



Administrative Approval Action

Case File / Name: ASR-0029-2021
DSLC - Oakwood Properties

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 south of Globe Road, east of Page Road at 10601 World Trade Boulevard. The site is in both Wake and Durham Counties and all within the Raleigh City limits.

REQUEST: Development of a vacant 4.28 acre tract located partly in Wake County and partly in Durham County. The site is zoned IX-3-CU (Durham Co) and IX-3-PK (Wake Co) with a small portion of the site in the SHOD-2 overlay. Site includes .095 acres/4,108 sf of right-of-way dedication on World Trade Blvd leaving a net area of 4.18 acres. The proposed development is a 35,100 sf Industrial Use for Light Industrial, Light Manufacturing & Research & Development building (tenant space/use unknown at the time of approval).

Z-12-00 Page Road: Effective 2/9/00 rezoned to Thoroughfare District Conditional Use.

**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 April 5, 2022 by Bobbitt Design Build.

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. The sidewalk work in proximity of the existing guardrail and proposed guardrail relocation will be worked through in more detail.

Engineering

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.



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Stormwater

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 stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2). The stormwater control plan must show the sand filter and the rate of runoff detention chamber separated as these cannot with the same device.
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

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

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

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

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

General

1. All plat recordings for the site are recorded in Durham Co as well as Wake Co Register of Deeds. Applicant provide a copy & present signatures from Durham County and recorded data on any plat prior to approval by City of Raleigh and Wake Co. Register of Deeds.

Engineering



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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. 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)
4. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Public Utilities

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

Stormwater

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).

Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .43 acres of tree conservation area.

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

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

General

1. Comply with all conditions of Z-12-00.



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Engineering

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. 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 21 street trees along World Trade Blvd.
8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
9. A public infrastructure surety for 21 street trees 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. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.



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Stormwater

4. 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 28, 2025

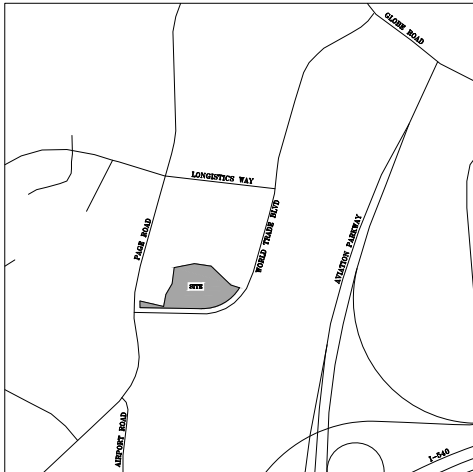
Obtain a valid building permit for the total area of the project, or a phase of the project.

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: 06/01/2022
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**



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 INSPECTORS 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 NC DOT 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 NC DOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NC DOT ROADWAY STANDARD DRAWING MANUAL, AND THE NC DOT 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 (PROVAG), 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. 8.3.2.4. HOWEVER, PER TC-6-19, COMPLIANCE WITH BLOCK PERIMETER REQUIREMENT IS NOT REQUIRED PER SECTION 1.4.1.3.1 THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE SITE AREA ESTABLISHED IN THE TABLE FOUND IN SEC. 8.3.2.2.6. MINIMUM APPLICABLE SITE AREA FOR ZONING = 9 ACRES TOTAL SITE AREA = 4.18 AC

CROSS-ACCESS NOTE:

- CROSS-ACCESS REQUIREMENTS AS DESCRIBED IN UDO SEC. 8.3.5.0 ARE NOT APPLICABLE TO THIS PROJECT DUE TO THE FOLLOWING CONDITIONS:
- 8.3.5.0.1(a) - NORTH AND WEST
 - THE CREATION OF THE CROSS-ACCESS DRIVEWAY IS OBSTRUCTED BY THE FOLLOWING: STEP SLOPES IN EXCESS OF 10% WITHIN 10 FEET OF THE PROPERTY LINE (UDO SEC. 8.3.5.0.2.1); SEE EXISTING CONDITIONS, CO.1, AND THE GRADING PLAN C.3.0 FOR STEP SLOPES OF ADJACENT ZONED PROPERTY - EAST

TRAFFIC IMPACT ANALYSIS: NOT REQUIRED

PER THE CITY OF RALEIGH STREET DESIGN MANUAL ARTICLE 7.1.1(3)(A) THE PROPOSED PROJECT DOES NOT MEET THE LAND USE REQUIREMENTS REGARDING 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 VEHICLES PER HOUR TRIPS OR 3000 VEH/DAY

OAKWOOD PROPERTIES

SITE PLANS

CITY OF RALEIGH ASR-0029-2021

Administrative Site Review Application

Planning and Development Customer Service Center • One Raleigh Park, Suite 400 • Raleigh, NC 27601 • (919) 998-2002

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

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

Please review UDO Section 10.2.6, as amended by text change case TC-14-19 to determine the site plan for: 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"/>	
Submitting Type	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot (Board of Adjustment # _____)
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Site Transaction History	
Development name: Oakwood Properties	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 10601 World Trade Boulevard	
Site #1.1(a) 0758-18-1302, 0758-41-0841	
Please describe the scope of work. Include any additions, expansions, and change of use. New 435,000 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 preservation.	
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@oakwoodpartners.com	
Applicant Name: Blair Pittman	
Company/Blair Construction Inc. Address: 600 Germantown Road, Raleigh, NC 27607	
Phone #: 919-851-1960 Email: bpittman@blairb.com	

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Ordinance 783 ZC 473 Effective 2/28/2008

Z1209, Page Road, East side, at the Durham County Line, being a portion of 0758.03 43.9672. Approximately 18.5 acres rezoned to Thoroughfare District Conditional Use.

Conditions: (02/09/200)

- 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/dwelling; 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 (35 units per acre or less) and residential uses by enclosing single-family detached dwellings and commercial/retail 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.
- Development of the subject property, or subdivided lots thereof, will comply with the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission.
- 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 CR7107
- NOTED

PUBLIC IMPROVEMENT QUANTITY TABLE

NUMBER OF LOT (S)	1
LOT NUMBER (S) BY PHASE	0
NUMBER OF UNITS	0
UNITS IN BUILDINGS	0
OPEN SPACE	0
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	807 LF
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	1
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

DEVELOPMENT TYPE • SITE DATE TABLE	
(Applicable to all developments)	
SITE DATA	
Zoning district (if more than one, please provide the acreage of each):	
03-3-PK	Existing gross floor area (not to be demolished): 0 SF
03-3-LU	Existing gross floor area to be demolished: 0 SF
Gross site acreage: 4.18 AC	New gross floor area: 35,000 sf
Total of gross (to remain and new): 35,000 sf	Total of parking spaces proposed: 35
# of parking spaces proposed: 35	Proposed # of buildings: 1
County District (if applicable) SHCD-2	Proposed # of stories for each: 1
Existing use (UDO 6.1.4) Vacant	Proposed use (UDO 6.1.4) Vacant
Proposed use (UDO 6.1.4): light industrial/light manufacturing research & development	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.07	Proposed Impervious Surface: Square Feet: 80,345
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Flood study: FEMA Map Panel #: 1300000	
Nature 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 the 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 applications as required, 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 understand that this application is subject to the filing calendar and substantial policy, which states applications will expire after 180 days of inactivity.	
Signature: _____	Date: October 21, 2021
Printed Name: Timothy H. Harrison	

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PROPOSED ACTIVITIES IN THE BUILDING

THE PROPOSED USES FOR THIS BUILDING TO BE LIMITED TO THE FOLLOWING ACTIVITIES:

- BREWERY, WINERY, DISTILLERY, CIDER
- CONTRACTORS STORAGE INCLUDING JANITORIAL AND BUILDING MAINTENANCE SERVICE, EXTERMINATOR, OR OTHER MAINTENANCE YARD OR FACILITY, BUILDING, HEATING, PLUMBING, LANDSCAPING OR ELECTRICAL CONTRACTOR AND OTHERS WHO PERFORM SERVICES OFF-SITE, BUT STORE EQUIPMENT AND MATERIALS OR PERSON FABRICATION OR SIMILAR WORK ON-SITE
- FOOD AND BEVERAGE PRODUCTS EXCEPT ANIMAL SLAUGHTER, STOCKYARDS
- LAUNDRY, DRY-CLEANING, AND CARPET CLEANING PLANTS
- LEATHER AND LEATHER PRODUCTS EXCEPT TANNING AND FINISHING
- SHEET METAL, WELDING, MACHINE TOOL REPAIR SHOP OR STUDIO
- WOODWORKING, INCLUDING CABINET MAKERS AND FURNITURE MANUFACTURING
- CLOTHING, TEXTILE APPAREL MANUFACTURING
- FACILITIES ENGAGED IN THE ASSEMBLY, DESIGN, REPAIR OR TESTING OF: ANALYZING OR SCIENTIFIC MEASURING INSTRUMENTS; SEMICONDUCTOR AND RELATED SOLID STATE DEVICES, INCLUDING BUT NOT LIMITED TO CLOCKS, INTEGRATED MICROCHIPS, JEWELRY, MEDICAL, MUSICAL INSTRUMENTS, PHOTOGRAPHIC OR OPTICAL INSTRUMENTS, AND TUNING INSTRUMENTS.
- OFFICE SHOWROOM/WAREHOUSE
- PRINTING, PUBLISHING, AND LITHOGRAPHY
- PRODUCTION OF ARTWORK AND TOYS, GRAPHIC DESIGN SIGN-MAKING, MOVIE PRODUCTION FACILITY, PHOTO-FINISHING LABORATORY
- REPAIR OF SCIENTIFIC OR PROFESSIONAL INSTRUMENTS AND ELECTRIC MOTORS.
- ADDITIONAL OFFICES AND OTHER FACILITIES USED FOR RESEARCH AND DEVELOPMENT BY OR FOR ANY INDIVIDUAL, ORGANIZATION OR CONCERN, WHETHER PUBLIC OR PRIVATE.
- PROTOTYPE PRODUCTION FACILITIES THAT MANUFACTURE A LIMITED AMOUNT OF A PRODUCT IN ORDER TO FULLY INVESTIGATE THE MERITS OF SUCH A PRODUCT.
- PILOT PLANTS USED TO TEST MANUFACTURING PROCESSES PLANNED FOR USE IN PRODUCTION ELSEWHERE.



November 15, 2021

Colleen Patterson 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 know 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 waste 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.

Good Day!
Colleen Patterson
cpatterson@meridianwaste.com

MeridianWaste.com

4814 Warehouse Drive
Raleigh, NC 27610
(919) 880-6834

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 STREET CITY	WORLD TRADE PROPERTIES LLC PO BOX 11000 RTP NC 27709-500
DEVELOPER	OAKWOOD PARTNERS, LLC 300 ACC BLVD RALEIGH, NC 27617
DESIGNER	BOBBITT DESIGN-BUILD, INC. ATTN: BLAIR PITTMAN 600 GERMANTOWN ROAD RALEIGH, NC 27617 BOBBITTMANBOBBITT.COM 919-851-1960
STREET	10601 WORLD TRADE BOULEVARD
CITY	0758-16-1302 (DURHAM COUNTY PORTION) 0758-41-2641 (WAKE COUNTY PORTION)
EMAIL ADDRESS	4.28 AC - EXISTING 4.18 AC - AFTER 6.0M DEDICATION
PHONE NUMBER	0.095 AC (+4,108 SF) WORLD TRADE BLVD. 3.74 AC (162,881 SF)
SITE ADDRESS	RALEIGH
TAX MAP OR PIN NUMBER	INSIDE CITY LIMITS
	YES
LOT AREA	ZONED
NET AREA	IK-3-CU (DURHAM COUNTY) IK-3-IM (WAKE COUNTY)
RIGHT OF WAY DEDICATION	OVERLAY
DISTURBED/DENIED AREA	WATERFED NEUSE RIVER (BERRY CREEK)
JURISDICTION	VACANT
INSIDE CITY LIMITS	EXISTING USE
ZONED	PROPOSED BUILDING USE
OVERLAY	REQUIRED: 18,241 SF (0.42 AC) PROVIDED: 20,250 SF (0.47 AC) 11.2%
WATERFED	AMENITY AREA
EXISTING USE	REQUIRED: 18,241 SF (0.42 AC) PROVIDED: 20,250 SF (0.47 AC) 11.2%
PROPOSED BUILDING USE	BUILDING SETBACKS:
	IK-3-CU PARKING COVENANTS
	PRIMARY STREET 3' 50' 25'
	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 (L-PK) FRONTAGE REQUIREMENTS (SEC.3.4.3)
	60' BUILDING AND PARKING SETBACK FROM PRIMARY STREET (3.4.3.3)
	50' PROTECTIVE YARD LANDSCAPING PER SECTION 5.3.1.F (TREE CONSERVATION IN-LEU)
	IMPERVIOUS TOTAL
	BUILDING AREA: 35,100 SF (0.80 AC)
	NON-VEHICLE PAVED AREA: 5,148 SF (0.18 AC)
	PRO-VEHICLE PAVED 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/2,000 SF ADDITIONAL INDOOR AREA
	17,500 SF OFFICE = 6 SPACES
	17,500 SF WAREHOUSE = 6 SPACES
	68 SPACES PROVIDED (14% OF REQUIRED)
	STORMWATER RUNOFF WILL BE DETAINED 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)
	BIKEWAY PARKING (1 / 40,000 SF MINIMUM 4)
	LONG-TERM BIKEWAY PARKING TO BE PROVIDED INSIDE OF BUILDING

NOTES:

1. BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY CAITHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1025, 333 S. WHITE STREET, WAKE FOREST, NC., 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 _____ DATED 4 MAY 2008.

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
C.0	COVER SHEET
C.0.1	EXISTING CONDITIONS
C.0.2	STAGING PLAN
C.0.3	ADA, FIRE HOSE AND SOLID WASTE ACCESS PLAN
C.0.4	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.5	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.6	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.7	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.8	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.9	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.10	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.11	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.12	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.13	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.14	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.15	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.16	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.17	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.18	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.19	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.20	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.21	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.22	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.23	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.24	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.25	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.26	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.27	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.28	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.29	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.30	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.31	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.32	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.33	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.34	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.35	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.36	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.37	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.38	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.39	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.40	EROSION CONTROL PLAN PHASE II (RESERVED)
C.0.41	EROSION CONTROL PLAN PHASE II (RESERVED)



24 X 36

5 APRIL 2021

21-0084

COVER

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

think. design. build.

CONSTRUCTION OF THIS PROJECT IS SUBJECT TO REVIEW BY THE CITY OF RALEIGH, NORTH CAROLINA.



COORDINATOR:
Blair Pittman

DRAWN BY:
Jason Galloway

CHK BY: BPP

ASR-0029-2021

OAKWOOD PROPERTIES
10601 WORLD TRADE BOULEVARD
RALEIGH, NORTH CAROLINA

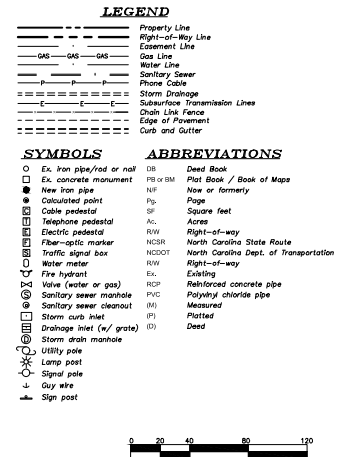
24 X 36

5 APRIL 2021

21-0084

COVER

C0.0



$$C_{\text{max}}(x) = \frac{1}{2} \left(\frac{1}{x} + \frac{1}{x^2} \right)$$

COORDINATOR:
Blair Pittman

DRAWN BY:
Jason Galloway

CHK BY: BPP

OAKWOOD PROPERTIES
10601 WORLD TRADE BOULEVARD
RALEIGH, NORTH CAROLINA

C0.1



REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
△			
△			
△			
△			

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

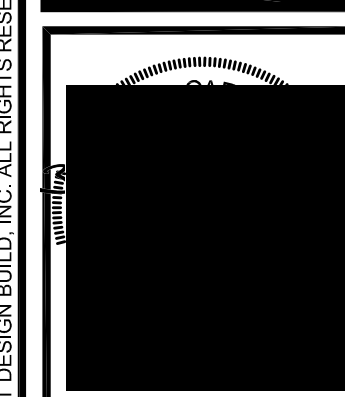
SITE DATA

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
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	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 DENUDEED 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



COORDINATOR:
Blair Pittman

DRAWN BY:
Jason Galloway

CHK BY: BPP

24 X 36
1" = 40'

5 APRIL 2021

21-0084

STAKING
PLAN

C1.0

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

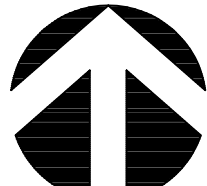
	EXISTING	PROPOSED
WATER METER		
SANITARY SEWER MANHOLE		
CLEAN OUT		
POWER POLE		
FIRE HYDRANT		
WATER VALVE		
LIGHT POLE		
RIGHT-OF-WAY		
PROPERTY LINE		
TCA BOUNDARY		
CENTERLINE		
EASEMENT		
SETBACK		
PARKWAY FRONTAGE		
CURB AND GUTTER		
SPILL CURB AND GUTTER		
FENCE		
RETAINING WALL		
LIGHT DUTY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

0 20 40 80 120

REVISIONS

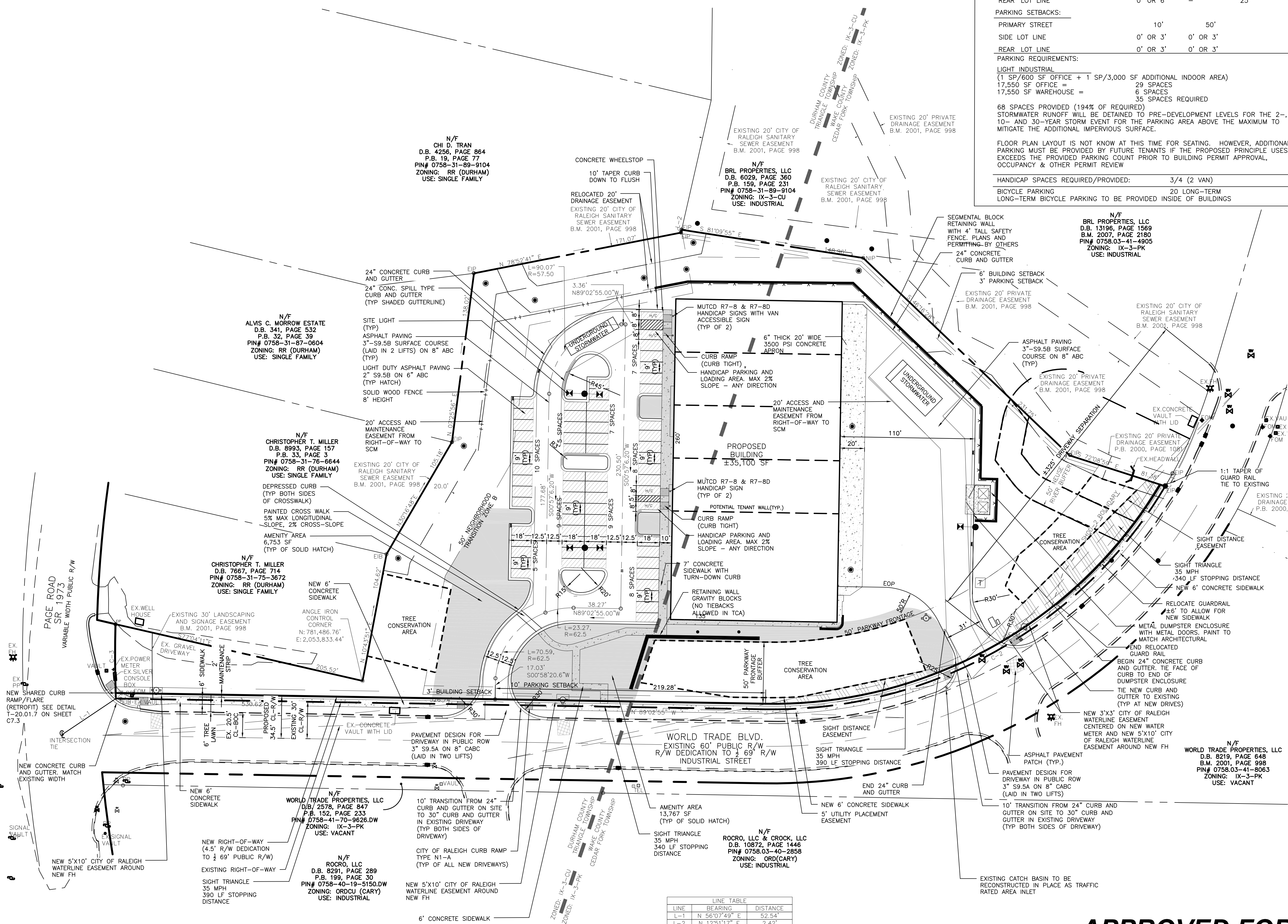
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APPROVED FOR
PERMITTING
NOT FOR CONSTRUCTION



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





COORDINATOR:
Blair Pittman

DRAWN BY:
Jason Galloway

CHK BY: BPP

OAKWOOD PROPERTIES
1001 WORLD TRADE BOULEVARD
RALEIGH, NORTH CAROLINA

24 X 36
1" = 40'

5 APRIL 2021

UTILITY
PLAN

C4.0

GENERAL NOTES: UTILITY PLAN

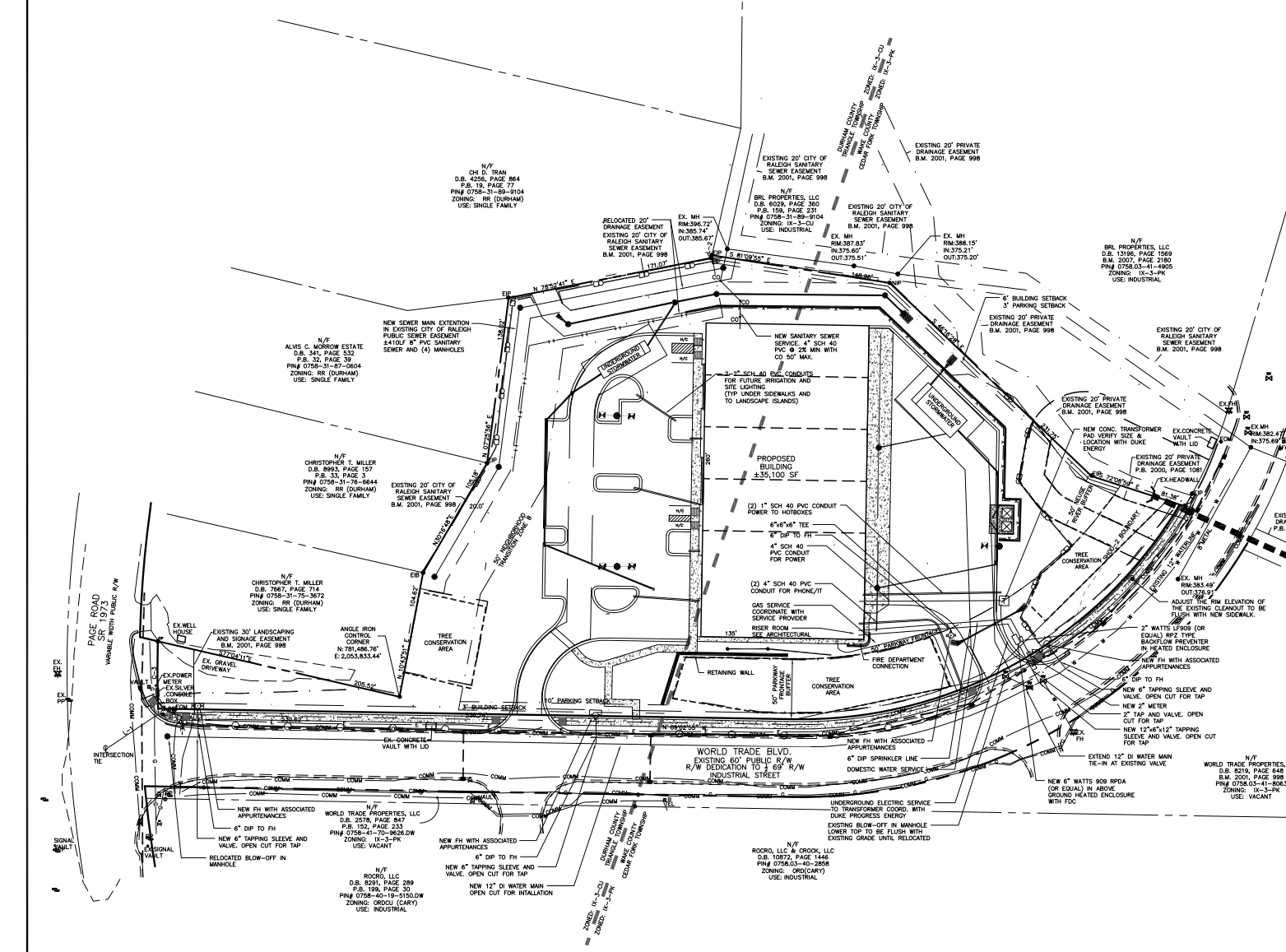
- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY CANTOR, MOSS & FANCIER, P.C. PROFESSIONAL LAND SURVEYORS, C-155, 333 S. WHITE STREET, WAKE FOREST N.C., 27586, (919) 556-5148 DATED JULY 13, 2020.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONDUITS NECESSARY FOR THE IRRIGATION SYSTEM, SITE LIGHTING, AND SIGNAGE PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
- REFER TO SHEET, NO. C6.0 FOR SITE LIGHTING PLAN.
- REFER TO SHEET, NO. C7.0 THRU C7.3 FOR SITE CONSTRUCTION DETAILS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.

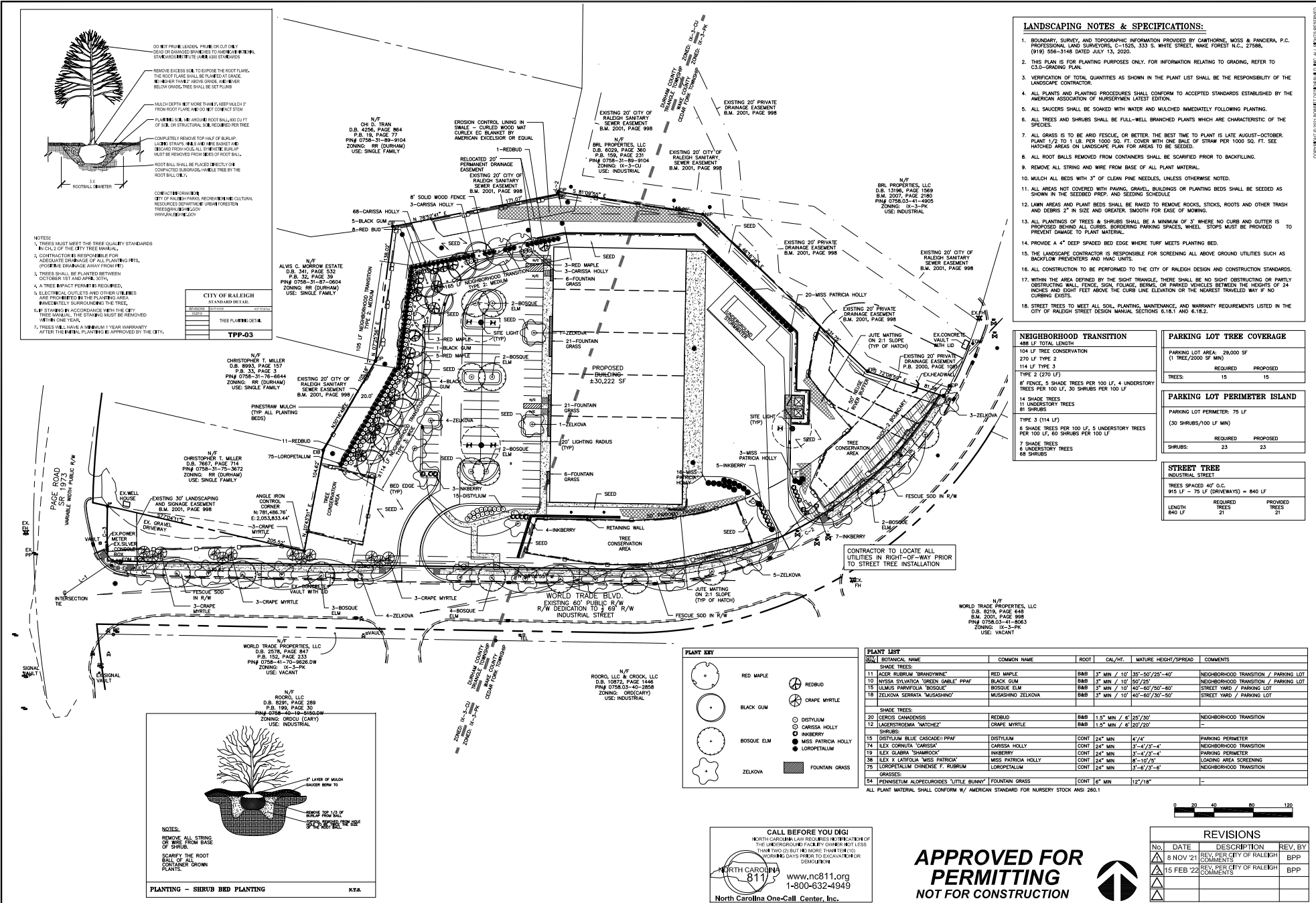
STANDARD CITY OF RALEIGH UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER MAIN. IF ADEQUATE LATERAL SEPARATION CANNOT BE MAINTAINED, THE SANITARY SEWER SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL BE 18" MIN. VERTICAL SEPARATION SHALL BE 18" OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO THE LOCATION OF THE WATER MAIN, THE MINIMUM SEPARATION SHALL BE 18" MIN. VERTICAL SEPARATION SHALL BE 18" OR 50' FROM A PUBLIC WELL.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OR MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED. SPECIFY DP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS #4-1 & 5-40).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESS THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 5.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER MAINS.
 - 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - IF THE DEVELOPER'S RESPONSIBILITY TO REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROTOCOL A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' MATERIALS EASEMENT IMMEDIATELY ADJACENT. NOTE: IF IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 10' LINEAR FEET.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINAGE LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NOOCT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR / OIL WATER SEPARATION SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOR PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TM BEALEY AT (919) 996-2334 OR tbealey@raleighnc.gov FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARLEY AT (919) 996-5923 OR joanie.harley@raleighnc.gov FOR MORE INFORMATION.

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NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	REV. BY
1	8 NOV 21	REV. PER CITY OF RALEIGH COMMENTS	BPP
2	15 FEB 22	COMMENTS	BPP





- ### LANDSCAPING NOTES & SPECIFICATIONS:
- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY CATHIONE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, WAKE FOREST N.C., 27588, (919) 556-5148 DATED JULY 13, 2005.
 - THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION RELATING TO GRADING, REFER TO C3.0-GRADING PLAN.
 - VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - ALL PLANTS AND PLANTING PROCEDURES SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN LATEST EDITION.
 - ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
 - ALL TREES AND SHRUBS SHALL BE FULL-WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC OF THE SPECIES.
 - ALL GRASS IS TO BE ARID FESCUE, OR BETTER. THE BEST TIME TO PLANT IS LATE AUGUST-OCTOBER. PLANT 1/2 TO 1 LB. PER 1000 SQ. FT. COVER WITH ONE BALE OF STRAW PER 1000 SQ. FT. SEE HATCHED AREAS ON LANDSCAPE PLAN FOR AREAS TO BE SEED.
 - ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCORIFIED PRIOR TO BACKFILLING.
 - REMOVE ALL STRING AND WIRE FROM BASE OF ALL PLANT MATERIAL.
 - MULCH ALL BEDS WITH 3" OF CLEAN PINE NEEDLES, UNLESS OTHERWISE NOTED.
 - ALL AREAS NOT COVERED WITH PAVING, GRAVEL, BUILDINGS OR PLANTING BEDS SHALL BE SEED AS SHOWN IN THE SEEDBED PREP. AND SEEDING SCHEDULE.
 - LAWN AREAS AND PLANT BEDS SHALL BE RAKED TO REMOVE ROCKS, STICKS, ROOTS AND OTHER TRASH AND DEBRIS 2" IN SIZE AND GREATER. SMOOTH FOR EASE OF MOWING.
 - ALL PLANTINGS OF TREES & SHRUBS SHALL BE A MINIMUM OF 3' WHERE NO CURB AND GUTTER IS PROVIDED BEHIND ALL CURBS. BORDERING PARKING SPACES, WHEEL STOPS MUST BE PROVIDED TO PREVENT DAMAGE TO PLANT MATERIAL.
 - PROVIDE A 4" DEEP SPADED BED EDGE WHERE TURF MEETS PLANTING BED.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SCREENING ALL ABOVE GROUND UTILITIES SUCH AS BACKFLOW PREVENTERS AND HVAC UNITS.
 - ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.
 - WITHIN THE AREA DEFINED BY THE SIGHT TRIANGLE, THERE SHALL BE NO SIGN OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERM, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 - STREET TREES TO MEET ALL SOIL, PLANTING, MAINTENANCE, AND WARRANTY REQUIREMENTS LISTED IN THE CITY OF RALEIGH STREET MANUAL SECTIONS 6.1&1 AND 6.1&2.

NEIGHBORHOOD TRANSITION	
488 LF TOTAL LENGTH	
104 LF TREE CONSERVATION	
270 LF TYPE 2	
114 LF TYPE 3	
TYPE 2 (270 LF)	
6' FENCE, 5 SHADE TREES PER 100 LF, 4 UNDERSTORY TREES PER 100 LF, 30 SHRUBS PER 100 LF	
14 SHADE TREES	
11 UNDERSTORY TREES	
81 SHRUBS	
TYPE 3 (114 LF)	
6 SHADE TREES PER 100 LF, 5 UNDERSTORY TREES PER 100 LF, 60 SHRUBS PER 100 LF	
7 SHADE TREES	
6 UNDERSTORY TREES	
68 SHRUBS	

PARKING LOT TREE COVERAGE	
PARKING LOT AREA: 28,000 SF	
(1 TREE/2000 SF MIN)	
REQUIRED	PROPOSED
TREES:	15 15

PARKING LOT PERIMETER ISLAND	
PARKING LOT PERIMETER: 75 LF	
(30 SHRUBS/100 LF MIN)	
REQUIRED	PROPOSED
SHRUBS:	23 23

STREET TREE	
INDUSTRIAL STREET	
TREES SPACED 40' O.C.	
915 LF = 75 LF (DRIVEWAYS) = 840 LF	
REQUIRED	PROVIDED
LENGTH	TREES
840 LF	21 21

BOTANICAL NAME	COMMON NAME	ROOT	CAL./HT.	MATURE HEIGHT/SPREAD	COMMENTS
SHADE TREES					
11 ACER RUBRUM "BRANDYBINE"	RED MAPLE	BAB	3" MIN. / 10'	35'-50' / 25'-40'	NEIGHBORHOOD TRANSITION / PARKING LOT
10 NYSSA SYLVATICA "GREEN GABLE" PPWF	BLACK GUM	BAB	3" MIN. / 10'	50' / 25'	NEIGHBORHOOD TRANSITION / PARKING LOT
15 LAMIS PARVIFOLIA "BOSSUE"	BOSQUE ELM	BAB	3" MIN. / 10'	40'-60' / 50'-60'	STREET YARD / PARKING LOT
18 ZELKOVA SERATA "MUSASHINO"	MESQUITE ZELKOVA	BAB	3" MIN. / 10'	45'-60' / 50'-50'	STREET YARD / PARKING LOT
SHADE TREES					
20 LONICERA CAMMENSIS	REDBUD	BAB	1.5" MIN. / 8'	25' / 20'	NEIGHBORHOOD TRANSITION
12 LAGERSTROEMIA "NATCHEZ"	CRAPPE MYRTLE	BAB	1.5" MIN. / 8'	20' / 20'	-
SHRUBS					
15 DISTYLIUM BLUE CASCADES PPWF	DISTYLIUM HOLLY	CONT	24" MIN.	4' / 4'	PARKING PERIMETER
14 LEX CORNUA "CARISSA"	CARISSA HOLLY	CONT	24" MIN.	3'-4' / 3'-4'	NEIGHBORHOOD TRANSITION
19 LEX GLABRA "SHAMROCK"	INNBERRY	CONT	24" MIN.	3'-4' / 3'-4'	PARKING PERIMETER
28 LEX S. LATIFOLIA "MISS PATRICIA"	MISS PATRICIA HOLLY	CONT	24" MIN.	8'-10' / 5'	NEIGHBORHOOD TRANSITION
75 LOROPETALUM CHINENSE F. RUBRUM	LOROPETALUM	CONT	24" MIN.	3'-4' / 3'-4'	NEIGHBORHOOD TRANSITION
GRASSES					
24 PENSTEMON ALBOVARIOIDES "LITTLE BUNNY"	FOUNTAIN GRASS	CONT	6" MIN.	12" / 18"	-

ALL PLANT MATERIAL SHALL CONFORM W/ AMERICAN STANDARD FOR NURSERY STOCK AND 260.1

CALL BEFORE YOU DIG!

NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION OR DEMOLITION.

www.nc811.org
1-800-632-4949

North Carolina One-Call Center, Inc.

APPROVED FOR PERMITTING
NOT FOR CONSTRUCTION



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

BOBBITT DESIGN BUILD

COORDINATOR: Blair Pittman

DRAWN BY: Jason Galloway

CHK BY: BPP

OAKWOOD PROPERTIES
10601 WORLD TRADE BOULEVARD
RALEIGH, NORTH CAROLINA

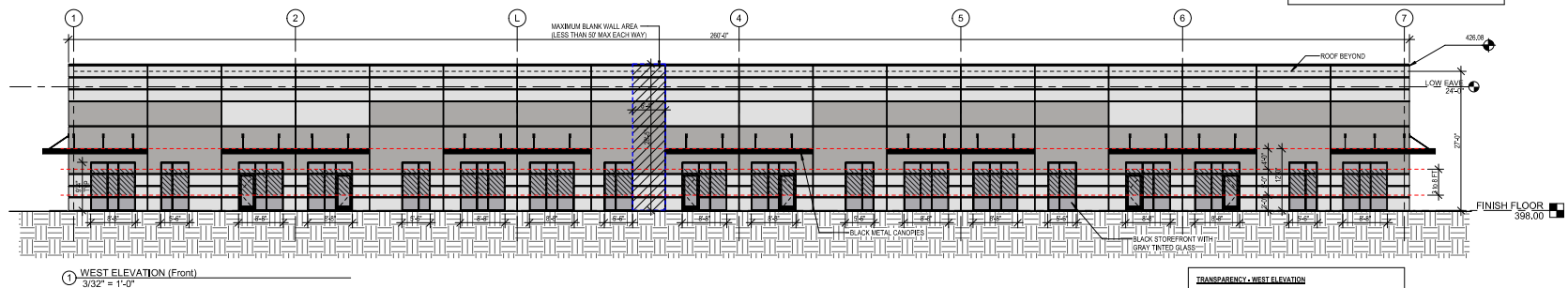
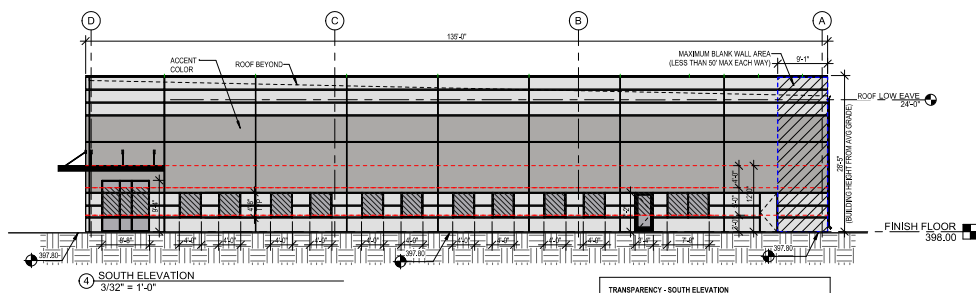
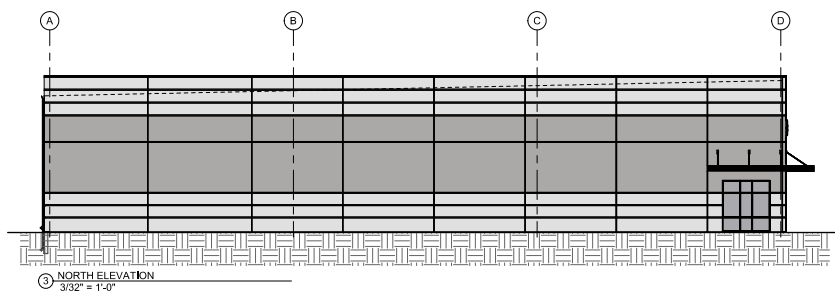
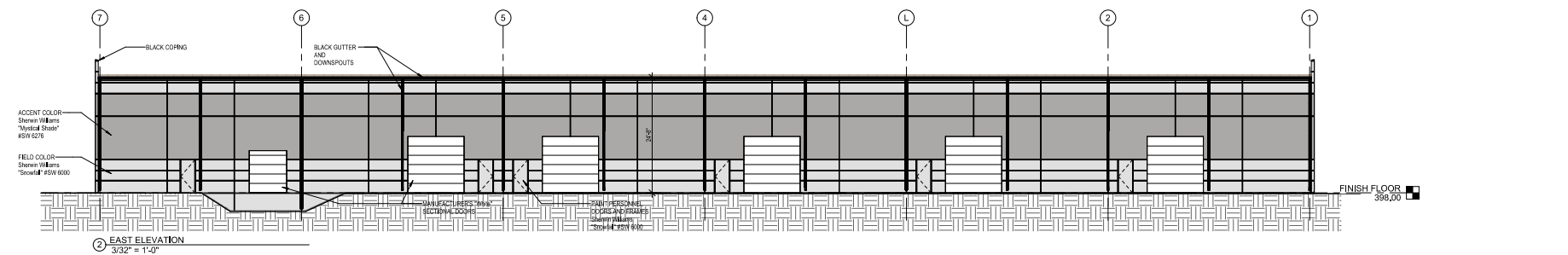
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1" = 40'

5 APRIL 2021

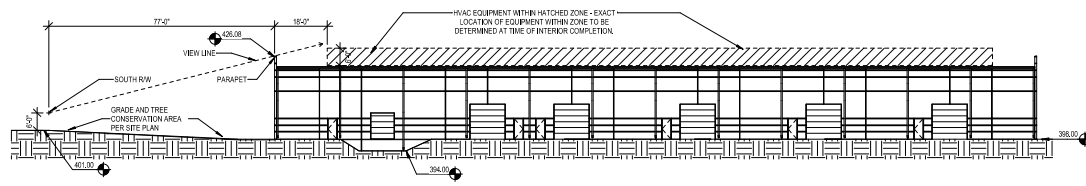
21-0084

PLANTING PLAN

C5.0



⑥ PERSPECTIVE VIEW



⑤ VIEW LINE DIAGRAM
1" = 20'-0"

SCHEMATIC DESIGN

BOBBITT A&E, PLLC
600 Germantown Road
Raleigh, North Carolina 27601

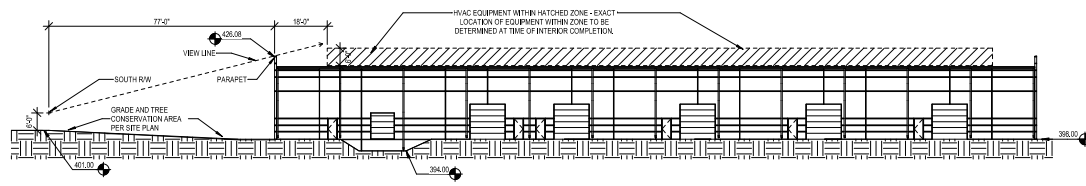
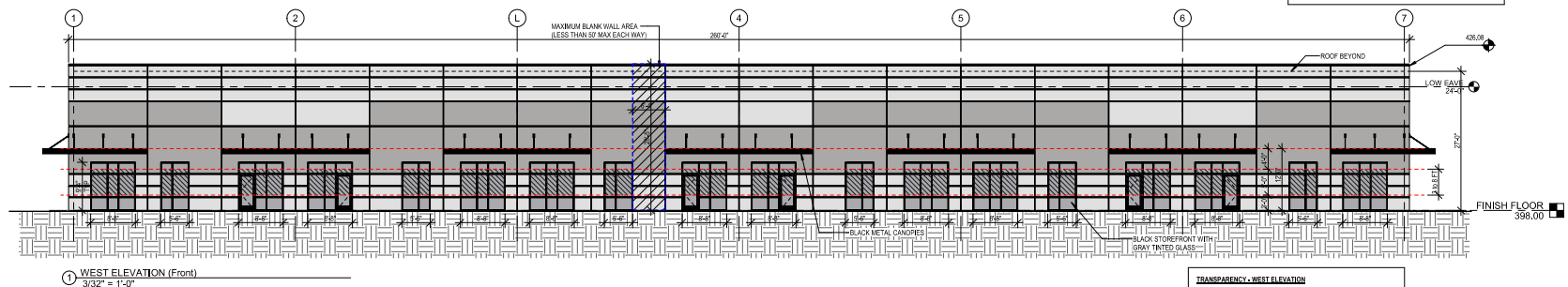
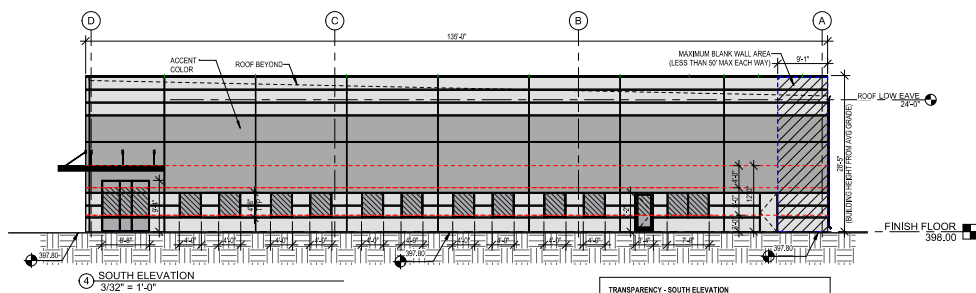
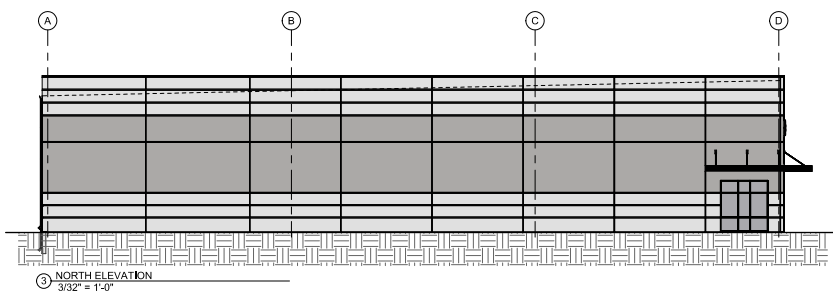
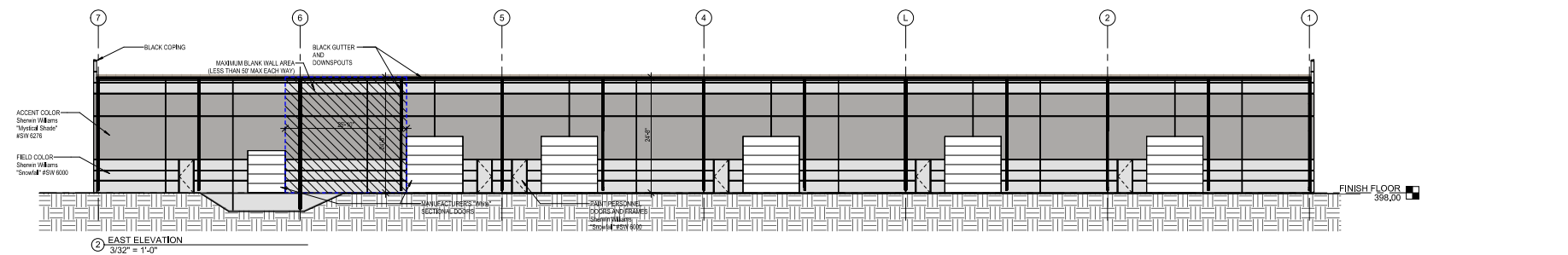
BOBBITT
DESIGN • BUILD

COORDINATOR: J. FINK
DRAWN BY: LA
CHK BY: -

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

24 X 36 As indicated
11/2/21
21-0084
ELEVATIONS

A4.1
OF 2



SCHEMATIC DESIGN

SCHEMATIC DESIGN
DRAWINGS ARE DIAGRAMMATIC ONLY AND HAVE NOT BEEN REVIEWED FOR CODE

APPROVAL:
DATE:

BOBBITT A&E, PLLC
600 Germantown Road
Raleigh, North Carolina 27601

BBITT
DESIGN • BUILD

Road | Raleigh, North Carolina 27607
851-1980 | Fax (919) 851-1982
www.bbitt.com

COORDINATOR:

DRAWN BY:

CHK BY: -

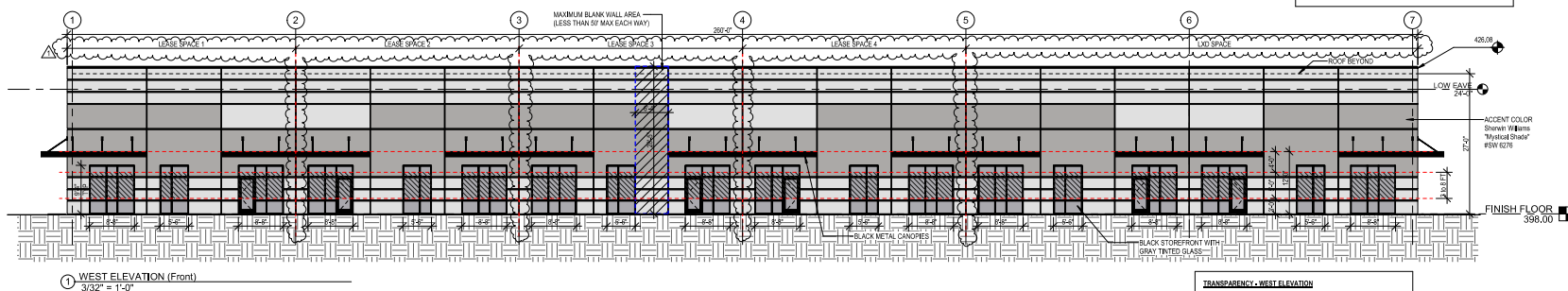
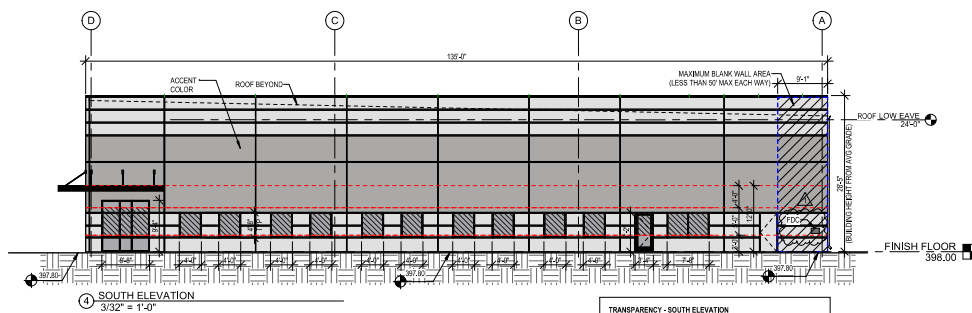
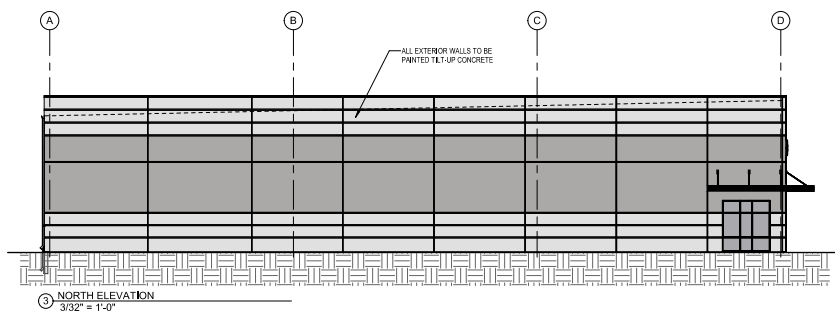
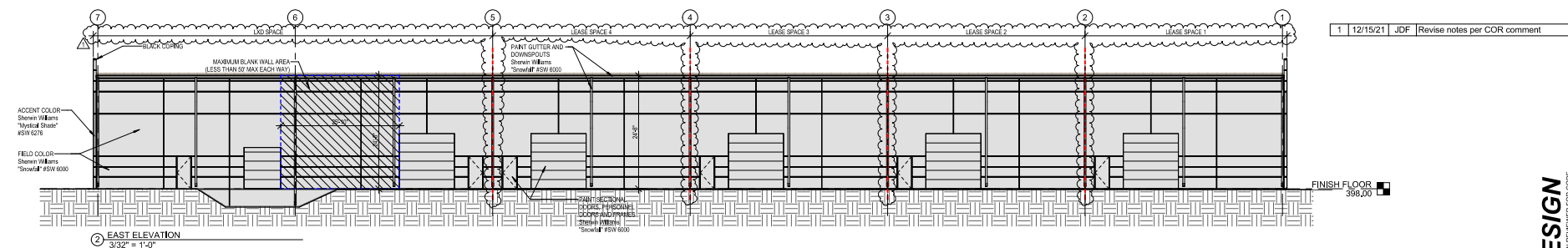
OAKWOOD PARTNERS, LLC (LXD)
10601 World Trade Boulevard
RALEIGH, NC

24 X 36

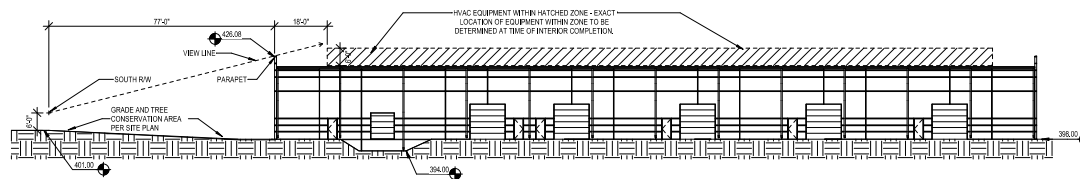
11/2/21

21-0084

A4.1
OF 2



⑥ PERSPECTIVE VIEW



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

SCHEMATIC DESIGN

BOBBITT A&E, PLLC
600 Germantown Road
Raleigh, North Carolina 27601

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COORDINATOR:

DRAWN BY:

CHK BY: -

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RALEIGH, NC

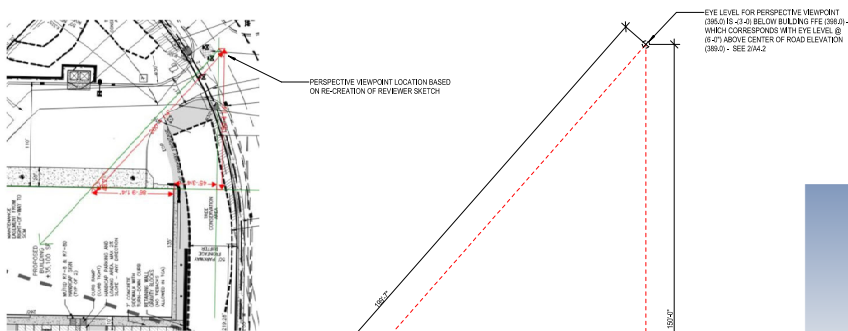
24 X 36

As indicated
12/10/21

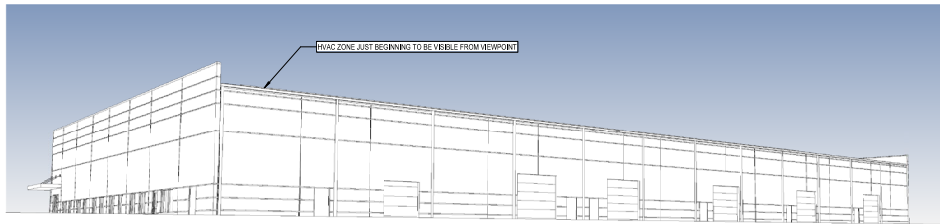
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ELEVATIONS

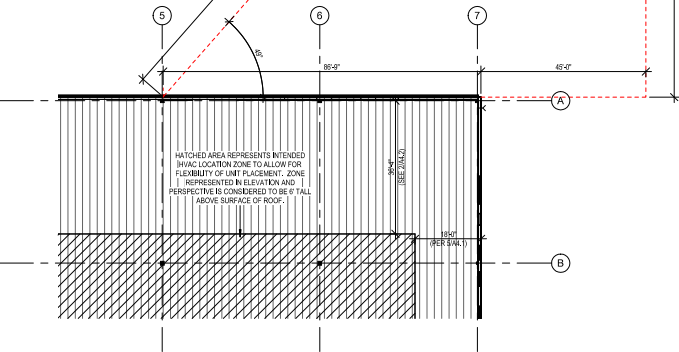
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OF 3



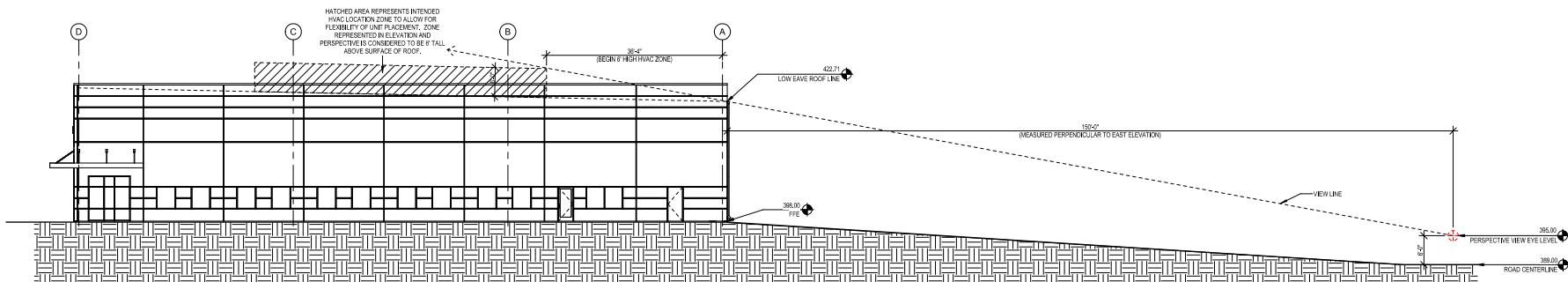
3 PERSPECTIVE FROM REQUESTED VIEWPOINT (395.0)



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

APPROVAL:
DATE:

BOBBITT A&E, PLLC
600 Commonwealth Road
Raleigh, North Carolina 27607

BOBBITT
DESIGN-BUILD
600 Commonwealth Road, Raleigh, North Carolina 27607
Phone: 919.971.9100 Fax: 919.971.9102
design@bobbitt.com

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
EXHIBIT

A4.2
OF 3