



# Administrative Approval Action

Case File / Name: ASR-0025-2022  
DSLC - 6224 Angus Drive (ASR)

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

**LOCATION:** This site is located on the south side of Westgate Road, north of Glenwood Avenue, at 6224 Angus Dr.

**REQUEST:** Development of a vacant 1.33-acre tract zoned IX-3-PK AOD, with .02 acres/687 sf of right-of-way dedication, leaving a net area of 1.31 acres/57,461 sf. A proposed 10,890 GFA Warehouse & Distribution building, containing 7 units (1,440 sf/unit).

**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 28, 2023 by Urban Design Partners.

## **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:***

### **General**

1. Revise and show zoning as IX-3-PK AOD.
2. Landscaping sheet LS-1, the planting schedule table is amended, and note which of the proposed shade and understory trees are 'evergreen' & 'deciduous' per the annotation and proposed plantin
3. All proposed retaining walls demonstrate compliance with design, length, and height requirements per UDO Sec.7.2.8.B.D.
4. All proposed lighting fixtures design and building lighting comply with and demonstrate design requirements per UDO Sec.7.4.4, Sec.7.4.5, Sec.7.4.10, and Sec.7.1.7.G.
5. The Parkway (-PK) Frontage design requirements are all listed on the data table, including the pedestrian access easement width, on sheet C3, per UDO Sec.3.4.3.D.D3.

### **Public Utilities**

6. Please review ASR-0025-2022 recommendations and address at SPR level.

### **Stormwater**



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

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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"/> | Right of Way Deed of Easement<br>Required |
| <input checked="" type="checkbox"/> | Cross Access Agreements Required          |

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Utility Placement Deed of Easement<br>Required |
|-------------------------------------|--|

☒ **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:***

## Engineering

1. 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)
2. A public street right-of-way 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)



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3. A cross access agreement among the lots identified as PINs 0778222393 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.

## Stormwater

4. 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).
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).

☒ **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 fee-in-lieu for 6' sidewalk is paid to the City of Raleigh (UDO 8.1.10).
2. 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.

## Public Utilities

3. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

## 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).

## Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Angus Dr.



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7. A public infrastructure surety for the 3 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

## **Stormwater**

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
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:** September 27, 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: 09/27/2023  
Development Services Director/Designee

Staff Coordinator: Jermont Purifoy



## Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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 text change case [TC-14-19](#) 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"/>  |   |                                   |
| <b>Building Type</b>  | <b>Site Transaction History</b>             |                                   |
| <input type="checkbox"/> Detached   | <input checked="" type="checkbox"/> General | Subdivision case #:               |
| <input type="checkbox"/> Attached   | <input type="checkbox"/> Mixed use          | Scoping/attach plan case #:       |
| <input type="checkbox"/> Apartment  | <input type="checkbox"/> Open lot           | Certificate of Appropriateness #: |
| <input type="checkbox"/> Townhouse  | <input type="checkbox"/> Civic              | Board of Adjustment #:            |
|   |   | Zoning Case #:                    |
|   |   | Administrative Alternate #:       |
| <b>GENERAL INFORMATION</b>  |   |                                   |
| Development name: 6224 Angus Drive  |   |                                   |
| Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |   |                                   |
| Property address(es): 6224 Angus Dr. Raleigh, NC 27617  |   |                                   |
| Site P.I.N (s): 0778221231  |   |                                   |
| Please describe the scope of work. Include any additions, expansions, and change of use.  |   |                                   |
| Industrial building with associated site parking and landscaping. While the tenants are unknown at this time, it is assumed that several units will be used as office space with warehouse space in the rest of the building. Its primary use will be warehouse & distribution. |   |                                   |
| Current Property Owner/Developer Contact Name:  |   |                                   |
| <b>NOTE: please attach purchase agreement when submitting this form.</b>  |   |                                   |
| Company: Diablo Holdings, LLC Title:  |   |                                   |
| Address: 6307 Angus Drive Ste B Raleigh, NC 27617   |   |                                   |
| Phone #: Email:   |   |                                   |
| Applicant Name: Brian Richards, PLA   |   |                                   |
| Company: Urban Design Partners Address: 555 Fayetteville St. 3rd Floor Raleigh, NC 27601  |   |                                   |
| Phone #: 919-275-5002 Email: brichards@urbandesignpartners.com  |   |                                   |

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|  |  |
|--|--|
| <b>DEVELOPMENT TYPE + SITE DATA TABLE</b><br>(Applicable to all developments)  |  |
| <b>SITE DATA</b>   | <b>BUILDING DATA</b>   |
| Zoning district (if more than one, please provide the acreage of each):  | Existing gross floor area (not to be demolished):  |
| IX-3-PK  | n/a  |
| Gross site acreage: ± 1.33 ac  | New gross floor area to be demolished:   |
| # of parking spaces required: no maximum   | Total sf gross (to remain and new): 10,080 sf  |
| # of parking spaces proposed: 30   | Proposed # of buildings: 1   |
| Overlay District (if applicable): Airport Overlay District   | Proposed # of stories for each: 1  |
| Existing use (UDO 6.1.4): Vacant   |  |
| Proposed use (UDO 6.1.4): Warehouse & Distribution   |  |
| <b>STORMWATER INFORMATION</b>  |  |
| Existing Impervious Surface:   | Proposed Impervious Surface:   |
| Acre: 0.02 Square Feet: 895  | Acre: 0.91 Square Feet: 39,379   |
| Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>   |  |
| If yes, please provide:  |  |
| Alluvial soils:  |  |
| Flood study:   |  |
| FEMA Map Panel #:  |  |
| Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |  |
| <b>RESIDENTIAL DEVELOPMENTS</b>  |  |
| Total # of dwelling units: n/a   | Total # of hotel units: n/a  |
| # of bedroom units: 1br 2br 3br 4br or more  |  |
| # of lots: n/a   | Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| <b>SIGNATURE BLOCK</b>   |  |
| 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, Brian Richards, PLA, Urban Design Partners, 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/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: [Signature]   | Date: 04/08/22   |
| Printed Name: Brian Richards, PLA  |  |

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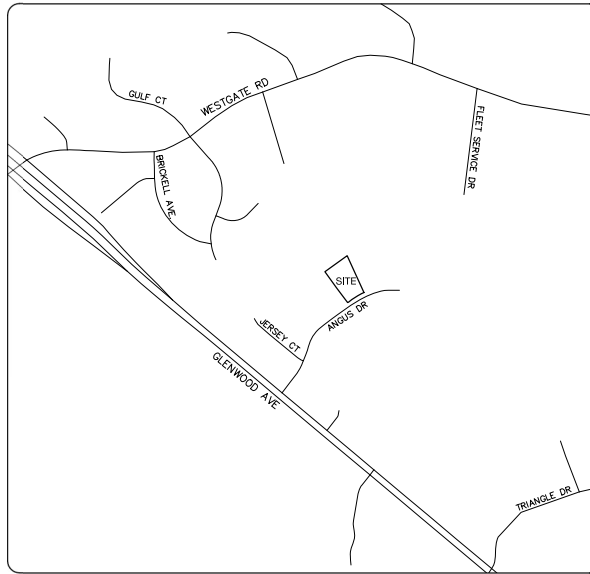
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# 6224 Angus Drive

6224 Angus Drive Raleigh, NC 27617

City of Raleigh Administrative Site Review  
Case #: ASR-0025-2022  
Fifth Submittal: 07/28/2023



VICINITY MAP SCALE: 1" = 500'

### GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL PROPOSED CURBS AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE RIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BEAM, FOLLAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRUCK AND CARPENTRY DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT SITE FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES AND NO ACCESS ASILES(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENDOCHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENDOCH ON THE MINIMUM CORNER CLEARANCE.
- NO ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWING STANDARDS AND ADA SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE FEEDTHRU, ELECTRICAL, TRANSFORMERS, BACKFLOW DEVICE, HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWING) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INTERRUPTION TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURE" ON MINIRAILING.CITY OF RALEIGH.GOV AND SEND THE RIGHT-OF-WAY CLOSURE PERMIT TO [EGS@CITYOFRALEIGH.GOV](mailto:EGS@CITYOFRALEIGH.GOV).
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE DEVELOPER WILL PAY A FEE-IN-LIEU OF BUILDING A SIDEWALK NORTH OF ANGUS DR.

### CONTACT INFORMATION

**OWNER:**  
DIABLO HOLDINGS, LLC  
CONTACT: NICK WISNER  
ADDRESS: 6307 ANGUS DR STE B  
RALEIGH, NC 27617

**CIVIL ENGINEER & LANDSCAPE ARCHITECT:**  
URBAN DESIGN PARTNERS PLLC  
CONTACT: SALMAN MOAZZAM, PE  
ADDRESS: 150 FAYETTEVILLE ST., SUITE 1310  
RALEIGH, NC 27601  
PHONE: 919-275-5002

**ARCHITECT:**  
BOBBITT A&E, PLLC  
CONTACT: B. ALLRED  
ADDRESS: 600 GERMANTOWN ROAD  
RALEIGH, NC 27607  
PHONE: 919-851-1980 FAX: 919-851-1982

### Sheet Index

- C-1.0 Cover Sheet
- C-2.0 Existing Conditions
- C-2.1 Demolition Conditions
- C-3.0 Site Plan
- C-3.1 Amenity Area Plan
- C-3.2 Accessibility Plan
- C-4.0 Grading Plan
- C-5.0 Storm Drainage Plan
- C-5.1 BMP Plan & Details
- C-5.3 BMP Drainage Area Plan
- C-5.4 Land Use Area Plan
- C-6.0 Utility Plan
- C-8.0 Site Specifications & Details
- C-8.1 Site Specifications & Details
- C-9.0 Turning Movement Exhibit
- LS-1.0 Landscape Plan
- LS-2.0 Landscape Details
- SA1 Architectural Plans

### DEVELOPMENT SUMMARY

TAX PARCEL ID #: 0778221231

SITE ACREAGE: 1.33 AC / 58,148 SF  
ROW DEDICATION: 0.02 AC / 887 SF  
NET SITE ACREAGE: 1.31 AC / 57,461 SF

EXISTING ZONING: IX-3-PK

PROPOSED USE: WAREHOUSE & DISTRIBUTION

**IX-3 REQUIREMENTS:**

LOT DIMENSIONS:  
OUTDOOR AMENITY AREA MIN: 10%

**BUILDING INFORMATION:**  
NUMBER OF POTENTIAL UNITS: 7 UNITS  
AREA PER UNIT: 1,440 SF  
TOTAL GFA: 10,080 SF  
PROPOSED BUILDING HEIGHT: 22'

**BUILDING SETBACKS:**  
FRONT: 3'  
SIDE: 0' OR 5'  
REAR: 0' OR 5'  
FROM ALLEY: 5'

**PARKING SETBACKS:**  
FRONT: 10'  
SIDE: 0' OR 5'  
REAR: 0' OR 5'  
FROM ALLEY: 5'

**FLOOR HEIGHTS:**  
GROUND STORY: 11'  
UPPER STORY: 9'

**TRANSPARENCY:**  
GROUND STORY: 20% MIN.  
UPPER STORY: 20% MIN.  
BLANK WALL: 50% MAX.

### PK FRONTAGE REQUIREMENTS:

**BUILDING SETBACKS:**  
FRONT: 50'

**PARKING SETBACKS:**  
FRONT: 50'

### PARKING DATA

**PARKING REQUIREMENTS:** NO MAXIMUM

**TOTAL PARKING PROVIDED:** 30 SPACES

\*PER RALEIGH UDO SEC. 11.0.2.2 - NO MAXIMUM NUMBER OF PARKING SPACES FOR WAREHOUSE & DISTRIBUTION

**SHORT TERM BICYCLE PARKING**  
REQUIRED: NONE  
PROVIDED: 4 SPACES

\*PER RALEIGH UDO SEC. 11.0.2.2 - NONE REQUIRED FOR WAREHOUSE & DISTRIBUTION

**LONG TERM BICYCLE PARKING**  
REQUIRED: NONE  
PROVIDED: 0

\*PER RALEIGH UDO SEC. 11.0.2.2 - NONE REQUIRED FOR WAREHOUSE & DISTRIBUTION



URBAN  
DESIGN  
PARTNERS

150 Fayetteville St., Ste. 1310  
Raleigh, NC 27601



Diablo Holdings, LLC

6307 Angus Dr. Ste B  
Raleigh, NC 27617

6224 Angus Drive  
Administrative Site Review

Cover Sheet

6224 Angus Drive Raleigh, NC 27617

DATE: 04/08/22

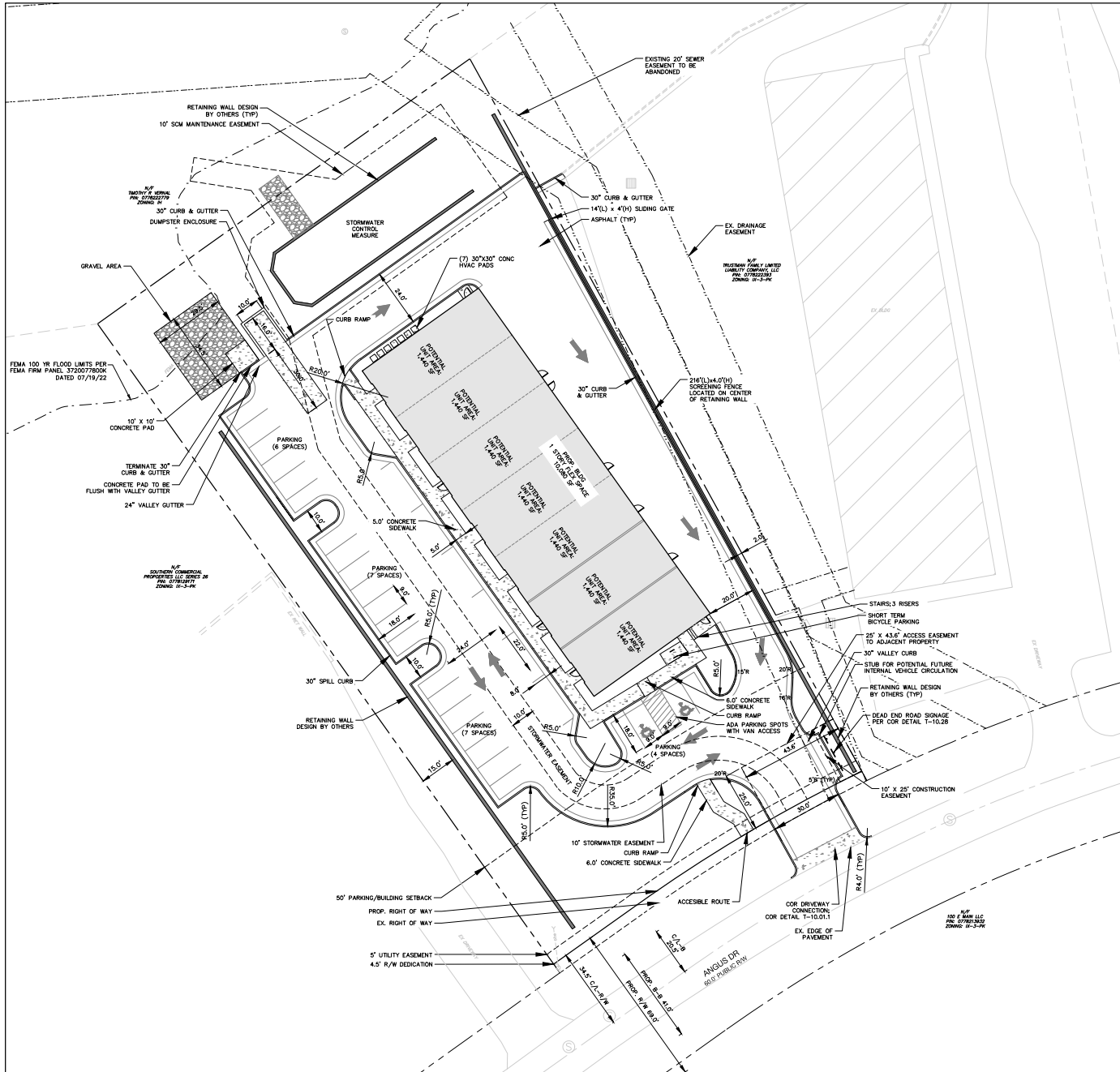
Digitally signed by  
Jermont Purifoy@raleighnc.gov  
Date: 2023.08.21 17:13:55 -0400  
Jermont Purifoy Raleigh

Project No: 22-RDU-017  
Date: 04.06.2022  
Designed By: UDP  
Checked By: UDP  
Sheet No:

C-1.0







#### DEVELOPMENT SUMMARY

TAX PARCEL ID #: 0778221231  
SITE ACREAGE: 1.33 AC / 58,148 SF  
ROW DEDICATION: 0.02 AC / 887 SF  
NET SITE ACREAGE: 1.31 AC / 57,461 SF  
EXISTING ZONING: D-S-SK  
PROPOSED USE: WAREHOUSE & DISTRIBUTION  
EXISTING IMPERVIOUS: 0.02 AC / 895 SF  
PROPOSED IMPERVIOUS: 0.91 AC / 39,379 SF

#### IX-3 REQUIREMENTS

LOT DIMENSIONS:  
OUTDOOR AMENITY AREA MIN: 10%  
BUILDING INFORMATION:  
NUMBER OF POTENTIAL UNITS: 7 UNITS  
AREA PER UNIT: 1,440 SF  
TOTAL GFA: 10,080 SF  
PROPOSED BUILDING HEIGHT: 22'

#### BUILDING SETBACKS:

FRONT: 3'  
SIDE: 0' OR 6'  
REAR: 0' OR 6'  
FROM ALLEY: 5'

#### PARKING SETBACKS:

FRONT: 10'  
SIDE: 0' OR 3'  
REAR: 0' OR 3'  
FROM ALLEY: 5'

#### FLOOR HEIGHTS:

GROUND STORY: 11'  
UPPER STORY: 9'

#### TRANSPARENCY:

GROUND STORY: 20% MIN.  
UPPER STORY: 20% MIN.  
BLANK WALL: 50' MAX.

#### PK FRONTAGE REQUIREMENTS:

BUILDING SETBACKS:  
FRONT: 50'  
PARKING SETBACKS:  
FRONT: 50'

#### PARKING DATA

PARKING REQUIREMENTS: NO MAXIMUM  
TOTAL PARKING PROVIDED: 30 SPACES

\*PER PALMER LDD SEC. 7.3.2.2 - NONE REQUIRED FOR WAREHOUSE & DISTRIBUTION

#### SHORT TERM BICYCLE PARKING

REQUIRED: NONE  
PROVIDED: 4 SPACES

\*PER PALMER LDD SEC. 7.3.2.2 - NONE REQUIRED FOR WAREHOUSE & DISTRIBUTION

#### LONG TERM BICYCLE PARKING

REQUIRED: NONE  
PROVIDED: 0

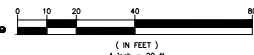
\*PER PALMER LDD SEC. 7.3.2.2 - NONE REQUIRED FOR WAREHOUSE & DISTRIBUTION



BEFORE YOU DIG  
CALL 811 OR 1-800-682-4343  
NO. ONE-CALL CENTER  
IT'S THE LAW!



GRAPHIC SCALE



**URBAN  
DESIGN  
PARTNERS**

150 Fayetteville St., Ste. 1310  
Raleigh, NC 27601  
P: 919.275.2000  
urban@designpartners.com

Diablo Holdings, LLC

## 6224 Angus Drive Administrative Site Review

### Site Plan

6224 Angus Drive Raleigh, NC 27617

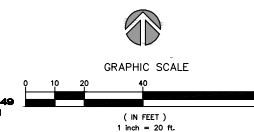
NO. DATE: BY: REVISIONS:

Project No: 22-RDU-017  
Date: 04/06/2022  
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**C-3.0**



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150 Fayetteville st., ste 1310  
raleigh, nc 27601  
p: 919.275.5000  
urbandesignpartners.com

nc firm no: P-0418      sc coa no: C-03044

Diablo Holdings, LLC

6307 Angus Dr Ste B  
Raleigh, NC 27617

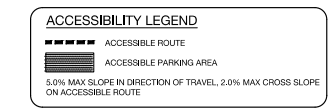
**6224 Angus Drive**  
**Administrative Site Review**

**Amenity Area Plan**  
6224 Angus Drive Raleigh, NC 27617

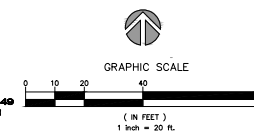
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C-3.1



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**6224 Angus Drive**  
**Administrative Site Review**

**Accessibility Plan**  
6224 Angus Drive Raleigh, NC 27617

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-017  
Date: 04.06.2022  
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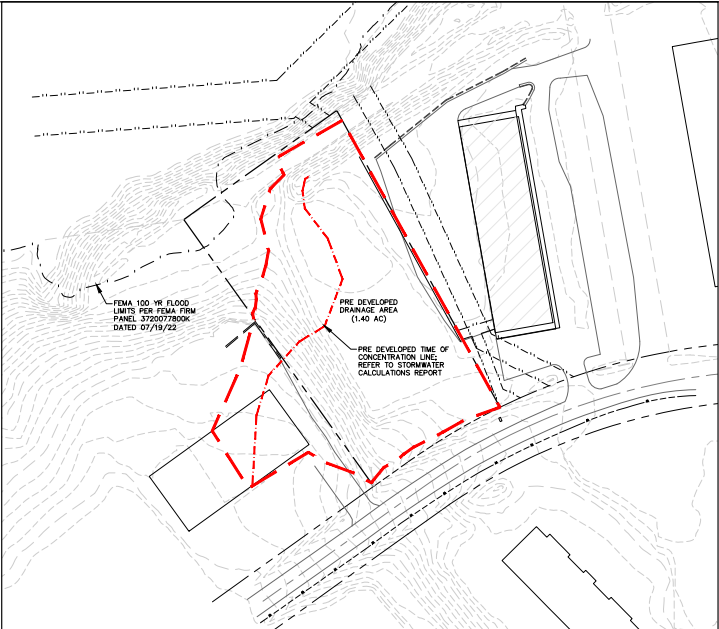
C-3.2





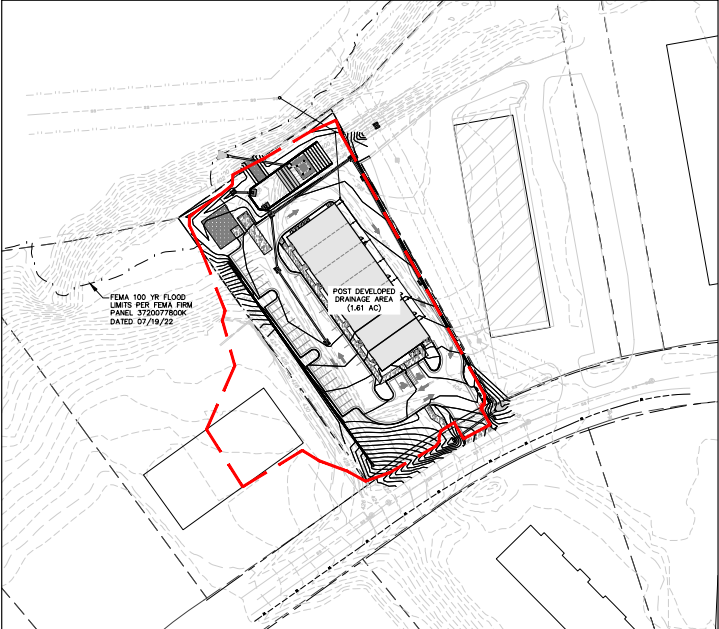






PRE DEVELOPED DRAINAGE AREA MAP

SCALE: 1" = 60'



POST DEVELOPED DRAINAGE AREA MAP

SCALE: 1" = 60'



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GRAPHIC SCALE



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NC Firm no. P-0418 SE CDR no. C-0304

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Raleigh, NC 27617

**6224 Angus Drive**  
**Administrative Site Review**  
**BMP Drainage Area Plan**  
6224 Angus Drive Raleigh, NC 27617

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
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**C-5.3**



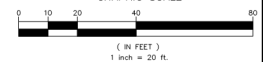
| LAND COVER AREA SUMMARY                                    |         |
|--|---------|
| PROJECT BOUNDARY:  | 1.33 AC |
| BMP DRAINAGE AREA:   | 1.61 AC |
| LAND COVER INSIDE BMP DRAINAGE AREA                        |         |
| IMPERVIOUS:  | 0.88 AC |
| OPEN SPACE:  | 0.43 AC |
| LAND COVER OUTSIDE BMP DRAINAGE AREA                       |         |
| IMPERVIOUS:  | 0.02 AC |
| OPEN SPACE:  | 0.03 AC |
| OFFSITE AREAS NOT INCLUDED IN NITROGEN EXPORT CALCULATIONS |         |
| IMPERVIOUS:  | 0.25 AC |
| OPEN SPACE:  | 0.05 AC |



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Diablo Holdings, LLC

6307 Angus Dr. Ste. B  
Raleigh, NC 27617

**6224 Angus Drive**  
**Administrative Site Review**

**Land Use Area Plan**  
6224 Angus Drive Raleigh, NC 27617

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Date: 04.06.2022  
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**C-5.4**





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16100 Rev. 04/18 16100 Rev. 04/18

Diablo Holdings, LLC

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Raleigh, NC 27617

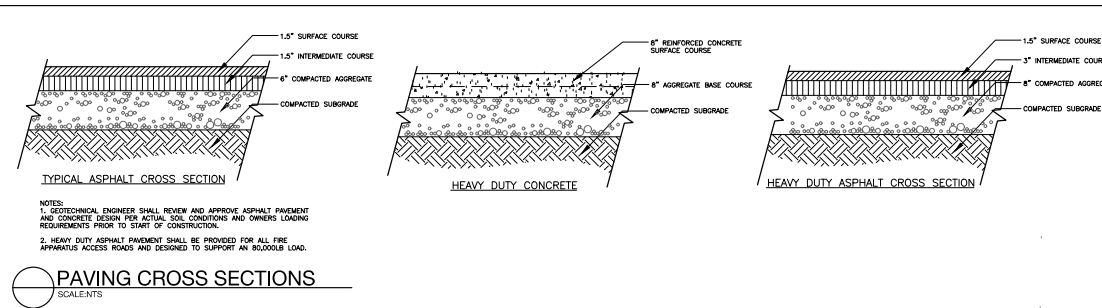
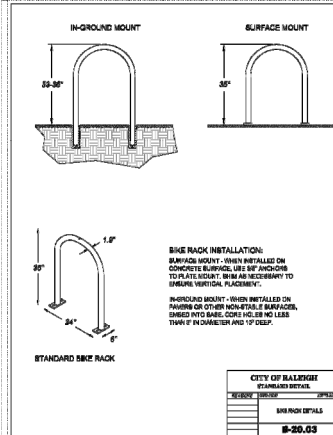
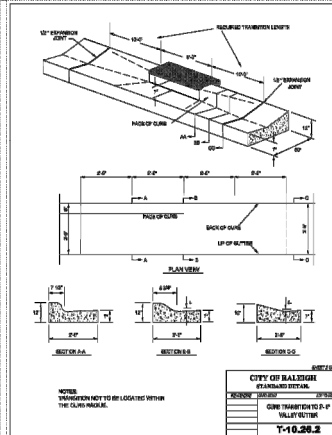
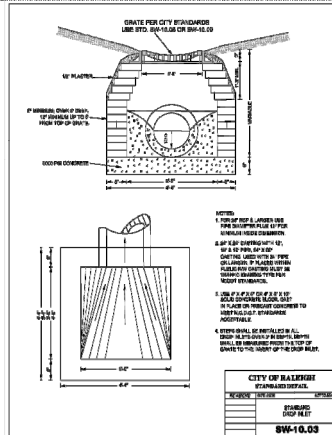
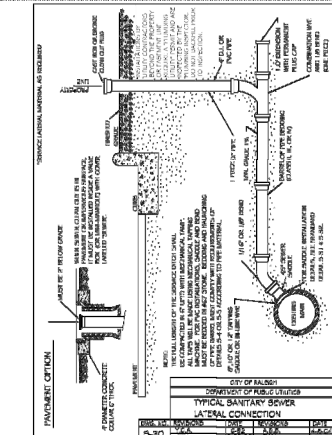
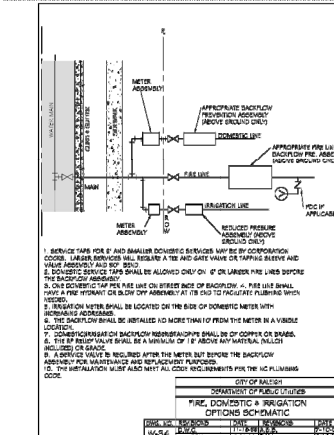
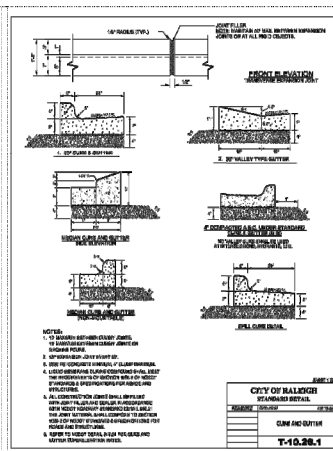
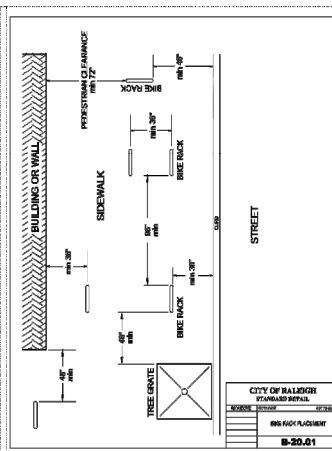
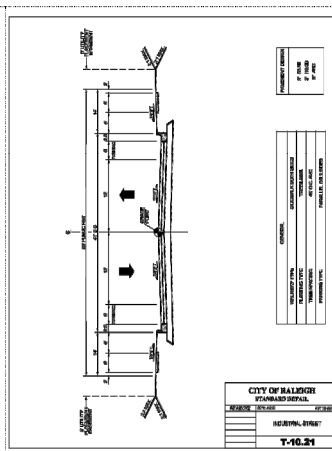
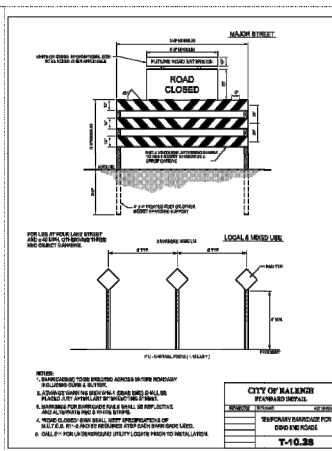
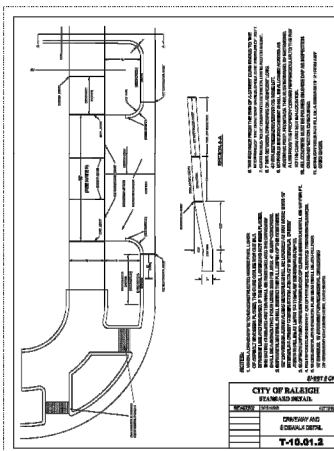
# 6224 Angus Drive Administrative Site Review

Site Specifications & Details  
6224 Angus Drive Raleigh, NC 27617

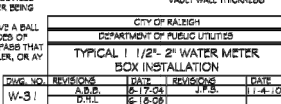
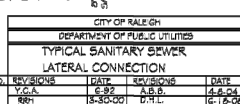
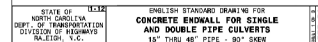
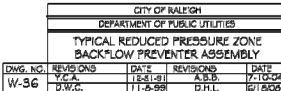
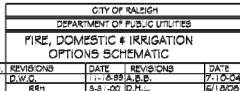
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Sheet No:

C-8.0









# GENERAL NOTES:

(PER CITY OF RALEIGH FIRE PROTECTION)

1. ALL PORTIONS OF BUILDING MUST BE WITHIN 150' OF THE APPARATUS ACCESS ROAD SURFACE (SEE 503.1.1 NCFC), 200' WITH A 13R SPRINKLER SYSTEM, AND 250' FOR A 13 SYSTEM.
2. MINIMUM INSIDE TURNING RADIUS OF 28' MUST BE MAINTAINED THROUGHOUT THE SITE PLAN FOR ANY FIRE DEPARTMENT ACCESS LANES THAT WOULD BE USED BY A FIRE APPARATUS.
3. FIRE DEPARTMENT CONNECTION (FDC) TO BE WITHIN 40' OF THE FIRE DEPARTMENT ACCESS ROAD ON THE FRONT OR AT THE FRONT OF THE BUILDING ALONG THE ADDRESS SIDE.
4. FIRE HYDRANTS SHALL BE NO MORE THAN 100' FROM AN FDC FOR A SPRINKLER SYSTEM AND/OR STANDPIPE SYSTEM MEASURED AS THE HOSE LIES. HYDRANTS SERVING FDC SHALL BE LOCATED ON THE SAME SIDE OF THE ROAD AND SAME SIDE OF THE DRIVEWAY TO LIMIT BLOCKING RESPONDING APPARATUS ACCESS TO BUILDING.
5. FIRE DEPARTMENT VEHICLE ACCESS LANE TO BE DESIGNED AND CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. (NCFC 503.2.3)



148 Stone Park Court Durham, NC 27703

27 October 2022

Diablo Holdings, LLC  
8224 Angus Drive  
Raleigh, NC

To whom it may concern,

GFL Environmental is a waste collector headquartered in Raleigh, NC. We verify that we have reviewed the plans dated 6 April 2022 (Drawings C-9.0 and C-9.1) provided by Urban Design Partners. Based upon these plans, GFL Environmental has the ability to provide municipal solid waste and recycling services to 6224 Angus Drive, located in Raleigh, NC.

Regards,

Jason McMillan

Jason McMillan  
Account Manager  
GFL Environmental



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150 Fayetteville St., Ste. 1310  
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urban@urbandesignpartners.com

NC Firm No. P04118 NC CDS No. C-03044

Diablo Holdings, LLC

6307 Angus Dr Ste B  
Raleigh, NC 27617

**6224 Angus Drive**  
**Administrative Site Review**  
**Turning Movement**  
6224 Angus Drive Raleigh, NC 27617

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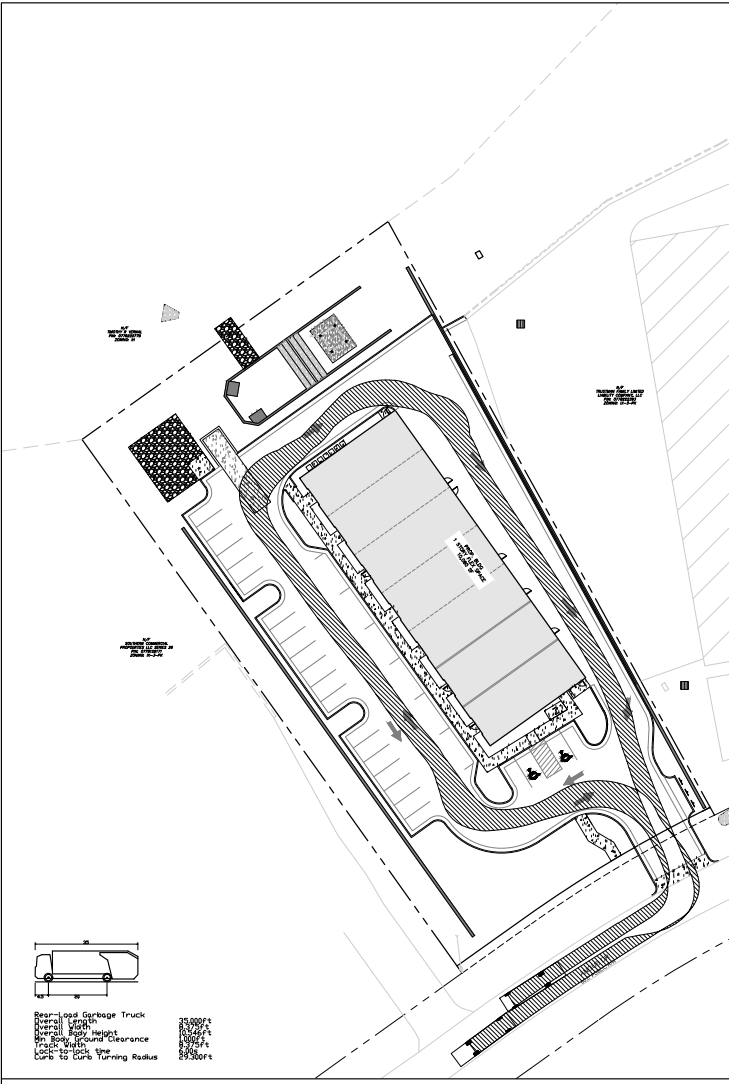
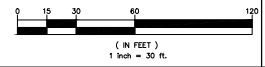
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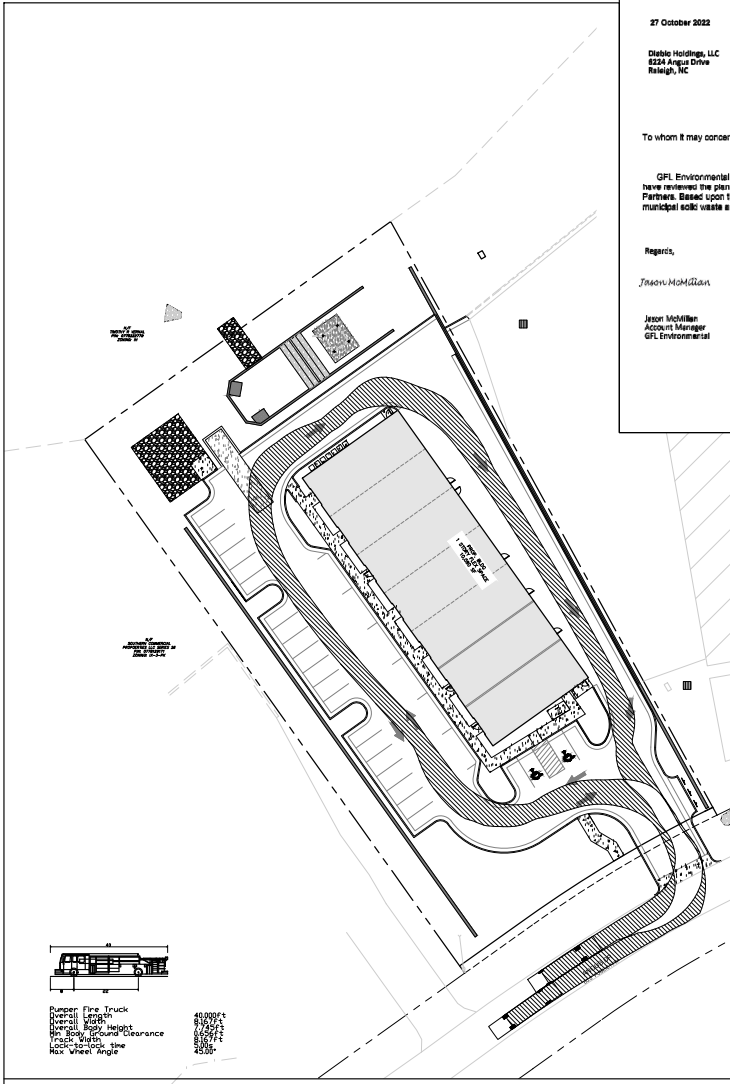
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GRAPHIC SCALE



DESIGN VEHICLE: GARBAGE TRUCK



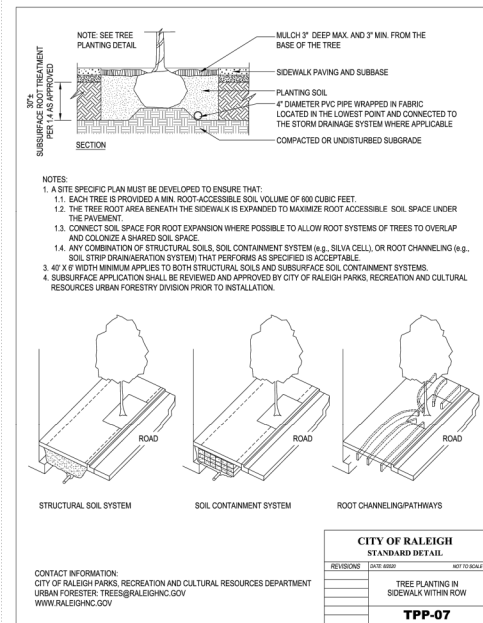
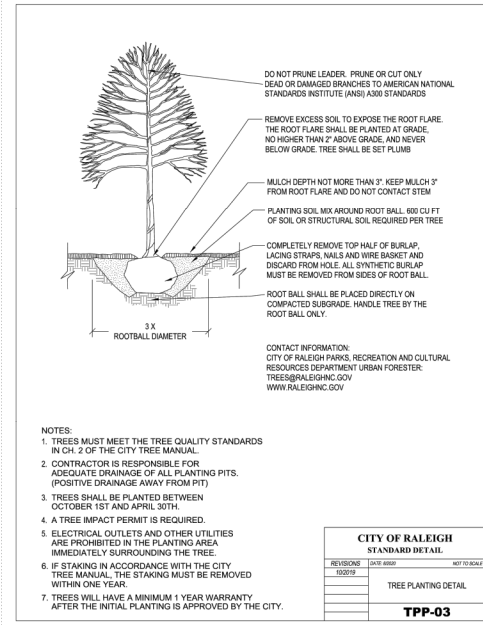
DESIGN VEHICLE: FIRE TRUCK



| TREES   | CODE | QTY | BOTANICAL / COMMON NAME   | CONT    | CAL        | SIZE      | MATURE HEIGHT / CROWN SPREAD | REMARKS                         |
|---|------|-----|---|---------|------------|-----------|------------------------------|---------------------------------|
|  | AD   | 3   | ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE                 | 8 B & B | 3" CAL     | 10' HT    | 40' / 30'                    | SHADE TREE PER SEC.7.2.7.C      |
|  | CB   | 5   | CARPINUS BETULUS / EUROPEAN HORNBEAM                                  | 8 B & B | 3.5" CAL   | 14' HT    | 40' / 30'                    | SHADE TREE PER SEC.7.2.7.C      |
|  | CC   | 3   | CERCIS CANADENSIS / EASTERN REDBUD                                    | 8 B & B | 3" CAL     | 10' HT    | 20' / 25'                    | UNDERSTORY TREE PER SEC.7.2.7.C |
|  | IA   | 3   | ILEX OPACA / AMERICAN HOLLY   | 8 B & B | 2" CAL     | 8' MIN    | 40' / 15'                    | SHADE TREE PER SEC.7.2.7.C      |
|  | QP   | 3   | QUERCUS PHELLOS / WILLOW OAK  | 8 B & B | 3" CAL     | 10' HT    | 50' / 30'                    | LARGE MATURING TREE             |
| SHRUBS  | CODE | QTY | BOTANICAL / COMMON NAME   | CONT    | MIN HEIGHT | MIN WIDTH | MATURE HEIGHT / WIDTH        | REMARKS                         |
|  | AX   | 24  | ABELA X GRANDIFLORA 'ROSE CREEK' / ROSE CREEK GLOSSY ABELIA           | 3 GAL   | 18"        |           | 5-8' / 3-6'                  |                                 |
|  | BW   | 95  | BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD | 3 GAL   | 24"        |           | 6-8' / 3-5'                  |                                 |
|  | CA   | 11  | CLETHRA ALNIFOLIA / SUMMERSWEET                                       | 3 GAL   | 24"        |           | 5-10' / 4-6'                 |                                 |
|  | IS   | 40  | ILEX GLABRA 'SHAMROCK' / SHAMROCK INK BERRY HOLLY                     | 3 GAL   | 18"        |           | 5-10' / 5-6'                 |                                 |
|  | LB   | 26  | LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF                        | 1 GAL   |            |           | 1.5-2' / 1'                  |                                 |

## LANDSCAPE NOTES:

- [illegible]



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Raleigh, NC 27617

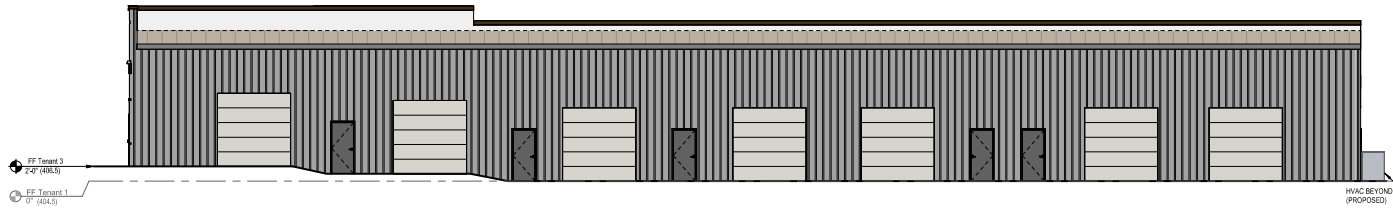
6224 Angus Drive  
Administrative Site Review

# Landscape Details

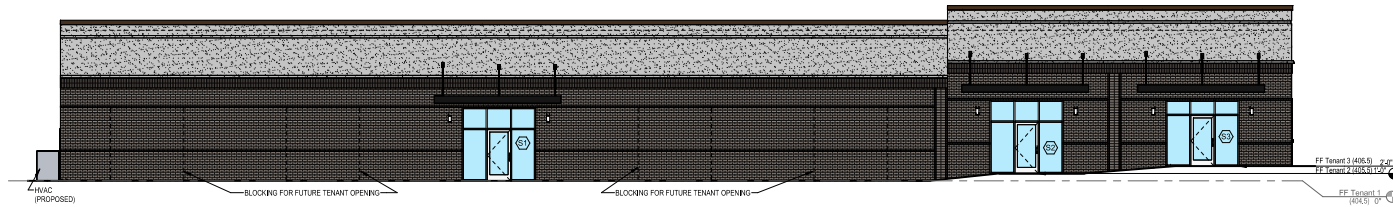
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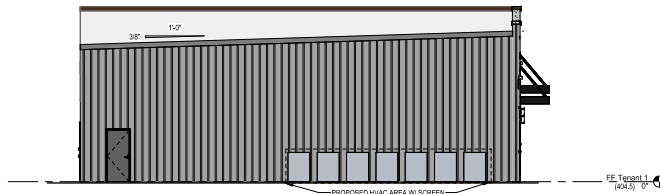
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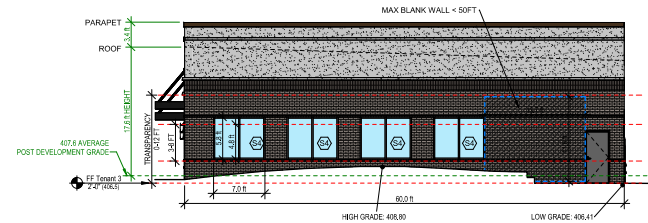
1 UDO EAST ELEVATION  
1/8" = 1'-0"



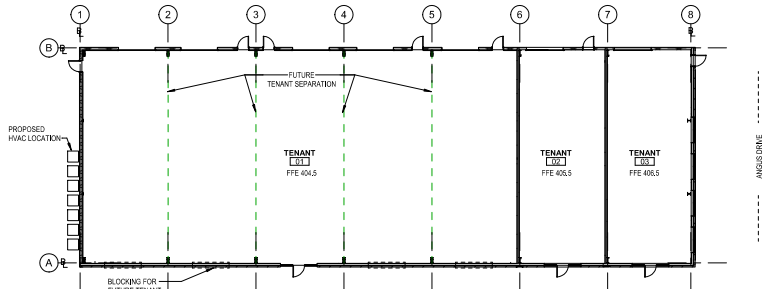
2 UDO WEST ELEVATION  
1/8" = 1'-0"



3 UDO NORTH ELEVATION  
1/8" = 1'-0"



4 UDO SOUTH ELEVATION - FACING PRIMARY STREET  
1/8" = 1'-0"



5 TENANT FINISHED FLOOR ELEVATION KEY PLAN  
NOT TO SCALE

RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) Section 1.9.8 Transparency

1.9.8.B.4. Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 10%. Glass on upper stories may have any level of transparency and external reflectance.

DIMENSIONS ARE DECIMAL FEET

TRANSPARENCY CALCULATIONS - SOUTH ELEVATION (ANGUS DRIVE)

|                              | W    | H      | AREA                    | QUANTITY | TOTAL                 |
|------------------------------|------|--------|-------------------------|----------|-----------------------|
| TRANSPARENCY (0 TO 12 FT) 54 | 7 FT | 5.8 FT | 7 FT X 5.8 FT = 40.6 SF | 4        | 40.6 SF X 4= 162.4 SF |
| TRANSPARENCY (14 FT) 54      | 7 FT | 4.8 FT | 7 FT X 4.8 FT = 33.6 SF | 4        | 33.6 SF X 4= 134.4 SF |

TRANSPARENCY - SOUTH ELEVATION

FLOOR LEVEL: First floor, single story building

WALL AREA (0 TO 12 FT) (800X+40FT X 12FT)

720 SF

14.5% MIN.

162.4 SF

19.4% MIN.

134.4 SF

134.4 SF

ELEVATION FACING PRIMARY STREET, SOUTH

ELEVATIONS NOT REQUIRING UDO COMPLIANCE: NORTH, EAST AND WEST

RALEIGH UDO Section 1.9.7 Height

AVERAGE GRADE CALCULATIONS - SOUTH ELEVATION (ANGUS DRIVE)

DIMENSIONS ARE DECIMAL FEET

| POST DEVELOPMENT MIN. GRADE (ELEV.) | POST DEVELOPMENT MIN. GRADE (ELEV.) | POST DEVELOPMENT AVERAGE GRADE (ELEV.) | BUILDING HEIGHT (FT) | MAX. ALLOWABLE BUILDING HEIGHT (FT) |
|-------------------------------------|-------------------------------------|--|----------------------|-------------------------------------|
| 496.39                              | 496.41                              | 497.6                                  | 17.6                 | 30                                  |