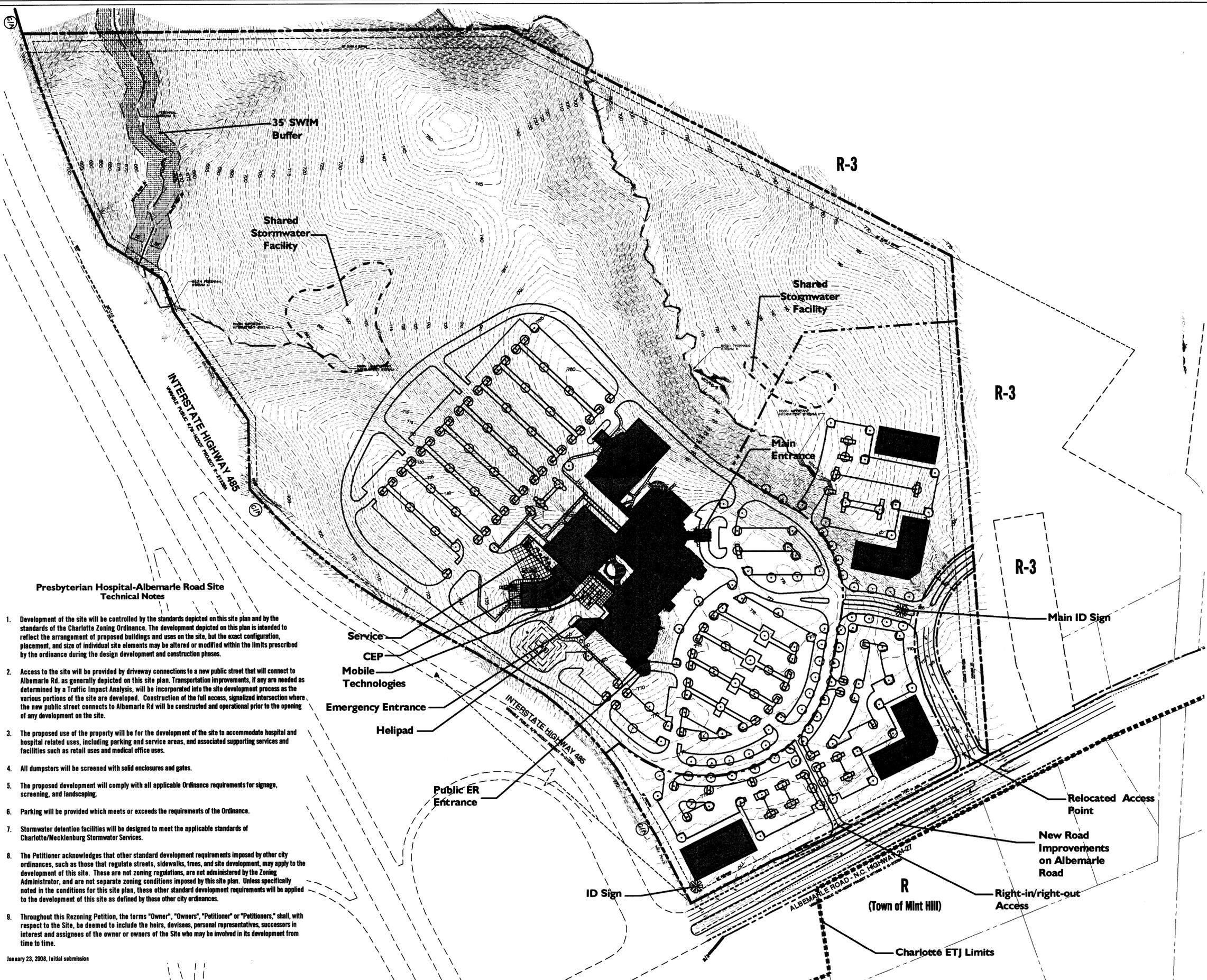


Vicinity Map  
N.T.S.



**Presbyterian Hospital-Albemarle Road Site  
Technical Notes**

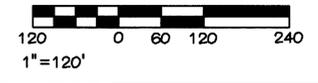
1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, 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 plan. 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.
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 and facilities such as retail uses and medical office uses.
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. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services.
8. 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 these other city ordinances.
9. 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

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>

**Site Data**

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



08-52



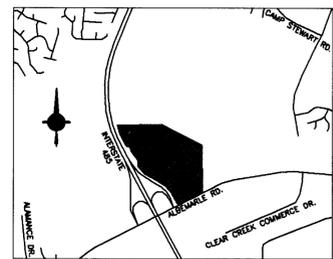
**Presbyterian Hospital East Campus**  
 Tax Parcel #'s - 11120103  
 Existing Zoning R3  
 Proposed Zoning INST(CD) & B1(CD)  
 Petitioner: Presbyterian HEALTHCARE

**Conditional Use Rezoning**

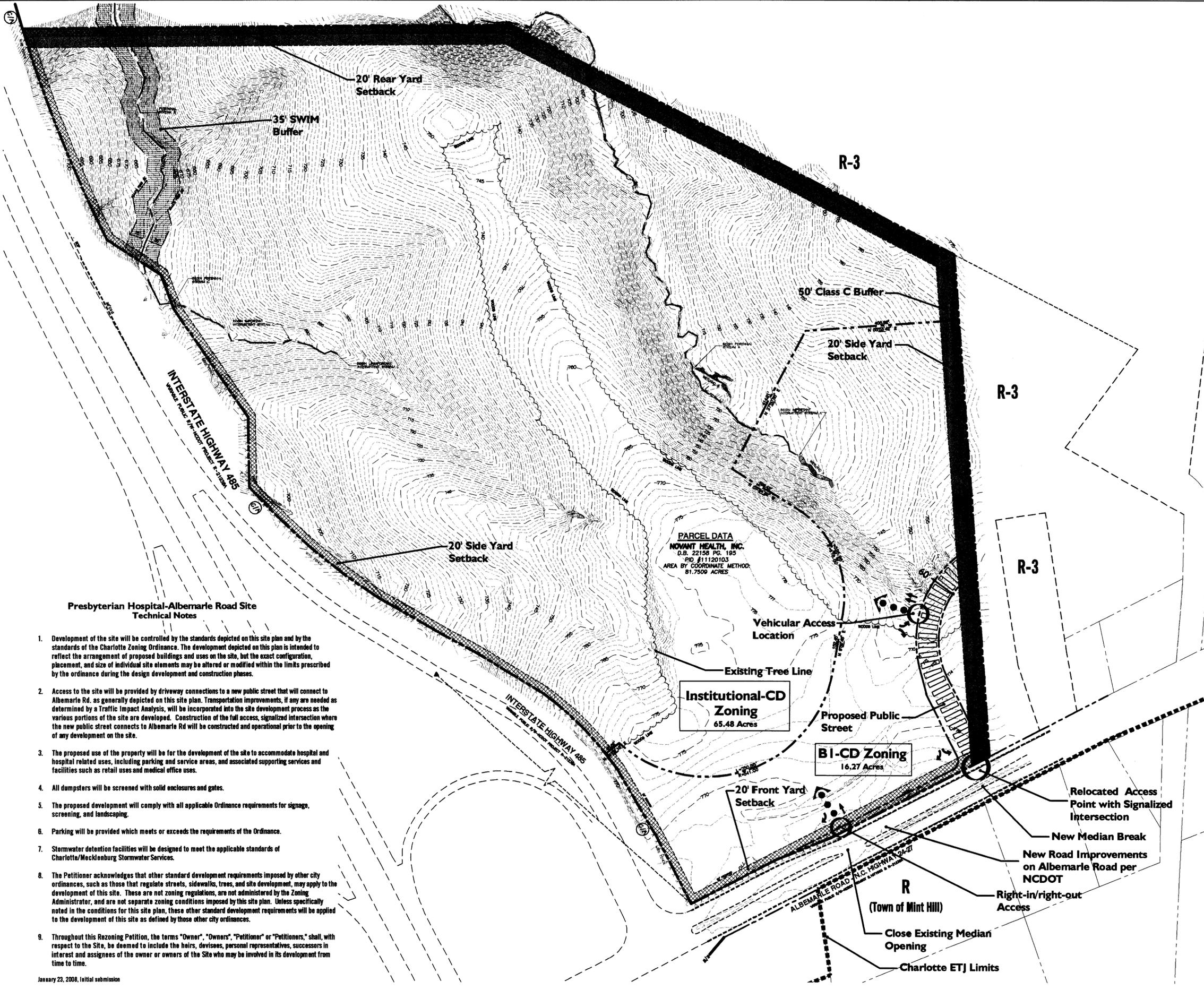
Project Number: 2865  
 Drawn By: Site Solutions  
 Designed By: Site Solutions  
 Date: 1/25/08

**Site Plan**

Revisions

Vicinity Map  
N.T.S.



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

**Institutional-CD Zoning**  
 65.48 Acres

**BI-CD Zoning**  
 16.27 Acres

**Presbyterian Hospital-Albemarle Road Site  
 Technical Notes**

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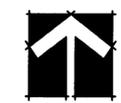
January 23, 2008, Initial submission

**Site Data**

Tax Parcel No.-11120103  
 Site Area-81.7509 Acres  
 Existing Zoning-R-3  
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**Legend**

- Setbacks and Yards
- Landscape Buffer
- Vehicular Access Points



**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

**Technical Data Sheet**

Revisions  
 .....