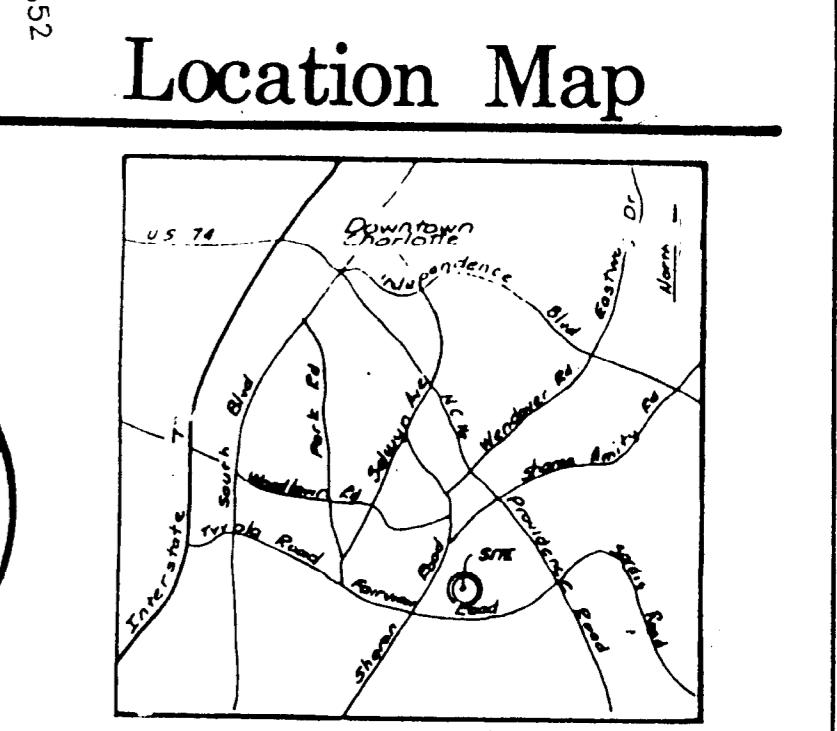


- ### General Notes
- WHENEVER POSSIBLE, EXISTING TREES SHALL REMAIN. EXISTING TREES TO REMAIN WILL BE PROTECTED BY BARRICADES CONSTRUCTED BEFORE CLEARING AND GRADING BEGINS AND REMAINING UNTIL CONSTRUCTION IS COMPLETED.
 - SIGNS SHALL BE PERMITTED IN LOCATIONS AND SIZES PERMITTED BY SIGN ORDINANCE (NO BILLBOARDS WILL BE PERMITTED).
 - FINAL DEVELOPMENT PLANS SHALL MEET OR EXCEED THE ORDINANCE REQUIREMENTS FOR STORMWATER DETENTION.
 - SCREENING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS.
 - ACCESSORY STRUCTURES NORMALLY ASSOCIATED WITH OFFICE DEVELOPMENT WILL BE PERMITTED (WALES, MAIL KIOSK, TRASH COLLECTORS, UTILITIES, ETC.).
 - 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 DESIGN, TO SAVE TREES, AND TO ADJUST TO OTHER SITE FEATURES.
 - ALL PARKING TO BE SCREENED FROM PUBLIC STREET.
 - A SPECIFIC LANDSCAPE PLAN FOR THE SITE MUST BE APPROVED BY THE PLANNING COMMISSION STAFF.

BY MUTUAL AGREEMENT BETWEEN ADJOINING PROPERTY OWNER AND PETITIONER, 50% OF THE COST OF IMPROVEMENTS ON COLTSGATE ROAD WILL BE BORNE BY EACH PARTY. SIDEWALK TO BE NO CLOSER THAN 4'-0" TO BACK OF CURB

- ### Legend
- PROPERTY LINE
 - SETBACK LINE
 - SANITARY SEWER RIGHT OF WAY
 - PUBLIC STORM DRAINAGE EASEMENT
 - EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAINAGE
 - EXISTING WATER LINE
 - EXISTING MANHOLE
 - EXISTING CATCH BASIN

SCREENING TO BE PROVIDED AS REQUIRED BY CITY OF CHARLOTTE ORDINANCE
 ADMINISTRATIVE APPROVAL ATTACHED TO MEMO DATED 3/1/89 BY MARTIN R. CANNON, JR., DEP.

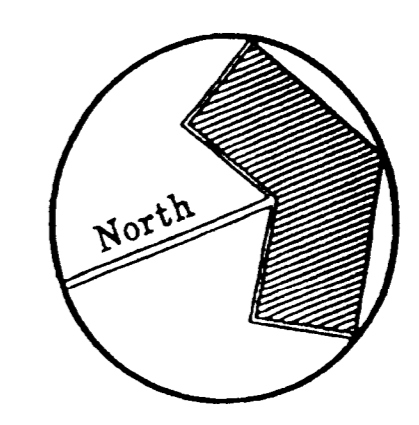
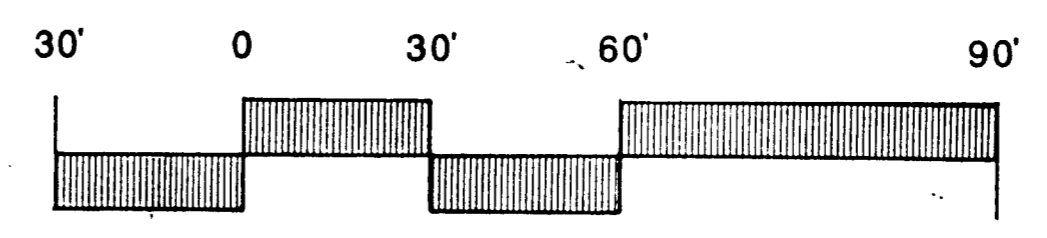


Development Data

SITE AREA6.48± AC.
 EXISTING ZONINGR-15
 PROPOSED ZONING0-6 (CD)
 PROPOSED USEOFFICE PARK (ALL USES ALLOWED IN 0-6)
 PARKINGMINIMUM PER ORDINANCE REQUIREMENTS
 TOTAL BUILDING AREA100,000 SF MAXIMUM
 OPEN SPACE PROVIDED2.32 AC (±30%)

Adjacent Property Owners

- | | | |
|--|---|--|
| 1. 183-141-09
183-142-01
D.L. PHILLIPS
3101 SHARON VIEW ROAD
CHARLOTTE, N.C. 28210 | 3. 183-171-10
JAMES J. HARRIS ESTATE
P.O. BOX 220427
CHARLOTTE, N.C. 28222 | 5. 183-132-04
FIRST COLONY CORPORATION
P.O. BOX 35549
CHARLOTTE, N.C. 28235 |
| 2. 183-133-01
D.L. PHILLIPS
800 BRIAR CREEK ROAD
CHARLOTTE, N.C. 28205 | 4. 183-132-40 - 99
BRACKETT/COLONY
122 CHEROKEE ROAD
CHARLOTTE, N.C. 28207 | 6. 183-131-01
HENRY B. PATTERSON & WIFE
2700 COLTSGATE ROAD
CHARLOTTE, N.C. 28211 |



Project Manager	GEA
Drawn By	TPM
Checked By	
Date	2-6-89
Project Number	88079

Revisions:	1) 2-27-89: ADDED PARKING SPACES
	2) 3-08-89: REVISIONS PER PLANNING COMMISSION COMMENTS

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

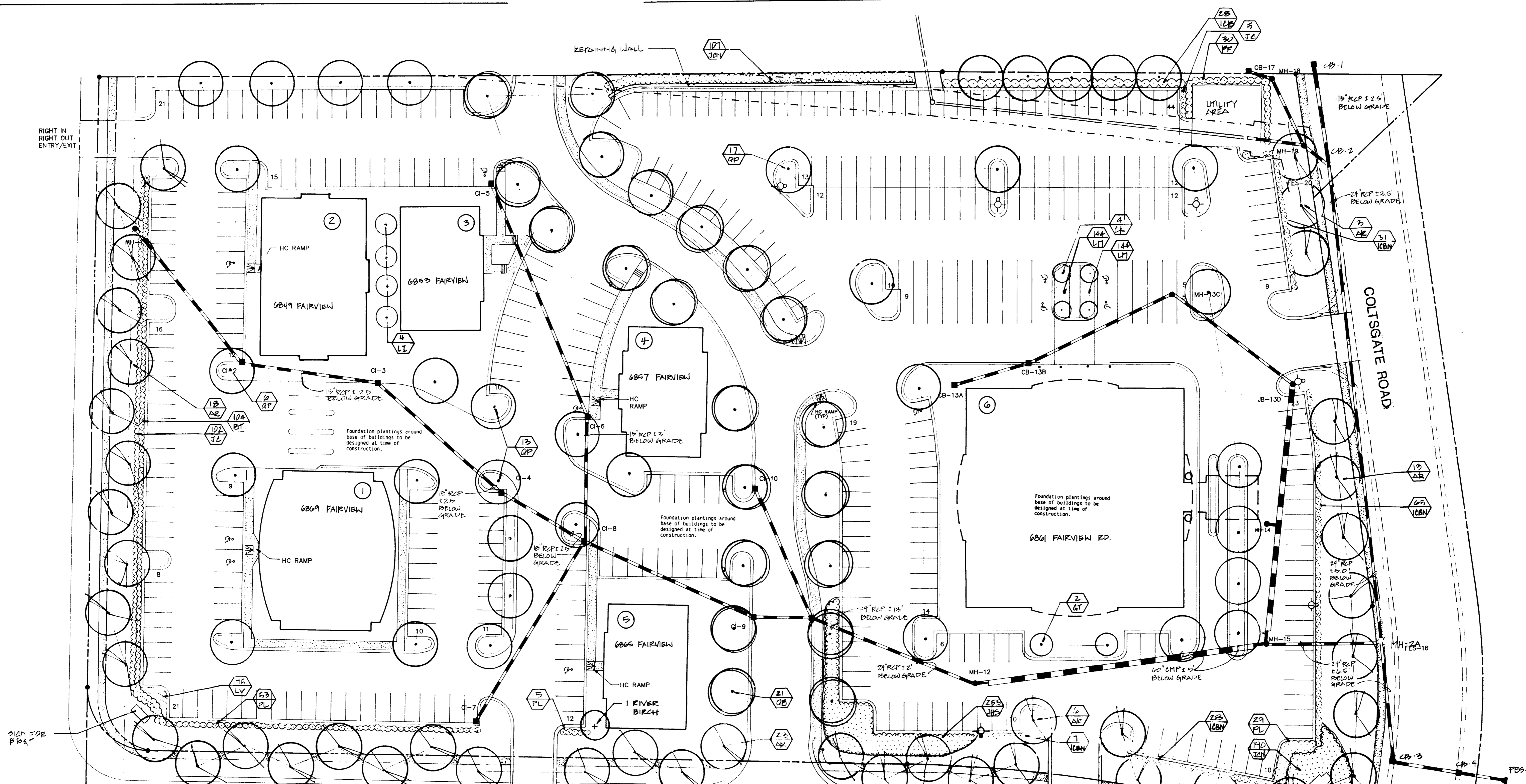
Site Plan Amendment For Petition No. 88-11

Fairview Road Site

for First Colony Corp.
 Charlotte, North Carolina

Scale:	1" = 30'
Sheet Number	RZ-1
of one	Total one

#88-11

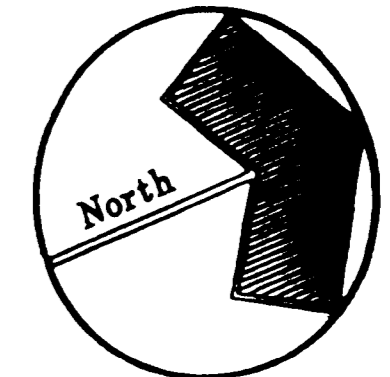
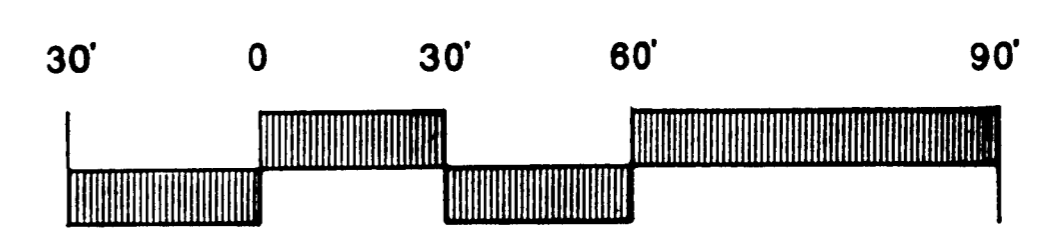


KEY	BOTANICAL NAME (common name)	QTY.	SIZE	SPACING
AR	Acer rubrum "October Glory" (Red Maple)	46	2 1/2" - 3"	30" oc
CE	Cornus kousa (Kousa Dogwood)	4	1 1/2" - 2 cal 8" - 10" ht	as shown
CT	Cleistania tricanthos "Sunburst" (Sunburst Locust)	2	1 1/2" - 2 cal	as shown
LI	Lagerstroemia indica "Belches" (Crape Myrtle)	4	8" - 10" ht	as shown
QB	Quercus borealis shumardii (Shumard Oak)	21	3" - 3 1/2" cal 14" - 16" ht	as shown
QP	Quercus phellos (Willow Oak)	36	3" - 3 1/2" cal	as shown
JCM	JUNIPERUS SPENSBERGII (SPENSBERG JUNIPER)	297	3 GAL	400
BT	Berberis thunbergii "Atropurpurea" (Red Barberry)	104	3 gal	3 1/2" oc
ICBN	Ilex cornuta "Burfordii NANA" (Def. Burford Holly)	191	3 GAL	30" O.C.
ICB	Ilex cornuta "Burfordii" (Burford Holly)	28	3 gal	5' oc
JC	Juniperus chinensis "Pfitzeri compacta" (Compact Pfitzer Juniper)	107	3 gal	3' oc
PF	Photinia Fraseri (Fraser's Photinia)	30	5 gal	4' oc
PL	Prunus laurocerasus "Obo Laxum" (Def. Cherry Laurel)	87	3 gal	3 1/2 oc

JMS	JUNIPERUS HORIZONTALIS "GAIN SCOTCH" (GAIN SCOTCH J.)	256	3 GAL	400
AR	Annua (as selected by Owner)	12	4"	
LM	Liriodendron tulipifera (Liriodendron)	288	6" pots	12" oc
LV	Liriodendron tulipifera "Variegata" (Variegated Liriodendron)	175		

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 07/14/92
BY: MARTIN R. CRAMTON, JR.



Project Manager
GEA
Drawn By
Checked By
Date
Project Number
88079

Revisions:
5-15-90: ADDED TREE IN FRONT OF BLDG. 5 PER REQUEST OF TREE ORDINANCE STAFF.
5-24-90: ADDED SHRUBS ALONG PARKING SOUTHEAST OF BLDG 5 (RLE)
6-24-92: DELETED 6 WILLOW OAKS AND ADDED 4 CRAPE MYRTLES



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
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Charlotte, NC 28204
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PLANTING PLAN
Fairview Road Site for First Colony Corp.
Charlotte, North Carolina

Scale: 1"=30'
Sheet Number
Of Total

A 78-11