



Administrative Approval Action

Case File / Name: ASR-0019-2020
Healing Transitions for Women

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The 8.18 acre site zoned IX-3 and Metro-Park Overlay District is located at the end of Glen Royal Road off of the cul-de-sac at 3304 Glen Royal Road.

REQUEST: The expansion of an existing (general building) 34,298 square foot "Type A" Emergency Shelter and Special Care Facility. This development is phased such that the additions can be permitted separately with phase 1 being 9,157 square feet and phase 2 being 5,802 square feet, along with associated infrastructure. Upon completion the proposed total building area will be 49,257 square feet. The existing facility houses 20 beds and this expansion includes an additional 20 beds.

One Special Use permit has been approved by the Board of Adjustment for this project, as noted below.
Allowance of a "Type A" Emergency Shelter with up to 40 beds (6.2.3 and 10.2.9). (BOA-0049-2019)

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 20, 2020 by Healing Transitions International, Inc. (Formerly The Healing Place of Wake County).

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

2. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
3. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A fee-in-lieu for 8.5' width of back to back curb section shall be paid to the City of Raleigh (UDO 8.1.10) for length of property frontage along Glen Royal Rd cul-de-sac.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

Urban Forestry

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.70 acres of tree conservation area.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

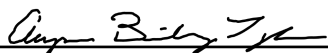
3-Year Expiration Date: August 13, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

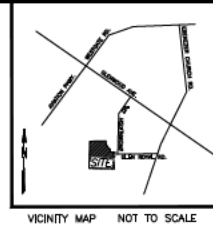
I hereby certify this administrative decision.

Signed:  Date: 08/13/2020
Development Services Dir/Designee
Staff Coordinator: Michael Walters

HEALING TRANSITIONS FOR WOMEN

3304 GLEN ROYAL ROAD

Raleigh, North Carolina



THE SITE GROUP, INC.
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
1111 Glen Road
Raleigh, NC 27605
Phone: (919) 830-4787
Fax: (919) 830-4787
Email: info@thegroupinc.net

SITE PLANS FOR:
HEALING TRANSITIONS FOR WOMEN
ASF-0019-2020
3304 GLEN ROYAL ROAD
RALEIGH, NORTH CAROLINA

Drawn By: SWJ
Checked By: EFS
DATE: 09 MARCH 2020
REVISION:
21 APR 2020
11 JUN 2020
20 JUL 2020

PRELIMINARY PLAN

COVER SHEET

Job Code: HTRW

Dwg No. PA 1.0

SITE DATA SUMMARY

PROJECT NAME:	HEALING TRANSITIONS FOR WOMEN
LAND OWNER:	HEALING PLACE OF WAKE COUNTY
PH:	0777-38-0287
SITE ADDRESS:	3304 GLEN ROYAL ROAD, RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
ZONE:	M-3
OVERLAY DISTRICT:	MPD
EXISTING LOT AREA:	358,134 SF, 8.18 AC.
PROPOSED R/W SEPARATION:	302 SF, 0.01 AC.
NET LOT SIZE AFTER R/W SEPARATION:	358,832 SF, 8.17 AC.
TREE CONSERVATION AREA PROVIDED:	74,150 SF (20.88)
ANNUITY AREA PROVIDED:	40,880 SF (11.88)
EXISTING BUILDING AREA:	34,298 SF
PHASE 1 BUILDING AREA:	9,187 SF
PHASE 2 BUILDING AREA:	5,802 SF
TOTAL PROPOSED BUILDING AREA:	49,257 SF
CURRENT USE:	EMERGENCY SHELTER, "TYPE A" AND SPECIAL CARE FACILITY
PROPOSED USE:	EMERGENCY SHELTER, "TYPE A" AND SPECIAL CARE FACILITY
BUILDING SETBACKS:	(GENERAL BUILDING)
STREET YARD:	3'
SIDE YARD:	0' OR 6'
REAR YARD:	0' OR 6'
PARKING SETBACKS:	(GENERAL BUILDING)
STREET YARD:	10'
SIDE YARD:	0' OR 3'
REAR YARD:	0' OR 3'
TOTAL EXISTING IMPERVIOUS:	116,874 SF (3.28 AC - 35.88)
TOTAL PROPOSED IMPERVIOUS:	144,883 SF (3.28 AC - 38.33)
PARKING SUMMARY:	
40 EMERGENCY SHELTER BEDS (1 SPACE / 5 BEDS)	8 SPACES REQUIRED
20 TREATMENT FACILITY EMPLOYEES (1 SPACE / 2 EMPLOYEES)	10 SPACES REQUIRED
TOTAL PARKING REQUIRED:	18 SPACES
TOTAL PROVIDED PARKING:	75 SPACES
HANDICAP ACCESSIBLE SPACES:	9 SPACES

DRAWING INDEX:

- PA 1.0 COVER SHEET
- PA 1.1 EXISTING CONDITIONS & DEMOLITION PLAN
- PA 2.0 SITE LAYOUT PLAN
- PA 3.0 GRADING PLAN
- PA 4.0 UTILITY PLAN
- PA 4.1 FIRE ACCESS PLAN
- PA 5.0 TREE CONSERVATION & LANDSCAPE PLAN
- PA 6.0 SITE DETAILS
- A 300 EXTERIOR BUILDING ELEVATIONS

OWNER:
THE HEALING PLACE OF WAKE COUNTY
1501 GOSPE STREET
RALEIGH, NC 27603

DEVELOPER:
HEALING TRANSITIONS
THE SITE GROUP, P.L.L.C.
1111 GLEN ROAD
RALEIGH, NC 27605
PHONE: (919) 830-4787
FAX: (919) 830-4787
CITY 110

CONSULTANT:
ED MCNEEN, P.E.
THE SITE GROUP, P.L.L.C.
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RALEIGH, NC 27605
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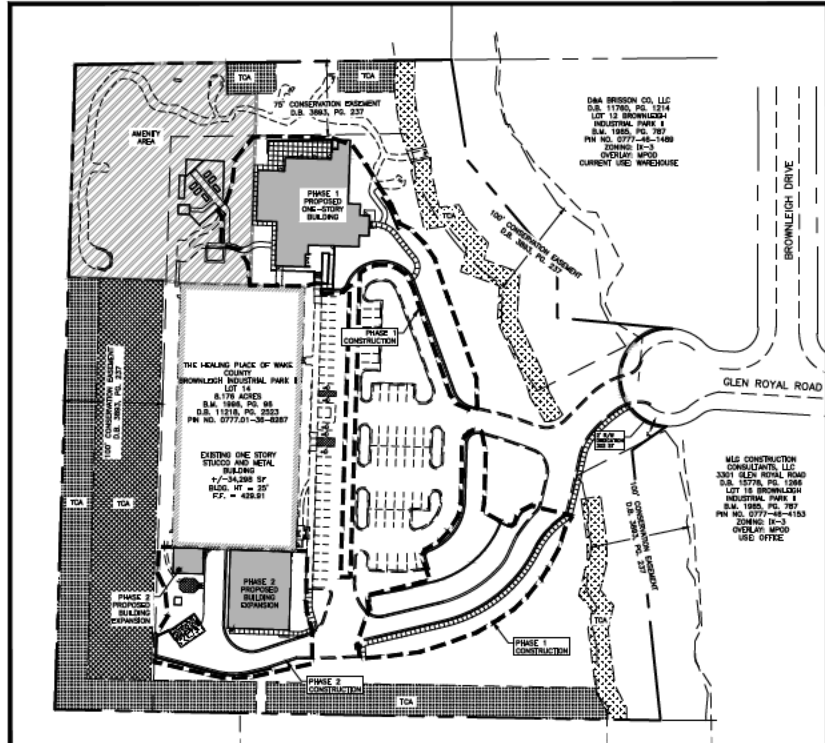


COVER SHEET

SCALE: 1" = 60'



NOT FOR CONSTRUCTION



IMPERVIOUS CALCULATIONS:

	ASBLD	REMOVED	CHANGE
PHASE 1	11,302	14,878	-3,576
PHASE 2	8,028	7,540	+488
TOTAL	20,330	22,418	-2,088
EXISTING	116,874 SF		
PROPOSED	114,883 SF		

ROAD IMPROVEMENTS:

TWO FEET OF ADDITIONAL ROW WILL BE DESIGNATED TO PROVIDE A 20' RIGHT-OF-WAY ON THE GLEN ROYAL RD. CUL-DE-SAC (CDS) 100' WIDE IN LEFT WILL BE PAID FOR BY THE DEVELOPER. THE DISTANCE BETWEEN THE EXISTING 30' BACKS CUL-DE-SAC AND THE EXISTING 40' BACKS CUL-DE-SAC.

PARKING CALCULATIONS:

EXISTING SPACES	141
REMOVED IN PHASE 1	53
REMOVED IN PHASE 2	13
SPACES REMAINING	75
REQUIRED SPACES	
EMERGENCY SHELTER	
1 SPACE / 5 BEDS	40
TREATMENT FACILITY	
1 SPACE / 2 EMPLOYEES	10
MAXIMUM # OF EMPLOYEES	20
SPACES REQUIRED	30
TOTAL SPACES REQUIRED	70
TOTAL SPACES PROVIDED	75

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE PROVIDER OF ANY DISCREPANCIES OR COMPLETS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A SURVEY TITLED "BOUNDARY, ASSESSMENT AND PARTIAL TOPOGRAPHICAL SURVEY OF LOT 14 BROWNLEIGH INDUSTRIAL PARK #1 BY KENNETH CLOSE, INC. DATED NOVEMBER 30, 2004. ADDITIONAL SURVEY INFORMATION TAKEN FROM A SURVEY TITLED "EXISTING CONDITIONS SURVEY TWO PORTIONS OF PARCELS 733337" BY WARDENSHAW, PLLC DATED FEBRUARY 20, 2020.
- ALL CONSTRUCTION SHALL CONFORM TO A.S.A. STANDARDS.

SITE LIGHTING NOTE:

NO NEW SITE LIGHTING IS PROPOSED WITH THIS CONSTRUCTION. ALL LIGHTS SHOWN ON THE PLANS WERE INSTALLED IN PREVIOUS PHASES OF THE PROJECT.

FLOOD PLAIN NOTE:

PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN, BY FEMA FIRM MAP NO. 3730277700J. PARCEL 0777 EFFECTIVE DATE 2/4/2004.

ACTIVE STORMWATER CONTROL EXEMPTION:

745 SITE IS EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES FOR UDO SECTION 6.2.2.A.3.B. SUBSTITUTION OF IMPERVIOUS SURFACES WHICH ALL THE STANDARDS OF SECTION 10.3.A.2 ARE MET.

UDO SECTION 7.1.2.D:

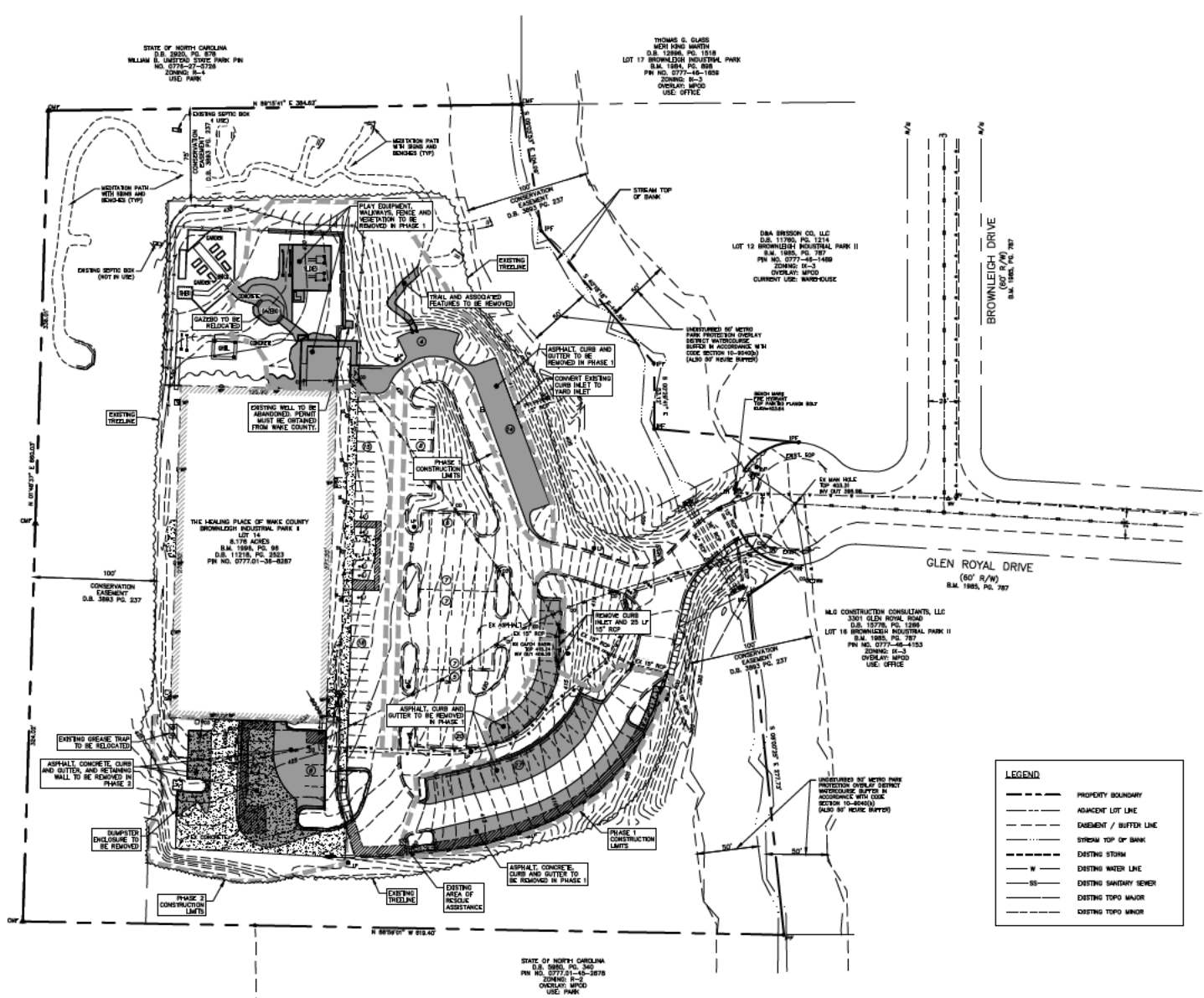
PARKING IN EXCESS OF 150% OF REQUIRED PARKING

THE PARKING PROPOSED FOR THIS PROJECT, EVEN AFTER REMOVAL OF EXISTING PARKING SPACES, EXCEEDS 150% OF THE PARKING REQUIRED FOR THIS USE. THEREFORE, WE ARE REQUESTING THE ADDITIONAL IMPERVIOUS SURFACE IN ACCORDANCE WITH UDO SECTION 7.1.2.2.B BY PROVIDING AN INCREASE IN TREE CONSERVATION AREA EQUAL TO 5% OF THE PROPERTY ABOVE THE MINIMUM REQUIREMENT. (10% TREE CONSERVATION AREA REQUIRED; 15% TREE CONSERVATION AREA PROVIDED).

BOARD OF ADJUSTMENT CASE BOA-0049-2019:

APPROVED ON 1/13/2020
THE BOARD OF ADJUSTMENT APPROVES A SPECIAL USE PERMIT (SUP) PURSUANT TO SECTIONS 6.2.3 AND 10.3.2 OF THE UNIFIED DEVELOPMENT ORDINANCE TO PERMIT AN EMERGENCY SHELTER TYPE A WITH UP TO 40 BEDS ON AN 8.18-ACRE PROPERTY ZONED M-3, METRO-PARK OVERLAY DISTRICT (MPD) AND LOCATED AT 3304 GLEN ROYAL ROAD. THE EXISTING FACILITY HAS 20 BEDS, AND THE EXPANSION PROPOSED IN PHASE 2 OF THIS PROJECT WILL INCLUDE AN ADDITIONAL 20 BEDS FOR A TOTAL OF 40.

DEVELOPMENT SERVICES
Administrative Site Review Application
This application is for reviewing the proposed development and is subject to the provisions of the Unified Development Ordinance (UDO) and the Comprehensive Zoning Ordinance (CZO).
The applicant must complete this application and submit it to the Planning Department along with the required fees and supporting documents.
The applicant must also complete the following information:
1. Project Name
2. Project Address
3. Project Description
4. Project Location
5. Project Owner
6. Project Contact
7. Project Phone
8. Project Email
9. Project Website
10. Project Map
11. Project Photos
12. Project Drawings
13. Project Documents
14. Project Comments
15. Project Notes
16. Project Attachments
17. Project Signatures
18. Project Dates
19. Project Status
20. Project History
21. Project Future
22. Project Impact
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24. Project Risk
25. Project Opportunity
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919. Project Practices
920. Project Programs
921. Project Services



LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT LOT LINE
---	EASEMENT / BUFFER LINE
---	STREAM TOP OF BANK
---	EXISTING STORM
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING TOPO MAJOR
---	EXISTING TOPO MINOR



EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 40'

0 40 80 120 160
FOOT (SCALE FOR SHOWN DISTANCE)

NOT FOR CONSTRUCTION

- DEMOLITION NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. ALL GRADING AND EXTERIOR BUILDING CONSTRUCTION ON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
 4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE CHAIRMAN OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 5. COORDINATE LIMIT OF AND TIMING OF REMOVALS WITH NEW CONSTRUCTION.

- SURVEY NOTES:**
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "BOUNDARY, ASSEMBLY AND PARTIAL TOPOGRAPHICAL SURVEY OF LOT 14 BROWNLEIGH INDUSTRIAL PARK II" BY KENNETH CLUSE, INC. DATED NOVEMBER 30, 2004.
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "BOUNDARY, ASSEMBLY AND PARTIAL TOPOGRAPHICAL SURVEY OF LOT 14 BROWNLEIGH INDUSTRIAL PARK II" BY KENNETH CLUSE, INC. DATED NOVEMBER 30, 2004. ADDITIONAL SURVEY INFORMATION TAKEN FROM A SURVEY TITLED "EXISTING CONDITIONS SURVEY TWO PORTIONS OF PARCEL 73233" BY MARIETTA, PLLC DATED FEBRUARY 26, 2020.
 3. THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3702077700, PANEL 0777, EFFECTIVE DATE 8/2/06. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X.
 4. ENCLOSURE WAS DETERMINED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL ANGLES CALCULATED BY COORDINATE COMPUTATION.



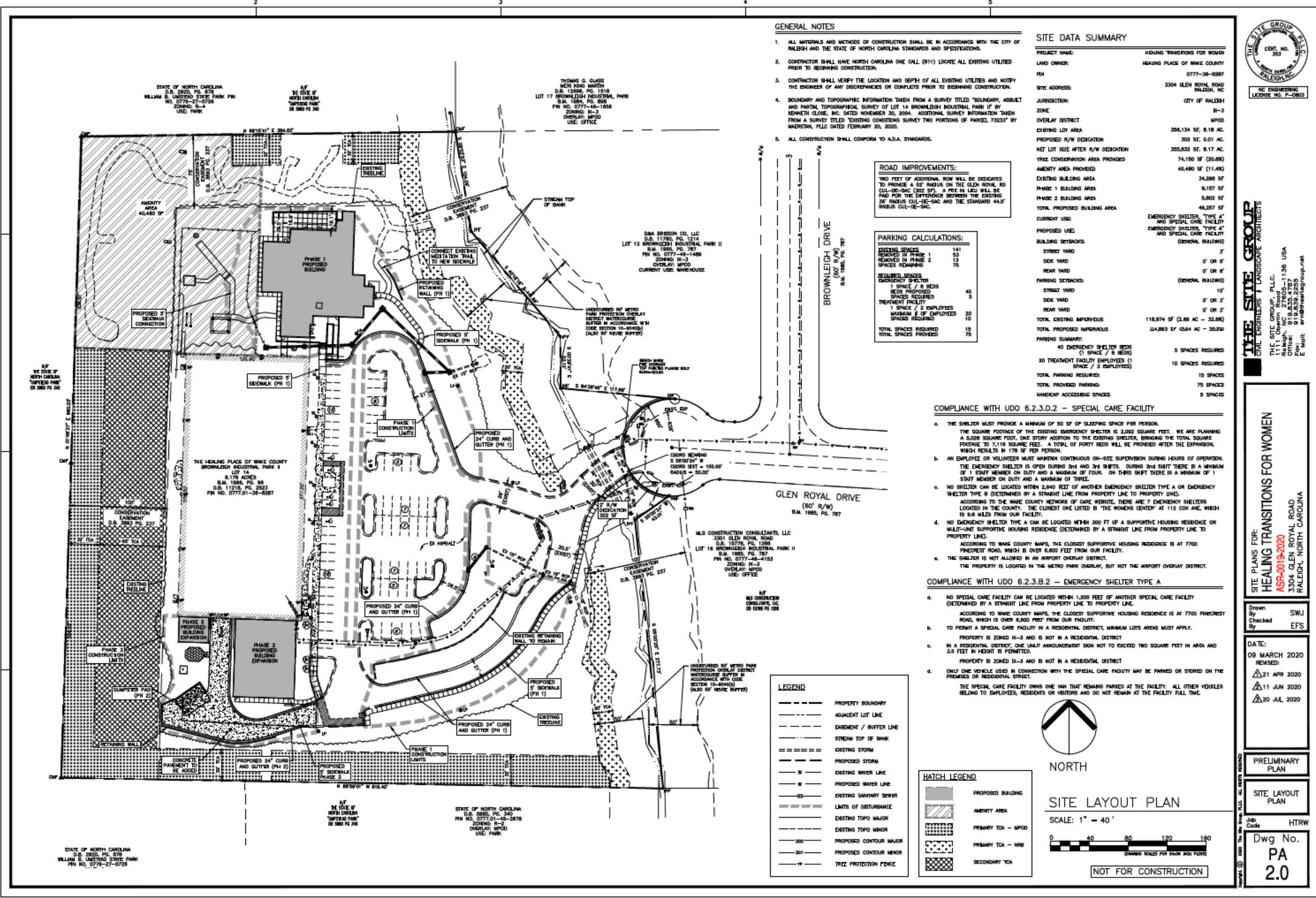
THE SITE GROUP, INC.
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 Raleigh, NC 27605
 Phone: 919.833.4787
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 E-Mail: info@thesitegroup.net

**SITE PLANS FOR:
 HEALING TRANSITIONS FOR WOMEN**
 ASR-0019-2020
 3304 GLEN ROYAL ROAD
 RALEIGH, NORTH CAROLINA

Drawn By: SWJ
 Checked By: EFS
 DATE:
 09 MARCH 2020
 REVISION:
 21 APR 2020
 11 JUN 2020

PRELIMINARY PLAN
EXISTING CONDITIONS AND DEMO PLAN

Job Code: HTRW
 Dwg No.: PA
 1.1



GENERAL NOTES

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- 4. BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A SURVEY TITLED "BOUNDARY, ADJUT AND PARTIAL TOPOGRAPHICAL SURVEY OF LOT 14 BROWNLEIGH INDUSTRIAL PARK II BY KENNETH CLORE, INC. DATED NOVEMBER 30, 2004. ADDITIONAL SURVEY INFORMATION TAKEN FROM A SURVEY TITLED "EXISTING CONDITIONS SURVEY TWO PORTIONS OF PARCEL 73337 BY WARDENSTADT, PLLC DATED FEBRUARY 20, 2020.
- 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

ROAD IMPROVEMENTS:

TWO FEET OF ADDITIONAL ROW WILL BE DEDICATED TO PROVIDE A 10' RADIUS ON THE GLEN ROYAL RD CUL-DE-SAC (200' SPT). A FIVE IN L&D WILL BE PAID FOR THE DIFFERENCE BETWEEN THE EXISTING 30' RADIUS CUL-DE-SAC AND THE STANDARD 44.5' RADIUS CUL-DE-SAC.

PARKING CALCULATIONS:

EXISTING SPACES	141
REMOVED IN PHASE 1	53
REMOVED IN PHASE 2	15
SPACES REMAINING	73
REQUIRED SPACES	
EMERGENCY SHELTER	5
1 SPACE / 8 BEDS	
SPACES REQUIRED	45
TREATMENT FACILITY	
1 SPACE / 2 EMPLOYEES	
MAXIMUM # OF EMPLOYEES	20
SPACES REQUIRED	10
TOTAL SPACES REQUIRED	55
TOTAL SPACES PROVIDED	73

SITE DATA SUMMARY

PROJECT NAME:	HEALING TRANSITIONS FOR WOMEN
LAND OWNER:	HEALING PLACE OF WAKE COUNTY
PH:	0777-36-8287
SITE ADDRESS:	3304 GLEN ROYAL ROAD RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
ZONE:	M-3
OVERLAY DISTRICT:	WHD
EXISTING LOT AREA:	208,134 SF, 8.18 AC
PROPOSED R/W DEVIATION:	303 SF, 0.01 AC
NET LOT SIZE AFTER R/W DEVIATION:	305,832 SF, 8.17 AC
TREE CONSERVATION AREA PROVIDED:	74,190 SF (20.88%)
ADJUT AREA PROVIDED:	40,480 SF (11.4%)
EXISTING BUILDING AREA:	34,288 SF
PHASE 1 BUILDING AREA:	6,157 SF
PHASE 2 BUILDING AREA:	5,802 SF
TOTAL PROPOSED BUILDING AREA:	49,257 SF
CURRENT USE:	EMERGENCY SHELTER, TYPE A AND SPECIAL CARE FACILITY (GENERAL BUILDING)
PROPOSED USE:	EMERGENCY SHELTER, TYPE A AND SPECIAL CARE FACILITY (GENERAL BUILDING)
BUILDING SETBACKS:	
STREET YARD:	3'
SIDE YARD:	0' OR 6'
REAR YARD:	0' OR 6'
FRONT SETBACKS:	
STREET YARD:	10'
SIDE YARD:	0' OR 3'
REAR YARD:	0' OR 3'
TOTAL EXISTING IMPROVEMENTS:	118,974 SF (28.8 AC - 32.8%)
TOTAL PROPOSED IMPROVEMENTS:	24,882 SF (0.64 AC - 30.3%)
PARKING SUMMARY:	
40 EMERGENCY SHELTER BEDS (1 SPACE / 8 BEDS)	5 SPACES REQUIRED
20 TREATMENT FACILITY EMPLOYEES (1 SPACE / 2 EMPLOYEES)	10 SPACES REQUIRED
TOTAL PARKING REQUIRED:	15 SPACES
TOTAL PROPOSED PARKING:	73 SPACES
HANDICAP ACCESSIBLE SPACES:	8 SPACES

COMPLIANCE WITH UDO 6.2.3.0.2 - SPECIAL CARE FACILITY

- a. THE SHELTER MUST PROVIDE A MINIMUM OF 50 SF OF SLEEPING SPACE PER PERSON. THE SQUARE FOOTAGE OF THE EXISTING EMERGENCY SHELTER IS 2,000 SQUARE FEET. WE ARE PLANNING A 5,000 SQUARE FOOT, ONE STORY ADDITION TO THE EXISTING SHELTER, BRINGING THE TOTAL SQUARE FOOTAGE TO 7,000 SQUARE FEET. A TOTAL OF FORTY BEDS WILL BE PROVIDED AFTER THE EXPANSION, WHICH RESULTS IN 700 SF PER PERSON.
- b. AN EMPLOYEE OR VOLUNTEER MUST MAINTAIN CONTINUOUS ON-SITE SUPERVISION DURING HOURS OF OPERATION. THE EMERGENCY SHELTER IS OPEN DURING 2nd and 3rd SHIFTS. DURING 2nd SHIFT THERE IS A MINIMUM OF 1 STAFF MEMBER ON DUTY AND A MAXIMUM OF FOUR. ON THIRD SHIFT THERE IS A MINIMUM OF 1 STAFF MEMBER ON DUTY AND A MAXIMUM OF THREE.
- c. NO SHELTER CAN BE LOCATED WITHIN 2,000 FEET OF ANOTHER EMERGENCY SHELTER TYPE A OR EMERGENCY SHELTER TYPE B (DETERMINED BY A STRAIGHT LINE FROM PROPERTY LINE TO PROPERTY LINE).
- d. ACCORDING TO THE WAKE COUNTY NETWORK OF CARE WEBSITE, THERE ARE 7 EMERGENCY SHELTERS LOCATED IN THE COUNTY. THE CLOSEST ONE LISTED IS "THE WOMEN'S CENTER" AT 112 COK AVE, WHICH IS 0.8 MILES FROM OUR FACILITY.
- e. NO EMERGENCY SHELTER TYPE A CAN BE LOCATED WITHIN 300 FT OF A SUPPORTIVE HOUSING RESIDENCE OR MULTI-UNIT SUPPORTIVE HOUSING RESIDENCE (DETERMINED BY A STRAIGHT LINE FROM PROPERTY LINE TO PROPERTY LINE).
- f. ACCORDING TO WAKE COUNTY MAPS, THE CLOSEST SUPPORTIVE HOUSING RESIDENCE IS AT 7700 PRECINCT ROAD, WHICH IS OVER 6,000 FEET FROM OUR FACILITY.
- g. THE SHELTER IS NOT ALLOWED IN AN AIRPORT OVERLAY DISTRICT. THE PROPERTY IS LOCATED IN THE METRO PARK OVERLAY, BUT NOT THE AIRPORT OVERLAY DISTRICT.

COMPLIANCE WITH UDO 6.2.3.0.2 - EMERGENCY SHELTER TYPE A

- a. NO SPECIAL CARE FACILITY CAN BE LOCATED WITHIN 1,000 FEET OF ANOTHER SPECIAL CARE FACILITY (DETERMINED BY A STRAIGHT LINE FROM PROPERTY LINE TO PROPERTY LINE).
- b. ACCORDING TO WAKE COUNTY MAPS, THE CLOSEST SUPPORTIVE HOUSING RESIDENCE IS AT 7700 PRECINCT ROAD, WHICH IS OVER 6,000 FEET FROM OUR FACILITY.
- c. TO PERMIT A SPECIAL CARE FACILITY IN A RESIDENTIAL DISTRICT, MINIMUM LOTS AREAS MUST APPLY. PROPERTY IS ZONED M-3 AND IS NOT IN A RESIDENTIAL DISTRICT.
- d. IN A RESIDENTIAL DISTRICT, ONE UNIT ANNOUNCEMENT SIGN NOT TO EXCEED TWO SQUARE FEET IN AREA AND 3.5 FEET IN HEIGHT IS FORWARDED. PROPERTY IS ZONED M-3 AND IS NOT IN A RESIDENTIAL DISTRICT.
- e. ONLY ONE VEHICLE USED IN CONNECTION WITH THE SPECIAL CARE FACILITY MAY BE PARKED OR STORED ON THE PREMISES OF RESIDENTIAL STREET.
- f. THE SPECIAL CARE FACILITY OWNS ONE VAN THAT REMAINS PARKED AT THE FACILITY. ALL OTHER VEHICLES BELONG TO EMPLOYEES, RESIDENTS OR VISITORS AND DO NOT REMAIN AT THE FACILITY FULL TIME.

LEGEND

- PROPERTY BOUNDARY
- ADJUT LOT LINE
- EASEMENT / BUFFER LINE
- STREAM TOP OF BANK
- EXISTING STORM
- PROPOSED STORM
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- LIMITS OF DISTURBANCE
- EXISTING TOP MAJOR
- EXISTING TOP MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- TREE PROTECTION FENCE

HATCH LEGEND

- PROPOSED BUILDING
- ADJUT AREA
- PRIMARY TOA - MPOD
- PRIMARY TOA - MNS
- SECONDARY TOA



SITE LAYOUT PLAN

SCALE: 1" = 40'



NOT FOR CONSTRUCTION



THE SITE GROUP, INC.
1111 Glen Road
Raleigh, NC 27603
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F: 919.830.4787
E: info@thesitegroup.com

SITE PLANS FOR:
HEALING TRANSITIONS FOR WOMEN
ASF-0019-2020
3304 GLEN ROYAL ROAD
RALEIGH, NORTH CAROLINA

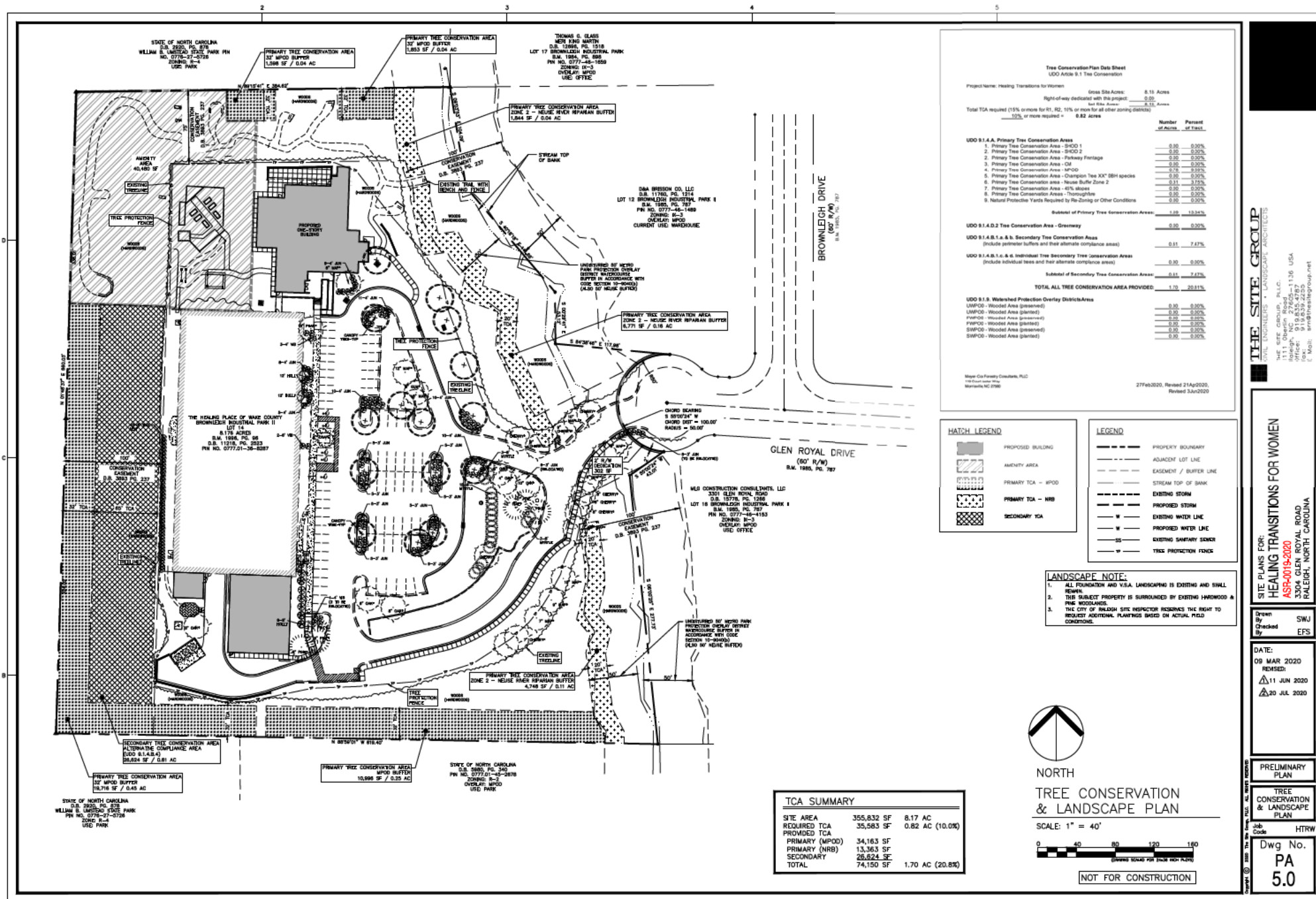
Drawn By: SWJ
Checked By: EFS
DATE: 09 MARCH 2020
REVISION:
21 APR 2020
11 JUN 2020
20 JUL 2020

PRELIMINARY PLAN

SITE LAYOUT PLAN

Job Code: HTRW

Dwg No. PA 2.0



Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation

Project Name: Healing Transitions for Women
Gross Site Area: 8.15 Acres
Right-of-way dedicated with this project: 0.00
Total TCA required (15% or more for R1, R2, 15% or more for all other zoning districts): 1.22, or more required = 0.82 Acres

UDO 9.1.4.A. Primary Tree Conservation Areas

	Number of Acres	Percent of Total
1. Primary Tree Conservation Area - SHOD 1	0.00	0.00%
2. Primary Tree Conservation Area - SHOD 2	0.00	0.00%
3. Primary Tree Conservation Area - Parkway Frontage	0.00	0.00%
4. Primary Tree Conservation Area - CM	0.00	0.00%
5. Primary Tree Conservation Area - Champion Tree XX" DBH species	0.00	0.00%
6. Primary Tree Conservation Area - Neuse River Buffer Zone 2	0.11	3.33%
7. Primary Tree Conservation Area - 45% Slopes	0.00	0.00%
8. Primary Tree Conservation Areas - Throughlines	0.00	0.00%
9. Natural Protection Yards Required by Re-Zoning or Other Conditions	0.00	0.00%
Subtotal of Primary Tree Conservation Areas:	0.11	3.33%

UDO 9.1.4.D.2 Tree Conservation Area - Greenway

0.00	0.00%
------	-------

UDO 9.1.4.B.1.a & b. Secondary Tree Conservation Areas
(Include individual buffers and their alternate compliance areas)

0.11	7.47%
------	-------

UDO 9.1.4.B.1.c & d. Individual Tree Secondary Tree Conservation Areas
(Include individual trees and their alternate compliance areas)

0.00	0.00%
------	-------

Subtotal of Secondary Tree Conservation Areas:

0.11	7.47%
------	-------

TOTAL ALL TREE CONSERVATION AREA PROVIDED:

0.22	2.68%
------	-------

UDO 9.1.9. Watershed Protection Overlay Districts Areas

0.00	0.00%
0.00	0.00%
0.00	0.00%
0.00	0.00%
0.00	0.00%
0.00	0.00%
0.00	0.00%

Map: Geo Forestry Consultants, PLLC
100 West Main Street
Marion, NC 27560

27Feb2020, Revised 21Apr2020, Revised 3Jan2020

HATCH LEGEND

- PROPOSED BUILDING
- ADJACENT LOT LINE
- PRIMARY TCA - MPOD
- PRIMARY TCA - NRB
- SECONDARY TCA

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- EASEMENT / BUFFER LINE
- STREAM TOP OF BANK
- EXISTING STORM
- PROPOSED STORM
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SINK
- TREE PROTECTION FENCE

LANDSCAPE NOTE:

- ALL FOUNDATION AND V.S.A. LANDSCAPING IS EXISTING AND SHALL REMAIN.
- THE SUBJECT PROPERTY IS SURROUNDED BY EXISTING HARDWOOD & PINE WOODLANDS.
- THE CITY OF RALEIGH SITE INSPECTOR RESERVES THE RIGHT TO REQUEST ADDITIONAL PLANTINGS BASED ON ACTUAL FIELD CONDITIONS.

TCA SUMMARY

SITE AREA	355,832 SF	8.17 AC
REQUIRED TCA	35,583 SF	0.82 AC (10.0%)
PROVIDED TCA		
PRIMARY (MPOD)	34,163 SF	
PRIMARY (NRB)	13,363 SF	
SECONDARY	26,524 SF	
TOTAL	74,150 SF	1.70 AC (20.8%)

TREE CONSERVATION & LANDSCAPE PLAN

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
1111 Design Road
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Office: 919.830.4282
Cell: 919.830.4282
Email: info@thesitegroup.net

SITE PLANS FOR: HEALING TRANSITIONS FOR WOMEN
ASF-0015-2020

Drawn By: SWJ
Checked By: EFS

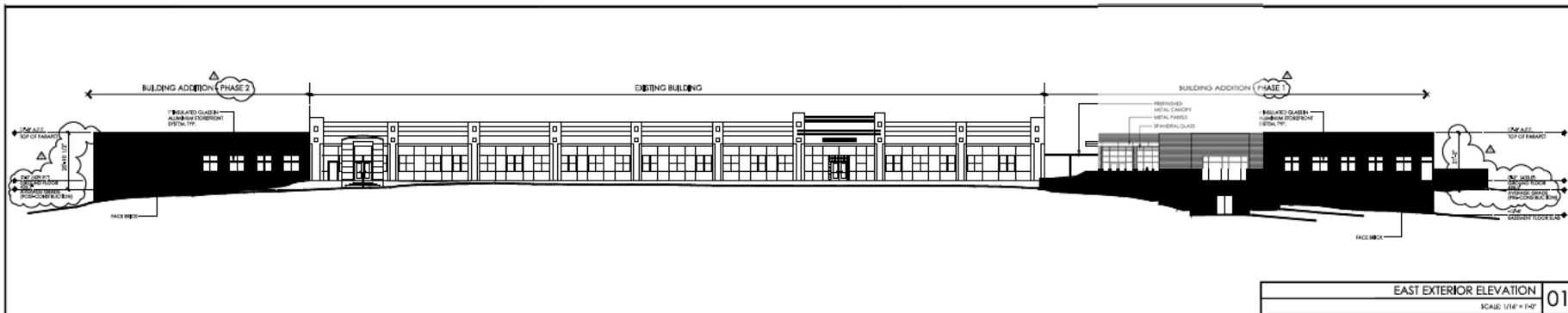
DATE:
09 MAR 2020
REVISED:
11 JUN 2020
20 JUL 2020

PRELIMINARY PLAN

TREE CONSERVATION & LANDSCAPE PLAN

Job Code: HTRW

Dwg No. PA 5.0



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

01

AVERAGE GRADE CALCULATIONS - PHASE 2

	PRE-CON	POST-CON
FRONT	401.0	401.0
REAR	401.0	401.0
AVE. GRADE	401.0	401.0

