

EXISTING PARKING CALCULATIONS FOR 1000 PROGRESS PLACE:

REQUIRED PARKING SPACES:

OFFICES, GENERAL: 1 SPACES PER 1,000 GFA

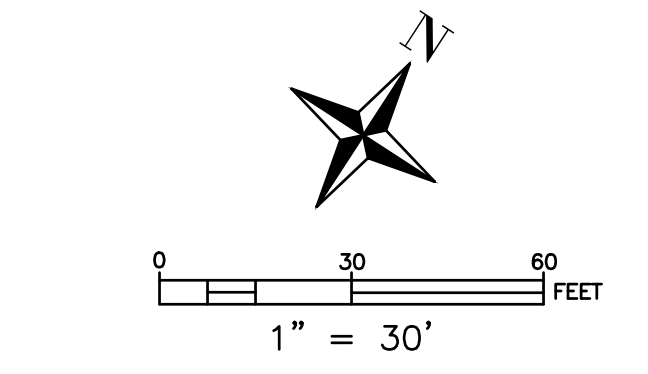
APPROX. SF OF EXISTING BUILDING:
26,348 SQ. FT X 4 (4 STORIES) = 105,391 SQ. FT

THEREFORE, 1 SPACE/1,000 GFA * 105,391 = 106 SPACES REQUIRED

EXISTING SPACES (DRAWN USING AERIAL IMAGERY) = 196 SPACES

EXISTING SPACES TO BE REMOVED FOR PROPOSED DEVELOPMENT = 16 SPACES

EXISTING SPACES TO REMAIN AFTER PROPOSED DEVELOPMENT = 180 SPACES

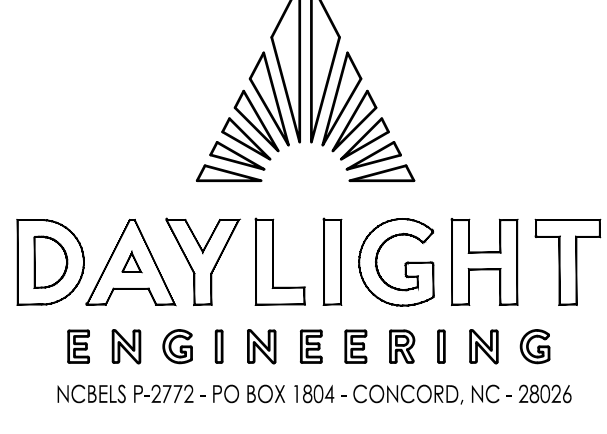


LEGEND

---	BOUNDARY
- - - -	RIGHT OF WAY
---	EASEMENT
---	PROPOSED CONCRETE
---	PROPOSED CURB AND GUTTER
---	PROPOSED PAVEMENT
---	PROPOSED CENTERLINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED DRAINAGE AREA
---	PROPOSED DISTURBED AREA
---	SILT FENCE
---	TEMPORARY DIVERSION DITCH
---	PROPOSED STORM LINE
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING UNDERGROUND POWER LINE
---	EXISTING TREE LINE
---	PROPOSED CATCH BASIN
---	PROPOSED DROP INLET
---	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED AREA DRAIN
---	PROPOSED WATER METER
---	PROPOSED FIRE HYDRANT
---	PROPOSED GATE VALVE
---	SIGN
---	TRUNCATED DOME



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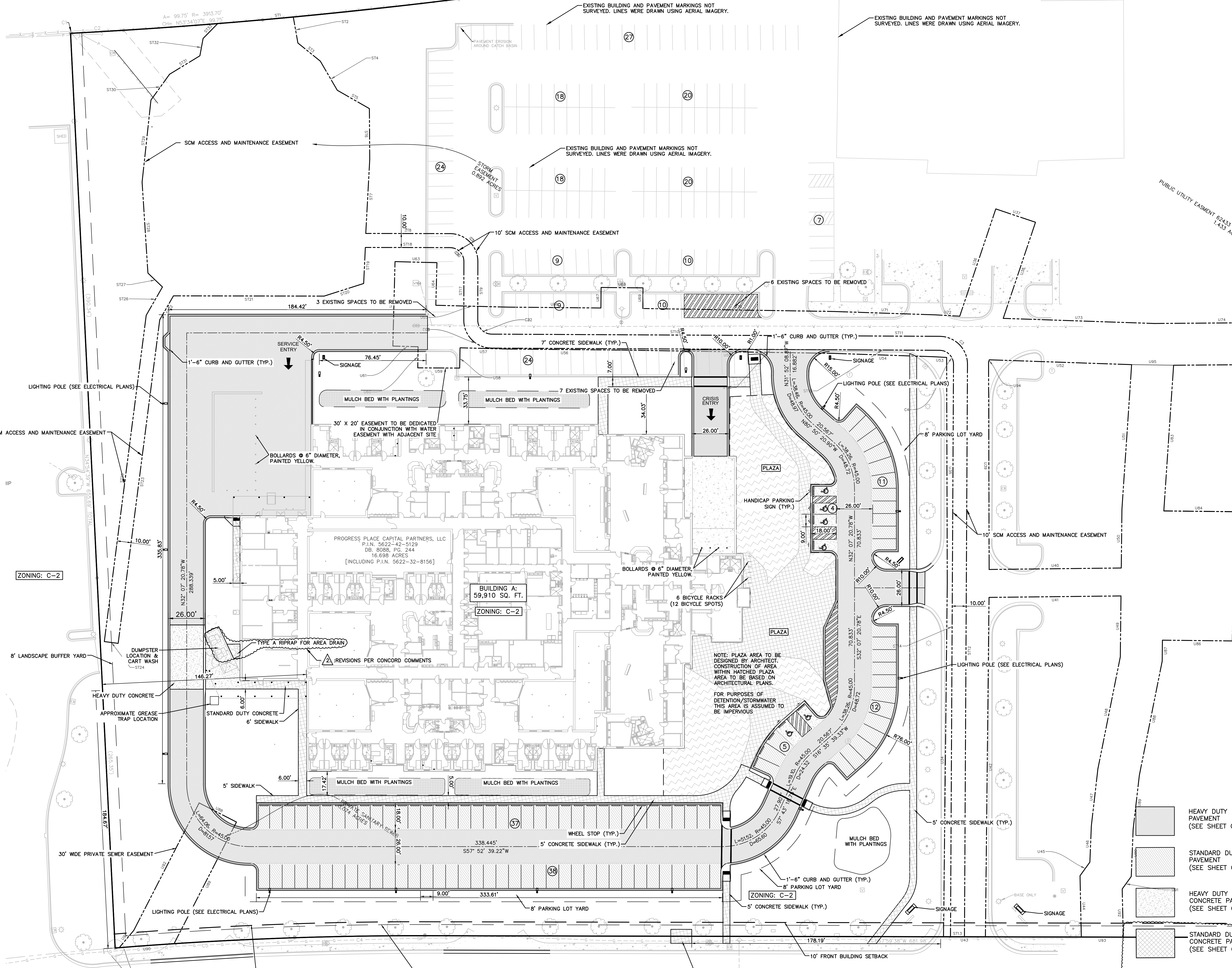


NCBELS P-2772 - PO BOX 1804 - CONCORD, NC - 28026



Issue For Construction

No.	Date	Revised Per	Description
1	4/25/2024	REVISOR	COMMENTS FROM CONCORD AND NCDEG
2	5/16/2024	REVISOR	COMMENTS FROM CONCORD



NOTE:
PLAZA TO BE CONSTRUCTED IN ACCORDANCE WITH ARCHITECTURAL PLANS

REQUIRED PARKING SPACES: SEE PARKING ANALYSIS BY HUMAN EXPERIENCE

PROVIDED PARKING SPACES:
107 SPACES
6 HANDICAP SPACES, 4 OF WHICH ARE VAN ACCESSIBLE

TOTAL SITE AREA	727,452 SF / 16.7 AC
TOTAL DISTURBED AREA	255,565 SF / 5.867 AC

BUILDING SUMMARY:
BUILDING SQUARE FOOTAGE: 59,910 SF
BUILDING FOOTPRINT: 73,768 SF

PARCEL NUMBER:	SITE DATA TABLE
5622-42-5129	TOTAL SITE AREA: 16.7 AC
	TOTAL DISTURBED AREA: 5.867 AC
	EXISTING ZONING: C-2
	PROPOSED USE: BEHAVIORAL HEALTH CENTER
	MAX. BUILDING HEIGHT: 48 FT.
	SETBACKS: 10' MIN FRONT N/A MAX
	MIN. LOT WIDTH: 50 FT.
	MIN. LOT DEPTH: 100 FT.

BICYCLE PARKING:
IN ACCORDANCE WITH ARTICLE 10.3.4.C OF THE CONCORD DEVELOPMENT ORDINANCE, BICYCLE PARKING MUST BE LOCATED WITHIN 50' OF PEDESTRIAN ACCESS POINT WHICH INCLUDES AN ELEVATOR, STAIRWELL, OR FIRST FLOOR SIDEWALK CONNECTION.

CALCULATIONS (TABLE 10.4-1):
REQUIRED BICYCLE SPOTS (HOSPITALS): 8 SPACES PLUS 1:50,000 GFA
PROPOSED BICYCLE SPOTS: 8 + (1:50,000) * 59,900 = 9 SPACES
PROVIDED BICYCLE SPOTS: 12 SPACES

IMPERVIOUS AREA SUMMARY	
TYPE	AREA (SQ. FT.)
TOTAL SITE AREA	727,452
BUILDING	73,768
ASPHALT	60,686
CURB AND GUTTER	5,044
CONCRETE	27,100
PROPOSED IMPERVIOUS AREA	166,588
EXISTING IMPERVIOUS AREA	303,550
TOTAL IMPERVIOUS AREA	470,138 / 64.63%
MAX. ALLOWABLE IMPERVIOUS AREA	581,962 / 80.00%

Cabarrus County Regional Behavioral Health Center

DHSR Number: MHL-5188

Bid Package 2

SITE PLAN

DATE: MAY 16, 2024 SHEET: **C200**
SCALE: 1" = 30'
DRAWN: GAK
PROJ. NO.: 2022-1002-01