



PRELIMINARY

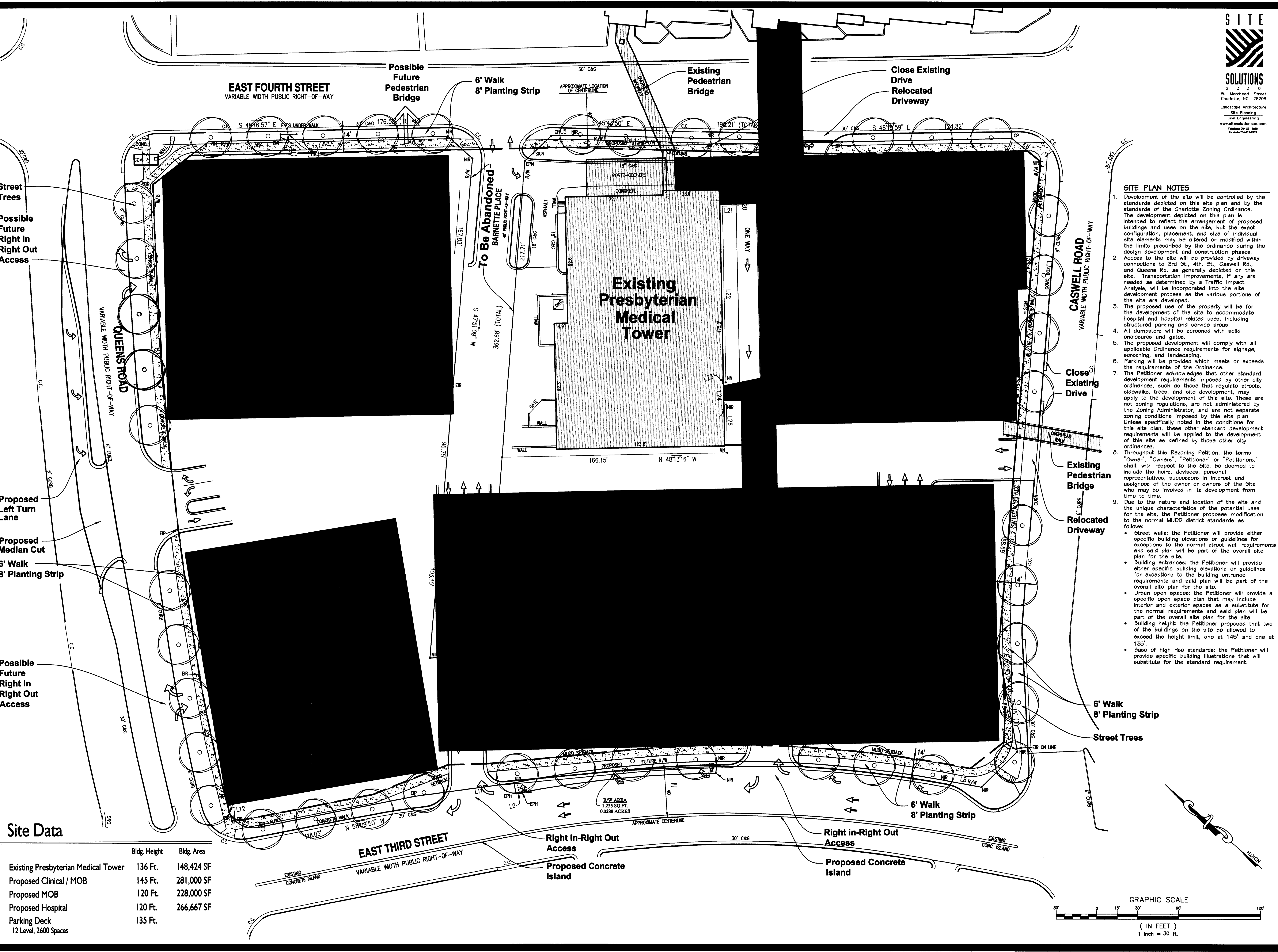
SITE
PLAN

March 21, 2007

2007-076

Presbyterian HEALTHCARE
Presbyterian Hospital
Charlotte,
North Carolina

L-1



Site Data

	Bldg. Height	Bldg. Area
Existing Presbyterian Medical Tower	136 Ft.	148,424 SF
Proposed Clinical / MOB	145 Ft.	281,000 SF
Proposed MOB	120 Ft.	228,000 SF
Proposed Hospital	120 Ft.	266,667 SF
Parking Deck	135 Ft.	
12 Level, 2600 Spaces		

- 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. 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 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 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.
 - Due to the nature and location of the site and the unique characteristics of the potential uses for the site, the Petitioner proposes modification to the normal MUDD district standards as follows:
 - Street walls: the Petitioner will provide either specific building elevations or guidelines for exceptions to the normal street wall requirements and said plan will be part of the overall site plan for the site.
 - Building entrances: the Petitioner will provide either specific building elevations or guidelines for exceptions to the building entrance requirements and said plan will be part of the overall site plan for the site.
 - Urban open spaces: the Petitioner will provide a specific open space plan that may include interior and exterior spaces as a substitute for the normal requirements and said plan will be part of the overall site plan for the site.
 - Building height: the Petitioner proposed that two of the buildings on the site be allowed to exceed the height limit, one at 145' and one at 135'.
 - Base of high rise standards: the Petitioner will provide specific building illustrations that will substitute for the standard requirement.