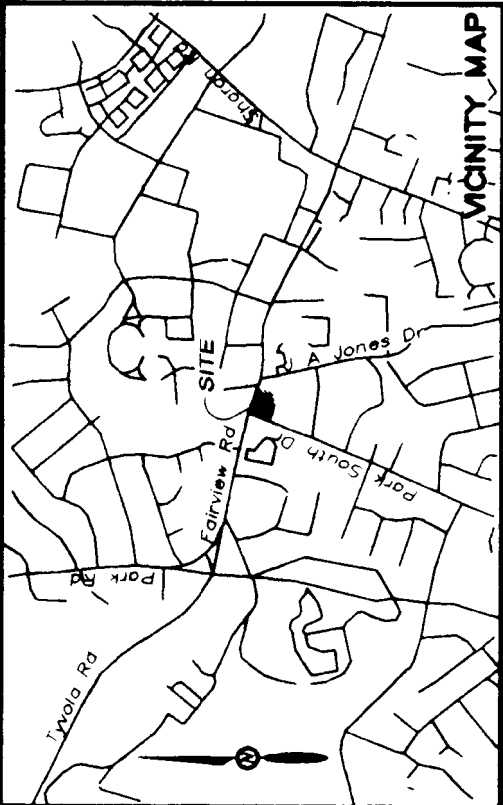




MAPBOOK PAGE

COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA
CHARLOTTE MECKLENBURG PLANNING COMMISSION

REVIEW OFFICER DATE

PLANNING COMMISSION STAFF DATE

LEGEND

- WATER VALVE
- FIRE HYDRANT
- OVERHEAD LIGHT
- POWER BOX
- WATER BOX
- POWER POLE
- CENTERLINE
- R/W RIGHT-OF-WAY
- OVERHEAD ELECTRIC LINE
- EXISTING IRON PIN
- N.P. = NEW IRON PIN

FAIRVIEW ROAD

PARK SOUTH DRIVE

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

PLANNING COMMISSION STAFF DATE

NOTES

1. TAX PARCEL 179-01-034
2. ZONING - Q-3(CD) PER REZONING PETITION 95-17
3. IRON PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED
4. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF MECKLENBURG COUNTY WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND
5. NO NCCS MONUMENT WITHIN 2000'
6. OTHER UNDERGROUND UTILITIES MAY EXIST, THE LOCATION OF WHICH IS PRESENTLY UNKNOWN
7. E.T.P. DENOTES EXISTING IRON PIN

AREA TABULATION

TOTAL AREA = 434,086 S.F. OR 9.97 AC
R/W TAKING = 8,251 S.F. OR 0.19 AC
NET AREA = 425,835 S.F. OR 9.78 AC

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft

CERTIFICATION

I, JACK R. CHRISTIAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2839, PAGE 857, OF THE PUBLIC REGISTRY FOR MECKLENBURG COUNTY), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION IS 1 TO 10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF JANUARY, A.D. 2003

JACK R. CHRISTIAN, P.L.L.C. # 014

QUEENS PROPERTIES, INC.
D.B. 10360 P. 809

ROAD DEDICATION SURVEY
FOR

FAIRVIEW PLAZA
ASSOCIATES - MAP 1

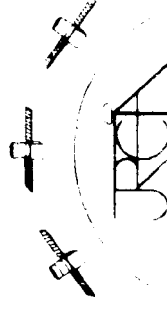
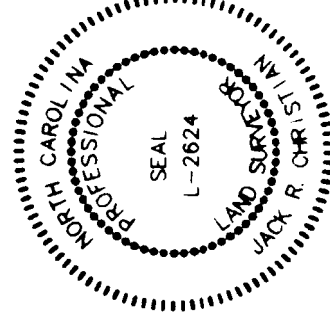
OWNER: FAIRVIEW PLAZA ASSOCIATES

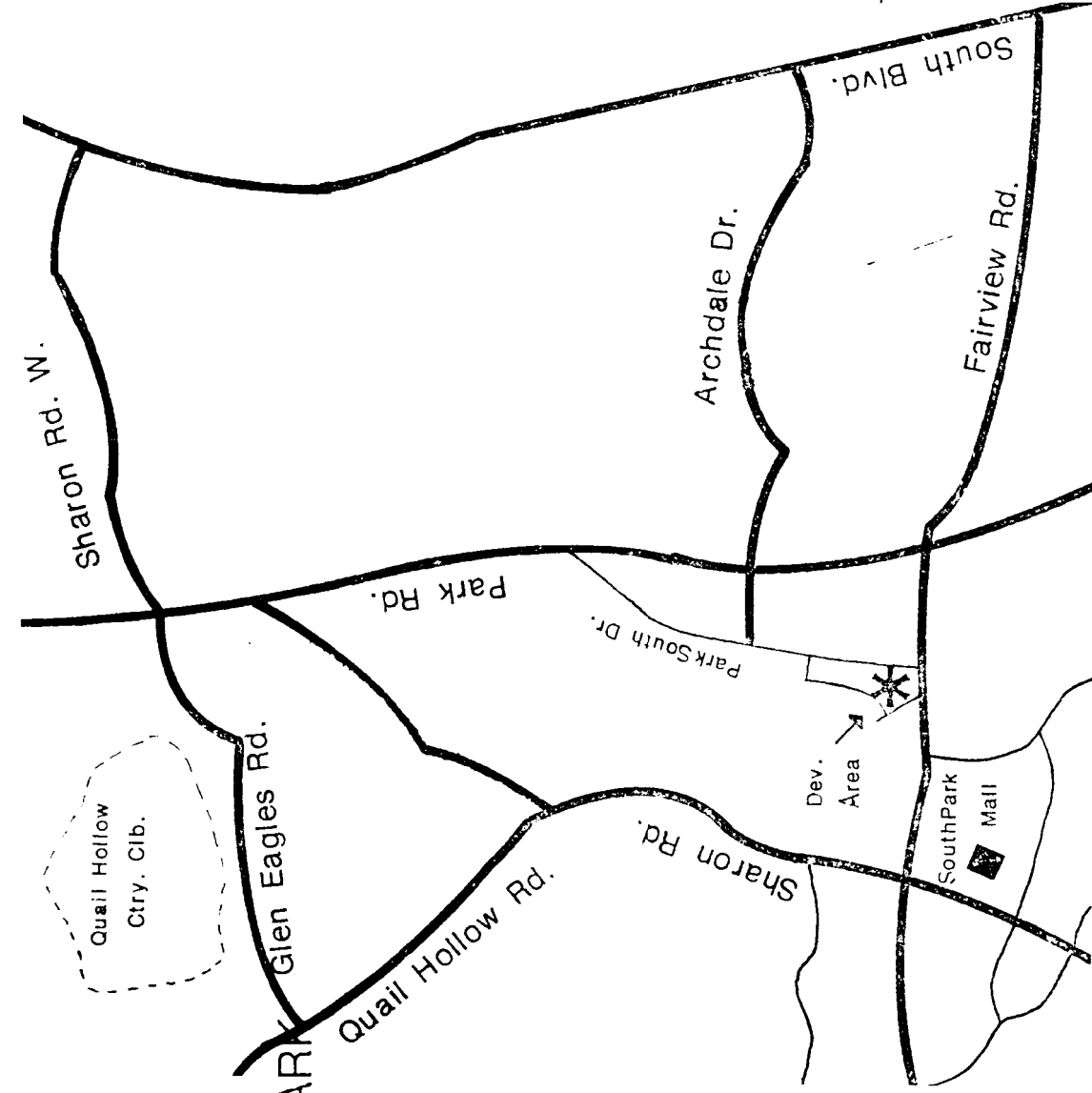
CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA

JACK R. CHRISTIAN & ASSOCIATES
- SURVEYING -

PHONE (704) 332-4763 FAX (704) 376-0127
P.O. BOX 100100 CHARLOTTE, NORTH CAROLINA

JR. FAIRVIEW 17-40 99-2-47





SITE DATA	
Existing Zoning:	O-1
Proposed Zoning:	O-3 (CD)
Site Area:	9.48 Acres
Proposed Uses:	As Allowed in O-3 District
Existing Building Area:	445,849 SF
Proposed Max. Building Area: (including parking deck)	1,200,000 SF
Proposed Max. Building Rentable Area:	600,000 SF (Existing Rentable Area: 305,000 SF)
(Full Development Potential Under O-3 = 1,960,000 SF)	

GENERAL NOTES

- 1) The purpose of this conditional zoning plan is to permit continued development of the site in the general manner recommended by the South District Land Use Plan. The South District Plan recommends that this property be zoned a combination of 0-3 and 0-2, but in a configuration which is impractical in the form of the manner in which it divides the property. Therefore, conditional rezoning is sought for 0-3 with the stipulation that the maximum amount of buildable area to be placed on the property shall be generally that which is recommended by the Plan as divided between 0-2 and 0-3.
- 2) Prior to issuance of building permits for any new development, additional right-of-ways shall be dedicated along Park South Drive equal to 45 feet from the centerline for 375 feet extending south from the center of the Fairview Park South intersection, with a 20' taper for 200 feet, and providing no less than 35 feet from the centerline of the existing right-of-way along the remaining Park South Drive frontage.
- 3) Parking and loading spaces for any additional future development as a condition shall be provided in accordance with the requirements of the Zoning Ordinance.
- 4) Screening for future development shall be provided in accordance with Section 12.303 of the Zoning Ordinance.
- 5) On driveway accesses may be relocated in the future with the total number shown on this plan not to be exceeded. If the existing one-story buildings on Fairview Road are removed in the future, one driveway onto Fairview shall be provided to the existing lot and driveway on Fairview Road. Any relocation of driveways shall be subject to approval of the Charlotte Department of Transportation.
- 6) Parking structure will be designed in accordance with the City of Charlotte Zoning Ordinance and the massing and design of the deck will be sensitive to adjacent residential areas, if any exist at the time a project proceeds.
- 7) Any new building constructed on this site shall not exceed 15 stories and shall be located between the two existing one-story buildings.
- 8) Due to the extensive existing impervious cover on site, any new construction will not increase the amount of storm water leaving the site. Any storm water control features shall meet all adopted design standards.
- 9) Any new parking deck constructed on site shall be designed with solid wall and landscape treatment so that parked automobiles will not be visible from Park South Drive.
- 10) A 30' foot landscape area will be created adjacent to Park South Drive as depicted on this plan. If a major project proceeds on this property, and if a residential zoning is still in existence across Park South Drive from this site, the 30' foot landscape area will be extended to the adjacent property line.

FOR
PUBLIC
HEARING

Proposed REZONING SITE PLAN

November 28 1994

Revised:
January 20, 1995