

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		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name:			
Inside City limits? Yes No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
Company:		Title:	
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

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):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS


Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes No

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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, which states applications will expire after 180 days of inactivity.

Signature: 	Date:
Printed Name:	

ASR-0046-2021

ADMINISTRATIVE SITE REVIEW PLANS FOR HAYES BARTON PLACE

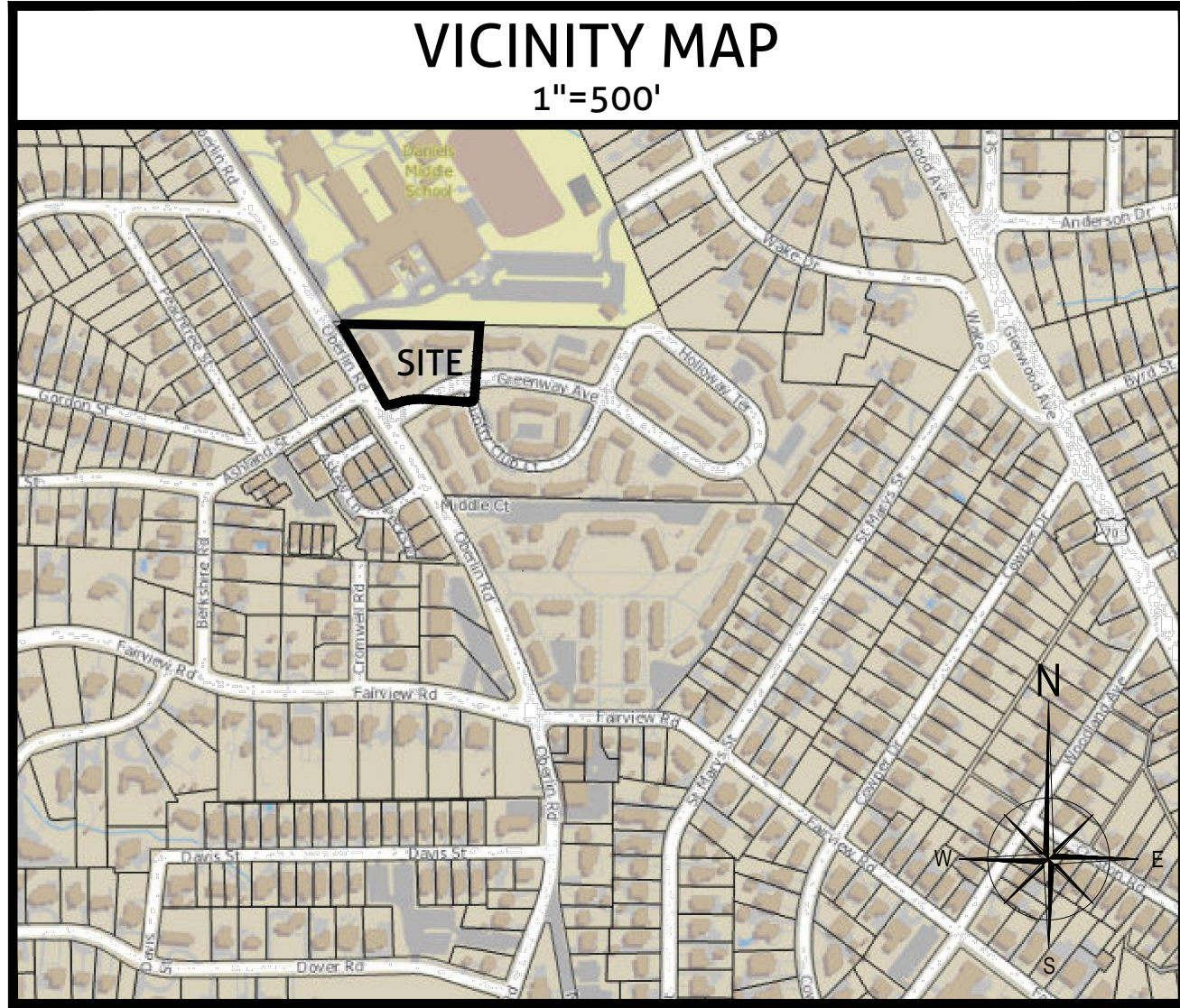
OBERLIN ROAD, RALEIGH, NC

1st SUBMITTAL - JUNE 4th, 2021

2nd SUBMITTAL - AUGUST 10th, 2021

3rd SUBMITTAL - SEPTEMBER 24th, 2021

4th SUBMITTAL - OCTOBER 20th, 2021



PROJECT NOTES

- THIS PROJECT IS AN ADMINISTRATIVE SITE REVIEW (ASR), AND IS CLASSIFIED AS A TIER THREE (3) SITE PLAN IN ACCORD WITH RECENTLY ADOPTED CITY OF RALEIGH ORDINANCE 2020-140 TC 4.38.
- THE SCOPE OF WORK IS THE CONSTRUCTION OF AN AGE-TARGETED MULTI-UNIT BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON A LOT THAT IS PROPOSED BY AND CURRENTLY UNDER PRELIMINARY SUBDIVISION REVIEW. PLEASE REFER TO CITY OF RALEIGH CASE NUMBER SUB-0054-2020.
- THE CURRENT USE OF THE SUBJECT PROPERTY IS MULTIFAMILY, SUBJECT TO THE APPROVAL OF THE SUBDIVISION THE LAND USE WILL BE VACANT.
- PUBLIC INFRASTRUCTURE IS REQUIRED/PROPOSED UNDER THE PROPOSED LAND SUBDIVISION; NO ADDITIONAL PUBLIC INFRASTRUCTURE IS PROPOSED AS PART OF THE ADMINISTRATIVE SITE REVIEW.
- LAND DISTURBANCE IS GREATER THAN 12,000 SQUARE FEET.
- NO PRIVATE IMPROVEMENTS AND/OR ENCROACHMENTS ARE PROPOSED TO BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- EASEMENTS REQUIRING A RECORD PLAT RECORDATION ARE PROPOSED.
- NO AREAS ON THIS PROPERTY OR WITHIN THE PARENT TRACT HAVE REQUIRED TREE CONSERVATION AREAS. NO TCA IS PROPOSED WITH THE PROJECT. REFER TO SUB-0054-2020 FOR CRITICAL ROOT ZONE ANALYSIS EXHIBIT.
- THE PROPOSED SCOPE OF WORK PROPOSED BY THIS ASR DOES NOT IMPACT A "PRIMARY TREE CONSERVATION AREA".

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA, OFFICE BY CARLY NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL, OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA SPRINKLER SYSTEM PROPOSED)
- FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 1 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATE PEDESTRIAN ROUTES TO BE CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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

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Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached	Subdivision case #: SUB-0054-2020
<input type="checkbox"/> Attached	Scoping/sketch plan case #: _____
<input checked="" type="checkbox"/> Apartment	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	Board of Adjustment #: _____
	Zoning Case #: _____
	Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Hayes Barton Place

Inside City limits? Yes ☒ No ☐

Property address(es): 2634 Oberlin Rd

Site P.I.N.(s): 1705-20-2354

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

Proposed continuing care retirement community (senior living and rest home) and associated site improvements.

Current Property Owner/Developer Contact Name: Thad Moore

NOTE: please attach purchase agreement when submitting this form.

Company: Liberty Senior Living Title: Development Manager

Address: 2334 S. 41st St, Wilmington, NC 28403

Phone #: 919-612-7002 Email: tmoore@libertyseniorliving.com

Applicant Name: Rob Caudle

Company: WithersRavenel Address: 137 S. Wilmington St, Suite 200

Phone #: 919-238-0359 Email: rcaudle@withersravenel.com

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

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): RX-7-CU	Existing gross floor area (not to be demolished): Existing gross floor area to be demolished:
Gross site acreage: 5.32	New gross floor area: 587,640 sf
# of parking spaces required: 155	Total sf gross (to remain and new): 587,640 sf
# of parking spaces proposed: 369	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 3/4/5
Existing use (UDO 6.1.4): Residential	
Proposed use (UDO 6.1.4): Continuing Care Retirement Community	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.38	Square Feet:	Proposed Impervious Surface: Acres: 4.11	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 type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 254	Total # of hotel units:
# of bedroom units: 1br 102 2br 140 3br 12 4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, WithersRavenel/Rob Caudle, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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, which states applications will expire after 180 days of inactivity.

Signature: [Signature] Date: 09/24/2021
Printed Name: Robert Caudle

Page 2 of 2

REVISION 02.19.21

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ZONING CONDITIONS

ZONING CONDITIONS		
ORDINANCE NO. (2020) 84 ZC 797		
Z-1-20: 2634 Oberlin Road, consisting of the western portion of Wake County PIN 1705202354, approximately 6.5 acres rezoned to Residential-Seven Stories-Conditional Use (RX-7-CU).		
Conditions dated: January 3, 2020		
Condition	Response	
1	The following principal uses as set forth in UDO section 6.1.4. Allowed Principal Use Table shall be prohibited: office; outdoor recreation; overnight lodging; personal service; eating establishment; retail sales.	The proposed development does not include any of the prohibited principal uses listed.
2	Within 60 feet of the existing right-of-way of Oberlin Road, building height shall be limited to 3 stories, except for that portion of the property that is both within 60 feet of the existing right-of-way of Oberlin Road and also within 275 feet of the Daniels Middle School property (Lot 1, Book of Maps 2004, Page 564), where building height shall be limited to 4 stories. The rest of the property subject to this rezoning ordinance shall be limited to five stories.	The proposed building height within 60' of the existing right-of-way of Oberlin Road has been limited to 3 stories, except for the portion of the property that is both within 60' of the existing right-of-way of Oberlin Road and also within 275' of the Daniels Middle School property, where the proposed building height is 4 stories. The rest of the site has a maximum proposed building height of 5 stories.
3	Residential density for household living uses as listed in UDO section 6.1.4. Allowed Principal Use Table shall be limited to ten (10) units per acre.	The proposed use is Group Living. No Household Living uses are proposed on this site. See UDO Section 6.1.4 Allowed Principal Use Table. No density restrictions apply.

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER
C0.1	LEGEND AND CALCULATIONS
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	SIGHT DISTANCE
C3.0	GRADING AND DRAINAGE PLAN
C4.0	STORMWATER PLAN
C5.0	UTILITY PLAN
C5.1	FIRE ACCESS PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
SL1.0	LIGHTING PLAN
SL1.1	LIGHTING DETAIL
G-100.4	PARKING COUNTS
A-040	ARCHITECTURAL SITE PLAN
A-050	OVERALL FLOOR PLAN - LEVEL 00
A-050.5	OVERALL FLOOR PLAN - LEVEL 0.5
A-051	OVERALL FLOOR PLAN - LEVEL 01
A-052	OVERALL FLOOR PLAN - LEVEL 02
A-053	OVERALL FLOOR PLAN - LEVEL 03
A-054	OVERALL FLOOR PLAN - LEVEL 04
A-055	OVERALL FLOOR PLAN - LEVEL 05
A-056	ROOF PLAN - OVERALL
A-200	BUILDING ELEVATIONS - OVERALL
	HAYES BARTON PLACE CCRC PROGRAM

SITE DATA

SITE ADDRESS:	OBERLIN ROAD, RALEIGH, NC 27608
PIN NUMBER:	1704-49-0967
DEED BOOK 014986:	PG 02113
ZONING DISTRICT:	RX-7-CU
ZONING CONDITION:	Z-1-2020; ORDINANCE(2020) 84 ZC 797
OVERLAY DISTRICT(S):	N/A
GROSS SITE ACREAGE:	231,590 SF [5.32 AC]
NET ACREAGE:	231,590 SF [5.32 AC]
EXISTING USE:	MULTIFAMILY
PROPOSED USE:	CONTINUING CARE RETIREMENT COMMUNITY
BUILDING INFORMATION:	PROPOSED BUILDINGS: 1 GROSS BUILDING SF: 587,640 TOTAL UNITS: 254 UNITS (169 INDEPENDENT LIVING UNITS, 85 HEALTHCARE UNITS)
PARKING:	REQUIRED: 155 SPACES PROVIDED: 369 SPACES (314 GARAGE SPACES, 54 SURFACE SPACES) (SEE SHEET C0.1 FOR PARKING CALCULATIONS)
BICYCLE PARKING:	REQUIRED - LONG-TERM: NO REQUIREMENT REQUIRED - SHORT-TERM: NO REQUIREMENT PROVIDED - SHORT-TERM: 3 SPACES (SEE SHEET C0.1 FOR BICYCLE PARKING CALCULATIONS)
OUTDOOR AMENITY AREA:	REQUIRED: 0.53 ACRES PROVIDED: 0.55 ACRES
OPEN SPACE:	REQUIRED: 0.53 ACRES PROVIDED: 0.57 ACRES

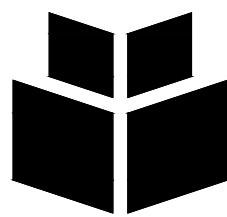
DEVELOPER/OWNER

LIBERTY SENIOR LIVING

2334 S. 41ST STREET
WILMINGTON, NC 28403
919-612-7002

ATTN: THAD MOORE (tmoore@libertyseniorliving.com)

PREPARED BY:



WithersRavenel

Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

LANDSCAPE ARCHITECT

DANIEL WHATLEY, PLA

919-238-0312

dwhatley@withersravenel.com

CIVIL ENGINEER

ROB CAUDLE, PE

919-238-0359

rcaudle@withersravenel.com

GRAPHIC SCALE

1 inch = 30 ft

NOTE: ALL SITE IMPROVEMENTS AND/OR UTILITIES SHOWN IN GRAY ARE EXISTING OR PROPOSED PER PLAN SUB-0054-2020 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

1 HEAVY DUTY ASPHALT PAVEMENT
Scale: 1 1/2" = 1'-0'

1971-7-24 2011-7-24 22:06:10 www.burtonobrien.com/2011/07/24/2011-10-28-10-AM-SCALPINE

KEY PLAN:

RIG SUBMISSION: 09/24/2021
CURRENT:

A-200

75% GMP

