



# Administrative Approval Action

Case File / Name: ASR-0061-2019  
FLEX OFFICE

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

**LOCATION:** This site zoned IX-3-PK, and within SHOD-2 and AOD overlay districts, is located on the northwest corner of the intersection of ACC Boulevard and Exhibit Court at 7230 ACC Boulevard.

**REQUEST:** Development of a 12,087 sq. ft. light industrial facility with associated parking.

**DESIGN**

**ADJUSTMENT(S)/**

**ALTERNATES, ETC:** SPR-0008-2020: DSLC - Site Permitting Review/Major [Signature Set]

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 4, 2019 by MATT LOWDER.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **Stormwater**

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

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

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

### **Engineering**

1. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.



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3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
5. A cross access agreement shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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, further recordings and building permit issuance will be withheld.

## Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along ACC Boulevard and 3 street trees along Exhibit Court for a total of 10 street trees.
7. A public infrastructure surety for the street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

**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: January 7, 2023

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:   
Development Services Dir/Designee  
Staff Coordinator: Ryan Boivin

Date: 01/08/2020



# SITE PLAN DOCUMENTS

## ASR-0061-2019

### Proposed LIGHT INDUSTRIAL

#### 7230 ACC Boulevard Raleigh, North Carolina Wake County

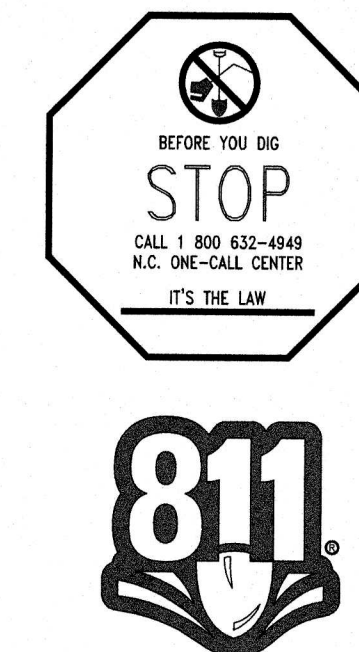


#### OWNER/DEVELOPER

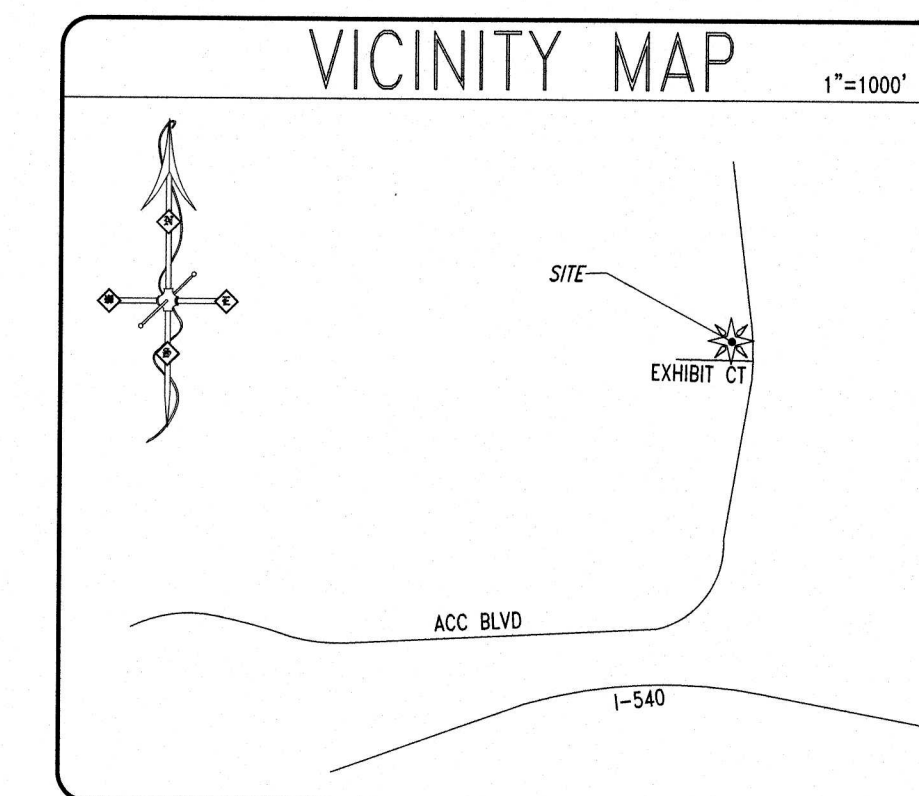
7230 ACC, LLC  
2607 Oberlin Road, Suite 104  
Raleigh, NC 27608  
919-828-6609  
919-828-6698 fx  
whit@wigeoncp.com

#### CIVIL ENGINEER

Triangle Site Design, PLLC  
4004 Barrett Drive  
Suite 101  
Raleigh, NC 27609  
(919)553-6570  
mlowder@trianglesitedesign.com



Know what's below  
Call before you dig.



TRIANGLE  
SITE DESIGN

CONSULTANT:  
TRIANGLE SITE DESIGN, PLLC  
4004 BARRETT DR, STE 101  
RALEIGH, NC 27609  
(919) 553-6570

OWNER/DEVELOPER:  
7230 ACC, LLC  
2607 Oberlin Road  
Suite 104  
Raleigh, NC 27608  
919-828-6609  
919-828-6698 fx  
whit@wigeoncp.com

Light Industrial  
7230 ACC Boulevard  
Raleigh, NC Wake County  
ASR-0061-2019

#### INDEX OF DRAWINGS

C0.0	COVER SHEET
D1.0	EXISTING CONDITIONS PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.3A	CONSTRUCTION DETAILS
C1.3B	CONSTRUCTION DETAILS
C1.8	LANDSCAPE PLAN
C1.9	LIGHTING PLAN
C1.10	SOLID WASTE
1 OF 1	BOUNDARY SURVEY
A-1	FLOOR PLAN SHELL
A-2	ELEVATIONS
A-3	ELEVATIONS

#### SOLID WASTE NOTES

- SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATE COMPANY.
- SEE SHEET C1.10 FOR SOLID WASTE DETAILS.

#### CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.

#### CONDITION OF APPROVAL

A SECURITY FOR ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY MAP RECORDATION OR BUILDING PERMIT, WHICHEVER COMES FIRST.

CITY SURETY REQUIRES 125% OF CONSTRUCTION COSTS ALONG CITY MAINTAINED FRONTAGE AND 100% OF CONSTRUCTION COSTS ALONG THE NC DOT MAINTAINED FRONTAGE.

#### FLOOD ZONE NOTE:

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAPS (FIRM) #2720077800J EFFECTIVE DATES MAY 2, 2006. FEMA FIRM MAPS SUBJECT TO CHANGE.

#### CITY OF RALEIGH NOTES

- RIGHT-OF-WAY OBSTRUCTION NOTES:
  - LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK.
  - RIGHT-OF-WAY SERVICES SHALL BE PROVIDED BY THE CITY OF RALEIGH.
  - 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 DRAWING 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 (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - 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.
  - ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

#### AMENITY AREA CALCULATION

TOTAL AREA: 1.425 AC (62,071 SF)  
AMENITY AREA REQUIREMENT: 10% OF PROPERTY  
62,071 x 10% = 6,207 SF  
PROPOSED AMENITY AREA: 6,210 SF NOTED ON SITE PLAN

#### IMPERVIOUS AREA SUMMARY

SITE AREA = 62,071 SF (1.425 AC) (AFTER R/W DEDICATION)			
BUILDINGS	12,087 SF 0.277 ACRE(S)	19.47 %	
PAVEMENT	22,133 SF 0.508 ACRE(S)	35.66 %	
SIDEWALK	2,540 SF 0.058 ACRE(S)	4.09 %	
TOTAL IMPERVIOUS AREA (ON-SITE)	36,760 SF 0.844 ACRE(S)	59.22 %	
GREEN/OPEN SPACE	25,311 SF 0.581 ACRE(S)	40.78 %	
INCREASE IN ON-SITE IMPERVIOUS AREA	36,760 SF 0.844 ACRE(S)		
PROPOSED OFF-SITE SIDEWALK	965 SF 0.02 ACRE(S)		

#### PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	12,087SF LIGHT INDUSTRIAL	25 SPACES
LIGHT INDUSTRIAL:	1 PER 600SF OFFICE + 1 PER 3,000SF OF ADDITIONAL INDOOR AREA.	
12,087SF LIGHT INDUSTRIAL OFFICE/600SF	= 20 SPACES	
150% MAXIMUM SPACES ALLOWED = 30		
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	2	2
LOADING SPACE	N/A	N/A
SHORT-TERM BICYCLE PARKING	NONE	2
LONG-TERM BICYCLE PARKING	1 SPACE PER 40,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4	4

#### DEVELOPMENT DATA

LOCATION: 7230 ACC BOULEVARD RALEIGH, NORTH CAROLINA		
ZONE: IX-3-PK, SPECIAL HIGHWAY OVERLAY DISTRICT (SHOD-2), AIRPORT OVERLAY DISTRICT (AOD)		
USE: 12,087SF LIGHT INDUSTRIAL		
PIN ID: 0778-18-8290		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NONE	64,273SF (1.476AC) 2,202SF (0.051AC) (R/W DEDICATION) 62,071SF (1.425AC)
MAXIMUM RETAIL USE SIZE	N/A	N/A
MAXIMUM BUILDING LOT COVERAGE	N/A	19.47% (12,087SF/62,071SF)
MINIMUM FRONT BUILD TO LINE	N/A	N/A
MINIMUM SIDE SETBACK	0 FT - 6 FT	> 6FT
MINIMUM REAR SETBACK	0 FT - 6 FT	> 6FT
MAXIMUM BUILDING HEIGHT	3 STORY	1 STORY
PARKING SETBACK	10FT/50FT AT PK FRONTAGE	>10FT/>50FT
PROTECTIVE YARD	50 FT SHOD-1 YARD	
WATERSHED	NONE - NEUSE RIVER NUTRIENT STRATEGY	
REFERENCE IS MADE TO THE CITY OF RALEIGH ZONING ORDINANCE		

#### Administrative Site Review Application (for UDO Districts only)

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200



DEVELOPMENT  
SERVICES  
DEPARTMENT

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number  Assigned Project Coordinator  Assigned Team Leader
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
Development Name <b>Light Industrial</b>		
Zoning District <b>IX-3-PK</b>	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use <b>Light Industrial</b>		
Property Address(es) <b>7230 ACC Boulevard</b>		Major Street Location: <b>ACC Boulevard</b>
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. <b>0778-18-8290</b>	P.I.N.	P.I.N.
What is your project type?		
<input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: if other, please describe:	<input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court
WORK SCOPE		
Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. <b>Construction of a light industrial facility with associated parking, utilities, landscaping, and other infrastructure</b>		
DESIGN ADJUSTMENT OR ADMIN ALTERNATE		
Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE		
CLIENT/DEVELOPER/OWNER		
Company <b>7230 ACC, LLC</b>		Name (s) <b>Whit Brown, Member/Manager</b>
Address <b>2607 Oberlin Road, Ste 104, Raleigh, NC 27608</b>		
Phone <b>919-828-6609</b>	Email <b>whit@wigeoncp.com</b>	Fax <b>919-828-6698</b>
CONSULTANT		
Company <b>Triangle Site Design, PLLC</b>		Name (s) <b>Matt Lowder, PE</b>
Address <b>4004 Barrett Dr., Ste 101, Raleigh, NC 27609</b>		
Phone <b>919-553-6570</b>	Email <b>mlowder@trianglesitedesign.com</b>	Fax

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REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)					
Zoning Information		Building Information			
Zoning District(s) <b>IX-3-PK</b>		Proposed building use(s) <b>Light Industrial</b>			
If more than one district, provide the acreage of each: <b>1.48ac</b>		Existing Building(s) sq. ft. gross <b>0</b>			
Overlay District/Airport Overlay District and Sepial Highway Overlay District-2		Proposed Building(s) sq. ft. gross <b>12,087</b>			
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>1.48 acres</b>	Total sq. ft. gross (existing & proposed) <b>12,087</b>			
Off street parking: Required <b>yes</b>	Provided <b>25</b>	Proposed height of building(s) <b>24'-8"</b>			
COA (Certificate of Appropriateness) case # <b>N/A</b>		# of stories <b>1</b>			
BOA (Board of Adjustment) case # <b>N/A</b>		Ceiling height of 1 <sup>st</sup> Floor <b>20'</b>			
CUD (Conditional Use District) case # <b>N/A</b>					
Stormwater Information					
Existing Impervious Surface <b>0/0</b> acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Proposed Impervious Surface <b>0.84/36760</b> acres/square feet		If Yes, please provide:			
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils	Flood Study		
Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Map Panel #			
FOR RESIDENTIAL DEVELOPMENTS					
1. Total # Of Apartment, Condominium or Residential Units		5. Bedroom Units: 1br 2br 3br 4br or more			
2. Total # Of Congregate Care Or Life Care Dwelling Units		6. Infill Development 2.2.7			
3. Total Number of Hotel Units		7. Open Space (only) or Amenity			
4. Overall Total # Of Dwelling Units (1-6 Above)		8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
SIGNATURE BLOCK (Applicable to all developments)					
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.					
I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me 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.					
Signed _____		Date <b>12/4/19</b>			
Printed Name <b>Whitney Timberlake Bales</b>					
Signed _____		Date _____			
Printed Name _____					

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REVISION 05.13.16

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

REV.	DATE	REVISION
1	10/17/19	REVISED PER CITY OF RALEIGH REVIEW
2	12/4/19	REVISED PER CITY OF RALEIGH REVIEW

Drawn  
Checked  
Approved

Project No. 004180  
Date: December 4, 2019

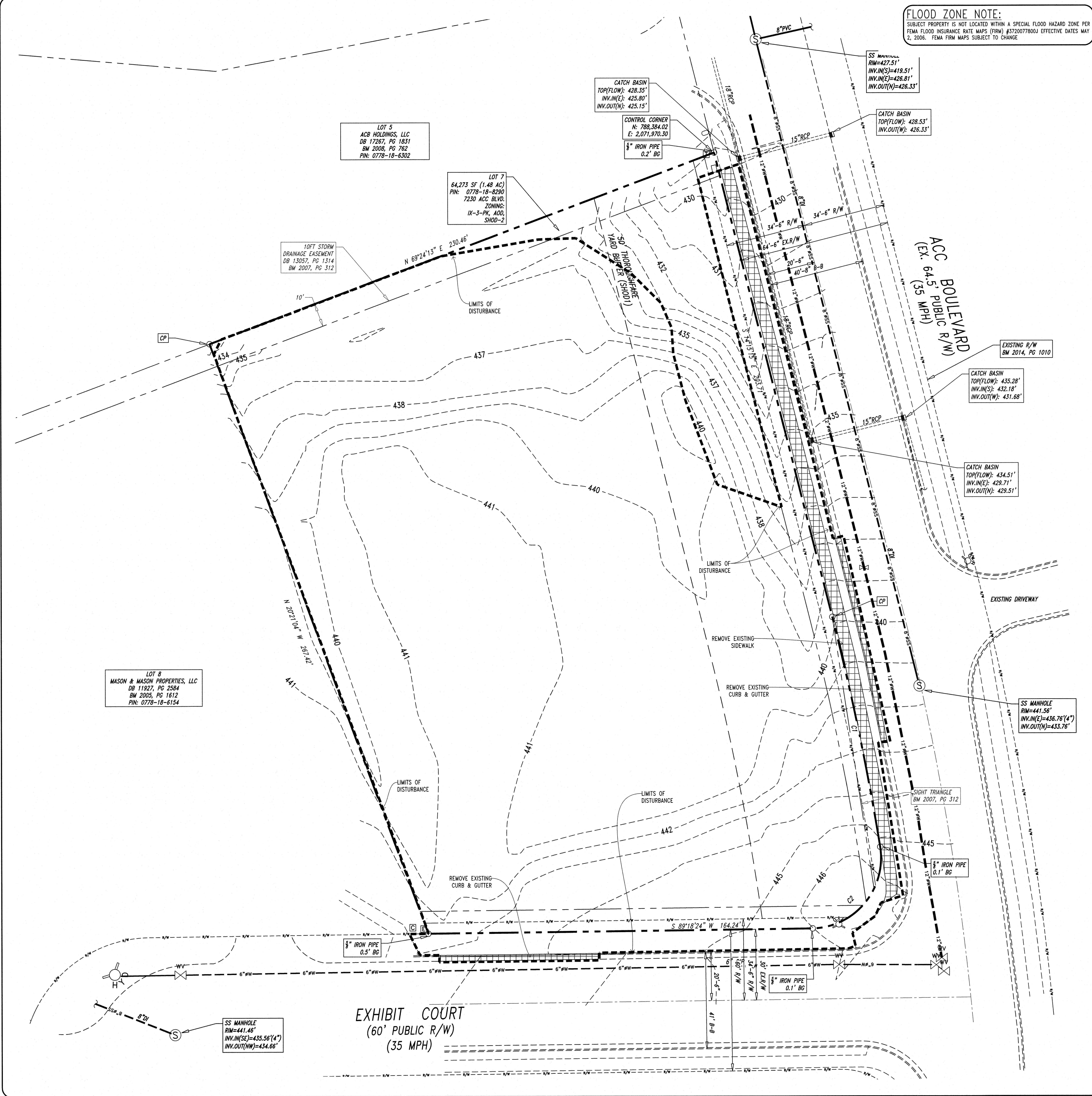
Title

COVER  
SHEET

Sheet No.

C0.0





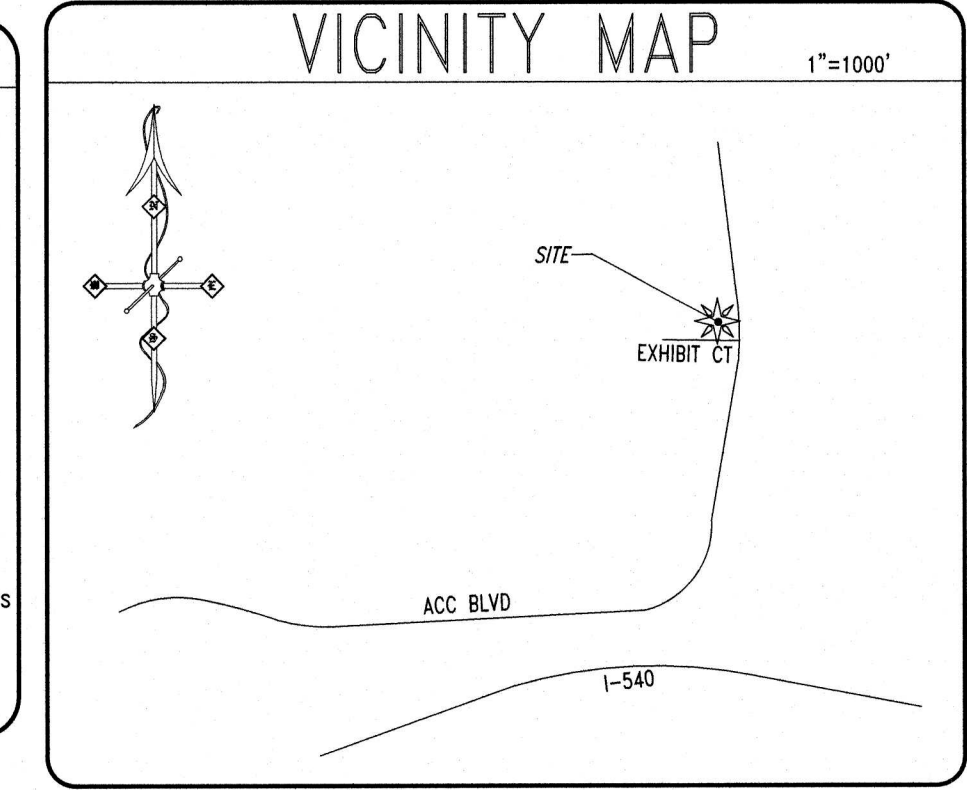
**FLOOD ZONE NOTE:**  
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAPS (FIRM) #3720077800J EFFECTIVE DATES MAY 2, 2006. FEMA FIRM MAPS SUBJECT TO CHANGE.

- KEYNOTES**
- 1 Remove trees and root system
  - 2 Remove existing building and foundation
  - 3 Remove existing fence and post
  - 4 Remove all existing shrubs and debris
  - 5 Remove existing sidewalks
  - 6 Remove existing concrete curb
  - 7 Remove existing driveway approaches
  - 8 Remove existing pavement
  - 9 Remove existing utilities including meters & service lines - coordinate with appropriate utility service providers

**CITY NOTE:**  
ANY EXISTING WELLS OR SEPTIC SYSTEMS ENCOUNTERED ON THE PROJECT PARCEL ARE TO BE REMOVED PER WAKE COUNTY STANDARD PROCEDURES AND GUIDELINES.

**UTILITY NOTE:**  
EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT THE TAP (MAIN) AND REMOVED FROM THE RIGHT-OF-WAY OR EASEMENT.

**CONSTRUCTION DRAWING NOTE**  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.



- DEMOLITION NOTES**
1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
  2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
  3. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
  4. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
  5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
  6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL UTILITY LOCATE, 72 HOURS PRIOR TO CONSTRUCTION.
  7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
  8. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
  10. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
  11. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
  12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
  13. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
  14. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.

- SURVEY NOTES**
- 1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.
  - 2) This survey does not include nor depict any environmental evaluations.
  - 3) Field survey performed June 12, 2019.
  - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that on accurate and current title search may disclose.
  - 5) The locations of underground utilities as shown hereon are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
  - 6) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720077800J, effective date May 2, 2006.
  - 7) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.
- Horizontal Datum = NAD 83 / 2011  
Vertical Datum = NAVD 88

**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**CAUTIONARY NOTE**  
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	99.85	1130.00	S 1°43'24" E	99.82
C2	51.09	30.00	S 39°53'02" W	45.14

- DEMOLITION LEGEND**
- BUILDINGS TO BE REMOVED
  - PAVEMENT TO BE REMOVED
  - UTILITIES TO BE REMOVED
  - TREES TO BE REMOVED

**TRIANGLE SITE DESIGN**

CONSULTANT:  
TRIANGLE SITE DESIGN, PLLC  
4004 BARRETT DR, STE 101  
RALEIGH, NC 27609  
(919) 553-6570

**Light Industrial**  
7230 ACC Boulevard  
Raleigh, NC Wake County  
ASR-0061-2019

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**REVISIONS**

No.	Date	Desc.
1	10/17/19	REVISED PER CITY OF RALEIGH REVIEW
2	12/4/19	REVISED PER CITY OF RALEIGH REVIEW

Drawn: [blank]  
Checked: [blank]  
Approved: [blank]

Project No. 604180  
Date: December 4, 2019

**EXISTING CONDITIONS PLAN**

Sheet No. **D1.0**



## AMENITY AREA CALCULATION



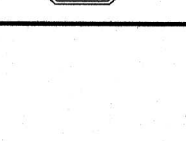
TOTAL AREA: 1,425 AC (62,071 SF)  
 AMENITY AREA REQUIREMENT: 10% OF PROPERTY  
 62,071 x 10% = 6,207 SF  
 PROPOSED AMENITY AREA: 6,210 SF NOTED ON SITE PLAN

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	99.85	1130.00	S 11°43'24" E	99.82
C2	51.09	50.00	S 39°53'02" W	45.14

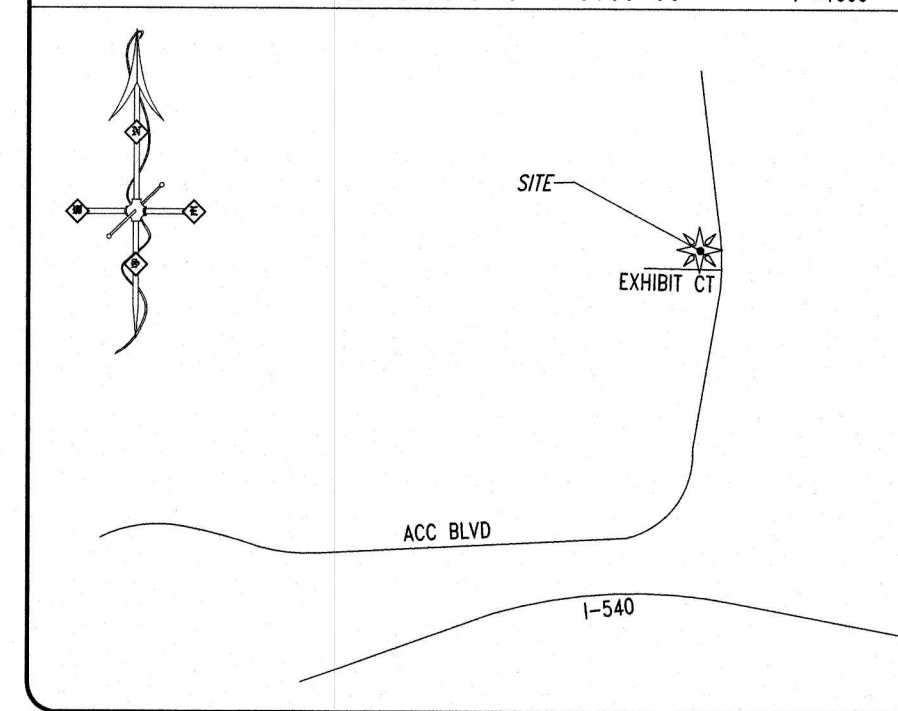
## SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

## SIGN LEGEND

LEGEND	QTY.
	2
	2
	2

## VICINITY MAP



## KEYNOTES

- CONSTRUCT 1'-6" CONCRETE CURB AND GUTTER PER DETAIL SHEET
- BIKE RACK
- CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
- CONSTRUCT CONCRETE HANDICAP RAMP PER DETAIL SHEET
- HANDICAP PARKING STALL
- INSTALL HANDICAP PARKING SIGN PER DETAIL SHEET
- CONCRETE PAVEMENT PER DETAIL SHEET
- ASPHALT PAVEMENT PER DETAIL SHEET
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- NCDOT PAVEMENT SECTION
- TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECS., (COORDINATE SIZE & LOCATION WITH UTILITY COMPANY)
- CONSTRUCT DUMPSTER PAD, MINIMUM 6" CONCRETE WITH 4" ABC BASE, AND TRASH ENCLOSURE WITH GATES. SEE ARCHITECTURAL SHEETS FOR DETAIL, MATERIALS TO MATCH BUILDINGS
- CONCRETE WHEEL STOP PER DETAIL SHEET
- POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
- PAINT 4" WIDE STRIPE, WHITE
- PAINT 4" WIDE STRIPE @ 45°, 2 FEET APART
- PAINT TRAFFIC ARROWS PER DETAIL SHEET
- SITE IDENTIFICATION SIGN, INSTALL AND PERMIT PER CITY STANDARDS, COORDINATE WITH OWNER.
- ASPHALT/CONCRETE TRANSITION PER DETAIL
- INSTALL PIPE BOLLARD PER DETAIL SHEET
- MATCH EXISTING ASPHALT PAVEMENT
- MATCH EXISTING CURB & GUTTER
- PAINT 24" STOP BAR PER DOT AND MUTCD STANDARDS
- INSTALL TRUNCATED DOMES PER HANDICAP RAMP DETAILS
- INSTALL "STOP" SIGN PER DOT AND MUTCD STANDARDS

## IMPERVIOUS AREA SUMMARY

SITE AREA = 62,071 SF (1.425 AC) (AFTER R/W DEDICATION)			
BUILDINGS	12,087 SF	0.277 ACRE(S)	19.47 %
PAVEMENT	22,133 SF	0.508 ACRE(S)	35.66 %
SIDEWALK	2,540 SF	0.058 ACRE(S)	4.09 %
TOTAL IMPERVIOUS AREA (ON-SITE)	36,760 SF	0.844 ACRE(S)	59.22 %
GREEN/OPEN SPACE	25,311 SF	0.581 ACRE(S)	40.78 %
INCREASE IN ON-SITE IMPERVIOUS AREA	36,760 SF	0.844 ACRE(S)	
PROPOSED OFF-SITE SIDEWALK	985 SF	0.02 ACRE(S)	

## PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	12,087 SF LIGHT INDUSTRIAL LIGHT INDUSTRIAL: 1 PER 600SF OFFICE + 1 PER 3,000SF OF ADDITIONAL INDOOR AREA. 12,087 SF LIGHT INDUSTRIAL OFFICE/600SF = 20 SPACES 150% MAXIMUM SPACES ALLOWED = 30	25 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	2	2
LOADING SPACE	N/A	N/A
SHORT-TERM BICYCLE PARKING	NONE	2
LONG-TERM BICYCLE PARKING	1 SPACE PER 40,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4	4

## CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

## CONDITION OF APPROVAL

A SECURITY FOR ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY MAP RECORDATION OR BUILDING PERMIT, WHICHEVER COMES FIRST.  
 CITY SURETY REQUIRED 125% OF CONSTRUCTION COSTS ALONG CITY MAINTAINED FRONTAGE AND 100% OF CONSTRUCTION COSTS ALONG THE NCDOT MAINTAINED FRONTAGE.

## GENERAL NOTES

- Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
- Proof Roll Building and all parking areas. Notify Owner of any unacceptable areas.
- Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
- All site dimensions are referenced to the back of curb or edge of paving unless otherwise noted.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
- All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.

## GENERAL NOTES

- THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY OF RALEIGH AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
- THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE CITY OF RALEIGH CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
- THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAYING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
- ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

TRIANGLE  
SITE DESIGN

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 Raleigh, NC Wake County  
 ASR-0061-2019

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REVISIONS	No.	Date	By	Desc.
1	1	10/12/19	REVISED PER CITY OF RALEIGH REVIEW	
2	2	12/12/19	REVISED PER CITY OF RALEIGH REVIEW	

Drawn  
 Checked  
 Approved

Project No. 004180  
 Date: December 4, 2019  
 Title

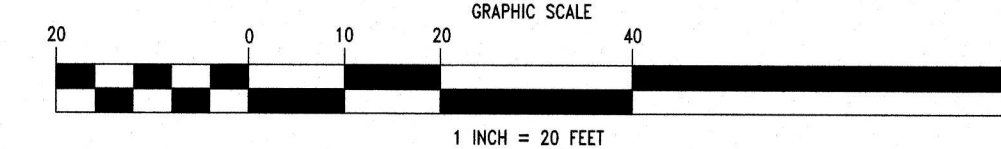
SITE  
PLAN

Sheet No.

C1.0

EXHIBIT COURT  
 (60' PUBLIC R/W)  
 (35 MPH)

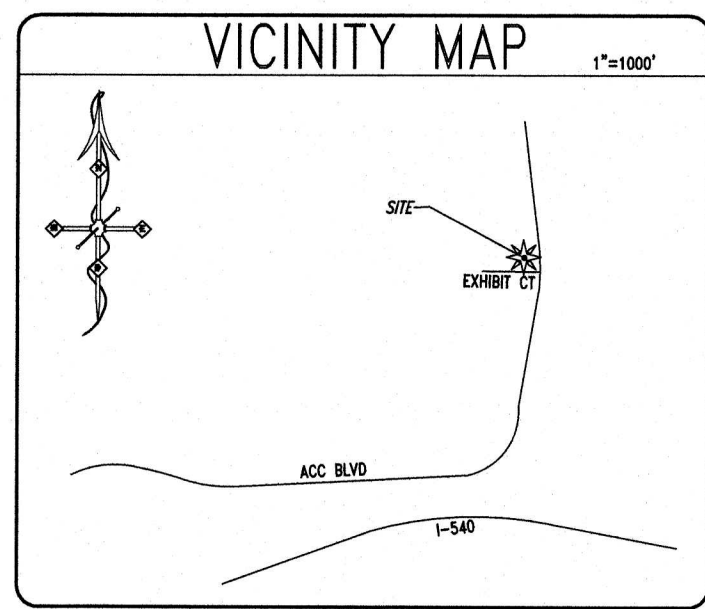
150' DRIVEWAY SPACING





C1.2





CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.82	1130.00	S 11°43'24" E	98.82
C2	51.09	30.00	S 32°52'02" W	45.14

LOT 5  
ACB HOLDINGS, LLC  
DB 17267, PG 1831  
BM 2006, PG 762  
PIN: 0778-18-6302

LOT 7  
64,273 SF (1.48 AC)  
PIN: 0778-18-0290  
7230 ACC BLVD.  
ZONING:  
IX-3-PK, AOD,  
SHOD-2

10FT STORM  
DRAINAGE EASEMENT  
DB 13057, PG 1314  
BM 2007, PG 312

CATCH BASIN  
TOP(FLOW): 428.35'  
INV.IN(E): 425.80'  
INV.OUT(N): 425.15'

CONTROL CORNER  
N: 788,384.02  
E: 2,071,970.30  
3" IRON PIPE  
0.2' BG

RIM=427.51'  
INV.IN(S)=419.51'  
INV.IN(E)=426.81'  
INV.OUT(N)=426.33'

CATCH BASIN  
TOP(FLOW): 428.53'  
INV.OUT(W): 426.33'

EXISTING R/W  
BM 2014, PG 1010

CATCH BASIN  
TOP(FLOW): 435.28'  
INV.IN(S): 432.18'  
INV.OUT(W): 431.68'

CATCH BASIN  
TOP(FLOW): 434.51'  
INV.IN(E): 429.71'  
INV.OUT(N): 429.51'

SS MANHOLE  
RIM=441.56'  
INV.IN(E)=436.76'(4")  
INV.OUT(N)=433.76'

LOT 8  
MASON & MASON PROPERTIES, LLC  
DB 11327, PG 2354  
BM 2005, PG 1512  
PIN: 0778-18-6154

EXHIBIT COURT  
(60' PUBLIC R/W)  
(35 MPH)

SS MANHOLE  
RIM=441.46'  
INV.IN(SE)=435.56'(4")  
INV.OUT(NW)=434.66'

MASTER PLANT LIST

TYPE	KEY	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION		
						CALIPER	HEIGHT	ROOT
CANOPY TREES	IO	27		<i>Ilex opaca</i>	American Holly	2" (2" IN SHOD-1)	8' MIN (8' IN SHOD-1)	B&B
	NS	23		<i>Nyssa sylvatica</i>	Black Gum	2" (3" IN STREET YARD)(3.5" IN SHOD-1)	6' MIN (8' IN SHOD-1)	B&B
	ZS	14		<i>Zelkova serrata</i>	Village Green Zelkova	2" (3.5" IN SHOD-1)	6' MIN (8' IN SHOD-1)	B&B
UNDERSTORY TREES	IF	5		<i>Ilex x 'Foster's No. 2'</i>	Foster's No. 2 Holly	1.5"	6' MIN	B&B
	LI	5		<i>Lagerstroemia indica</i>	Catawba Crapemyrtle	3 STEM	6' MIN	B&B
	AG	7		<i>Acer ginnala</i>	Amur Maple	1.5"	6' MIN	B&B
SHRUBS	IV	124		<i>Ilex vomitoria</i>	Shillings' Holly	18" MIN. HEIGHT AT PLANTING		CONTAINER
	ICH	107		<i>Ilex crenata</i>	Winterberry Holly	24" MIN. HEIGHT AT PLANTING		CONTAINER

PLANTING REQUIREMENTS

1) VEHICLE SURFACE AREA:  
PROPOSED VSA=22,045 SF;  
Required: At least 1 TREE / 2000 SF; 22,045/2000 = 12 trees  
Provided: 12 TREES Provided  
Trees located at end of parking row  
Shrubs: 1 row of perimeter shrubs along access drives;  
Vehicle surface area screened from the public ROW.  
All parking spaces are located within 50' of a shade tree.

2) 275H SHOD-1 protective yard  
Plantings required:  
Deciduous trees: 7x2.75=20  
Evergreen: 3x2.75=9  
Understory: 6x2.75=17  
Shrubs: 32x2.75=88

3) STREET YARD:  
ACC BLVD & EXHIBIT COURT: 3" of Caliper/40 linear feet within a planting strip  
10 Street trees provided

4) SCREENING OF MECHANICAL UNITS & DUMPSTERS  
The proposed HVAC units are screened from public view (roof top units)  
The proposed Dumpsters are screened according to City Code.  
The proposed Loading Areas are screened according to City Code.

PLANTING NOTES

- All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
- Plant locations to be approved in field prior to installation.
- Substitutions of plant materials specified can only occur with prior approval by designer.
- Establish plant bed configurations.
- Install plants and mulch beds with 4" of pine straw.
- Parking lot islands to be mulched with 4" of pine straw.
- Lawn areas to be sodded.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion.
- Areas damaged from plant relocation or other activities of Landscape Contractor to be resodded and established at no additional cost to the owner.
- VSA trees to be 2" caliper. Streetyard tree to be 3" or 3.5" caliper at installation.
- Landscape plan minimum City of Raleigh requirements only.
- All plant material can be locally sourced at Pender Nursery, Inc, Garner, NC.

LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SOODED/SEEDER AREAS, SHRUB BEDS, PARKING LOT ISLANDS, ROADSIDE SIGN BASKETS AND MONUMENT PLANTERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDER AREAS.
- IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC WEED BLOCK LANDSCAPE MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
- CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRAMBLE, WITHOUT MIXTURE OF SUBSOL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LIMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF: (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT OWNER OPENS FOR BUSINESS TO THE PUBLIC.
- GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL GRASS AREAS.
- PROVIDE LANDSCAPE PLANS TO OWNER AND AS REQUIRED BY LOCAL JURISDICTION TO THE BLDG. DEPT. FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
- ALL LANDSCAPING, TREES, SHRUBS, ETC. SHALL NOT INTERFERE WITH THE VISIBILITY OF SIGNAGE.
- CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
- OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED.

GENERAL LANDSCAPE NOTES

- ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR MULCH SHALL BE SOO UNLESS OTHERWISE NOTED.
- NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH. REFERENCE DETAILS AND SPECIFICATIONS FOR DEPTH AND TYPE OF MULCH. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS AND SHALL BE SEPARATED FROM TURF GRASS AREAS.
- GRASS COVERAGE TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES).
- ATTENTION LANDSCAPER: NOTIFY OWNER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.

SOD/IRRIGATION NOTE

OPEN AREAS NOT NOTED FOR SHRUBS OR TREES TO BE SOODED. IRRIGATION TO EXTEND TO ALL OPEN AREAS OF THE SITE THAT CONTAIN LANDSCAPE MATERIAL. CONTRACTOR TO PROVIDE DESIGN/BUILD DRAWINGS OF THE IRRIGATION SYSTEM FOR APPROVAL PRIOR TO INSTALLATION.

STREET TREE NOTE:

STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES.

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB.

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.

HIGH QUALITY SOIL MIX AS SPECIFIED.

WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE.

COMPLETELY REMOVE TOP HALF OF BURLAP. LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SURGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

3 X ROOTBALL DIAMETER

NOTES

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH  
STANDARD DETAIL  
REVISIONS DATE REVIEW NOT TO SCALE  
TREE PLANTING DETAIL  
TPP-03

BEFORE YOU DIG  
STOP  
CALL 1.800.632.6949  
N.C. ONE-CALL CENTER  
IT'S THE LAW

811

Know what's below  
Call before you dig.

GRAPHIC SCALE  
1 INCH = 20 FEET

TRIANGLE  
SITE DESIGN

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7230 ACC Boulevard  
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ASR-0061-2019

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REVISIONS

No.	Date	Desc.
1	10/17/19	REVISED PER CITY OF RALEIGH REVIEW
2	12/17/19	REVISED PER CITY OF RALEIGH REVIEW

Drawn  
Checked  
Approved

Project No. 004180  
Date: December 4, 2019  
Title

LANDSCAPE  
PLAN

Sheet No.

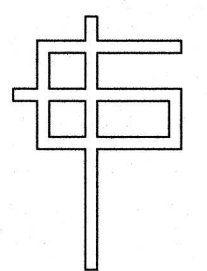
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GENERAL NOTES:  
1. REVIEW ALL DRAWINGS PRIOR TO STARTING OF ANY WORK. ALL SUBS TO COOR. WITH G.C. PRIOR TO ANY DEMO AND START OF CONSTRUCT.

REV. DATE:	REVISION DESCRIPTION
10/10/19	RALEIGH PLAN.REV
12/3/19	RALEIGH PLAN. REV



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Architecture • Planning  
6013 Fordland Drive, Raleigh, NC 27608  
919-851-0052

P&Z  
SUBMITTAL/  
REVIEW

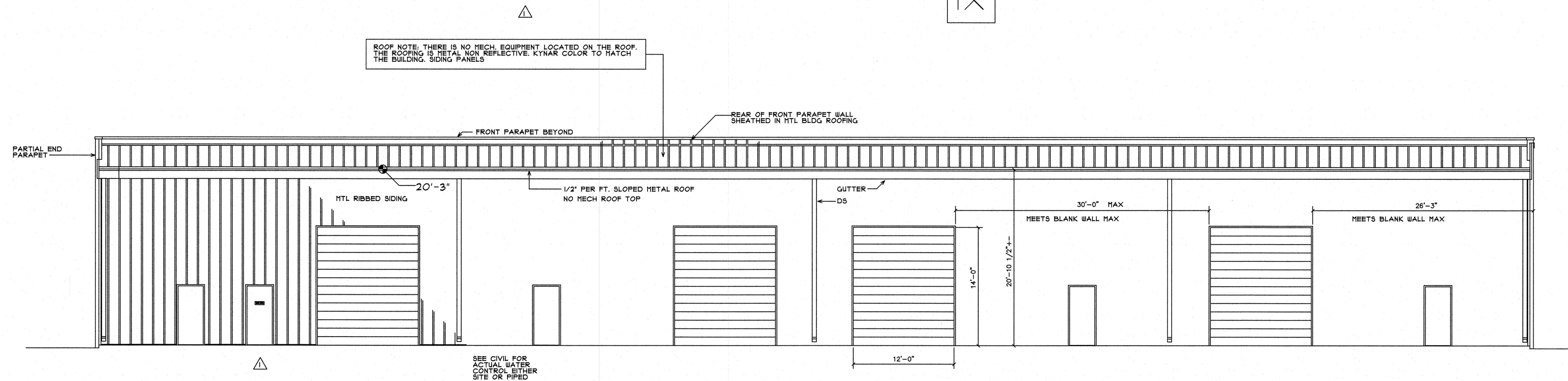
SEALS:

ELEVATIONS

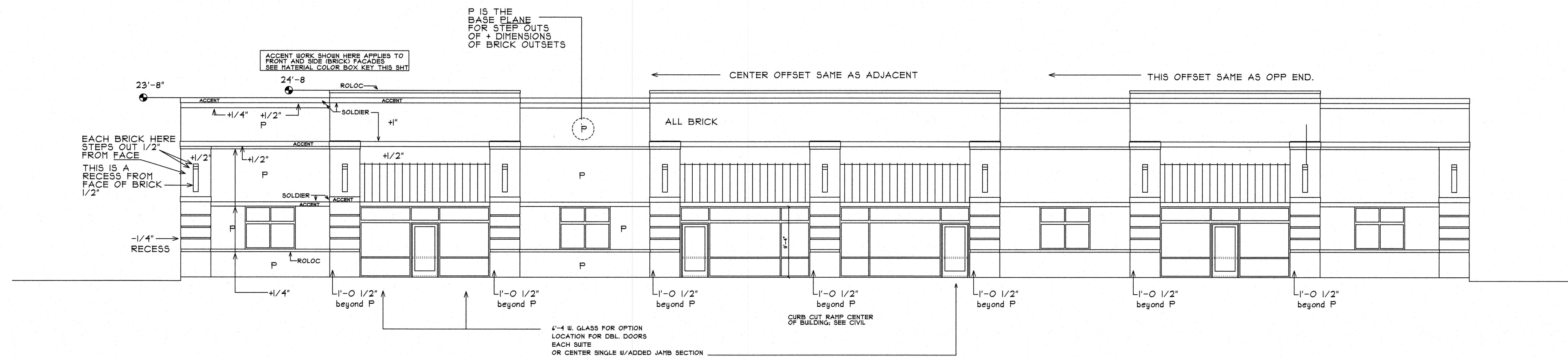
METAL BLDG. MANUF & GCP	GCP	SHEET:	A-2
DESIGNED BY:	GCP	DRAWN BY:	
CHECKED BY:	ACC119	APPROVED BY:	ACC119A
CAD FILE NAME:	PROJECT #	DATE:	10/10/19

# GENERAL BUILDING

IX



2 REAR ELEVATION  
A-2 1/8" = 1'-0"



1 FRONT ELEVATION  
A-2 1/8" = 1'-0"

MATERIAL COLOR KEYS:  
BRICK-CHEROKEE BEAUFORT, GA.  
RED IRREGULAR W/SOME WHITE &  
RELATED TANS IN BRICK MODULATION  
CALLED "ACCENT"-OFF WHITE PRE-CAST  
OR OFF WHITE ACCENT BRICK BANDS  
ALUM. STOREFRONT-MED BRONZE W/SLIGHT  
BRONZE TINTED GLAZING.  
AWNINGS-BRONZE OR BLACK T.B.D.  
METAL AWNINGS STANDING SEAM  
PARAPET COPING-MED. BRONZE  
METAL BUILDING CORR. SIDING-ASH GRAY  
METAL BUILDING HAN CORR. ROOF-ASH GRAY  
METAL BUILDING HAN DOORS-ASH GRAY  
METAL BUILDING ROLL UP DOORS-POLAR WHITE

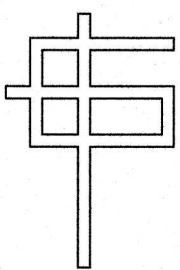
BLDG. HT AVG BASED ON AVG. GRADE  
AROUND BLDG. = 22.66 FEET  
SEE CIVIL.



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GENERAL NOTES:  
1. REVIEW ALL DRAWINGS PRIOR TO STARTING OF ANY WORK. ALL SUBS TO COOR. WITH G.C. PRIOR TO ANY DEMO AND START OF CONSTRUCT.

REV. DATE:	REVISION DESCRIPTION
10/10/19	RALEIGH PLAN.REV
12/3/19	RALEIGH PLAN. REV



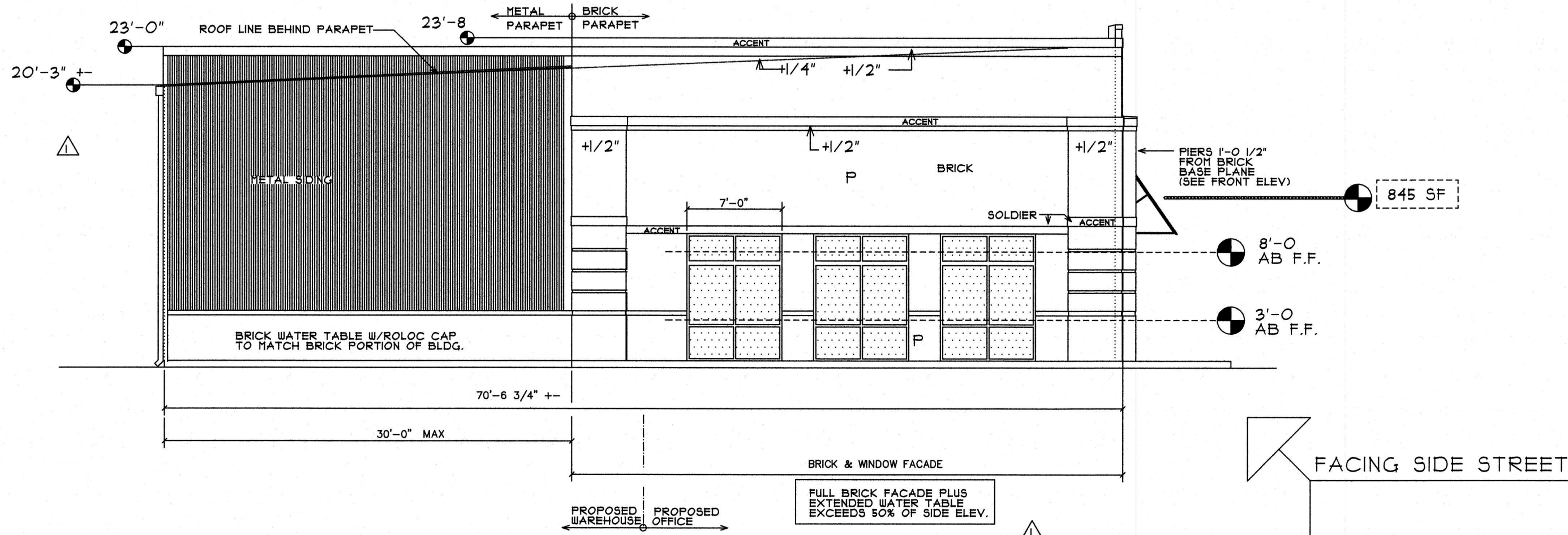
G. CLEVELAND PATE, PLLC  
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6013 Fordland Drive, Raleigh, NC 27606  
919-851-0052

P&Z  
SUBMITTAL/  
REVIEW

SEALS:

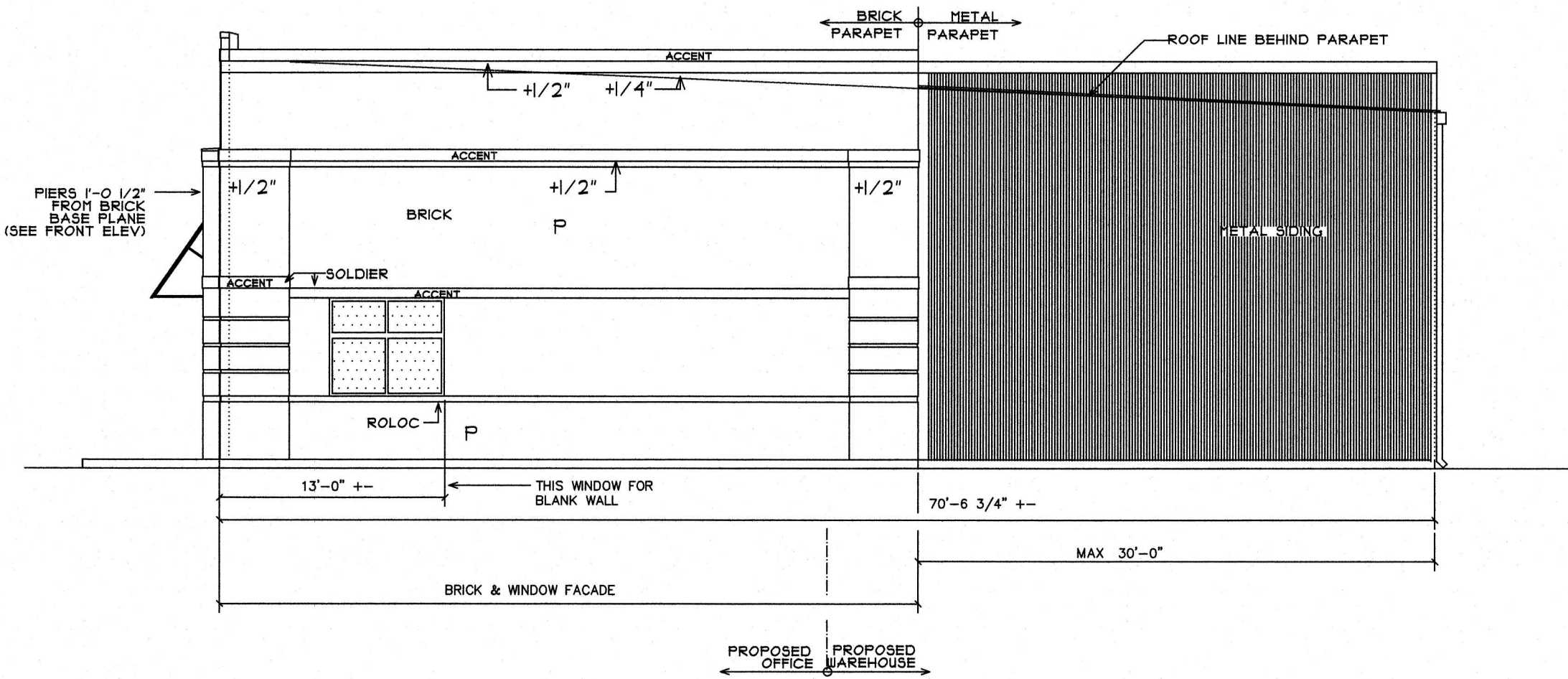
ELEVATIONS

METAL BLDG. MANUF. & GCP	GCP	SHEET:
DESIGNED BY:	GCP	A-3
CHECKED BY:	ACCIIA	10/10/19
APPROVED BY:	ACCIIA	DATE:



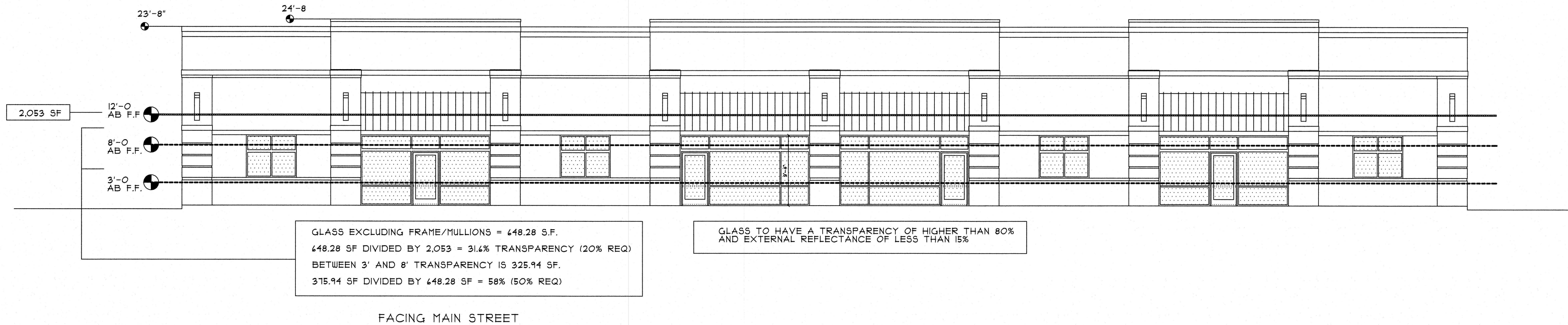
2 LEFT SIDE ELEVATION  
A-3 1/8" = 1'-0"

GLASS EXCLUDING FRAME/MULLIONS = 154.81 S.F.  
145.42 SF DIVIDED BY 845 = 20% TRANSPARENCY (20% REQ.)  
BETWEEN 3' AND 8' TRANSPARENCY IS 91.0 SF.  
91.0 SF DIVIDED BY 154.81 SF = 58% (50% REQ)



3 RIGHT SIDE ELEVATION  
A-3 1/8" = 1'-0"

SEE SITE PLAN



1 FRONT ELEVATION-TRANSPARENCY  
A-3 1/8" = 1'-0"

BLDG. HT AVG BASED ON AVG. GRADE  
AROUND BLDG. = 22.66 FEET  
SEE CIVIL.