

Development Data

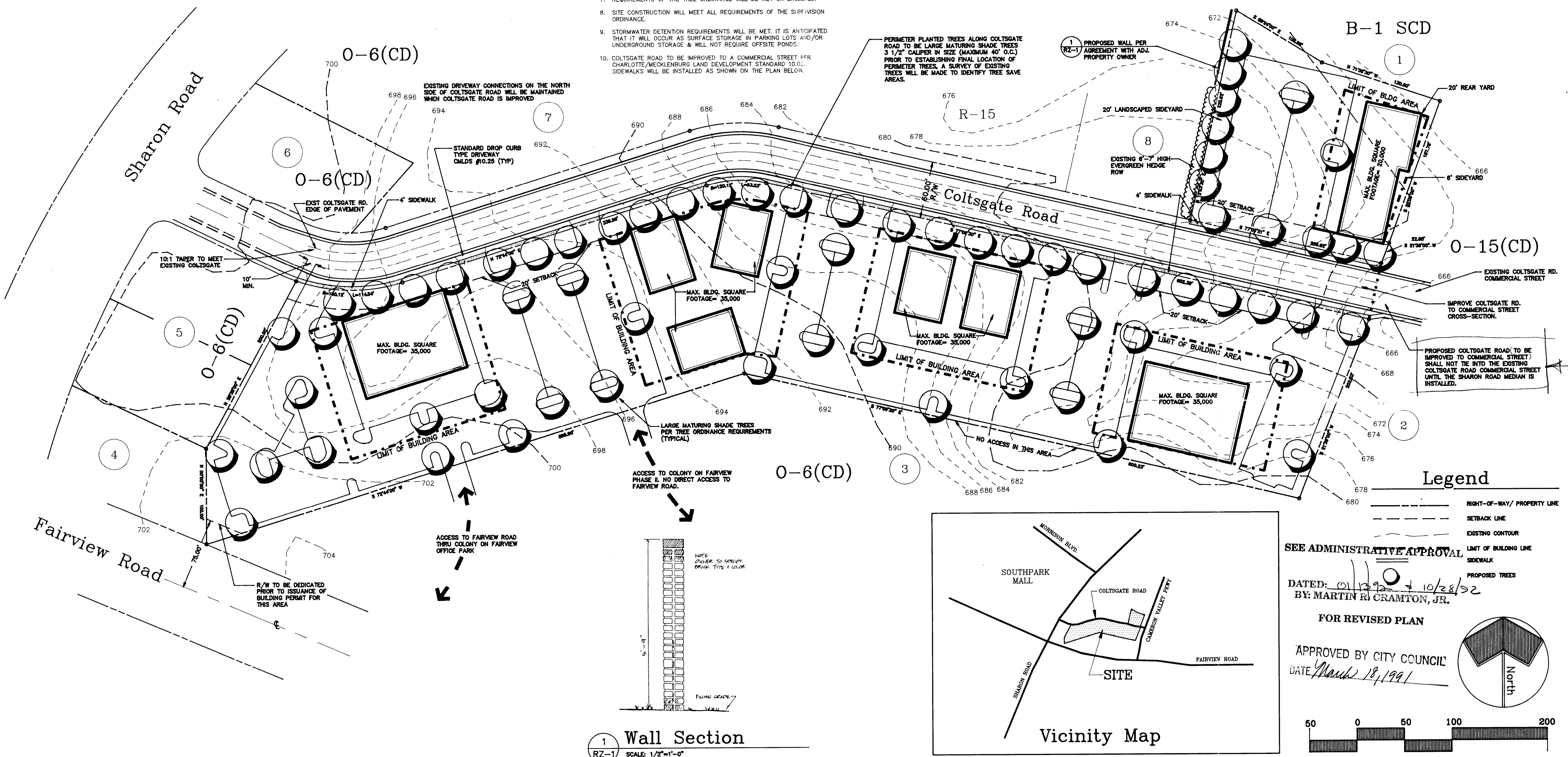
Site Area 6.61 Acres
 Existing Zoning . . . R-15
 Proposed Zoning . . . O-6(CD)
 Proposed Uses . . . Office Park (All Uses Allowed In O-6)
 Total Bldg. Area . . . 110,000 S.F.*
 *ALTHOUGH THE BUILDING AREAS ADD UP TO A TOTAL OF 160,000 SQ. FEET, THE MAXIMUM SQ. FOOTAGE ALLOWED FOR THE ENTIRE SITE WILL BE 110,000
 Parking Meet or Exceed The Minimum Required By the City of Charlotte Zoning Ordinance

General Notes

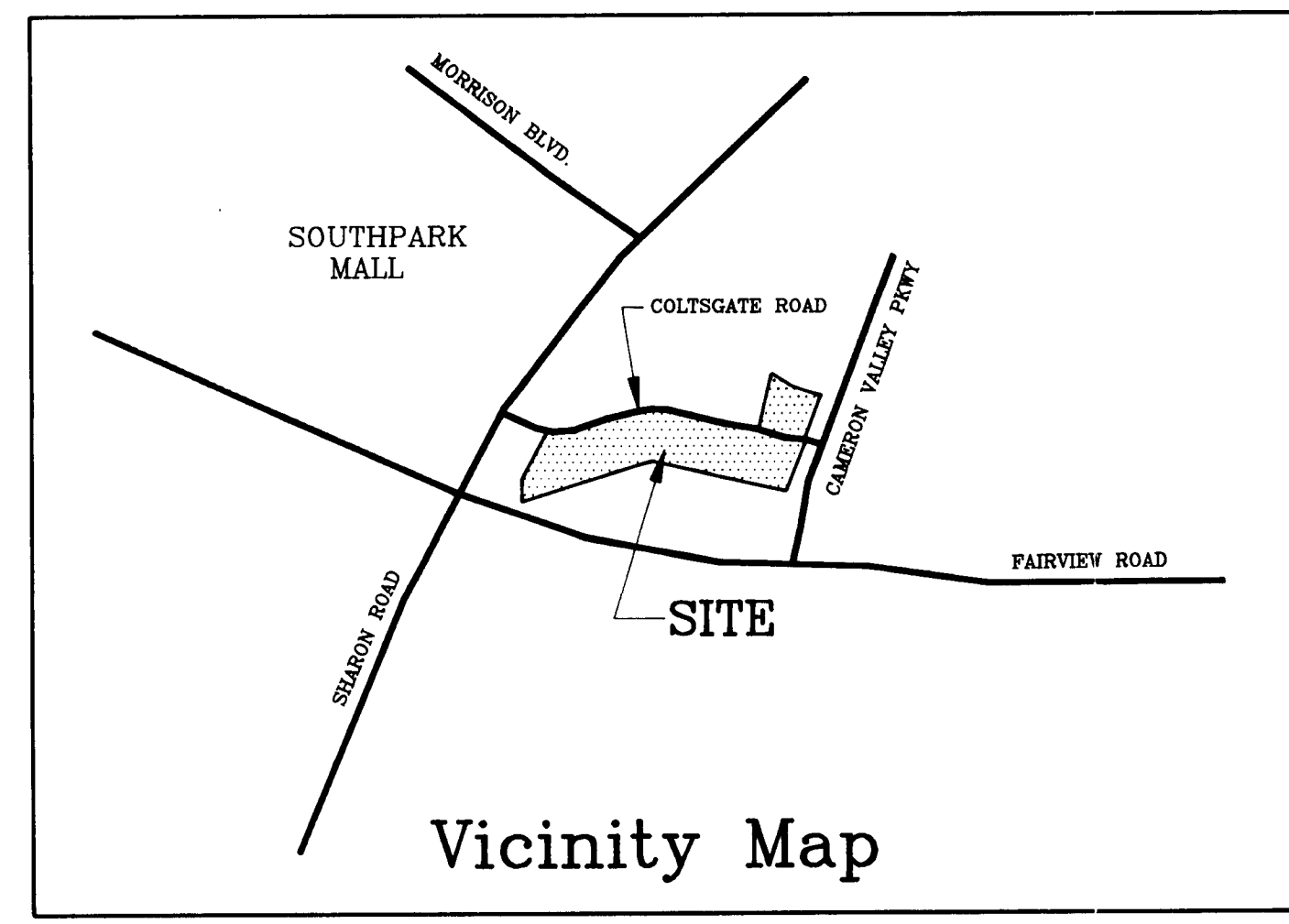
1. MAX BUILDING HEIGHT IS 3 STORIES
2. BOUNDARY INFORMATION DATED DEC. 1990, BY BOBBY KAYE, R.L.S. #1106. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE TOPO MAP # 127.
3. SIGNS SHALL BE PERMITTED IN LOCATIONS AND SIZES PERMITTED BY SIGN ORDINANCE AS LONG AS PROPERTY ACROSS COLTSGATE ROAD IS RESIDENTIALLY ZONED. SIGNAGE LIGHTING WILL BE DIRECTED INWARD TO THE SITE.
4. SCREENING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS.
5. ACCESSORY STRUCTURES NORMALLY ASSOCIATED WITH OFFICE LEVELMENT WILL BE PERMITTED OUTSIDE OF BUILDING LIMITS IN ACCORDANCE WITH APPLICABLE ORDINANCE STANDARDS.
6. THIS SITE PLAN IS INTENDED TO SHOW ONLY GENERAL DEVELOPMENT CHARACTER. MINOR ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL DECISIONS AND TO ADJUST TO SITE FEATURES. BUILDING FOOTPRINTS SHALL BE CONTAINED WITHIN "BUILDING AREA" BOUNDARY.
7. REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET OR EXCEEDED.
8. SITE CONSTRUCTION WILL MEET ALL REQUIREMENTS OF THE SURVEYING ORDINANCE.
9. STORMWATER DETENTION REQUIREMENTS WILL BE MET. IT IS ANTICIPATED THAT IT WILL OCCUR AS SURFACE STORAGE IN PARKING LOTS AND/OR UNDERGROUND STORAGE & WILL NOT REQUIRE OFFSITE PONDS.
10. COLTSGATE ROAD TO BE IMPROVED TO A COMMERCIAL STREET PER CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARD 10.0. SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE PLAN BELOW.

Adjacent Property Owners

- | | | |
|---|--|---|
| 1 H & H LTD. PARTNERSHIP #3
C/O 6337 MORRISON BLVD.
CHARLOTTE, NC 28211
183-177-04 | STATEWIDE STATIONS, INC.
HULST, LIX #7067
183-132-14 | FRADONIA B. PORTER
163-131-04 |
| 2 COLONY ASSOC. LTD. PARTNERSHIP # 220
6337 MORRISON BLVD.
CHARLOTTE, NC 28211
183-134-97 | 5 WILLIAM L. O'CONNOR, JR.
3156 CUTOCHIN DRIVE
CHARLOTTE, NC 28210
183-132-15 | 8 ROBERT D. POTTER & WIFE
2710 COLTSGATE ROAD
CHARLOTTE, NC 28211
183-177-03 |
| 3 COLONY ON FAIRVIEW UNIT OWNERS ASSOC.
1300 E FOURTH STREET
CHARLOTTE, NC 28204
183-132-15-99 | 6 FRADONIA B. PORTER
C/O SPECTRUM PROPERTIES, INC.
2 PARKWAY PLAZA #140
CHARLOTTE, NC 28210
183-131-05 | |



1 Wall Section
 RZ-1 SCALE: 1/2"=1'-0"



Legend

- RIGHT-OF-WAY/ PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR
- LIMIT OF BUILDING LINE
- SIDEWALK
- PROPOSED TREES

SEE ADMINISTRATIVE APPROVAL
 DATED: 01/13/92 + 10/28/92
 BY: MARTIN R. CRAMTON, JR.
 FOR REVISED PLAN
 APPROVED BY CITY COUNCIL
 DATE: March 18, 1991

North

50 0 50 100 200

Revised Plan For Public Hearing

Project Manager
GEA
 Drawn By
TPM/AEW
 Checked By
 Date
12-13-90
 Project Number
90034

Revisions: 1.) 1-16-91: REVISIONS FOR PUBLIC HEARING

DPR
 DESIGN • PLANNING • RESEARCH

DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

Rezoning Plan • Petition No. [REDACTED]
Coltsgate Road Site
 Charlotte, North Carolina for [REDACTED]

Scale: 1"=50'
 Sheet Number
RZ-1
 Of ONE Total ONE