

POYNER VILLAGE PARKWAY OFFICE BUILDING SR-60-2016



Zoning: **CX-4-CU**
CAC: **Northeast**
Drainage Basin: **Perry Creek**
Acreage: **0.32**
Sq. Ft.: **3500**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **A & C Properties, LLC**
Phone: **919-875-1955**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

| | | | |
|--|--|--|--|
| BUILDING TYPE | | SR-60-16 | FOR OFFICE USE ONLY |
| <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse | <input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot | Transaction Number <div style="font-size: 1.5em; font-weight: bold;">482072</div> Assigned Project Coordinator <div style="font-size: 1.2em; font-weight: bold;">SHANKLE</div> Assigned Team Leader <div style="font-size: 1.2em; font-weight: bold;">WOLTERS</div> | |
| Has your project previously been through the Due Diligence process? If yes, provide the transaction # No | | | |
| GENERAL INFORMATION | | | |
| Development Name Poyner Village Parkway Office Building | | | |
| Zoning District CX-4- CU | | | |
| Proposed Use Office Building | | | |
| Property Address(es) 5921 Poyner Village Parkway, Raleigh, NC 27616 | | | |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: | | | |
| P.I.N. Recorded Deed 1726-79-0859 | P.I.N. Recorded Deed | P.I.N. Recorded Deed | P.I.N. Recorded Deed |
| What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input checked="" type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Townhouse <input type="checkbox"/> Banks <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Industrial Building <input type="checkbox"/> Other: If other, please describe: __ | | | |
| WORK SCOPE | Per City Code Section 10.2.8.D.1, summarize the project work scope. Construction of an Office Building and associated parking. | | |
| DESIGN ADJUSTMENT OR ADMIN ALTERNATE | Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE N/A | | |
| CLIENT/DEVELOPER/ OWNER | Company A & C Properties LLC | | Name (s) Danny Newton – Managing Member |
| | Address 6021 Poyner Village Parkway, Suite 109, Raleigh, NC 27616 | | |
| | Phone 919-875-1955 (Office) | Email danny.newton.100s@statefarm.com | Fax 919-875-1964 |
| 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 (Office) | 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) CX-4-CU | Proposed building use(s) Office Building |
| 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 3,500 |
| Total Site Acres 0.32 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Total sq. ft. gross (existing & proposed) 3,500 |
| Off street parking: Required 9 Provided 13 | Proposed height of building(s) 18' 1 Stories |
| COA (Certificate of Appropriateness) case # N/A | FAR (floor area ratio percentage) 0.251 |
| BOA (Board of Adjustment) case # N/A | Building Lot Coverage percentage (site plans only) 25.1% |
| CUD (Conditional Use District) case # Z-5-01 | Height of 1 st Floor 9' |

Stormwater Information

| | |
|---|---|
| Existing Impervious Surface 0.02 acres/square feet 871 S.F. | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface 0.23 acres/square feet 10,019 S.F. | If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel # |
| Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

FOR RESIDENTIAL DEVELOPMENTS

| | |
|---|---|
| 1. Total # Of Apartment, Condominium or Residential Units | 5. Bedroom Units: 1br 2br 3br 4br or more |
| 2. Total # Of Congregate Care Or Life Care Dwelling Units | 6. Infill Development 2.2.7 |
| 3. Total Number of Hotel Units | 7. Open Space (only) or Amenity |
| 4. Overall Total # Of Dwelling Units (1-6 Above) | 8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No |

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 development plan as approved by the City.

I hereby designate David H. Blevins, P.E. 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.

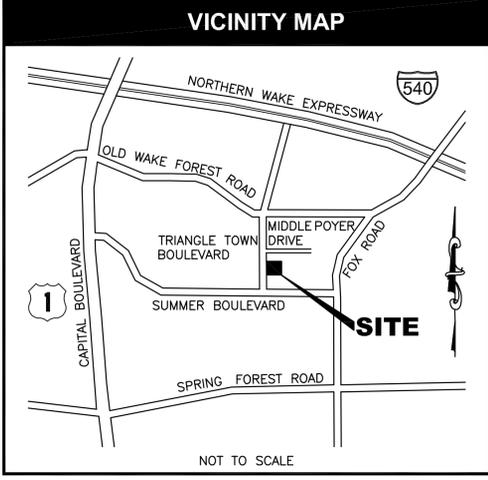
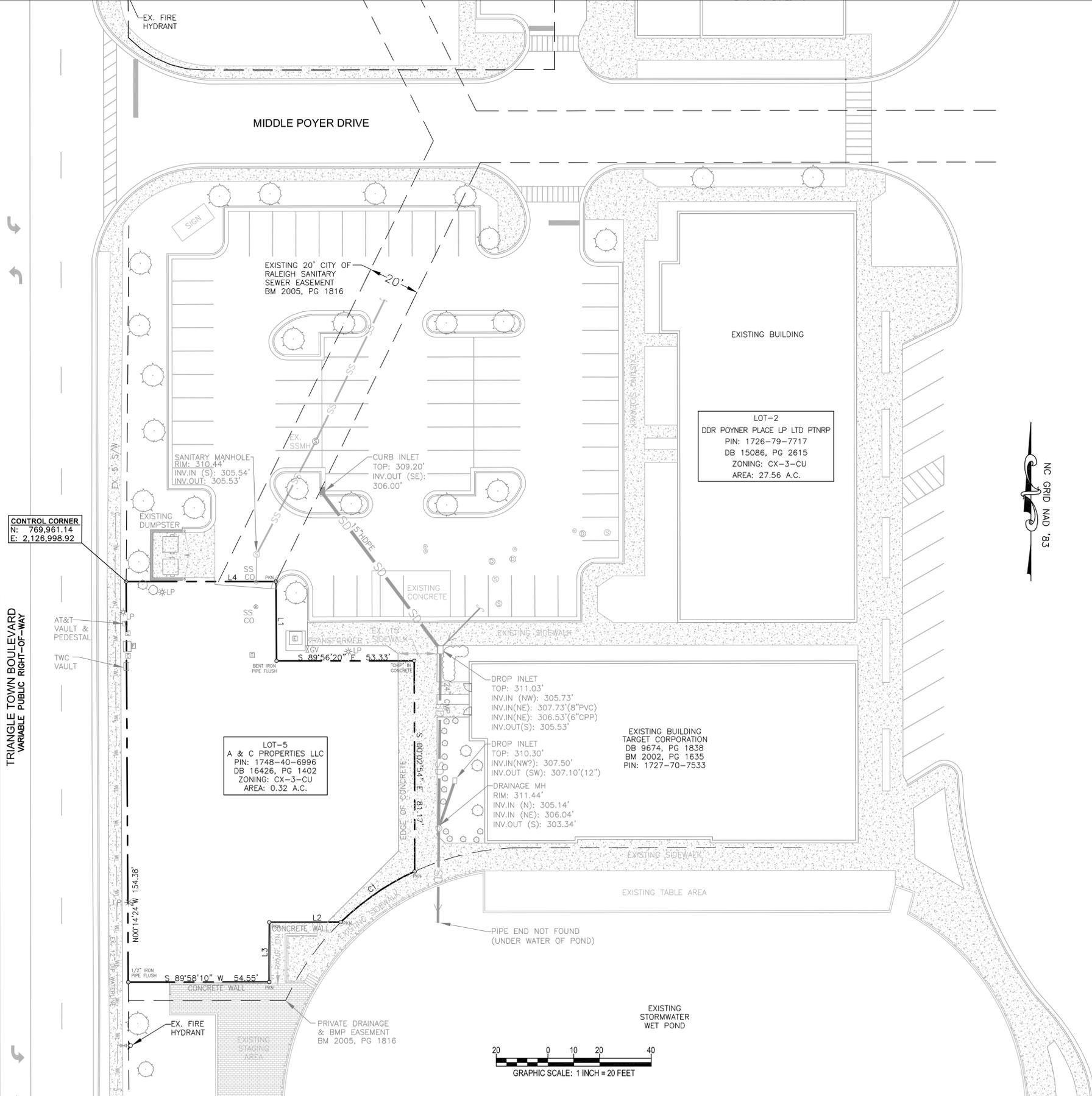
Signed  Property Owner DANNY NEWTON Date 7/14/16
MANAGER

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. <u>Site Review</u> completed and signed by the property owner | <input checked="" type="checkbox"/> | | ✓ | | <i>Penny Newton</i> |
| 3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| 4. I have referenced the <u>Site Review</u> 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 Plan | <input checked="" type="checkbox"/> | | ✓ | | |
| d) Proposed Grading and Stormwater Plan; Approach to Stormwater | <input checked="" type="checkbox"/> | | ✓ | | |
| e) Proposed Utility Plan, including Fire | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| f) Proposed Tree Conservation Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |
| g) Proposed Landscaping Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| h) Building elevations that show maximum height of 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 – include all revision dates</u> | <input checked="" type="checkbox"/> | | ✓ | | |
| 7. Minimum plan size 18"x24" not to exceed 36"x42" | <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 plan 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |

| LINE TABLE | | | |
|------------|--------|-----------------|--|
| LINE | LENGTH | BEARING | |
| L1 | 30.55 | S 0° 21' 50" E | |
| L2 | 27.70 | S 89° 58' 47" W | |
| L3 | 23.00 | S 0° 5' 45" W | |
| L4 | 57.97 | S 89° 58' 01" E | |

| CURVE TABLE | | | |
|-------------|--------|--------|-----------------------|
| CURVE | LENGTH | RADIUS | BEARING |
| C1 | 34.84 | 101.25 | S 55° 41' 18" W 34.67 |



| SITE DATA TABLE | |
|-----------------------|---|
| PREVIOUS ZONING CASE# | Z-5-01 |
| OWNER | A & C PROPERTIES LLC 6021 POYNER VILLAGE PKWY STE 109 RALEIGH, NC 27616 |
| WAKE COUNTY PIN # | 1726-79-0859 |
| DEED BOOK | 16426, PG 1402 |
| ZONING | CX-4-CU |
| REFERENCE | BM 2005 PG 1816 (LOT-5) |
| INSIDE CITY LIMITS | YES |
| SITE ADDRESS | 5921 POYNER VILLAGE PKWY RALEIGH, NC 27616 |
| LOT AREA | 0.32 AC. |
| RIVER BASIN: | NEUSE |

SURVEY INFORMATION
BOUNDARY, TOPOGRAPHY & TREE SURVEY PROVIDED BY:
NEWCOMB LAND SURVEYORS LLC
244 W MILLBROOK RD RALEIGH, NC 27609
OFFICE: 919-847-1800 FAX: 919-847-1804

FEMA NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA MAP
PANEL #3720172600J EFFECTIVE DATE MAY 2, 2006.

- CONTRACTOR NOTES:**
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, SITE LAYOUT, GRADING, UTILITIES, LANDSCAPING, OR LIGHTING SHALL BE MADE WITHOUT THE APPROVAL OF DEVELOPMENT ENGINEERING, INC.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION. ANY CONFLICTS OR RELOCATION OF UTILITIES SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
 - THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS TO REFER TO PRIOR TO AND DURING CONSTRUCTION OF THE PROJECT.
 - THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS FROM THE CITY OF RALEIGH AND/OR NCDOT PRIOR WORK WITHIN THE ROW OF THE PUBLIC STREETS.
 - GC TO VERIFY RECEIPT OF FINAL PLANS WITH PROJECT ADMINISTRATOR AND CIVIL ENGINEER PRIOR TO ORDERING STORM STRUCTURES & PIPE.

LEGEND:

| | | |
|------------------------|---------------------------------------|-------------------|
| IPF - IRON PIPE FOUND | ⊙ BOLLARD | ⊕ SIGN |
| IRF - IRON ROD FOUND | ⊙ MH DRAINAGE | ⊕ SPRINKLER HEAD |
| IPS - IRON PIPE SET | ⊙ MH SANITARY | ⊕ SPRINKLER VALVE |
| PT - CALCULATED POINT | ⊙ MH ELECTRIC | ⊕ GAS METER |
| CM - CONCRETE MONUMENT | ⊙ MH TELEPHONE | ⊕ GAS VALVE |
| ⊙ FIRE HYDRANT | ⊙ MH WATER | ⊕ FLAG POLE |
| ⊙ ELECTRIC BOX | ⊕ SPRINKLER BOX | ⊕ GROUND LAMP |
| ⊕ TELEPHONE PEDESTAL | ⊕ ELECTRIC METER | ⊕ BOREHOLE |
| ⊕ CABLE TV PEDESTAL | ⊕ CLEAN OUT | ⊕ AC UNIT |
| ⊕ POWER POLE < GUY | ⊕ WATER METER | ⊕ MAILBOX |
| ⊕ LIGHT POLE | ⊕ WATER VALVE | ⊕ WELL |
| ⊕ YARD LIGHT | ⊕ ROOF DRAIN | ⊕ EXISTING TREE |
| R / W - RIGHT-OF-WAY | PC - PAGE | |
| P / L - PROPERTY LINE | CMP - CORRUGATED METAL PIPE | |
| C / L - CENTERLINE | VCP - VITRIFIED CLAY PIPE | |
| NTS - NOT TO SCALE | DIP - DUCTILE IRON PIPE | |
| GV - GAS VALVE | HOPE - HIGH DENSITY POLYETHYLENE PIPE | |

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

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

5921 POYNER VILLAGE PARKWAY OFFICE BUILDING
RALEIGH NORTH CAROLINA

SCALE: 1" = 20'
ORIGINAL DATE: 07-15-16
LATEST REVISION DATE:
PROJECT NO.: 16-125

EXISTING CONDITIONS PLAN

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. 2 OF 7

Z:\PROJECTS\16125 5921 Poyner Village Parkway Office Bldg - Raleigh\3-DWG\16-125 BM_SHEETS\1-6.dwg, C: EXISTING, 7/15/2016 10:19:02 AM, Brian, 300 DPI Adobe PDF, PostScript, Custom Page Size, 1:1

