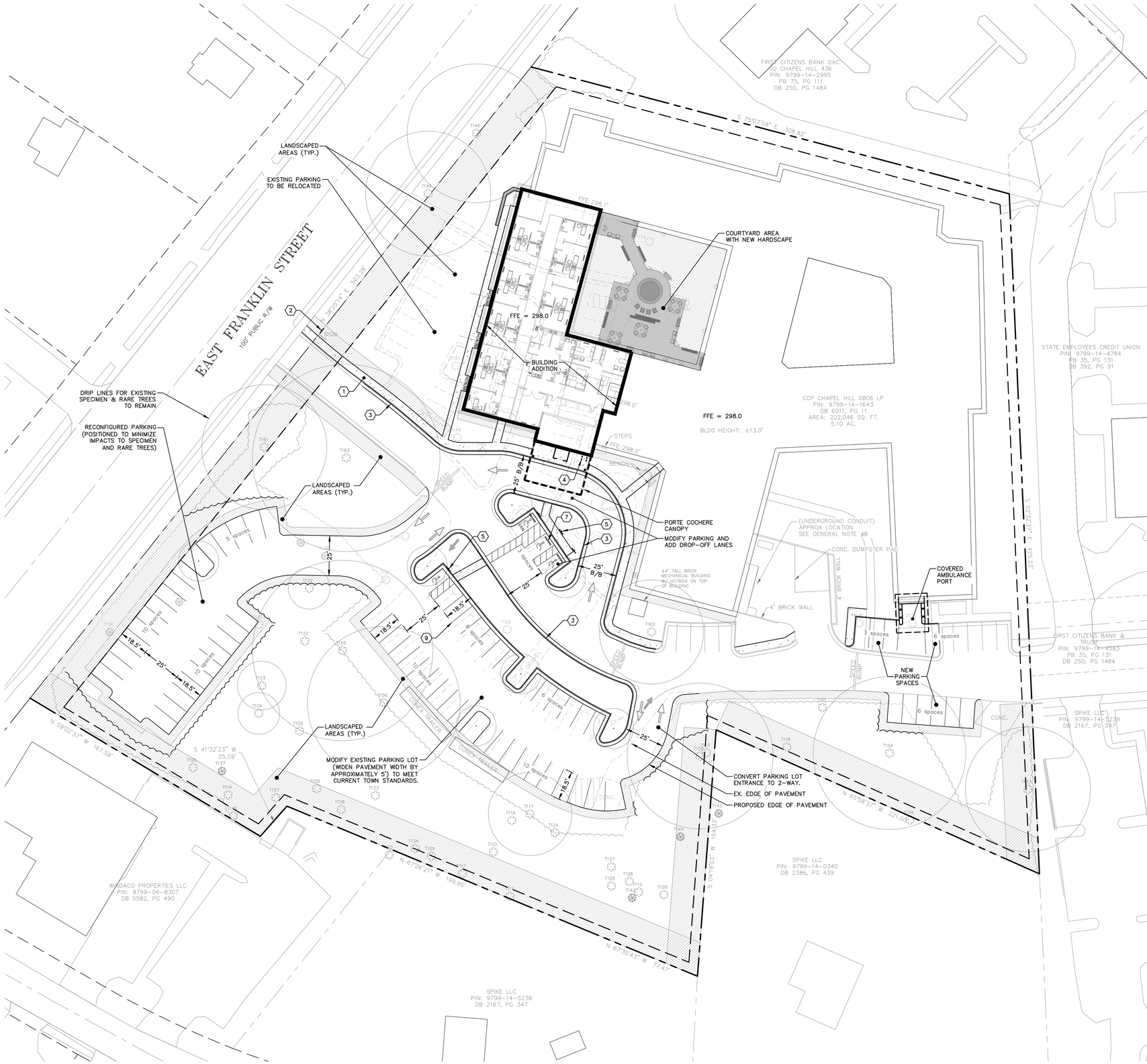

NOTES

1. ALL NEW DRIVE AISLES AND RECONFIGURED PARKING AREAS SHALL BE CONSTRUCTED TO TOWN OF CHAPEL HILL STANDARDS.
2. EXISTING VEGETATION WITHIN REQUIRED LANDSCAPE BUFFERS WILL BE PRESERVED AND PRIMARILY MEETS TOWN OF CHAPEL HILL BUFFER REQUIREMENTS. SUPPLEMENTAL PLANTINGS WILL BE ADDED AS NEEDED TO FULFILL BUFFER AND PARKING AREA SCREENING REQUIREMENTS.

SITE DATA

APPLICANT:	SIGNATURE HEALTHCARE OF CHAPEL HILL NC		
PROPERTY OWNER:	CCP CHAPEL HILL		
PROPERTY ADDRESS:	1602 EAST FRANKLIN STREET		
PIN NUMBERS:	9799-14-1643		
DEED REFERENCES:	DEED BOOK 6011 PAGE 11		
EXISTING ZONING:	R-5		
EXISTING USE:	GROUP CARE FACILITY		
NET LAND AREA:	222,046 SF (5.10 AC)		
CREDITED STREET AREA:	22,205 SF (0.51 AC)		
GROSS LAND AREA:	244,251 SF (5.61 AC)		
FLOOR AREA SUMMARY:			
EXISTING FLOOR AREA:	40,046 SF		
PROPOSED FLOOR AREA TO BE ADDED:	9,600 SF		
TOTAL	49,646 SF		
ALLOWABLE FLOOR AREA (GLA X FAR):	74,008 SF		
BED SUMMARY:			
EXISTING	108		
PROPOSED	108		
VEHICLE PARKING SUMMARY:			
EXISTING	79		
ALLOWED WITH CURRENT SUP	104		
MIN. REQ. (POST RENOV.) PER LUMO	27 (1 PER 4 BEDS)		
MAX. ALLOWED PER LUMO	54 (1 PER 2 BEDS)		
TOTAL PROPOSED	82		
BICYCLE PARKING SUMMARY:	CLASS I (80%)	CLASS II (20%)	TOTAL
MINIMUM REQUIRED	9	2	11
PROPOSED	9	2	11
REQUIRED ACCESSIBLE PARKING	4 (INCL. 1 VAN ACCESSIBLE)		
PROPOSED ACCESSIBLE PARKING	4 (INCL. 1 VAN ACCESSIBLE)		
IMPERVIOUS SUMMARY (NLA):			
EXISTING	97,381 SF (2.236 AC)		
POST DEVELOPED TOTAL	112,803 SF (2.590 AC)		
NET IMPERVIOUS INCREASE	15,422 SF (0.354 AC)		

DRAWING LEGEND

SYMBOL/ABBREVIATION EXISTING	PROPOSED	DESCRIPTION
		SIGN POST
		EXISTING TREE
		RIGHT OF WAY
		SITE PROPERTY LINE
		ADJOINING PROPERTY LINE
		BUILDING SETBACK LINE
		EASEMENT LINE
		TREE LINE
		LANDSCAPE AREA

PLAN KEY NOTES

DETAIL REFERENCE	#	
A3 C5001	1	CONCRETE SIDEWALK (TYP.)
C1 C5001	2	MUTCD STOP SIGN
A5 C5001	3	24" CURB & GUTTER (TYP)
A1 C5001	4	INVERTED "U" BIKE RACK CLASS II BIKE PARKING
D1 C5001	5	HANDICAP SIGN (TYP)
B2 C5001	6	PARKING SPACE STRIPING (TYP.)
A4 C5001	7	CONCRETE WHEELSTOP (TYP.)

NC GRID NAD 83

PRELIMINARY SITE PLAN

30 0 15 30 60

(GRAPHIC SCALE IN FEET)
1 inch = 30 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029127 GEORGE J. RETSCHLE
NOT FOR CONSTRUCTION

NUM	REVISIONS	DATE

OWNER INFORMATION
CCP CHAPEL HILL
1602 E. FRANKLIN STREET
CHAPEL HILL, NC 27514

OWNERS REPRESENTATIVE:
TONY WALDRON
PH. (502) 568-7951
FAX
EMAIL twaldron@signaturehealthcarellc.com

ISSUED	DATE
SUP MODIFICATION SUBMITTAL	23 NOV 16

SIGNATURE HEALTHCARE FACILITY EXPANSION

CHAPEL HILL, NORTH CAROLINA

SUP MODIFICATION DRAWINGS

JOB NUMBER: 116009.00
DATE: 23 NOV 16
SCALE: AS SHOWN
DRAWN BY: DBB
REVIEWED BY: GJR

SHEET
C1001