



Administrative Approval Action

Case File / Name: ASR-0004-2021
3411 Page Rd

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 7.75 acre site zoned Industrial Mixed Use/IX-3-CU (Z-9-20) is located between Page Road and World Trade Boulevard, north of the intersection of World Trade Boulevard and Logistics Way at 10881 World Trade Boulevard and 3411 Page Road. Part of the site is in Durham County and part is in Wake County.

REQUEST: A 60,053 square foot building to accommodate the following uses: Light Industrial, Research Development and Wholesale Trades.

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 18, 2021 by Capital Civil Engineering.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

Public Utilities

1. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

5. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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

<input checked="" type="checkbox"/>	Utility Placement Easement Required
-------------------------------------	-------------------------------------

<input checked="" type="checkbox"/>	Public Access Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

General

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

Engineering

2. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. A sight distance easement shall be approved by the Transportation Department for recording in the County Registry and shown on a plat approved for recordation.
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 Public Access deed of easement be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at the County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater



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7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.77 acres of tree conservation area.

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

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

General

1. A recombination map shall be recorded (in both Wake and Durham Counties), recombining the existing lots into a single tract.
2. Comply with all conditions of Z-09-20

Engineering

3. A public infrastructure surety for the improvements on Page Road and World Trade Boulevard is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

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

Stormwater

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

Urban Forestry



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7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along World Trade Boulevard.
8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
9. A public infrastructure surety for 8 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: December 7, 2024

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.

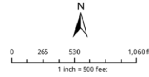
I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 08/10/2021
Development Services Dir/Designee

Staff Coordinator: Michael Walters



VICINITY MAP



Disclaimer:
Maple makes every effort to produce and publish the most accurate and complete information possible. However, the maps are produced for informational purposes, and are not intended to be used as a basis for any legal action. No warranty, expressed or implied, is provided for the information, its use or its interpretation.

AFFILIATED APPROVALS

- REZONING Z-9-20 CONDITIONS:
1. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PROPERTY: RESIDENTIAL USES, DETENTION CENTER, JAIL, PRISON, TOWNING YARD FOR VEHICLES, VEHICLES LISTED AS FOLLOWS: VEHICLE REPAIR (MAJOR), VEHICLE REPAIR (MINOR), AND VEHICLE REPAIR (COMMERCIAL VEHICLE); WASTE-RELATED SERVICE; ADULT ESTABLISHMENT.
 2. NOT MORE THAN 10,000 GROSS SQUARE FEET OF RETAIL AND RESTAURANT USE SHALL BE PERMITTED.

MAXIMUM SURFACE PARKING EXCEPTION

PER UDO 7.1.2.2 STORMWATER DETENTION TO PRE-DEVELOPMENT LEVELS FOR THE 2, 10 AND 30 YEAR STORM HAS BEEN PROVIDED IN ORDER TO EXCEED THE PARKING MAXIMUM.

BLOCK PERIMETER EXCEPTION

PER TC-06-19, SITE IS IX ZONED AND LESS THAN 9 ACRES AND THEREFORE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS.

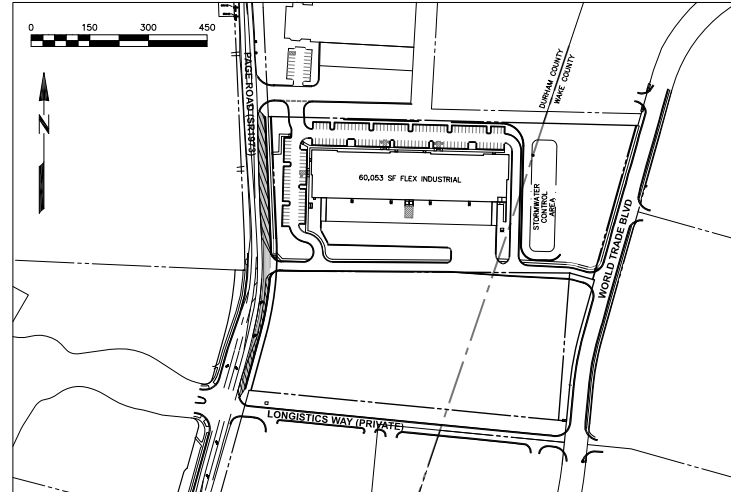
SOLID WASTE SERVICES STATEMENT

DEVELOPER/OWNER HAS REVIEWED THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL AND PLANS TO COMPLY WITH ITS REQUIREMENTS. ON-SITE SCREENED DAMPSTER AREA TO BE PROVIDED FOR CITY OF RALEIGH SOLID WASTE SERVICES PICK UP.

3411 PAGE ROAD

IX-3-CU ZONING

ASR-0004-2021



OVERVIEW
SCALE: 1" = 150'

AFFILIATED APPROVALS

REZONING Z-9-20

ENGINEER

CAPITAL CIVIL ENGINEERING, PLLC
1011 PEMBERTON HILL RD, STE 203
APEX, NC 27502
PH: 919 249-8597
MICHAEL J. KANE, PE
mkane@capitalcivil.com

DEVELOPER

SCANNELL PROPERTIES, LLC
8801 RIVER CROSSING BLVD, STE 300
INDIANAPOLIS, IN 46240
PH: 317 543-5859

INDEX

COVER	ASR1
EXISTING CONDITIONS & DEMO	ASR2
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ARCHITECTURAL FOOTPRINT & ELEVATIONS	A1-A2

SITE DATA	
PARCEL ID NO	0758-42-6939 (WAKE CO PORTION OF PARCEL)
	0758-43-30-3906 (DURHAM CO PORTION OF PARCEL)
	0758-43-8105 (PARTIAL, TO BE RECOMMENDED)
ZONING	IX-3-CU
OVERLAY	NONE
FRONTAGE TYPE	NONE
EXISTING USE	RESIDENTIAL / VACANT
PROPOSED USE	"FLEX" INDUSTRIAL
	- LIGHT INDUSTRIAL
	- LIGHT MANUFACTURING
	- RESEARCH & DEVELOPMENT
	- WHOLESALE TRADES
EXISTING BUILDING	4,453
PROPOSED BUILDING	60,053
RESIDENTIAL DENSITY	NONE
PARKING REQUIRED	1/600 SF OF OFFICE USE = 30,000/600 = 50
	1/3000 SF OF ADD'L INDOOR AREA = 30,053/3000 = 10
	60 TOTAL
PARKING PROPOSED	137
PRIMARY STREET	PAGE ROAD
AREA GROSS EXISTING	7.98 ACRES
AREA NET AFTER R/W	7.75 ACRES
EXISTING IMPERVIOUS	0.18 ACRES
PROPOSED IMPERVIOUS	5.13 AC, 4.70 AC (ON-SITE), 0.43 AC (R/W IMPROVEMENTS)
100YR FLOOD PLAIN	NONE
HEIGHT, STORIES ALLOWABLE	THREE
HEIGHT, STORIES PROPOSED	ONE
LAND DISTURBANCE	8.4 ACRES
AMENITY AREA 10% REQUIRED	33,764 SF
AMENITY AREA PROPOSED	40,008 SF

ZONING CONDITIONS: Z-9-20

1. THE FOLLOWING PRINCIPAL USES SHALL BE PROHIBITED ON THE PROPERTY: RESIDENTIAL USES, DETENTION CENTER, JAIL, PRISON, TOWNING YARD FOR VEHICLES, VEHICLE SERVICE (AS LISTED BELOW), VEHICLE REPAIR (MAJOR), VEHICLE REPAIR (MINOR) AND VEHICLE REPAIR (COMMERCIAL VEHICLE); WASTE-RELATED SERVICE; ADULT ESTABLISHMENT.
 2. NOT MORE THAN A COMBINED 10,000 GROSS SQUARE FEET OF RETAIL AND RESTAURANT USE SHALL BE PERMITTED.
- NO RETAIL OR RESTAURANT PROPOSED WITH INITIAL CONSTRUCTION. FUTURE TENANT UPFITS WILL BE LIMITED TO THE 10,000 GROSS SQUARE FEET OF RETAIL AND RESTAURANT USE.

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919.396.2200



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

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

Please review UDO Section 10.2.6, as amended by text change case [TC-14-15](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via this [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

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

GENERAL INFORMATION

Development name: 3411 Page Road

Inside City limits? Yes ☒ No ☐

Property address(es): 3411 PAGE ROAD

10881 WORLD TRADE BLVD (PARTIAL) 3405 PAGE ROAD (ENTRY)

Site P.I.N.(s): 0758-43-39-3905 (Durham Co) 0758-42-6939 (Wake Co) 0758-43-8105 (partial) & 0758-15-9571 (entry)

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

Approx 30,000 s" flex" industrial space to include the following uses:

Light Industrial, Light Manufacturing, Research & Development and Wholesale Trades

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: Scannell Properties - Joel Scannell Title: Managing Director

Address: 8801 River Crossing Blvd, Ste 300 Indianapolis, Indiana 46240

Phone # 317 843-3559 Email: joels@scannellproperties.com

Applicant Name: Michael J. Kane, PE

Company: Capital Civil Engineering

Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502

Phone # 919 249-8537 Email: mkane@capitalcivil.com

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 constitute all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Michael Kane of Capital Civil Engineering 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: _____ Date: 1/26/21

Printed Name: Joel Scannell

Signature: _____ Date: 1/28/2021

For Shared Entry - Spirit Master Funding X, Patrick Rea, VP Construction & Facilities

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REVISION 11.18.20

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3411 PAGE ROAD
WORLD TRADE PARK, RALEIGH, NC 27617
ZONING: IX-3-CU COR REVIEW: ASR-0004-2021
COVER SHEET

REVISION: 11-14 ASR REVIEW
1/25/2021 - 2nd ASR REVIEW
2/17/2021 - 3rd ASR REVIEW
3/17/2021 - 4th ASR REVIEW



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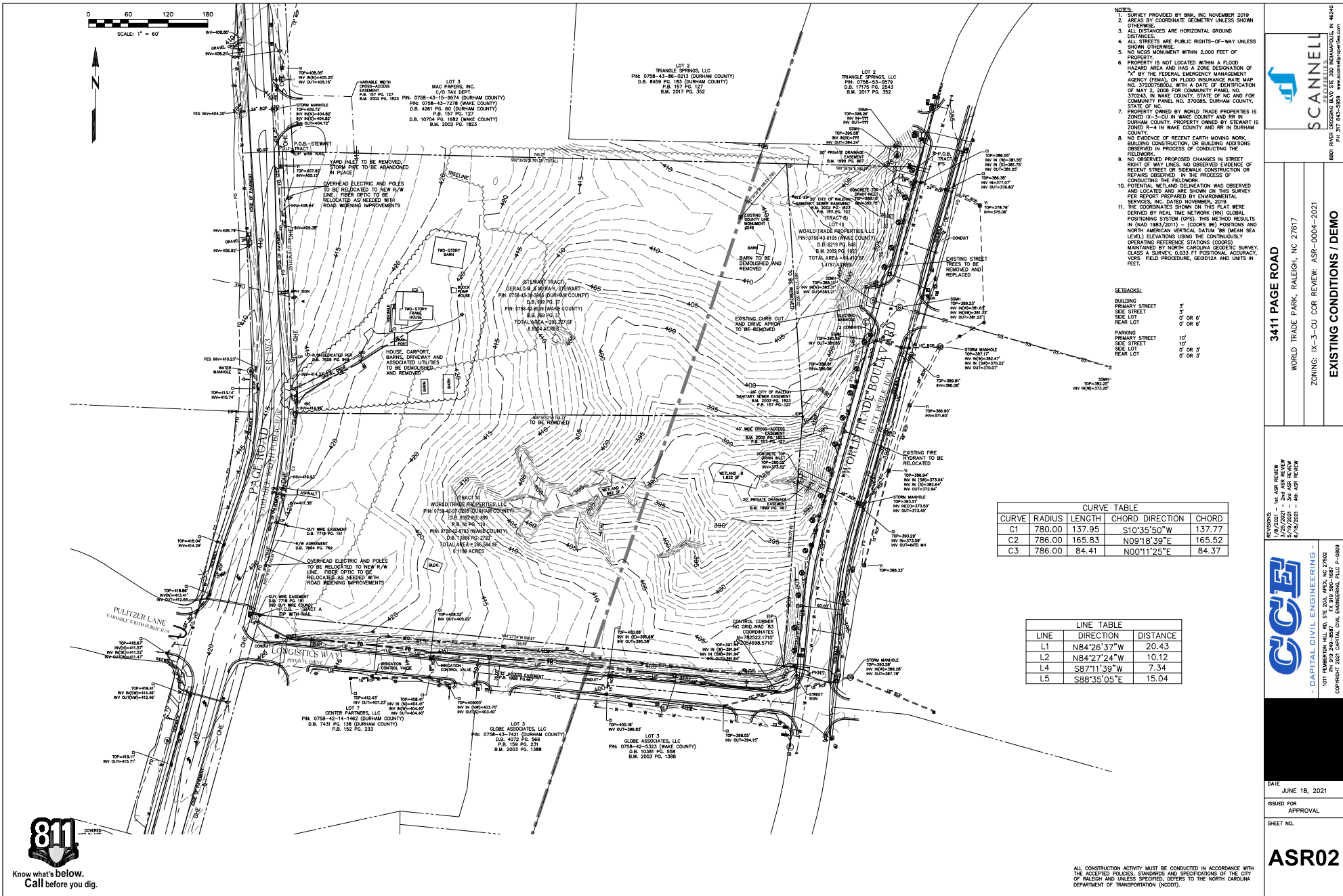
JUNE 18, 2021

ISSUED FOR APPROVAL

SHEET NO.

ASR01

ALL CONSTRUCTION ACTIVITY MUST BE CONDUCTED IN ACCORDANCE WITH THE ACCEPTED POLICIES, STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND UNLESS SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).



- NOTES:
1. SURVEY PROVIDED BY BNC, INC. NOVEMBER 2019.
 2. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 3. ALL DISTANCES ARE HORIZONTAL. DISTANCES.
 4. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 5. NO COCS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
 6. PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AND HAS A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 372070804L WITH A DATE OF IDENTIFICATION OF MAY 2, 2008 FOR COMMUNITY PANEL NO. 370243, IN WAKE COUNTY, STATE OF NC AND FOR COMMUNITY PANEL NO. 370085, DURHAM COUNTY, STATE OF NC.
 7. PROPERTY OWNED BY WORLD TRADE PROPERTIES IS ZONED IX-3-CU IN WAKE COUNTY AND RR IN DURHAM COUNTY. PROPERTY OWNED BY STEWART IS ZONED R-4 IN WAKE COUNTY AND RR IN DURHAM COUNTY.
 8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN PROCESS OF CONDUCTING THE SURVEY.
 9. NO OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
 10. POTENTIAL WETLAND DELINEATION WAS OBSERVED AND LOCATED AND ARE SHOWN ON THIS SURVEY PER REPORT PREPARED BY ENVIRONMENTAL SERVICES, INC. DATED NOVEMBER, 2019.
 11. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 83/2011) - (CODES IN) POSITIONS AND NORTH AMERICAN VERTICAL DATUM 88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY, CLASS A SURVEY, 6,033 FT POSITIONAL ACCURACY. VORS FIELD PROCEDURE, GEOTIA AND UNITS IN FEET.

SEBBACKS:

BUILDING
PRIMARY STREET
SIDE LOT
SIDE LOT
REAR LOT

FARMING
PRIMARY STREET
SIDE LOT
SIDE LOT
REAR LOT

0.25' 14' 14"
OR 6' 6' 6"

0.25' 10' 10"
OR 3' 3' 3"

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	780.00	137.95	S10°35'50"W	137.77
C2	786.00	165.83	N09°18'39"E	165.52
C3	786.00	84.41	N00°11'25"E	84.37

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N84°26'37"W	20.43
L2	N84°27'24"W	10.12
L4	S87°11'39"W	7.34
L5	S88°35'05"E	15.04

0 60 120 180
SCALE: 1" = 60'

811
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REVISIONS:
1/14/2021 - 1st ASR REVIEW
2/22/2021 - 2nd ASR REVIEW
3/17/2021 - 3rd ASR REVIEW
4/14/2021 - 4th ASR REVIEW

DATE
JUNE 18, 2021

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APPROVAL

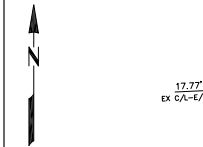
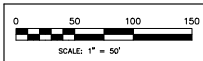
SHEET NO.

ASR02

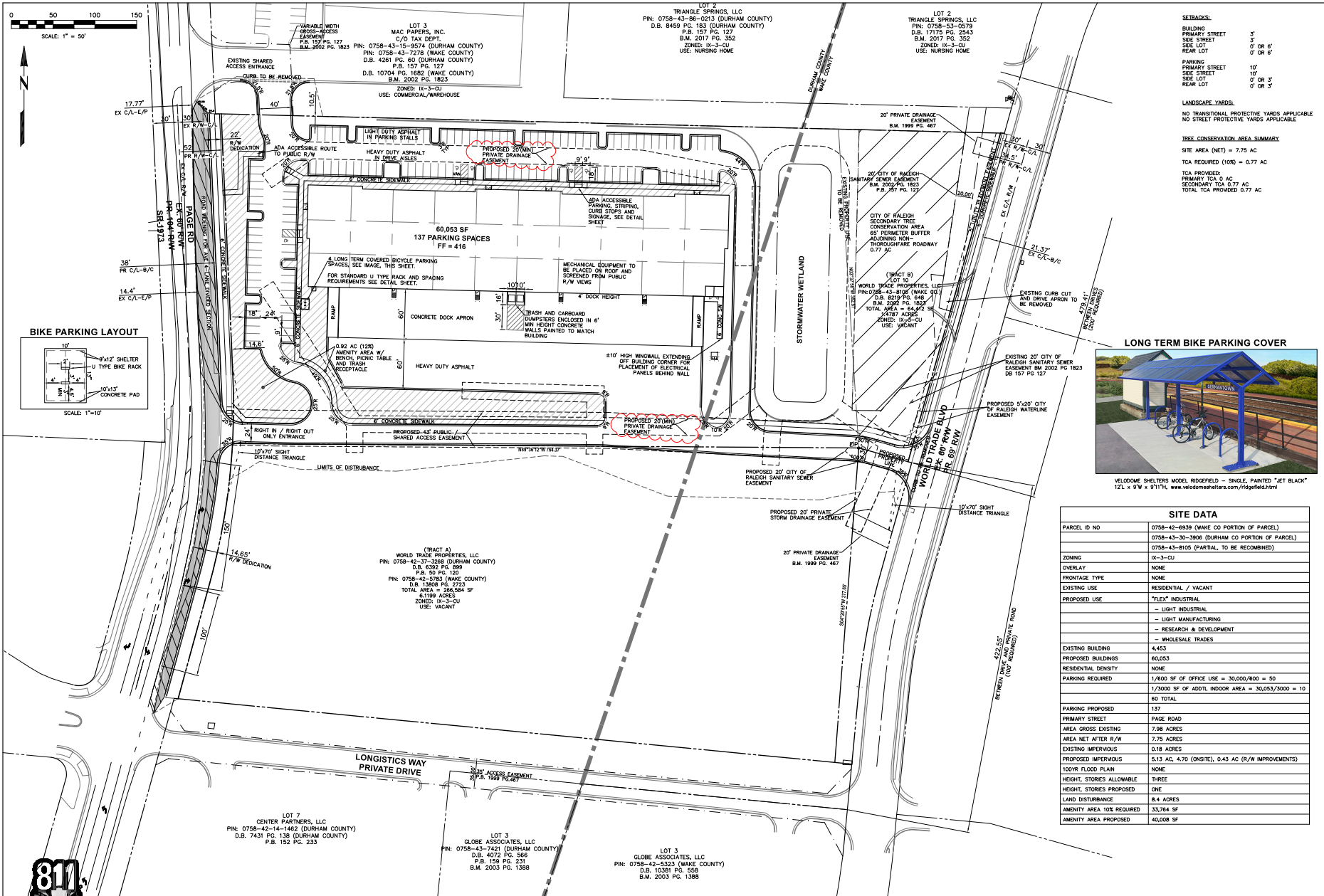
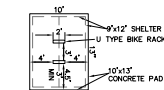
SCANNELL
SURVEYING & ENGINEERING
P.L.L.C.
1001 PLEASANT HILL RD., STE. 203, APO, NC 27602
TEL: 919.487.1111
FAX: 919.487.1112
WWW.SCANNELL-SURVEYING.COM

3411 PAGE ROAD
WORLD TRADE PARK, RALEIGH, NC 27617
ZONING: IX-3-CU COR REVIEW: ASR-0004-2021
EXISTING CONDITIONS / DEMO

CCE
CAPITAL CIVIL ENGINEERING
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TEL: 919.487.1111
FAX: 919.487.1112
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BIKE PARKING LAYOUT



VELODOME SHELTERS MODEL RIDGEFIELD - SINGLE, PAINTED "ET BLACK"
12L x 9'W x 9'H11'4\"/>

SITE DATA

PARCEL ID NO	0758-42-6939 (WAKE CO PORTION OF PARCEL)
EXISTING USE	RESIDENTIAL / VACANT
PROPOSED USE	INDUSTRIAL
EXISTING BUILDING	4,453
PROPOSED BUILDINGS	60,053
RESIDENTIAL DENSITY	NONE
PARKING REQUIRED	1/3000 SF OF OFFICE USE = 30,000/3000 = 10 1/3000 SF OF ADULT INDOOR AREA = 30,053/3000 = 10 60 TOTAL
PARKING PROPOSED	137
PRIMARY STREET	PAGE ROAD
AREA GROSS EXISTING	7.98 ACRES
AREA NET AFTER R/W	7.75 ACRES
EXISTING IMPERVIOUS	0.18 ACRES
PROPOSED IMPERVIOUS	5.13 AC, 4.70 (ONSITE), 0.43 AC (R/W IMPROVEMENTS)
100% FLOOD PLAN	NONE
HEIGHT, STORES ALLOWABLE	THREE
HEIGHT, STORES PROPOSED	ONE
LAND DISTURBANCE	8.4 ACRES
AMENITY AREA 10% REQUIRED	33,764 SF
AMENITY AREA PROPOSED	40,008 SF

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PH: 317.843.5859
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WORLD TRADE PARK, RALEIGH, NC 27617
ZONING: IX-3-CU COR REVIEW: ASR-0004-2021

DATE
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REVISIONS:
1/14/2021 - 1st ASR REVIEW
2/2/2021 - 2nd ASR REVIEW
6/17/2021 - 3rd ASR REVIEW
6/17/2021 - 4th ASR REVIEW

CCIE
CAPITAL CIVIL ENGINEERING, P.L.L.C.
1001 PERIMETER HILL RD. STE. 203, APOC, NC 27602
PH: 317.843.5859
WWW.CCIEENGINEERS.COM

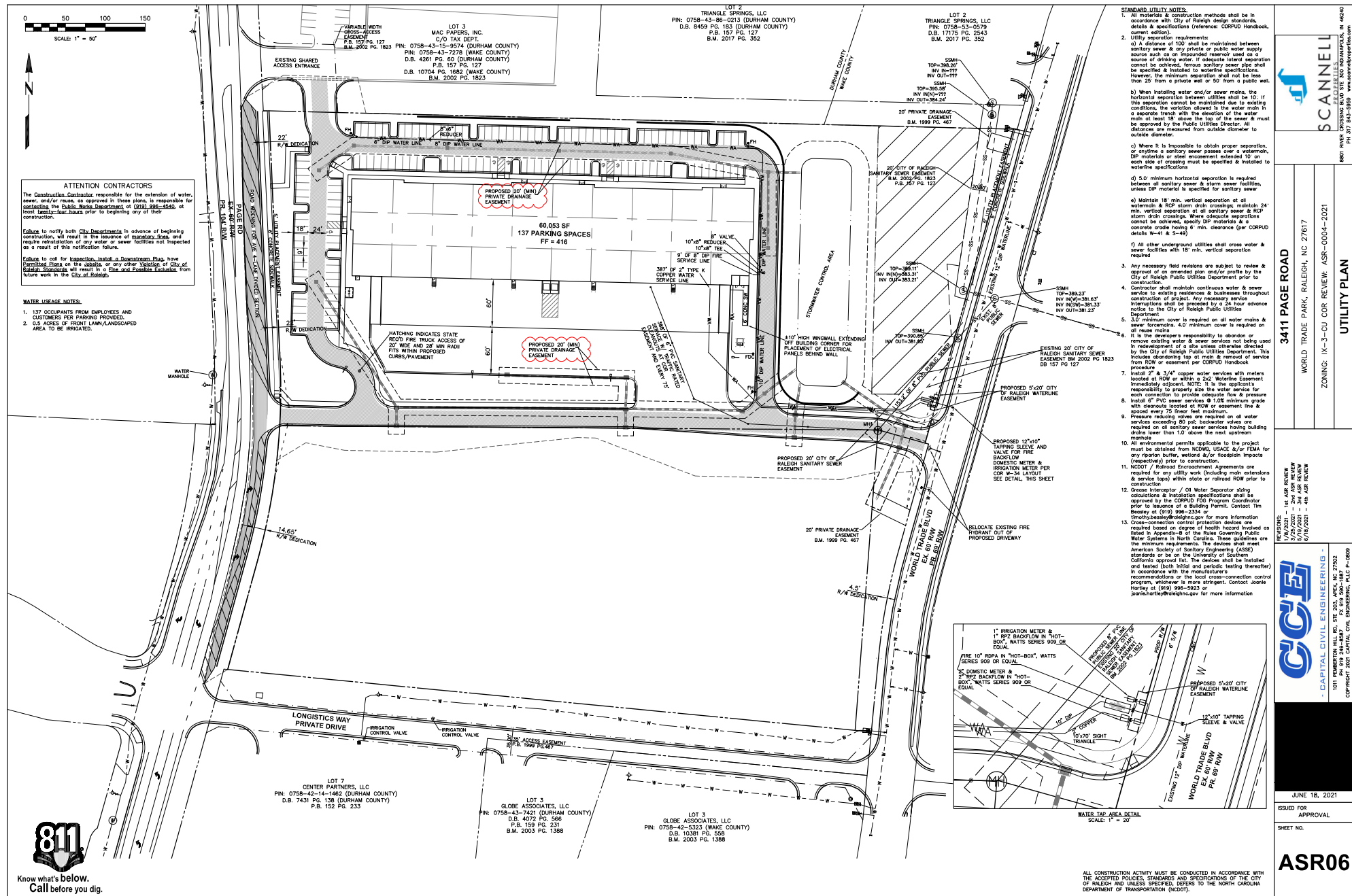
DATE
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SHEET NO.

ASR03

ALL CONSTRUCTION ACTIVITY MUST BE CONDUCTED IN ACCORDANCE WITH THE ACCEPTED POLICIES, STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND UNLESS SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).



8801 RIVER CROSSING BLVD STE 300 INDIANAPOLIS, IN 46240
PH 317 843-5959 www.scannellproperties.com

34111 PAGE ROAD

WORLD TRADE PARK, RALEIGH, NC 27617

ZONING: IX-3-CU COR REVIEW: ASR-0004-20

UTILITY PLAN

1/8/2021 – 1st ASR REVIEW
3/25/2021 – 2nd ASR REVIEW
5/19/2021 – 3rd ASR REVIEW
6/18/2021 – 4th ASR REVIEW

GCE
- CAPITAL CIVIL ENGINEERING -
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PH 919 248-8587 FX 919 590-1087
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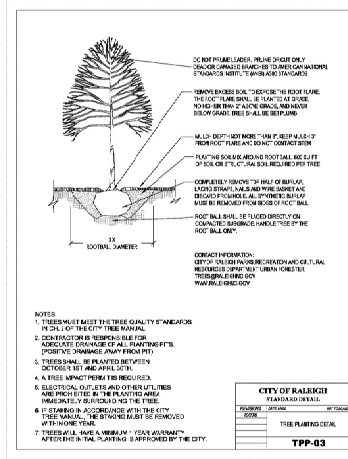
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JUNE 18, 2021

ISSUED FOR
APPROVAL

SHEET NO.

ASR06



PLANT SCHEDULE							
TYPE	USE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COMMENTS
TREES							
LET	SCREEN	29	ICN	<i>Cyclopentia japonica</i> 'Yad karu'	Redcamia Cyclopentia	8" ht MIN	360% full to ground
LET	SCREEN	1	ICN	<i>Ficus elastica</i> 'Pinstriped'	Chinese Rubber Tree	8" ht MIN	360% full to ground
LET	SCREEN	8	MOK	<i>Magnolia grandiflora</i> 'Caulis Wararamer'	Clodia Wararamer Magnolia	8" ht MIN	360% full to ground
SOT	ST	38	PC	<i>Podocarpus neriifolia</i>	Chinese Podocarpus	1.5' cal 8" ht	Single Stem. Bldg. 29 c.c.
LET	OPN	PAK	PAK	<i>Pinus strobus</i>	Rustic Pine	3' cal 30" ht MIN	360%
LET	ST	8	UAP	<i>Ulmus americana</i> 'Princeton'	American Elm	3' cal 30" ht MIN	360% 40 c.c.
LET	PAK	32	UP	<i>Ulmus parvifolia</i>	European Elm	3' cal 30" ht MIN	360%
SHRUBS							
ES	SPY	69	ICN	<i>Euonymus alatus</i> 'Burfordiana'	Burford Euonymus	1.5' ht MIN	Container
ES	SCREEN	32	ICN	<i>Euonymus</i> 'Need exposit'	Need exposit Holly	36" ht MIN	Container

ALL CONSTRUCTION ACTIVITY MUST BE CONDUCTED IN ACCORDANCE WITH THE ACCEPTED POLICIES, STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND UNLESS SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).



REVISIONS:

1/8/2021	-	1ST ASR REVIEW
3/18/2021	-	2ND ASR REVIEW
5/19/2021	-	3RD ASR REVIEW
6/18/2021	-	4TH ASR REVIEW



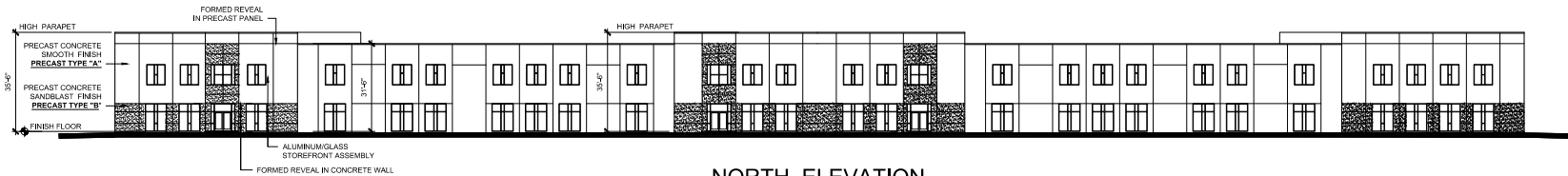
SOUTHWELL DESIGN
LANDSCAPE ARCHITECTURE

ASR09



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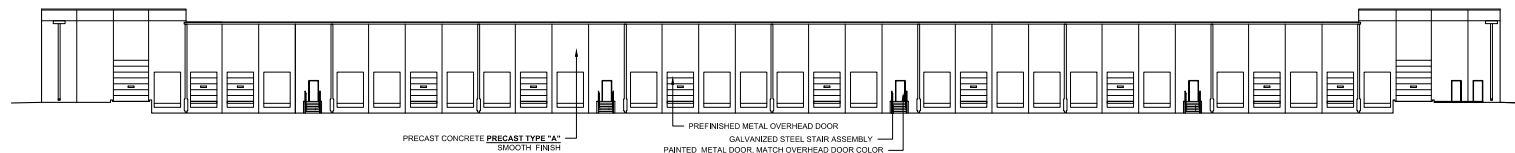
3411 PAGE ROAD
TRADE PARK, RALEIGH, NC 27617
ZONING: IX-3-CU
LANDSCAPE PLAN



NORTH ELEVATION

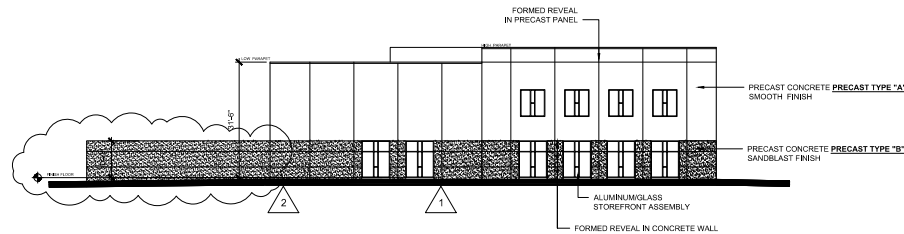
SCALE: 1/8"=1'-0"

WALL AREA TO 12' ABOVE FINISH FLOOR: 6,052 SF
TRANSPARENCY AREA TO 12' ABOVE FINISH FLOOR: 2,072 SF
PERCENTAGE OF TRANSPARENCY AREA: 34.23%
REQUIRED PERCENTAGE OF TRANSPARENCY AREA: 20%



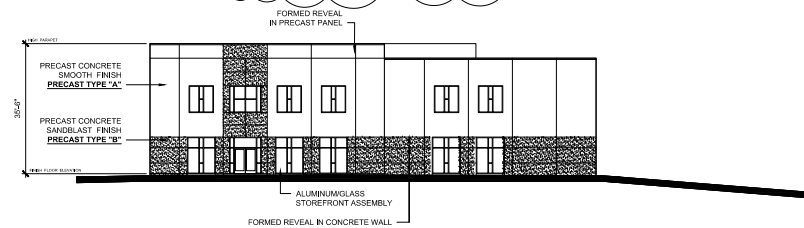
SOUTH ELEVATION

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



EAST ELEVATION

WALL AREA TO 12' ABOVE FINISH FLOOR: 1,960 SF
TRANSPARENCY AREA TO 12' ABOVE FINISH FLOOR: 398 SF
PERCENTAGE OF TRANSPARENCY AREA: 20.30%
REQUIRED PERCENTAGE OF TRANSPARENCY AREA: 20%



WEST ELEVATION

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

WALL AREA TO 12' ABOVE FINISH FLOOR: 1,460 SF
TRANSPARENCY AREA TO 12' ABOVE FINISH FLOOR: 399 SF
PERCENTAGE OF TRANSPARENCY AREA: 27.32%
REQUIRED PERCENTAGE OF TRANSPARENCY AREA: 20%



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SCHEMATIC DESIGN

WORLD TRADE PARK

BUILDING ELEVATIONS

Progress Set Date:

Issue Date: 01/05/2021

Revisions:

03/18/2021
PLANNING REVIEW
COMMENTS

05/19/2021
ADDED PRECAST SCREEN
WALL

Project Number: 20-17
Cad File Number:

A2.00