

A. BOUNDARY & TOPOGRAPHICAL SURVEY DATA PROVIDED BY:
R. B. PHARR & ASSOCIATES, P.A.
428 HAWTHORNE LANE
CHARLOTTE, NC 28204
TEL (704) 378-2188

B. DEVELOPER:
FRALIN & WALDRON, INC.
P.O. BOX 100
DUNELAKE, VA 24038
PH (540) 226-3711
CONTACT: ANDY KELDERHOUSE
EMAIL: andykel@fwinc.com

OWNERS:
CHARLOTTE HEALTH CARE CENTER (88) INC.
1300 S MINT ST # 201
CHARLOTTE, NC 28203

FOREST/LAND SURVEYING
5905 FAIRVIEW DRIVE
CHARLOTTE, NC 28220
TEL (704) 583-6171

ARCHITECT
DAVID R. POLSTON - ARCHITECT
3808 PARK AVE. SUITE 200
WILMINGTON, NC 28403
PHONE: 910-360-8600
CONTACT: MIRE WELLS
EMAIL: mire@mrwells.com

MEDICAL FACILITIES OF AMERICA (LVI) LTD. PARTNERSHIP
1735 TODDOWE ROAD
CHARLOTTE, NC 28214

CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS.
THIS IS A PARTIAL LIST PROVIDED AS A COURTESY.

BACKFLOW

ZONING

URBAN FORESTRY	STAN ARMSTRONG	704-336-6769
ENGINEERING	MARK CHAPMAN	704-432-0409
EROSION CONTROL	JEFF BOCK	704-560-9798

FIRE

TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT 704-336-5753 PRIOR TO ANY REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT 704-336-6892 FOR REQUIRED PERMITS.

TOTAL ACREAGE 15.51 AC.
TAX PARCEL # 059-104-16
059-104-20 

PETITION # 89-62
PETITION # 2011-007 APPROVED MAR. 21, 2011 

PROPOSED # OF LOTS 3

ZONING: R-3 ZONING

MIN. LOT WIDTH	70'
MIN. LOT AREA	10,000 SF (DETACHED
MIN. SETBACK	30' DWELLINGS)
MIN. SIDE YARD	6'
MIN. REAR YARD	45'
MAX. BLDG. HEIGHT	40'

NON RESIDENTIAL:
LOW DENSITY OPTION - 24%

$$\text{BUA} = \frac{0.60 \text{ AC}}{7.00 \text{ AC} - 1.90 \text{ AC}} = 11.8 \%$$

MAXIMUM FLOOR AREA RATIO (FAR) = 0.50.

TOTAL BUILDING SF = 34,990 SF + 6,000 SF = 40,990 SF

PROP. FLOOR AREA RATIO (FAR) = $\frac{34,990 \text{ SF} + 6,000 \text{ SF}}{7.00 \text{ AC} \times 43,560} = 0.13$

ESTIMATED PROJECT COMPLETION DATE: AUGUST 1, 2011

PROJECT TO BE CONSTRUCTED & COMPLETED IN ONE PHASE.

PROJECT NAME: CHARLOTTE HEALTH CARE

OWNER: CHARLOTTE HEALTH CARE CENTER (08) LVIII PL

PLANS PREPARED BY: BURTON ENGINEERING ASSOC. PHONE # (704) 553-8881

ZONING: (INSTCD) PETITION NO. 2011-007 TAX PARCEL: 059-104-16 & 059-104-20

PROPOSED USE: NURSING HOME ADDITION (10 EXISTING BEDS)

BUILDING HEIGHT: 20 FEET, STORIES: 1 MAX. HEIGHT OF ANY BLDG. NOT TO EXCEED 20 FEET.

BUILDING COVERAGE: 6,000 SQ. FT. GROSS FLOOR AREA: 6,000 SQ. FT.

LOT SIZE: 7.26 ACRES (EXIST. FACILITY + NEW FACILITY NOT TO EXCEED 72.00 SQ. F.)

YARD REQUIREMENTS

SETBACK (FRONT): 40 FT. FROM R/W (BUILDING)

SIDE YARD (L): 20 FT. SIDE YARD (R): 20 FT.

REAR YARD: 20 FT.

REQUIRED BUFFERS:

FRONT: NOYES FT. REAR: NOYES 36 FT.

SIDE(L): NOYES 36 FT. SIDE (R): NOYES 36 FT.

REQUIRED SCREENING:

FRONT: NO YES REAR: NO YES

SIDE (L): NO YES SIDE (R): NO YES

PARKING: NO YES

PAVEMENT COVERAGE: SEE LANDSCAPE PLAN SQ. FT. ACRES

INTERIOR LANDSCAPING:

REQUIRED SEE ABOVE SQ. FT.

PROVIDED SEE ABOVE SQ. FT.

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

PARKING DATA (SEE PARKING TABULATION THIS SHEET):

BUILDING CONTRACTOR SHALL POST THE ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON THE BUILDING

AUTOMOBILE:

REQUIRED PARKING USE:

REQUIRED 1 PER 3 BEDS

TOTAL PROPOSED = 80 SPACES (1203 ÷ 4)

EXISTING SPACES = 29 SPACES TO REMAIN

TOTAL PROVIDED ACCESSIBLE SPACES = 4

PROPOSED PARKING:

PROPOSED (INC. ACCESS. SPC'S.)

TOTAL PROPOSED = 81 SPACES

REGULAR SPACES= 61

ACCESSIBLE SPACES=1

TOTAL PARKING SPACES = 90

TOTAL PROVIDED ACCESSIBLE SPACES = 4

TOTAL REQUIRED ACCESSIBLE SPACES = 4 INCLUDING 2 VEH.

BICYCLE:

NO INCREASE IN REQUIRED PARKING

BICYCLE REQUIREMENTS DO NOT APPLY

NATURAL AREA REQ'D:	(7.0AC - 1.90 AC) x 25% = 1.28 AC
UNDISTURBED NATURAL AREA REQ'D:	1.28 AC x 60% = 0.77 AC
REVEGETATED NATURAL AREA REQ'D:	1.28 AC - 0.77 AC = 0.51AC
UNDISTURBED NATURAL AREA PROV'D:	0.60 AC + 0.22 AC = 0.82 AC
REVEGETATED NATURAL AREA PROV'D:	0.26 AC + 0.34 AC = 0.60 AC
	<u> = 1.42 AC</u>

Original Parcel ID Number(s):	059-104-20 & 059-104-16 (P/O)	
Development Type:	Institutional	
Subject to PCCO? Y/N	Yes	
If NO, why?		
Watershed:	Western Catawba	
Disturbed Area (ac):	1.6	
Site Area (ac):	7.00	SITE 8.27 PCCO
	DA#1	DA#2
Total on-site Drainage Area (ac):		
Existing Built-up-on Area (SF):		
Existing BUA to be removed (SF):		
Existing BUA to remain (SF):	82,764	
Proposed New BUA (SF):	13,554	
Proposed % BUA:	9.4	
Density (High / Low)	Low < 12%	
Total Post-Protect BUA for site:	13,554	
Development or Redevelopment?	Development	
Natural Area Required (ac):	1.28	
Natural Area Provided (ac):	1.42	
Total stream buffer protected on-site (ac):	N/A	
Transit Station Area? Y/N	No	
Distressed Business District? Y/N	No	
Mitigation Types (if applicable)	N/A	
Natural Area mitigation? Y/N	No	
Buffer Mitigation? Y/N	No	
Total Phosphorus Mitigation? Y/N	No	

Sheet Number	Sheet Title
C1	SITE & UTILITY PLAN
C2	NOTES
C3	GRADING & DRAINAGE PLAN
C4	PHASE 1 EROSION CONTROL PLAN
C5	PHASE 2 EROSION CONTROL PLAN
C6	STORMWATER MANAGEMENT PLAN
C7	LANDSCAPE PLAN
C8	DETAILS
C9	DETAILS
C10	SURVEY
C11	SURVEY
RZ1	REZONING PLAN
RZ2	REZONING PLAN
RZ3	REZONING PLAN

1	NEW 1'-6" CONCRETE CURB AND GUTTER. SEE CLDS DETAIL 10.17A ON SHEET C8.
2	5' PEDESTRIAN CROSS WALK
3	NEW 2'-6" CONCRETE CURB AND GUTTER.
4	EX. FIRE HYDRANT
5	NEW 5' CONCRETE SIDEWALK. SEE GENERAL NOTES AND CLDS. DETAIL 10.22 ON SHEET C8 SEE PLAN FOR DIMENSIONS

- | | |
|----|--|
| 7 | NEW ACCESSIBLE RAMPDEPRESSED CURB, IN ACCORDANCE WITH N.C. ACCESSIBILITY CODE, AND CHARLOTTE-MECKLENBURG REQUIREMENTS AND SPECIFICATIONS. SEE CLDS DETAIL 10.39A ON SHEET C8. |
| 8 | NEW NORMAL DUTY ASPHALT PAVEMENT. SEE GENERAL NOTE A, SHEET C2. |
| 9 | NEW HEAVY DUTY ASPHALT PAVEMENT. SEE GENERAL NOTE B, SHEET C3. |
| 9 | ASPHALT CAPABLE OF SUPPORTING FREQUENT LOADINGS OF 80,000 LB FIRE TRUCK. |
| 10 | NEW FIRE HYDRANT ASSEMBLY W/ 4" & ROADWAY BOX, (C.I./A.D.) AND FIRE DEPARTMENT STANDARDS. HYDRANT SHALL HAVE 8" TYPICAL PUMPER CONNECTION FACING ACCESS ROAD. HYDRANT TO BE A MIN. OF 5' FROM A PARKING SPACE. |
| 16 | NEW 8" FIRE LINE (AWWA C900 PC2000, NO PVC WITHIN 8' OF BACK FLOW PREVENTER. |
| 19 | EX. FIRE DEPARTMENT CONNECTION |
| | EXIST. CONC. DUMPMSTER PAD AND ENCLOSURE. ENCLOSURE TO INCLUDE DUMPMSTERS WITH EQUAL SPACE FOR REFUSE & RECYCLING WITH A MINIMUM OF 144 SF. 30 INCHES FOR RECYCLING. OWNER TO CONTRACT WITH PRIVATE COMPANY FOR SOLID WASTE COLLECTION. AN EQUAL AMOUNT OF SPACE SHALL BE RESERVED FOR SEPARATE RESIDENTIAL WASTE AND DRINKING MEDICAL WASTE IF THE OWNER elects TO HAVE THE CITY COLLECT RESIDENTIAL WASTE IN THE FUTURE. |
| 21 | EXIST. 7" DOMESTIC REDUCED PRESSURE PRINCIPLE BACK FLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHN INSULATED ENCLOSURE PER CMAQ REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PIPES FOR DISCHARGE WATER PER CMAQ REQUIREMENTS. SEE DETAIL ON SHEET C8. |
| 21 | EXIST. CMAQ CHADKID/REDUCTION IS REQUIRED TO BE TESTED BY A CMAQ-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE. |
| 22 | EXIST. 8" FIRE DOUBLE CHECK BACK FLOW PREVENTION ASSEMBLY INSTALLED BELOW GROUND. |
| 22 | EXIST. CMAQ CHADKID/REDUCTION IS REQUIRED TO BE TESTED BY A CMAQ-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE. |



(IN FEET)
1 inch = 50 ft.



**BURTON
ENGINEERING
ASSOCIATES**
CIVIL ENGINEERS
LAND PLANNERS

9950 Fairview Rd., Suite 100, Charlotte, NC 28210
(704) 553-8881 Fax (704) 553-8860

SITE & UTILITY PLAN PHASE 1

Proj	Sheet
CTB	
Engineer	
GDM	
Drawn By:	
03-08-11	
Date	

1. 5/16/11 CITY COMMENTS

2. 6/14/11 CITY COMMENTS

557-002

Sheet of
C1 14

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