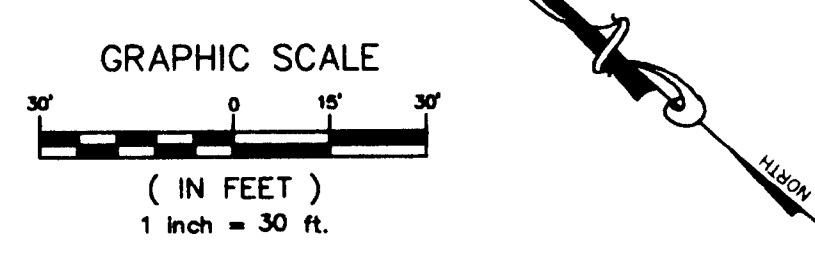


SITE SOLUTIONS
320 W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionsnc.com
Telephone: 704-251-1800
Facsimile: 704-251-0802

- SITE PLAN NOTES**
- 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.
 - 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. 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 proposed use of the property will be for the development of the site to accommodate hospital and hospital related uses, including structured parking and service areas.
 - All dumpsters will be screened with solid enclosures and gates.
 - The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.
 - Parking will be provided which meets or exceeds the requirements of the Ordinance.
 - 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.
 - 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 accommodate utility and service facilities to serve the site, as discussed in the design charrette.
 - 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.
 - Water Quality and Water Quantity Detention will be handled using an underground sand filter system per NC State procedures. Per City and State standards the water quality criteria is to treat the first 1" of rainfall. The Water Quantity will be for the 2 year, 10 year storms and the 50 year overflow.
 - 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.
 - 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.
 - The site plan that is part of this request has been modified to incorporate the changes from the following sources:
 - Street cross sections for all streets bordering the site derived from the design charrette.
 - 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.
 - 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 proposed that three of the buildings on the site be allowed to exceed the height limit, one not to exceed 170', and one not to exceed 140', and the existing building on the site which is 136'.

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	140 Ft.	
12 Level, 2600 Spaces		



McCULLOCH ENGLAND ASSOCIATES ARCHITECTS
160 Queens Road
Charlotte, NC
704/252-5746

SITE PLAN
March 21, 2007

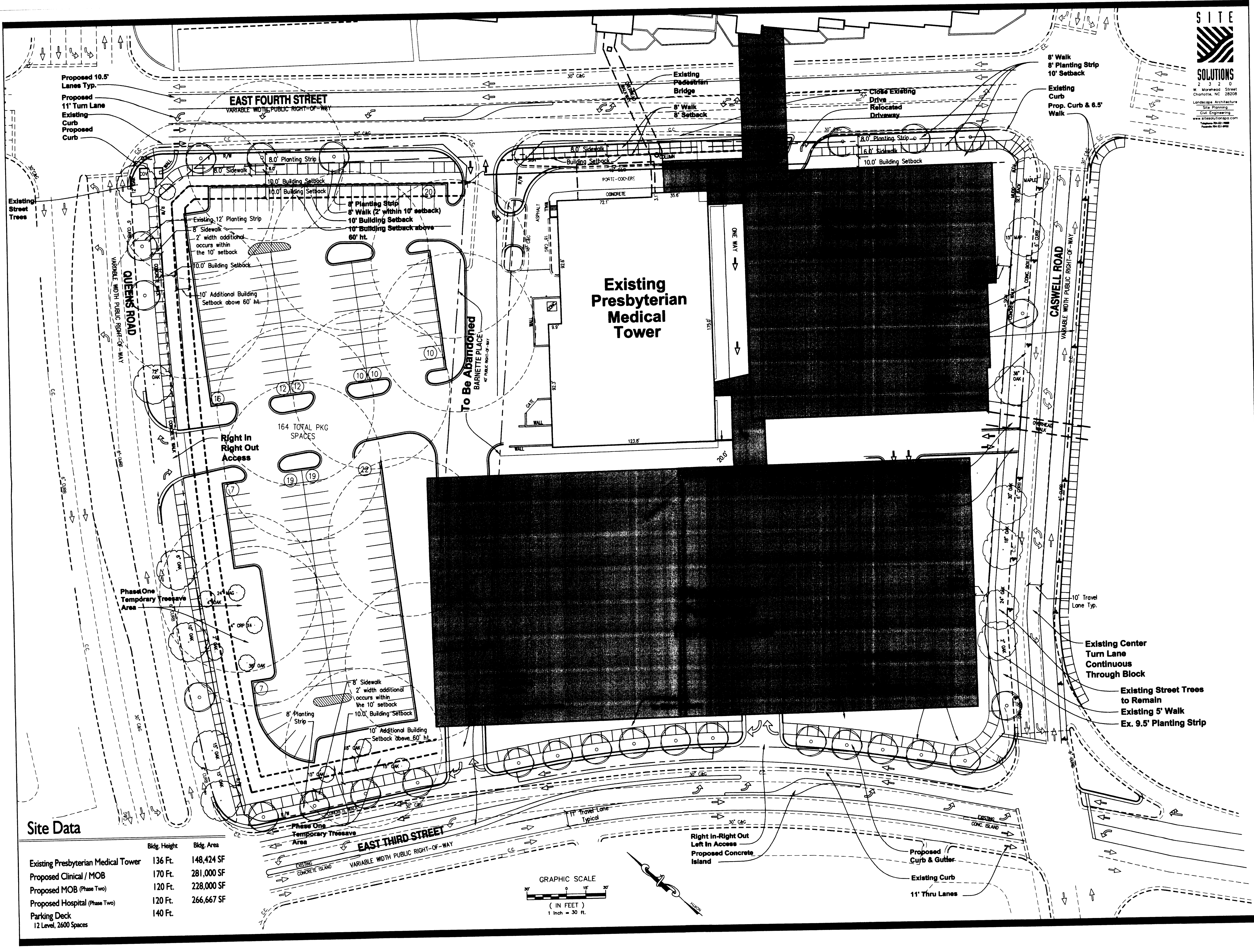
January 23, 2008	Revisions from Design Charrette
February 22, 2008	Revisions per Staff Comments

Presbyterian HEALTHCARE
Presbyterian Hospital
Charlotte,
North Carolina

L-1

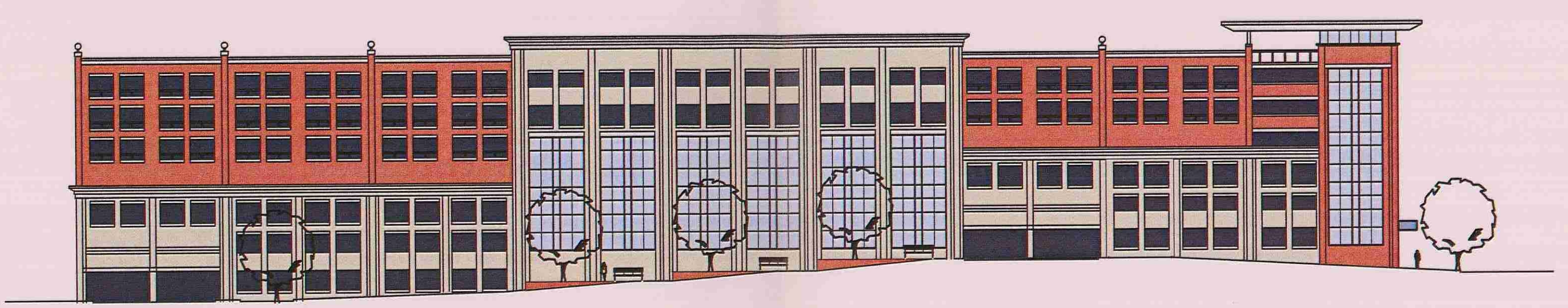
PHASE ONE SITE PLAN

Date	Revisions
March 21, 2007	
January 23, 2008	Revisions from Design Charrette
February 22, 2008	Revisions per Staff Comments



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	140 Ft.	
12 Level, 2600 Spaces		

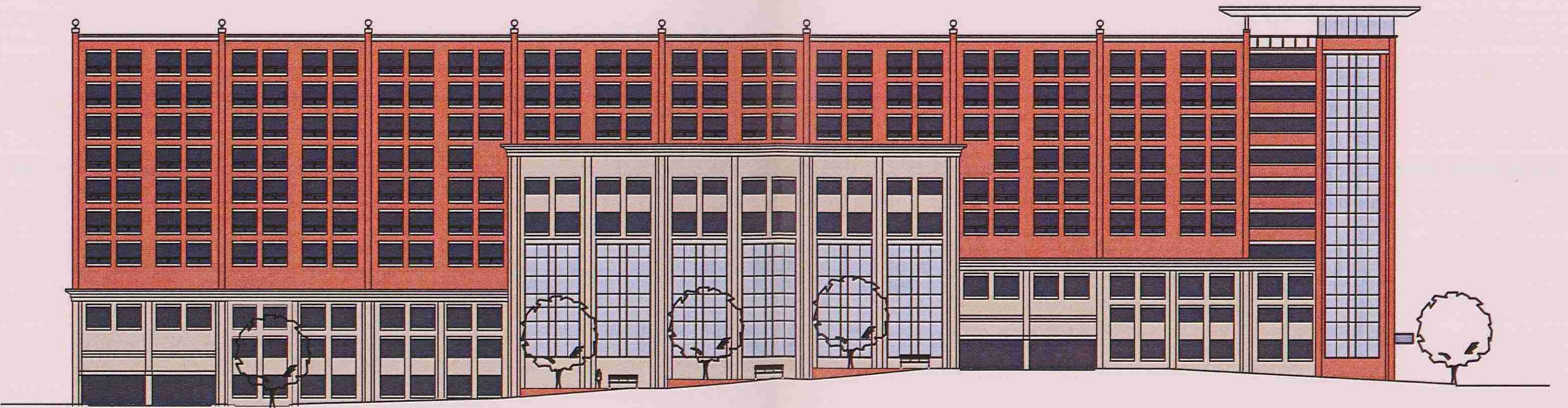


McCULLOCH
BENGLAND
ASSOCIATES
ARCHITECTS

Proposed 3rd Street/ Providence Elevation - 7 Floor Version

Presbyterian Hospital

SCALE: 1/32"=1'-0"



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Proposed 3rd Street/ Providence Elevation - 12 Floor Version

Presbyterian Hospital

SCALE: 1/32"=1'-0"



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Proposed Caswell Elevation - 7 Floor Version

Presbyterian Hospital

SCALE: 1/32"=1'-0"



SWELL & 3RD
V. 712

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ARCHITECTS

Proposed Caswell Elevation - 12 Floor Version

Presbyterian Hospital

SCALE: 1/32"=1'-0"