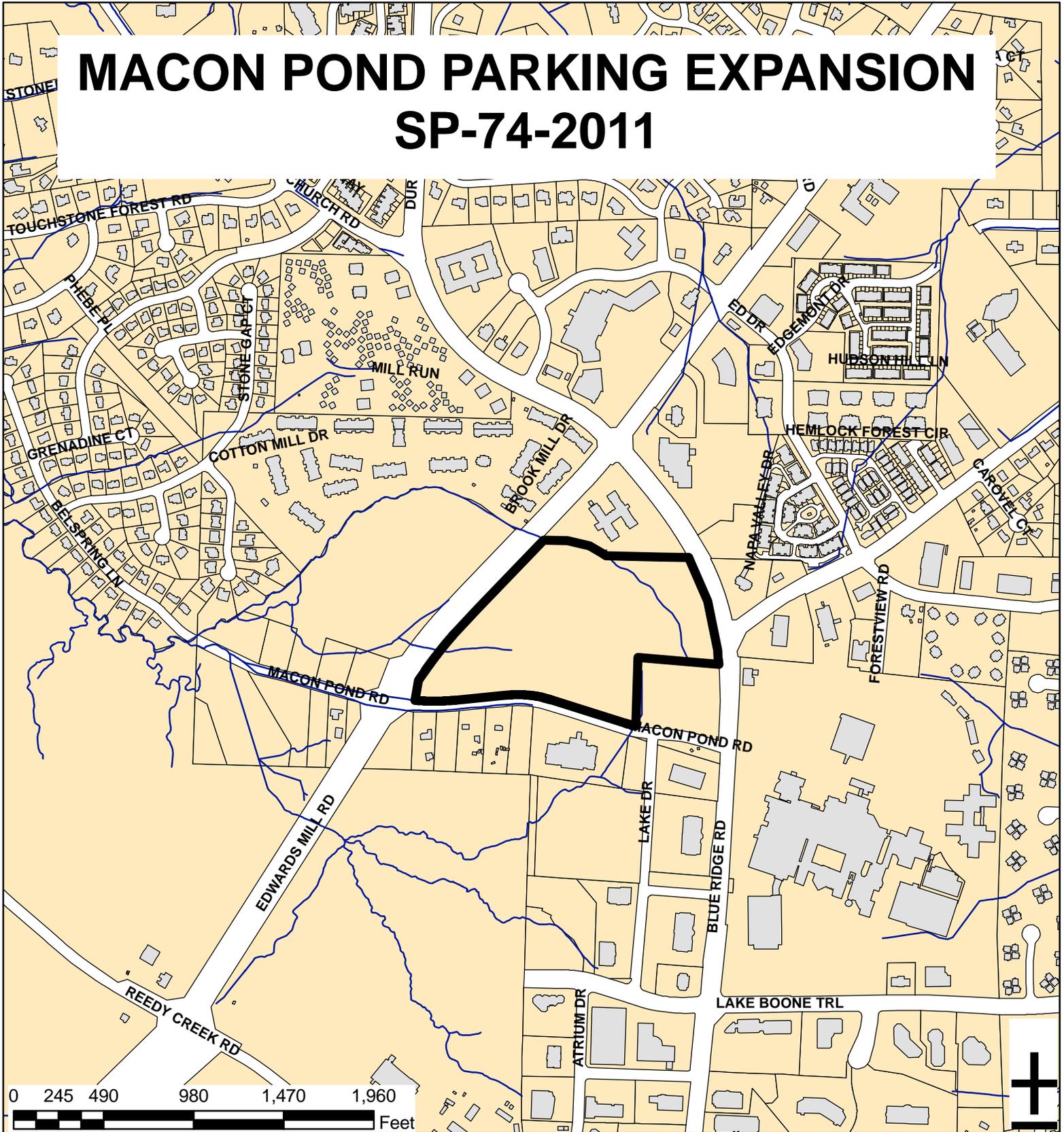


MACON POND PARKING EXPANSION SP-74-2011



Zoning: **O&I-1**
CAC: **NORTHWEST**
Drainage: **RICHLAND CREEK**
Basin:
Acreage: **27.20**

Number of Lots: **1**
Planner: **JAMES MARAPOTI**
Phone: **(919) 516-2642**
Applicant Contact: **KIMLEY-HORN & ASSOC.**
Phone: **(919) 653-2976**



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Grp# 265520

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

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 320062
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Rex Healthcare - Macon Pond Parking Expansion

Proposed Use Temporary Employee Parking Lot (Overflow parking)

Property Address(es) 2823 Blue Ridge Road

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

P.I.N. 0785-63-6869	P.I.N.	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe: Parking lot expansion (up to 606 spaces)			

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.

PLANNING COMMISSION OR CITY COUNCIL REVIEW
Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. This expansion proposes >80 surface parking spaces and > than 25,000 sf of expanded vehicular surface area and is within 400' of a residentially zoned lot containing a residential dwelling unit. As such, the application must be approved by the Planning Commission.

CLIENT (Owner or Developer)

Company Rex Healthcare

Name (s) Charlie Alston

Address 4420 Lake Boone Trail Raleigh, NC 27607

Phone 919-784-3314 Email charlie.alston@rexhealth.com Fax 919-784-3407

CONSULTANT (Contact Person for Plans)

Company Kimley-Horn and Associates

Name (s) Richard L. Brown, RLA

Address 333 Fayetteville Street, St. 600 Raleigh, NC 27601

Phone (919) 653-2976

Email richard.brown@kimley-horn.com

Fax 919-653-5847

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) CU O&I-1	Proposed building use(s) N/A
If more than one district, provide the acreage of each n/a	Existing Building(s) sq. ft. gross 0
Overlay District n/a	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 27.219 Ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required 0 spaces Provided 640 new spaces	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 2.71ac / 118,048sf acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 6.81ac / 296,644sf acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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. The applicant proposes this expansion as a temporary parking lot expansion to accommodate overflow parking for employees only, and thus this is not a long-term use for this property. The owner has not yet finalized a development program/plan for this site, but intends to bring forward a formal plan for submittal in the future which will conform with the guidelines of the comprehensive plan.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below:
5. Total # Of Mobile Home Lots	a) Total number of Townhouse Lots
6. Total Number of Hotel Units	b) Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above)	c) Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 4br or more	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases
	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 Kimley-Horn and Associates _____ 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

Bob Field, Director, Rex Hospital

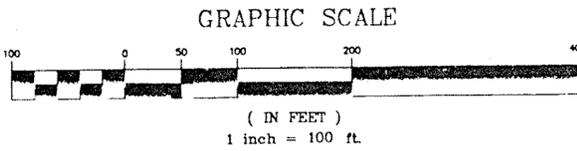
Date

12-15-2011

Signed

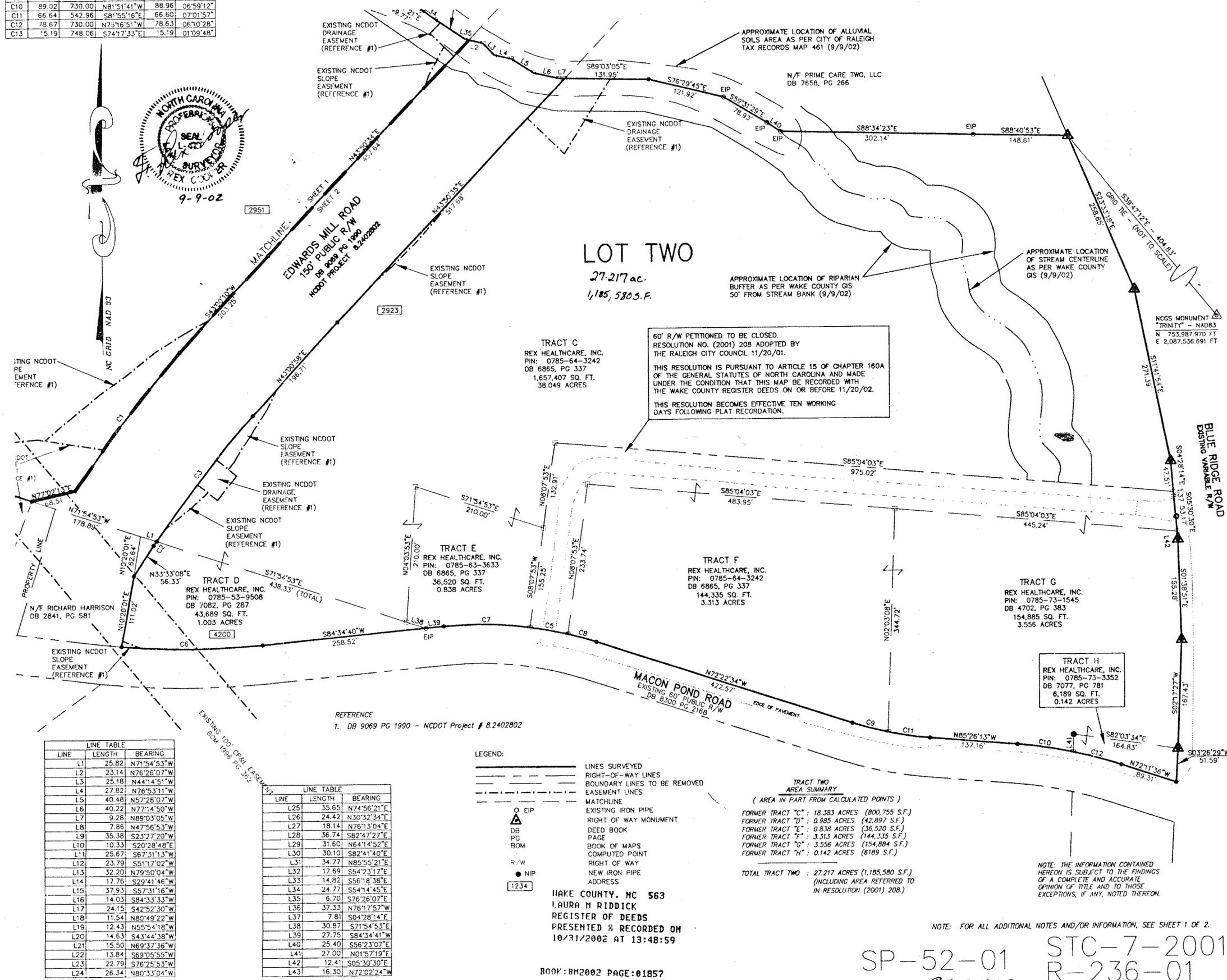
Date

CURVE	LENGTH	RADIUS	BEARING	DISTANCE	DELTA
C1	270.72	2366.83	S38°03'58"W	270.58	06°33'13"
C2	8.13	2216.86	S34°53'39"W	8.13	00°12'36"
C3	245.44	2216.83	S38°03'16"W	245.32	06°20'37"
C4	53.15	1177.77	N75°00'24"W	53.15	02°35'08"
C5	60.07	602.96	N79°39'17"W	219.80	05°42'29"
C6	220.11	1207.12	N89°48'06"E	135.61	10°26'51"
C7	135.89	602.96	N88°57'56"W	46.55	12°54'29"
C8	46.56	602.96	N74°55'18"W	57.11	06°01'44"
C9	57.13	542.96	S75°23'26"E	88.96	06°59'12"
C10	89.02	730.00	N81°51'41"W	66.60	07°01'57"
C11	66.64	542.96	S81°55'16"E	78.63	06°10'28"
C12	78.67	730.00	N75°16'51"W	15.19	01°09'48"
C13	15.19	748.06	S74°17'33"E		



ZONING

TRACT "A"	CUD O&H-1
TRACT "B"	R-4
TRACT "C"	CUD O&H-1
TRACT "D"	R-4
TRACT "E"	R-4
TRACT "F"	CUD O&H-1
TRACT "G"	O&H-1
TRACT "H"	O&H-1



LOT TWO
27.217 ac.
1,185,580 S.F.

60' R/W PETITIONED TO BE CLOSED.
RESOLUTION NO. (2001) 208 ADOPTED BY
THE RALEIGH CITY COUNCIL 11/20/01.
THIS RESOLUTION IS PURSUANT TO ARTICLE 15 OF CHAPTER 160A
OF THE GENERAL STATUTES OF NORTH CAROLINA AND MADE
UNDER THE CONDITION THAT THIS MAP BE RECORDED WITH
THE WAKE COUNTY REGISTER DEEDS ON OR BEFORE 11/20/02.
THIS RESOLUTION BECOMES EFFECTIVE TEN WORKING
DAYS FOLLOWING PLAT RECORDATION.

- LEGEND:
- LINES SURVEYED
 - - - RIGHT-OF-WAY LINES
 - - - BOUNDARY LINES TO BE REMOVED
 - - - EASEMENT LINES
 - - - MATCHLINE
 - EXISTING IRON PIPE
 - RIGHT OF WAY MONUMENT
 - DEED BOOK
 - PAGE
 - BOOK OF MAPS
 - COMPUTED POINT
 - RIGHT OF WAY
 - NEW IRON PIPE ADDRESS

TRACT TWO AREA SUMMARY
(AREA IN PART FROM CALCULATED POINTS)

FORMER TRACT "C" : 18.383 ACRES (800,755 S.F.)
FORMER TRACT "D" : 0.985 ACRES (42,897 S.F.)
FORMER TRACT "E" : 0.838 ACRES (36,520 S.F.)
FORMER TRACT "F" : 3.313 ACRES (144,335 S.F.)
FORMER TRACT "G" : 3.556 ACRES (154,884 S.F.)
FORMER TRACT "H" : 0.142 ACRES (6,189 S.F.)

TOTAL TRACT TWO : 27.217 ACRES (1,185,580 S.F.)
(INCLUDING AREA REFERRED TO
IN RESOLUTION (2001) 208.)

WAKE COUNTY, NC 563
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/31/2002 AT 13:48:59

BOOK: BH2002 PAGE: 01857

Stantec Consulting Services, Inc.
Suite 300, 801 Jones Franklin Road
Raleigh NC U.S.A.
27606
Tel. 919.851.6866
Fax. 919.851.7024
www.stantec.com



RECOMBINATION OF TRACTS A,B,C,D,E,F,G & H
INTO LOTS ONE & TWO
FOR
REX HEALTHCARE, INC.
RALEIGH TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

REV#	DESCR	DATE
REV0	DESCR	DATED
REV1	RALEIGH-COMMENTS	9/9/02
REV2	R/W-DATA-ADDED	7/3/02
REV3	RALEIGH-COMMENTS	01/30/02

ARA	FRC	1/14/02
Dem.	Chkd.	Deqn.

Sheet
SH2 of SH2

Project No. Drawing No.
70300538 FINAL_REC.DWG

Scale Revision
1"=100' 3

SP-52-01 STC-7-2001
RAD34663 R-236-01

NOTE: FOR ALL ADDITIONAL NOTES AND/OR INFORMATION, SEE SHEET 1 OF 2.

NOTE: THE INFORMATION CONTAINED
HEREON IS SUBJECT TO THE FINDINGS
OF A COMPLETE AND ACCURATE
OPINION OF TITLE AND TO THOSE
EXCEPTIONS, IF ANY, NOTED THEREON.