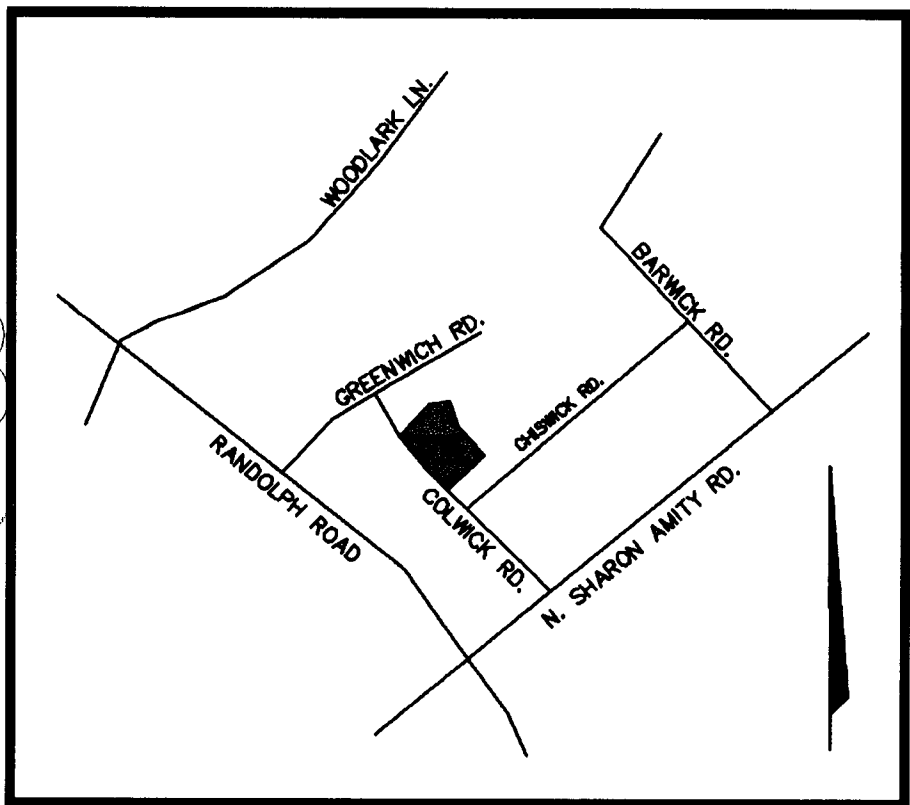


P:\018463 - Sogaworth Properties\000 - Colwick Medical Plaza\Drawings\000118 BASE.DWG
Apr 18, 2008 - 2:30pm By: w/champton

COLWICK ROAD SITE DATA TABLE
TAX PARCEL NO.: 15717222
SITE AREA: APPROX. 1.69 ACRES
EXISTING ZONING: O-2
PROPOSED ZONING: NS
BUILDING AREA PROPOSED: 41,500 SQ. FT.
BUILDING HEIGHT: 3 STORIES
PARKING REQUIRED: 70 (1 SP PER 600 SQ. FT. OF BUILDING)
PARKING PROVIDED: WILL MEET ORDINANCE REQUIREMENTS FOR THIS SITE
PROPOSED USE: MEDICAL OFFICE (75% OF BUILDING)
NS USES (25% OF BUILDING)

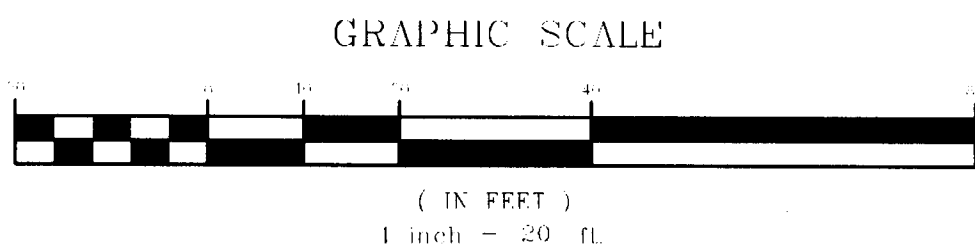
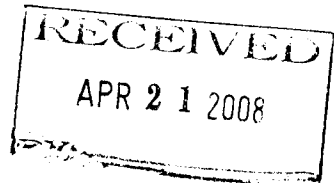


VICINITY MAP
NTS

COLWICK ROAD 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 as provided for in Section 6.207.
2. Access to the site will be provided by driveway connections to Colwick Rd. as generally depicted on this site plan.
3. The proposed use of the property will be for the development of the site to accommodate medical and general office or other neighborhood services along with associated 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.
6. Parking will be provided which meets or exceeds the requirements of the Ordinance.
7. All outdoor lighting shall be full cut-off type lighting fixtures. Site lighting will be limited to 25 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
8. The Petitioner will plant large maturing trees along Colwick Rd. spaced 40' on center. The Petitioner will also install an 8' planting strip and 6' sidewalk along Colwick Rd.
9. The Petitioner will provide storm water detention and water quality treatment on the site.
10. 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.
11. 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 25, 2008, Initial submission.
April 18, 2008, Revised per staff comments



CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
D.B. 1785, PG. 138
TAX #157-172-32
ZONED: R-3

CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
D.B. 1785, PG. 138
TAX #157-172-32

BWB PARTNERS, A N.C. PARTNERSHIP
D.B. 8261, PG. 676
TAX #157-172-33
ZONED: O-2

WILLIAM T. CHRISTENBERY AND
JOHN L. BISHOP
D.B. 7198, PG. 700
TAX #157-172-35

KEITH T. SELLERS
D.B. 6744, PG. 568
TAX #157-172-36

PRESBYTERIAN HEALTH
SERVICES CORPORATION
D.B. 7441, PG. 897
TAX #157-172-21
ZONED: O-2

PROPOSED 3 STORY
BUILDING
41,500 SF

COLWICK ROAD
50' PUBLIC R/W

ZONED: B-1

Kimley-Horn
and Associates, Inc.
4051 CHARLOTTE PARK DRIVE
SUITE 300
CHARLOTTE, NORTH CAROLINA 28217
PHONE: (704) 333-6031
FAX: (704) 333-0845
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REVISED PLAN PER REZONING COMMENTS	
NO.	DATE
A	04/18/08

CLIENT:

COLWICK MEDICAL PARTNERS, LLC
COLWICK ROAD
CHARLOTTE, NORTH CAROLINA

PROJECT:

COLWICK MEDICAL PLAZA

TITLE:

CONCEPTUAL SITE PLAN

DESIGNED BY:	ECH
DRAWN BY:	TCM
CHECKED BY:	JDB
DATE:	04/18/08
PROJECT#:	018463000

C-1

