

SITE CHARACTERISTICS	
PROJECT NAME:	CABARRUS HEALTH SCIENCE INSTITUTE
PIN #:	5621381422000
ADDRESS:	421 MEDICAL PARK DR NE CONCORD, CABARRUS CO., NC
ZONING:	PID PUBLIC INTEREST DEVELOPMENT
LEASE AREA:	1.403 AC
TOTAL PARCEL AREA:	54.88 AC
PROPOSED USE:	CLASSROOMS & OFFICES
OFF-STREET PARKING (ALL PARKING IS EXISTING)	
REQUIRED NUMBER OF SPACES:	10 (1 PER CLASSROOM MIN, 20 (2 PER CLASSROOM MAX))
PROPOSED NUMBER OF SPACES:	0 NEW SPACES, SERVED BY EXISTING PARKING LOT WITH 83 SPACES
ACCESSIBLE SPACES REQUIRED:	1 (1 VAN)
ACCESSIBLE SPACES PROVIDED:	2 (EXISTING)
INTERIOR DRIVEWAY WIDTH:	24'
TYPICAL BAY WIDTH:	60'
TYPICAL STALL DIMENSIONS:	9'X18'
NUMBER OF SPACES COVERED UP BY BUILDINGS:	41
OFF-STREET LOADING/ UNLOADING	
BUILDING AREA:	12,924 SF
REQUIRED PARKING SPACE(S):	0
PROPOSED SPACES:	0
BICYCLE PARKING	
PROPOSED SPACES:	0 (STUDENTS ONLY BY BUS OR PARENT DROP OFF)
DRIVEWAY/ CURB CUTS	
NUMBER OF PROPOSED DRIVEWAYS:	1 - EXISTING
DRIVEWAY WIDTH:	24'
IMPERVIOUS SURFACE CALCULATION	
EXIST. BUILDINGS:	0 ACRES
EXIST. SIDEWALK:	0 ACRES
EXIST. PLAY FACILITIES:	0 ACRES
EXIST. DRIVEWAY/PARKING:	0.283 ACRES
AREA TO BE DEMOLISHED:	0 ACRES
PROP. BUILDINGS:	0.297 ACRES
PROP. BUILDING HEIGHT:	<15'
MAX ALLOWED BUILDING HEIGHT:	90'
PROP. SIDEWALK:	0 ACRES
PROP. FACILITIES:	0 ACRES
PROP. DRIVEWAY/PARKING:	0 ACRES
NET NEW IMPERVIOUS:	0.014 ACRES (5% SF DUE TO BLD OVER ISLAND)
TOTAL SITE AREA:	NA ACRES
SETBACKS (EXISTING PID)	
FRONT:	10'
SIDE:	10' - NON-RESIDENTIAL, 20' RESIDENTIAL & PUBLIC ROW
REAR:	10' - NON-RESIDENTIAL, 20' RESIDENTIAL & PUBLIC ROW

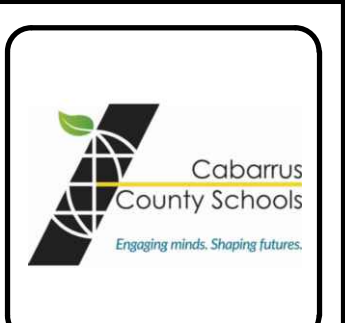
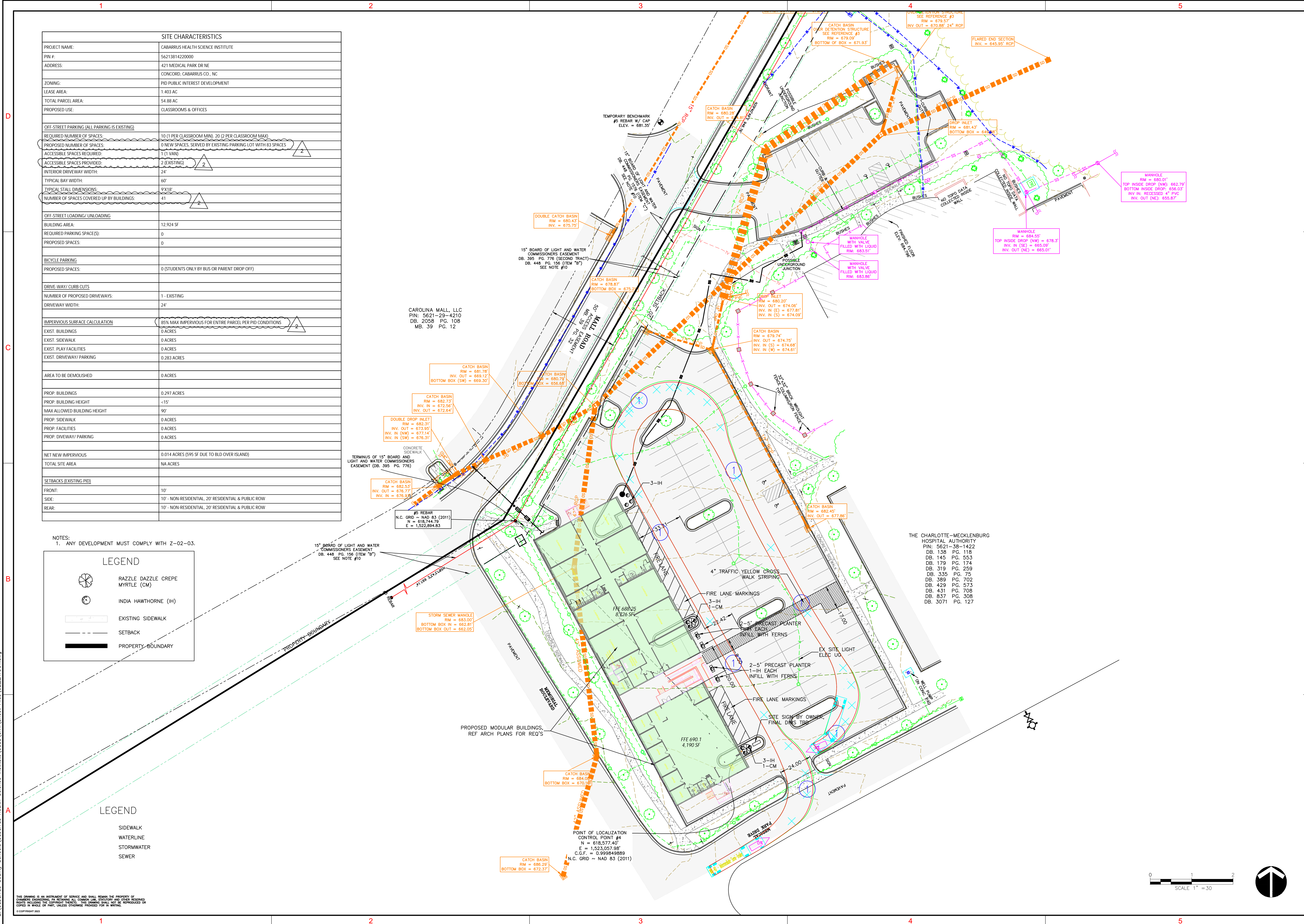
NOTES:
1. ANY DEVELOPMENT MUST COMPLY WITH Z-02-03.

LEGEND	
	RAZZLE DAZZLE CREPE MYRTLE (CM)
	INDIA HAWTHORNE (IH)
	EXISTING SIDEWALK
	SETBACK
	PROPERTY BOUNDARY

LEGEND	
	SIDEWALK
	WATERLINE
	STORMWATER
	SEWER

CAROLINA MALL, LLC
PIN: 5621-29-4210
DB. 2058 PG. 108
MB. 39 PG. 12

THE CHARLOTTE-MECKLENBURG
HOSPITAL AUTHORITY
PIN: 5621-38-1422
DB. 138 PG. 118
DB. 145 PG. 553
DB. 179 PG. 174
DB. 319 PG. 259
DB. 335 PG. 75
DB. 389 PG. 702
DB. 429 PG. 573
DB. 431 PG. 708
DB. 837 PG. 308
DB. 3071 PG. 127

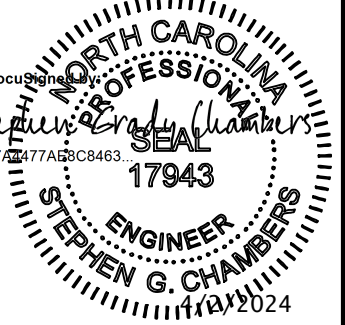


MARK	DATE	DESCRIPTION
1	3/7/2024	REVISED LAW CITY OF CONCORD COMMENTS
2	4/2/2024	REVISED LAW CITY OF CONCORD COMMENTS
3		
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12		
13		
14		

DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: SC
ISSUED FOR REVIEW: SC
PLOT SCALE: 1:1
FILE NAME: ARCH D (C2)_LAYOUT.dwg

DATE: 21-Mar-24
SOLICITATION NO.: XXX
CONTRACT NO.: XXXXXX
PROJECT NUMBER: 2023-1425

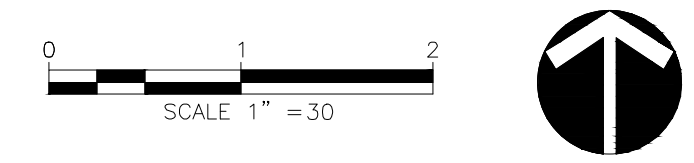
chambers engineering, pa
129 North First Street | 704.884.6477 | www.ce-pa.com
Albemarle, NC 28001



CABARRUS HEALTH SCIENCE INSTITUTE
CABARRUS COUNTY SCHOOLS
4007 OLD AIRPORT ROAD
CONCORD, NC 28026

SITE LAYOUT

SHEET NUMBER
C2



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