

**DEVELOPMENT DATA**

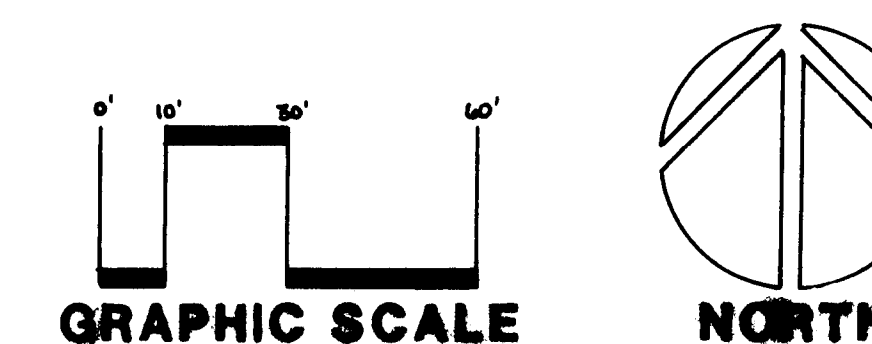
EXISTING ZONING R-6MF  
 PROPOSED ZONING O-15(GD)  
 SITE AREA ± 2.9 ACRES  
 PROPOSED BUILDING SQUARE FOOTAGE 40,000 SQ. FT.

**GENERAL NOTES**

- PROJECT SIGNAGE SHALL CONFORM TO ALL LOCAL BUILDING CODES.
- PARKING, CIRCULATION, BUILDING LOCATIONS AND CONFIGURATIONS ARE SUBJECT TO MINOR ADJUSTMENTS IN FINAL DESIGN TO SAVE TREES, REDUCE GRADING, OR ADJUST TO OTHER SITE CONDITIONS.
- A MINIMUM OF 10% OF PARKING LOT SHALL BE DEVOTED TO LANDSCAPING.
- PROPOSED DEVELOPMENT SHALL HAVE NO MORE THAN THREE ACCESS POINTS OFF OF BILLINGSLEY ROAD. THE LOCATION OF THESE DRIVEWAYS ARE SUBJECT TO MINOR SHIFTING IN FINAL DESIGN.
- STORMWATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH CHARLOTTE ENGINEERING DEPARTMENT STANDARDS.
- PARKING TO SERVE PROPOSED DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 2000, OF THE CHARLOTTE ZONING ORDINANCE.
- BUILDINGS SHALL NOT EXCEED 2 STORIES IN HEIGHT.
- USAGE SHALL BE LIMITED TO MEDICAL AND/OR PROFESSIONAL OFFICES.
- A DRIVEWAY CONNECTION WILL BE ALLOWED BETWEEN THESE SITES IF COOT REQUESTS THIS CONNECTION AT THE TIME EITHER SITE IS DEVELOPED. PARKING SPACES LOST TO SUCH A CONNECTION MAY BE PROVIDED ELSEWHERE ON THE SITE.

ATTACHED to ADMINISTRATIVE  
 APPROVAL DATED 7/18/89  
 BY MARTIN R. CRAMTON JR. P.E.

1986



Project Manager: <b>SRT</b> Drawn By: <b>LAH</b> Checked By: Date: <b>5/27/88</b> Project Number: <b>86053.3</b>	Revisions: 9-28-88: REVISED EASTERN PORTION OF SITE PER SITE PLAN BY WILKERSON ASSOCIATES, INC. 7-5-89: ADDED NOTE #9; ADDED 'POSSIBLE DRIVEWAY CONNECTION' BETWEEN SITES.	<b>DPR ASSOCIATES</b> Landscape Architects Design • Planning • Research 2036 East Seventh Street Charlotte, NC 28204 704/332-1204	<b>PROPOSED REZONING</b> PETITION NO. 86-80	Scale: <b>1" = 30'</b> Sheet Number: Of 1 Total 1
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**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
 INTER-OFFICE COMMUNICATION

DATE: July 18, 1989  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin R. Cramton, Jr., Planning Director  
 SUBJECT: Administrative approval for Petition #86-80

Attached is a revised, site plan for 421 Billingsley Road. The Eastern portion of the site has been revised to show a different Building Limits line. Note Number 9 has been added to help clarify the number of Driveway connections and allow for internal circulation between the two parcels. Since these changes do not intensify the site or reduced the required yards I am administratively approving these changes. Please use these plans when evaluating requests for Building Permits.

MRC, Jr.:KRM:jjb