

STATEMENT OF INTENT and DESIGN PARAMETERS
Landmark Hospital O-P Plan
May 31, 2016
Revised June 17, 2016

The following Statement of Intent and Design Parameters is an update to the original Statement of Intent and Design Parameters. The bolded and italicized text are changes from the original document.

Proposed Allowable Use of Tract: Long Term Acute Care Hospital for human beings

Standards and Criteria/Design Characteristics and Statement of Intent of Tract:

1. Intended Density and Intended Use of Tract
 - A. Intended Density: A single building 42 bed hospital containing approximately **45,000** square feet
 - B. Intended Use of Tract: Long Term Acute Care Hospital
2. Standards and Criteria
 - A. Design Characteristics: The design characteristics for the structure to be placed on the subject tract shall be as follows.
 - a. Architectural Characteristics: The architectural appearance of the building placed on the subject tract must substantially be in compliance with the architectural elevation rendering that is attached.
 - b. Finish Materials: The exterior faces of the building placed on the subject tract will be constructed of brick. Landscaping, at a minimum, as indicated on the Landscaping Plan will be installed.
 - c. Maximum Building Height Proposed: the maximum height of the building will be 35 feet.
 - d. The required minimum number of parking spaces is based on a hospital use of 1 space per bed. With 42 beds, 42 parking spaces are required.**
 - B. Minimum Percentage of Tract to be Maintained in Open Space such as landscaping and/or Natural Vegetation: There will be a minimum of 45% open space shown on the *primary lot of the* Development Plan. *The*

offsite lot of the development plan will provide a minimum of 15% open space.

- C. General Description of the Minimum Building Setbacks from the Street: The Development Plan proposes a setback of 45 feet from Alfred Street, 54 feet from Old Highway 63, and 70 feet from the east property line. ***No Buildings are proposed on the offsite lot.***
- D. Storm Water Management Plan: The Development Plan will comply with the current Storm Water Ordinance.
- E. Vehicular Access: The primary driveway into the facility will be from Old Highway 63 and a second driveway off Alfred Street. ***The access to the offsite lot is from Old Highway 63 (the existing driveway access onto Moss Street will be removed).***
- F. Pedestrian Access: The Development Plan proposes to construct a 5' sidewalk along Old Highway 63 and a 5' sidewalk along Alfred Street. An internal sidewalk is planned from Old Highway 63 into the development. ***A rapid flash crosswalk will be installed on Old Highway 63 between the primary and offsite lots.***
- G. Signage: The proposed primary masonry monument sign is shown on the Development Plan. The masonry directional signs will be about half the size of the primary monument sign. All signage will meet O-1 requirements.
- H. Exterior Lighting: **Exterior lighting will consist of pole mounted full cutoff fixtures with a 20' maximum pole height.**