



# Administrative Approval Action

SR-3-19 / Holt Physical Therapy  
Transaction# 582917 AA#3969

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 south side of Falls of Neuse Road, at 8600 Falls of Neuse Rd.

**REQUEST:** Development of a 1.49 acre tract zoned OX-3-CU into a proposed new 15,650 gross square foot building for medical offices (general building type).

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** This plan includes a design adjustment request (case DA-19-2019) for relief from Block Perimeter standards (UDO 8.3), dedication of the 5' Utility Placement Easement along a NCDOT street, and an alternate street section to align with existing adjacent curb & gutter line and separated bicycle facilities on a 10' multi-use path.

**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 4/16/2019 by Wake Land Design, PLLC.

## CONDITIONS OF APPROVAL and NEXT STEPS:

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

**CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

**The following items are required prior to approval of Concurrent Site Review plans:**

### 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. 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

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input type="checkbox"/>	Utility Placement Easement	<input checked="" type="checkbox"/>	Cross Access Easement
<input checked="" type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

**General**

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

**Engineering**

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

**Stormwater**

3. 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 (UDO 9.2).

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***



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## General

1. Comply with all conditions of Z-19-18.
2. A demolition permit shall be obtained.
3. Provide fire flow analysis.
4. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

## Engineering

5. A fee-in-lieu for street trees shall be paid to the City of Raleigh (UDO 8.1.10).
6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
7. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
8. A cross access agreement among the lots identified as PIN 1718309966 and adjacent lots PINS 171818401998 & 171818305993 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
9. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

## Public Utilities

10. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

11. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
12. 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 (UDO 9.2).
13. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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**The following are required 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. 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. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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: 5-23-2022**

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:(Development Services Dir./Designee)

Date: 5/23/19

Staff Coordinator: Jermont Purifoy

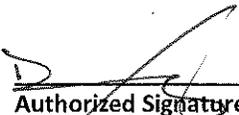
# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	<b>Project Name</b>	Holt Physical Therapy	
	<b>Development Case Number</b>	SR-3-19	
	<b>Transaction Number</b>	582917	
	<b>Design Adjustment Number</b>	DA - 19 - 2019	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input checked="" type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


Darlene G. Kneel
5/23/19  
 Authorized Signature REVIEW MANAGER Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

Staff supports the request for relief pertaining to block perimeter standards due to an existing single family subdivision bordering the southern property, inhibiting any future street connection. Also, any proposed streets would transition from businesses in an OX-3 zoning to single family residences in R-4 zoning creating incompatible uses.

# Staff Response

## Article 8.4 New Streets



DEVELOPMENT  
SERVICES  
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise safety;  
YES  NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;  
YES  NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and  
YES  NO
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.  
YES  NO

### STAFF FINDINGS

Staff supports the request for relief of the 5' Utility Placement Easement along the property frontage of Falls of Neuse Rd. Falls of Neuse Rd is a NCDOT maintained facility and the NCDOT has denied the request to plant street trees in the UDO approved location in then planting strip between the back of curb and front of sidewalk. The proposed development is going to be placing a C2 protective yard behind the public right-of-way in lieu of the typical street trees. By not planting street trees in the public right-of-way, there now exists a strip of land where utilities can be placed without the obstructions of trees or other public infrastructure.

Staff supports the request to alter the streetscape from the typical 8' sidewalk and 6' planting strip to a 10' multi-use path. This alteration matches the two adjacent parcels by continuing a pre-existing multi-use path. By providing the multi-use path and lining the curb with the property to the west, this allows for bike facilities to be placed in the form of a multi-use path as opposed to on street facilities. This creates a continuous separated facility that improves the safety of cyclists and motorists.

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	Project Name Holt Physical Therapy		
	Case Number SR-3-19		
	Transaction Number 582917		
<b>OWNER</b>	Name Humpty Dumpty Properties, LLC		
	Address 8470 Falls of Neuse Rd		City Raleigh
	State NC	Zip Code 27615	Phone 305-725-1828
<b>CONTACT</b>	Name Jason G. Meadows		Firm Wake Land Design, PLLC
	Address P.O. Box 418		City Clayton
	State NC	Zip Code 27528	Phone 919-889-2614
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
<p>The applicant is requesting relief from the block perimeter requirements of UDO Sec. 8.3. The existing block perimeter around the subject property is ~4,800. Per UDO Sec. 8.3.2.A.2.b, the most restrictive block length of 3,000' for OX or NX zones would be applicable.</p> <p>The applicant is also requesting waiver of the 5' Utility Placement Easement associated with Fall of Neuse being classified as a Avenue 6-Lane Street Section per UDO Sec. 8.4.6.C.C. Additionally, the applicant is requesting a modification to the 6-Lane Avenue Street section to allow the proposed widening and curb placement to match the existing section to the west of the property. This will result in a 44.5' width from Center line to back-of-curb and provide additional width to the multi-use path at this location.</p>			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

2/15/19  
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
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# Article 8.3, Blocks, Lots, Access

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
This request is being made based on the presence of existing buildings and the existence of the adjacent developed single family subdivision to the south of the project. A block connection at the location of the subject property could also introduce the potential for additional traffic on an established subdivision street network which could impact vehicular and pedestrian safety.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
This request complies with the Comprehensive Plan and adopted City plans. The Comprehensive plan does not indicate the desire for a proposed connection at this location.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
The requested design adjustment will not negatively impact congestion or compromise safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
The requested design adjustment does not create lots without direct street frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- This request is deemed reasonable due to the following:
2. The existing single family homes to the South would prohibit a block connection from being made.
  4. Introducing traffic from Falls of Neuse through the existing neighborhood would not be compatible with single family uses.
  5. Additional traffic on the adjacent subdivision streets could pose additional safety hazards
  6. The request does not conflict with an approved or built roadway project.

# Article 8.4, New Streets

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
In accordance with UDO Sec. 8.5.1.D.4, NCDOT has stated that they will not allow street trees to be planted in the proposed tree lawn, therefore a Type C2 SPY is being provided outside of the ROW. As such the intent of the Utility Placement Easement can be met within the public right-of-way between the back-of-curb and multi-use path. This is also consistent with the existing developments along this section of Falls of Neuse.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
This request complies with the Comprehensive Plan and adopted City plans. The Comprehensive plan does not indicate the desire for a proposed connection at this location.
- C. The requested design adjustment does not increase congestion or compromise safety;  
The requested design adjustment will not negatively impact congestion or compromise safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;  
This request will establish a zone for future utilities to be placed between back-of-curb and the multi-use path. This will not create any additional maintenance responsibilities for the City of Raleigh.
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and  
This application has been prepared by Jason G. Meadows, P.E. of Wake Land Design, PLLC.
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.  
This request does not adversely impact Stormwater conveyance and collection.

# Article 8.4, New Streets

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
The request to modify the section width of the 6-Lane Avenue Street Section will provide consistency within this corridor while still providing bicycle travel along the widened 10' multi-use path. Per comments of Trans# 582917, this has been discussed internally with City Staff and this request is consistent with the direction given.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
This request complies with the Comprehensive Plan and adopted City plans. The Comprehensive plan does not indicate the desire for a proposed connection at this location.
- C. The requested design adjustment does not increase congestion or compromise safety;  
The requested design adjustment will not negatively impact congestion or compromise safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;  
This alternate street section will not create additional maintenance responsibilities beyond the typical 6-Lane Avenue section.
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and  
This application has been prepared by Jason G. Meadows, P.E. of Wake Land Design, PLLC.
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.  
This request does not adversely impact Stormwater conveyance and collection.

# Individual Acknowledgement



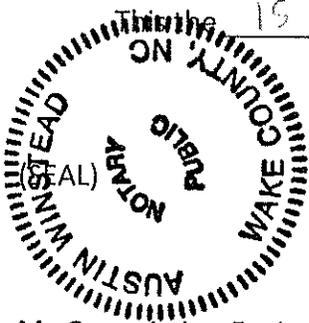
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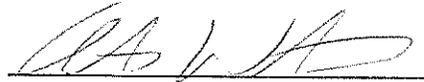
STATE OF NORTH CAROLINA  
COUNTY OF Johnston

INDIVIDUAL

I, Austin Winstead, a Notary Public do hereby certify that  
Jason G. Meadows personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

On the 15 day of February, 2019.



Notary Public 

My Commission Expires: 9/17/2023

# HOLT PHYSICAL THERAPY

## ADMINISTRATIVE SITE REVIEW PLANS

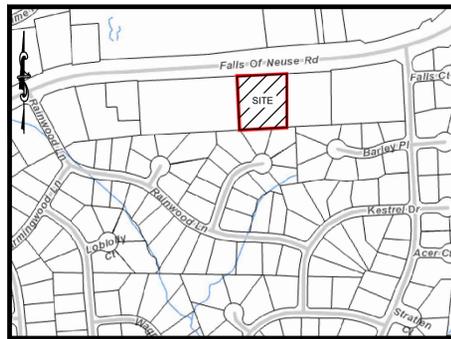
SR-3-19, TRANS#582917

RALEIGH, NORTH CAROLINA

JANUARY 14, 2019

REVISED FEBRUARY 22, 2019

REVISED APRIL 16, 2019



VINICITY MAP  
NOT TO SCALE

SITE DATA	
PROPERTY OWNER:	HUPMTY DUMPTY PROPERTIES, LLC
SITE ADDRESS:	8600 FALLS OF NEUSE ROAD
LOT SIZE: BEFORE R/W DEDICATION AFTER R/W DEDICATION	65,879 SF (1.512 AC.) 64,981 SF (1.492 AC.)
WAKE COUNTY PIN #:	1718309966
ZONING DISTRICT:	OX-3-CU
TOTAL ACREAGE:	1.49 AC.
EXISTING USE:	ATTACHED HOUSE
PROPOSED USE:	MEDICAL OFFICE
STREET CLASSIFICATION:	AVENUE 6-LANE AVE - DIVIDED
STREETSCAPE REQUIRED:	6' PLANTING STRIP 8' ASPHALT PATH
STREETSCAPE PROVIDED:	8.5' PLANTING STRIP 10' ASPHALT PATH
REQUIRED PARKING:	(1) SPACE PER 300SF GROSS FLOOR AREA 15,850/300= 52.17 SPACES (53 SPACES) ACCESSIBLE PARKING (3) SPACE PER 51-75 SPACES, (1) MUST BE VAN PARKING
PROVIDED PROVIDED:	61 SPACES TOTAL 1 ACCESSIBLE SPACE & 3 VAN ACCESSIBLE SPACES
SHORT TERM BICYCLE PARKING REQUIRED:	1 SPACE PER 10,000SF GROSS FLOOR AREA (MIN. OF 4 SPACES)
PROVIDED:	4 SPACES
LONG TERM BICYCLE PARKING REQUIRED:	1 SPACE PER 70,000SF GROSS FLOOR AREA (MIN. OF 4 SPACES)
PROVIDED:	4 SPACES
AMENITY AREA REQUIRED:	6,498 SF (10%)
PROVIDED:	8,585 SF (13.2%)
SETBACKS	PRIMARY FRONT STREET SETBACK: 5' MIN. SIDE LOT LINE SETBACK: 6' MIN. REAR LOT LINE SETBACK: 6' MIN. MAX. BUILDING HEIGHT: 40'

LETTER PROPOSAL FOR VALET TRASH SERVICE

Quote 0001133 from Premium Valet Trash & Services LLC Page 1 of 1

Premium Valet Trash & Services LLC  
P.O. Box 687  
Kinston, NC 27545  
919-212-5000  
www.premiumvalettrashservices.com  
EIN: 81-5196759

Quote # 0001133  
Quote Date 02/22/2019

Item	Description	Unit Price	Quantity	Amount
Service	Valet Trash Service (One year contract)	\$25.00	4.00	1,700.00
Subtotal				1,700.00
Total				1,700.00
Amount Paid				0.00
Quote				\$1,700.00

NOTES: This is the monthly fee which includes trash/recycling pickup 5 nights per week at a daily rate of \$85 per day and \$425.00 per week. We will collect trash and recycling and dispose it off premises healthily. This quote is based on a 1yr contract.

https://www.aymax.com/printQuote.php 2/22/2019

**SOLID WASTE INSPECTIONS STATEMENT**  
DUE TO THE LOW VOLUME OF TRASH ASSOCIATED WITH THIS USE, THE DEVELOPER TO ENTER INTO AN AGREEMENT WITH A TRASH VALET SERVICE TO PROVIDE DAILY TRASH COLLECTION AS NEEDED. SEE PROPOSAL ATTACHED TO THIS COVER.

CONDITIONS OF Z-19-18	
<p>Conditions dated: September 11, 2018</p> <p>1. Maximum principal building(s) height shall not exceed forty feet (40') as measured by code. This condition shall not apply to accessory structures. <u>Compliance: The proposed building height does not exceed 40'.</u></p> <p>2. The collection of trash and recycling from the subject property shall be limited to Monday through Friday from the hours of 7AM to 7PM. <u>Compliance: The proposed development enter into an agreement with the adjacent property to the east to share the existing solid waste facility.</u></p> <p>3. Trash and recycling facilities located on the subject property shall be located no less than one-hundred (100) feet from the boundary of the following adjoining parcels: 8121 Bentwood Place (Book 002905, Page 00721, Wake County Registry) and 8125 Bentwood Place (Book 005251, Page 00749, Wake County Registry). <u>Compliance: The proposed development enter into an agreement with the adjacent property to the east to share the existing solid waste facility.</u></p> <p>4. Exterior lighting shall be aimed and/or shielded so as to prevent direct view of the light sources from adjacent residentially zoned lots. Any freestanding light poles shall not exceed twenty-five feet (25') in height. <u>Compliance: Fixtures shall be cutoff fixtures and will prevent direct view from the adjacent parcels. All freestanding fixtures shall be less than 25'.</u></p> <p>5. Maximum building square footage shall not exceed twenty thousand square feet (20,000 SF) gross floor area. <u>Compliance: The proposed building is 15,650 gross square feet.</u></p>	<p>6. In addition to the stormwater measures required by the City Code, the owner shall retain stormwater runoff such that post-development rates do not exceed predevelopment rates for a twenty-five (25) year storm event at the southern property line. <u>Compliance: The proposed stormwater management facility is designed not to exceed the predevelopment flow rates for the 25-year storm event.</u></p> <p>7. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, college, community college, university, dormitory, fraternity, sorority, martial arts studio, music studio, bed and breakfast, hospitality house, detention center, jail, prison, single-family dwelling (Detached Building) and/or duplex dwelling (Attached Building). <u>Compliance: The proposed development is not proposing any of the aforementioned uses.</u></p> <p>8. No less than thirty-five (35) percent of the overall exterior building composition shall have brick, masonry block, cement stucco, or other similar masonry materials. <u>Compliance: The proposed building materials comprise of greater than 35% use of masonry materials.</u></p> <p>9. A street-facing entrance shall be provided and a pedestrian access shall be provided from the public sidewalk to the primary entrance of the building. <u>Compliance: A street-facing entrance and pedestrian access to the building entrance is being proposed.</u></p> <p>10. Detached (single-family) and Attached (Duplex) building types shall be prohibited. <u>Compliance: A General building type is being proposed.</u></p>

**OWNER/DEVELOPER:**

**HUMPTY DUMPTY PROPERTIES, LLC**

8470 Falls of Neuse Rd.

Raleigh, N.C. 27615

305-725-1828

Lu@holtpt.com

**CIVIL ENGINEER:**

**WLD**

**WAKE LAND DESIGN, PLLC**

NC LICENSE P-1839

PHONE: 919-889-2614

EMAIL: JASON@WAKELANDDESIGN.COM

P.O. BOX 418

CLAYTON, NC 27528

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD83

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

TREE CONSERVATION EXEMPTION  
THE TOTAL SITE AREA IS LESS THAN 2 ACRES THEREFORE IS EXEMPT FROM TREE CONSERVATION PER UDO SEC. 9.1.2

Administrative Site Review Application  
(for UDO Districts only)



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 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 Team Leader

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

GENERAL INFORMATION

Development Name: Holt Physical Therapy

Zoning District: OX-3-CU Overlay District (if applicable): Inside City Limits?  Yes  No

Proposed Use: Medical Office

Property Address(es): 8600 Falls of Neuse Road Major Street Locator:

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

P.I.N. 1718309966 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: Medical Office UDO 6.4.3

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.  
Demolition of existing house and construction of medical office building.

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  
The project will submit a Design Adjustment for block perimeter, alternate street section, and utility placement easement.

CLIENT/DEVELOPER/OWNER Company: Humpty Dumpty Properties, LLC Name (s): Kristie M. Fink  
Address: 8470 Falls of Neuse Road  
Phone: 305-725-1828 Email: lu@holtpt.com Fax:

CONSULTANT (Contact Person for Plans) Company: Wake Land Design, PLLC Name (s): Jason Meadows  
Address: P.O. Box 418 Clayton, NC 27528  
Phone: 919.889.2614 Email: jason@wakelanddesign.com Fax: 919.828.471

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information Zoning District(s): OX-3-CU Building Information Proposed building use(s): Medical Office

If more than one district, provide the acreage of each: Existing Building(s) sq. ft. gross: 4,418 SF

Overlay District: Proposed Building(s) sq. ft. gross: 15,650 SF

Total Site Acres: 1.49 ac. Total sq. ft. gross (existing & proposed): 15,650 SF

Off-street parking: Required: 53 Provided: 61 Proposed height of building(s) 40' max.

COA (Certificate of Appropriateness) case #:

BOA (Board of Adjustment) case # A: # of stories: 1

CUD (Conditional Use District) case # 2: 019-18 Ceiling height of 1<sup>st</sup> Floor: 12

Stormwater Information

Existing Impervious Surface: 0.24 acres acres/square feet: Flood Hazard Area:  Yes  No

Proposed Impervious Surface: 0.95 acres acres/square feet: If Yes, please provide:

Neuse River Buffer:  Yes  No Wetlands:  Yes  No Alluvial Soils: FEMA Map Panel #:

FLOOD STUDY

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units

2. Total # of Congregate Care or Life Care Dwelling Units

3. Total Number of Hotel Units

4. Overall Total # of Dwelling Units (1-6 Above)

5. Bedroom Units: 1br 2br 3br 4br or more

6. Infill Development 2.2.7

7. Open Space (only) or Amenity

8. Is your project a cottage court?  Yes  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 Jason G. Meadows, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed: [Signature] Date: 4/16/19

Printed Name: Kristie M. Fink Manager

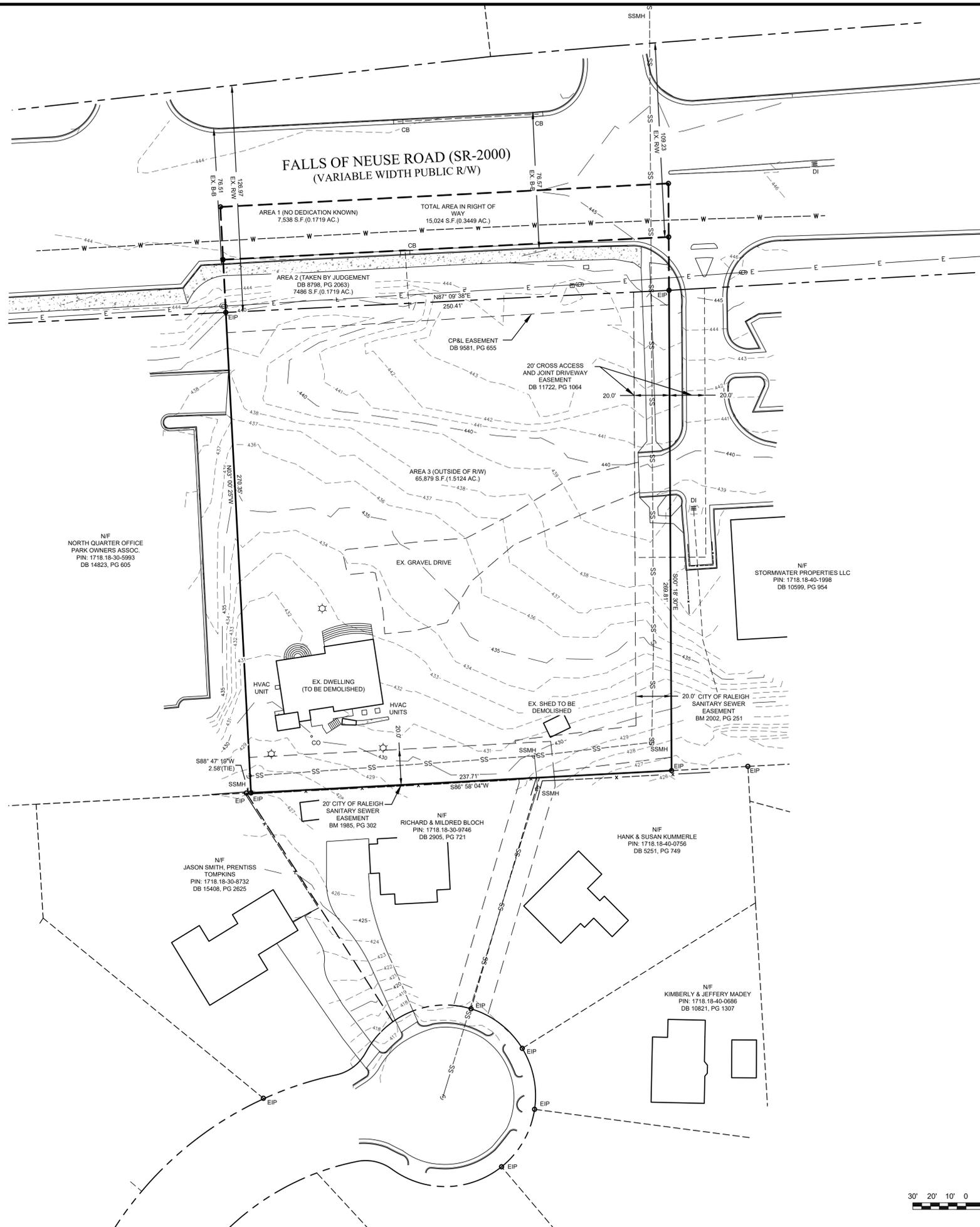
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

**INDEX**

CE-1	EXISTING CONDITIONS
CE-2	SITE PLAN
CE-3	UTILITY PLAN & FIRE APPARATUS PLAN
CE-4	GRADING & STORMWATER MANAGEMENT PLAN
CE-5	LANDSCAPING PLAN
CE-6	STORMWATER MANAGEMENT DETAILS
A-2.1	BUILDING ELEVATIONS



NC GRID MAP 88(2017)



**WAKE LAND DESIGN, PLLC**  
 CIVIL ENGINEERING  
 PROJECT MANAGEMENT  
 LAND PLANNING  
 RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839  
 PHONE: 919-889-2614  
 EMAIL: JASON@WAKELANDDESIGN.COM  
 P.O. BOX 418  
 CLAYTON, NC 27528

Seal

Subconsultants

Client  
**HUMPTY DUMPTY PROPERTIES, LLC**  
 8470 FALLS OF NEUSE RD.  
 RALEIGH, NC 27615

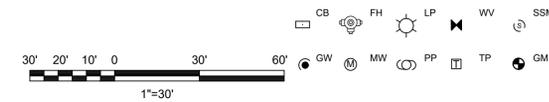
Project  
**HOLT PHYSICAL THERAPY**

Process  
**ADMINISTRATIVE SITE REVIEW**

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	2/22/19
2	CITY OF RALEIGH COMMENTS	4/16/19

Approvals

- LEGEND**
- BM BOOK OF MAPS
  - DB DEED BOOK
  - PG PAGE
  - N/F NOW OR FORMERLY
  - R/W RIGHT OF WAY
  - EIP EXISTING IRON PIPE
  - EMAG EXISTING MAG NAIL
  - IPS IRON PIPE SET
  - MAGS MAG NAIL SET
  - CP COMPUTED POINT
  - SS SANITARY SEWER
  - CO SANITARY SEWER CLEAN OUT
  - MH MANHOLE
  - ST STORM
  - GW GUY ANCHOR
  - CB STORM CATCH BASIN
  - WV WATER VALVE
  - RCP REINFORCED CONCRETE STORM PIPE
  - CONC CONCRETE
  - SSMH SANITARY SEWER
  - WM WATER METER
  - LP LIGHT POLE
  - GM GAS METER
  - TP TELEPHONE PEDESTAL
  - FH FIRE HYDRANT
  - PP POWER POLE
  - EMH ELECTRIC MANHOLE
  - TSP TRAFFIC SIGNAL POLE
- DENOTES CONCRETE  
 DENOTES ADDRESS  
 DENOTES BRICK
- PROPERTY LINE  
 RIGHT OF WAY LINE  
 PROP. LINE NOT SURVEYED  
 EASEMENT LINE



Drawing Title  
**EXISTING CONDITIONS PLAN**

Sheet Number  
**CE-1**

Date Issued 01/14/19

N/F  
 NORTH QUARTER OFFICE  
 PARK OWNERS ASSOC.  
 PIN: 1718-18-30-5993  
 DB 14823, PG 605

N/F  
 STORMWATER PROPERTIES LLC  
 PIN: 1718-18-40-1998  
 DB 10599, PG 954

EX DWELLING  
 (TO BE DEMOLISHED)

EX. SHED TO BE  
 DEMOLISHED

N/F  
 JASON SMITH, PRENTISS  
 TOMPKINS  
 PIN: 1718-18-30-8732  
 DB 15408, PG 2625

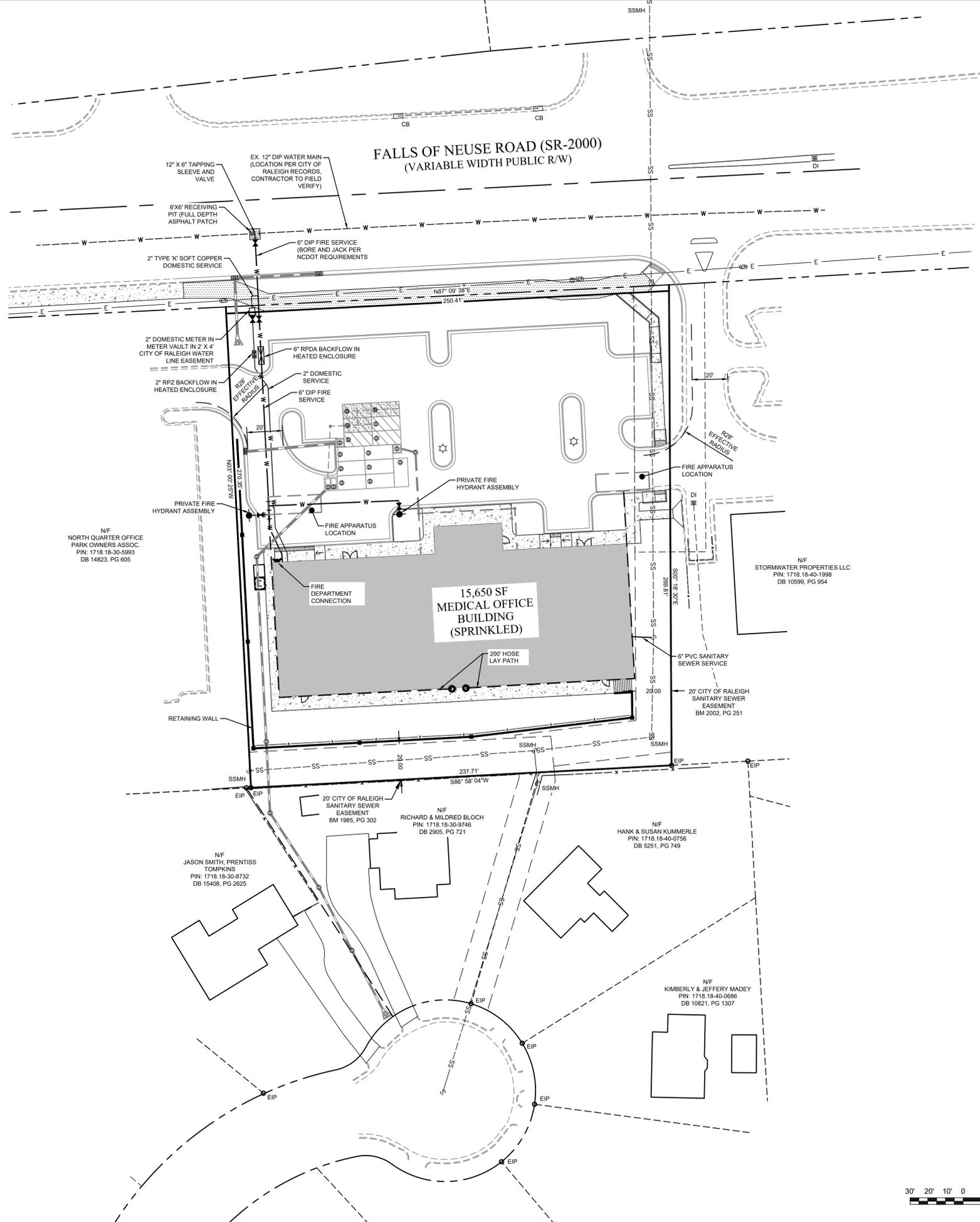
20' CITY OF RALEIGH  
 SANITARY SEWER  
 EASEMENT  
 BM 1985, PG 302

N/F  
 RICHARD & MILDRED BLOCH  
 PIN: 1718-18-30-9746  
 DB 2905, PG 721

N/F  
 HANK & SUSAN KUMMERLE  
 PIN: 1718-18-40-0759  
 DB 5251, PG 749

N/F  
 KIMBERLY & JEFFERY MADEY  
 PIN: 1718-18-40-0686  
 DB 10821, PG 1307





WAKE LAND DESIGN, PLLC  
 CIVIL ENGINEERING  
 PROJECT MANAGEMENT  
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 PHONE: 919-889-2614  
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 P.O. BOX 418  
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 RALEIGH, NC 27615

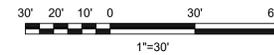
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- DENOTES CONCRETE  
 DENOTES ADDRESS  
 DENOTES BRICK
- PROPERTY LINE  
 RIGHT OF WAY LINE  
 PROP. LINE NOT SURVEYED  
 EASEMENT LINE



Drawing Title  
**UTILITY AND FIRE APPARATUS PLAN**

Sheet Number  
**CE-3**

Date Issued 01/14/19



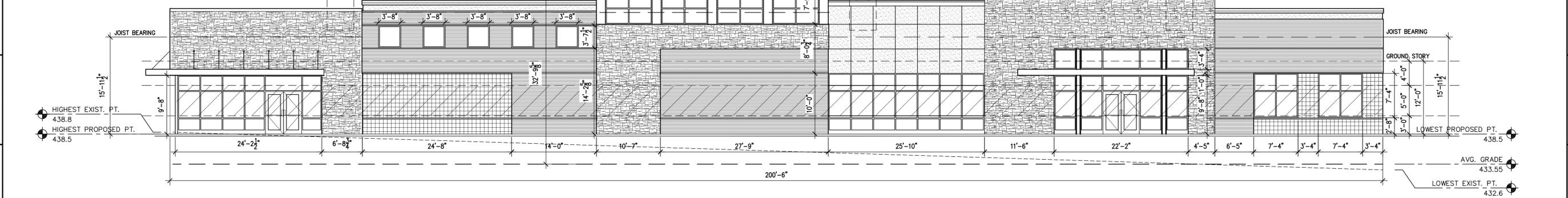
AVERAGE GRADE CALCULATION						
	EXISTING ELEVATIONS			PROPOSED ELEVATIONS		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
NORTH PLANE	438.8	432.6	435.7	438.5	438.5	438.5
EAST PLANE	438.8	432.6	435.7	438.5	438.5	438.5
SOUTH PLANE	432.6	430.2	431.4	438.5	433.5	436.0
WEST PLANE	432.6	430.2	431.4	438.5	438.5	438.5
AVERAGE OF WALL PLANES			433.55			437.87

SF OF SURFACE AREA STREET FACADE BETWEEN 0'-12': 2,406 TOTAL  
 SF OF WINDOWS & DOORS REQUIRED=792 (33%)  
 SF OF WINDOWS & DOORS PROVIDED=866.7 (36%)

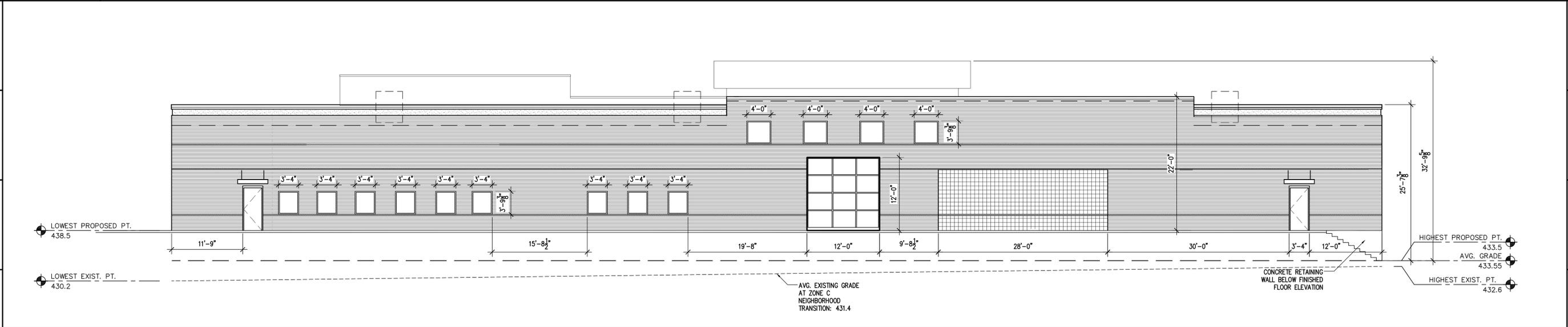
TRANSPARENCY LOCATED BETWEEN 3'-8':  
 SF OF WINDOWS & DOORS REQUIRED=396 (50%)  
 SF OF WINDOWS & DOORS PROVIDED=435 (55%)

SF OF SURFACE AREAS OF ALL FACADES = 12,390.6  
 4% EIFS  
 15% Glass  
 81% Brick / Block / Cast stone

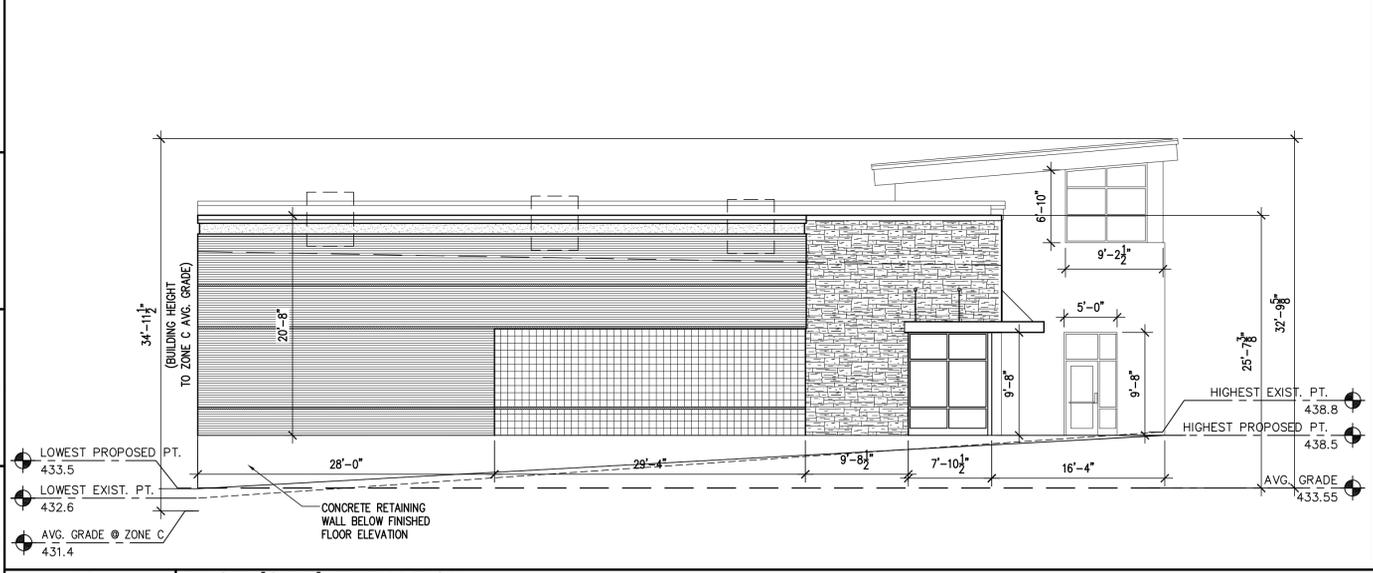
THE AVERAGE GRADE CALCULATION FOR THE EXISTING CONDITIONS IS MORE RESTRICTIVE THAN THE PROPOSED CONDITIONS. THEREFORE THE BUILDING HEIGHT IS TO BE MEASURED FROM THE AVERAGE GRADE OF THE EXISTING CONDITIONS.



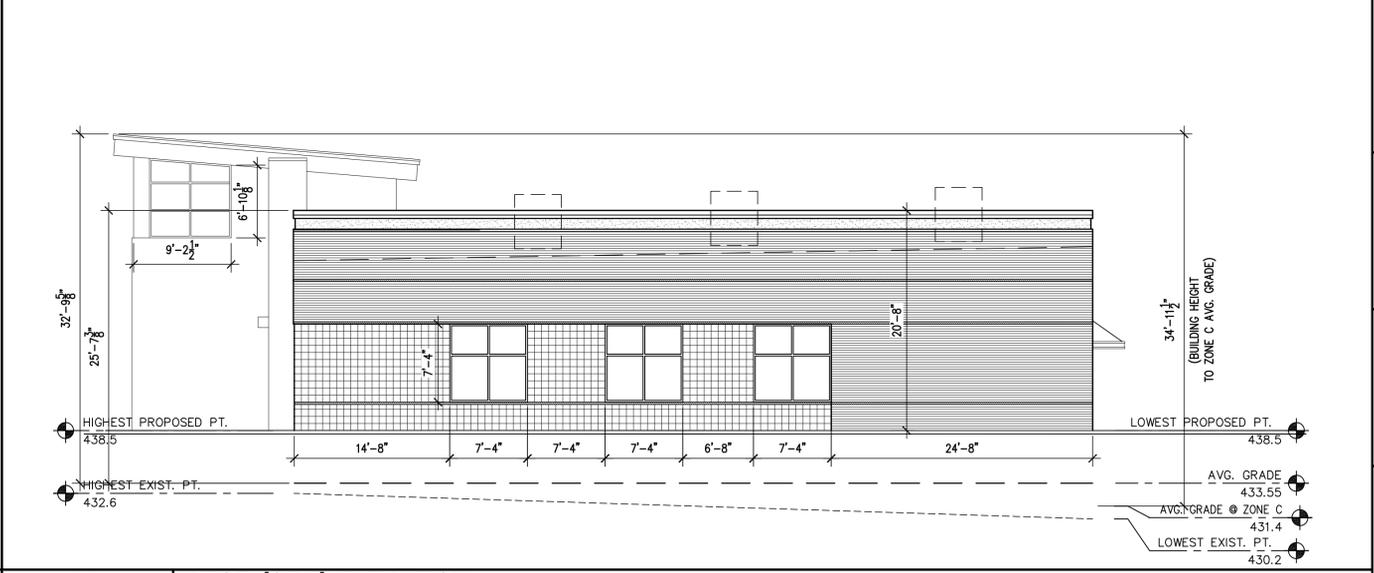
**1J NORTH (FRONT STREET FACING SIDE) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1E SOUTH (REAR) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1A EAST (SIDE) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**9A WEST (SIDE) ELEVATION**  
 SCALE: 1/8" = 1'-0"

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

**HOLT PHYSICAL THERAPY**  
 8600 Falls of the Neuse Road  
 Greenville, North Carolina  
 Project Number: CBC-18050

**GENERAL CONTRACTOR**  
 OFFICE (252) 752-4220 FAX (252) 752-3779  
 P. O. Box 781 • 1400 Industrial Blvd  
 Greenville, North Carolina 29615  
 www.cbcnc.com

**CBC**  
 CUSTOM BUILDING COMPANY  
 Distributor/Designer - Experimental Construction

401 North Heritage Street  
 Kinston, North Carolina 28501  
 252-527-1523 252-527-0049 fax

**DUNN & DALTON**  
 ARCHITECTS

Issue Date: 4/15/19  
 Revisions:

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