

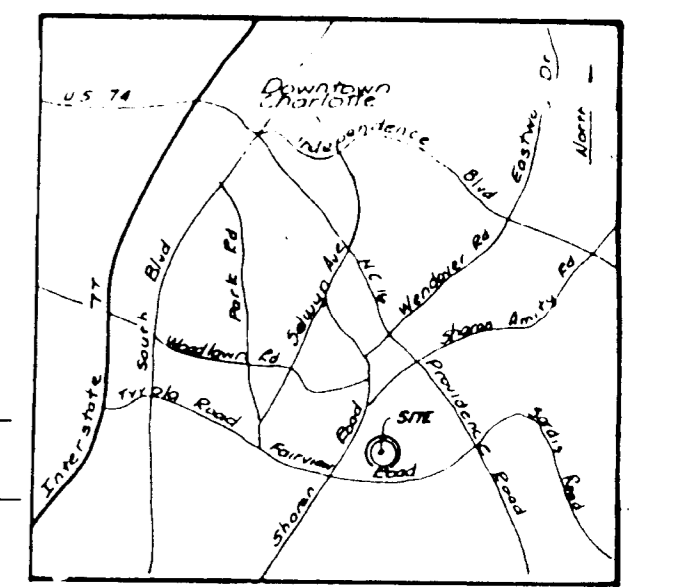
General Notes

- 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 (WALKS, 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.

BY MUTUAL AGREEMENT BETWEEN ADJOINING PROPERTY OWNER AND PETITIONER, 50% OF THE COST OF IMPROVEMENTS ON COLTSGATE ROAD WILL BE BORNE BY EACH PARTY.

SCREENING TO BE PROVIDED AS REQUIRED BY CITY OF CHARLOTTE ORDINANCE

Location Map



ADDITIONAL 10' R.O.W. ALONG FAIRVIEW ROAD TO BE DEDICATED TO CITY OF CHARLOTTE D.O.T. FOR FUTURE ROAD WIDENING PURPOSES.

SCREENING TO BE PROVIDED AS REQUIRED BY CITY OF CHARLOTTE ORDINANCE

3 1/2" CALIPER HARDWOOD STREET TREES TO BE PLANTED ALONG PUBLIC STREETS (MAXIMUM 35' O.C.)

SCREENING TO BE PROVIDED AS REQUIRED BY CITY OF CHARLOTTE ORDINANCE

SPECIAL EMPHASIS WILL BE GIVEN TO THE DESIGN & CONSTRUCTION OF THE PROJECT ENTRANCE

FUTURE COLLECTOR RD.

THE IMPROVEMENTS SHOWN ON THE FUTURE COLLECTOR ROAD SHALL BE BUILT AS PART OF THIS DEVELOPMENT

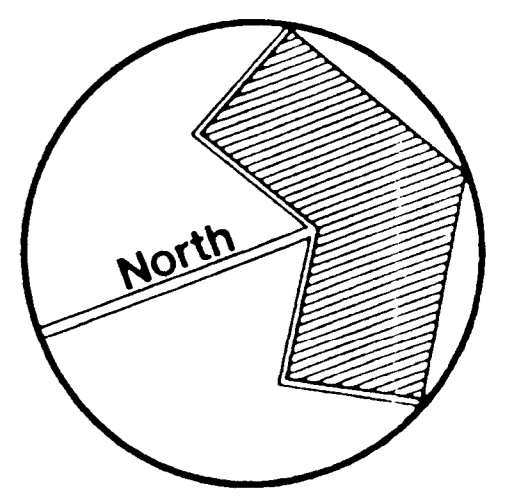
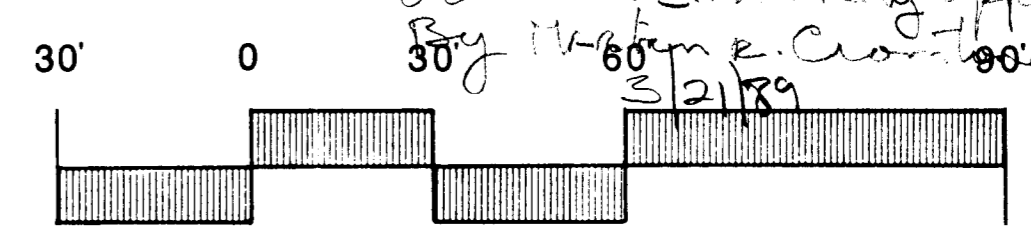
Development Data

SITE AREA 7.17± AC.
 EXISTING ZONING R-15
 PROPOSED ZONING 0-6 (CD)
 PROPOSED USE OFFICE PARK (ALL USES ALLOWED IN 0-6)
 PARKING MINIMUM PER ORDINANCE REQUIREMENTS
 TOTAL BUILDING AREA 100,000 SF MAXIMUM
 OPEN SPACE PROVIDED 2.32 AC (≈30%)

APPROVED BY CITY COUNCIL

DATE 7/18/88

see site plan
 Administrative approved
 by Mayor's Council
 5/21/89



Adjacent Property Owners

- | | | |
|--|---|--|
| 1. 183-141-09
183-142-01
D.L. PHILLIPS
3201 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
GER
 Drawn By
GER/LL
 Checked By
GER
 Date
3-30-88
 Project Number
88032

Revisions
5-4-88 REVISIONS PER CMPC STAFF COMMENTS

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. 88-11

Fairview Road Site for First Colony Group
Charlotte, North Carolina

Scale 1"=30'

Sheet Number
RZ-1
of One Total One