



VICINITY MAP

PRIVATE STREET PARKING
PRIVATE STREET LENGTH: 1280 LF
PARKING LENGTH: 505 LF
% PARKING LENGTH: 40.3%

CONSTRUCTION SCHEDULE

NOTICE TO PROCEED: 5-14-12
EARTHWORK: 5-14-12 TO 7-12-12
UTILITIES: 6-26-12 TO 8-27-12
FOUNDATIONS: 6-13-12 TO 9-26-12
BUILDING CONSTRUCTION: 9-27-12 TO 10-21-13
FURNISH: 9-22-13 TO 10-21-13
CERTIFY AND OPEN: 9-22-13 TO 10-21-13

SOLID WASTE CALCULATIONS

(1) 6 CY COMPACTOR DUMPSTER REQUIRED PER 90 UNITS
160 UNITS = (2) 6 CY
(1) 16 CY COMPACTOR DUMPSTER PROVIDED
(1) 144 OF RECYCLING STATION REQUIRED PER 90 UNITS
160 UNITS = (2) RECYCLING STATIONS

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Joshua Weaver 12/21/12

SITE NOTES

- DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKSMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
- DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2000 EDITION AS AMENDED.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL GAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- COORDINATE ALL CURBS AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT PROVIDENCE RD WEST & OLD ARDREY KELL RD. TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.
- PER SEPA SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT LINDA POISSANT, 704.336-2562, FOR FURTHER INFORMATION.
- IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF LESS THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE PERMIT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT PAT MORGAN, 704.336-3069 OR BOB STALEY, 704.432-1562, FOR FURTHER INFORMATION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CHLDG #50.05
- SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED AS NECESSARY. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- NON-STANDARD ITEMS (e.g. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA, NOR ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100'-1' SDE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBURBAN DRAINAGE SECTION 2.60.01.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODING ENCROACHMENT REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.

- CURBS AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD STAKING.
- PRIOR TO PLANT REVEGETATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ENGINEER AT 704.336-5753 PRIOR TO THE 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 704.336-6862 FOR REQUIRED PERMITS.
- BEFORE YOU DIG, STOP, CALL THE NC ONE-CALL CENTER AT 1-800-632-4849. IT'S THE LAW.
- THE ASPHALT PAVEMENT SHOWN ON THIS PLAN IS DESIGN TO WITHSTAND A 80,000 LB LOAD.
- THE DEVELOPER SHALL CONTACT CDOT (GUS JORD, 704-336-7086) TO IDENTIFY AND CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION, CONTACT CDOT (704-336-4029).
- PER SECTION 15-175(b) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATION (PCCS) MUST BE RECORDED PRIOR TO ISSUANCE OF THE CO.
- ALL UTILITIES WILL BE UNDERGROUND.

LIGHTING NOTES

- THE MAXIMUM HEIGHT OF ANY PRESTANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE SHALL BE 25 FEET. ALL SUCH PRESTANDING LIGHTING FIXTURES SHALL BE FULLY CAPPED AND GROUNDLED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- NOTWITHSTANDING THE FOREGOING, ANY PRESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE THAT IS LOCATED SOUTH OF THE SOUTHERNMOST WALLS OF THE BUILDING LOCATED ON THE SITE MUST BE A PEDESTRIAN SCALE LIGHT WITH A MAXIMUM HEIGHT OF 14 FEET INCLUDING ITS BASE.
- ANY LIGHTING ATTACHED TO THE BUILDINGS TO BE LOCATED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED. "WALL-PACK" TYPE LIGHTING FIXTURES MAY NOT BE INSTALLED ON THE BUILDINGS TO BE LOCATED ON THE SITE.

PROVIDENCE ROAD WEST (CITY MAINTAINED)

(NO RECORDED R/W FOUND) (VARIABLE PUBLIC R/W)

ZONING CODE SUMMARY

PROJECT NAME: BRIGHTMORE OF CHARLOTTE
OWNER: LIBERTY HEALTHCARE PROPERTIES OF MECKLENBURG CO., LLC PHONE # (810) 815-3122
PLANS PREPARED BY: SITE SOLUTIONS PHONE # (704) 521-9000
ZONING: MDT (C2) JURISDICTION: CHARLOTTE
PETITION #: 2011-041
PROPOSED USE: SKILLED NURSING, SR. INDEPENDENT LIVING TAX PARCEL # 229-01-103 229-01-104 229-01-110 229-01-105 229-01-115 229-01-106 229-01-116
BUILDING HEIGHT (L): 54'-10" (SNF) 20' Stories: 1, 2, 3, 4
BUILDING COVERAGE: 175,500 Sq. Ft. GROSS FLOOR AREA: 280,000 Sq. Ft.
LOT SIZE: 16.67 Sq. Ft. ACRES LOT TYPE: XX
REQUIRED BLDG SEPARATION: 16'
YARD REQUIREMENTS:
Setback (Front): 40' FL
Side Yard (L): 20' FL
Rear Yard: 20' FL
Side Yard (R): 0' FL
REQUIRED BUFFERS:
Front: (NO) / YES
Side (L): (NO) / YES
Rear: (NO) / YES
Side (R): (NO) / YES
REQUIRED SCREENING:
Front: (NO) / YES
Side (L): (NO) / YES
Rear: (NO) / YES
Side (R): (NO) / YES
PARKING DATA:
INDEPENDENT LIVING: REQUIRED: 1.5 PER UNIT = 252
SKILLED NURSING: REQUIRED: 1 PER 3 BEDS = 40
PROVIDED: 293
BIKE PARKING: LONG TERM: 2 OR 1 PER 20 EMPLOYEES = 4 REQUIRED PROVIDED: 4
SHORT TERM: 5% REQUIRED VEHICLE PARKING - 15 REQUIRED PROVIDED: 15



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CADD PROJECT # 3240

Scale:



Corp. NC License: C-1398

Liberty Healthcare
Management

Brightmore of Charlotte Senior Living Community

10021 Providence Road West
Charlotte, North Carolina

Project No: 3240
Drawn By: SS
Designed By: PH
Checked By: PH
Date: 3.22.2012

Revisions:
Revised Per Bldg. Sds. / City Comments 4.24.2012

Revised Per Bldg. Sds. Comments 7.23.2012
Revised Cypard & Dry Utilities 9.20.2012
ADD 1/2" Revised Cypard Grading 11.20.2012

Sheet Title:

Overall
Site Plan

Sheet No:

L-2.0

