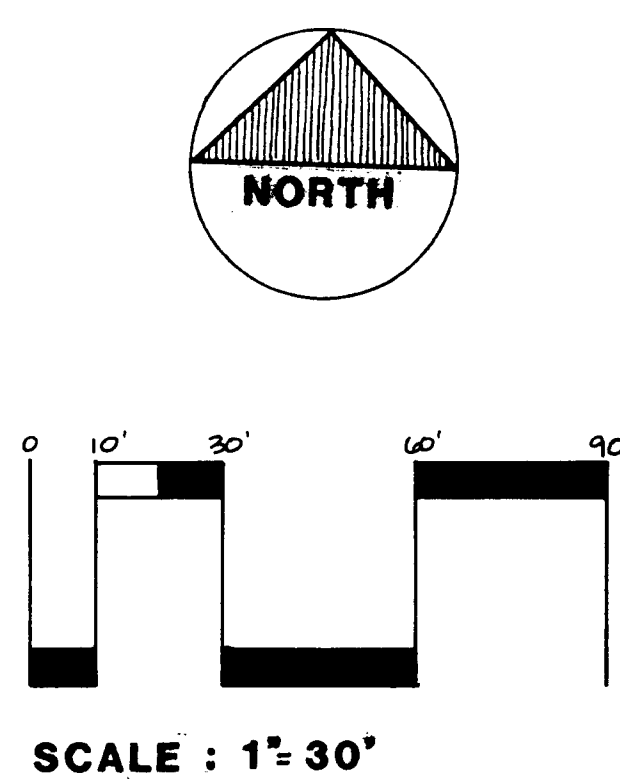
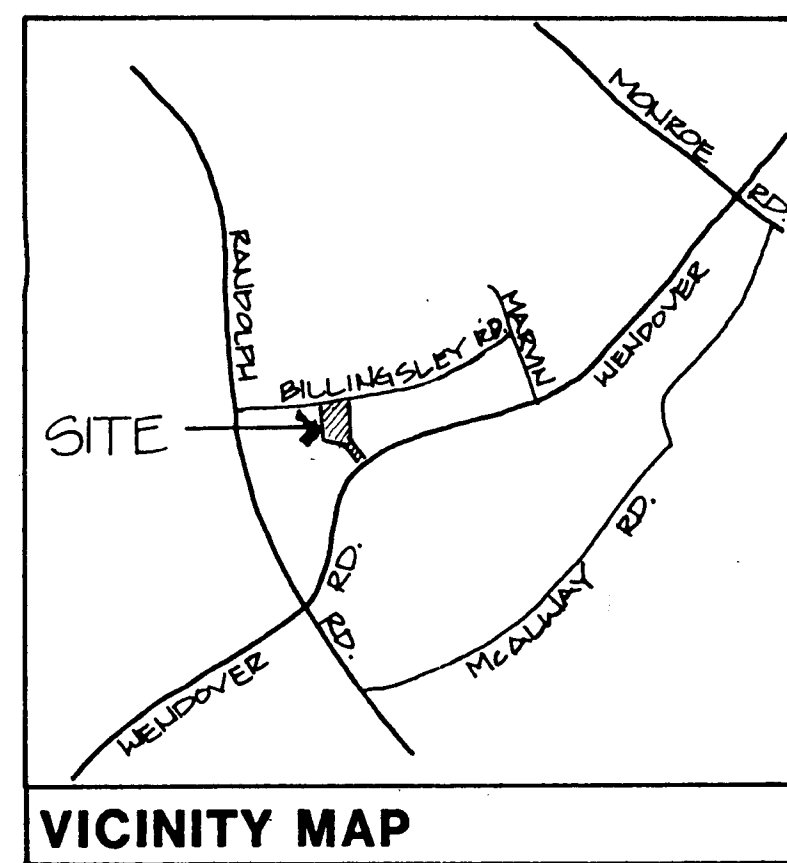


GENERAL NOTES

- MAXIMUM NUMBER OF ACCESS POINTS ONTO BILLINGSLEY ROAD FROM PHASE II WILL BE TWO. FURTHER, THE SITE WILL BE DESIGNED TO FACILITATE ON-SITE CIRCULATION. ALL ON-SITE PARKING WILL HAVE ACCESS TO ALL POINTS OF ACCESS ONTO BILLINGSLEY ROAD AND THE EXISTING CIRCULATION PATTERN SHOWN ON PREVIOUSLY APPROVED PETITION #84-23.
- MAXIMUM BUILDING AREA SHALL BE 58,500 S.F. (PHASE II)
- MAXIMUM BUILDING HEIGHT SHALL BE TWO STORIES, EXCEPT THAT A 2-3 SPLIT BUILDING MAY BE ALLOWED TO ACCOMMODATE EXISTING SITE SLOPE, TO MINIMIZE GRADING, OR TO SAVE EXISTING TREES.
- 40' SETBACK OFF BILLINGSLEY ROAD SHALL BE HEAVILY LANDSCAPED WITH MATERIALS COMPATIBLE TO LANDSCAPING ESTABLISHED AS A PART OF EXISTING PARKPLACE OFFICES.
- ALL PARKING AREAS SHALL BE LANDSCAPED WITH LARGE-MATURING TREES (EXCEEDING THE REQUIREMENTS OF THE CURRENT CHARLOTTE TREE ORDINANCE). A MINIMUM OF 10% OF THE PAVED AREA OF THE SITE SHALL BE DEVOTED TO NEW OR EXISTING PLANTING.
- ALL DUMPSTER AND SERVICE AREAS SHALL BE SCREENED FROM STREET AND FROM ADJACENT PROPERTIES.
- USES SHALL BE LIMITED TO MEDICAL OR PROFESSIONAL OFFICES.
- ALL SIGNAGE AND PARKING WILL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE.
- DEVELOPMENT SHALL MEET THE REQUIREMENTS OF CHARLOTTE STORMWATER DETENTION ORDINANCE.
- IN ADDITION TO UNDISTURBED AREAS, LANDSCAPING, PLANTING, AND OTHER ELEMENTS OF THE ZONING ORDINANCE.
- FIRE HYDRANTS WILL BE PROVIDED WITHIN 500' OF BUILDINGS IF SPRINKLERED OR WITHIN 200' OF BUILDINGS IF NOT SPRINKLERED.
- LIMITS OF BUILDING AREA SHOWN DOES NOT INDICATE THE SIZE OF BUILDING; RATHER THE AREA IN WHICH BUILDINGS WILL BE LOCATED.
- MINOR MODIFICATIONS TO THE CIRCULATION AND BUILDING LIMIT LINES MAY BE REQUIRED UPON FINALIZATION OF DESIGN PLANS. SUCH MODIFICATIONS MAY BE APPROVED ADMINISTRATIVELY BY THE PLANNING COMMISSION STAFF SO LONG AS THE OVERALL INTENT OF THIS PLAN, AND THE INTERNAL AND EXTERNAL RELATIONSHIPS SHOWN HERE, ARE MAINTAINED.

APPROVED BY CITY COUNCIL
DATE 2-23-87



SITE PLAN AMMENDMENT & REZONING PLAN FOR PROFESSIONAL OFFICE SITE PETITION # 86-119

DPR LANDSCAPE ARCHITECTS
DESIGN · PLANNING · RESEARCH
704/332-1204 · 2036 E SEVENTH STREET
CHARLOTTE, NORTH CAROLINA 28204

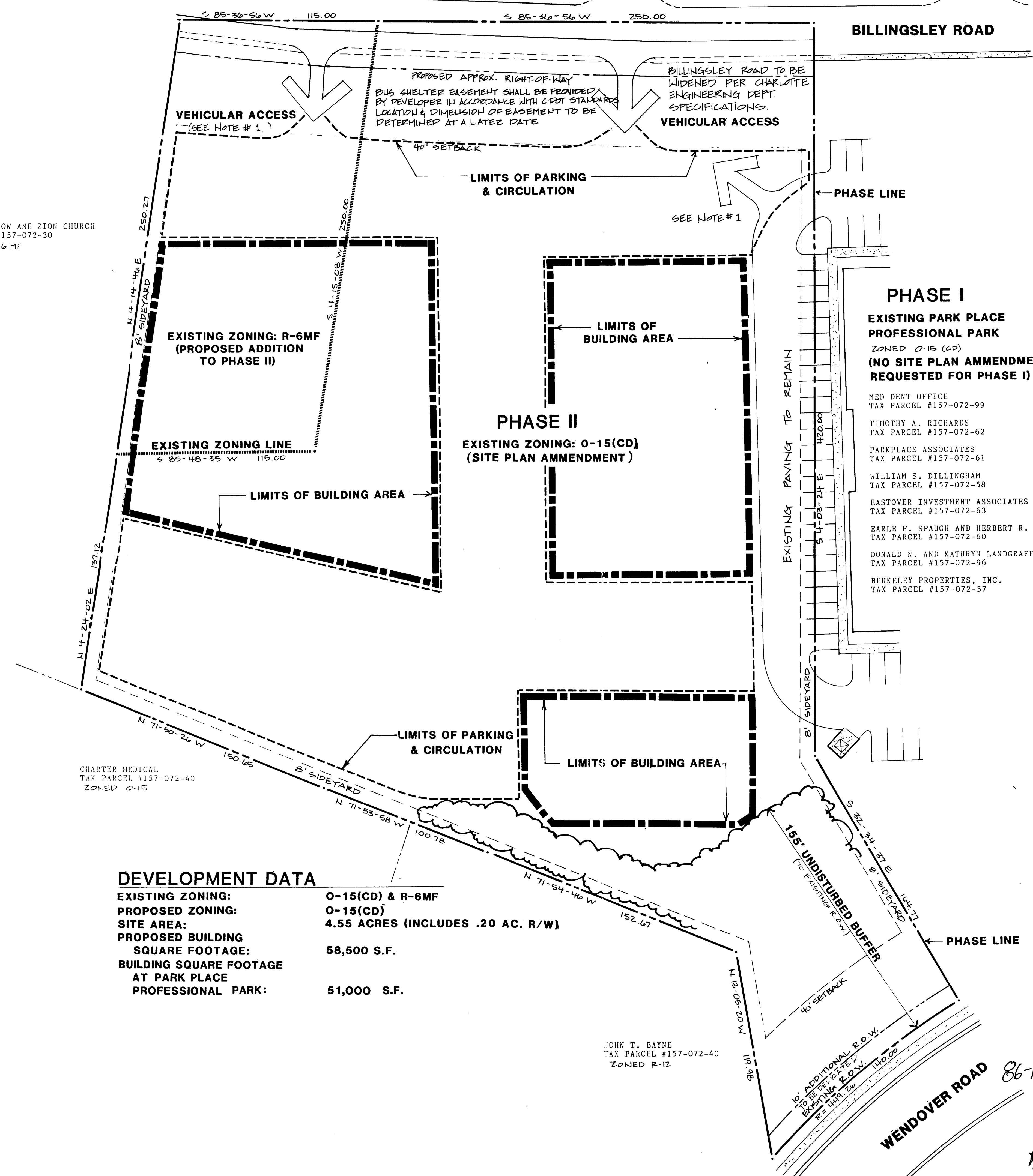
SCALE
1" = 30'
DATE
9/2/86

REVISIONS: 12-8-86 PER PLANNING STAFF REVIEW
1-15-87 ADDED BUILDING & CIRCULATION BUBBLES
ADDED NOTES 12 & 13

WEeping WILLOW AND ZION CHURCH
TAX PARCEL #157-072-30
ZONED R-6 MF

CHARTER MEDICAL
TAX PARCEL #157-072-40
ZONED O-15

JOHN T. BAYNE
TAX PARCEL #157-072-40
ZONED R-12



DEVELOPMENT DATA	
EXISTING ZONING:	O-15(CD) & R-6MF
PROPOSED ZONING:	O-15(CD)
SITE AREA:	4.55 ACRES (INCLUDES .20 AC. R/W)
PROPOSED BUILDING SQUARE FOOTAGE:	58,500 S.F.
BUILDING SQUARE FOOTAGE AT PARK PLACE PROFESSIONAL PARK:	51,000 S.F.

WENDOVER ROAD 86-119