

METES & BOUNDS DESCRIPTIONS:

TAX PARCEL: 179-022-39

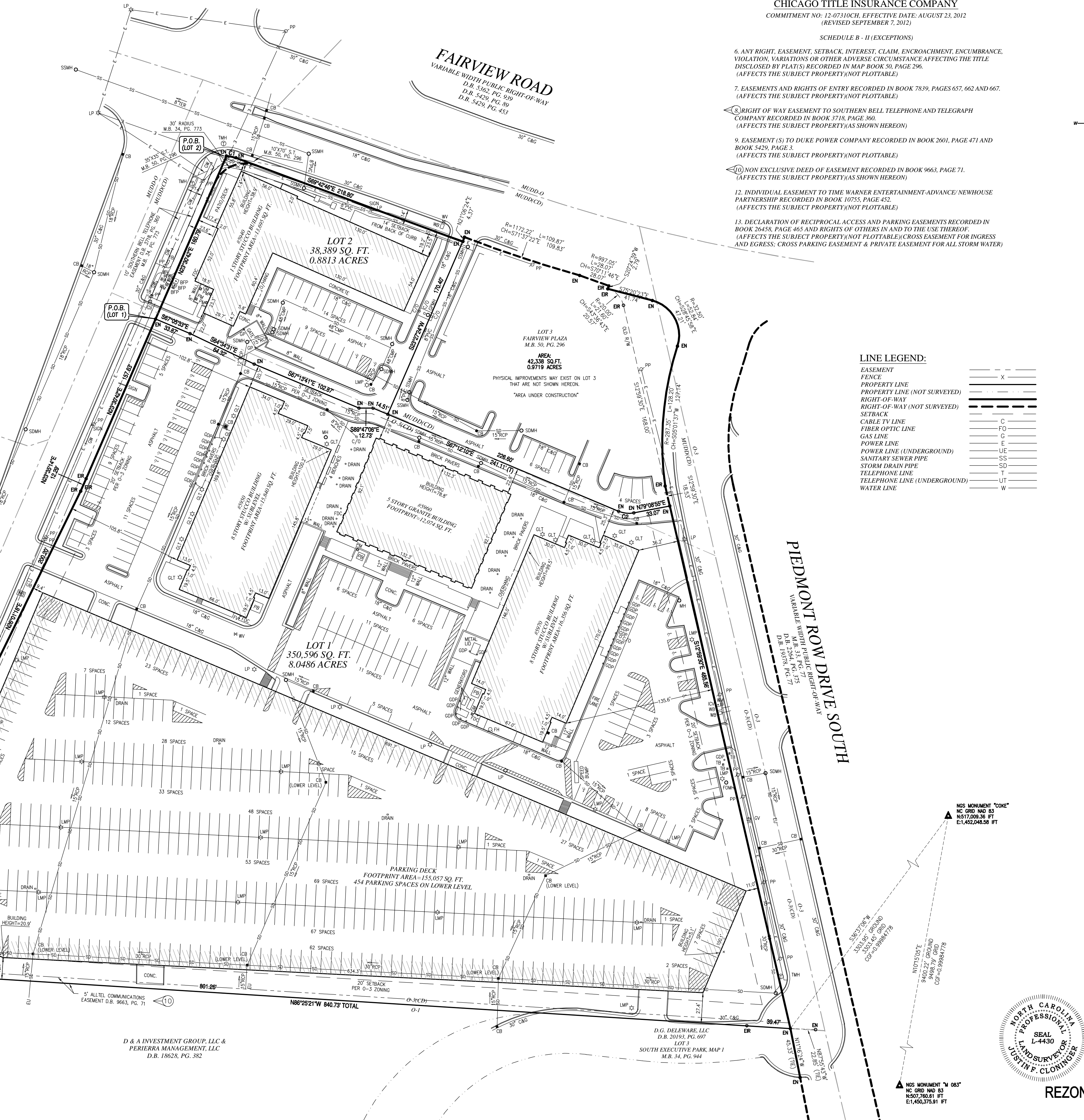
THAT CERTAIN TRACT OR PARCEL OF LAND BEING DESIGNATED AS LOT 1, RECOMBINATION PLAT OF FAIRVIEW PLAZA, AS RECORDED IN MAP BOOK 50, PAGE 296 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY, LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS 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°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 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 226.00 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. DELEWARE, LLC PROPERTY AS DESCRIBED IN DEED BOOK 20093, PAGE 907; THENCE WITH THE NORTHERLY LINE OF THE D.G. DELEWARE, 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 394.7 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°50'18" E A DISTANCE OF 200.20 FEET TO AN EXISTING IRON ROD 3) N 23°53'54" 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 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" 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°13'41" 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)

- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCRUMBRANCE, 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 3429, 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 3645, 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 (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
CABLE TV LINE	C
FIBER OPTIC LINE	FO
GAS LINE	G
POWER LINE	P
POWER LINE (UNDERGROUND)	UE
SANITARY SEWER PIPE	SS
STORM DRAIN PIPE	SD
TELEPHONE LINE	T
TELEPHONE LINE (UNDERGROUND)	UT
WATER LINE	W

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  
R/W - 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:

- 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 55' 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 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 ITS 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 TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 07, 2012.

JUSTIN F. CLONINGER, NCPLS  
L-4430

DATE

REZONING PETITION # EXISTING CONDITIONS RZ-1

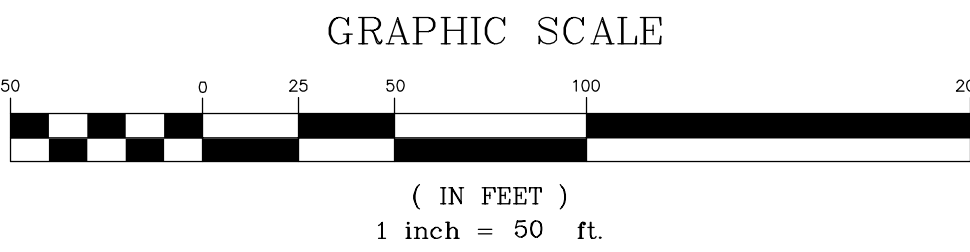
REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
09/24/12 - GENERAL CORRECTIONS.	FAIRVIEW PLAZA ASSOCIATES, L.P.
10/01/12 - GENERAL CORRECTIONS.	5940, 5950, 5960 & 5970 FAIRVIEW ROAD 6010 PIEDMONT ROW DRIVE SOUTH CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. LOTS 1 & 2, FAIRVIEW PLAZA MAP REFERENCE: 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. C-1471
CREW: DRAWN: REVISED:	420 HAWTHORNE LANE, CHARLOTTE, NC 28044 TEL: (704) 376-2186
KD CW 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, 2009.

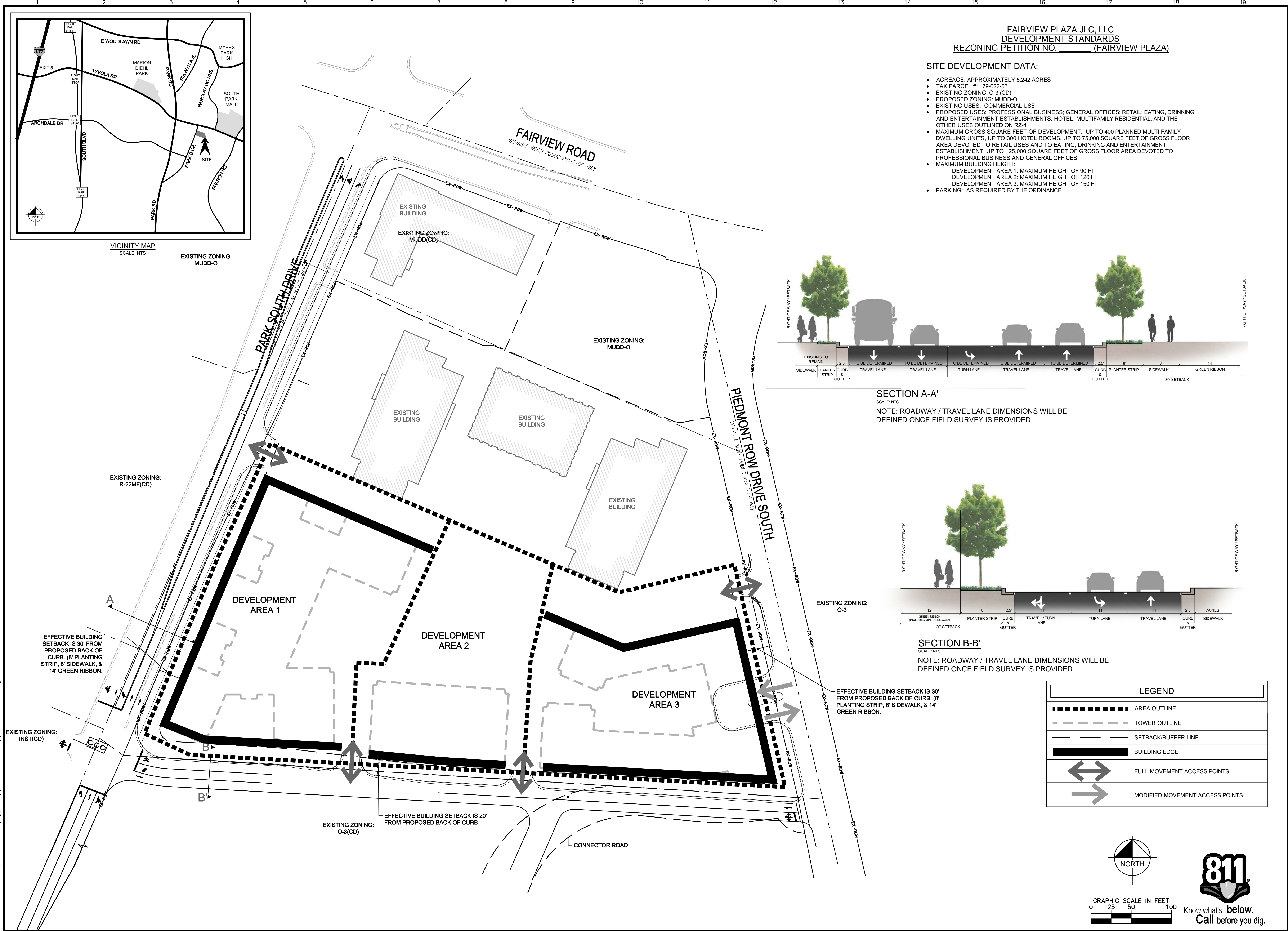
THIS IS TO CERTIFY THAT ON THE 9TH DAY OF SEPTEMBER 2012, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA,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



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

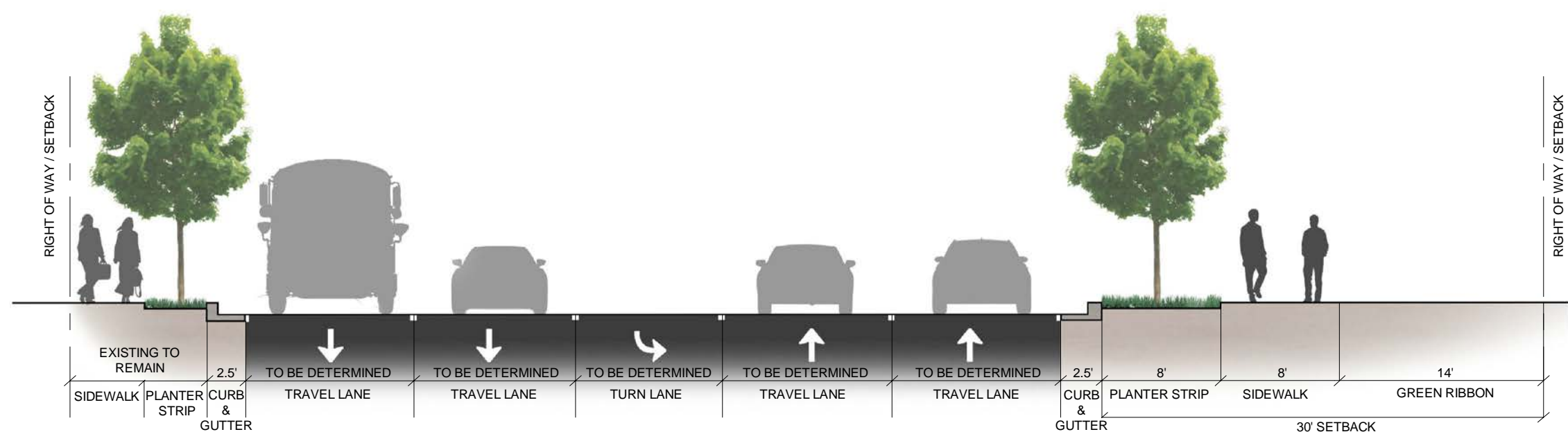




FAIRVIEW PLAZA JLC, LLC  
DEVELOPMENT STANDARDS  
REZONING PETITION NO. \_\_\_\_\_ (FAIRVIEW PLAZA)

SITE DEVELOPMENT DATA:

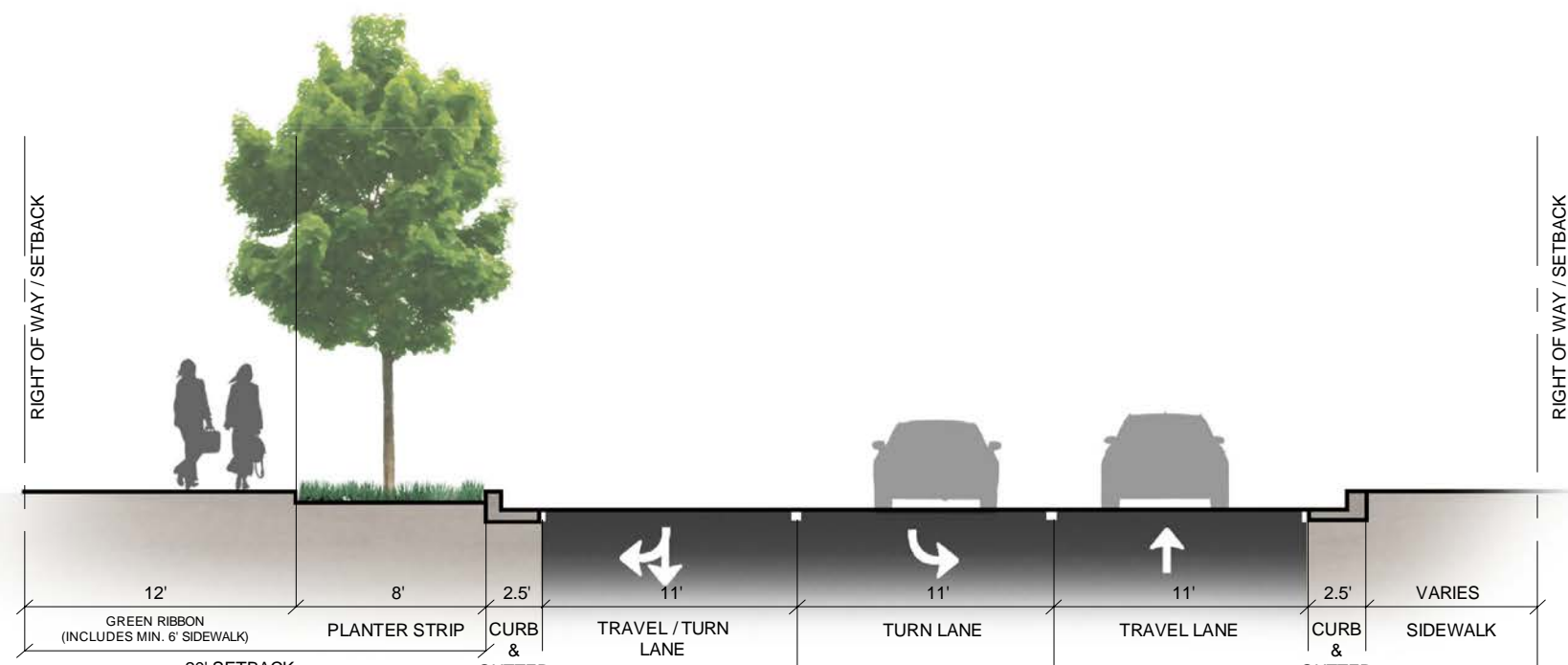
- ACREAGE: APPROXIMATELY 5.242 ACRES
- TAX PARCEL #: 179-022-53
- EXISTING ZONING: O-3 (CD)
- PROPOSED ZONING: MUDD-O
- EXISTING USES: COMMERCIAL USE
- PROPOSED USES: PROFESSIONAL BUSINESS; GENERAL OFFICES; RETAIL; EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS; HOTEL; MULTIFAMILY RESIDENTIAL; AND THE OTHER USES OUTLINED ON 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

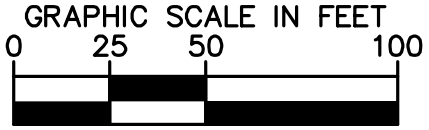
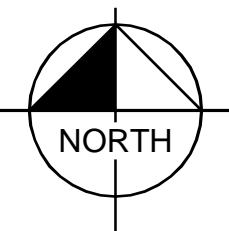


SECTION B-B'

SCALE: NTS

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

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







EXISTING ZONING:  
MUDD-O

## ZONING CODE SUMMARY

PROPOSED REZONING AREA: APPROXIMATELY 5.242 ACRES  
JURISDICTION: CITY OF CHARLOTTE

## SETBACKS

- 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

## PARKING SUMMARY

<b>AUTOMOTIVE PARKING REQUIREMENT</b>	
RESIDENTIAL:	1 SPACE PER DWELLING UNIT
HOTELS / MOTELS:	0.5 SPACE PER ROOM
ALL OTHER USES:	1 SPACE PER 600 GROSS SQUARE FEET
<b>LONG TERM BIKE PARKING</b>	
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
<b>SHORT TERM BIKE PARKING</b>	
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

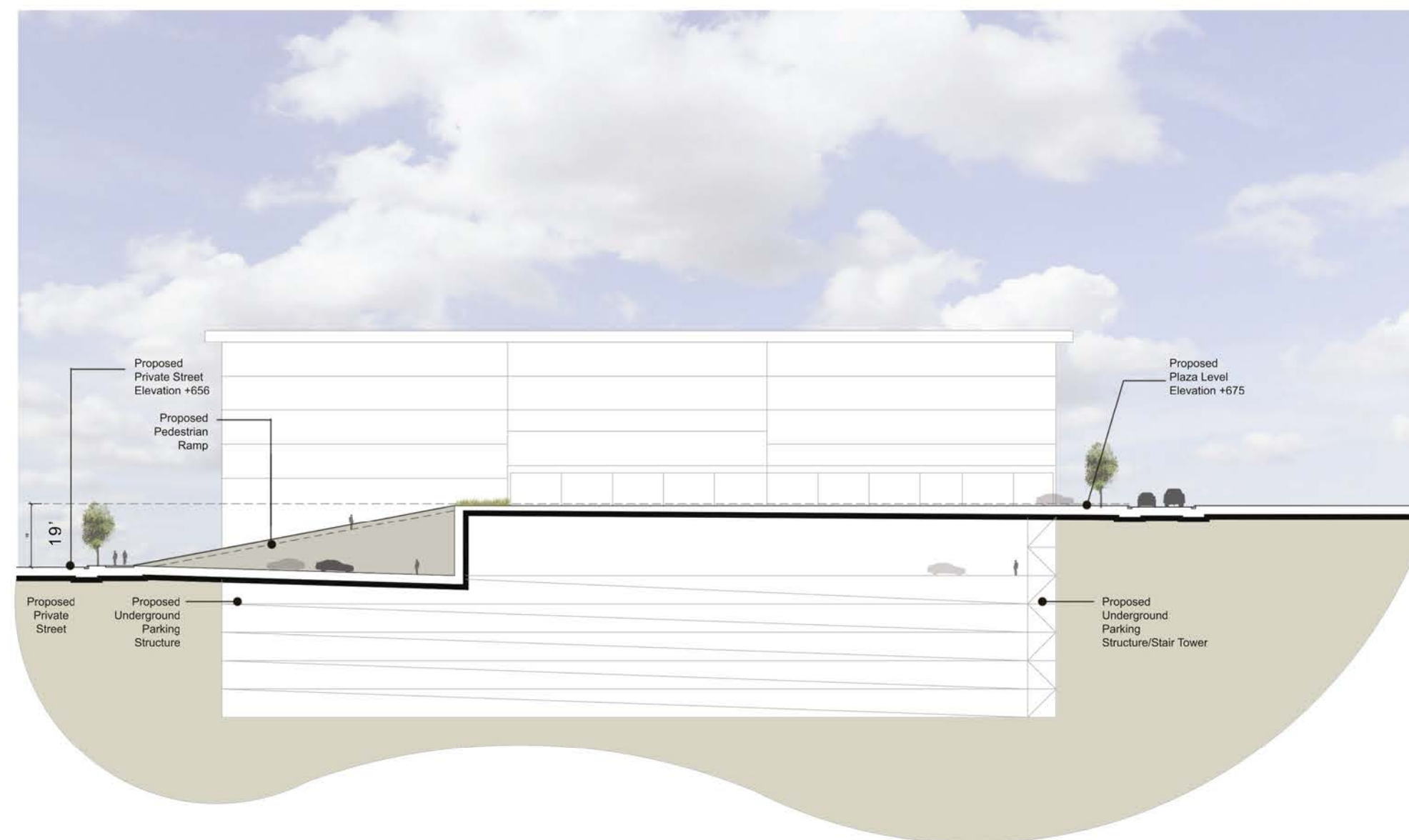
1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJACENT PROPERTIES, AND USE.
3. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC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

[illegible]







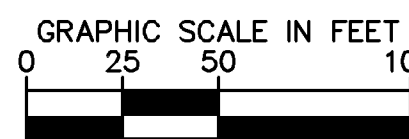
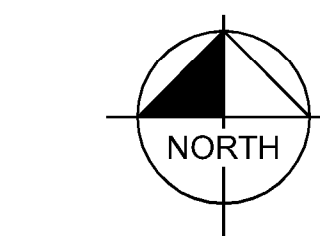


EXISTING ZONING:  
MUDD-O



CROSS SECTION A-A

LEGEND FOR ACCESS PLAN	
	DIAGRAMATIC VEHICULAR ACCESS PATH
	DIAGRAMATIC PEDESTRIAN ACCESS PATH
	AT-GRADE VEHICULAR ACCESS PATH
	AT-GRADE PEDESTRIAN ACCESS PATH



Know what's below.  
Call before you dig.





[illegible]



April 13, 2016 - 3:17pm By: erichampton

K:\CHL\_PRI\015272 AAC\030 Fairview Road\dwg\rezoning\2016-0413 - Rezoning\RZ-6 Watercolor Rendering.dwg



visolution  
BUILDING DESIGN + PLANNING

Kimley»Horn

NC License #F-0102  
200 SOUTH TRYON ST  
SUITE 200  
CHARLOTTE, NORTH  
CAROLINA 28202  
PHONE: (704) 333-5131  
© 2016

CLIENT:  
**FAIRVIEW PLAZA JLC, LLC**  
5550 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: ASP  
DRAWN BY: ASP  
CHECKED BY: ECH

DATE: 04/15/16

PROJECT#: 015272030

RZ-6



