

Brightmore of Charlotte

Senior Living Facility

Owner



Doug Whitman

Liberty Healthcare Properties of Ballantyne, LLC

2334 S. 41st Street

Wilmington, NC 28403

Phone: 910.815.3122 Fax: 910.815.311 Mobile: 910.512.2988

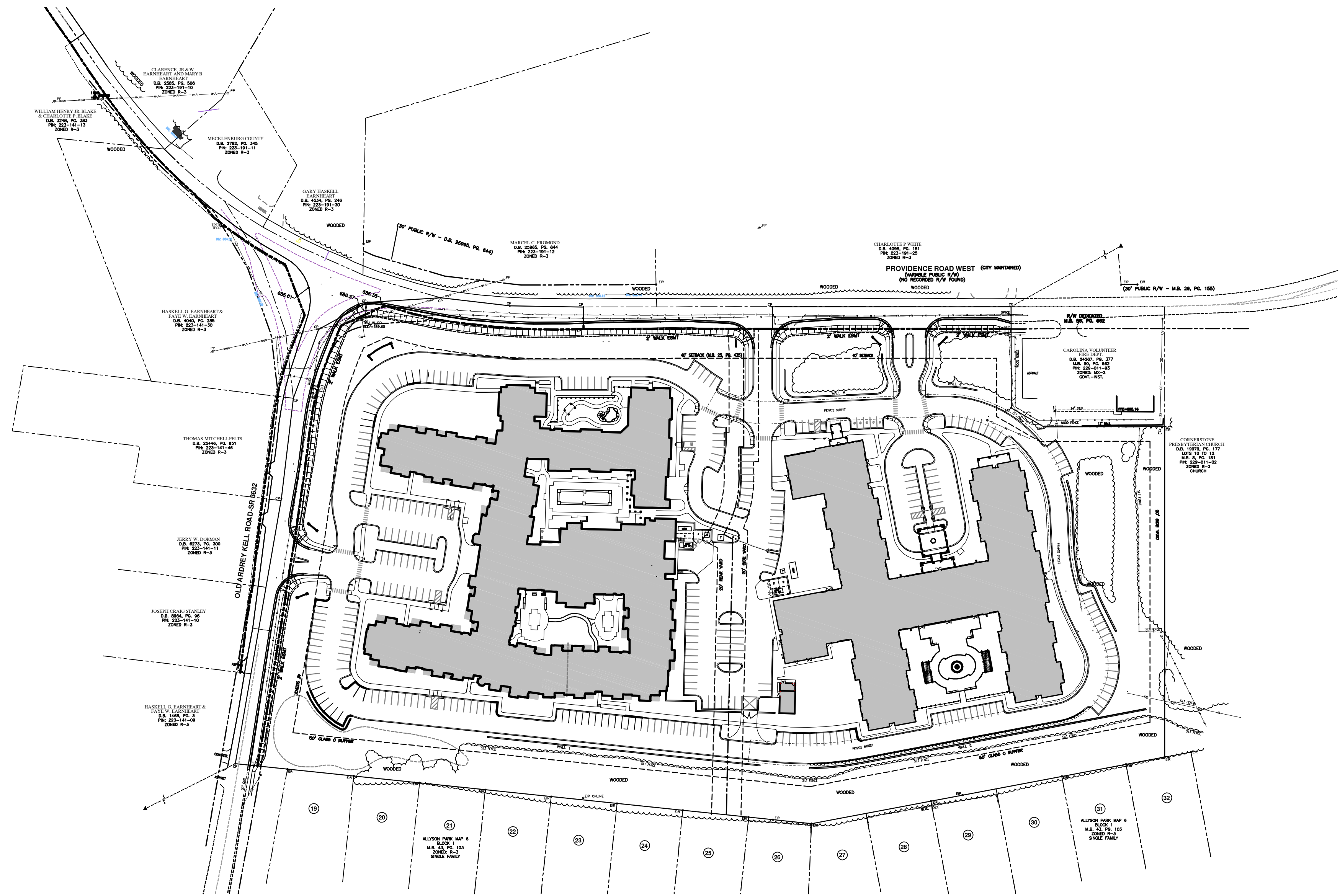
Designer



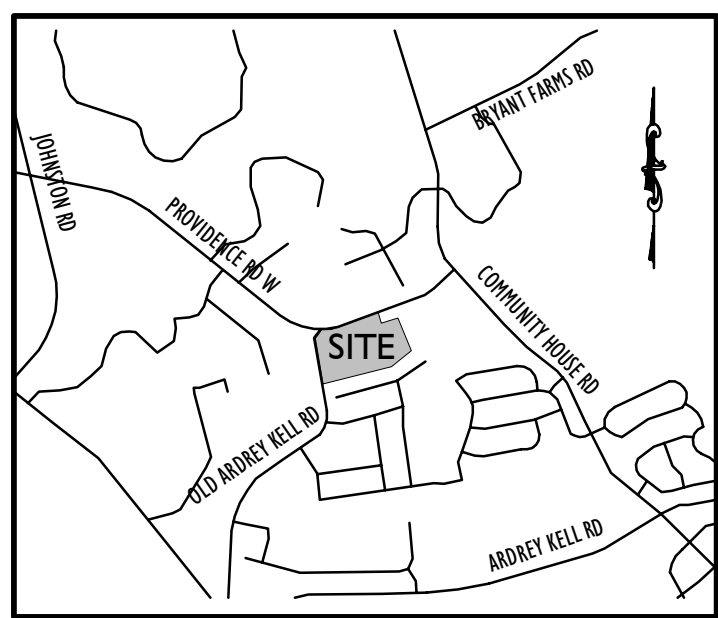
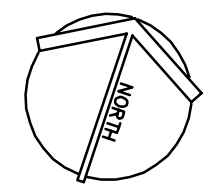
2 3 2 0
W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionspa.com
Telephone: 704-521-9880
Facsimile: 704-521-8955
CADD# 3240

Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number
Cover Sheet	.	1.19.12	1.30.13	8
Survey	.	2.11.11		
Technical Data Sheet	RZ-1	7.22.11	9.16.13	2
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Overall Site Plan	L-2.0	3.22.12	10.24.13	16
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Roadway Improvements Plan Providence Road West & Old Andrey Kell Road	L-5.8	3.22.12	5.29.12	2
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Traffic Control Plan - Providence Road West @ Old Andrey Kell Road	L-5.10	3.22.12		
Traffic Control Plan - Old Andrey Kell Road @ Providence Road West	L-5.11	3.22.12	9.11.13	14
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Providence Rd West - Cross Sections	L-6.1	3.22.12	7.30.13	10
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Providence Rd West - Cross Sections	L-6.3	3.22.12	7.30.13	5
Providence Rd West - Cross Sections	L-6.4	3.22.12	8.15.13	12
Providence Rd West - Cross Sections	L-6.5	3.22.12	7.30.13	10
Providence Rd West - Cross Sections	L-6.6	3.22.12	7.30.13	10
Providence Rd West - Cross Sections	L-6.7	3.22.12	7.30.13	10
Providence Rd West - Cross Sections	L-6.8	3.22.12	5.29.12	2
Old Andrey Kell Rd - SR 3632 - Cross Sections	L-6.9	3.22.12	8.15.13	12
Old Andrey Kell Rd - SR 3632 - Cross Sections	L-6.10	3.22.12	8.15.13	12
Old Andrey Kell Rd - SR 3632 - Cross Sections	L-6.11	3.22.12	8.15.13	12
Old Andrey Kell Rd - SR 3632 - Cross Sections	L-6.12	3.22.12	8.15.13	12
Overall Landscape Plan	L-7.0	3.22.12	10.24.13	16
Landscape Plan- West	L-7.1	3.22.12	10.24.13	16
Landscape Plan- East	L-7.2	3.22.12	9.26.13	15
Landscape Plan- Enlargements	L-7.3	9.26.13	9.26.13	13
Landscape Plan- East	L-7.2	3.22.12	9.26.13	13
Site Construction Details	L-8.1	3.22.12	5.29.2012	2
Site Construction Details	L-8.2	3.22.12	5.29.2012	2
Site Construction Details	L-8.3	3.22.12	4.25.2013	9
Site Construction Details	L-8.4	3.22.12	11.20.12	6/add#1
Site Construction Details	L-8.5	3.22.12	10.24.13	16
Site Construction Details	L-8.6	3.22.12	10.24.13	16
Site Construction Details	L-8.7	3.22.12	10.24.13	16
Old Castle Precast Storm Capture Details	L-8.8	4.24.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-8.9	4.24.12	11.20.12	6/add#1
Site Construction Details - Courtyard	L-8.10	9.20.12	9.20.12	5
Old Castle Precast Storm Capture Details	L-9.0	11.20.12	11.20.12	6/add#1
Retaining Wall Elevations	L-9.1	3.22.12	4.24.12	
Old Castle Precast Storm Capture Details	L-9.2	11.20.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-9.3	11.20.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-9.4	11.20.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-9.5	11.20.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-9.6	11.20.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-9.7	11.20.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-9.8	11.20.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-9.9	11.20.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-9.10	11.20.12	11.20.12	6/add#1
Old Castle Precast Storm Capture Details	L-9.11	11.20.12	11.20.12	6/add#1
Storm Water Management Plan	SWMP	3.22.12		



Site Plan
100 0 50 100 200
SCALE: 1"=100'



Vicinity Map - NTS

SITE DATA:

REZONING PETITION: 2011-041
PARCEL NUMBER: 22901103, 22901104, 22901105, 22901106, 22901110, 22901115, 22901116
JURISDICTION: CITY OF CHARLOTTE

ZONING: INST (CD)
GROSS SITE AREA: 17.48 AC
NET SITE AREA: 16.67 AC
SKILLED NURSING SITE AREA: 7.91 AC
INDEPENDENT LIVING SITE AREA: 8.76 AC

TREE SAVE REQUIRED: 15% NET AREA: 118,190 SF
TREE SAVE PROVIDED: 118,190 SF

PROPOSED USE: 120 BEDS
SKILLED NURSING: 168 UNITS
SENIOR INDEPENDENT LIVING:

MAXIMUM FLOOR AREA RATIO: 50% NET AREA 361,548 SF
SKILLED NURSING: 69,000 SF
SENIOR INDEPENDENT LIVING: 248,000 SF
TOTAL FLOOR AREA PROPOSED: (43.7%) 317,000 SF

PARKING SUMMARY:
INDEPENDENT LIVING: 1.5 PER UNIT 252 REQUIRED
SKILLED NURSING: 1 PER 3 BEDS 40 REQUIRED
292 REQUIRED
292 PROVIDED

BICYCLE PARKING:
LONG-TERM: 2 or 1 PER 20 EMPLOYEES 4 REQUIRED
SHORT-TERM: 5% OF AUTO 15 REQUIRED

POST CONSTRUCTION CONTROLS ORDINANCE DATA:
RIVER BASIN: SIX MILE AND CENTRAL CATAWBA
IMPERVIOUS AREA: 409,180.66 SF=57%
NATURAL AREA REQ. (PER PCCO): 10% OF 16.67 AC=72,627 SF
NATURAL AREA PROVIDED: 108,595 SF

REVISION
PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 12-12-2013 1 of 2



http://development.charmeck.org

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

APPROVED

By Brendan Smith at 4:01 pm, Dec 12, 2013

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

APPROVED

By Brendan Smith at 4:01 pm, Dec 12, 2013

URBAN FORESTRY

TREE ORDINANCE

APPROVED

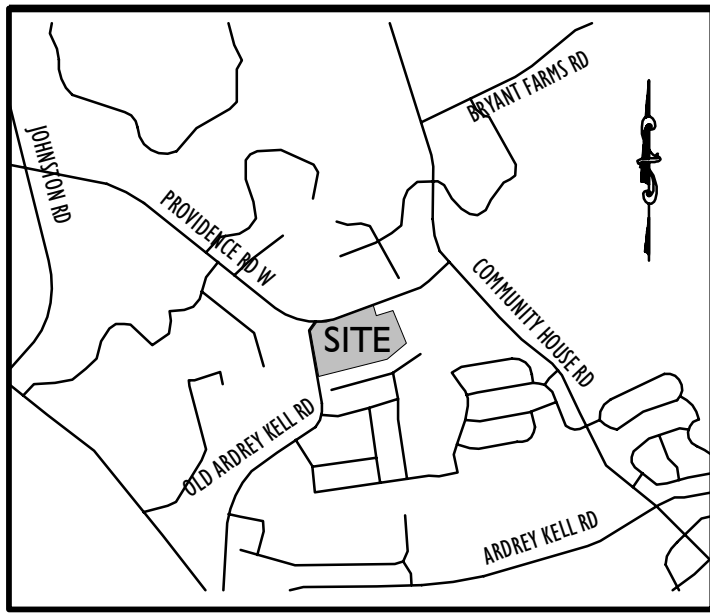
By Gary Turner (704-336-4330) at 4:49 pm, Dec 11, 2013

CDOT

APPROVED

This Set Current Through Sheet Date: October 24, 2013

Set No. _____



VICINITY MAP

PRIVATE STREET PARKING
PRIVATE STREET LENGTH: 1280 LF
PARKING LENGTH: 505 LF
% PARKING LENGTH: 45.3%

CONSTRUCTION SCHEDULE (SNF)
NOTICE TO PROCEED: 5-14-12
EARTHWORK: 5-14-12 TO 7-12-12
UTILITIES: 6-29-12 TO 8-27-12
FOUNDATIONS: 6-13-12 TO 9-26-12
BUILDING CONSTRUCTION: 9-27-12 TO 9-21-13
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
166 UNITS = (2) 6 CY
(1) 20 CY COMPACTOR DUMPSTER PROVIDED
(1) 144 CY RECYCLING STATION REQUIRED PER 90 UNITS
166 UNITS = (2) RECYCLING STATIONS (320 YD)

CONSTRUCTION SCHEDULE (IL)
NOTICE TO PROCEED: 4-1-13
EARTHWORK: 5-14-12 TO 7-12-12
UTILITIES: 6-29-12 TO 8-27-12
FOUNDATIONS: 6-13-12 TO 9-26-12
BUILDING CONSTRUCTION: 9-27-12 TO 9-21-13
FURNISH: 9-22-13 TO 10-21-13
CERTIFY AND OPEN: 9-22-13 TO 10-21-13

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 SEaled 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, 704.336-2560, 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, 704.336-3609 OR BOB STALEY, 704.432-1562, FOR FURTHER INFORMATION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CHLD9 #50.05
21. SET TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPINGS OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED AT INTERSECTIONS. 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, 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 UNOBTURATED 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 SWEL IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBURBAN CIRCUMFERENCE SECTION 7.200.A.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY ENCROACHMENT REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.

- CURB 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 CONDITIONS.
- 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 ARBORIST AT (704)336-5755 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 1-800-682-4849. 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 (CITY OF 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 CLOT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING PER PERMIT. FOR INFORMATION, CONTACT CDOT (704-336-4025).
- PER SECTION 10-178(a) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS EASEMENTS (PCEs) MUST BE RECORDED PRIOR TO ISSUANCE OF THE CO.
- ALL UTILITIES MUST BE UNDERGROUND.

LIGHTING NOTES

- THE MAXIMUM HEIGHT OF ANY PREEXISTING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE SHALL BE 25 FEET. ALL SUCH PREEXISTING LIGHTING FIXTURES SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- NOTWITHSTANDING THE FOREGOING, ANY PREEXISTING 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-FACE" TYPE LIGHTING FIXTURES MAY NOT BE INSTALLED ON THE BUILDINGS TO BE LOCATED ON THE SITE.

PROVIDENCE ROAD WEST (CITY MAINTAINED) (VARIABLE PUBLIC R/W) (NO RECORDED R/W FOUND)

ZONING CODE SUMMARY

PROJECT NAME: BRIGHTMORE OF CHARLOTTE
OWNER: LIBERTY HEALTHCARE PROPERTIES OF MECKLENBURG CO., LLC PHONE # (810) 615-3122
PLANS PREPARED BY: SITE SOLUTIONS PHONE # (704) 521-9900
ZONING: NCT (22) JURISDICTION: CHARLOTTE
PETITION #: 2011-041
PROPOSED USE: SKILLED NURSING, INDEPENDENT LIVING TAX PARCEL: 229-01-103 229-01-104 229-01-110 229-01-106 229-01-115
BUILDING HEIGHT (L): 54'-10" (SNF) 20' Stories: 1, 2, 3, & 4
BUILDING COVERAGE: 150.214 Sq. Ft. GROSS FLOOR AREA: 31400 Sq. Ft.
LOT SIZE: 16.67 Sq. Ft. LOT TYPE: XX
REQUIRED BLDG SEPARATION: 16'
YARD REQUIREMENTS:
Setback (FRONT): 40' FL
Side Yard (L): 20' FL
Side Yard (R): 0' FL
REAR YARD: 20' 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 = 267
SKILLED NURSING: REQUIRED: 1 PER 3 BEDS = 40
PROVIDED: 306
BIKE PARKING: LONG TERM: 2 OR 1 PER 20 EMPLOYEES = 4 REQUIRED
SHORT TERM: 5% REQUIRED VEHICLE PARKING = 15 REQUIRED PROVIDED: 15



2 3 2 0
W. Morehead Street
Charlotte, NC 28208

Landscape Architecture

Site Planning

Civil Engineering

www.sitesolutionspa.com

Telephone: (704) 521-9880

Facsimile: (704) 521-9955

CADD PROJECT # 3240

Seals:



Corp. NC License: C-1398

Liberty Healthcare
Charlotte, NC

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:
Added Building Add./Parking Spaces 1.30.2012
Revised Left Shoulder Grades and Driv 7.16.2012
Revised Courtyard Grading 7.30.2012
PRW and OAK X5 Changes 8.06.2012
Revised Cyle Layout and Grading 8.15.2012
Revised Per NCDOT/CDOT Comments 8.20.2012
Bldg. Snd. Submittal 9.11.2012
Infill Revisions 9.26.2012
10.24.2012

Sheet Title:

Overall
Site Plan

Sheet No:

L-2.0