

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: _____			
Inside City limits? Yes No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use. 			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

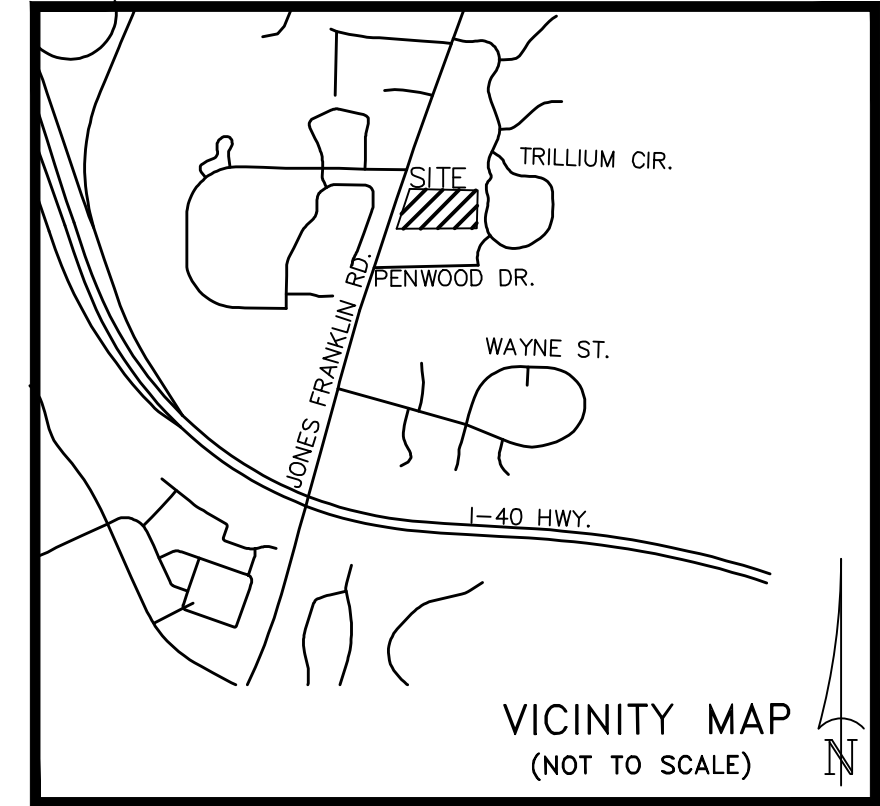
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes No

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: <i>Samuel R. Nye</i>	Date:
Printed Name:	

CROSSROADS VET

1315 JONES FRANKLIN RD. RALEIGH, NC

ADMINISTRATIVE SITE REVIEW TIER 3 SITE PLANS



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type	Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: N/A
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: N/A
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: N/A
		Zoning Case #: N/A
		Administrative Alternate #: N/A

Development name: Crossroads Veterinary

Inside City limits? Yes ☒ No ☐

Property address(es):

1315 Jones Franklin Rd.

Site P.I.N.(s): 0783-12-1780

Please describe the scope of work. Include any additions, expansions, and change of use.

The construction of an 15,321 SF. veterinary clinic with a 5,000 SF. exercise yard and 44 space parking lot.

Current Property Owner/Developer Contact Name: Blair Pittman

NOTE: please attach purchase agreement when submitting this form.

Company: Bobbitt Group, Inc.

Title: Site Design Manager

Address: 600 Germantown Rd. Raleigh, NC 27607

Phone #: (919) 800-4596

Email: bpittman@bobbitt.com

Applicant Name: Samuel R. Nye

Company: The Site Group

Address: 1111 Oberlin Rd. Raleigh, NC 27605

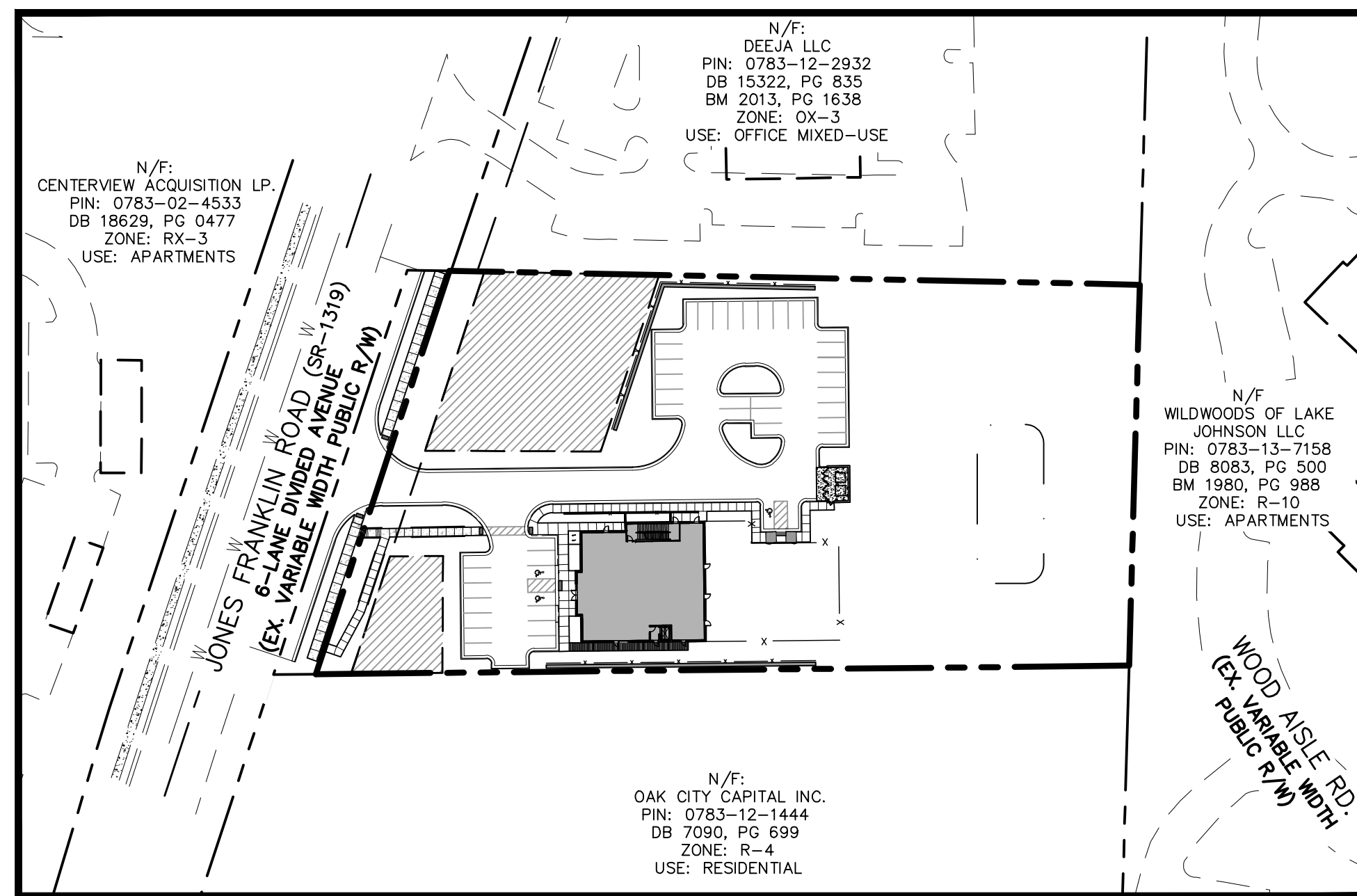
Phone #: (919) 996-9136

Email: srn@thesitegroup.net

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REVISION 02.19.21

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SITE DATA SUMMARY

PROJECT NAME:	CROSSROADS VET
PROPERTY OWNER:	CROSSROADS VETERINARY PROPERTIES LL
PIN(S):	0783-12-1780
SITE ADDRESS:	1315 JONES FRANKLIN RD.
JURISDICTION:	CITY OF RALEIGH
ZONING:	OX-3-CU
OVERLAY DISTRICT:	SPECIAL RESIDENTIAL PARKING
WATERSHED:	WALNUT CREEK
RIVER BASIN:	NEUSE
EXISTING LOT ACREAGE:	2.57 AC. / 111,905 SF.
RIGHT OF WAY DEDICATION:	0.14 AC. / 6,129 SF.
NET LOT ACREAGE:	2.43 AC. / 105,776 SF.
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	VETERINARY
EXISTING BUILDING AREA:	2,321 SF.
NEW BUILDING AREA:	15,105 SF.
NEW BUILDING HEIGHT:	37.13'
EXISTING IMPERVIOUS AREA:	2,311 SF. / 0.05 AC.
PROPOSED IMPERVIOUS AREA:	30,269 SF. / 0.70 AC.
TREE CONSERVATION AREA REQUIRED:	0.24 AC. (10%)
TREE CONSERVATION AREA PROVIDED:	0.32 AC. (13.2%)
PARKING REQUIREMENTS:	1 PER 400 SF. OF GROSS FLOOR AREA
TOTAL REQUIRED PARKING:	15,105 SF./400 SF. = 38 REQUIRED
PROPOSED PARKING SPACES:	44 PROVIDED (3 VAN ACCESS ADA SPACES)
BICYCLE PARKING REQUIREMENTS:	1 SPACE PER 5,000 SF. OF GFA
TOTAL BICYCLE PARKING REQUIRED:	15,105 SF./5,000 SF.=4 SPACES
PROPOSED BICYCLE PARKING:	4 MIN (SHORT TERM)
BUILDING SETBACKS:	
FROM PRIMARY STREET (MIN)	5'
FROM SIDE STREET (MIN)	5'
FROM SIDE LOT LINE (MIN)	0' OR 6'
FROM REAR LOT LINE (MIN)	0' OR 6'
PARKING SETBACKS:	
FROM PRIMARY STREET (MIN)	10'
FROM SIDE STREET (MIN)	10'
FROM SIDE LOT LINE (MIN)	0' OR 3'
FROM REAR LOT LINE (MIN)	0' OR 3'

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): OX-3-CU	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 2.80	Existing gross floor area to be demolished: 2,321.
# of parking spaces required: 38	New gross floor area: 15,321 SF.
# of parking spaces proposed: 45	Total sf gross (to remain and new): 15,321 SF.
Overlay District (if applicable): Special Residential Parking	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Residential	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Veterinary Clinic	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.05 Square Feet: 2,311	Proposed Impervious Surface: Acres: 0.70 Square Feet: 30,269
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720078300J	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br	4br or more
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>Samuel R. Nye, PE</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I've have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Samuel R. Nye</u>	Date: 11/3/2021
Printed Name: Samuel R. Nye, PE	

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DRAWINGS INDEX:

PA 1.0	COVER SHEET
PA 2.0	EXISTING CONDITIONS & DEMO PLAN (BOUNDARY SURVEY)
PA 3.0	SITE LAYOUT PLAN
PA 4.0	GRADING & DRAINAGE PLAN
PA 4.1	DETAILED SCM PLAN
PA 5.0	UTILITY & LIGHTING PLAN
PA 6.0	LANDSCAPE PLAN
PA 6.1	TREE CONSERVATION PLAN
PA 7.0	SITE DETAILS
PA 7.1	SITE DETAILS
PA 7.2	SITE DETAILS
PA 7.3	SITE DETAILS
SA 1.0	BUILDING ELEVATIONS (BY OTHERS)

TREE CONSERVATION CALCULATION NOTE:

9.1.3.A.1
THE AMOUNT OF CONSERVATION AREA REQUIRES IS CALCULATED AS PERCENT OF THE NET SITE AREA. MINIMUM CONSERVATION AREA REQUIRED IS 10%.
EXISTING SITE AREA = 111,905 SF.
R/W DEDICATION AREA = 6,129 SF.
NET SITE AREA = 105,776

PRIMARY TREE CONSERVATION AREA REQUIRED: 105,776 X 10% = 10,577 SF.
PRIMARY TREE CONSERVATION AREA PROVIDED: 14,237 SF.

9.1.4.A.8
AN UNDISTURBED AREA ADJOINING A THOROUGHFARE VARYING IN WIDTH BETWEEN 0 AND 100 FEET; PROVIDED THAT THE TOTAL UNDISTURBED AREA IS EQUAL TO AN AREA MEASURE 50 FEET PERPENDICULAR TO THE THOROUGHFARE.

PRIMARY TREE CONSERVATION AREA REQUIRED: RIGHT OF WAY LENGTH IS ±250' X 50' = ±12,500 SF.
PRIMARY TREE CONSERVATION AREA PROVIDED: 14,237 SF.

GENERAL NOTES

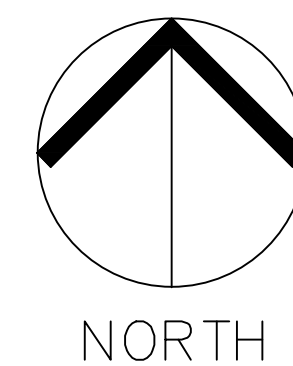
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY THOMPSON & ASSOCIATES, PA, DATED APRIL 27TH 2021, PROVIDED BY BOBBITT GROUP, INC.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

FLOODPLAIN NOTE:

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: 3720078300J
EFFECTIVE DATE: MAY 2, 2006

FOR SITES WITH FLOODPLAIN: PORTIONS OF THIS SITE ARE WITHIN THE SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720078300J DATED 05/02/2006.

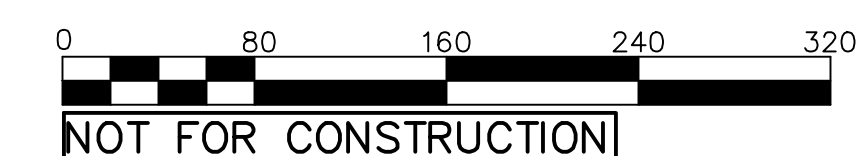
THE PROPOSED LIMITS OF DISTURBANCE FOR THIS PROJECT ARE NOT WITHIN THE FLOODPLAIN AREA.



COVER SHEET

SCALE: 1" = 80'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E-Mail: SRN@thesitegroup.net

ADMINISTRATIVE SITE PLAN (ASR-XXXX-2021) FOR:

CROSSROADS VET

1315 JONES FRANKLIN RD.
RALEIGH, NORTH CAROLINA

Drawn By: RLA
Checked By: SRN

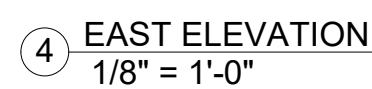
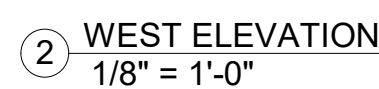
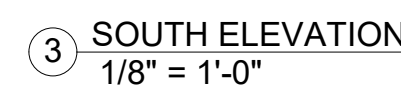
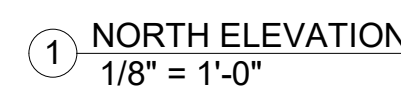
DATE:
03 NOV 2021

ADMINISTRATIVE
SITE PLANS

COVER
SHEET

Job Code: BDBCV

Dwg No.
PA
1.0



MINIMUM POST-DEVELOPMENT GRADE:	444.00 FT
MAXIMUM POST-DEVELOPMENT GRADE:	444.00 FT
AVERAGE POST-DEVELOPMNET GRADE:	444.00 FT

SA1
OF 1