



# Administrative Approval Action

Case File / Name: ASR-0006-2020  
Wakefield Executive Center

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

**LOCATION:** The site is generally located on the southwest side of Wakefield Pines Drive, north of the intersection of Wakefield Pines Drive and Falls of Neuse Road, with a common street address of 2730 Wakefield Pines Drive.

**REQUEST:** Development of a new two story 9,682 square foot office building with associated parking and site improvements on an existing 1 acre lot zoned NX-3 in the UWPOD overlay.

Variances related to tree preservation, block perimeter, and street design standards were approved by the Board of Adjustment with case A-58-19.

**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 July 11, 2020 by Drye-McGlamery Engineering, PLLC.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

☒ **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:***

### **Stormwater**

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

### **Urban Forestry**

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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.



# Administrative Approval Action

Case File / Name: ASR-0006-2020  
Wakefield Executive Center

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

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

## **Engineering**

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

## **Public Utilities**

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

## **Stormwater**

3. 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).
4. 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).
5. 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**

6. A wooded area plat shall be recorded with metes and bounds showing the designated UWPOD wooded areas (UDO 9.1.9.B).
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Wakefield Pines Drive.
8. A public infrastructure surety for 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. Final inspection of all UWPOD wooded areas, wooded area plantings, and right of way street trees by Urban Forestry Staff.

## **Stormwater**



# Administrative Approval Action

Case File / Name: ASR-0006-2020  
Wakefield Executive Center

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

2. 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:

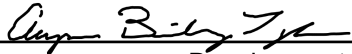
**3-Year Expiration Date:** August 6, 2023

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:  Date: 08/06/2020  
Development Services Dir/Designee  
Staff Coordinator: Kasey Evans

# DEVELOPMENT SERVICES

## Administrative Site Review Application

Developed by: New South City Center, Wakefield Pines, Raleigh, NC 27614



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO), Section 10.2.6. Please attach the appropriate building type and indicate the plan sheet that contains the submission.

Office Use Only: Transaction # _____		Planning Coordinator: _____	
<b>Building Type</b>		<b>Site Transaction History</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> Attached	<input type="checkbox"/> Vacant	<input type="checkbox"/> Sub-lease transfer
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Redevelop	<input type="checkbox"/> Check transaction # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Community	<input type="checkbox"/> Change of ownership	<input type="checkbox"/> Change of ownership # _____
<input type="checkbox"/> Warehouse	<input type="checkbox"/> Other	<input type="checkbox"/> Change of use	<input type="checkbox"/> Change of use # _____
<b>GENERAL INFORMATION</b>			
Development proposed: <b>REDEVELOPMENT</b>			
Include City limits: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Property address: <b>2730 Wakefield Pines Drive Raleigh, NC 27614</b>			
Site plan sheet: <b>1759153710</b>			
Please describe the scope of work, including any additional, expansion, and change of use.			
New Office Building (1-5000)			
Current Property Owner: <b>Westchester Commercial, LLC</b>			
Current Property Address: <b>5213 Winding View Lane Raleigh, NC 27615</b>			
Current Property Phone: <b>(919) 633-0681</b>			
Current Property Email: <b>jainm@shailhomes.com</b>			
Proposed Building Name: <b>Wakefield Executive Center</b>			
Proposed Building Address: <b>2730 Wakefield Pines Drive Raleigh, NC 27614</b>			
Proposed Building Phone: <b>(919) 633-0681</b>			
Proposed Building Email: <b>daniel.mcglamery@dryeengineering.com</b>			

Page 1 of 2

RECEIVED AT

raleighnc.gov

DEVELOPMENT TYPE & SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): <b>NX-3</b>	Existing gross floor area (not to be demolished): <b>N/A</b>
Gross site acreage: <b>1.04 Acres</b>	Existing gross floor area to be demolished: <b>N/A</b>
# of parking spaces required: <b>33</b>	New gross floor area: <b>3,682</b>
# of parking spaces proposed: <b>36</b>	Total of gross (to remain and new): <b>3,682</b>
Overlay District (if applicable): <b>UNWPOD</b>	Proposed # of buildings: <b>1</b>
Existing use (UDO 5.1.4): <b>N/A</b>	Proposed # of stories for each: <b>1</b>
Proposed use (UDO 5.1.4): <b>MEDICAL OFFICE</b>	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <b>0.17</b> Square Feet: <b>1463</b>	Proposed Impervious Surface: Acres: <b>0.65</b> Square Feet: <b>27,900</b>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Flood risk: FEMA Map Panel #: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Flood risk: FEMA Map Panel #: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: <b>N/A</b>	Total # of hotel units: <b>N/A</b>
# of bedroom units: <b>Thr: N/A 2br: N/A 3br: N/A 4br or more: N/A</b>	
# of lots: <b>N/A</b>	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on the proposed development plan as approved by the City of Raleigh.	
I hereby designate <b>Daniel Mcglamery</b> 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 substantial policy, which states applications will expire after 180 days of inactivity.	
Signature: <b>Daniel Mcglamery</b>	Date: <b>1/25/20</b>
Printed Name: <b>DANIEL J. MCGLAMERY</b>	

Page 2 of 2

RECEIVED AT

raleighnc.gov

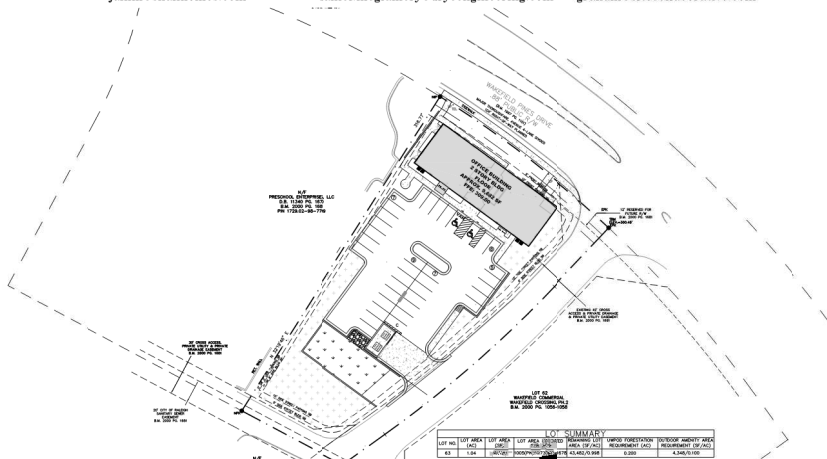
## ADMINISTRATIVE SITE REVIEW SUBMITTAL FOR WAKEFIELD EXECUTIVE CENTER AT 2730 WAKEFIELD PINES DRIVE

ASR CASE NUMBER: ASR-0006-2020  
SPR CASE NUMBER: TBD

**OWNER**  
WESTCHESTER COMMERCIAL, LLC  
MANOJ JAIN  
5213 WINDING VIEW LANE  
RALEIGH, NC 27615  
PHONE: (919) 633-0681  
jainm@shailhomes.com

**CIVIL ENGINEER**  
DANIEL J. MCGLAMERY, PE  
DRYE-MCGLAMERY ENGINEERING, PLLC  
821 WAKE FOREST RD  
RALEIGH, NC 27604  
PHONE: (919) 805-3586  
daniel.mcglamery@dryeengineering.com

**LANDSCAPE ARCHITECT**  
GRAHAM SMITH  
SITE COLLABORATIVE, INC.  
821 WAKE FOREST RD  
RALEIGH, NC 27604  
PHONE: (919) 805-3586  
graham@sitecollaborative.com



## TRAFFIC CONTROL NOTES

1. ALL WORK IN RIGHT-OF-WAY FOR WATERLINE SERVICE SHALL BE IN ACCORDANCE WITH MUTCD AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

## STAKING AND MATERIAL PLAN NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS NOTED OTHERWISE (U.N.O.).
3. CONTRACTOR SHALL ESTABLISH POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY DRYE-McGLAMERY ENGINEERING, PLLC IMMEDIATELY OF ANY DISCREPANCIES.
4. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING, OR CENTERLINE U.N.O.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS.
6. ALL RADI SHALL BE 4'-0" AT FACE OF CURB U.N.O.

## SITE DATA INFORMATION

PROJECT NAME: WAKEFIELD EXECUTIVE CENTER  
PROJECT ADDRESS: 2730 WAKEFIELD PINES DR RALEIGH, NC 27614  
SITE ACREAGE: 1.04 ACRES (45,160 SF)  
1.00 ACRES (43,482 SF)  
AFTER ROW DEDICATION REQ'D  
ALONG WAKEFIELD PINES DR.

ZONING DISTRICT: NX-3- (UWPOD)

PROPOSED USE: OFFICE/DENTAL/MEDICAL (ALLOWED)

EXISTING BUILDING: N/A SF

PROPOSED BUILDING: 9,682 SF

AMENITY AREA REQUIREMENTS

REQUIRED AMENITY AREA = 10%

LOT AREA INSIDE RIGHT-OF-WAY: 1.00 ACRES

REQ'D AMENITY AREA = 10% \* 1.00 AC = 0.10 AC (4,348 SF)

PROVIDED AMENITY AREA = 0.10 AC (4,340 SF)

BUILDING DIMENSIONAL REQUIREMENTS

FRONT SB: 5 FT (MIN.) 8.77 FT MIN. (PROVIDED)

SIDE STREET SB: 5 FT (MIN.) 12 FT (PROVIDED)

SIDE LOT LINE SB: 0 OR 6 FT (MIN.) 6 FT MIN. (PROVIDED)

REAR LOT LINE SB: 0 OR 6 FT (MIN.) 200 FT (PROVIDED)

ALLEY SB: 5 FT (MIN.) N/A FT (NO ALLEY)

PARKING CALCULATIONS

EXISTING PARKING: N/A

PROPOSED PARKING: 36

REQUIRED PARKING: 1 SPACE/300 SF \* 9,682 SF = 33 SPACES  
(MEDICAL/DENTAL OFFICE 1/300SF)

TOTAL REQUIRED: 33 SPACES

PARKING PROVIDED: 36 SPACES

ADA SPACES

REQUIRED: 26-50 SPACES = 2

PROVIDED: 2 TOTAL SPACES

1 VAN SPACE REQUIRED

BICYCLE PARKING: 1 SP. PER 1000 SF, MIN. 4 SPACES.

REQUIRED: 4 SHORT TERM SPACES, 4 LONG TERM SPACES

PROVIDED: 4 SHORT TERM SPACES, 4 LONG TERM SPACES

PARKING DIMENSIONAL REQUIREMENTS

FRONT SB: 10 FT (MIN.) 60 FT (PROVIDED)

SIDE STREET SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED)

SIDE LOT LINE SB: 0 OR 3 FT (MIN.) 3 FT MIN. (PROVIDED)

REAR LOT LINE SB: 0 OR 3 FT (MIN.) 40 FT (PROVIDED)

ALLEY SB: 5 FT (MIN.) N/A FT (NO ALLEY)

BUILDING HEIGHT REQUIREMENTS

BUILDING HEIGHT: 50 FT (MAX) 32.64 FT (PROVIDED)

ACCESSORY HEIGHT: 25 FT (MAX) N/A (PROVIDED)

FLOOR HEIGHT REQUIREMENTS

GROUND FLOOR ELEV: 0 FT (MIN.) 0 FT (PROVIDED)

GROUND STORY HT: 11 FT (MIN.) 14 FT (PROVIDED)

UPPER STORY HT: 9 FT (MIN.) 14 FT (PROVIDED)

TRANSPARENCY REQUIREMENTS

GROUND STORY: 33% (MIN.) 34% (PROVIDED)

UPPER STORY: 20% (MIN.) 24% (MIN. PROVIDED)

BLANK WALL AREA: 30 FT (MAX.) 6 FT MAX. (PROVIDED)

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

8' OF RIGHT-OF-WAY TO BE DEDICATED REQUIRED NOW FOR WAKEFIELD PINES DRIVE = 181'

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

8' OF RIGHT-OF-WAY TO BE DEDICATED REQUIRED NOW FOR WAKEFIELD PINES DRIVE = 181'

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

8' OF RIGHT-OF-WAY TO BE DEDICATED REQUIRED NOW FOR WAKEFIELD PINES DRIVE = 181'

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0" RETAINED HEIGHT)

HVAC UNITS (2 TOTAL)

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

ALLOWED BUILDING ELEMENTS

BALCONY, GALLERY, AWNING

SEE THIS SHEET FOR SAMPLE STRUCTURE

OUTDOOR AMENITY AREA

3,704 SF (4,430 TOTAL)

LONG TERM COVERED BICYCLE PARKING

(4) SPOTS TOTAL

GENERAL UTILITY EASEMENT NOT REQUIRED.

REFERENCE VARIANCE APPROVAL FOR SITE.

PROPOSED SEAT WALL BY OTHERS

(<3'-0

# CITY OF RALEIGH STANDARD UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
  - A) A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN INPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25 FROM A PRIVATE WELL OR 50 FROM A PUBLIC WELL.
  - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10 ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6 MIN. CLEARANCE. (PER CORPUS DETAILS W-41 & S-49)
  - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL 2.0" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN

N/F  
PRESCHOOL ENTERPRISES, LLC  
D.B. 11340 PG. 1670  
B.M. 2000 PG. 1681  
PIN 1729.02-98-7709

30' CROSS ACCESS,  
PRIVATE UTILITY & PRIVATE  
DRAINAGE EASEMENT  
B.M. 2000 PG. 1681

20' CITY OF RALEIGH  
SANITARY SEWER  
EASEMENT  
B.M. 2000 PG. 1681

N/F  
SABRA NORTH CAROLINA LP  
D.B. 16072 PG. 1885  
B.M. 2001 PG. 1843  
PIN 1729.02-98-6327

CONNECT TO EXISTING  
SEWER STUB/  
CLEAN-OUT  
INV. 299.15

CROSSING  
STORM INV. 301.00  
B.M. OF STORM PIPE: 300.75  
TOP OF SAN. SWE: 300.25  
SEWER INV. 299.75

NOTE: ALL ADJACENT LOTS ARE  
SERVED BY PUBLIC WATER  
AND PUBLIC SEWER

## UNDERGROUND NOTES

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC. AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAYMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NCDOT.
4. SHORING WILL BE ACCORDING TO OSHA TRENNING STANDARDS PART 1926, SUBPART P, OR AS AMENDED.
5. ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT. BEFORE YOU DIG CALL THE CONTACT ONE-CALL CENTER AT 1-800-632-4949.

## TRAFFIC CONTROL NOTES

1. ALL WORK IN RIGHT-OF-WAY FOR WATERLINE SERVICE SHALL BE IN ACCORDANCE WITH NCDOT, MUTCD, AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



VICINITY MAP N.T.S.

## SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L. JORDAN PARKER (P.L.S. L-4665) ON JANUARY 7, 2020. CANNON, MOSS & PARKER, PLLC, 333 S. WHITE STREET, WAKE FOREST, NC 27888

## WATER DISTRIBUTION NOTES

1. 6.0" BYPASS FIRE METER SET BY THE CITY OF RALEIGH. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR INSTALLATION INCLUDING TAP FEES. (INCLUDING CAPITAL FACILITY FEES)
2. CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDING LOCATIONS BASED ON PLUMBING PLANS.
3. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER WATER USING APPLIANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CITY OF RALEIGH REQUIRED BACKFLOW PREVENTER.
4. PUBLIC UTILITIES CONTRACTORS CONSTRUCTING FIRE SERVICE MAINS FOR BUILDING CONNECTION TO FIRE SPRINKLER SYSTEMS SHALL TERMINATED THOSE LINES AT A FLANGE, CAP, PLUG, OR VALVE INSIDE THE BUILDING 1" ABOVE THE FINISHED FLOOR ELEVATION. ALL FIRE SERVICE MAINS SHALL COMPLY WITH NFPA STANDARDS FOR THE FIRE SERVICE MAIN AS INCORPORATED INTO THE NORTH CAROLINA BUILDING CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF BUILDING AND SITE UTILITY CONTRACTORS SO THAT HYDROSTATIC TESTING OF THE FIRE LINE MAY OCCUR TO THE TERMINATION POINT WITHIN THE BUILDING.

## SANITARY SEWER NOTES

1. CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDING LOCATIONS BASED ON PLUMBING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR INSTALLATION INCLUDING TAP FEES. (INCLUDING CAPITAL FACILITY FEES)

## FIRE PROTECTION NOTES

1. CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2018 NC FIRE CODE, NFPA 241, AND CHAPTER 22, 2018 NC BUILDING CODE)
2. FIRE FLOW ANALYSIS MUST BE PROVIDED TO CITY OF RALEIGH AT SUBMITTAL OF BUILDING PERMIT DOCUMENTS PER THE NORTH CAROLINA FIRE PROTECTION CODE. PROVIDE AVAILABLE FIRE FLOW AND MINIMUM FIRE FLOW FROM ADJACENT HYDRANT FROM 2016 NORTH CAROLINA FIRE PROTECTION CODE APPENDIX B OR OTHER APPROVED METHOD.

WAKEFELD EXECUTIVE CENTER  
2730 WAKEFELD PINES DR.  
WAKE FOREST, NC 27614  
NORTH CAROLINA

DME PROJECT # 02 20180991

ISSUED FOR  
REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	1/24/20
B	ISSUED FOR REVIEW	4/24/20
C	ISSUED FOR REVIEW	6/24/20
D	ISSUED FOR REVIEW	8/14/20

DRAWN BY DJM

CHECKED BY HWD

SCALE: 1"=20'

UTILITY PLAN

C-5.0

LOT SUMMARY						
LOT NO.	LOT AREA (AC)	LOT AREA (SF)	LOT AREA DEDICATED FOR ROW	REMAINING LOT AREA (SF/AC)	UWPOD FORESTRATION REQUIREMENT (AC)	OUTDOOR AMENITY AREA REQUIREMENT (SF/AC)
63	1.04	45,160	1005(PR)+673(EX)=1678	43,482/0.998	0.200	4,348/0.100



TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER AT DBH	B&B OR CONT.	REMARKS	
AB	4	<i>Acer buergerianum</i>	Trident Maple	10'-12' MIN.	3" CAL.	B & B	Strong Central Leader, Straight Trunk, Street Trees	
LR	13	<i>Liquidambar styraciflua</i> 'Roundleaf' TM	Round-lobed Sweet Gum	8' - 10' HT.	2" CAL.	B & B	UPWPD Reforestation	
PT	6	<i>Pinus taeda</i>	Loblolly Pine	10' HT.	2" CAL.	B & B		
QH	2	<i>Quercus lyrata</i> 'Highbeam'	Highbeam Overcup Oak	10'-12' MIN.	3" CAL.	B & B	Strong Central Leader	
QR	7	<i>Quercus rubra</i>	Red Oak	8' - 10' HT.	2" CAL.	B & B	UPWPD Reforestation	
UB	5	<i>Ulmus parvifolia</i> 'Bosque'	Bosque Elm	10' - 12' HT.	3" CAL.	B & B	Strong Central Leader	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	B&B OR CONT.	REMARKS	
EJA	23	<i>Eucyrtum japonicus</i> 'Greenspire'	Greenspire Upright Eucyrtus	18' HT.	12" MIN.	CONTAINER	FULL DENSE	
IN	40	<i>Ilex cornuta</i> 'Needlepoint'	Needlepoint Holly	18" MIN.	18" MIN.	CONTAINER	Full Dense	
JP	13	<i>Baccharis paniculiflora</i>	Anise Tree	36" MIN.	36" MIN.	CONTAINER	Full Dense	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONT. SIZE	SPACING	REMARKS
CV3	280	<i>Carex vulpinoidea</i>	Brown Fox Sedge	—	—	4" POT	24" o.c.	
SOD	650 sf	<i>Cynodon dactylon</i> '419 Hybrid'	Bermuda Grass	—	—	SOD		Sod
JJ	475	<i>Juncea inflexus</i> 'Blue Arrow'	Blue Arrow Junco	4"	4"	4" POT	18" o.c.	
NT	30	<i>Nassella tenuissima</i>	Texas Noddy Grass	12" HT.	12"	1 GAL.	30" o.c.	Full Dense
SM	14	<i>Salvia nemorosa</i> 'May Night'	May Night Sage	12" HT.	12"	1 GAL.	24" o.c.	

NET LOT AREA	45,160 SF (1.04 AC)
20% OF LOT	0.21 AC
UWPOD EXISTING	0 SF (0%)
UWPOD PRESERVED	0.10 AC (10%)
UWPOD PROPOSED	0.11 AC (10%)
TOTAL PROPOSED WOODED AREA	0.21 AC (20%)

**PARKING LOT TREE COVERAGE:**  
Total Parking Area = 13,094 SF  
Required: 1 tree / 2,000 SF = 7 trees  
Provided: 7 trees

**STREET TREES:**  
**Weekfield Fire Drive**  
Total Frontage = 182' - 4"  
Required: 1 shade tree per 40' on average = 5 trees  
Provided: 5 trees

**URBAN WATERSHED PROTECTION OVERLAY DISTRICT (20%)**  
**Required Tree Area = 1,818 SF**  
Required: 20% of Lot = 0.20 AC  
Proposed: 0.20 AC (See breakdown below)

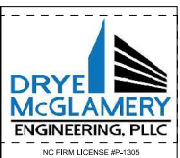
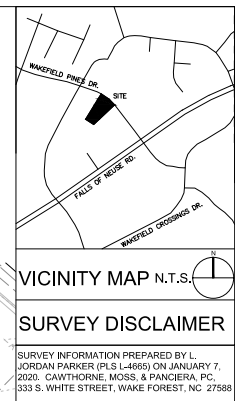
**UWPO - Wooded Area (0.10 AC) - Preserved**  
Required: Min. 2' or 100 SF x 2' = 200 SF  
Existing Trees: 13,094 SF

**UWPO - Wooded Area (0.10 AC) - Planted**  
Required: (1/2' tree / 200 SF x 24 trees  
Proposed: 24 trees (1/2' x 2' = 23)

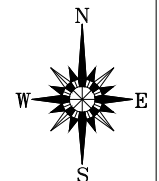
**Total (Required Excess) (See Variance Condition)**  
Calculated: 181' (1.04 ac x 40% / 200 x 2')  
Provided: 186.5'

\*See BOA Case #A-5819 for additional description of variance condition and requirements.

Note: All proposed trees and shrubs must be planted completely outside of critical-root zones of existing trees.



ISSUED FOR  
REVIEW  
NOT FOR  
CONSTRUCTION  
01/10/20



WAKEFIELD EXECUTIVE CENTER  
2730 WAKEFIELD PINES DR  
RALEIGH, NC 27614  
WAKE COUNTY  
NORTH CAROLINA

---

DRIE-MCGLAMERY  
ENGINEERING, PLLC  
5720 SIX FORKS RD., SUITE 203  
RALEIGH, NC 27609


DME PROJECT NO: 2018091

ISSUED FOR  
REVIEW

[illegible]

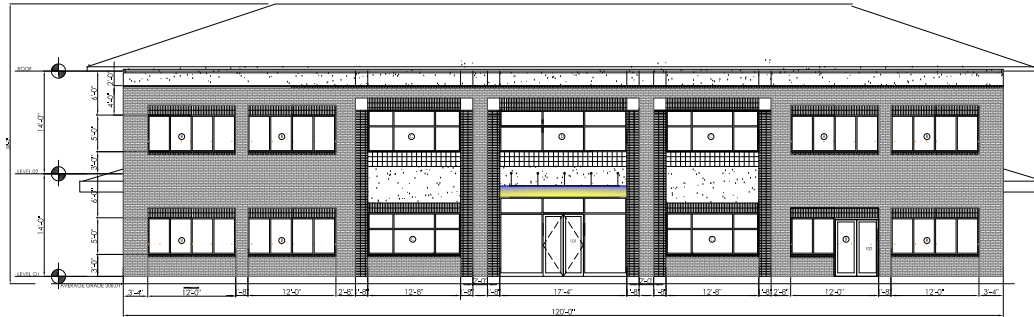
DRAWN BY DCB  
CHECKED BY GHS

SCALE: 1" = 20'

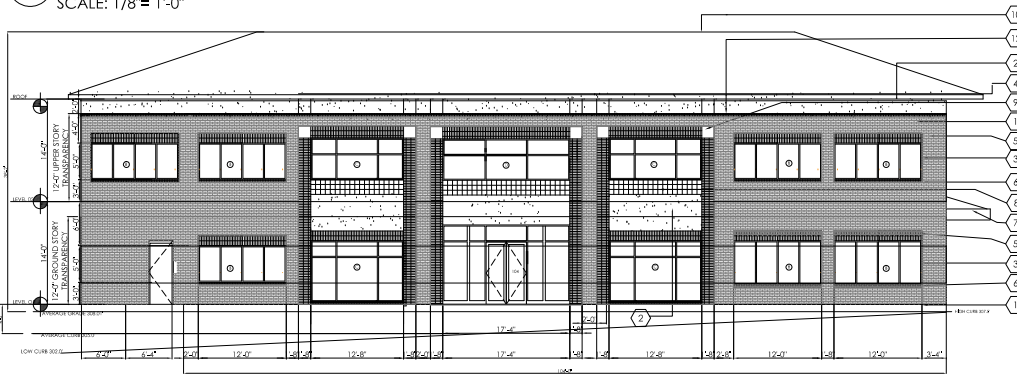
A horizontal graphic scale bar with a black and white alternating pattern. It is marked with the numbers 0, 10, 20, and 40, representing feet.

## PLANTING PLAN

L1.0



1 SOUTH ELEVATION  
A-2 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
A-2 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
A-2 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
A-2 SCALE: 1/8" = 1'-0"

#### KEYNOTES

- 1 BRICK VENEER, RUNNING BOND, CONCAVE JOINT
- 2 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
- 3 1" INSULATION GLASS IN ALUMINUM FRAME
- 4 V-JOINT. SEE 8/A-10.1. ALIGN WITH 9.
- 5 BRICK SOLDIER
- 6 BRICK ROWLOCK
- 7 ENTRANCE CANOPY
- 8 8"X8" BRICK
- 9 20"X20" BRICK ACCENT
- 10 STANDING SEAM METAL ROOF
- 11 4" H X 18" L RELIEF SCUPPER
- 12 6" H HORIZONTAL REVEAL JOINT. SEE 7/A-10.1

#### TRANSPARENCY CALCULATIONS

	1ST FLOOR DESIGN	REQUIRED	2ND FLOOR DESIGN	REQUIRED
NORTH 0'-0" TO 12'-0"	611/1410 = 43% GLAZING/FACADE ■ %	466 SF 33%	483/1410 = 34% GLAZING/FACADE ■ %	282 SF 20%
NORTH 3'-0" TO 8'-0"	422/611 = 69% VIEW RANGE GLAZING / GROUND FLOOR GLAZING	233 SF 50% OF GROUND FLOOR GLAZING		