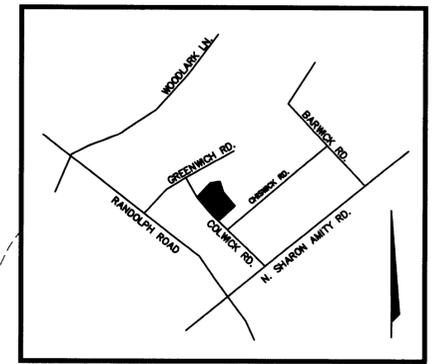


COLWICK ROAD SITE DATA TABLE

TAX PARCEL NO.: 15717222
 SITE AREA: APPROX. 1.69 ACRES
 EXISTING ZONING: O-2
 PROPOSED ZONING: MUDD-CD
 BUILDING AREA PROPOSED: 41,940 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



VICINITY MAP
NTS

**Kimley-Horn
and Associates, Inc.**
 4051 CHARLOTTE PARK DRIVE
 SUITE 300
 CHARLOTTE, NORTH CAROLINA 28217
 PHONE: (704) 333-8131
 FAX: (704) 333-0443
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CHARLOTTE MECKLENBURG
 BOARD OF EDUCATION
 D.B. 1785, PG. 138
 TAX #157-172-32
 ZONED: R-3

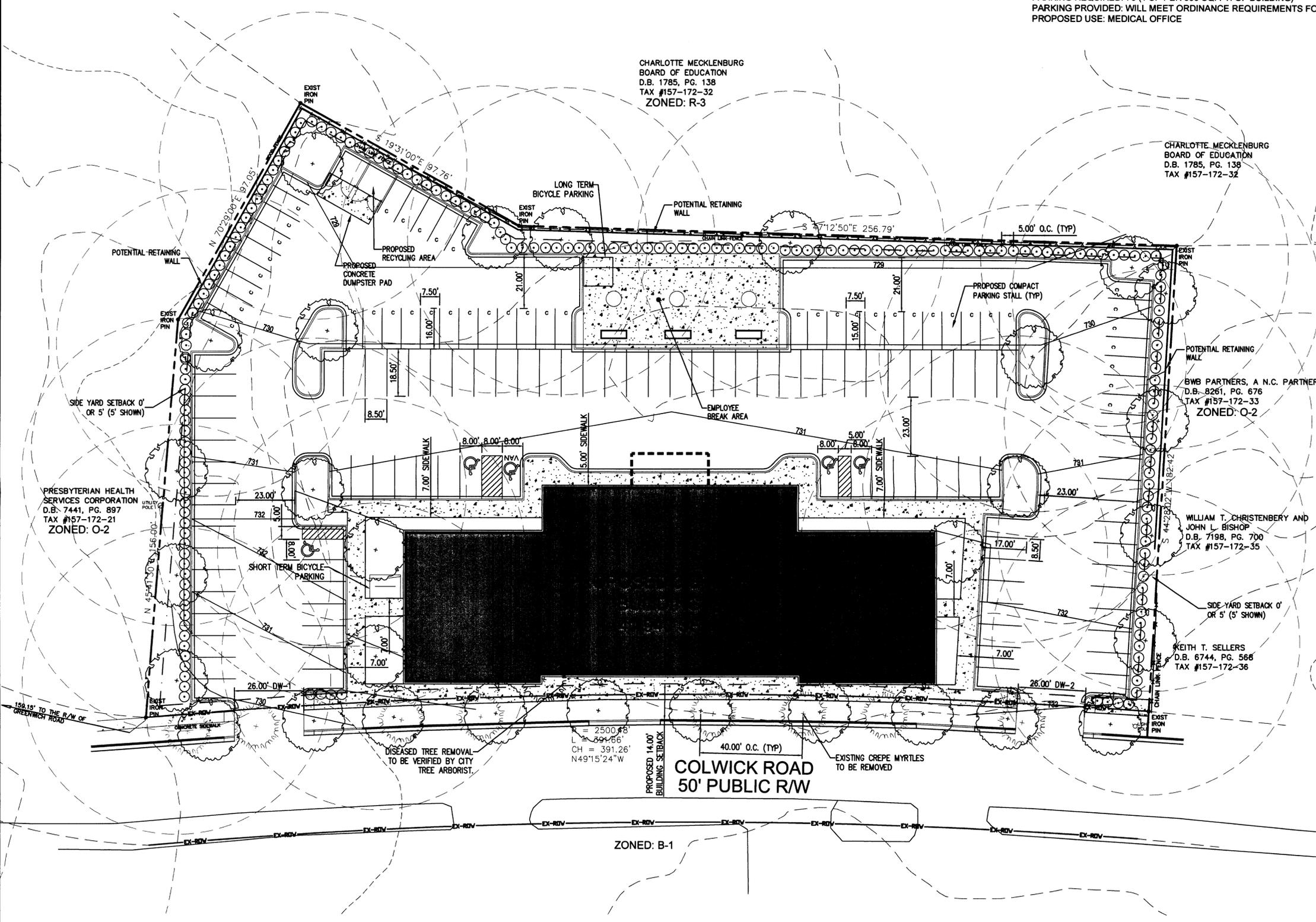
CHARLOTTE MECKLENBURG
 BOARD OF EDUCATION
 D.B. 1785, PG. 138
 TAX #157-172-32

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. 566
 TAX #157-172-36

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



COLWICK ROAD
 50' PUBLIC R/W

ZONED: B-1

- COLWICK ROAD SITE PLAN NOTES** 09-67
- 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.
 - Access to the site will be provided by driveway connections to Colwick Rd. as generally depicted on this site plan.
 - The proposed use of the property will be for the development of the site to accommodate a small medical office building along with associated parking and service areas.
 - 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 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.
 - 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.

NO.	DATE	REVISIONS

CLIENT:
COLWICK MEDICAL PARTNERS, LLC
 COLWICK ROAD
 CHARLOTTE, NORTH CAROLINA

PROJECT:
COLWICK MEDICAL PLAZA

TITLE:
CONCEPTUAL SITE PLAN

DESIGNED BY: TM
 DRAWN BY: TM
 CHECKED BY: JB
 DATE: 01/25/08
 PROJECT#: N/A

C-1

