

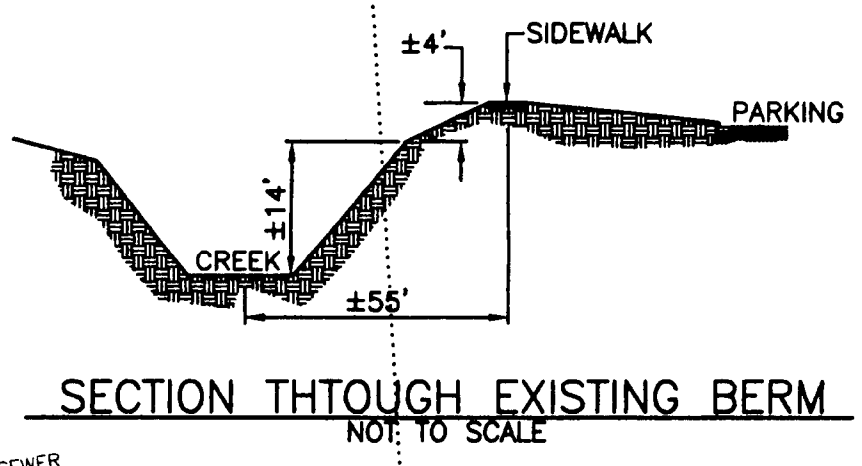
WASHINGTON MARTHA HOMES, INC.  
DEED 1482, PAGE 419  
MAP BOOK 3, PAGE 126  
R-22 MF

B & W GENERAL NOTRH  
CAROLINA PARTNERSHIP  
DEED 4281, PAGE 406  
MAP BOOK 19, PAGE 197  
R-22 MF

VEN, INC.  
7, PAGE 960  
2 MF

SITE SUMMARY  
EXISTING ZONING: 0-6 (CD)  
PROPOSED ZONING: 0-2 (CD)  
PROPOSED USE: OFFICE BUILDING  
SITE ACREAGE: 5.324 ACRES  
MAX. BUILDING SIZE: 31,000 SQUARE FEET  
PARKING REQUIRED: 155 SPACES(1 SPACE PER 200 SQ.FT.)  
PARKING PROVIDED: 156 SPACES

PREVIOUSLY APPROVED FOR THIS SITE:  
RETIREMENT HOUSING FOR THE AGED - FACILITIES FOR 219 RESIDENTS.

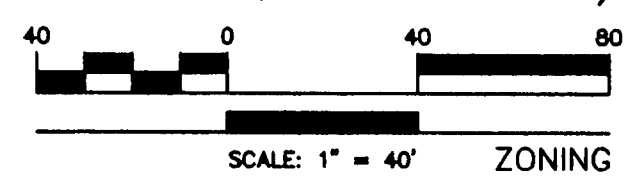


DEVELOPMENT NOTES

1. THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT, ARE PERMITTED AS A MATTER OF RIGHT TO ACCOMMODATE FINAL DESIGN AND ENGINEERING PLANS, SITE CONSTRAINTS, TENANT NEEDS, ETC.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, EROSION CONTROL, TREE ORDINANCE, ETC.
3. VEHICULAR ACCESS TO THE SITE SHALL BE PROVIDED BY MEANS OF AN INTERNAL DRIVEWAY/EASEMENT, WHICH IS RECORDED AS PART OF THE OVERALL MEDICAL/OFFICE PARK.
4. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO TWO STORIES. BUILDINGS SHALL NOT EXCEED 40 FEET IN HEIGHT.
5. A CLASS "B" BUFFER SHALL BE ESTABLISHED AS SHOWN. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH BUFFER IMPROVEMENT REQUIREMENTS, THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
6. EXTERIOR SITE LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
7. BUFFERS SHALL NOT BE REDUCED IN DEPTH FROM THAT DEPICTED ON THE PLAN.
8. THE MAXIMUM HEIGHT OF DETACHED LIGHTING SHALL BE 20 FEET. ALSO, THE USE OF PACK TYPE LIGHTING ON THE PROPOSED BUILDING SHALL NOT BE ALLOWED.
9. ANY DUMPSTER ON THE SITE SHALL BE SCREENED WITH A SOLID ENCLOSURE WITH A GATE.
10. ANY FLOODPLAIN FILLING ON THE SITE WILL BE IN ACCORDANCE WITH THE FILLING IMPACT STUDY SUBMITTED TO STORM WATER SERVICES AND APPROVED BY THAT AGENCY.
11. RECOGNIZING THAT A DUMPSTER COULD FLOAT AWAY AND RESTRICT A DRAINAGE CULVERT, PETITIONER WILL MAKE ALL REASONABLE EFFORTS TO REMOVE THE PROPOSED DUMPSTER FROM THE FLOODPLAIN.

EASTOVER MEDICAL PARK  
CONDOMINIUM  
UNIT OWNERSHIP FILE: 341  
0-6 (CD)

APPROVED BY CITY COUNCIL  
DATE 1/20/99



ZONING CONSULTANT:  
ROBERT G. YOUNG, INC.  
122 CHEROKEE ROAD  
CHARLOTTE, NC 28207

DATE	1/20/99
PROJECT NAME	EASTOVER MEDICAL PARK PHASE II
PROJECT NO.	98-121
SCALE	1" = 40'
DRAWN BY	[Signature]
CHECKED BY	[Signature]
DATE	1/20/99
PROJECT NO.	98-121
SCALE	1" = 40'
DRAWN BY	[Signature]
CHECKED BY	[Signature]
DATE	1/20/99

**GEOSCIENCE GROUP, INC.**  
500-K Clinton Road  
Charlotte, NC 28217  
704-525-2003  
704-525-2001 (fax)

**EASTOVER MEDICAL PARK  
PHASE II  
CHARLOTTE, NORTH CAROLINA**

**"FOR PUBLIC HEARING"  
PETITION NO. 98-121**

