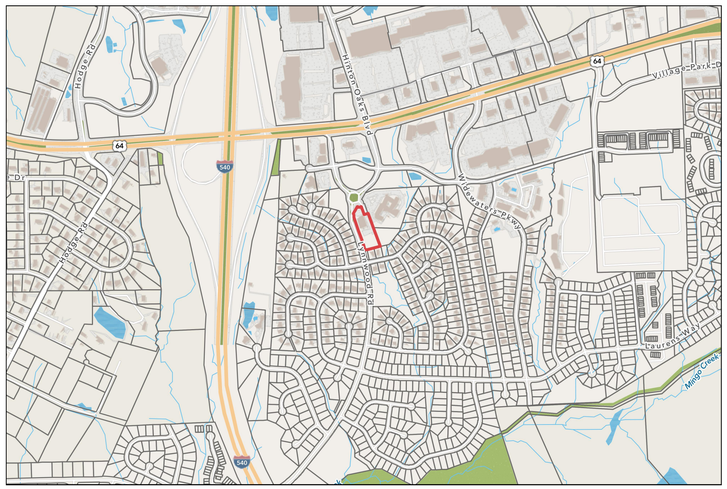
# WAKE VETERINARY HOSPITAL

## MASTER PLAN SUBMITTAL

### KNIGHTDALE TRANSACTION #: ZMA-14-21

1




VICINITY MAP

SCALE: 1" =800'

| SHEET INDEX | |
|---|---|
| COV | COVER |
| L100 | EXISTING CONDITIONS |
| L101 | DEMOLITION PLAN |
| L200 | LAYOUT PLAN & MATERIALS PLAN |
| L201 | SITE DETAILS |
| L202 | SITE DETAILS |
| L203 | SIGNS & MARKINGS PLAN |
| L300 | GRADING PLAN |
| L400 | LANDSCAPE PLAN |
| L401 | PLANTING NOTES & DETAILS |
| C100 | STORMWATER PLAN |
| C101 | SUBGRADE PLAN |
| U100 | WATER + SEWER PLAN |
| 22-0228A | DUKE ENERGY LIGHTING PLAN |
| A1.13 | BUILDING ELEVATIONS |
| A1.14 | BUILDING ELEVATIONS |
| A3.01 | BUILDING SECTIONS |

1

| SITE DATA SUMMARY | |
|---|---|
| PROJECT NAME | WAKE VET HOSPITAL |
| EXISTING STREET ADDRESS | 1007 TANDAL PLACE, KNIGHTDALE, NC |
| LOT AREA (CURRENT) | 74,488 SF (1.71 AC) |
| CURRENT ZONE | RMX |
| PROPOSED ZONE | NMX - CD |
| OVERLAY DISTRICT(S) | N/A |
| PARCEL NUMBER | 1744532798 |
| REAL ID NUMBER | 0164389 |
| DEED BOOK / DEED PAGE | BM 017298 / PG 02413 |
| EXISTING BUILDING USE | VETERINARY HOSPITAL |
| PROPOSED BUILDINGS USES | VETERINARY HOSPITAL |
| EXISTING IMPERVIOUS AREA | 28,718 SF |
| PROPOSED IMPERVIOUS AREA | 41,632 SF |
| NET CHANGE IN IMPERVIOUS AREA | 12,914 SF |
| WATER ALLOCATION POLICY | N/A |

## CONTACT INFORMATION


PROPERTY OWNER
ROWDY RIDGEBACKS HOLDING LLC
4935 RALEIGH ROAD PKWY W
WILSON, NC 27896
PHONE: 919.266.9852
EMAIL: GEORGEHNEIMDVM@THEVETSPETS.COM

LANDSCAPE ARCHITECT
SITE COLLABORATIVE, INC.
821 WAKE FOREST RD
RALEIGH, NC 27604
CONTACT: GRAHAM H. SMITH
PHONE: 919.805.3586
EMAIL: GRAHAM@SITECOLLABORATIVE.COM

CIVIL ENGINEER
FINCH & ASSOCIATES
309 N BOYLAN AVE
RALEIGH, NC
CONTACT: JAY WATSON
PHONE: 919.933.1212
EMAIL: JWATSON@FINCH-ASSOCIATES.COM

ARCHITECT
CLINE DESIGN ASSOCIATES
125 N. HARRINGTON ST.
RALEIGH, NC 27601
PHONE: 919.833.6413 EXT. 4146
EMAIL: CARLW@CLINEDESIGNASSOC.COM


1

| VEHICLE PARKING | | | |
|---|---|---|---|
| | | MAXIMUM SPACES PERMITTED | MINIMUM SPACES REQUIRED |
| | AREA (SF) | 6 per 1000 GFA | ½ OF MAX |
| EXISTING BUILDING (VET HOSPITAL) | 8,354 | 50 | 25 |
| PROPOSED ADDITION | 6,197 | 37 | 19 |
| TOTAL | 14,551 | 87 | 44 |

| | |
|---|---|
| TOTAL EXISTING SPACES | 37 |
| TOTAL PROPOSED SPACES | 60 |
| DIFFERENCE | 23 |

| ACCESSIBLE PARKING | | |
|---|---|---|
| TOTAL # OF SPACES | REQUIRED | PROVIDED |
| 60 | 4 | 4 |

| BICYCLE PARKING | |
|---|---|
| REQUIRED | PROVIDED |
| 5 | 6 |


SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586


NORTH CAROLINA LANDSCAPE ARCHITECTURAL SITE COLLABORATIVE, INC. C-505

NORTH CAROLINA GRAHAM H. SMITH June 27, 2022



Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

PROJECT NUMBER:
20063

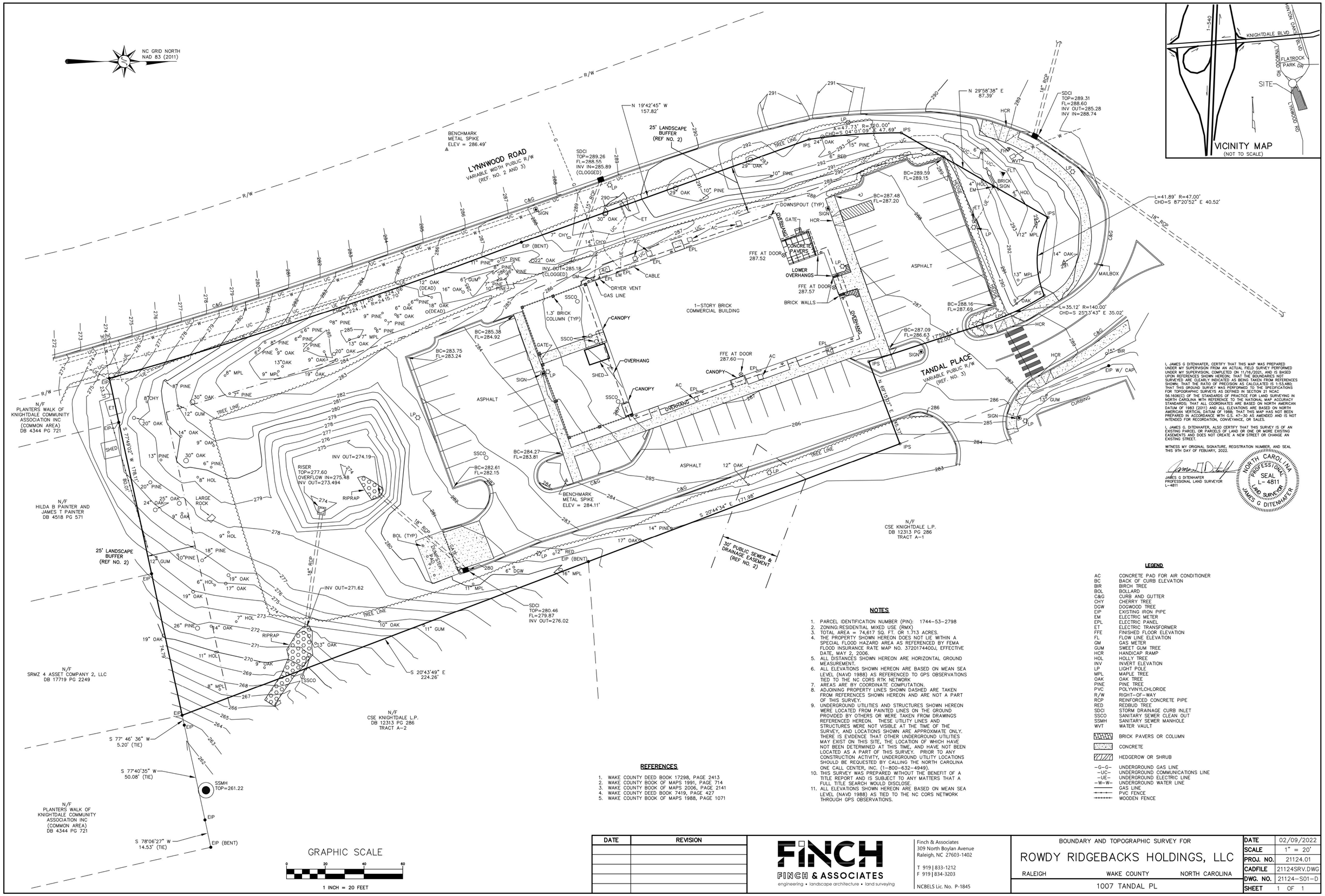
PROJECT PHASE:
MASTER PLAN SUBMISSION #1

DATE:
04.25.2022

06.27.2022

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COV







I, JAMES G DITENHAFER, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION, COMPLETED ON 11/16/2021, AND IS BASED UPON REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BEING TAKEN FROM REFERENCES SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:53,480; THAT THIS GROUND SURVEY WAS PERFORMED TO THE SPECIFICATIONS FOR TOPOGRAPHIC SURVEYS AS DEFINED IN SECTION 21 NCAC 56.1606(C) OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH REFERENCE TO THE NATIONAL MAP ACCURACY STANDARDS; THAT ALL COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (2011) AND ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988; THAT THIS MAP HAS NOT BEEN PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED AND IS NOT INTENDED FOR RECORDATION, CONVEYANCE, OR SALES.

I, JAMES G. DITENHAFER, ALSO CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 9TH DAY OF FEBUARY, 2022.

JAMES G DITENHAFER
PROFESSIONAL LAND SURVEYOR
L-4811

NORTH CAROLINA PROFESSIONAL SEAL L-4811 LAND SURVEYOR JAMES G DITENHAFER

## NOTES

1. PARCEL IDENTIFICATION NUMBER (PIN): 1744-53-2798
2. ZONING: RESIDENTIAL MIXED USE (RMX)
3. TOTAL AREA = 74,617 SQ. FT. OR 1.713 ACRES.
4. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED BY FEMA FLOOD INSURANCE RATE MAP NO. 3720174400J, EFFECTIVE DATE, MAY 2, 2006.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENT.
6. ALL ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL (NAVD 1988) AS REFERENCED TO GPS OBSERVATIONS TIED TO THE NC CORS RTK NETWORK
7. AREAS ARE BY COORDINATE COMPUTATION.
8. ADJOINING PROPERTY LINES SHOWN DASHED ARE TAKEN FROM REFERENCES SHOWN HEREON AND ARE NOT A PART OF THIS SURVEY.
9. UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON WERE LOCATED FROM PAINTED LINES ON THE GROUND PROVIDED BY OTHERS OR WERE TAKEN FROM DRAWINGS REFERENCED HEREON. THESE UTILITY LINES AND STRUCTURES WERE NOT VISIBLE AT THE TIME OF THE SURVEY, AND LOCATIONS SHOWN ARE APPROXIMATE ONLY. THERE IS EVIDENCE THAT OTHER UNDERGROUND UTILITIES MAY EXIST ON THIS SITE, THE LOCATION OF WHICH HAVE NOT BEEN DETERMINED AT THIS TIME, AND HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY. PRIOR TO ANY CONSTRUCTION ACTIVITY, UNDERGROUND UTILITY LOCATIONS SHOULD BE REQUESTED BY CALLING THE NORTH CAROLINA ONE CALL CENTER, INC. (1-800-632-4949).
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
11. ALL ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL (NAVD 1988) AS TIED TO THE NC CORS NETWORK THROUGH GPS OBSERVATIONS.

## REFERENCES


1. WAKE COUNTY DEED BOOK 17298, PAGE 2413
2. WAKE COUNTY BOOK OF MAPS 1991, PAGE 714
3. WAKE COUNTY BOOK OF MAPS 2006, PAGE 2141
4. WAKE COUNTY DEED BOOK 7419, PAGE 427
5. WAKE COUNTY BOOK OF MAPS 1988, PAGE 1071


## LEGEND

| | |
|---|---|
| AC | CONCRETE PAD FOR AIR CONDITIONER |
| BC | BACK OF CURB ELEVATION |
| BIR | BIRCH TREE |
| BOL | BOLLARD |
| C&G | CURB AND GUTTER |
| CHY | CHERRY TREE |
| DGW | DOGWOOD TREE |
| EIP | EXISTING IRON PIPE |
| EM | ELECTRIC METER |
| EPL | ELECTRIC PANEL |
| ET | ELECTRIC TRANSFORMER |
| FFE | FINISHED FLOOR ELEVATION |
| FL | FLOW LINE ELEVATION |
| GM | GAS METER |
| GUM | SWEET GUM TREE |
| HCR | HANDICAP RAMP |
| HOL | HOLLY TREE |
| INV | INVERT ELEVATION |
| LP | LIGHT POLE |
| MPL | MAPLE TREE |
| OAK | OAK TREE |
| PINE | PINE TREE |
| PVC | POLYVINYLCHLORIDE |
| R/W | RIGHT-OF-WAY |
| RCP | REINFORCED CONCRETE PIPE |
| RED | REDBUD TREE |
| SDCI | STORM DRAINAGE CURB INLET |
| SSCO | SANITARY SEWER CLEAN OUT |
| SSMH | SANITARY SEWER MANHOLE |
| WVT | WATER VAULT |
| | BRICK PAVERS OR COLUMN |
| | CONCRETE |
| | HEDGEROW OR SHRUB |
| -G-G- | UNDERGROUND GAS LINE |
| -UC- | UNDERGROUND COMMUNICATIONS LINE |
| -UE- | UNDERGROUND ELECTRIC LINE |
| -W-W- | UNDERGROUND WATER LINE |
| | GAS LINE |
| | PVC FENCE |
| | WOODEN FENCE |

| DATE | REVISION |
|---|---|
| | |
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| | |
| | |

FINCH
FINCH & ASSOCIATES
engineering • landscape architecture • land surveying

Finch & Associates
309 North Boylan Avenue
Raleigh, NC 27603-1402

T 919 | 833-1212
F 919 | 834-3203

NCBELS Lic. No. P-1845

BOUNDARY AND TOPOGRAPHIC SURVEY FOR

# ROWDY RIDGEBACKS HOLDINGS, LLC

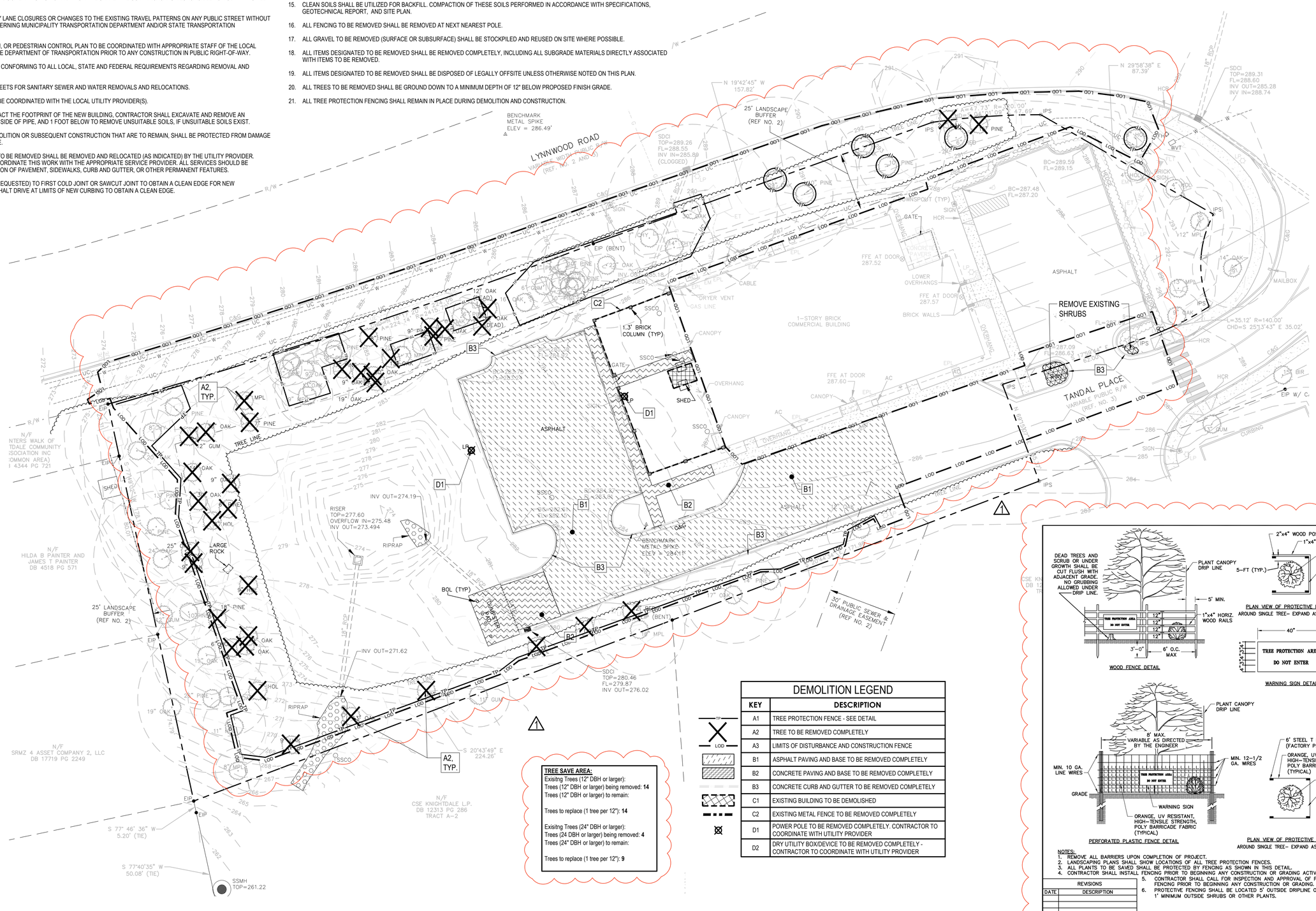
RALEIGH WAKE COUNTY NORTH CAROLINA

1007 TANDAL PL

| | |
|---|---|
| DATE | 02/09/2022 |
| SCALE | 1" = 20' |
| PROJ. NO. | 21124.01 |
| CADFILE | 21124SRV.DWG |
| DWG. NO. | 21124-S01-D |
| SHEET | 1 OF 1 |

## DEMOLITION NOTES

1. THE CONTRACTOR SHALL NOTIFY THE N.C. ONE CALL CENTER AT 811 OR 1-800-632-4949 PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNING PUBLIC UTILITIES DEPARTMENT PRIOR TO STARTING WORK.
3. ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE LOCAL GOVERNING MUNICIPALITY OR THE STATE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
4. THE CONTRACTOR SHALL NOT MAKE ANY LANE CLOSURES OR CHANGES TO THE EXISTING TRAVEL PATTERNS ON ANY PUBLIC STREET WITHOUT PRIOR APPROVAL FROM THE LOCAL GOVERNING MUNICIPALITY TRANSPORTATION DEPARTMENT AND/OR STATE TRANSPORTATION DEPARTMENT.
5. LANE CLOSURE, TRAFFIC CONTROL PLAN, OR PEDESTRIAN CONTROL PLAN TO BE COORDINATED WITH APPROPRIATE STAFF OF THE LOCAL GOVERNING MUNICIPALITY AND/OR STATE DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING REMOVAL AND DISPOSAL OF MATERIALS AND DEBRIS.
7. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR SANITARY SEWER AND WATER REMOVALS AND RELOCATIONS.
8. RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH THE LOCAL UTILITY PROVIDER(S).
9. WHERE UTILITIES (TO BE REMOVED) IMPACT THE FOOTPRINT OF THE NEW BUILDING, CONTRACTOR SHALL EXCAVATE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF PIPE, AND 1 FOOT BELOW TO REMOVE UNSUITABLE SOILS, IF UNSUITABLE SOILS EXIST.
10. CLEANOUTS LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION THAT ARE TO REMAIN, SHALL BE PROTECTED FROM DAMAGE AND RAISED TO FLUSH WITH NEW GRADE.
11. ELECTRICAL OR GAS UTILITY SERVICES TO BE REMOVED SHALL BE REMOVED AND RELOCATED (AS INDICATED) BY THE UTILITY PROVIDER. CONTRACTOR SHALL SCHEDULE AND COORDINATE THIS WORK WITH THE APPROPRIATE SERVICE PROVIDER. ALL SERVICES SHOULD BE RE-INSTALLED PRIOR TO THE INSTALLATION OF PAVEMENT, SIDEWALKS, CURB AND GUTTER, OR OTHER PERMANENT FEATURES.
12. REMOVE EXISTING CONCRETE (WHERE REQUESTED) TO FIRST COLD JOINT OR SAWCUT JOINT TO OBTAIN A CLEAN EDGE FOR NEW CONSTRUCTION. SAWCUT EXISTING ASPHALT DRIVE AT LIMITS OF NEW CURBING TO OBTAIN A CLEAN EDGE.
13. CONTRACTOR SHALL RETAIN AND STOCKPILE CONCRETE WHEELSTOPS WHICH ARE IN USEABLE CONDITION FOR RE-INSTALLATION AT THE END OF THE PROJECT.
14. CONTRACTOR SHALL RESTORE THE LAYDOWN AND STAGING AREA TO ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE OWNER, PRIOR TO DEMOBILIZATION AT THE CONCLUSION OF THE PROJECT.
15. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS PERFORMED IN ACCORDANCE WITH SPECIFICATIONS, GEOTECHNICAL REPORT, AND SITE PLAN.
16. ALL FENCING TO BE REMOVED SHALL BE REMOVED AT NEXT NEAREST POLE.
17. ALL GRAVEL TO BE REMOVED (SURFACE OR SUBSURFACE) SHALL BE STOCKPILED AND REUSED ON SITE WHERE POSSIBLE.
18. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
19. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFFSITE UNLESS OTHERWISE NOTED ON THIS PLAN.
20. ALL TREES TO BE REMOVED SHALL BE GROUND DOWN TO A MINIMUM DEPTH OF 12" BELOW PROPOSED FINISH GRADE.
21. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING DEMOLITION AND CONSTRUCTION.




**TREE SAVE AREA:**
Exisiting Trees (12" DBH or larger):
Trees (12" DBH or larger) being removed: **14**
Trees (12" DBH or larger) to remain:

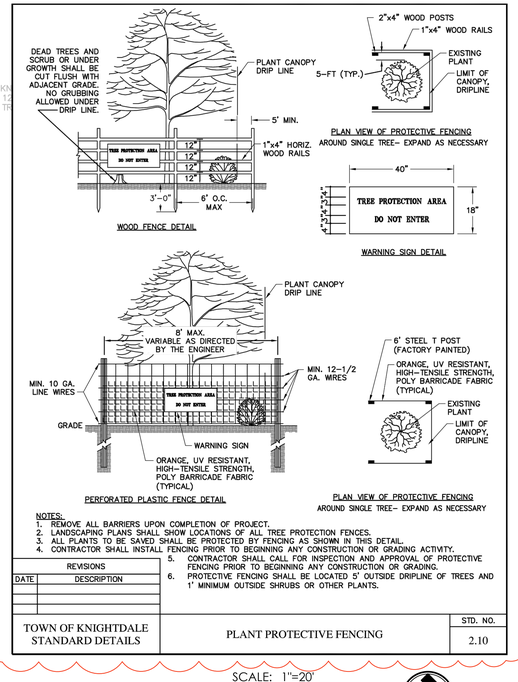
Trees to replace (1 tree per 12"): **14**

Exisiting Trees (24" DBH or larger):
Trees (24 DBH or larger) being removed: **4**
Trees (24" DBH or larger) to remain:

Trees to replace (1 tree per 12"): **9**

### DEMOLITION LEGEND

| KEY | DESCRIPTION |
|---|---|
| A1 | TREE PROTECTION FENCE - SEE DETAIL |
| A2 | TREE TO BE REMOVED COMPLETELY |
| A3 | LIMITS OF DISTURBANCE AND CONSTRUCTION FENCE |
| B1 | ASPHALT PAVING AND BASE TO BE REMOVED COMPLETELY |
| B2 | CONCRETE PAVING AND BASE TO BE REMOVED COMPLETELY |
| B3 | CONCRETE CURB AND GUTTER TO BE REMOVED COMPLETELY |
| C1 | EXISTING BUILDING TO BE DEMOLISHED |
| C2 | EXISTING METAL FENCE TO BE REMOVED COMPLETELY |
| D1 | POWER POLE TO BE REMOVED COMPLETELY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER |
| D2 | DRY UTILITY BOX/DEVICE TO BE REMOVED COMPLETELY - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER |




NOTES:
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW LOCATIONS OF ALL TREE PROTECTION FENCES.
3. ALL PLANTS TO BE SAVED SHALL BE PROTECTED BY FENCING AS SHOWN IN THIS DETAIL.
4. CONTRACTOR SHALL INSTALL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION OR GRADING ACTIVITY.
5. CONTRACTOR SHALL CALL FOR INSPECTION AND APPROVAL OF PROTECTIVE FENCING PRIOR TO BEGINNING ANY CONSTRUCTION OR GRADING.
6. PROTECTIVE FENCING SHALL BE LOCATED 5' OUTSIDE DRIPLINE OF TREES AND 1' MINIMUM OUTSIDE SHRUBS OR OTHER PLANTS.

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| | |
| | |
| | |

| TOWN OF KNIGHTDALE STANDARD DETAILS | PLANT PROTECTIVE FENCING | STD. NO. 2.10 |
|---|---|---|

SCALE: 1"=20'
0 10 20 40


SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586


NORTH CAROLINA LICENSED LANDSCAPE ARCHITECTURAL SITE COLLABORATIVE, INC. C-505

NORTH CAROLINA PROFESSIONAL SEAL 2365 GRAHAM H. SMITH June 27, 2022



# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

PROJECT NUMBER: 20063

PROJECT PHASE: MASTER PLAN SUBMISSION #1

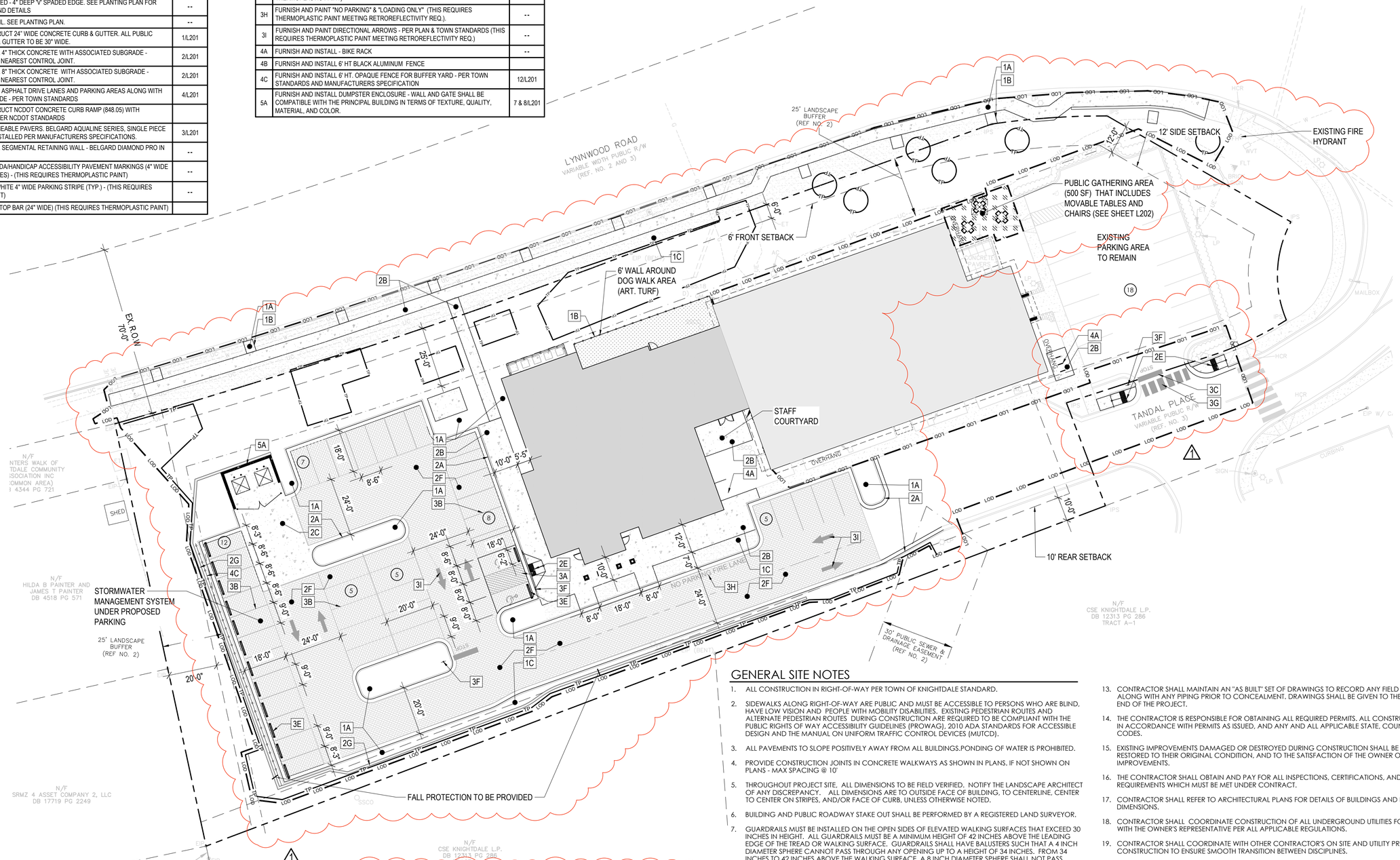
DATE: 04.25.2022
06.27.2022

SHEET TITLE: **DEMOLITION PLAN**

SHEET NUMBER: **L101**

## KEYNOTE LEGEND (FURNISH AND INSTALL)

| KEY | DESCRIPTION | DETAIL / SHEET |
|---|---|---|
| 1A | PLANTING BED - TRIPLE SHREDDED HARDWOOD MULCH - SEE PLANTING PLAN | -- |
| 1B | LIMITS OF PLANTING BED - 4" DEEP 'V' SPADED EDGE. SEE PLANTING PLAN FOR ADDITIONAL NOTES AND DETAILS | -- |
| 1C | SOD ON AMENDED SOIL. SEE PLANTING PLAN. | -- |
| 2A | FURNISH AND CONSTRUCT 24" WIDE CONCRETE CURB & GUTTER. ALL PUBLIC STREET/ROAD CURB & GUTTER TO BE 30" WIDE. | 1/L201 |
| 2B | FURNISH AND INSTALL 4" THICK CONCRETE WITH ASSOCIATED SUBGRADE - SAWCUT EXISTING TO NEAREST CONTROL JOINT. | 2/L201 |
| 2C | FURNISH AND INSTALL 8" THICK CONCRETE WITH ASSOCIATED SUBGRADE - SAWCUT EXISTING TO NEAREST CONTROL JOINT. | 2/L201 |
| 2D | FURNISH HEAVY DUTY ASPHALT DRIVE LANES AND PARKING AREAS ALONG WITH ASSOCIATED SUBGRADE - PER TOWN STANDARDS | 4/L201 |
| 2E | FURNISH AND CONSTRUCT NCDOT CONCRETE CURB RAMP (848.05) WITH TRUNCATED DOMES PER NCDOT STANDARDS | |
| 2F | VEHICLE-RATED PERMEABLE PAVERS. BELGARD AQUALINE SERIES, SINGLE PIECE HATTERAS COLOR. INSTALLED PER MANUFACTURERS SPECIFICATIONS. | 3/L201 |
| 2G | FURNISH AND INSTALL SEGMENTAL RETAINING WALL - BELGARD DIAMOND PRO IN PLANTATION COLOR | -- |
| 3A | FURNISH AND PAINT ADA/HANDICAP ACCESSIBILITY PAVEMENT MARKINGS (4" WIDE STRIPES AT 45 DEGREES) - (THIS REQUIRES THERMOPLASTIC PAINT) | -- |
| 3B | FURNISH AND PAINT WHITE 4" WIDE PARKING STRIPE (TYP.) - (THIS REQUIRES THERMOPLASTIC PAINT) | -- |
| 3C | FURNISH AND PAINT STOP BAR (24" WIDE) (THIS REQUIRES THERMOPLASTIC PAINT) | |
| 3D | FURNISH AND INSTALL TOWN STANDARD 'STOP' SIGN (R1-1 / 30") | -- |
| 3E | FURNISH AND INSTALL PRECAST CONCRETE WHEELSTOP PER PARKING SPACE | 11/L201 |
| 3F | FURNISH AND INSTALL TOWN STANDARD 'HANDICAP PARKING' SIGN | 10/L201 |
| 3G | FURNISH AND PAINT CROSSWALK - PER TOWN STANDARDS (THIS REQUIRES THERMOPLASTIC PAINT) | -- |
| 3H | FURNISH AND PAINT "NO PARKING" & "LOADING ONLY" (THIS REQUIRES THERMOPLASTIC PAINT MEETING RETROREFLECTIVITY REQ.). | -- |
| 3I | FURNISH AND PAINT DIRECTIONAL ARROWS - PER PLAN & TOWN STANDARDS (THIS REQUIRES THERMOPLASTIC PAINT MEETING RETROREFLECTIVITY REQ.) | -- |
| 4A | FURNISH AND INSTALL - BIKE RACK | -- |
| 4B | FURNISH AND INSTALL 6' HT BLACK ALUMINUM FENCE | |
| 4C | FURNISH AND INSTALL 6' HT. OPAQUE FENCE FOR BUFFER YARD - PER TOWN STANDARDS AND MANUFACTURERS SPECIFICATION | 12/L201 |
| 5A | FURNISH AND INSTALL DUMPSTER ENCLOSURE - WALL AND GATE SHALL BE COMPATIBLE WITH THE PRINCIPAL BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL, AND COLOR. | 7 & 8/L201 |




## VEHICLE PARKING

| | | MAXIMUM SPACES PERMITTED | MINIMUM SPACES REQUIRED |
|---|---|---|---|
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| EXISTING BUILDING (VET HOSPITAL) | 8,354 | 50 | 25 |
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| | |
|---|---|
| TOTAL EXISTING SPACES | 37 |
| TOTAL PROPOSED SPACES | 60 |
| DIFFERENCE | 23 |

## ACCESSIBLE PARKING

| TOTAL # OF SPACES | REQUIRED | PROVIDED |
|---|---|---|
| 60 | 4 | 4 |

## BICYCLE PARKING

| REQUIRED | PROVIDED |
|---|---|
| 5 | 6 |

## GENERAL SITE NOTES

1. ALL CONSTRUCTION IN RIGHT-OF-WAY PER TOWN OF KNIGHTDALE STANDARD.
2. SIDEWALKS ALONG RIGHT-OF-WAY ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS.PONDING OF WATER IS PROHIBITED.
4. PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS - MAX SPACING @ 10'
5. THROUGHOUT PROJECT SITE, ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
6. BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
7. GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE. GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
8. THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR. THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
10. LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
12. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
13. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD ANY FIELD CHANGES, ALONG WITH ANY PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
15. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
16. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET UNDER CONTRACT.
17. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
18. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNER'S REPRESENTATIVE PER ALL APPLICABLE REGULATIONS.
19. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR'S ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
20. ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE TOWN OF KNIGHTDALE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
21. TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
22. ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
23. ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
24. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.

SCALE: 1"=20'

0 10 20 40

N


SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586


NORTH CAROLINA LANDSCAPE ARCHITECTURAL SEAL C-505 SITE COLLABORATIVE, INC.

NORTH CAROLINA PROFESSIONAL SEAL 22852 GRAHAM H. SMITH June 27, 2022



# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

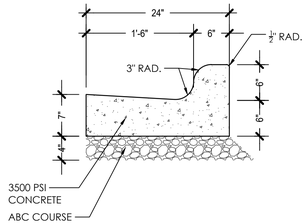
PROJECT NUMBER
20063

PROJECT PHASE
MASTER PLAN SUBMISSION #1

ISSUE DATE
04.25.2022
06.27.2022

SHEET TITLE
**LAYOUT & MATERIALS**

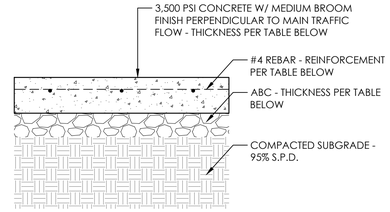
SHEET NUMBER
**L200**




NOTES:
1. UTILIZE THIS DETAIL FOR ALL CURB & GUTTER WITHIN SITE ONLY.
2. CONTRACTION / CONTROL JOINTS SHALL BE SPACED AT 10' INTERVALS (15' SPACING ALLOWED WHEN MACHINE IS USED.)
3. EXPANSION / CONTRACTION JOINTS SHALL BE SPACED AT A MAX. SPACING OF 50'.
4. FINISH ALL CONCRETE WITH CURING COMPOUND.

1 CURB & GUTTER - ON SITE

SCALE: 1" = 1'-0"

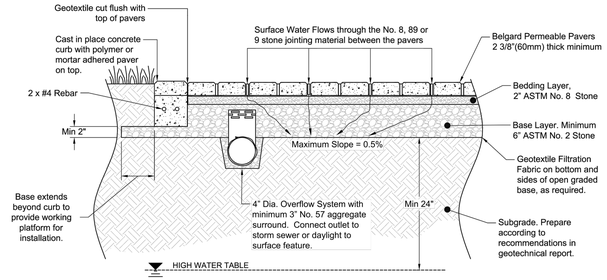



| PAVEMENT TYPE | ABC | REINFORCEMENT | CONCRETE |
|---|---|---|---|
| Service Drive Area/Dumpster Pad | 4" | #4 @ 12" o.c, b.w. | 8" |
| Accessible Parking Spaces | 4" | #4 @ 12" o.c, b.w. | 6" |
| Pedestrian Sidewalks | 4" | None | 4" |

NOTES:
1. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT TO REVIEW FORMS PRIOR TO POURING.
2. SEE PLANS FOR JOINT LOCATIONS.
3. SEE 4/L201 FOR JOINT DETAIL

2 CONCRETE PAVING

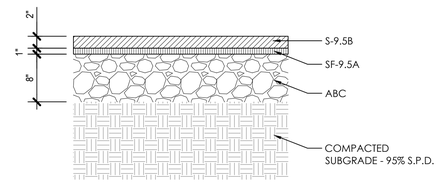
SCALE: 1" = 1'-0"




Design Notes:
1. Cross section as shown is suitable for pedestrian or commercial plaza use only. Depth of base subject to site specific hydraulic and structural requirements. Contact Oldcastle Architectural for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading, including any maintenance and/or emergencey vehicles.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Optional overflow system may be required to manage extreme rainfall events, or if pavement surface receives runoff from adjacent impervious surfaces or roofs. Locate vertical riser pipes away from vehicular traffic areas.
5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging.
6. Cast in place curb can be without paver on top. In such case, top of curb should be level with concrete paver field.

3 BELGARD VEHICLE-RATED PERMEABLE PAVER

SCALE: 1" = 1'-0"

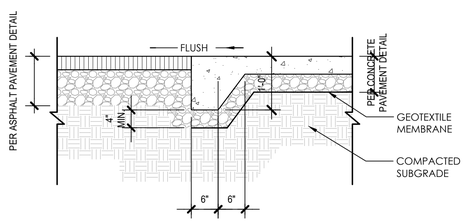



HEAVY DUTY DRIVE LANES AND PARKING AREAS

NOTES:
1. CONTRACTOR TO VERIFY PAVEMENT DESIGN WITH GEOTECHNICAL REPORT PRIOR TO INSTALLATION.

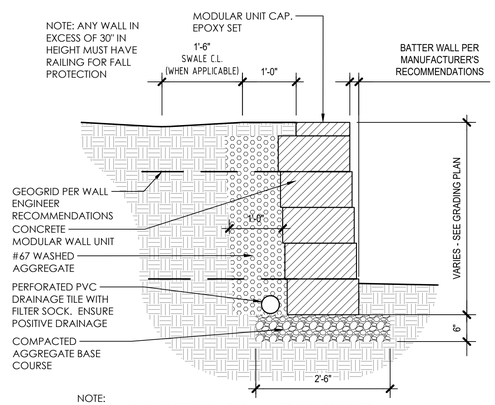
4 ASPHALT PAVING

SCALE: 1" = 1'-0"




5 ASPHALT TO CONCRETE TRANSITION

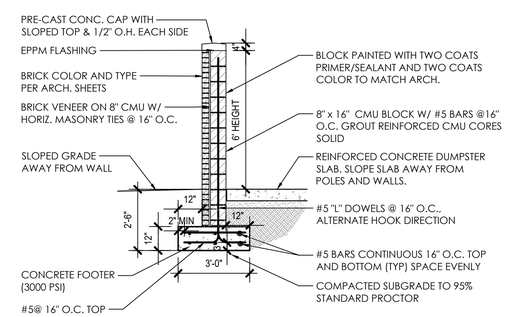
SCALE: 3/4" = 1'-0"




NOTE:
1. DO NOT UTILIZE THIS DETAIL FOR WALL HEIGHTS GREATER THAN 4'. WALLS EXCEEDING 4' HEIGHT WILL REQUIRE SEAL FROM STRUCTURAL ENGINEER.
2. WALL LENGTH NOT TO EXCEED 100' WITHOUT AN INTERRUPTION IN THE WALL PLANE. THIS MAY BE ACHIEVED THROUGH THE USE OF COLUMNS, LANDSCAPE AREAS, CHANGE IN MATERIAL, ETC.
3. BELGARD ANCHOR DIAMOND PRO 'SHEFFIELD' COLOR. -SEE SHEET L-2.2

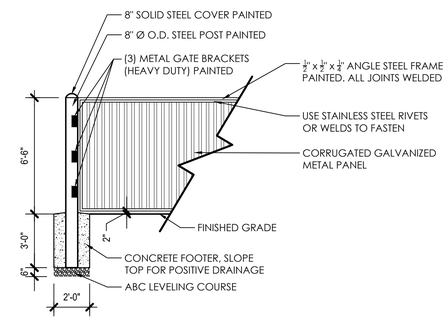
6 SEGMENTAL RETAINING WALL

SCALE: 1/2" = 1'-0"




7 DUMPSTER ENCLOSURE

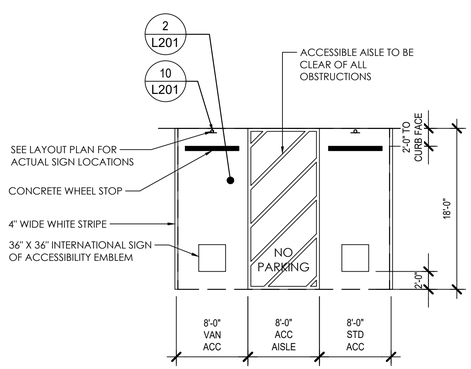
SCALE: 3/4" = 1'-0"




NOTE:
1. ALL SURFACES PAINTED WITH TWO COATS PRIMER/SEALANT AND TWO COATS COLOR TO MATCH ARCHITECTURE.

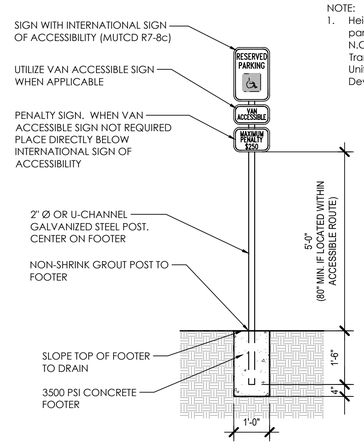
8 DUMPSTER ENCLOSURE GATE

SCALE: 1/4" = 1'-0"




9 ACCESSIBLE PARKING SPACE

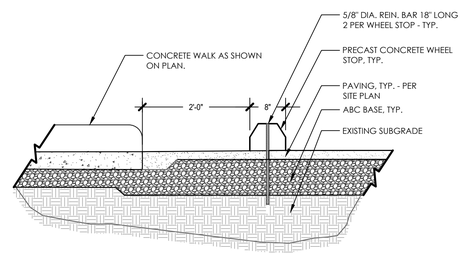
SCALE: 1/8" = 1'-0"




NOTE:
1. Height of R7-8c reserved parking sign as prescribed by N.C. Department of Transportation Manual on Uniform Traffic Control Devices, Section 2A-23, Part II.

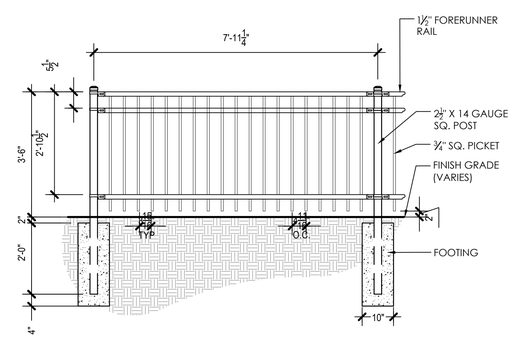
10 ACCESSIBLE SIGN

SCALE: 1/2" = 1'-0"




11 CONCRETE WHEEL STOP

SCALE: 1/2" = 1'-0"




NOTE:
1. VERIFY FENCE COLOR WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING.

12 STEEL DECORATIVE FENCE

SCALE: 1/2" = 1'-0"

SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586

NORTH CAROLINA LANDSCAPE ARCHITECTURAL COMPANY C-505 SITE COLLABORATIVE, INC.

NORTH CAROLINA PROFESSIONAL SEAL GRAHAM H. SMITH June 27, 2022



# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

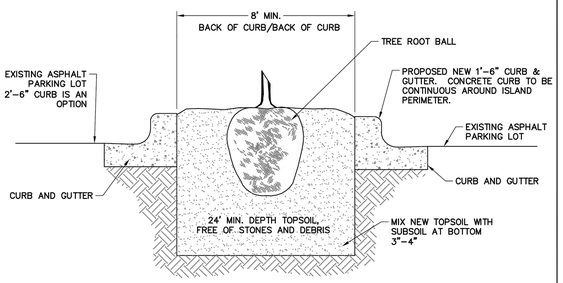
PROJECT NUMBER: 20063

PROJECT PHASE: MASTER PLAN SUBMISSION #1

DATE: 04.25.2022
06.27.2022

SHEET TITLE: SITE DETAILS

SHEET NUMBER: L201




NOTES:

1. 300 SF MIN. TOTAL REQUIRED AREA PER TREE.
2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
3. REMOVE COMPACTED SOIL AND ADD 24" NEW OR TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
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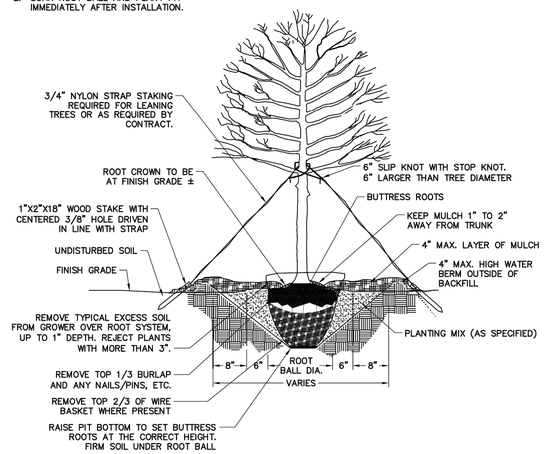
TOWN OF KNIGHTDALE STANDARD DETAILS | TREE PLANTING ISLAND IN PARKING LOTS | STD. NO. 3.23

NOTES:

1. REMOVE WIRE OR NYLON TWINE FROM BALL.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.




ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK ( AMSI, 1990, PART 1, "SHADE AND FLOWERING TREES")

FOR EXAMPLE:

| CALIPER | HEIGHT (RANGE) | MAX. HEIGHT | MIN. ROOT BALL DIA. | MIN. ROOT BALL DEPTH |
|---|---|---|---|---|
| 2" | 12–14' | 16' | 24" | 16" |
| 3" | 14–16' | 18' | 32" | 21" |

| REVISIONS | |
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| DATE | DESCRIPTION |
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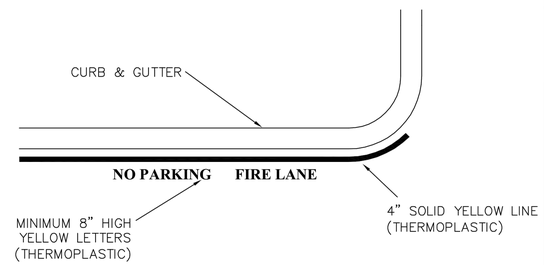
TOWN OF KNIGHTDALE STANDARD DETAILS | TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES) | STD. NO. 3.25




TYPICAL FIRE LANE PAVEMENT MARKING DETAIL

| REVISIONS | |
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| DATE | DESCRIPTION |
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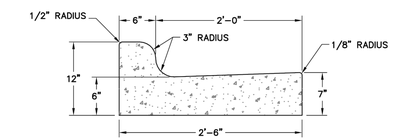
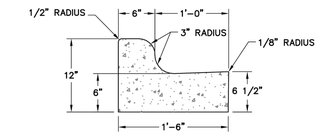
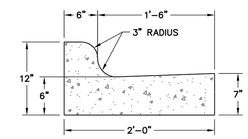
TOWN OF KNIGHTDALE STANDARD DETAILS | FIRE LANE PAVEMENT MARKING | STD. NO. 3.31



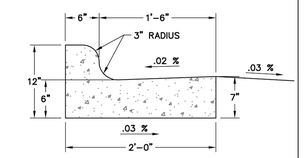

STANDARD 2'-6" CURB AND GUTTER




1'-6" STANDARD CURB AND GUTTER




2'-0" STANDARD CURB & GUTTER




SLOPE FOR VARIABLE SUPER ELEVATION RATES

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
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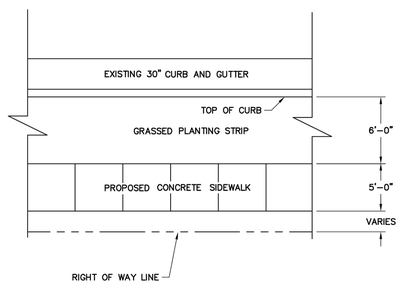
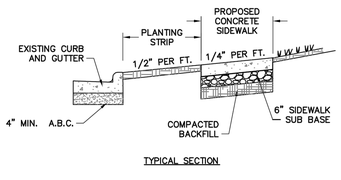
1 of 3

TOWN OF KNIGHTDALE STANDARD DETAILS | CURB AND GUTTER | STD. NO. 4.01




PLAN VIEW




TYPICAL SECTION

NOTES:

1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET APART.
2. CONTROL JOINTS TO BE AT 5 FEET O.C.
3. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
4. SIDEWALK SUB BASE TO BE A MIXTURE OF 70 PERCENT #57 STONE AND ASTM C33 SAND OR EQUAL.

| REVISIONS | |
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| DATE | DESCRIPTION |
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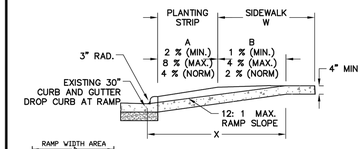
1 of 2

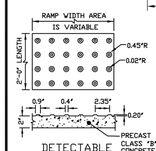
TOWN OF KNIGHTDALE STANDARD DETAILS | CONCRETE SIDEWALKS | STD. NO. 4.04




SECTIONAL VIEW

NOTES:

1. DETECTABLE WARNING DOMES SHALL COVER 2 FEET IN LENGTH & FULL WIDTH OF THE RAMP FLOOR AS SHOWN. THE WALKING SURFACE SHALL BE DARK GRAY (70% CONTRAST RATIO) IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATIONS VARY, ALL MUST CONFORM TO TRAFFIC DESIGN STANDARDS.

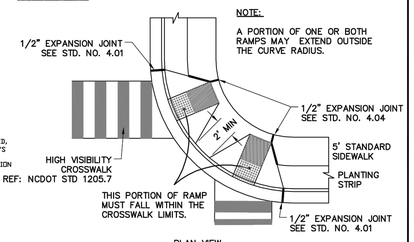



DETECTABLE WARNING DOMES

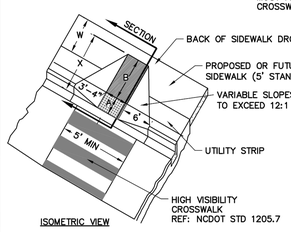
ALTERNATE MATERIAL MAY BE SUBSTITUTED, PROVIDED THE PRODUCT IS ON THE TOWN'S APPROVED MANUFACTURER LIST AND THE MANUFACTURER'S PRODUCT AND INSTALLATION SPECIFICATIONS ARE FOLLOWED.

NOTE:

A PORTION OF ONE OR BOTH RAMPS MAY EXTEND OUTSIDE THE CURVE RADIUS.




PLAN VIEW




ISOMETRIC VIEW

| W | A | W+A+9" | X | B |
|---|---|---|---|---|
| 5' | 0.0' | 5.8' | 5.8' | 5.0' * |
| 6' | 0.0' | 6.8' | 6.8' | 6.0' * * |
| 7' | 0.0' | 7.8' | 7.3' | 6.5' * * |
| 8' | 0.0' | 8.8' | 7.3' | 6.5' * * |
| 5' | 2.0' | 7.8' | 7.8' | 5.0' |
| 5' | 2.5' | 8.3' | 8.1' | 4.8' |
| 5' | 3.0' | 8.8' | 8.3' | 4.4' |
| 5' | 3.5' | 9.3' | 8.4' | 4.1' |
| 5' | 4.0' | 9.8' | 8.6' | 3.8' |
| 5' | 4.5' | 10.3' | 8.7' | 3.4' |
| 5' | 5.0' | 10.8' | 8.9' | 3.1' |

B = X − (A + 9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
* * BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES OF 0.04.

DIMENSION SCHEDULE

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| | |
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| | |

1 of 2

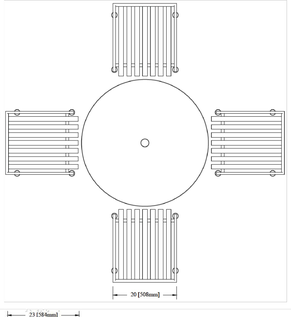
TOWN OF KNIGHTDALE STANDARD DETAILS | WHEELCHAIR RAMP CURB CUT | STD. NO. 4.06


**COURTYARD TABLE SET**
All Courtyard pieces are Exclusive By Design™.

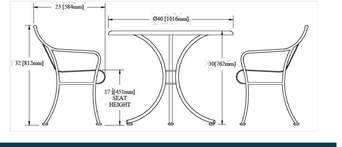
**KEYSHIELD® METAL FINISH**
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

**SOME ASSEMBLY REQUIRED**
The Courtyard table set is manufactured to provide ultimate stability and avoid damage during transit to the site. Minor assembly is required. Instructions are included with each shipment.

**MATERIALS**
Commercial-grade materials, 25% recycled raw steel, 100% recyclable steel and sustainable hardwood; chairs completely welded for optimum strength and stability according to Keystone Ridge Designs, Inc. CAD drawing; table top must be bolted to legs during site installation; table: 11 gauge solid 40" round table top, 11 gauge x 1" OD legs accented with 3/8" OD leg spacers; chairs: ¾" square solid legs with 1" OD solid top and bottom rails; 3/16" x 1-1/2" flat evenly-spaced seat slats.




| | CY6 WITH ARMS | CY6-N WITHOUT ARMS |
|---|---|---|
| TABLE DIAMETER | 40" | 40" |
| TABLE HEIGHT | 30" | 30" |
| WEIGHT | 308 lbs. | 308 lbs. |






KEYSTONE RIDGE DESIGNS
670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586

NORTH CAROLINA LANDSCAPE ARCHITECTURAL COMPANY C-505 SITE COLLABORATIVE, INC.

NORTH CAROLINA PROFESSIONAL SEAL 025359 LANDSCAPE ARCHITECT GRAHAM H. SMITH June 27, 2022



# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

PROJECT NUMBER: 20063

PROJECT PHASE: MASTER PLAN SUBMISSION #1

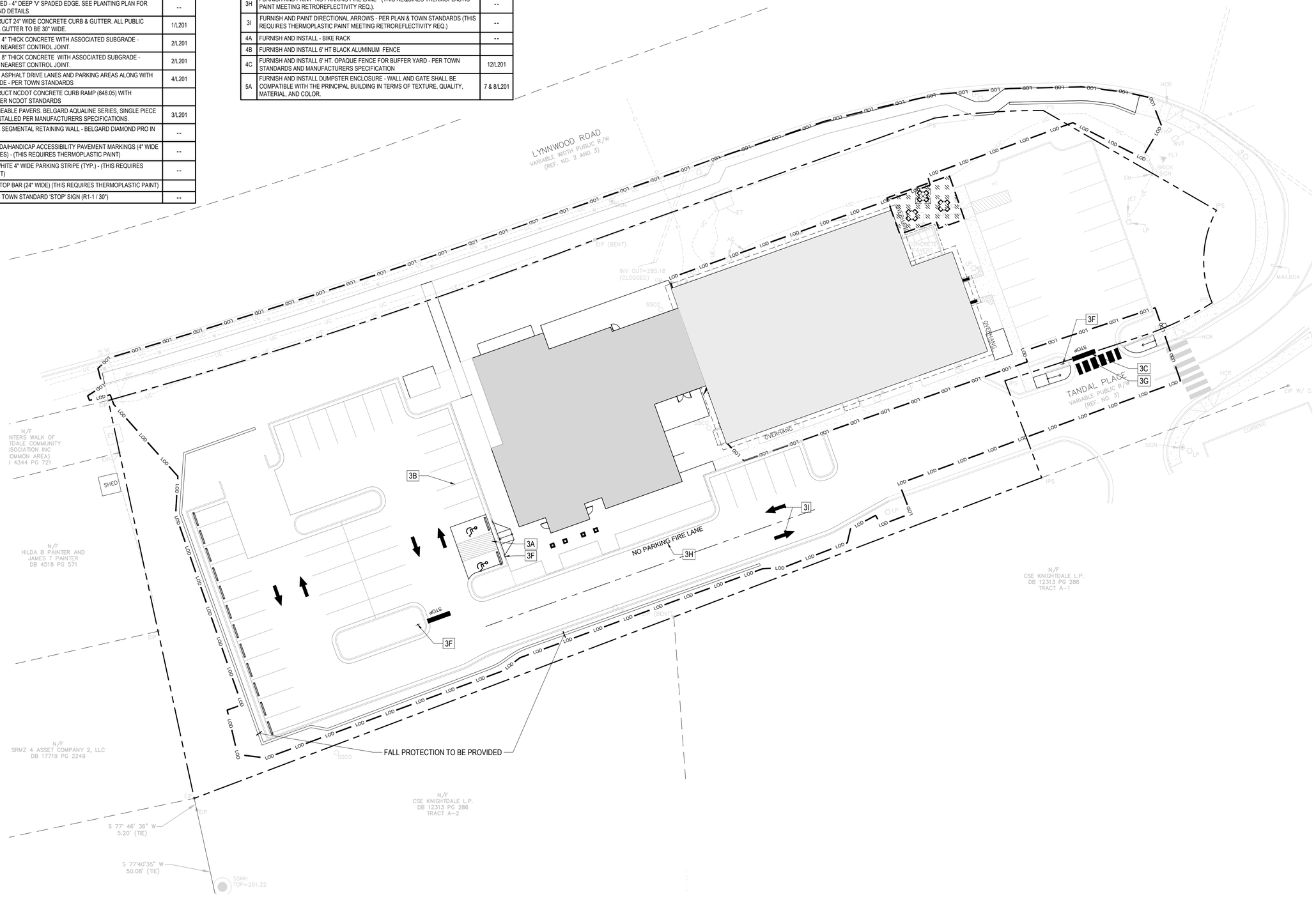
DATE: 04.25.2022
06.27.2022

SHEET TITLE: SITE DETAILS

SHEET NUMBER: L202

## KEYNOTE LEGEND (FURNISH AND INSTALL)

| KEY | DESCRIPTION | DETAIL / SHEET |
|---|---|---|
| 1A | PLANTING BED - TRIPLE SHREDDED HARDWOOD MULCH - SEE PLANTING PLAN | -- |
| 1B | LIMITS OF PLANTING BED - 4" DEEP 'V' SPADED EDGE. SEE PLANTING PLAN FOR ADDITIONAL NOTES AND DETAILS | -- |
| 2A | FURNISH AND CONSTRUCT 24" WIDE CONCRETE CURB & GUTTER. ALL PUBLIC STREET/ROAD CURB & GUTTER TO BE 30" WIDE. | 1/L201 |
| 2B | FURNISH AND INSTALL 4" THICK CONCRETE WITH ASSOCIATED SUBGRADE - SAWCUT EXISTING TO NEAREST CONTROL JOINT. | 2/L201 |
| 2C | FURNISH AND INSTALL 8" THICK CONCRETE WITH ASSOCIATED SUBGRADE - SAWCUT EXISTING TO NEAREST CONTROL JOINT. | 2/L201 |
| 2D | FURNISH HEAVY DUTY ASPHALT DRIVE LANES AND PARKING AREAS ALONG WITH ASSOCIATED SUBGRADE - PER TOWN STANDARDS | 4/L201 |
| 2E | FURNISH AND CONSTRUCT NCDOT CONCRETE CURB RAMP (848.05) WITH TRUNCATED DOMES PER NCDOT STANDARDS | |
| 2F | VEHICLE-RATED PERMEABLE PAVERS. BELGARD AQUALINE SERIES, SINGLE PIECE HATTERAS COLOR. INSTALLED PER MANUFACTURERS SPECIFICATIONS. | 3/L201 |
| 2G | FURNISH AND INSTALL SEGMENTAL RETAINING WALL - BELGARD DIAMOND PRO IN PLANTATION COLOR | -- |
| 3A | FURNISH AND PAINT ADA/HANDICAP ACCESSIBILITY PAVEMENT MARKINGS (4" WIDE STRIPES AT 45 DEGREES) - (THIS REQUIRES THERMOPLASTIC PAINT) | -- |
| 3B | FURNISH AND PAINT WHITE 4" WIDE PARKING STRIPE (TYP.) - (THIS REQUIRES THERMOPLASTIC PAINT) | -- |
| 3C | FURNISH AND PAINT STOP BAR (24" WIDE) (THIS REQUIRES THERMOPLASTIC PAINT) | |
| 3D | FURNISH AND INSTALL TOWN STANDARD 'STOP' SIGN (R1-1 / 30") | -- |
| 3E | FURNISH AND INSTALL PRECAST CONCRETE WHEELSTOP PER PARKING SPACE | 11/L201 |
| 3F | FURNISH AND INSTALL TOWN STANDARD 'HANDICAP PARKING' SIGN | 10/L201 |
| 3G | FURNISH AND INSTALL 'ONE WAY' TRAFFIC SIGN (R6-1R / 36" x 12" ) PER NCDOT TRAFFIC STANDARDS | -- |
| 3H | FURNISH AND PAINT "NO PARKING FIRE LANE" (THIS REQUIRES THERMOPLASTIC PAINT MEETING RETROREFLECTIVITY REQ.). | -- |
| 3I | FURNISH AND PAINT DIRECTIONAL ARROWS - PER PLAN & TOWN STANDARDS (THIS REQUIRES THERMOPLASTIC PAINT MEETING RETROREFLECTIVITY REQ.) | -- |
| 4A | FURNISH AND INSTALL - BIKE RACK | -- |
| 4B | FURNISH AND INSTALL 6' HT BLACK ALUMINUM FENCE | |
| 4C | FURNISH AND INSTALL 6' HT. OPAQUE FENCE FOR BUFFER YARD - PER TOWN STANDARDS AND MANUFACTURERS SPECIFICATION | 12/L201 |
| 5A | FURNISH AND INSTALL DUMPSTER ENCLOSURE - WALL AND GATE SHALL BE COMPATIBLE WITH THE PRINCIPAL BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL, AND COLOR. | 7 & 8/L201 |




SCALE: 1"=20'

0 10 20 40

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SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586


NORTH CAROLINA PROFESSIONAL ARCHITECTURAL SEAL C-505 SITE COLLABORATIVE, INC.

NORTH CAROLINA PROFESSIONAL SEAL 22402 GRAHAM H. SMITH June 27, 2022



# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

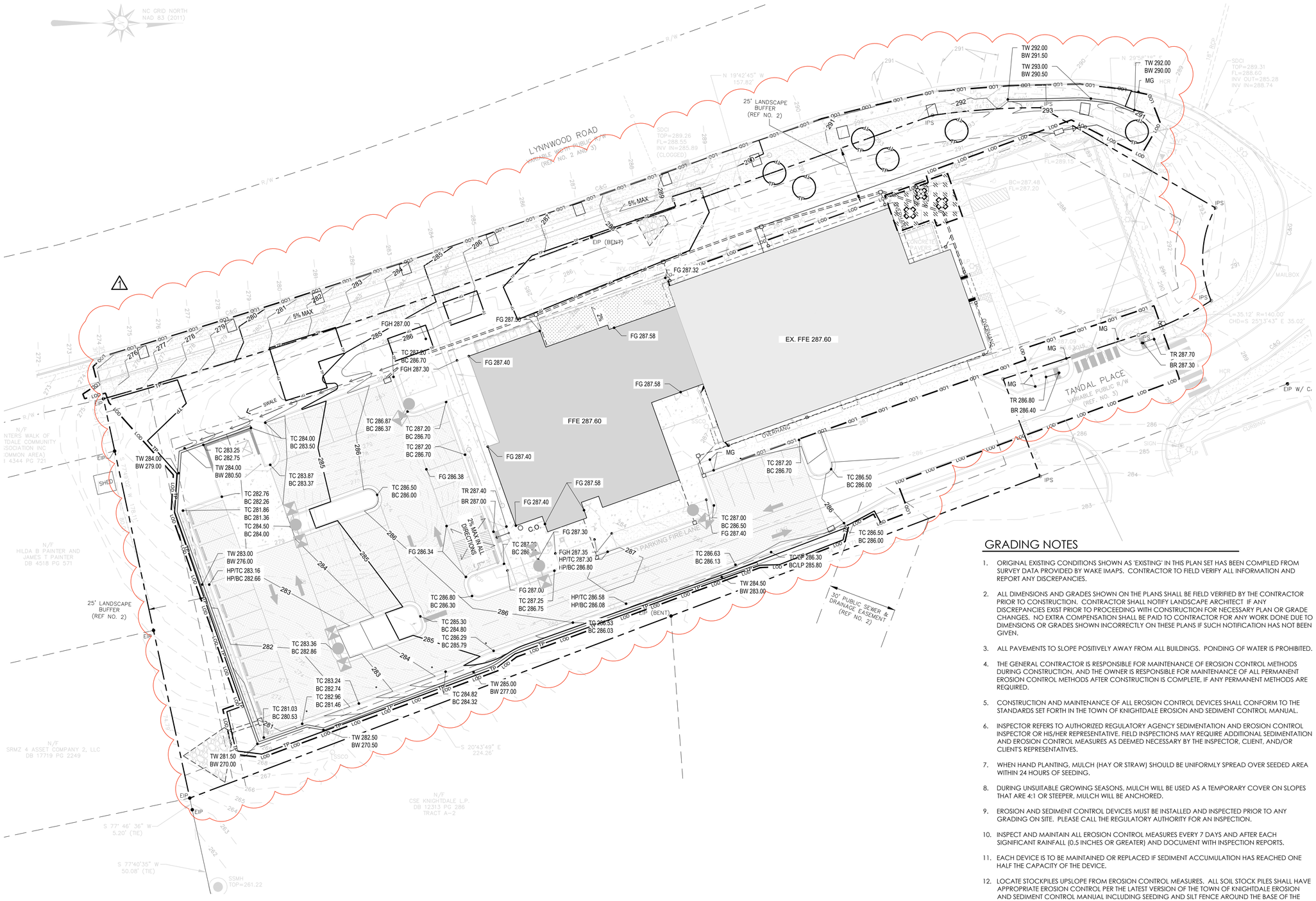
PROJECT NUMBER
20063

ISSUE DATE
MASTER PLAN SUBMISSION #1

DATE
04.25.2022
06.27.2022

**TRAFFIC SIGNS & MARKINGS PLAN**

SHEET NUMBER
**L202**




## GRADING NOTES

1. ORIGINAL EXISTING CONDITIONS SHOWN AS 'EXISTING' IN THIS PLAN SET HAS BEEN COMPILED FROM SURVEY DATA PROVIDED BY WAKE IMAPS. CONTRACTOR TO FIELD VERIFY ALL INFORMATION AND REPORT ANY DISCREPANCIES.
2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
3. ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS. PONDING OF WATER IS PROHIBITED.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL METHODS DURING CONSTRUCTION, AND THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT EROSION CONTROL METHODS AFTER CONSTRUCTION IS COMPLETE, IF ANY PERMANENT METHODS ARE REQUIRED.
5. CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE TOWN OF KNIGHTDALE EROSION AND SEDIMENT CONTROL MANUAL.
6. INSPECTOR REFERS TO AUTHORIZED REGULATORY AGENCY SEDIMENTATION AND EROSION CONTROL INSPECTOR OR HIS/HER REPRESENTATIVE. FIELD INSPECTIONS MAY REQUIRE ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE INSPECTOR, CLIENT, AND/OR CLIENT'S REPRESENTATIVES.
7. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
8. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
9. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL THE REGULATORY AUTHORITY FOR AN INSPECTION.
10. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES EVERY 7 DAYS AND AFTER EACH SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) AND DOCUMENT WITH INSPECTION REPORTS.
11. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
12. LOCATE STOCKPILES UPSLOPE FROM EROSION CONTROL MEASURES. ALL SOIL STOCK PILES SHALL HAVE APPROPRIATE EROSION CONTROL PER THE LATEST VERSION OF THE TOWN OF KNIGHTDALE EROSION AND SEDIMENT CONTROL MANUAL INCLUDING SEEDING AND SILT FENCE AROUND THE BASE OF THE STOCK PILE.

SCALE: 1"=20'

0 10 20 40

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LANDSCAPE ARCHITECTURE
821 Wake Forest Road
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NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT C-505 SITE COLLABORATIVE, INC.

NORTH CAROLINA PROFESSIONAL SEAL 022 GRAHAM H. SMITH June 27, 2022



# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

PROJECT NUMBER
20063

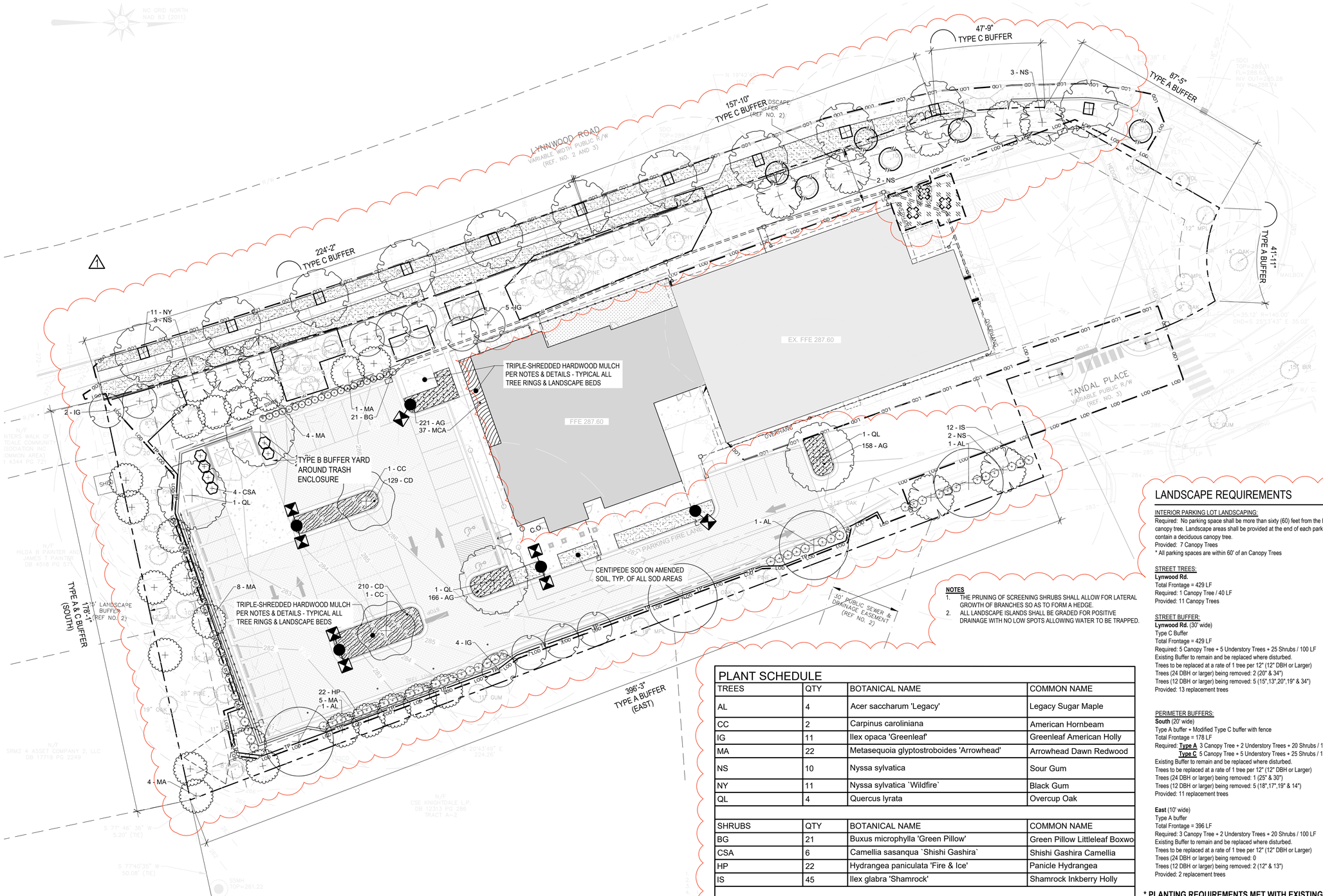
MASTER PLAN SUBMISSION #1

04.25.2022

06.27.2022

SHEET TITLE
**GRADING PLAN**

**L300**




## LANDSCAPE REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING:
Required: No parking space shall be more than sixty (60) feet from the base of a deciduous canopy tree. Landscape areas shall be provided at the end of each parking row and shall contain a deciduous canopy tree.
Provided: 7 Canopy Trees
* All parking spaces are within 60' of an Canopy Trees

STREET TREES:
**Lynwood Rd.**
Total Frontage = 429 LF
Required: 1 Canopy Tree / 40 LF
Provided: 11 Canopy Trees

STREET BUFFER:
**Lynwood Rd.** (30' wide)
Type C Buffer
Total Frontage = 429 LF
Required: 5 Canopy Tree + 5 Understory Trees + 25 Shrubs / 100 LF
Existing Buffer to remain and be replaced where disturbed.
Trees to be replaced at a rate of 1 tree per 12" (12" DBH or Larger)
Trees (24 DBH or larger) being removed: 2 (20" & 34")
Trees (12 DBH or larger) being removed: 5 (15",13",20",19" & 34")
Provided: 13 replacement trees

PERIMETER BUFFERS:
**South** (20' wide)
Type A buffer + Modified Type C buffer with fence
Total Frontage = 178 LF
Required: **Type A** 3 Canopy Tree + 2 Understory Trees + 20 Shrubs / 100 LF
**Type C** 5 Canopy Tree + 5 Understory Trees + 25 Shrubs / 100 LF
Existing Buffer to remain and be replaced where disturbed.
Trees to be replaced at a rate of 1 tree per 12" (12" DBH or Larger)
Trees (24 DBH or larger) being removed: 1 (25" & 30")
Trees (12 DBH or larger) being removed: 5 (18",17",19" & 14")
Provided: 11 replacement trees

**East** (10' wide)
Type A buffer
Total Frontage = 396 LF
Required: 3 Canopy Tree + 2 Understory Trees + 20 Shrubs / 100 LF
Existing Buffer to remain and be replaced where disturbed.
Trees to be replaced at a rate of 1 tree per 12" (12" DBH or Larger)
Trees (24 DBH or larger) being removed: 0
Trees (12 DBH or larger) being removed: 2 (12" & 13")
Provided: 2 replacement trees

*** PLANTING REQUIREMENTS MET WITH EXISTING BUFFERS AS WELL AS REPLACEMENT PLANTS.**

**NOTES**
1. THE PRUNING OF SCREENING SHRUBS SHALL ALLOW FOR LATERAL GROWTH OF BRANCHES SO AS TO FORM A HEDGE.
2. ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED.

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|
| AL | 4 | Acer saccharum 'Legacy' | Legacy Sugar Maple |
| CC | 2 | Carpinus caroliniana | American Hornbeam |
| IG | 11 | Ilex opaca 'Greenleaf' | Greenleaf American Holly |
| MA | 22 | Metasequoia glyptostroboides 'Arrowhead' | Arrowhead Dawn Redwood |
| NS | 10 | Nyssa sylvatica | Sour Gum |
| NY | 11 | Nyssa sylvatica `Wildfire` | Black Gum |
| QL | 4 | Quercus lyrata | Overcup Oak |
| | | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME |
| BG | 21 | Buxus microphylla 'Green Pillow' | Green Pillow Littleleaf Boxwo |
| CSA | 6 | Camellia sasanqua `Shishi Gashira` | Shishi Gashira Camellia |
| HP | 22 | Hydrangea paniculata 'Fire & Ice' | Panicle Hydrangea |
| IS | 45 | Ilex glabra 'Shamrock' | Shamrock Inkberry Holly |
| | | | |
| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME |
| AG | 545 | Acorus gramineus `Ogon` | Golden Variegated Sweetflag |
| CD | 339 | Carex divulsa | Berkeley Sedge |
| CE2 | 4,812 sf | Cynodon dactylon x transvaalensis `DT-1` TM | TifTuf Bermuda Grass |
| MCA | 37 | Muhlenbergia capillaris | Pink Muhly |

*** SEE SHEET L401 FOR ADDITIONAL INFORMATION REGARDING PLANT SCHEDULE**

SCALE: 1"=20'
0 10 20 40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NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT C-505 SITE COLLABORATIVE, INC.

NORTH CAROLINA PROFESSIONAL SEAL 022 GRAHAM H. SMITH June 27, 2022



# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

20063

MASTER PLAN SUBMISSION #1

04.25.2022

06.27.2022

SHEET TITLE
**LANDSCAPE PLAN**

SHEET NUMBER
**L400**

## PLANTING NOTES

1. ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.

2. CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND UNDERGROUND IMPEDIMENTS PRIOR TO BEGINNING PLANTING.

3. ALL WEEDS, NON-NATIVE INVASIVE SPECIES, AND EXOTIC SPECIES LOCATED WITHIN THE PROJECT CONTRACTOR LIMITS SHALL BE ELIMINATED PRIOR TO PLANTING BED CREATION,PLANTING, AND SEEDING/SODDING OPERATIONS.

4. PLANTING SHOULD OCCUR IMMEDIATELY AFTER CONSTRUCTION TO STABILIZE AREAS OF BARE SOIL.

5. IT SHALL BE NOTED THAT ALL SECTIONS OF THE SITE THAT ARE SLOPED 3:1 OR HIGHER WILL BE COVERED WITH EROSION CONTROL STABILIZATION COIR FABRIC (WITH 1" SQUARE OPENINGS) PRIOR TO PLANTING TO ENSURE IMMEDIATE STABILIZATION. LANDSCAPE CONTRACTOR SHALL CUT FABRIC AT EACH PLANT LOCATION AND PLACE PLANTS ACCORDING TO PLAN. ALL FABRIC SHALL BE RE-STAKED PER ENGINEERS ORIGINAL DRAWINGS IMMEDIATELY AFTER PLANTING.

6. PLANTS ARE TO BE PURCHASED BY SCIENTIFIC NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL BE IN VIGOROUS GROWING CONDITION MEETING ANSI STANDARD Z60.

7. LANDSCAPE ARCHITECT OR OWNER MAINTAINS RIGHT TO REJECT ANY PLANT DUE TO AESTHETICS OR STRUCTURAL DEFICIENCY AT ANY TIME.

8. CONTRACTOR RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANTS SHOWN ON PLANS IN LOCATIONS SHOWN. QUANTITIES GIVEN ON THE PLANT LEGEND ARE FOR CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE PLANS SHALL OVERRULE THE PLANT LEGEND. CONTRACTOR SHALL LOCATE ALL PLANTS AWAY FROM KNOWN PERMANENT FIXTURES. IF CONFLICT ARISES WITH PLAN, CONTRACTOR SHALL NOTIFY PROJECT MANAGER OR DESIGNEE PRIOR TO PROCEEDING.

9. ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

10. ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS, DISEASES, AND CANKERS, IN HEALTHY CONDITION, AND FREE OF MECHANICAL DAMAGE AT THE TIME OF PLANTING.

11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE A HEALTHY AND VIABLE PLANT AND THE PLANT SHALL BE REJECTED IF DEEMED UNHEALTHY OR UNFIT AT ANY TIME DURING THE CONTRACT OR WARRANTY DURATION.

12. IF ANY PLANT/MATERIAL SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, THEN NOTICE SHALL BE GIVEN TO PROJECT MANAGER OR DESIGNEE AT MINIMUM SEVENTY-TWO (72) HOURS (NOT INCLUDING WEEKENDS) PRIOR TO DESIRED ORDERING DATE/TIME. WHEN SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, SUGGESTED ACCEPTABLE REPLACEMENTS SHALL ALSO BE PRESENTED AT TIME FOR FULL AND COMPLETE REVIEW BY LANDSCAPE ARCHITECT OR OWNER.

13. BALLED AND BURLAPPED PLANTS/TREES TO BE PLANTED PRIOR TO CONTAINER OR BEDDING PLANTS.

14. BALLED AND BURLAPPED MATERIAL SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
    - 14.1. TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
    - 14.2. ROOT BALLS SHALL BE FIRMLY WRAPPED WITH NONSYNTHETIC, ROTTABLE BURLAP AND SECURED WITH NAILS AND HEAVY, NONSYNTHETIC TWINE.
    - 14.3. ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
    - 14.4. REMOVE ALL BURLAP, LACING, AND WIRE BASKET FROM AT LEAST THE TOP 1/2 OF THE ROOTBALL AND DISCARD FROM PLANTING HOLE.
    - 14.5. DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.

15. CONTAINERIZED PLANTS SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
    - 15.1. MATERIAL SHALL HAVE FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
    - 15.2. ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
    - 15.3. REMOVE CONTAINER PRIOR TO PLANTING.

16. TREES TO BE STAKED WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT. TREE STAKING FOR CANOPY AND LARGE EVERGREEN TREES SHALL NOT EXCEED 90 DAYS.

17. PLANT BED PREPARATION:
    - 17.1. ALL PLANT BEDS ARE TO RECEIVE A MINIMUM OF 4" OF APPROVED TOPSOIL TILLED IN TO A DEPTH OF 8" TO ENSURE INTEGRATION WITH EXISTING SOIL.
    - 17.2. APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
    - 17.3. IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.

18. ALL MULCH TO BE CERTIFIED TO BE FREE OF WEEDS, NON-NATIVE INVASIVE SPECIES AND THEIR LARVAE. MULCH SAMPLE SUBMITTAL SHALL BE PROVIDED TO LANDSCAPE ARCHITECT BEFORE SITE DELIVERY.

## SEEDING/SODDING NOTES

1. ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.

2. ALL SEEDED/SODDED AREAS SHALL BE FINISHED GRADE AT THE THICKNESS OF THE SOD.

3. NO SEEDED/SODDED AREAS SHALL BE SODDED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING HAVE OCCURRED AND LANDSCAPE ARCHITECT HAVE REVIEWED THE FINAL GRADING.

4. SOD AREAS WILL BE ACCEPTED WHEN IN COMPLIANCE WITH ALL THE FOLLOWING CONDITIONS:
    - 4.1. ROOTS ARE THOROUGHLY KNIT TO THE SOIL
    - 4.2. ABSENCE OF VISIBLE JOINTS
    - 4.3. ALL AREAS SHOW A UNIFORM STAND OF SPECIFIED GRASS IN HEALTHY CONDITION
    - 4.4. AT LEAST 30 DAYS HAVE ELAPSED SINCE THE COMPLETION OF WORK UNDER THIS SECTION.

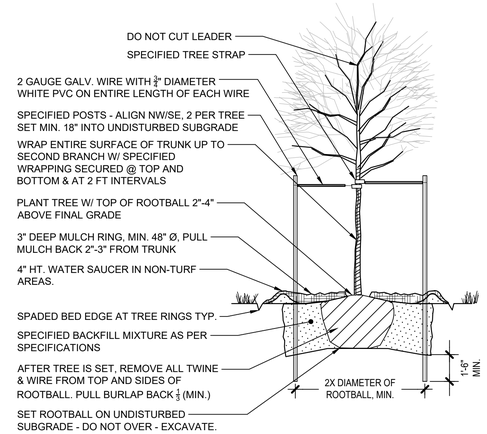
5. QUALITY GUARANTEE:
    - 5.1. SOD SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOD DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
    - 5.2. SEED SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOD DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SEED/SOD IS PROPERLY IRRIGATED DURING THE GROW-IN PERIOD AND SHALL BE RESPONSIBLE IF THE SOD SUFFERS IRREPARABLE HARM.

7. SEED/SOD IS SUBJECT TO INSPECTION AND ACCEPTANCE. LANDSCAPE ARCHITECT AND/OR CLIENT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE, ANY WORK AND SOD WHICH IN THE LANDSCAPE ARCHITECTS OPINION FAILS TO MEET THESE SPECIFICATIONS REQUIREMENTS.

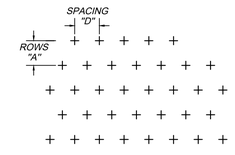
8. SOD STANDARDS:
    - 8.1. GENERAL: HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZATION, MOWING AND WEED CONTROL; FREE OF OBJECTABLE WEEDS; UNIFORM IN GREEN COLOR, LEAF TEXTURE AND DENSITY; HEALTHY, VIGOROUS ROOT SYSTEM; INSPECTED AND FOUND FREE OF DISEASE, NEMATODES, PEST AND PEST LARVAE BY THE ENTOMOLOGIST OF THE STATE DEPARTMENT OF AGRICULTURE.
    - 8.2. EACH PIECE OF SOD: SANDY-LOAM SOIL BASE THAT WILL NOT BREAK, CRUMBLE OR TEAR DURING SOD INSTALLATION.
    - 8.3. THICKNESS: MINIMUM 3/4" THICK, EXCLUDING THE TOP GROWTH THATCH.
    - 8.4. THATCH: NOT TO EXCEED 1/2" UNCOMPRESSED.
    - 8.5. SIZE: CUT IN STRIPS 18" WIDE NO MORE THAN 24 HOURS PRIOR TO DELIVERY.

9. SOD DELIVERY, STORAGE AND HANDLING GUIDELINES ARE AS FOLLOWS:
    - 9.1. SOD SHALL BE DELIVERED ON PALLETS PROPERLY LOADED ON VEHICLES AND WITH ROOT SYSTEM PROTECTED FROM EXPOSURE TO SUN, WIND, AND HEAT IN ACCORDANCE WITH STANDARD PRACTICE AND LABELED WITH BOTANICAL AND COMMON NAME OF EACH GRASS SPECIES IN ACCORDANCE WITH FEDERAL SEED ACT. SOD THAT HAS BEEN DAMAGED BY POOR HANDLING OR IMPROPER STORAGE IS SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT OR OWNER.
        - 9.1.1. PROTECT FROM DEHYDRATION, CONTAMINATION, FREEZING AND HEATING AT ALL TIMES. KEEP STORED SOD MOIST AND UNDER SHADE OR COVERED WITH MOISTENED BURLAP.
        - 9.1.2. DO NOT DROP SOD ROLLS FROM CARTS, TRUCKS OR PALLETS.
        - 9.1.3. DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 36 HOURS.
        - 9.1.4. DO NOT STACK SOD MORE THAN 2 FEET DEEP.




1 TREE PLANTING

SCALE: 1/4" = 1'-0"

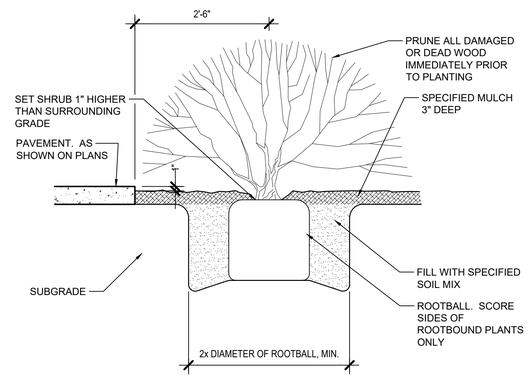



PLANT SPACING CHART

| SPACING "D" | ROW "A" | PLANTS /s.f. |
|---|---|---|
| 6" o.c. | 5.20" o.c. | 4.61 |
| 8" o.c. | 6.93" o.c. | 2.60 |
| 10" o.c. | 8.66" o.c. | 1.66 |
| 12" o.c. | 10.40" o.c. | 1.00 |
| 15" o.c. | 13.00" o.c. | 0.73 |
| 18" o.c. | 15.60" o.c. | 0.51 |
| 24" o.c. | 20.80" o.c. | 0.29 |

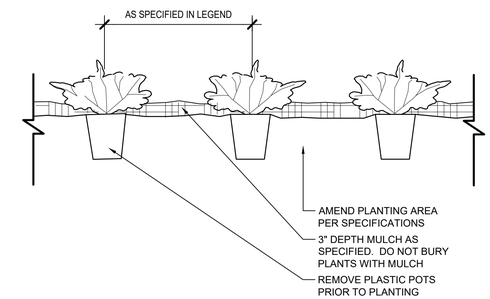
2 TRIANGULAR SPACING FOR GROUNDCOVERS

SCALE: NTS




3 SHRUB PLANTING

SCALE: 3/4" = 1'-0"




4 GROUND COVER

SCALE: 1" = 1'-0"

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| PLANT SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| TREES | QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | CALIPER | B&B OR CONT. | | REMARKS |
| AL | 4 | Acer saccharum 'Legacy' | Legacy Sugar Maple | 10`-12` | 3"-3 1/2" | B&B | | Strong, Central Leader \| Buffer & Canopy Tree |
| CC | 2 | Carpinus caroliniana | American Hornbeam | 8`-10` | 2" | B & B | | Strong central leader \| Parking Lot |
| IG | 11 | Ilex opaca 'Greenleaf' | Greenleaf American Holly | 6`-7` | 2 1/2" | B & B | | Buffer Replacement Tree |
| MA | 22 | Metasequoia glyptostroboides 'Arrowhead' | Arrowhead Dawn Redwood | 6`-7` | 1 1/2"-2" | B & B | | Buffer Replacement Tree |
| NS | 10 | Nyssa sylvatica | Sour Gum | 10`-12` | 3" | B & B | | Strong central leader \| Buffer & Understory Tree |
| NY | 11 | Nyssa sylvatica `Wildfire` | Black Gum | 10`-12` | 3"-3 1/2" | CONTAINER | | Strong, Central Leader \| Street Tree |
| QL | 4 | Quercus lyrata | Overcup Oak | 10`-12` | 3" | B & B | | Strong central leader \| Parking Lot |
| | | | | | | | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | SIZE | | | |
| BG | 21 | Buxus microphylla 'Green Pillow' | Green Pillow Littleleaf Boxwood | 12" | 2` | | | |
| CSA | 6 | Camellia sasanqua `Shishi Gashira` | Shishi Gashira Camellia | Container | 36" HT | | | Full, Dense |
| HP | 22 | Hydrangea paniculata 'Fire & Ice' | Panicle Hydrangea | 6" MIN. | | | | |
| IS | 45 | Ilex glabra 'Shamrock' | Shamrock Inkberry Holly | 18" | 18" | | | |
| | | | | | | | | |
| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | CONT. SIZE | SPACING | REMARKS |
| AG | 545 | Acorus gramineus `Ogon` | Golden Variegated Sweetflag | 4"pot | 8" | | 12" o.c. | |
| CD | 339 | Carex divulsa | Berkeley Sedge | 12" | 12" | 1 GAL. | 18" o.c. | |
| CE2 | 4,812 sf | Cynodon dactylon x transvaalensis `DT-1` TM | TifTuf Bermuda Grass | --- | | Seed | | |
| MCA | 37 | Muhlenbergia capillaris | Pink Muhly | 1 gal | | | 30" o.c. | |


SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586


NORTH CAROLINA LANDSCAPE ARCHITECTURAL SITE COLLABORATIVE, INC. C-505

NORTH CAROLINA GRAHAM H. SMITH June 27, 2022



# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

PROJECT NUMBER: 20063

PROJECT PHASE: MASTER PLAN SUBMISSION #1

DATE: 04.25.2022
06.27.2022

SHEET TITLE: **PLANTING NOTES & DETAILS**

SHEET NUMBER: **L401**

DUKE ENERGY. PROGRESS

Outdoor Lighting

# Shoebox "S" Pedestrian LED

The energy-efficient Shoebox "S" Pedestrian LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox "S" Pedestrian LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it.

| | |
|---|---|
| LED *(Light Emitting Diode)* | 50 watts |
| Mounting heights | 12', 13', 16' |
| Color | Black |
| Poles | Smooth round concrete<br>Fluted concrete<br>Fiberglass<br>Decorative aluminum |
| Applications | Neighborhoods<br>Parks<br>Shopping centers |

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

DUKE ENERGY. PROGRESS

Outdoor Lighting

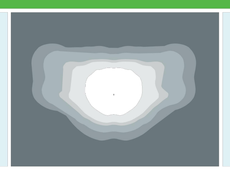
## Shoebox "S" Pedestrian LED

**Light source:** LED *(white)*
**Wattage:** 50
**Lumens:** 3,730

**Light pattern:** IESNA Type III *(oval)*

**IESNA Backlight – Uplight – Glare (BUG) Rating:** B1-U0-G1

**Color temperature:** 4,000K



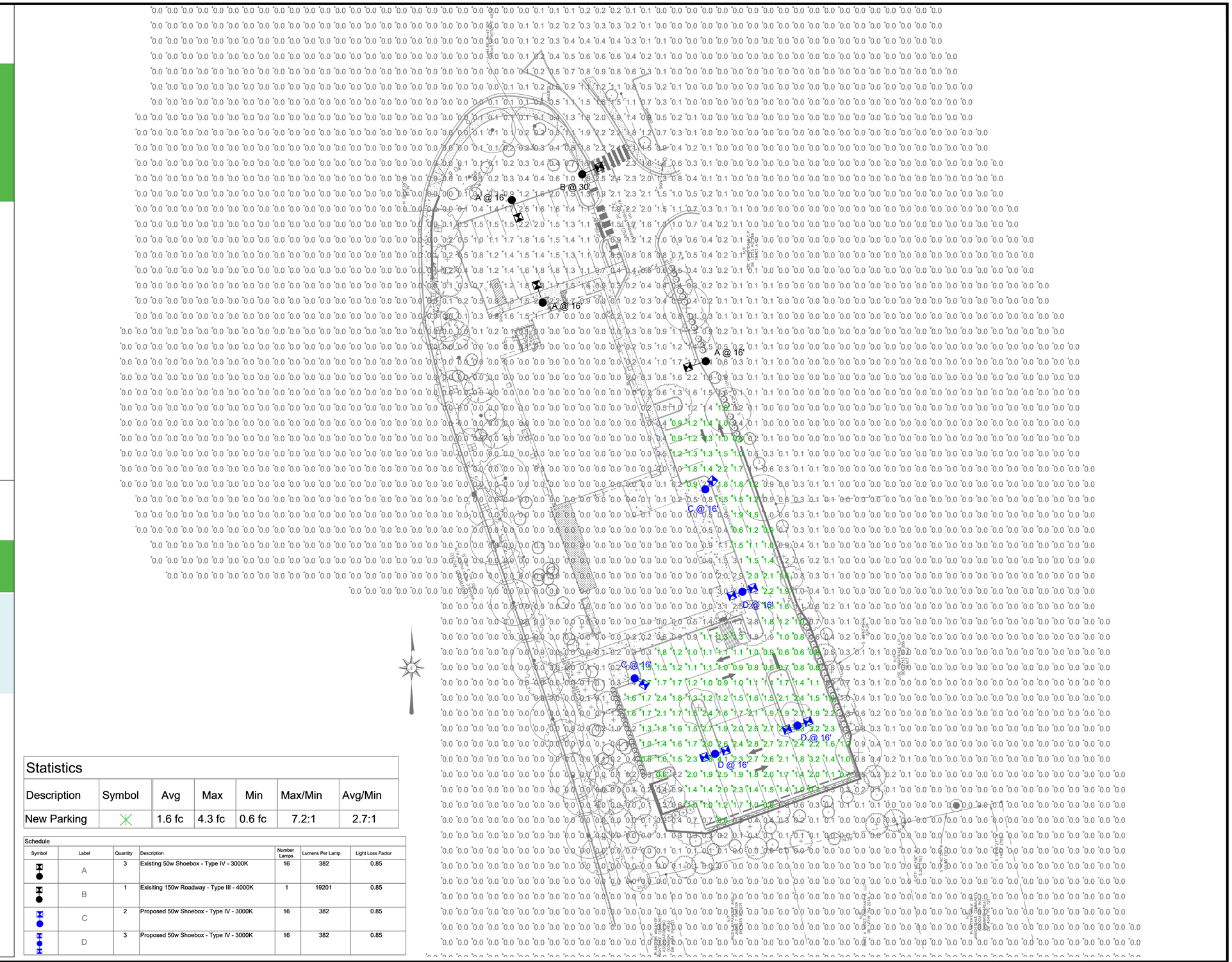
*light distribution pattern*

### Poles available:

| *Name* | *Mounting height* | *Color* |
|---|---|---|
| Fiberglass | 16' | Black |
| Style V | 12', 16' | Black |
| Style VI | 12' | Black |
| Style VII | 13' | Black |

| Features | Benefits |
|---|---|
| Little or no installation cost | Frees up capital for other projects |
| Design services by lighting professionals included | Meets industry standards and lighting ordinances |
| Maintenance included | Eliminates high and unexpected repair bills |
| Electricity included | Less expensive than metered service |
| Warranty included | Worry-free |
| One low monthly cost on your electric bill | Convenience and savings for you |
| Turnkey operation | Provides hassle-free installation and service |
| Backed by over 40 years of experience | A name you can trust today … and tomorrow |






## Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| New Parking | | 1.6 fc | 4.3 fc | 0.6 fc | 7.2:1 | 2.7:1 |

Schedule

| Symbol | Label | Quantity | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor |
|---|---|---|---|---|---|---|
| | A | 3 | Existing 50w Shoebox - Type IV - 3000K | 16 | 382 | 0.85 |
| | B | 1 | Exisiting 150w Roadway - Type III - 4000K | 1 | 19201 | 0.85 |
| | C | 2 | Proposed 50w Shoebox - Type IV - 3000K | 16 | 382 | 0.85 |
| | D | 3 | Proposed 50w Shoebox - Type IV - 3000K | 16 | 382 | 0.85 |

| REV# | DATE | REVISION | BY |
|---|---|---|---|
| Rev A | 06/21/22 | Pedestrian Shoebox | NJ |

Customer approval_____
Date_____

**LIGHTING DESIGN TOLERANCE**

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY. PROGRESS

**PROPRIETARY & CONFIDENTIAL**



# 1007 TANDAL PLACE

Knightdale, NC

SITE LIGHTING PLAN

Designed by DEP LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 30'
Date 06/21/2022 Size "Arch D"
Description LED 50w Shoebox
Drawing No. 22-0228A Sht. 1 OF 1

## STORM DRAINAGE SCHEDULE

| Key | Type of Structure | Inlet Elevation | Invert In | Invert Out | Pipe Out Length | Pipe Out Slope | Pipe Out (in) | Velocity |
|---|---|---|---|---|---|---|---|---|
| 1 | Drop Inlet | 287.4 | | 286.4 | 16.5 | 0.61% | 6 | 2.2 |
| 2 | Drop Inlet | 287.4 | 286.3 | 286.2 | 39 | 0.77% | 8.04 | 3.0 |
| 3 | Drop Inlet | 287.3 | 285.9 | 285.8 | 6 | 3.33% | 8.04 | 6.3 |
| 4 | Drop Inlet | 287.7 | 285.6 | 285.5 | 55 | 0.73% | 8.04 | 3.0 |
| | | | | | | | | |
| 5 | Drop Inlet | 287.3 | | 285.8 | 8 | 8.75% | 6 | 8.4 |
| 6 | Drop Inlet | 286.7 | 285.1 | 285 | 45 | 1.33% | 8.04 | 4.0 |
| | | | | | | | | |
| 7 | Drop Inlet | 287 | | 285 | 8 | 7.50% | 6 | 7.8 |
| 8 | Catch Basin | 286.7 | 284.4 | 284.3 | 60 | 1.83% | 8.04 | 4.7 |
| 9 | Catch Basin | 286.7 | 283.2 | 283.1 | 60 | 2.17% | 8.04 | 5.1 |
| 10 | Catch Basin | 286.5 | 281.8 | 281.7 | 11.5 | 7.83% | 8.04 | 9.7 |
| 11 | Catch Basin | 286.7 | 280.8 | 280.7 | | | | 0.0 |
| | | | | | | | | |
| 12 | Drop Inlet | 287.4 | | 286.4 | 24 | 0.83% | 6 | 2.6 |
| 13 | Drop Inlet | 287.3 | 286.2 | 286.1 | 38 | 0.53% | 8.04 | 2.5 |
| 14 | Drop Inlet | 287.4 | 285.9 | 285.8 | 43 | 0.70% | 8.04 | 2.9 |
| 15 | Drop Inlet | 287.4 | 285.5 | 285.4 | 35 | 3.43% | 8.04 | 6.4 |
| 16 | Drop Inlet | 287.2 | 284.2 | 284.1 | 14 | 7.14% | 8.04 | 9.3 |
| 17 | Drop Inlet | 287.2 | 283.1 | 283 | 22 | 7.45% | 8.04 | 9.5 |
| 18 | Catch Basin | 286.5 | 281.36 | | | | | |
| | | | | | | | | |
| 19 | Catch Basin | 286.5 | 281.3 | 281.2 | | | | |
| 20 | Catch Basin | 286.8 | 281.08 | 280.98 | | | | |
| 21 | Curb Inlet | 280.69 | | 267.13 | 13 | 1.00% | 18 | 5.9 |
| 22 | Flared End Section | | 267 | 267 | | | | |
| | | | | | | | | |
| 23 | Flared End Section | | 285.49 | 285.39 | | | 15 | |
| | | | | | | | | |
| | | | | | | | | |
| 24 | Curb Inlet | 285.9 | | 281.3 | | | | |

## OUTLET PROTECTION SCHEDULE

| KEY | TYPE STRUCTURE | INVERT | PIPE SIZE | DISCHARGE | VELOCITY | PAD LENGTH | PAD WIDTH | STONE DIAMETER |
|---|---|---|---|---|---|---|---|---|
| D1 | STONE DISSIPATOR | 267.0 | 18" | 10 CFS | 5.9 | 20 | 21.5 | 9" |
| D2 | STONE DISSIPATOR | 282.5 | 15" | 8.1 CFS | 7.8 | 12 | 13.25 | 6" |

## DEVELOPMENT INFORMATION

SITE AREA: 1.713 ACRES
TOTAL BUILT-UPON AREA: 57,487 SF/ 1.320 ACRES
IMPERVIOUS PERCENTAGE: 56%

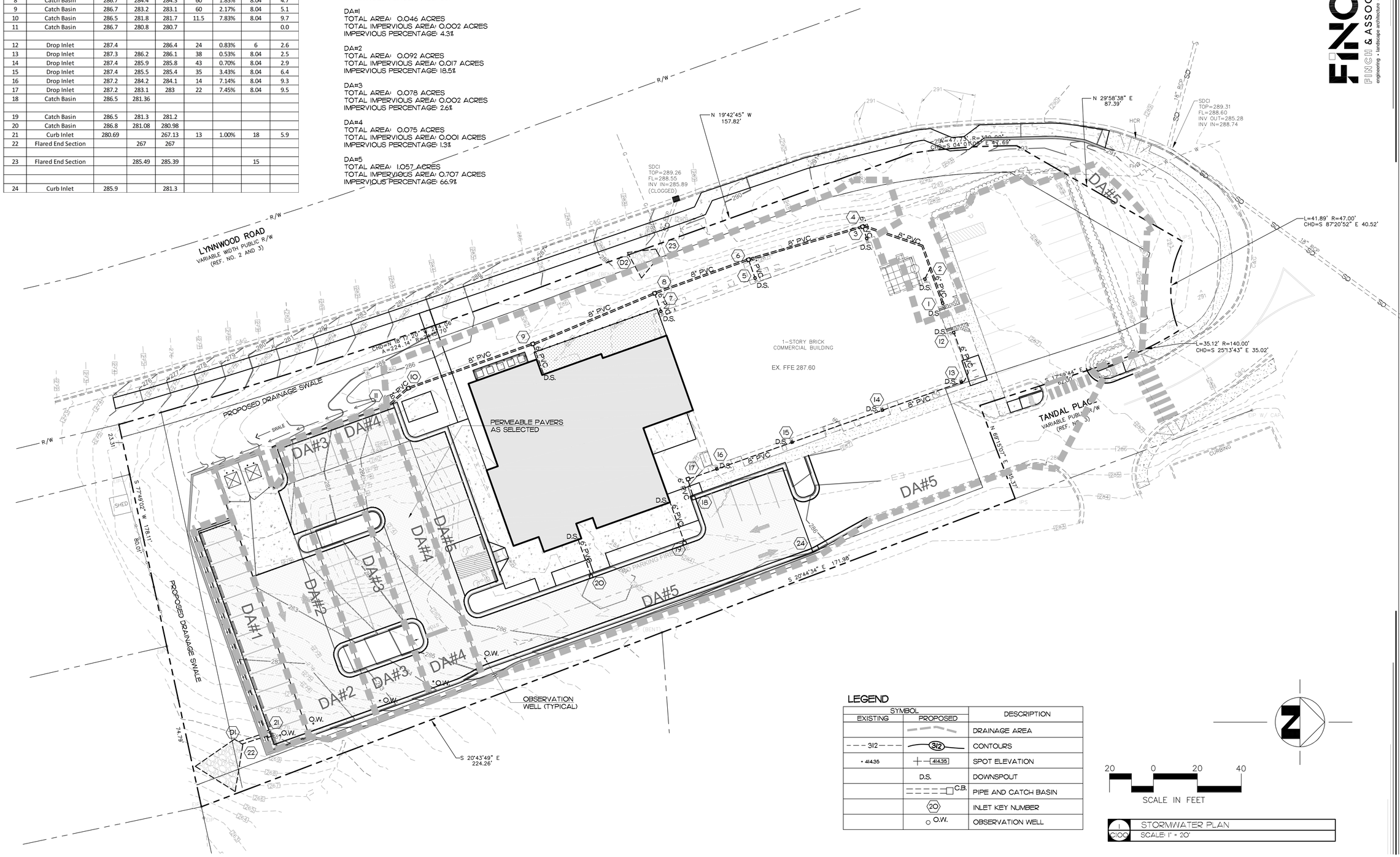
DA#1
TOTAL AREA: 0.046 ACRES
TOTAL IMPERVIOUS AREA: 0.002 ACRES
IMPERVIOUS PERCENTAGE: 4.3%

DA#2
TOTAL AREA: 0.092 ACRES
TOTAL IMPERVIOUS AREA: 0.017 ACRES
IMPERVIOUS PERCENTAGE: 18.5%

DA#3
TOTAL AREA: 0.078 ACRES
TOTAL IMPERVIOUS AREA: 0.002 ACRES
IMPERVIOUS PERCENTAGE: 2.6%

DA#4
TOTAL AREA: 0.075 ACRES
TOTAL IMPERVIOUS AREA: 0.001 ACRES
IMPERVIOUS PERCENTAGE: 1.3%

DA#5
TOTAL AREA: 1.057 ACRES
TOTAL IMPERVIOUS AREA: 0.707 ACRES
IMPERVIOUS PERCENTAGE: 66.9%




## LEGEND

| SYMBOL EXISTING | SYMBOL PROPOSED | DESCRIPTION |
|---|---|---|
| | | DRAINAGE AREA |
| 312 | 312 | CONTOURS |
| + 414.35 | 414.35 | SPOT ELEVATION |
| | D.S. | DOWNSPOUT |
| | C.B. | PIPE AND CATCH BASIN |
| | 20 | INLET KEY NUMBER |
| | O.W. | OBSERVATION WELL |

20 0 20 40
SCALE IN FEET

1 C100 STORMWATER PLAN
SCALE: 1" = 20'


Finch & Associates
709 North Bryan Avenue
Raleigh, NC 27603-1942
T 919 | 833-1212
F 919 | 834-3203
NCBELS Lic. No. P-1845
NCBGLA Lic. No. C-656

FINCH & ASSOCIATES
engineering • landscape architecture • land surveying

SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 |
919.805.3686




# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

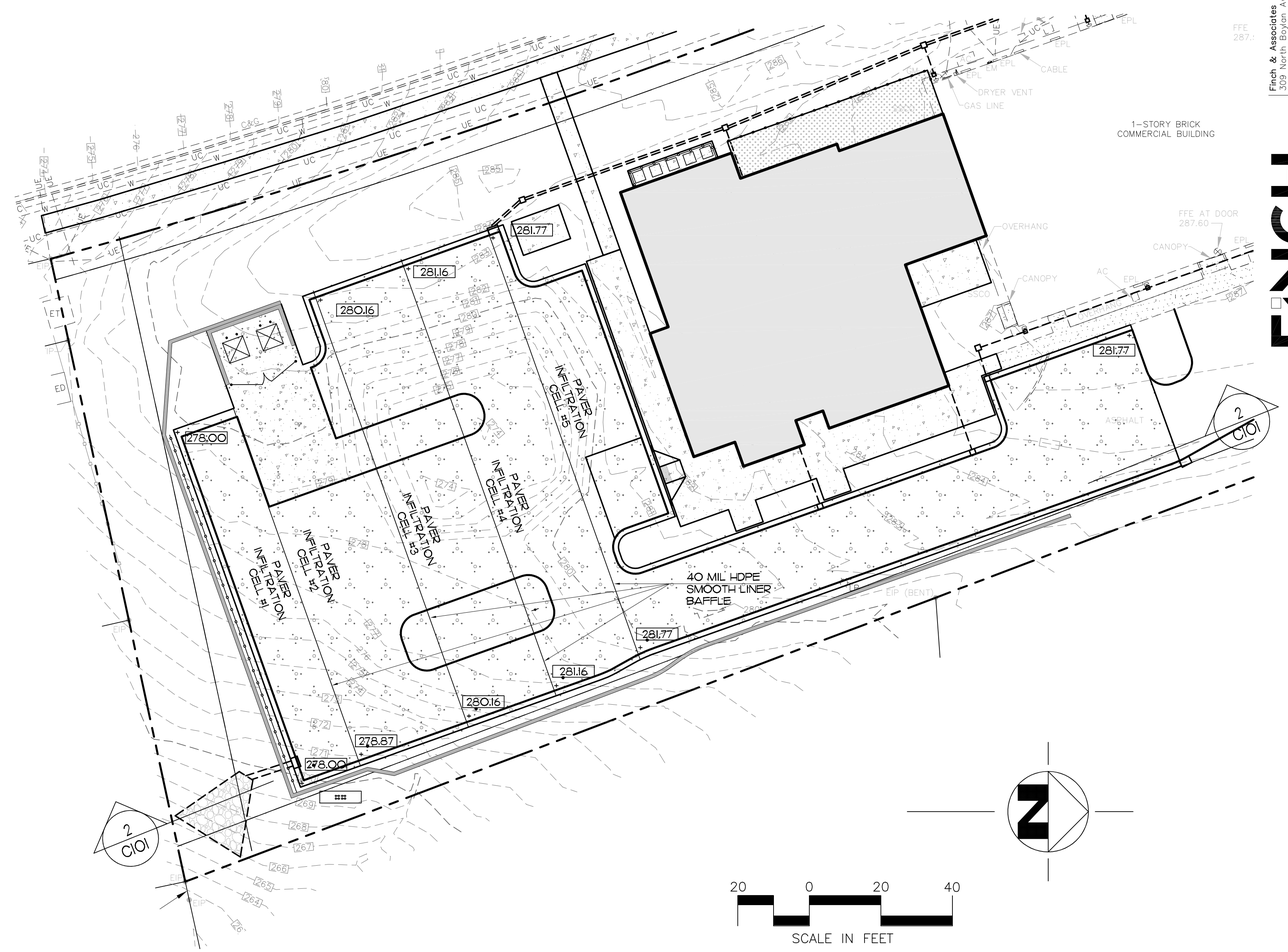
PROJECT NUMBER:
20063

PROJECT PHASE:
MASTER PLAN SUBMISSION #2

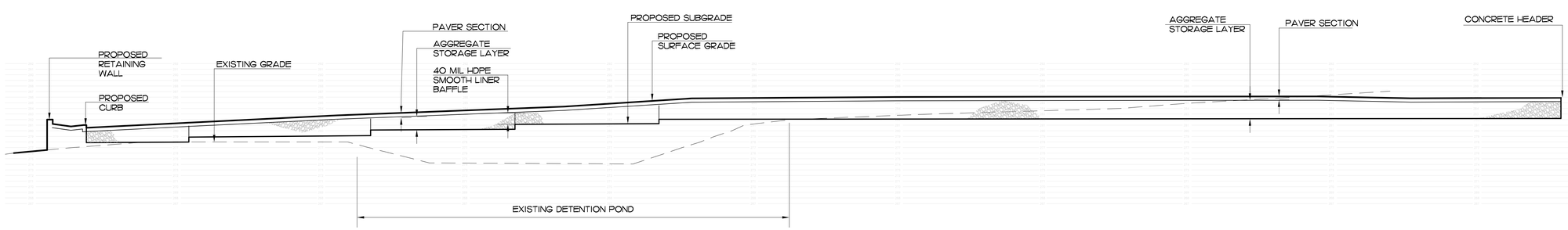
DATE:
04.25.2022
6/27/2022

SHEET TITLE:
STORMWATER PLAN

SHEET NUMBER:
C100




1 C101 PERMEABLE PAVERS SUBGRADE PLAN
SCALE: 1" = 20'




2 C101 PERMEABLE PAVERS SUBGRADE SECTION
SCALE: 1" = 10'


Finch & Associates
1203 Hillsborough Avenue
Raleigh, NC 27603-1402
T 919 | 833-1212
F 919 | 834-3203
NCBELS Lic. No. P-1845
NCBGLA Lic. No. C-656

FINCH & ASSOCIATES
engineering • landscape architecture • land surveying

SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 |
919.800.3686




# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

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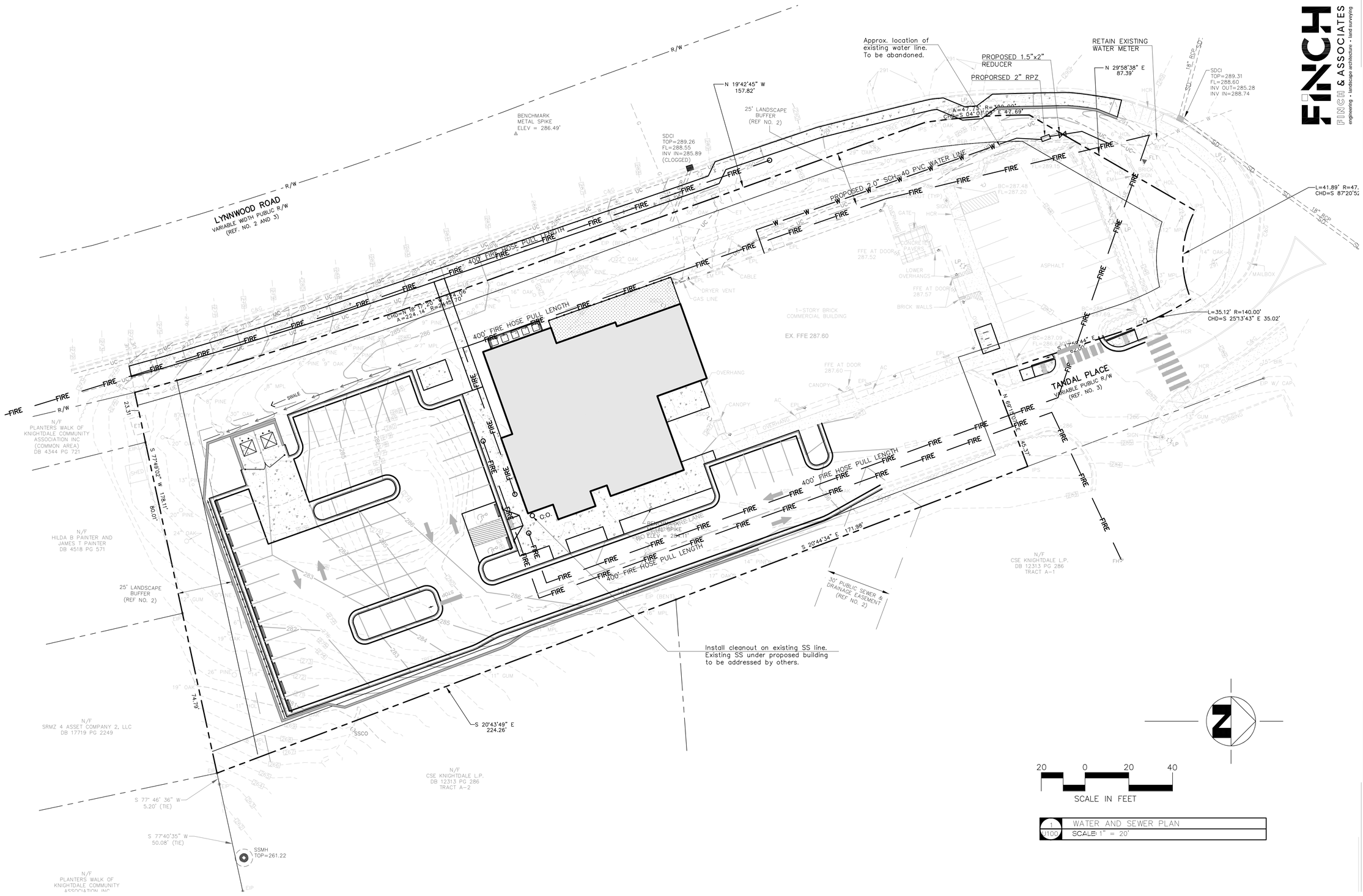
DATE:
04.25.2022
6/27/2022

SHEET TITLE:
STORMWATER PLAN

SHEET NUMBER:
C101




| | |
|---|---|
| 1 / U100 | WATER AND SEWER PLAN |
| | SCALE: 1" = 20' |


Finch & Associates
309 North Boylan Avenue
Raleigh, NC 27603-1402
T 919 | 833-1212
F 919 | 834-3203
NCBELS Lic. No. P-1845
NCBOLA Lic. No. C-656

FINCH & ASSOCIATES
engineering • landscape architecture • land surveying

SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 |
919.805.3586




# Wake Veterinary Hospital
## Rowdy Ridegbacks Holdings LLC
## 1007 Tandal Place, Knightdale, NC

PROJECT NUMBER:
20063

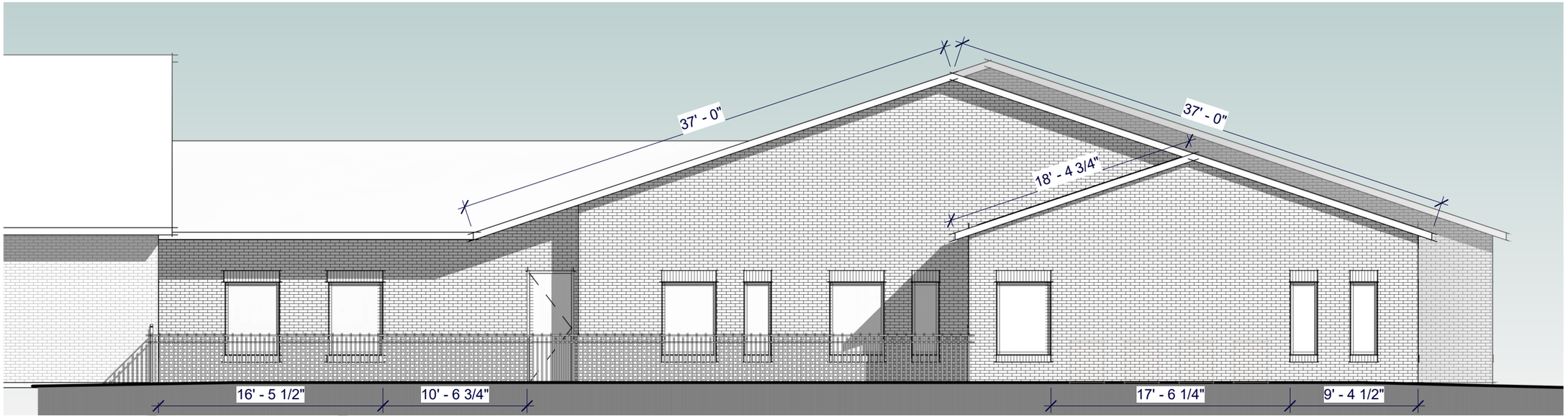
PROJECT PHASE:
MASTER PLAN
SUBMISSION #2

DATE:
04.25.2022

6/27/2022

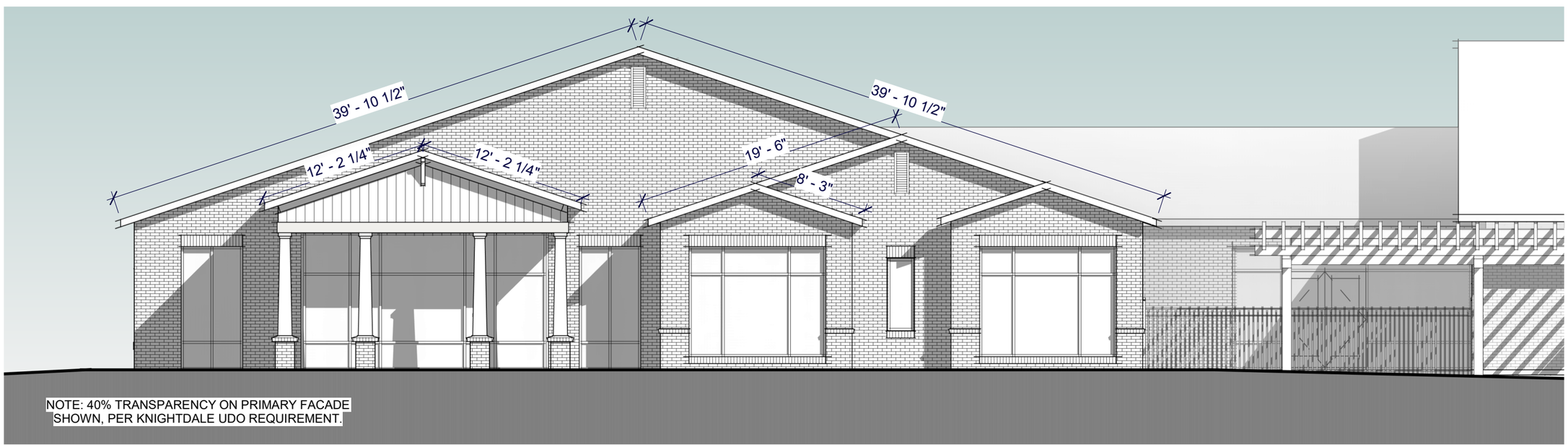
SHEET TITLE:
WATER AND
SEWER PLAN

SHEET NUMBER:
U100




# NORTH ELEVATION 2

1/8" = 1'-0"



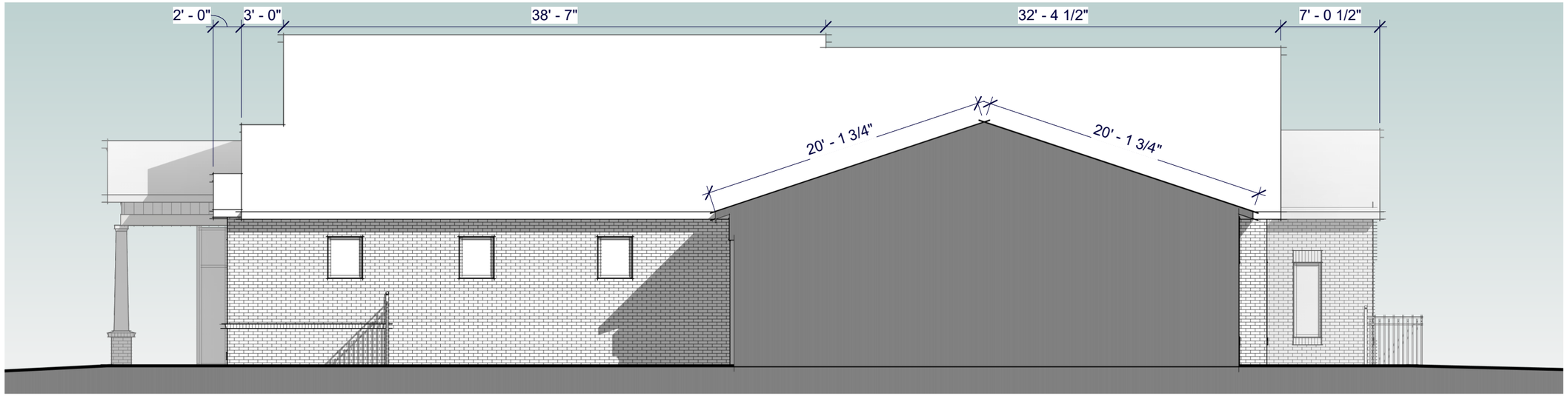

# SOUTH ELEVATION 1

1/8" = 1'-0"

CLINE DESIGN

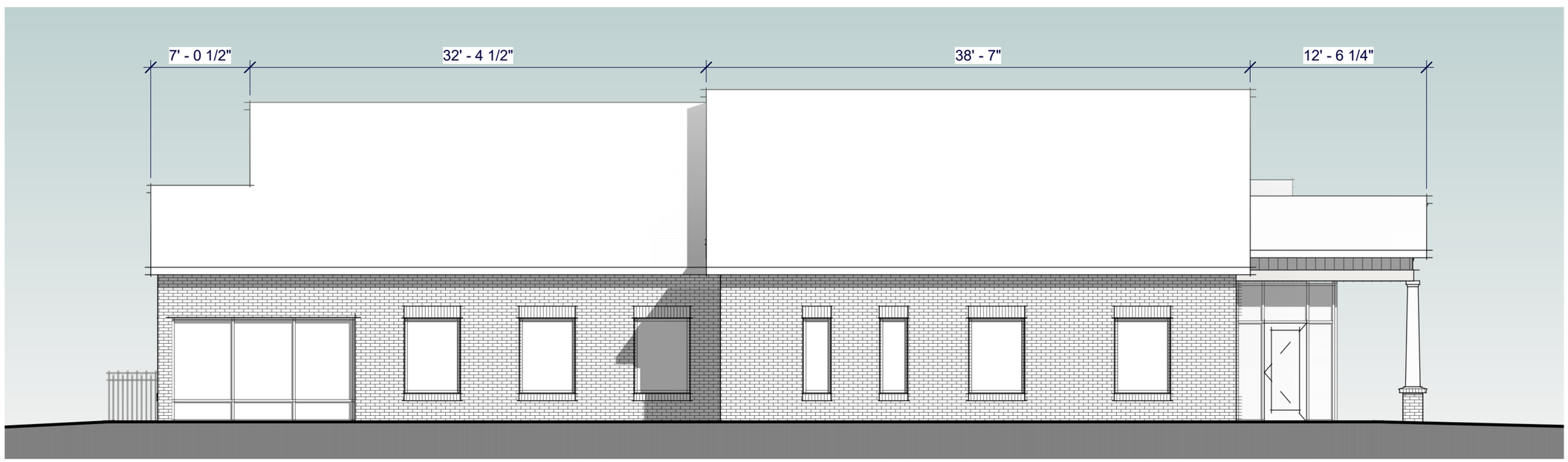
**WAKE ANIMAL HOSPITAL ADDITION**
1007 TANDAL PLACE
KNIGHTDALE, NC 27545

**NORTH AND SOUTH ELEVATIONS D** **A1.13**
1/8" = 1'-0" 020156 | 03.25.2021




EAST ELEVATION 2

1/8" = 1'-0"




WEST ELEVATION 1

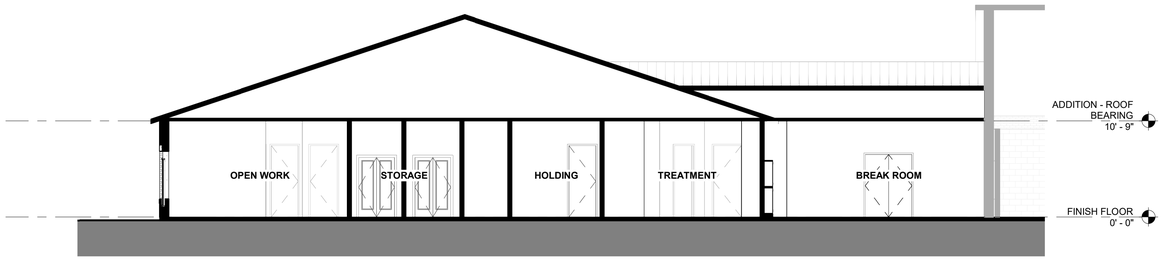
1/8" = 1'-0"

CLINE DESIGN

**WAKE ANIMAL HOSPITAL ADDITION**
1007 TANDAL PLACE
KNIGHTDALE, NC 27545

**WEST AND EAST ELEVATIONS D**
1/8" = 1'-0"

**A1.14**
020156 | 03.25.2021




BUILDING SECTION B 2

1/8" = 1'-0"


BUILDING SECTION A 1

1/8" = 1'-0"

CLINE DESIGN

125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

# PROPOSED EXPANSION

| | |
|---|---|
| PROJECT: | 020156 |
| DATE: | 03.25.2021 |
| REVISIONS: | DATE |

| | |
|---|---|
| DRAWN BY: | Author |
| CHECKED BY: | CW |

**BUILDING SECTIONS**

A3.01

Stantec

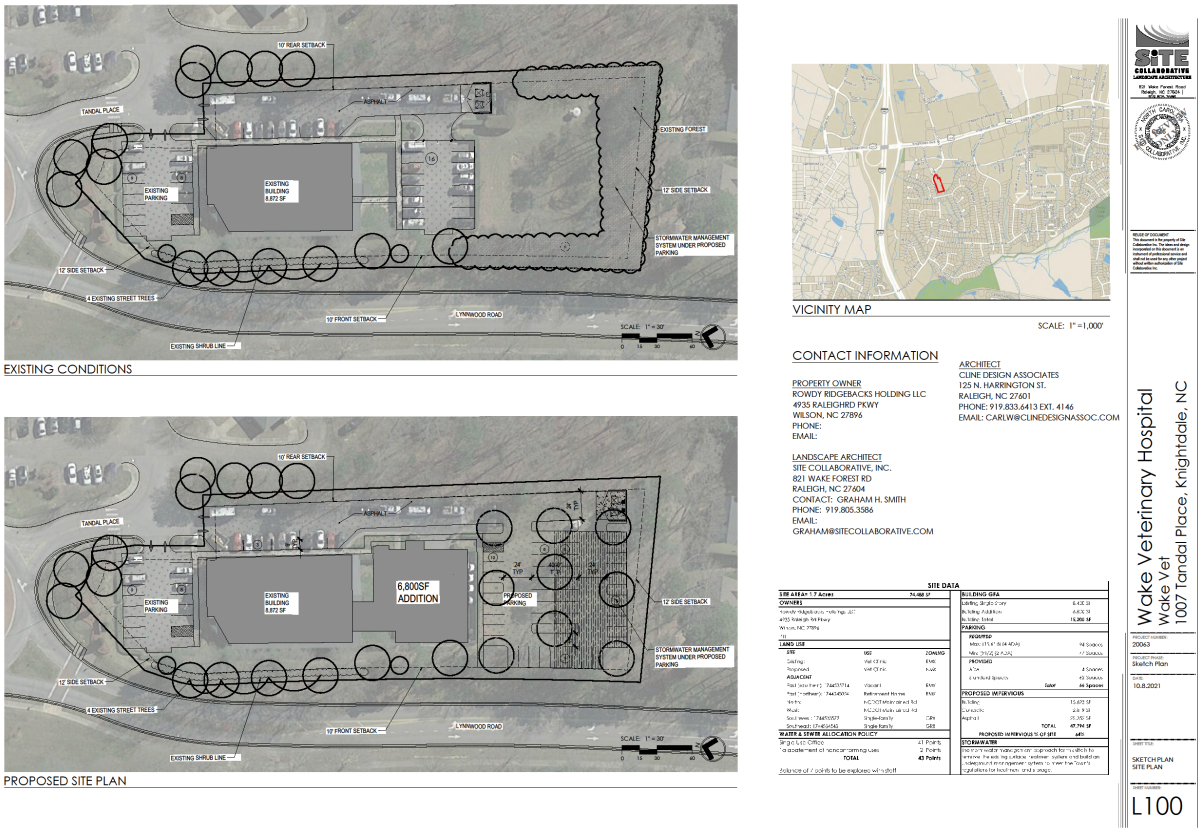
# Memo

| | | | |
|---|---|---|---|
| To: | Graham Smith, PLA<br>Site Collaborative | From: | Jeff A. Weller, PE<br>Raleigh, NC – JFR |
| File: | 171002035 | Date: | April 14, 2022 |

**Reference: Wake Veterinary Hospital Trip Generation Estimate**

Per your request, I have attached a summary of the trip generation for the existing 8,872 square foot Wake Veterinary Hospital located in the southeast quadrant of Lynnwood Road and Hinton Oaks Boulevard in Knightdale, NC. Additionally, the trip generation for the proposed approximate 6,800 square foot expansion for the Wake Veterinary Hospital is included. The location and existing and proposed conditions are shown in Figure 1.

**Figure 1: Existing and Proposed Conditions for the Wake Veterinary Hospital**




Trip generation estimates were prepared using the ***ITE Trip Generation Manual (10th Edition)*** for the following scenarios:

- Weekday Total
- Weekday AM Peak
- Weekday PM Peak

**Reference:** **Wake Veterinary Hospital Trip Generation Estimate**

Table 1 summarizes the ITE Trip Generation calculations and expected trips generated by the existing development. Distribution percentages are denoted for the entering and exiting volumes for each scenario.

**Table 1: Wake Veterinary Hospital Existing Trip Generation**

| Trip Generation | | | | | | | |
|---|---|---|---|---|---|---|---|
| Land Use | ITE LUC | Density | Scenario | Equation | Trips | | |
| | | | | | Total | Enter | Exit |
| Animal Hospital/ Veterinary Clinic | 640 | 8,872 sf | Weekday | T=21.5(X) | 190 | 95 (50%) | 95 (50%) |
| | | | Weekday AM Peak | T=4.07(X)-2.48 | 34 | 23 (67%) | 11 (33%) |
| | | | Weekday PM Peak | T=4.75(X)-6.96 | 35 | 14 (40%) | 21 (60%) |

T = Trips X = Square Feet (in thousands)

Table 1 indicates that the existing development generates 190 total trips during an average weekday with 34 total trips (23 entering and 11 exiting) in the morning peak hour and 35 total trips (14 entering and 21 exiting) during an average weekday evening peak hour.

As mentioned earlier, this site is also proposing an approximate 6,800 square foot expansion. Table 2 summarizes the expected trips generated by this addition.

**Table 2 - Wake Veterinary Hospital Proposed Expansion Trip Generation**

| Trip Generation | | | | | | | |
|---|---|---|---|---|---|---|---|
| Land Use | ITE LUC | Density | Scenario | Equation | Trips | | |
| | | | | | Total | Enter | Exit |
| Animal Hospital/ Veterinary Clinic | 640 | 6,800 sf | Weekday | T=21.5(X) | 146 | 73 (50%) | 73 (50%) |
| | | | Weekday AM Peak | T=4.07(X)-2.48 | 25 | 17 (68%) | 8 (32%) |
| | | | Weekday PM Peak | T=4.75(X)-6.96 | 25 | 10 (40%) | 15 (60%) |

Table 2 indicates that the proposed expansion to the Wake Veterinary Hospital could generate 146 new weekday trips with 25 new total trips (17 entering and 8 exiting) in the morning peak hour and 25 new total trips (10 entering and 15 exiting) in the afternoon peak hour.

The proposed Wake Veterinary Hospital is not expected to generate a significant number of trips during an average weekday and would have little to no impact to existing weekday peak hour operations of the surrounding network.

Should you have any questions, or need anything further, please feel free to contact me.

**Stantec Consulting Services Inc.**

**Jeff A. Weller, PE**
Senior Transportation Engineer

Phone: 919.865.7564
Email: Jeff.Weller@Stantec.com

NORTH CAROLINA PROFESSIONAL SEAL 37997 ENGINEER JEFF A. WELLER

4/14/2022

c. Elizabeth Wilcox – Site Collaborative

SITE COLLABORATIVE
analysis + engagement + planning + design
www.sitecollaborative.com
821 Wake Forest Rd. Raleigh, North Carolina 27604

February 7, 2022

Dear Knightdale Property Owner:

You are invited to a neighborhood meeting to learn more about a proposed project adjacent to or near your property. A neighborhood meeting is required by the Town of Knightdale Unified Development Ordinance and all property owners withing 200 feet of the proposed development must receive notification of the meeting. The meeting will be an opportunity for residents and property owners to learn more about the project and provide feedback.

Meeting Date: February 15, 2022 Meeting Time: 6pm-7pm

Meeting Welcome: 6:00-6:10 Project Presentation: 6:10-6:25 Q&A: 6:30-7:00

Meeting Location: Zoom Meeting
https://us06web.zoom.us/j/2877915808?pwd=ZE5MRENVd1U3L2dTb3UzYnc4Q29IQT09

Meeting ID: 287 791 5808
Passcode: 7ZwYhb

Or by telephone:
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 720 707 2699 US (Denver)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Meeting ID: 287 791 5808
Passcode: 745687

Application Type: Conditional Rezoning

Approving Authority: Town Council Legislative Authority

Address: 1007 Tandal Place

PIN: 1744532798

Description of Proposal: Wake Veterinary Hospital & Urgent Care("Client") occupies an existing building on a 1.7-acre parcel, known as Parcel Identification Number 1744532798 and 1007 Tandal Place. The applicant wishes to expand its operation with a +/- 7,000 sf building addition in order to accommodate increased business demand. However, the property is currently zoned Residential Mixed-Use (RMX), and the current use "Animal Services" is nonconforming under the Unified Development Ordinance, as such, it may continue operating at its current size and within the existing building; however nonconforming uses are not allowed to be expanded. In order to allow the expansion and bring the property into compliance with the current Unified Development Ordinance, the applicant proposes to rezone the property to Neighborhood Mixed-Use (NMX)-CD. While the Comprehensive Plan designates the property RMX, its proximity to other NMX and HB designated property, and its historic use as a veterinary hospital supports the change in zoning designation.

Estimated Submittal Date*: March 28, 2022

Enclosed is a map showing the location of the property being considered for this proposal. Additional materials and information may be available at the meeting. *Please see the Development Services 2022 Meeting & Submittal Schedule .https://www.knightdalenc.gov/sites/default/files/uploads/DevelopmentServices/submittal_and_meeting_schedule_2022.pdf for future public meetings dates.

If you have any questions, comments, or concerns about the proposal prior to the meeting, you may contact the project manager at 919 805 3586. These will be recorded as part of the meeting summary, which is submitted to Town staff and elected officials. You may also contact the Town of Knightdale Development Services Department at 919 217 2243.

cc: Town of Knightdale Development Services Director

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www.sitecollaborative.com
821 WAKE FOREST ROAD RALEIGH, NORTH CAROLINA 27604

## Project Contact Information

**Project Name:** Wake Veterinary Hospital & Urgent Care Proposed Zoning: NMX-CD

Location: 1007 Tandal Place

Property PIN(s): 1744532798 Acreage/Square Feet: 1.71 acres

**Property Owner:** ROWDY RIDGEBACKS HOLDINGS LLC

Address: 4935 RALEIGH ROAD PKWY W

City: Wilson State: NC Zip: 27896

Phone: 252) 237-1375 Email: georgeghneimdvm@thevetspets.com

**Developer:** ROWDY RIDGEBACKS HOLDINGS LLC

Address: 4935 RALEIGH ROAD PKWY W

City: Wilson State: NC Zip: 27896

Phone: 252) 237-1375 Email: georgeghneimdvm@thevetspets.com

Landscape Architect Site Collaborative

Address: 821 Wake Forest Road

City: Raleigh State: NC Zip: 27604

Phone: 919.805.3586 Email: graham@sitecollaborative.com

**Builder (if known):** Unknown

Address:

City: State: Zip:

Phone: Email:

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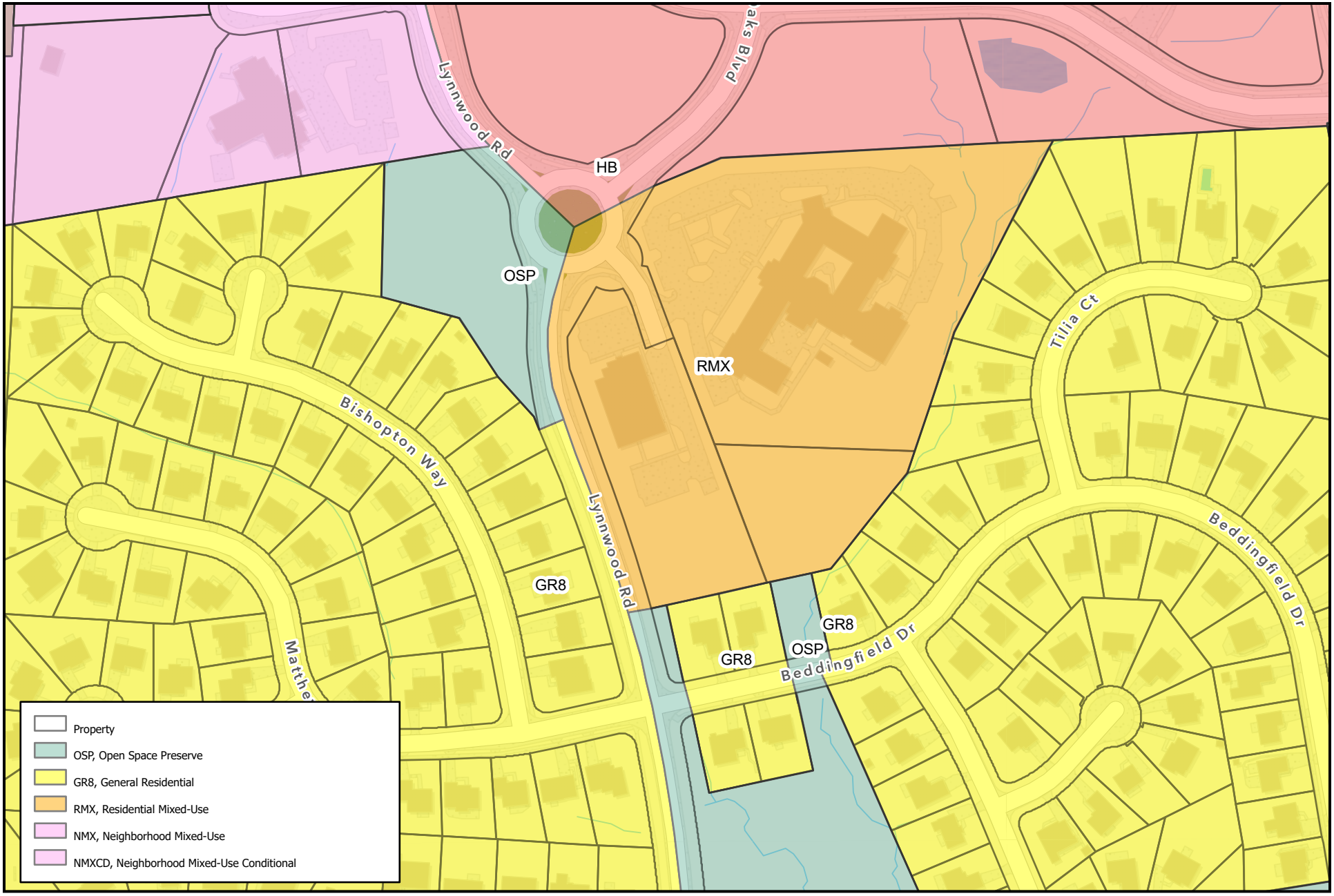
821 Wake Forest Rd. Raleigh, North Carolina 27604

# Wake Veterinary Hospital & Urgent Care
# Conditional Rezoning
# Neighborhood Meeting
# Agenda

February 15, 2020

6pm

| | |
|---|---|
| Meeting Welcome: | 6:00-6:10 |
| Project Presentation: | 6:10-6:25 |
| Question and Answer: | 6:30-7:00 |
| Adjourn | 7:00 |




# Wake Veterinary Hospital & Urgent Care

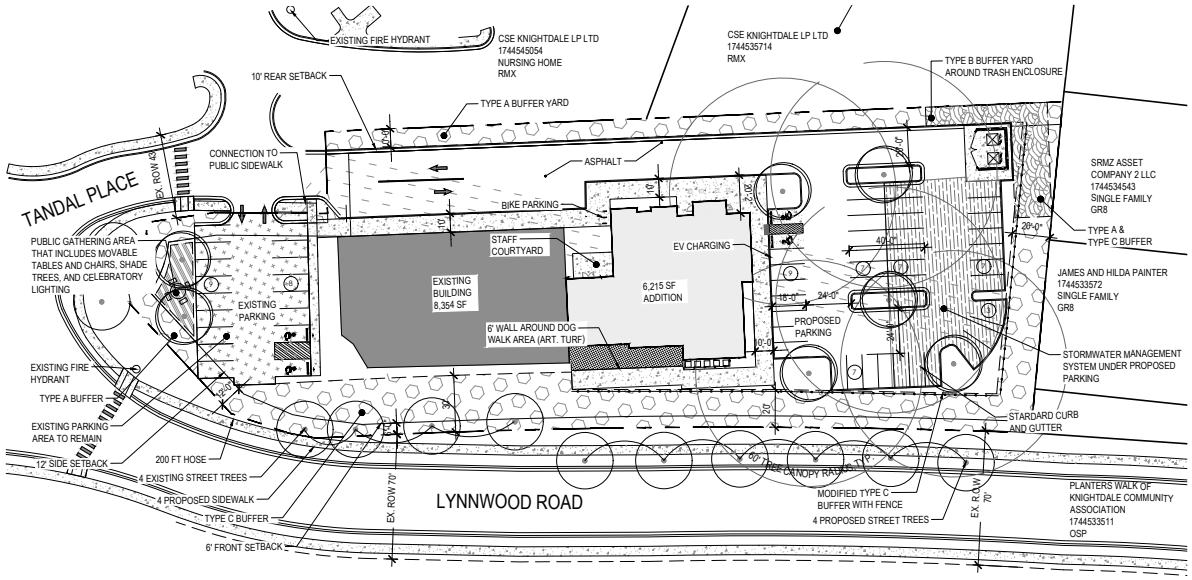
N

0 100 200 400 ft

1 inch equals 200 feet

***Disclaimer***

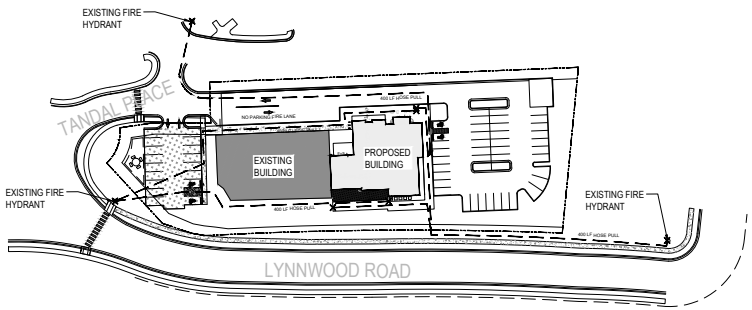
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*




## PROPOSED SITE PLAN

SCALE: 1" = 30'

0 15 30 60




## FIRE HYDRANT LOCATIONS AND HOSE PULLS

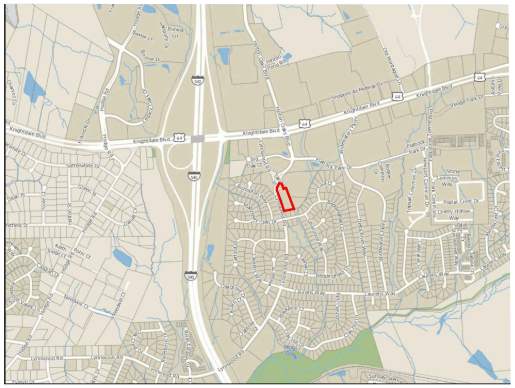
SCALE: 1" = 60'

0 30 60 120

NOTE:

1. ANY PROPOSED SEWER CLEANOUTS THAT MAY BE LOCATED IN THE PROPOSED PARKING LOT SHALL BE TRAFFIC-RATED
2. ALL BUFFER AREAS SHOULD REMAIN UNDISTURBED DURING CONSTRUCTION

| SHEET INDEX | |
|---|---|
| L100 | SITE PLAN |
| L200 | NATURAL RESOURCES |
| A1.10 | NORTH AND SOUTH ELEVATIONS C |
| A1.11 | WEST AND EAST ELEVATIONS C |



## VICINITY MAP

SCALE: 1" =1,000'

## CONTACT INFORMATION


PROPERTY OWNER
ROWDY RIDGEBACKS HOLDING LLC
4935 RALEIGH ROAD PKWY W
WILSON, NC 27896
PHONE: 919.266.9852
EMAIL: GEORGEHNEIMDVM@THEVETSPETS.COM

ARCHITECT
CLINE DESIGN ASSOCIATES
125 N. HARRINGTON ST.
RALEIGH, NC 27601
PHONE: 919.833.6413 EXT. 4146
EMAIL: CARLW@CLINEDESIGNASSOC.COM

LANDSCAPE ARCHITECT
SITE COLLABORATIVE, INC.
821 WAKE FOREST RD
RALEIGH, NC 27604
CONTACT: GRAHAM H. SMITH
PHONE: 919.805.3586
EMAIL: GRAHAM@SITECOLLABORATIVE.COM


| SITE DATA | | |
|---|---|---|
| **SITE AREA= 1.7 Acres** | | **74.488 SF** |
| **OWNERS** | | |
| Rowdy Ridgebacks Holdings LLC | | |
| 4935 Raleigh Rd Pkwy | | |
| Wilson, NC 27896 | | |
| PH: | | |
| **LAND USE** | | |
| ***SITE*** | ***USE*** | ***ZONING*** |
| Existing: | Vet Clinic | RMX |
| Proposed: | Vet Clinic | NMX |
| ***ADJACENT*** | | |
| East (southern): 1744535714 | Vacant | RMX |
| East (northern): 1744545054 | Retirement Home | RMX |
| North: | NCDOT Maintained Rd | |
| West: | NCDOT Maintained Rd | |
| Southwest: 1744533572 | Single-family | GR8 |
| Southeast: 1744534543 | Single-family | GR8 |

| BUILDING GFA | |
|---|---|
| Existing Single Story | 8,354 SF |
| Building Addition | 6,215 SF |
| Building Total | **14,569 SF** |
| **PARKING** | |
| ***EXISTING*** | ***37 Spaces*** |
| ***REQUIRED*** | |
| Max: 6 PER 1000 GFA | 87 Spaces |
| Min: 1/2 MAXIMUM SPACES ALLOWED | 44 Spaces |
| ***PROVIDED*** | |
| ADA | 2 Spaces |
| Standard Spaces | 49 Spaces |
| Electric | 1 Spaces |
| **Total** | **52 Spaces** |
| Difference: existing and proposed | **15 Spaces** |
| Required Bicycle Parking | 5 Spaces |
| Provided Bicycle Parking | 6 Spaces |
| **PROPOSED IMPERVIOUS** | |
| Building | 14,569 SF |
| Concrete | 4,927 SF |
| Asphalt | 21,862 SF |
| **TOTAL** | **41,358 SF** |
| **PROPOSED IMPERVIOUS % OF SITE** | **56%** |
| **STORMWATER** | |
| Lower Neuse Watershed | |

SITE COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
GRAHAM HOWARD SMITH
SITE COLLABORATIVE, INC.



# Wake Veterinary Hospital
Rowdy Ridegbacks Holdings LLC
1007 Tandal Place, Knightdale, NC

PROJECT NUMBER:
20063

PROJECT PHASE:
SKETCH PLAN

DATE:
10.8.2021

REV 1: 1.08.2022
REV 2: 2.02.2022

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
L100