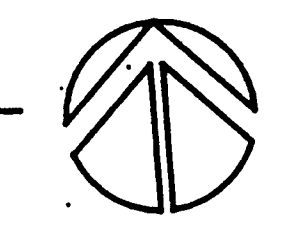


Site Plan



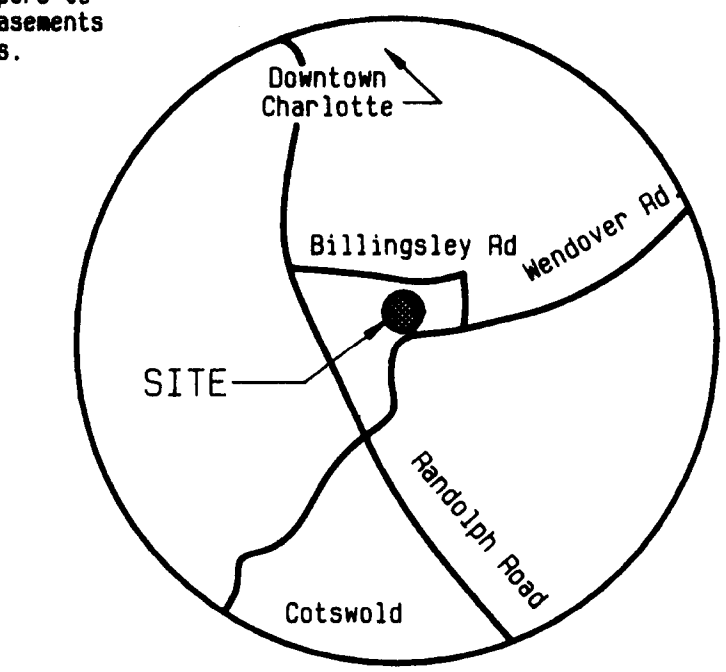
GENERAL NOTES:

- 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, the applicant 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.

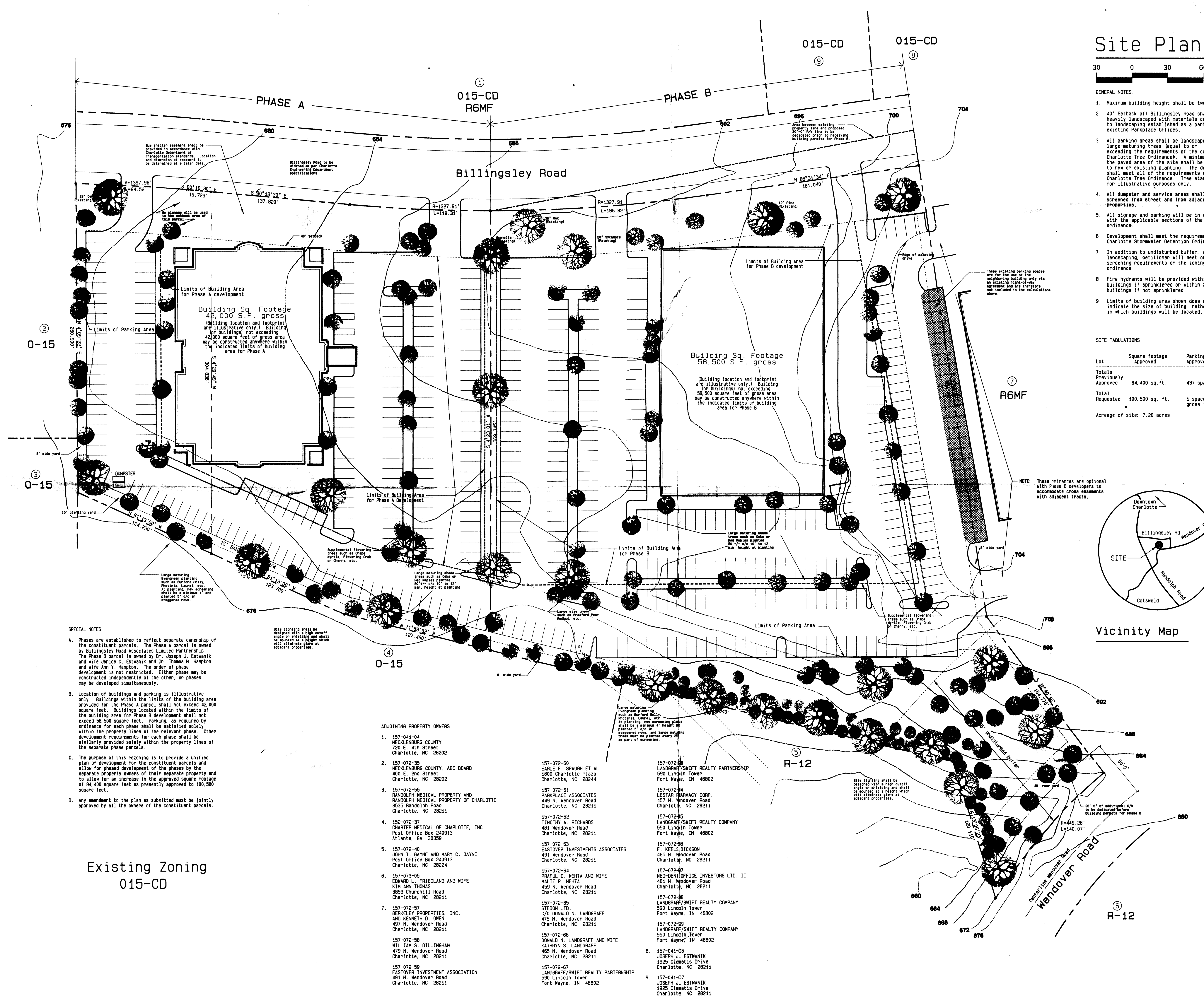
SITE TABULATIONS

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		

NOTE: These entrances are optional with Phase B development to accommodate cross easements with adjacent tracts.



Vicinity Map



SPECIAL NOTES

- 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. Estwanik and wife Ann Y. Hampton. The order of phase development is not restricted. Either phase may be constructed independently of the other, or phases may be developed simultaneously.
- 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 separate phase parcels.
- 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 separate property and to allow for an increase in the approved square footage of 84,400 square feet as presently approved to 100,500 square feet.
- Any amendment to the plan as submitted must be jointly approved by all the owners of the constituent parcels.

ADJOINING PROPERTY OWNERS

- 157-041-04 MECKLENBURG COUNTY 720 E. 4th Street Charlotte, NC 28202
- 157-072-60 EARLE F. SPAUGH ET AL 1600 Charlotte Plaza Charlotte, NC 28244
- 157-072-61 PARKPLACE ASSOCIATES 449 N. Wendover Road Charlotte, NC 28211
- 157-072-62 TIMOTHY A. RICHARDS 481 Wendover Road Charlotte, NC 28211
- 157-072-63 EASTOVER INVESTMENTS ASSOCIATES 491 Wendover Road Charlotte, NC 28211
- 157-072-64 EDWARD L. FRIEDLAND AND WIFE KIM ANN THOMAS 3853 Churchill Road Charlotte, NC 28211
- 157-072-65 SERNELEY PROPERTIES, INC. AND KENNETH D. OWEN 487 N. Wendover Road Charlotte, NC 28211
- 157-072-66 DONALD N. LANDGRAFF AND WIFE KATHRYN S. LANDGRAFF 465 N. Wendover Road Charlotte, NC 28211
- 157-072-67 LANDGRAFF/SWIFT REALTY PARTNERSHIP 590 Lincoln Tower Fort Wayne, IN 46802
- 157-072-68 LANDGRAFF/SWIFT REALTY PARTNERSHIP 590 Lincoln Tower Fort Wayne, IN 46802
- 157-072-69 LANDGRAFF/SWIFT REALTY PARTNERSHIP 590 Lincoln Tower Fort Wayne, IN 46802
- 157-072-70 LANDGRAFF/SWIFT REALTY PARTNERSHIP 590 Lincoln Tower Fort Wayne, IN 46802
- 157-072-71 LANDGRAFF/SWIFT REALTY PARTNERSHIP 590 Lincoln Tower Fort Wayne, IN 46802
- 157-072-72 LANDGRAFF/SWIFT REALTY PARTNERSHIP 590 Lincoln Tower Fort Wayne, IN 46802
- 157-072-73 LANDGRAFF/SWIFT REALTY PARTNERSHIP 590 Lincoln Tower Fort Wayne, IN 46802
- 157-072-74 LESTAR PHARMACY CORP. 457 N. Wendover Road Charlotte, NC 28211
- 157-072-75 LANDGRAFF/SWIFT REALTY COMPANY 590 Lincoln Tower Fort Wayne, IN 46802
- 157-072-76 F. KEELS DICKSON 465 N. Wendover Road Charlotte, NC 28211
- 157-072-77 MED-DENT OFFICE INVESTORS LTD. II 461 N. Wendover Road Charlotte, NC 28211
- 157-072-78 LANDGRAFF/SWIFT REALTY COMPANY 590 Lincoln Tower Fort Wayne, IN 46802
- 157-072-79 LANDGRAFF/SWIFT REALTY COMPANY 590 Lincoln Tower Fort Wayne, IN 46802
- 157-041-08 JOSEPH J. ESTWANIK 1925 Clematis Drive Charlotte, NC 28211
- 157-041-07 JOSEPH J. ESTWANIK 1925 Clematis Drive Charlotte, NC 28211

**Atkinson
Dyer
Watson**

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

APPROVED BY CITY COUNCIL
DATE: May 21, 1990
90-28
SEE ADMINISTRATIVE APPROVAL
DATED: 05/28/90
BY: MARTIN R. CRAWTON, JR.

FOR REVISED PLAN
**Billingsley
Medical
Office**

Rezoning
Plan

Date: Jan 15, 1990 Job No. 415
Revisions:
03/28/90

Sheet Number
RZ-1
Of 1 Total

Existing Zoning
015-CD