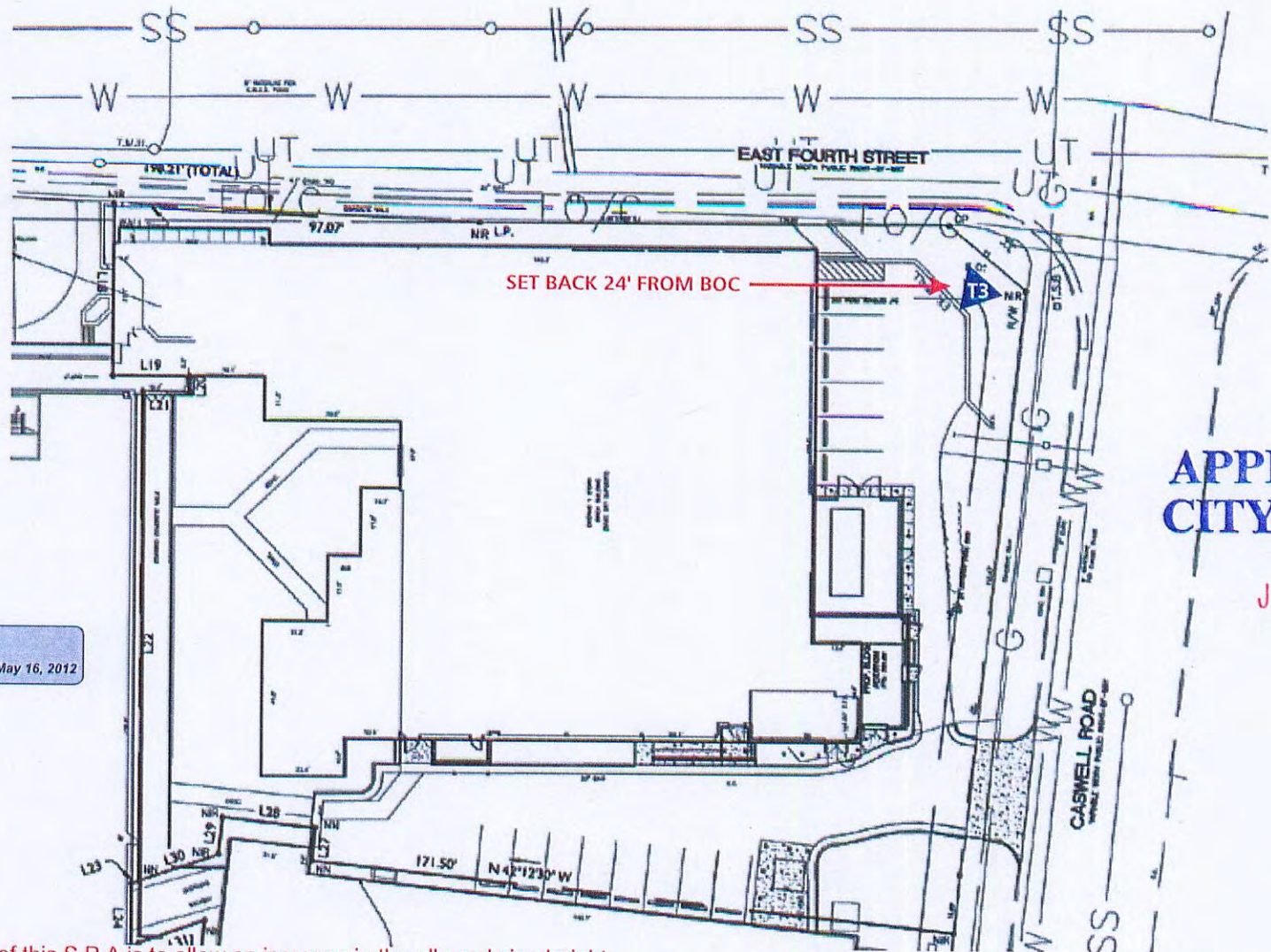


APPROVED BY CITY COUNCIL

JUN 17 2013

RECEIVED
By Michael Cataldo at 8:12 am, May 16, 2012

1. The purposed of this S.P.A is to allow an increase in the allowed sign height and sign Square footage.

2. All other conditions and optional provisions with petition 2007-076 still apply to the subject property.

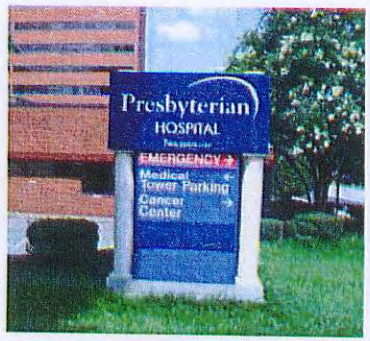
SITE MAP
SIGN T3

RPSIGNS
3108 Monroe Road
Charlotte, N.C. 28205
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

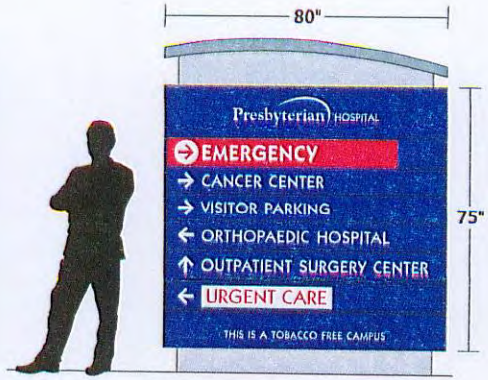
CUSTOMER: Presbyterian Medical Tower
LOCATION: 1800 E. 4th St. Charlotte, NC 28204
PROJECT: New Campus Signage - Exterior
CONTACT NAME: Joy Greear
EMAIL: ajgreear@novanthealth.org

DATE: 3/20/12
QUOTE #:
DRAWN BY: SP

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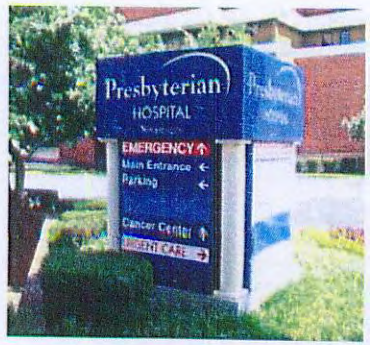


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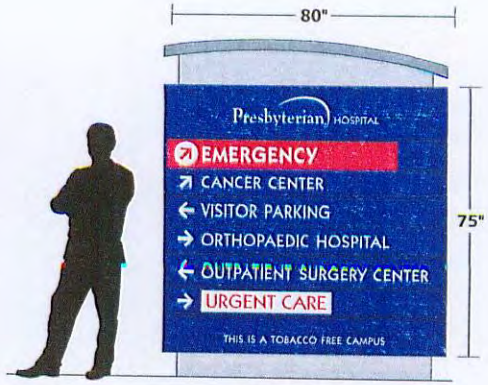


PROPOSED

SIDE A
41.67 SQ. FT. FACE

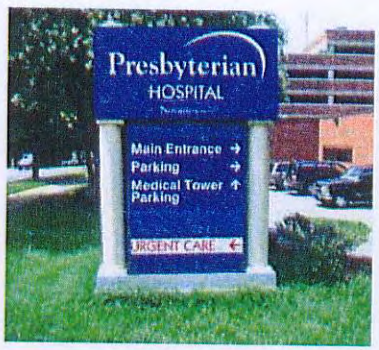


EXISTING

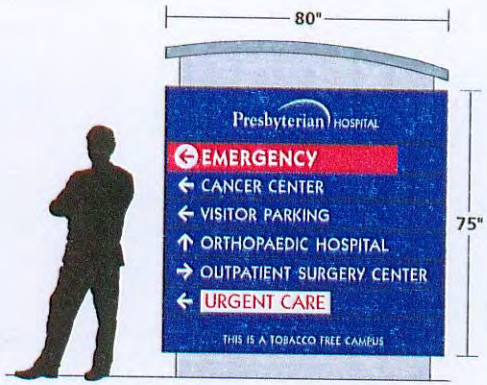


PROPOSED

SIDE B
41.67 SQ. FT. FACE



EXISTING



PROPOSED

SIDE C
41.67 SQ. FT. FACE



TOP VIEW

WHITE | PMS COOL GRAY 2 C | PMS COOL GRAY 4 C | PMS 662 C | CARDINAL RED

1. The purpose of this S.P.A. is to allow an increase in the allowed sign height and sign square footage.

2. All other conditions & optional provisions with petition 2007-076 still apply to the subject property.

SIGN T3

95" HIGH x 80" WIDE

LED INTERNALLY ILLUMINATED, 41.67 SQ. FT. FACE • THREE-SIDED

RPSIGNS
3108 Monroe Road
Charlotte, N.C. 28205
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Medical Tower
LOCATION: 1800 E. 4th St. Charlotte, NC 28204
PROJECT: New Campus Signage - Exterior
CONTACT NAME: Joy Greear
EMAIL: ajgreear@novanthealth.org

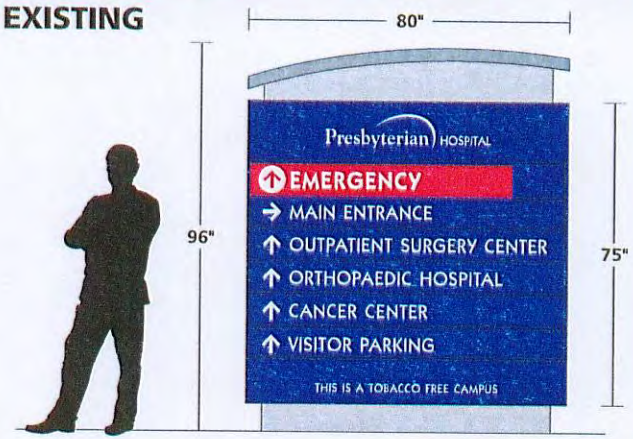
DATE: 3/21/12
QUOTE #:
DRAWN BY: SP

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EXISTING



PROPOSED



TOP VIEW

SIGN TYPE T

95" HIGH x 80" WIDE

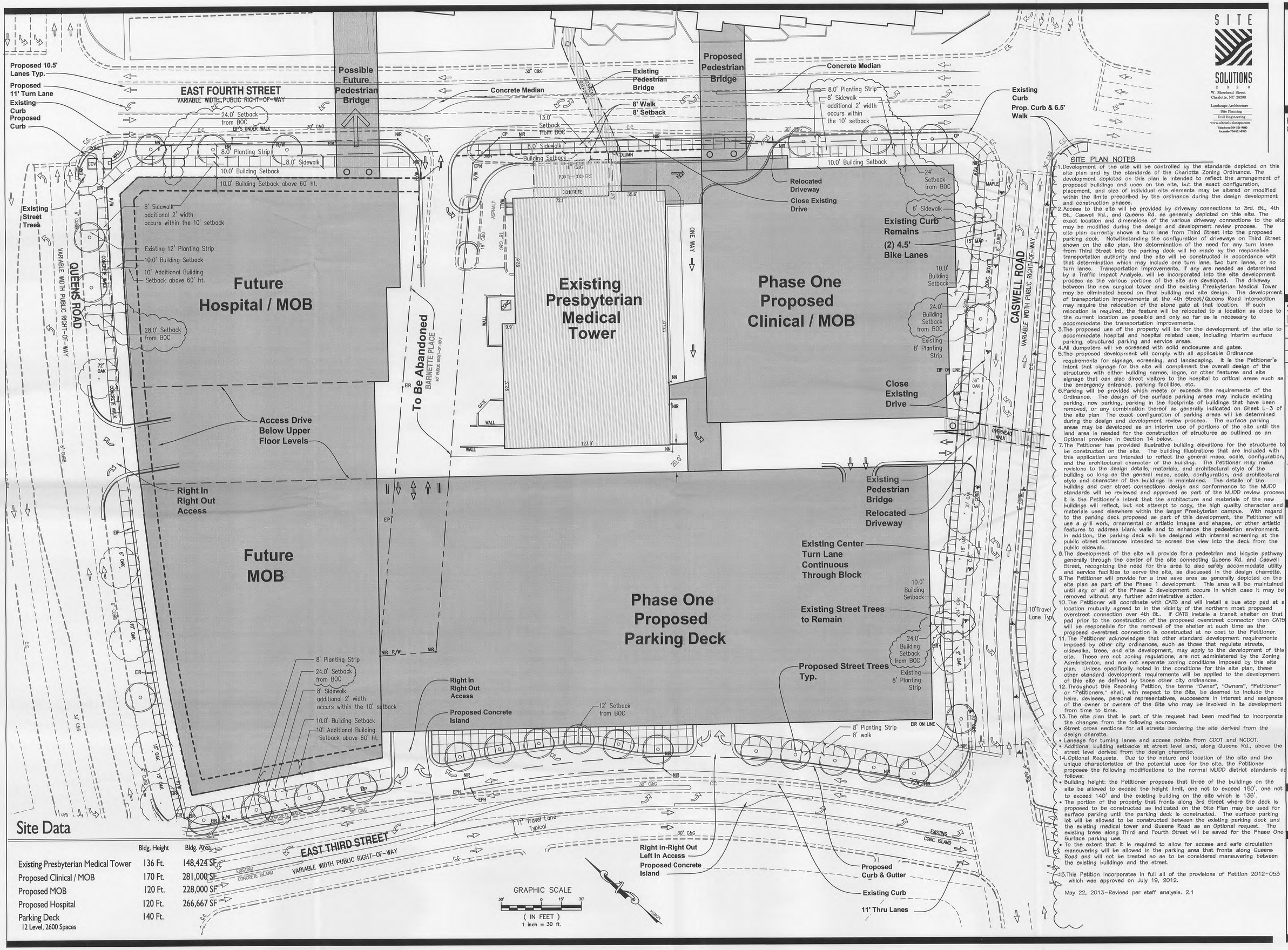
LED INTERNALLY ILLUMINATED, 41.67 SQ. FT. FACE • THREE-SIDED

RPSIGNS
3108 Monroe Road
Charlotte, N.C. 28205
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital Main
LOCATION: 200 Hawthorne Lane Charlotte, NC 28204
PROJECT: New Campus Signage - Phase I Sign Types A, B, T
CONTACT NAME: Joy Greear
EMAIL: ajgreear@novanthealth.org

DATE: 3/08/12
QUOTE #:
DRAWN BY: SP

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Site Data

	Bldg. Height	Bldg. Area
Existing Presbyterian Medical Tower	136 Ft.	148,424 SF
Proposed Clinical / MOB	170 Ft.	281,000 SF
Proposed MOB	120 Ft.	228,000 SF
Proposed Hospital	120 Ft.	266,667 SF
Parking Deck 12 Level, 2600 Spaces	140 Ft.	

SITE PLAN NOTES

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. Access to the site will be provided by driveway connections to 3rd. St., 4th St., Caswell Rd., and Queens Rd. as generally depicted on this site. The exact location and dimensions of the various driveway connections to the site may be modified during the design and development review process. The site plan currently shows a turn lane from Third Street into the proposed parking deck. Notwithstanding the configuration of driveways on Third Street shown on the site plan, the determination of the need for any turn lanes from Third Street into the parking deck will be made by the responsible transportation authority and the site will be constructed in accordance with that determination which may include one turn lane, two turn lanes, or no turn lanes. Transportation improvements, if any are needed as determined by a Traffic Impact Analysis, will be incorporated into the site development process as the various portions of the site are developed. The driveway between the new surgical tower and the existing Presbyterian Medical Tower may be eliminated based on final building and site design. The development of transportation improvements at the 4th Street/Queens Road intersection may require the relocation of the stone gate at that location. If such relocation is required, the feature will be relocated to a location as close to the current location as possible and only so far as is necessary to accommodate the transportation improvements.
3. The proposed use of the property will be for the development of the site to accommodate hospital and hospital related uses, including interim surface parking, structured parking and service areas.
4. All dumpsters will be screened with solid enclosures and gates.
5. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. It is the Petitioner's intent that signage for the site will compliment the overall design of the structures with either building names, logos, or other features and site signage that can also direct visitors to the hospital to critical areas such as the emergency entrance, parking facilities, etc.
6. Parking will be provided which meets or exceeds the requirements of the Ordinance. The design of the surface parking areas may include existing parking, new parking, parking in the footprints of buildings that have been removed, or any combination thereof as generally indicated on Sheet L-3 of the site plan The exact configuration of parking areas will be determined during the design and development review process. The surface parking areas may be developed as an interim use of portions of the site until the land area is needed for the construction of structures as outlined as an Optional provision in Section 14 below.
7. The Petitioner has provided illustrative building elevations for the structures to be constructed on the site. The building illustrations that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building. The Petitioner may make revisions to the design details, materials, and architectural style of the building so long as the general mass, scale, configuration, and architectural style and character of the buildings is maintained. The details of the building and over street connections design and conformance to the MUDD standards will be reviewed and approved as part of the MUDD review process. It is the Petitioner's intent that the architecture and materials of the new buildings will reflect, but not attempt to copy, the high quality character and materials used elsewhere within the larger Presbyterian campus. With regard to the parking deck proposed as part of this development, the Petitioner will use a grill work, ornamental or artistic images and shapes, or other artistic features to address blank walls and to enhance the pedestrian environment. In addition, the parking deck will be designed with internal screening at the public street entrances intended to screen the view into the deck from the public sidewalk.
8. The development of the site will provide for a pedestrian and bicycle pathway generally through the center of the site connecting Queens Rd. and Caswell Street, recognizing the need for this area to also safely accommodate utility and service facilities to serve the site, as discussed in the design charrette.
9. The Petitioner will provide for a tree save area as generally depicted on the site plan as part of the Phase 1 development. This area will be maintained until any or all of the Phase 2 development occurs in which case it may be removed without any further administrative action.
10. The Petitioner will coordinate with CATS and will install a bus stop pad at a location mutually agreed to in the vicinity of the northern most proposed overstreet connection over 4th St.. If CATS installs a transit shelter on that pad prior to the construction of the proposed overstreet connector then CATS will be responsible for the removal of the shelter at such time as the proposed overstreet connection is constructed at no cost to the Petitioner.
11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
12. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
13. The site plan that is part of this request had been modified to incorporate the changes from the following sources.
    - Street cross sections for all streets bordering the site derived from the design charette.
    - Laneage for turning lanes and access points from CDOT and NCDOT.
    - Additional building setbacks at street level and, along Queens Rd., above the street level derived from the design charrette.
14. Optional Requests. Due to the nature and location of the site and the unique characteristics of the potential uses for the site, the Petitioner proposes the following modifications to the normal MUDD district standards as follows:
    - Building height: the Petitioner proposes that three of the buildings on the site be allowed to exceed the height limit, one not to exceed 150', one not to exceed 140' and the existing building on the site which is 136'.
    - The portion of the property that fronts along 3rd Street where the deck is proposed to be constructed as indicated on the Site Plan may be used for surface parking until the parking deck is constructed. The surface parking lot will be allowed to be constructed between the existing parking deck and the existing medical tower and Queens Road as an Optional request. The existing trees along Third and Fourth Street will be saved for the Phase One Surface parking use.
    - To the extent that it is required to allow for access and safe circulation maneuvering will be allowed in the parking area that fronts along Queens Road and will not be treated so as to be considered maneuvering between the existing buildings and the street.
15. This Petition incorporates in full all of the provisions of Petition 2012-053 which was approved on July 19, 2012.

May 22, 2013-Revised per staff analysis. 2.1

SITE SOLUTIONS
3320 W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionsnc.com
Telephone 704-521-9880
Facsimile 704-521-8955

McCULLOCH ENGLAND ASSOCIATES ARCHITECTS
100 Queens Road
Charlotte, N. C.
28204
704/372-2740

PETITION #2013-043
(AMENDS PETITION # 2007-076)

APPROVED BY CITY COUNCIL
JUN 17 2013

SITE PLAN — Sheet Title

Project Number

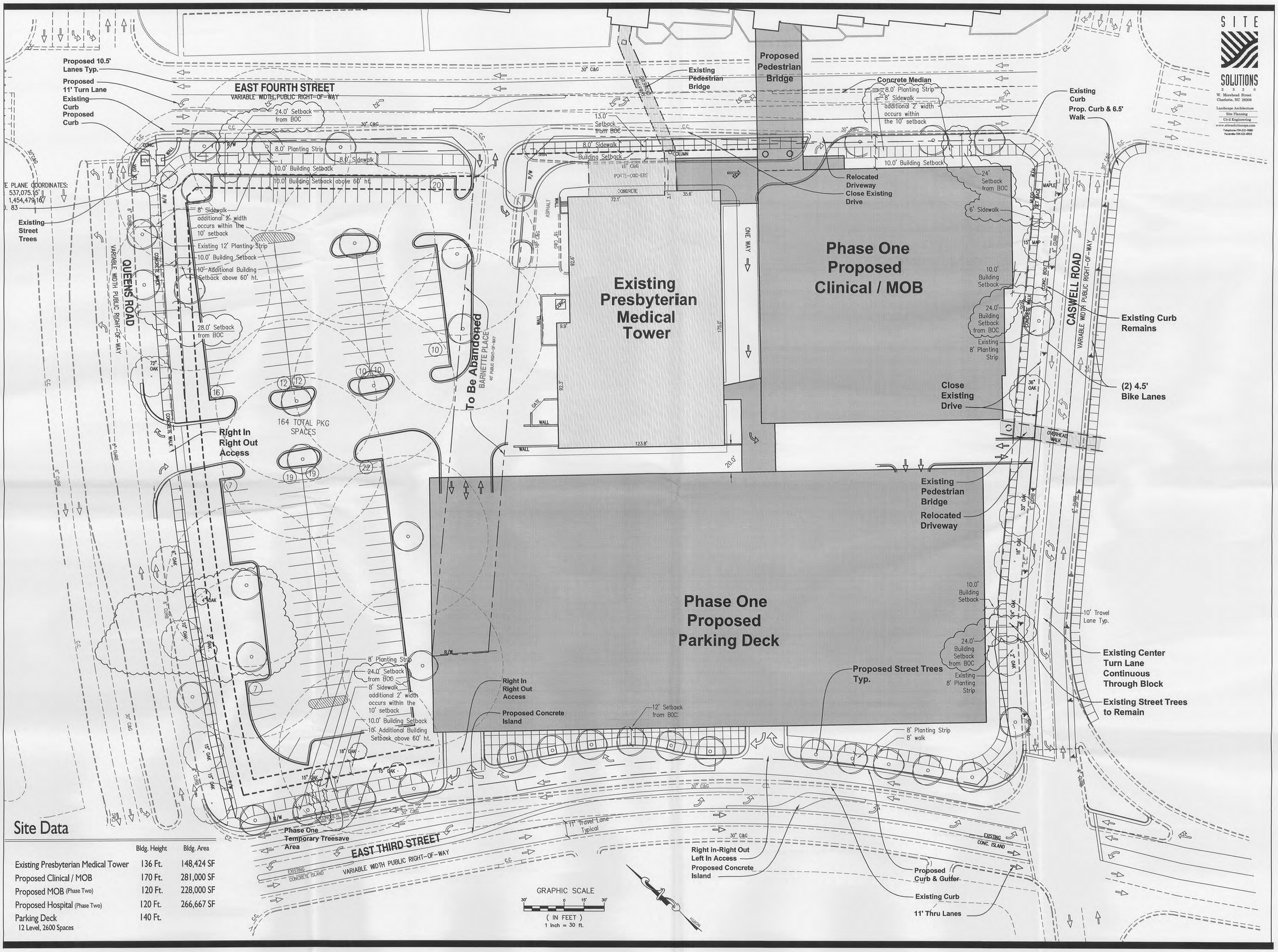
Drawn By

March 21, 2007 — Date

Revisions	
January 23, 2008	Revisions from Design Charrette
February 22, 2008	Revisions per Staff Comments
March 18, 2008	Revisions per Staff Comments
February 25, 2013	Revised Note 6
April 18, 2013	Revised per Staff Comments
May 22, 2013	Revised per Staff Comments

Presbyterian HEALTHCARE
Presbyterian Hospital
Charlotte, North Carolina

L-1



E PLANE COORDINATES:
537,075.15' |
1,454,479.167
0. 83

Site Data

	Bldg. Height	Bldg. Area
Existing Presbyterian Medical Tower	136 Ft.	148,424 SF
Proposed Clinical / MOB	170 Ft.	281,000 SF
Proposed MOB (Phase Two)	120 Ft.	228,000 SF
Proposed Hospital (Phase Two)	120 Ft.	266,667 SF
Parking Deck 12 Level, 2600 Spaces	140 Ft.	

SITE SOLUTIONS
2320
W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionsnpa.com
Telephone-704-521-9980
Facsimile-704-521-8955

McCULLOCH ENGLAND ASSOCIATES ARCHITECTS
100 Queens Road
Charlotte, N. C.
28204
704/372-2740

PETITION #2013-043
(AMENDS PETITION # 2007-076)

APPROVED BY CITY COUNCIL
JUN 17 2013

PHASE ONE SITE PLAN — Sheet Title

Project Number

Drawn By

March 21, 2007 — Date

Revisions	
January 23, 2008	Revisions from Design Charrette
February 22, 2008	Revisions per Staff Comments
March 18, 2008	Revisions per Staff Comments
February 25, 2013	Eliminated Tree Save Area
April 18, 2013	Revised per Staff Comments
May 22, 2013	Revised per Staff Comments

Presbyterian HEALTHCARE
Presbyterian Hospital
Charlotte, North Carolina

L-2

APPROVED BY CITY COUNCIL
JUN 17 2013

EAST FOURTH STREET
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

QUEENS ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

CASWELL ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

EAST THIRD STREET
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

Existing Presbyterian Medical Tower

Existing Clinical / MOB

Existing Parking Deck

EXISTING PARKING LOT
11 SPACES

To Be Abandoned
BARNETTE PLACE
60'-PUBLIC RIGHT-OF-WAY

EXISTING DRIVEWAY TO BE CLOSED

EXISTING 2 WAY DRIVEWAY

EXISTING DRIVEWAY TO BE CLOSED

PROPOSED 6' HT. PICKET FENCE, TYP.

EXISTING 2 WAY DRIVEWAY

PROPOSED FUTURE R/W

APPROXIMATE CENTERLINE

NOTE:
Parking will be provided which meets or exceeds the requirements of the Ordinance. The design of the surface parking areas may include existing parking, new parking, parking in the footprints of buildings that have been removed, or any combination thereof as generally indicated on Sheet L-3 of the site plan The exact configuration of parking areas will be determined during the design and development review process. The surface parking areas may be developed as an interim use of portions of the site until the land area is needed for the construction of structures as outlined as an Optional provision in Section 14 below.

NORTH

SCALE: 1"=30'

LEGEND

- R/W RIGHT-OF-WAY
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- (12) # OF PARKING SPACES
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- EXISTING FENCE
- PROPOSED FENCE
- OH/U EXISTING OVERHEAD UTILITY LINE

SITE SOLUTIONS
2320 W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionsnc.com
Telephone-704-521-1900
Facsimile-704-521-8955

PETITION #2013-043
(AMENDS PETITION # 2007-076)

INTERIM SURFACE PARKING LOT — Sheet Title

Project Number

Drawn By

February 25, 2013 — Date

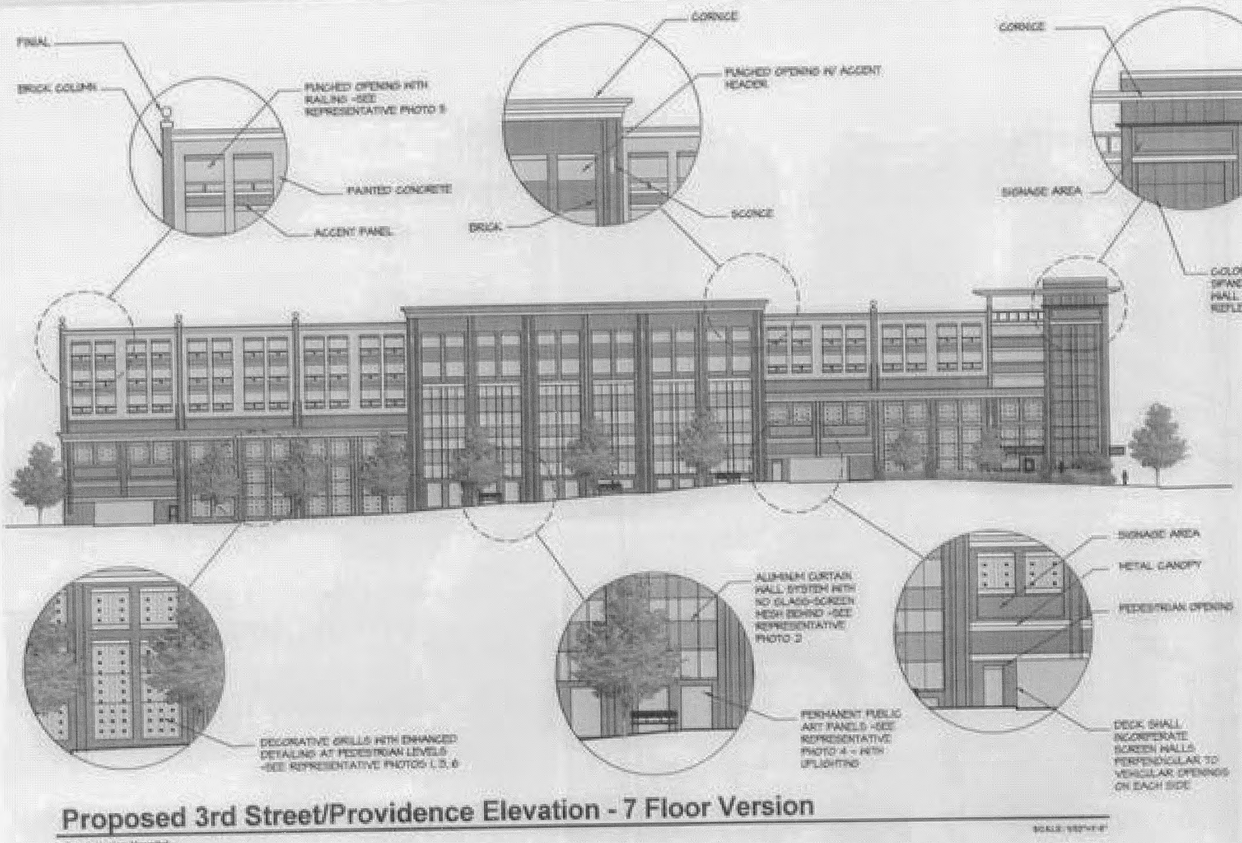
Revisions

February 25, 2013	NEW SHEET
April 15, 2013	Revised per Staff Comments
May 22, 2013	Revised per Staff Comments

Presbyterian HEALTHCARE
Presbyterian Hospital
Charlotte, North Carolina

L-3

APPROVED BY
CITY COUNCIL
JUN 17 2013



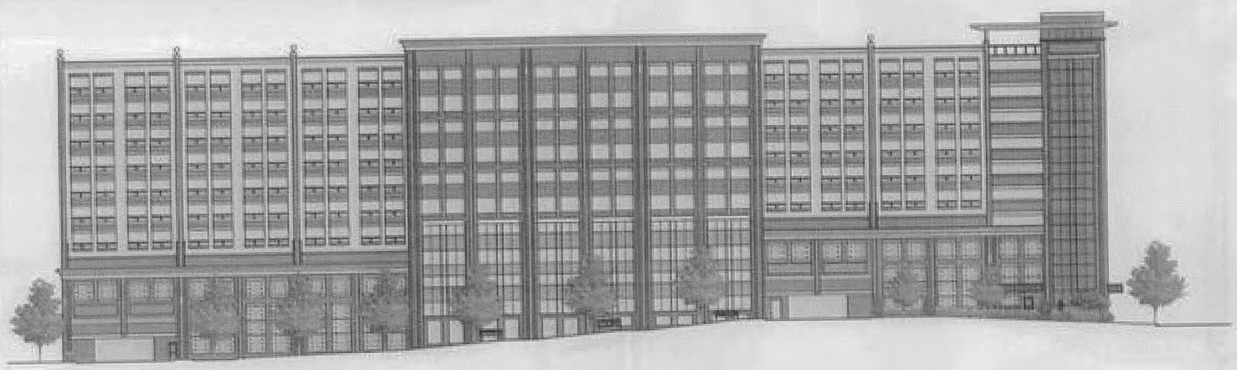
Proposed 3rd Street/Providence Elevation - 7 Floor Version

Presbyterian Hospital



Proposed Caswell Elevation - 7 Floor Version

Presbyterian Hospital



Proposed 3rd Street/Providence Elevation - 12 Floor Version

Presbyterian Hospital



Proposed Caswell Elevation - 12 Floor Version

Presbyterian Hospital

Presbyterian HEALTHCARE

Remarkable People. Remarkable Medicine.

Surgical Services Tower and Parking Deck

3/24/08

PETITION #2013-043

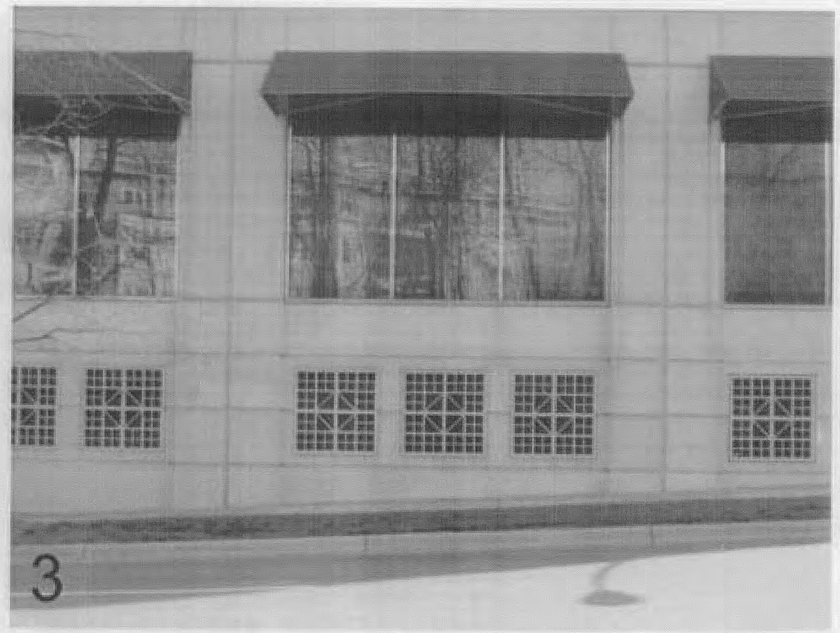
(AMENDS PETITION #2007-076)

APPROVED BY
CITY COUNCIL

JUN 17 2013













Presbyterian HEALTHCARE

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Surgical Services Tower and Parking Deck

3/24/08

PETITION #2013-043

(AMENDS PETITION #2007-076)

McCULLOCH ENGLAND ASSOCIATES ARCHITECTS

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CITY COUNCIL

JUN 17 2013


1


2


3


4


5


6

Presbyterian HEALTHCARE

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Surgical Services Tower and Parking Deck

3/24/08

PETITION #2013-043

(AMENDS PETITION #2007-076)

McCULLOCH ENGLAND ASSOCIATES ARCHITECTS