

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Site Transaction History	
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: Calyx Senior Living of Raleigh	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 11555 Common Oaks Drive	
Site P.I.N.(s): 1830-52-4664	
Please describe the scope of work. Include any additions, expansions, and change of use. New congregate care facility with associated parking.	
Current Property Owner/Developer Contact Name: Bob Steenson (Developer Contact) see attached PSA NOTE: please attach purchase agreement when submitting this form.	
Company: Carillon Assisted Living	Title: Bob Steenson - VP of Development
Address: 4901 Waters Edge Drive, Ste. 200 Raleigh, NC 27606	
Phone #: (603) 491-5088	Email: bob.steenson@carillonassistedliving.com
Applicant Name: Pamela Porter	
Company: TMTLA Associates	Address: 5011 Southpark Drive, Ste. 200 Durham NC 27713
Phone #: (919) 484-8880	Email: pam@tmtla.com

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PK	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 8.40 AC	New gross floor area: 110,407 S.F.
# of parking spaces required: 46	Total sf gross (to remain and new): 110,407 S.F.
# of parking spaces proposed: 63	Proposed # of buildings: 2 (main bldg. and storage bldg.)
Overlay District (if applicable): UWPOD	Proposed # of stories for each: main: 2 / storage: 1
Existing use (UDO 6.1.4): vacant	
Proposed use (UDO 6.1.4): congregate care	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 2.01 (24%) Square Feet: _____
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS


Total # of dwelling units: 105 congregate units	Total # of hotel units: 0
# of bedroom units: 1br 2br 3br 4br or more 0	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

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 development plan as approved by the City of Raleigh.

I hereby designate Pamela Porter to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy. Applications will expire after 180 days of inactivity.

Signature: 	Date: _____
Printed Name: _____	

CALYX SENIOR LIVING OF RALEIGH/WAKEFIELD

ASR-0028-2021

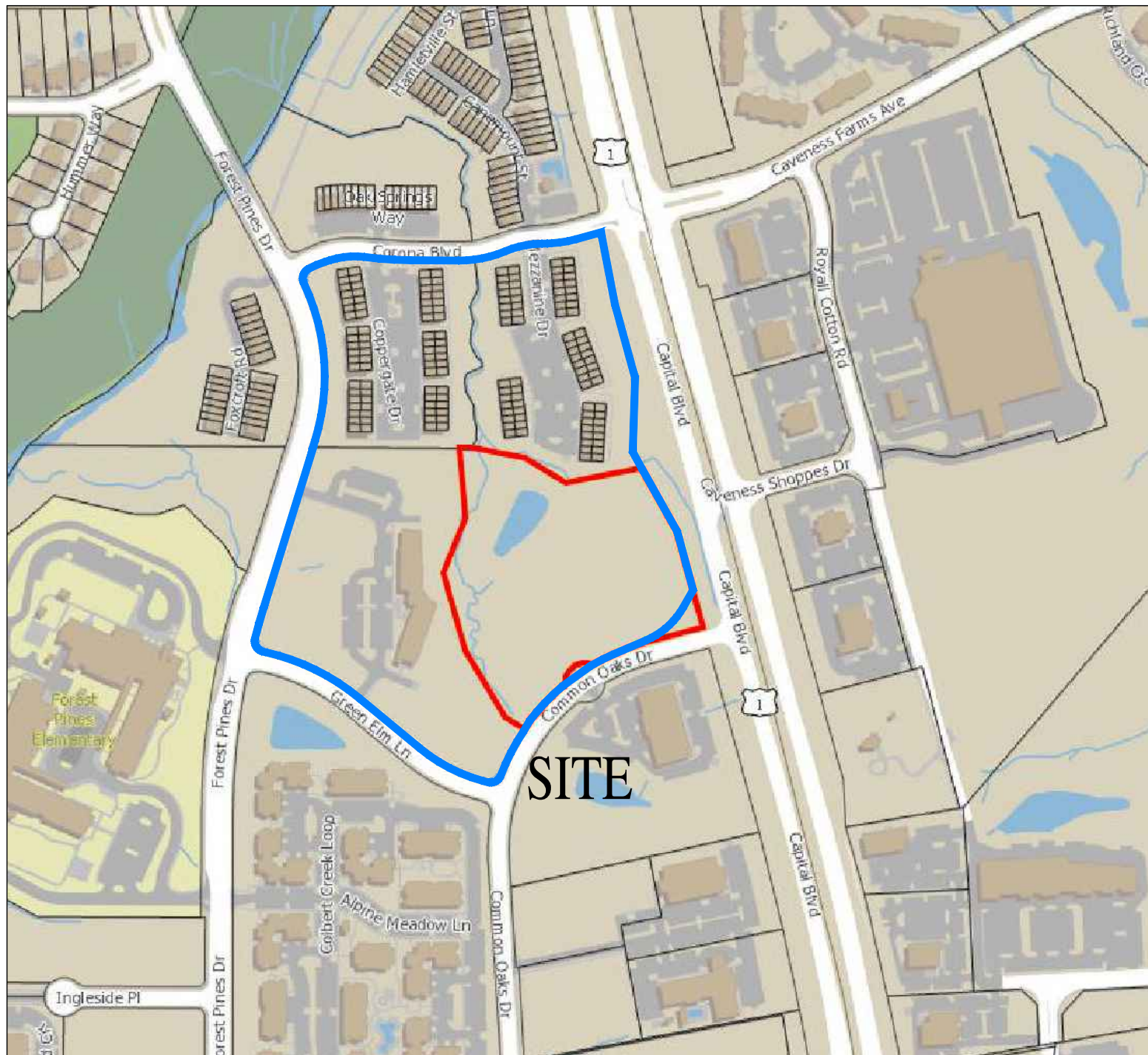
11555 COMMON OAKS DRIVE RALEIGH, WAKE COUNTY, NORTH CAROLINA TIER 3 SITE PLAN

PIN: 1830-52-4664

PROJECT AREA: 8.40 AC

ZONE: CX-3-PK

USE: CONGREGATE CARE



VICINITY MAP

1"=400'

- B. Trip Generation:** Traffic impact analyses shall be required for the following trip generation volumes:
- Peak Hour Trips ≥ 150 veh/hour
 - Peak Hour Trips ≥ 100 veh/hour if primary access is on a 2-lane road
 - More than 100 veh/hour trips in the peak direction
 - Daily Trips $\geq 3,000$ veh/day
 - Enrollment increases at public or private schools

Our use will not trigger any of above items for a TIA.

SUBMITTALS

Submission	Due Date
First Submittal	4/1/2021
Second Submittal	12/10/2021
Third Submittal	3/3/2022
Fourth Submittal	7/26/2022

ADMINISTRATIVE ALTERNATE: AAD-1-22
DUMPSTER LOCATION
APPROVED BY PLANNING DIRECTOR JUNE 21, 2022

VARIANCE: BOA-0019-2022
REDUCED PK FRONTAGE FROM 50' BEHIND 20' SLOPE
EASEMENT TO 42' AND SLOPE EASEMENT LOCATED
WITHIN THAT 42'. LANDSCAPING ALLOWED WITHIN SLOPE
EASEMENT AND WILL BE REPLACED, IF REQUIRED, AT EXPENSE OF
OWNER.

APPROVED BY BOARD OF ADJUSTMENT ON JUNE 13, 2022

Sheet Index

Sheet	Index
Cover Sheet	Cover
Existing Conditions / Demo Plan	L-1
Preliminary Site Plan	L-2
Circulation Plan	L-2a
Transportation Plan	L-2b
Overpass Graphic	L-2c
Grading Plan	C-1
Storm Drainage Plan	C-2
Utility Plan	C-3
Landscape Plan	L-3
Tree Conservation Plan	L-4
Details	L-5
Lighting Plan	1 of 1
Floor Plan - Overall	A1.1
Exterior Building Elevations	A4.1
Partial Courtyard Elevations	A4.2
Partial Courtyard Elevations	A4.3

Congregate Care Use Standards

a. The facility must comply with the Housing for Older Persons Exemptions of the Fair Housing Act (24 C.F.R. Sections 100.300 through 100.308).

Response: The facility will comply with the Fair Housing Act (24 C.F.R. Sections 100.300-100.308).

b. In the R-6 and R-10 districts, a congregate care facility is allowed a number of rooming units and dwelling units equal to 2 times the density of the applicable district.

Response: Not applicable.

c. Each rooming unit or dwelling unit may be occupied by no more than 2 persons not related by blood, marriage or adoption.

Response: Maximum room occupancy shall be 2 persons.

d. Facilities for resident managers or custodians providing administrative services and medical services for the exclusive use of the residents shall be located on site and open and staffed for at least 4 hours, one day a week.

Response: The facility is staffed 24 hours per day. There are no resident managers.

e. The facility must contain indoor shared food preparation service, common dining halls and common recreation rooms, for the exclusive use of all residents and their guests, and these facilities together shall total a minimum of 30 square feet per constructed rooming unit or dwelling unit, as applicable, exclusive of circulation space. Common indoor social and related service facilities may also be part of the facility.

Response: The building footprint demonstrates these are being provided.

f. Structures shall demonstrate a comprehensive pedestrian circulation plan, including internal accessible walkways, is submitted and approved with provisions for alternative transportation services for the residents of the facility. Alternative transportation services may include, but are not limited to, regularly scheduled or on-call van services, tram services and full bus service.

Response: The building footprint demonstrates compliance with this.

g. Outdoor open space or park area must be provided at a minimum rate of the greater of either 10% of the land area of the facility or 218 square feet per rooming unit or dwelling unit, as applicable, excluding private drives and off-street parking areas. A majority of the open space or park area must be located no further than 300 feet from the controlled entranceway of the facility.

Response: Site plan demonstrates compliance with this.

developer:

Calyx Senior Living
4901 Waters Edge Drive Ste 200
Raleigh, NC 27606
(919) 852-4000
Contact: Bob Steenson

landscape architect/applicant:

TMTLA Associates
5011 Southpark Drive Ste 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Pam Porter

architect:

HR Associates, P.A.
2202 Wrightsville Ave., Ste. 212
Wilmington, NC 28403
(910) 343-6008
Contact: John Farabow

owner:

Carillon Assisted Living of Wakefield, LLC
4901 Waters Edge Drive Ste 200
Raleigh, NC 27606
(919) 852-4000
Contact: Bob Steenson

civil engineers:

Summit Design and Engineering Services
1110 Navaho Drive, Ste. 600
Raleigh, NC 27609
(919) 322-0115
Contact: Don Sever

EXEMPTIONS:

BLOCK PERIMETER

- (a) Blocks recorded on or before September 1, 2013, whose block perimeter length does not exceed 150% of the maximum established in Sec. 8.3.2.A.2.b.
The maximum block for CX- district is 3,000'. Per above we can credit up to 4,500' without block perimeter requirements being triggered. Our block perimeter with the ROW dedication for the overpass is 4,500'.

CROSS ACCESS

- (a) The abutting property (to which a driveway is to be stubbed) is in a residential zoning district (except for R-10) or occupied by an Attached, Detached or Townhouse building type
Lot to the north is an existing townhome development.
- (b) Steep slopes in excess of 25% within 10 feet of the property line.
Slopes exceed 25% within 10' of the boundary along both the west and north side of the site.

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Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Calyx Senior Living of Raleigh

Inside City limits? Yes ☒ No ☐

Property address(es): 11555 Common Oaks Drive

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Please describe the scope of work. Include any additions, expansions, and change of use.

New congregate care facility with associated parking.

Current Property Owner/Developer Contact Name: Bob Steenson (Developer Contact) see attached PSA

NOTE: please attach purchase agreement when submitting this form.

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Title: Bob Steenson - VP of Development

Address: 4901 Waters Edge Drive, Ste. 200 Raleigh, NC 27606

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Email: bob.steenson@carillonassistedliving.com

Applicant Name: Pamela Porter

Company: TMTLA Associates

Address: 5011 Southpark Drive, Ste. 200 Durham NC 27713

Phone #: (919) 484-8880

Email: pam@tmtla.com

Page 1 of 2

REVISION 11.18.20

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DEVELOPMENT TYPE + SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PK	Existing gross floor area (not to be demolished): 0
Gross site acreage: 8.40 AC	Existing gross floor area to be demolished: 0
# of parking spaces required: 34	New gross floor area: 52,082 s.f.
# of parking spaces proposed: 81	Total sf gross (to remain and new): 52,082 s.f.
Overlay District (if applicable): UWPOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): vacant	Proposed # of stories for each: main: 1
Proposed use (UDO 6.1.4): congregate care	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 35% / 2.90 AC. Square Feet: _____
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

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# of bedroom units: 1br 2br 3br 4br or more 0	
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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy. _____ cations will expire after 180 days of inactivity.

Signature: _____ Date: 3/30/2021

Printed Name: Robert Steenson for Calyx Senior Living, LLC

Page 2 of 2

REVISION 11.18.20

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SOLID WASTE STATEMENT: SOLID WASTE WILL BE HANDLED BY PRIVATE HAULER. PLEASE SEE PRIVATE HAULER LETTER INCLUDED WITH THIS SUBMITTAL.



TMTLA ASSOCIATES

5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

PRELIMINARY
NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

REVISIONS:

11/29/2021 - CITY OF RALEIGH COMMENTS
3/1/2022 - CITY OF RALEIGH COMMENTS
7/26/2022 - CITY OF RALEIGH COMMENTS

COVER
CALYX SENIOR LIVING
Raleigh, North Carolina

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
20117
DATE:
4/1/2021
SHEET

COVER
OF

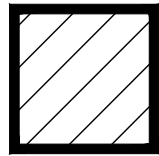
KLINGSTON AT WAKEFIELD PLANTATION HOA
PIN: 1830-43-9277
ZONING: R-10
USE: HOA LAND FOR TOWNHOMES

KLINGSTON AT WAKEFIELD PLANTATION HOA
PIN: 1830-53-4211
ZONING: R-10
USE: HOA LAND FOR TOWNHOMES

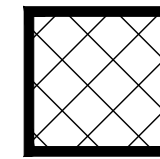
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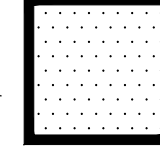
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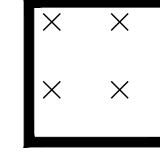
RIPARIAN BUFFER



TREE CONSERVATION
AREA



OUTDOOR AMENITY
AREA

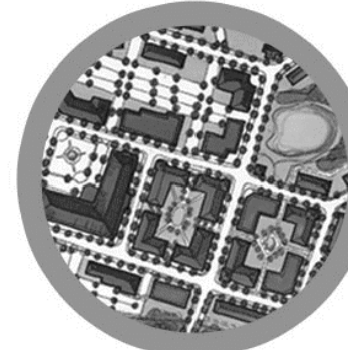
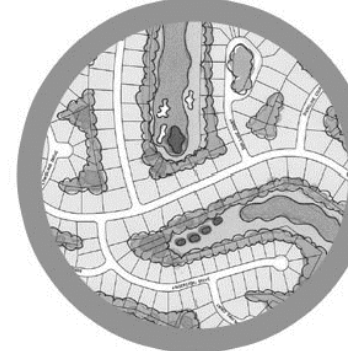


OPEN SPACE

SITE DATA	
TOTAL AREA	8.40 ACRES
EXISTING ZONING	CX-3-PK
EXISTING USE	VACANT
PROPOSED USE	CONGREGATE CARE
PROPOSED BUILDING SIZE	52,082 S.F. / 1 STORY
MINIMUM PARKING REQUIRED	34 SPACES
70 CARE UNITS/3 = 24	
3,816 S.F. STAFF AREA @ 1/400 S.F. = 10	
PARKING PROVIDED	61 SPACES
57 REGULAR SPACES	
4 HANDICAP ACCESSIBLE SPACES (2 ARE VAN ACCESSIBLE)	
MINIMUM BICYCLE PARKING REQUIRED	N/A
OUTDOOR AMENITY AREA	1.05 AC. / 45,651 S.F.
10% OF SITE ACREAGE	
8.40 AC. X 10% = 0.84 AC. REQUIRED	
OUTDOOR OPEN SPACE (FOR CONGREGATE CARE)	0.84 AC. / 36,930 S.F.
10% OF SITE ACREAGE	
8.40 AC. X 10% = 0.84 AC. REQUIRED	
TREE CONSERVATION AREA	
10% OF NET SITE ACREAGE	
8.40 AC. X 10% = 0.84 AC. REQUIRED	
= 0.93 AC. PROVIDED (11.34%)	
EXISTING IMPERVIOUS	0 ACRES
PROPOSED IMPERVIOUS	35%
WATERSHED	NEUSE
OVERLAY	URBAN WATERSHED PROTECTION OVERLAY
INSIDE CITY LIMITS	YES
PIN	1830-52-4664

NOTES

- Boundary and field topographic information taken from file by Summit Design and Engineering.
- This site is not in any Special Flood Hazard Areas or Future Conditions Flood Hazard Areas, as shown on FIRM Panel # 37200183000J (Zone X) dated May 2, 2006.
- No wetlands exist on site.
- Stream location by Soil Services/PLLC.
- Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call Utility locator service at least 48 hours prior to digging.
- All construction shall be in accordance with all City of Raleigh standards and specifications.
- All construction shall conform to all state and local standards and specifications and code requirements. Notify designer of any discrepancies. If discrepancies are found the more stringent requirements will prevail.
- All utilities shall be located underground.
- No changes may be made to the approved drawings without written permission from the issuing authority.
- DO NOT SCALE THE DRAWINGS. Digital information is provided for construction drawings.
- Contractor shall coordinate all work with all construction trades prior to start of construction.
- All dimensions are references from back-of-curb to back-of-curb.
- Erosion control plans shall be approved prior to any grading on this site.
- Boundary information shall be field verified by Professional Surveyor before construction staking begins.
- All parking spaces shall be surfaced with 6" c&g and 2" of 1-2 asphalt. Drive aisles shall be surfaced with 8" c&g and 2" of 1-2 asphalt.
- Note that within landscaped areas surrounding building, the grades shown on the grading sheet are "Top of Mulch" or "Top of Topsoil." Contractor shall ensure positive finished drainage (min. 2%) from all building areas and coordinate with the landscape plan to leave subgrade low enough to maintain the spots as finished grade.
- The minimum corner clearance from the curb line of intersecting streets shall be at least 20 feet from the point of tangency.
- Retaining walls to be designed by others.
- Prior to the issuance of the Certificate of Occupancy the Owner shall record the site easement as shown.
- There shall be no site obstructing or party obstructing wall, fence, sign, foliage, berming, or parked vehicles between the heights of twenty four (24) inches and eight (8) feet above the curb line elevation or the nearest traveled way if no curbing exists.
- Within the sight triangles shown on this plan, no obstruction between two (2) feet and eight (8) feet in height above the curb line elevation or the nearest traveled way, if no curbing exists.
- All necessary HVAC units will be located on the roof.
- A driveway permit and/or encroachment from NCDOT shall be obtained prior to any construction on Common Oaks Drive.



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p: (919) 484-8880 e: info@tmtla.com

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CONSTRUCTION



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Call before you dig.

REVISIONS:

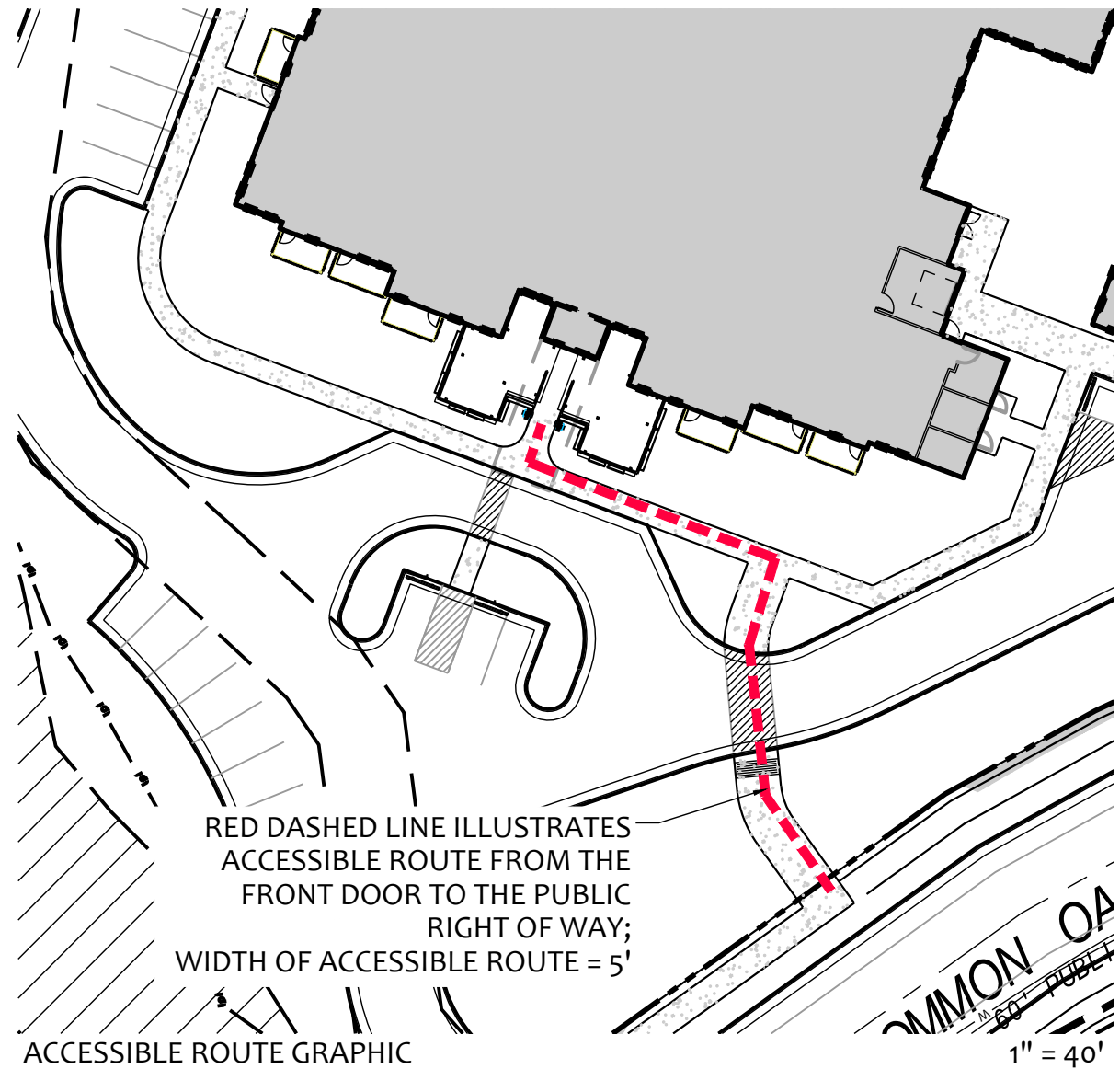
11/29/2021 - CITY OF RALEIGH COMMENTS
3/1/2022 - CITY OF RALEIGH COMMENTS
7/26/2022 - CITY OF RALEIGH COMMENTS

PRELIMINARY SITE PLAN
CALYX SENIOR LIVING
Raleigh, North Carolina

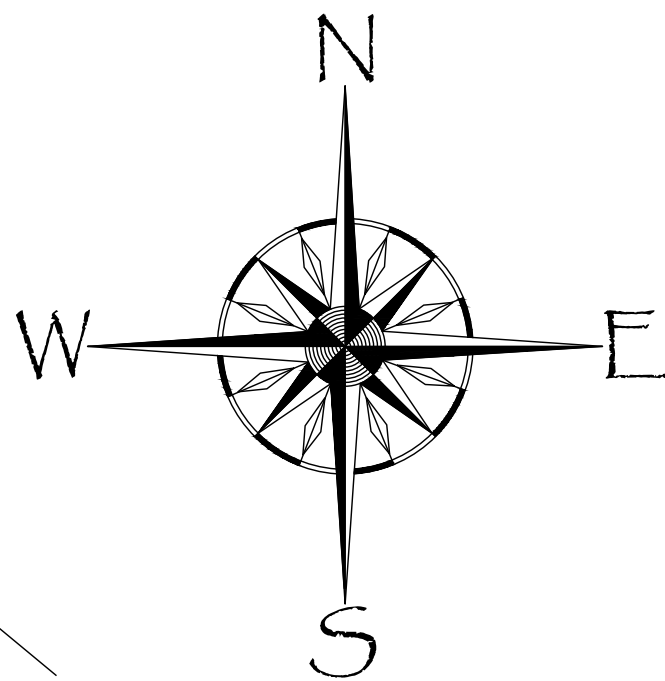
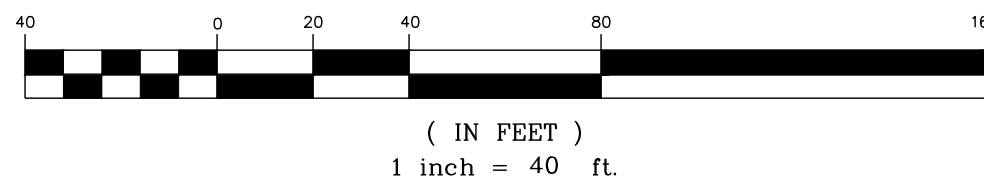
SCALE:
1" = 40'
DRAWN BY:
PMP
PROJECT #
20117
DATE:
4/1/2021

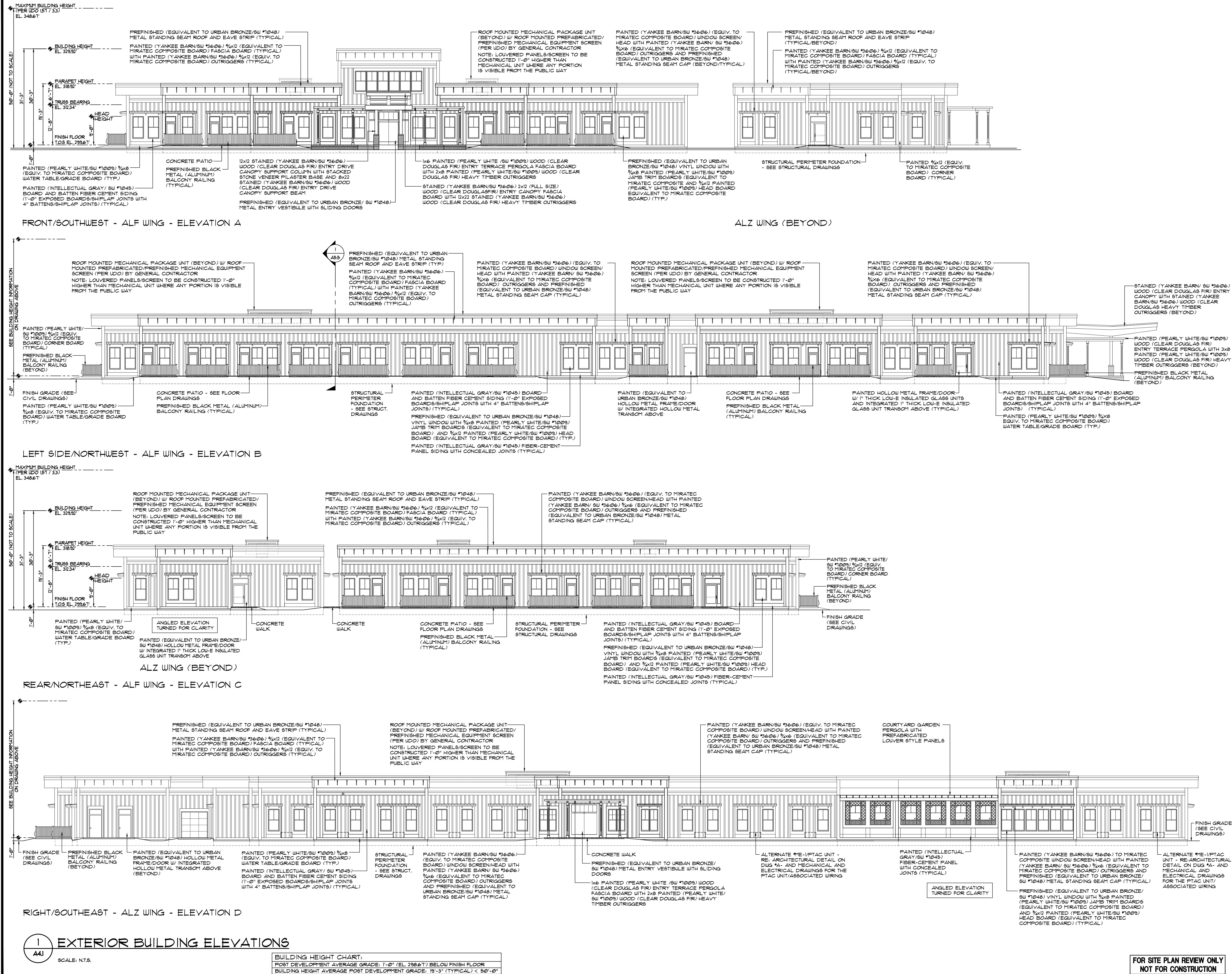
SHEET

L-2
OF

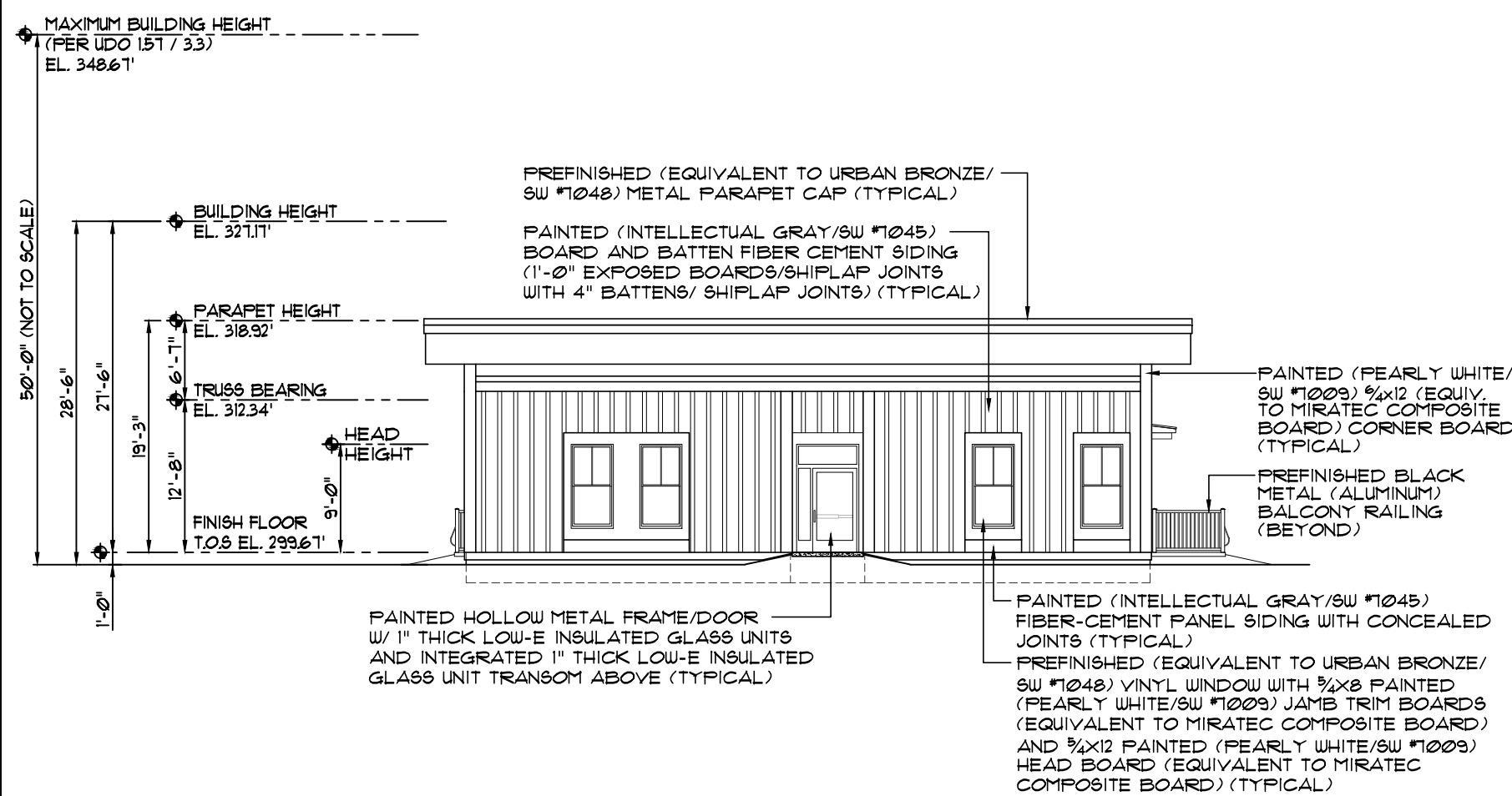
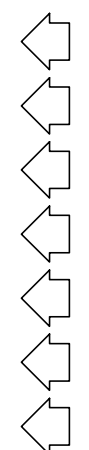


GRAPHIC SCALE

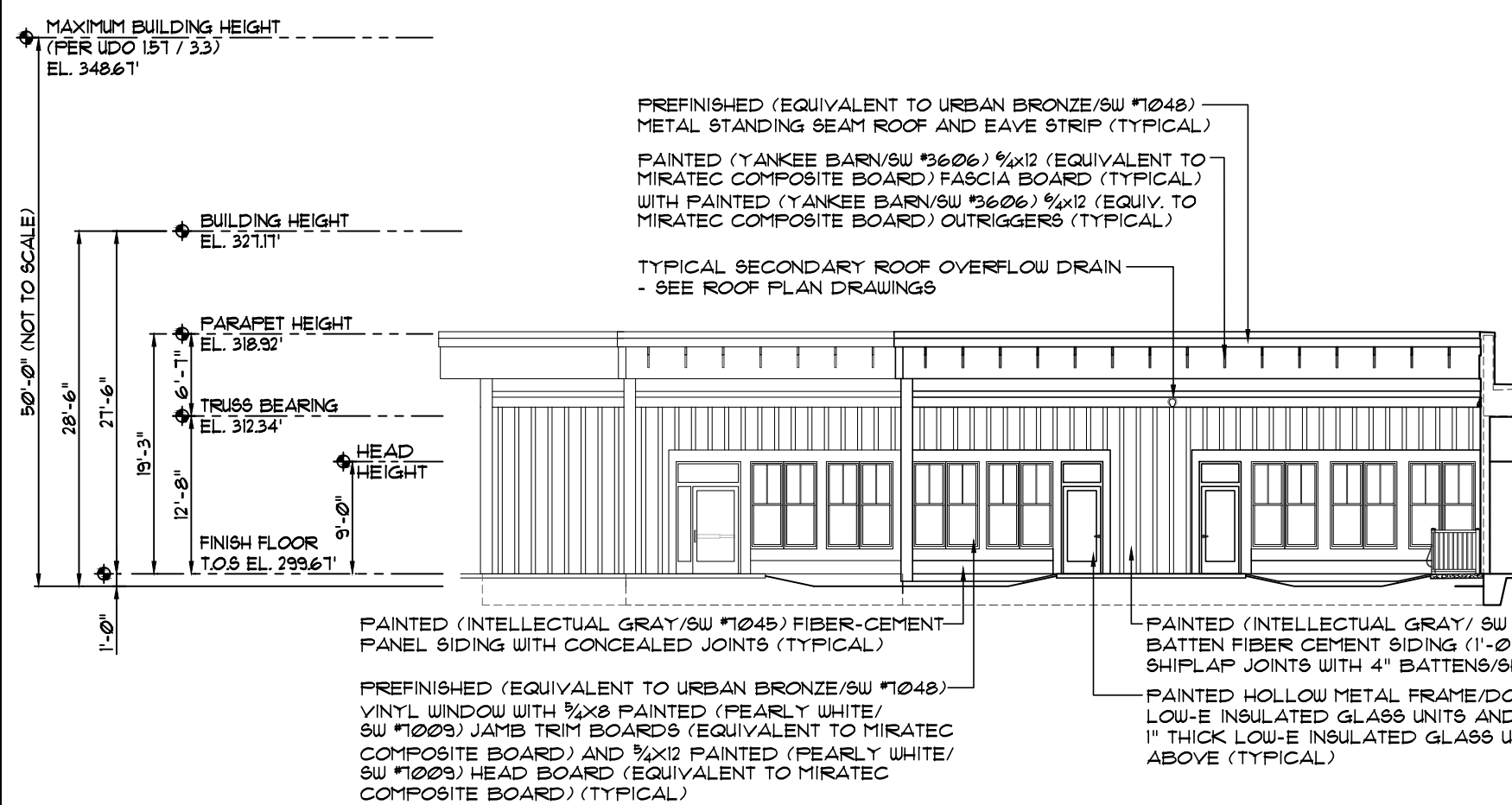




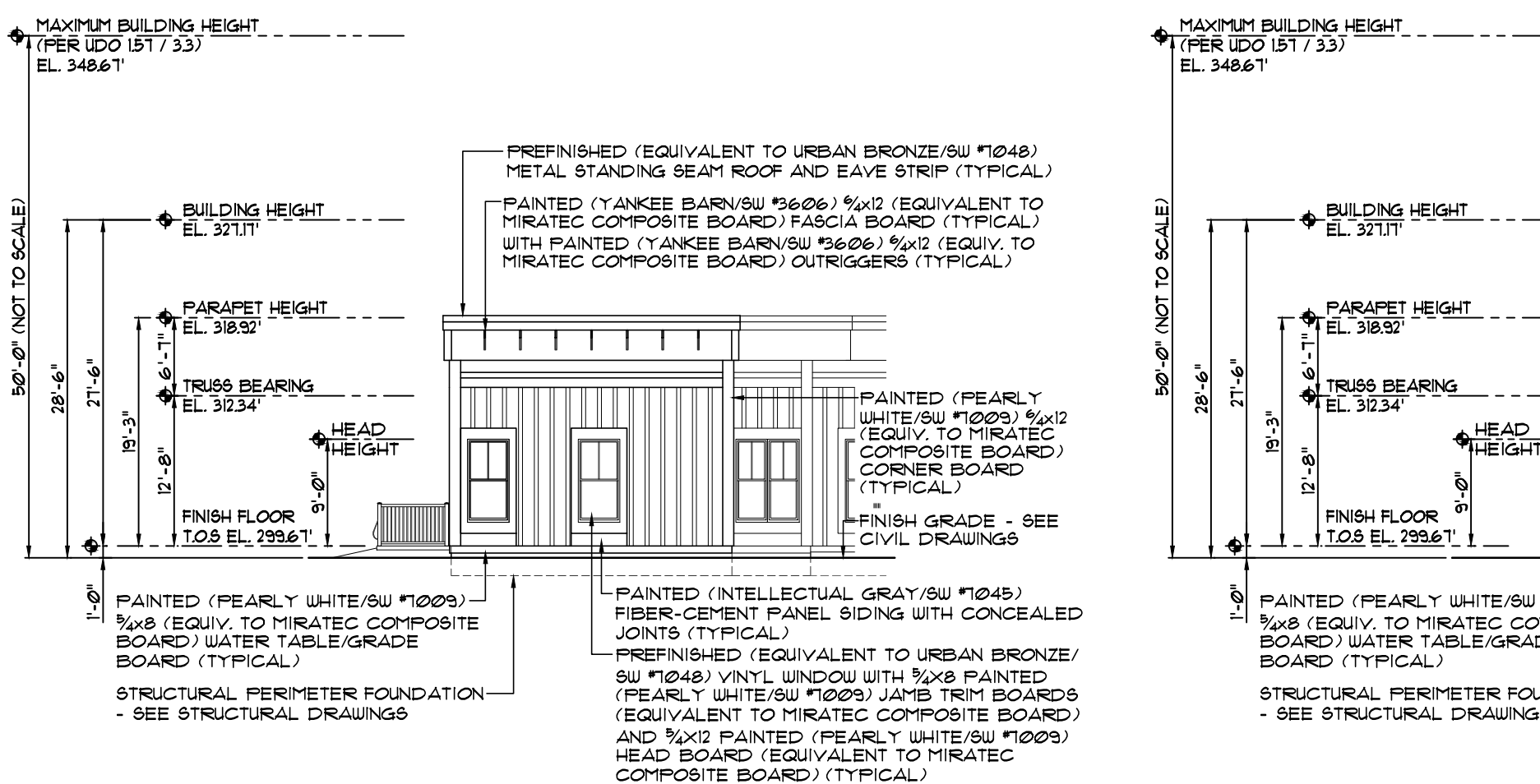
4/1/2021	PLANNING SUBMITTAL DRAWING
1/19/2021	PLANNING REVISIONS
3/1/2022	PLANNING REVISIONS
6/30/2022	PLANNING REVISIONS 1-STORY DESIGN



REAR/COURTYARD/SOUTHEAST - ALF WING - ELEVATION A

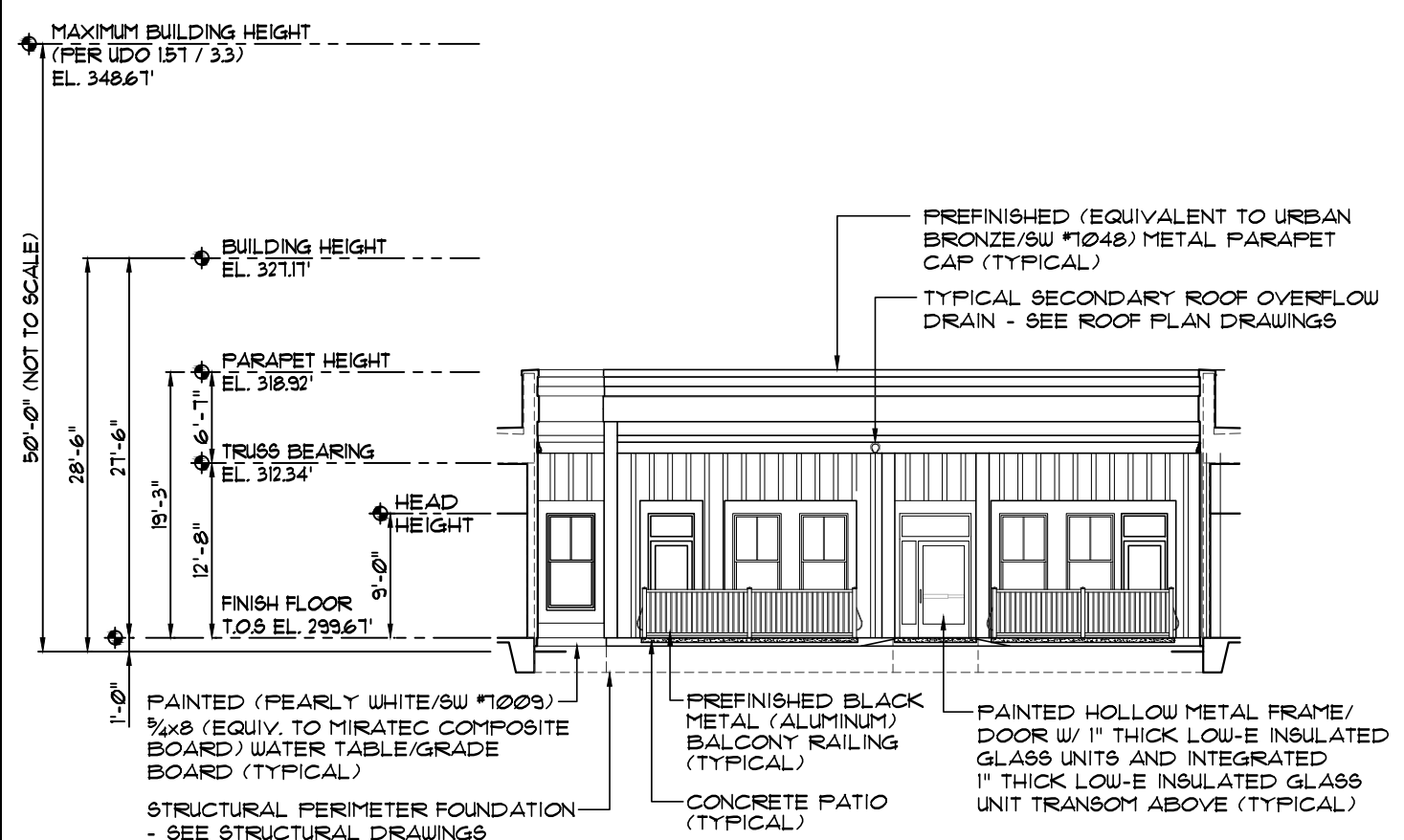


REAR/COURTYARD/SOUTH - ALF WING - ELEVATION B

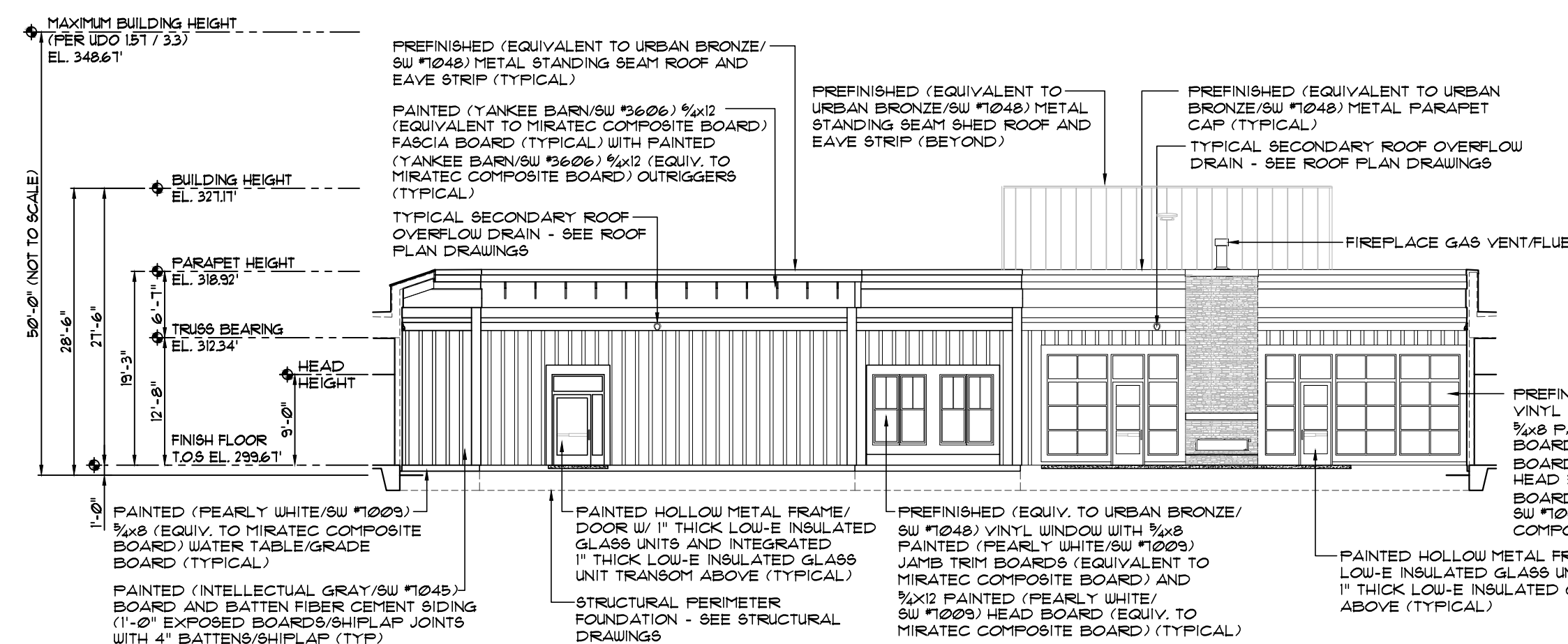


REAR/COURTYARD/SOUTHEAST - ALF WING - ELEVATION C

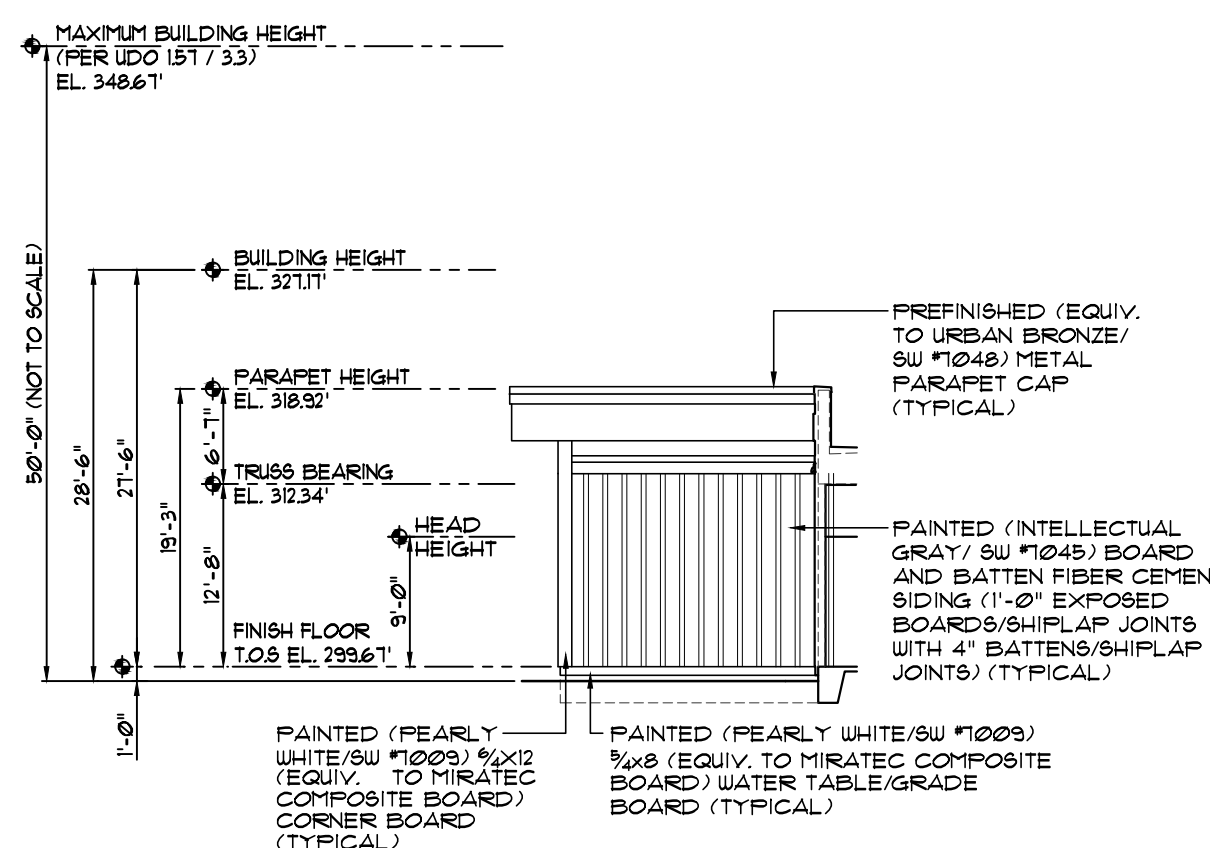
REAR/COURTYARD/NORTHEAST - ALF WING - ELEVATION D



REAR/COURTYARD/EAST - ALF WING - ELEVATION E

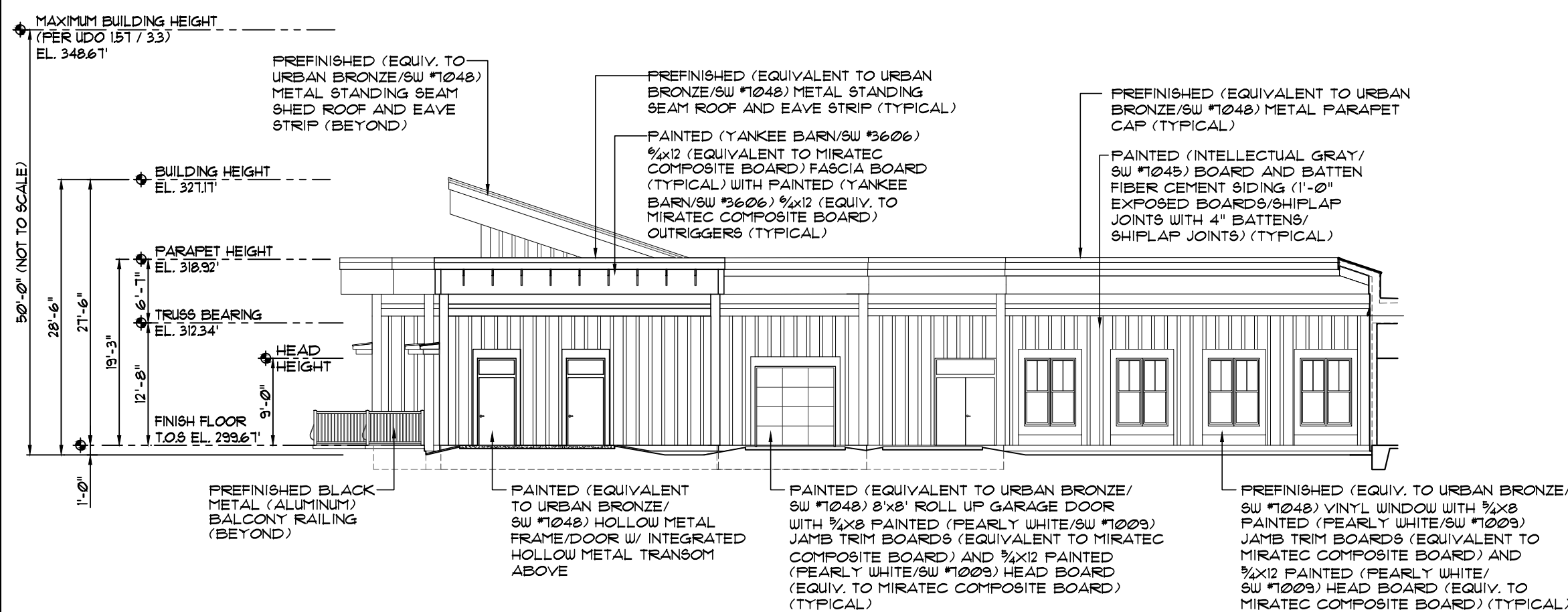


REAR/COURTYARD/SOUTH - ALF WING - ELEVATION F



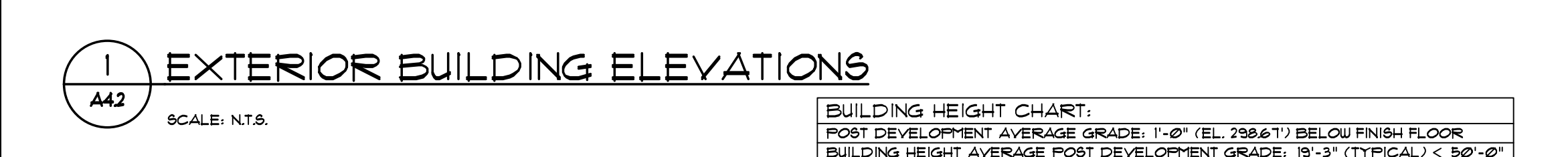
REAR/COURTYARD/EAST - ALF WING - ELEVATION G

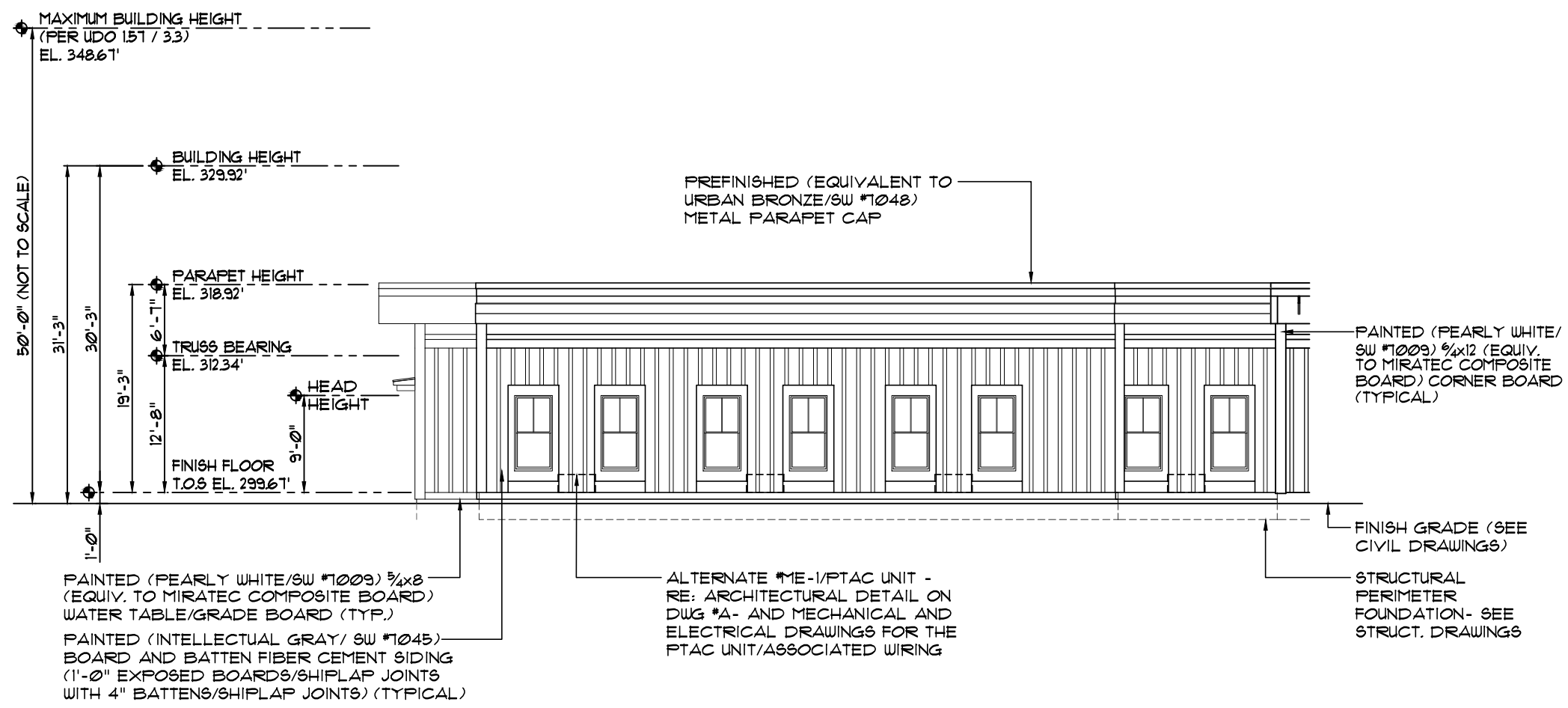
REAR/COURTYARD/NORTH - ALF WING - ELEVATION H



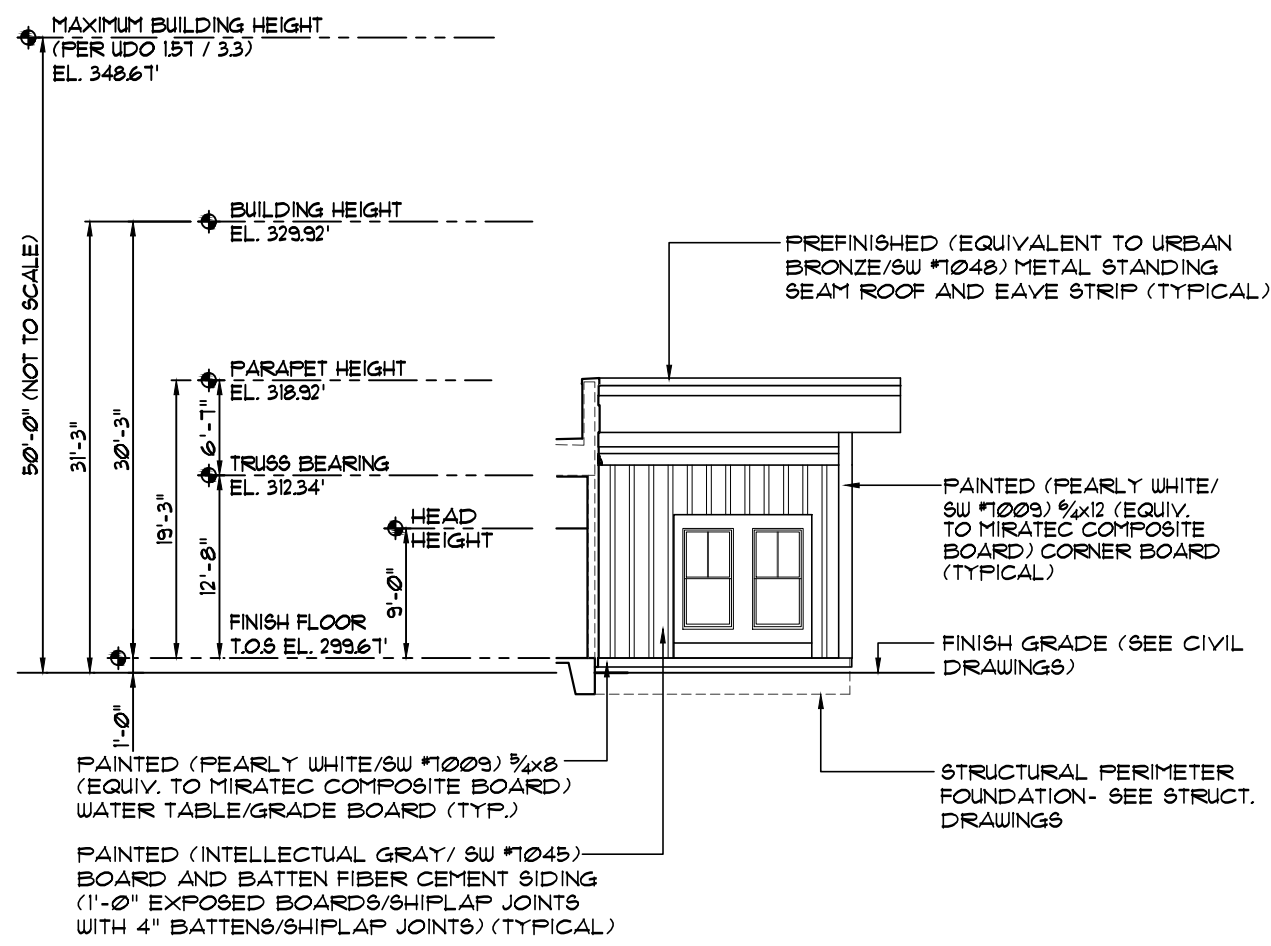
REAR/COURTYARD/WEST - ALF WING - ELEVATION J

FRONT/COURTYARD/EAST - ALF WING - ELEVATION K

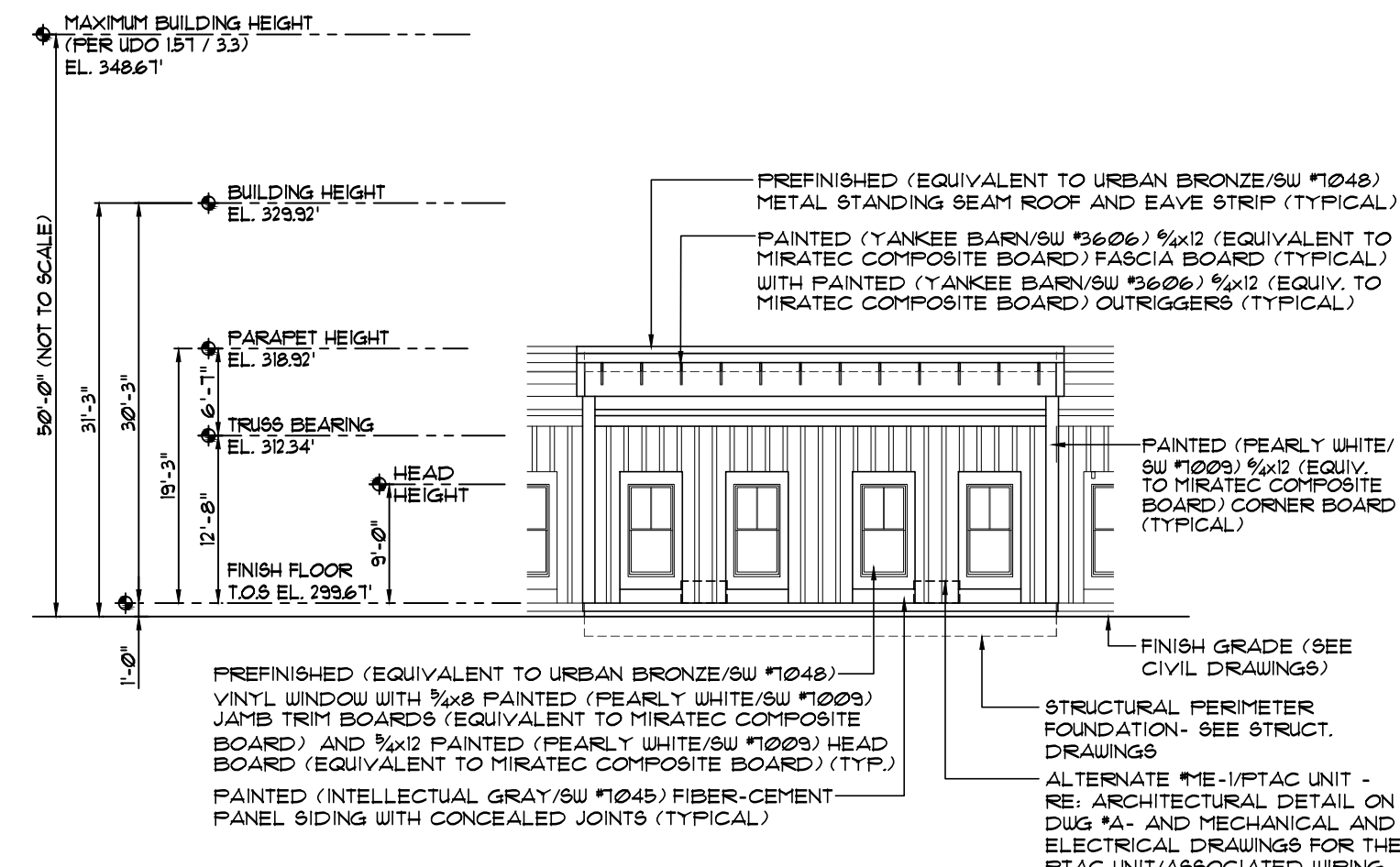




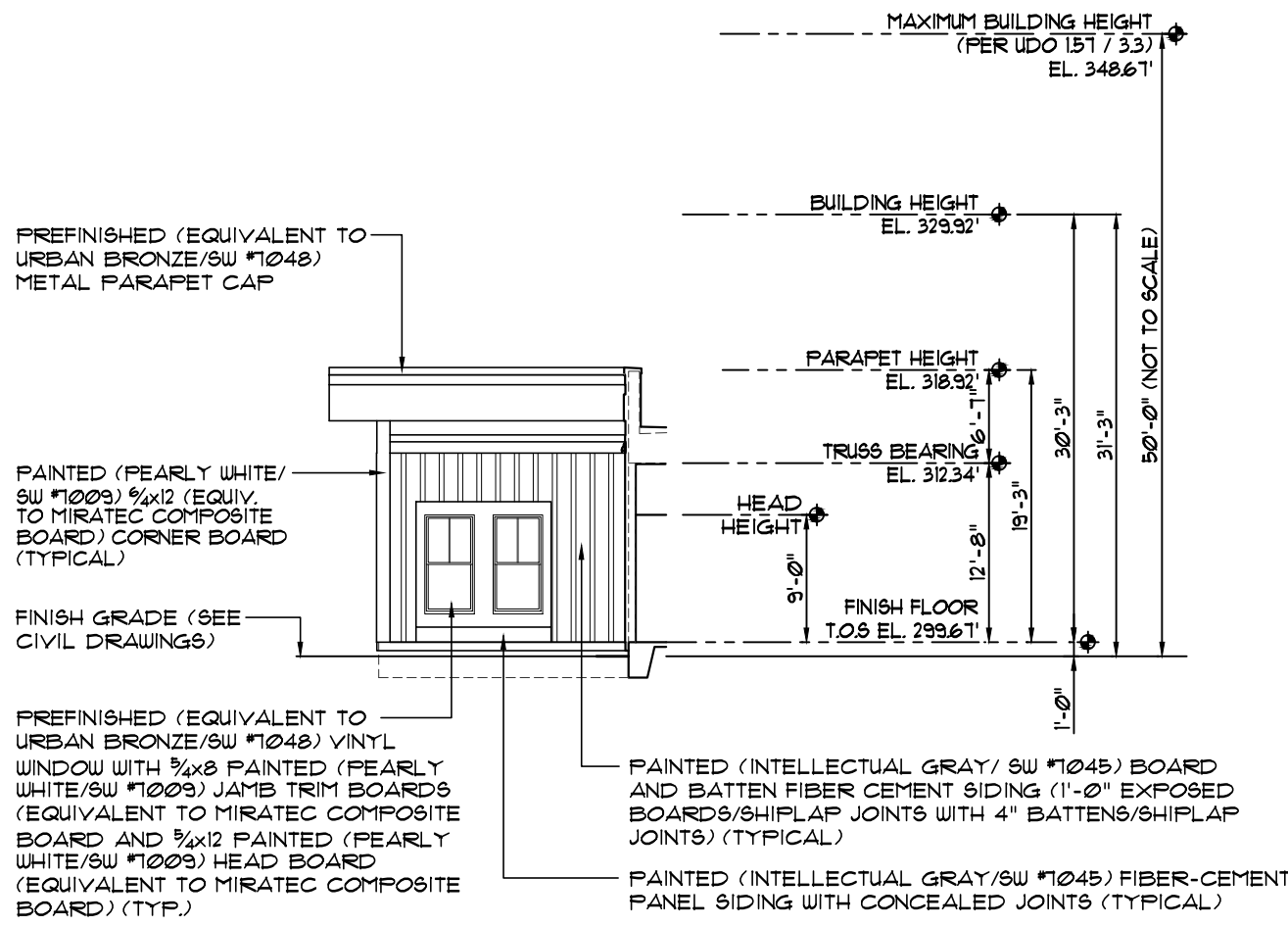
REAR/COURTYARD/EAST - ALZ WING - ELEVATION A



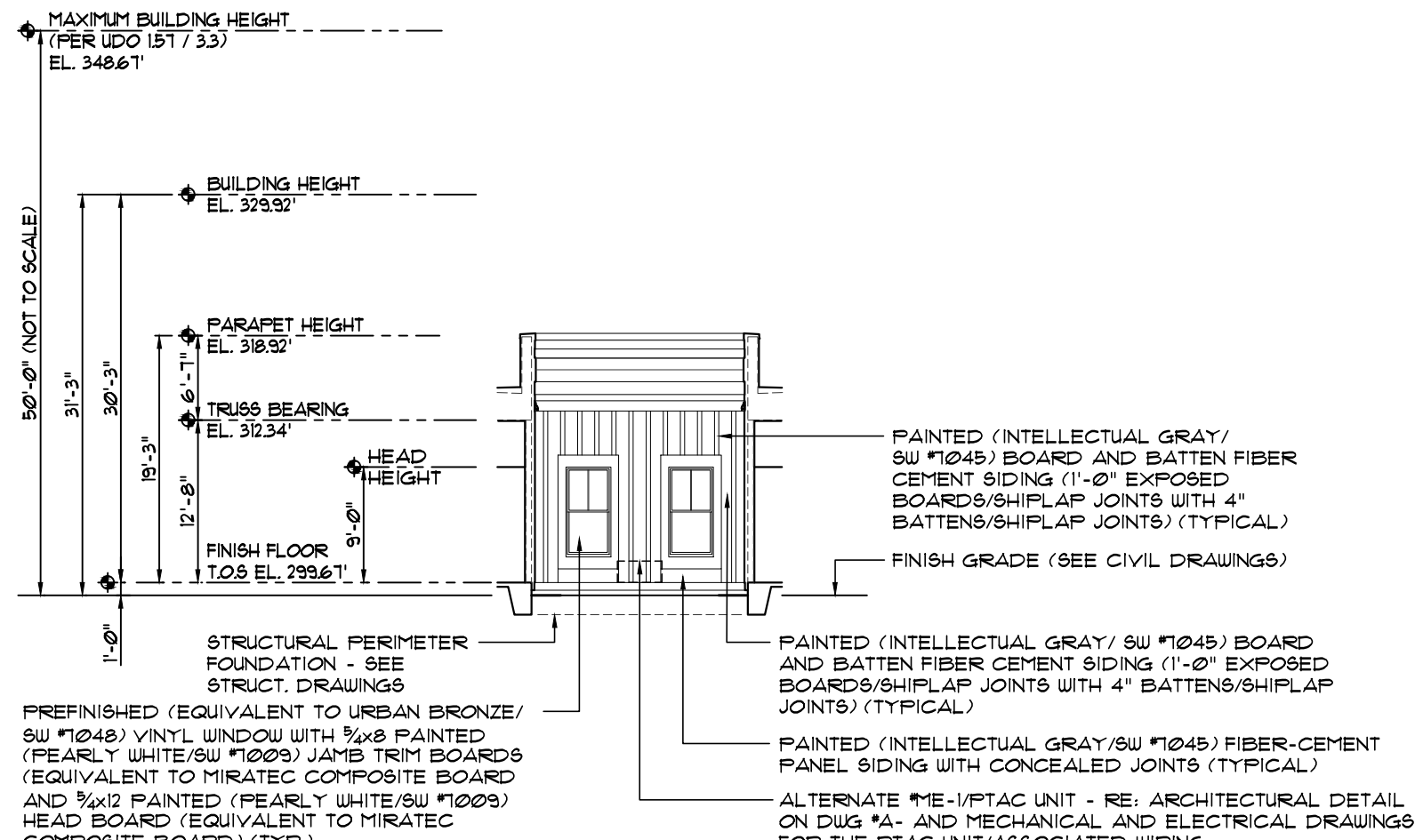
REAR/COURTYARD/SOUTH - ALZ WING - ELEVATION B



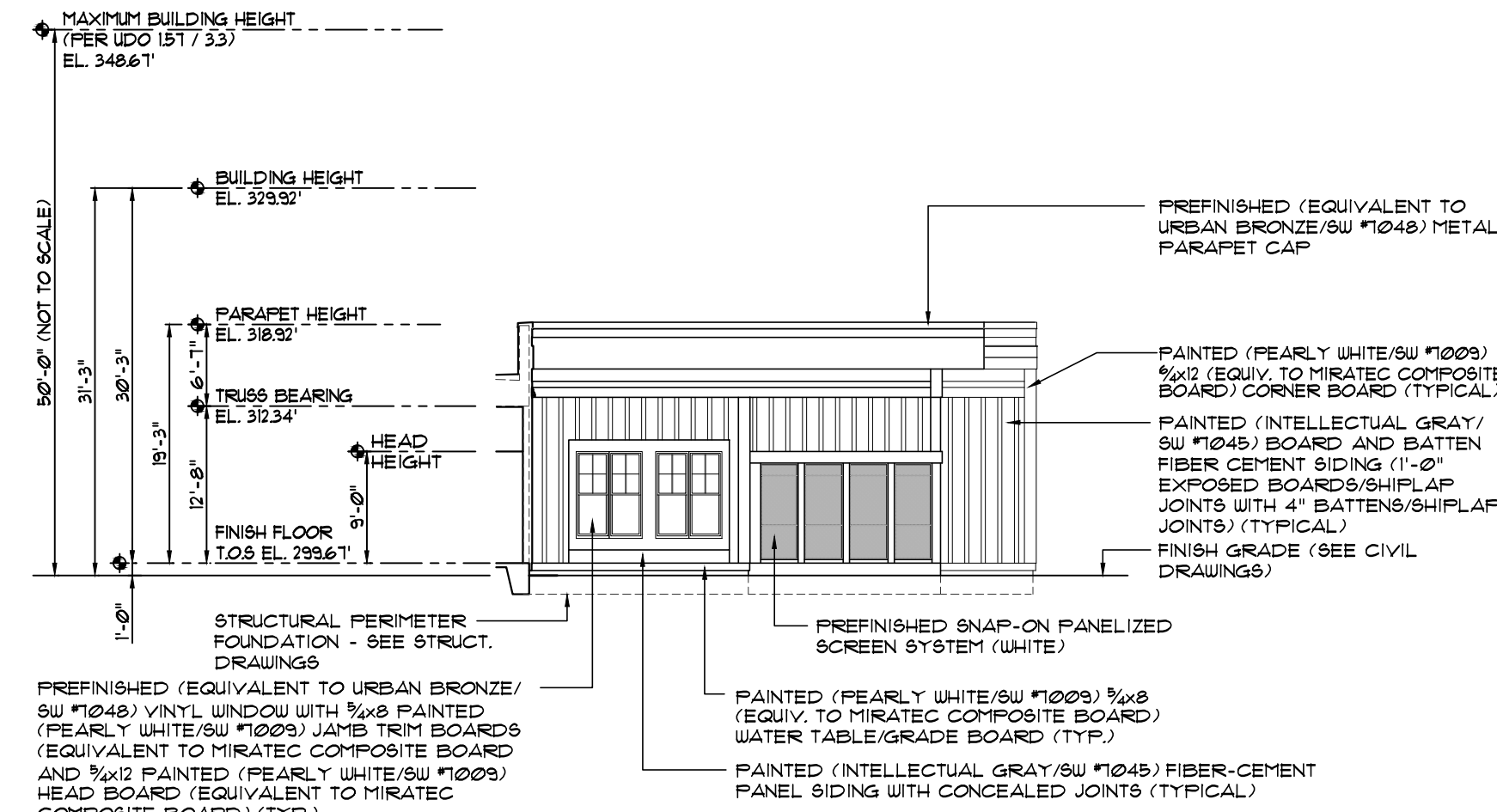
REAR/COURTYARD/EAST - ALZ WING - ELEVATION C



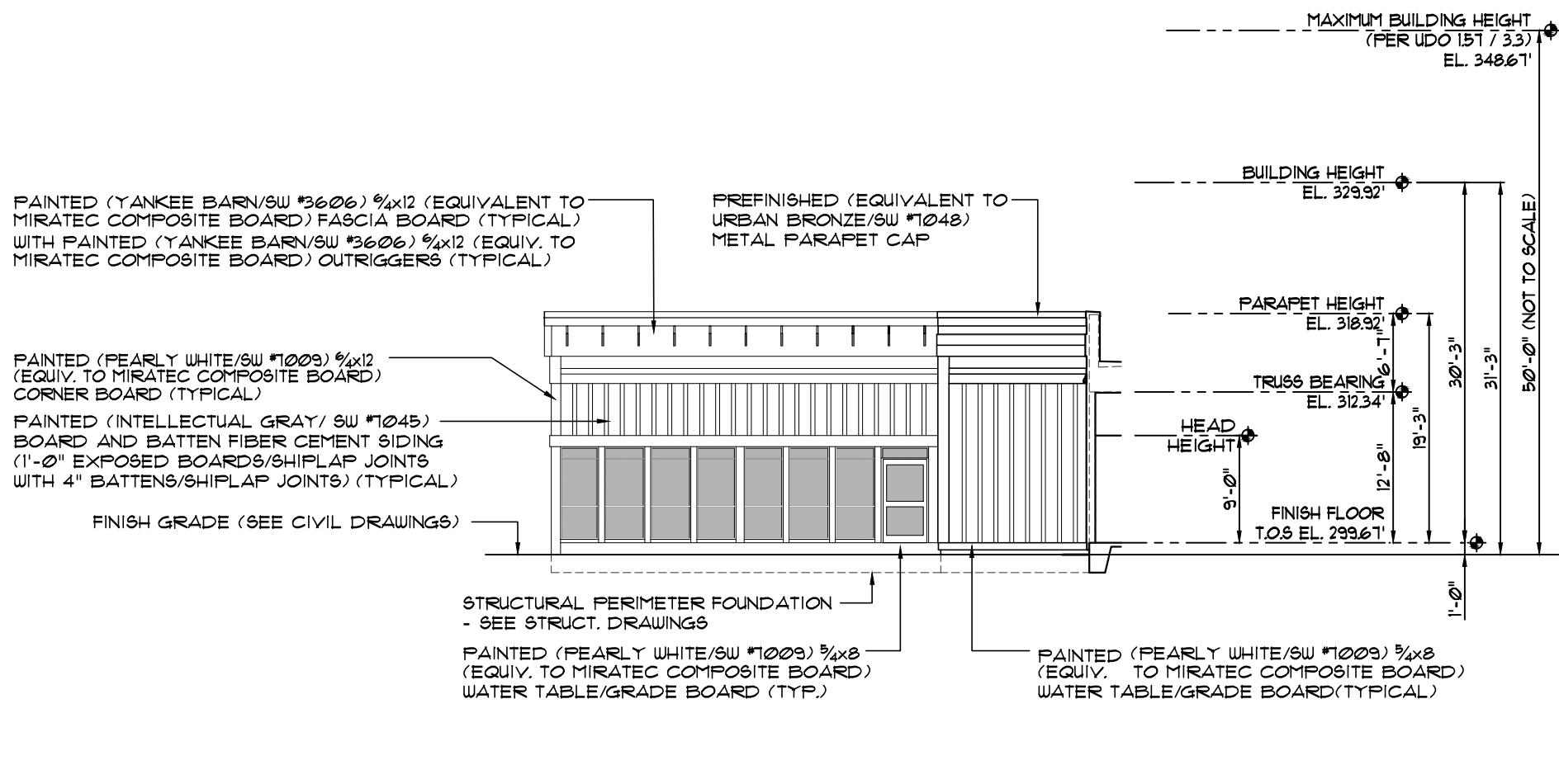
REAR/COURTYARD/NORTH - ALZ WING - ELEVATION D



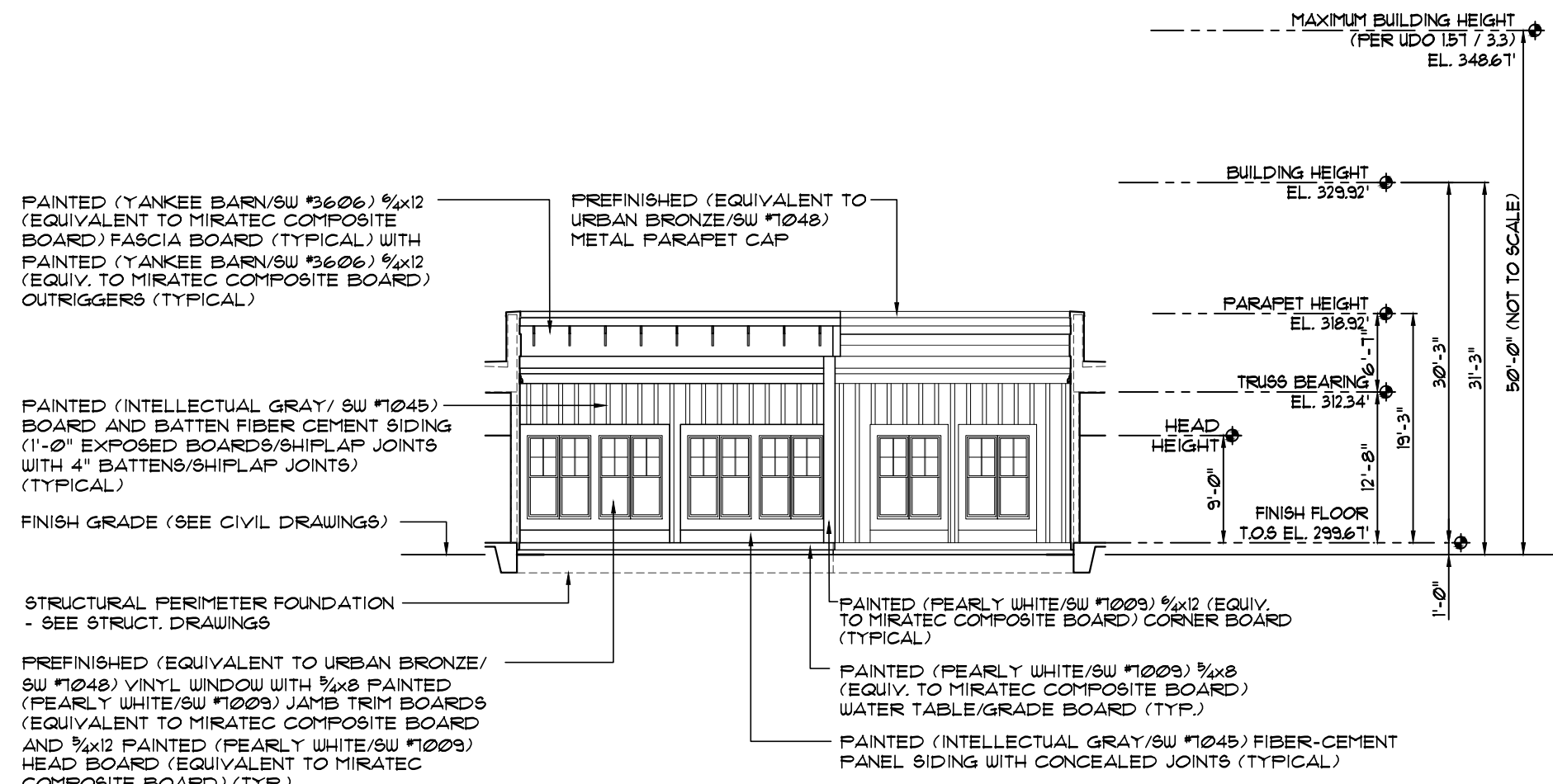
REAR/COURTYARD/EAST - ALZ WING - ELEVATION E



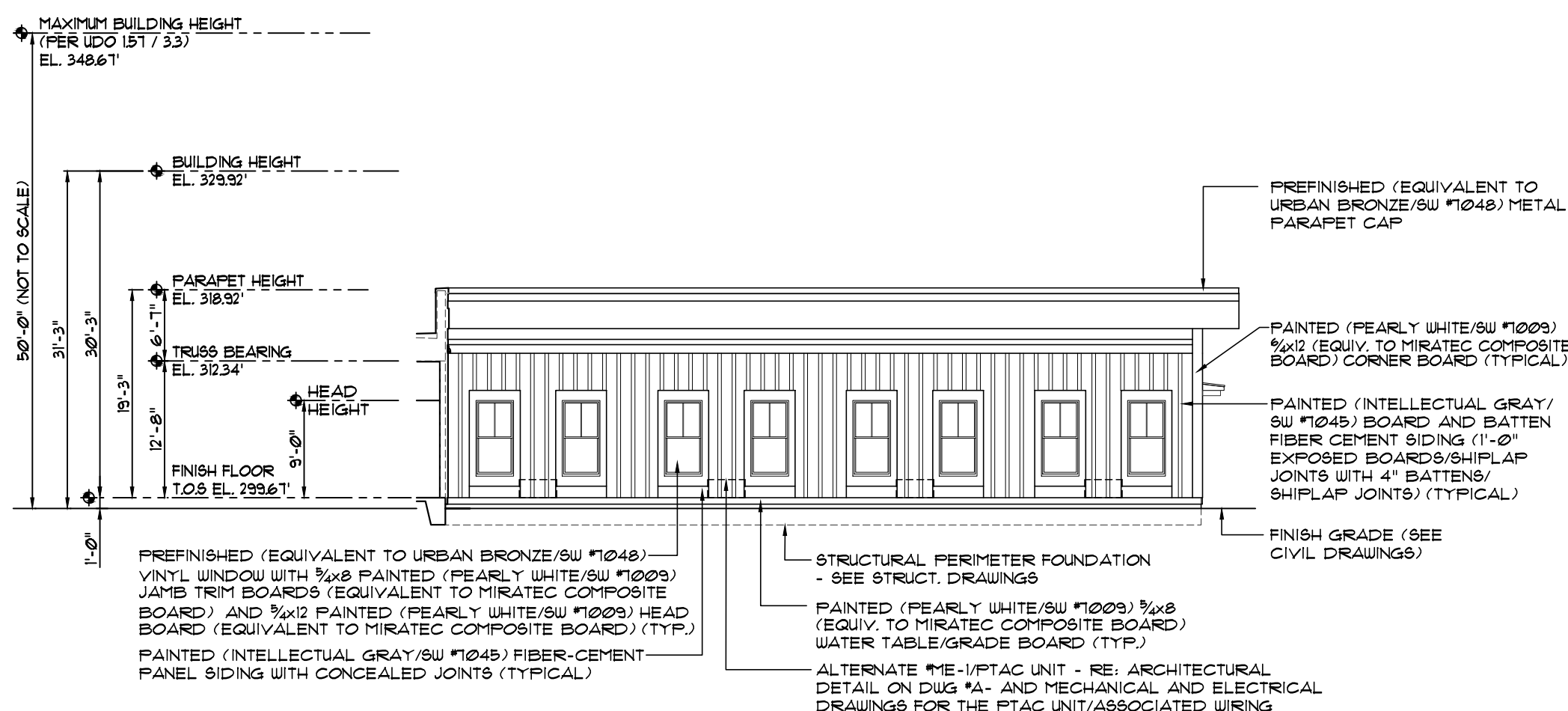
REAR/COURTYARD/SOUTH - ALZ WING - ELEVATION F



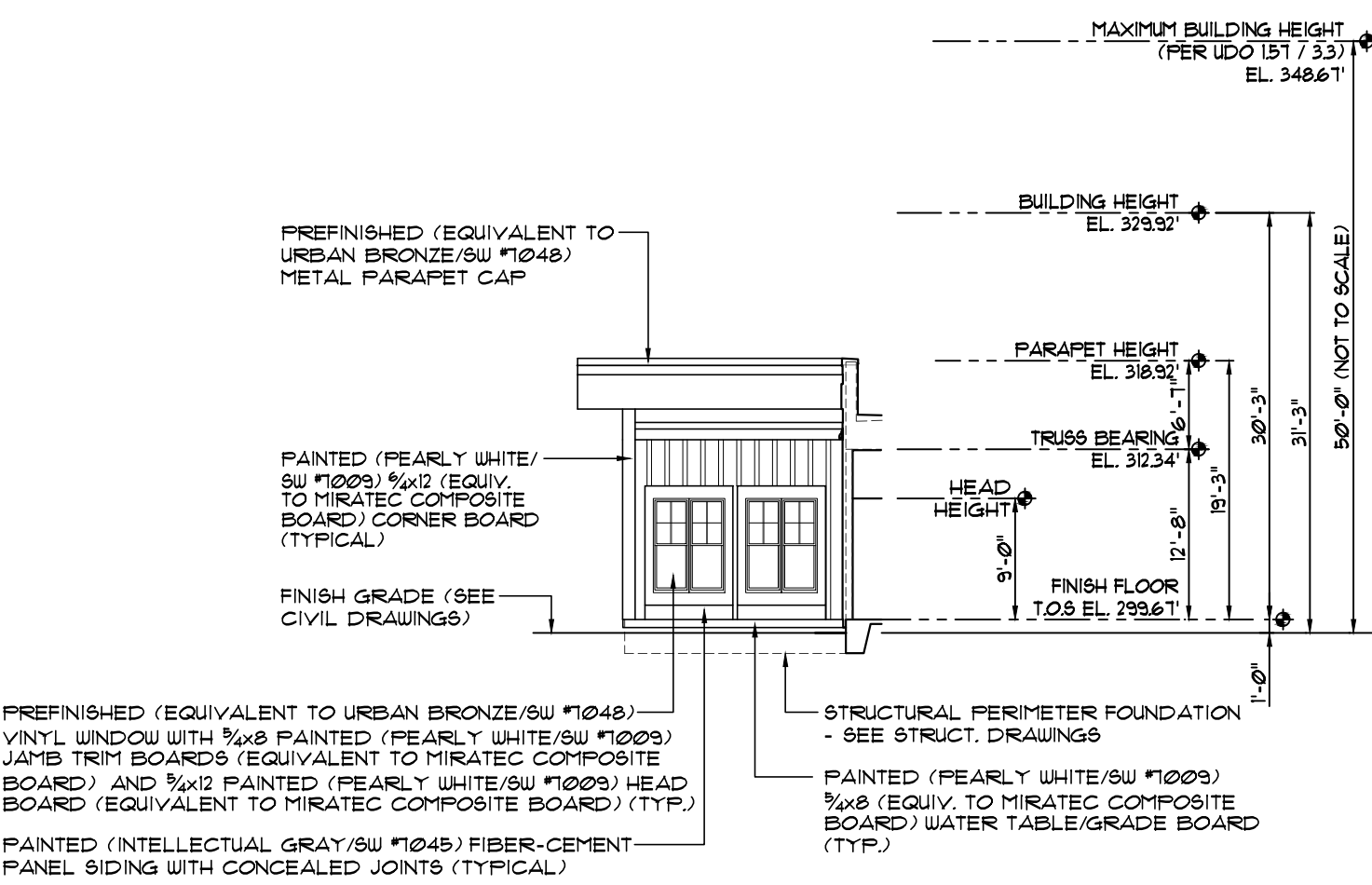
REAR/COURTYARD/EAST - ALZ WING - ELEVATION G



REAR/COURTYARD/NORTH - ALZ WING - ELEVATION H



REAR/COURTYARD/EAST - ALZ WING - ELEVATION J



REAR/COURTYARD/WEST - ALZ WING - ELEVATION K

PARTIAL ALZ COURTYARD ELEVATIONS

SCALE: N.T.S.

BUILDING HEIGHT CHART:
POST DEVELOPMENT AVERAGE GRADE: 1'-0" (EL. 299.61') BELOW FINISH FLOOR
BUILDING HEIGHT AVERAGE POST DEVELOPMENT GRADE: 19'-3" (TYPICAL) < 50'-0"

FOR SITE PLAN REVIEW ONLY
NOT FOR CONSTRUCTION

hrra

H R ASSOCIATES PA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

2202 WRIGHTSVILLE AVENUE
SUITE 212
WILMINGTON, NC 28403
T. 910.343.6008

OWNER:
CARILLON ASSISTED LIVING
4901 WATERS EDGE DRIVE
RALEIGH, NORTH CAROLINA

CALYX ASSISTED LIVING OF WAKEFIELD - 11555 COMMON OAKS DRIVE, RALEIGH NORTH CAROLINA

PROJECT ARCHITECT
JOHN W. FARABOW, JR. AIA

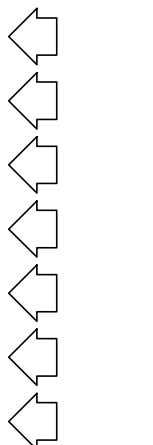
PROJECT MANAGER
GEORGE GALLUP

CHECKED BY
JOHN W. FARABOW, JR. AIA

DRAWN BY
GEORGE GALLUP
PAULA MILLER-JOYCE

ISSUE DATE	
4/1/2021	PLANNING SUBMITTAL DRAWING
1/19/2021	PLANNING REVISIONS
3/1/2022	PLANNING REVISIONS
6/30/2022	PLANNING REVISIONS 1-STORY DESIGN

REVISIONS



PROJECT NUMBER

150222.00

DRAWING NUMBER

PARTIAL ALZ
COURTYARD
ELEVATIONS

A4.3

30 JUNE 2022