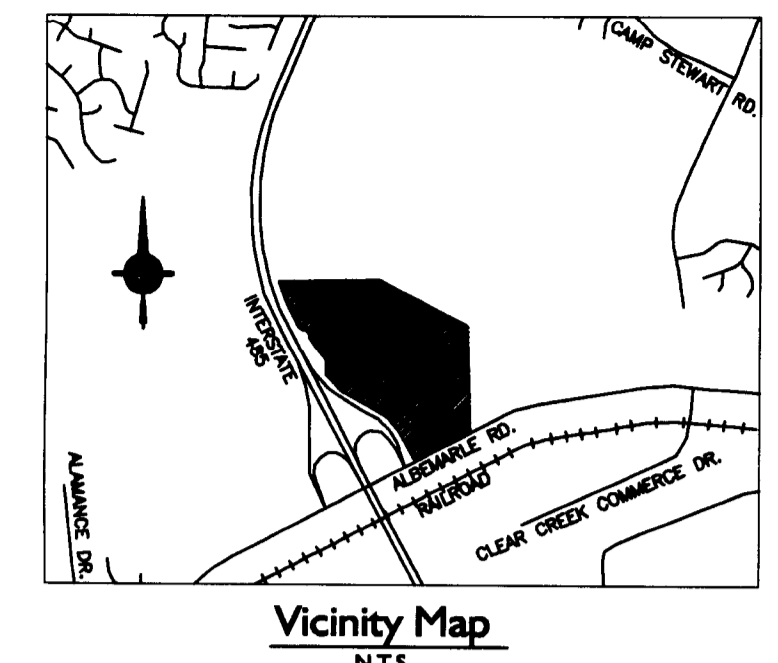


**PARCEL DATA**  
**NOVANT HEALTH, INC.**  
 D.B. 22158 PD. 195  
 PID #11120103  
 AREA BY COORDINATE METHOD:  
 81.7509 ACRES



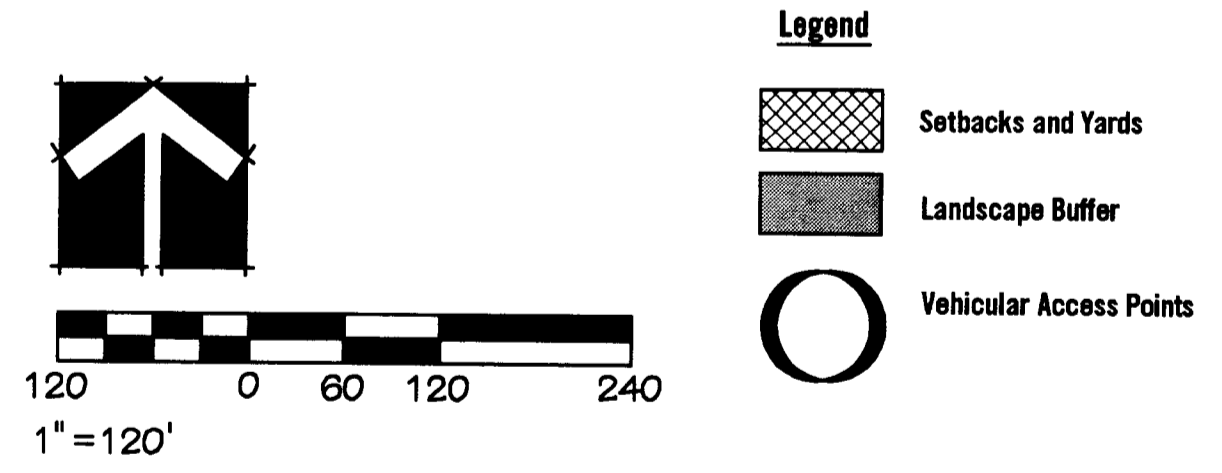
- ### Presbyterian Hospital-Albemarle Road Site Technical Notes
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings 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 in accordance with Section 6.2 of the Zoning Ordinance.
  - 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. 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. In addition, the Petitioner will construct a pedestrian/bicycle connection from the Petitioner's site to the property that adjoins the rear of the site as part of overall connectivity in the area at such time as that adjoining site is developed and that there is a specific connection point for such connection developed as part of that site.
  - 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. The total floor area for the various buildings and uses is specified on the site plan, but the Petitioner may shift floor area between buildings so long as no floor area is added to the retail component and the total amount of floor area that may be shifted between buildings will not exceed a total of 25,000 sq. ft.
  - 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 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 and will have '4 sided' architecture. In addition, any utility or service areas that are located on any side of the building that faces any public street will be fully screened from view. Further, if any meters, junction boxes, or similar utilities are placed on the public street frontage of buildings, they will be adequately screened. Sidewalk will be installed along the loop road as generally depicted on the site plan as the loop road is developed.
  - Stormwater facilities will be designed to meet the post construction ordinance.
  - The petitioner will install or preserve a landscaped edge along the property boundary along the I-485 frontage. The nominal width of this buffer will be 50' but may vary in the vicinity of buildings, retaining walls, or the proposed helicopter landing site. In those cases, the minimum dimension may be reduced to 20'. The landscape area that is disturbed as part of the development, as generally depicted on the site plan, will be planted to meet Class 'C' standards, but the arrangement of the plant materials may be modified in the narrower areas and in particular, in the area of the private helicopter landing site to provide for adequate clearance and visibility for flight operations. The remaining area along the I-485 frontage will remain undisturbed and no additional planting will be required in the undisturbed areas.
  - Any right of way that is required to accommodate transportation improvements on Albemarle Rd. identified in the Traffic Impact Study, and for other public construction related to the development of the site, will be acquired, dedicated, and conveyed to the appropriate transportation authority.
  - The Petitioner acknowledges that other standards and 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 these 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 assigns 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  
 Revised per staff comments April 25, 2008  
 Revised per Zoning Committee approval May 13, 2008

**APPROVED BY**  
**CCIV COUNCIL**  
 MAY 19 2008

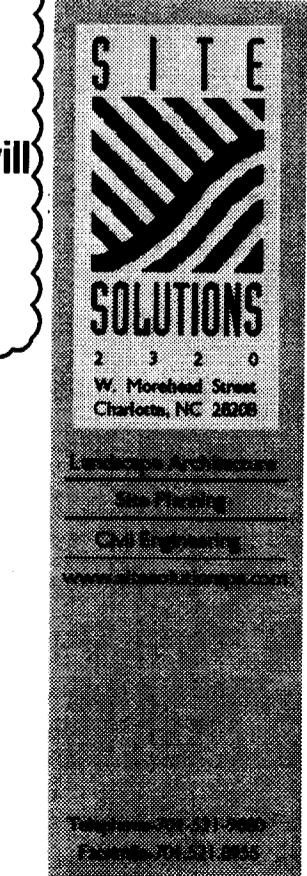
**Site Data**

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



Right-in/right-out access point. Left turn for Eastbound emergency traffic only, and subject to conditions set forth by CDOT & NCDOT. If scenario C is reached as described in the transportation notes, then a full movement access will be granted at this location. See Off-site Transportation Improvement Plan for transportation notes.

New Road Improvements on Albemarle Road per NCDOT  
 Additional ROW to be dedicated.



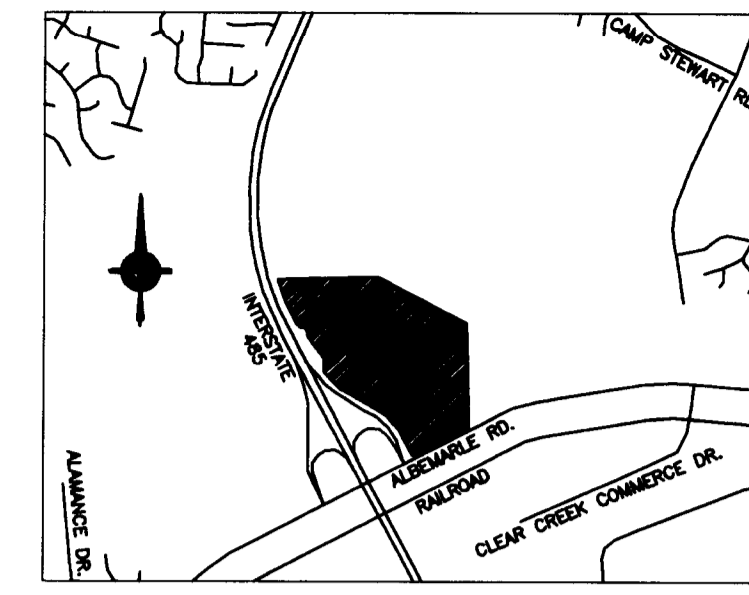
**Presbyterian Hospital East Campus**  
 Tax Parcel #s - 11120103  
 Existing Zoning: R3  
 Proposed Zoning: INST(CD) & B1(CD)  
 Rezoning Petition # 2008-052  
 Petitioner: Presbyterian HEALTHCARE

**Conditional Use Rezoning**

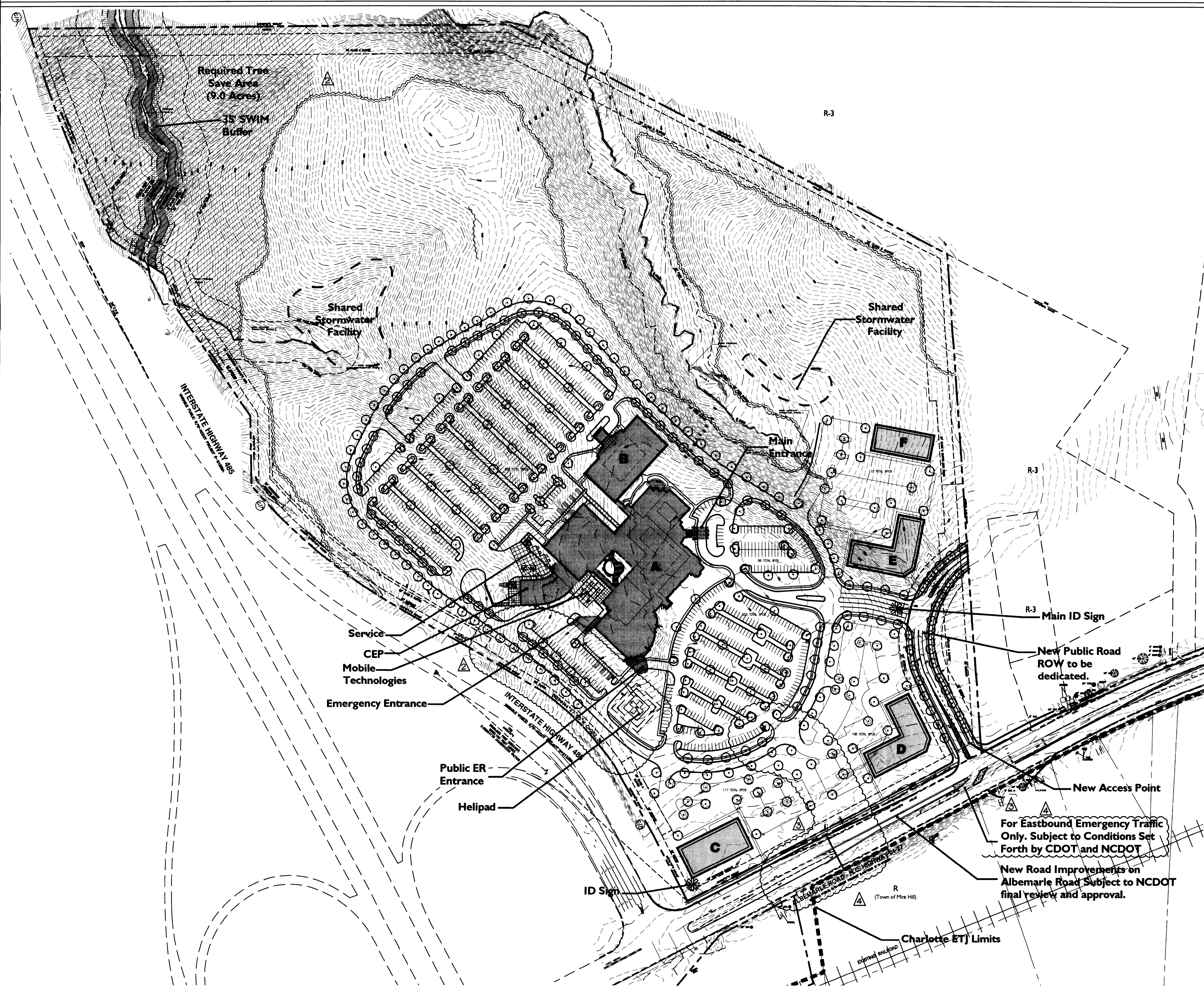
Project Number:	7865
Drawn By:	See 5/6/08/09
Designed By:	See 5/6/08/09
Date:	1/23/09

**Technical Data Sheet**

Revisions	
Staff Comments	3/24/2008
Staff Comments	4/25/2008
Staff Comments	5/13/2008
Remove Emergency Road	8/26/2008



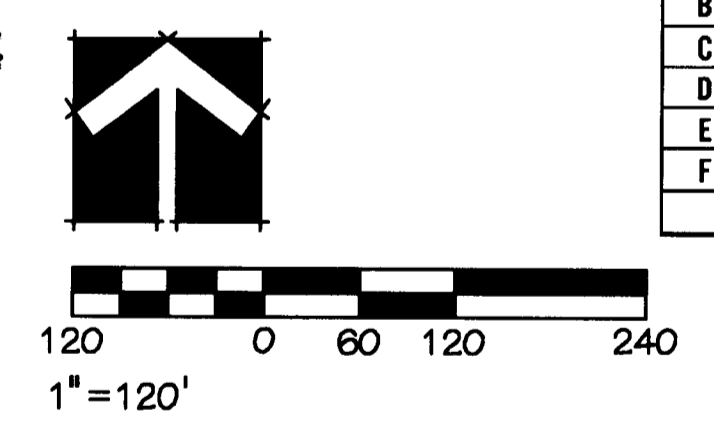
Vicinity Map  
N.T.S.



Site Data

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

Development Summary		
Bldg.	Use	Sq.Ft.
A	Hospital	
	50 Beds-Phase One	240,000
	Future 50 Additional Beds	120,000
	<b>TOTAL 100 Bed Hospital</b>	<b>360,000</b>
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
	<b>Total</b>	<b>520,000</b>



**Presbyterian Hospital East Campus**  
 Petitioner:  
 Presbyterian HEALTHCARE

**Conditional Use Rezoning**

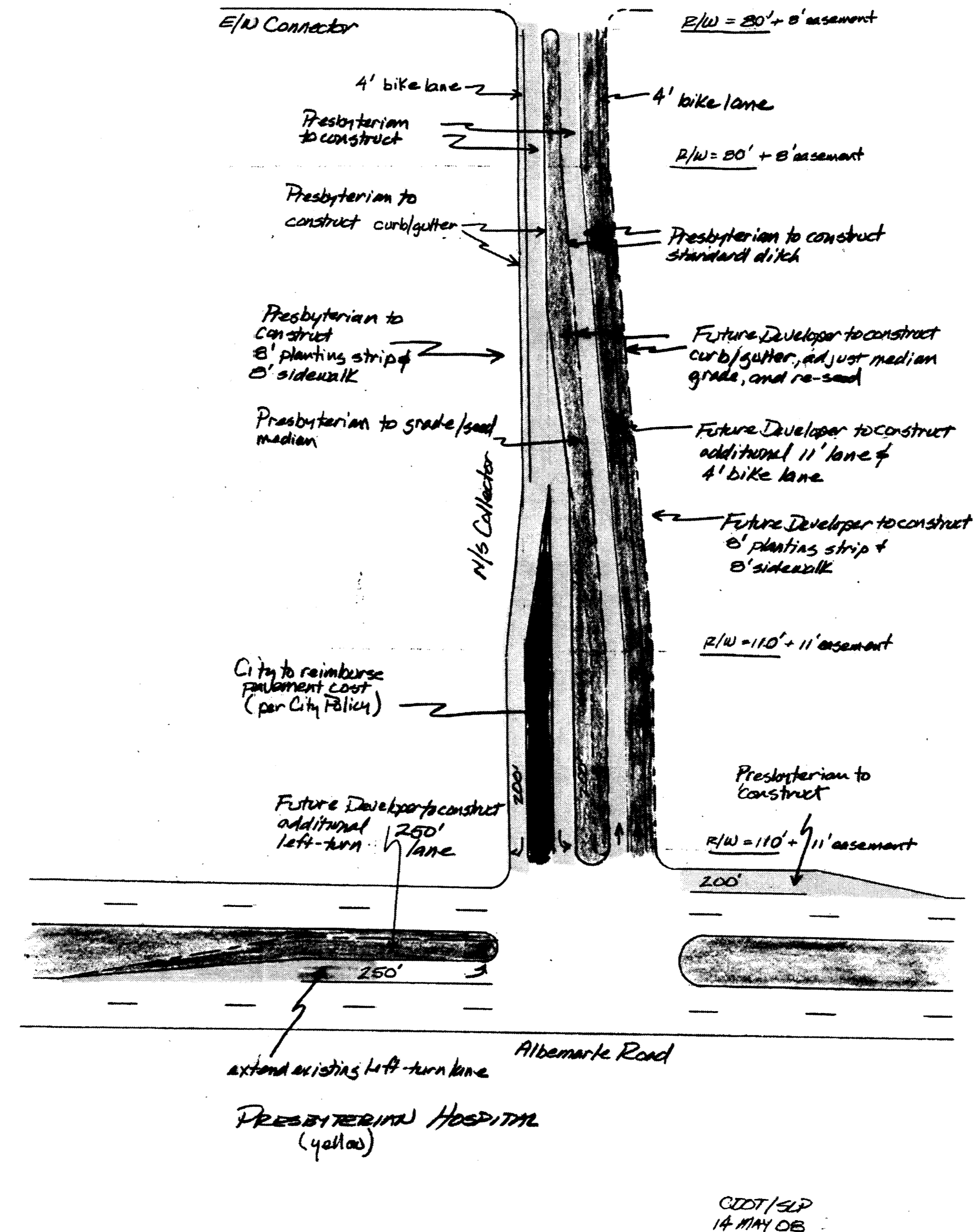
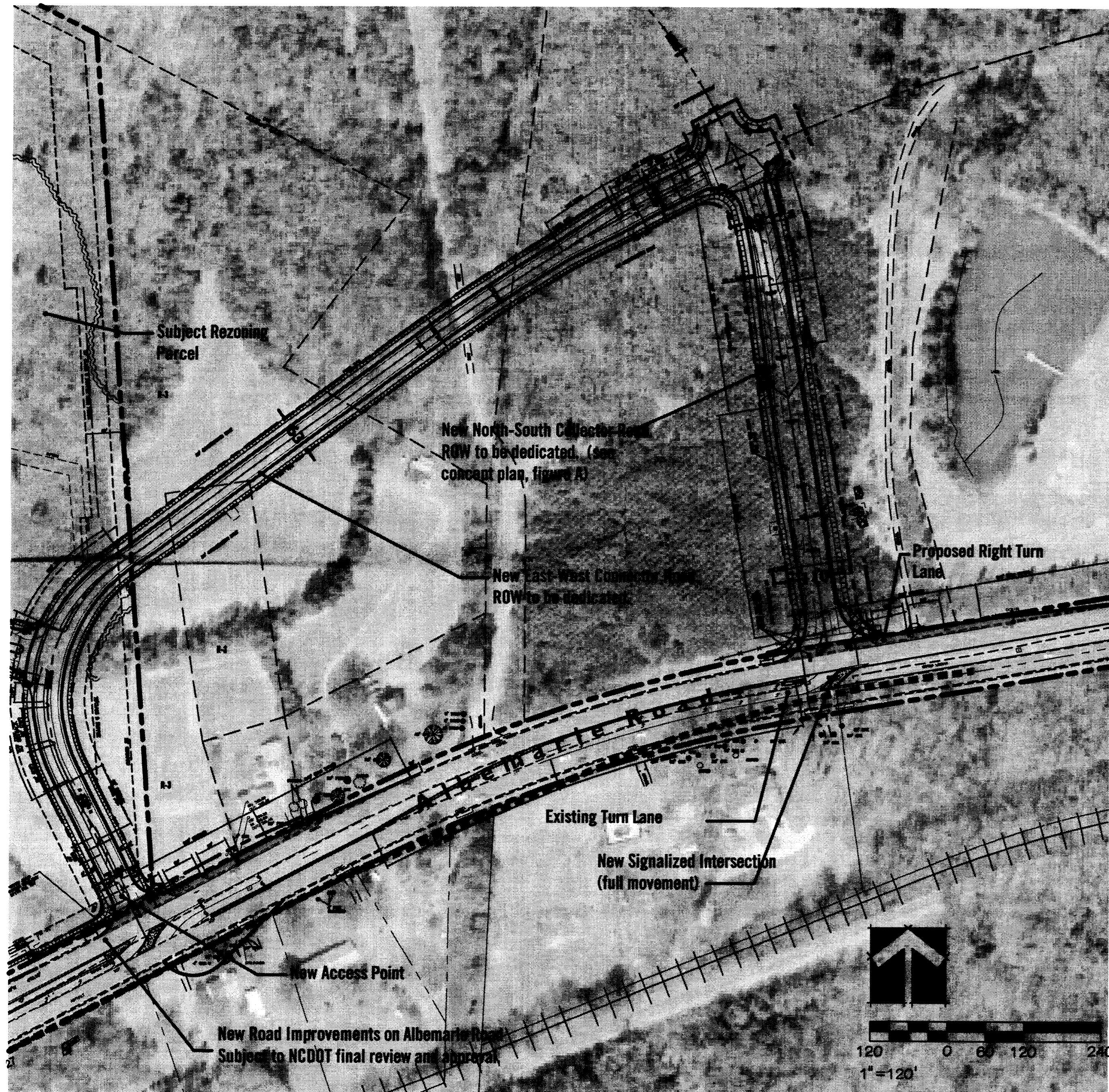
Project Number: 2865  
 Drawn By: Site Solutions  
 Designed By: Site Solutions  
 Date: 1/25/08

**Site Plan**

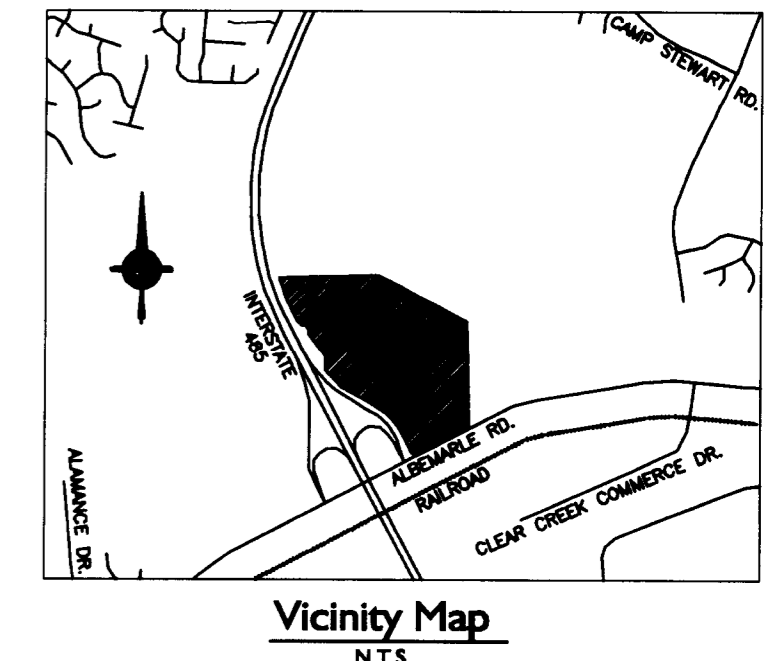
Revisions	Date
Staff Comments	3/24/2008
Staff Comments	4/23/2008
Staff Comments	5/13/2008
Remove Emergency Road	8/26/2008

**For Eastbound Emergency Traffic Only. Subject to Conditions Set Forth by CDOT and NCDOT**

**New Road Improvements on Albemarle Road Subject to NCDOT final review and approval.**

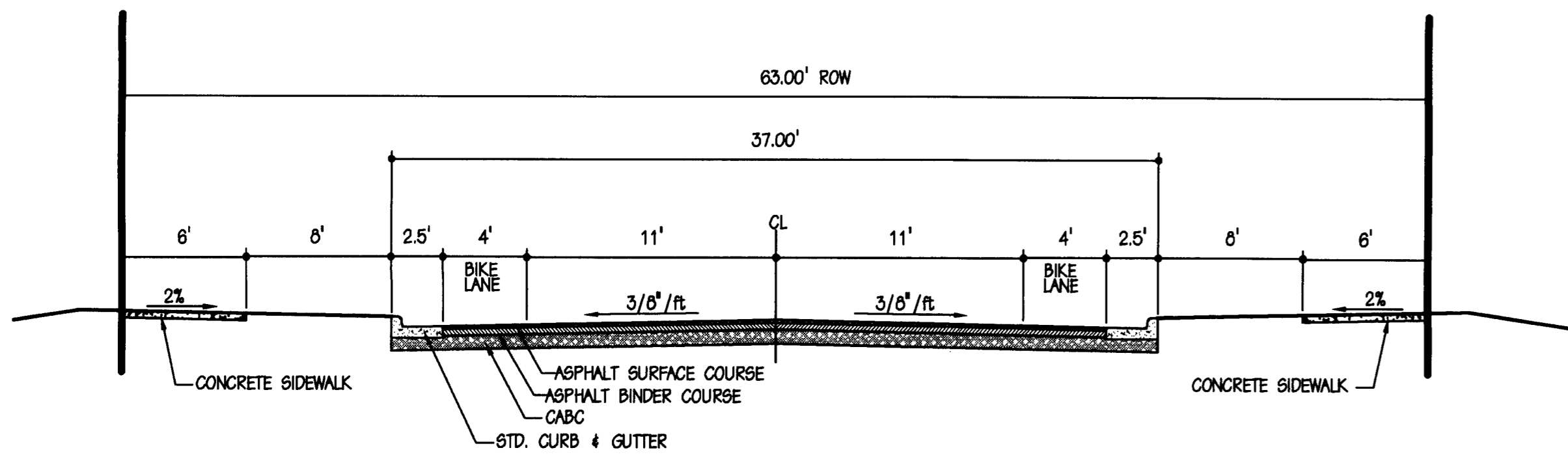


**North-South Collector Road Concept Plan**  
Figure A



**Transportation Notes**

- A. The Petitioner shall design, secure/obtain all necessary right-of-way and temporary construction easements, and construct the Permanent Off-Site Improvements ("POSI") - being: (a) the east-west connector road from the hospital property to its intersection with a proposed north-south major collector road; (b) the proposed north-south major collector road from its intersection with the east-west connector road to Albemarle Road (including the design but not the acquisition or construction) of the centerline profile of the portion of the north-south major collector road beyond its intersection with the east-west connector road for a distance of 300'; and (c) signalization of the north-south major collector road/Albemarle Road intersection, all in accordance with plans approved by CDOT and NCDOT. In conjunction with the obligation to construct the improvements listed above, the Petitioner will use good faith efforts to acquire the right-of-way and easements necessary for the proposed improvements. These good faith efforts will commence immediately upon the approval of the rezoning to accommodate the Hospital site.
- B. In the event that, despite demonstrated good faith efforts, the Petitioner is unable to secure/obtain (or establish a contractual right to) all of the right-of-way and temporary construction easements necessary to construct the POSI within 80 days after approval of the preliminary subdivision plans as provided for in A above, Petitioner may ask the City of Charlotte to secure/obtain the right-of-way and temporary construction easements that Petitioner has not been able to secure/obtain. Such request may be made no later than 80 days after approval of the preliminary subdivision plans as provided for in A above and shall specify the right-of-way and temporary construction easements that Petitioner has not been able to secure/obtain. If Petitioner asks the City to so secure/obtain, the City shall notify Petitioner within 45 days after Petitioner's request whether it intends to secure/obtain the right-of-way and temporary construction easements. In the event that the City chooses to secure/obtain the remaining right-of-way and temporary construction easements, Petitioner shall reimburse the City for all land costs incurred to do so; provided, however, Petitioner shall not be required to reimburse the City for any land costs that are in excess of fair market value (as determined by an MIA appraiser mutually selected by the Petitioner and City or through a court proceeding). If the City notifies the Petitioner that it does not intend to secure/obtain the remaining right-of-way and temporary construction easements, or fails to secure/obtain the remaining right-of-way and temporary construction easements within 120 days after notifying Petitioner of its intent to do so, the Petitioner shall be relieved of its obligations under Section A above. Notwithstanding the preceding sentence, if the only reason that the City has failed to secure/obtain the remaining right-of-way and temporary construction easements is due to the pendency of a legal proceeding, the Petitioner shall not be relieved of its obligations under Section A above unless the City fails to secure/obtain the contested right-of-way and temporary construction easements at the conclusion of the legal proceeding.
- In the event that the Petitioner is relieved of its obligations under Section A above, the Petitioner shall design and construct a public street on the Petitioner's site that will provide full access to the Petitioner's site until such time as the improvements defined above are in place, said street connecting to Albemarle Rd. at an intersection designed and approved by NCDOT and CDOT, and designed to connect to future streets that may be constructed that will provide alternate access to the Petitioner's site. The signalization for that intersection will be determined by the appropriate analysis to be reviewed by NCDOT and CDOT. Upon completion of the Hospital and the temporary intersection, and assuming all other requirements for a Certificate of Occupancy have been satisfied, the City will not object to the issuance of a Certificate of Occupancy for the Hospital.
- C. In the event that Petitioner has completed construction of the Hospital but has not yet completed construction of the POSI, and Petitioner has not been relieved of its obligation to construct the POSI as provided in Section B above, then, assuming all other requirements for a Certificate of Occupancy have been satisfied, the City will not object to the issuance of a Certificate of Occupancy for the Hospital if Petitioner:
- Posts a performance bond for the east-west connector road (nominally 68' of right-of-way but up to 74' of right-of-way to accommodate left turn lanes at the intersection with the north-south major collector road and at the Hospital's main entrance) and the north-south major collector road (generally in conformance with that certain Concept Plan prepared by CDOT and dated May 14, 2008 which shows a 110' right-of-way at the intersection of Albemarle Road and tapers to an 80' right-of-way at the intersection with the east-west connector road) (the "Bonded Improvements") in an amount determined by the City using the methodology used for determining bond amounts for streets in the context of final subdivision plat approval, which bond may be called by the City if the Bonded Improvements have not been completed, inspected, and accepted by the City within twenty-four (24) months after the later of: (a) the date on which all necessary right-of-way and temporary construction easements have been secured; and (b) the date of issuance of the Certificate of Occupancy, and which bond may only be otherwise used to fund the cost of construction of the Bonded Improvements. The City shall release and return the bond to Petitioner if the City has not called the bond within twelve (12) months after the date on the bond could have been first called; and
  - Constructs a temporary full access (whether signalized or not) intersection from Albemarle Road directly onto the Hospital site in accordance with plans approved by the City and NCDOT.
- In the event that Petitioner constructs a temporary full access (whether signalized or not) intersection pursuant to Section B above, upon completion and opening of the POSI as defined in Section A above, if directed by CDOT, Petitioner shall, at its own cost and expense, remove, eliminate, or modify the temporary full access intersection in accordance with plans specified by NCDOT and CDOT.



**East-West Connector Drive (Avenue)**

**SOLUTIONS**  
2320  
W. Morehead Street  
Charlotte, NC 28208

**Presbyterian Hospital East Campus**

Tax Parcel #1 - 1120103  
Existing Zoning: R3  
Proposed Zoning: INST(CD) & B1(CD)

Presbyterian HEALTHCARE

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

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**Conditional Use Rezoning**

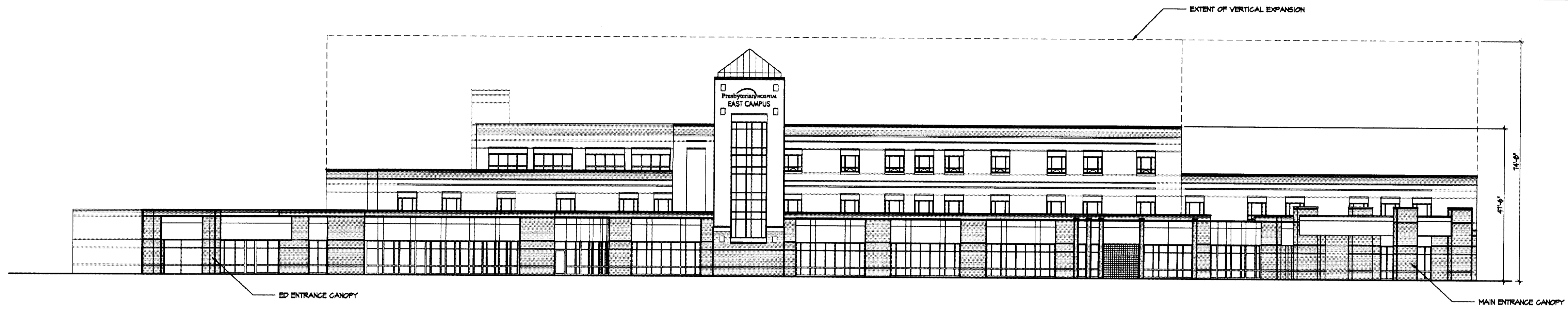
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**Off-site Transportation Improvement Plan**

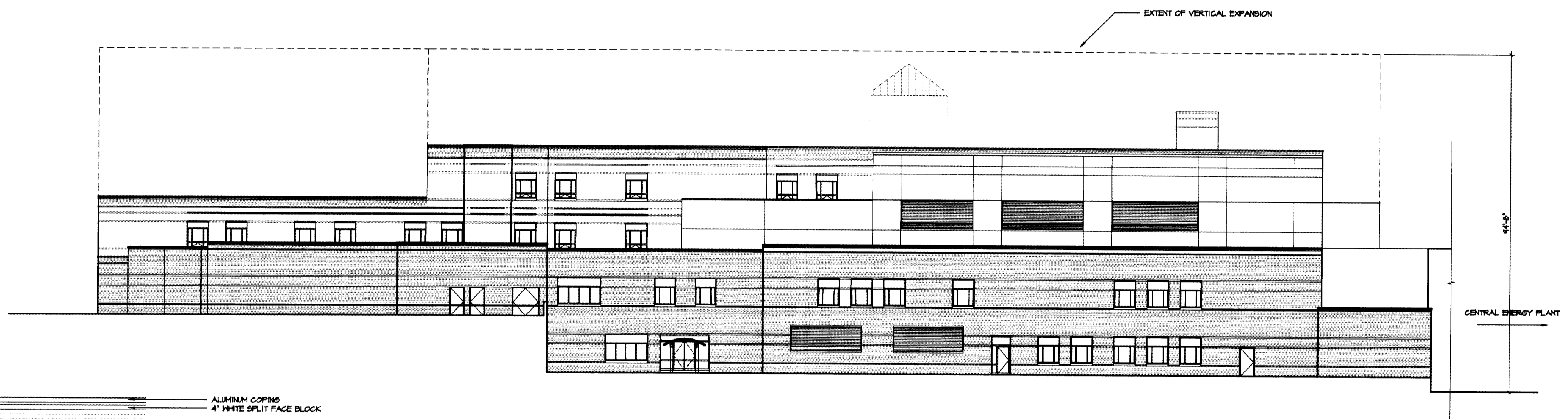
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Revisions:  
 New Sheet

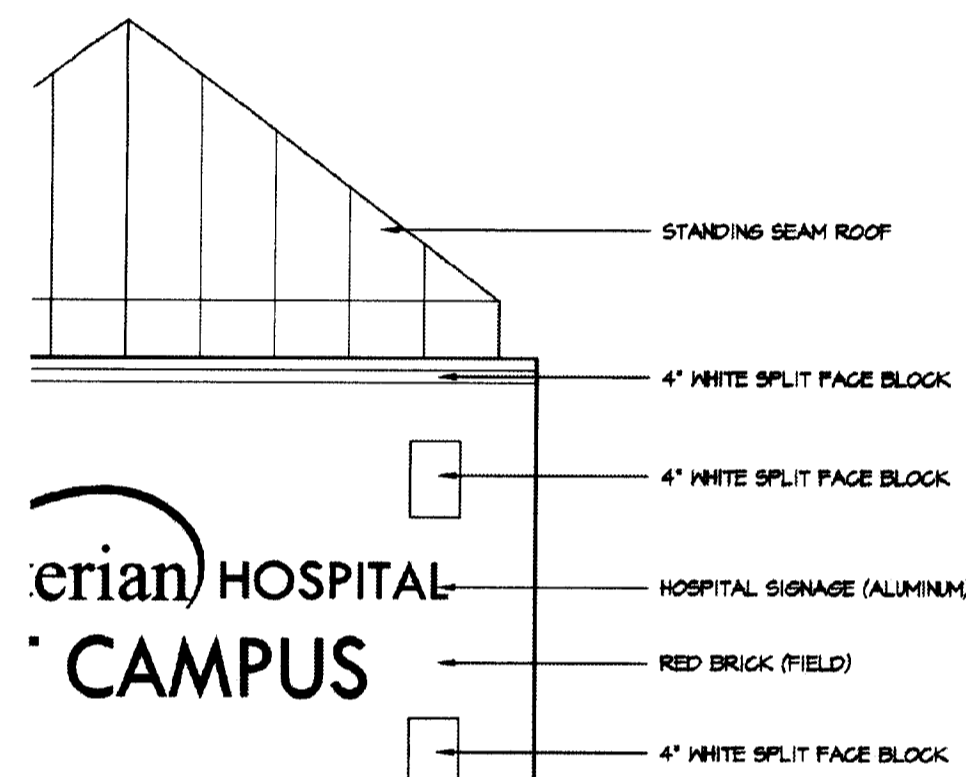
NEW SHEET



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



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



erian HOSPITAL  
CAMPUS

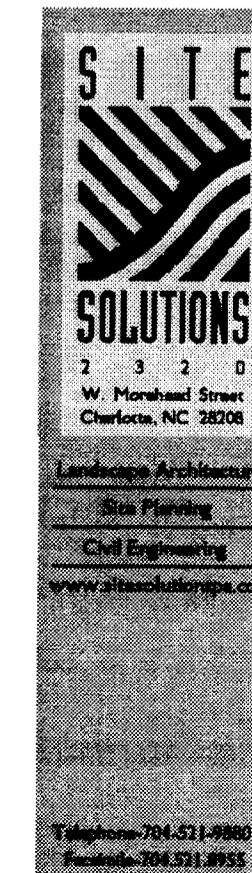
- ALUMINUM COPING
- 4" WHITE SPLIT FACE BLOCK
- 4" BROWN SPLIT FACE BLOCK (FIELD)
- 4" WHITE SPLIT FACE BLOCK
- RED BRICK (FIELD)
- 4" WHITE SPLIT FACE BLOCK
- 4" WHITE SPLIT FACE BLOCK
- BRICK ROYLOCK COURSE
- ALUMINUM PANEL
- ALUMINUM STOREFRONT SYSTEM
- BLUE TINTED REFLECTIVE GLASS
- RED BRICK (FIELD)
- BRICK ROYLOCK COURSE
- 6" WHITE SPLIT FACE BLOCK
- 4" WHITE SPLIT FACE BLOCK
- 4" WHITE SPLIT FACE BLOCK
- BRICK ROYLOCK COURSE
- RED BRICK (FIELD)
- ALUMINUM COPING
- 4" WHITE SPLIT FACE BLOCK
- 4" RED SPLIT FACE BLOCK
- ALUMINUM PANELS
- 4" BROWN SPLIT FACE BLOCK (FIELD)
- 4" WHITE SPLIT FACE BLOCK
- 4" RED SPLIT FACE BLOCK
- BLUE TINTED REFLECTIVE GLASS
- ALUMINUM STOREFRONT SYSTEM
- 4" WHITE SPLIT FACE BLOCK

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 #'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

Bldgs. A & B Conceptual Building Elevations

Revisions:  
Staff Comments: 3/24/2008  
Re-approval no charge: 5/13/2008