

VI. AREA B (Healthcare Center)

DESCRIPTION OF USE

As referenced above and as requested by this Application, Area B will consist of a 90-bed Healthcare facility that will be constructed to replace the existing facility. Currently located within the core campus, the existing building will be demolished once the upgraded facility is operational. The new Healthcare facility will not exceed 98,000 s.f.

The Healthcare facility provides a critical component along the continuum of care provided by Carolina Meadows. Formally called The Health Center, this facility is for residents who have health needs greater than the independent and assisted living quarters can support. The state-licensed center provides personal and nursing care, including skilled services after a hospital stay. The goal is to assist residents in maintaining the highest level of independence possible. The Health Center offers spacious rooms, pleasant vistas, and a remarkable variety of activities and services, both therapeutic and recreational, and includes a fully equipped physical and occupational therapy area. A full range of health professionals — licensed nurses; certified nursing assistants; and resident volunteers -- staff the Center.

Community Life Enrichment Options (CLEO) is an initiative developed by Carolina Meadows to create a more home-like atmosphere for the residents of the Health Center. Animals, plants, birds, and fish are now a part of everyday living for the residents of the Health Center. Two Golden Retrievers (Mac and Sweet Pea), two fluffy ginger cats (Bogey and Woody), several large fish tanks, an aviary of finches, and numerous patios and planters brighten everyone's day.

Rehabilitation is provided on site through contract services in areas specially equipped to encompass both physical and occupational therapies. Primary focus is on restoring residents' skills in preparation to return to their independent living unit after an acute episode, such as a stroke.⁴

EXISTING CONDITIONS

Area B contains approximately 6.8 acres and is located at the corner of Mt. Carmel Church Road (SR 1008) and Whipoorwill Lane (SR 1727). This site consists of mixed hardwoods, managed vegetation and an existing parking area.

STORMWATER MANAGEMENT

As stated earlier, the watershed ordinance limits the amount of impervious surface coverage allowed for this project. Since Area B will not have a curb and gutter street system, the maximum allowable impervious coverage is 36%. Based on the attached site plan, the anticipated impervious area will be 35.7% of Area B. Stormwater runoff from the proposed

⁴ http://www.carolinameadows.org/lifestyle/h_center.html

Healthcare Center and associated parking will be directed in a sheet flow manner to grass swales. Piping will only be used to cross under roadways and paved surfaces. This approach is consistent with the existing central campus which utilizes grass shoulder and swale sections to convey stormwater runoff.

What follows in this section is the series of exhibit maps and reports listed below that provide supporting information specific to Area B. The precise layout, orientation, design details, and size of the proposed new Healthcare Center Buildings may be modified somewhat prior to the submittal of construction drawings, but will not exceed 98,000 s.f. in size and will be substantially similar to the plans provided herewith.

LIST OF INCLUDED FIGURES

Sketch Master Plan

Proposed Healthcare Center Building Elevation

Aerial Map with Existing Features

Topography

Elevation Banding

Slope Analysis

Landscape Plan

Stormwater Plan with Impervious Coverage

Lighting Plan

Wetland Evaluation