

4474 RANDOLPH ROAD
SHARON AMITY & RANDOLPH ROAD
CHARLOTTE, N.C.

DWG. NO.: 27,880-B47
DATE: JAN. 16, 1996
SCALE: 1" = 10'
FILE NAME: 94308LES
DRAWN BY: AMN
CHECKED BY: BTB

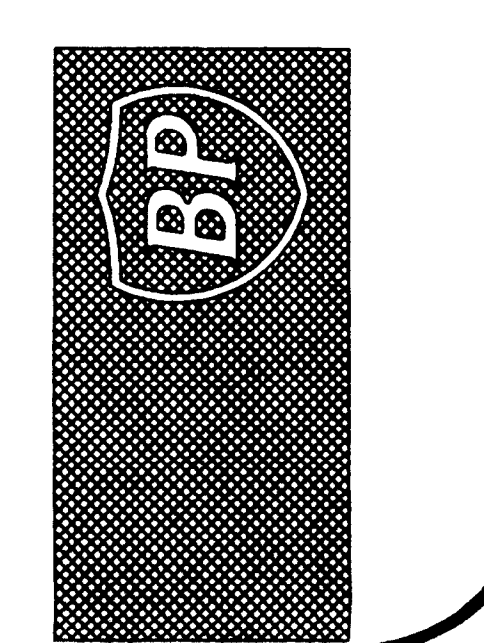
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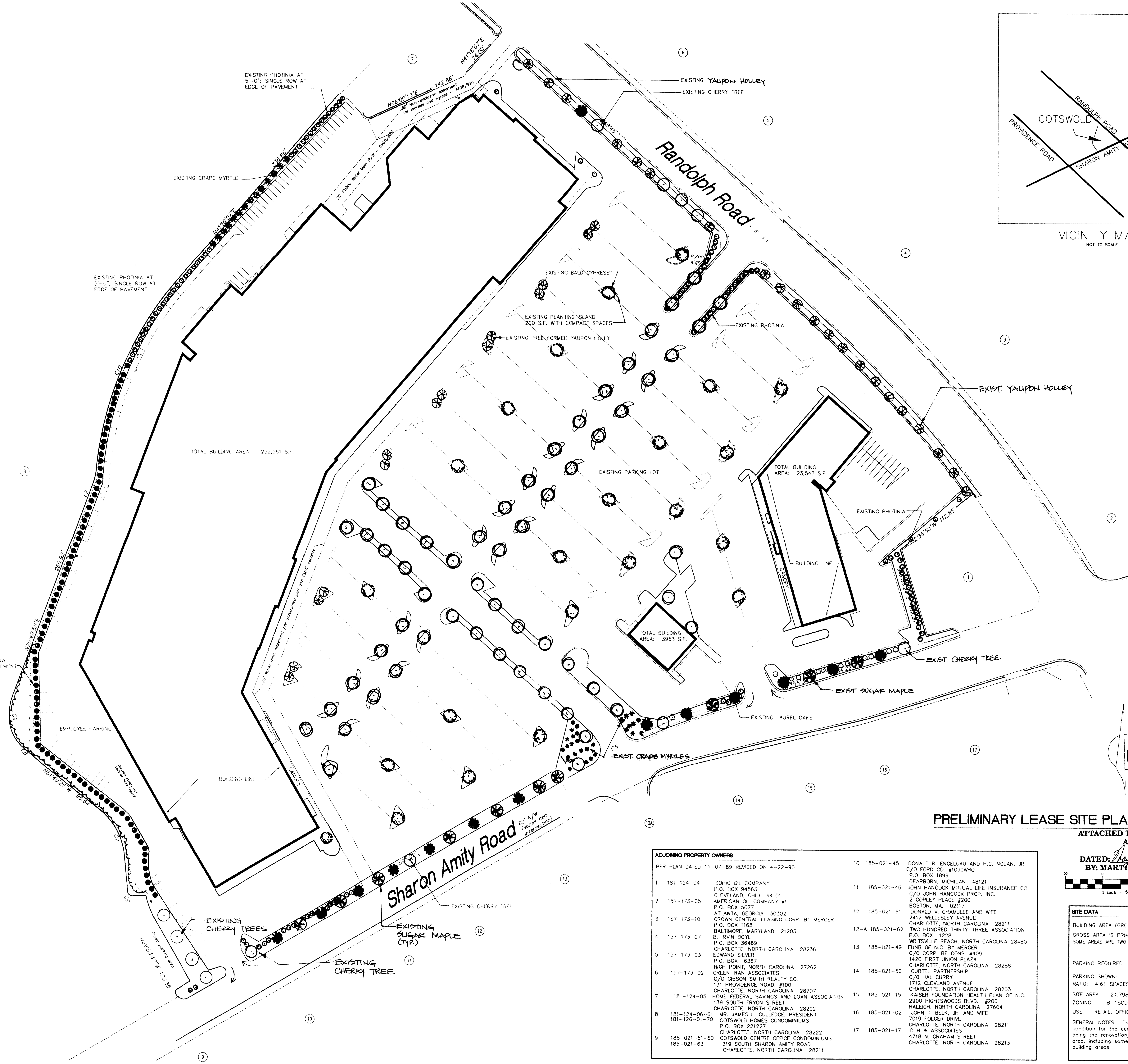
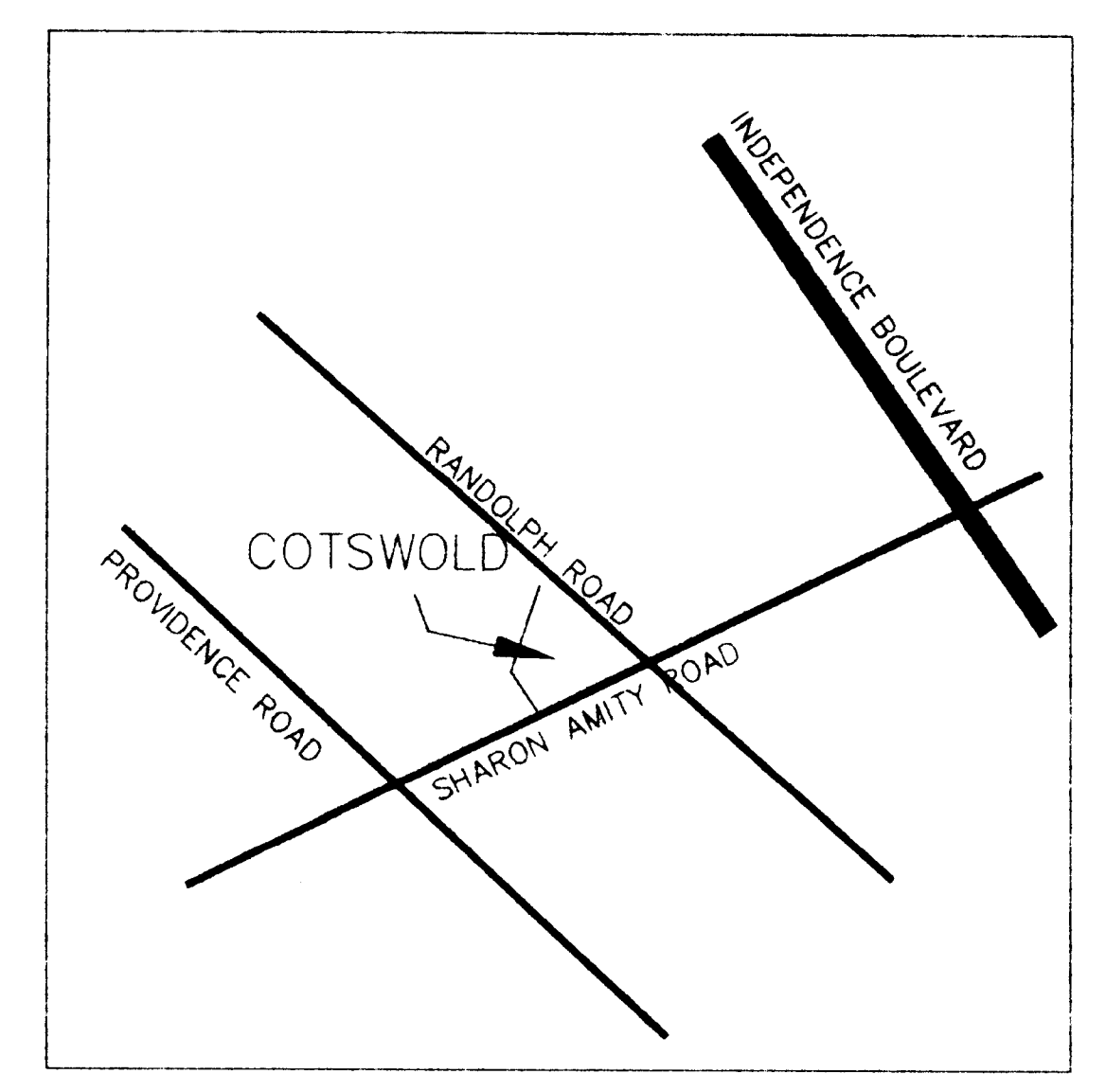
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: April 9, 1996
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 90-2 by NCNB TR U/A The FNB of Boston TR Tax Parcel # 181-124-03

Attached is a specific plan for the BP gas station at the corner of Sharon Amity and Randolph Road. This existing gas station backs up to the above mentioned rezoning petition. The owners of the shopping center have leased a small portion of the conditionally zoned property to the owner gas station. The BP gas station plans to build a necessary car wash on this piece of property. We have reviewed this proposed plan and find it to be within the guidelines of the approved conditional plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

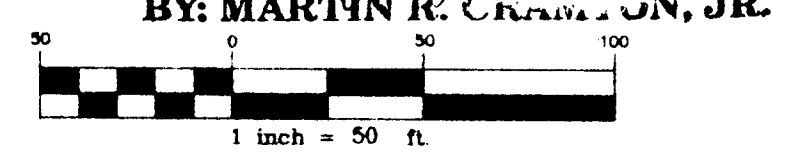
This car wash represents a 432sqft. addition to the shopping center. This will be counted toward the one time addition of up to 1,000sqft. as allowed by the zoning regulations.



PRELIMINARY LEASE SITE PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL

DATE: **May 27, 1998**
 BY: **MARTIN R. CRAMTON, JR.**



SITE DATA

BUILDING AREA (GROSS)	287,125 S.F.
GROSS AREA IS PRIMARILY ONE STOREY, BUT SOME AREAS ARE TWO STOREYS, WITH OPEN PLAZAS	
PARKING REQUIRED	1,149 SPACES
PARKING SHOWN	1,323 SPACES
RATIO: 4.61 SPACES PER 1,000 S.F.	
SITE AREA	21.798 ACRES
ZONING	B-15CD
USE:	RETAIL, OFFICES, & FOOD SERVICES

GENERAL NOTES: This plan depicts an "as-built" condition for the center with the only change being the renovation/reconfiguration of the mall area, including some open plazas and two storey building areas.

ADJOINING PROPERTY OWNERS
 PER PLAN DATED 11-07-89 REVISED ON 4-22-90

1 181-124-04	SOHIO OIL COMPANY P.O. BOX 94563 CLEVELAND, OHIO 44107	10 185-021-45	DONALD R. ENGELGAU AND H.C. NOLAN, JR. P.O. BOX 1859 DEARBORN, MICHIGAN 48121
2 157-173-05	AMERICAN OIL COMPANY #1 P.O. BOX 5077 ATLANTA, GEORGIA 30302	11 185-021-46	JOHN HANCOCK MUTUAL LIFE INSURANCE CO. C/O JOHN HANCOCK PROP. INC. 2 COPLEY PLACE #200 BOSTON, MA 02117
3 157-173-10	CROWN CENTRAL LEASING CORP. BY MERGER P.O. BOX 1168 BALTIMORE, MARYLAND 21203	12 185-021-61	DONALD V. CHAMBLEE AND WIFE 2412 WELLESLEY AVENUE CHARLOTTE, NORTH CAROLINA 28211
4 157-173-07	B. IRVIN BOYL P.O. BOX 36468 CHARLOTTE, NORTH CAROLINA 28236	12-A 185-021-62	TWO HUNDRED THIRTY-THREE ASSOCIATION P.O. BOX 1228 WYRTSVILLE BEACH, NORTH CAROLINA 28480
5 157-173-03	EDWARD SILVER P.O. BOX 6367 HIGH POINT, NORTH CAROLINA 27262	13 185-021-49	FUNB OF N.C. BY MERGER C/O CORP. RE. CONS. #409 1450 FIRST UNION PLAZA CHARLOTTE, NORTH CAROLINA 28288
6 157-173-02	GREEN-RAN ASSOCIATES C/O GIBSON SMITH REALTY CO. 131 PROVIDENCE ROAD, #100 CHARLOTTE, NORTH CAROLINA 28207	14 185-021-50	GURTEL PARTNERSHIP C/O HAL CURRY 1712 CLEVELAND AVENUE CHARLOTTE, NORTH CAROLINA 28203
7 181-124-05	HOME FEDERAL SAVINGS AND LOAN ASSOCIATION 139 SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28202	15 185-021-15	KAISER FOUNDATION HEALTH PLAN OF N.C. 2900 HIGHTSWOODS BLDG. #200 RALEIGH, NORTH CAROLINA 27604
8 181-124-06-61	MR. JAMES L. GALLEDO, PRESIDENT COTSWOLD HOMES CONDOMINIUMS P.O. BOX 221227 CHARLOTTE, NORTH CAROLINA 28222	16 185-021-02	JOHN T. BELK, JR. AND WIFE 7018 FOLGER DRIVE CHARLOTTE, NORTH CAROLINA 28211
9 185-021-51-60	COTSWOLD CENTRE OFFICE CONDOMINIUMS 319 SOUTH SHARON AMITY ROAD CHARLOTTE, NORTH CAROLINA 28211	17 185-021-17	D.H. & ASSOCIATES 4718 N. GRAHAM STREET CHARLOTTE, NORTH CAROLINA 28213

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: May 28, 1998
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 90-2 NCNB TR U/A The FNB of Boston. Tax parcel 181-124-05.

Attached is a site plan clarifying the building area square footage for the Cotswold Mall. The allowable square footage is 287,125. This plan also reduces the required parking to 1 space per 250 square feet which is allowable under the present ordinance. Since these changes are compatible with the presently approved conditional plan I am administratively approving this site plan. Please use this revised plan when evaluating this site for building permits and certificates of occupancy.