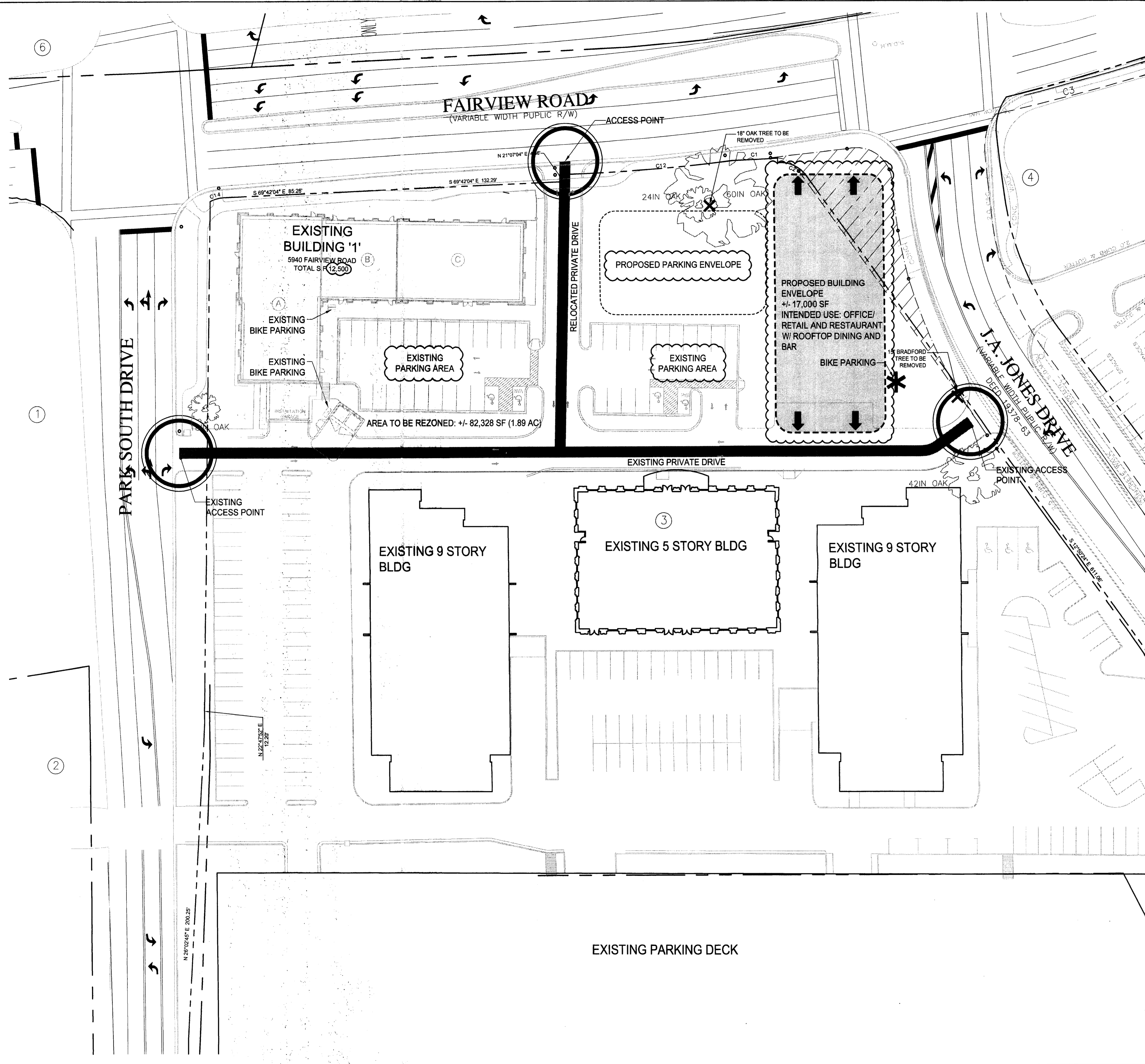


FOR PUBLIC HEARING  
PETITION NO. 2008-127



**DEVELOPMENT SUMMARY**

TAX PARCEL ID#: 179-02-237  
 A PORTION OF 179-02-239  
 A PORTION OF 179-02-202

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

EXISTING ZONING & USES: MIXED USES DEVELOPMENT- MUDD (CD)  
 - OFFICE  
 - RETAIL  
 - RESTAURANTS

PROPOSED ZONING & PERMITTED USES: MIXED USE DEVELOPMENT DISTRICTS - MUDD(CD)S,P.A.  
 - 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: SEE NOTES 1, 2 AND 3 UNDER "MAXIMUM BUILDING HEIGHT" IN THE DEVELOPMENT STANDARDS

**DEVELOPMENT TOTALS**

EXISTING BUILDING USES & SQUARE FOOTAGE:  
 - OFFICE/RETAIL/RESTAURANT 12,500 SF

PROPOSED BUILDING USES & SQUARE FOOTAGE:  
 - OFFICE/RETAIL/RESTAURANT 17,000 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 350 SF OF FLOOR AREA DEVOTED TO OTHER USES  
 \* SEE PARKING NOTE TDS.1.1 IN THIS SET

PROVIDED PARKING:

REQUIRED HANDICAP PARKING: HANDICAP PARKING SHALL BE PROVIDED PER DETAIL #50.10A OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS

REQUIRED LOADING SPACES: 0 (LESS THAN 50,000 GROSS SF)  
 PROVIDED LOADING SPACES: 0

**REQUIRED BICYCLE PARKING:**

HOUSING AUTHORITY CITY OF CHARLOTTE  
 P.O. BOX 36795  
 CHARLOTTE, NC 28202  
 EXISTING ZONING: R-43MF  
 EXISTING USE: MULTI-FAMILY

BICYCLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ASSOCIATES, LLC

- 1 #171-25-213 CAROLINA LP CNL RETIREMENT PCI NORTH CNL CENTER AT CITY COMMONS 450 SOUTH ORANGE AVE. ORLAND, FL 32801 EXISTING ZONING: R-22MF(CD) EXISTING USE: MULTI-FAMILY
- 2 #179-02-239 AND #179-02-202 FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP 3400 ARCO CORPORATE DR SITE 200, CHARLOTTE, NC 28273 EXISTING ZONING: O-3(CD) EXISTING USE: OFFICE
- 3 #177-06-225 CRECENT RESOURCES LLC PIEDMONT TOWN CENTER ONE LLC 400 NORTH TRYON ST #1300 CHARLOTTE, NC 28202 EXISTING ZONING: MUDD-O EXISTING USE:
- 4 #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

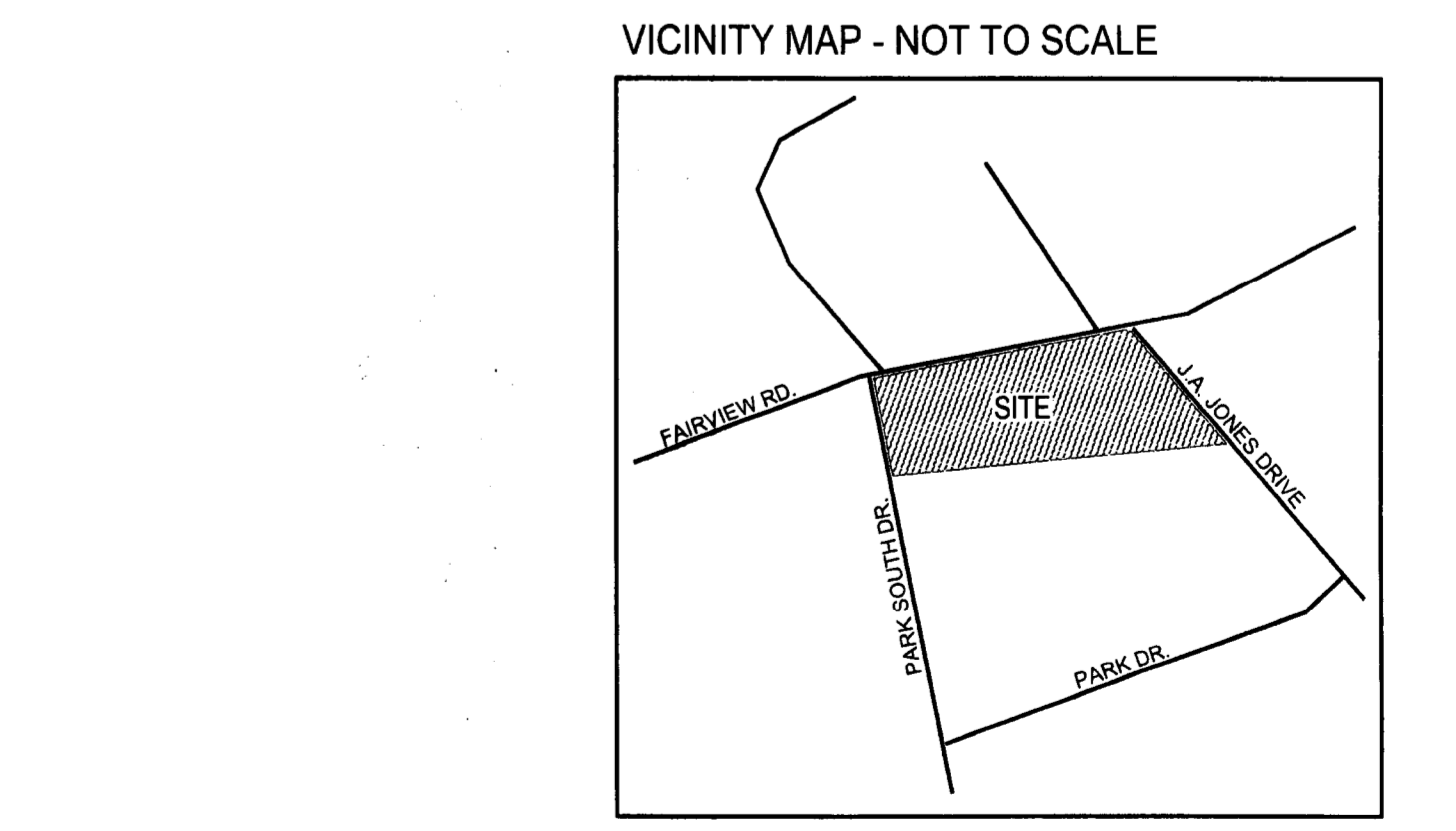
**NOTES:**

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

**LEGEND**

↑ BUILDING ORIENTATION  
 --- BUILDING ENVELOPE  
 - - - - - PARKING ENVELOPE  
 X TREE TO BE REMOVED



FOR PUBLIC HEARING  
 PETITION NO. 2008-127

**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 DEVELOPMENT 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 PLANS (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"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.

THE SITE IS BEING DEVELOPED IN TWO SEPARATE PHASES (HEREINAFTER REFERRED TO AS "PHASE 1" AND "PHASE 2").

PHASE 1 CONSISTS OF EXISTING BUILDING 1, THE EXISTING PARKING AREAS AND DRIVEWAYS, EXISTING BUILDING 2 AND THE PROPOSED PARKING AREA, WHICH MAY BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF PHASE 2. PHASE 1 IS MORE PARTICULARLY DEPICTED ON SCHEMATIC SITE PLAN-PHASE 1.

PHASE 2 CONSISTS OF THE DEMOLITION OF EXISTING BUILDING 2 AND THE CONSTRUCTION OF THE NEW BUILDING DESIGNATED AS THE "PROPOSED BUILDING" ON SCHEMATIC SITE PLAN-PHASE 2(A) AND SCHEMATIC SITE PLAN-PHASE 2(B).

THE APPROVAL OF THIS REZONING PETITION BY THE CITY OF CHARLOTTE CITY COUNCIL WILL CONSTITUTE THE APPROVAL OF EACH OF THE FOREGOING SCHEMATIC SITE PLANS.

**PERMITTED USES**

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

- ART GALLERIES.
- BARBER AND BEAUTY SHOPS.
- COLLEGES, UNIVERSITIES, COMMERCIAL SCHOOLS, SCHOOLS PROVIDING ADULT TRAINING IN ANY OF THE ARTS, SCIENCES, TRADES AND PROFESSIONS.
- EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING.
- INDOOR RECREATION
- LABORATORIES, DENTAL, MEDICAL AND OPTICAL.
- 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.
- REPAIR OR SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT, WITHIN AN ENCLOSED BUILDING UP TO 5,000 SQUARE FEET.
- RESTAURANTS, INCLUDING ROOFTOP TERRACES FOR DINING AND BAR AREAS, OUTDOOR DINING AND OPEN AIR OR SIDEWALK CAFES.
- 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.
- 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 THE SCHEMATIC SITE PLANS, A MAXIMUM OF TWO FREESTANDING BUILDINGS MAY BE LOCATED ON THE SITE. THE MAXIMUM GROSS BUILDING AREA OF EXISTING BUILDING 1 SHALL BE 12,500 SQUARE FEET, AND THE MAXIMUM GROSS BUILDING AREA OF THE PROPOSED BUILDING TO BE CONSTRUCTED IN PHASE 2 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, EXISTING BUILDING 1 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.

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.

**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.

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**

- 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.
- 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.
- 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.
- 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.
- ANY LIGHTING ATTACHED TO THE NEW BUILDINGS SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED. STANDARD "WALL-PAK" TYPE LIGHTING WILL NOT BE PERMITTED.
- WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.
- PEDESTRIAN SCALE LIGHTING SHALL BE INSTALLED ON THE SITE PURSUANT TO SECTION II.B.3 OF THE SOUTHPARK SMALL AREA PLAN.
- 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.

NEW BUILDING WALLS FACING FAIRVIEW ROAD WILL INCLUDE WINDOWS AND DOORS WITH CLEAR GLASS. ANY OBSTRUCTION TO THE GLASS TO BLOCK OUT KITCHENS, STORAGE AREAS, ETC. WILL CONSIST OF ARTWORK THAT MUST BE APPROVED BY THE CHARLOTTE-MECKLENBURG PLANNING STAFF. SPANDREL GLASS WILL NOT BE PERMITTED.

**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 GENERALLY BETWEEN THE PROPOSED PARKING AREA AND FAIRVIEW ROAD. THE PROPOSED BUILDING TO BE CONSTRUCTED IN PHASE 2 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**

1. VEHICULAR PARKING SHALL BE PROVIDED AT THE FOLLOWING RATE:

- a. 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.
- b. A MINIMUM OF 1 PARKING SPACE PER 350 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR ALL OTHER USES LOCATED ON THE SITE.
- c. 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 THE ADJOINING 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 TOGETHER WITH PARKING CALCULATIONS FOR THE SITE AND THE ADJOINING PARCELS OF LAND THAT ARE SUBJECT TO THE SHARED PARKING ARRANGEMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW BUILDING CONSTRUCTED ON THE SITE.

2. BICYCLE PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

**RIGHT OF WAY ABANDONMENT**

PETITIONER WILL FILE 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 PHASE 2 MAY BE DEVELOPED IN ACCORDANCE WITH SCHEMATIC SITE PLAN-PHASE 2(A). IF THIS RIGHT OF WAY IS NOT ABANDONED, THEN PHASE 2 MAY BE DEVELOPED IN ACCORDANCE WITH SCHEMATIC SITE PLAN-PHASE 2(B).

**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 PLANS.

**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.

**DEMOLITION/SOLID WASTE**

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. PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION.

**FIRE PROTECTION**

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHALL'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 PLANS 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.

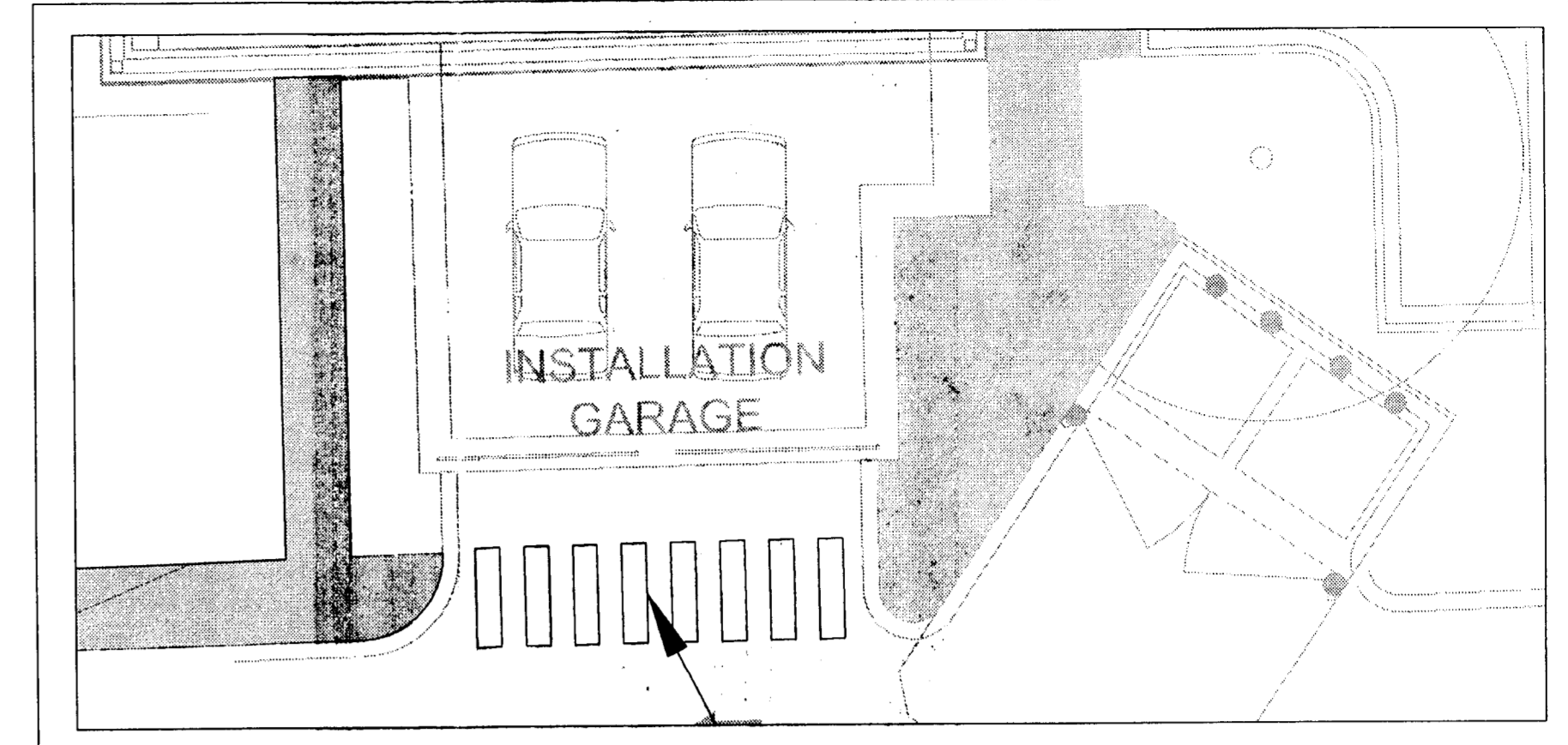
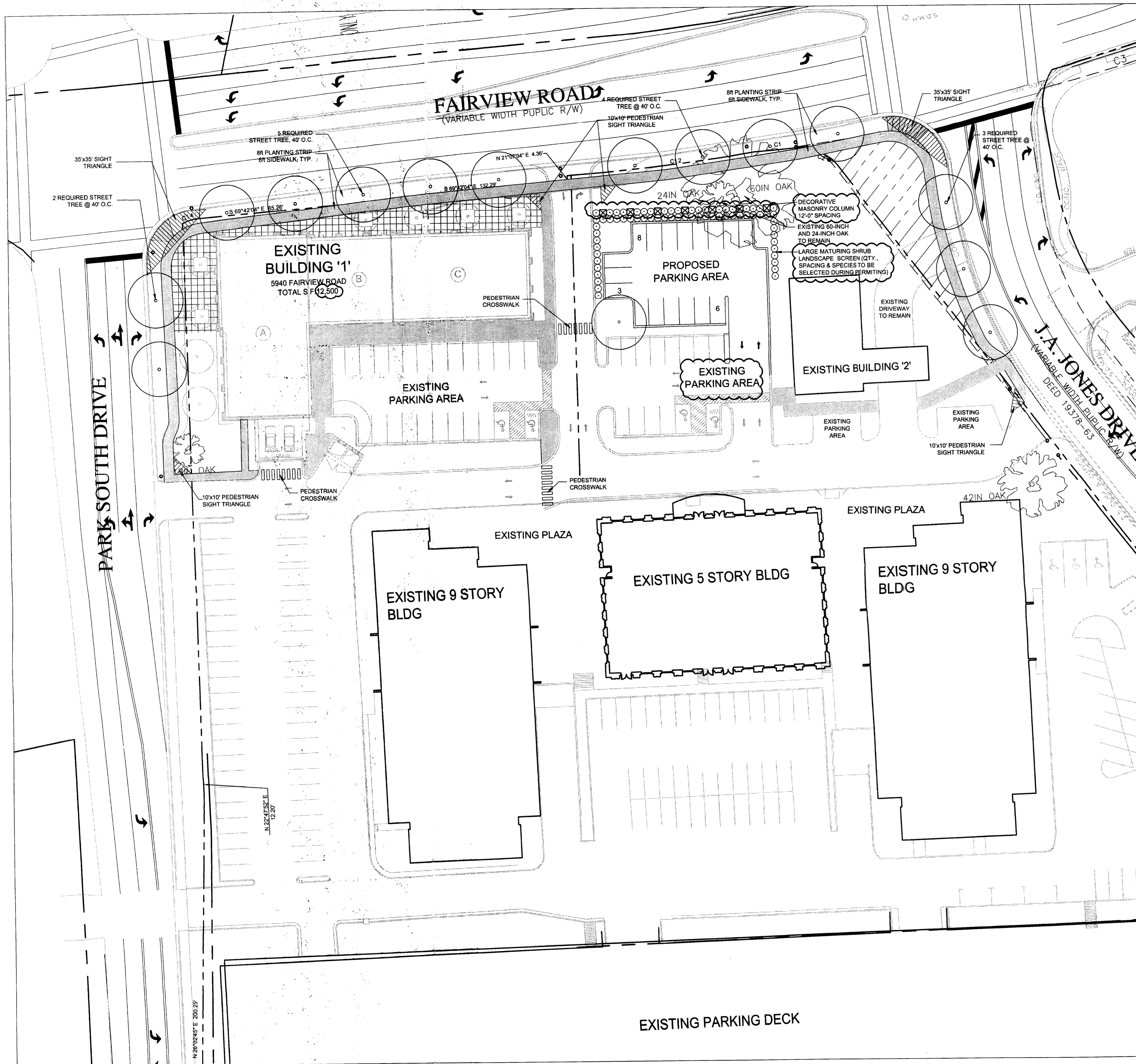
**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

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.

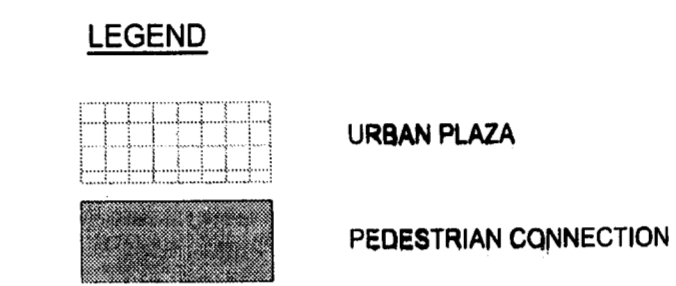
THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE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



FOR PUBLIC HEARING  
PETITION NO. 2008-127

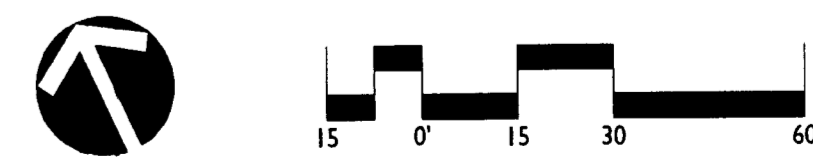
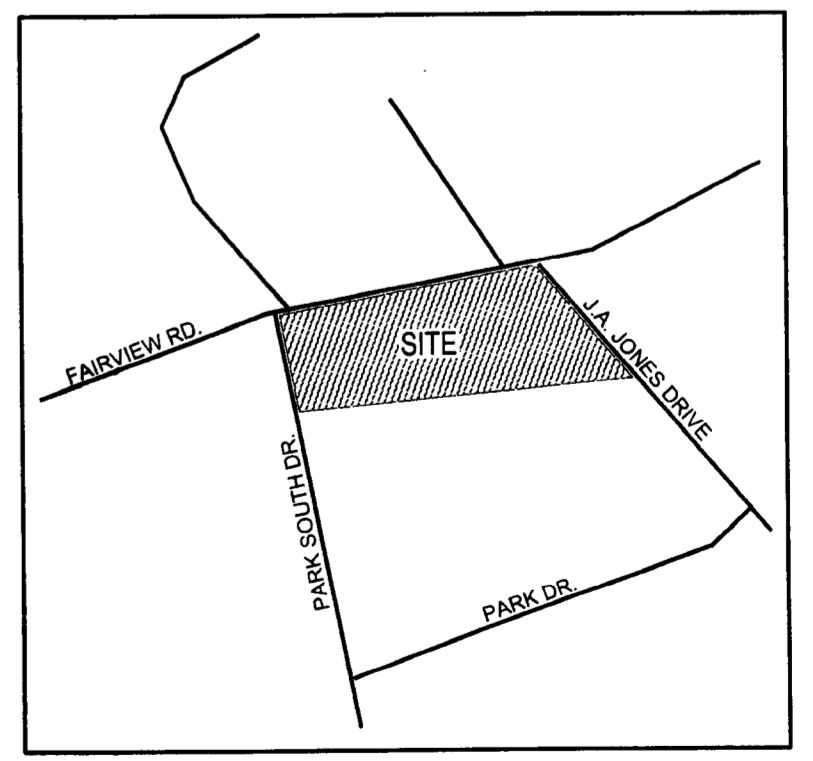


EXISTING INSTALLATION/INSPECTION AREA ENTRANCE LAYOUT  
SCALE 1"=10'-0"

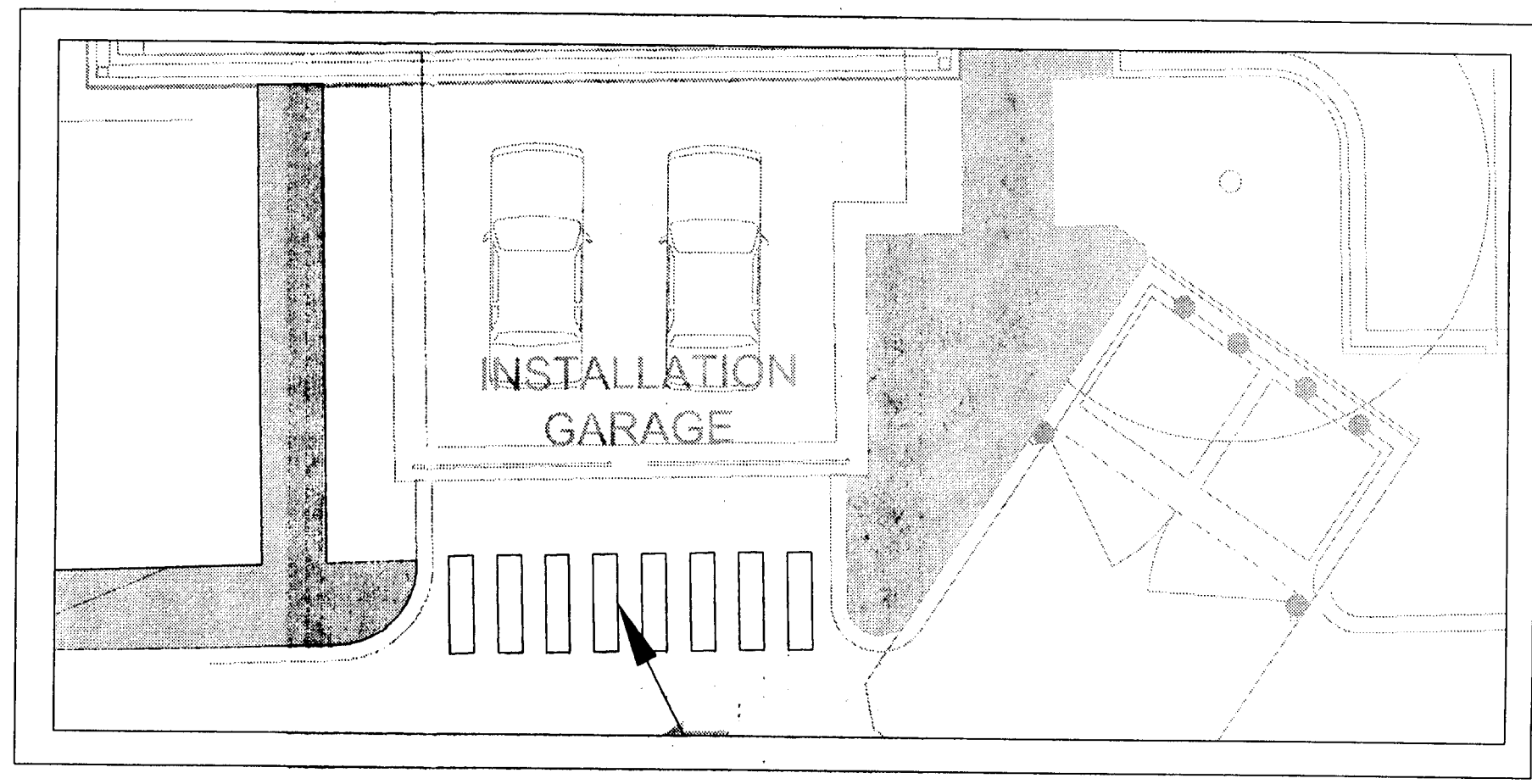
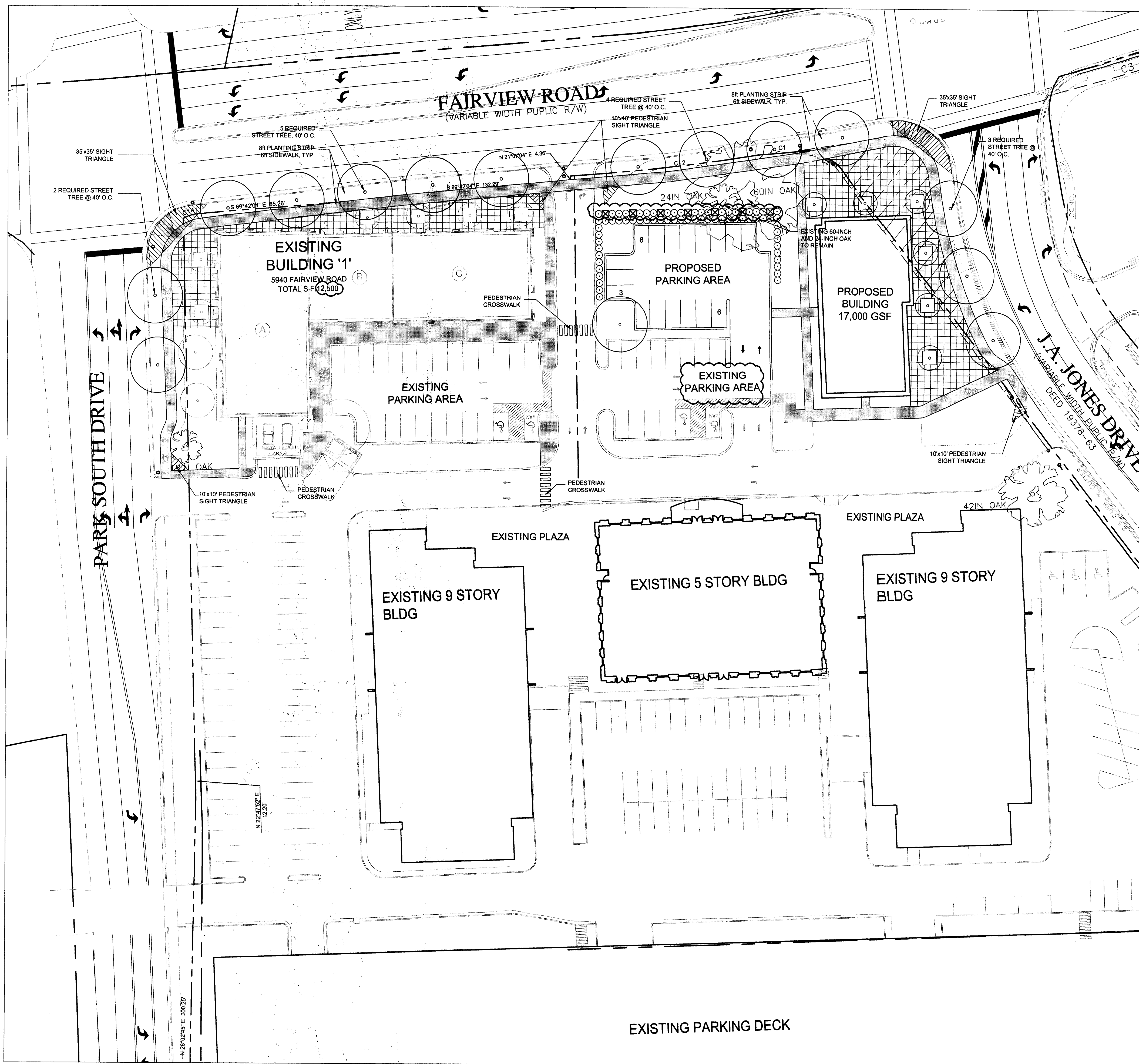


NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

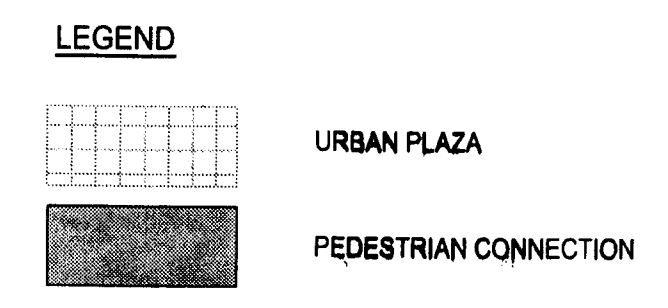
VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING  
PETITION NO. 2008-127

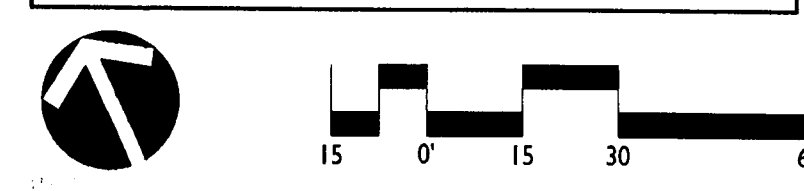
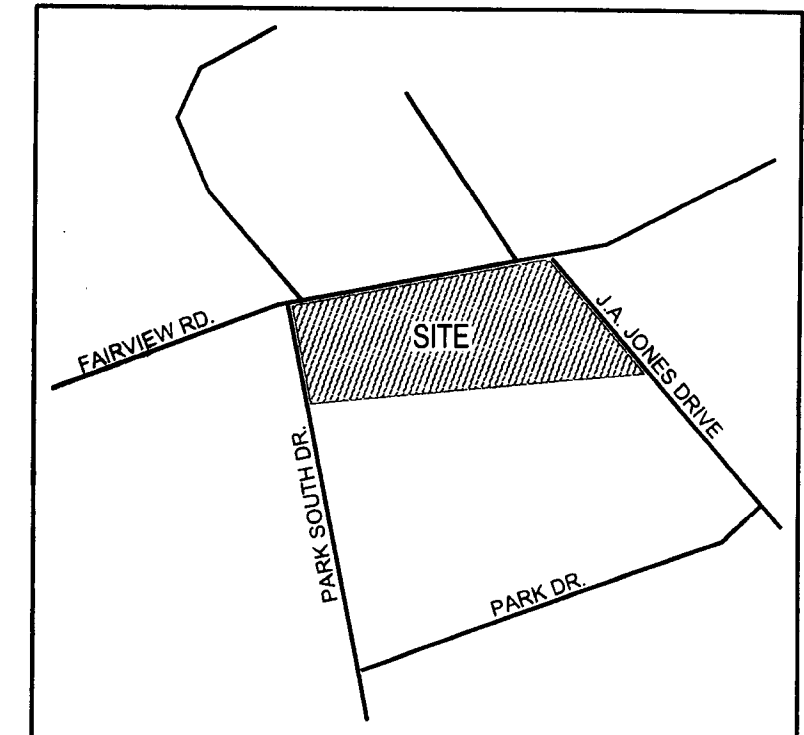


EXISTING INSTALLATION/INSPECTION AREA ENTRANCE LAYOUT  
SCALE 1"=10'-0"



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

VICINITY MAP - NOT TO SCALE

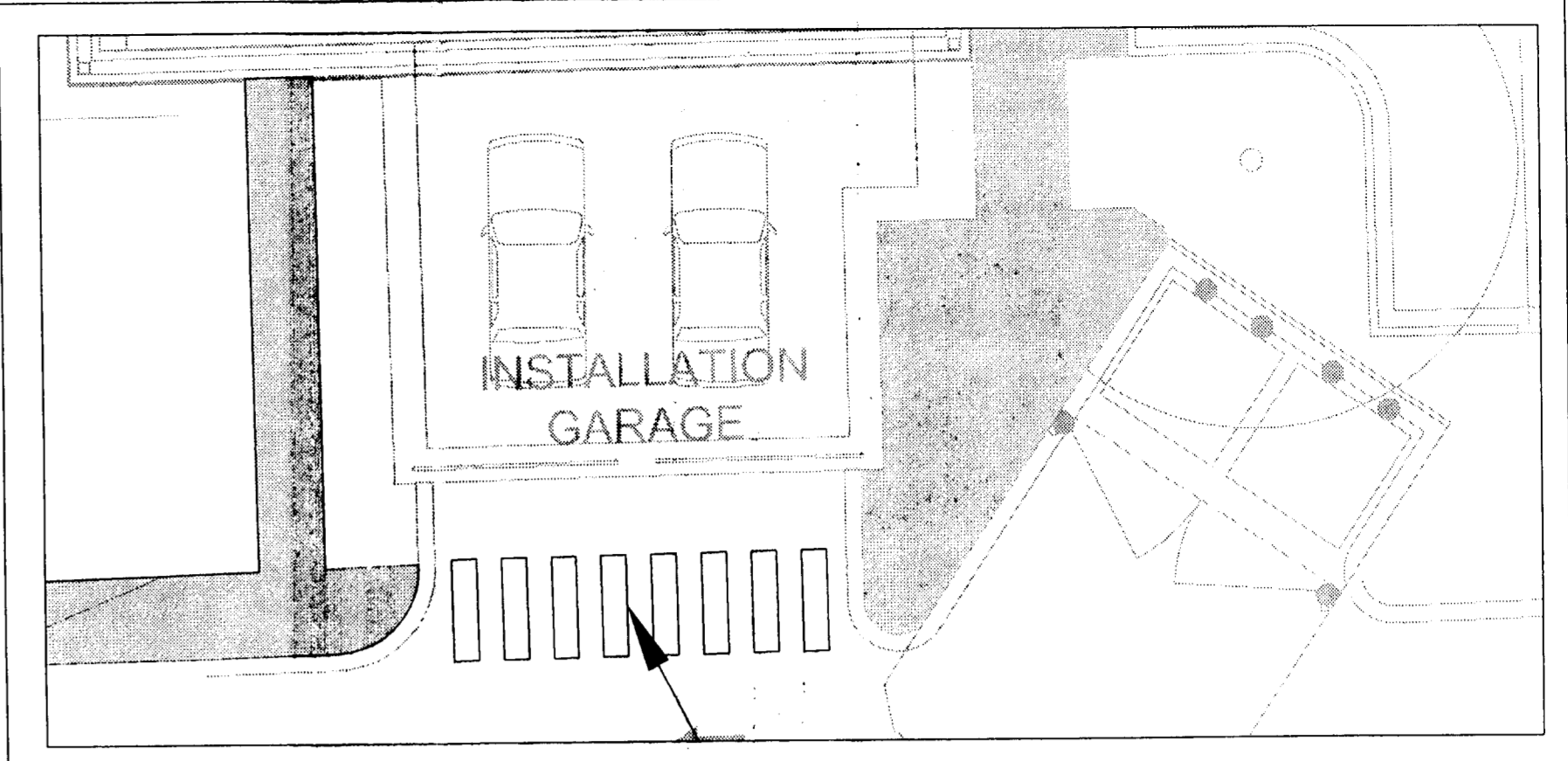
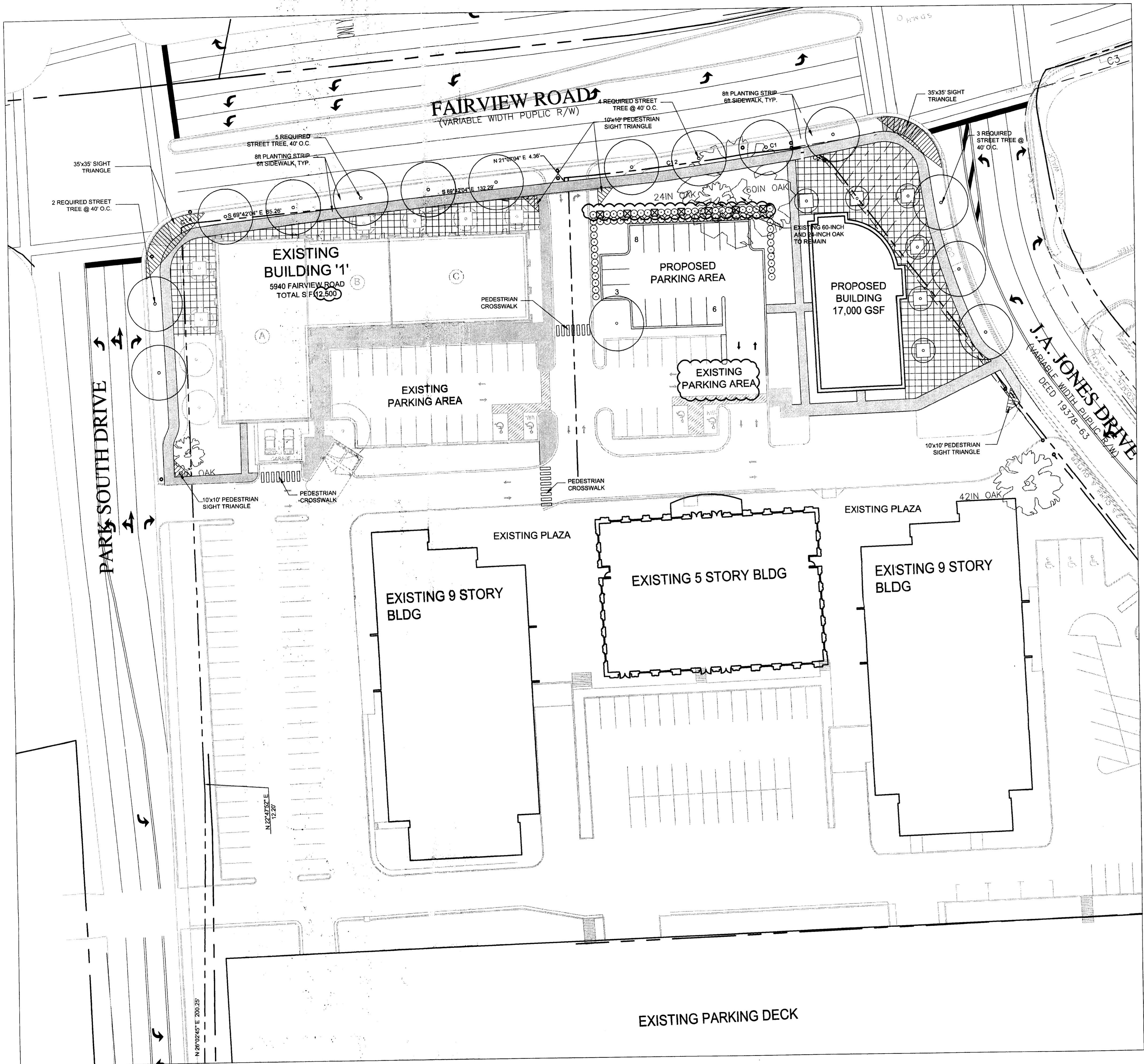


FOR PUBLIC HEARING  
PETITION NO. 2008-127

REVISIONS:  
09/19/08 REVISIONS PER CITY COMMENTS


DATE: 06/19/2008  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
C.C. BY: 1"=30'-0"  
PROJECT #: 10060/9  
SHEET #:

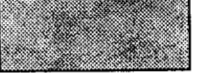
**TDS.2.1**



**EXISTING INSTALLATION/INSPECTION AREA ENTRANCE LAYOUT**  
SCALE 1"=10'-0"

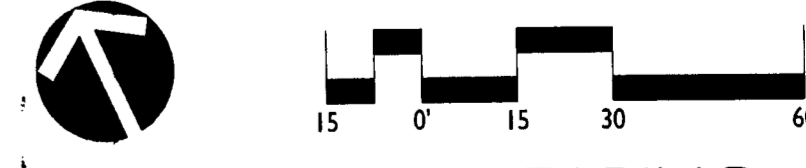
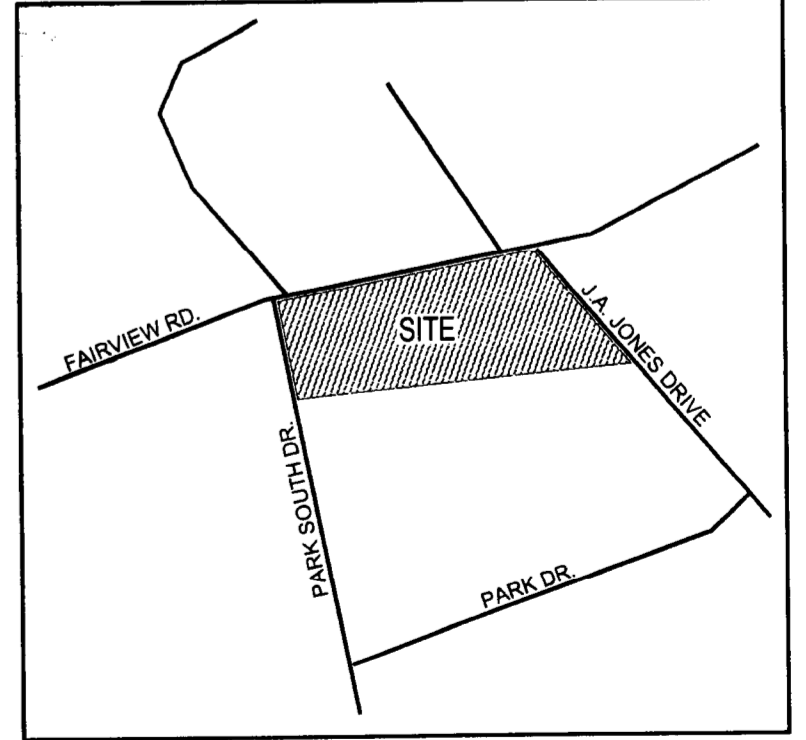
**LEGEND**

 URBAN PLAZA

 PEDESTRIAN CONNECTION

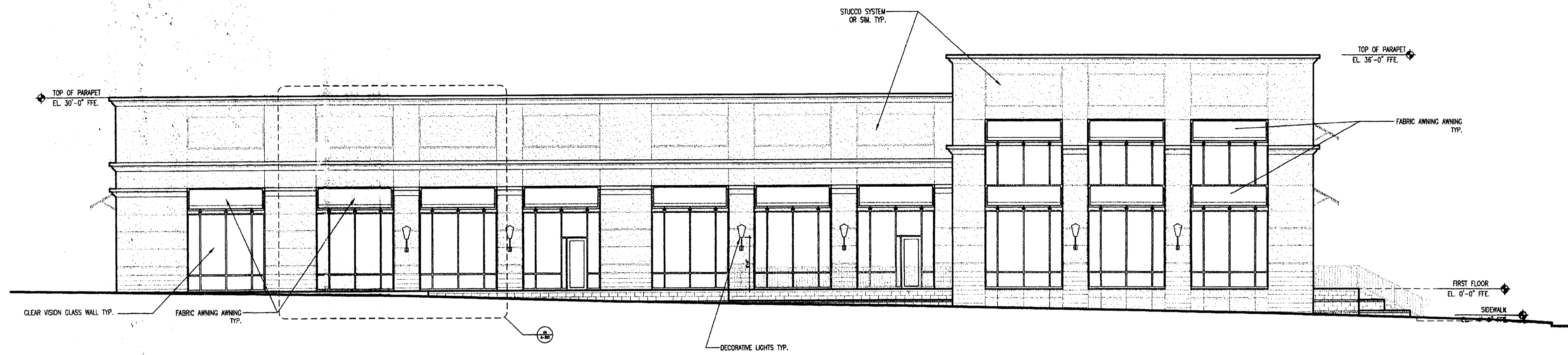
**NOTE:** THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

**VICINITY MAP - NOT TO SCALE**

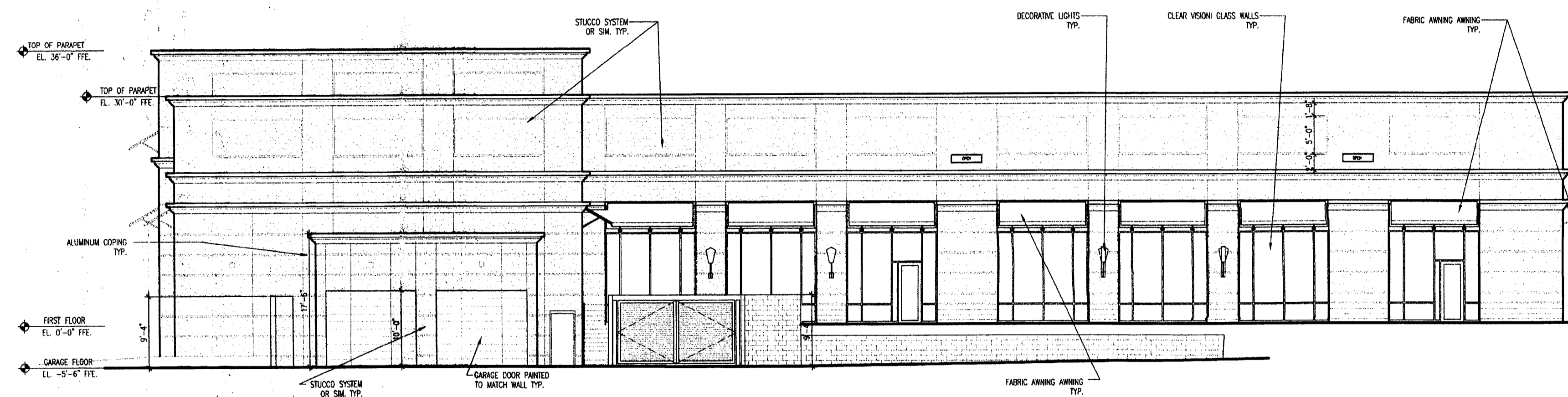


**FOR PUBLIC HEARING**  
PETITION NO. 2008-127

**REVISIONS:**  
09/19/08 REVISIONS PER CITY COMMENTS



NORTH ELEVATION

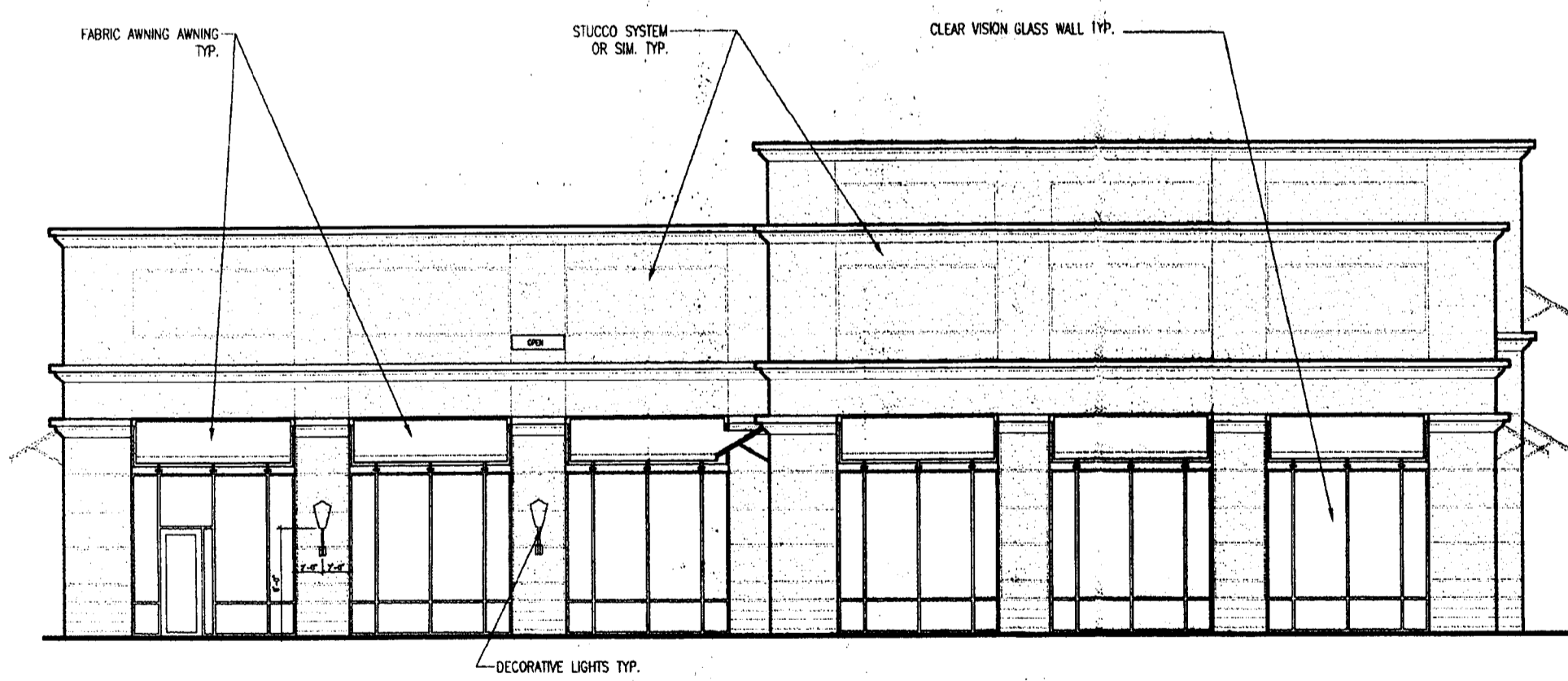


General notes:

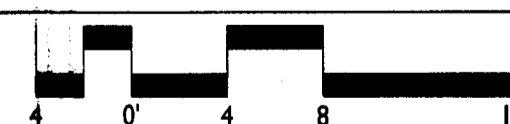
1. Finish color of EIFS or stucco is to be Benjamin Moore 2155-60 or owner approved equal.
2. Granite shall be "absolute black indian polished" from superior tile & marble corp. or owner approved equal.
3. All aluminum window frames and flashing metals to be clear anodized or bright silver color or owner approved equal.
4. All glass shall be Pilkington blue-green eclipse advantage SHGC .38 Ufactor .34 or owner approved glass with equal performance.
5. All CMU shall be smooth or polished face see drawing notes (metromount - mountain sand or owner approved equal).
6. All mortar shall be C-cure buckskin beige or owner approved equal.
7. Awning fabric to be Sunbrella color black or owner approved equal.
8. Spandrel glass shall not be permitted along the ground floor.
9. All glass located on the ground floor shall be clear vision glass only.



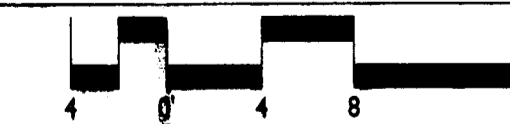
SOUTH ELEVATION



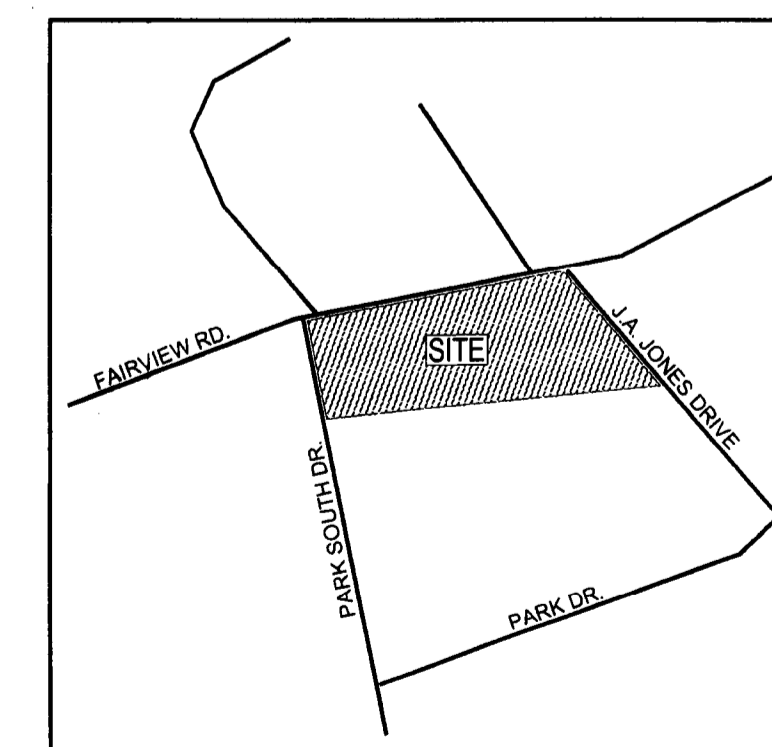
EAST ELEVATION



WEST ELEVATION



VICINITY MAP - NOT TO SCALE



REVISIONS:  
08/15/08 REVISIONS PER CITY COMMENTS

DATE: 06/19/2008  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SCALE: 1/16"=1'-0"  
PROJECT #: 1006069  
SHEET #:

**Fairview**  
**Mixed-Use Development Rezoning**  
Fairview Plaza Associates Limited Partnership, Charlotte, North Carolina  
**Proposed 17,000 GSF Building Elevations**

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

FOR PUBLIC HEARING  
PETITION NO. 2008-127

**TDS.3.0**