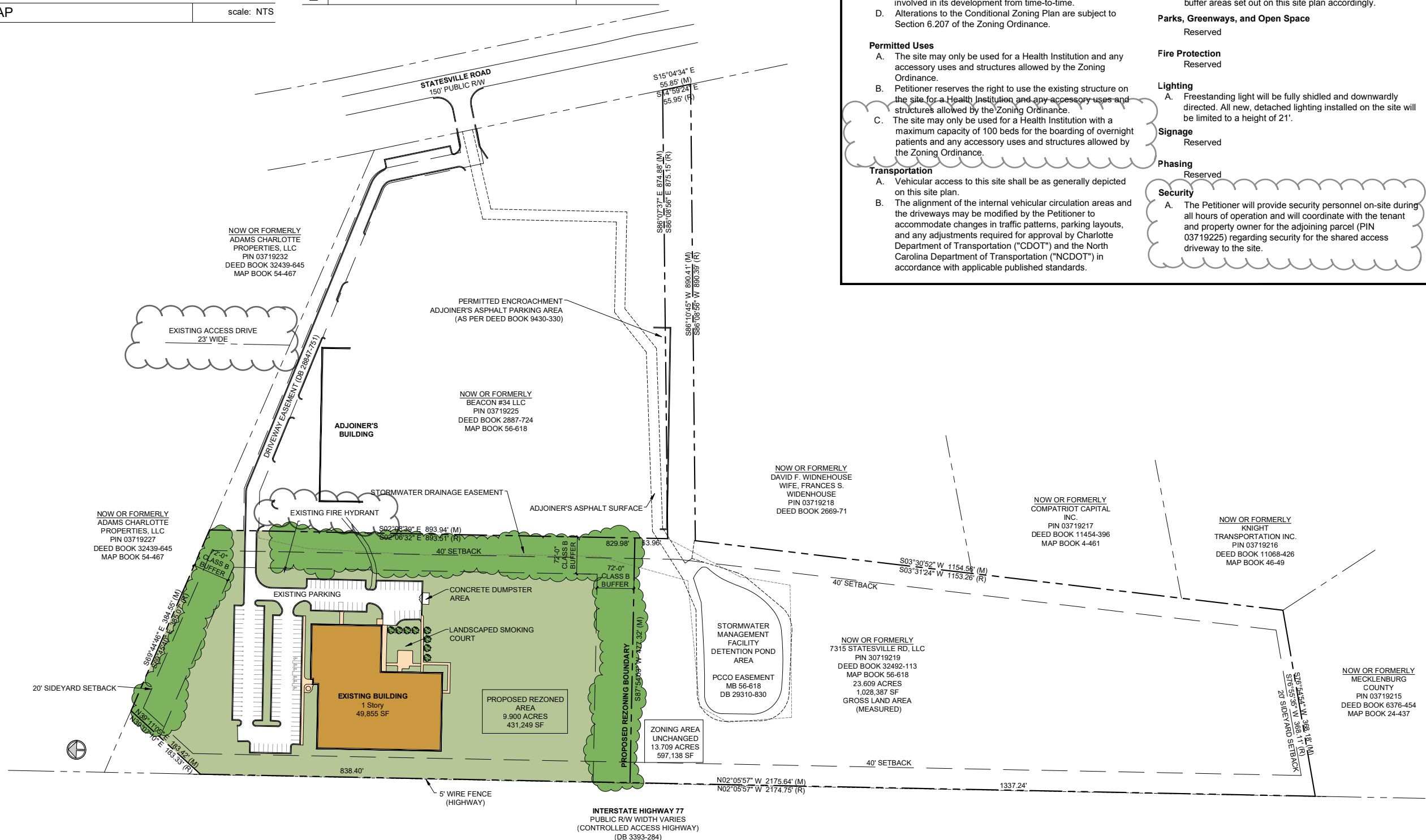


|                            |                           |
|----------------------------|---------------------------|
| <b>Owner:</b>              | 7135 Statesville Rd., LLC |
| <b>Address:</b>            | 7349 Statesville Rd.      |
| <b>Tax Parcel ID#:</b>     | 037-192-19                |
| <b>Total Site Acreage:</b> | 23.609 Acres              |
| <b>Area:</b>               | Approx. 1,023,387 SF      |
| <b>Existing Zoning:</b>    | I-1                       |
| <b>Proposed Zoning:</b>    | INST (CD) +/- 9.9 Acres   |
| <b>Unchanged Zoning:</b>   | I-1 +/- 13.709 Acres      |
| <b>Parking:</b>            | Existing                  |
| <b>FAR:</b>                | .5                        |
| <b>Max Building Height</b> | 40'                       |

scale: NTS



scale: 1" = 100'-0"

- A. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed 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 Zoning Ordinance as provided by Section 6.207 of the Zoning Ordinance.
- B. The Petitioner acknowledges that other standard development requirements imposed by other Charlotte ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development may apply to the development of the site. These are not zoning regulations, are not administered by the Zoning Administrator and are not separate zoning conditions imposed by the site plan. Unless specifically noted in the conditions for the site plan, these other standard development requirements will be applied to the development of the site as defined by those other Charlotte ordinances.
- C. Throughout this site plan, the terms "Owner" or "Petitioner" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the Owner of the site who may be involved in its development from time-to-time.
- D. Alterations to the Conditional Zoning Plan are subject to Section 6.207 of the Zoning Ordinance.

- A. The site may only be used for a Health Institution and any accessory uses and structures allowed by the Zoning Ordinance.
- B. Petitioner reserves the right to use the existing structure on the site for a Health Institution and any accessory uses and structures allowed by the Zoning Ordinance.
- C. The site may only be used for a Health Institution with a maximum capacity of 100 beds for the boarding of overnight patients and any accessory uses and structures allowed by the Zoning Ordinance.

**Transportation**

- A. Vehicular access to this site shall be as generally depicted on this site plan.
- B. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by Charlotte Department of Transportation ("CDOT") and the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

A. The Petitioner will provide security personnel on-site during all hours of operation and will coordinate with the tenant and property owner for the adjoining parcel (PIN 03719225) regarding security for the shared access driveway to the site.



# SITE PLAN

# RZ-1

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