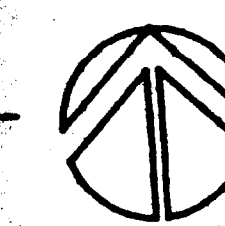
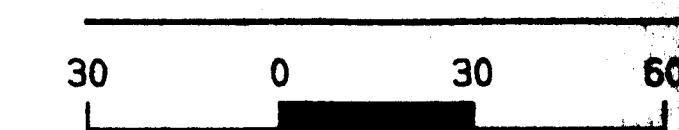


Site Plan



**Atkinson
Dyer
Watson**

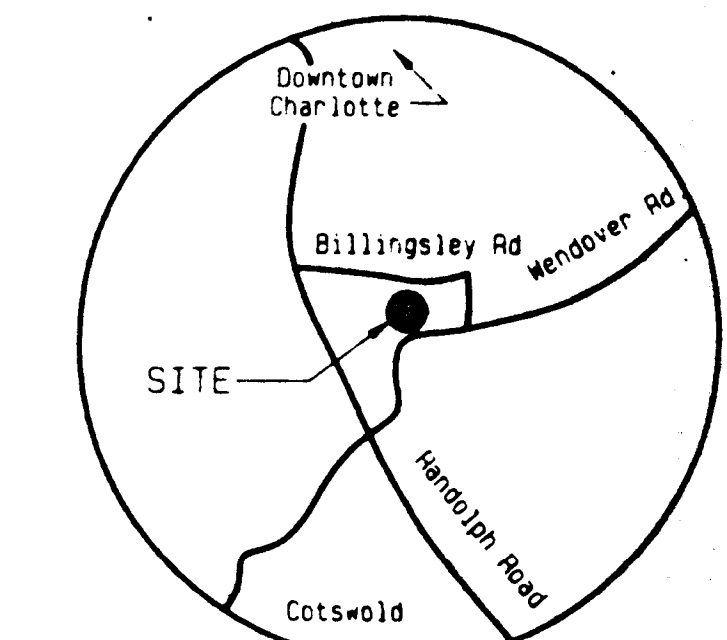
5101 Monroe Road
Charlotte, North Carolina 28205
704/568-5382
FAX 704/568-6569

GENERAL NOTES:

- Maximum building height shall be two stories.
- 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 (equal to or 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. The development shall meet all of the requirements of the current Charlotte Tree Ordinance. Tree stamps shown are for illustrative purposes only.
- All dumpster and service areas shall be screened from street and from adjacent properties.
- All signage and parking will be in accordance with the applicable sections of the zoning ordinance.
- Development shall meet the requirements of the Charlotte Stormwater Detention Ordinance.
- In addition to undisturbed buffer, and setback landscaping, petitioner will meet or exceed screening requirements 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.

SITE TABULATIONS

Lot	Square Footage Approved	Parking Approved
Totals		
Previously Approved	84,400 sq. ft.	437 spaces
Total Requested	100,500 sq. ft.	1 space/200 sq. ft. gross floor area
Acreage of site 7.20 acres		



Vicinity Map

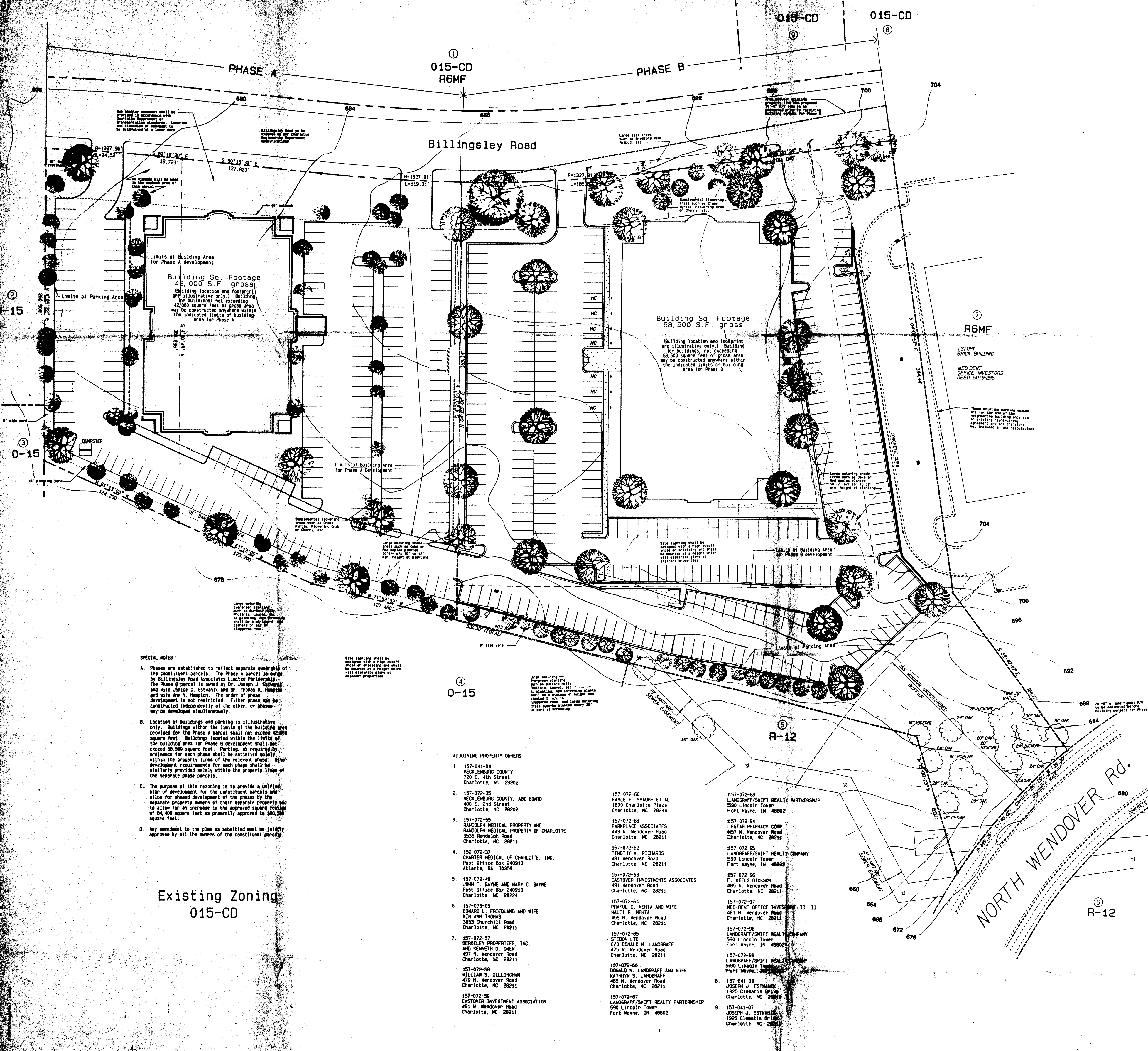
**BILLINGSLEY
MEDICAL
OFFICE
BUILDING**

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 05/29/92
BY: MARTIN R. CRAMTON, JR.

**REZONING
PLAN**

Date: 05/20/92 Job No: 464
Revisions:

Sheet Number
RZ-1
Of 1 Total



SPECIAL NOTES

A. Phases are established to reflect separate ownership of the constituent parcels. The Phase A parcel is owned by Billingsley Road Associates Limited Partnership. The Phase B parcel is owned by Dr. Joseph J. Estvimer and wife Maria C. Estvimer and Dr. Thomas M. Neff and wife Ann V. Neff. The order of phase development is not restricted. Either phase may be constructed independently of the other, or phases may be developed simultaneously.

B. Location of buildings and parking is illustrative only. Buildings within the limits of the building area provided for the Phase A parcel shall not exceed 42,000 square feet. Buildings located within the limits of the building area for Phase B development shall not exceed 58,500 square feet. Parking, as required by ordinance for each phase shall be satisfied solely within the property lines of the relevant phase. Other development requirements for each phase shall be similarly provided solely within the property lines of the respective phase parcels.

C. The purpose of this rezoning is to provide a unified plan of development for the constituent parcels and allow for phased development of the phases by the separate property owners of their respective property and to allow for an increase in the approved square footage of 58,400 square feet as presently approved to 100,500 square feet.

D. Any amendment to the plan as submitted must be jointly approved by all the owners of the constituent parcels.

Existing Zoning
015-CD

- ADJOINING PROPERTY OWNERS**
- 157-041-04
MECKLENBURG COUNTY
720 E. 4th Street
Charlotte, NC 28202
 - 157-072-35
MECKLENBURG COUNTY, ABC BOARD
400 E. 2nd Street
Charlotte, NC 28202
 - 157-072-55
RANDOLPH MEDICAL PROPERTY AND
RANDOLPH MEDICAL PROPERTY OF CHARLOTTE
3035 Randolph Road
Charlotte, NC 28211
 - 152-072-37
CHARTER MEDICAL OF CHARLOTTE, INC.
Post Office Box 240913
Atlanta, GA 30328
 - 157-072-40
JOHN I. BAYNE AND MARY C. BAYNE
Post Office Box 240913
Charlotte, NC 28224
 - 157-073-05
EDWARD L. FRIEDLAND AND WIFE
KIM ANN THOMAS
3653 Churchill Road
Charlotte, NC 28211
 - 157-072-57
BENEFIT PROPERTIES, INC.
AND KENNETH D. OWEN
497 N. Wendover Road
Charlotte, NC 28211
 - 157-072-58
EASTOVER INVESTMENT ASSOCIATION
481 N. Wendover Road
Charlotte, NC 28211

- 157-072-50
EARLE F. SPAUGH ET AL
1500 Charlotte Plaza
Charlotte, NC 28244
- 157-072-61
PARKLACE ASSOCIATES
457 N. Wendover Road
Charlotte, NC 28211
- 157-072-62
TIMOTHY A. RICHARDS
481 Wendover Road
Charlotte, NC 28211
- 157-072-63
EASTOVER INVESTMENTS ASSOCIATES
481 Wendover Road
Charlotte, NC 28211
- 157-072-64
PRAJIA, C. MEHTA AND WIFE
MALTI P. MEHTA
452 N. Wendover Road
Charlotte, NC 28211
- 157-072-65
STEDON LTD.
C/O DONALD N. LANDGRAFF
475 N. Wendover Road
Charlotte, NC 28211
- 157-072-66
DONALD N. LANDGRAFF AND WIFE
KATHRYN S. LANDGRAFF
485 N. Wendover Road
Charlotte, NC 28211
- 157-072-67
LANDGRAFF/SWIFT REALTY PARTNERSHIP
590 Lincoln Tower
Fort Wayne, IN 46802
- 157-041-08
JOSEPH J. ESTVIMER
1925 Clematis Drive
Charlotte, NC 28211
- 157-041-07
JOSEPH J. ESTVIMER
1925 Clematis Drive
Charlotte, NC 28211

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**
INTER-OFFICE COMMUNICATION

DATE: May 28, 1992

TO: Robert Brandon
Zoning Administrator

FROM: *Martin R. Cramton, Jr.*
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-28 by Billingsley Road Assoc. Tax Parcel 157-072-18, 27, 29, 30, 33

Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to change the limits of parking at the rear of the property. The parking will still stay out of the 15' undisturbed buffer that is shown from Wendover Road and will maintain a 15.0 foot landscape area along the remainder of the rear property line. Screening will be planted in this area as per section 1601 of the zoning regulations. Since these changes are minor I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

MRC/jr/20:als
Attachment