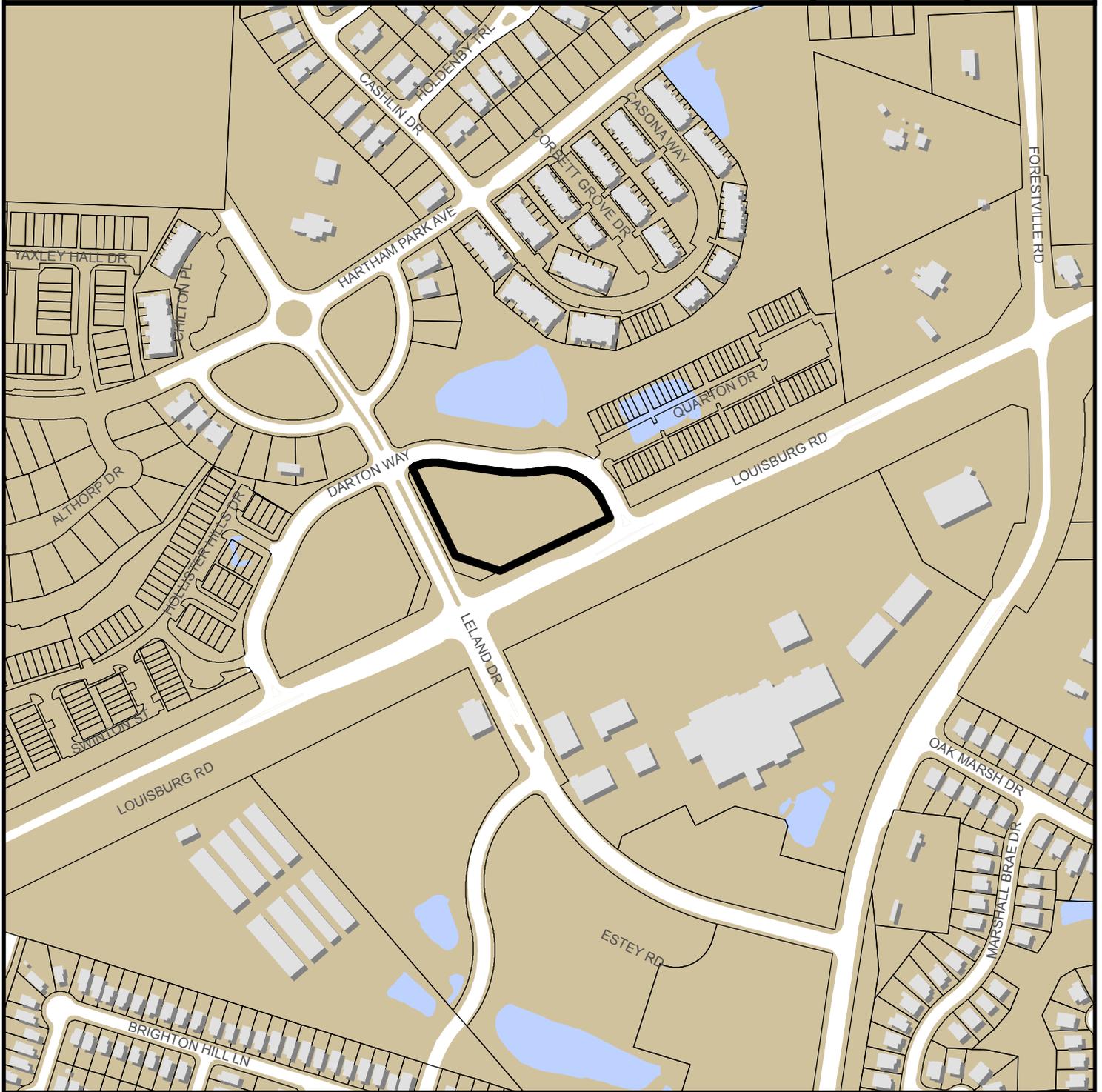


ANIMAL HOSPITAL AND OFFICE FLEX BUILDING SR-30-2016



0 300 600 Feet

Zoning: **NX-3-PK-CU**

CAC: **Forestville**

Drainage Basin: **Neuse**

Acreage: **2.2**

Lots sq. ft.: **20,863**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Blevins**

Phone: **919-847-8300**



471568

Admin

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		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 471568 Assigned Project Coordinator <i>Pometta</i> Assigned Team Leader

Has your project previously been through the Due Diligence process? If yes, provide the transaction # No

SR-30-16

GENERAL INFORMATION

Development Name **Animal Hospital & Office / Flex Space**

Zoning District **NX-3-PK-CU**

Proposed Use **Animal Hospital and Office/Flex buildings**

Property Address(es) **8504 Darton Way, Raleigh, NC**

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

P.I.N. Recorded Deed 1748-40-6996	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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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"/> School	<input type="checkbox"/> Shopping Center	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Banks
<input type="checkbox"/> Single Family	<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 checked="" type="checkbox"/> Other: If other, please describe: <u>Animal Hospital</u>		

WORK SCOPE
Per City Code Section 10.2.8.D.1, summarize the project work scope.
Construction of Animal Hospital, Office / Flex Space 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 VCA Durant Road Animal Hospital	Name (s) Dana R. Jones – Managing Member	
	Address 10220 Durant Road, Raleigh, NC 27614		
	Phone 919-847-5533	Email jarh14@gmail.com	Fax 919-847-9693

CONSULTANT (Contact Person for Plans)	Company Development Engineering, Inc.	Name (s) David H. Blevins	
	Address 244 W. Millbrook Road, Raleigh, NC 27609		
	Phone 919-847-8300	Email david@d-e-inc.com	Fax 919-847-2130

2.2

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) NX-3-PK-CU	Proposed building use(s) Animal Hospital and Office / Flex
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 20,863
Total Site Acres 2.2 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 20,863
Off street parking: Required 52 Provided 66	Proposed height of building(s) 18' 2 Stories
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 0.217
BOA (Board of Adjustment) case # A-18-16	Building Lot Coverage percentage (site plans only) 20.6%
CUD (Conditional Use District) case # Z-024-15	Height of 1 st Floor 9'
Stormwater Information	
Existing Impervious Surface 0 acres/square feet 0	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.19 acres/square feet 51,836 sq. ft	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)	
<p>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.</p> <p>I hereby designate <u>David H. Blevins, P.E.</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p>	
<p>Signed <u></u> Property Owner _____ Date 05/05/16</p> <p>Signed _____ Date _____</p>	

CK 938-

Administrative site

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"/>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

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VICINITY MAP



SITE DATA TABLE

OWNER:	JONES DARTON LLC 5600 MATRIX FARM DRIVE WAKE FOREST, NC 27587
ADDRESS:	8504 DARTON WAY RALEIGH, N.C. 27616 1748-40-6996
PIN NUMBER:	NX-3-PK-CU
CURRENT ZONING:	Z-21-08 & Z-024-15
ZONING CASE NUMBERS:	2.20 AC. (95,878 S.F.)
TOTAL AREA IN SITE:	1216 (HIGHLAND CREEK PH-1)
OUTPARCEL NUMBER:	16115 PAGE 446
DEED BOOK:	BM2007 PAGE 158
MAP BOOK:	RALEIGH
MUNICIPALITY:	VACANT
EXISTING LAND USE:	WAKE FOREST
TOWNSHIP:	YES
INSIDE TOWN LIMITS:	NEUSE
RIVER BASIN:	

SURVEY INFORMATION

BOUNDARY TOPOGRAPHY & TREE SURVEY PROVIDED BY:
TIMMONS GROUP
5410 TRINITY ROAD SUITE 112
RALEIGH, NC 27607
PHONE: (919) 866-4951
FAX: (919) 859-5663 NC LICENSE NUMBER: C-1652

GIS INFORMATION PROVIDED BY:
WAKE COUNTY NORTH CAROLINA

FEMA NOTE:

THIS PROPERTY IS LOCATED IN ZONE "X" AS SCALED FROM COMMUNITY PANEL #3720174800J 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:

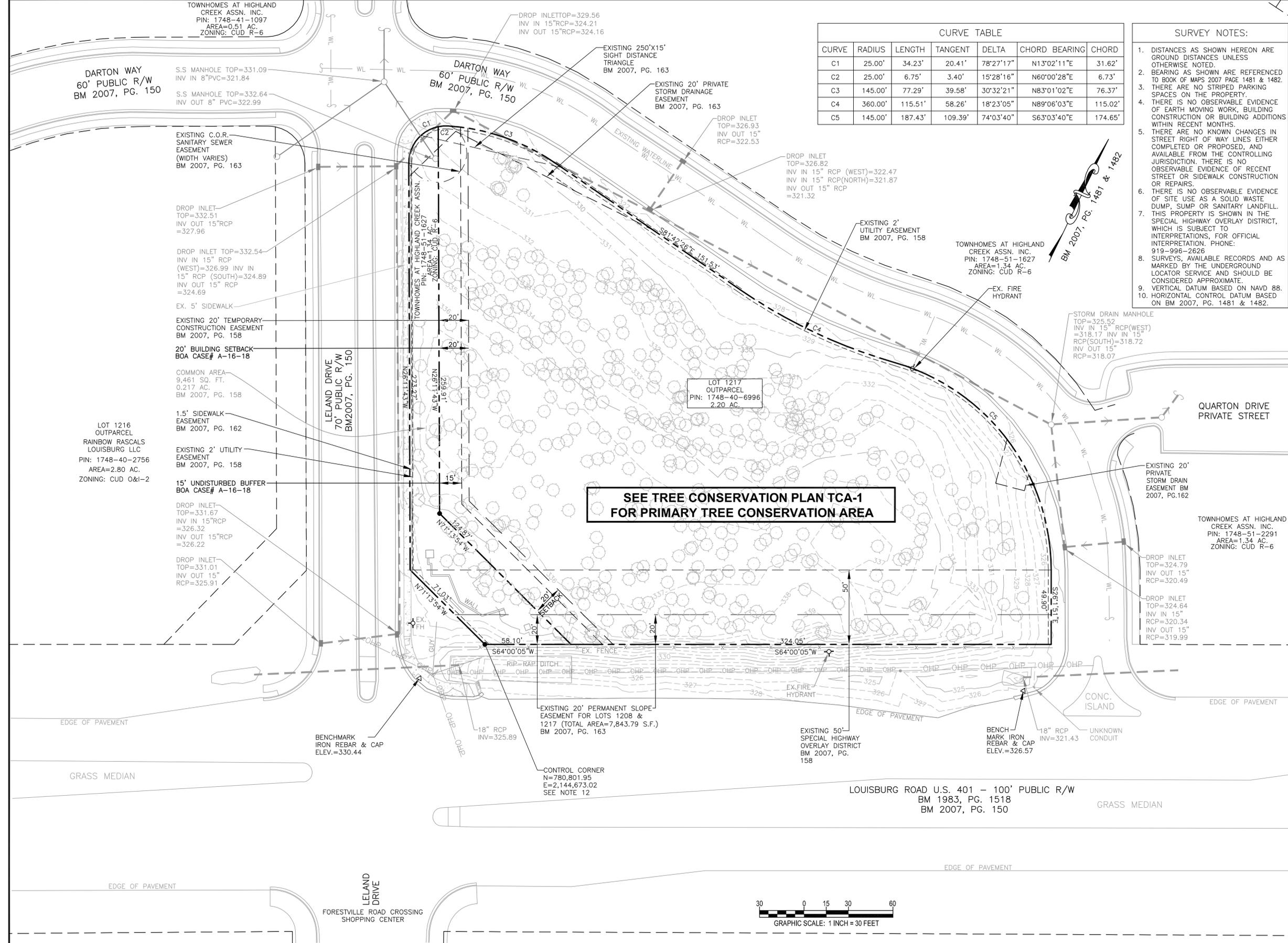
IPF - IRON PIPE FOUND	⊙ BOLLARD	⊙ SIGN
IRF - IRON ROD FOUND	⊙ MH DRAINAGE	⊙ SPRINKLER HEAD
IFS - IRON PIPE SET	⊙ MH SANITARY	⊙ SPRINKLER VALVE
PT - CALCULATED POINT	⊙ MH ELECTRIC	⊙ GAS METER
CM - CONCRETE MONUMENT	⊙ MH TELEPHONE	⊙ GAS VALVE
⊙ FIRE HYDRANT	⊙ MH WATER	⊙ FLAG POLE
⊙ ELECTRIC BOX	⊙ SPRINKLER 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	PG - PAGE	⊙ CORRUGATED METAL PIPE
P / L - PROPERTY LINE	CMP - CORRUGATED METAL PIPE	⊙ VITRIFIED CLAY PIPE
C / L - CENTERLINE	VCP - VITRIFIED CLAY PIPE	⊙ DUCTILE IRON PIPE
NTS - NOT TO SCALE	DIP - DUCTILE IRON PIPE	⊙ HIGH DENSITY POLYETHYLENE PIPE
GV - GAS VALVE	HDPE - HIGH DENSITY POLYETHYLENE PIPE	⊙ HEATING, VENTILATION & AIR CONDITIONING
CB - CATCH BASIN	HVAC - HEATING, VENTILATION & AIR CONDITIONING	⊙ TOP BACK OF CURB
GI - GRATE INLET	TBC - TOP BACK OF CURB	⊙ DEED BOOK
YI - YARD INLET	DB - DEED BOOK	⊙ PLAT BOOK
CI - CURB INLET	PB - PLAT BOOK	⊙ REINFORCED CONCRETE PIPE
EP - EDGE OF PAVING	RCP - REINFORCED CONCRETE PIPE	⊙ SQUARE FEET

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

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	25.00'	34.23'	20.41'	78°27'17"	N13°02'11"E	31.62'
C2	25.00'	6.75'	3.40'	15°28'16"	N60°00'28"E	6.73'
C3	145.00'	77.29'	39.58'	30°32'21"	N83°01'02"E	76.37'
C4	360.00'	115.51'	58.26'	18°23'05"	N89°06'03"E	115.02'
C5	145.00'	187.43'	109.39'	74°03'40"	S63°03'40"E	174.65'

- SURVEY NOTES:**
- DISTANCES AS SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - BEARING AS SHOWN ARE REFERENCED TO BOOK OF MAPS 2007 PAGE 1481 & 1482.
 - THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THIS PROPERTY IS SHOWN IN THE SPECIAL HIGHWAY OVERLAY DISTRICT, WHICH IS SUBJECT TO INTERPRETATIONS, FOR OFFICIAL INTERPRETATION, PHONE: 919-996-2626
 - SURVEYS, AVAILABLE RECORDS AND AS MARKED BY THE UNDERGROUND LOCATOR SERVICE AND SHOULD BE CONSIDERED APPROXIMATE.
 - VERTICAL DATUM BASED ON NAVD 88.
 - HORIZONTAL CONTROL DATUM BASED ON BM 2007, PG. 1481 & 1482.



REVISIONS

ANIMAL HOSPITAL & OFFICE / FLEX BUILDINGS
RALEIGH NORTH CAROLINA

SCALE: 1" = 30'
ORIGINAL DATE: 05-05-16
LATEST REVISION DATE:
PROJECT NO.: 15-135

EXISTING CONDITIONS PLAN

DEVELOPMENT ENGINEERING, INC.
Professional Engineering Consultants
244 W. Millbrook Road, Raleigh, NC 27609
Post Office 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 6

Z:\PROJECTS\15135 8504 Darton Way Animal Hospital - Raleigh\3-DWG\DD_15-135_BM_Sheets 1-5.dwg, C2 EXISTING, 5/5/2016 7:20:11 AM, Brian, 300 DPI Adobe PDF, PostScript, Custom Page Size, 11

