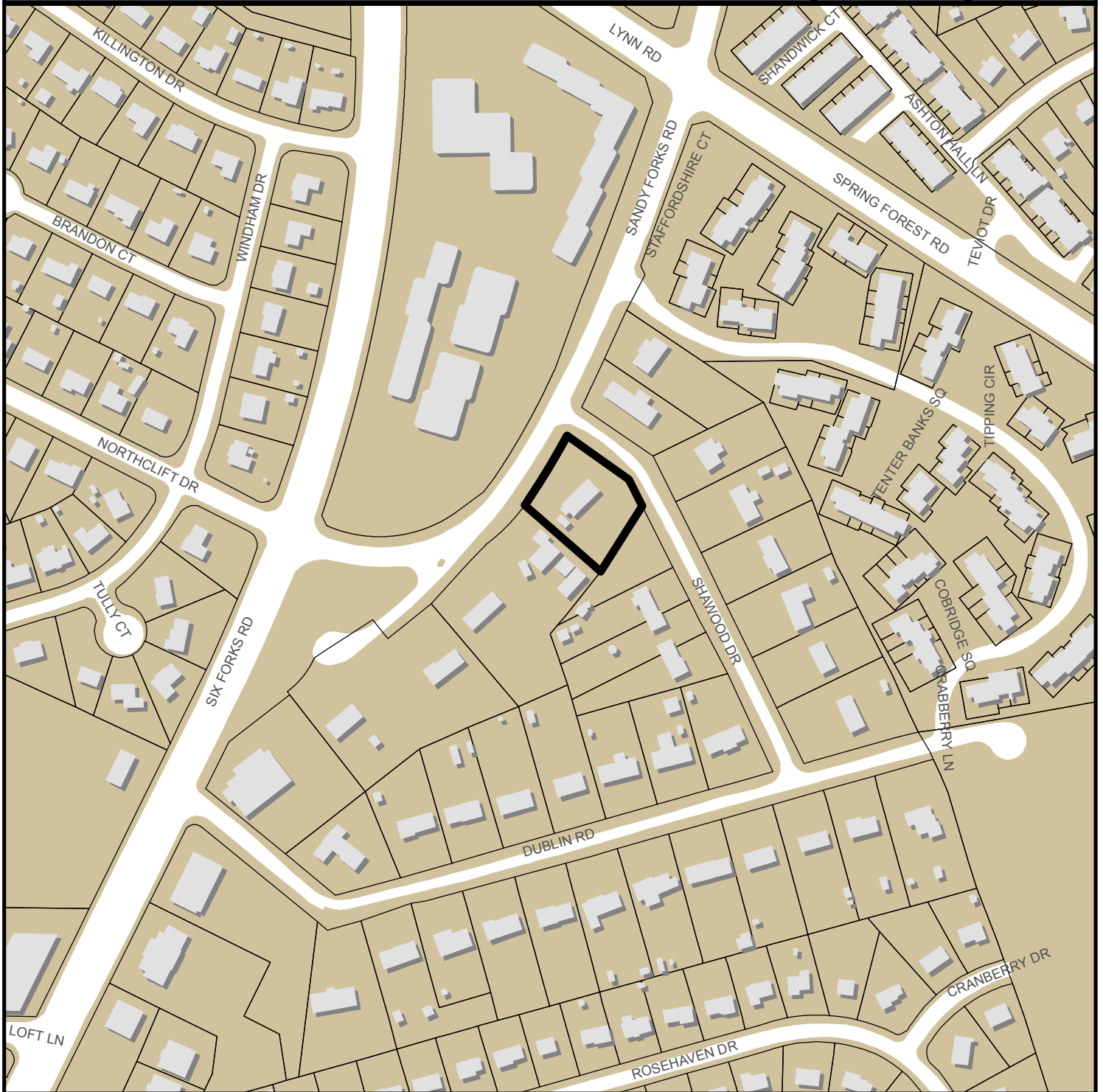


# 5932 SANDY FORKS ROAD SR-105-2017



0 300 600 Feet

Zoning: **CX-3-CU**  
CAC: **North**  
Drainage Basin: **Big Branch**  
Acreage: **0.69**  
Sq. Ft.: **7,340**

Planner: **Ryan Boivin**  
Phone: **(919) 996-2681**  
Applicant: **Kimberly**  
**Development Group**  
Phone: **(919) 271-6884**





# Administrative Approval Action

SR-105-17 / 5932 Sandy Forks Rd  
Transaction # 538998, AA # 3794

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 east side of Sandy Forks Road, south side of Shawood Road. The site is addressed at 5932 Sandy Forks Rd, which is inside City limits.

**REQUEST:** Development of a 0.69-acre tract zoned OX-3-CU (Z-9-16) into a 7,340-square foot General Building for medical office use.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**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 submitted by Blakely Design Group, dated 4/10/18 (see sheet C1.0).

## **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.*

**Stormwater:** This site will utilize underground detention tanks for stormwater quantity compliance and will utilize a sand filter along with a TN offset payment for stormwater quality compliance. This site will treat runoff from the adjacent parcel and therefore the stormwater solution is a shared solution.

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

#### **GENERAL**

1. On Concurrent plan elevation sheet(s), demonstrate compliance with transparency standards for the General building type (UDO 3.2.5) by using the required design guidelines (UDO 1.5.9.B). Ensure to provide calculations on the elevation sheet(s) and provide a view key that clearly delineates the sides of the proposed building.

#### **ENGINEERING**

1. 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**

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
3. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.



# Administrative Approval Action

SR-105-17 / 5932 Sandy Forks Rd  
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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.

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

1. Comply with all conditions of Z-9-16.
2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all, Recombinations, Right of Way and/or Easement Dedications.
3. Proof of an offsite parking lease agreement or easement within 800 feet of the entrance of this site plan building for customer parking and within 1,200 feet for employee parking shall be provided to fulfill the required parking. The applicant shall provide a signed agreement indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance.
4. A demolition permit shall be obtained.
5. Provide fire flow analysis.

### ENGINEERING

6. 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.
7. A cross access agreement between lot pin 1706787771 and lot pin 1706786574 shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one (1) day of lot recordation. A recorded copy of these documents must be provided to the Development Services Department.
8. 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.

### STORMWATER

19. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.



# Administrative Approval Action

SR-105-17 / 5932 Sandy Forks Rd  
Transaction # 538998, AA # 3794

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20. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
21. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
22. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

## URBAN FORESTRY

23. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way for 7 understory trees along Sandy Forks Rd. and 4 shade trees along Shawood Drive

### **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: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department



# Administrative Approval Action

SR-105-17 / 5932 Sandy Forks Rd  
Transaction # 538998, AA # 3794

City of Raleigh  
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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:** 5-16-2021

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)

Date: 5/16/2018

Staff Coordinator: Ryan Boivin



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

<b>BUILDING TYPE</b>		<b>FOR OFFICE USE ONLY</b>	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Resubmission Number	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Number	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot		
<input type="checkbox"/> Townhouse			

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

**GENERAL INFORMATION**

Development Name: 5932 Sandy Forks  
Zoning District: OX-3-CU Overlay District (if applicable) In-use City Lines?  Yes  No  
Proposed Use: OFFICE  
Property Address(es): 5932 Sandy Forks Road Major Street Locator: Six Forks Road  
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:  
P.I.N. 1706-78-7771 P.I.N. P.I.N.

What is your project type?  Apartment  Safety Facilities  Singleplex  Multi-Family  Office  
 Mixed Residential  Non-Residential Condo  School  Shopping Center  Banks  Industrial Building  
 Warehouse  Transportation Center  Religious Institution  Recreational Center  Retail  Community Center  
 Other: if other, please describe:

**WORK SCOPE**  
Per City Code Section 10.2.2.0.1, summarize the project work scope. For additions, changes of use, or modifications (per Chapter 8 of the UDO), indicate impacts on parking requirements.  
Construction of 7,340 s.f. one-story 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 Administration.

**CLIENT/DEVELOPER/OWNER**  
Company: Kimberly Development Group Name: Chad Stelmok  
Address: 7100 Six Forks Road, S 100, Raleigh, N. C. 27615  
Phone: 919-271-6884 Email: chad@kdgroup.com Fax: n/a

**CONSULTANT**  
Company: Blakely Design Group Name: B. Taylor Blakely  
Address: 700 Exposition Place, Ste 105, Raleigh, N. C. 27615  
Phone: 919-412-5415 Email: taylor@blakelydesign.net Fax: n/a

WWW.RALEIGH.GOV REVISION 05.13.16

# PRELIMINARY SITE PLANS for 5932 SANDY FORKS 5932 SANDY FORKS ROAD

SITE DATA		
TOTAL LOT SIZE	28,918 S.F.	0.66 ACRES
ZONE	OX-3-CU	
EXISTING USE	HOUSE	
PROPOSED USE	MEDICAL OFFICE	
PROPOSED BUILDING SIZE	1 BUILDING	7,340 S.F.
PROPOSED BUILDING HEIGHT	1 STORY	20'
PARKING REQUIRED (1/300 S.F.)	25 SPACES	
PARKING PROPOSED (INCL. 2 HC.) (ON OUR LOT)	32 SPACES (+ 6 on adjacent lots)	
BIKE PARKING - 4 SHORT TERM REQ., 4 LONG TERM REQ.	8 SPACES MIN.	
VEHICULAR USE AREA	14,642 S.F.	
IMPERVIOUS AREA	10 AC. EXISTING 0.54 AC. NEW	23,373 S.F. 0.54 ac.
OUTDOOR AMENITY AREA-REQD-10%-2,892 S.F. PROVIDED	3,011 S.F.	
LANDSCAPE AREA	5,545 S.F.	
FLOOR AREA RATIO - REQUIRED .5; PROVIDED-7,340/28,918=	.25	
DENUDED AREA	28,918 S.F. 0.66 AC.	
WAKE COUNTY P.I.N.	1706-78-7771	
OWNER	KIMBERLY DEVELOPMENT 7100 SIX FORKS ROAD, S 100 RALEIGH, N. C. 27615 (919) 271-6884	

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

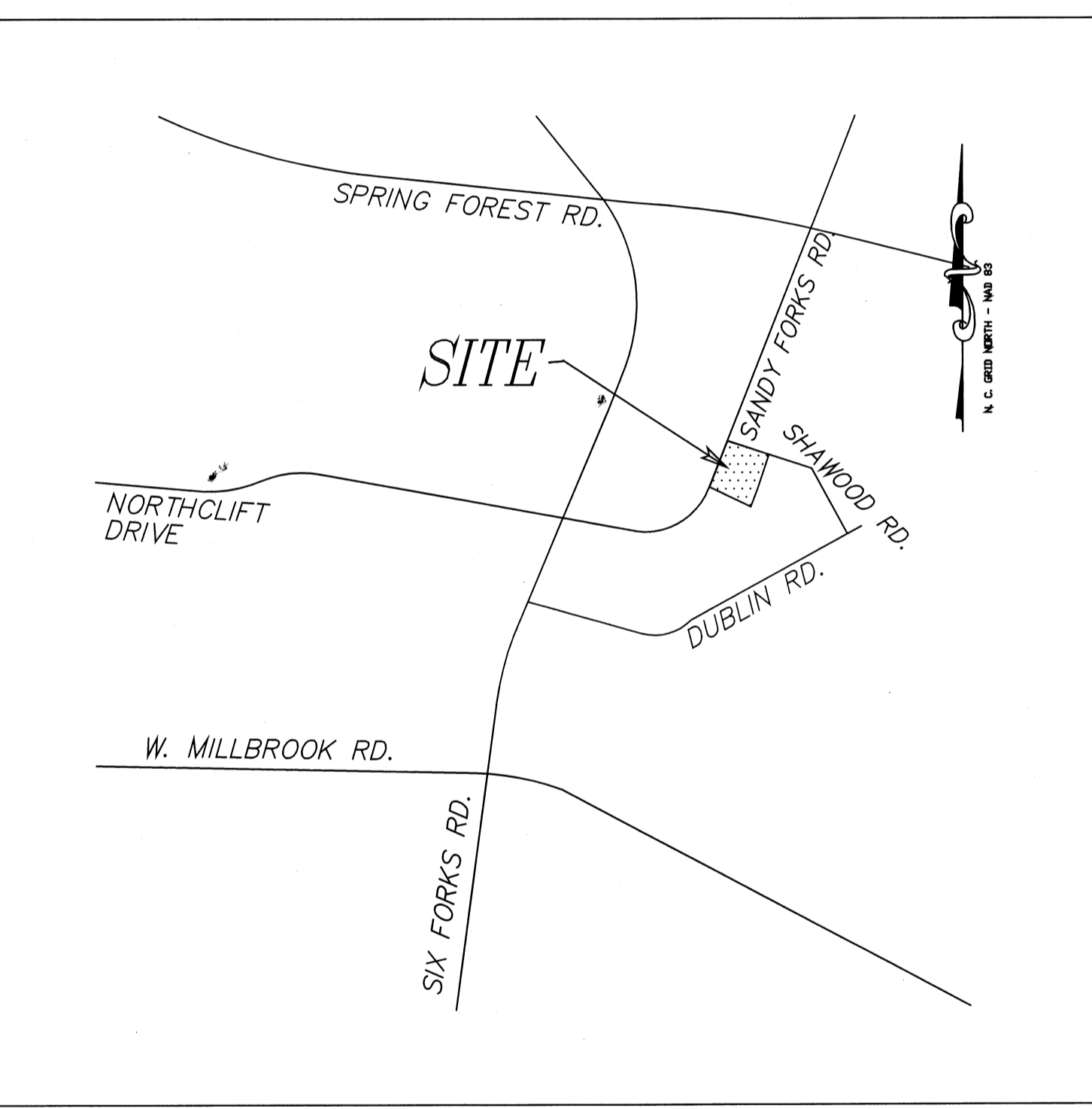
Zoning Information	Building Information
Zoning District: OX-3-CU	Proposed building use: OFFICE
Per City Code Section 10.2.2.0.1, provide the acreage of each:	Existing building(s) vs. ft. gross: NONE
Overlay Districts	Proposed building(s) sq. ft. gross: 7,340 S.F.
Total Site Acres: Inside City Lines: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 7,340 S.F.
Off street parking: Required: 10 Provided: 44	Proposed height of building(s): 24'
COA (Certificate of Appropriateness) case # N/A	# of stories: ONE
MOA (Memorandum of Adjustment) case # N/A	Ceiling height of 1 <sup>st</sup> floor: 12'
CUD (Conditional Use District) case # 2	
Stormwater Information	Flood Hazard Area
Existing Impervious Surface: 10 AC. acres/square foot	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 535 AC. acres/square foot	If Yes, please provide: Flood Study N/A
House Water Butler: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Panel # N/A
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units	5. Bedrooms Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care or Life Care Dwelling Units	6. Hill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space Entity or Assembly
4. Overall Total # of Dwelling Units (1-6 Above)	8. In your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**SIGNATURE BLOCK (Applicable to all developments)**

I, the undersigned, hereby agree and certify that the information provided on this application is true and correct to the best of my knowledge and belief, and that I am the owner or authorized agent of the owner of the property described herein. I hereby designate B. Taylor Blakely to act 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 have read, acknowledge and affirm that this project is conforming to all applicable requirements applicable with the proposed development use.

Signed: *[Signature]* date: 12/8/17  
Printed Name: CHAD STELMOK, PRESIDENT  
Signed: \_\_\_\_\_ date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

SR-105-17 # 538998

INDEX OF SHEETS	
EXISTING CONDITIONS	EX.0
EASEMENT PLAN	EX.1
SITE STAKING PLAN	C1.0
GRADING & DRAINAGE PLAN	C2.0
SAND FILTER TANK DETAILS	C2.1
DETENTION TANK DETAILS	C2.2
LANDSCAPE PLAN	C3.0
UTILITY PLAN	C4.0
CONSTRUCTION DETAILS	C6.0
CONSTRUCTION DETAILS	C6.1
SITE LIGHTING PLAN	SL1.0
BUILDING ELEVATIONS	A104
5920 SANDY FORKS PLOT PLAN (PARKING ADDITION)	CX.0
RECORDED PLAT	

PREPARED BY

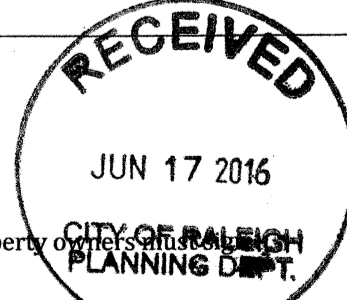
*[Redacted Signature]*

BLAKELY DESIGN GROUP  
700 EXPOSITION PLACE, SUITE 105  
RALEIGH, N. C. 27615  
(919) 870-1868 FAX 870-0752



Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number: Z-9-18		Transaction Number
Date Submitted: June 7, 2018		
Existing Zoning R-4	Proposed Zoning OX-3-CU	

- NARRATIVE OF ZONING CONDITIONS OFFERED**
- The following principal uses, as listed in Section 6.1.4 "Allowed Principal Use Table", shall be prohibited on the property: cottage court; emergency shelter - any types otherwise allowed in the OX district; cemetery; civic club; police, fire, EMS station; major utilities - any types otherwise allowed in the OX district; health club; outdoor recreation - any types otherwise allowed in the OX district; overnight lodging - any types otherwise allowed in the OX district; passenger terminal - any types otherwise allowed in the OX district; funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium; eating establishment; retail sales - any types otherwise allowed in the OX district; personal services - any types otherwise allowed in the OX district; detention center, jail, prison.
  - The maximum floor area ratio shall be 0.50. For the purpose of this condition, floor area ratio shall mean the numerical value obtained by dividing the floor area gross of the building by the gross lot area.
  - The maximum density shall be six (6) units per acre.
  - The maximum height for any principal building on the property shall be two stories and 40 feet.
  - Any pole-mounted lighting fixtures shall be of full cut-off design, and, unless a more restrictive height is required by the Unified Development Ordinance, the maximum height of any pole-mounted lighting shall be 18 feet in height.
  - The siding materials of any principal building shall be brick, stone, stucco, EIFS, fiber-cement siding or a combination thereof.



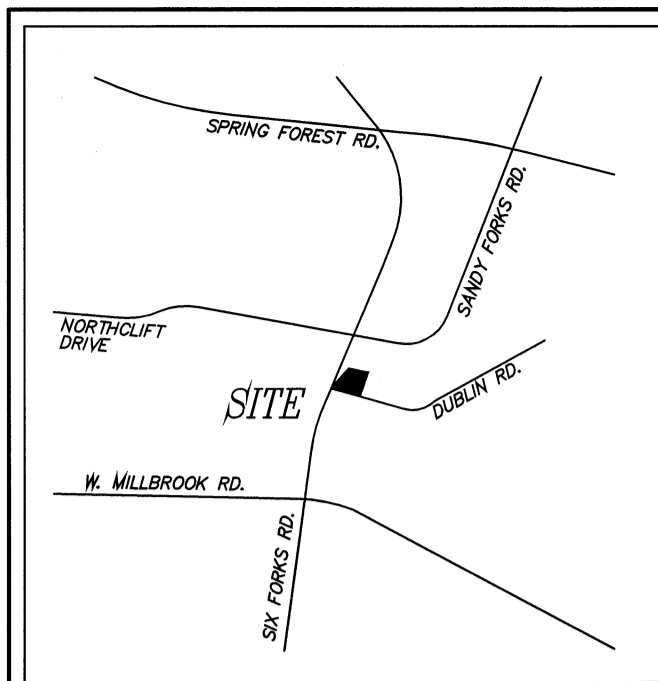
These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature: *[Signature]* Print Name: CHAD STELMOK

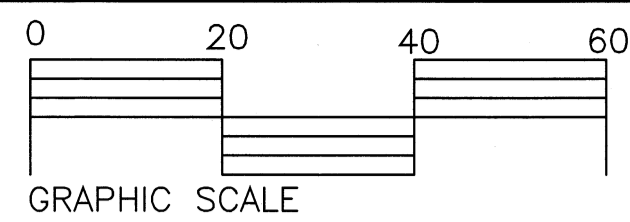
**SOLID WASTE SERVICES STATEMENT**

THIS SITE IS PROPOSING A PRIVATE SHARED DUMPSTER. THE OWNER AND DESIGNER HAVE REVIEWED THE CITY OF RALEIGH "SOLID WASTE DESIGN MANUAL" AND WE ARE PROVIDING A SHARED PRIVATE DUMPSTER. THE DUMPSTER IS EXISTING ON THE ADJACENT OFFICE SITE 5920 SANDY FORKS ROAD, SEE SHEET CX.0

C:\Documents and Settings\Taylor\My Documents\STELMOK\KIMBERLY DEV\Sandy Forks Phase 4\SANDY FORKS 2004 SITE PLANS 3-20-18.dwg, 3/22/2018, 8:41:21 AM, Xerox 6204 Wide Format



VICINITY MAP



LEGEND and NOMENCLATURE

- SYMBOLS**
- Ex. iron pipe/rod or nail
  - Ex. concrete monument
  - New roof pipe
  - Calculated point
  - Cable pedestal
  - Telephone pedestal
  - Electric pedestal
  - Fiber-optic marker
  - Traffic signal box
  - Water meter
  - Fire hydrant
  - Valve (water or gas)
  - Sanitary sewer manhole
  - Sanitary sewer cleanout
  - Storm curb inlet
  - Drainage inlet (w/ grate)
  - Storm drain manhole
  - Utility pole
  - Lamp post
  - Signal pole
  - Guy wire
  - Sign post
- LINE TYPES**
- Fence
  - Overhead utility
  - Water (blue paint)
  - Sanitary sewer
  - Storm drain
  - Gas line (yellow paint)
  - Underground elec. (red paint)
- ABBREVIATIONS**
- DB Deed Book
  - PL or BM Plat Book (Book of Maps)
  - N/F Now or formerly
  - Pg Page
  - SF Square feet
  - Ac Acres
  - R/W Right-of-way
  - NCSR North Carolina State Route
  - NCDOT North Carolina Dept. of Transportation
  - R/W Right-of-way
  - Ex. Existing
  - RCP Reinforced concrete pipe
  - (M) Measured
  - GFV Google Floor vault

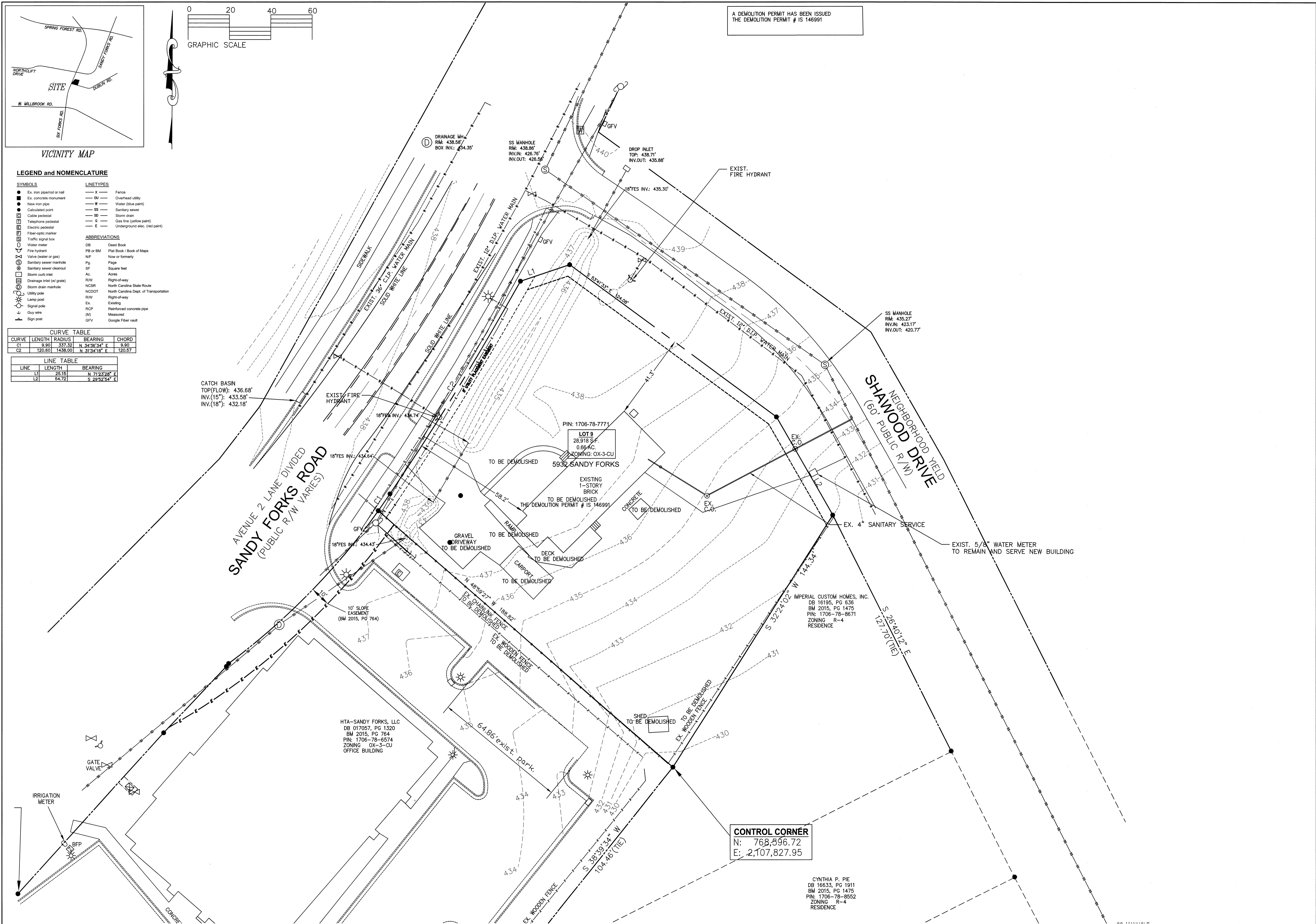
**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	8.90	337.32	N 34°30'54" E	18.90
C2	120.60	1438.00	N 31°34'19" E	220.57

**LINE TABLE**

LINE	LENGTH	BEARING
L1	25.16	N 71°23'28" E
L2	54.72	S 29°52'54" E

A DEMOLITION PERMIT HAS BEEN ISSUED  
THE DEMOLITION PERMIT # IS 146991



BLAKELY DESIGN GROUP  
Landscape Architecture Site Planning

700 Expedition Place, Suite 105, Raleigh, North Carolina 27615  
Telephone (919) 412-5415  
E-Mail [top@blakelydesign.net](mailto:top@blakelydesign.net)

EXISTING CONDITIONS

# 5932 SANDY FORKS

5932 SANDY FORKS ROAD RALEIGH, N.C.

DATE DEC 5,17

SCALE 1"=20'

DRAWN BTB

JOB NO.

REVISIONS  
1-20-18 BY REVISED PER  
2-20-18 BY REVISED PER  
FOR COMMENTS

SHEET  
EX.0

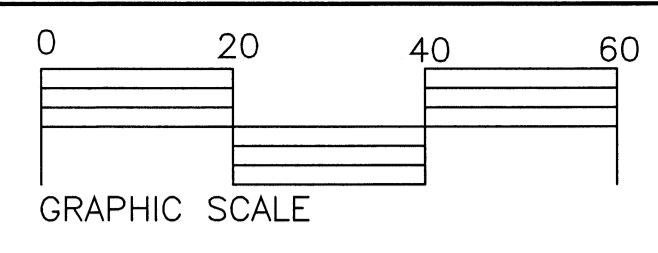
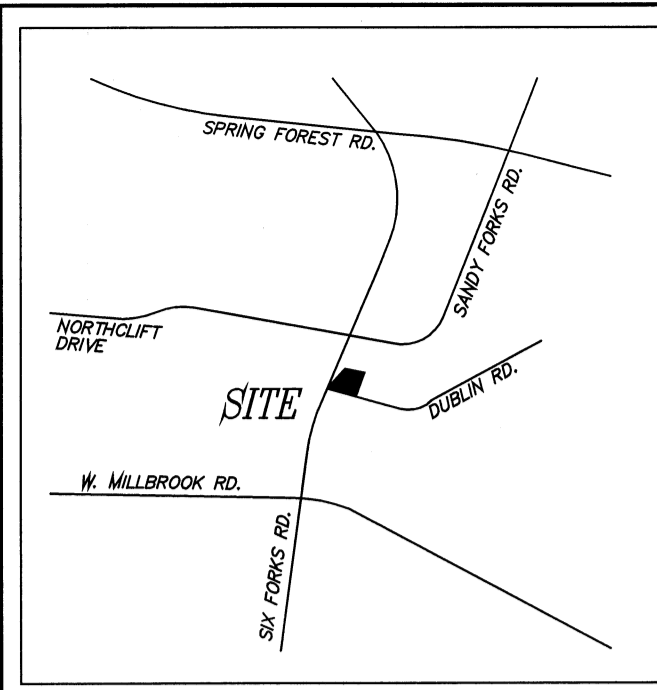
**CONTROL CORNER**  
N: 768,596.72  
E: 2,107,827.95

CYNTHIA P. PIE  
DB 16633, PG 1911  
BM 2015, PG 1475  
PIN: 1706-78-8552  
ZONING R-4  
RESIDENCE

IMPERIAL CUSTOM HOMES, INC.  
DB 16195, PG 636  
BM 2015, PG 1475  
PIN: 1706-78-8671  
ZONING R-4  
RESIDENCE

HTA-SANDY FORKS, LLC  
DB 017057, PG 1320  
BM 2015, PG 764  
PIN: 1706-78-6574  
ZONING OX-3-CU  
OFFICE BUILDING

LOT 9  
28,818 S.F.  
0.66 AC.  
ZONING: OX-3-CU



**LEGEND and NOMENCLATURE**

- SYMBOLS**
- Ex. iron pipe/rod or nail
  - Ex. concrete monument
  - New iron pipe
  - Calculated point
  - Cable pedestal
  - Telephone pedestal
  - Electric pedestal
  - Fiber-optic marker
  - Traffic signal box
  - Water meter
  - Fire hydrant
  - Valve (water or gas)
  - Sanitary sewer manhole
  - Sanitary sewer cleanout
  - Storm curb inlet
  - Drainage inlet (grate)
  - Storm drain manhole
  - Utility pole
  - Lamp post
  - Signal pole
  - Guy wire
  - Slip post
- LINE TYPES**
- Fence
  - Overhead utility
  - Water (blue part)
  - Sanitary sewer
  - Storm drain
  - Gas line (yellow part)
  - Underground elec. (red part)
- ABBREVIATIONS**
- DB Deed Book
  - PB or BM Plat Book / Book of Maps
  - NF Now or formerly
  - Pg Page
  - SF Square feet
  - Ac Acre
  - R/W Right-of-way
  - NCGR North Carolina State Route
  - NCDDOT North Carolina Dept. of Transportation
  - R/W Right-of-way
  - Ex. Existing
  - RCP Reinforced concrete pipe
  - (M) Measured
  - GVF Google Fiber vault

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	9.90	237.32	N 34°36'34" E	9.90
C2	120.00	1438.00	N 31°54'19" E	120.52

**LINE TABLE**

LINE	LENGTH	BEARING
L1	25.16	N 71°32'28" E
L2	64.72	S 29°52'54" E

A DEMOLITION PERMIT HAS BEEN ISSUED  
THE DEMOLITION PERMIT # IS 146991

**EASEMENTS NOTE**  
EASEMENTS PER BOOK 16077, PAGE 1867 WAKE COUNTY REGISTER OF DEEDS AND BOOK OF MAPS 2015, PAGES 659 AND 668 TO BE ABANDONED AND REMOVED ON THIS PROPERTY 5932 SANDY FORKS ROAD. THE CITY COUNCIL AT THEIR FEBRUARY 6TH 2018 MEETING APPROVED THE ABANDONMENT OF THESE EASEMENTS. DEVELOPER IS WORKING WITH THE CITY OF RALEIGH REAL ESTATE OFFICE TO GET PAPERWORK IN PLACE TO RECORD WITH WAKE COUNTY REGISTER OF DEEDS OFFICE. THE RESOLUTION NUMBERS WILL BE FORTHCOMING.

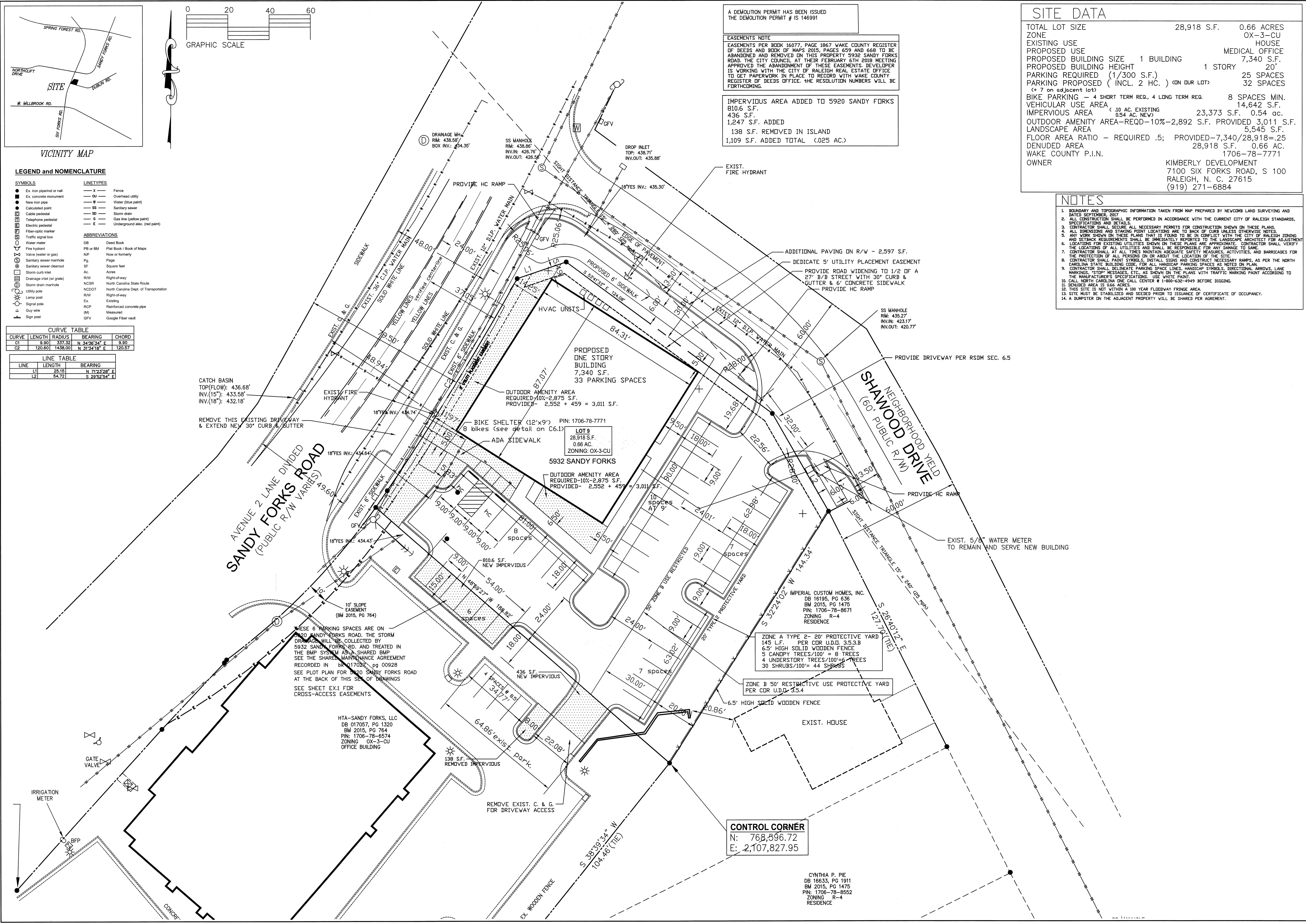
**IMPERVIOUS AREA ADDED TO 5920 SANDY FORKS**  
810.6 S.F.  
436 S.F.  
1,247 S.F. ADDED  
138 S.F. REMOVED IN ISLAND  
1,109 S.F. ADDED TOTAL (.025 AC.)

**SITE DATA**

TOTAL LOT SIZE	28,918 S.F.	0.66 ACRES
EXISTING ZONE	OX-3-CU	HOUSE
PROPOSED USE	MEDICAL OFFICE	
PROPOSED BUILDING SIZE	1 BUILDING	7,340 S.F.
PROPOSED BUILDING HEIGHT	1 STORY	20'
PARKING REQUIRED (1/300 S.F.)		25 SPACES
PARKING PROPOSED (INCL. 2 HC.) (ON OUR LOT) (+ 7 on adjacent lot)		32 SPACES
BIKE PARKING - 4 SHORT TERM REQ., 4 LONG TERM REQ.		8 SPACES MIN.
VEHICULAR USE AREA	10 AC. EXISTING	14,642 S.F.
IMPERVIOUS AREA	0.54 AC. NEW	23,373 S.F.
LANDSCAPE AREA		5,545 S.F.
OUTDOOR AMENITY AREA-REQD-10%-2,892 S.F. PROVIDED		3,011 S.F.
DENUDED AREA		28,918 S.F.
WAKE COUNTY P.I.N.		1706-78-7771
OWNER	KIMBERLY DEVELOPMENT 7100 SIX FORKS ROAD, S 100 RALEIGH, N. C. 27615 (919) 271-6884	

**NOTES**

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP PREPARED BY NEVCOMB LAND SURVEYING AND DATED SEPTEMBER, 2017.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
- CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
- CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-638-4949 BEFORE DIGGING.
- REMOVED AREA IS 0.66 ACRES.
- THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
- SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A DUMPSTER ON THE ADJACENT PROPERTY WILL BE SHARED PER AGREEMENT.



**CONTROL CORNER**  
N: 768,896.72  
E: 2,107,827.95

CYNTHIA P. PIE  
DB 16193, PG 1911  
BM 2015, PG 1475  
PIN: 1706-78-8552  
ZONING R-4  
RESIDENCE

**BLAKELY DESIGN GROUP**  
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Landscape Architecture

700 Expedition Place, Suite 105, Raleigh, North Carolina, 27615  
Telephone: (919) 412-5415  
E-Mail: [taylor@blakelydesign.com](mailto:taylor@blakelydesign.com)

**5932 SANDY FORKS**  
5932 SANDY FORKS ROAD  
RALEIGH, N.C.

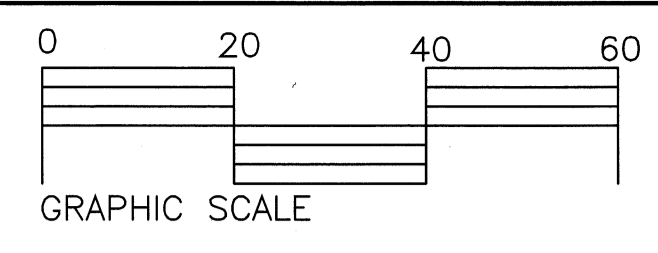
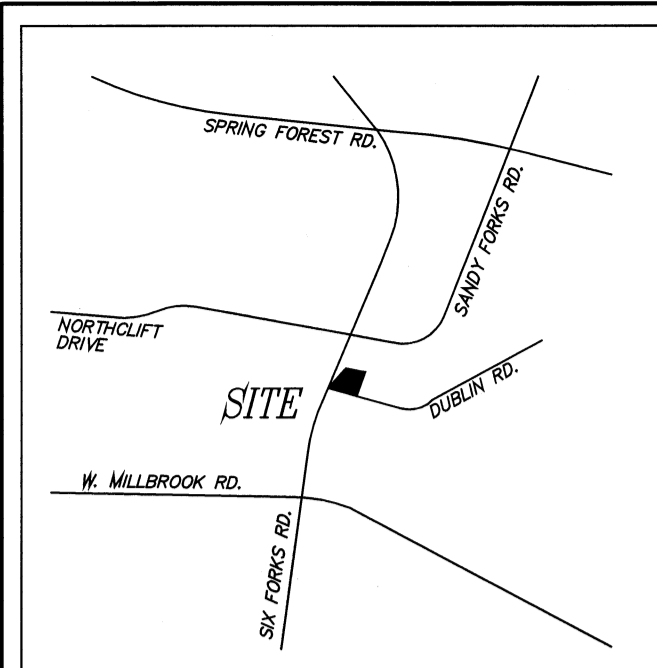
SITE PLAN

DATE DEC 5,17  
SCALE 1"=20'  
DRAWN BTB

JOB NO.  
REVISIONS  
1-20-18 SITE REVISED PER  
C&A COMMENTS  
2-22-18 SITE REVISED PER  
C&A COMMENTS  
3-20-18 SITE REVISED PER  
C&A COMMENTS

SHEET  
C1.0





A DEMOLITION PERMIT HAS BEEN ISSUED  
THE DEMOLITION PERMIT # IS 146991

EASEMENTS NOTE  
EASEMENTS PER BOOK 16077, PAGE 1867 WAKE COUNTY REGISTER OF DEEDS AND BOOK OF MAPS 2015, PAGES 659 AND 668 TO BE ABANDONED AND REMOVED ON THIS PROPERTY 5932 SANDY FORKS ROAD. THE CITY COUNCIL AT THEIR FEBRUARY 6TH 2018 MEETING APPROVED THE ABANDONMENT OF THESE EASEMENTS. DEVELOPER IS WORKING WITH THE CITY OF RALEIGH REAL ESTATE OFFICE TO GET PAPERWORK IN PLACE TO RECORD WITH WAKE COUNTY REGISTER OF DEEDS OFFICE. THE RESOLUTION NUMBERS WILL BE FORTHCOMING.

IMPERVIOUS AREA ADDED TO 5920 SANDY FORKS  
810.6 S.F.  
436 S.F.  
1,247 S.F. ADDED  
138 S.F. REMOVED IN ISLAND  
1,109 S.F. ADDED TOTAL (.025 AC.)

**LEGEND and NOMENCLATURE**

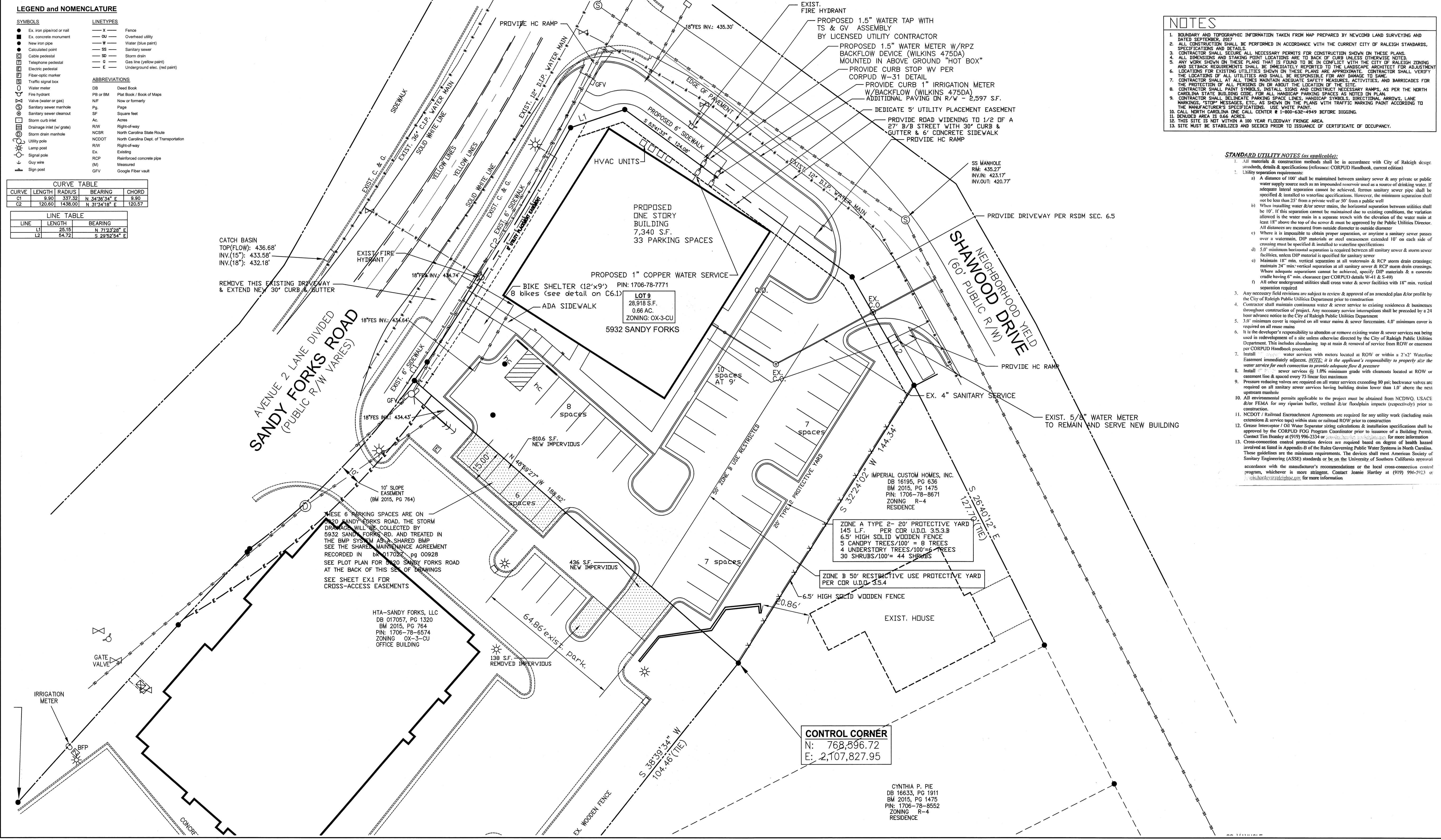
- | SYMBOLS                     | LINETYPES                                    |
|-----------------------------|--|
| ● Ex. iron pipe/rod or nail | — X — Fence                                  |
| ■ Ex. concrete monument     | — OU — Overhead utility                      |
| ○ New iron pipe             | — W — Water (blue paint)                     |
| ● Calculated point          | — SS — Sanitary sewer                        |
| ○ Cable pedestal            | — SD — Storm drain                           |
| ○ Telephone pedestal        | — G — Gas line (yellow paint)                |
| ○ Electric pedestal         | — E — Underground elec. (red paint)          |
| ○ Fiber-optic marker        |  |
| ○ Traffic signal box        |  |
| ABBREVIATIONS               | DEEDS  |
| W Water meter               | DB Deed Book                                 |
| W Fire hydrant              | PS or BM Plat Book / Book of Maps            |
| V Valve (water or gas)      | NF Now or formerly                           |
| W Sanitary sewer manhole    | Pg. Page                                     |
| W Sanitary sewer cleanout   | SF Square feet                               |
| W Storm curbside            | Ac. Acres                                    |
| W Drainage inlet (w/ grate) | Ac. North Carolina State Route               |
| W Storm drain manhole       | NCSR North Carolina Dept. of Transportation  |
| W Utility pole              | NCDOT North Carolina Dept. of Transportation |
| W Lamp post                 | R/W Right-of-way                             |
| W Guy wire                  | EX Existing                                  |
| W Signal pole               | RCP Reinforced concrete pipe                 |
| W Sign post                 | (M) Measured                                 |
|                             | GVV Google Fiber vault                       |

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	9.90	337.32	N 34°36'34" E	9.90
C2	120.60	1438.00	N 31°34'16" E	120.57

LINE	LENGTH	BEARING
L1	25.15	N 71°32'28" E
L2	54.72	S 29°32'54" E

- NOTES**
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP PREPARED BY NEWCOMB LAND SURVEYING AND DATED SEPTEMBER, 2017
  - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
  - CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN IN THESE PLANS.
  - ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ANY WORK SHOWN IN THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
  - LOCATIONS FOR EXISTING UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
  - CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS WHO USE ABOUT THE LOCATION OF THE SITE.
  - CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
  - CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
  - CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-552-4949 BEFORE DIGGING.
  - REMOVED AREA IS 166 ACRES.
  - THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRONTS AREA.
  - THIS SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

- 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 material 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 separation cannot be achieved, specify DIP material & a concrete curbside 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 sewer 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 procedures.
  - Install 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 meter connection to provide adequate flow & pressure.*
  - Install 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; backwater 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 Heasley at (919) 996-2134 or [tim.heasley@raleighnc.gov](mailto:tim.heasley@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 accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-2923 at [joanie.hartley@raleighnc.gov](mailto:joanie.hartley@raleighnc.gov) for more information.



**BLAKELY DESIGN GROUP**  
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700 Caperton Place, Suite 105, Raleigh, North Carolina, 27615  
Telephone: (919) 412-5415  
E-Mail: [taylor@blakelydesign.com](mailto:taylor@blakelydesign.com)

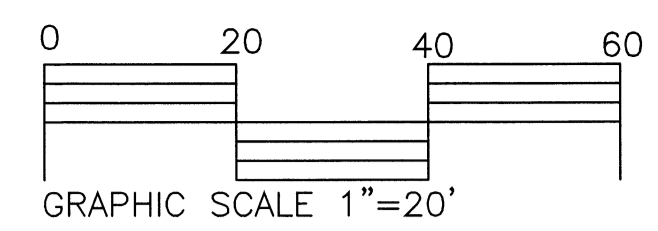
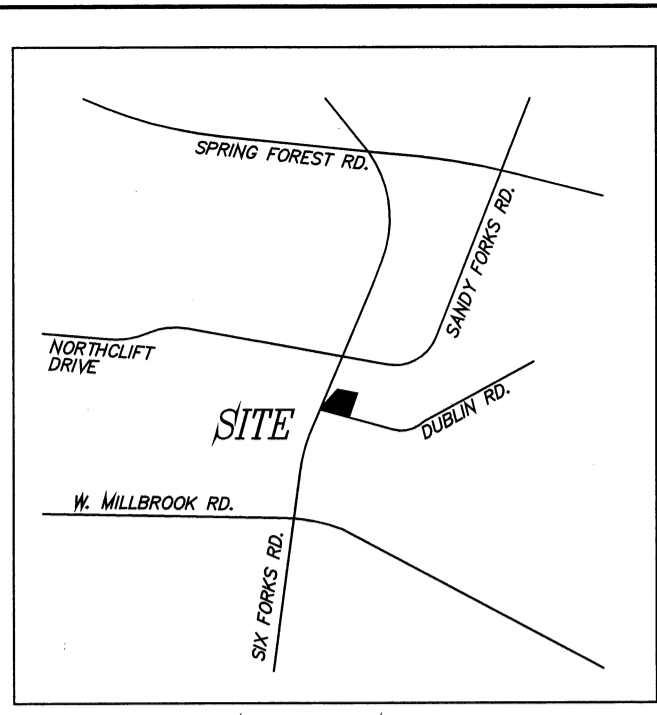
**UTILITY PLAN**

**5932 SANDY FORKS**  
5932 SANDY FORKS ROAD  
RALEIGH, N.C.

DATE DEC. 5, 17  
SCALE 1"=20'  
DRAWN BTB

JOB NO.  
REVISIONS  
1-18-17 REVISED PER  
2-14-18 REVISED PER  
3-14-18 REVISED PER  
4-11-18 REVISED PER  
CJL COMMENTS

SHEET  
C4.0



**LEGEND and NOMENCLATURE**

SYMBOLS	LINE TYPES
● Ex. iron pipe/rod or nail	— X — Fence
■ Ex. concrete monument	— O — Overhead utility
○ New iron pipe	— W — Water (blue print)
● Calculated point	— SS — Sanitary sewer
— Cable pedestal	— SD — Storm drain
— Telephone pedestal	— G — Gas line (yellow print)
— Electronic pedestal	— E — Underground elec. (red print)
— Fiberoptic marker	
— Traffic signal box	

**ABBREVIATIONS**

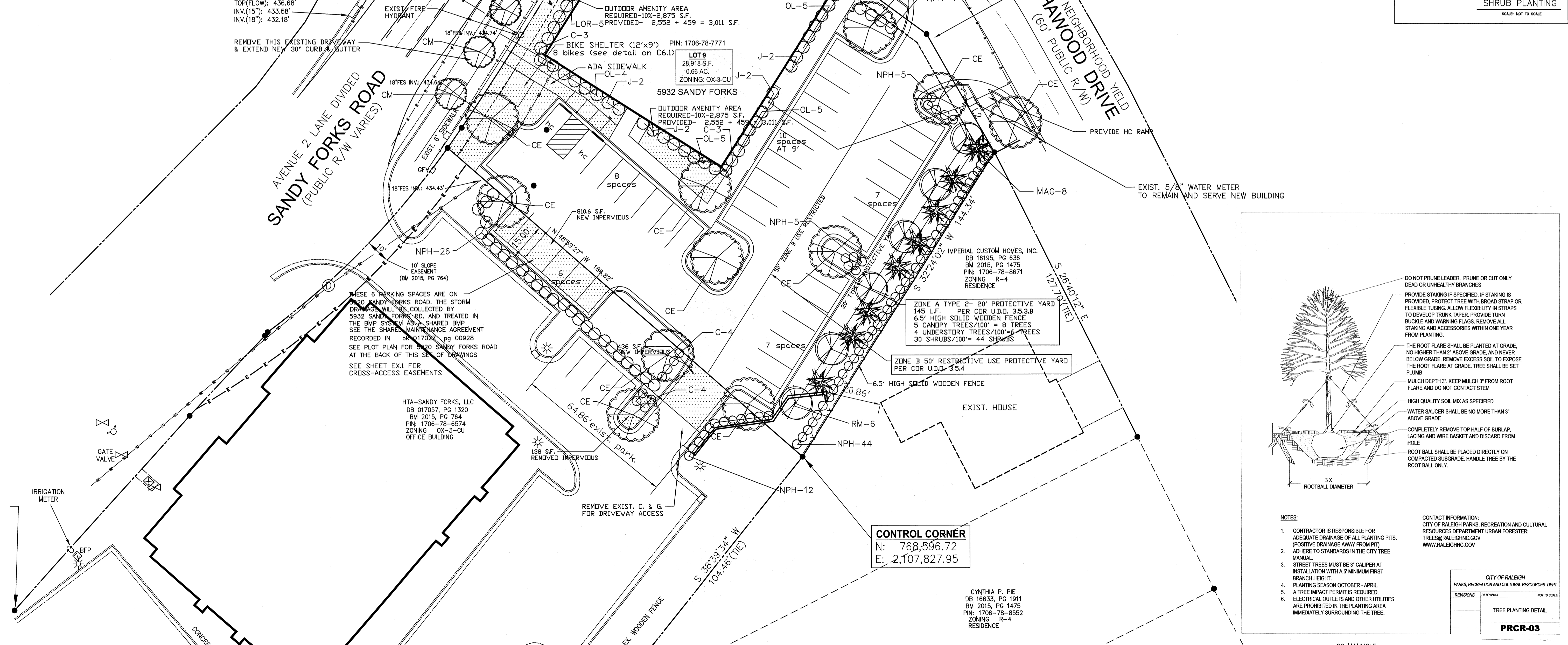
Water meter	DB	Deed Book
Fire hydrant	FB or BM	Plat Book / Book of Maps
Water heater or gas	NIP	Now or Formerly
Sanitary sewer manhole	Pg	Page
Sanitary sewer cleanout	SF	Square feet
Storm curb inlet	Ac	Acre
Drainage inlet (w/ grate)	R/W	Right-of-way
Storm drain manhole	NCSR	North Carolina State Route
Utility pole	NCDDOT	North Carolina Dept. of Transportation
Lamp post	R/W	Right-of-way
Signal pole	Ex	Existing
Guy wire	RCP	Reinforced concrete pipe
— (M)		Measured
— (GFV)		Google Fiber vault

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	9.90	337.32	N 34°36'34" E	9.90
C2	120.60	1438.00	N 31°34'18" E	120.57

**LINE TABLE**

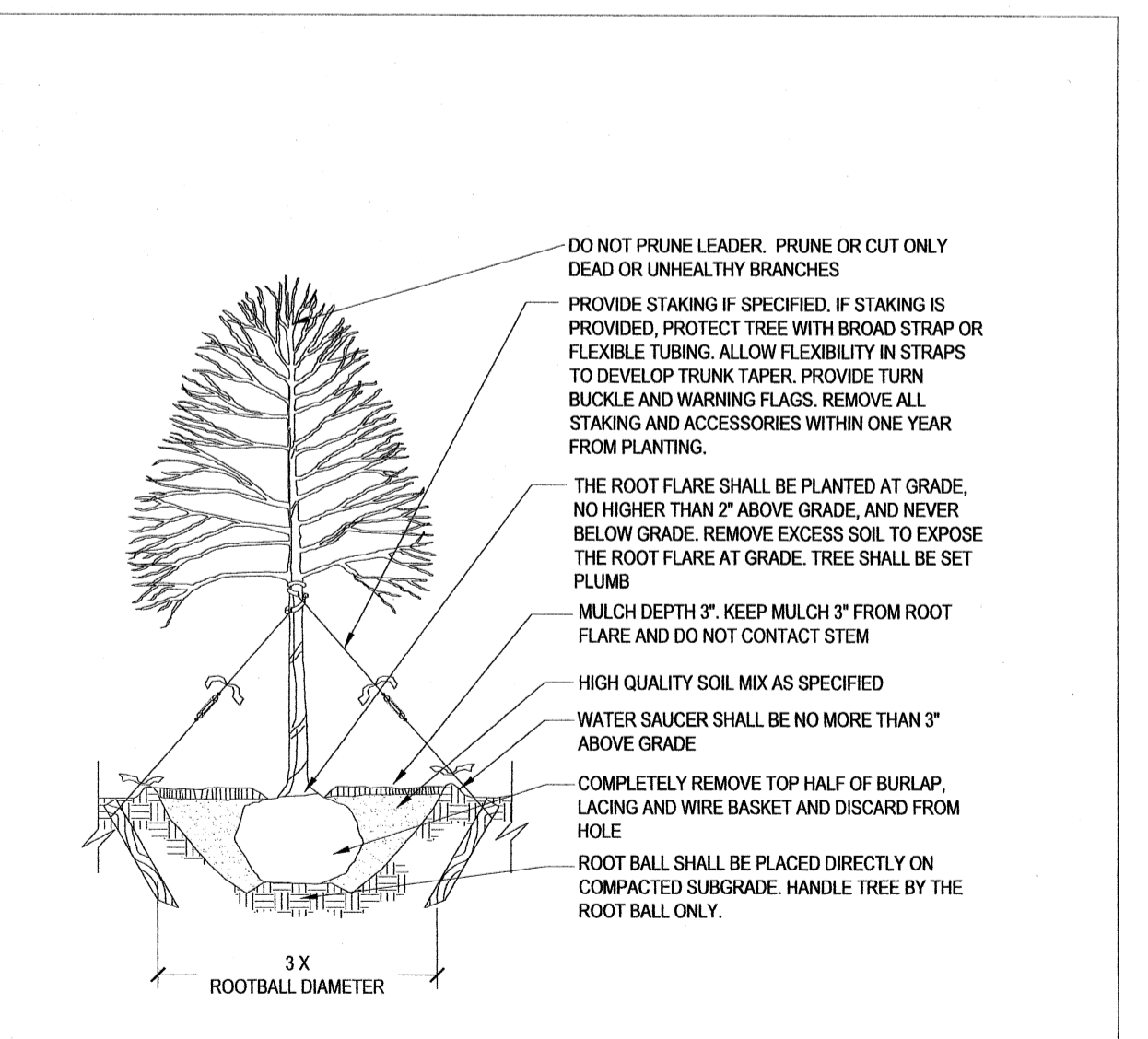
LINE	LENGTH	BEARING
L1	25.15	N 71°23'28" E
L2	64.72	S 23°52'54" E



A DEMOLITION PERMIT HAS BEEN ISSUED  
THE DEMOLITION PERMIT # IS 146891

EASEMENTS NOTE  
EASEMENTS PER BOOK 16077, PAGE 1867 WAKE COUNTY REGISTER OF DEEDS AND BOOK OF MAPS 2015, PAGES 659 AND 668 TO BE ABANDONED AND REMOVED ON THIS PROPERTY 5932 SANDY FORKS ROAD. THE CITY COUNCIL AT THEIR FEBRUARY 6TH 2018 MEETING APPROVED THE ABANDONMENT OF THESE EASEMENTS. DEVELOPER IS WORKING WITH THE CITY OF RALEIGH REAL ESTATE OFFICE TO GET PAPERWORK IN PLACE TO RECORD WITH WAKE COUNTY REGISTER OF DEEDS OFFICE. THE RESOLUTION NUMBERS WILL BE FORTHCOMING.

IMPERVIOUS AREA ADDED TO 5920 SANDY FORKS  
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436 S.F.  
1,247 S.F. ADDED  
138 S.F. REMOVED IN ISLAND  
1,109 S.F. ADDED TOTAL (.025 AC.)



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Site Planning  
Landscape Architecture

700 Expedition Place, Suite 100, Raleigh, North Carolina 27615  
Telephone (919) 472-5415  
E-Mail: toylor@blakelydesign.com

**5932 SANDY FORKS**  
RALEIGH, N.C.

DATE: DEC 5, 17  
SCALE: 1"=20'  
DRAWN: BTB  
JOB NO.:  
REVISIONS: [Table with 4 columns: No., Date, Description, By]  
SHEET: C3.0



Kimberly Development Group

7100 Six Forks Rd  
Ste. 100  
Raleigh, NC 27615

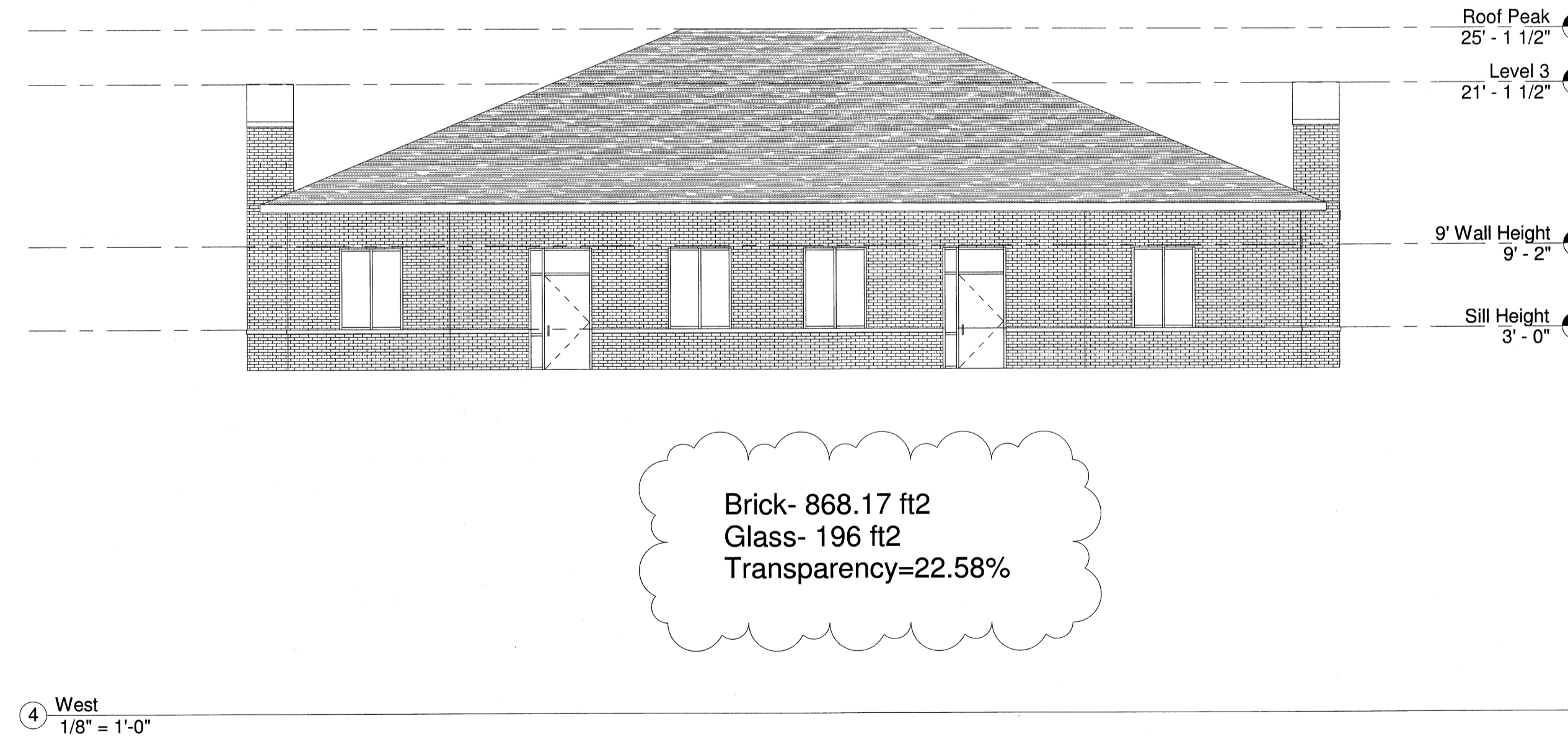
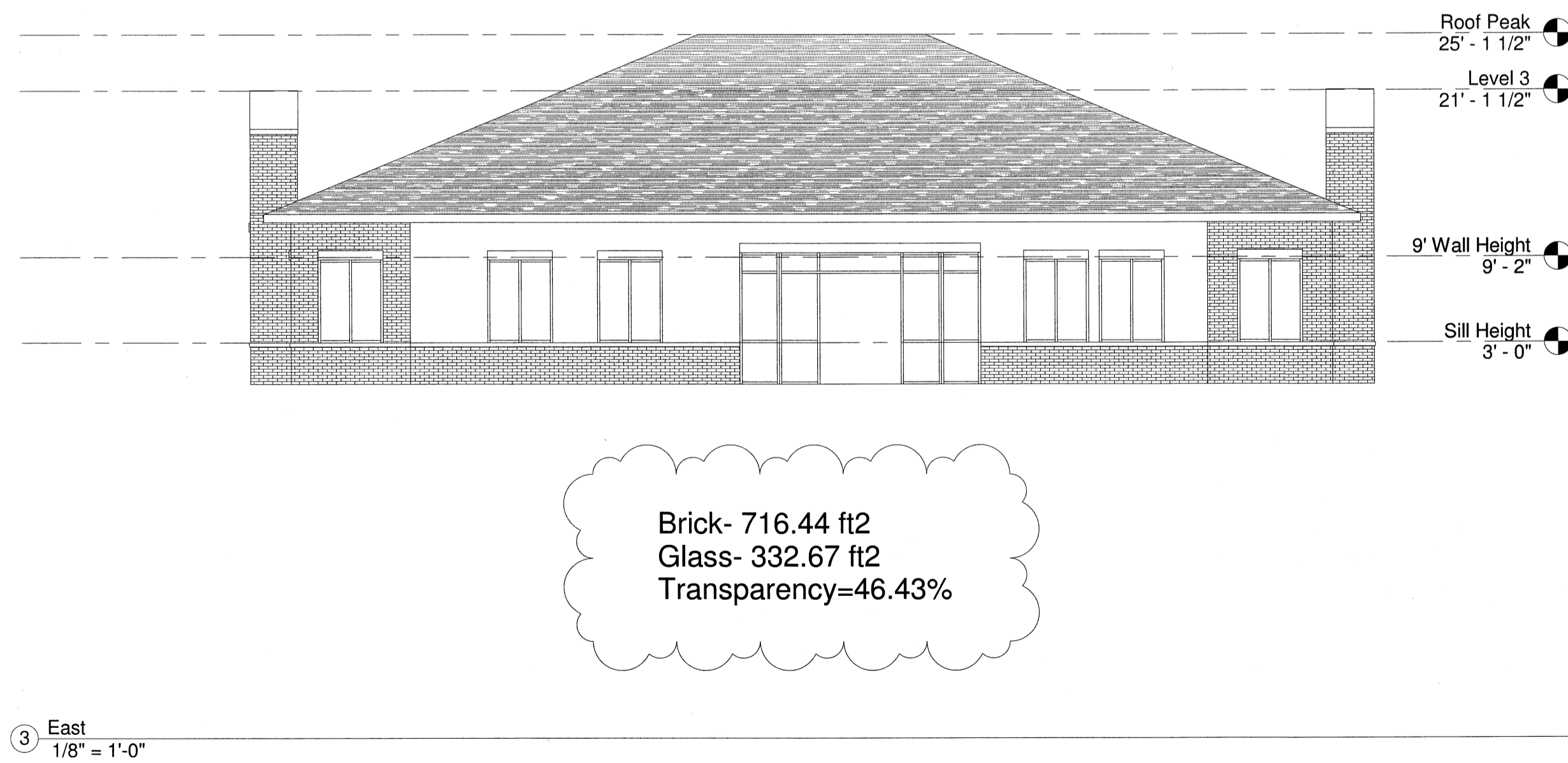
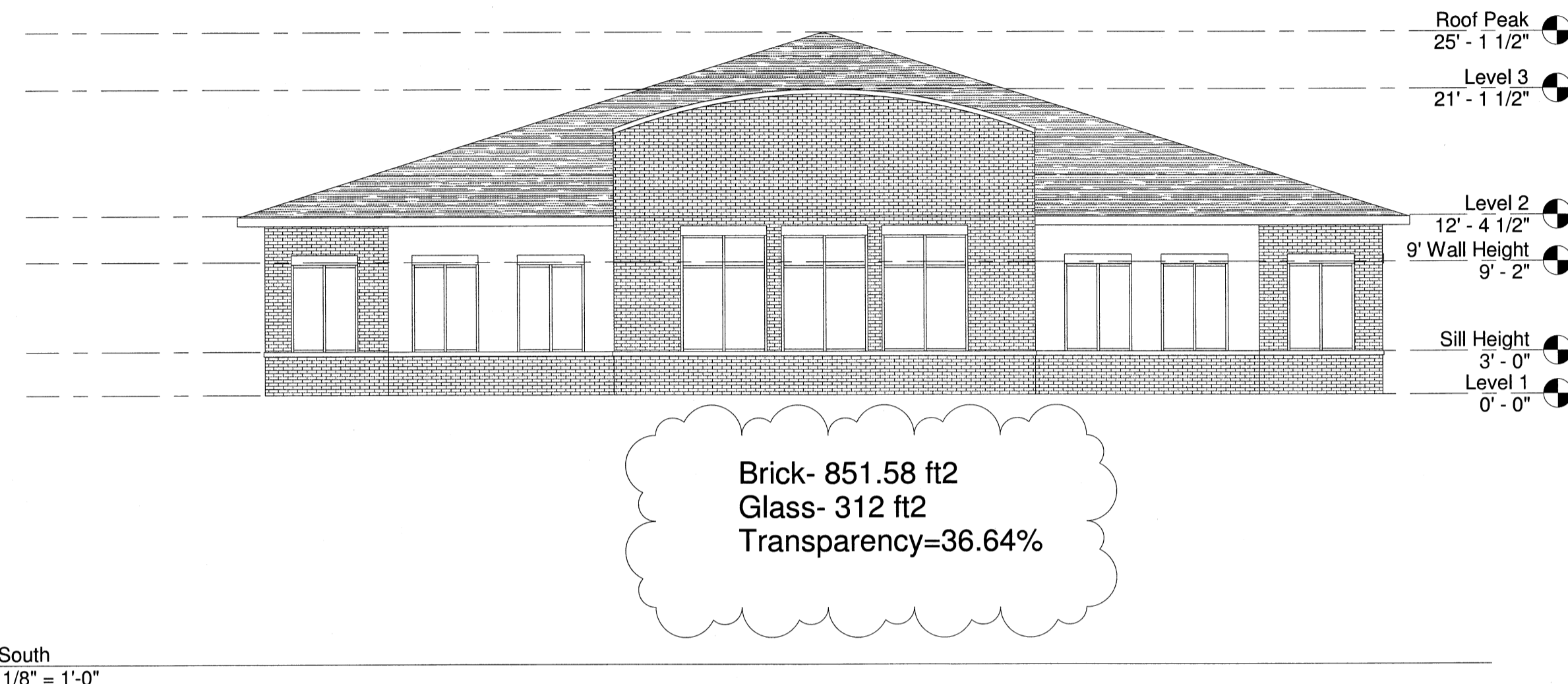
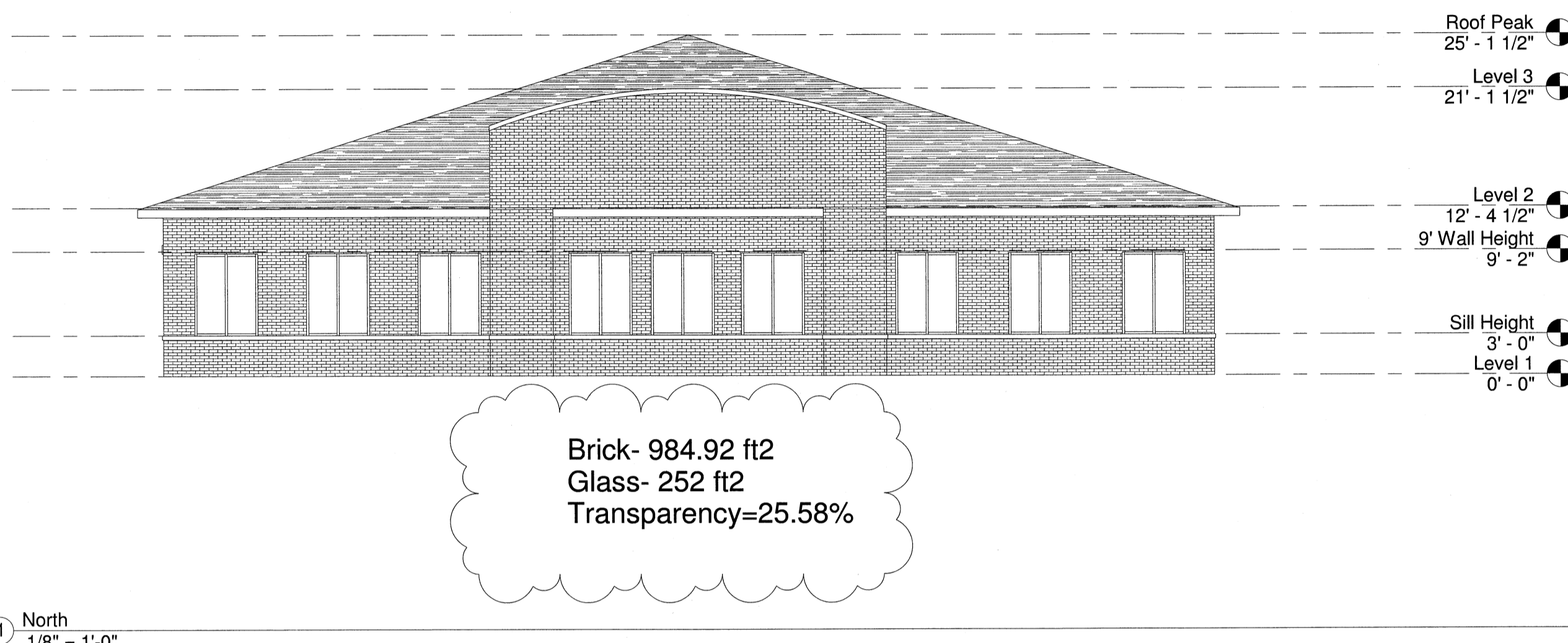
Consultant  
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No.	Description	Date
1	Revision 1	Date 1

5932 Six Forks Rd.

**Elevation Submittal**

Project number	Project Number
Date	Issue Date
Drawn by	AMB
Checked by	Checker
<b>A104</b>	
Scale	1/8" = 1'-0"

1/19/2018 11:16:28 AM