

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"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch 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 #: <u>Z-12-00</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Oakwood Properties			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 10601 World Trade Boulevard			
Site P.I.N.(s): 0758-16-1302, 0758-41-2641			
Please describe the scope of work. Include any additions, expansions, and change of use. New +/-30,475 square foot light industrial (flex-use) building. Project will also include associated parking, truck loading/unloading areas, utilities, amenity areas, and tree conservation.			
Current Property Owner/Developer Contact Name: Timothy H Harrison			
NOTE: please attach purchase agreement when submitting this form.			
Company: Oakwood Partners, LLC		Title: Vice President	
Address: 7300 ACC Blvd, Raleigh, NC 27617			
Phone #:		Email: tim@oakwoodpartnersllc.com	
Applicant Name: Blair Pittman			
Company: Bobbitt Construction Inc		Address: 600 Germantown Road, Raleigh, NC 27607	
Phone #: 919-851-1980		Email: bpittman@bobbitt.com	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-PK IX-3-CU	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: 4.18 AC	New gross floor area: 30,475 sf
# of parking spaces required: 30	Total sf gross (to remain and new): 30,475 sf
# of parking spaces proposed: 73	Proposed # of buildings: 1
Overlay District (if applicable): SHOD-2	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Light Industrial	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 2.12 Square Feet: 92,525
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 #: 3720075800J	
Neuse 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:	Total # of hotel units:
# of bedroom 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.

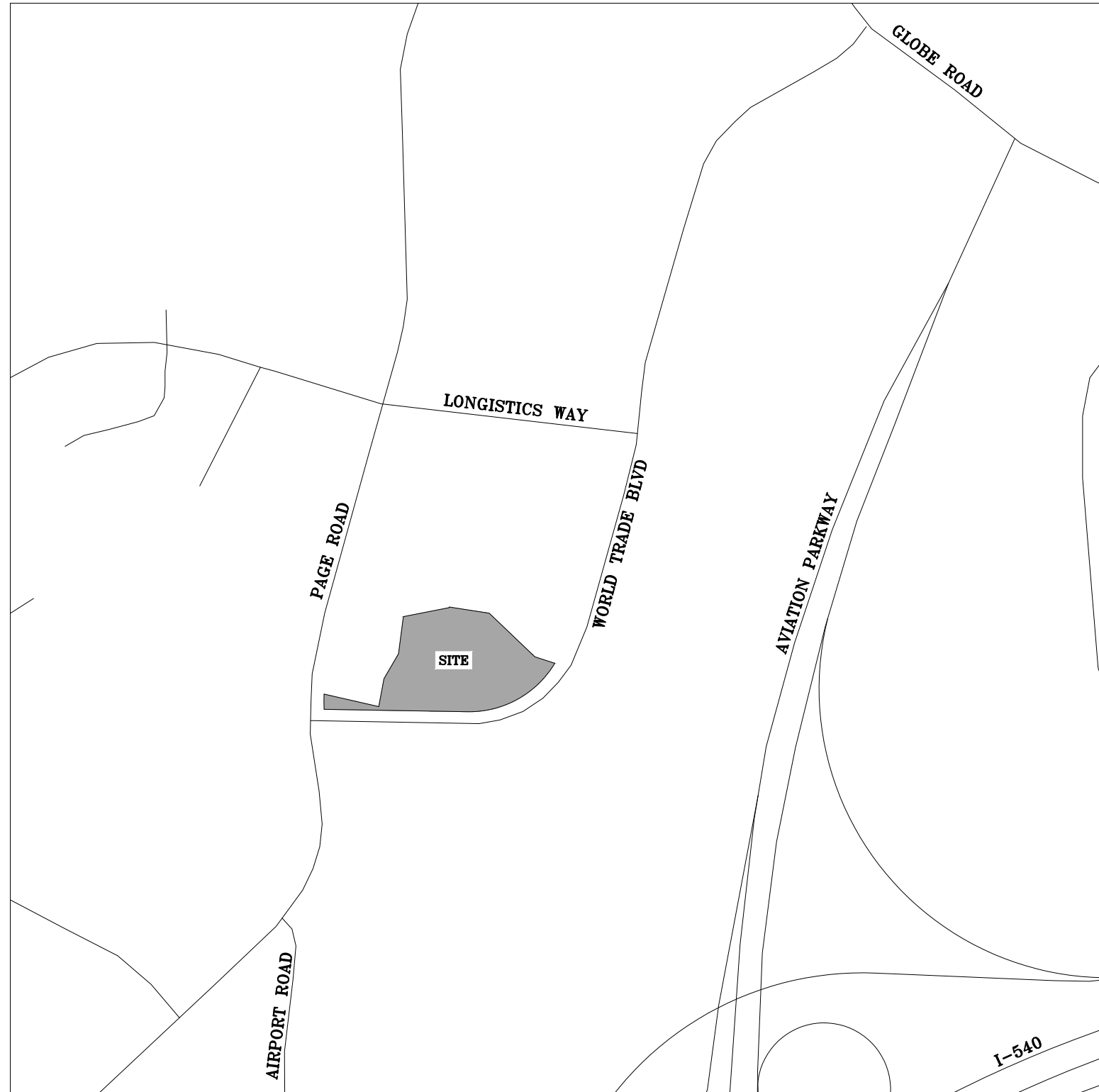
I, Timothy H. Harrison will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

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: Timothy H. Harrison

Date: March 22, 2021

Printed Name: Timothy H. Harrison



VICINITY MAP SCALE 1" = 500'

RIGHT-OF-WAY OBSTRUCTION NOTES:

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES."
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

BLOCK PERIMETER NOTE:

THE BLOCK IN WHICH THIS PARCEL IS LOCATED DOES NOT MEET THE BLOCK PERIMETER REQUIREMENTS PER UDO SEC. 8.3.2.A. HOWEVER, PER TC-6-19, COMPLIANCE WITH BLOCK PERIMETER REQUIREMENT IS NOT REQUIRED PER SECTION 1.A.1.b.i. THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE SITE AREA ESTABLISHED IN THE TABLE FOUND IN SEC. 8.3.2.A.2.B. MINIMUM APPLICABLE SITE AREA FOR IX ZONING = 9 ACRES TOTAL SITE AREA = 4.18 AC

CROSS-ACCESS NOTE:

- CROSS-ACCESS REQUIREMENTS AS DESCRIBED IN UDO SEC. 8.3.5.D ARE NOT APPLICABLE TO THIS PROJECT DUE TO THE FOLLOWING CONDITIONS:
- THE ABUTTING PROPERTY IS IN A RESIDENTIAL ZONING DISTRICT. (UDO SEC. 8.3.5.D.5.a) - NORTH AND WEST
 - THE CREATION OF THE CROSS-ACCESS DRIVEWAY IS OBSTRUCTED BY THE FOLLOWING: STEEP SLOPES IN EXCESS OF 25% WITHIN 10 FEET OF THE PROPERTY LINE. (UDO SEC. 8.3.5.D.6.ii). SEE EXISTING CONDITIONS, C0.1, AND THE GRADING PLAN C3.0 FOR STEEP SLOPES OF ADJACENT IX ZONED PROPERTY - EAST

TRAFFIC IMPACT ANALYSIS: NOT REQUIRED

PER THE CITY OF RALEIGH STREET DESIGN MANUAL ARTICLE 7.1.3(A) THE PROPOSED PROJECT DOES NOT MEET THE LAND USE REQUIREMENTS REQUIRING A TRAFFIC IMPACT ANALYSIS

WORLD TRADE BLVD. IS CONSIDERED A 2-WAY ROAD WITH STREET PARKING. PER THE CITY OF RALEIGH STREET DESIGN MANUAL ARTICLE 7.1.3(B) THE PROPOSED PROJECT DOES NOT EXCEED 100 VEH/HOUR PEAK HOUR TRIPS OR 3000 VEH/DAY

OAKWOOD PROPERTIES

SITE PLANS

Administrative Site Review Application

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Site Plan Tier:		Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch 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 #: 2-12-99	
		Administrative Alternate #: _____	

GENERAL INFORMATION	
Development name: Oakwood Properties	
Inside City limits?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Property address(es): 10601 World Trade Boulevard	
Site P.I.N.(s): 0758-16-1302, 0758-41-2641	
Please describe the scope of work. Include any additions, expansions, and change of use. New ±35,000 square foot light industrial/light manufacturing/research & development (office/warehouse) building. Project will also include associated parking, truck loading/unloading areas, utilities, amenity areas, and tree conservation.	
Current Property Owner/Developer Contact Name: Timothy H Harrison	
NOTE: please attach purchase agreement when submitting this form.	
Company: Oakwood Partners, LLC	Title: Vice President
Address: 7300 ACC Blvd, Raleigh, NC 27617	
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Applicant Name: Blair Pittman	
Company: Bobbitt Construction Inc	Address: 600 Germantown Road, Raleigh, NC 27607
Phone #: 919-851-1980	Email: bpittman@bobbitt.com

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

Ordinance 783 ZC 473
Effective 2/29/00

Z-12-00. Page Road, east side, at the Durham County Line, being a portion of 0758.03 43 3612. Approximately 18.5 acres rezoned to Thoroughfare District Conditional Use.

Conditions: (02/09/00)

- All residential uses allowed in the Residential-30 District as indicated in Section 10-2071 of the City of Raleigh Zoning Code up to and including 30 units/acre; however, single-family detached residential dwelling units shall not be allowed.
- All Office, Institutional, Civic and Services uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code also including without limitation hospitals, and multi-family (30 units per acre, or less) and residential uses by excepting single-family detached dwellings and correctional/penal facilities, which are excluded.
- All Commercial uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code, except adult establishments, which are prohibited.
- All industrial uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code.
- All recreation uses allowed in the Thoroughfare District of the Raleigh City Code.

Note A. as to above Sections a, b, c, d and e: Allowable uses shall include: "accessory uses" and "accessory structures" as permitted on the City of Raleigh Zoning Code

f. Development of the subject property, or subdivided lots thereof, will comply with the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission.

g. Reimbursement for additional right of way shall be calculated based on the rate for Industrial zoned property.

ZONING CONDITIONS NARRATIVE

THE PROPOSED USES FOR THIS PROJECT, AS LISTED IN THE 'PROPOSED ACTIVITIES IN THE BUILDING' NOTES, ARE IN COMPLIANCE WITH CONDITIONS B, C, AND/OR D LISTED IN Z-12-00; SPECIFICALLY

- NONE PROPOSED
- USES IN COMPLIANCE
- USES IN COMPLIANCE
- USES IN COMPLIANCE
- NONE PROPOSED
- MEETING CURRENT STORMWATER REGULATIONS. SUPERCEDES GR7107
- NOTED

PUBLIC IMPROVEMENT QUANTITY TABLE

NUMBER OF LOT (S)	1
LOT NUMBER (S) BY PHASE	0
NUMBER OF UNITS	0
LIVABLE BUILDINGS	0
OPEN SPACE?	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0 LF
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	807 LF
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

November 15, 2021

Oakwood Partners LLC
10601 World Trade Blvd.
Raleigh NC 27617

Attn: Tim Harrison

Dear Mr. Harrison,

Thank You for the opportunity to submit to serve your business. We know that choosing a waste Disposal company is an important decision for your business and should be based on quality, service, fair pricing and excellent customer service. We feel that we have mastered all three of these in our industry. With that said, I am pleased to say we can and are willing to service your business at 10601 World Trade Blvd, Raleigh, NC 27617

Meridian Waste is a private company that is managed and operated by people who live in and are committed to our city. Our team brings over 100 years of experience in the debris removal industry. With this experience, you can rest assured that Meridian Waste can provide the most efficient and up to date waste collection and methods available today.

Please let me know if you have any questions or how we at Meridian Waste can be of further service.

Sincerely,
Paul Rill
prill@MeridianWaste.com

424 Warehouse Drive
Raleigh, NC 27610
P: (919) 892-9284

MeridianWaste.com



PROJECT LOCATION:

THIS PROJECT IS LOCATED IN THE CITY OF RALEIGH, NORTH CAROLINA ON WORLD TRADE BOULEVARD, ON THE NORTHEAST CORNER OF THE INTERSECTION WITH PAGE ROAD.

SITE DATA

OWNER	WORLD TRADE PROPERTIES LLC.
STREET	PO BOX 110007
CITY	RTP NC 27709-500
DEVELOPER	OAKWOOD PARTNERS, LLC 7300 ACC BLVD RALEIGH, NC 27617
DESIGNER	BOBBITT DESIGN-BUILD, INC. ATTN: BLAIR PITTMAN, PE (244338) 600 GERMANTOWN ROAD RALEIGH, NC 27607 BPITTMAN@BOBBITT.COM 919.851.1980
STREET	10601 WORLD TRADE BOULEVARD
EMAIL ADDRESS	0758-16-1302 (DURHAM COUNTY PORTION) 0758-41-2641 (WAKE COUNTY PORTION)
PHONE NUMBER	
SITE ADDRESS	
TAX MAP OR PIN NUMBER	
LOT AREA	4.28 AC - EXISTING
NET AREA	4.18 AC - AFTER R.O.W. DEDICATION
RIGHT OF WAY DEDICATION	0.095 AC (±4,108 SF) WORLD TRADE BLVD.
DISTURBED/DENUDED AREA	3.74 AC (162,881 SF)
JURISDICTION	RALEIGH
INSIDE CITY LIMITS	YES
ZONED	IX-3-CU (DURHAM COUNTY) IX-3-PK (WAKE COUNTY)
OVERLAY	SHD-2
WATERSHED	NEUSE RIVER (BRIER CREEK)
EXISTING USE	VACANT
PROPOSED BUILDING USE	LIGHT INDUSTRIAL, LIGHT MANUFACTURING, RESEARCH & DEVELOPMENT (SPECIFIC TENANTS NOT KNOWN AT THIS TIME) MAXIMUM FIVE TENANT SPACES ANTICIPATED
AMENITY AREA	REQUIRED: 18,241 SF (0.42 AC) PROVIDED: 20,520 SF (0.47 AC) 11.2%

BUILDING SETBACKS:	IX-3-CU	PARKWAY FRONTAGE	COVENANTS
PRIMARY STREET	3'	50'	50'
SIDE LOT LINE	0' OR 6'	-	25'
REAR LOT LINE	0' OR 6'	-	25'
PARKING SETBACKS:			
STREET	10'	50'	
SIDE	0' OR 3'	0' OR 3'	
REAR	0' OR 3'	0' OR 3'	
PARKWAY (-PK) FRONTAGE REQUIREMENTS (SEC.3.4.3)			
50' BUILDING AND PARKING SETBACK FROM PRIMARY STREET (3.4.3.C)			
50' PROTECTIVE YARD LANDSCAPING PER SECTION 5.3.1.F (TREE CONSERVATION IN-LIEU)			

IMPERVIOUS	TOTAL
BUILDING AREA:	35,100 SF (0.80 AC)
PROPOSED VEHICLE P.V.M.T. AREA:	51,418 SF (1.18 AC)
NON-VEHICLE P.V.M.T. AREA:	3,805 SF (0.09 AC)
TOTAL IMPERVIOUS	90,323 SF (2.07 AC) / 49.5%

PARKING REQUIREMENTS:	
LIGHT INDUSTRIAL, LIGHT MANUFACTURING, RESEARCH & DEVELOPMENT (1 SP/600 SF OFFICE + 1 SP/3,000 SF ADDITIONAL INDOOR AREA)	
17,550 SF OFFICE = 29 SPACES	
17,550 SF WAREHOUSE = 6 SPACES	
35 SPACES REQUIRED	
68 SPACES PROVIDED (194% OF REQUIRED)	
STORMWATER RUNOFF WILL BE DETAILED TO PRE-DEVELOPMENT LEVELS FOR THE 2-, 10- AND 30-YEAR STORM EVENT FOR THE PARKING AREA ABOVE THE MAXIMUM TO MITIGATE THE ADDITIONAL IMPERVIOUS SURFACE.	
FLOOR PLAN LAYOUT IS NOT KNOWN AT THIS TIME FOR SEATING. HOWEVER, ADDITIONAL PARKING MUST BE PROVIDED BY FUTURE TENANTS IF THE PROPOSED PRINCIPLE USES EXCEEDS THE PROVIDED PARKING COUNT PRIOR TO BUILDING PERMIT APPROVAL, OCCUPANCY & OTHER PERMIT REVIEW	
HANDICAP SPACES REQUIRED/PROVIDED:	3/4 (2 VAN)
BICYCLE PARKING (1 /40,000 SF; MINIMUM 4)	5 LONG-TERM (1 PER PROPOSED USE)
LONG-TERM BICYCLE PARKING TO BE PROVIDED INSIDE OF BUILDINGS	

NOTE:
1. BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, WAKE FOREST N.C., 27588, (919) 556-3148 DATED JULY 13, 2020.

FLOODPLAIN INFORMATION
THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL 220075800J DATED 2 MAY 2006

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS
C1.0	STAKING PLAN
C1.1	ADA, FIRE HOSE AND SOLID WASTE ACCESS PLAN
C2.0	EROSION CONTROL PLAN PHASE I (RESERVED)
C2.1	EROSION CONTROL PLAN PHASE II (RESERVED)
C2.2	EROSION CONTROL PLAN PHASE III (RESERVED)
C2.3	NPDES STABILIZATION PLAN (RESERVED)
C3.0	GRADING PLAN
C3.1	STORM DRAINAGE CALCULATIONS
C4.0	UTILITY PLAN
C4.1	FIRE DEPARTMENT ACCESS
C5.0	PLANTING PLAN
C5.1	TREE CONSERVATION PLAN
C7.0	DETAIL SHEET (RESERVED)
C7.1	DETAIL SHEET
C7.2	DETAIL SHEET
C7.3	DETAIL SHEET
C7.4	DETAIL SHEET
C7.5	DETAIL SHEET
C7.6	DETAIL SHEET
SL1-SL3	SITE LIGHTING PLANS
A1.1	BUILDING FOOTPRINT (PRELIMINARY)
A4.1	ARCHITECTURAL ELEVATIONS (PRELIMINARY)

REVISIONS

No.	DATE	DESCRIPTION	REV. BY
1	8 NOV '21	REV. PER CITY OF RALEIGH COMMENTS	BPP
2	15 FEB '22	REV. PER CITY OF RALEIGH COMMENTS	BPP
3	5 APR. '22	REV. PER CITY OF RALEIGH COMMENTS	BPP
4			

think, design, build

BOBBITT
DESIGN-BUILD
600 Germantown Road | Raleigh, North Carolina 27607
Ph (919) 851-1980 | Fx (919) 851-1982 | design@bobbitt.com
Bobbitt Construction, Inc. Firm Lic. # 00191

COORDINATOR:
Blair Pittman

DRAWN BY:
Jason Galloway

CHK BY: BPP

ASR-0029-2021

OAKWOOD PROPERTIES
10601 WORLD TRADE BOULEVARD
RALEIGH, NORTH CAROLINA

24 X 36

5 APRIL 2021

21-0084

COVER

C0.0

APPROVED FOR
PERMITTING
NOT FOR CONSTRUCTION

BLOCK PERIMETER NOTE:

THE BLOCK IN WHICH THIS PARCEL IS LOCATED DOES NOT MEET THE BLOCK PERIMETER REQUIREMENTS PER UDO SEC. 8.3.2.A. HOWEVER, PER TC-6-19, COMPLIANCE WITH BLOCK PERIMETER REQUIREMENT IS NOT REQUIRED PER SECTION 1.A.1.b.i. THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE SITE AREA ESTABLISHED IN THE TABLE FOUND IN SEC. 8.3.2.A.2.B. MINIMUM APPLICABLE SITE AREA FOR IX ZONING = 9 ACRES
TOTAL SITE AREA = 4.18 AC

CROSS-ACCESS NOTE:

CROSS-ACCESS REQUIREMENTS AS DESCRIBED IN UDO SEC. 8.3.5.D ARE NOT APPLICABLE TO THIS PROJECT DUE TO THE FOLLOWING CONDITIONS:
1. THE ABUTTING PROPERTY IS IN A RESIDENTIAL ZONING DISTRICT. (UDO SEC. 8.3.5.D.5.a)
2. THE CREATION OF THE CROSS-ACCESS DRIVEWAY IS OBSTRUCTED BY THE FOLLOWING: STEEP SLOPES IN EXCESS OF 25% WITHIN 10 FEET OF THE PROPERTY LINE. (UDO SEC. 8.3.5.D.6.ii) SEE EXISTING CONDITIONS, CO.1, AND THE GRADING PLAN C3.0 FOR STEEP SLOPES

SITE DATA

LOT AREA	186,524 SF (4.28 AC - EXISTING)
	182,416 SF (4.18 AC - AFTER R.O.W. DEDICATION)
TREE CONSERVATION AREA	REQUIRED: 18,242 SF (0.42 AC) PROVIDED: 18,885 SF (0.43 AC) 10.4%
AMENITY AREA	REQUIRED: 18,242 SF (0.42 AC) PROVIDED: 20,520 SF (0.47 AC) 11.2%
RIGHT OF WAY DEDICATION	0.095 AC (+/-108 SF)
BUILDING SETBACKS:	IX-3-CU PARKWAY FRONTAGE COVENANTS
PRIMARY STREET	3' 50' 50'
SIDE LOT LINE	0' OR 6' - 25'
REAR LOT LINE	0' OR 6' - 25'
PARKING SETBACKS:	
PRIMARY STREET	10' 50'
SIDE LOT LINE	0' OR 3' 0' OR 3'
REAR LOT LINE	0' OR 3' 0' OR 3'
PARKING REQUIREMENTS:	
LIGHT INDUSTRIAL	
(1 SP/600 SF OFFICE + 1 SP/3,000 SF ADDITIONAL INDOOR AREA)	
17,550 SF OFFICE =	29 SPACES
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HANDICAP SPACES REQUIRED/PROVIDED:	3/4 (2 VAN)
BICYCLE PARKING	20 LONG-TERM
LONG-TERM BICYCLE PARKING TO BE PROVIDED INSIDE OF BUILDINGS	

GENERAL NOTES: STAKING PLAN

- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY GANTHORN, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, WAKE FOREST, N.C., 27588, (919) 556-3148 DATED JULY 13, 2020.
- NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
- ALL DENUDED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEEDED.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB/EDGE OF PAVEMENT/GRAVEL UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
- FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE: 1) REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY; 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
- INSTALL DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
- HVAC UNITS TO BE ROOF MOUNTED AND SCREENED FROM OFFSITE VIEW
- ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.

think. design. build

BOBBITT
DESIGN-BUILD
600 Germantown Road | Raleigh, North Carolina 27607
Ph (919) 561-1801 | Fx (919) 451-1802 | cdesign@bobbitt.com
Bobbitt Construction, Inc. Inc. Lic. NC-C-000151

COORDINATOR:
Blair Pittman

DRAWN BY:
Jason Galloway

CHK BY: BPP

OAKWOOD PROPERTIES
10601 WORLD TRADE BOULEVARD
RALEIGH, NORTH CAROLINA

24 X 36
1" = 40'

5 APRIL 2021

21-0084

STAKING
PLAN

C1.0

SYMBOL LEGEND

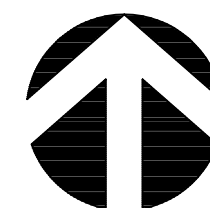
	EXISTING	PROPOSED
WATER METER		
SANITARY SEWER MANHOLE		
CLEAN OUT		
POWER POLE		
FIRE HYDRANT		
WATER VALVE		
LIGHT POLE		
RIGHT-OF-WAY		
PROPERTY LINE		
TCA BOUNDARY		
CENTERLINE		
EASEMENT		
SETBACK		
PARKWAY FRONTAGE		
CURB AND GUTTER		
SPILL CURB AND GUTTER		
FENCE		
RETAINING WALL		
LIGHT DUTY ASPHALT PAVING		
CONCRETE PAVING		
AMENITY AREA		



REVISIONS

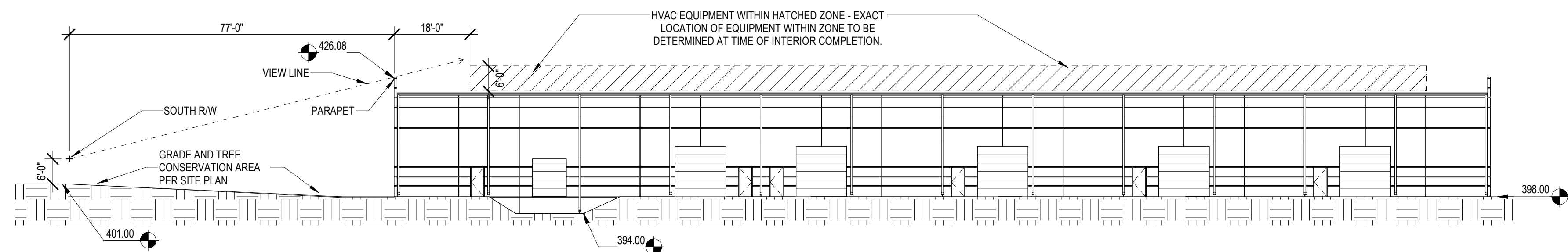
No.	DATE	DESCRIPTION	REV. BY
1	8 NOV '21	REV. PER CITY OF RALEIGH COMMENTS	BPP
2	15 FEB '22	REV. PER CITY OF RALEIGH COMMENTS	BPP
3	5 APR. '22	REV. PER CITY OF RALEIGH COMMENTS	BPP

APPROVED FOR
PERMITTING
NOT FOR CONSTRUCTION



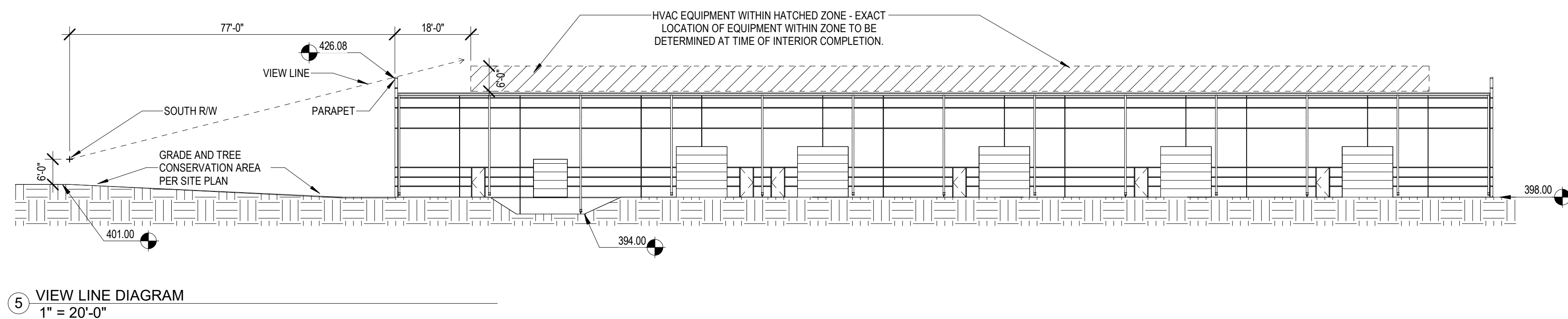
LINE	BEARING	DISTANCE
L-1	N 56°07'49" E	52.54'
L-2	N 12°51'17" E	2.42'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	12.02'	370.00'	12.02'	S 29°47'42" W
C-2	388.93'	370.00'	371.27'	S 60°50'21" W
C-3	60.33'	1001.20'	60.32'	N 00°18'17" W

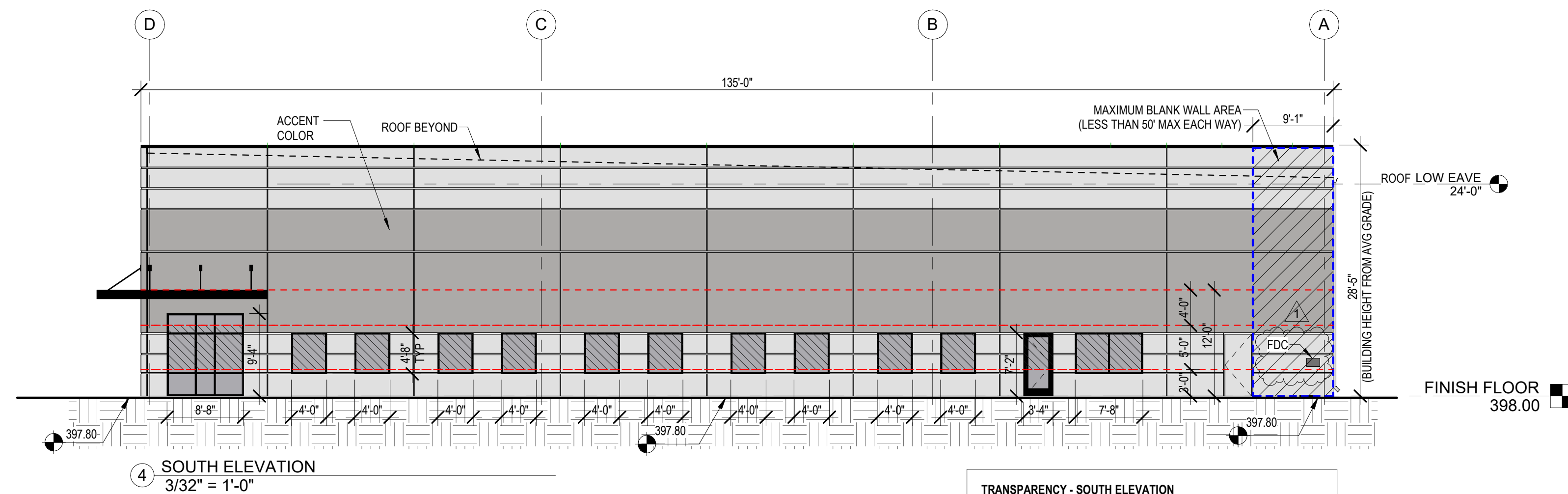
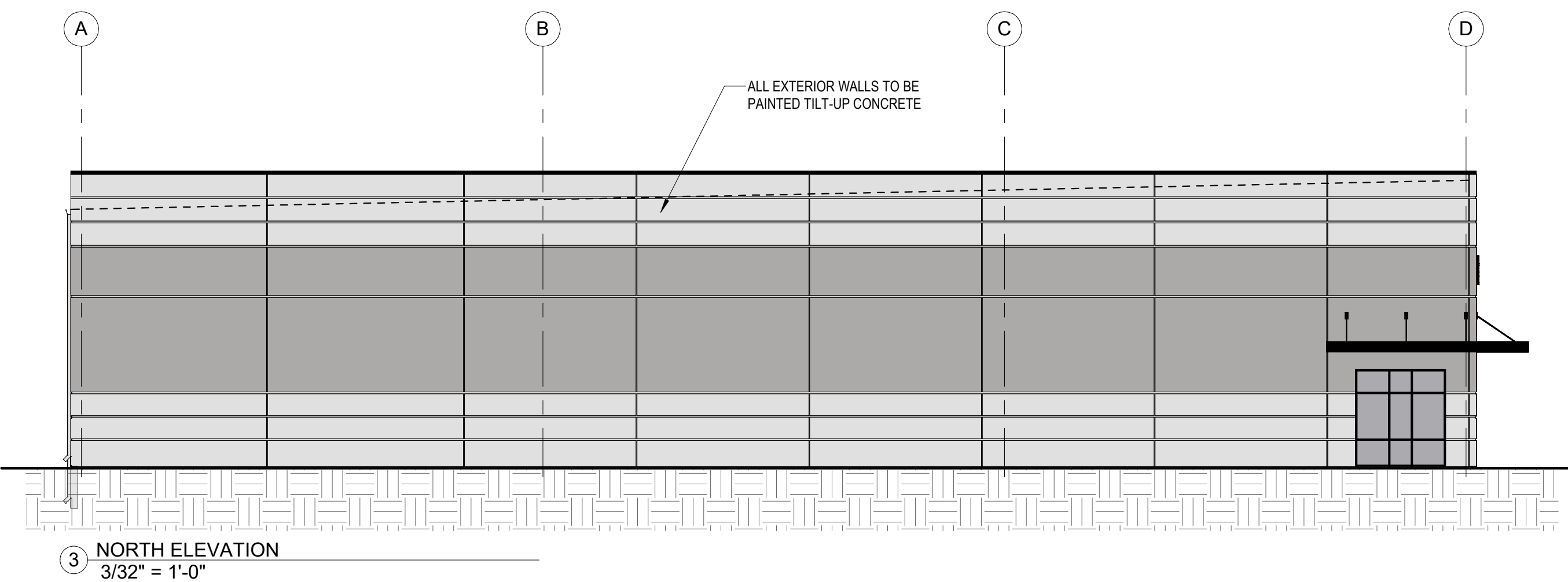
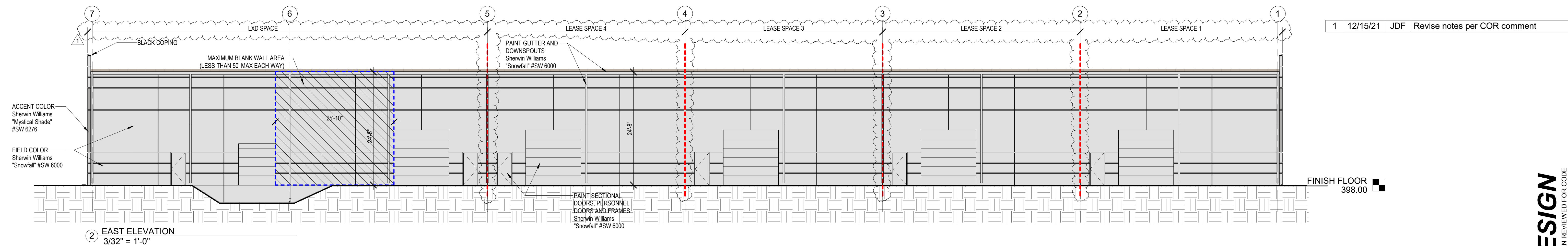


5 VIEW LINE DIAGRAM
1" = 20'-0"

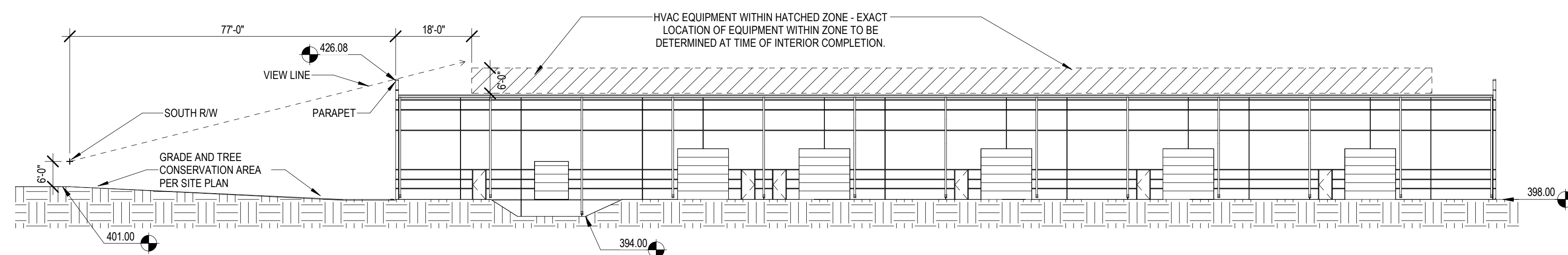
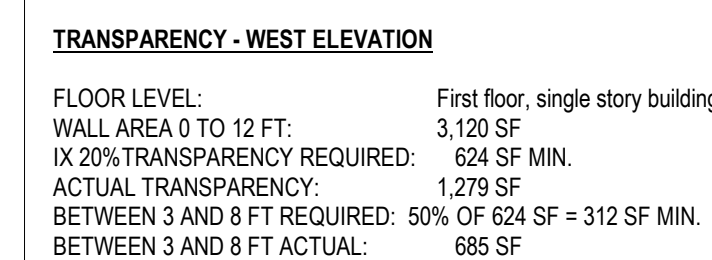
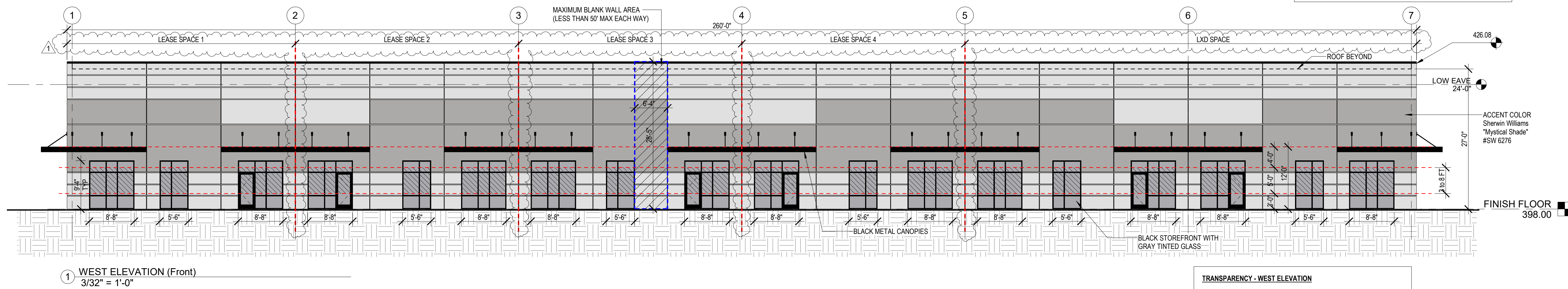
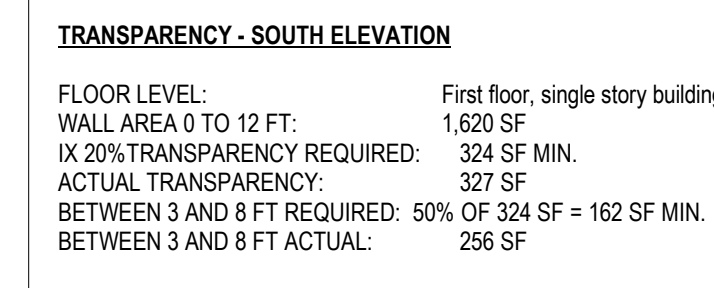
A4.1
OF 2

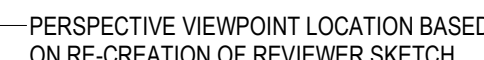


A4.1
OF 2

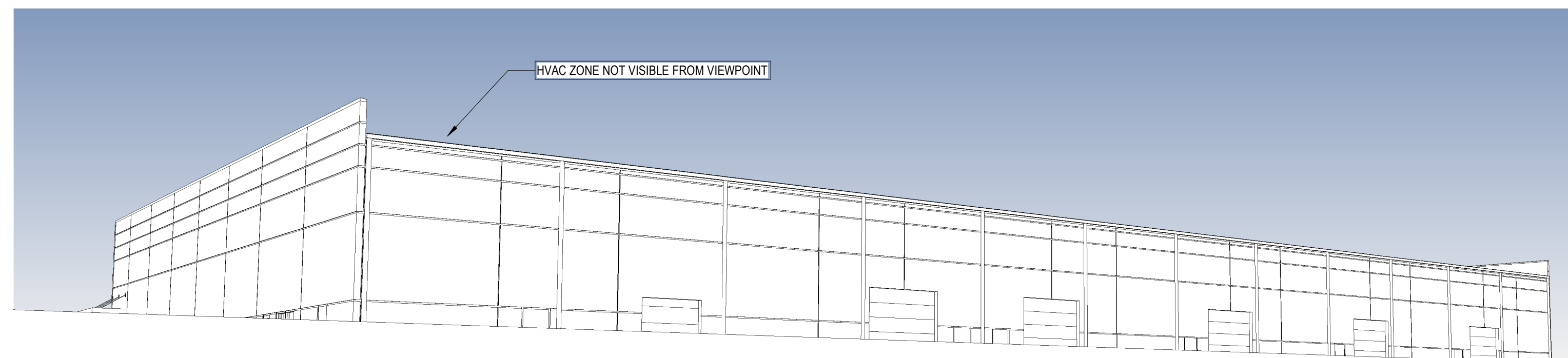


NOTE: Post-development grade will be 397.8' for high, low, and average grades

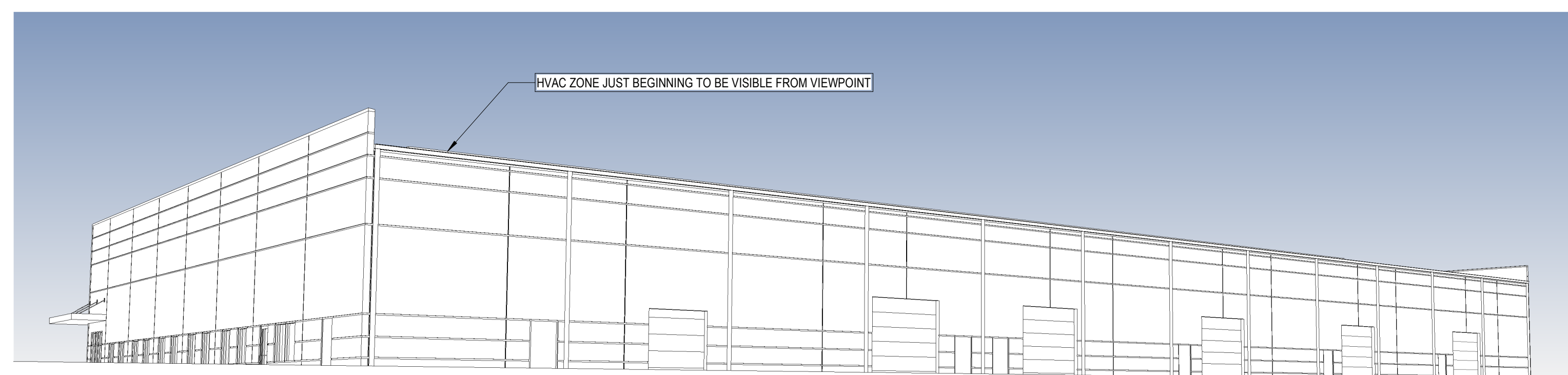




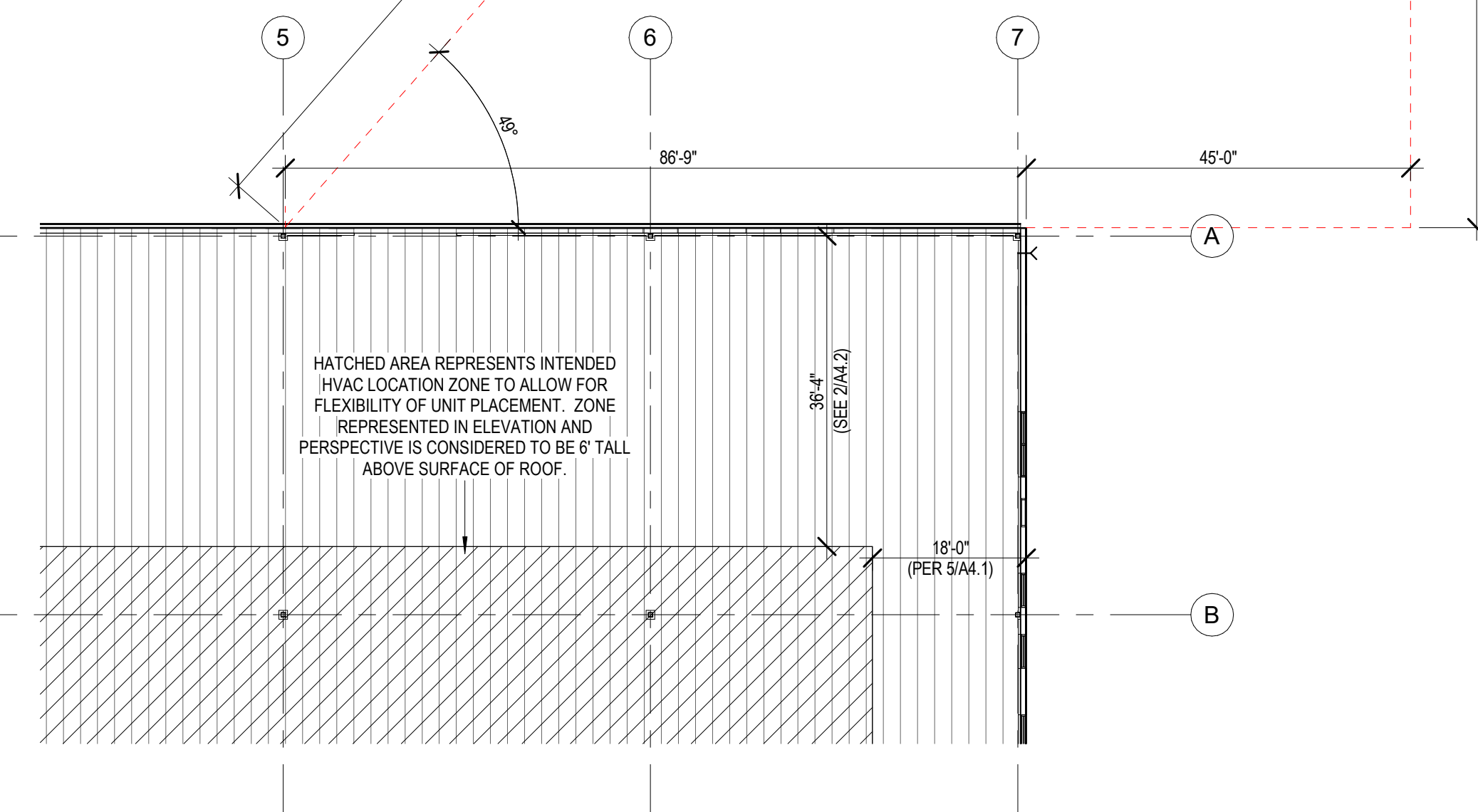
—EYE LEVEL FOR PERSPECTIVE VIEWPOINT
(395.0) IS -(3'-0") BELOW BUILDING FFE (398.0)
WHICH CORRESPONDS WITH EYE LEVEL @
(6'-0") ABOVE CENTER OF ROAD ELEVATION
(389.0) - SEE 2/A4.2



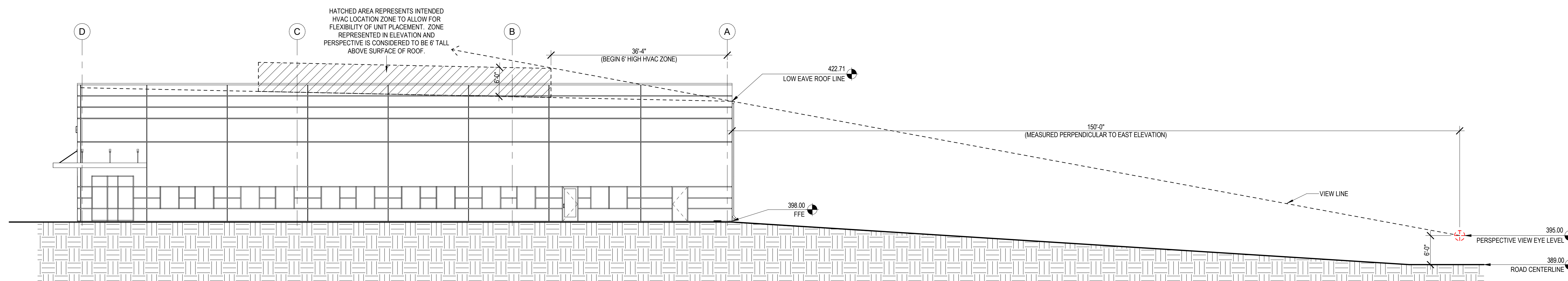
3 PERSPECTIVE FROM REQUESTED VIEWPOINT (395.0)



4 PERSPECTIVE FROM REQUESTED VIEWPOINT PLUS 2'-0" (397.0')



1 SITE PLAN
1/16" = 1'-0"



② VIEW LINE DIAGRAM - FROM SOUTHEAST
3/32" = 1'-0"

SCHEMATIC DESIGN

DRAWINGS ARE DIAGRAMMATIC ONLY AND HAVE NOT BEEN REVIEWED FOR CODE
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APPROVAL
DATE:

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COORDINATOR:
J. FINK

DRAWN BY:
JDF

CHK BY: -

OAKWOOD PARTNERS, LLC (LXD)
10601 World Trade Boulevard
RALEIGH, NC

24 X 36
As indicated

12/10/21

21-0084

LINE OF SIGHT

A4.2
OF 3