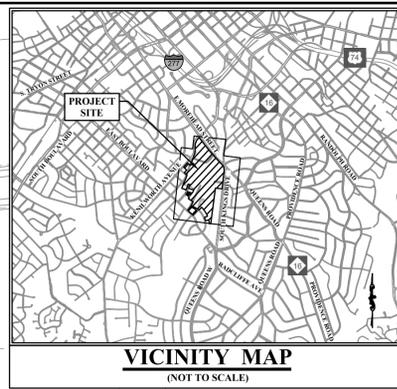
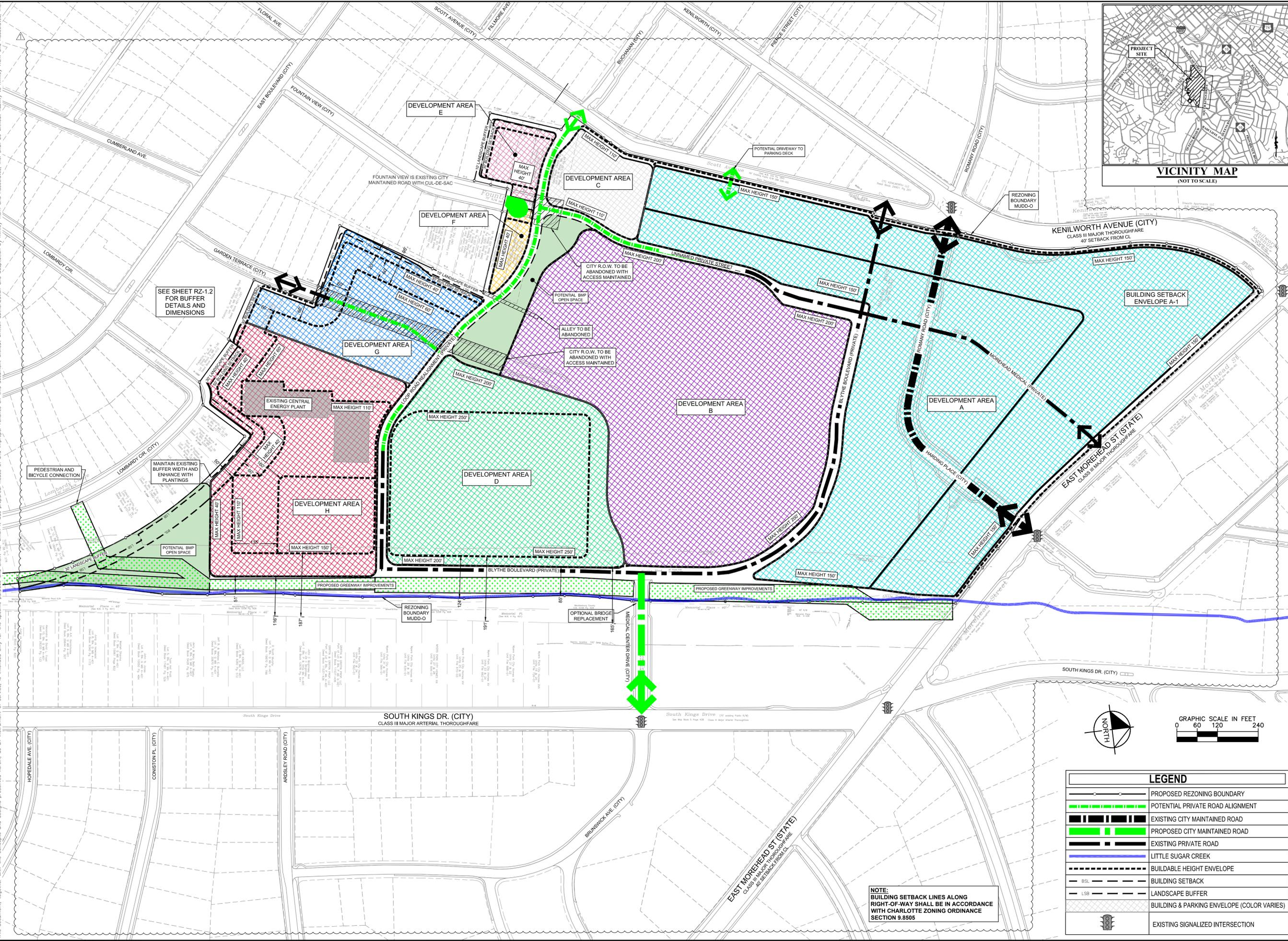


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SEE SHEET RZ-1.2 FOR BUFFER DETAILS AND DIMENSIONS

PEDESTRIAN AND BICYCLE CONNECTION

MAINTAIN EXISTING BUFFER WIDTH AND ENHANCE WITH PLANTINGS

POTENTIAL BMP OPEN SPACE

EXISTING CENTRAL ENERGY PLANT

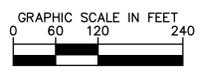
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POTENTIAL BMP OPEN SPACE

ALLEY TO BE ABANDONED

CITY R.O.W. TO BE ABANDONED WITH ACCESS MAINTAINED

NOTE:
 BUILDING SETBACK LINES ALONG RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CHARLOTTE ZONING ORDINANCE SECTION 9.8505



LEGEND	
	PROPOSED REZONING BOUNDARY
	POTENTIAL PRIVATE ROAD ALIGNMENT
	EXISTING CITY MAINTAINED ROAD
	PROPOSED CITY MAINTAINED ROAD
	EXISTING PRIVATE ROAD
	LITTLE SUGAR CREEK
	BUILDABLE HEIGHT ENVELOPE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	BUILDING & PARKING ENVELOPE (COLOR VARIES)
	EXISTING SIGNALIZED INTERSECTION

NO.	REVISIONS	DATE	BY
1	RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK	12/17/2019	CLH

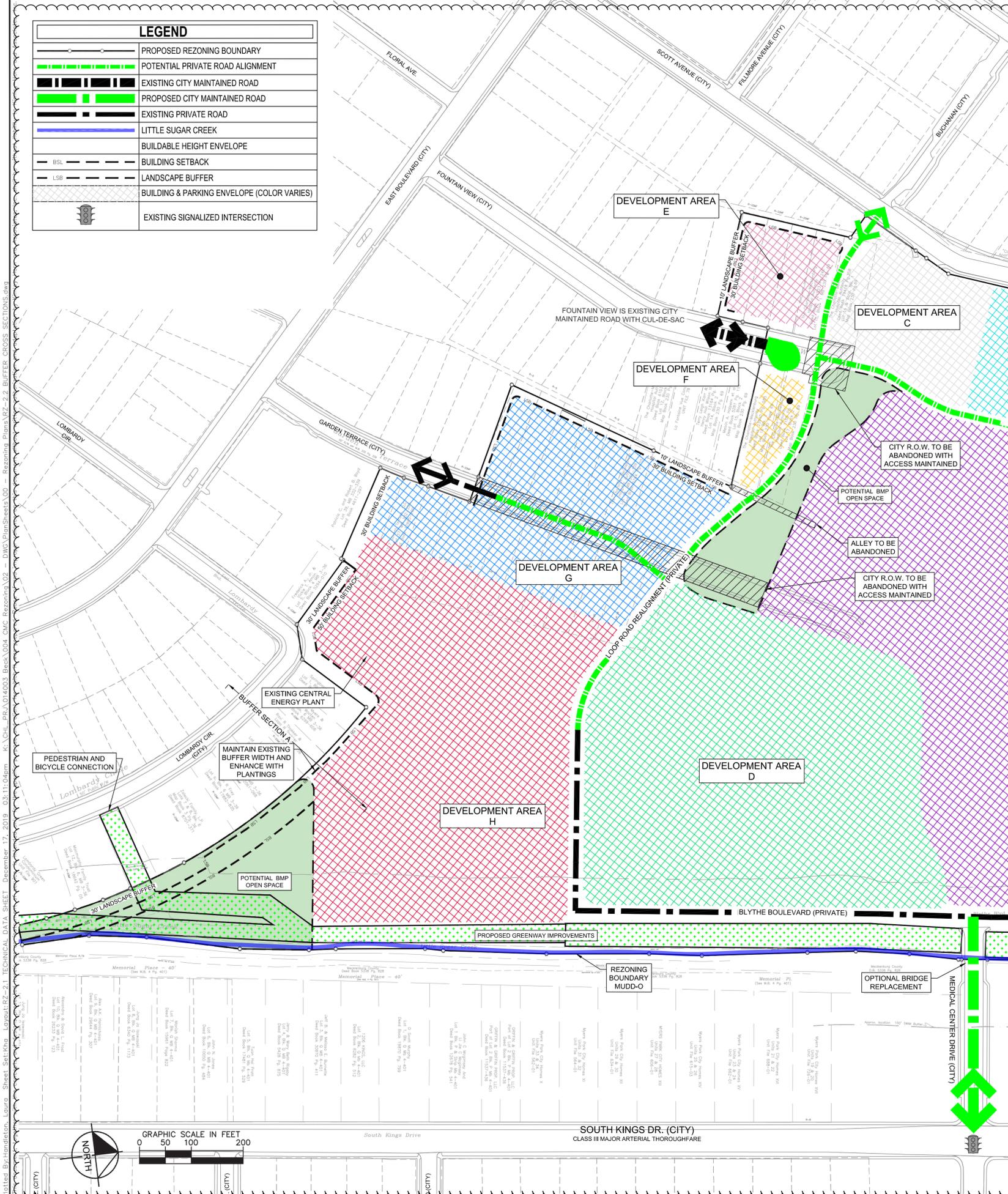
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PRELIMINARY DOCUMENT

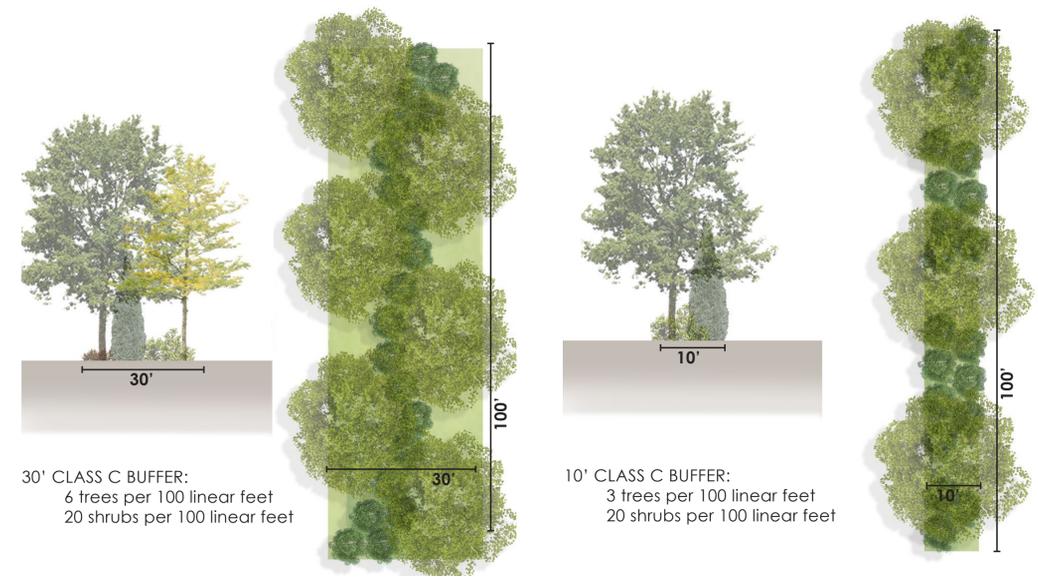
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DATE	12/17/2019
SCALE	AS SHOWN
DESIGNED BY	CLH
DRAWN BY	CLH
CHECKED BY	RTL

BUILDABLE HEIGHT EXHIBIT
 REZONING PETITION NO. 2019-14

CMC MAIN CAMPUS REHABILITATION
 PREPARED FOR
ATRIUM HEALTH
 NORTH CAROLINA
 CITY OF CHARLOTTE
 SHEET NUMBER
RZ-1.1



LEGEND	
	PROPOSED REZONING BOUNDARY
	POTENTIAL PRIVATE ROAD ALIGNMENT
	EXISTING CITY MAINTAINED ROAD
	PROPOSED CITY MAINTAINED ROAD
	EXISTING PRIVATE ROAD
	LITTLE SUGAR CREEK
	BUILDABLE HEIGHT ENVELOPE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	BUILDING & PARKING ENVELOPE (COLOR VARIES)
	EXISTING SIGNALIZED INTERSECTION



30' Class C Buffer: Typical Section

10' Class C Buffer: Typical Section



Proposed Property Buffer Section A
Atrium Health Main Campus- Charlotte, North Carolina

No.	REVISIONS	DATE	BY
1	RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK	12/17/2019	CLH

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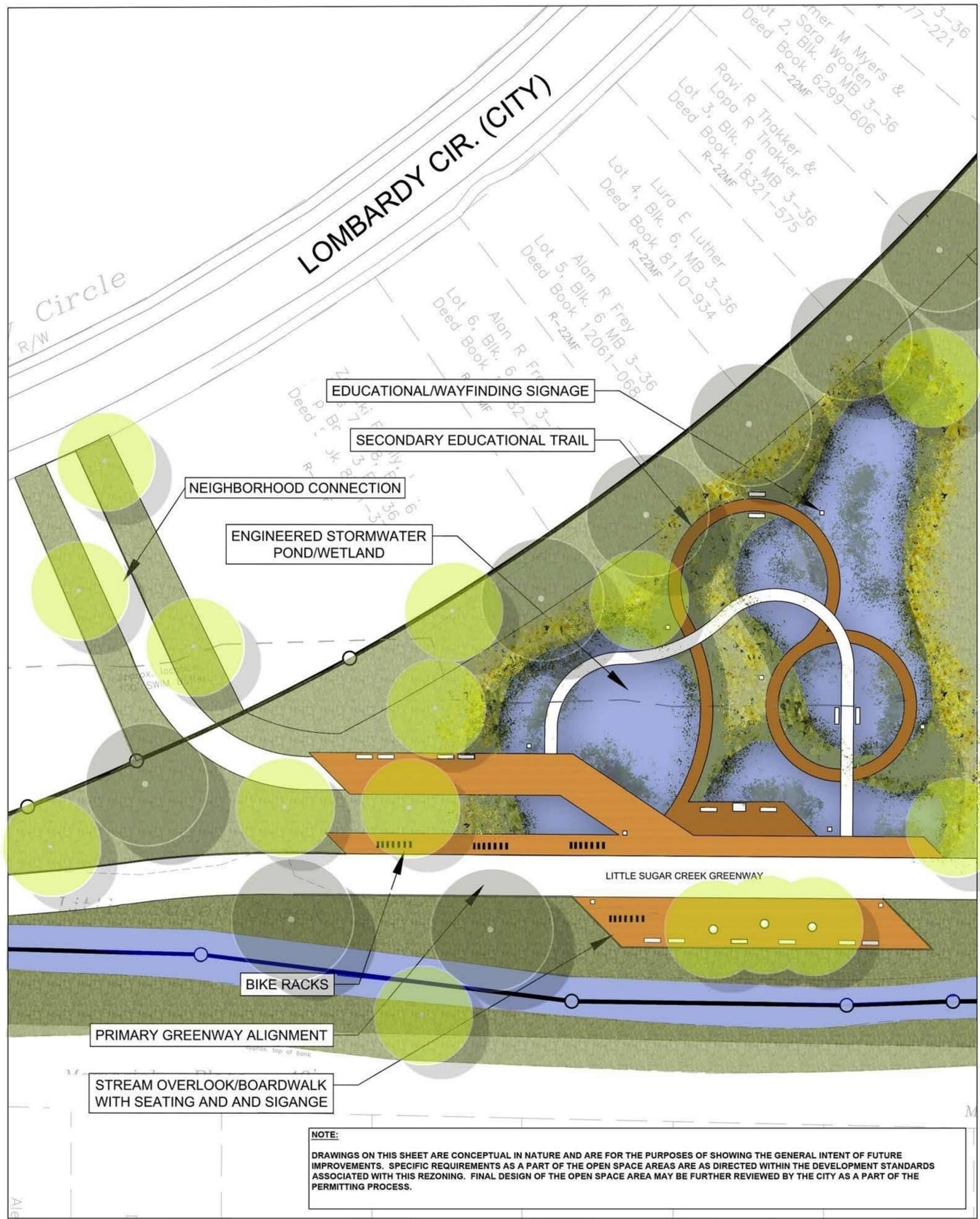
PRELIMINARY DOCUMENT	
KHA PROJECT 01.4003004	DATE 12/17/2019
SCALE AS SHOWN	DESIGNED BY CLH
DRAWN BY CLH	CHECKED BY RTL

BUFFER CROSS SECTIONS
REZONING PETITION NO. 2019-14

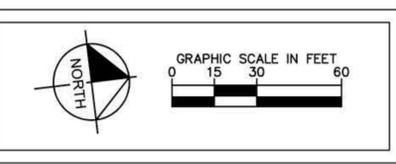
CMC MAIN CAMPUS REHABILITATION PREPARED FOR ATRIUM HEALTH
NORTH CAROLINA
CITY OF CHARLOTTE

SHEET NUMBER
RZ-1.2

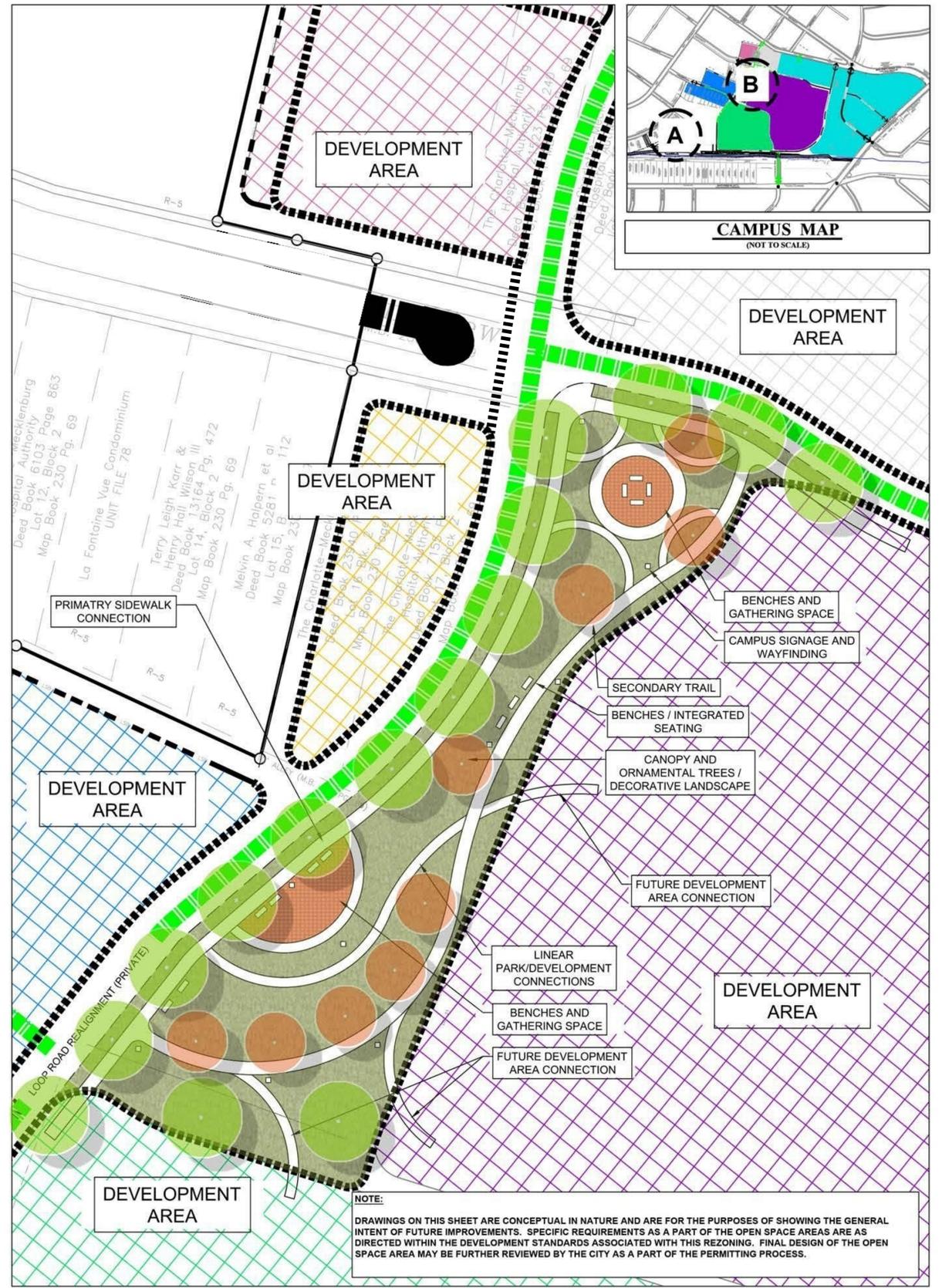
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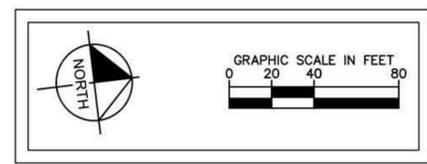
NOTE:
 DRAWINGS ON THIS SHEET ARE CONCEPTUAL IN NATURE AND ARE FOR THE PURPOSES OF SHOWING THE GENERAL INTENT OF FUTURE IMPROVEMENTS. SPECIFIC REQUIREMENTS AS A PART OF THE OPEN SPACE AREAS ARE AS DIRECTED WITHIN THE DEVELOPMENT STANDARDS ASSOCIATED WITH THIS REZONING. FINAL DESIGN OF THE OPEN SPACE AREA MAY BE FURTHER REVIEWED BY THE CITY AS A PART OF THE PERMITTING PROCESS.



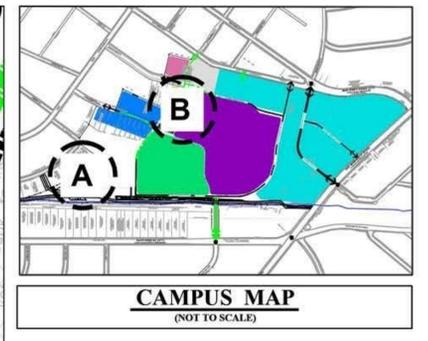
Stormwater - Open Space & Greenway Connection **A**



NOTE:
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Linear Park & Street-Activated Open Space **B**



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PRELIMINARY DOCUMENT		RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK	
KHA PROJECT 014003004		DATE 12/13/2019	
SCALE AS SHOWN		DESIGNED BY CLH	
DRAWN BY CLH		CHECKED BY RTL	
OPEN SPACE EXHIBIT		REZONING PETITION NO. 2019-14	
CMC MAIN CAMPUS REHABILITATION PREPARED FOR ATRIUM HEALTH		CITY OF CHARLOTTE NORTH CAROLINA	
SHEET NUMBER RZ-1.3		NO. 1	
		DATE 12/13/2019	
		BY CLH	
		DATE	

Plotted By: vanMaaren, Crea Sheet: Settkha Layout: CO-2 - GENERAL NOTES December 17, 2019 02:55:00am K:\CHL_PRA\014003_Breck\004_CMC_Rev\02 - Development Standards\00 - Rezoning Plans\RZ-1 - DEVELOPMENT STANDARDS NOTES.dwg

1. GENERAL PROVISIONS

- A. Site. These Development Standards, the Technical Data Sheet, Buildable Height Exhibit, Buffer Exhibit, Open Space Exhibit, Walkability Improvement Plan, Greenway Improvement Exhibit, and Traffic Circulation Plan and other graphics set forth on attached Sheets RZ-1 through RZ-5 form the rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by The Charlotte-Mecklenburg Hospital Authority (the "Petitioner") for an approximately 70.53 acre site that is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
B. Zoning District/Ordinance. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.
C. Graphics and Alterations. The schematic depictions of the uses, sidewalks, driveways, parking areas, streets, development area boundaries and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where modifications will be allowed without requiring the administrative amendment process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- (1) Minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed pursuant to this amendment process, and if it is determined that the alteration does not meet the criteria described above, Petitioner shall then follow the administrative amendment process pursuant to Section 6.207 of the Ordinance in each instance, however, subject to Petitioner's appeal rights set forth in the Ordinance.

- D. Development Areas/Building Envelopes. For entitlement purposes, the Site is divided into eight development areas that are designated on the Rezoning Plan as Development Area A, Development Area B, Development Area C, Development Area D, Development Area E, Development Area F, Development Area G and Development Area H. The boundaries of each development area are the building and parking envelopes for each development area. All principal buildings, accessory structures, structured parking facilities and surface parking areas developed on the Site shall be located within one or more building and parking envelopes. This Rezoning Plan does not limit the number of principal buildings, accessory structures, structured parking facilities and surface parking areas that may be located within any single building and parking envelope or on the Site. The number of principal buildings, accessory structures, structured parking facilities and surface parking areas that may be located on the Site or within any single building and parking envelope shall be governed by the applicable provisions of the Ordinance. Any reference herein to the Site shall be deemed to include Development Area A, Development Area B, Development Area C, Development Area D, Development Area E, Development Area F, Development Area G and Development Area H unless otherwise noted herein.

- E. Existing Buildings, Structures and Improvements. The existing buildings, structures and improvements on the Site may remain in place and be utilized until such time that the relevant portion of the Site on which an existing building, structure or improvement is located to be redeveloped. The redevelopment of any portion of the Site will be required to comply with the requirements of the Rezoning Plan and the MUDD zoning district (except as modified by the Optional Provisions set out below in Section 2). To the extent that any existing building, structure or improvement on the Site does not comply with any requirement of the MUDD zoning district or this Rezoning Plan, Petitioner shall not be required to bring the existing building, structure or improvement or any portions thereof into compliance with the MUDD zoning district pursuant to Section 9.8506(3) of the ordinance or into compliance with the requirements of the Rezoning Plan pursuant to this paragraph 1.E.

- F. Unified Development. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, Petitioner reserves the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard and rear yard and landscape area requirements with respect to the exterior boundary of the Site.

- G. Vested Rights. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.

- H. Amendments. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

- A. Parking, vehicular circulation and vehicular maneuvering space may be located between buildings and structures located on the Site and the required setbacks from all adjacent public and private streets. Notwithstanding the foregoing, this optional provision shall not apply to any new building or structure located in Building Setback Envelope A-1 or to any new building or structure located in Development Area C.

- B. Valet parking service area(s) may be located between the buildings and structures located on the Site and all adjacent public and private streets. Notwithstanding the foregoing, this optional provision shall not apply to any new building or structure located in Building Setback Envelope A-1 or to any new building or structure located in Development Area C.

- C. The existing sidewalks, planting strips and streetscape located along the Site's public street and private street frontages may remain in place.

- D. Existing buildings and structures and renovated and rehabilitated existing buildings and structures located on the Site shall not be required to comply with the urban design and development standards set out Section 9.8506(2)(a), Section 9.8506(2)(h) and Section 9.8506(2)(i) of the Ordinance. Any new buildings or structures constructed on the Site shall be required to comply with these urban design and development standards.

- E. The maximum height of any buildings located on Development Area A or Development Area H shall be 150 feet as measured under the Ordinance.

- F. The maximum height of any building or buildings located on Development Area B shall be 200 feet as measured under the Ordinance.

- G. Subject to the building height envelopes set out in paragraph 6.D below, the maximum height of any building or buildings located on Development Area D shall be 250 feet as measured under the Ordinance.

- H. Subject to the building height envelopes set out in paragraph 6.G below, the maximum height of any building or buildings located on Development Area H shall be 150 feet as measured under the Ordinance.

- I. New wall signs installed on buildings or structures located on the Site may have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.

- J. New monument signs installed on the Site shall have a maximum height of 6 feet and a maximum sign area of 40 feet.

- K. The optional provisions regarding signage are an addition/modification to the standards for signs in the MUDD zoning district and are to be used with the remainder of the MUDD standards for signs that are not modified by these optional provisions.

3. PERMITTED USES

A. Development Area A

- (1) Subject to the development limitations set out herein, that portion of the Site designated as Development Area A may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district. Accessory uses shall include, without limitation, eating, drinking and entertainment establishments located in a health institution building, a building devoted to professional business and general offices and/or a multi-family or planned multi-family building, retail uses located in a health institution building, a building devoted to professional business and general offices and/or a multi-family or planned multi-family building, and structured parking facilities.

- (a) Health institutions, including hospitals, clinics and similar uses.

- (b) Laboratories, dental, medical and optical.

- (c) Laboratories, within an enclosed building for applied and basic research.

- (d) Professional business and general offices, including clinics, medical, dental and doctors offices.

- (e) Colleges or universities, including a medical college and/or a nursing school, and dormitories for the students of any such colleges or universities.

- (f) Multi-family and planned multi-family dwelling units.

- (g) Structured parking facilities as an accessory use.

B. Development Area B

- (1) Subject to the development limitations set out herein, that portion of the Site designated as Development Area B may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district. Accessory uses shall include, without limitation, helpads, eating, drinking and entertainment establishments located in a health institution building and/or a building devoted to professional business and general offices, retail uses located in a health institution building and/or a building devoted to professional business and general offices, and structured parking facilities.

- (a) Health institutions, including hospitals, clinics and similar uses.

- (b) Laboratories, dental, medical and optical.

- (c) Laboratories, within an enclosed building for applied and basic research.

- (d) Professional business and general offices, including clinics, medical, dental and doctors offices.

- (e) Colleges or universities, including a medical college and/or a nursing school, and dormitories for the students of any such colleges or universities.

- (f) Structured parking facilities as an accessory use.

C. Development Area C

- (1) Subject to the development limitations set out herein, that portion of the Site designated as Development Area C may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district. Accessory uses shall include, without limitation, eating, drinking and entertainment establishments located in a health institution building, a building devoted to professional business and general offices and/or a multi-family or planned multi-family building, retail uses located in a health institution building, a building devoted to professional business and general offices and/or a multi-family or planned multi-family building, and structured parking facilities.

- (a) Health institutions, including hospitals, clinics and similar uses.

- (b) Laboratories, dental, medical and optical.

- (c) Laboratories, within an enclosed building for applied and basic research.

- (d) Professional business and general offices, including clinics, medical, dental and doctors offices.

- (e) Multi-family and planned multi-family dwelling units.

- (f) Structured parking facilities as an accessory use.

D. Development Area D

- (1) Subject to the development limitations set out herein, that portion of the Site designated as Development Area D may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district. Accessory uses shall include, without limitation, helpads, eating, drinking and entertainment establishments located in a health institution building, and/or a building devoted to professional business and general offices, retail uses located in a health institution building and/or a building devoted to professional business and general offices, and structured parking facilities.

- (a) Health institutions, including hospitals, clinics and similar uses.

- (b) Laboratories, dental, medical and optical.

- (c) Laboratories, within an enclosed building for applied and basic research.

- (d) Professional business and general offices, including clinics, medical, dental and doctors offices.

- (e) Colleges or universities, including a medical college and/or a nursing school, and dormitories for the students of any such colleges or universities.

- (f) Structured parking facilities as an accessory use.

E. Development Area E

- (1) Subject to the development limitations set out herein, that portion of the Site designated as Development Area E may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district. Accessory uses shall include, without limitation, eating, drinking and entertainment establishments located in a health institution building, a building devoted to professional business and general offices and/or a multi-family or planned multi-family building, retail uses located in a health institution building, and structured parking facilities.

- (a) Health institutions, including hospitals, clinics and similar uses.

- (b) Laboratories, dental, medical and optical.

- (c) Laboratories, within an enclosed building for applied and basic research.

- (d) Professional business and general offices, including clinics, medical, dental and doctors offices.

- (e) Multi-family and planned multi-family dwelling units.

- (f) Dwellings, detached, duplex, triplex and quadraplex.

- (g) Structured parking facilities as an accessory use.

F. Development Area F

- (1) Subject to the development limitations set out herein, that portion of the Site designated as Development Area F may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district.

- (a) Multi-family and planned multi-family dwelling units.

- (b) Dwellings, detached, duplex, triplex and quadraplex.

G. Development Area G

- (1) Subject to the development limitations set out herein, that portion of the Site designated as Development Area G may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district. Accessory uses shall include, without limitation, eating, drinking and entertainment establishments located in a health institution building, a building devoted to professional business and general offices and/or a multi-family or planned multi-family building, retail uses located in a health institution building, a building devoted to professional business and general offices and/or a multi-family or planned multi-family building, and structured parking facilities.

- (a) Health institutions, including hospitals, clinics and similar uses.

- (b) Laboratories, dental, medical and optical.

- (c) Laboratories, within an enclosed building for applied and basic research.

- (d) Professional business and general offices, including clinics, medical, dental and doctors offices.

- (e) Colleges or universities, including a medical college and/or a nursing school, and dormitories for the students of any such colleges or universities.

- (f) Multi-family and planned multi-family dwelling units.

- (g) Dwellings, detached, duplex, triplex and quadraplex.

- (h) Structured parking facilities as an accessory use.

H. Development Area H

- (1) Subject to the development limitations set out herein, that portion of the Site designated as Development Area H may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district. Accessory uses shall include, without limitation, eating, drinking and entertainment establishments located in a health institution building and/or a building devoted to professional business and general offices, retail uses located in a health institution building, and/or a building devoted to professional business and general offices, and structured parking facilities.

- (a) Health institutions, including hospitals, clinics and similar uses.

- (b) Laboratories, dental, medical and optical.

- (c) Laboratories, within an enclosed building for applied and basic research.

- (d) Professional business and general offices, including clinics, medical, dental and doctors offices.

- (e) Structured parking facilities as an accessory use.

4. DEVELOPMENT LIMITATIONS

- A. A total maximum of 4,795,000 square feet of gross floor area may be developed and located on the Site.

- B. In the event that multi-family or planned multi-family dwelling units are developed on the Site, each multi-family or planned multi-family dwelling unit shall be counted towards the maximum allowed total gross floor area at the rate of 1,000 square feet per multi-family dwelling unit.

- C. Notwithstanding the terms of paragraph B above, a total maximum of 425 multi-family dwelling units may be located on the Site.

- D. A maximum of 42 detached, duplex, triplex and/or quadraplex, dwelling units may be located on the Site. The gross floor area of detached, duplex, triplex and/or quadraplex dwelling units shall not be considered or counted towards the maximum gross floor area or density allowed on the Site set out above in paragraph A.

- E. Helpads as an accessory use shall only be permitted in Development Area A, Development Area B and Development Area D.

- F. For purposes of these development limitations and the development standards in general, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude structured parking facilities, surface parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level.

- G. As provided in paragraph D above, the gross floor area of any structured parking facilities located on the Site shall not be considered or counted towards the maximum gross floor area or density allowed on the Site.

5. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").

- B. The alignments of the internal public streets, internal private streets, internal private drives, vehicular circulation areas and driveways may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns and building and parking layouts, and to accommodate any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

- C. The access bridge on Medical Center Drive may be realigned as generally depicted on the Rezoning Plan at the option of Petitioner.

- D. Petitioner shall submit a Petition to the City of Charlotte (the "City") requesting the abandonment of that portion of Garden Terrace that is generally depicted on the Rezoning Plan. In the event that the City abandons this right of way, a vehicular connection from the Site to the remaining portion of Garden Terrace shall be maintained as generally depicted on the Rezoning Plan.

- E. Petitioner shall submit a Petition to the City requesting the abandonment of that portion of Fountain View that is generally depicted on the Rezoning Plan.

- F. Petitioner shall submit a Petition to the City requesting the abandonment of that portion of an alley located on the Site that is generally depicted on the Rezoning Plan.

- G. Petitioner shall not make a vehicular connection from the Site or the private Loop Road to Fountain View unless required by CDOT.

- H. Pedestrian circulation on and through the Site shall be provided as generally depicted on the Walkability Improvement Plan on Sheet RZ-3 of the Rezoning Plan. Adjustments to the pedestrian circulation plan shall be permitted during the permitting process to accommodate changes in traffic patterns and building and parking layouts and site conditions.

- I. Prior to the issuance of the first certificate of occupancy for a new building constructed in Development Area A, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of Development Area A located immediately adjacent to Kenilworth Avenue required to provide right of way measuring 40 feet from the centerline of existing Kenilworth Avenue, to the extent that such right of way does not already exist.

- J. Cross sections for the internal private streets on the Site shall be provided during the permitting process.

- K. Cross sections for the Medical Center Drive and the new Medical Center Drive Bridge to be constructed on the Site shall be provided during the permitting process.

- L. A cross section for the extension of Garden Terrace to the realigned Loop Road shall be provided during the permitting process. This cross section shall apply only to the extended portion of Garden Terrace.

- M. The pedestrian connections to be provided on the Site are generally depicted on the Walkability Improvement Plan on Sheet RZ-3 of the Rezoning Plan. Adjustments to the pedestrian circulation plan shall be permitted during the permitting process to accommodate changes in traffic patterns and building and parking layouts and site conditions.

- N. As a part of the permitting process for the first new building to be constructed on the Site after the approval of this rezoning Petition, Petitioner shall submit a Transportation Demand Management Plan to CDOT for review and approval.

- O. As a part of the permitting process for the first new building to be constructed on the Site after the approval of this Rezoning Petition, Petitioner shall submit a wayfinding plan for the Site to CDOT for review and approval.

- P. Subject to the approval of CDOT and any other applicable governmental agencies and the availability of existing right of way to accommodate such improvement, Petitioner shall convert Buchanan Street between Kenilworth Avenue and Scott Avenue into a two-way street. In the event that Petitioner cannot obtain all approvals and permits required to install this improvement or if there is not existing right of way to accommodate this improvement, then Petitioner shall have no obligation to convert Buchanan Street between Kenilworth Avenue and Scott Avenue into a two-way street.

6. ARCHITECTURAL STANDARDS

- A. The maximum height of any building or buildings located on Development Area A shall be 150 feet as measured under the Ordinance.

- B. The maximum height of any building or buildings located on Development Area B shall be 200 feet as measured under the Ordinance.

- C. The maximum height of any building or buildings located on Development Area C shall be 110 feet as measured under the Ordinance.

- D. The maximum height of any building or buildings (or portions thereof) located on Development Area D within the 250 foot building height envelope shall be 250 feet as measured under the Ordinance. The maximum height of any building or buildings (or portions thereof) located on Development Area D within the 200 foot building height envelope shall be 200 feet as measured under the Ordinance. Buildings may not be located on Development Area D outside of the building height envelopes. The building height envelopes are depicted on the Buildable Height Exhibit on Sheet RZ-1.1 of the Rezoning Plan.

- E. The maximum height of any building or buildings located on Development Area E or Development Area F shall be 40 feet as measured under the Ordinance.

- F. The maximum height of any building or buildings (or portions thereof) located on Development Area G within the 60 foot building height envelope shall be 60 feet as measured under the Ordinance. The maximum height of any building or buildings (or portions thereof) located on Development Area G within the 40 foot building height envelope shall be 40 feet as measured under the Ordinance. Buildings may not be located on Development Area G outside of the building height envelopes. The building height envelopes are depicted on the Buildable Height Exhibit on Sheet RZ-1.1 of the Rezoning Plan.

- G. The maximum height of any building or buildings (or portions thereof) located on Development Area H within the 150 foot building height envelope shall be 150 feet as measured under the Ordinance. The maximum height of any building or buildings (or portions thereof) located on Development Area H within the 110 foot building height envelope shall be 110 feet as measured under the Ordinance. The maximum height of any building or buildings (or portions thereof) located on Development Area H within the 60 foot building height envelope shall be 60 feet as measured under the Ordinance. The maximum height of any building or buildings (or portions thereof) located on Development Area H within the 40 foot building height envelope shall be 40 feet as measured under the Ordinance. Buildings may not be located on Development Area H outside of the building height envelopes. The building height envelopes are depicted on the Buildable Height Exhibit on Sheet RZ-1.1 of the Rezoning Plan.

Table with columns for RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK, REVISIONS, and DATE.

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PRELIMINARY DOCUMENT

Table with columns for KHA PROJECT, DATE, SCALE, AS SHOWN, DESIGNED BY, DRAWN BY, and CHECKED BY.

DEVELOPMENT STANDARDS

CMC MAIN CAMPUS REHABILITATION PREPARED FOR ATRIUM HEALTH NORTH CAROLINA

Plotted By: VanMooren, Greg - Sheet: Sct:Kha - Layout: CO-2 - GENERAL NOTES - December 17, 2019 02:55:00pm K:\CHL\PRE\014003_Beck\004_CMC Rezoning\02 - DWA\PlanSheets\00 - Rezoning Plans\RZ-1.1 - DEVELOPMENT STANDARDS NOTES.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is

- H. The maximum setback from Scott Avenue, Kenilworth Avenue and East Morehead Street for a new building or structure constructed within that portion of Development Area A designated as Building Setback Envelope A-1 shall be 14 feet from the back of the existing or future curb located along Scott Avenue, Kenilworth Avenue and East Morehead Street. No surface parking, vehicular circulation or vehicular maneuvering space shall be permitted in the setback or between any new building or structure located in Building Setback Envelope A-1 and the setback, except that driveways providing access to a parking area may be installed across these areas. It is the intent that these driveways are as nearly perpendicular to the street right of way as possible.
- 7. STREETScape/LANDSCAPING**
- A. The existing sidewalks, planting strips, street trees and streetscape located along the Site's public street and private street frontages shall remain in place. Notwithstanding the foregoing, the existing sidewalks, planting strips and street trees may be replaced by Petitioner at its option, and such improvements shall comply with the requirements of the Ordinance.
- B. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- C. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
- D. Landscape areas planted to the standards of a Class C' buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan and the Buffer Exhibit on Sheet RZ-1.2 of the Rezoning Plan. The widths of these landscape areas are depicted on the Rezoning Plan and the Buffer Exhibit.
- E. Petitioner shall install new sidewalks on realigned Loop Road and Blythe Boulevard to provide a pedestrian/bicycle connection from the Greenway Trail (defined below) to Scott Avenue as generally depicted on the Walkability Improvement Plan on Sheet RZ-3 of the Rezoning Plan.
- 8. ENVIRONMENTAL FEATURES**
- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.
- B. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- C. The development of the Site proposed under this Rezoning Plan is considered to be a "redevelopment" under the City of Charlotte Tree Ordinance. Therefore, the Site is not subject to the 15 percent tree save requirement under the City of Charlotte Tree Ordinance.
- 9. PARKS/GREENWAYS/OPEN SPACE**
- A. As noted above in paragraph 1.E., the Site shall be considered to be a planned/unified development. Accordingly, the urban open space requirements of the Ordinance shall be calculated and satisfied over the entire Site, rather than within each individual Development Area. As a result, each individual Development Area shall not be required to meet the urban open space requirements provided that the Site as a whole meets such urban open space requirements.
- B. Subject to the approval of all applicable governmental agencies and authorities and the acquisition of any required easements from Mecklenburg County, Petitioner shall improve the greenway (the "Greenway") and the greenway trail (the "Greenway Trail") located along the Site's eastern boundary line in accordance with the Greenway Improvement Exhibit on Sheet RZ-4 of the Rezoning Plan. The improvements to the Greenway and the Greenway Trail shall be completed prior to the issuance of the first certificate of occupancy for a new building constructed on Development Area D. In the event that Petitioner cannot obtain all approvals and permits or any easements from Mecklenburg County required to improve the Greenway and the Greenway Trail, then Petitioner shall have no obligation to improve the Greenway and the Greenway Trail.
- C. At such times that a detour route for the Greenway Trail is required during the construction and installation of the improvements to the Greenway and the Greenway Trail, a detour route shall be established along the existing sidewalk located along the western side of South Kings Drive. Appropriate signage, approved during the permitting process, shall be installed to direct pedestrians and bicyclists to the detour route.
- D. To construct and install the improvements to the Greenway and the Greenway Trail described above in paragraph 9.B, Petitioner shall be required to acquire a temporary construction easement from Mecklenburg County to permit Petitioner to enter the Greenway to construct such improvements.
- E. As depicted on the Greenway Improvement Exhibit, portions of the improved Greenway Trail are planned to be located on Tax Parcel Nos. 153-021-32, 153-021-33, 153-021-34, 153-021-35, 153-021-37, 153-021-38, 153-021-39 and 153-021-40 (the "Adjacent Parcels"). Petitioner shall be required to obtain permanent easements from the owners of the Adjacent Parcels to accommodate the location of the improved Greenway Trail on the Adjacent Parcels. If Petitioner is unable to obtain the required easements from the owners of the Adjacent Parcels, then the improved Greenway Trail shall not be located on the Adjacent Parcels and the relevant portion of the improved Greenway Trail shall be located generally in its current location on the east side of Little Sugar Creek.
- F. The improved Greenway Trail shall meet the standards and specifications of Mecklenburg County, and the final alignment of the improved Greenway Trail shall be approved by Mecklenburg County.
- G. The construction documents for the improvements to the Greenway and the Greenway Trail shall be reviewed and approved by Storm Water Services during the permitting process.
- H. At a minimum, the open space areas on the Site depicted on the Rezoning Plan shall contain hardscape, landscaping, walking trails and benches.
- I. Petitioner shall construct and install a minimum of three accessible pedestrian connections from the Site to the Greenway Trail. The final locations of the accessible pedestrian connections may vary from what is depicted on Sheet RZ-4 of the Rezoning Plan.
- 10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

1

CMC MAIN CAMPUS REHABILITATION PREPARED FOR ATRIUM HEALTH <small>NORTH CAROLINA CITY OF CHARLOTTE</small>	DEVELOPMENT STANDARDS REZONING PETITION NO. 2019-14	 <small>© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102</small>	PRELIMINARY DOCUMENT
SHEET NUMBER RZ-2.1	KHA PROJECT 014003004 DATE 12/17/2019 SCALE AS SHOWN DESIGNED BY CLH DRAWN BY CLH CHECKED BY RTL	RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK REVISIONS No. 1 DATE 12/17/2019 CLH	No. 1 DATE 12/17/2019 CLH

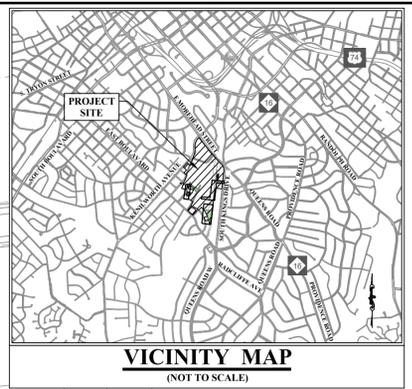
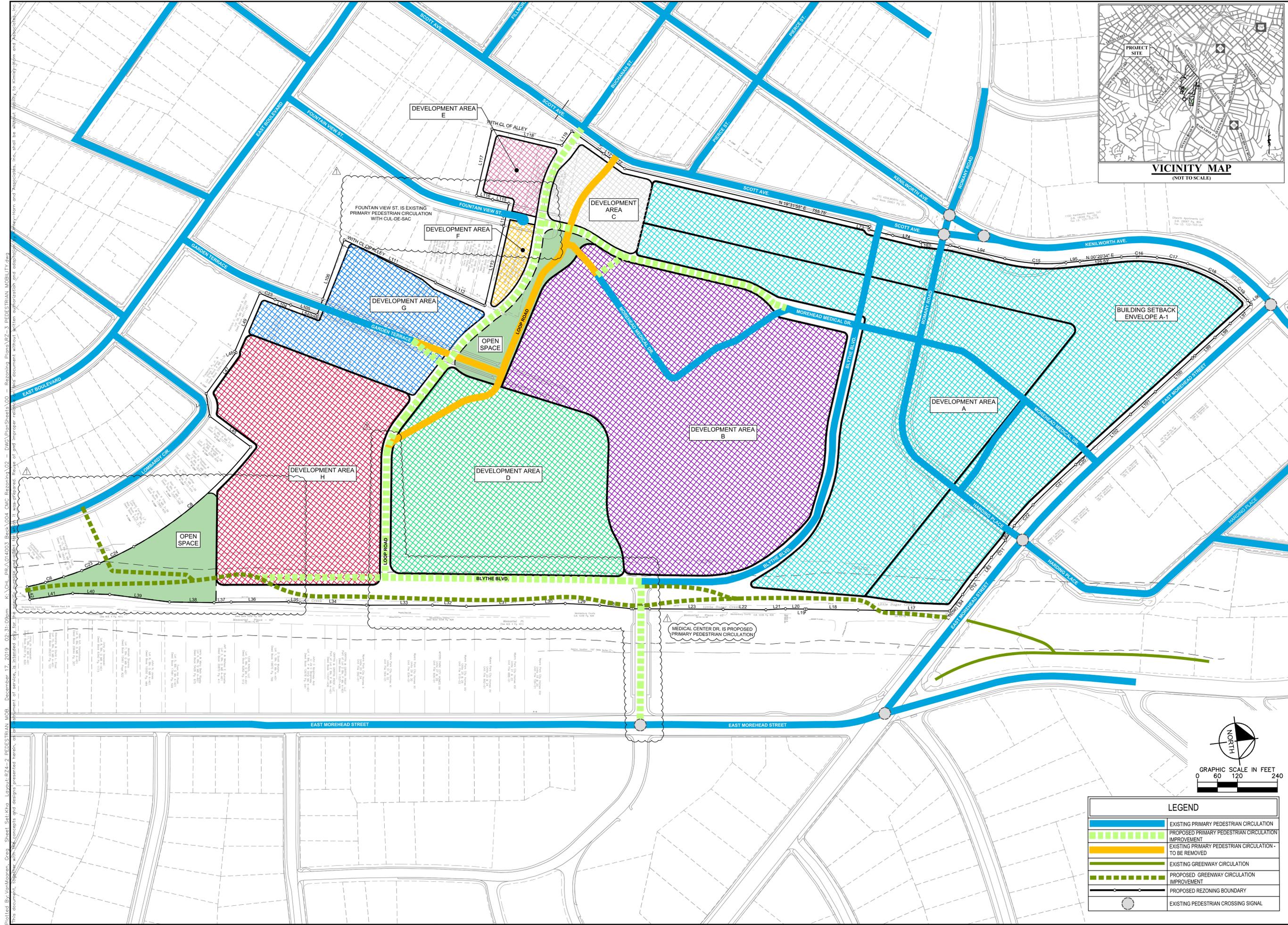
Plotted By: VanMooren, Greg - Sheet: Sct1:Kha - Layout:CO-2 - GENERAL NOTES: December 17, 2019 02:55:03pm. K:\CHL\PRE\1014003\Book\004_CMC Rezoning\02 - DWG\PlanSheets\00 - Rezoning Plans\RZ-1.2 - DEVELOPMENT STANDARDS NOTES.dwg
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Legal Description
Atrium Carolinas Medical Center - Main Campus
Rezoning Petition 2019

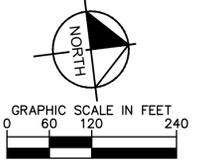
BEING all that certain area or tract of land subject to the related rezoning petition, which said area or tract is comprised of multiple existing land parcels and portions of street rights-of-way and portions of alleys located within the City of Charlotte, Mecklenburg County, North Carolina, and fronting on East Morehead Street, the waters of Little Sugar Creek, Garden Terrace, Fountain View, Scott Avenue, Kenilworth Avenue and others, and being more particularly described as follows:

BEGINNING at an existing surveyor's pk nail ("Beginning Point") located at the intersection of the southwesterly right-of-way margin of East Morehead Street, said right-of-way having a width that varies from 80 feet as shown on that certain plat recorded in Map Book 332 Page 90 of the Mecklenburg County Registry, and the easterly or southeasterly right-of-way margin of Kenilworth Avenue, said right-of-way having a width that varies from 60 feet as shown on those certain plats recorded in Map Book 332 Page 464 and Map Book 40 Page 609 both of the Mecklenburg County Registry, said existing surveyor's pk nail Beginning Point having North Carolina State Plane coordinates of Northing = 535,800.20 feet and Easting = 1,450,523.11 feet as based on the Epoch 2010.0000 realization of the North American Horizontal Datum of 1983, said datum having a combined grid factor of 0.99984784 to convert from the ground distances noted herein, and running thence from said POINT AND PLACE OF BEGINNING along the southwesterly right-of-way margin of the said East Morehead Street the following fourteen (14) calls: (1) South 36-01-50 East 84.84 feet to a point, (2) South 35-59-28 East 62.02 feet to an existing iron rebar, (3) South 35-58-35 East 81.86 feet to an existing iron rebar, (4) South 35-59-53 East 160.08 feet to an existing iron pipe, (5) South 35-47-46 East 100.26 feet to a point, (6) South 35-52-34 East 166.50 feet to a point, (7) following along the arc of a circular curve to the left having a radius of 1,763.18 feet and an arc length of 56.34 feet (chord bearing South 37-03-40 East 56.34 feet) to a point, (8) following along the arc of a circular curve to the left having a radius of 2,905.88 feet and an arc length of 176.09 feet (chord bearing South 36-56-37 East 176.06 feet) to a point, (9) following along the arc of a circular curve to the left having a radius of 2,911.29 feet and an arc length of 84.03 (chord bearing South 41-34-55 East 84.03 feet) to an existing surveyor's nail, (10) crossing the right-of-way of Harding Place, said right-of-way having a width of 50 feet as shown on that certain plat recorded in Map Book 4 Page 85 of the Mecklenburg County Registry, South 52-48-38 East 50.33 feet to a point, (11) following along the arc of a circular curve to the left having a radius of 3,021.14 feet and an arc length of 66.87 feet (chord bearing South 44-04-33 East 66.87 feet) to a point, (12) South 44-42-22 East 72.90 feet to a point, (13) following along the arc of a circular curve to the left having a radius of 875.04 feet and an arc length of 67.60 feet (chord bearing South 46-55-10 East 67.58 feet) to a new surveyor's pk nail and (14) South 45-31-13 East 63.37 feet to a point in the Little Sugar Creek bridge wall; thence following along the centerline meanderings of the said Little Sugar Creek the following twenty-one (21) calls: (1) South 06-54-36 West 274.70 feet, (2) South 07-19-47 West 160.25 feet, (3) South 07-10-10 West 58.09, (4) South 03-21-08 West 58.55 feet, (5) South 06-57-16 West 128.41 feet, (6) South 06-36-50 West 220.36 feet, (7) crossing the right-of-way of Medical Center Drive, said right-of-way having a width of 50 feet as shown on that certain plat recorded in Map Book 5 Page 438 and as described in Deed Book 6645 Page 363 both of the Mecklenburg County Registry, South 06-36-49 West 55.97 feet, (8) South 12-37-42 West 94.99 feet, (9) South 09-10-38 West 103.60 feet, (10) South 04-51-26 West 93.45 feet, (11) South 04-34-31 West 203.48 feet, (12) South 08-15-37 West 101.84 feet, (13) South 06-13-42 West 197.86 feet, (14) South 08-06-43 West 199.34 feet, (15) South 12-17-30 West 35.13 feet, (16) South 06-05-35 West 172.32 feet, (17) South 04-13-21 West 51.56 feet, (18) South 07-05-51 West 133.34 feet, (19) South 13-25-32 West 181.18 feet, (20) South 07-25-13 West 111.12 feet and (21) South 01-37-44 East 130.04 feet; thence along Sub-Lot A-1 as shown on that certain plat recorded in Map Book 58 Page 278 of the Mecklenburg County Registry South 84-29-35 West 38.09 feet to an existing iron pipe; thence along the common boundary line with the Lombardy Green Condominium as shown on that certain map recorded in Unit Ownership File No. 901 and continuing with the common boundary line of Lot 12 in Block 6 as shown on that certain plat recorded in Map Book 3 Page 36 both of the Mecklenburg County Registry following along the arc of a circular curve to the left having a radius of 1,170.85 feet and an arc length of 170.93 feet (chord bearing North 10-17-51 West 170.78 feet); thence along the common boundary line with Lot 11 in Block 6 as shown on that certain plat recorded in Map Book 3 Page 36 of the Mecklenburg County Registry following along the arc of a circular curve to the left having a radius of 1,170.85 feet and an arc length of 57.26 feet (chord bearing North 16-30-40 West 57.25 feet); thence along the common boundary line with Lots 10 and 9 in Block 6 as shown on that certain plat recorded in Map Book 3 Page 36 of the Mecklenburg County Registry following along the arc of a circular curve to the left having a radius of 1,170.85 feet and an arc length of 114.60 feet (chord bearing North 19-19-52 West 114.55 feet) to an existing surveyor's pk nail; thence along the common boundary line with Lots 8, 7, 6, 5, 4, 3, 2 and 1 in Block 6 as shown on that certain plat recorded in Map Book 3 Page 36 of the Mecklenburg County Registry following along the arc of a circular curve to the left having a radius of 1,170.85 feet and an arc length of 463.89 feet (chord bearing North 34-03-28 West 460.86 feet) to an existing iron pipe; thence along the common boundary line with the said Lot 1 in Block 6 South 42-55-47 West 153.47 feet to an existing iron pipe; thence passing through and along the right-of-way of Lombardy Circle, said right-of-way having a width of 50 feet as shown on that certain plat recorded in Map Book 3 Page 36 of the Mecklenburg County Registry South 87-23-59 West 68.27 feet to an existing iron pipe; thence along the common boundary line with Lot 5 in Block 4 as shown on that certain plat recorded in Map Book 3 Page 36 of the Mecklenburg County Registry the following two (2) calls: (1) North 47-39-56 West 152.17 feet to an existing iron pipe and (2) South 42-41-35 West 5.07 feet to an existing iron pipe; thence along the common boundary line with Lot 39 as shown on that certain plat recorded in Map Book 332 Page 339 of the Mecklenburg County Registry North 60-17-07 West 190.00 feet to an iron stake under a tree root; thence along the easterly right-of-way margin of Garden Terrace, said right-of-way having a width of 50 feet as shown on that certain plat recorded in Map Book 332 Page 339 of the Mecklenburg County Registry the following three (3) calls: (1) following along the arc of a circular curve to the left having a radius of 1,132.77 feet and an arc length of 49.36 feet (chord bearing North 28-48-45 East 49.36 feet) to an existing iron pipe, (2) North 25-39-46 East 49.59 feet to an existing iron pipe and (3) North 26-20-40 East 84.83 feet to a point; thence crossing the right-of-way of the said Garden Terrace and continuing along the common boundary line with Camilla E. Moffitt as described in Deed Book 1000 Page 6 of the Mecklenburg County Registry North 63-43-53 West 238.24 feet to a point; thence along the centerline of that certain 10-foot alley serving Block 2 as shown on that certain plat recorded in Map Book 230 Page 69 of the Mecklenburg County Registry the following two (2) calls: (1) North 31-05-15 East 301.27 feet to a point and (2) North 31-04-26 East 164.32 feet to a point; thence along the common boundary line with Lot 15 in Block 2 as shown on that certain plat recorded in Map Book 230 Page 69 of the Mecklenburg County Registry North 70-19-32 West 242.94 feet to an existing iron pipe; thence crossing the right-of-way of Fountain View, said right-of-way having a width of 70 feet as shown on that certain plat recorded in Map Book 230 Page 69 of the Mecklenburg County Registry North 71-07-25 West 69.91 feet to an existing iron pipe; thence along the westerly right-of-way of the said Fountain View the following two (2) calls: (1) South 19-20-58 West 50.13 feet to an iron stake under the public sidewalk pavement and (2) South 19-29-07 West 49.96 feet to an existing iron pipe; thence along the common boundary line with Lot 11 in Block 1 as shown on that certain plat recorded in Map Book 230 Page 69 of the Mecklenburg County Registry North 70-31-48 West 204.61 feet to a point; thence along the centerline of that certain 10-foot alley serving Block 1 as shown on that certain plat recorded in Map Book 230 Page 69 of the Mecklenburg County Registry North 19-18-54 East 215.21 feet to a point; thence along the common line with Daisy and James Payseur as described in Deed Book 7927 Page 117 of the Mecklenburg County Registry North 48-23-59 West 51.99 feet to an existing iron pipe; thence along the easterly right-of-way margin of Scott Avenue, said right-of-way having a width of 50 feet as shown on that certain plat recorded in Map Book 230 Page 55 of the Mecklenburg County Registry the following six (6) calls: (1) North 41-27-15 East 117.36 feet to a point, (2) crossing the said 10-foot alley serving Block 1 North 41-29-42 East 24.96 feet to an existing surveyor's pk nail, (3) North 41-29-42 East 52.12 feet to a point, (4) North 19-31-55 East 755.75 feet to a point on a telephone cabinet, (5) South 70-28-05 East 9.68 feet to a drill hole in the public sidewalk and (6) North 19-47-52 East 159.38 feet to an existing iron pipe; thence crossing the right-of-way of Romany Road North 12-39-13 East 89.58 feet to an existing surveyor's pk nail; thence along the easterly right-of-way of the aforesaid Kenilworth Avenue the following nine (9) calls: (1) North 19-46-47 East 168.47 feet to an existing iron rebar, (2) following along the arc of a circular curve to the left having a radius of 545.72 feet and an arc length of 185.12 feet (chord bearing North 10-03-42 East 184.23 feet) to an existing surveyor's pk nail, (3) North 00-20-34 East 41.57 feet to an existing surveyor's pk nail, (4) North 00-20-34 East 125.53 feet to an existing iron rebar, (5) following along the arc of a circular curve to the right having a radius of 450.72 feet and an arc length of 107.37 feet (chord bearing North 07-10-03 East 107.12 feet) to an existing iron rebar, (6) following along the arc of a circular curve to the right having a radius of 454.85 feet and an arc length of 94.06 feet (chord bearing North 17-35-21 East 93.89 feet) to an existing iron rebar, (7) following along the arc of a circular curve to the right having a radius of 454.85 feet and an arc length of 125.40 feet (chord bearing North 31-24-42 East 125.00 feet) to a new iron rebar, (8) following along the arc of a circular curve to the right having a radius of 459.72 feet and an arc length of 87.36 feet (chord bearing North 47-02-08 East 87.23 feet) to a point and (9) North 52-42-37 East 15.87 feet to the point and place of BEGINNING, containing 70.5262 acres, more or less, all as shown on a survey conducted by Andrew G. Zoutewelle, North Carolina Professional Land Surveyor No. L-3098 dated May 1, 2007, as supplemented with calls across and through the various public streets and alleys noted herein on June 19, 2019.

<p align="center">Kimley»Horn</p> <p align="center">© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102</p>	<p>RESPONSE TO CITY COMMENTS AND COMMUNITY FEEDBACK</p>	<p>12/17/2019</p>	<p>CLH</p>
	<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>
<p>PRELIMINARY DOCUMENT</p>			
<p>KHA PROJECT 014003004</p>	<p>DATE 12/17/2019</p>	<p>SCALE AS SHOWN</p>	<p>DESIGNED BY CLH</p>
		<p>DRAWN BY CLH</p>	<p>CHECKED BY RTL</p>
<p align="center">BOUNDARY DESCRIPTION</p>		<p align="center">REZONING PETITION NO. 2019-14</p>	
<p align="center">CMC MAIN CAMPUS REHABILITATION</p>		<p align="center">PREPARED FOR ATRIUM HEALTH</p>	
		<p align="center">NORTH CAROLINA CITY OF CHARLOTTE</p>	
<p align="center">SHEET NUMBER RZ-2.2</p>			



LEGEND	
	EXISTING PRIMARY PEDESTRIAN CIRCULATION
	PROPOSED PRIMARY PEDESTRIAN CIRCULATION IMPROVEMENT
	EXISTING PRIMARY PEDESTRIAN CIRCULATION - TO BE REMOVED
	EXISTING GREENWAY CIRCULATION
	PROPOSED GREENWAY CIRCULATION IMPROVEMENT
	PROPOSED REZONING BOUNDARY
	EXISTING PEDESTRIAN CROSSING SIGNAL



Plotted By: VanMooren, Greg. Sheet: Sct:kha. Layout: RZ-3-2. PEDESTRIAN MOB. December 17, 2019. 02:31:09pm. K:\CHL_PRA\014003. Back: 004. CMC Rezoning\02 - DWG\PlanSheets\00 - Rezoning Plans\RZ-3 PEDESTRIAN MOBILITY.dwg
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CMC MAIN CAMPUS REHABILITATION PREPARED FOR ATRIUM HEALTH <small>CITY OF CHARLOTTE NORTH CAROLINA</small>	WALKABILITY IMPROVEMENT PLAN <small>REZONING PETITION NO. 2019-14</small>	Kimley»Horn <small>© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102</small>	PRELIMINARY DOCUMENT										
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