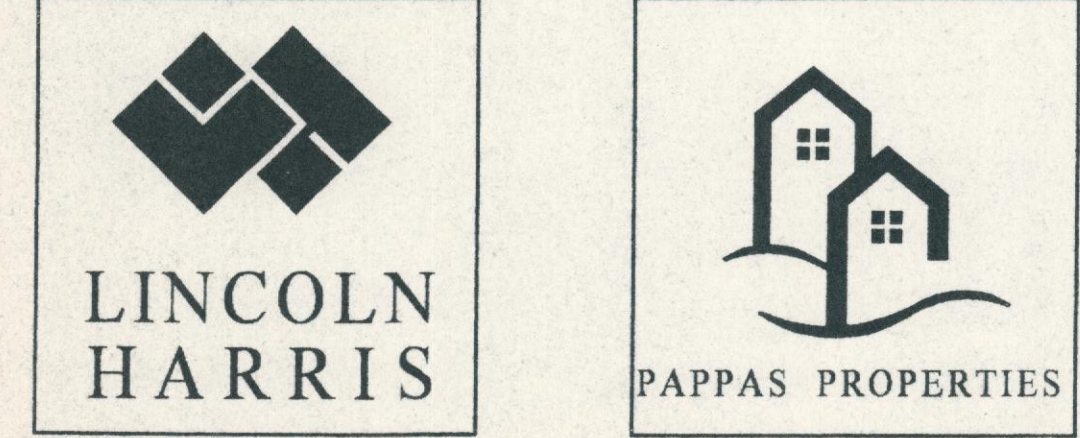


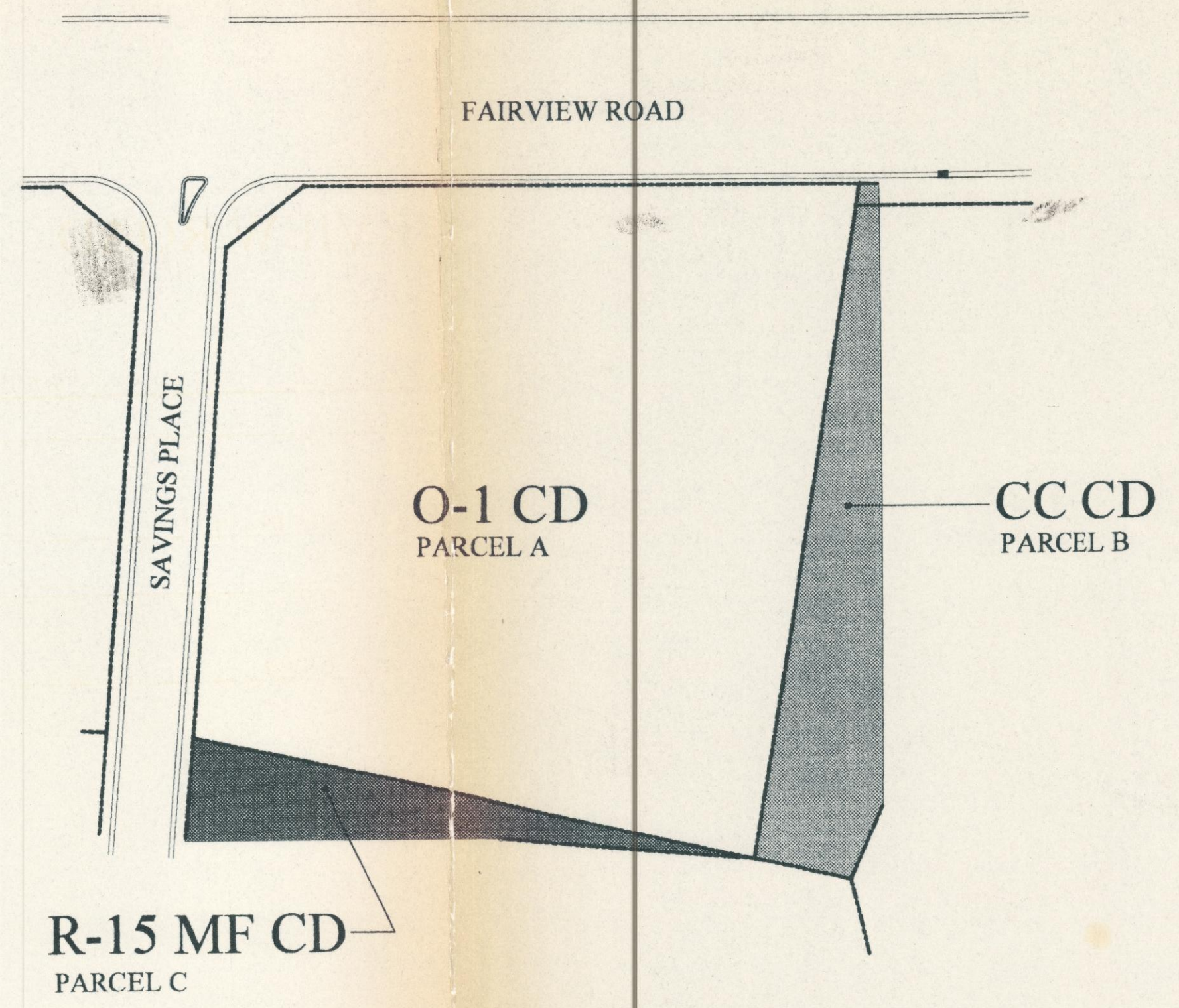
CITY OF CHARLOTTE  
 PARCEL 183-133-07  
 DI 4297-065

1"=30'  
 SITE PLAN



# FAIRVIEW AT SAVINGS PLACE TECHNICAL DATA SHEET

31 MARCH 2000 REVISED: 25 SEPTEMBER 2000  
 PETITION NUMBER 00-46 FOR PUBLIC HEARING



## EXISTING ZONING

### DEVELOPMENT STANDARDS:

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
  - Access to the site will be provided by driveways from Savings Place and from the adjoining Phillips Place development as shown on this site plan.
  - The proposed uses of the property will be for retail, residential, and office uses along with associated parking, accessory uses, and service areas.
  - All dumpsters will be screened with solid enclosures and gates.
  - The Petitioner reserves the right through the Optional process to seek modifications to the strict application of the Ordinance as it applies to the following MUDD requirements:
    - streetscape requirements with respect to the frontage along Fairview Rd. The Petitioner seeks to extend the streetscape pattern which has already been established by Phillips Place.
    - parking location requirements due to the fact that overhead power lines prohibit the building from locating along the street, and to recognize the established Phillips Place building/parking relationship.
  - Parking will be provided which meets or exceeds the requirements of the Ordinance.
  - No storm water detention will be located above ground within the setback or any buffer area.
  - Additional right-of-way along Fairview Rd. will be dedicated prior to the issuance of building permits.
  - The Petitioner will not provide or establish any on street parking on Savings Place.
  - The Petitioner will locate the southernmost driveway from Savings Place to create a larger buffer area at that corner of the site. This will result in a 40 foot buffer area between Savings Place and the building for additional landscaping. In addition, the Petitioner, in coordination with the Charlotte Housing Authority, will provide additional planting, including trees, on the Housing Authority site to enhance and supplement the existing vegetation and improve the buffer already present.
  - The Petitioner will construct an additional lane on Fairview Rd. from Savings Place to join the existing lane at Phillips Place.
- February 18, 2000 revisions per staff comments.  
 March 29, 2000 revisions per Zoning Committee recommendations  
 Additional note for Fairview at Savings Place Site Plan
12. In addition to the plant material and separation between the parking lot along Savings Place and the Live Oak community as provided in Note 10 above, lights installed in the parking lot will be placed and/or designed to direct light down or away from the Live Oak community so as to minimize the impact of those lights on the residences adjacent to the site.

### SITE DATA:

EXISTING ZONING:

- A. O-1 CD
- B. CC-CD
- C. R-15 MF CD

PROPOSED ZONING:

MUDD (OPTIONAL)

PARCEL ACREAGE:

2.258 ACRES

MAXIMUM PROPOSED BUILDING AREA:

73,673 SF.

PROPOSED BUILDING HEIGHT TO TOP OF PARAPET SHALL NOT EXCEED 95'-0"

PETITIONERS:

LINCOLN HARRIS  
 4201 CONGRESS STREET  
 SUITE 175  
 CHARLOTTE, NC. 28209  
 PAPPAS PROPERTIES  
 4201 CONGRESS STREET  
 SUITE 175  
 CHARLOTTE, NC. 28209

REVISED: 26 OCTOBER 2000



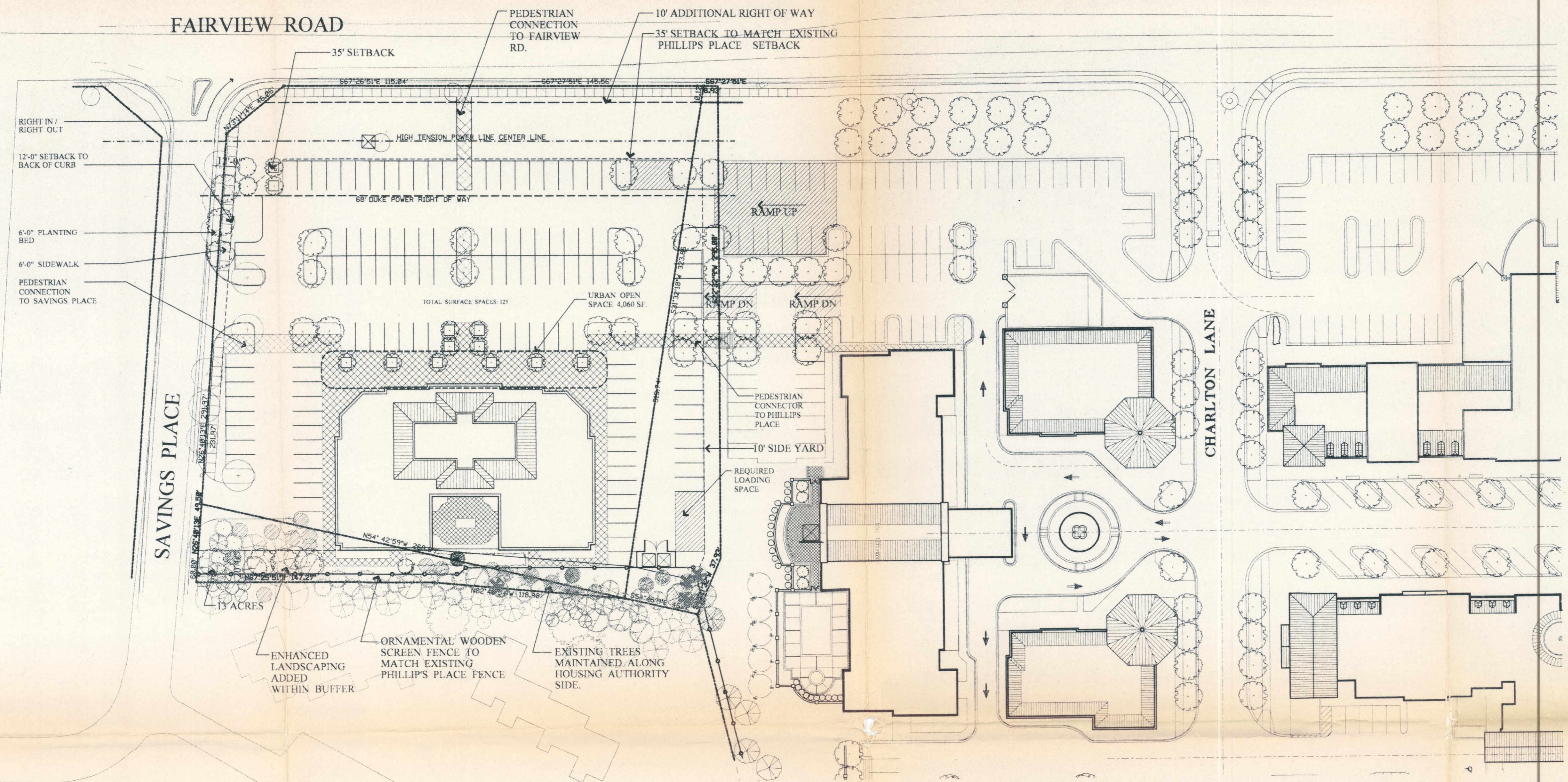
CHARLESTON • CHARLOTTE

Z-1

APPROVED BY CITY COUNCIL  
 DATE 10/18/00

2000-046





**BUILDING DATA:**

FIRST FLOOR	13,105 SF. RETAIL 4,674 SF. RETAIL MEZZANINE
SECOND FLOOR	15,142 SF. OFFICE SPACE
THIRD FLOOR	15,142 SF. OFFICE SPACE
FOURTH FLOOR	15,142 SF. OFFICE SPACE
FIFTH FLOOR	10 RESIDENTIAL UNITS

**PARKING REQ'D BY CODE:**

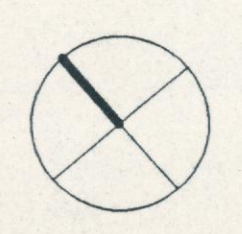
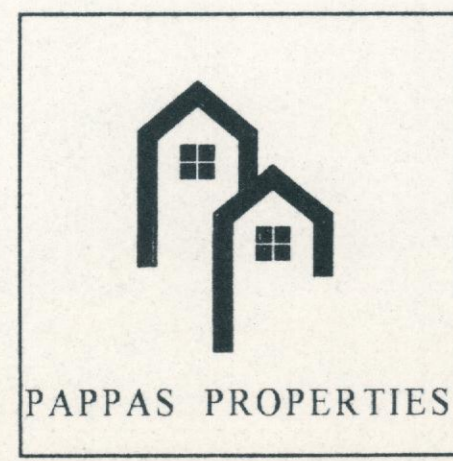
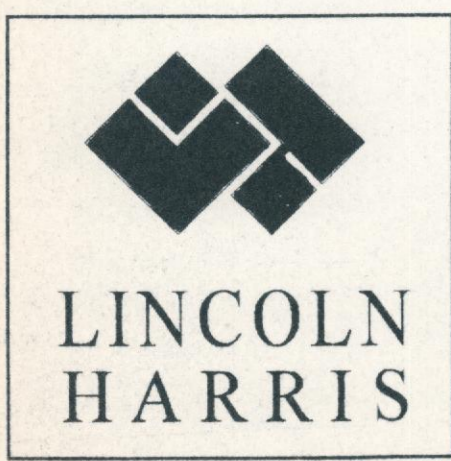
RETAIL - 13,105 SF.	@ 4/1,000 SF. = 52 SPACES
OFFICE - 45,426 SF.	@ 3.33/1,000 SF. = 151 SPACES
RESIDENTIAL - 10 UNITS	@ 1.66/SPACES PER. UNIT = 17 SPACES
<b>TOTAL PARKING REQ'D. = 220 SPACES</b>	
<b>TOTAL PARKING PROVIDED = 220 SPACES</b> (125 SURFACE + 99 LOWER LEVEL)	

# PHILLIPS PLACE MIXED USE BUILDING

SITE PLAN STUDY  
1" = 40'-0"

31 MARCH 2001

PETITION NUMBER 00-46 FOR PUBLIC HEARING



CHARLESTON • CHARLOTTE

Z-2