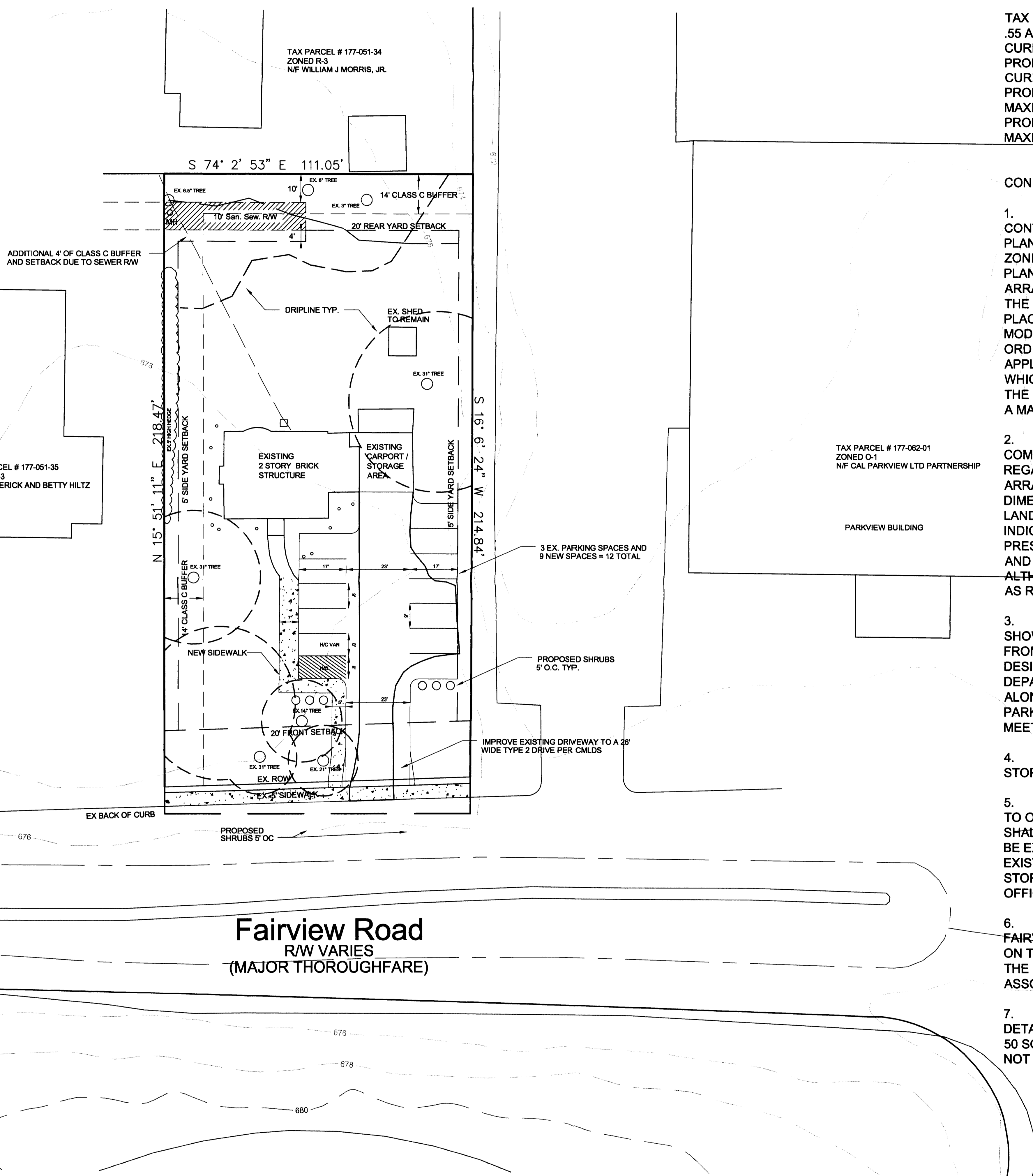


VICINITY MAP

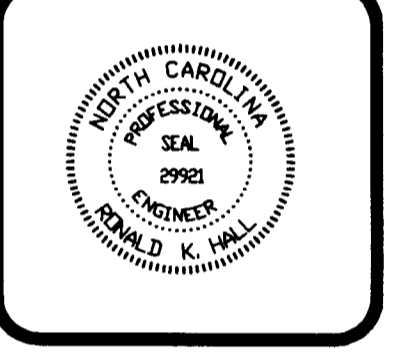
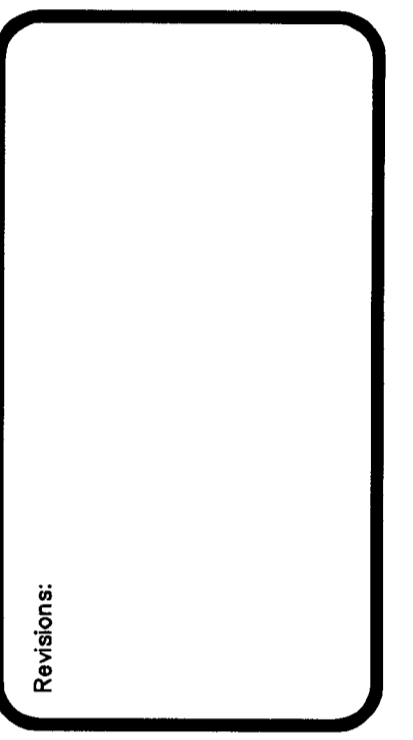
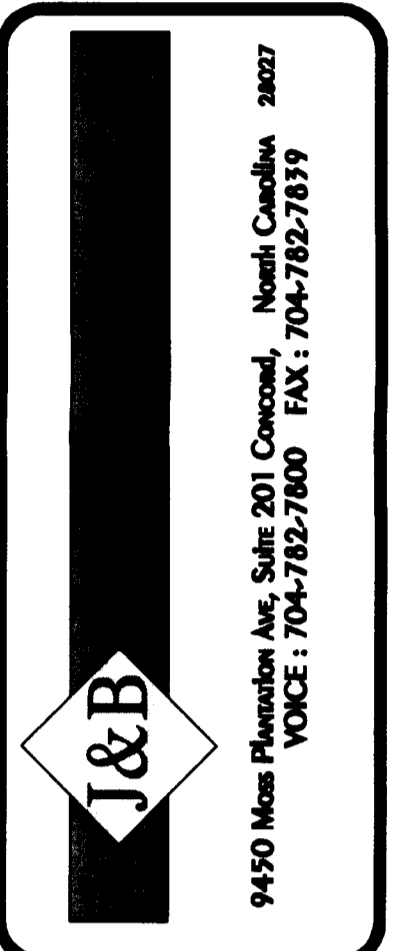


SITE DEVELOPMENT DATA:

TAX PARCEL #: 177-051-36
 .55 ACRES
 CURRENT ZONING: R-3 (SINGLE FAMILY)
 PROPOSED ZONING: O-2 (CD)
 CURRENT USE: RESIDENCE
 PROPOSED USE: OFFICE (EXISTING STRUCTURE TO REMAIN)
 MAXIMUM SQUARE FOOTAGE: +/- 5000 SF
 PROPOSED PARKING: 8 SPACES (1 PER 300 SF)
 MAXIMUM HEIGHT: 40 FT / 2 STORIES

CONDITIONAL NOTES:

1. THE DEVELOPMENT OF THE SITE SHALL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF THE PROPOSED USE ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION AND PLACEMENT OF SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJACENT SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ECT. UNLESS OTHERWISE INDICATED. REASONABLE EFFORTS SHALL BE MADE TO PRESERVE EXISTING TREES IDENTIFIED ON THE SITE PLAN AND EXISTING VEGETATION SCREENING TO REMAIN ALTHOUGH SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS REQUIRED.
3. VEHICULAR ACCESS SHALL BE LIMITED TO THE ONE SHOWN ON THIS PLAN. THE EXACT LOCATION MAY VARY FROM DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCAL REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION. ADDITIONAL ACCESS ALONG THE EASTERN BORDER OF THE SITE INTO THE PARKVIEW BUILDING PARKING LOT IS PERMITTED AND MUST MEET APPLICABLE STANDARDS.
4. MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO TWO STORIES.
5. THE PROPOSED DEVELOPMENT SHALL BE RESTRICTED TO OFFICE SPACE. THE EXISTING RESIDENTIAL STRUCTURE SHALL REMAIN. FURTHERMORE, THE STRUCTURE SHALL NOT BE EXPANDED BEYOND THAT OF THE FOOTPRINT OF THE EXISTING STRUCTURE. THE EXISTING CARPORT AND STORAGE AREA MAY BE CONVERTED INTO ADDITIONAL OFFICE SPACE.
6. PETITIONER SHALL DEDICATE LAND ALONG THE SITE'S FAIRVIEW ROAD FRONTAGE FOR RW PURPOSES AS SHOWN ON THIS SITE PLAN. THE DEDICATION MAY OCCUR PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THIS PROJECT.
7. IDENTIFICATION SIGNAGE SHALL BE LIMITED TO ONE DETACHED SIGN, WHICH SHALL BE LIMITED TO A MAXIMUM OF 50 SQUARE FEET IN SIZE. IDENTIFICATION SIGNAGE SHALL NOT BE PERMITTED ON THE STRUCTURE.



Scale: 1"=20'
 Date: 15 May 09
 Drawn By: RHH
 Designed By: RHH
 Job No.:

Collias Property
Conditional Rezoning Petition
 5811 Fairview Road, City of Charlotte, Mecklenburg County, North Carolina

Sheet No.
1
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2009-082