

Case File / Name: ASR-0036-2022 DSLC - BANK OZK - RALEIGH BRANCH

LOCATION: This site is located on the north side of I-440, west of Wake Forest Road at 3481 Wake Forest Road. REQUEST: Development of an existing vacant (current use a parking lot) 1.43 acre parcel zoned CX-7-PL, with .05 acres/2,130 sf of right-of-way dedication, leaving a net site area of 1.38 acres/60,046 sf. The proposed development is adjacent to the Hilton Raleigh North Hills Hotel. A proposed new Office use for a new 2-story bank of 11,411 square feet size will be built on the parcel at the corner of St. Albans Drive and Six Forks Road. 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 March 15, 2023 by Progressive AE.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. A copy of the shared refuse collection facility agreement, with the Hilton Raleigh North Hills Hotel site is provided for the SWS pickup prior to civil SPR approval, and complies with the SWS Manual design requirements.
- 2. A proposed lighting plan with exhibit detail design is provided with the civil SPR plans set, detailing the light levels, fixture design & footcandles. And demonstrate compliance with UDO Sec.7.4.
- 3. The 2nd floor, upper story wall area sf is revised for the North Elevation on sheet Q001.
- 4. Right of way frontage details like the turn lane and multiuse path need additional updates to be worked through prior to SPR approval. Among these the ramp connection at St Albans, MUP alignment with the turn lane and turn lane taper.
- 5. Applicant revises the checked box building type information per the application form, for the civil SPR application, to a 'general building' and removes 'mixed-use' as shown on the preliminary ASF

Engineering



- Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
- 7. 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.
- 8. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Stormwater

9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

10. A tree impact permit must be obtained for the installation of tree protection fence to protect 2 existing street trees to remain in the existing right-of-way along Wake Forest Road, the removal of 2 existing street trees in the existing right-of-way along Wake Forest Road, and the removal of 7 existing street trees in the existing right of way along St. Albans Drive prior to a demolition or grading permit, whichever comes first.

☑ <u>LEGAL DOCUMENTS</u> - 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.

Q	Cross Access Agreements Required	
Ø	Utility Placement Deed of Easement Required	
Ø	Sidewalk Deed of Easement Required	

Ø	Right of Way Deed of Easement Required
Ø	Transit Deed of Easement Required
Ø	Slope Easement Deed of Easement Required

☑ <u>**RECORDED MAP(S)**</u> - 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



Case File / Name: ASR-0036-2022 DSLC - BANK OZK - RALEIGH BRANCH

- 1. A slope 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 sidewalk 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 cross access agreement among the lots identified as PINs 1715277361 and 1715274163 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.
- 5. 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)

Transportation



Case File / Name: ASR-0036-2022 DSLC - BANK OZK - RALEIGH BRANCH

6. A transit 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)

☑ <u>BUILDING PERMITS</u> - 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 sidewalk 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)
- 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.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along St. Albans Drive.

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

General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.



Case File / Name: ASR-0036-2022 DSLC - BANK OZK - RALEIGH BRANCH

- 2. All street lights and street signs required as part of the development approval are installed.
- 3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

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: April 17, 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 Development Services Dir/Designee

Date: 04/17/2023

Staff Coordinator: Jermont Purifoy

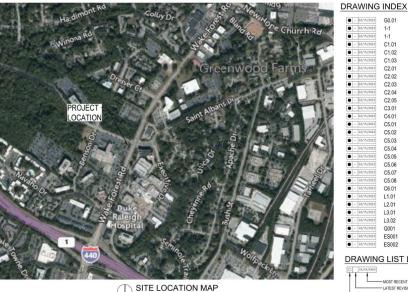
ADMINISTRATIVE SITE REVIEW **BANK OZK - RALEIGH** 3481 WAKE FOREST ROAD RALEIGH, NC 27609

BUILDING BUILD-TO-LINE SETBACK

5' MIN - 100' MAX

ISSUED FOR: ASR REVISION 3 CASE PROJECT #: ASR-0036-2022 DATE: 03/15/2023

Administrative Site	Review Ap	olication		PE + SITE DATE TABLE
flanning and Development Customer Bervice Cer	nter - One Exchange Plaza, 7	Luite 400 Raleigh, NC 27001 915-996-2500 Raleigh	SITE DATA	BUILDING DATA
his form is required when submitting all	te niane as referenced	in Unified Development Ordinance (UDO) Section	Zoning district (if more than one, please provide the acreace of each):	Existing gross floor area (not to be demolished): NVA
0.2.8. Please check the appropriate but	Iding types and includ	e the plan checklist document when submitting.	CX-7-PL	Existing gross floor area to be demolished: NW
Office Use Only: Case #:		Planner (print):	Gross sile advesge: 1.43 ac (Net Sile Advesge 1.38 ac)	New gross floor area: 11,411 st
			If of parking spaces required: \$7 Mer	Total sf gross (to remain and new): 11,411 st
ssistance determining a Site Plan Tier i	is needed a Site Plan 1	e case TC-14-19 to determine the site plan tier. If Fier Verification request can be submitted online via the	# of parking spaces proposed: 57	Proposed # of buildings: 1
ermit and Development Portal. (Note: 1	here is a fee for this v	erification service.)	Overlay District (# applicable): N/A	Proposed # of stories for each: 2
lite Plan Tier: Tier Two Site Plan	Tier Three Site	Dise of	Existing use (UDO 6.1.4): Commercial Moved Use	
Building Type	1 THE THE SHE	Site Transaction History	Proposed use (UDO 6.1.4): Commercial Mixed Use	
Detached	General S	ubdivision case #:	STOPHWAT	ER INFORMATION (Heres Based or Goal Ste Acrespe
		coping/sketch plan case #:	Politica beaution (Bulleting)	Descend Improving Surface:
Attached		ertificate of Appropriateness #:	Acres: 1.17 Square Feet: 60,005	Acres: 1.00 Square Feet: 41.520
Apartment		oard of Adjustment #:	Is this a Bood hazard area? Yes 🛄 No	2 <u></u>
Townhouse		oning Case #:	If yes, please provide:	
		dministrative Alternate #:	Flood shoty:	The second se
	GENERAL INFO	RMATION	FEMA Map Panol #:	
Development name: Bank OZK - Raleigt	Branch		Neuse River Buffer Yes No	Wetlands Yes No 2
nside City limits? Yes 🖌 No			OPAOPUTUL	DEVELOPMENTS < >
Property address(es): 2491 M/ol	Co Forest De	ad Raleigh, NC 27609	Total # of dwelling units: NA	Total # of hotel units:
3461 998	te Forest Ru	Ju Raleigh, NC 27009	8 of bedroom units: the 2br 3br	
lite P.I.N.(s): 1715277361			# of lots:	Is your project a cottage court? Yes No
Please describe the scope of work. Incl				
Construction of a new 11,411 sft b nclude new driveways, parking so		d drive through service. Site improvements	SIGNAT	UREBLOCK
	aces, conses and la	iuscaping.		the property of the second second second
				ects in accordance with the plans and specifications submitte inform of the City of Releigh Unified Development Ordinance
			1. Metvin Edwards will	serve as the agent regarding this application, and will receive and applicable documentation, and will represent the proper
IOTE: please attach purchase agree	ment when submittin			and applicable documentation, and will represent the proper
OTE: please attach purchase agree Company: Bank OZK	ment when submittin	ng this form.	and respond to administrative commonta, resubmit plans owner(o) in any public meeting rogarding this application listerious and plansholae and affect that this protect	and applicable documentation, and will represent the proper
KOTE: please attach purchase agree Company: Bank OZK Iddress: 18000 Cantrell Road, Little Roc	ment when submittin	ng this form. Be: Owner	and respond to administrative commontal, resultmit plans owner(h) in any public meeting regarding this application live have near, adknowledge, and allow that this project processed development use. (addiminediate that this project	and applicable documentation, and will represent the proper is containing to all application requirements applicable within contain is subject to the filing caloridar and submittal policy.
IOTE: please attach purchase agree Company: Bank OZK Iddress: 18000 Cantrell Road, Little Roc Phone #: 501-978-2204	when submittin T k, AR 72223	ng this form. Be: Owner	and respond to activitizative commontal, resubmit plana owner(s) in any public meeting rogarding this application lives have read, acknowledge, and attern that this project prepared development use. Ladinoslegate that the applica- tion states applications yill ensitive riter 180 days of ins	and applicable documentation, and will represent the proper is conforming to all application requirements applicable with conton is subject to the filing calender and culomitial policy, dtivity.
NOTE: please attach purchase agree Company: Besk OZK Address: 18000 Cantrell Road, Little Roc Phone #: 501-978-2204 Applicant Name: Melvin Edwards	k, AR 72223	ng this form. Be: Owner	and respond to administrative comments, resulting black overexyl many public meeting requiring this problem like how could administrative and allow that this problem proposed development can laidnessing that this problem within stakes applications will write the thig tags of in Signature:	is conforming to all application requirements applicable with cation is subject to the filing calondar and submittal policy,
IOTE: please attach purchase agree formpany: Bank OZK adress: 18000 Cantrell Road, Little Roc thone #: 501-978-2204 opplicant Name: Nelvin Edwards iompany: SVP Admin Services	k, AR 72223	ig Bhil form. Bit: Owner wards@cak.com Cantrell Road, Little Rock, AR 72223	and respond to activitizative commontal, resubmit plana owner(s) in any public meeting rogarding this application lives have read, acknowledge, and attern that this project prepared development use. Ladinoslegate that the applica- tion states applications yill ensitive riter 180 days of ins	and applicable documentation, and will represent the proper is contoming to all application requirements applicable with isotom to subject to the filing calender and cubmittal policy, dtivity.
Current Property Ownen/Developer Col VOTE: please attach purchase agree Organy: Bark (2014) Kiddress: 18000 Cantrell Road, Lifde Roo Phone 8: 601-9778-2204 Organical Name: Weink: Edwards Dompany: SVP Admin Services Phone 8: 501-978-2204	k, AR 72223 Ernail: melvin.ed Address: 18000	ig Bhil form. Bit: Owner wards@cak.com Cantrell Road, Little Rock, AR 72223	and respond to administrative comments, resulting black overeign many public meeting requiring this problem likes have read, addrowledge, and allow that this problem proposed development can (addrowledge that this regist) within stakes applications will write the thig tags of in Signature:	and geological documentation, and will represent the proper- like contempts to all application requirements applicable with contempts to the filters calcolater and coldinitial jointy, strikly. Table: Normalia
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	DEVELOPMENT SU	IMMARY		DEVELOPMENT SUMMARY		
	PROPERTY DENTIFICATION NUMBER:	1715277361	[REQUIRED	EXISTING	PROPOSED
	PLAT INFORMATION	BOOK: BM2020 PAGE:1388	BUILD-TO-LINE opportuge man appertuge	50% (129.61') OR 35% (WITH AMENITY AREA		43,3% 112,13
	ZONING:	CX-7-PL	DOLD TO LEE (MANAGEMERALINE)	REDUCTION) 90.73		40.070 112.10
	OVERLAY DISTRICT(S):	NONE	BUILD-TO-LINE (FRONTAGE ST ALRANG DA)	50% (106.86') OR 35% (WITH AMENITY AREA REDUCTION) 74.80'		42.7% 91.20
	FRONTAGE TYPE:	PARKING LIMITED		,		
	CURRENT USE:	PARKING LOT	HEIGHT UMIT	MAX 7 STORIES		2 STORIES
	PROPOSED USE:	OFFICE SPACE	OUTDOOR AMENITY AREA	10% 6,005 FT ² / 0.14 AC	.	10.1% 6,078 FT*/ 0.14 A
	GROSS SITE AREA	62,176 FT2 / 1.43 AC	PARKING SPACES: OVERALL HOTEL	500 MAX	657	528
PROJECT DESCRIPTION	RIGHT-OF-WAY DEDICATION	2,130 FT ² / 0,05 AC	PARKING SPACES: BANK PARCEL	57 MAX	127	57
CONSTRUCTION OF NEW 11.411 SQUARE	NET SITE AREA	60,046 FT ¹ / 1.38 AC	BIKE PARKING: SHORT TERM	4 SPACES	0	4 SPACES
FOOT BANK WITH DRIVE-THROUGH AND WAIK-IN SERVICE SITE IMPROVEMENTS	HOTEL BUILDING AREA	333 ROOMS & 400 SEATS	BIKE PARKING: LONG TERM	4 SPACES	0	6 SPACES
INCLUDE PARKING SPACES, UTILITIES, AND LANDSCAPING.	BUILDING AREA	11,411 FT ² , 2 FLOORS	FLOOR HEIGHTS (SHOWE STORE)	11' MIN		15'
	GROSS IMPERVIOUS AREA	43,520 FT ² / 1.00 AC	FLOOR HEIGHTS (LIPPER STORY)	9" MIN		13'
GENERAL NOTES	BUILDING SETBACK (HANNING SUB STREET)	5' MIN	TRANSPARENCY (SROUND STORE)	33%		54.93% years and 35.68% men and
1. PER TC-5A-18 & SEC. 1.5.4.C, THE PRIMARY DESIGNATIONS SHALL BE WAKE	BUILDING SETBACK (RLET)	5' MIN	TRANSPARENCY (UPDR 81090)	20%		54.95% parts also 35.89% (satisfie)
FOREST ROAD AND ST ALBANS DRIVE.	BUILDING SETBACK (SIDE AND REAR)	0' OR 6' MIN	OVERALL BLOCK PERIMETER	3,000° MAX	3,345	3,349'
2. PER SECTION C-8 OF THE SOLID WASTE DESIGN MANUAL OS, BANK OZK WILL ENTER INTO A SHARED REFUSE	PARKING SETBACK (PREMIERANCE STREET)	10' MN	OVERALL BLOCK AREA	5 AC MIN	657,799 FT ^a / 15.10 AC	655,669 FT ² / 15.05 AC
COLLECTION FACILITY AGREEMENT WITH THE NEIGHBORING HOTEL BUSINESS.	PARKING SETBACK (HLD)	5' MIN	BLOCK PERIMETERS, LOT ARRANGEM PERIMETER COMPLES PER ADMINIST			
REFER TO C2.04 FOR LOCATION OF	PARKING SETBACK (DOE AND REAR)	0' OR 3' MIN	PENMETER COMPLES PER ADMINIST	WHITE NOTION 3007 POR SU	CONTROL N S52 2	



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BANK OZK RALEIGH BRANCH

AWING	INDEX	
- 03/15/2023	G0.01	COVER SHEET
- 03/15/2023	1-1	TOPOGRAPHIC SURVEY BY MCADAMS COMPANY
- 03/15/2023	1-1	PLAT MAP BY MCADAMS COMPANY
- 03/15/2023	C1.01	SITE DEMOLITION PLAN
- 03/15/2023	C1.02	SESC PLAN
- 03/15/2023	C1.03	SESC DETAILS
- 03/15/2023	C2.01	SITE LAYOUT PLAN
- 03/15/2023	C2.02	SITE LAYOUT NOTES
- 03/15/2023	C2.03	BUILD TO LINE EXHIBIT
- 03/15/2023	C2.04	PARKING EXHIBIT
- 03/15/2023	C2.05	BLOCK EXHIBIT
- 03/15/2023	C3.01	SITE GRADING PLAN
- 03/15/2023	C4.01	SITE UTILITY PLAN
- 03/15/2023	C5.01	SITE DETAILS
- 03/15/2023	C5.02	SITE DETAILS
- 03/15/2023	C5.03	SITE DETAILS
- 03/15/2023	C5.04	SITE DETAILS
- 03/15/2023	C5.05	SITE DETAILS
- 03/15/2023	C5.06	PRE-DEVELOPED DRAINAGE PLAN
- 03/15/2023	C5.07	POST-DEVELOPED DRAINAGE PLAN
- 03/15/2023	C5.08	STORMWATER CALCULATIONS
- 03/15/2023	C6.01	SIGHT TRIANGLES PLAN
- 03/15/2023	L1.01	TREE PROTECTION PLAN
- 03/15/2023	L2.01	LANDSCAPE PLAN
- 03/15/2023	L3.01	LANDSCAPE DETAILS
- 03/15/2023	L3.02	LANDSCAPE DETAILS
- 03/15/2023	Q001	EXTERIOR ELEVATIONS
- 03/15/2023	ES001	ELECTRICAL SITE PLAN
- 03/15/2023	ES002	PHOTOMETRIC PLAN

DRAWING LIST LEGEND

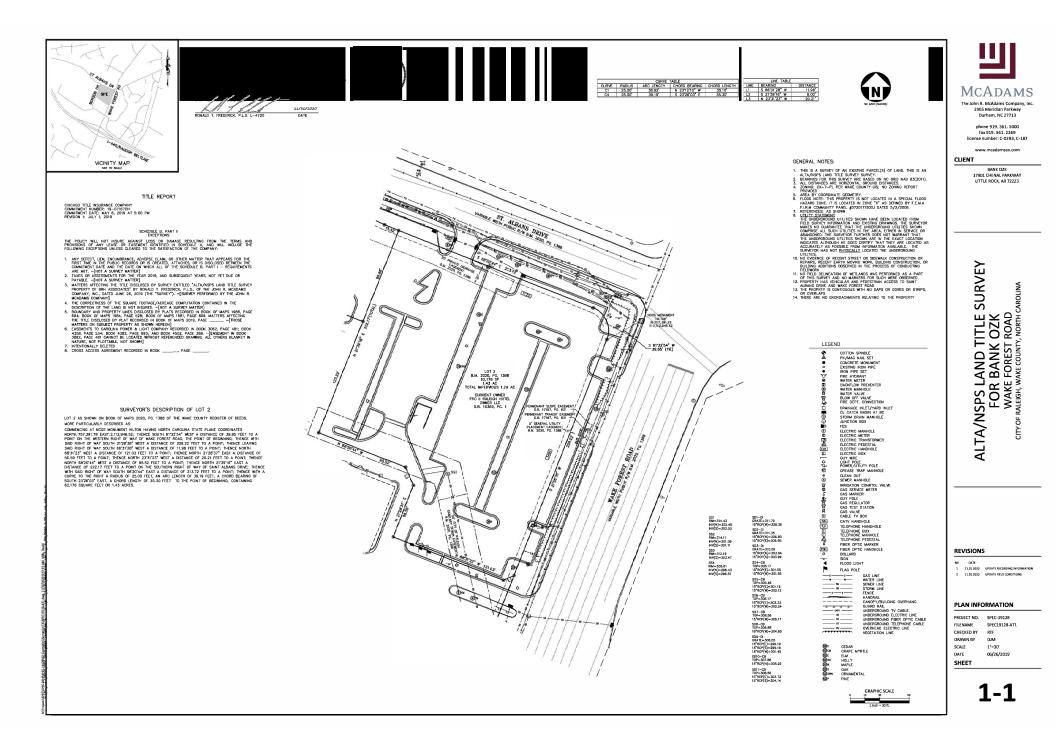
MOST RECENT ISSUE DATE LATEST REVISION NUMBER FILLED IN CIRCLE INDICATES DRAW INCLUDED IN THIS DRAWING SET

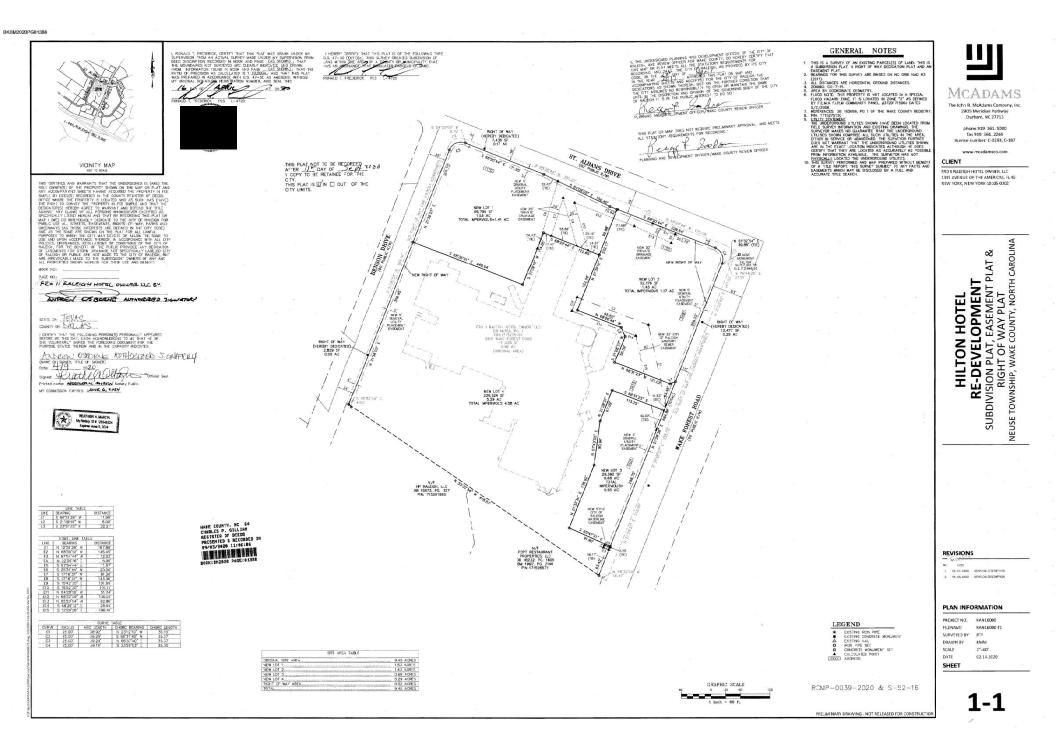


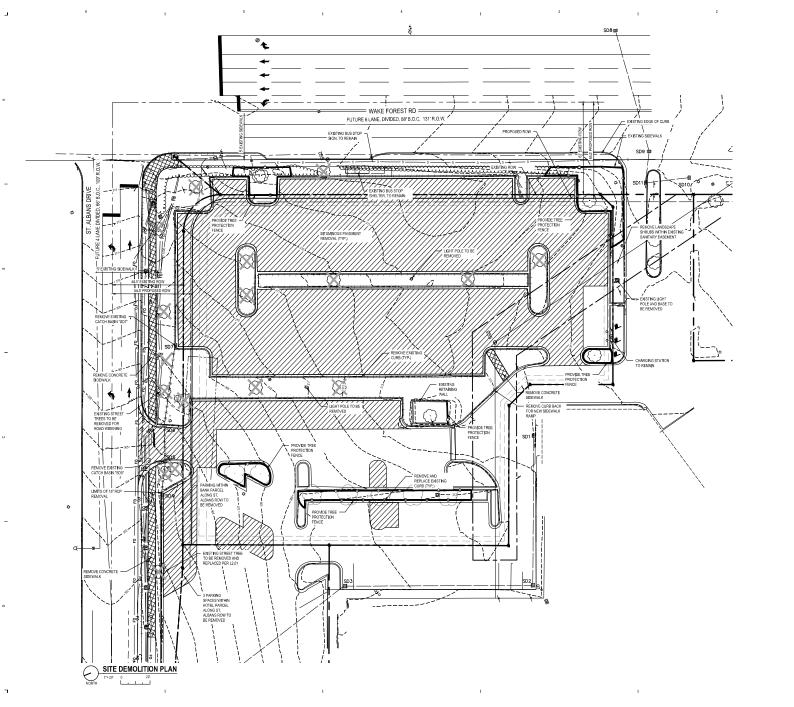
COVER SHEET APPROVED G0.01

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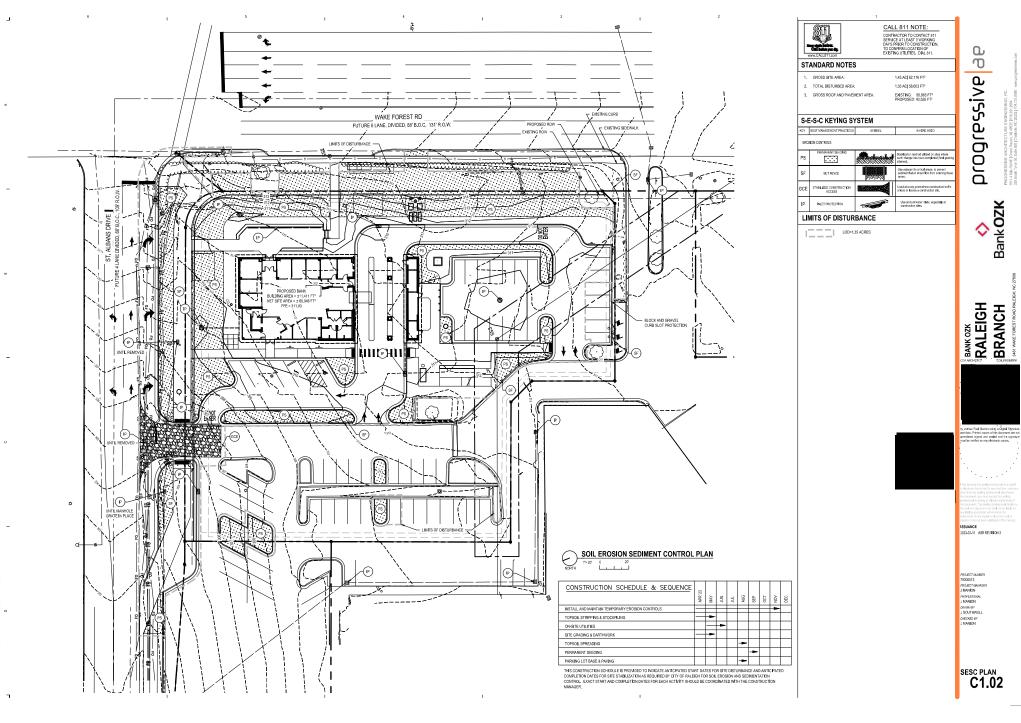




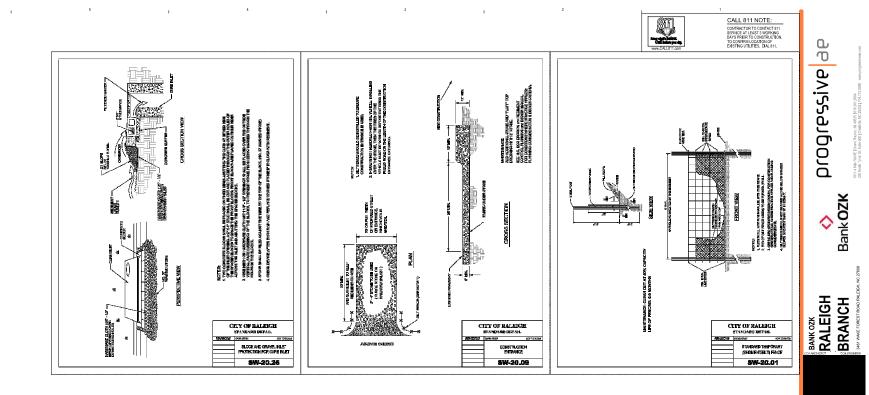




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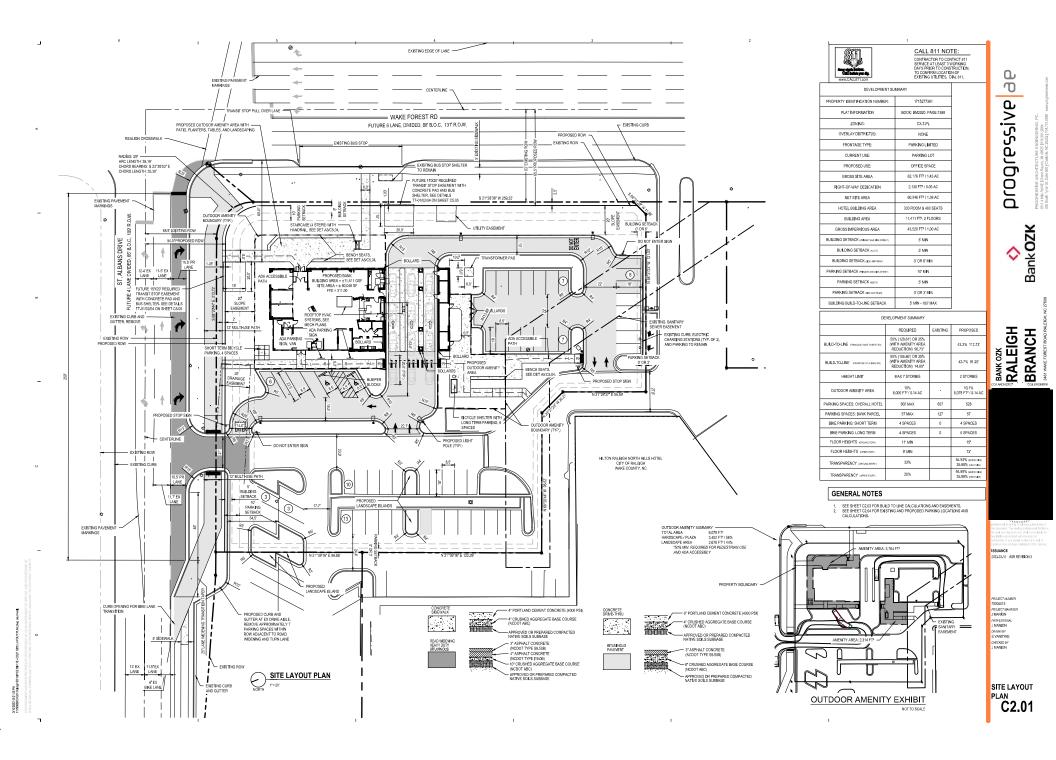
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us been electronically signed and seale Paul Marion using a Digital Signatur Printed copies of this document are no

ISSUANCE 2023-03-15 ASR REVISION 3

> PROJECT NUMBER 7500013 PROJECT MANAGER J MANION PROFUSIONAL J MANION CRUMBER J SOUTHWELL CRECKED BY J MANION

SESC DETAILS



5	4	1	2	1
				CALL 811 NOTE: CONTRACTOR TO CONTRACTOR IN OWNER TO CONTRACTOR TO CONTRACTOR INFO CONTRACTOR TO CONTRACTOR INFO CONTRACTOR INFO PROFESSION
SITE CLEARING AND DEMOLITION NOTES	EROSION CONTROL NOTES	GENERAL SITE LAYOUT NOTES	EARTHWORK & GRADING NOTES	SANITARY SEWER NOTES
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CONCRETE JOINT LAYOUT SHALL FORM SQUARE PANELS. WHERE NOT PRACTICAL, RECTANGULAR PANELS MAY BE USED IF THE LONG DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT DIMENSION.

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7. ALL RAMPS TO BE ADA ACCESSIBLE.

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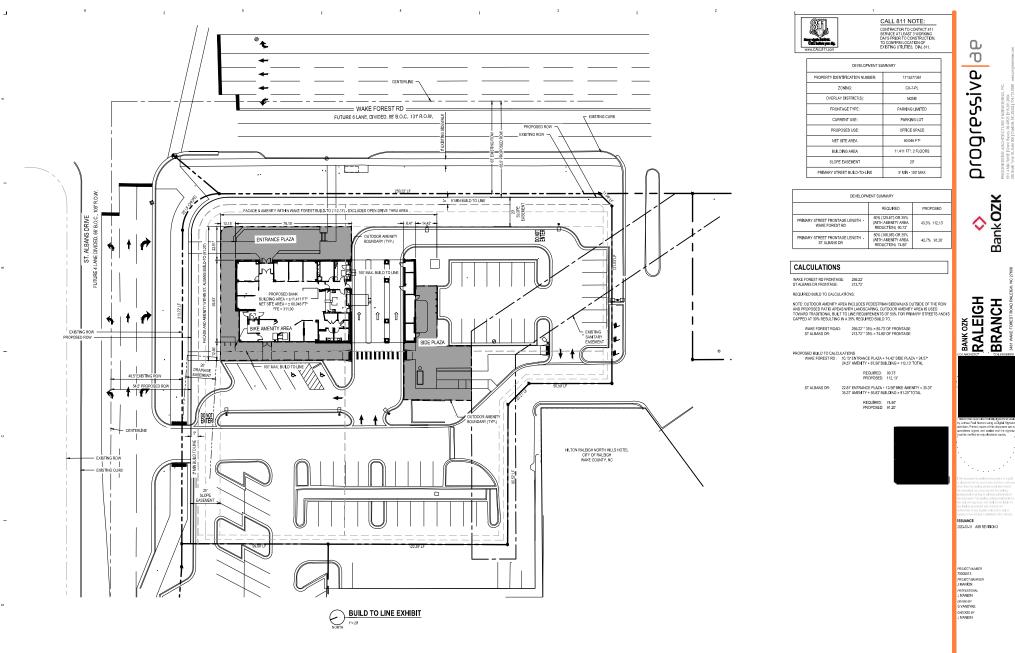
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ISSUANCE 2023-03-15 ASR REVISION 3



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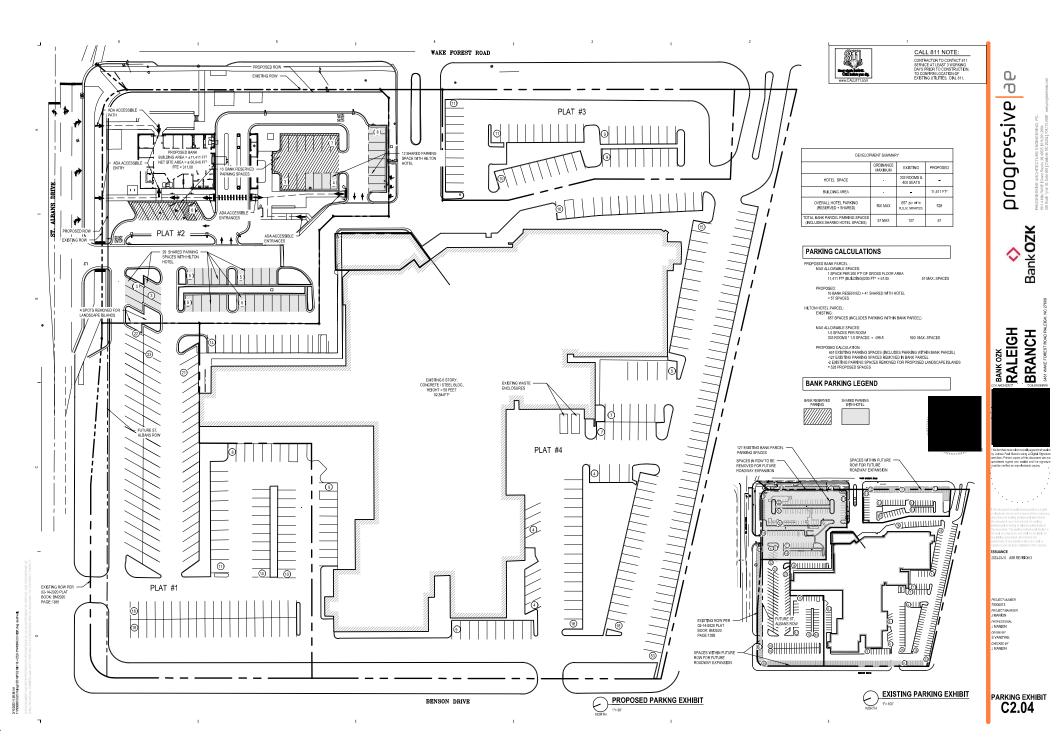
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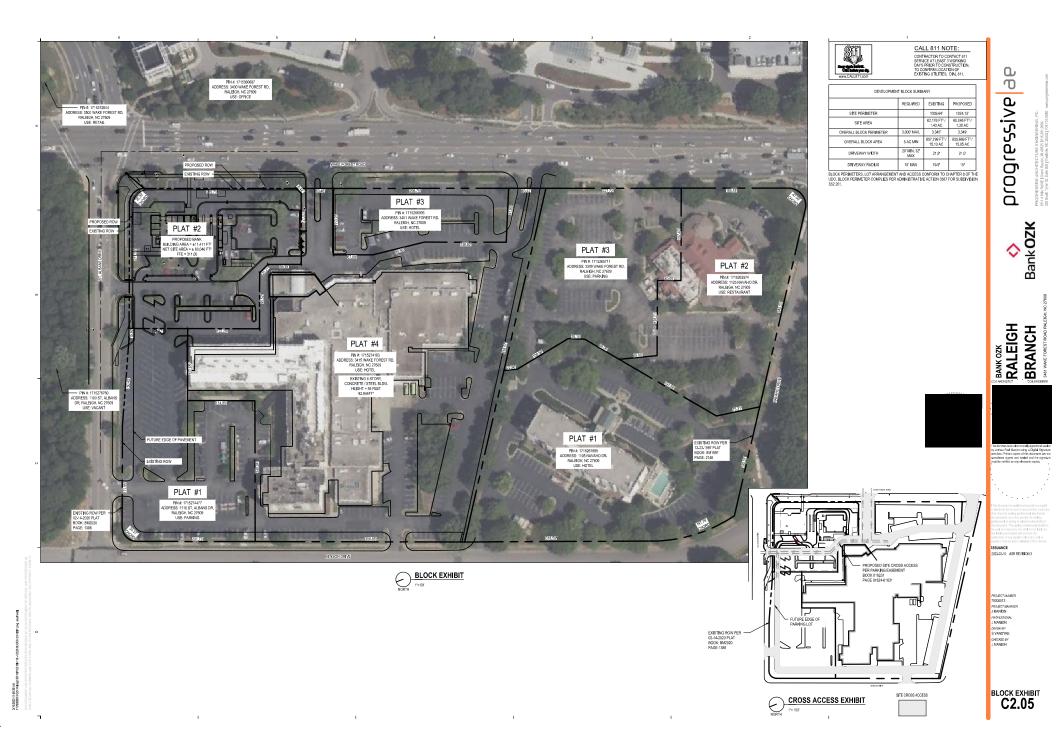
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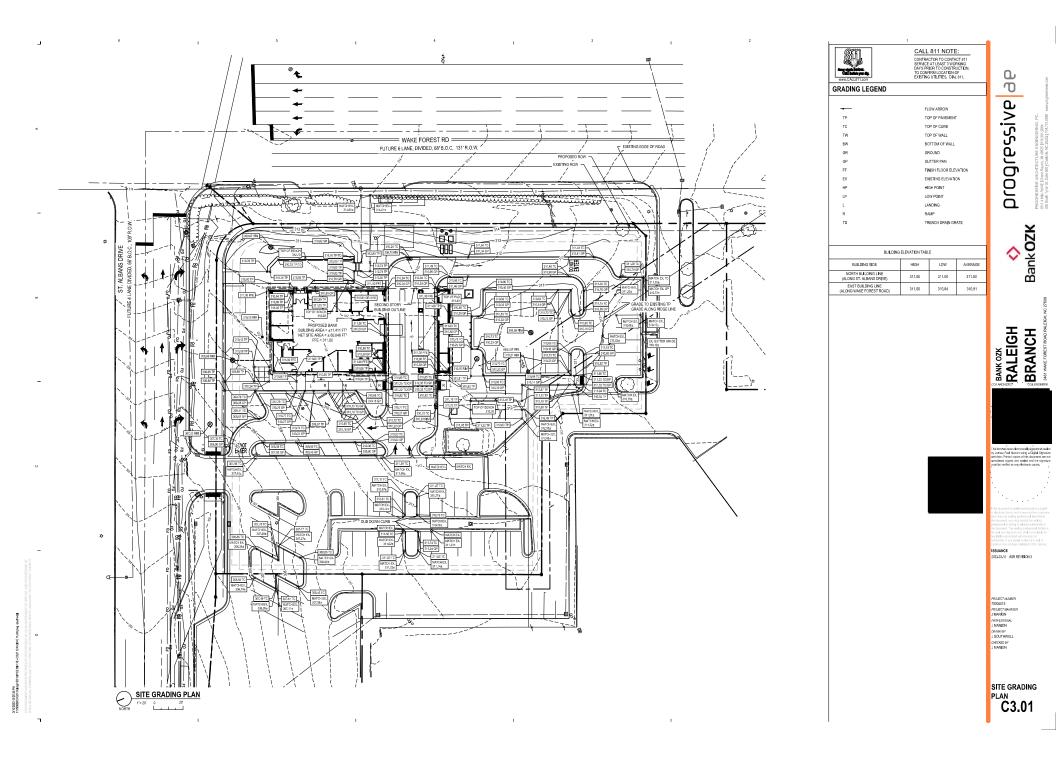
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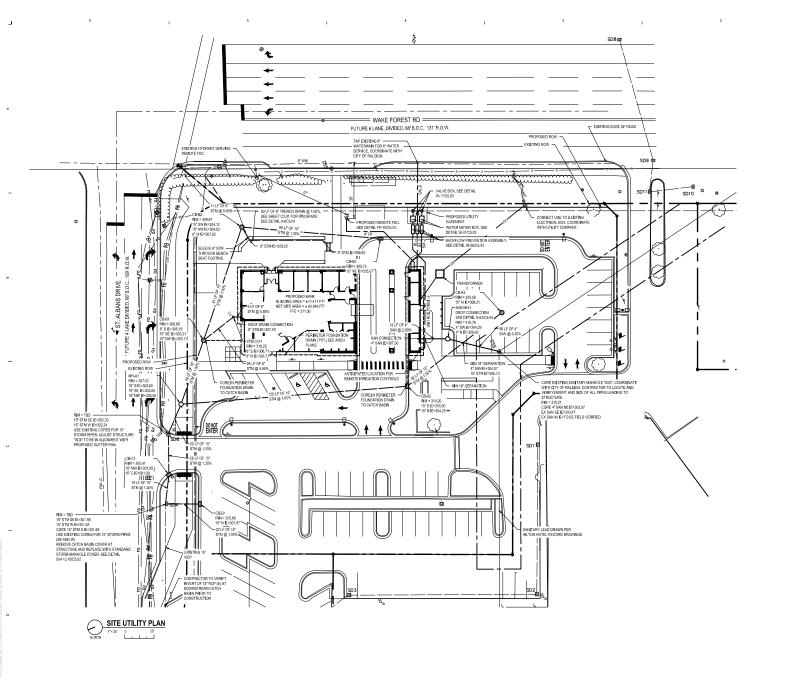
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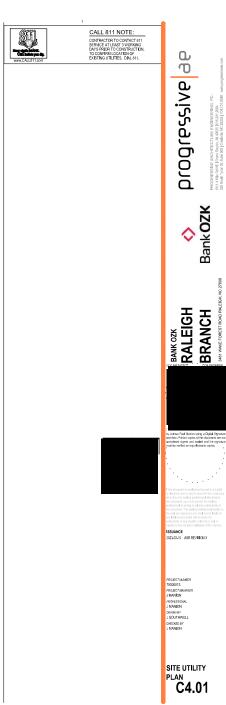




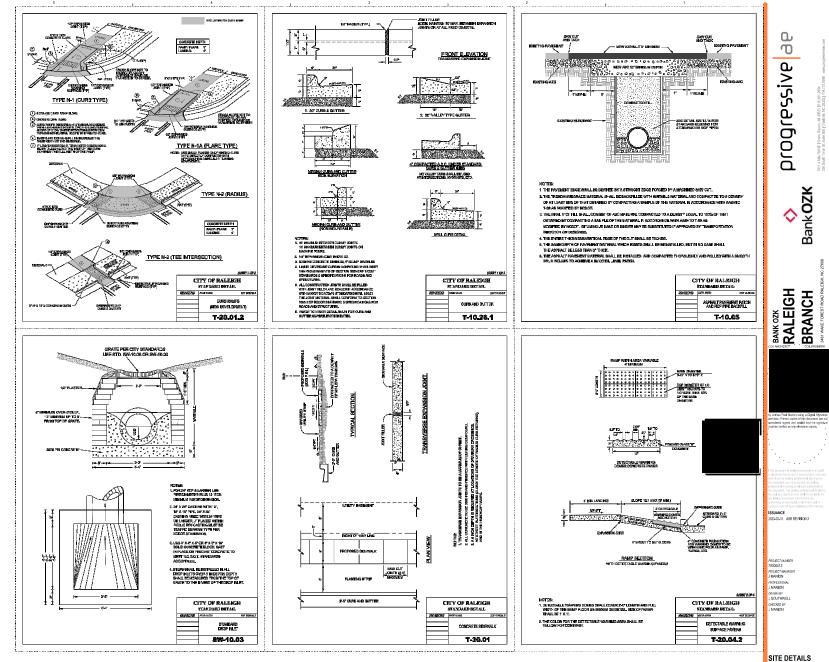


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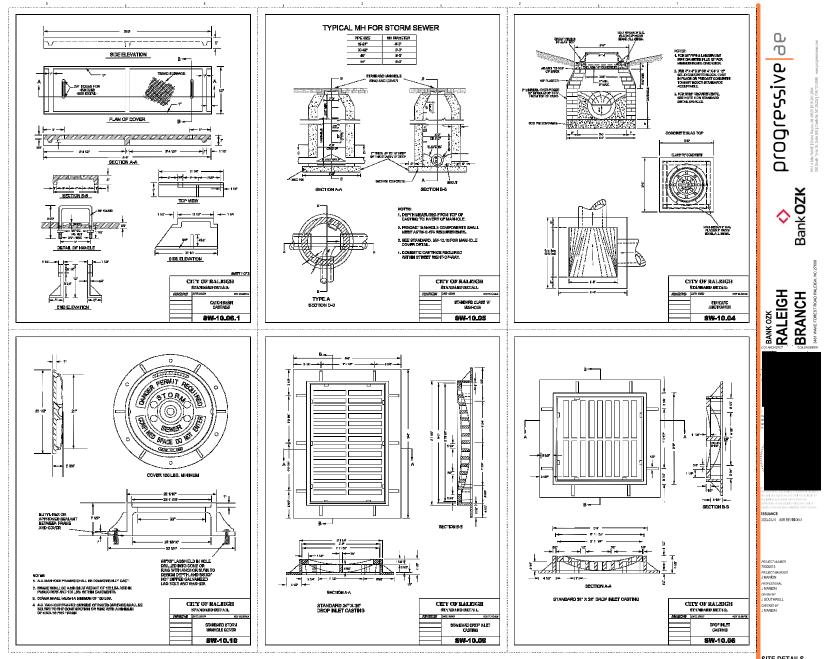
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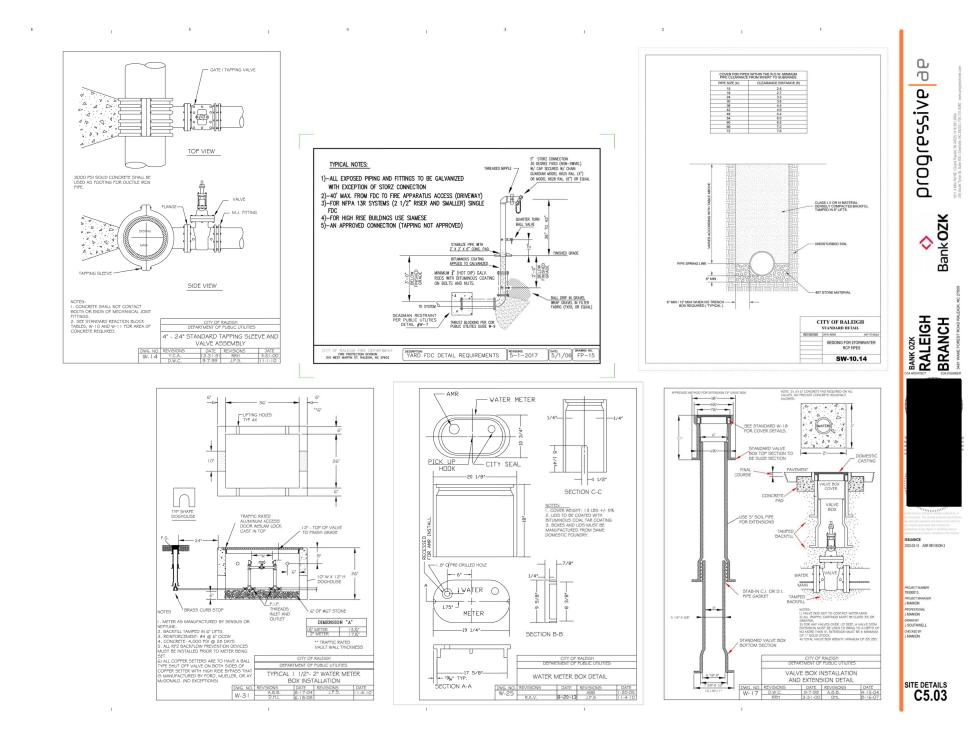
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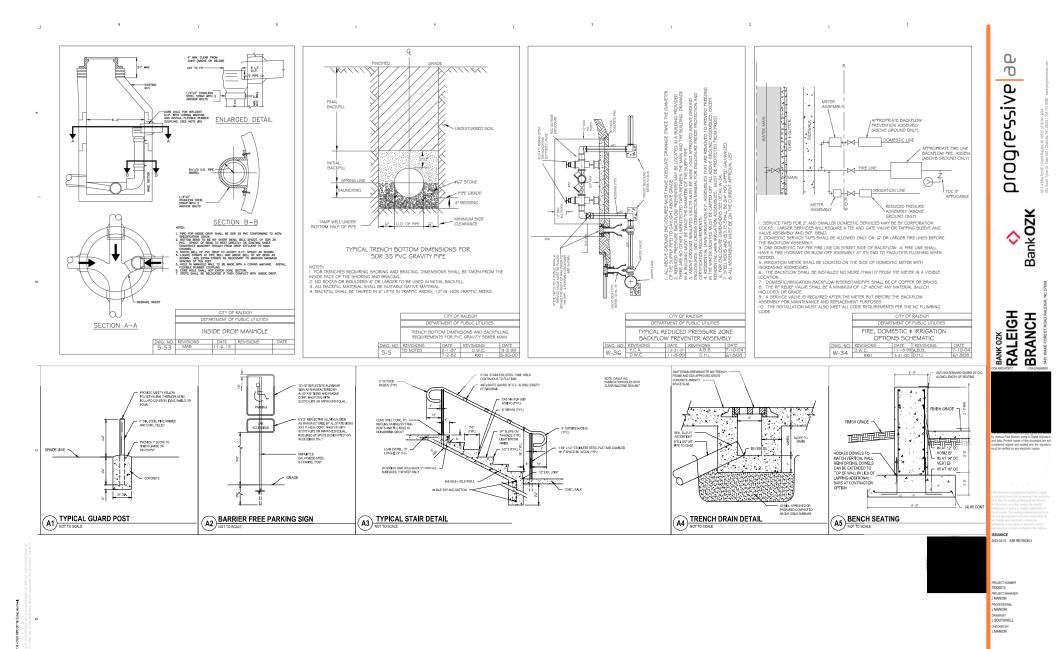
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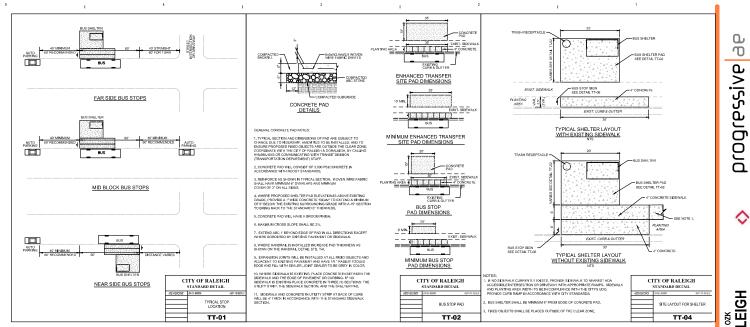
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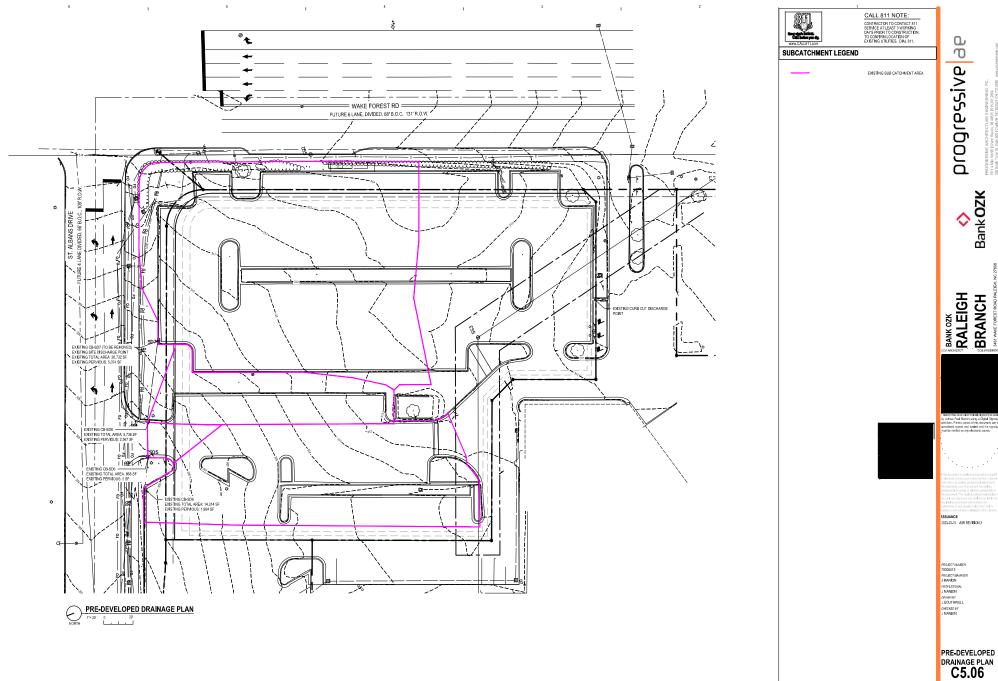
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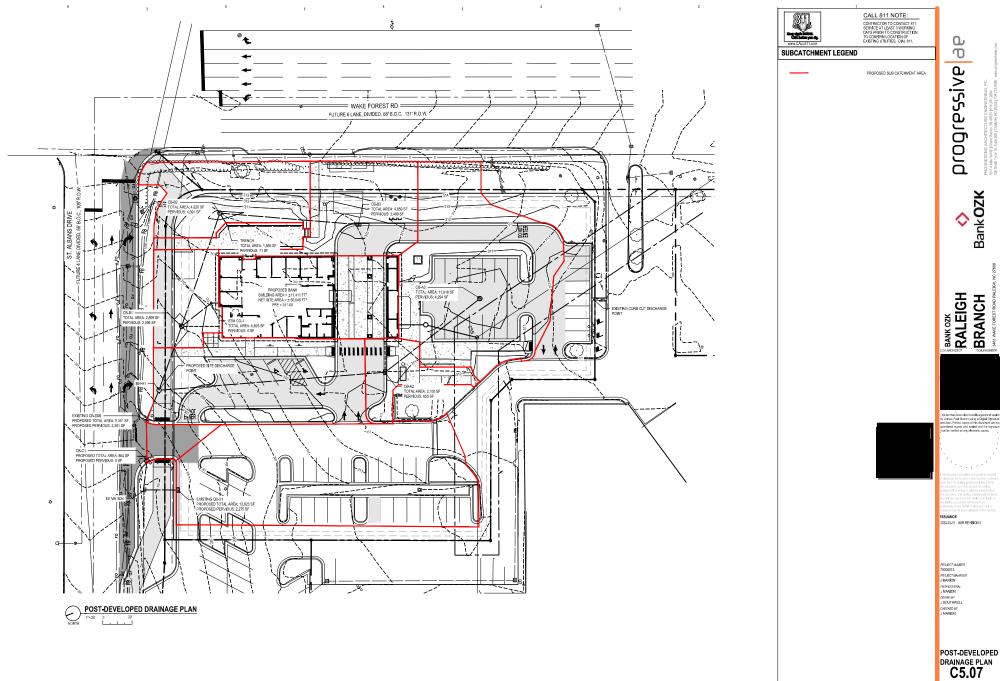
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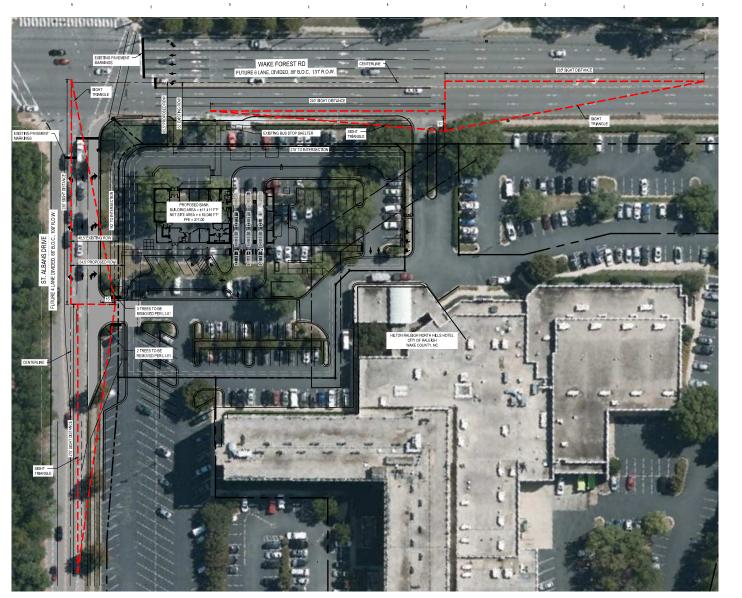
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This itershas been electronically signed-and sealer by Joshua Paul Marion using a Digital Signature and date. Printed copies of this document are no



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CALLBILLOW CALL 811 NOTE: CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811. D $\bar{\sigma}$ GENERAL NOTES progressive I. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIWAGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FRUCE, SION, FOL MOE, BERNS, OR PARKED VEHOLES BETWEEN THE HENGEN'S OF X HORES AND EIGHT FEET ABOVE THE CURB LINE LEVATION OR THE MEAREST TRAVELED WAY F MO CURBING ENSTS. DESIGN CRITERIA ST. ALBANS DRIVE SPEED LIMIT: 35 MPH GRADE; #6% UPGRADE SIGHT DISTANCE: 230 FEET DOWNGRADE SIGHT DISTANCE: 275 FEET WAKE FOREST ROAD SPEED LMIT: 35 MPH GRADE: +3% UPGRADE SIGHT DISTANCE: 240 FEET DOWNGRADE SIGHT DISTANCE: 265 FEET DECISION POINT 15.0 FT FROM EDGE OF THE ROAD TRAVELED WAY Bank OZK \diamond BANK OZK RALEIGH BRANCH ISSUANCE 2023-03-15 ASR REVISION 3 PROJECT MANBER 73930013 PROJECT MANAGEF J MANION PROFESSIONAL J MANION CRAWLEY J SOUTHWELL CRECKED BY J MANION

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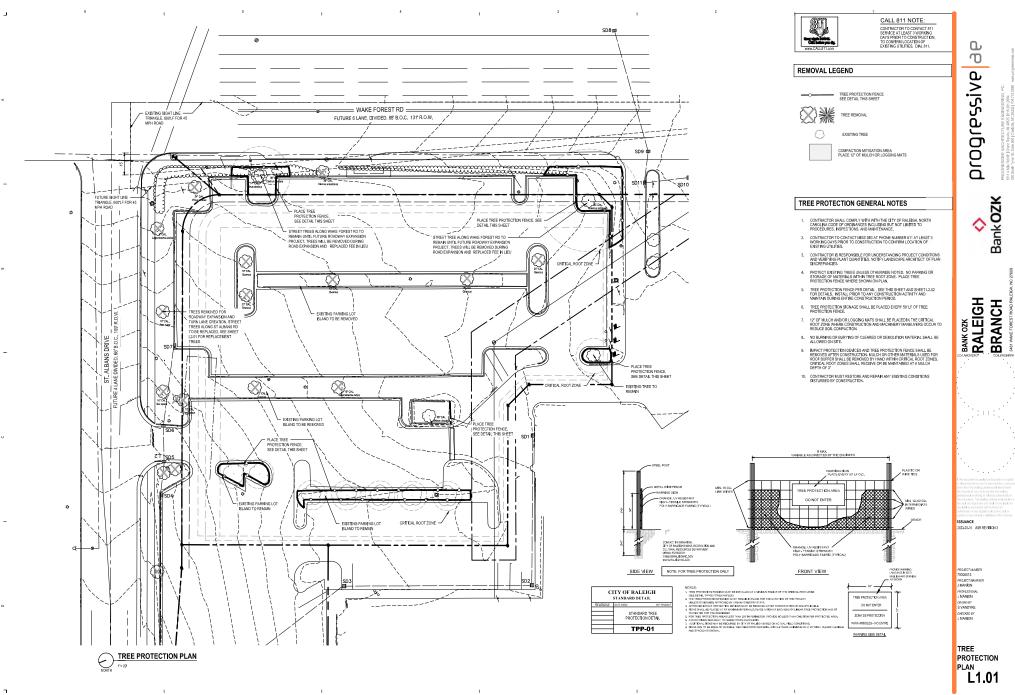
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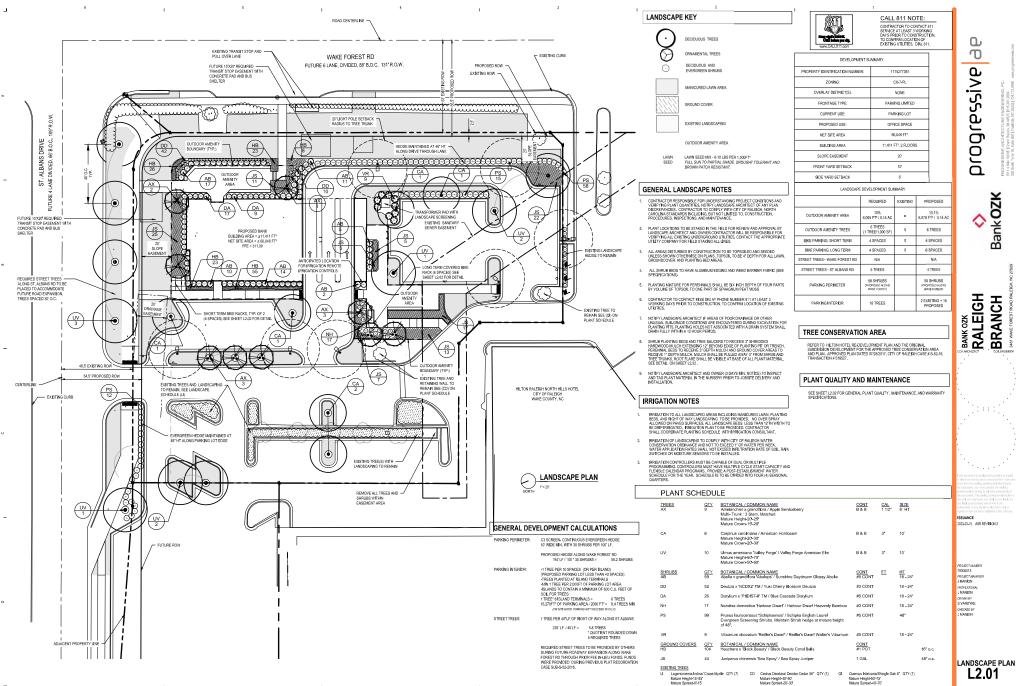
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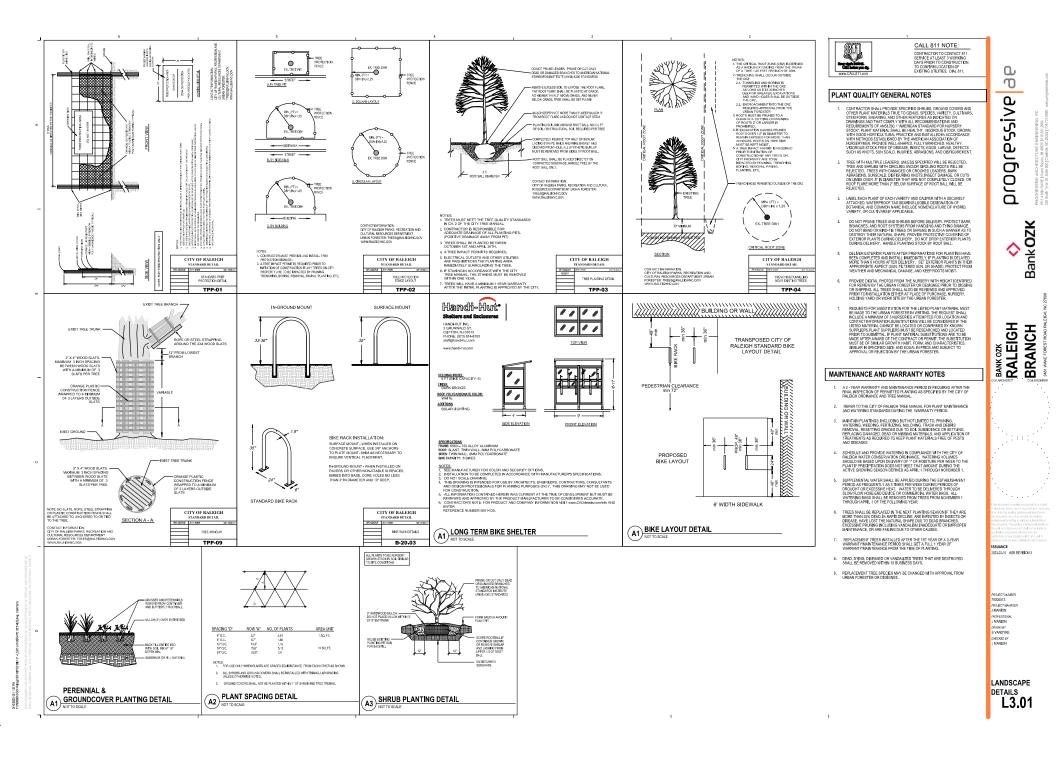


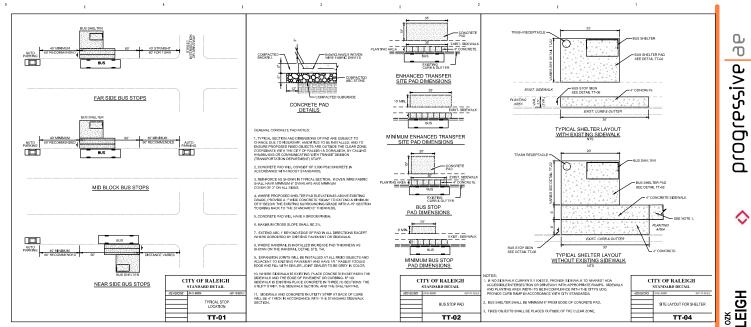
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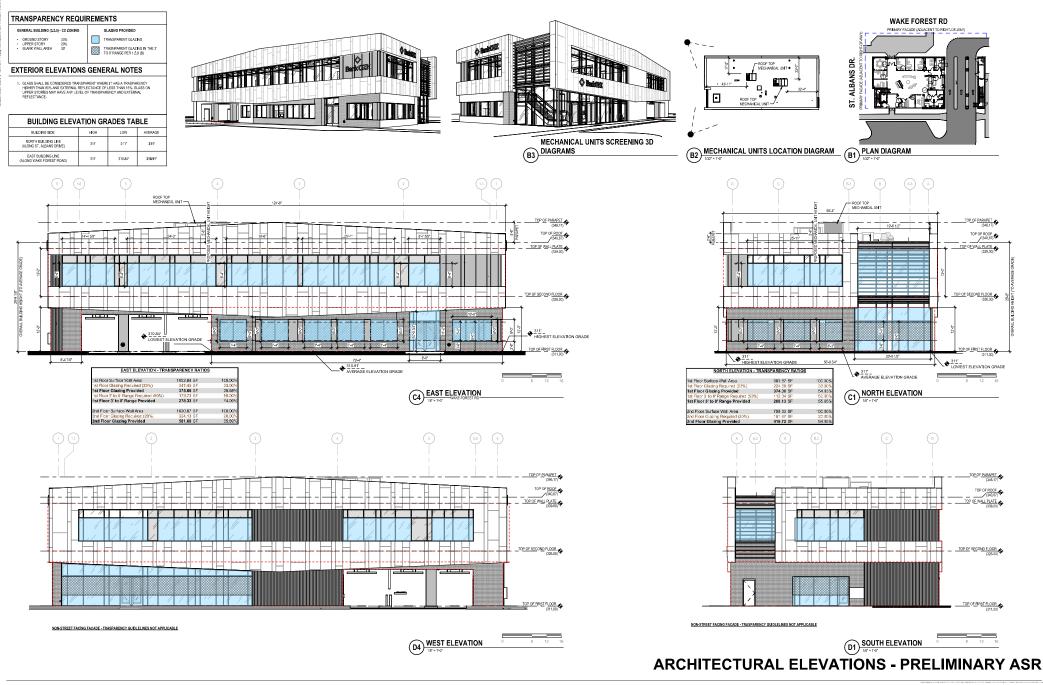
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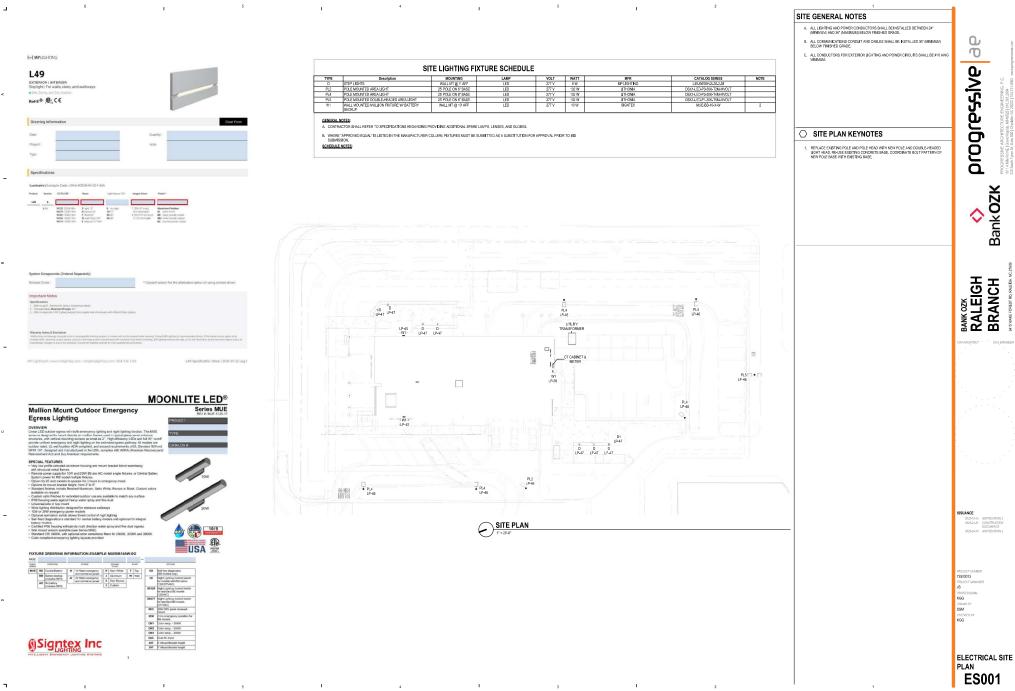
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