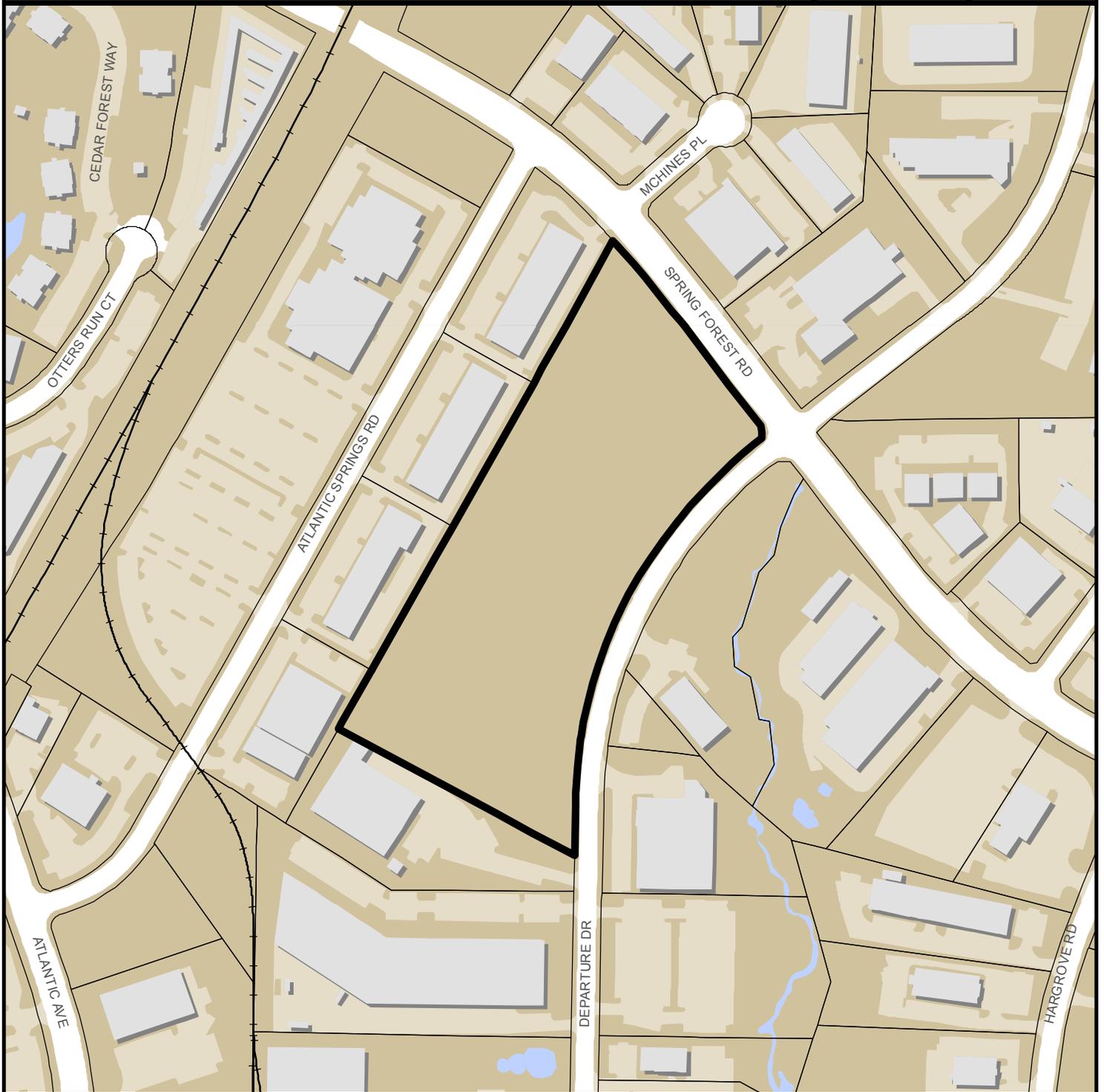


TREEO SENIOR LIVING COMMUNITY SR-6-2016



0 300 600 Feet

Zoning: **RX-3-PL**

CAC: **North**

Drainage Basin: **Marsh Creek**

Acreage: **5.02**

Square Feet: **123,922**

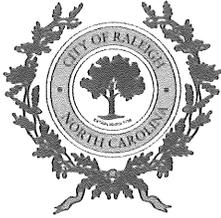
Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **One Eighty**

Phone: **(800) 327-3490**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

SR-6-16

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input checked="" type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 460634 Assigned Project Coordinator SWANICK Assigned Team Leader WATERS TEAM 1
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # 420270

GENERAL INFORMATION

Development Name **TREEO SENIOR LIVING COMMUNITY**

Proposed Use **Congregate Care Facility**

Property Address(es) **5501 Departure Drive**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed 1716-96-6976	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
---------------------------------------------	----------------------	----------------------	----------------------

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. THE PROPOSED LOT WAS RECENTLY REZONED TO RX-4-PL (Z-30-15). THE DEVELOPER IS PROPOSING A 4 STORY CONGREGATE CARE FACILITY WITH PARKING BETWEEN THE FRONT OF THE BUILDING AND THE PRIMARY ROAD (SPRING FOREST ROAD). THEREFORE THIS SITE PLAN IS IN COMPLIANCE WITH THE CURRENT ZONING REGULATIONS AND CAN BE REVIEWED ADMINISTRATIVELY AND NOT REQUIRE PLANNING COMMISSION OR CITY COUNCIL APPROVAL.

PLANNING COMMISSION
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or Council Preliminary Approval.

CLIENT (Owner or Developer)

Company ONE EIGHTY	Name (s) : HOYT SCOTT, VICE- PRESIDENT	
Address 1601 FIFTH AVENUE SUITE, 1900 SEATTLE, WA 98101		
Phone 800-327-3490	Email hscott@oneeightytwist.com	Fax

CONSULTANT (Contact Person for Plans)

Company Development Engineering, Inc.	Name (s) David H. Blevins, P.E.	
Address 244 W. Millbrook Road, Raleigh, NC 27609		
Phone 919-847-8300	Email David@d-e-inc.com	Fax 919-847-2130

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) RX-4-PL	Proposed building use(s) CONGREGATE CARE FACILITY
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District N/A	Proposed Building(s) sq. ft. gross 123,922 S.F. (4 STORY) 34,000 S.F GRND FLR.
Total Site Acres 5.02 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 123,922 S.F.
Off street parking Required 61 Provided 120	Proposed height of building(s) 53' 6" (4 STORY)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 57%
BOA (Board of Adjustment) case #	Building Lot Coverage percentage 15% (site plans only)
CUD (Conditional Use District) case # Z-30-15	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.79 acres/square feet 121,532	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

A CONGREGATE CARE FACILITY IS PROPOSED FOR THE 5.02 AC. LOT. IT WAS RECENTLY REZONED TO RX-4-PL (Z-30-15). THE UDO REZONING Z-27-14 PROPOSED IX-3-PL ALLOWS CONGREGATE CARE DEVELOPMENTS. THE 2030 COMPREHENSIVE PLAN DESIGNATES THE AREA AS COMMUNITY MIXED USE (CX). CONGREGATE CARE IS ALLOWED IN THE CX DISTRICT. THE UDO REZONING Z-27-14 PROPOSES PARKING LIMITED (PL) BETWEEN THE FRONT OF THE BUILDING AND THE PRIMARY ROAD (SPRING FOREST ROAD). OUR NEW ZONING IS CONSISTENT WITH THAT DESIGNATION.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 1
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 143 UNITS	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 143 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots 21,900 S.F. 10%	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

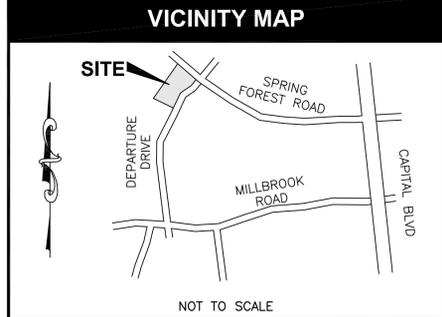
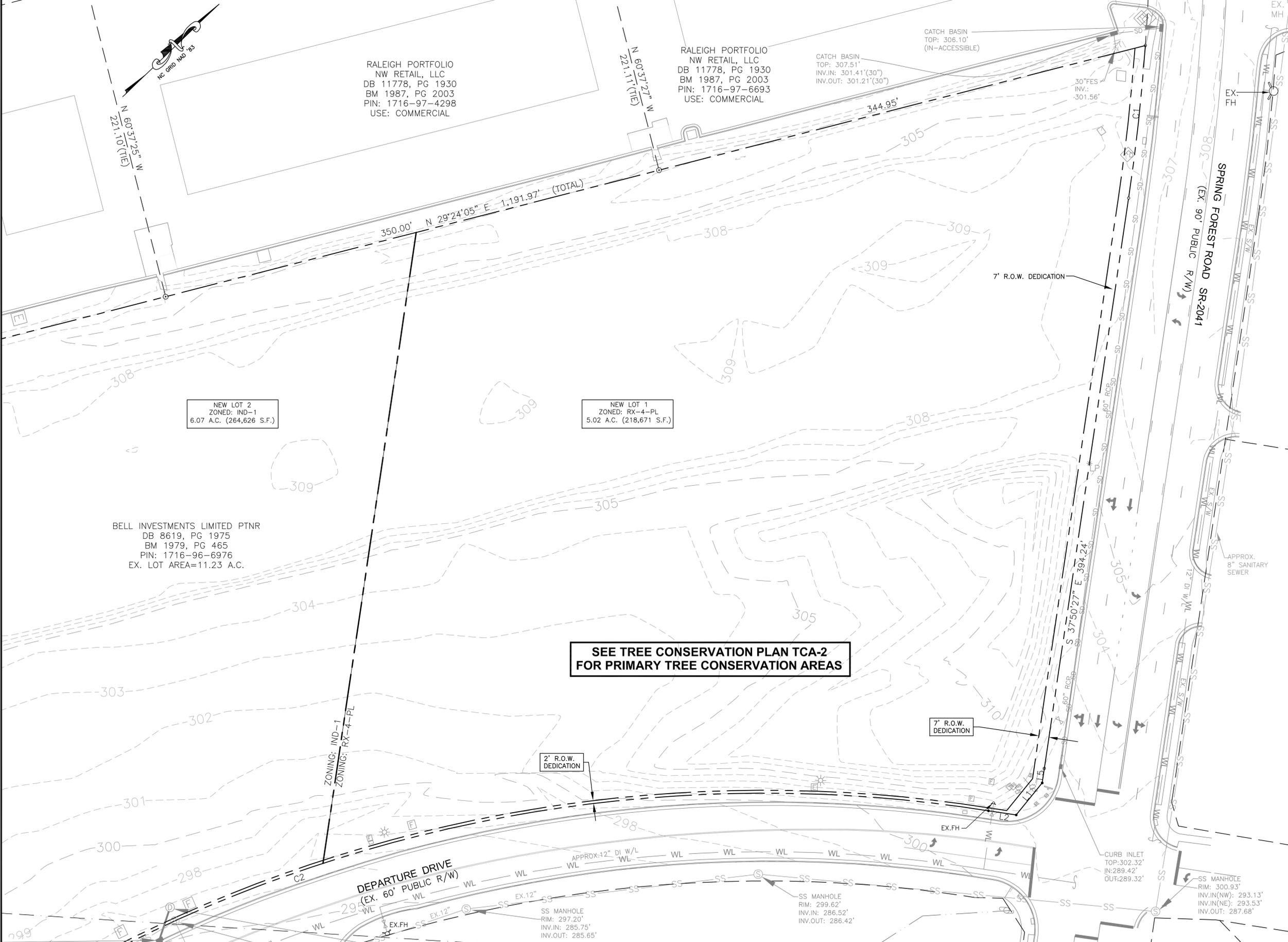
I hereby designate David H. Blevins to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed PELL INVESTMENTS LIMITED PARTNERSHIP BY: VICTOR E. BOLDEN, GEN. PART. Date DECEMBER 22, 2015

Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner’s name, contact’s name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>			



LOT-1 SITE DATA TABLE

CITY OF RALEIGH #s: Z-27-14, Z-30-15, S-81-15
 CURRENT OWNERS: BELL INVESTMENTS LIMITED PTNR
 PO BOX 17274
 RALEIGH NC 27619-7274
 5501 DEPARTURE DRIVE
 RALEIGH, NC 27616
 SITE ADDRESS: 1716-96-6976
 PIN NUMBER: 1979-06-06 BM 1979 PG. 465
 DEED BOOK: 8619 PAGE 1975
 JURISDICTION: RALEIGH
 CURRENT USE: VACANT
 CURRENT ZONING: RX-4-PL
 ZONING CASE: Z-30-15

PROPERTY AREAS:
 EXISTING AREA: 11.23 AC. (489,055 S.F.)
 NEW AREA AFTER ROW DEDICATION: 11.09 AC. (483,297 S.F.)
 NEW LOT-1 AREA: 5.02 AC. (218,671 S.F.)

SURVEY INFORMATION

NEWCOMB LAND SURVEYORS LIC.
 244 W MILLBROOK RD RALEIGH, NC 27609
 OFFICE: 919-847-1800, FAX: 919-847-1804
 WAKE COUNTY, NC GIS.

FEMA NOTE:

THE PROPOSED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM) # 3720171600J., EFFECTIVE DATE MAP 2, 2006

LEGEND:

SYMBOLS	LINETYPES
○ EX. IRON PIPE/ROD OR NAIL	— x — FENCE
□ EX. CONCRETE MONUMENT	— ou — OVERHEAD UTILITY
● NEW IRON PIPE	— w — WATER
○ CALCULATED POINT	— ss — SANITARY SEWER
□ CABLE PEDESTAL	— sd — STORM DRAIN
□ TELEPHONE PEDESTAL	
□ ELECTRIC PEDESTAL	
□ FIBER-OPTIC MARKER	
□ TRAFFIC SIGNAL BOX	
□ WATER METER	
□ FIRE HYDRANT	
□ VALVE (WATER OR GAS)	
□ SANITARY SEWER MANHOLE	
□ STORM CURB INLET	
□ DRAINAGE INLET (W/ GRATE)	
□ STORM DRAIN MANHOLE	
□ UTILITY POLE	
□ EXISTING LAMP POST	
□ SIGNAL POLE	
□ GUY WIRE	
□ SIGN POST	

CALL BEFORE YOU DIG!

CALL 48 HOURS BEFORE YOU DIG
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 NORTH CAROLINA ONE-CALL CENTER

ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS & SPECIFICATIONS
 FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

REVISIONS

ONE EIGHTY
 TWIST YOUR THINKING
 RALEIGH

TREEO
 SENIOR LIVING
 NORTH CAROLINA

SCALE: 1"=30'
 ORIGINAL DATE: 01-27-16
 LATEST REVISION DATE:
 PROJECT NO.: 15-138

EXISTING CONDITIONS

DEVELOPMENT ENGINEERING, INC.
 Professional Engineering Consultants
 244 West Millbrook Road, Raleigh, NC 27609
 P. O. Box 17705, Raleigh, NC 27619
 www.d-e-inc.com

Phone: 919-847-8300
 Fax: 919-847-2130
 E-mail: Office@d-e-inc.com

SHEET NO.
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