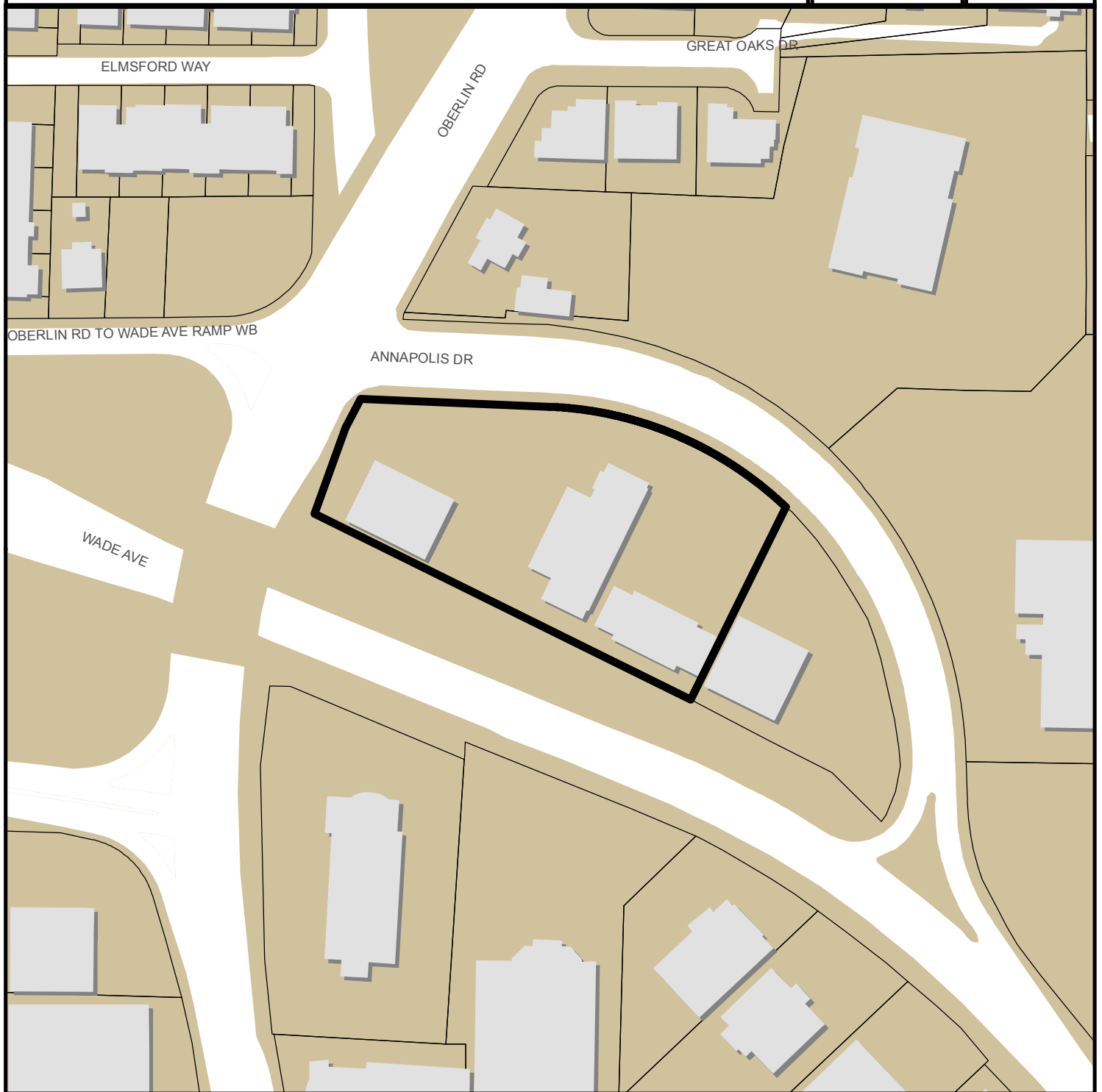


CARE FIRST ANIMAL HOSPITAL SR-33-2017



0 185 370 Feet

Zoning: **OX-3**

CAC: **Hillsborough**

Drainage Basin: **Pigeon House**

Acreage: **1.5**

Sq. Ft.: **50,000**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Graham Smith**

Phone: **(919) 719-1045**





Administrative Approval Action

AA# 3717 / SR-33-17, Care First Animal Hospital
Transaction# 508372

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the northeast quadrant of the intersection of Wade Avenue and Oberlin Road at 1216 Oberlin Road.

REQUEST: Development of a 1.53 acre tract zoned OX-3 into a two story 50,000 square foot animal hospital/clinic with two levels of parking.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Due to topographic and environmental conditions as well as the presence of a controlled access highway adjacent to the project, a Design Adjustment has been approved allowing an alternative street cross section.

One Administrative Alternate has been approved by the Planning Director for this project, noted below. (AAD-20-17)

1. In consideration of the proposed design, an administrative alternative is approved for the proposed location and screening of the service area.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan (dated 1/12/18) submitted by Site Collaborative.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.



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PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.
2. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract.
3. A demolition permit shall be obtained for existing structures on site.
4. Provide fire flow analysis.

ENGINEERING

5. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for additional width of sidewalk shall be paid to the City of Raleigh.
7. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
8. That a Surety in the amount of 125% of the cost of any public improvements that are not installed and inspected is paid to the Development Services Department in accordance with code section 8.1.3 of the UDO
9. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: All street lights and street signs required as part of the development approval are installed.



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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 2-13-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

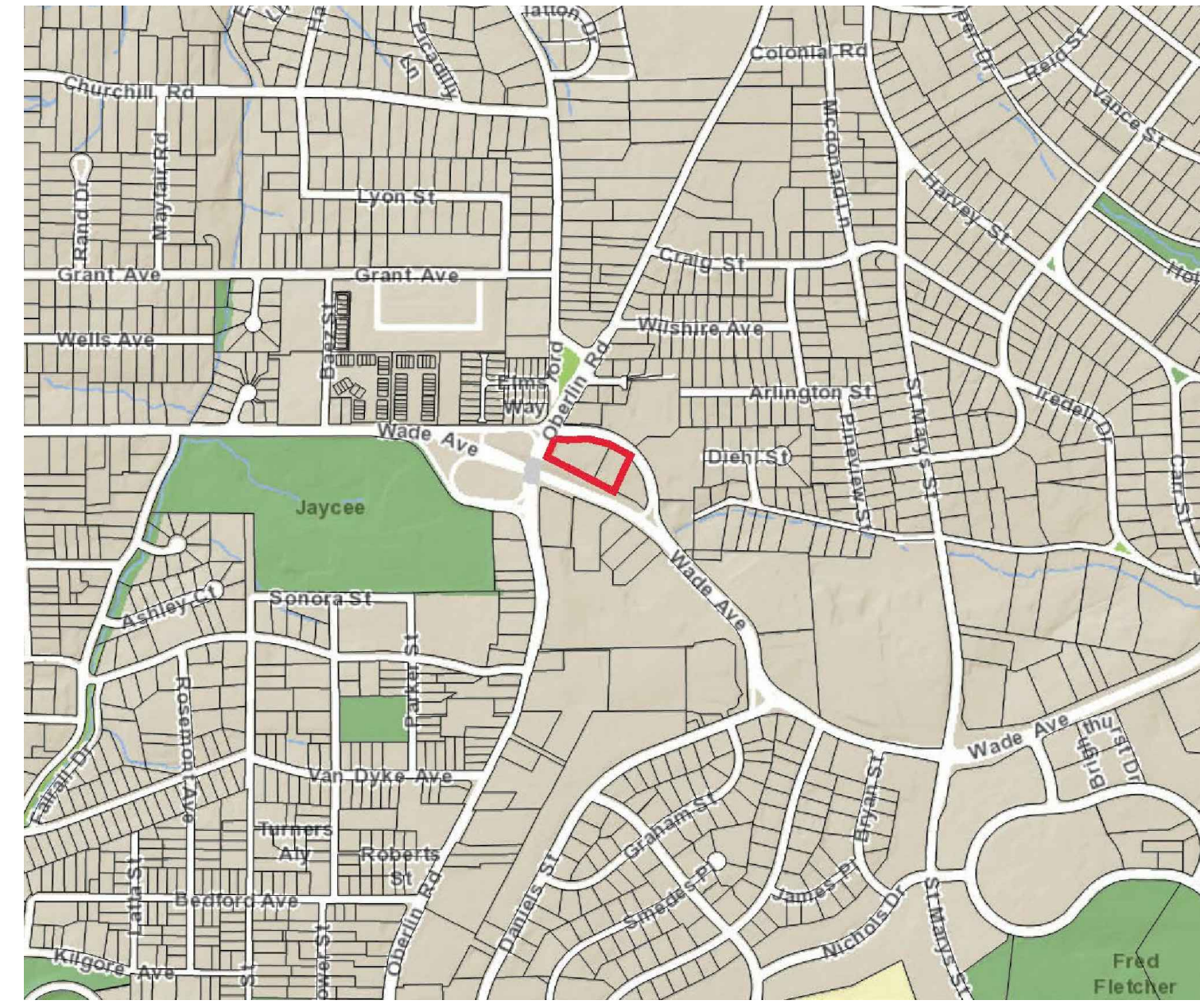
I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie B. [Signature]* Date: 2/13/2018

Staff Coordinator: Michael Walters

CARE FIRST ANIMAL HOSPITAL ADMINISTRATIVE SITE REVIEW

SITE COLLABORATIVE #: 16058.00
CITY OF RALEIGH TRANSACTION #: 508372
CASE #: SR-33-17



VICINITY MAP

SCALE: 1" = 800'



Planning and Development Director Action

Administrative Alternate Findings:

Sec. 7.2.3. Administrative Alternate Findings
The Planning and Development Officer in accordance with Sec. 10.2.17, may approve an administrative alternate subject to all of the following findings:

- The approved administrative alternate meets the intent of the landscaping and screening regulations.
Staff Response: The proposed alternate meets the intent of the landscaping and screening regulations as it mitigates impacts to surrounding properties while also complying with the conditions stipulating adequate planting and material requirements that augment the screening of the service areas.
- The approved administrative alternate conforms with the Comprehensive Plan and adopted City Plans, and Staff Response: The proposed alternate conforms with the following Comprehensive Plan and adopted City Plan Policies:
 - LU 5.1 – Reinforcing the Urban Pattern
 - LU 5.2 – Managing Commercial Development Impacts
 - UD 3.8 – Screening of Unattractive Uses
 - AP-WO 7 – Oberlin Road Main Street
- The approved administrative alternate is considered equal to or better than the standard.
Staff Response: Given the successful application of the conditions stated below, the proposed alternate is considered equal to or better than the standard in that it mitigates impacts to surrounding properties while also providing screening relief for pedestrians and other passers-by on Oberlin Road and Annapolis Drive. The Appearance Commission also notes that the applicant should consider eliminating the service area screening wall and employing the proposed retaining wall as the primary screen to the service area in order to improve safety and maintenance ease and to avoid costly redundancies.

Decision: The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance, subject to the following conditions:

- That adequate plantings along the entire retaining wall length on both Oberlin Road and Annapolis Drive be provided and that such plantings be hearty and evergreen.
- That the proposed retaining wall and screening wall be composed of durable materials that are compatible and similar to those proposed for the property's main building.

Signature: _____ Date: 01/2/17

ADMINISTRATIVE ALTERNATE (AAD-20-17) APPROVAL
FOR DUMPSTER LOCATION - SEE SHEET L-2.0

Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax: 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 checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
Transaction Number: _____ Assigned Project Coordinator: _____ Assigned Floor Leader: _____	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # _____

GENERAL INFORMATION	
Development Name: Care First Animal Hospital	
Zoning District: OX-3	Overlay District (if applicable): _____ Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use: Animal Hospital (Indoor) / Office	
Property Address(es): 1216 Oberlin Rd. Raleigh NC 27608	Major Street Location: Wade Avenue
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	
P.I.N. 1704160267	P.I.N. _____ P.I.N. _____ P.I.N. _____

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 Other: If other, please describe: _____

WORK SCOPE
Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO) indicate impacts on parking requirements.
Demolish three existing buildings and surrounding parking and construct one two-story building with two levels of parking below. Proposed use remains the same as existing.

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
Administrative Alternate for dumpster location (See approval), Design Adjustment for trees (See Application)

CLIENT/DEVELOPER/OWNER	Company: Swan Lake Holdings LLC	Name (s): Joe Gordon
	Address: 8201 Davishire Drive, Raleigh, NC 27615	
	Phone: (919) 832-3107	Email: jgordon@carefirstanimalhospital.com

CONSULTANT (Contact Person for Plans)	Company: Site Collaborative	Name (s): Graham Smith
	Address: 727 W. Hargett St. Suite 101 Raleigh, NC 27603	
	Phone: (919) 805-3586	Email: graham@sitecollaborative.com

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) OX-3	Proposed building use(s) Animal Hospital (Indoor)/Office
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 24,021
Overlay District	Proposed Building(s) sq. ft. gross 50,000
Total Site Acres: Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.53 AC	Total sq. ft. gross (existing & proposed) 50,000
Off street parking: Required 125 Provided 133 spaces	Proposed height of building(s) 32'-0"
COA (Certificate of Appropriateness) case # _____	# of stories 3
BOA (Board of Adjustment) case # A- _____	Ceiling height of 1 st Floor 14'-0"
CUD (Conditional Use District) case # 2- _____	
Stormwater Information	
Existing Impervious Surface 51,572 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 50,807 acres/square feet	If Yes, please provide: Alluvial Soils FEMA Map Panel # _____ Flood Study _____
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 cottage court? <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: <u>Graham Smith</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.	
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signed: <u>Joseph K. Gordon</u>	Date: <u>March 29, 2017</u>
Printed Name: <u>Joseph K. Gordon</u>	
Signed: _____	Date: _____
Printed Name: _____	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

SITE DATA SUMMARY	
PROJECT NAME	CARE FIRST ANIMAL HOSPITAL
EXISTING STREET ADDRESS	1216 OBERLIN ROAD / 1303 ANNAPOLIS DRIVE
PARCEL NUMBER	1704160267
BOOK / PAGE	BOOK: 009816 / PAGE: 01310
EXISTING TOTAL LOT AREA	1.52 AC
TOTAL LOT AREA (PROJECT)	1.52 AC
EXISTING IMPERVIOUS AREA	51,572 SF
PROPOSED IMPERVIOUS AREA	50,807
NET LOSS OF IMPERVIOUS AREA	765 SF
AREA OF PUBLIC RIGHT-OF-WAY DEDICATION	N/A
ADJUSTED LOT AREA	N/A
CURRENT ZONING	OX-3
FRONTAGE	N/A
OVERLAY DISTRICT(S)	N/A
EXISTING GROSS BUILDING AREA	24,021 SF (3 BUILDINGS)
EXISTING BUILDING USE	ANIMAL HOSPITAL (INDOOR) + OFFICE + OFFICE
PROPOSED GROSS BUILDING AREA	50,000 SF
PROPOSED BUILDING USE	ANIMAL HOSPITAL (INDOOR) / OFFICE

CONTACT INFORMATION

PROPERTY OWNER / DEVELOPER
SWANLAKE HOLDINGS LLC.
8201 DAVISHIRE DRIVE
RALEIGH, NC 27615
CONTACT: JOE GORDON
EMAIL: JGORDON@CAREFIRSTANIMALHOSPITAL.COM

LANDSCAPE ARCHITECT
SITE COLLABORATIVE
727 W. HARGETT STREET, SUITE 101
RALEIGH, NC 27603
CONTACT: GRAHAM H. SMITH
PHONE: 919.805.3586
EMAIL: GRAHAM@SITECOLLABORATIVE.COM

ARCHITECT
QUANTUM ARCHITECTS
CONTACT: JEFF PULLMAN
PHONE: 201.784.1660
EMAIL: JPULLMAN@QUANTUM-ARCHITECTS.COM

CIVIL ENGINEER
JOHN A. EDWARDS & COMPANY
333 WADE AVENUE
RALEIGH, NC 27605
CONTACT: JON CALLAHAN
PHONE: 919.828.4428
EMAIL: JON_CALLAHAN@JAECO.COM

SHEET INDEX	
COV	COVER
L1.0	EXISTING CONDITIONS PLAN
L1.1	DEMOLITION PLAN
L2.0	LAYOUT PLAN
L2.1	MATERIALS PLAN
L3.0	LAYOUT AND MATERIALS DETAILS
L3.1	CITY OF RALEIGH STANDARD NOTES & DETAILS
L4.0	GRADING PLAN
L5.0	PLANTING PLAN
L5.1	PLANTING NOTES & DETAILS
C-1	STORMWATER PLAN
C-2	UTILITY PLAN
EE-1	SCHEMATIC EXTERIOR ELEVATIONS
EE-2	SCHEMATIC EXTERIOR ELEVATIONS

SOLID WASTE SERVICES:

- SOLID WASTE ON SITE TO UTILIZE PRIVATE SERVICE.
- ALL ON-SITE AMENITIES RELATED TO GARBAGE DISPOSAL INCLUDING - BUT NOT LIMITED TO - DUMPSTER ENCLOSURE, PAVEMENT, AND CURB RADII SHALL COMPLY WITH THE CITY'S SOLID WASTE DESIGN MANUAL. REFER TO SHEET L2.0 FOR MORE DETAILS.

INDOOR ANIMAL CARE USE STANDARDS

- PER CITY OF RALEIGH UDO 4.4.9.8, THIS FACILITY WILL NOT PERMIT ANY OUTDOOR ANIMAL ACTIVITY BETWEEN THE HOURS OF 11PM AND 7AM, AND NO MORE THAN (4) ANIMALS ENGAGED IN OUTDOOR ACTIVITY BETWEEN THE HOURS OF 7AM AND 11PM.



QUANTUM ARCHITECTS
HIGH PERFORMANCE DESIGN
2009 W. BROADWAY, STE 400-152
FOREST LAKE, MN 55025
NC FIRM LICENSE #33366
© ALL RIGHTS RESERVED 2017

SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
727 W. Hargett Street, Ste. 101
Raleigh, NC 27603 | 919.805.3586



NO.	ISSUE	DATE
1	ASR	24MAR17

NO.	SHEET REVISION	DATE
1	REV #1	27OCT17
2	REV #2	12JAN18



1216 OBERLIN AVE., RALEIGH, NC 27608

PROJECT NO.	INITIAL PROJ. DATE
1652	20APR16

SHEET NAME:

COVER SHEET

SHEET NO:

COV

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
- Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
- All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 1/2" copper* water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
- Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backflow valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

LEGEND

BM	BOOK OF MAPS	MH	MANHOLE	---	PROPERTY LINE	CONCRETE	NEW SANITARY SEWER MANHOLE
DB	DEED BOOK	WL	WATER LINE	---	RIGHT-OF-WAY LINE	EX. WATER VALVE	NEW SANITARY SEWER CLEANOUT
PG	PAGE	WM	WATER METER	---	LOT LINE	EX. FIRE HYDRANT	NEW STORM CATCH BASIN
RW	RIGHT-OF-WAY	WV	WATER VALVE	---	EASEMENT LINE	EX. WATER METER	EASEMENT LINE
AC	ACREAGE	WS	WATER SERVICE	---	EXISTING WATER LINE	EX. SANITARY SEWER MANHOLE	NEW STORM DROP INLET
S.F.	SQUARE FEET	FH	FIRE HYDRANT	---	EXISTING SANITARY SEWER	EX. SANITARY SEWER CLEANOUT	EX. STORM CATCH BASIN
EIP	EXISTING IRON PIPE	FL	FIRE LINE	---	NEW WATER LINE	EX. STORM DROP INLET	EX. STORM FLARED END SECTION
IPS	IRON PIPE SET	BO	BLOWOFF	---	NEW SANITARY SEWER	EX. STORM CATCH BASIN	EX. STORM FLARED END SECTION
NC	NOW OR FORMERLY	HC	HANDICAP	---	NEW WATER SERVICE	EX. STORM FLARED END SECTION	EX. LIGHT POLE
NF	NOW OR FORMERLY	HW	HEADWALK	---	NEW CONTOUR LINE	EX. POWER POLE	NEW WATER VALVE
ELEV.	ELEVATION	SW	SPACES	---	EXISTING CONTOUR LINE	NEW WATER REDUCER	NEW FIRE HYDRANT
EX	EXISTING	C.O.	CLEANOUT	---	DIVERSION DITCH	NEW WATER METER	
EOP	EDGE OF PAVEMENT	YI	YARD INLET	---	EX. FIBER OPTIC LINE		
CB	CATCH BASIN	ESMT	EASEMENT	---	EX. ELECTRIC LINE		
DI	DROP INLET	CONC	CONCRETE	---	EX. UNDERGROUND TV LINE		
D.I.	DUCTILE IRON	CKG	CURB AND GUTTER	---			
CMP	CORRUGATED METAL PIPE	TSP	TRAFFIC SIGNAL POLE	---			
JB	JUNCTION BOX	RDPA	REDUCED PRESSURE DETECTOR ASSEMBLY	---			
HW	HEADWALK			---			
SS	SANITARY SEWER			---			
FES	FLARED END SECTION			---			
FFE	FINISHED FLOOR ELEVATION			---			
PVC	POLYVINYL CHLORIDE PIPE			---			
FDC	FIRE DEPARTMENT CONNECTION			---			
RCP	REINFORCED CONCRETE PIPE			---			
RPZ	REDUCED PRESSURE ZONE			---			
DCVA	DOUBLE CHECK VALVE ASSEMBLY			---			
RDPA	REDUCED PRESSURE DETECTOR ASSEMBLY			---			

OBERLIN ROAD
(VARIABLE WIDTH PUBLIC R/W)

ANNAPOLIS DRIVE
(70' PUBLIC R/W)

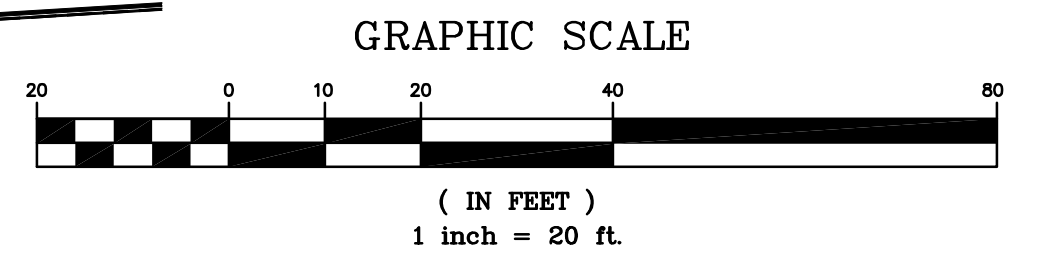
WADE AVENUE
(VARIABLE WIDTH PUBLIC R/W)

WATER SERVICE ROOM

PROPOSED BUILDING
FFE = 402.79

FLOOR DRAINS TO BE DESIGNED WITH BUILDING PLANS. PIPES SHOWN INSIDE BUILDING ARE CONCEPTUAL ONLY.

- GENERAL NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.



ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 996-2400 and the PUBLIC UTILITIES DEPARTMENT at (919) 996-5440 at least **twenty-four hours** prior to beginning any of their construction. FAILURE to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure. FAILURE to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Exclusion from future work in the CITY OF RALEIGH.



JOHN A. EDWARDS & COMPANY Consulting
Engineers and Land Surveyors
NC License F-2029
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 838-4428
Fax: (919) 838-4111
E-mail: info@jecc.com
www.jecc.com

NO.	ISSUE	DATE
1	ASR	24MAR17

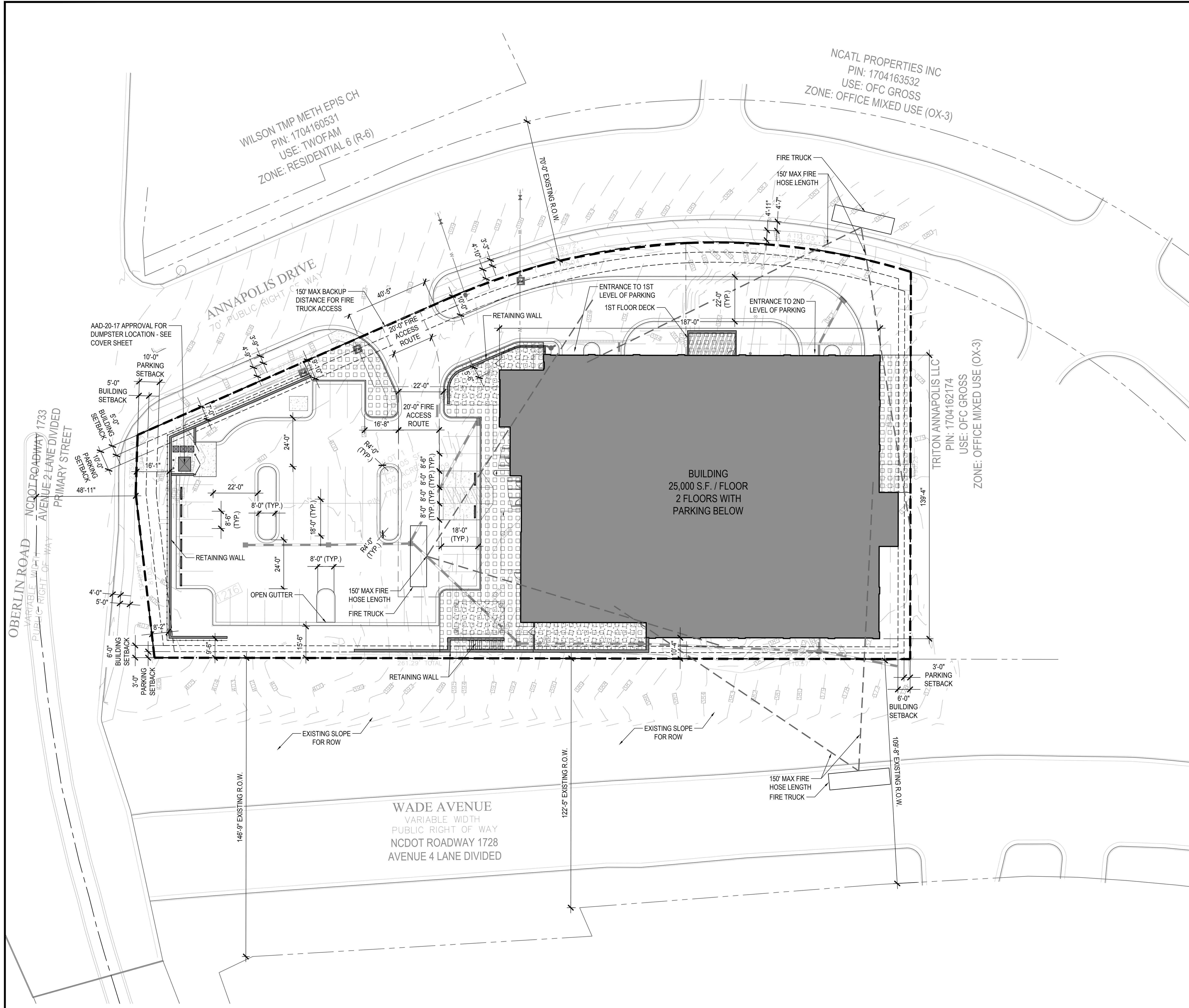
NO.	SHEET REVISION	DATE
1	ASR	27OCT17



PROJECT NO.	INITIAL PROJ DATE
1652	20APR16

UTILITY PLAN

SHEET NO: **C-2**



NCATL PROPERTIES INC
 PIN: 1704163532
 USE: OFC GROSS
 ZONE: OFFICE MIXED USE (OX-3)

WILSON TMP METH EPIS CH
 PIN: 1704160531
 USE: TWOFAM
 ZONE: RESIDENTIAL 6 (R-6)

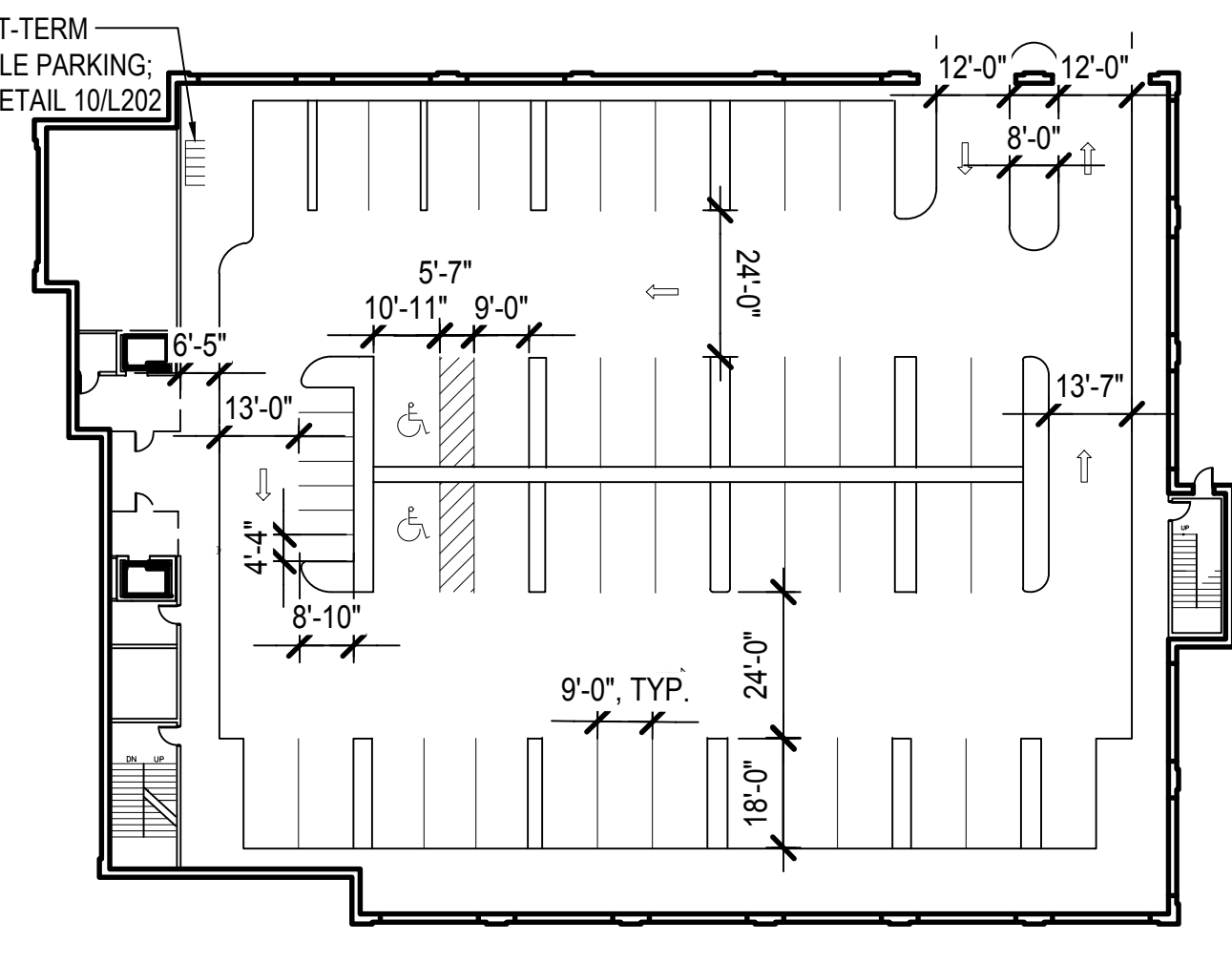
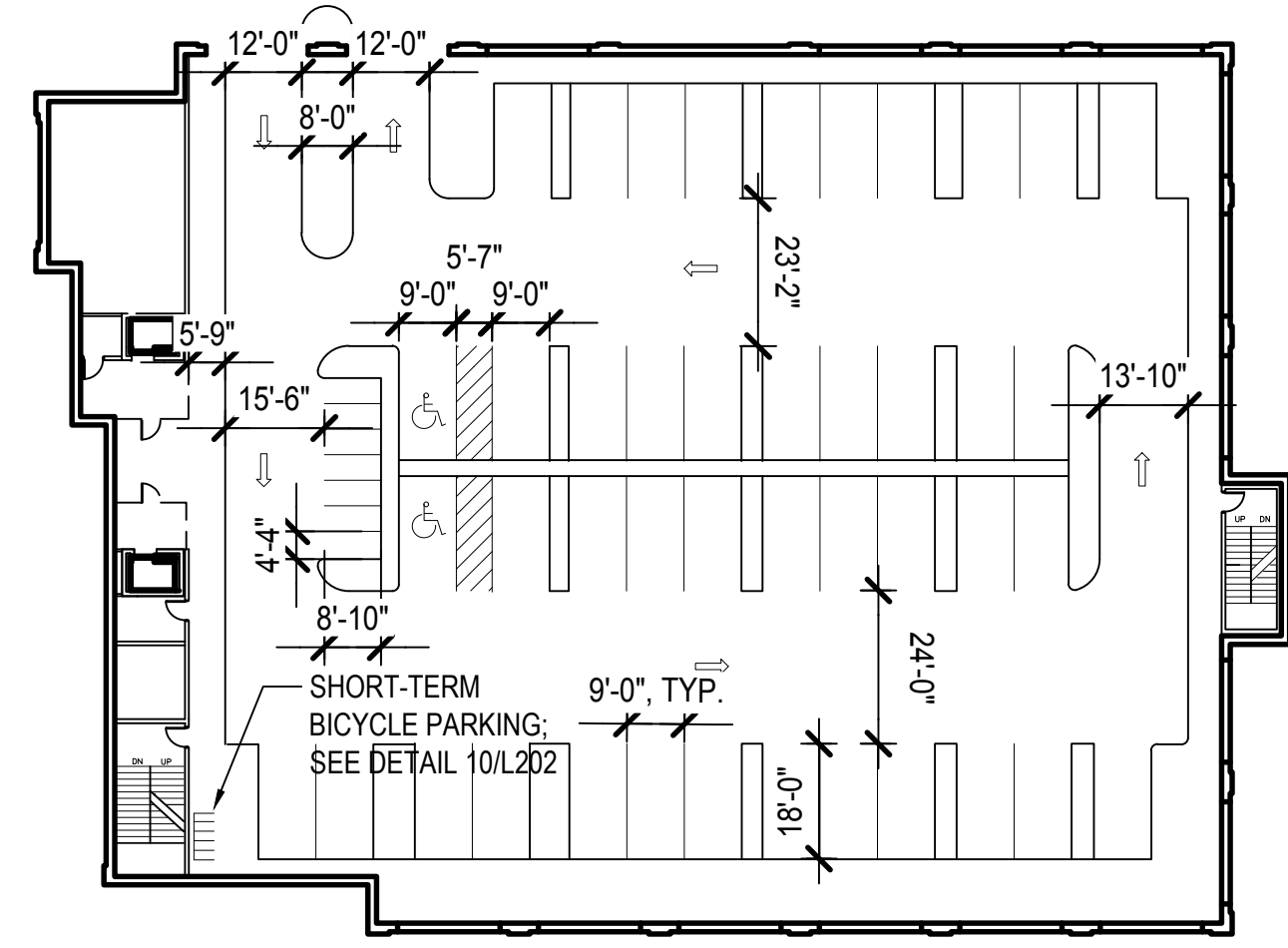
TRITON ANNAPOULIS LLC
 PIN: 1704162174
 USE: OFC GROSS
 ZONE: OFFICE MIXED USE (OX-3)

PARKING CALCULATIONS							
USE	AREA (SF)	VEHICLE PARKING			BICYCLE PARKING		
		Description	Required	Provided	Description	Required	Provided
EXISTING	ANIMAL HOSPITAL (INDOOR) / OFFICE	24,021	1 space / 400 SF	60	75	--	--
PROPOSED	ANIMAL HOSPITAL (INDOOR) / OFFICE	50,000	1 space / 400 SF	125	130 (42 surface + 88 deck)	1 space / 5,000 SF	10 (deck)

AMENITY AREA REQUIREMENTS				
DISTRICT	GROSS LOT AREA (SF)	PERCENT (%)	REQUIRED (SF)	PROPOSED (SF)
OX	66,646	10	6,665	6,787

GENERAL SITE NOTES

- ALL ON SITE PERIMETER CURB & GUTTER SHALL BE 24" (6" CURB & 18" GUTTER) UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALEIGH STANDARD.
- CURB & GUTTER TO SLOPE (NEGATIVE OR POSITIVE) SAME AS PAVEMENT EDGE. PONDING OF WATER IS PROHIBITED.
- PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS.
- ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED ON THE PLANS.
- BUILDING AND ROADWAY STAKE OUT TO BE PERFORMED BY A REGISTERED LAND SURVEYOR. ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
- GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT.
- ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE.
- GUARDRAILS SHALL HAVE BALLUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
- ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD SURVEY PERFORMED BY JOHNNY EDWARDS AND ASSOCIATES. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
- ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
- SIDEWALKS ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE 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).



NO.	ISSUE	DATE
1	ASR	24MAR17

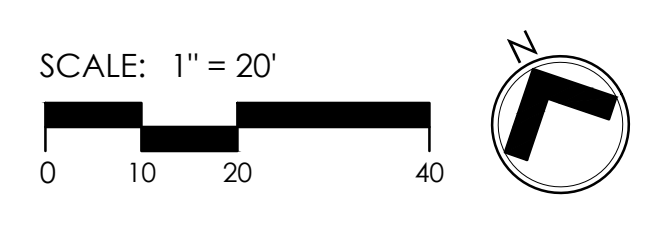
NO.	SHEET REVISION	DATE
1	REV #1	27OCT17
2	REV #2	12JAN18



PROJECT NO.	INITIAL PROJ. DATE
1652	20APR16

SHEET NO.:
 LANDSCAPE LAYOUT PLAN

SHEET NO.:
 L2.0



TRANSPARENCY OF OPENINGS			
LEVEL	REQUIRED *	NORTH	SOUTH
LEVEL TWO	20% MIN	28.1%	21.6%
LEVEL ONE	20% MIN	30.7%	21.6%
PARKING LEVEL ONE	20% MIN	37.5%	30.7%
PARKING LEVEL TWO	20% MIN	51.0%	26.7%

* REQUIRED PER UDO 3.2.5 F (IX USE)

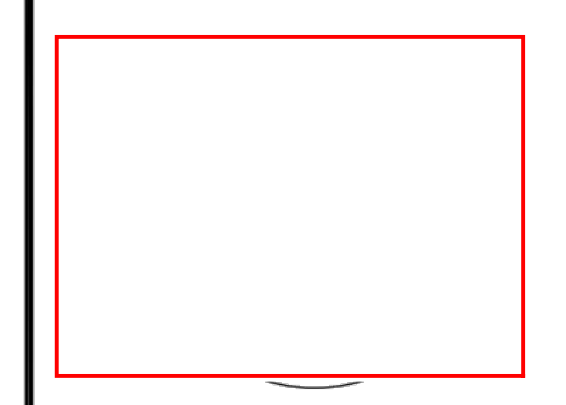
HEIGHT CALCULATIONS	
HIGHEST GRADE (EXISTING ALONG ANNAPOLIS DR)	395.75'
LOWEST GRADE (EXISTING ALONG ANNAPOLIS DR)	380.25'
AVERAGE GRADE (EXISTING ALONG ANNAPOLIS DR)	388.00'
PROPOSED BUILDING FFE	402.79'
PROPOSED BUILDING HEIGHT (WITHOUT PARAPET)	430.79'
PROPOSED BUILDING HEIGHT (TOTAL)	39.79'



NORTH ELEVATION (ANNAPOLIS DRIVE)
1/8" = 1'-0"



SOUTH ELEVATION (WADE AVENUE)
1/8" = 1'-0"



I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of North Carolina.
ARCHITECT: JEFFREY PULLMAN LICENSE #6716

J.PULLMAN@QUANTUM-ARCHITECTS.COM
PHONE: 201-784-1660

NO.	ISSUE	DATE
1	ASR	24MAR17

NO.	SHEET REVISION	DATE
1	REV #1	27OCT17
2	REV #2	12JAN18



Care First
ANIMAL HOSPITAL
1216 OBERLIN AVE., RALEIGH, NC 27608

PROJECT NO. 1652	INITIAL PROJ DATE 20APR16
SHEET NAME:	

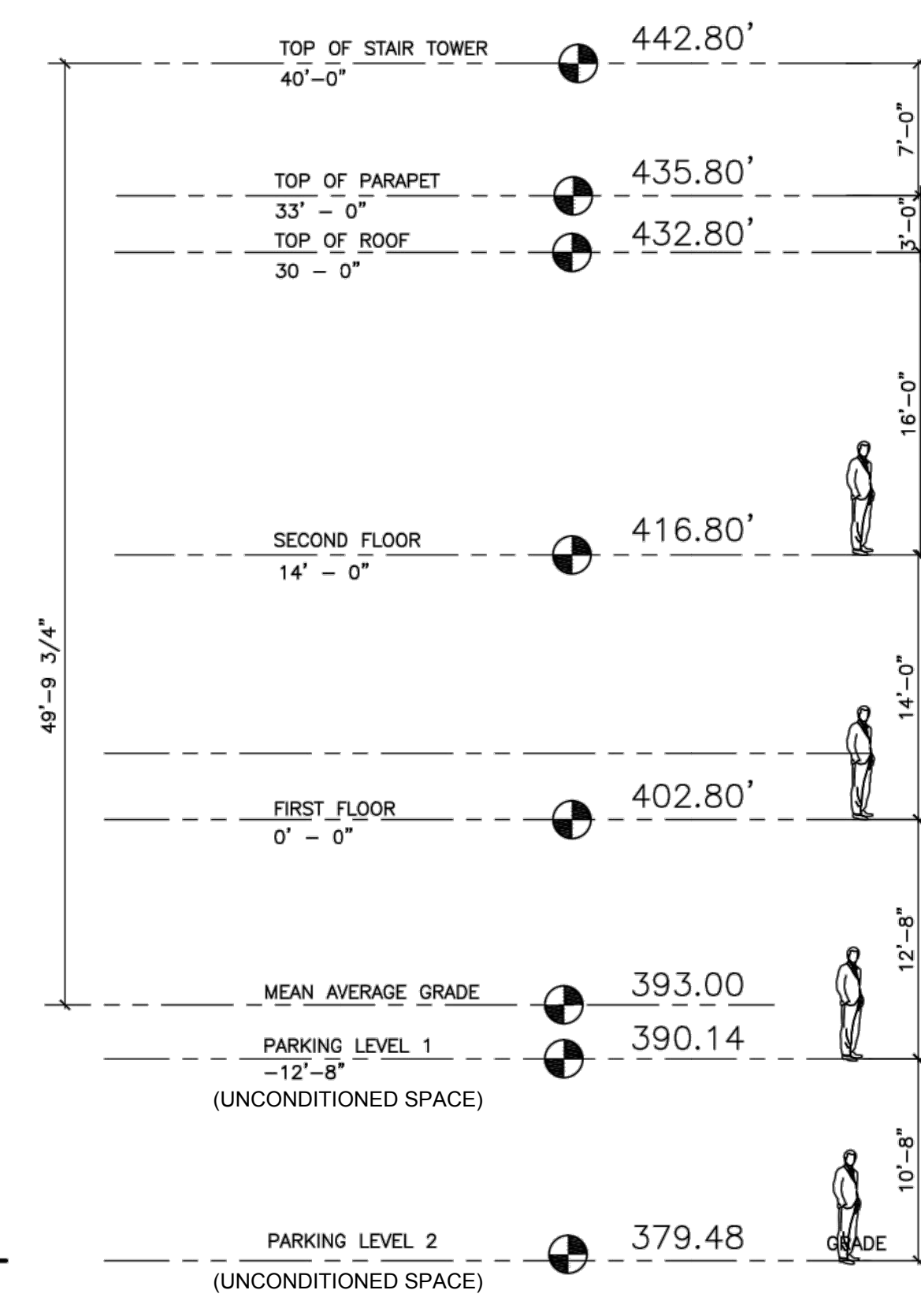
Schematic Exterior Elevations

SHEET NO:
SK44
EE-1

TRANSPARENCY OF OPENINGS			
LEVEL	REQUIRED *	WEST	EAST
LEVEL TWO	20% MIN	29.5%	23.1%
LEVEL ONE	20% MIN	39.4%	23.1%
PARKING LEVEL ONE	20% MIN	NA	33.2%
PARKING LEVEL TWO	20% MIN	NA	38.6%

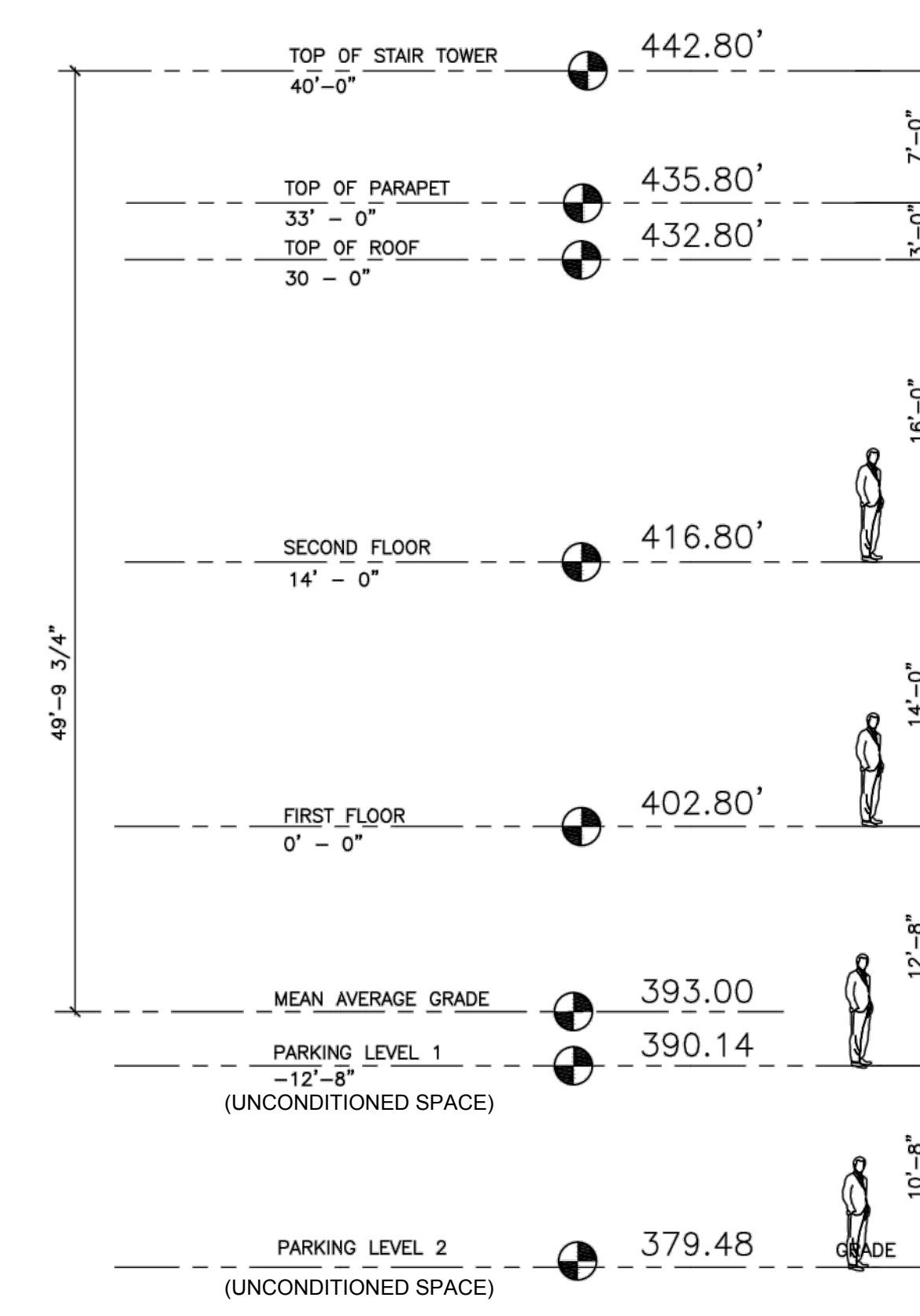
* REQUIRED PER UDO 3.2.5 F (IX USE)

HEIGHT CALCULATIONS	
HIGHEST GRADE (EXISTING ALONG ANNAPOLIS DR)	395.75'
LOWEST GRADE (EXISTING ALONG ANNAPOLIS DR)	380.25'
AVERAGE GRADE (EXISTING ALONG ANNAPOLIS DR)	388.00'
PROPOSED BUILDING FFE	402.79'
PROPOSED BUILDING HEIGHT (WITHOUT PARAPET)	430.79'
PROPOSED BUILDING HEIGHT (TOTAL)	39.79'



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION (Front Entry – OBERLIN ROAD)

1/8" = 1'-0"



I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of North Carolina.
ARCHITECT: JEFFREY PULLMAN LICENSE #8716

J.PULLMAN@QUANTUM-ARCHITECTS.COM
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NO.	ISSUE	DATE
1	ASR	24MAR17

NO.	SHEET REVISION	DATE
1	REV #1	27OCT17
2	REV #2	12JAN18



PROJECT NO.	INITIAL PROJ DATE
1652	20APR16

SHEET NAME:
Schematic Exterior Elevations

SHEET NO:
SK 44
EE-2