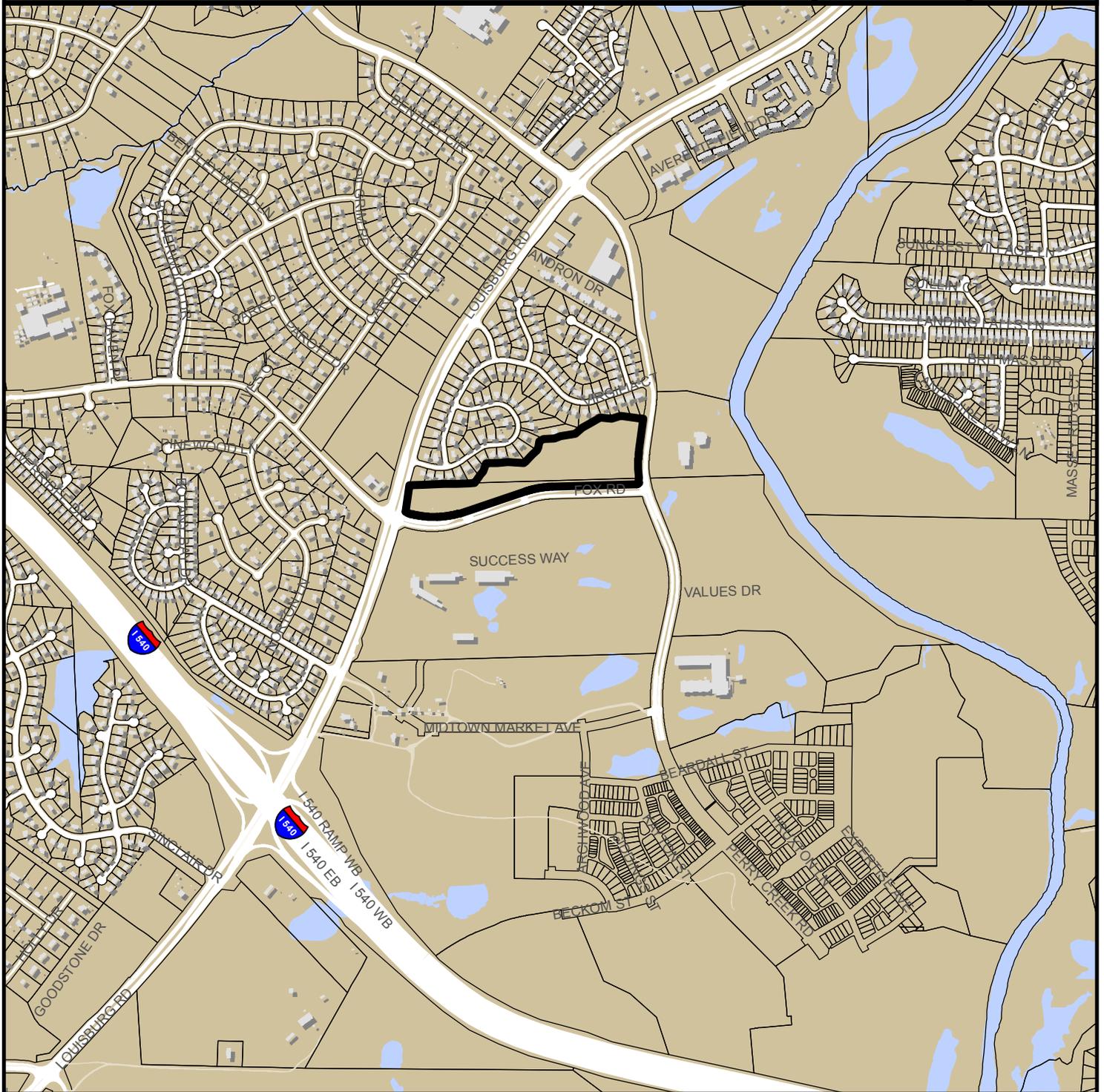


NEW HOPE EMS STATION SR-93-2017



0 300 600 1,200 1,800 2,400 3,000 Feet

Zoning: **OX-5-CU**
CAC: **Forestville**

Drainage Basin: **Neuse**
Acreage: **16.06**
Sq. Ft.: **3,935**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Jonathan Allen**
Phone: **(919) 254-1282**





Administrative Approval Action

AA #3811 / SR-93-17, New Hope EMS Station
Transaction# 535602

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

LOCATION: This site is located on the northeast corner of the intersection of Louisburg and Fox Roads at 7731 Fox Road.

REQUEST: Development of a 5.49 acre tract zoned OX-5-CU into a 4,665 square foot civic building (Emergency Management facility).

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: A Design Adjustment request of relief from block perimeter requirements of UDO Section 8.3.2 has been submitted for approval (case DA-25-2018).

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 Calyx Engineers.

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: Exempt from detention based on UDO Sec. 9.2.2.E.2.e adverse impact if matching peak flows. No SWMFs, TN buydown only.

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

ENGINEERING

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

STORMWATER

3. 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.
4. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

5. Next Step: Prior to the issuance of a site permit, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.



Administrative Approval Action

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6. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Z-49-99 and Z-51-93.
2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right Of Way and/or Easement Dedications, and Tree Conservation Areas.
3. Provide fire flow analysis.

ENGINEERING

4. 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.
5. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' in sidewalk width across the entire frontage of the parcel is paid to the City of Raleigh.
7. A cross access agreement among the existing lot 1 owned by Wake Technical Community College and lot 2 (also owned by Wake Technical Community College) is in existence as shown on BM2017 PG 2377.
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.

PUBLIC UTILITIES

9. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Conservation Areas

URBAN FORESTRY

10. A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.



Administrative Approval Action

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

Prior to issuance of building occupancy permit:

12. 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.
13. 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.
14. Next Step: All street lights and street signs required as part of the development approval are installed.
15. Next Step: Final inspection of all required Tree Conservation areas and right of way trees by Urban Forestry Staff.

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: 6-6-2021

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: 6/6/2018

Staff Coordinator: Michael Walters

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.

PROJECT	Project Name	New Hope EMS Station	
	Development Case Number	SR-93-17	
	Transaction Number	535602	
	Design Adjustment Number	DA - 25 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>K. Keith</i>	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


 Authorized Signature KENNETH W. RITCHIE, PE, MPA Date 6/6/2018
ENGINEERING AND INFRASTRUCTURE MANAGER

*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).

NEW HOPE EMS STATION

SITE PLAN SUBMITTAL

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA



- GENERAL NOTES**
- All construction shall be in accordance with applicable municipality standards, specifications, and details. Work in this project shall also conform to these plans, the City of Raleigh Standards and Specifications, the latest editions of the North Carolina Department of Transportation (NCDOT) Road and Bridge Specifications, the Road and Bridge Standards, the North Carolina Erosion and Sediment Control Handbook, the North Carolina erosion and Sediment Control Regulations, the final geotechnical report, and General Design Standard. In the event of conflict between any of the standards, specifications, or plans, the most stringent shall govern.
 - The contractor shall be solely responsible for trench safety during all phases of construction.
 - The location and size of existing utilities as shown is approximate only, the contractor is responsible for horizontally and vertically locating and protecting all public or private utilities that lie in or adjacent to the construction site. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.
 - The contractor shall salvage and protect all existing power poles, signs, manholes, telephone risers, water valves, etc. during all construction phases. The contractor shall repair, at his own expense, any existing utilities damaged during construction.
 - Traffic control on public streets shall be in conformance with the traffic control plan, the "Manual of Uniform Traffic Control Devices," and as further directed by City and State Inspectors.
 - Any discrepancies found between the drawings and specifications and site conditions or any inconsistencies or ambiguities in drawings or specifications shall be immediately reported to the engineer, in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the Contractor after the discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the contractor's risk.
 - Contractor is responsible for verifying all required permits and approvals prior to commencing construction.
 - All areas shall be graded for positive drainage, and as shown on these plans. The contractor shall maintain adequate site drainage during all phases of construction. The contractor shall use silt fences (or other methods approved by the engineer and applicable municipality) as required to prevent silt and construction debris from flowing onto adjacent properties. Contractor shall comply with all applicable federal, state, or local erosion, conservation, and siltation ordinances. Contractor shall remove all temporary erosion control devices upon completion of permanent drainage facilities and the establishment of a stand of grass or other growth to prevent erosion.
 - The contractor shall clear and grub the site and place, compact, and moisture condition all fill per the project geotechnical engineer's specifications. The fill material to be used shall be approved by the Geotechnical Engineer prior to placement. Fill type, compaction, and moisture condition should be according to the Geotechnical Engineer's specifications, but at a minimum, the following must be met:
Materials used to construct embankments for any purpose, backfill around drainage structures, or in utility trenches or any other depression requiring fill or backfill shall be compacted to 95% of maximum density as determined by the modified proctor test as set out in ASTM Standard D-998. The contractor shall, prior to any operations involving filling or backfilling, submit the results of the proctor test together with a certification that the soil tested is representative of the materials to be used on the project. Tests shall be conducted by a certified materials testing laboratory and the certifications made by a licensed professional engineer representing the laboratory.
 - Proposed contours and gutter gradients are approximate. Proposed spot elevations and roadway profiles/super-elevations/typical sections are to be used in case of discrepancy.
 - The contractor shall verify and coordinate all dimensions shown, including the horizontal and vertical location of curb inlets and grate inlets and all utilities crossing the storm sewer.
 - All distances shown represent horizontal ground distances.
 - Rm elevations are given as top of curb for Catch Basins, top of grate for Drop Inlets, and top of curb for Junctions Boxes.
 - Storm Sewer (RCP) shall be constructed to the following classes:
Cover less than 10 feet - Class C bedding, Class III walls
Cover 10 feet to 15 feet - Class B bedding, Class III walls
Cover greater than 15 feet and less than 2 feet - Class B bedding Class IV walls
 - All curb joints shall extend through the curb. Minimum length of offset joints at radius points is 1.5 feet. All joints shall be sealed with joint sealant.
 - All handicap ramps and associated pavement markings shall conform to ADA requirements, North Carolina State Building Code and the City of Raleigh Standard Details.
 - Existing water and sewer main/services to the property are to be verified by the contractor prior to the start of construction. The project engineer has attempted to verify sizes from relevant plans, however, exact size/dimensions can only be determined from field exposure of the relevant line.
 - The contractor shall be responsible for contacting the City of Raleigh Inspections Department at (919) 516-2495 to obtain a street cut permit.
 - Within the sight triangles shown on this plan, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, parked vehicle or other object.
 - All construction shall be in accordance with all City of Raleigh Standards and Specifications.
 - The City of Raleigh Solid Waste Collection Design Manual, Version 2.1, dated January 14, 2005, has been reviewed in conjunction with this site plan. Garbage and recycling will be handled for this site with roll-out containers.



VICINITY MAP (1" = 500')

SITE DATA:

OWNER/APPLICANT:	WAKE COUNTY 337 S. SALISBURY STREET RALEIGH, NC 27601
CONTACT:	JONATHAN ALLEN, PE CALYX ENGINEERS & CONSULTANTS, INC
PIN:	1737512560
EXISTING ZONING:	OX-5-CU
ACREAGE/SF:	5.49 ACRES
WETLAND AREA:	0.00 ACRES
AREA IN FLOODPLAIN:	0.00 ACRES
WATERSHED:	NEUSE RIVER BASIN
TREE CONSERVATION AREA:	EXISTING (BM 2014, PG 1275) SEE SHEET C-100 FOR LOCATION
EXISTING IMPERVIOUS AREA:	34,076 SF
PROPOSED IMPERVIOUS AREA:	14,472 SF

NOTE: THIS PROJECT IS NOT PART OF THE NORTHERN WAKE TECHNICAL COMMUNITY COLLEGE CAMPUS, BUT A STAND ALONG COUNTY CIVIC USE.

DEVELOPER
WAKE COUNTY
337 S. SALISBURY STREET
RALEIGH, NORTH CAROLINA 27601
CONTACT: TOMMY MOORMAN
TOMMY.MOORMAN@WAKEGOV.COM
(919) 856-6354

ARCHITECT
WILLARD STEWART ARCHITECTS, PA
122 COX AVENUE
RALEIGH, NORTH CAROLINA 27605
CONTACT: PAUL STEWART
PAUL@WSCARCHITECTS.COM
(919) 934-0620 X 1104

ENGINEER
CALYX ENGINEERS & CONSULTANTS
6750 TRYON ROAD
CARY, NORTH CAROLINA 27518
CONTACT: JONATHAN ALLEN, PE
JALLEN@CALYXENGINEERS.COM
(919) 858-1831

Administrative Site Review Application (for UDO Districts only)

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

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

GENERAL INFORMATION

Development Name **New Hope EMS**

Zoning District **OX-5-CU** Overlay District (if applicable) **N/A** Inside City Limits? Yes No

Proposed Use **Emergency Medical Station for Wake County**

Property Address(es) **Fox Road (Number TBD)** Major Street Locator: **US 401 (Louisburg Rd)**

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

P.I.N. 1737512560	P.I.N.	P.I.N.	P.I.N.
--------------------------	--------	--------	--------

What is your project type?
 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: Civic Building (Emergency Medical Station)

WORK SCOPE Per City Code Section 10.2.B.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.
A new Emergency Medical Services Station is proposed as a +/- 4,500 sf facility located on parcels owned by Wake Tech Community College as part of their Northern Wake Campus.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
N/A

CLIENT/DEVELOPER/OWNER

Company **Wake County** Name (s) **Tommy Moorman**
 Address **337 S. Salisbury Street, Raleigh, NC**
 Phone **919-856-6354** Email **Tommy.Moorman@wakegov.com** Fax **N/A**

CONSULTANT (Contact Person for Plans)

Company **CALYX Engineers** Name (s) **Jonathan Allen**
 Address **6750 Tryon Road, Cary, NC**
 Phone **919-858-1831** Email **jallen@calyxengineers.com** Fax **N/A**



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

Zoning Information	Building Information
Zoning District(s) OX-5-CU	Proposed building use(s) Civic
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 0 sf
Overlay District N/A	Proposed Building(s) sq. ft. gross 4,665 sf
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 5.49	Total sq. ft. gross (existing & proposed) 4,665 sf
Off street parking: Required ## Provided ##	Proposed height of building(s) 24.33 ft
COA (Certificate of Appropriateness) case # N/A	# of stories: 1 story
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 st Floor 9.5' for non-vehicle bays; 13.83' for non-vehicle bays
CUD (Conditional Use District) case # 2- N/A	
Stormwater Information	
Existing Impervious Surface 0.78/34,076 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.33/14,472 acres/square feet	If Yes, please provide: Alluvial Soils Flood Study
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.	
I hereby designate CALYX Engineers + Consultants 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 <i>Mark Forestieri</i>	Date 12/20/2017
Printed Name Mark Forestieri, Director, Wake County FD&C	
Signed _____	Date _____
Printed Name _____	

SR-93-17
TRANS. NO. 535602

INDEX OF SHEETS

C-000	COVER
C-001	ZONING CONDITIONS
R-100	RECOMBINATION PLAT
C-100	EXISTING CONDITIONS
C-200	OVERALL SITE PLAN
C-201	SITE PLAN
C-300	GRADING PLAN
C-400	UTILITY PLAN
C-500	DETAILS
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS
L-100	OVERALL LANDSCAPE PLAN
L-101	LANDSCAPE PLAN
LA-1	TREE CONSERVATION PLAN
LA-2	TREE CONSERVATION PLAN
A201C	BUILDING ELEVATIONS

NEW HOPE EMS STATION
WAKE COUNTY
7731 FOX ROAD
RALEIGH, NORTH CAROLINA 27616

REVISIONS

NO.	DATE	REMARKS
1.	11/08/17	SITE PLAN SUBMITTAL
2.	1/08/18	SITE PLAN RESUBMITTAL
3.	2/23/18	SITE PLAN RESUBMITTAL
4.	4/26/18	BUILDING PERMIT SUBMITTAL
5.	5/16/18	SITE PLAN RESUBMITTAL

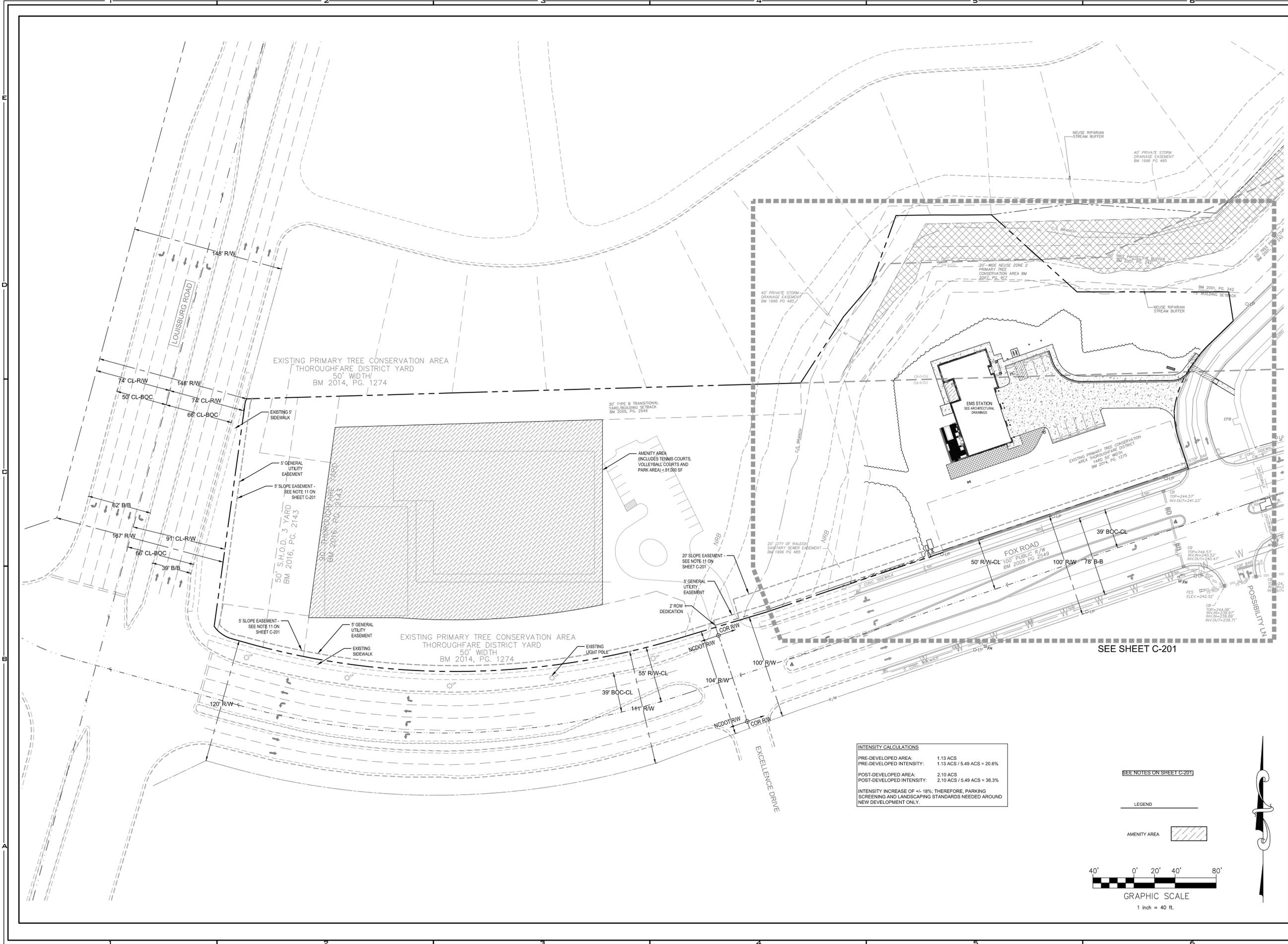
PROJECT NO: 2017017.00

DRAWN BY: CJR
 DWG. CHECKED BY: JAA
 SCALE: SEE PLAN
 DATE: 11-06-2017

COVER
C-000

**NEW HOPE EMS STATION
WAKE COUNTY**

7731 FOX ROAD
RALEIGH, NORTH CAROLINA 27616



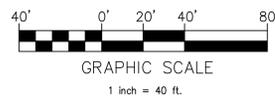
INTENSITY CALCULATIONS

PRE-DEVELOPED AREA:	1.13 ACS
PRE-DEVELOPED INTENSITY:	1.13 ACS / 5.49 ACS = 20.6%
POST-DEVELOPED AREA:	2.10 ACS
POST-DEVELOPED INTENSITY:	2.10 ACS / 5.49 ACS = 38.3%

INTENSITY INCREASE OF ~+18%, THEREFORE, PARKING SCREENING AND LANDSCAPING STANDARDS NEEDED AROUND NEW DEVELOPMENT ONLY.

SEE NOTES ON SHEET C-201

LEGEND



REVISIONS

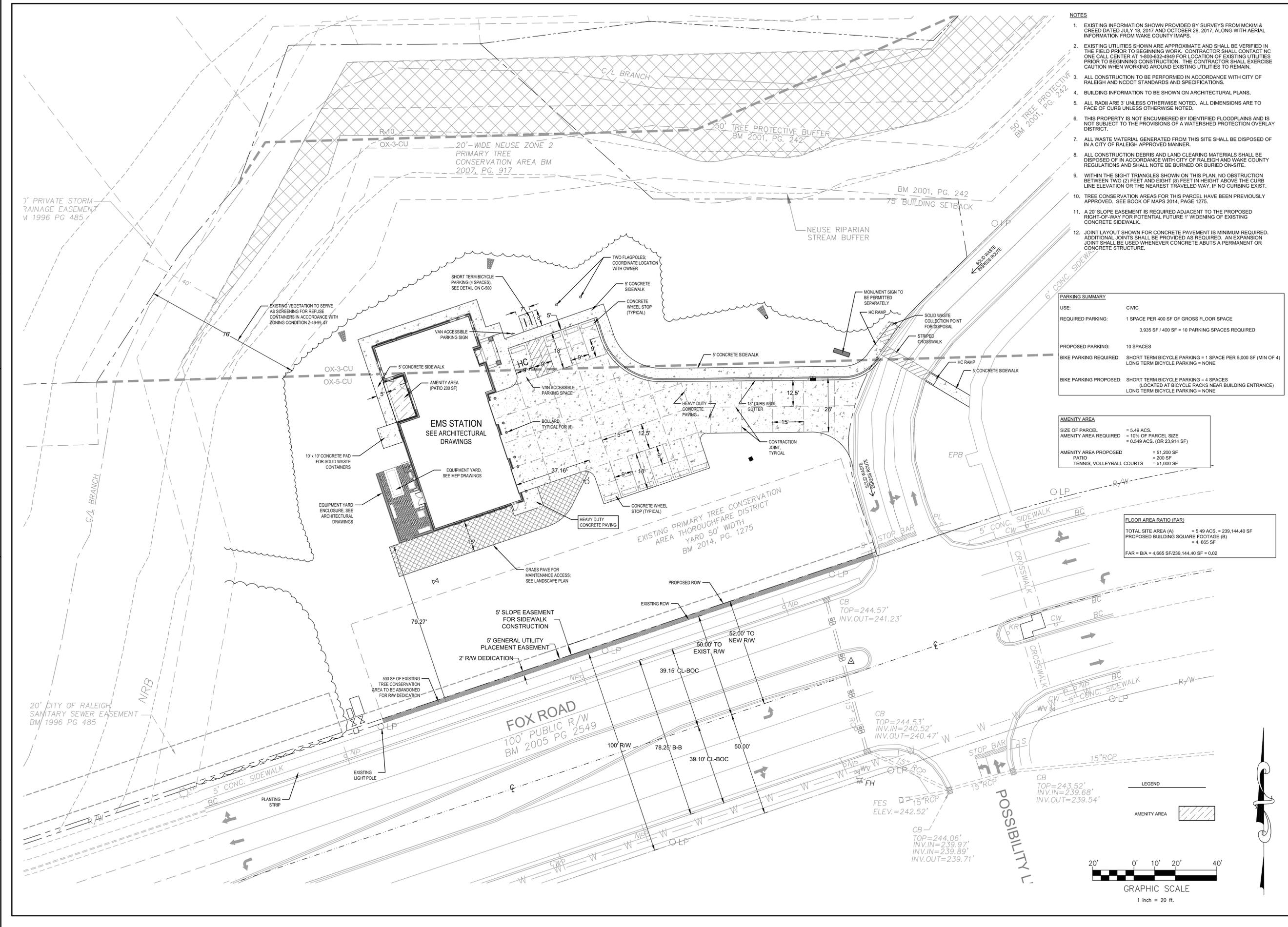
NO.	DATE	REMARKS
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5	5/16/18	SITE PLAN RESUBMITTAL
6		
7		
8		

PROJECT NO: 2017017.00
DRAWN BY: CJR
DWG. CHECKED BY: JJA
SCALE: SEE PLAN
DATE: 11-06-2017

**OVERALL
SITE PLAN**
C-200

**NEW HOPE EMS STATION
WAKE COUNTY**

7731 FOX ROAD
RALEIGH, NORTH CAROLINA 27616



- NOTES**
- EXISTING INFORMATION SHOWN PROVIDED BY SURVEYS FROM MCKIM & CREED DATED JULY 18, 2017 AND OCTOBER 26, 2017, ALONG WITH AERIAL INFORMATION FROM WAKE COUNTY IMAPS.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-832-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
 - ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - BUILDING INFORMATION TO BE SHOWN ON ARCHITECTURAL PLANS.
 - ALL RADII ARE 3' UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THIS PROPERTY IS NOT ENCUMBERED BY IDENTIFIED FLOODPLAINS AND IS NOT SUBJECT TO THE PROVISIONS OF A WATERSHED PROTECTION OVERLAY DISTRICT.
 - ALL WASTE MATERIAL GENERATED FROM THIS SITE SHALL BE DISPOSED OF IN A CITY OF RALEIGH APPROVED MANNER.
 - ALL CONSTRUCTION DEBRIS AND LAND CLEARING MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH CITY OF RALEIGH AND WAKE COUNTY REGULATIONS AND SHALL NOTE BE BURNED OR BURIED ON-SITE.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXIST.
 - TREE CONSERVATION AREAS FOR THIS PARCEL HAVE BEEN PREVIOUSLY APPROVED. SEE BOOK OF MAPS 2014, PAGE 1275.
 - A 20' SLOPE EASEMENT IS REQUIRED ADJACENT TO THE PROPOSED RIGHT-OF-WAY FOR POTENTIAL FUTURE 1' WIDENING OF EXISTING CONCRETE SIDEWALK.
 - JOINT LAYOUT SHOWN FOR CONCRETE PAVEMENT IS MINIMUM REQUIRED. ADDITIONAL JOINTS SHALL BE PROVIDED AS REQUIRED. AN EXPANSION JOINT SHALL BE USED WHENEVER CONCRETE ABUTS A PERMANENT OR CONCRETE STRUCTURE.

PARKING SUMMARY

USE:	CIVIC
REQUIRED PARKING:	1 SPACE PER 400 SF OF GROSS FLOOR SPACE 3,935 SF / 400 SF = 10 PARKING SPACES REQUIRED
PROPOSED PARKING:	10 SPACES
BIKE PARKING REQUIRED:	SHORT TERM BICYCLE PARKING = 1 SPACE PER 5,000 SF (MIN OF 4) LONG TERM BICYCLE PARKING = NONE
BIKE PARKING PROPOSED:	SHORT TERM BICYCLE PARKING = 4 SPACES LONG TERM BICYCLE PARKING = NONE

AMENITY AREA

SIZE OF PARCEL	= 5.49 ACS.
AMENITY AREA REQUIRED	= 10% OF PARCEL SIZE = 0.549 ACS. (OR 23,914 SF)
AMENITY AREA PROPOSED	= 51,200 SF
PATIO	= 200 SF
TENNIS, VOLLEYBALL COURTS	= 51,000 SF

FLOOR AREA RATIO (FAR)

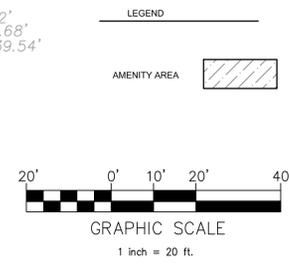
TOTAL SITE AREA (A)	= 5.49 ACS. = 239,144.40 SF
PROPOSED BUILDING SQUARE FOOTAGE (B)	= 4,665 SF
FAR = B/A	= 4,665 SF / 239,144.40 SF = 0.02

REVISIONS

NO.	DATE	REMARKS
1.	11/08/17	SITE PLAN SUBMITTAL
2.	1/08/18	SITE PLAN RESUBMITTAL
3.	2/23/18	SITE PLAN RESUBMITTAL
4.	4/26/18	BUILDING PERMIT SUBMITTAL
5.	5/16/18	SITE PLAN RESUBMITTAL

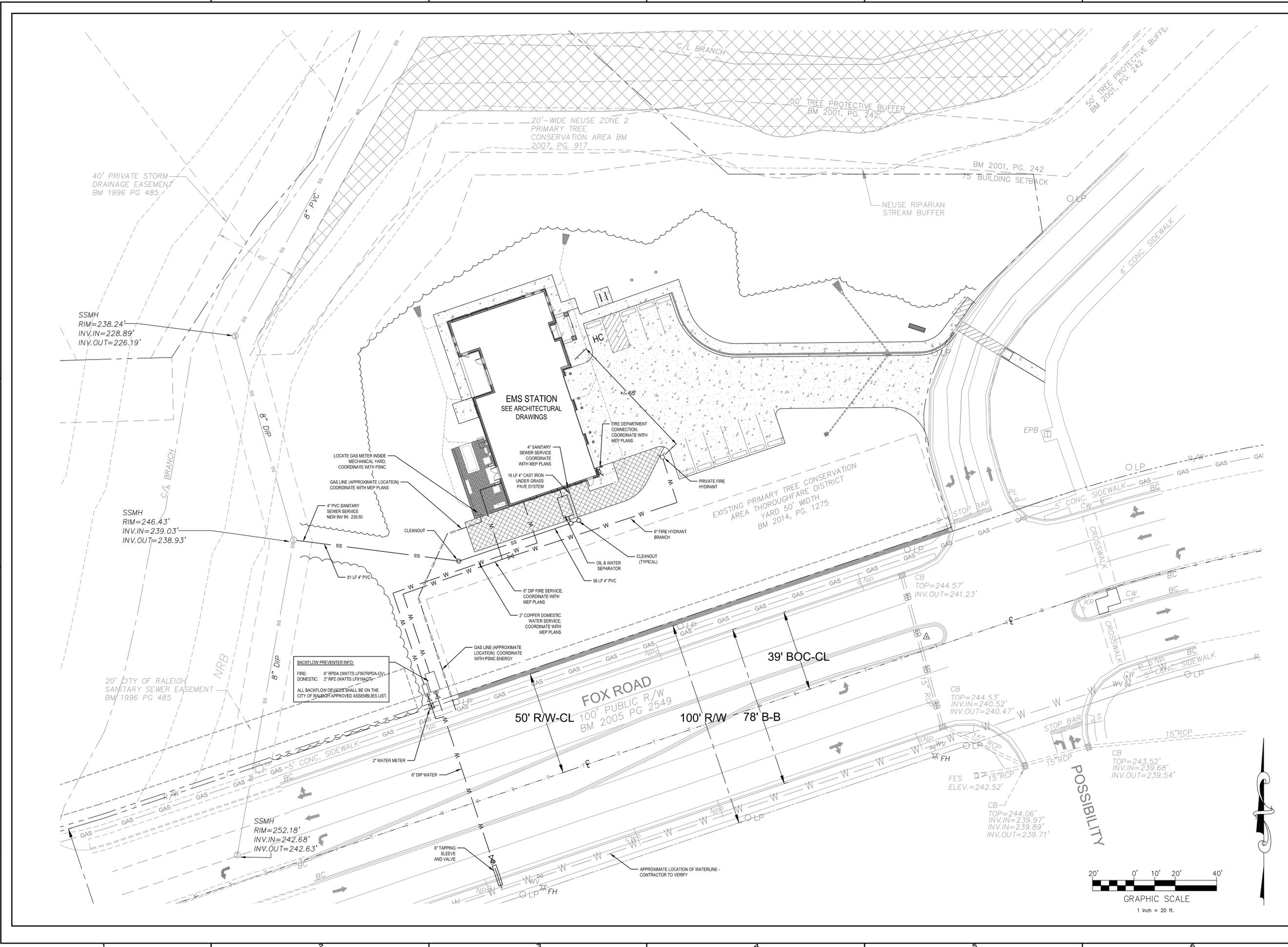
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SITE PLAN
C-201

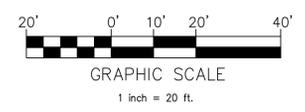


**NEW HOPE EMS STATION
WAKE COUNTY**

7731 FOX ROAD
RALEIGH, NORTH CAROLINA 27616



BACKFLOW PREVENTER INFO:
FIRE: 6" RPDA (WATTS LF57RPDA-GY)
DOMESTIC: 2" RPZ (WATTS LF919ADT)
ALL BACKFLOW DEVICES SHALL BE ON THE CITY OF RALEIGH APPROVED ASSEMBLY LIST.



REVISIONS	
NO.	DATE
1.	11/08/17
2.	1/08/18
3.	2/23/18
4.	4/26/18
5.	5/16/18
6.	
7.	
8.	
9.	

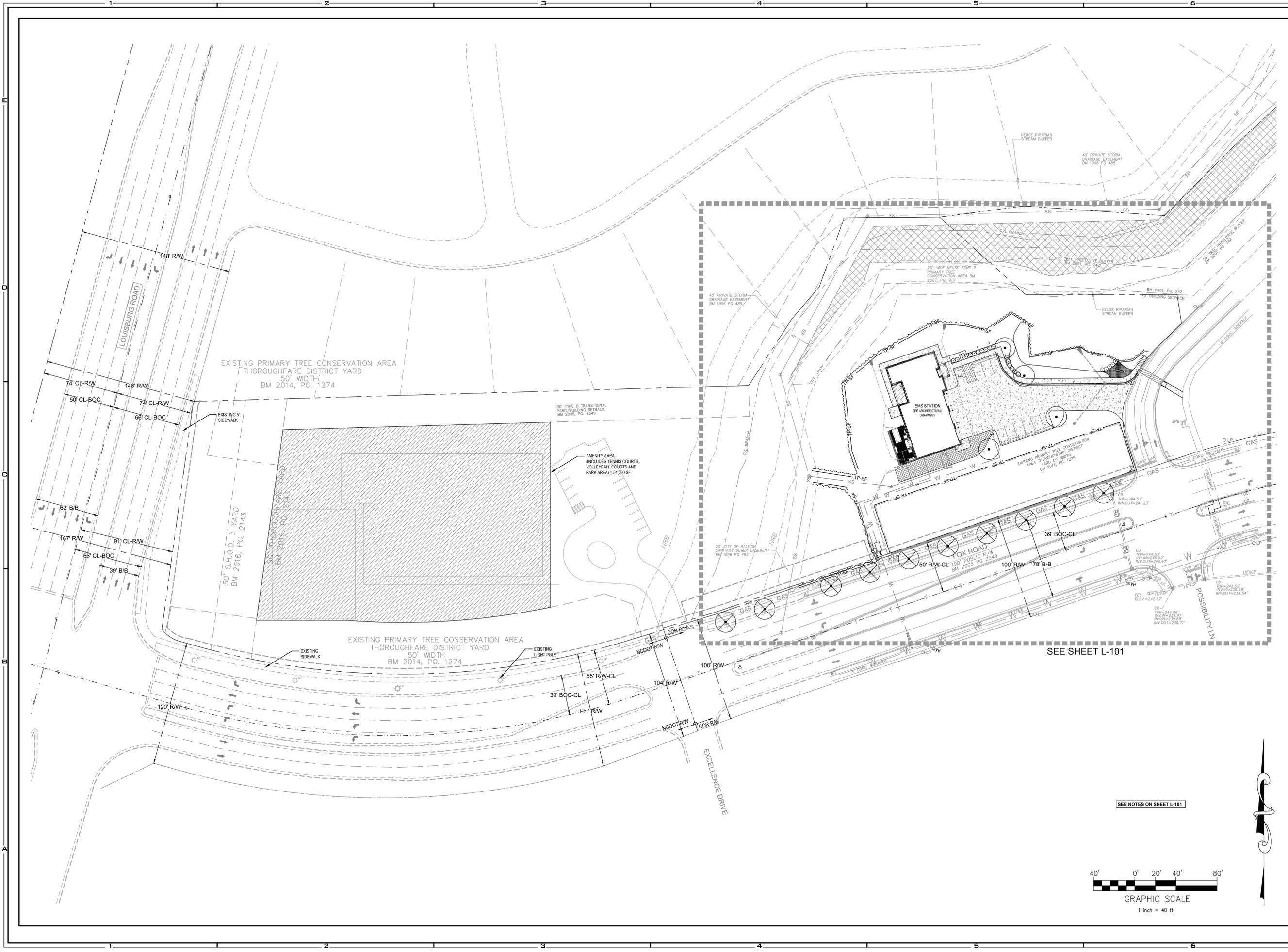
PROJECT NO:	2017017.00
DRAWN BY:	CJR
DWG. CHECKED BY:	JAA
SCALE:	SEE PLAN
DATE:	11-06-2017

UTILITY PLAN

C-400

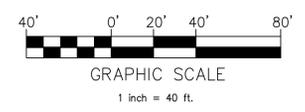
**NEW HOPE EMS STATION
WAKE COUNTY**

7731 FOX ROAD
RALEIGH, NORTH CAROLINA 27616



SEE SHEET L-101

SEE NOTES ON SHEET L-101



NO.	DATE	REVISIONS
1.	11/08/17	SITE PLAN SUBMITTAL
2.	1/08/18	SITE PLAN RESUBMITTAL
3.	2/23/18	SITE PLAN RESUBMITTAL
4.	4/26/18	BUILDING PERMIT SUBMITTAL
5.	5/16/18	SITE PLAN RESUBMITTAL
6.		
7.		
8.		
9.		

PROJECT NO: 2017017.00

DRAWN BY: CJR
DWG. CHECKED BY: JAA
SCALE: SEE PLAN
DATE: 11-06-2017

OVERALL
LANDSCAPE PLAN

L-100

1	2	3	4	5	6	7	8	9	10	11	12	13	14
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D1 EAST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

UNITY OF DEVELOPMENT STATEMENT
THE NEW HOPE EMS STATION IS A SITE ADAPTATION OF WAKE COUNTY'S EMS PROTOTYPE STATION DESIGN. THE STATION HAS BEEN DESIGNED TO HAVE A 50 YEAR (OR GREATER) SERVICE LIFE, INCORPORATING DURABLE MATERIALS THAT ARE CONSISTENT IN COLOR, TEXTURE, AND APPEARANCE WITH THOSE USED ON THE ADJACENT WAKE TECH COMMUNITY COLLEGE NORTHERN WAKE CAMPUS. MATERIALS HAVE ALSO BEEN CHOSEN TO COMPLY WITH BOTH WAKE COUNTY EMS AND WAKE COUNTY GENERAL SERVICES ADMINISTRATION STANDARDS.

THE STATION'S EXTERIOR CONSTRUCTION WILL CONSIST OF TWO TYPES OF MASONRY VENEER, PRECAST ACCENTS, ALUMINUM STOREFRONT WINDOWS & DOORS, AND STANDING SEAM METAL ROOFING. THE STATION'S SECTIONAL OVERHEAD VEHICLE BAY DOORS AND OTHER METAL ACCENTS (SUCH AS GUTTERS, DOWNSPOUTS, AND SOFFITS) WILL MATCH/BE CONSISTENT WITH THE BUILDING'S METAL ROOF.

MASONRY VENEERS HAVE BEEN CHOSEN TO HAVE COLORS AND TEXTURES SIMILAR TO THOSE USED ON THE ADJACENT WAKE TECH NORTHERN CAMPUS. SEVERAL OF THE NORTHERN WAKE TECH CAMPUS BUILDINGS ARE DEFINED BY DARK MASONRY BASES AND VERTICAL ENTRY/CIRCULATION ELEMENTS, WITH LIGHTER MASONRY AND PRECAST CONSTRUCTION ABOVE. THE NEW HOPE EMS STATION HAS BEEN DESIGNED WITH A SIMILAR APPROACH, USING A DARKER MASONRY VENEER (TYPE 2 ON ELEVATIONS) TO PROVIDE THE BUILDING'S BASE AND TO DEFINE THE ADMINISTRATION/OPERATION PORTION OF THE BUILDING. UPPER PORTIONS OF THE EMS STATION'S EXTERIOR WALLS WILL USE A LIGHTER MASONRY VENEER (TYPE 1 PER THE BUILDING ELEVATIONS) SIMILAR TO HOW LIGHTER MASONRY, CONCRETE, AND PRECAST ARE USED ON CAMPUS BUILDINGS. PRECAST ACCENT BANDS ON THE EMS STATION WILL SEPARATE THE TWO TYPES OF MASONRY VENEERS AND WILL ALSO SERVE AS ACCENTS AT WINDOWS AND DOORS. CONTRASTING COLOR MASONRY ACCENT BANDS HAVE ALSO BEEN INCORPORATED IN BOTH TYPES OF MASONRY VENEER USED ON THE EMS STATION TO FURTHER ACCENTUATE THE HORIZONTAL LINES OF THE BUILDING, SIMILAR TO HOW MANY OF THE WAKE TECH BUILDINGS HAVE STRONG DEFINING HORIZONTAL LINES AND MASSING.

THE EMS STATION'S MASONRY VENEER WILL UTILIZE WIRECUT BRICK SIMILAR TO THOSE USED ON MANY OF THE WAKE TECH CAMPUS BUILDINGS, PROVIDING SIMILAR TEXTURES. PRECAST ACCENTS WILL HAVE SMOOTH FINISHES, AS WILL THE STATION'S EXTERIOR METAL COMPONENTS.



G1 WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



G11 WEST BUILDING ELEVATION (INSIDE SCREEN WALL)
SCALE: 3/16" = 1'-0"



J1 SOUTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



J8 NORTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

DATE				
NO.	DESCRIPTION			

PRELIMINARY
NOT FOR CONSTRUCTION

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NEW HOPE EMS STATION
WAKE COUNTY EMS
6900 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA 27616
OWNER: WAKE COUNTY FACILITIES DESIGN & CONSTRUCTION
WCA PROJECT NUMBER: 600-17-02

CONSTRUCTION DOCUMENTS
DRAWING TITLE:
**BUILDING ELEVATIONS
COLOR**

SHEET:
A201C

DATE:
18 FEBRUARY 2018

1	2	3	4	5	6	7	8	9	10	11	12	13	14
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