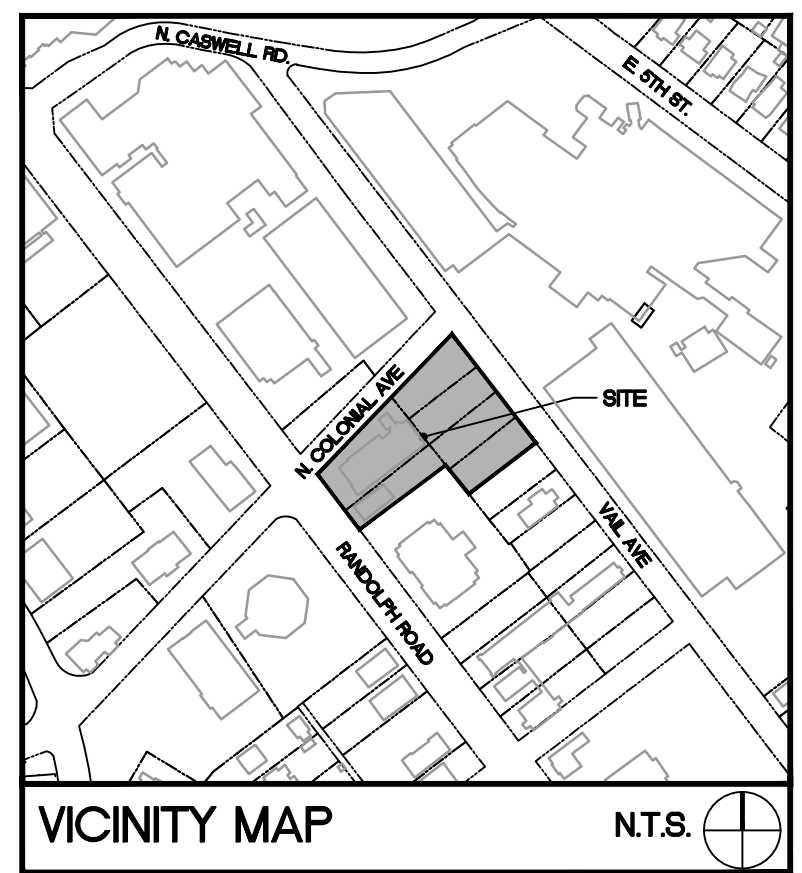


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Shaping the Environment  
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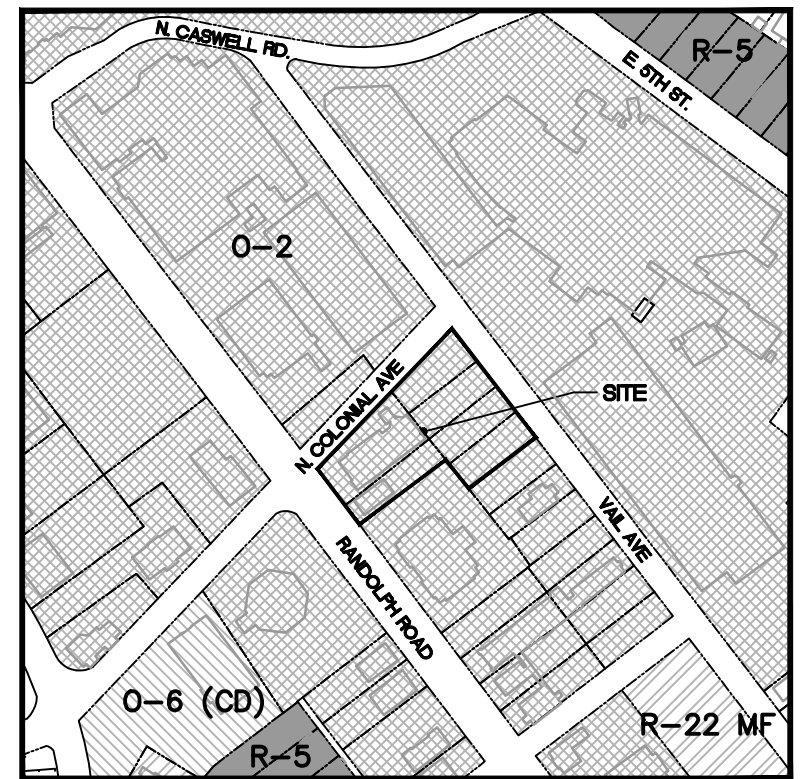
Land Planning  
 + Landscape Architecture  
 + Civil Engineering  
 + Urban Design

200 South Tryon Street, Suite 1400  
 Charlotte, North Carolina 28202  
 p+ 704 376 1555 f+ 704 376 7851  
 url+ www.colejeneststone.com



VICINITY MAP N.T.S.

**SURVEY DISCLAIMER**  
 ALTA/ACSM LAND TITLE SURVEY ISSUED MARCH 02, 2020.  
 PROVIDED BY A.G. ZOUTWELLE SURVEYORS, 1418 EAST  
 FIFTH ST., CHARLOTTE, NC 28204, (704) 372-9444.



**LEGEND**  
 SYMBOL  
 PROPOSED SIDEWALK CONNECTION  
 PROPOSED CURB & GUTTER  
 PROPOSED STORM UTILITY EASEMENT

**REZONING SUMMARY**

PETITIONER:	FLAGSHIP HEALTHCARE PROPERTIES 2701 COLSGATE ROAD CHARLOTTE, NC 28211
PROPERTY OWNERS:	PARCELS 127-087-01, 127-087-02, 127-087-20, 127-087-21: ROPER FAMILY LIMITED PARTNERSHIP 1200 WAREHAM CT CHARLOTTE, NC 28207
	PARCEL 127-087-19: SOUTHERN MEDICAL INVESTORS, INC. 4201 CONGRESS ST. STE. 170 CHARLOTTE, NC 28209
REZONING SITE AREA: (GROSS)	±1.55 AC
TAX PARCEL #:	127-087-01, 127-087-02, 127-087-03, 127-087-19, 127-087-20, 127-087-21
EXISTING ZONING:	O-2
PROPOSED ZONING:	MUDD(CD)
EXISTING USE:	OFFICE
PROPOSED USE:	MEDICAL OFFICE BUILDING
MINIMUM SETBACK:	14' FROM BACK OF CURB, OR R/W, WHICHEVER IS GREATER
MINIMUM SIDE YARD:	0'
MAXIMUM BUILDING HEIGHT:	95'
TOTAL PROPOSED GROSS FLOOR AREA:	±117,000 SF
REQUIRED LANDSCAPE AREA:	5% OF PROPOSED IMPERVIOUS AREA
DEDICATED TREE SAVE:	REQUIRED: 0.198 AC (15%) PROVIDED: 0.0 AC TO BE SATISFIED ON SITE, THROUGH PAYMENT IN-LIEU, OR A COMBINATION.

Project No.

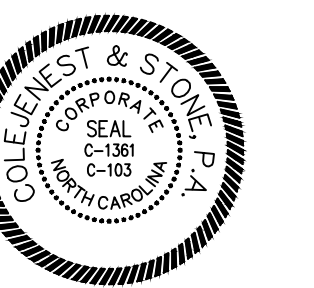
4715.00

Issued

4/24/20

Revised

12/15/20 - REZONING AMENDMENT  
 01/11/21 - REZONING AMENDMENT  
 02/15/21 - REZONING AMENDMENT



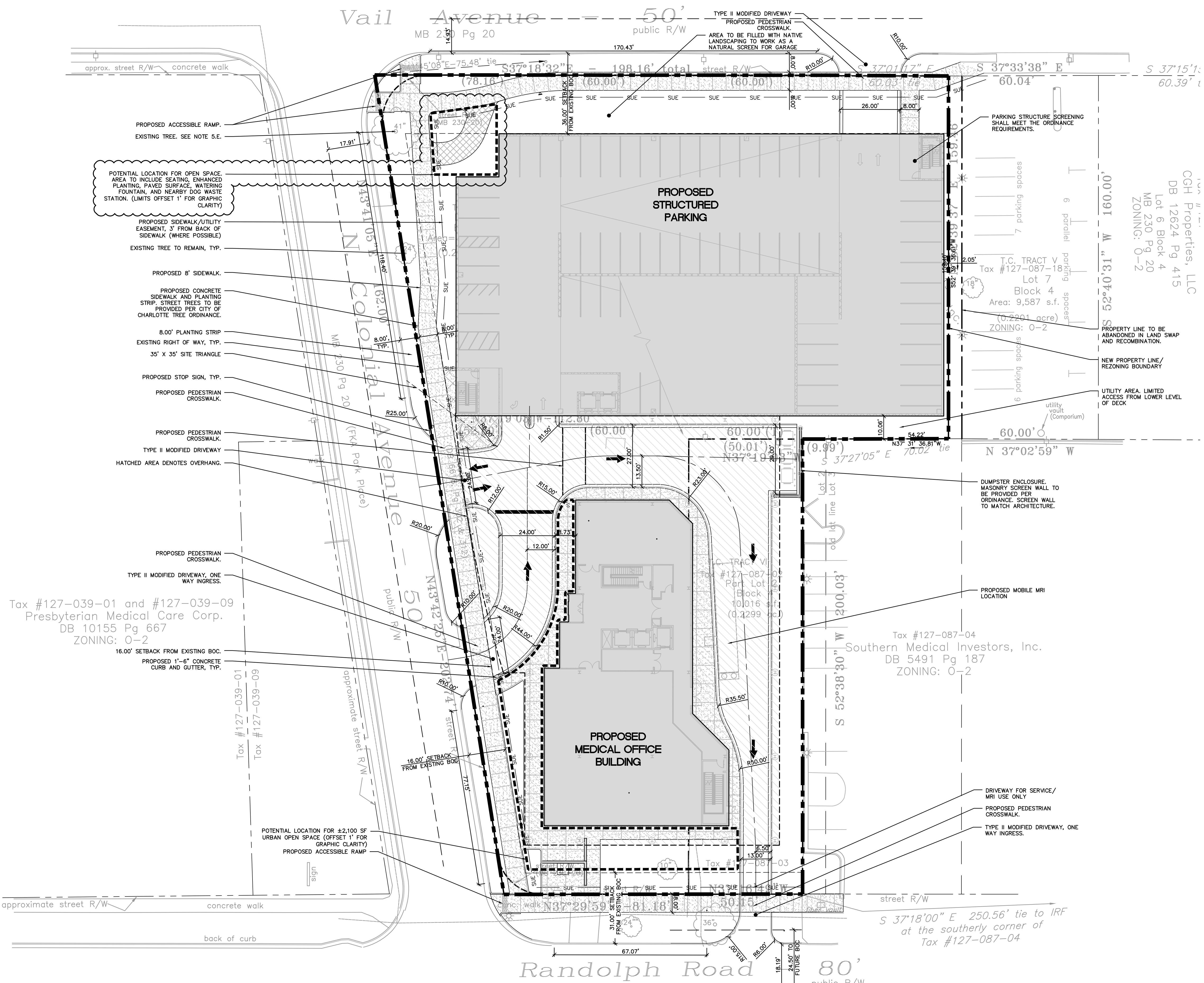
**REZONING PETITION**  
 2020-141

SCALE: 1"=20'  
 0 10' 20' 40'

**RZ-100**

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1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS



Tax #127-039-01 and #127-039-09  
 Presbyterian Medical Care Corp.  
 DB 10155 Pg 667  
 ZONING: O-2

Tax #127-039-01  
 Tax #127-039-09

POTENTIAL LOCATION FOR ±2,100 SF  
 URBAN OPEN SPACE (OFFSET 1' FOR  
 GRAPHIC CLARITY)  
 PROPOSED ACCESSIBLE RAMP

Tax #127-087-04  
 Southern Medical Investors, Inc.  
 DB 5491 Pg 187  
 ZONING: O-2

Randolph Road 80' public R/W

approximate street R/W concrete walk  
 back of curb

S 37°18'00" E 250.56' tie to IRF  
 at the southerly corner of  
 Tax #127-087-04





EXHIBIT A

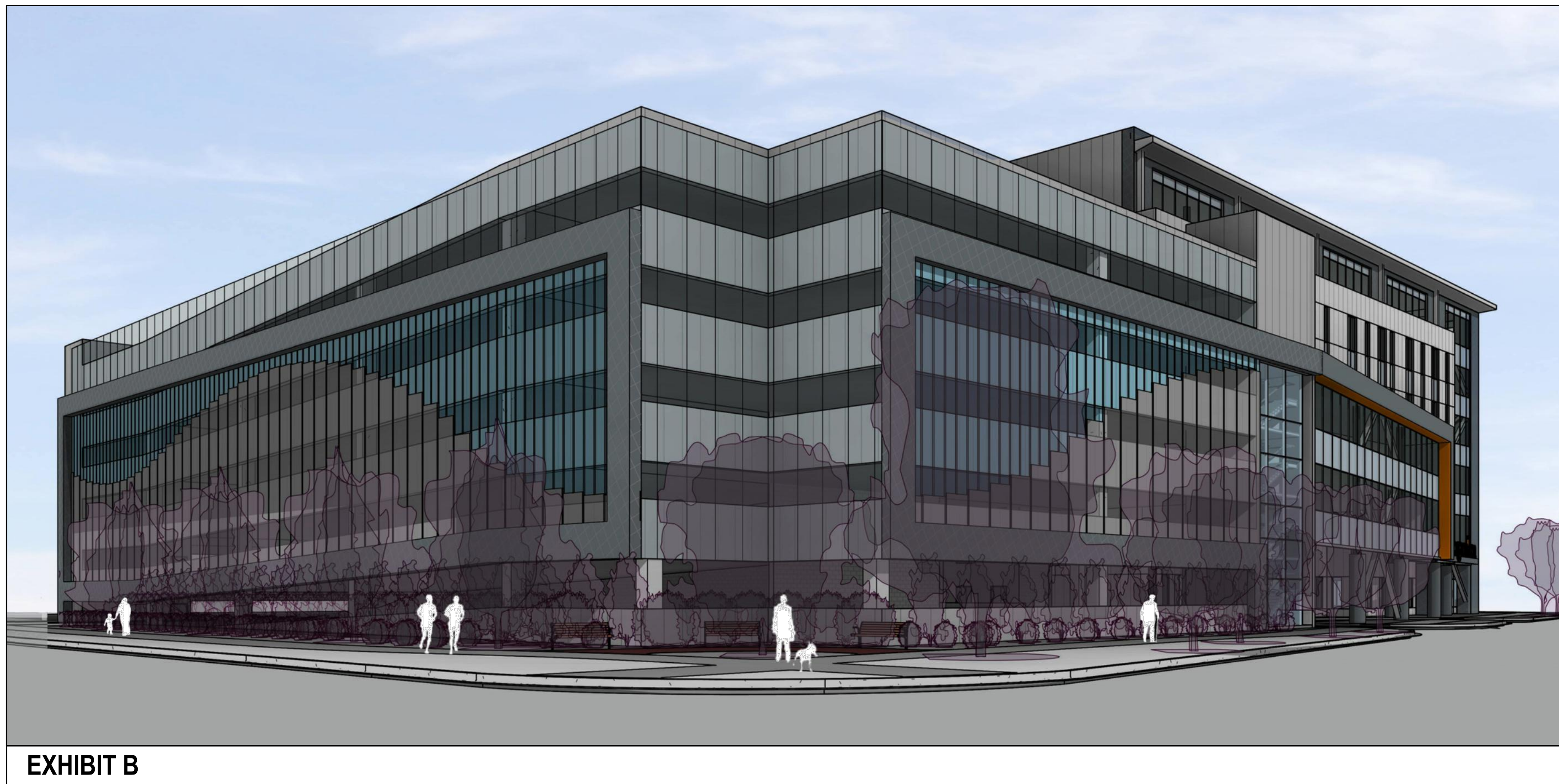
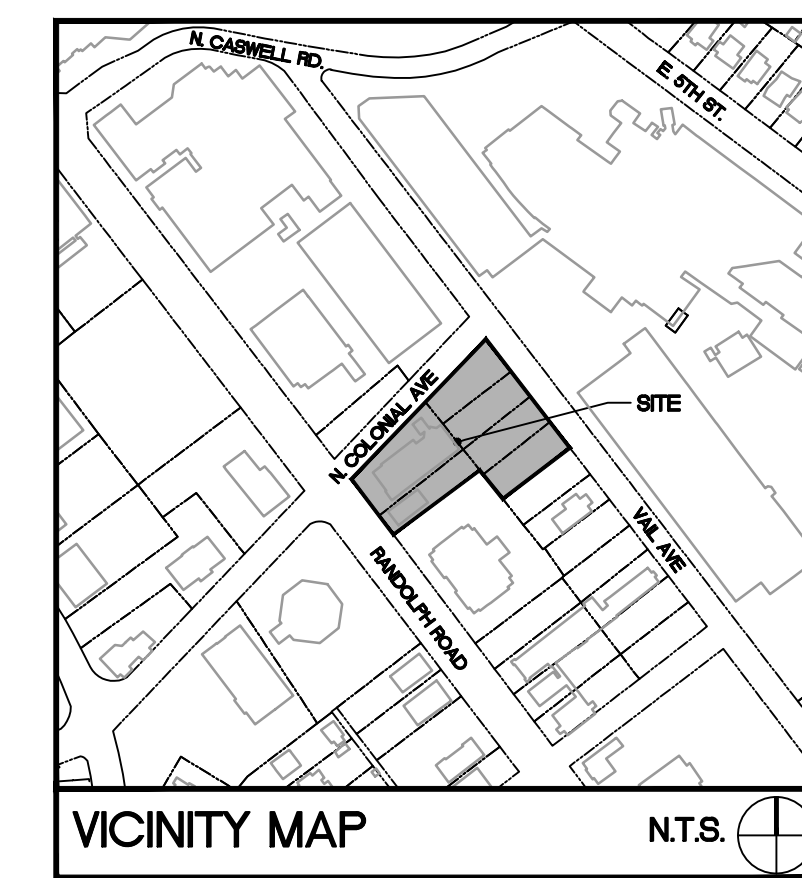


EXHIBIT B

**NOTE:** THESE RENDERINGS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE, GENERAL MATERIAL SELECTIONS, AND QUALITY OF THE BUILDING TO BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY HAVE MINOR VARIATIONS FROM THESE ELEVATIONS THAT ADHERE TO THE GENERAL ARCHITECTURAL CONCEPTS, AND INTENT ILLUSTRATED.

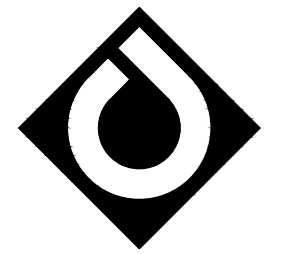


VICINITY MAP

NT.S.

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**FLAGSHIP  
HEALTHCARE**

2701 COLTSGATE ROAD  
CHARLOTTE, NC 28211

**RANDOLPH  
ROAD  
MOB**

2001 RANDOLPH ROAD  
CHARLOTTE, NC 28207

**ARCHITECTURAL  
RENDERINGS**

Project No.  
4715.00

Issued  
4/24/20

Revised

02/15/21 - REZONING AMENDMENT



**REZONING PETITION  
2020-141**

**RZ-300**

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