



Administrative Approval Action

Case File / Name: ASR-0018-2022
DSLC - Roundrock Studios

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

LOCATION: This 3.182 acre vacant site is located on Lots 222 & 223 of the Roundrock Business Park, west of Cynrow Blvd at 1707 and 1711 Roundrock Dr. The two parcels will be recombined and are located inside the city limits.

REQUEST: A proposed two-story 26,155 SF general building and associated parking and infrastructure for commercial and office uses on this vacant site zoned IX-3.

**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 December 12, 2022 by William C. Piver, PE.

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. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

5. Tree protection fence protecting existing tree conservation areas must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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.



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

Engineering

1. A cross access agreement among the lots identified as PINs xxxxxxxxxx and xxxxxxxxxx shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. 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. (prior to recorded map).

Stormwater

4. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
5. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved 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:

Engineering

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

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

Stormwater

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).
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

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Roundrock Drive.
8. A public infrastructure surety for 7 street trees along Roundrock Drive shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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



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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: March 23, 2026

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: *Daniel L. Stegall* Date: 03/22/2023
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

Administrative Site Review Application

Planning and Development Customer Service Center • One Battleground Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-5208



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 10.2.8 as amended by local change case C-14-12 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 the [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: <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Mixed use <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	Site Transaction History: <input checked="" type="checkbox"/> General <input type="checkbox"/> Subdivision case # _____ <input type="checkbox"/> Scoping/sketch plan case # _____ <input type="checkbox"/> Certificate of Appropriateness # _____ <input type="checkbox"/> Open lot <input type="checkbox"/> Board of Adjustment # _____ <input type="checkbox"/> Zoning Case # _____ <input type="checkbox"/> Administrative Appeals # _____

GENERAL INFORMATION

Development name: Roundrock Studios

Is this a City limit? Yes ☒ No ☐

Property address(es): **1707 & 1711 Roundrock Drive, Raleigh, NC 27615**

Site P.L.N.(s): 1727035730 & 1727036846

Please describe the scope of work. Include any additions, expansions, and change of use.
Project is the construction of a 26,155 SF commercial/office building on a 3.182 Ac recombined lot.

Current Property Owner/Developer Contact Name: Scott Dawson, Jr.
NOTE: please attach purchase agreement when submitting this form.

Company: Engineered Construction Company Title: Vice President
Address: 900 Paverstone Drive, Suite 200, Raleigh, NC 27615
Phone #: (919) 954-9000 Email: scdawsonj@engrconst.com

Applicant Name: William C. Piver, PE
Company: William C. Piver, PE Address: 2709 Scottsdale Lane, Raleigh, NC 27613
Phone #: (919) 890-4217 Email: bill_piver@yahoo.com

Page 1 of 2

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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): DK-3	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 3.182	Existing gross floor area to be demolished: N/A
# of parking spaces required: MAXIMUM 131	New gross floor area: 26,155
# of parking spaces proposed: 84	Total of gross (to remain and new): 26,155
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): Office	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.1 Square Feet: 0	Proposed Impervious Surface: Acres: 1.47 Square Feet: 73,689
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: Flood study: FEMA Map Panel #: 270172703J	
Reserve River Buffer: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: # of bedrooms units: 1br 2br 3br 4br or more	Total # of hotel units: # of hotel units: 1br 2br 3br 4br or more
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, **William C. Piver, PE**, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I 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: July 27, 2022
Printed Name: William C. Piver, PE

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ROUNDROCK STUDIOS 1707 & 1711 ROUNDROCK DRIVE RALEIGH, NC ASR-0018-2022



VICINITY MAP

SCALE: 1" = 500'

SITE PLAN

Public Improvement Quantity Table

Phase Number (s)	Phase 1
Number of Lot (s)	1
Lot Number (s) by Phase	1
Number of Units	1
Liveable Buildings	0
Open Spaces?	No
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF) - FULL	0
Public Sidewalk (LF) - PARTIAL	340
Street Signs (LF)	0
Water Service Stubs	1
Sewer Service Stubs	0

THIS SITE PLAN CALLS FOR A NEW 26,155 SF OFFICE BUILDING ON A NEW LOT LOCATED AT 1707 & 1711 ROUNDROCK DRIVE

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS.

THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS UNDER UDO SECTION 9.1.2

THIS PROJECT IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS UNDER UDO SECTION 9.2.E.2.d

OWNER:

GOLDSTEIN BROTHERS REALTY LLC
6104 MADDY OAKS CT
RALEIGH NC 27616-3156
BOB MARCUS
JERRY'S ARTARAMA - CFO
PHONE: 919-878-6782 ext 126
bob@jerrysartarama.com

DEVELOPER:

ENGINEERED CONSTRUCTION COMPANY
900 PAVERSTONE DRIVE, SUITE 200
RALEIGH, NC 27615
PHONE: 919-954-9090
sdawsonjr@engrconst.com

ENGINEER:

WILLIAM C. PIVER, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 880-4217
bill_piver@yahoo.com

ARCHITECT:

DEVON TOLSON ARCHITECTURE
4008 BARRETT DRIVE, SUITE 203
RALEIGH, NC 27609
PHONE: (919) 788-0003
deman@mindspring.com

LANDSCAPE ARCHITECT:

COALY DESIGN
300/200 PARHAM STREET, SUITE G
RALEIGH, NC 27601
PHONE: (919) 639-0012
kimberly@coalydesign.com

SURVEYOR:

RWK, PA
101 WEST MAIN STREET #202
GARNER, NC 27529
PHONE: (919) 779-4854
cpiratzky@ncrr.com

SHEETS:

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 GRADING & STORMWATER PLAN
- C-5 BIO-RETENTION DETAILS
- LA-1 LANDSCAPE PLAN
- A-1 FLOOR PLANS
- A-1.1 FLOOR PLANS
- A-2 ELEVATIONS



FOR PERMITTING
NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	04-29-22
2	REVISED PER CITY COMMENTS	07-27-22
3	REVISED PER CITY COMMENTS	12-12-22

ROUNDROCK STUDIOS
1707 & 1711 ROUNDROCK DRIVE
RALEIGH NC
COVER SHEET



William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: 919-880-4217
bill_piver@yahoo.com

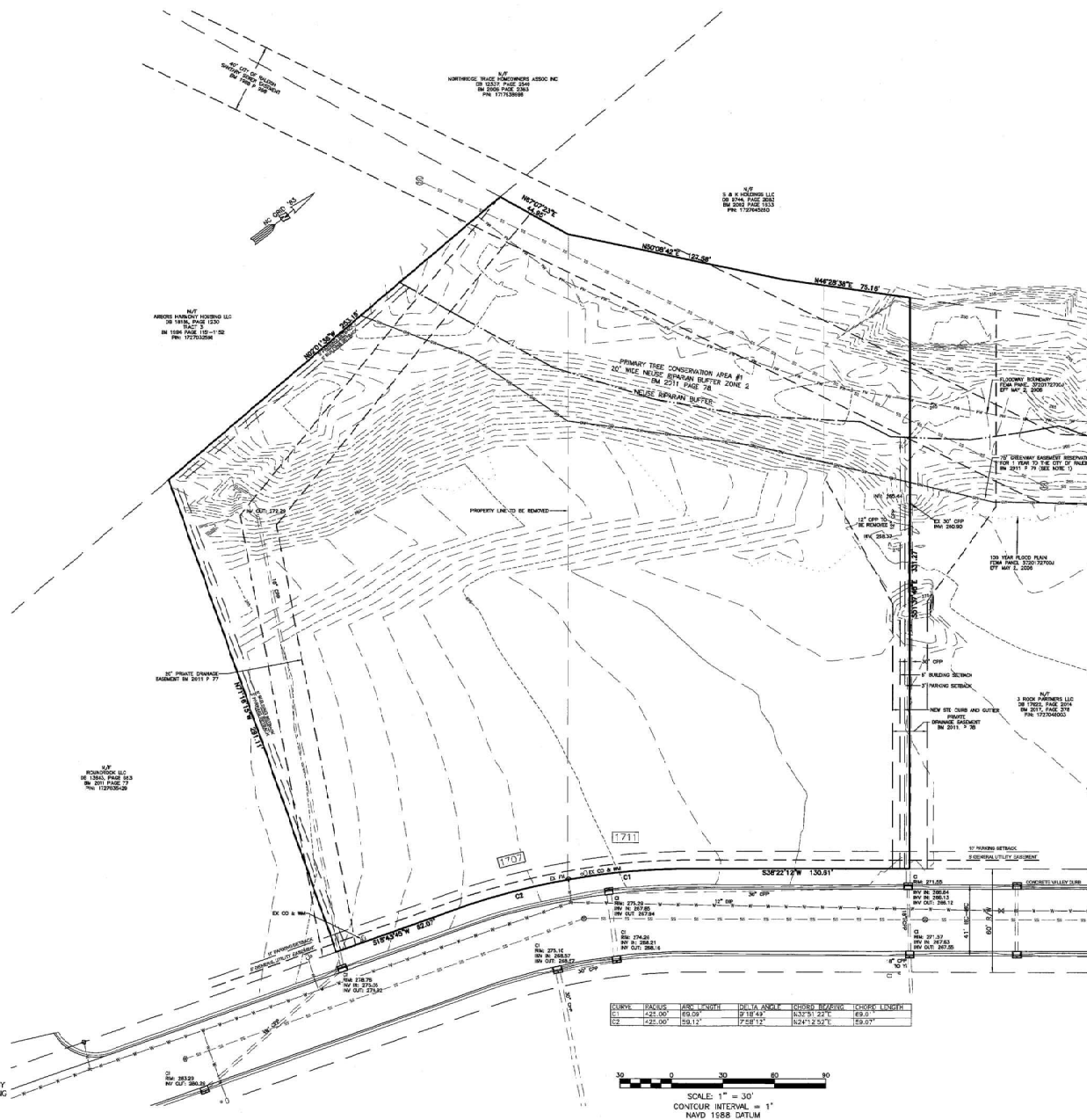
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ROUNDROCK STUDIOS
1707 & 1711 ROUNDROCK DRIVE
RALEIGH, NC
EXISTING CONDITIONS

ROUNDROCK STUDIOS
1707 & 1711 ROUNDROCK DRIVE
RALEIGH, NC 27615
PH (919) 854-9080
FAX (919) 854-9080
info@roundrockstudios.com

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NC 27613
TEL (919) 854-9080
bill.piver@yahoo.com

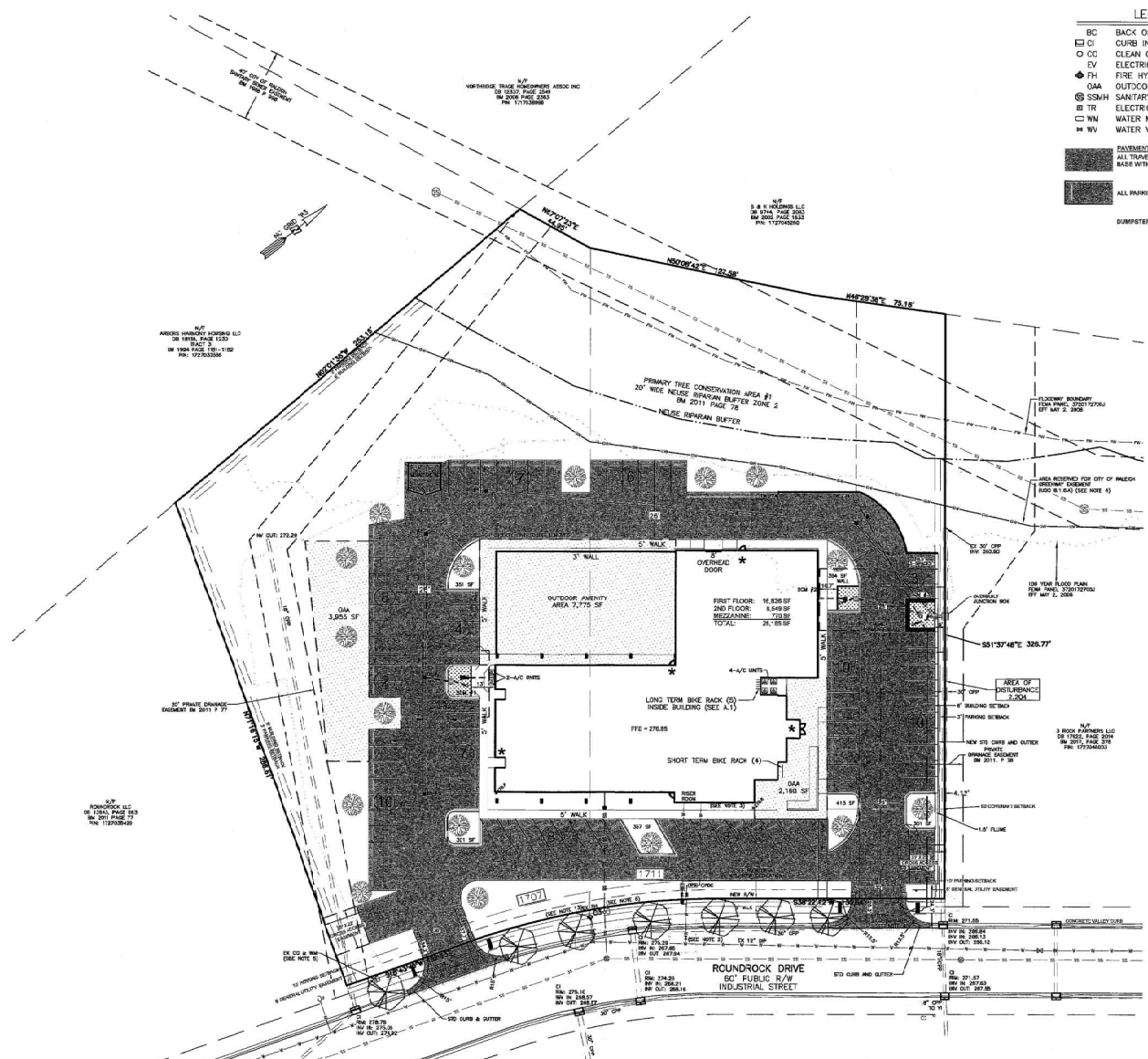
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- LEGEND**
- BC BACK OF CURB
 - CI CURB INLET
 - CO CLEAN OUT
 - EV ELECTRIC VEHICLE CHARGING STATION
 - FI FIRE HYDRANT
 - OAA OUTDOOR AMENITY AREA
 - SSM SANITARY SEWER MANHOLE
 - TR ELECTRIC TRANSFORMER
 - WM WATER METER
 - WV WATER VALVE
- PAVEMENT:**
ALL TRUNKWAYS SHALL BE 8" COMPACTED ABC STONE BASE WITH 2" ASPHALT.
- ALL PARKING SPACES SHALL BE 8" C&C WITH 2" ASPHALT.**
- DUMPSTER PAD SHALL BE 6" CONCRETE (OOD P&S).

SITE DATA

OWNER: GOLDSTEIN BROTHERS REALTY LLC
604 MACY STREET
RALEIGH NC 27603-1199
JERRY'S AT VARAMA - CFC
PHONE: 754-874-7744
jerry@jerryatvarama.com

SITE ADDRESS:
1707 & 1711 ROUNDROCK DRIVE
RALEIGH, NC 27615-5141

PARCEL: 17738078 & 17738088
PLAT REF: 2007-1, PG 17
ZONING: X-3

EXISTING LAND USE: VACANT
PROPOSED BLDG USE: OFFICE

AREAS:

EXISTING	ACT 223	ACT 223
69,567 SF	69,567 SF	1,589 AC
1,337 SF	1,337 SF	3,088 AC
137,904 SF	137,904 SF	3,147 AC
137,904 SF	137,904 SF	3,147 AC
137,904 SF	137,904 SF	3,147 AC

GRASS AREA: 136,428 SF 3.142 AC
NET AREA: 137,904 SF 3.147 AC

BUILDING SETBACKS:
FRONT: 3
SIDE: 0 OR 5'
REAR: 0 OR 5'

PARKING SETBACK:
FRONT: 10'
SIDE: 0 OR 5'
REAR: 0 OR 5'

VEHICLE PARKING REQUIREMENT CALCULATIONS
26,165 SF OFFICE/2000 SF = 131
PARKING MAXIMUM: 131 SPACES
PROVIDED: 84 SPACES

HCP PARKING REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

SHORT TERM BIKE REQUIREMENT CALCULATIONS
26,165 SF OFFICE/10,000 SF = 2.62
SHORT TERM BIKE REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

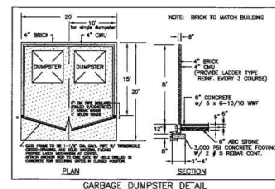
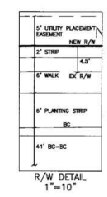
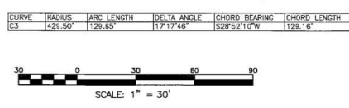
LONG TERM BIKE REQUIREMENT CALCULATIONS
26,165 SF OFFICE/10,000 SF = 2.62
LONG TERM BIKE REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

10% OUTDOOR AMENITIES REQUIRED: 13,702 SF
OUTDOOR AMENITIES AREA PROVIDED: 13,860 SF

IMPERVIOUS AREAS
BUILDING: 16,840 SF
PAVEMENT: 38,173 SF
SIDEWALK: 4,910 SF
MECHANICALS: 300 SF
TOTAL: 55,223 SF
73,220 SF / 117,000 SF = 63.4% IMPERVIOUS

- NOTES:**
- 10' YEAR FLOOD, NEUSE RIVER/ANNE HANCOCK BUFFER AND FLOODWAY SCALED FROM BM 2211 PAGE 77.
 - 14' EXISTING 12" BUTTLE IRON MAN WITH TAPPING, SILENT AND VALVE.
 - BRAND RENDA FROM CITY OF RALEIGH APPROVED LIST.
 - NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
 - LOCATE AND REMOVE SANITARY SEWER CLEANOUT AND WATER SERVICE.
 - ★ BUILDING ACCESS.
 - NO EXTERIOR LIGHTING PROPOSED.
 - RELOCATE CLANDIDY AND WATER METER AS SHOWN.
 - EXISTING VALLEY CURB TO BE REMOVED, TRANSITION TO STANDARD CURB WITH NO FANES PER CDD STD DETAIL 7-21.01.2.
 - SOLID WASTE COLLECTION BY PRIVATE CONTRACTOR.
 - SEE LANDSCAPE PLAN FOR TREES AND SCREENING.
 - SEE SHEET C-5 FOR SIGN DETAIL.

IMPERVIOUS ALLOCATION PER LOT		
EX LOT 1 O.D LOT 222 (1.59 AC) O.D LOT 223 (1.69 AC)	EX R/W IMPERVIOUS ALLOCATION PER LOT 5,966 SF 5,984 SF	EX TOTAL R/W AREA ALLOCATION PER LOT 7,511 SF 7,564 SF
NEW LOT 1 LOT 222 (3.18 AC) TOTAL (3.18 AC)	R/W IMPERVIOUS ALLOCATION PER LOT 11,930 SF 11,930 SF	NEW TOTAL R/W AREA ALLOCATION PER LOT 15,381 SF 15,381 SF



NO.

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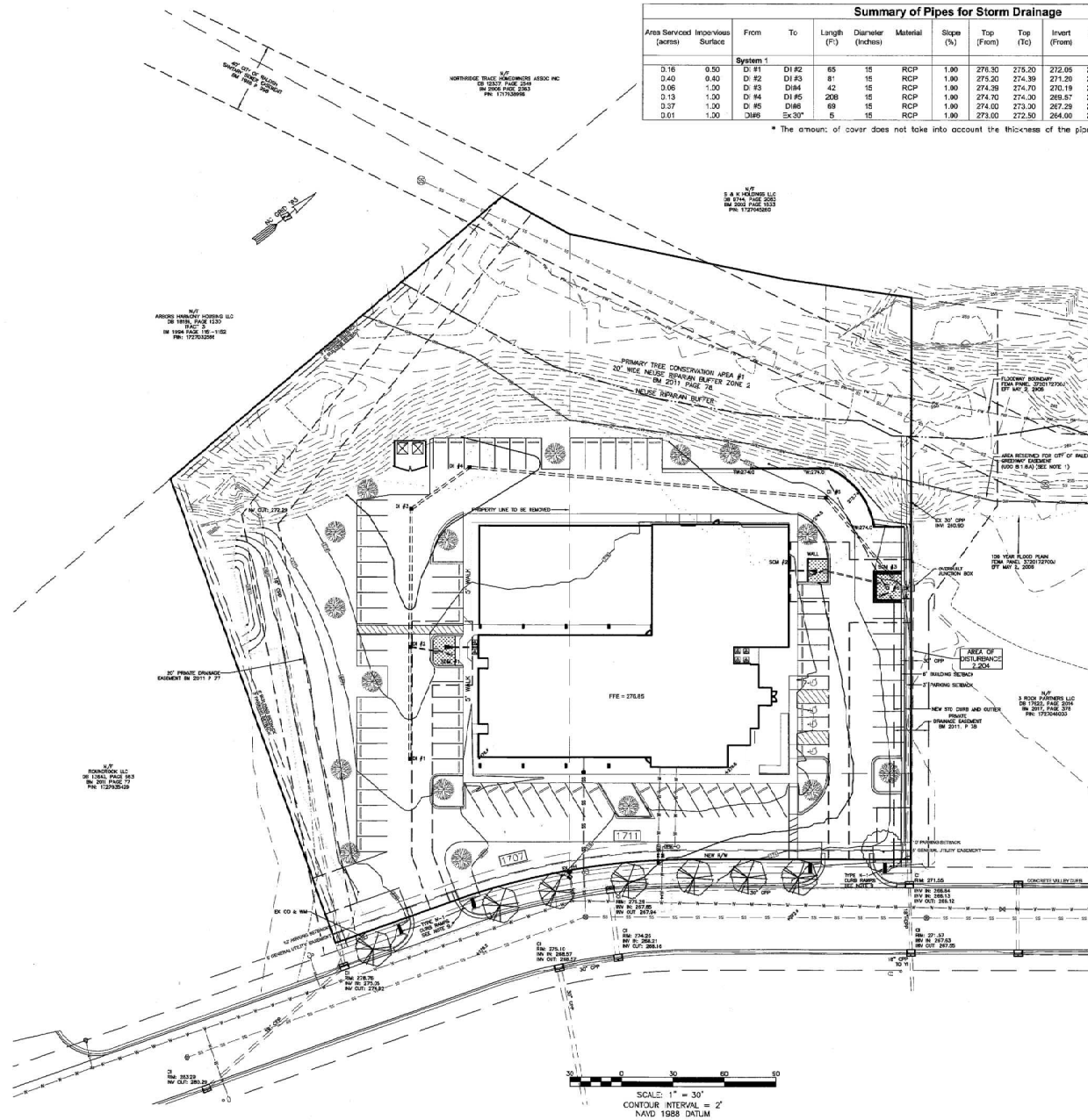
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ROUNDROCK STUDIOS
1707 & 1711 ROUNDROCK DRIVE
RALEIGH NC
SITE PLAN

William C. Piver, PE
27915 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27615
TEL: 754-874-7744
BILL.PIVER@GYNOC.COM

DATE: 03/01/22
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Summary of Pipes for Storm Drainage												
Area Served (across)	Impervious Surface	From	To	Length (Ft)	Diameter (Inches)	Material	Slope (%)	Top (From)	Top (To)	Invert (From)	Invert (To)	Cover* (Ft) (To)
System 1												
0.16	0.50	D #1	D1 #2	65	18	RCP	1.90	276.30	275.20	272.05	271.40	2.55
0.40	0.40	D #2	D1 #3	81	18	RCP	1.90	275.20	274.39	271.29	270.58	2.75
0.06	1.00	D #3	D1 #4	42	18	RCP	1.90	274.39	274.70	270.19	269.77	2.65
0.13	1.00	D #4	D1 #5	208	18	RCP	1.90	274.70	274.00	269.57	267.46	2.30
0.37	1.00	D #5	D1 #6	69	18	RCP	1.90	274.00	273.00	267.29	266.60	2.40
0.01	1.00	D1 #6	Ex 30"	5	18	RCP	1.90	273.00	272.80	264.00	263.95	2.05

* The amount of cover does not take into account the thickness of the pipe wall.

LEGEND

- BC BACK OF CURB
- CI CURB INLET
- CO CLEAN OUT
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- TR ELECTRIC TRANSFORMER
- WM WATER METER
- WV WATER VALVE

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

TOTAL DISTURBED AREA: 2.196 AC

FILL IN FLOOD PLAIN COVERAGE - 3,840 SF
3,840 / 46,168 = 8.3%

THIS SITE DISCHARGES TO A FEMA FLOODPLAIN. THE TOTAL DRAINAGE AREA OF THIS FLOODPLAIN TO THIS SITE IS 1,800 ACRES PER FEMA PANEL 37-83C0165E, PERRY CREEK, BASIN 15, STREAM 26. THEREFORE THIS SITE'S PROPOSED NEW IMPERVIOUS AREA IS LESS THAN 0.1% (0.98/1800) OF THE FLOODPLAIN. DETENTION IS NOT PROPOSED FOR THIS SITE BY REASON OF NO DOWNSTREAM BENEFIT DUE TO THE PROXIMITY TO THE FEMA FLOODPLAIN. (UDO SECTION 9.2.E.2.4)

AVERAGE GRADE TABLE		
LOWEST	HIGHEST	AVERAGE
276.6	276.6	276.6

NOTE:

- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

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ROUNDROCK STUDIOS
1707 & 1711 ROUNDROCK DRIVE
RALEIGH NC
GRADING & STORMWATER PLAN

800 PAVESTONE DRIVE
RALEIGH, NC 27615
PH (818) 104-9090
FAX (818) 104-9090
info@roundrock.com

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TEL: (919) 441-4217
bill.piver@pghas.com

DATE: 03/01/22

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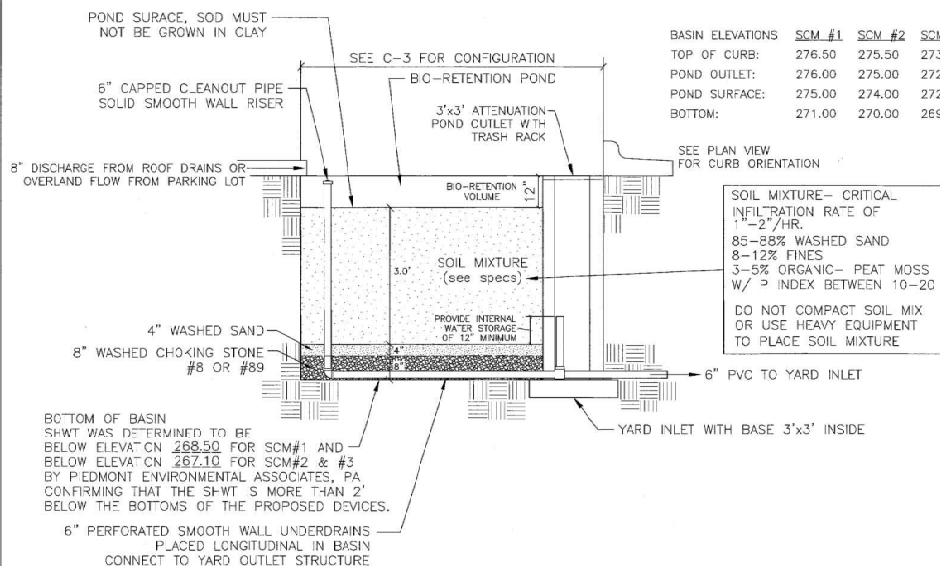
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SCM #1 212 CF / 1 FT DEEP = 212 SF MINIMUM SURFACE AREA
 PEAK FLOW Q2 = 0.01 CFS ELEVATION: 275.54 VOLUME: 123 CF
 PEAK FLOW Q10 = 0.01 CFS ELEVATION: 275.54 VOLUME: 148 CF
 PEAK FLOW Q25 = 0.01 CFS ELEVATION: 275.71 VOLUME: 166 CF
 DISIPATOR: 3' WIDE X 6' LONG RIP RAP (3" STONE MINIMUM)

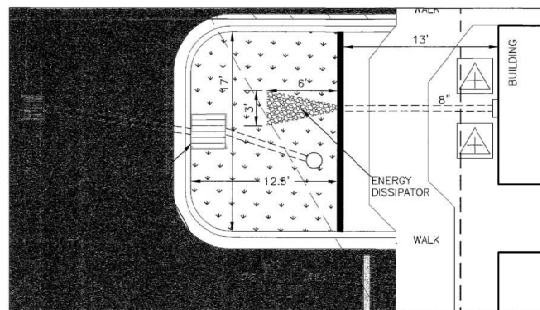
SCV #2 155 CF / 1 FT DEEP = 155 SF MINIMUM SURFACE AREA
 PEAK FLOW Q2 = 0.00 CFS ELEVATION: 274.31 VOLUME: 51 CF
 PEAK FLOW Q10 = 0.00 CFS ELEVATION: 274.32 VOLUME: 61 CF
 PEAK FLOW Q25 = 0.00 CFS ELEVATION: 274.41 VOLUME: 68 CF
 DISIPATOR: 3' WIDE X 4' LONG RIP RAP (3" STONE MINIMUM)

SCM #3 203 CF / 1 FT DEEP = 203 SF MINIMUM SURFACE AREA
 PEAK FLOW Q2 = 0.82 CFS ELEVATION: 272.61 VOLUME: 133 CF
 PEAK FLOW Q10 = 1.53 CFS ELEVATION: 272.68 VOLUME: 148 CF
 PEAK FLOW Q25 = 2.02 CFS ELEVATION: 272.70 VOLUME: 152 CF
 DISSIPATOR: (2' WIDE X 8' DEEP GRAVE... MINIMUM)

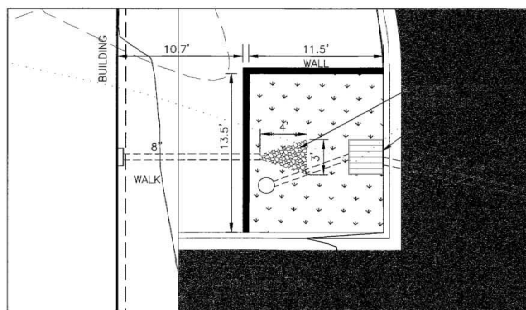


TYPICAL SECTION THRU GRASSED BIO-RETENTION BASIN
 WITH INTERNAL WATER STORAGE

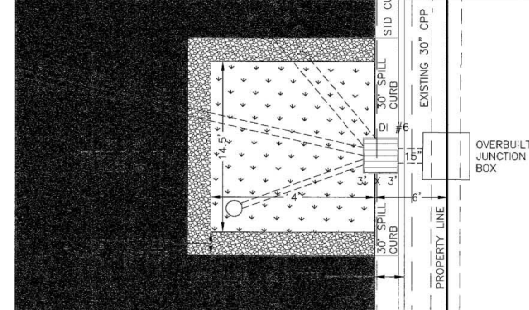
SCHEMATIC NTS



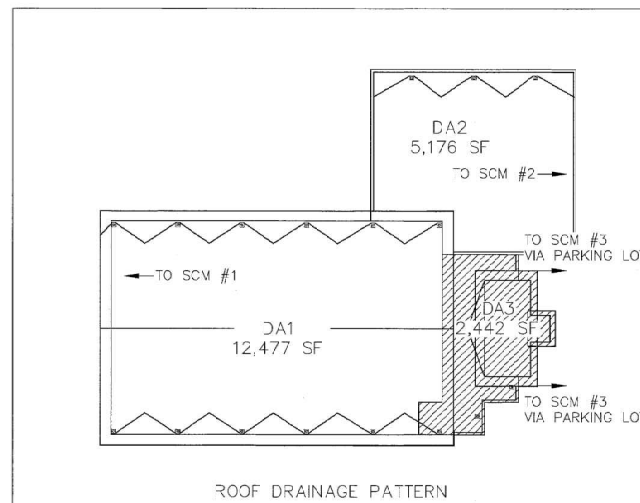
SCM #1 PLAN VIEW
 SCALE: 1" = 5'



SCM #2 PLAN VIEW
 SCALE: 1" = 5'



SCM #3 PLAN VIEW
 SCALE: 1" = 5'



SCM CONSTRUCTION SEQUENCE

1. INSTALL OUTLET STRUCTURE AND CONNECT TO YARD INLET AS SHOWN ON C-3.
2. INSTALL BIO-RETENTION BASIN.
3. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT CONTAMINATION OF BASIN.
4. FORM AND POUR CURB / SIDEWALK AROUND BASIN.
5. CLEAN ANY CONTAMINATION FROM BASIN AND SCD SURFACE.

$$WQv = (P)(Rv)(A)/12$$

WQv = Water quality volume in ac-ft
 P = 1 inch rainfall
 Rv = 0.05-0.050 (i) where i = the percent impervious cover
 A = drainage area in acres

A =	3.18	Total impervious area of new development	3.18 Ac Total area	138,624 SF
i =	1		1.67 Ac New impervious	72,520 SF
Rv =	0.0510356			

$$WQv = 0.0082306 \text{ ac-ft} \approx 358.52 \text{ CF}$$

Assume a 12" ponding depths
 Required surface area equals: 359 CF / 1 ft = 359,000 SF

FOR PERMITTING
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	SHEET ADDED TO PLAN SET	04-29-22
2	REVISED PER CITY COMMENTS	07-27-22
3	REVISED PER CITY COMMENTS	12-12-22

ROUNDROCK STUDIOS
 1707 & 1711 ROUNDROCK DRIVE
 RALEIGH NC
 BIO-RETENTION DETAILS

ENGINEERED
 CONSULTING COMPANY
 800 PAVESTONE DRIVE
 RALEIGH, NC 27615
 PH (919) 554-9080
 FAX (919) 554-9080
 info@engr.com

William C. Piver, PE
 2709 SCOTTSDALE LANE
 RALEIGH, NORTH CAROLINA 27613
 TEL (919) 554-9080
 bill.piver@piver.com

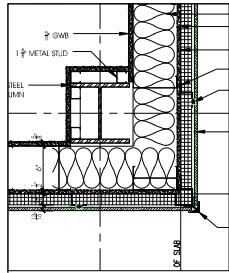
DATE: 03/01/22

DRAWN: TC

SHEET:

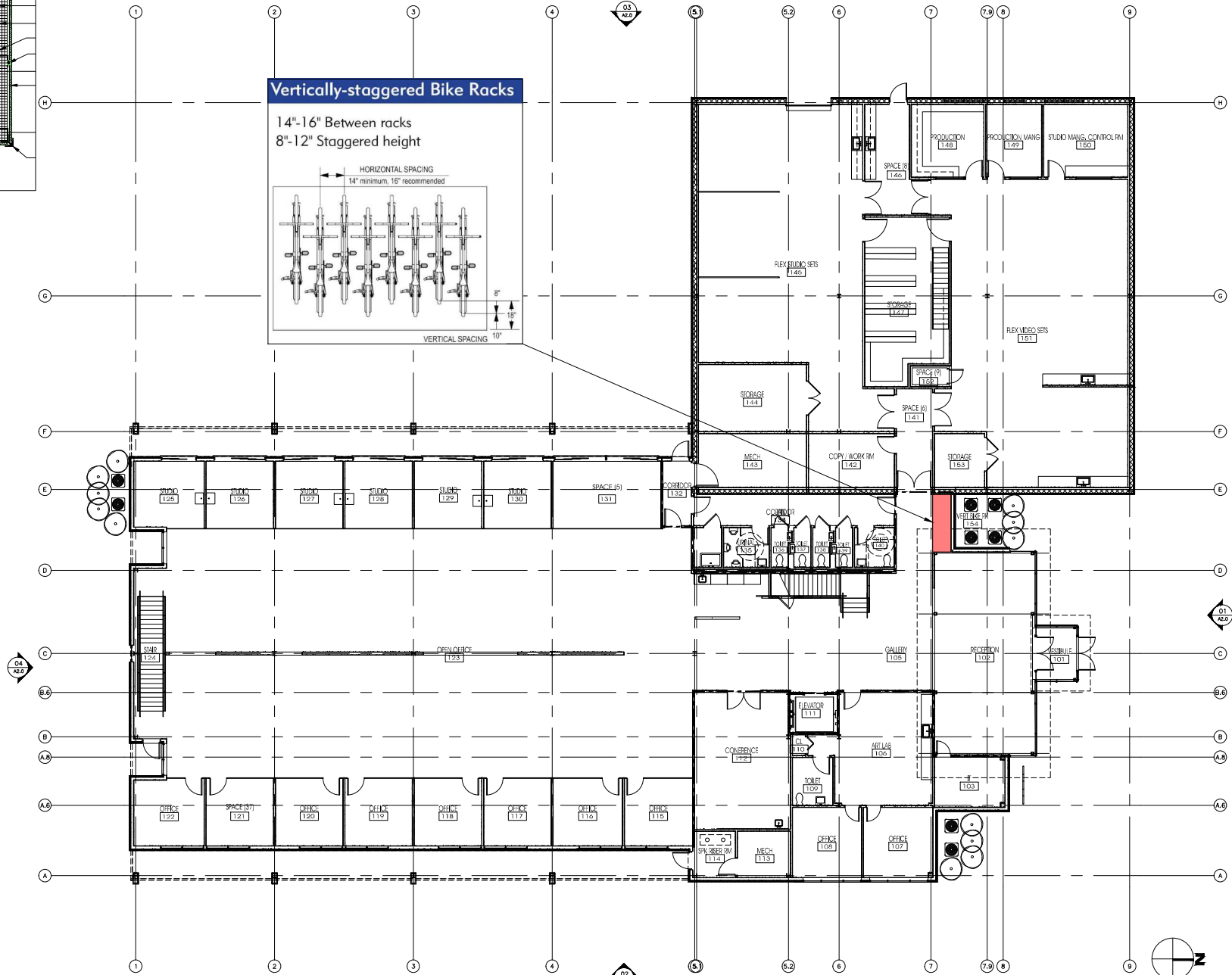
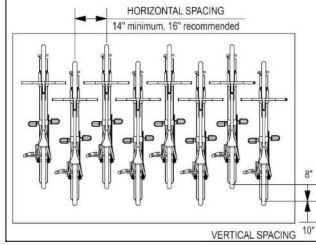
C-5

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Vertically-staggered Bike Racks

14"-16" Between racks
8"-12" Staggered height



01 FLOOR PLAN
13\"/>

DeVon Tolson
Architecture
4001 Sunset Drive, Suite 203
Raleigh, NC 27609
Phone 919.278.4303
Fax 919.281.1119
devon@devontolson.com

Not for construction

ROUNDROCK STUDIOS
Roundrock Drive
Raleigh, NC

OWNER: -
-
-
Raleigh, NC
PROJECT NUMBER: 210008
DRAWN BY: DIA
ISSUED / REVIEW:

ISSUED / CONSTRUCTION: -

REVISIONS

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A1.0

- OF - SHEETS

ROUNDROCK STUDIOS
Roundrock Drive
Raleigh, NC

OWNER: -

Raleigh, NC

PROJECT NUMBER: 210008

DRAWN BY: DIA

ISSUED / REVIEW:

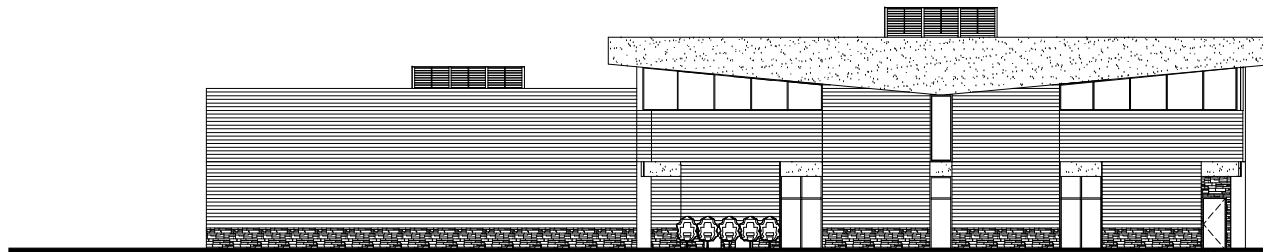
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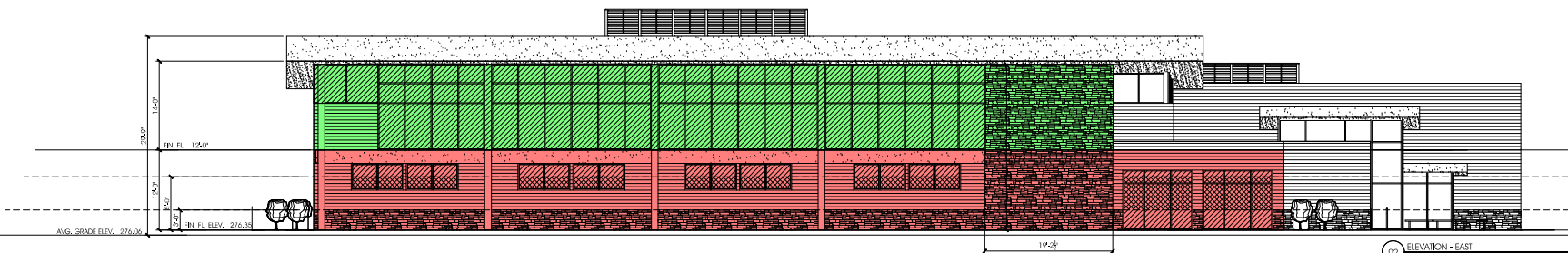
- OF - SHEETS



04 ELEVATION - SOUTH
13'-0" x 42'-0"



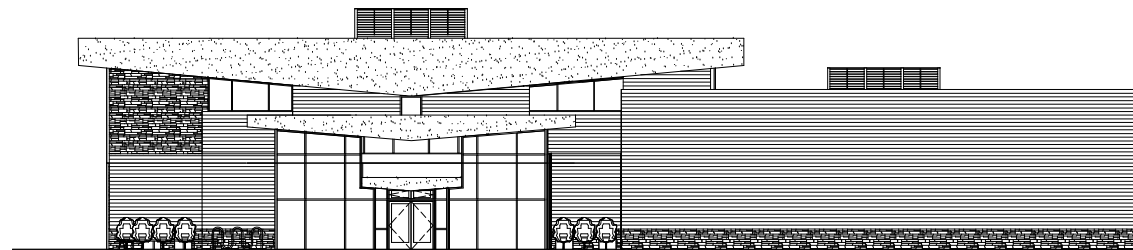
03 ELEVATION - WEST
13'-0" x 42'-0"



02 ELEVATION - EAST
13'-0" x 42'-0"

SECTION	DESCRIPTION	REQ.	FOOTNOTES
3.2.5.2A	BUILDING HEIGHT	50'-0"	20'-0"
3.2.5.2E1	FLOOR HEIGHT	11'-0"	12'-0"
3.2.5.2E2	FLOOR HEIGHT	9'-0"	14'-0"
3.2.5.F1	TRANSPARENCY	20 %	1,747 SF x 0.2 = 349.4 SF REQ.
	(GROUND FLOOR)		TOTAL AREA = 373.0 SF
			349.4 / 2 = 174.7 SF REQ. (2 F & B)
			50% (2 F & B) = 196.0 SF
3.2.5.F2	TRANSPARENCY	20 %	1,537 SF x 0.2 = 307.4 SF REQ.
	(2ND FLOOR)		TOTAL AREA = 1,224.0 SF
3.3.5.F1	BLANK WALL	50'-0"	24'-10"

AVERAGE SITE ELEVATION: 276.06



01 ELEVATION NORTH
13'-0" x 42'-0"