

SITE PLAN

1" = 40'

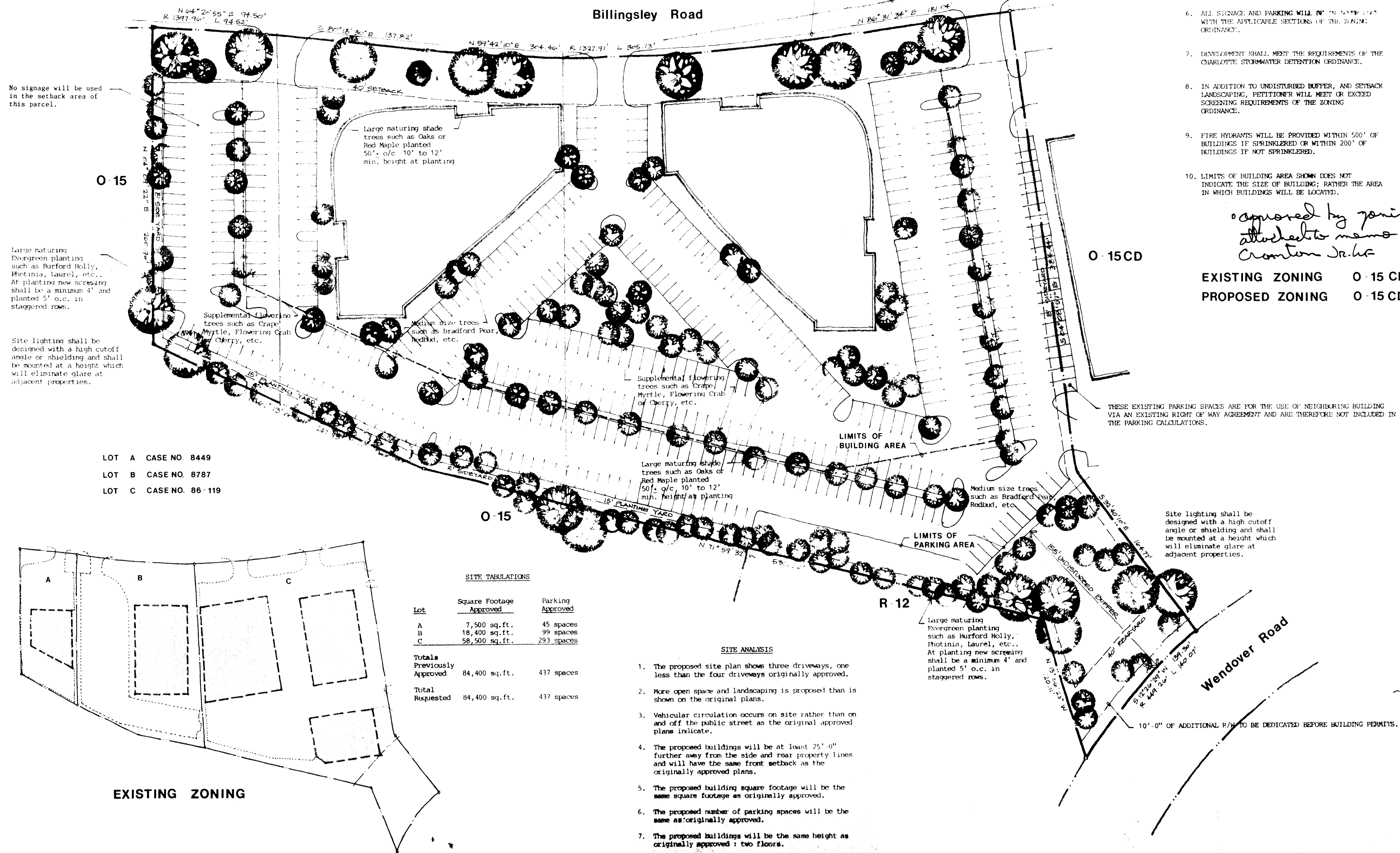
O-15 CD

AREA BETWEEN EXISTING PROPERTY LINE AND FROM SHED 30'-0" ROW LINE TO BE DEDICATED PRIOR TO RECEIVING BUILDING PERMITS.

BILLINGSLEY ROAD TO BE REIGNED AS PER CHARLOTTE ENGINEERING DEPARTMENT SPECIFICATIONS.

BUS SHELTER FACILITY SHALL BE PROVIDED IN ACCORDANCE WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS. LOCATION AND DIMENSION OF FACILITY TO BE DETERMINED AT A LATER DATE.

Billingsley Road

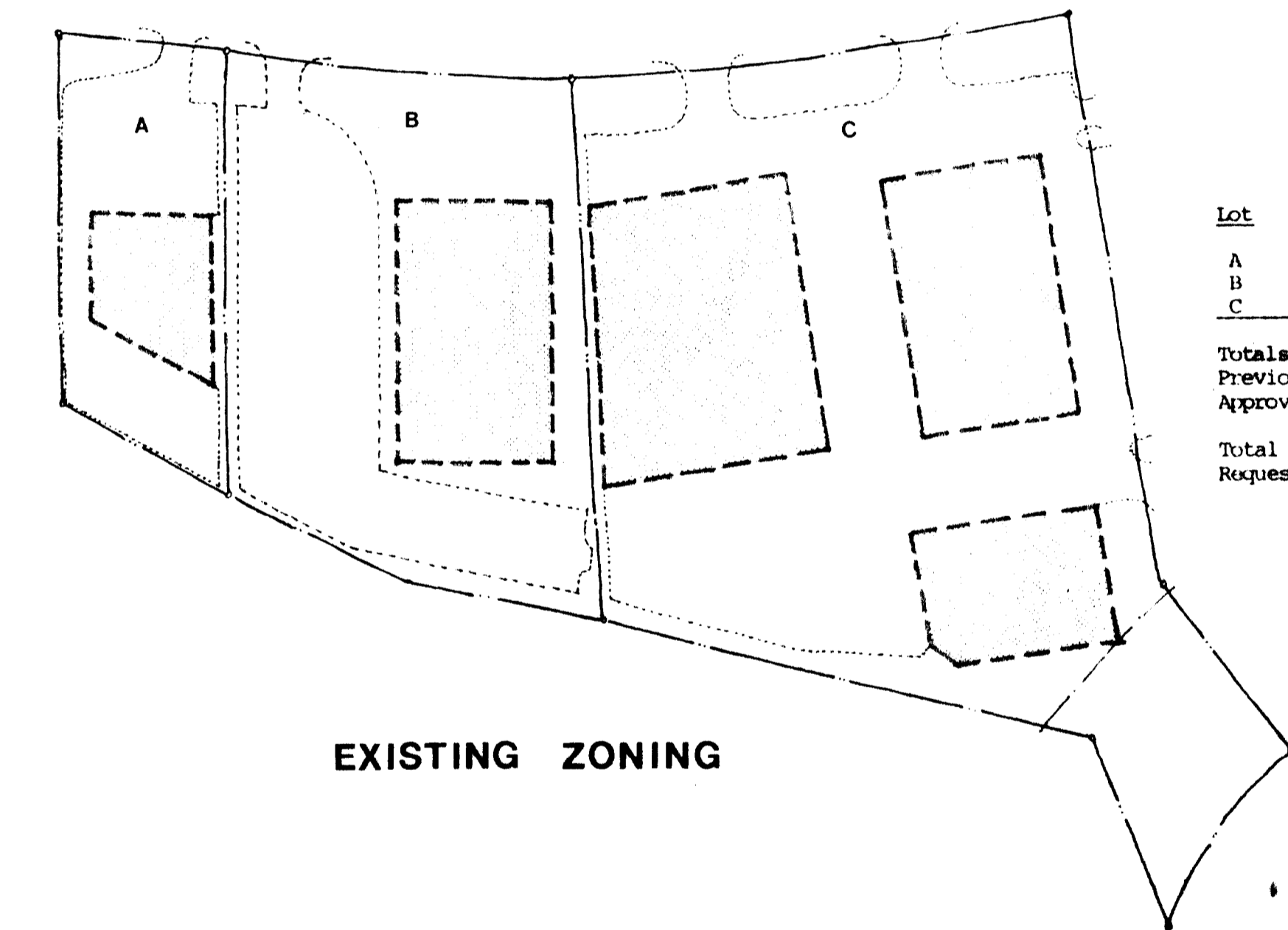


No signage will be used in the setback area of this parcel.

Large maturing Evergreen planting such as Barford Holly, Photinia, Laurel, etc. At planting new screening shall be a minimum 4' and planted 5' o.c. in staggered rows.

Site lighting shall be designed with a high cutoff angle or shielding and shall be mounted at a height which will eliminate glare at adjacent properties.

- LOT A CASE NO. 8449
- LOT B CASE NO. 8787
- LOT C CASE NO. 86-119



EXISTING ZONING

SITE TABULATIONS

Lot	Square Footage Approved	Parking Approved
A	7,500 sq.ft.	45 spaces
B	18,400 sq.ft.	99 spaces
C	58,500 sq.ft.	293 spaces
Totals		
Previously Approved	84,400 sq.ft.	437 spaces
Total Requested	84,400 sq.ft.	437 spaces

SITE ANALYSIS

1. The proposed site plan shows three driveways, one less than the four driveways originally approved.
2. More open space and landscaping is proposed than is shown on the original plans.
3. Vehicular circulation occurs on site rather than on and off the public street as the original approved plans indicate.
4. The proposed buildings will be at least 25' 0" further away from the side and rear property lines and will have the same front setback as the originally approved plans.
5. The proposed building square footage will be the same square footage as originally approved.
6. The proposed number of parking spaces will be the same as originally approved.
7. The proposed buildings will be the same height as originally approved - two floors.

THESE EXISTING PARKING SPACES ARE FOR THE USE OF NEIGHBORING BUILDING VIA AN EXISTING RIGHT OF WAY AGREEMENT AND ARE THEREFORE NOT INCLUDED IN THE PARKING CALCULATIONS.

Site lighting shall be designed with a high cutoff angle or shielding and shall be mounted at a height which will eliminate glare at adjacent properties.

10'-0" OF ADDITIONAL R/W TO BE DEDICATED BEFORE BUILDING PERMITS.

GENERAL NOTES

1. MAXIMUM BUILDING HEIGHT SHALL BE TWO STORIES.
2. 40' SETBACK OFF BILLINGSLEY ROAD SHALL BE HEAVILY LANDSCAPED WITH MATERIALS COMPATIBLE TO LANDSCAPING ESTABLISHED AS A PART OF EXISTING PARKPLACE OFFICES.
3. 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.
4. ALL EXEMPT AND SERVICE AREAS SHALL BE SCREENED FROM STREET AND FROM ADJACENT PROPERTIES.
5. USES SHALL BE LIMITED TO MEDICAL OR PROFESSIONAL OFFICES.
6. ALL SIGNAGE AND PARKING WILL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE.
7. DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE STORMWATER DETENTION ORDINANCE.
8. IN ADDITION TO UNDISTURBED BUFFER, AND SETBACK LANDSCAPING, PETITIONER WILL MEET OR EXCEED SCREENING REQUIREMENTS OF THE ZONING ORDINANCE.
9. FIRE HYDRANTS WILL BE PROVIDED WITHIN 500' OF BUILDINGS IF SPRINKLERED OR WITHIN 200' OF BUILDINGS IF NOT SPRINKLERED.
10. LIMITS OF BUILDING AREA SHOWN DOES NOT INDICATE THE SIZE OF BUILDING; RATHER THE AREA IN WHICH BUILDINGS WILL BE LOCATED.

approved by zoning committee 10/05/89 attached memo dated 10/05/89 by Martin R. Cranton Jr. LC

EXISTING ZONING O-15 CD
PROPOSED ZONING O-15 CD



Atkinson
Dyer
Watson

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

**Billingsley
Medical
Office**

Date: Aug. 1989 Job No. 396
Revisions:
14 2/27/89 FINAL REVIEW BY CITY PLANNING

approved by zoning committee 10/05/89

Sheet Number

Of Total

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: October 6, 1989

TO: Robert Brandon
Zoning Administrator

FROM: Edwin R. Clanton, Jr.
Planning Director

SUBJECT: Zoning Committee approval of consolidation of three petitions at 34 Billingsley Road. Tax parcel numbers 157-072-29, 27, 157-072-30, 157-072-31, 33, 34

On October 5, 1989 the Zoning Committee of the Planning Commission approved the consolidation of petition # 84-49, 887-87, 896-119. These three zoning petitions are side by side on Billingsley Road and are all zoned O-15(CD). The plan that was approved by the Zoning Committee takes these three zoning petitions and consolidates them into one unified site plan. All the previously approved conditions still apply and have been transferred onto the new site plan. Please use this site plan when evaluating request for building permits.

MRC/GBB:sia