

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N22°32'20"E	4.35
L-2	S21°05'55"W	7.81
L-3	S72°38'06"E	49.90
L-4	S11°15'08"E	10.46

CURVE TABLE

BEARING	CORD	RADIUS	LENGTH
C-1	N68°20'43"E	34.44	25.00
C-2	S69°53'28"E	110.27	117.27
C-3	S83°17'10"E	28.91	97.05
C-4	S42°01'48"E	20.50	20.00
C-5	S40°21'05"E	30.38	23.71
C-6	S10°17'42"W	8.77	37.63
C-7	S18°09'53"W	30.26	30.34
C-8	S12°13'34"W	31.69	39.78
C-9	S01°01'53"W	75.05	305.13
C-10	S09°26'26"W	36.75	500.77

**LEGEND**  
 S.D.M.H. - STORM DRAIN  
 MANHOLE  
 R/W - RIGHT-OF-WAY  
 SQ.FT. - SQUARE FEET  
 C&G - CURB AND GUTTER  
 EX. NAIL - EXISTING NAIL  
 CONC. - CONCRETE

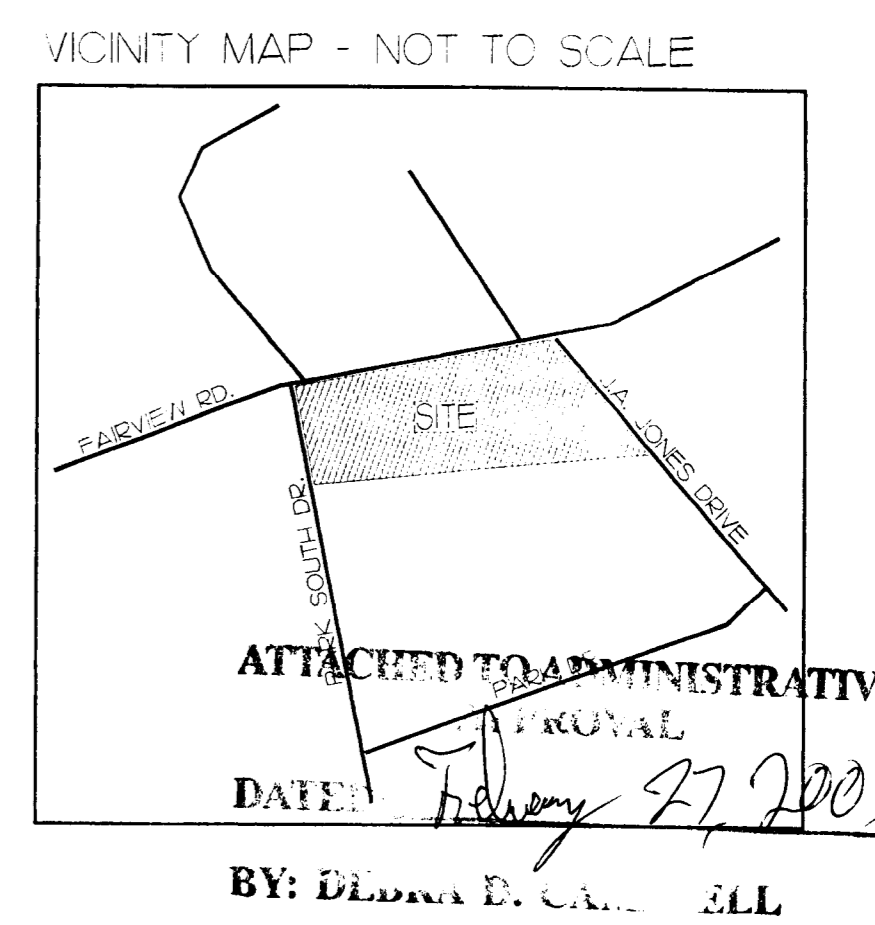
**LINETYPE LEGEND**  
 PROPERTY LINE  
 RIGHT-OF-WAY CURRENT  
 RIGHT-OF-WAY PROPOSED

AREA TABLE

TRACT	SQ.FT.	ACRES
1	78,245	1.7963
2	4,135	0.0949
TOTAL	82,380	1.8912

**REZONING MAP FOR:**  
**FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP**  
**5930 - 5970 FAIRVIEW ROAD**  
**CHARLOTTE, NC**

**R.B. PHARR & ASSOCIATES, P.A.**  
 1101 E. 7TH ST., SUITE 200  
 CHARLOTTE, NC 28202  
 TEL: 704.375.1100  
 FAX: 704.375.1101  
 E-MAIL: RBPHARR@RBPARR.COM  
 DATE: JANUARY 30, 2006 1:00 PM (6:00 PM)



**FOR PUBLIC HEARING**  
**PETITION NO. 2006-074**

**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**  
**INTER - OFFICE COMMUNICATION**

**TO:** Gary Huss  
 Zoning Supervisor

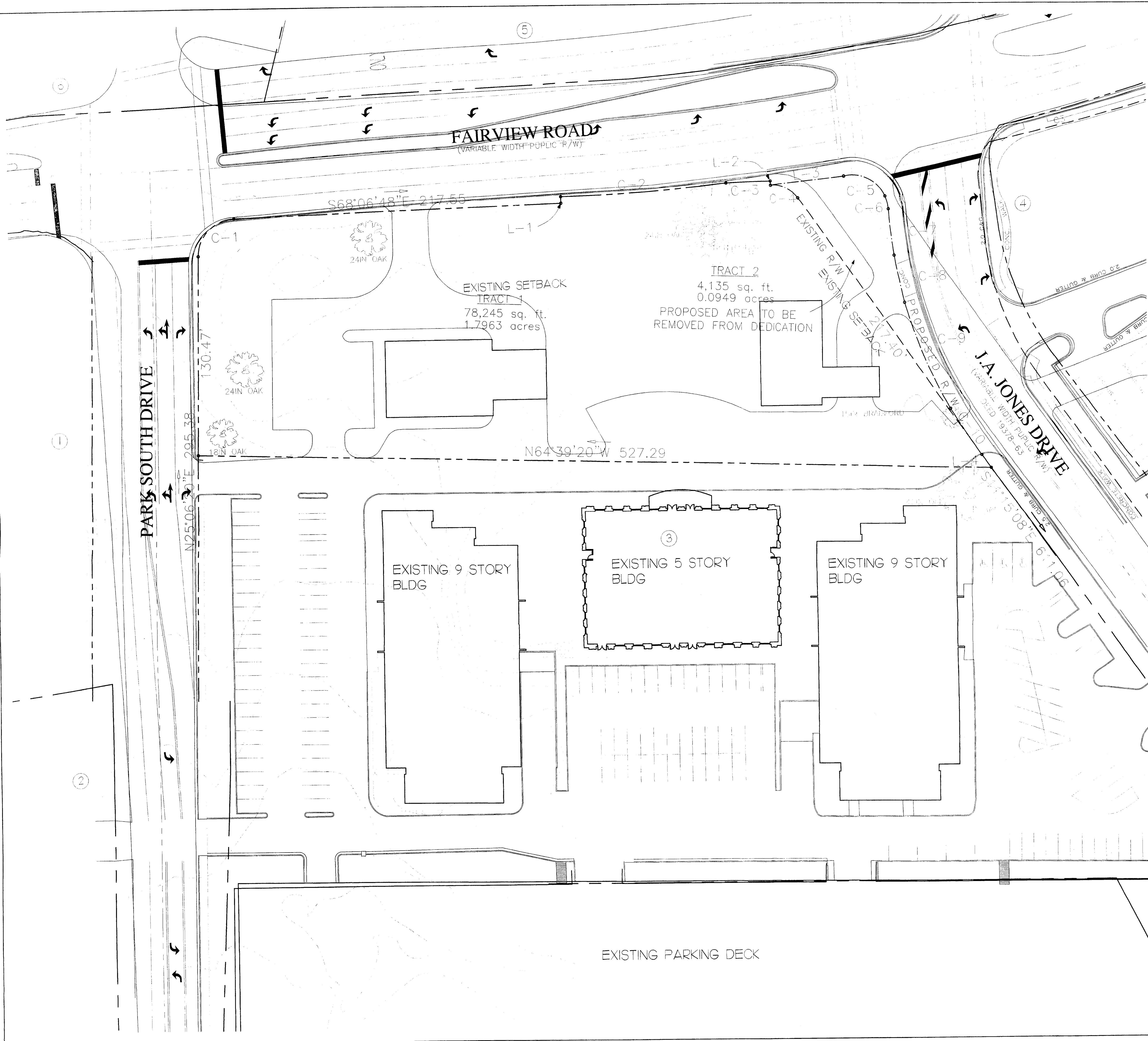
**FROM:** Debra Campbell  
 Planning Director

**DATE:** February 27, 2007

**SUBJECT:** Administrative Approval for Petition No. 2006-74 by Fairview Plaza Associates, LP

Attached are revised plans and elevations for the above petition. The plans have been revised to show a minor change in the site layout and building elevations. Since these changes are minor I am administratively approving these revised plans and elevations. Please use these attached plans when evaluating requests for building permits and certificates of occupancy.  
 Note that all other ordinance requirements still apply.

L:\11060669\CAD\Arch\06069-Ex1.dwg, 2/22/2007 2:43:21 PM, AM5ykoda, LandDesign, Inc.



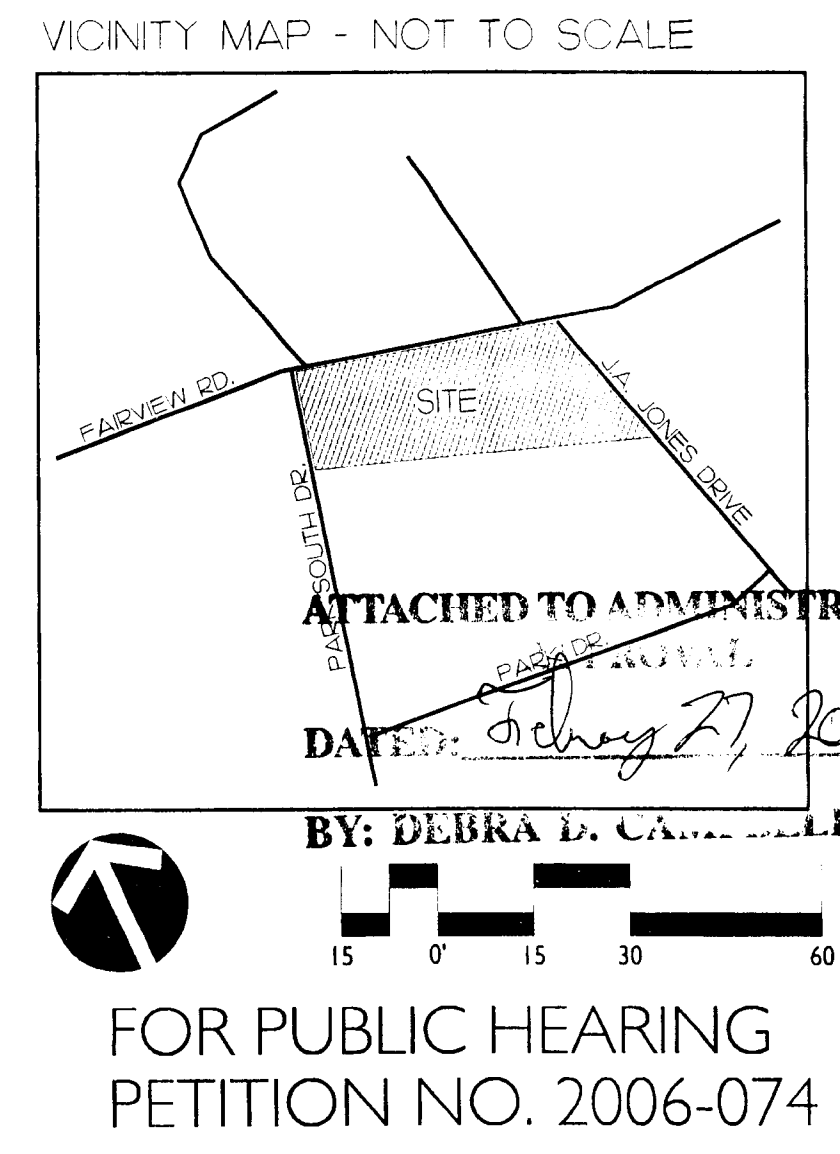
**SITE INFORMATION**  
TAX PARCELS: 019-02-237 AND A PORTION OF 019-02-239 AND 019-02-202  
EXISTING ZONING: O-3(O)  
EXISTING USE: OFFICE  
SITE AREA TO BE REZONED: 189 AC

**ADJACENT OWNERS**

- #19-02-202 HOUSING AUTHORITY  
CITY OF CHARLOTTE  
P.O. BOX 36793  
CHARLOTTE, NC 28236  
EXISTING ZONING: O-3(O)  
EXISTING USE: MULTIFAMILY
- #19-02-203 CAROLINA OIL RETIREMENT  
P.O. BOX 1000  
CIN. CENTER AT CITY COMMONS  
450 SOUTH CHANCE AVE.  
DUBLINO, VA 22620  
EXISTING ZONING: O-3(O)  
EXISTING USE: MULTIFAMILY
- #19-02-239 AND #19-02-202 FAIRVIEW PLAZA ASSOCIATES  
LIMITED PARTNERSHIP  
3800 JARCO CORPORATE DR  
STE 200, CHARLOTTE, NC 28279  
EXISTING ZONING: O-3(O)  
EXISTING USE: OFFICE
- #179-01-84 6000 FAIRVIEW ASSOCIATES, LLC  
6000 J.A. JONES DR STE 408  
CHARLOTTE, NC 28217-5900  
EXISTING ZONING: O-3  
EXISTING USE: OFFICE
- #177-06-220 CRECENT RESOURCES, LLC  
PIEDMONT TOWN CENTER ONE LLC  
400 NORTH TRYON ST #300  
CHARLOTTE, NC 28202  
EXISTING ZONING: MUD-O  
EXISTING USE:
- #177-06-201 TEP FAIRVIEW PROPERTIES, LLC  
AND TEP INVESTMENTS, LLC  
772 BARR OAK DR  
WESTMONT, VA 40359  
EXISTING ZONING: O-3  
EXISTING USE: OFFICE

**NOTES:**  
ADJACENT PARCEL, PLANNING INFORMATION OUTSIDE OF THE PROJECT BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY MECKLENBURG COUNTY ENGINEERING & BUILDING STANDARDS DEPARTMENT. FIELD OBSERVATIONS, EMPLOYMENT AND LAND DEVELOPMENT INFORMATION SYSTEM.

BOUNDARY SURVEY PROVIDED BY: RB PHARR & ASSOCIATES, P.A., CHARLOTTE, NC DATED: JANUARY 30, 2006



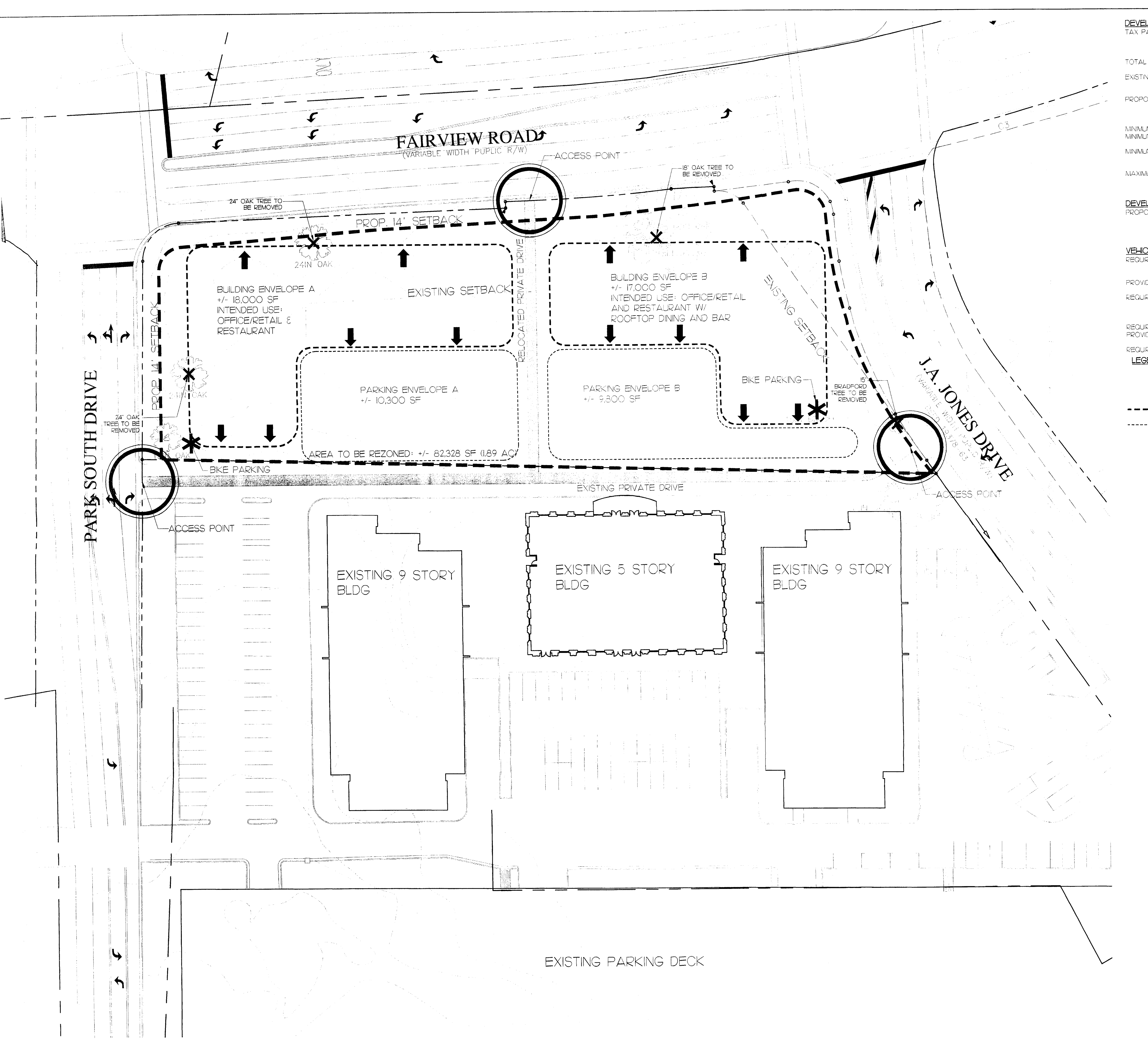
**LandDesign**  
233 N. Graham Street, Charlotte, NC 28202  
V. 704.333.0335 F. 704.333.2146  
www.LandDesign.com

**Fairview  
Mixed-Use Development Rezoning**  
Fairview Plaza Associates Limited Partnership, Charlotte, North Carolina

**Existing Conditions Plan**

DATE: 02/27/06  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT #: 060609  
SHEET #:

**EX.2.0**



**DEVELOPMENT SUMMARY**  
TAX PARCEL ID: 019-02-237  
A PORTION OF 019-02-239  
A PORTION OF 019-02-202

TOTAL SITE SF (ACREAGE): +/- 82,328.40 SF (1.89 AC)

EXISTING ZONING & USES: OFFICE DISTRICTS - O-3(O)  
OFFICE

PROPOSED ZONING & PERMITTED USES: MIXED USE DEVELOPMENT DISTRICTS - MUD(O)(I)  
OFFICE / RETAIL  
RESTAURANTS

MINIMAL SETBACK REQUIREMENT: 4 FEET

MINIMAL SIDEYARD REQUIREMENT: 0 (O) BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE

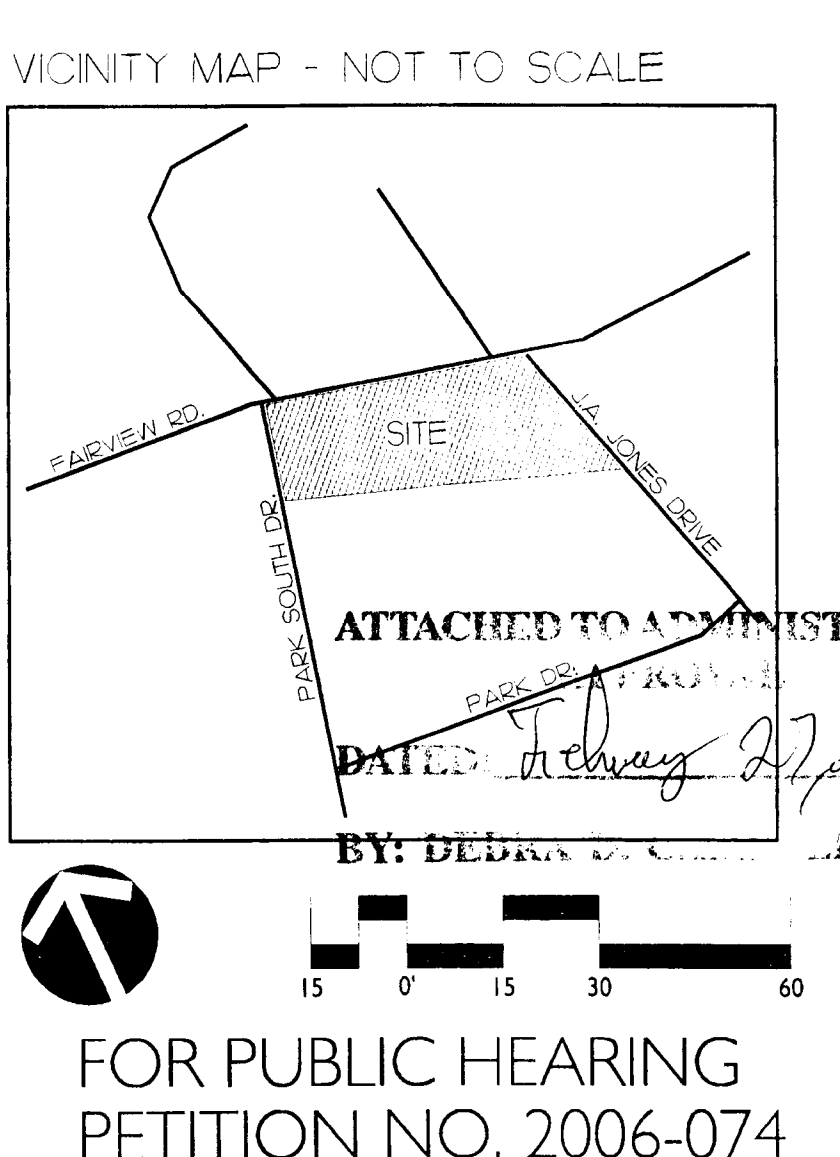
MINIMAL REAR YARDS REQUIREMENT: 0 (O) BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE

MAXIMUM BUILDING HEIGHT: SEE NOTES 1, 2 AND 3 UNDER "MAXIMUM BUILDING HEIGHT" IN THE DEVELOPMENT STANDARDS

**DEVELOPMENT TOTALS**  
PROPOSED BUILDING USES & SQUARE FOOTAGE:  
- OFFICE/RETAIL: 17,000 SF  
- RESTAURANT/ROOFTOP DINING: 18,000 SF  
- OUTDOOR DINING: 2,500 SF

**VEHICLE / BICYCLE PARKING REQUIREMENTS:**  
REQUIRED PARKING: 1 SPACE PER 150 SF OF FLOOR AREA DEVOTED TO RESTAURANT USES AND 1 SPACE PER 300 SF OF PLAZA AREA DEVOTED TO THEIR USES  
PROVIDED PARKING: [Symbol]  
REQUIRED HANDICAP PARKING: [Symbol]  
REQUIRED LOADING SPACES: 0 (LESS THAN 50,000 GROSS SF)  
REQUIRED BICYCLE PARKING: [Symbol]

**LEGEND:**  
[Symbol] BUILDING ORIENTATION  
[Symbol] BUILDING ENVELOPE  
[Symbol] PARKING ENVELOPE  
[Symbol] TREE TO BE REMOVED



**LandDesign**  
233 N. Graham Street, Charlotte, NC 28202  
V. 704.333.0335 F. 704.333.2146  
www.LandDesign.com

**Fairview  
Mixed-Use Development Rezoning**  
Fairview Plaza Associates Limited Partnership, Charlotte, North Carolina

**Technical Data Sheet**

DATE: 02/27/06  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT #: 060609  
SHEET #:

**TDS.1.0**



DEVELOPMENT STANDARDS

GENERAL PROVISIONS  
THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY FAIRVIEW PLAZA ASSOCIATES TO ACCOMMODATE THE REDEVELOPMENT OF THAT APPROXIMATELY 1.89 ACRE SITE LOCATED ON THE SOUTH SIDE OF FAIRVIEW ROAD BETWEEN PARK SOUTH DRIVE AND J.A. JONES DRIVE AND WHICH IS MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN (THE "SITE").

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.

PERMITTED USES  
1) THE SITE MAY BE DEVOTED TO THE FOLLOWING USES AND TO ANY ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT:

- A. ART GALLERIES.
- B. BARBER AND BEAUTY SHOPS.
- C. COLLEGES, UNIVERSITIES, COMMERCIAL SCHOOLS, SCHOOLS PROVIDING ADULT TRAINING IN ANY OF THE ARTS, SCIENCES, TRADES AND PROFESSIONS.
- D. EQUIPMENT SALES, RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING.
- E. INDOOR RECREATION, LIMITED TO SPAS AND YOGA STUDIOS.
- F. LABORATORIES, DENTAL, MEDICAL AND OPTICAL.
- G. PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTORS' OFFICES, VETERINARY CLINICS, GOVERNMENT OFFICES, POST OFFICES, OPTICIANS' OFFICES, AND SIMILAR USES, PROVIDED, HOWEVER, THAT VETERINARY CLINICS WITH OUTDOOR RUNS SHALL NOT BE PERMITTED.
- H. REPAIR OR SERVICING OF ANY ARTICLE WITHIN AN ENCLOSED BUILDING, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT.
- I. RESTAURANTS, INCLUDING ROOFTOP TERRACES FOR DINING AND BAR AREAS, OUTDOOR DINING AND OPEN AIR OR SIDEWALK CAFES.
- J. RETAIL SALES LIMITED TO THOSE USES PERMITTED IN THE B-1 ZONING DISTRICT, PROVIDED, HOWEVER, THAT GAS STATIONS, CONVENIENCE STORES AND RESTAURANTS WITH DRIVE THROUGH WINDOWS SHALL NOT BE PERMITTED ON THE SITE.
- K. STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY.

MAXIMUM BUILDING AREA  
AS MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, A MAXIMUM OF TWO FREESTANDING BUILDINGS MAY BE CONSTRUCTED ON THE SITE, AND EACH BUILDING SHALL BE LOCATED WITHIN ITS RESPECTIVE BUILDING ENVELOPE. THE MAXIMUM GROSS BUILDING AREA OF THE BUILDING TO BE LOCATED WITHIN BUILDING ENVELOPE A SHALL BE 18,000 SQUARE FEET, AND THE MAXIMUM GROSS BUILDING AREA OF THE BUILDING TO BE LOCATED WITHIN BUILDING ENVELOPE B SHALL BE 17,000 SQUARE FEET. THE AREA OF ANY ROOFTOP TERRACE FOR DINING AND BAR AREAS SHALL BE CONSIDERED AND COUNTED TOWARDS THE MAXIMUM GROSS BUILDING AREA OF THE BUILDING ON WHICH IT IS LOCATED. HOWEVER, OTHER OUTDOOR PORCHES, PATIOS, SEATING AND DINING AREAS SHALL NOT BE CONSIDERED TO BE A PART OF AND SHALL NOT BE COUNTED TOWARDS THE MAXIMUM GROSS BUILDING AREA OF ANY BUILDING LOCATED ON THE SITE.

MAXIMUM BUILDING HEIGHT  
1) EACH BUILDING LOCATED ON THE SITE SHALL BE LIMITED TO TWO STORIES AND A MAXIMUM HEIGHT OF 50 FEET ABOVE AVERAGE GRADE ALONG FAIRVIEW ROAD.

2) NOTWITHSTANDING THE TERMS OF PARAGRAPH 1 ABOVE, THE BUILDING LOCATED WITHIN BUILDING ENVELOPE A MAY HAVE A PARTIAL BASEMENT FLOOR WITH AN INSPECTION AREA AS DEPICTED ON THE ATTACHED ELEVATIONS AND THE DETAIL SET OUT ON THE TECHNICAL DATA SHEET, AND THE MAXIMUM HEIGHT OF THIS BUILDING MAY EXCEED 50 FEET ABOVE AVERAGE GRADE ALONG PARK SOUTH DRIVE AND ALONG THE PRIVATE DRIVE LOCATED TO THE REAR OF THE SITE.

3) NOTWITHSTANDING THE TERMS OF PARAGRAPH 1 ABOVE, A ROOFTOP TERRACE FOR DINING AND BAR AREAS MAY BE LOCATED ON EITHER BUILDING LOCATED ON THE SITE.

SETBACKS, SIDE YARDS AND REAR YARDS  
AS MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET, THE BUILDINGS AND PARKING AREAS LOCATED ON THE SITE SHALL BE SETBACK A MINIMUM OF 14 FEET FROM THE BACK OF THE EXISTING OR PROPOSED CURB LINES ALONG FAIRVIEW ROAD, PARK SOUTH DRIVE AND J.A. JONES DRIVE. THE BUILDINGS LOCATED ON THE SITE SHALL ALSO SATISFY OR EXCEED THE REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT. THE BUILDINGS AND THE PARKING AREAS SHALL BE LOCATED WITHIN THEIR RESPECTIVE ENVELOPES AS DEPICTED ON THE TECHNICAL DATA SHEET.

CANOPIES, AWNINGS AND SIMILAR ARCHITECTURAL ACCENTS MAY BE CONSTRUCTED OF RIGID OR FLEXIBLE MATERIAL DESIGNED TO COMPLEMENT THE STREETScape OF THE AREA, AND THEY MAY EXTEND FROM THE BUILDINGS UP TO ONE HALF OF THE WIDTH OF THE SETBACK AREA IN FRONT OF THE BUILDINGS, OR NINE FEET, WHICHEVER IS LESS, AND THEY MAY NOT BE CLOSER THAN TWO FEET TO THE BACK OF THE CURB. GROUND SUPPORTS FOR THESE FEATURES ARE NOT PERMITTED IN THE MINIMUM SETBACK, SIDEWALK OR IN THE PUBLIC RIGHT OF WAY. IN NO INSTANCE SHALL SUCH FEATURES EXTEND OVER OR INTERFERE WITH THE GROWTH OR MAINTENANCE OF ANY REQUIRED TREE PLANTINGS. MINIMUM OVERHEAD CLEARANCE SHALL BE EIGHT FEET. IF A CANOPY, AWNING, CORNICE OR OTHER APPURTENANCE EXTENDS INTO THE PUBLIC RIGHT OF WAY, AN ENCROACHMENT AGREEMENT FROM CDOT OR NCDOT, AS THE CASE MAY BE, SHALL BE REQUIRED.

- DESIGN AND PERFORMANCE STANDARDS
- 1) NEW BUILDINGS SHALL CONFORM TO SECTION 9.8506 OF THE ORDINANCE. PETITIONER SHALL INSTALL A MINIMUM 6 FOOT SIDEWALK AND A MINIMUM 8 FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON FAIRVIEW ROAD, PARK SOUTH DRIVE AND J.A. JONES DRIVE.
  - 2) LANDSCAPING ALONG THE SITE'S FRONTAGE ON FAIRVIEW ROAD, PARK SOUTH DRIVE AND J.A. JONES DRIVE WILL MEET THE MINIMUM STANDARDS OF THE ORDINANCE.
  - 3) ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY NEW BUILDING CONSTRUCTED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES.
  - 4) THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURES (INCLUDING ITS BASE) INSTALLED WITHIN THE PARKING AREAS LOCATED ON THE SITE SHALL BE 20 FEET. ALL SUCH FREE STANDING LIGHTING FIXTURES 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. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
  - 5) ANY LIGHTING ATTACHED TO THE NEW BUILDINGS SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED. STANDARD "WALL-PAK" TYPE LIGHTING WILL NOT BE PERMITTED.
  - 6) WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.
  - 7) THE ELEVATIONS ATTACHED TO THE TECHNICAL DATA SHEET ARE INTENDED TO PORTRAY THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS OF THE NEW BUILDINGS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE NEW BUILDINGS CONSTRUCTED ON THE SITE SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE BUILDINGS DEPICTED ON THE ATTACHED ELEVATIONS IN TERMS OF THEIR ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.

TREE PRESERVATION  
AS DEPICTED ON THE TECHNICAL DATA SHEET, PETITIONER SHALL PRESERVE AN EXISTING 60 INCH OAK TREE AND AN EXISTING 24 INCH OAK TREE LOCATED BETWEEN BUILDING ENVELOPE B AND FAIRVIEW ROAD. THE BUILDING TO BE CONSTRUCTED WITHIN BUILDING ENVELOPE B SHALL BE LOCATED A MINIMUM OF 8 FEET FROM THE BASE OF THE 24 INCH OAK TREE AND A MINIMUM OF 12 FEET FROM THE BASE OF THE 60 INCH OAK TREE. PETITIONER SHALL ENGAGE A CERTIFIED ARBORIST TO PREPARE AND IMPLEMENT A TREE PRESERVATION PLAN FOR THESE TREES, AND PETITIONER SHALL SUBMIT A COPY OF THE TREE PRESERVATION PLAN TO THE CITY OF CHARLOTTE URBAN FORESTRY DIVISION.

SCREENING  
ANY DUMPSTER VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.

- PARKING  
VEHICULAR PARKING SHALL BE PROVIDED AT THE FOLLOWING RATE:
- 1) A MINIMUM OF 1 PARKING SPACE PER 150 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR ANY RESTAURANT USE LOCATED ON THE SITE. FOR PURPOSES OF CALCULATING THE PARKING REQUIREMENTS ONLY, OUTDOOR DINING AREAS SHALL BE CONSIDERED TO BE RESTAURANT FLOOR AREA.
  - 2) A MINIMUM OF 1 PARKING SPACE PER 350 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR ALL OTHER USES LOCATED ON THE SITE.
  - 3) VEHICULAR PARKING REQUIREMENTS SHALL BE MET BY THE PROVISION OF PARKING SPACES ON THE SITE AND IN ACCORDANCE WITH SECTIONS 9.8507 AND 12.203 OF THE ORDINANCE. VEHICULAR PARKING SPACES WILL BE PROVIDED ON ADJOINING OR NEARBY PARCELS OF LAND LOCATED WITHIN 1,600 FEET OF THE PERMITTED USE(S) PURSUANT TO A WRITTEN PARKING LEASE WITH A MINIMUM TERM OF NINE YEARS. PETITIONER SHALL SUBMIT THE WRITTEN PARKING LEASE TO THE ZONING ADMINISTRATOR AND/OR THE CHARLOTTE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW BUILDING CONSTRUCTED ON THE SITE.

RIGHT OF WAY ABANDONMENT  
PETITIONER HAS FILED WITH CDOT A PETITION TO ABANDON THE EXCESS RIGHT OF WAY FOR J.A. JONES DRIVE LOCATED ALONG THE EASTERN EDGE OF THE SITE AND MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET. IF THIS RIGHT OF WAY AREA IS ABANDONED BY THE CITY OF CHARLOTTE, THEN THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN. IF THIS RIGHT OF WAY AREA IS NOT ABANDONED, THEN THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH ALTERNATIVE B ATTACHED TO THE TECHNICAL DATA SHEET.

- VEHICULAR ACCESS/INTERNAL SIDEWALKS
- 1) VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT.
  - 2) INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN.

URBAN PLAZA  
THE URBAN PLAZA SHALL BE IMPROVED IN ACCORDANCE WITH THE ORDINANCE. SUCH IMPROVEMENTS MAY INCLUDE, WITHOUT LIMITATION, CONCRETE PAVERS, LANDSCAPING, BENCHES AND OUTDOOR DINING AREAS.

STORM WATER MANAGEMENT  
1) PETITIONER SHALL CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 YEAR AND 10 YEAR, 6 HOUR STORM.

2) PETITIONER SHALL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES ("BMPs") TO ACHIEVE 85% TOTAL SUSPENDED SOLID REMOVAL FOR THE ENTIRE POST DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT TECHNIQUES IS OPTIONAL.

DEMOLITION  
PETITIONER SHALL CONTACT MECKLENBURG COUNTY LUESA REGARDING ASBESTOS, POTENTIAL FUEL OIL STORAGE TANKS AND THE ABANDONMENT OF WELLS PRIOR TO DEMOLISHING ANY EXISTING STRUCTURES ON THE SITE.

FIRE PROTECTION  
ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.

SIGNS  
ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 9.8506(2)(C) OF THE ORDINANCE AND THE APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.

AMENDMENTS TO REZONING PLAN  
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN AND THESE 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.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS  
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

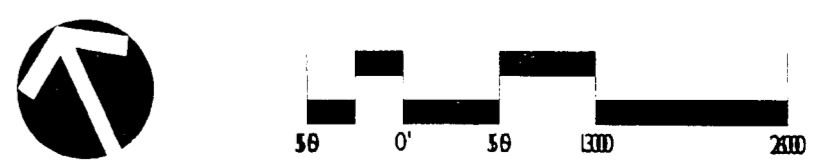
THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

ATTACHED TO ADMINISTRATIVE

DATE: *February 27, 2007*

BY: DEBRA D. CAMPBELL

REVISIONS:  
05/19/06 REVISIONS PER CITY COMMENTS  
06/14/06 REVISIONS PER CITY COMMENTS

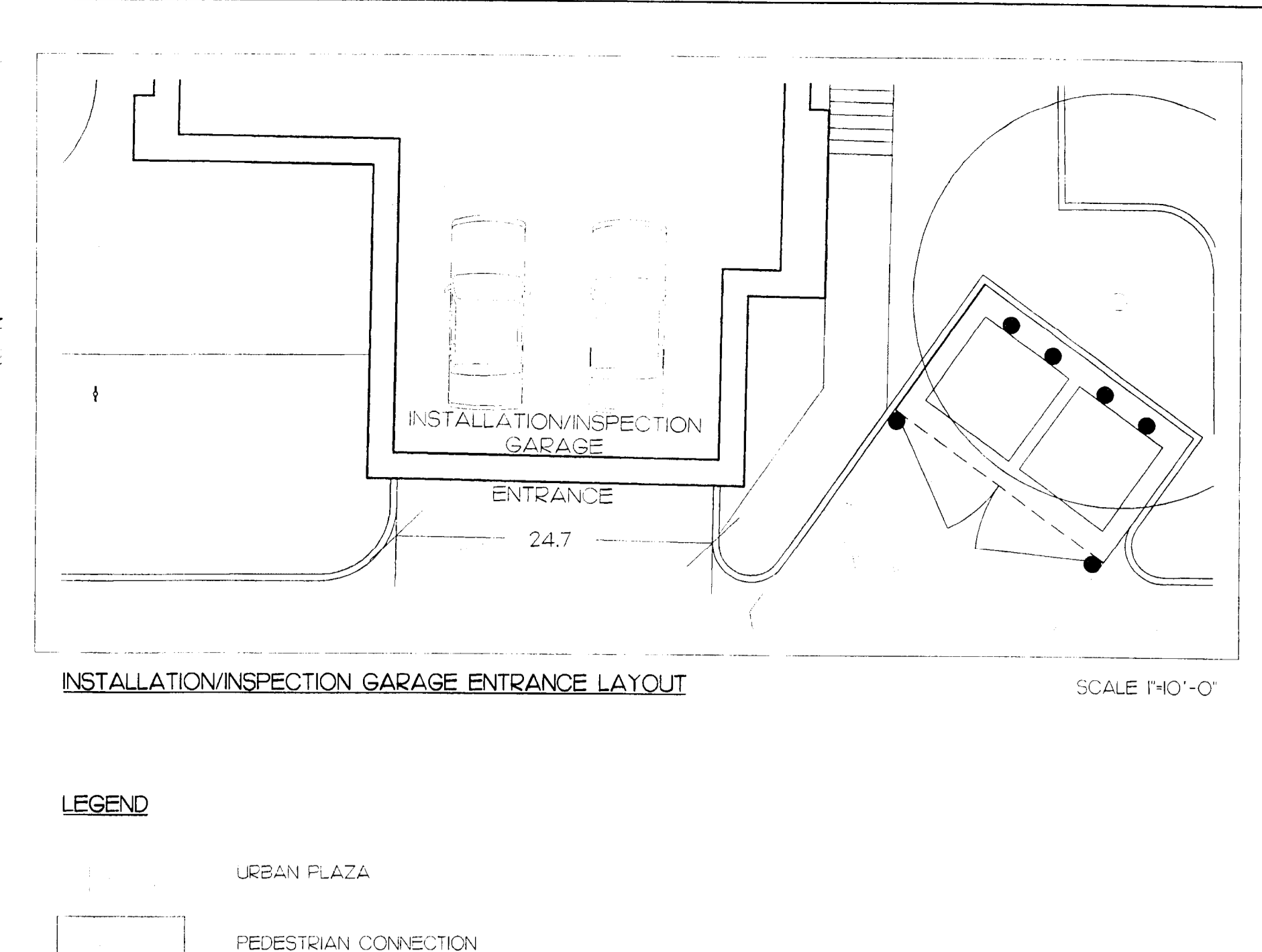
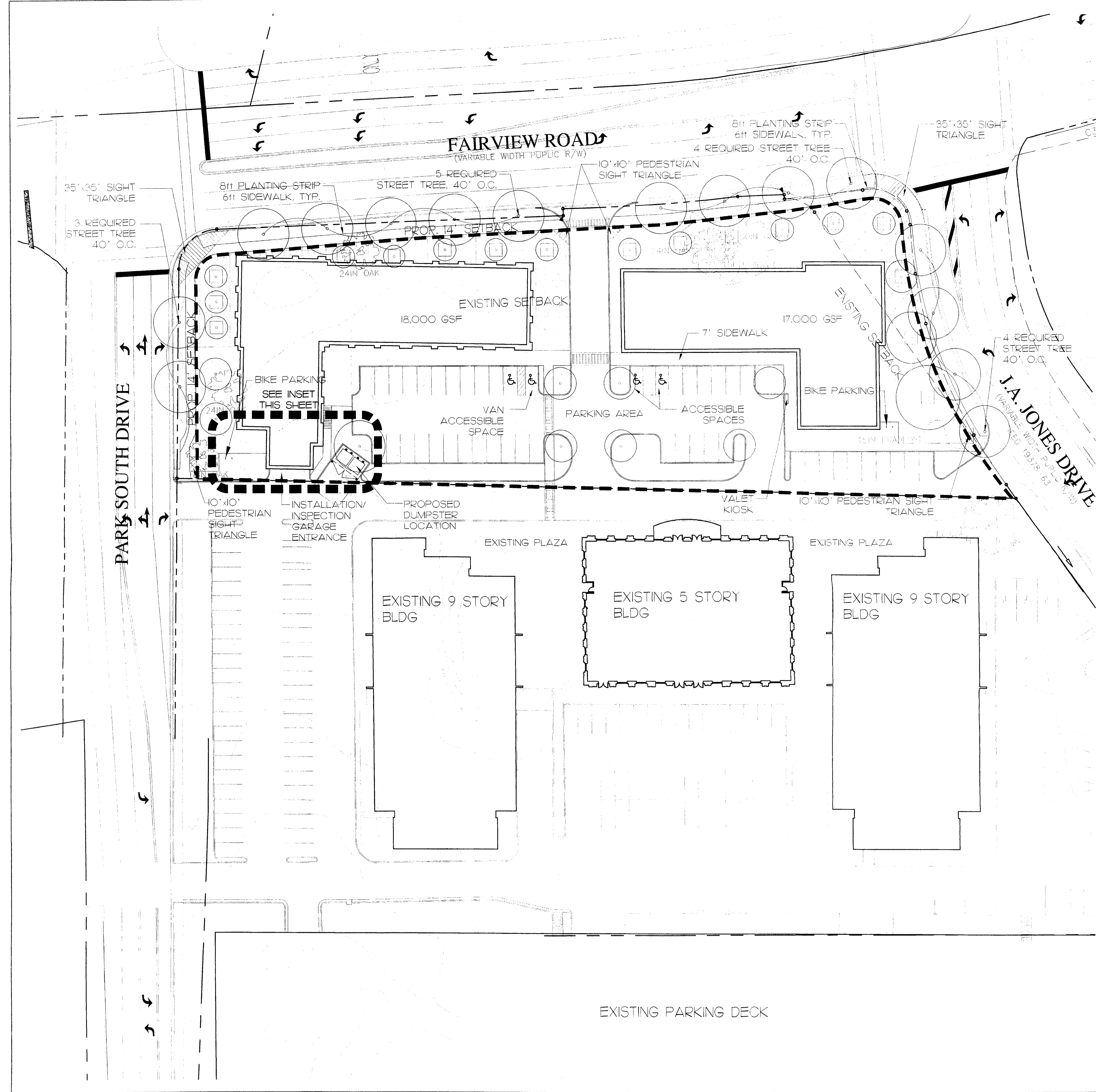


FOR PUBLIC HEARING  
PETITION NO. 2006-074

DATE: 03/23/2006  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SCALE:  
PROJECT #: 1006069  
SHEET #:

TDS.I.1





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

DATE: *July 29, 2007*

BY: DEBRA D. CAMPBELL

FOR PUBLIC HEARING PETITION NO. 2006-074

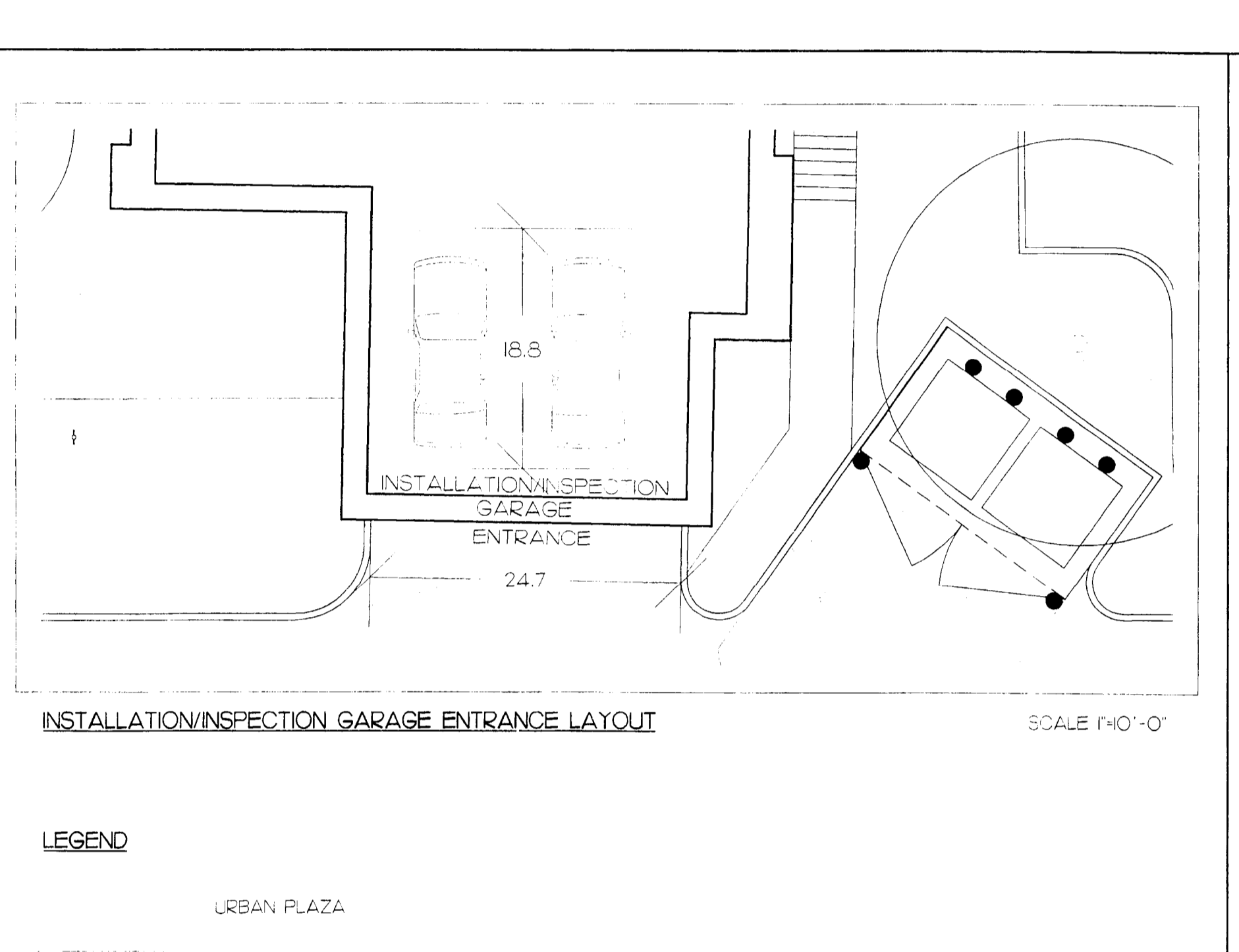
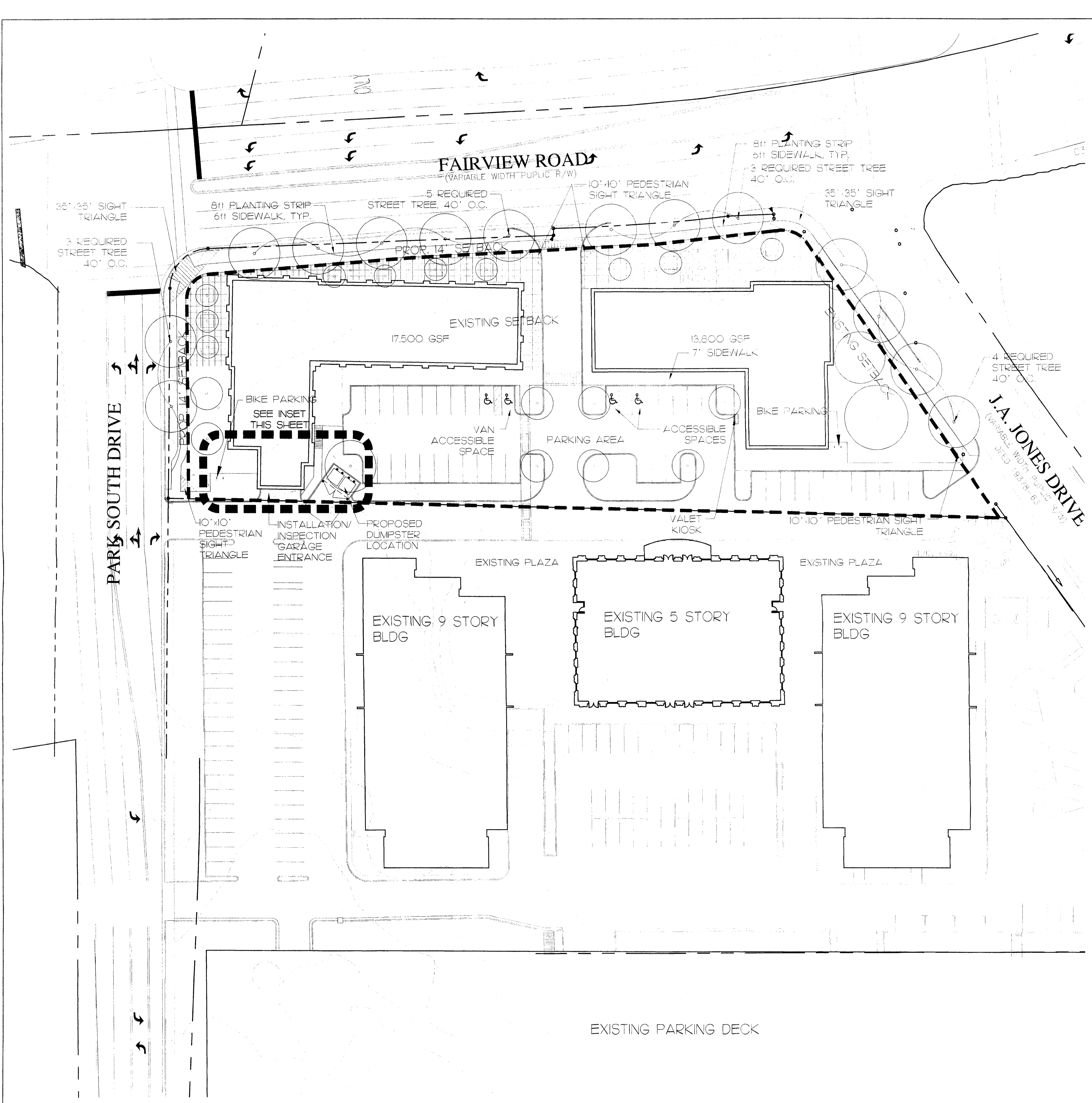
DATE: 03/23/2006  
 DRAWN BY: DEBRA D. CAMPBELL  
 CHECKED BY: DEBRA D. CAMPBELL  
 PROJECT # 1006069  
 SHEET # 1006069

**LandDesign**  
 223 N. Graham Street, Charlotte, NC 28202  
 www.landdesign.com

**Fairview Mixed-Use Development Rezoning**  
 Fairview Plaza Associates Limited Partnership, Charlotte, North Carolina

**Schematic Site Plan - Alternative A**

**TDS.2.0**



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

DATE: *July 29, 2007*

BY: DEBRA D. CAMPBELL

FOR PUBLIC HEARING PETITION NO. 2006-074

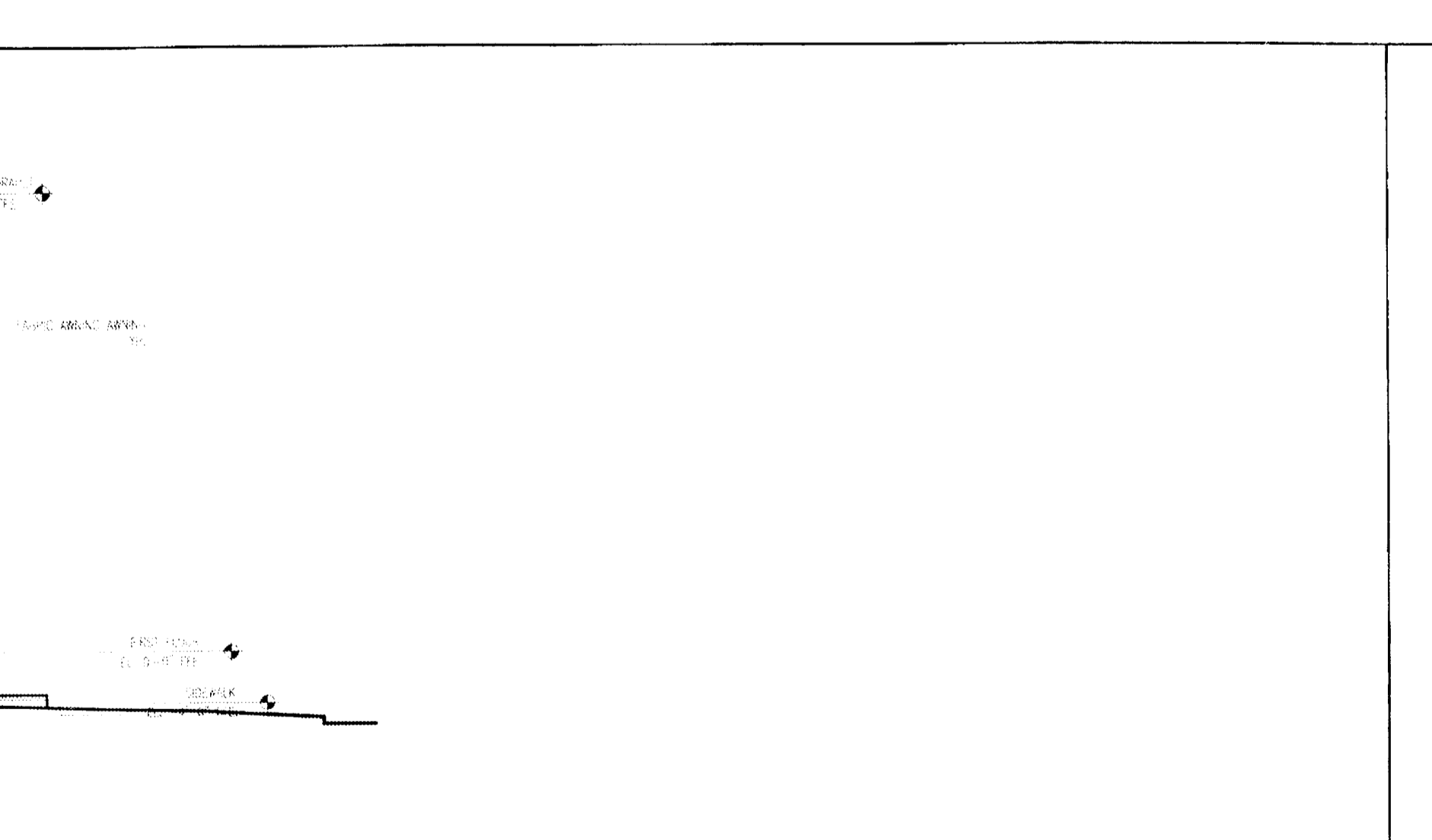
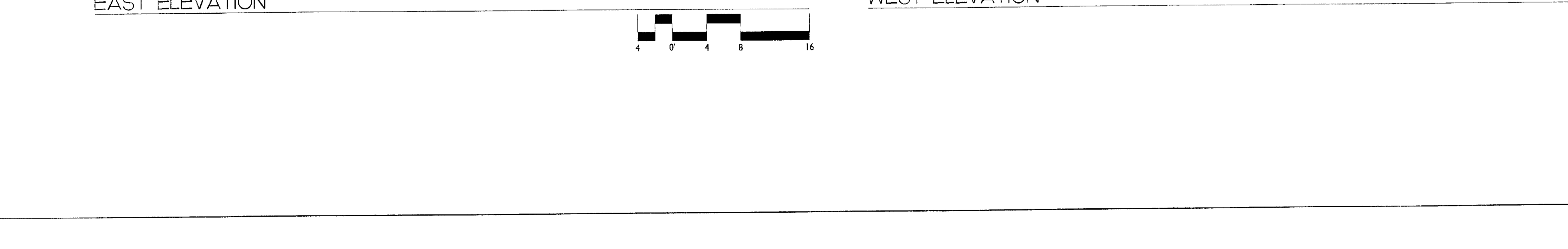
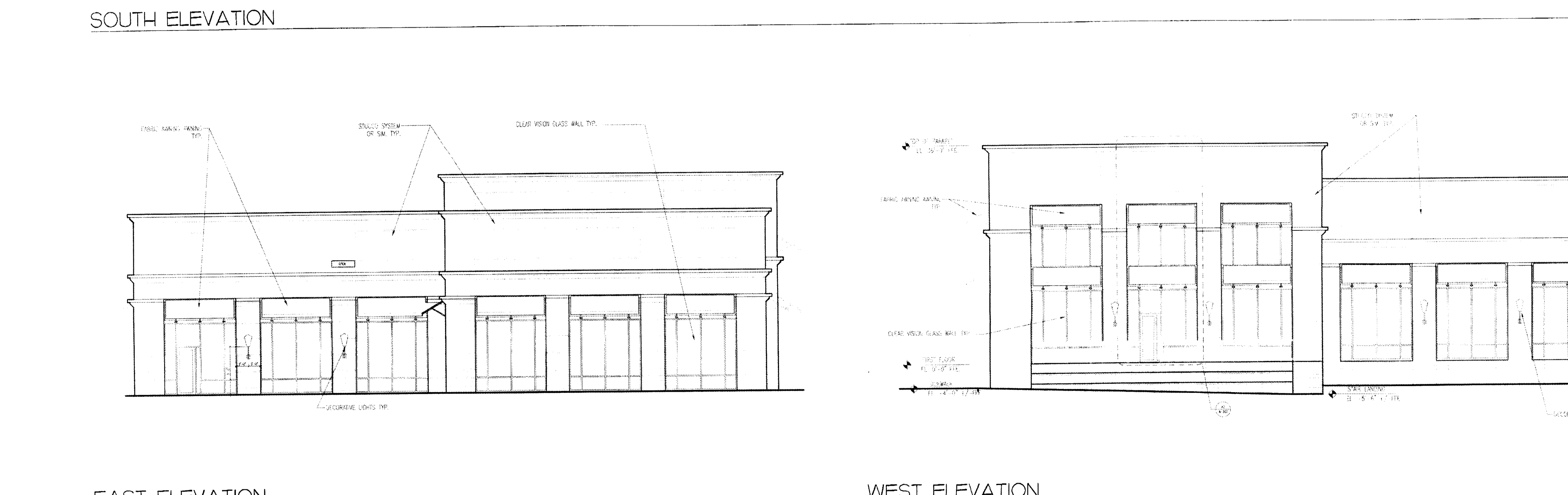
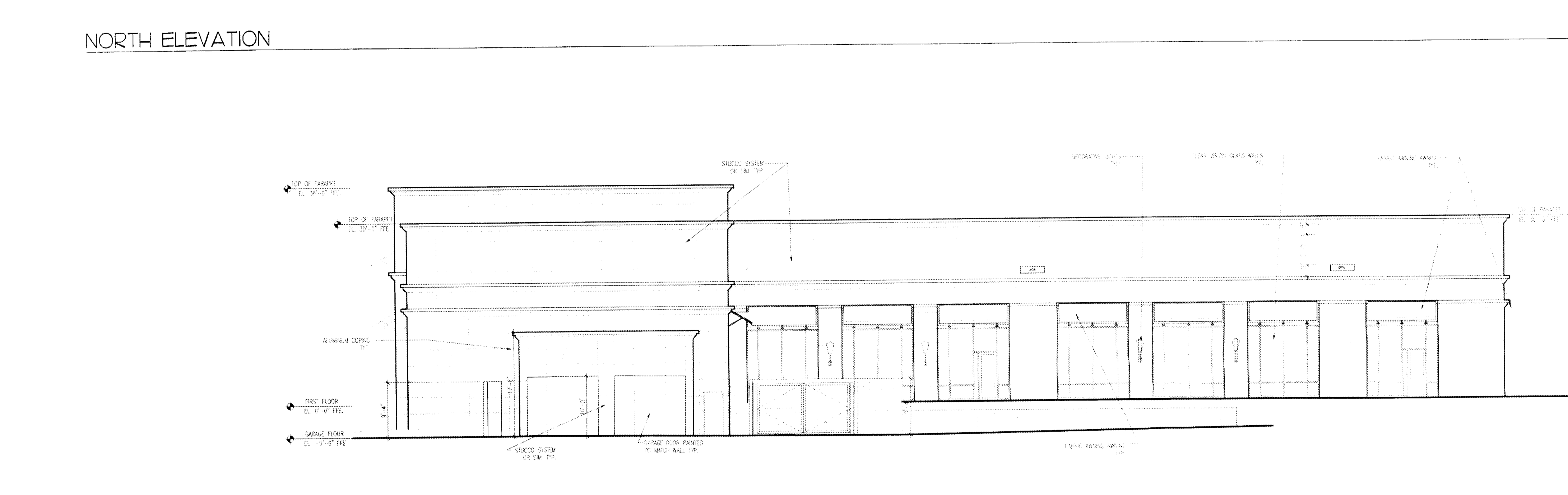
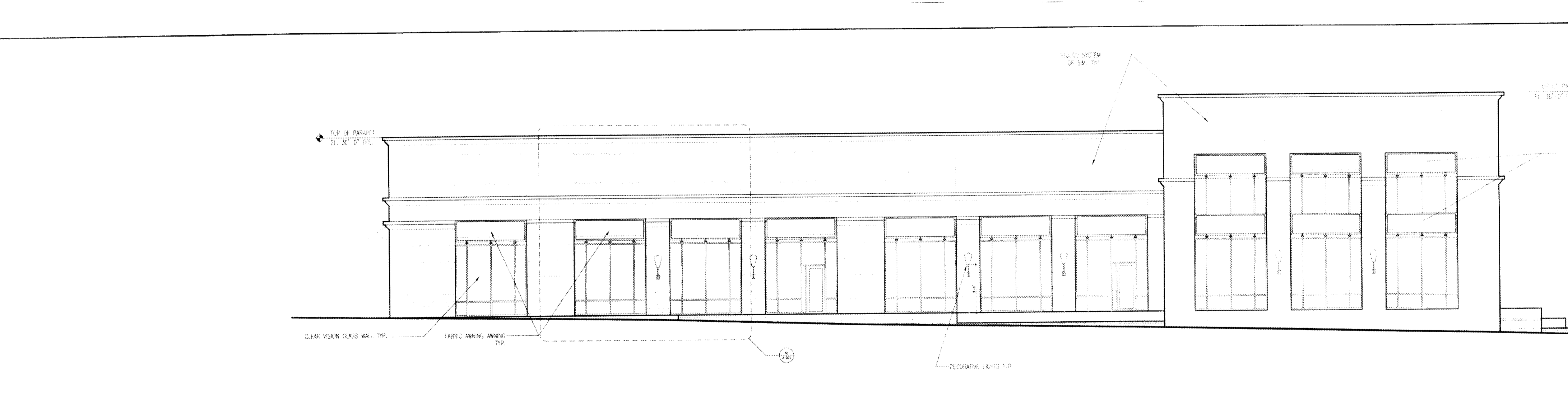
DATE: 03/23/2006  
 DRAWN BY: DEBRA D. CAMPBELL  
 CHECKED BY: DEBRA D. CAMPBELL  
 PROJECT # 1006069  
 SHEET # 1006069

**LandDesign**  
 223 N. Graham Street, Charlotte, NC 28202  
 www.landdesign.com

**Fairview Mixed-Use Development Rezoning**  
 Fairview Plaza Associates Limited Partnership, Charlotte, North Carolina

**Schematic Site Plan - Alternative B**

**TDS.2.1**



General notes:  
 Finish color of EIFS or stucco to be Benjamin Moore 2155-10 or owner approved equal.  
 Granite shall be "Silestone" brand polished, from superior tile & marble corp. or owner approved equal.  
 All aluminum window frames and flashing metals to be clear anodized or bright silver color or owner approved equal.  
 All glass shall be Pilkington blue-green eclipse advantage 504C 3/4" or owner approved glass with equal performance.  
 All CMU shall be smooth or polished face with glossy finish (interior) - maximum sand or owner approved equal.  
 All mortar shall be C-ure bucket mix or owner approved equal.  
 Siding shall be to be Sutherland color black or owner approved equal.

DATE: 03/23/2006  
 DRAWN BY: DEBRA D. CAMPBELL  
 CHECKED BY: DEBRA D. CAMPBELL  
 PROJECT # 1006069  
 SHEET # 1006069

FOR PUBLIC HEARING PETITION NO. 2006-074

BY: DEBRA D. CAMPBELL

**LandDesign**  
 223 N. Graham Street, Charlotte, NC 28202  
 www.landdesign.com

**Fairview Mixed-Use Development Rezoning**  
 Fairview Plaza Associates Limited Partnership, Charlotte, North Carolina

**Schematic Building Elevations**

**TDS.3.0**