

# KEYED NOTES

- 1 New Independent Living Multifamily Building - 120 Units / Four Story / 50' High **SEEKING HEIGHT EXTENSION TO 50'**
- 2 New Wellness Center for Healthy Living - One Story / 35' High
- 3 New Independent Living Cottages - 32 Units / One Story / 25' High
- 4 New Central Services Building - One Story / 25' High
- 5 New NCDOT Drive - Gate at North Entrance Independent Living Campus
- 6 Future Independent Living Expansion - 30 Units / Four Story / 50' High
- 7 New Memorial Garden
- 8 Existing Community Center - One Story / 25' High (*Under Renovation*)
- 9 Existing Fire Station
- 10 Existing Skilled Nursing Pods - 34 Beds / One Story / 25' High
- 11 Existing Assisted Living - 123 Beds / Three Story / 35' High
- 12 Existing Skilled Nursing -145 Beds / One Story / 25' High
- 13 Existing Main Entrance - *Existing Gate to Be Relocated to Improve Vehicle Stacking*
- 14 Existing South Service Drive - *Independent Living / Wellness Center*
- 15 Undeveloped Parcel
- 16 Existing Admin / Pharmacy - One Story / 25' High
- 17 Existing Rehab & Wellness - One Story / 25' High
- 18 Existing HR Building - One Story / 25' High
- 19 New 100 Year Storm Stormwater Infiltration Pond
- 20 Conservation Zone
- 21 Nature Trails
- 22 Greenspace
- 23 Remove Existing Wet 25 Year Storm Pond
- 24 Remove Existing Tower - *Cell Antenna Relocated*
- 25 New Gated Bike & Foot Trail (Non-Vehicular)
- 26 Champ Davis Memorial Garden
- 27 Overhead Power Easement
- 28 Memory Care Courtyard
- 29 Existing Service Area
- 30 Trails to Be Reworked or Embellished
- 31 Covered Parking Level One
- 32 East Driveway Entrance - *Rehab*
- 33 East Driveway Entrance - *IL & SN*
- 34 Future Parking for 30 Unit Expansion
- 35 Future Covered Surface Parking
- 36 Enclose Existing Carport



PREFERRED POWERLINE RELOCATION TO EXISTING POWER EASEMENT SEE SHEET A102 FOR ALL EASEMENT LOCATIONS

## PARKING SITE DATA

|   |                   |
|---|-------------------|
| 179 SKILLED NURSING BEDS/ 1 SPACE PER 4 BEDS          | 45 SPACES         |
| 1 PER EMPLOYEE @ LARGEST SHIFT (PENDING VERIFICATION) | 105 SPACES        |
| 123 ASSISTED LIVING UNITS AT 1.5 SPACES PER UNIT      | 185 SPACES        |
| 150 INDEPENDENT LIVING UNITS AT 1.5 SPACES PER UNIT   | 225 SPACES        |
| 32 COTTAGE UNITS AT 1.5 SPACE PER UNIT                | 48 SPACES         |
| WELLNESS BUILDING AT 25,000 SF X 1 SPACE PER 400 GSF  | 63 SPACES         |
| <b>TOTAL REQUIRED PARKING SPACES</b>                  | <b>671 SPACES</b> |
| <b>TOTAL PROVIDED SPACES</b>                          | <b>734 SPACES</b> |

## SITE DATA

|                                    |                          |
|------------------------------------|--------------------------|
| EXISTING DEVELOPED SITE AREA       | 37.45 ACRES NET          |
| ADDITIONAL PROPOSED DEVELOPED AREA | 17.91 ACRES NET          |
| DEVELOPED POND AREA                | 5.00 ACRES NET           |
| TOTAL DEVELOPED SITE AREA          | 60.36 ACRES NET          |
| UNDEVELOPED SITE AREA              | 15.48 ACRES              |
| CONSERVATION SITE AREA             | 7.12 ACRES               |
| <b>TOTAL SITE AREA</b>             | <b>75.80 ACRES GROSS</b> |
| MINIMUM SITE AREA REQUIRED         | 20.00 ACRES GROSS        |
| MINIMUM OPEN SPACE REQUIRED        | 21.13 ACRES              |
| OPEN SPACE PROVIDED                | 22.73 ACRES NET          |
| TOTAL BUILDING FOOTPRINT           | 5.00 ACRES APPROX        |
| TOTAL IMPERVIOUS COVERAGE          | 35.00 ACRES APPROX       |

## PHASING SCHEDULE

DATES TENTATIVE

- 1 PHASE ONE JUNE 2020 - NOVEMBER 2020  
INSTALL NEW POND AND CENTRALIZED SERVICES BUILDING
- 2 PHASE TWO DECEMBER 2020 - MAY 2021  
RENOVATE COMMUNITY CENTER, FILL IN OLD POND & BUILD FIRST COTTAGES
- 3 PHASE THREE JANUARY 2021 - JUNE 2022  
BUILD MULTIFAMILY BUILDING & WELLNESS BUILDING
- 4 PHASE FOUR JANUARY 2021 - JUNE 2022  
BUILD FINAL PORTION OF COTTAGES TO SYNC COMPLETION WITH MULTI FAMILY BUILDING



## LEGEND

|  |   |
|--|---|
| <span style="color: brown;">■</span> NEW BUILDING FOOTPRINT                | 50' SETBACK - 50' MAX HEIGHT  |
| <span style="color: tan;">■</span> EXISTING BUILDING FOOTPRINT             | EXISTING DECORATIVE FENCE & GATE  |
| <span style="color: red;">●</span> MAIN BUILDING ENTRANCE                  | NEW DECORATIVE FENCE & GATE   |
| <span style="color: grey;">■</span> NEW PAVED SURFACE                      | LIMIT OF SITE DISTURBANCE   |
| <span style="color: lightgrey;">■</span> EXISTING PAVED SURFACE            | EXTEND STORM WATER PIPES TO MEET NCDOT REQUIREMENTS - TEMP ROAD CONSTRUCTION AND CLOSURE TO BE COORDINATED WITH NCDOT |
| <span style="color: lightgreen;">■</span> 404 WETLANDS NO WORK             | NEW DECORATIVE WOOD FENCE   |
| <span style="color: green;">■</span> UNDEVELOPED PARCEL                    | 20' MINIMUM PLANTED BUFFER YARD - INTERIOR OF PROPERTY LINE   |
| <span style="color: lightblue;">■</span> OPEN SPACE                        |   |
| <span style="color: red;">✳</span> RELOCATED CELL ANTENNA FROM WATER TOWER |   |

Proposed Site Plan

0' 100' 200' 400'  
scale: 1" = 100'-0"