

Vicinity Map
N.T.S.

R-3

R-3

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Presbyterian Hospital-Albemarle Road Site Technical 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 a new public street that will connect to Albemarle 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. Construction of the full access, signalized intersection where the new public street connects to Albemarle Rd will be constructed and operational prior to the opening of any development on the site. The petitioner will construct pedestrian facilities that connect the buildings on the site to the public sidewalk network and to each other. 8" planting strips and 6' sidewalks will be constructed on all public streets. Pedestrian lighting will be provided in the pedestrian areas within the site.
3. The proposed use of the property will be for the development of the site to accommodate hospital and hospital related uses, including parking and service areas, and associated supporting services, such as a private helicopter landing pad, and facilities such as retail uses and medical office uses. A portion of the site, generally located to the rear of the hospital site, is not shown to have any particular development at this time. Any proposal to develop that portion of the site will involve a site plan amendment at some future time.
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.
6. Parking will be provided which meets or exceeds the requirements of the Ordinance.
7. The hospital proposed for this site will not exceed 110' in height, exclusive of parapets, elevator, communications and utility facilities. Smaller buildings shown on the site plan will have clear glass on public street frontages.
8. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services, including the post construction ordinance.
9. 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.
10. 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.

January 23, 2008, Initial submission
Revised per staff comments March 21, 2008

PARCEL DATA
NOVANT HEALTH, INC.
D.B. 22156 PG. 195
PID #11120103
AREA BY COORDINATE METHOD:
81.7509 ACRES

Vehicular Access
Location

Existing Tree Line

Institutional-CD
Zoning
63.60 Acres

Proposed Public
Street

B1-CD Zoning
18.15 Acres

20' Front Yard
Setback

Relocated Access
Point with Signalized
Intersection

New Median Break
on Albemarle Road per
NCDOT

Additional ROW to be dedicated.

Right-in/right-out
Access

Close Existing Median
Opening

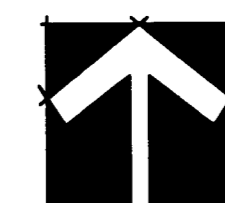
Charlotte ETJ Limits

Site Data

Tax Parcel No.-11120103
Site Area-81.7509 Acres
Existing Zoning-R-3
Proposed Zoning-INST(CD) & B1(CD)

Legend

- Setbacks and Yards
- Landscape Buffer
- Vehicular Access Points



120 0 60 120 240
1"=120'



Landscape Architecture
2 3 2 0
W. Marshfield Street
Charlotte, NC 28208

Site Planning
Civil Engineering
www.siteplansolutions.com

Telephone-704.521.9680
Facsimile-704.521.8955

Presbyterian Hospital East Campus

Tax Parcel #1's - 11120103
Existing Zoning R3
Proposed Zoning INST(CD) & B1(CD)

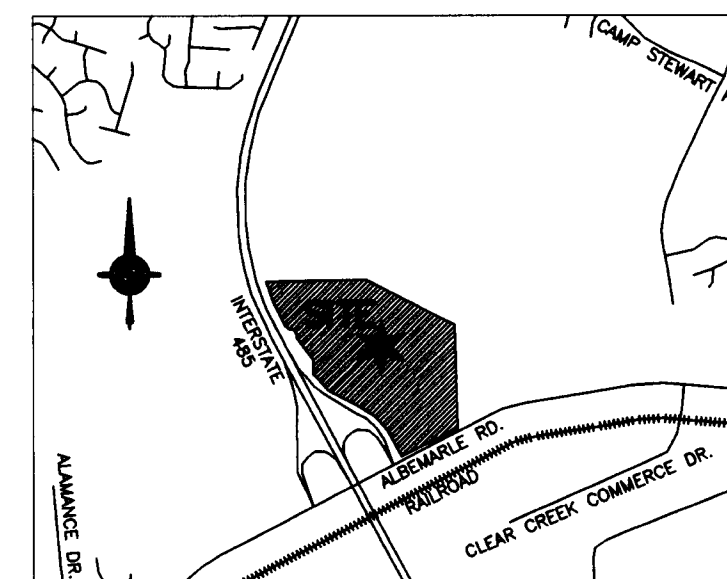
Petitioner:
Presbyterian HEALTHCARE

Conditional Use Rezoning

Project Number: 2865
Drawn By: Site Solutions
Designed By: Site Solutions
Date: 1.25.08

Technical Data Sheet

Revisions
Self Comments 3.24.2008

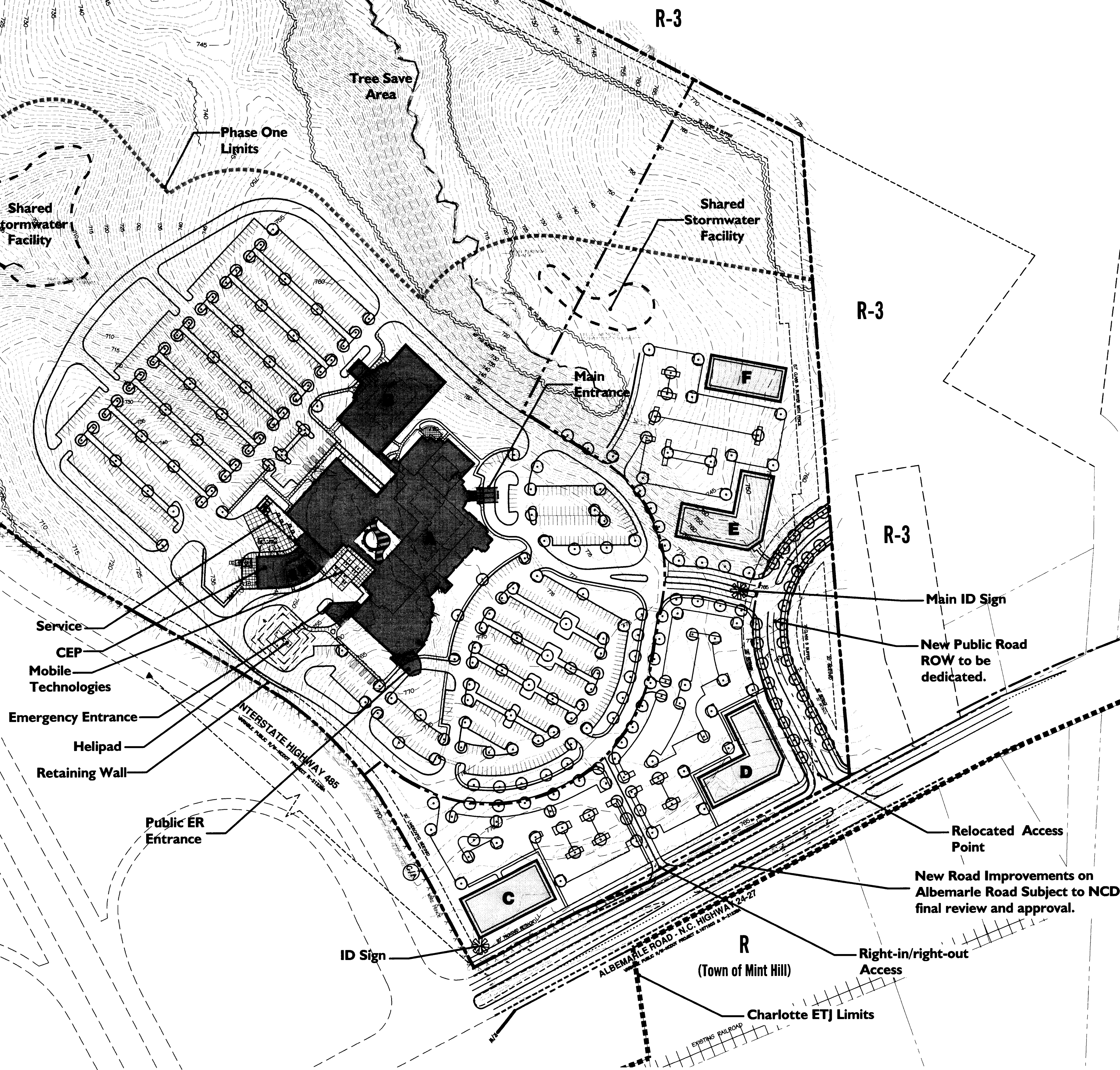


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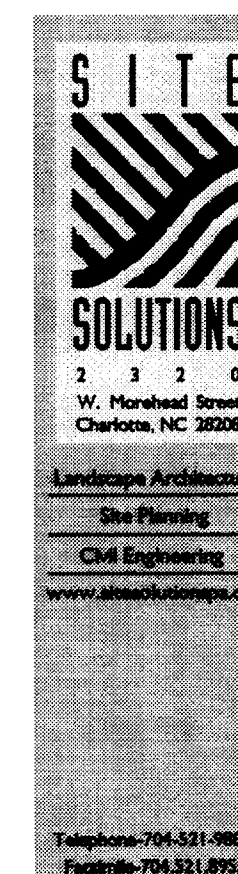
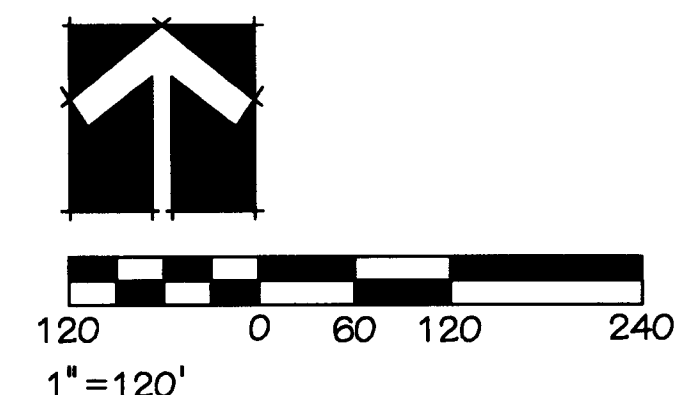
January 23, 2008, Initial submission
Revised per staff comments March 21, 2008



Development Summary		
Bldg.	Use	Sq. Ft.
A	Hospital	
	50 Beds-Phase One	240,000
	Future 50 Additional Beds	120,000
	TOTAL 100 Bed Hospital	360,000
B	Medical Office	75,000
C	Medical Office	15,000
D	Retail/Commercial	20,000
E	Medical Office	25,000
F	Medical Office	25,000
	Total	520,000

Site Data

Tax Parcel No.-11120103
Site Area-81.7509 Acres
Existing Zoning-R-3
Proposed Zoning-INST(CD) & B1(CD)



Presbyterian Hospital East Campus

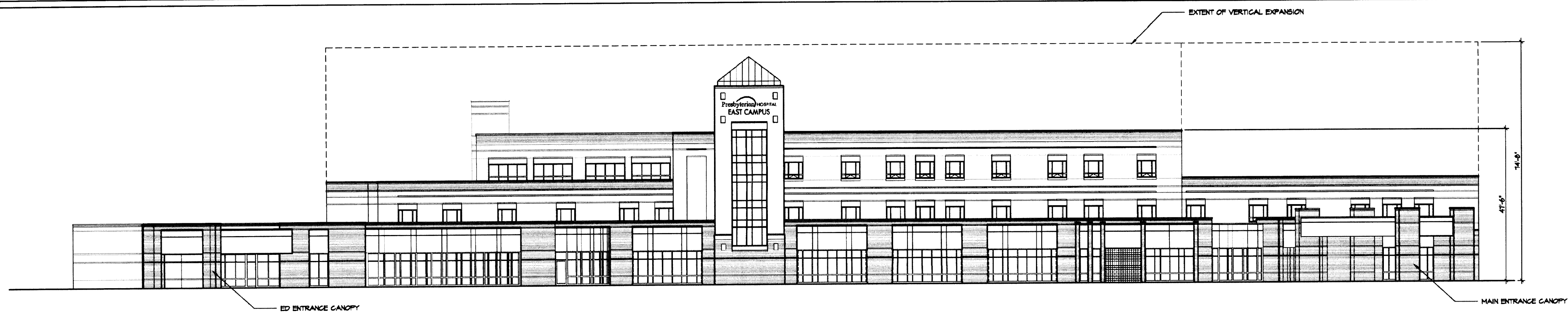
Petitioner:
Presbyterian HEALTHCARE

Conditional Use Rezoning

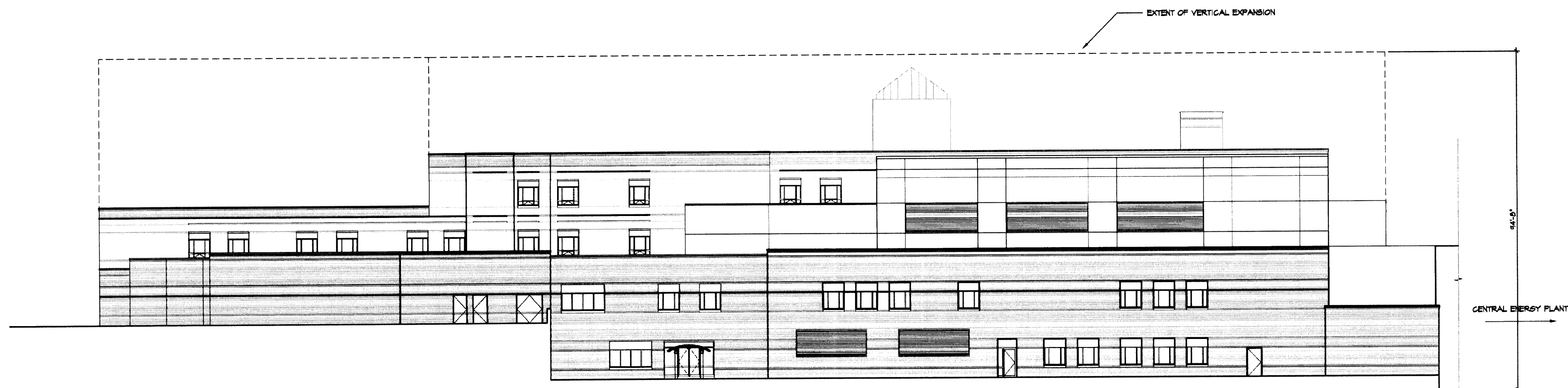
Project Number: 2865
Drawn By: Site Solutions
Designed By: Site Solutions
Date: 1/25/08

Site Plan

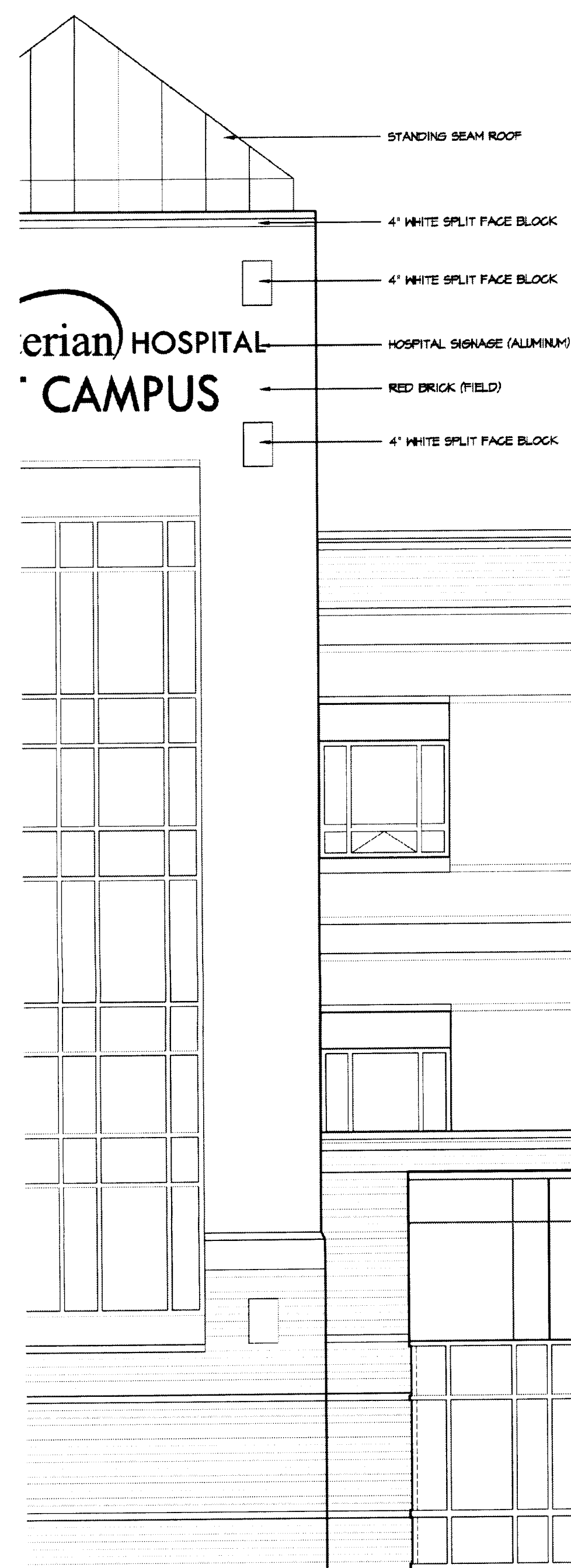
Revisions:
Staff Comments: 3/24/2008



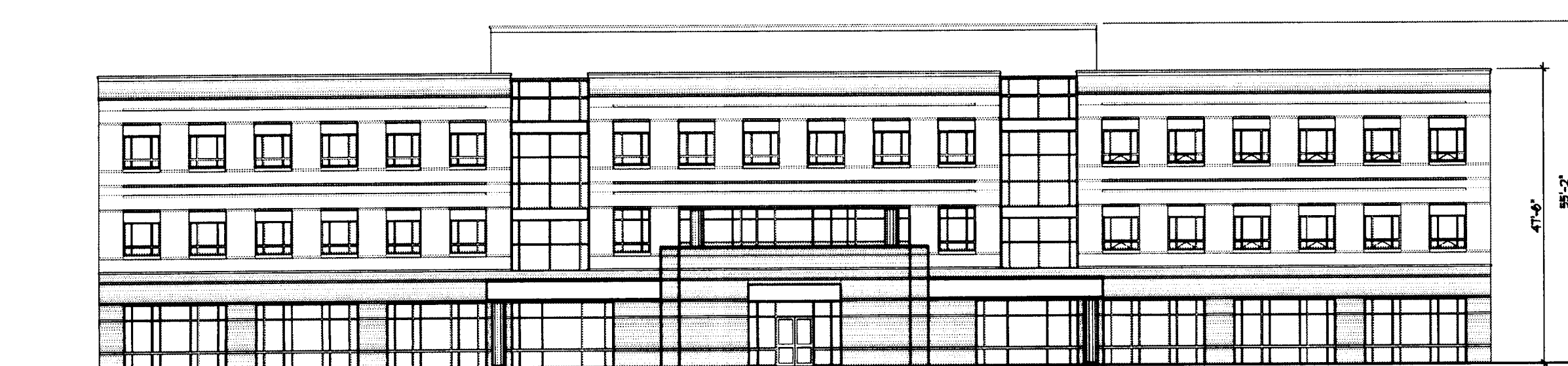
FRONT HOSPITAL ELEVATION
SCALE: 1/16"=1'-0"



REAR HOSPITAL ELEVATION
SCALE: 1/16"=1'-0"

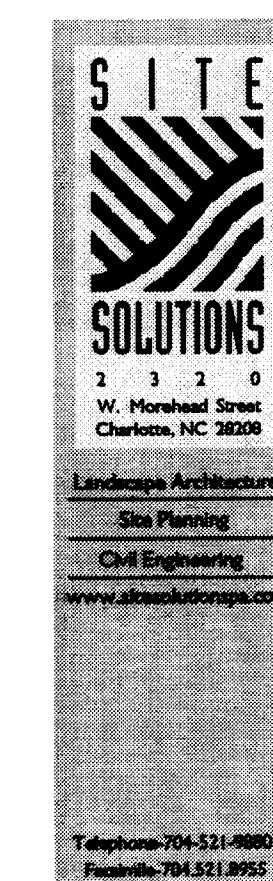


ENLARGED ELEVATION
SCALE: 1/4"=1'-0"



MEDICAL OFFICE BUILDING ELEVATION
SCALE: 1/16"=1'-0"

McCULLOCH
ENGLAND
ASSOCIATES
ARCHITECTS



Presbyterian Hospital East Campus

Tax Parcel #1's - 11120103
Existing Zoning: R3
Proposed Zoning: INST(CD) & B1(CD)

Petitioner:
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Bldgs. A & B Conceptual Building Elevations

Revisions:
Self Comments: 3/24/2008