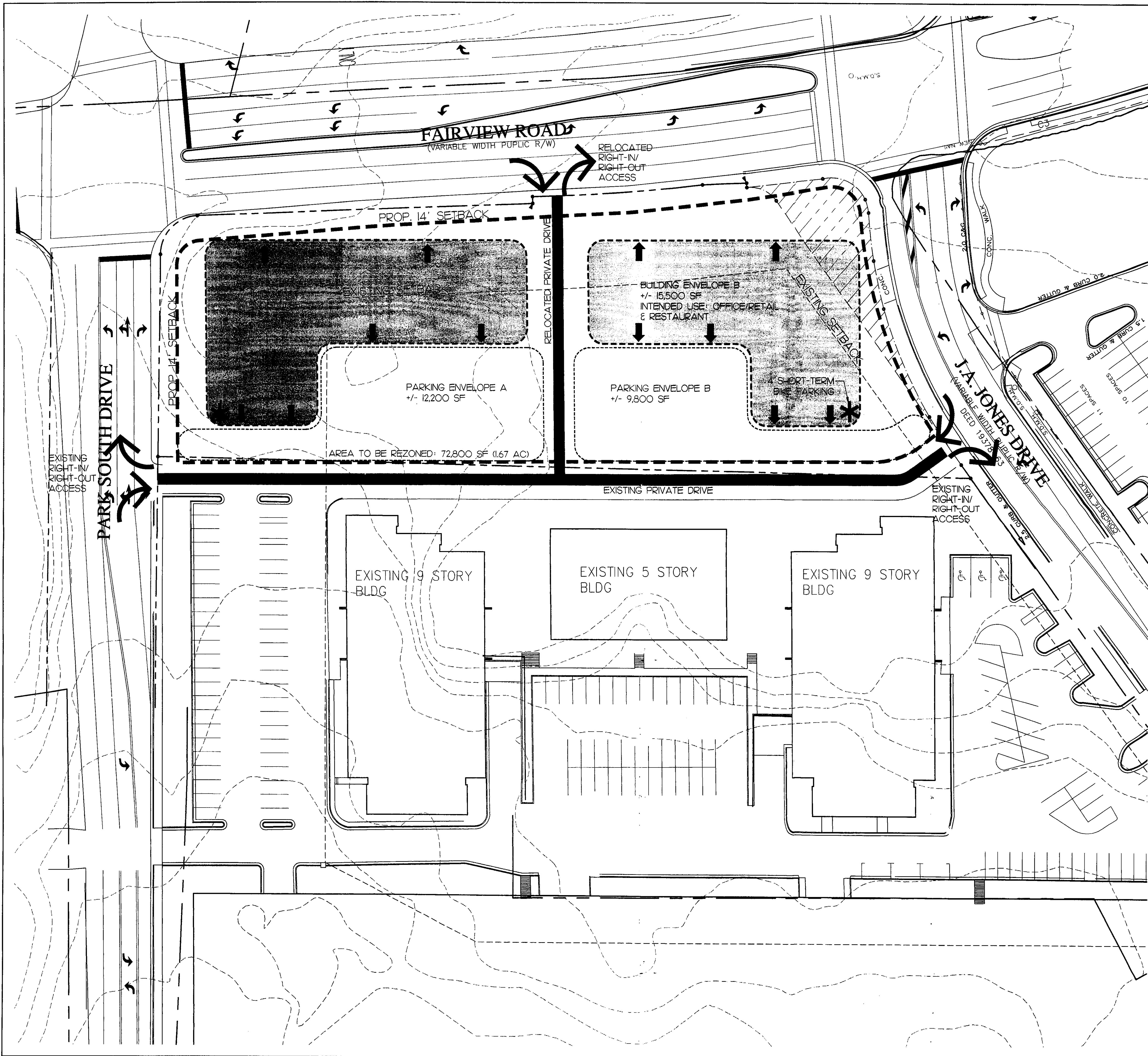
REVISIONS:

DATE: 03/23/2006
DESIGNED BY:
CHECKED BY:
SCALE: 1"=30'-0"
PROJECT #: 1066069

SHEET #
EX.2.0

LandDesign

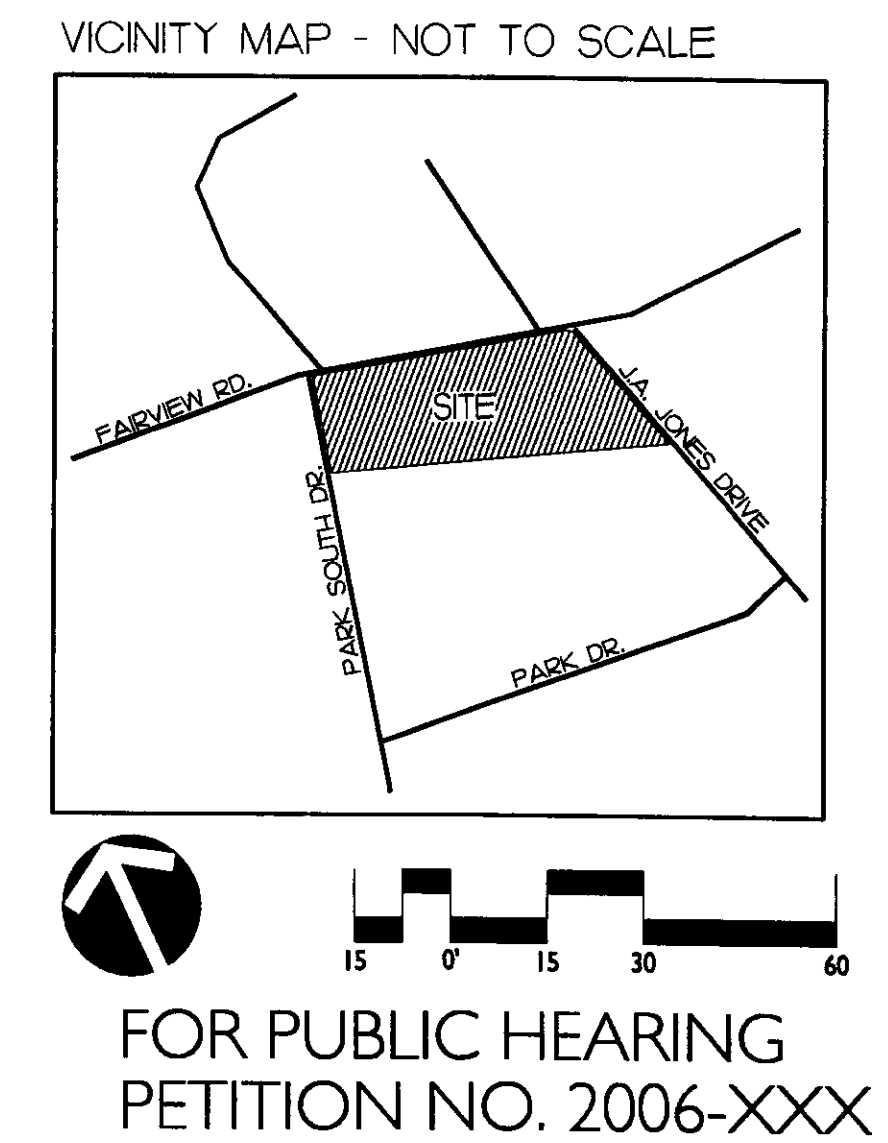
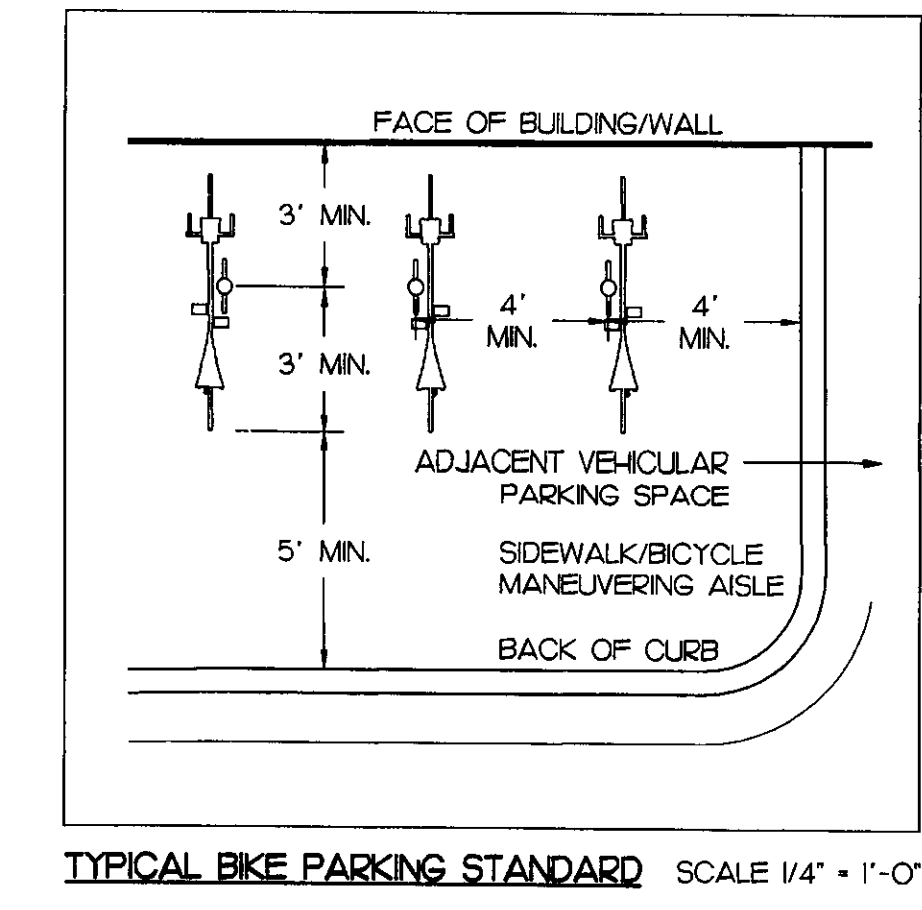
233 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com



DEVELOPMENT SUMMARY	
TAX PARCEL ID#:	179-02-237 179-02-239 179-02-202
TOTAL SITE SF (ACREAGE):	+/- 78,245 SF (1.7963 AC)
TOTAL AREA TO BE REZONED:	+/- 72,800 SF (1.67 AC)
EXISTING ZONING & USES:	OFFICE DISTRICTS - O-3(CD) - OFFICE
PROPOSED ZONING & PERMITTED USES:	MIXED USE DEVELOPMENT DISTRICTS - MUDD-O - OFFICE/RETAIL - RESTAURANTS
MINIMUM SETBACK REQUIREMENT:	14 FEET
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:	NOT TO EXCEED 36'

DEVELOPMENT TOTALS	
PROPOSED BUILDING USES & SQUARE FOOTAGE:	
- OFFICE/RETAIL:	14,000 SF
- RESTAURANTS:	15,500 SF
- OUTDOOR DINING:	2,500 SF

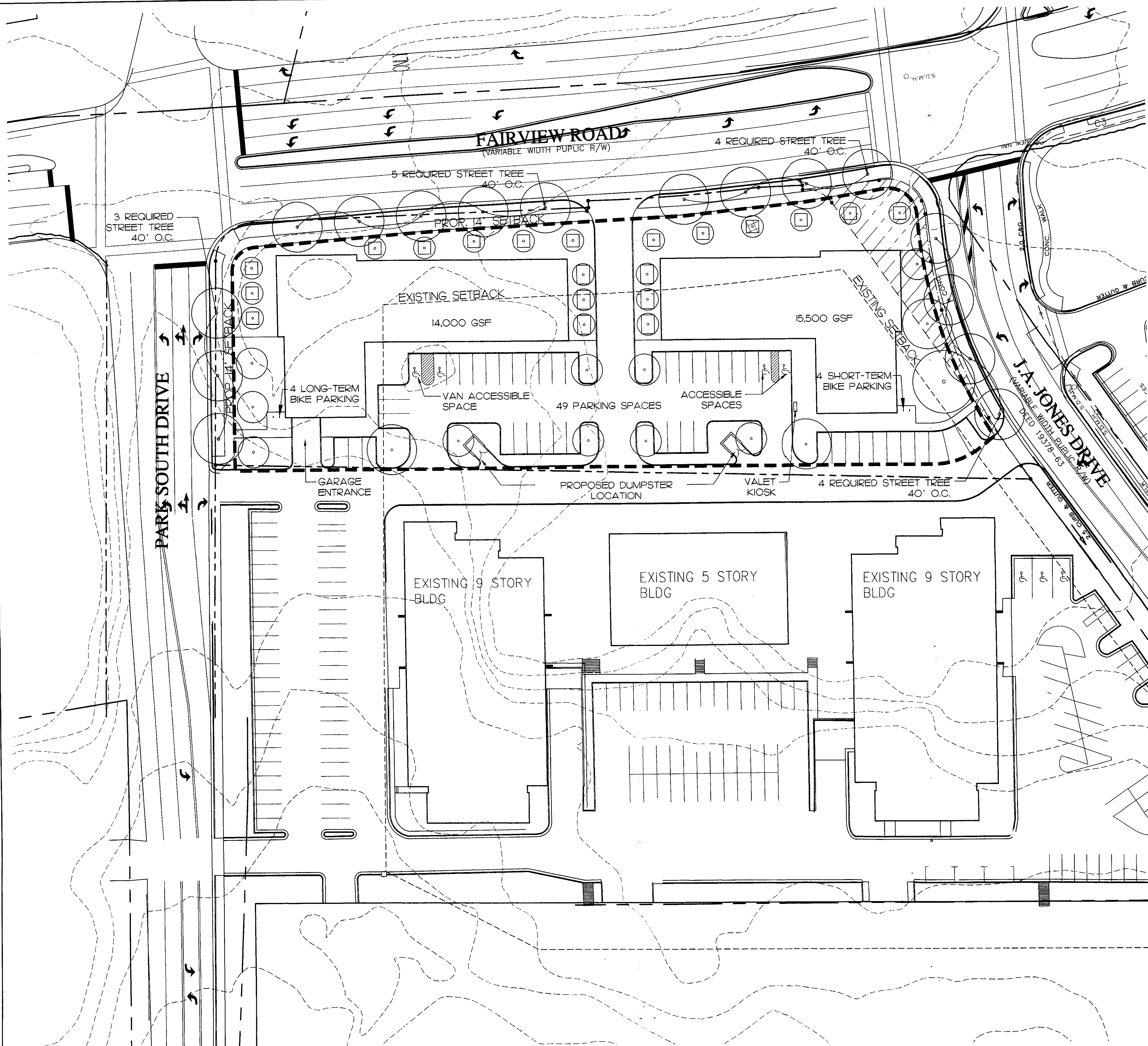
VEHICLE / BICYCLE PARKING REQUIREMENTS:	
REQUIRED PARKING:	49 SPACES (1/600 GROSS SF)
PROVIDED PARKING:	49 SPACES
REQUIRED HANDICAP PARKING:	2 SPACES (1 VAN ACCESSIBLE)
PROVIDED HANDICAP PARKING:	4 SPACES (1 VAN ACCESSIBLE)
REQUIRED LOADING SPACES:	0 (LESS THAN 50,000 GROSS SF)
PROVIDED LOADING SPACES:	0
REQUIRED BICYCLE PARKING:	4 SHORT-TERM (UNCOVERED)
4 LONG-TERM	4 LONG-TERM
8 TOTAL BICYCLE SPACES	8 TOTAL BICYCLE SPACES



DATE: 03/03/2006
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1/4" = 1'-0"
PROJECT #: 100609
SHEET #:
TDS.1.0

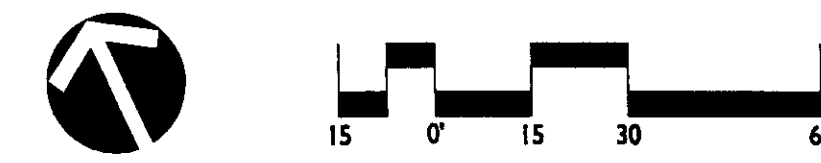
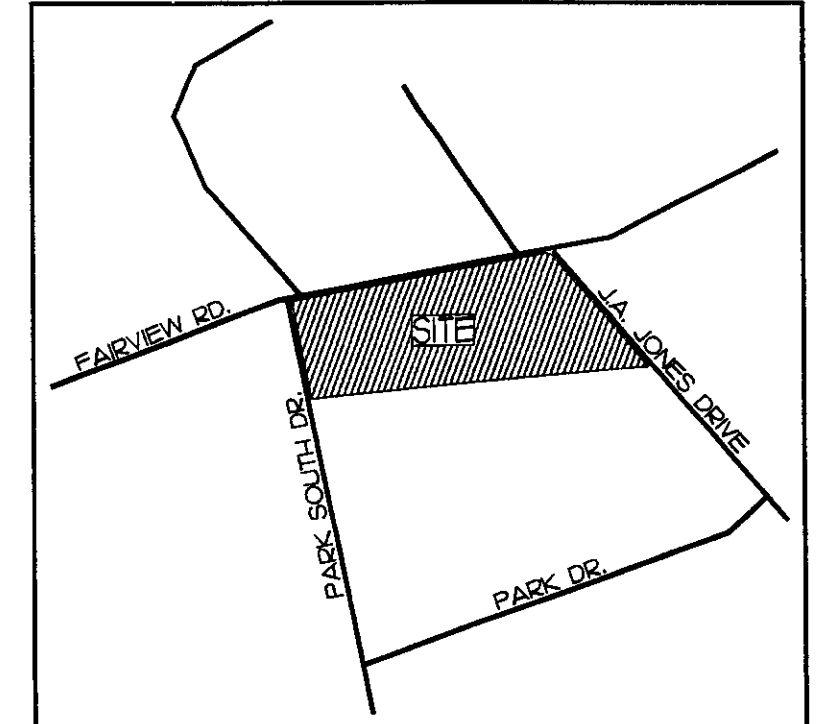
REVISIONS:

Fairview
Mixed-Use Development Rezoning
Fairview Plaza Associates Limited Partnership, Charlotte, North Carolina
Technical Data Sheet

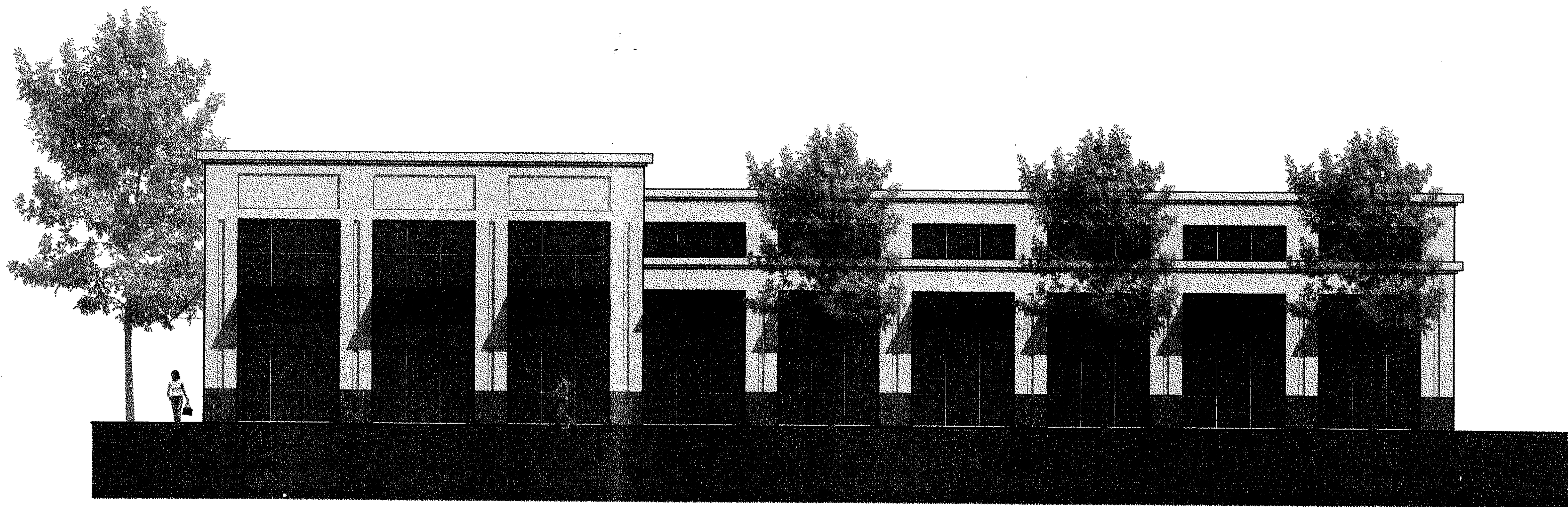


NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE



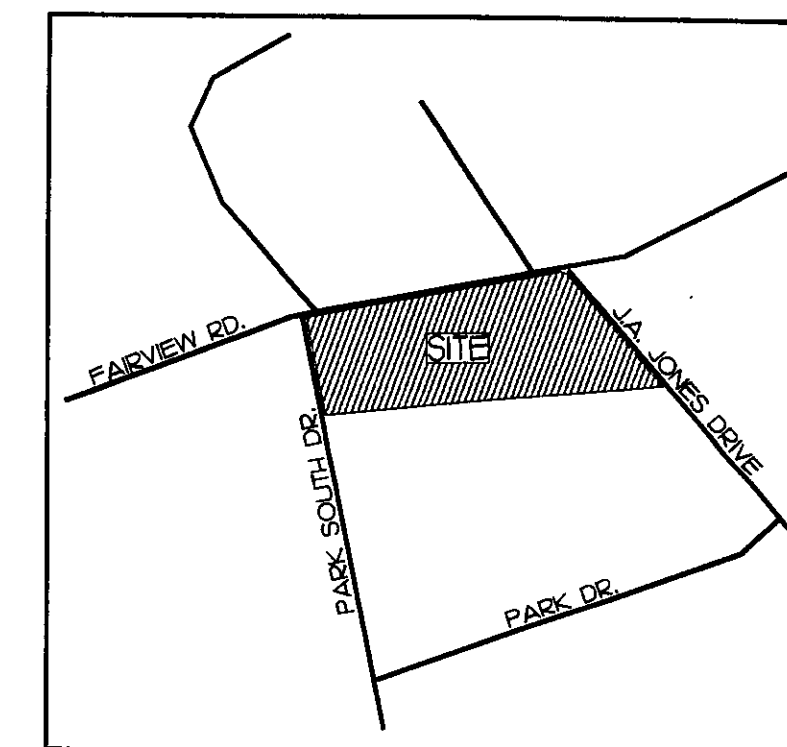
FOR PUBLIC HEARING
PETITION NO. 2006-XXX



FAIRVIEW ELEVATION



VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2006-XXX

REVISIONS:

DATE: 03/23/2006
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1/4" = 1'-0"
PROJECT #: 1006069
SHEET #:

TDS.3.0

Fairview
Mixed-Use Development Rezoning
Fairview Plaza Associates Limited Partnership, Charlotte, North Carolina
Schematic Building Elevations

LandDesign

223 N Graham Street Charlotte, NC 28202
P: 704.332.0223 F: 704.332.3246
www.LandDesign.com