



Administrative Approval Action

Case File / Name: ASR-0063-2022
DSLC - FLOYD PROPERTY

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

LOCATION: This site is located on the north side of Spring Forest Road, south of Oak Forest Drive, at 5660 Departure Drive.

REQUEST: Development of a 3.576 acre/155,781 sf tract, zoned IX-3-PL & CM with 0.017 ac/719 sf of right-of-way dedication leaving a net area of 3.56 ac/155,062 sf. The site development proposed is a 32,390 gross square foot building for a Warehouse & Distribution structure with designated accessory office space and 11 bay units.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** RCMP-0223-2023: DSLC - Recorded Maps/Boundary Survey - Major

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 18, 2023 by Real Engineering, Inc..

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. Proposed retaining wall elevations are inserted into the civil Site Permit Review (SPR) plans set, noting the average grade height for TW/BW, per C3.1 and design specification requirements.

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



Administrative Approval Action

Case File / Name: ASR-0063-2022
DSLC - FLOYD PROPERTY

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

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
-------------------------------------	---

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

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

Engineering

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

3. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
4. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).



Administrative Approval Action

Case File / Name: ASR-0063-2022
DSLC - FLOYD PROPERTY

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

5. 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).
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 .356 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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Departure Dr.
4. A public infrastructure surety for the 4 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

Stormwater



Administrative Approval Action

Case File / Name: ASR-0063-2022
DSLC - FLOYD PROPERTY

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

3. 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: August 23, 2026

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

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/23/2023
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	EXISTING CURB INLET
ALUM	ALUMINUM	EXISTING DRIVE INLET/YARD INLET
ASTA	ALUMINUM STEEL - TYPE 2	EXISTING FLARED END SECTION
B-B	BACK TO BACK	EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY	EXISTING BLOW-OFF ASSEMBLY
CAG	CURB AND GUTTER	EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND	EXISTING REDUCER
CI	CURB INLET	EXISTING WATER METER
CL	CENTER LINE	EXISTING SAN SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	EXISTING CLEAN OUT
COM	COMMUNICATION	EXISTING POWER POLE
CONC	CONCRETE	EXISTING TELEPHONE PEDESTAL
DOV	DOUBLE CHECK VALVE	EXISTING AREA LIGHT
DDOV	DOUBLE DETECTOR CHECK VALVE	EXISTING SIGN
DI	DROP INLET	NEW CURB INLET
DIP	DUCTILE IRON PIPE	NEW ORATE INLET/YARD INLET
EASE	EASEMENT	NEW FLARED END SECTION
ELUC	ELECTRIC	NEW FIRE HYDRANT
DI	EXISTING	NEW BLOW-OFF ASSEMBLY
FES	FLARED END SECTION	NEW GATE VALVE
FI	FIRE HYDRANT	NEW REDUCER
FM	FORCE MAIN	NEW WATER METER
FT	FEET	NEW TEE
FT/SEC	FEET PER SEC	NEW PLUG
GALV	GALVANIZED	NEW MANHOLE
GV	GATE VALVE	NEW CLEAN OUT
HDP	HIGH DENSITY POLYETHYLENE	NEW SIGN
L	LENGTH	IRON PIPE
LF	LINEAR FEET	BECHMARK
MH	MANHOLE	TEMP SLT FENCE
PAVE	PAVEMENT	TEMP TREE PROTECTION FENCE
PE	FINISHED PAD ELEVATION	TEMP DIVERSION DITCH
PP	POWER POLE	TEMP DIVERSION DITCH
PVC	POLYVINYL CHLORIDE	TEMP DIVERSION DITCH
R	RADIUS	TEMP DIVERSION DITCH
R/W	RIGHT-OF-WAY	TEMP DIVERSION DITCH
RED	REDUCER	TEMP DIVERSION DITCH
RCOP	REINFORCED CONCRETE PIPE	TEMP DIVERSION DITCH
RPZ	REDUCED PRESSURE ZONE	TEMP DIVERSION DITCH
SS	SANITARY SEWER	TEMP DIVERSION DITCH
STA	STATION	TEMP DIVERSION DITCH
TD	TEMPORARY DIVERSION DITCH	TEMP DIVERSION DITCH
TELE	TELEPHONE	TEMP DIVERSION DITCH
TSD	TEMPORARY SEDIMENT BASIN	TEMP DIVERSION DITCH
UG	UNDERGROUND	TEMP DIVERSION DITCH
WCR	WHEELCHAIR RAMP	TEMP DIVERSION DITCH
W/L	WATER LINE	TEMP DIVERSION DITCH
WM	WATER METER	TEMP DIVERSION DITCH
YI	YARD INLET	TEMP DIVERSION DITCH

SHEET INDEX

C0.0	COVER
C0.1	NOTES
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	EASEMENT PLAN
C2.1	UTILITY PLAN
C3.1	GRADING AND DRAINAGE PLAN
L1.1	LANDSCAPE PLAN
TC1.1	TREE CONSERVATION PLAN
SL-001	SITE LIGHTING PLAN
A1	FLOOR PLAN & ROOF PLAN
A2	EXTERIOR ELEVATIONS

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2900



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 10.2.8, as amended by last change case TC-14.13 to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #:
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:
		Zoning Case #:
		Administrative Alternate #:
GENERAL INFORMATION		
Development name:		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 5660 DEPARTURE DRIVE		
Site P.I.N (s): 1726-18-3578		
Please describe the scope of work. Include any additions, expansions, and change of use.		
CONSTRUCT A 32,380-SF FLEX COMMERCIAL BUILDING WITH ASSOCIATED PARKING AND INFRASTRUCTURE		
Current Property Owner/Developer Contact Name: KENNETH DICKINSON		
NOTE: please attach purchase agreement when submitting this form.		
Company: HMD CONSTRUCTION & DEVELOPMENT Title: PRESIDENT (DEVELOPER)		
Address: 8204 CREEDMOOR ROAD, RALEIGH, NC 27613		
Phone #: (919) 274-6443 Email: Kenneth@HMDDevelopment.com		
Applicant Name: DANNY L. HOWELL, JR.		
Company: REAL ENGINEERING, INC. Address: 6109 WILKINSBURG ROAD, RALEIGH, NC 27612		
Phone #: (919) 539-7340 Email: Danny@RealEngineeringNC.com		

Page 1 of 2

REVISION 03.19.21
raleighnc.gov

DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-PL	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 3.56	Existing gross floor area to be demolished: N/A
# of parking spaces required:	Total of gross (to remain and new): 32,390SF
# of parking spaces proposed:	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each:
Existing use (UDO 6.1.4): TIER 3 (VACANT)	
Proposed use (UDO 6.1.4): COMMERCIAL/INDUSTRIAL	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00 Square Feet: 0	Proposed Impervious Surface: Acres: 2.11 Square Feet: 91,715
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: "See Provided Flood Hazard Study Evaluation by SREC"	
Alluvial soils: No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	
Flood study: F5.751	
FEMA Map Panel #: N/A	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br: N/A 2br: N/A 3br: N/A 4br or more: N/A	
# of lots: N/A	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, DANNY L. HOWELL, JR. will serve as the agent regarding this application, and will receive and respond to administrative comments, residential plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will be reviewed after 180 days of receipt.	
Signature:	Date: 07-05-23
Printed Name: DANNY L. HOWELL, JR.	

Page 2 of 2

REVISION 03.19.21
raleighnc.gov

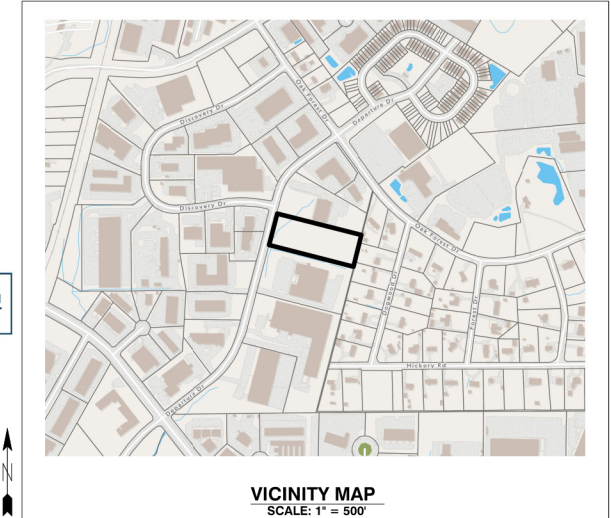
FLOYD PROPERTY

5660 DEPARTURE DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

ADMINISTRATIVE SITE REVIEW

ASR-0063-2022



VICINITY MAP
SCALE: 1" = 500'

SOLID WASTE COMPLIANCE NOTE

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

OWNER:

DMT CONSULTING, INC.
1503 HEMPHILL DRIVE
RALEIGH, NC 27609-3599

DEVELOPER:



HMD DEVELOPMENT & CONSTRUCTION
8204 CREEDMOOR ROAD, SUITE 100
RALEIGH, NC 27613

CONTACT: KENNETH DICKINSON
PHONE: (919) 791-4631
EMAIL: Kenneth@HMDDevelopment.com

ARCHITECT:



URENA ARCHITECTURE, PA
212 POWELL DRIVE, SUITE 100
RALEIGH, NC 27606

CONTACT: STEVEN URENA
PHONE: (919) 852-2329
EMAIL: Urena.Arch@gmail.com

ENGINEER:



REAL ENGINEERING, INC.
6109 WILKINSBURG ROAD
RALEIGH, NORTH CAROLINA 27612
TELEPHONE: (919) 539-7340
CERTIFICATION NUMBERS: NCBELS (C-4406)

CONTACT: DANNY L. HOWELL, JR. PE
EMAIL: Danny@RealEngineeringNC.com

Digitally signed by Jermon Purifoy@raleighnc.gov
Date: 2023.08.21 16:45:16-0400'

Jermon Purifoy Raleigh

LEGEND



ATTN: DMT Consulting, Inc.

September 13, 2022

Service at
5660 Departure Drive, Raleigh, NC 27616

Thank you for considering using Waste Management, the nation's largest trash hauler. I have reviewed your request. This letter serves as confirmation that we will service your location listed above. Suggested services 2-8yard 1x per week pickup.

I look forward to doing business together, and welcome the opportunity to servicing your company's trash and dumpster needs. Please let me know what additional questions you may have.

Thank you for the opportunity to gain your business!

Catalina Vaughn
Waste Management
Environmental Service Specialist
602-526-0154 Phone
1-800-566-0829 Fax

LEGEND

- EXISTING FLOOD PRONE SOILS
- PROPOSED PRIMARY TREE CONSERVATION AREA
- PROPOSED SECONDARY TREE CONSERVATION AREA
- EXISTING 100-YEAR FLOODPLAIN (PER COR APPROVED FS-791)
- PROPOSED 100-YEAR FLOODPLAIN (PER COR APPROVED FS-791)
- TEMP. TREE PROTECTION FENCE

OVERALL FLOODPLAIN MAP

SCALE: 1" = 80'

DISCOVERY DRIVE

DEPARTURE DRIVE

NO WETLANDS EXIST ON-SITE

NO FEMA FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT

SCALE IN FEET
0 25 50 100 150 200

TRAFFIC CONTROL NOTES

- ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SKIN	MUTCD STD.	SIZE
ONE WAY (ENCLOSURE IN RIGHT ARROWS)	RS-1R	36"x12"
STOP	RS-1	24"x24"
MANDATORY MOVEMENT LANE	RS-6R	30"x30"
CONTROL (RIGHT)	RA-6L	12"x12"
KEEP RIGHT (SYMBOL)	RA-7	24"x30"
OBJECT MARKER	DO-6L	12"x12"
DELIMITER	W23-10	12"x36"
ACCESSIBLE PARKING	RS-14(AD)	12"x18"
NO PARKING ANYTIME	RS-1	30"x30"
DO NOT ENTER	RS-1	30"x30"
- ALL SIGNS SHALL BE MOUNTED WITH 5-4" MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 4.8" GALVANEZED STEEL I-BEAM POST SET IN 3FT DEEP x 12IN DIA. CONCRETE FOOTING.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.

MARKING	MUTCD STD.	SIZE	COLOR
PARKING SPACES	120L10	6IN	WHITE
UNIDIRECTIONAL ARROWS	120L10	6IN	WHITE
NO PARKING-TYPE LANE	120L10	6IN	YELLOW
NEARLY-REVERSE CROSSWALK	120L10	6IN	WHITE
STANDARD CROSSWALK	120L10	6IN	WHITE
STOP BAR	120L10	6IN	WHITE
EDGE LINES	120L10	6IN	WHITE
EDGE LINES	120L10	6IN	YELLOW

*NO PARKING-TYPE LANE MARKING SHALL CONSIST OF A 4IN SOLID YELLOW STRIPE AND 4IN HIGH YELLOW TEXT "NO PARKING - TYPE LANE" AT 80 FT INTERVALS. FIRE LANES TO BE INSTALLED PER TOWN OF CARY STANDARD SIGN (THERMOPLASTIC PAINT REQUIRED)
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR ALKYL-RESIN TYPE PAINT.

URENA HMD ARCHITECTURE CONSTRUCTION & DEVELOPMENT

6108 WILKINSBURG ROAD
RALEIGH, NC 27612
(919) 539-7340
NCBELS FIRM NO: C-4406

NOTES

FLOYD PROPERTY
5660 DEPARTURE DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

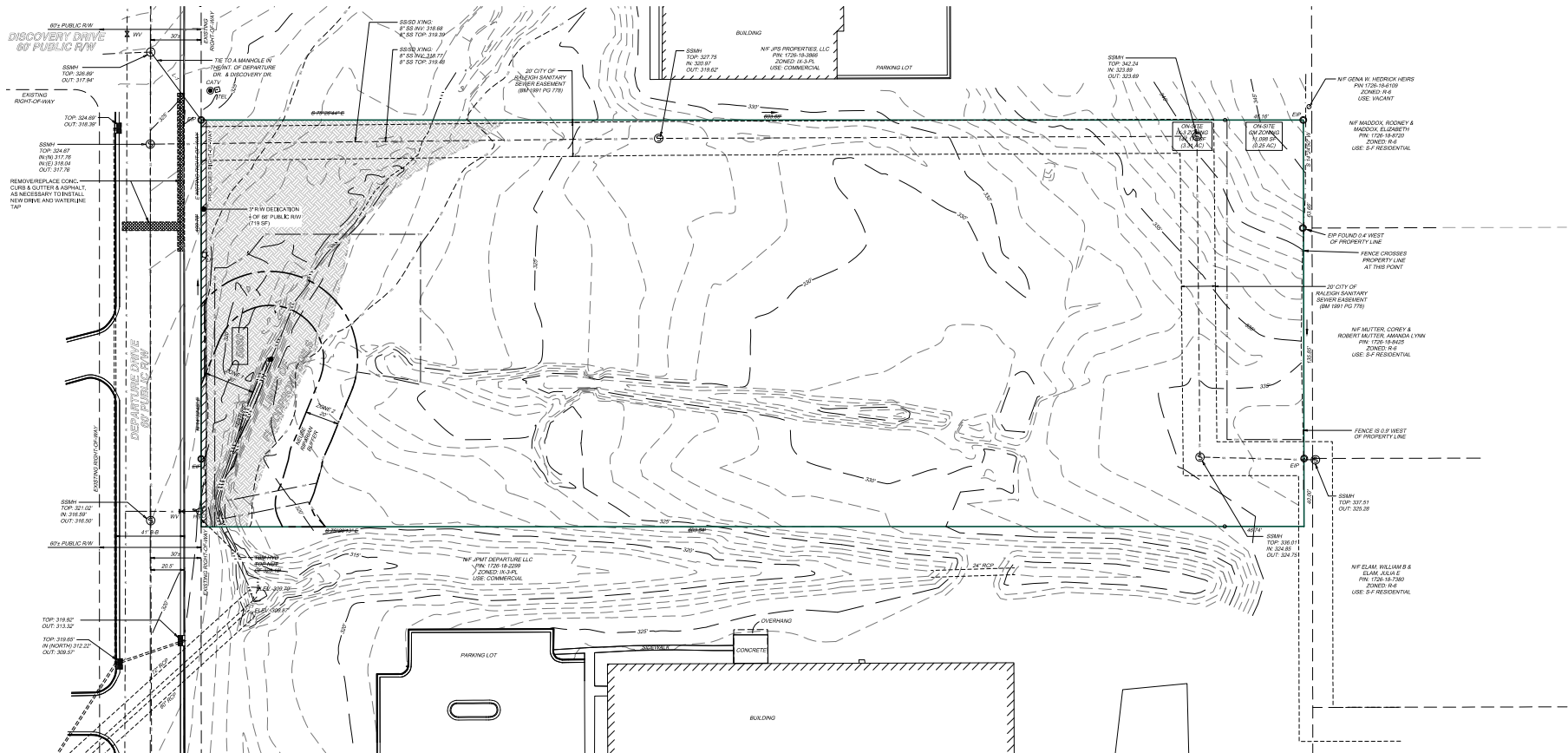
NO.	DATE	DESCRIPTION
4	07-18-23	PER COMMENTS
3	06-09-23	PER FLOOD STUDY
2	06-09-23	PER COMMENTS
1	06-12-22	PER COR ASH COMMENTS

SHEET
C0.1

NOT RELE

INSTRUCTION OR BID SOLICITATION

CITY OF RALEIGH PROJECT NO. ASP-0063-2022



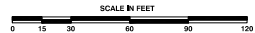
LEGEND

- EXISTING FLOOD PRONE SOILS
- EXISTING 100-YEAR FLOODPLAIN (PER CDR APPROVED FS-791)
- TEMP. TREE PROTECTION FENCE

NO WETLANDS EXIST ON-SITE

NO FEMA FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT



SHEET
C0.2

URENA HMD ARCHITECTURE CONSTRUCTION & DEVELOPMENT

EXISTING
CONDITIONS &
DEMOLITION PLAN
SCALE: 1" = 30'

FLOYD PROPERTY
5660 DEPARTURE DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

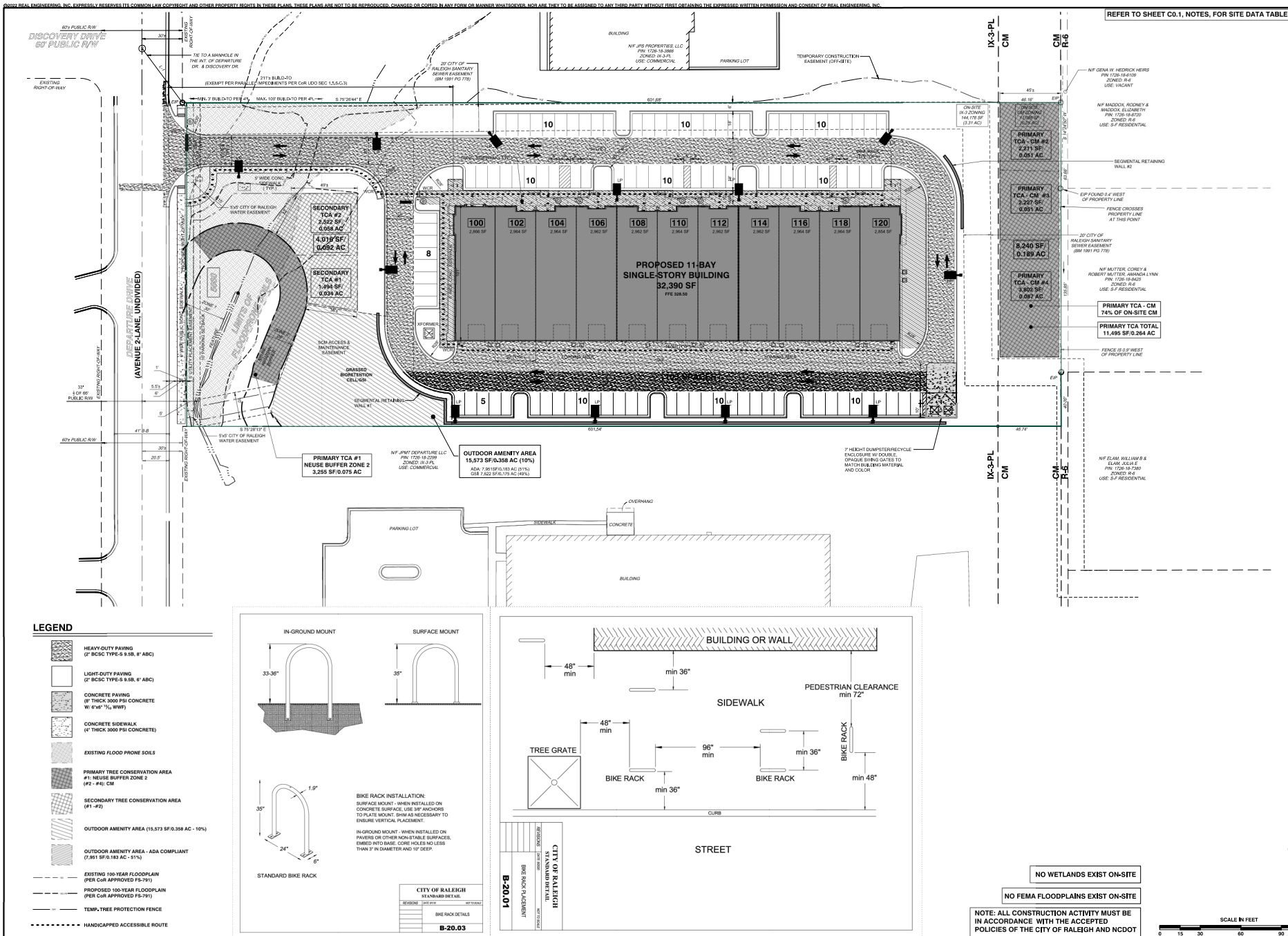
NO.	DATE	DESCRIPTION
4	01-14-23	PER COMMENTS
3	04-04-23	PER FLOOD STUDY
2	04-04-23	PER COMMENTS
1	04-14-22	PER COMMENTS

6109 WILKINSBURG ROAD
RALEIGH, NC 27612
(919) 539-7340
NCBELS FIRM NO: C-4406

CITY OF RALEIGH PROJECT NO. ASR-0063-2022

INSTRUCTION OR BID SOLICITATION NOT REL

©2023 REAL ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF REAL ENGINEERING, INC.



URENA HMD ARCHITECTURE CONSTRUCTION & DEVELOPMENT

REAL ENGINEERING

6109 WILKINSBURG ROAD
RALEIGH, NC 27612
(919) 539-7340
NCBELS FIRM NO: C-4406

CITY OF RALEIGH PROJECT NO. ASR-0063-2022

FLOYD PROPERTY
5660 DEPARTURE DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SITE PLAN

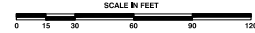
NO.	DATE	DESCRIPTION
1	01-14-23	PREL COMMENTS
2	04-04-23	PREL FLOOD STUDY
3	04-04-23	PREL FLOOD STUDY
4	01-14-23	PREL COMMENTS

INSTRUCTION OR BID SOLICITATION

SHEET
C1.1

NOT RELE

©2023 REAL ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF REAL ENGINEERING, INC.



NO WETLANDS EXIST ON-SITE

NO FEMA FLOODPLAINS EXIST ON-SITE

URENA
ARCHITECTURE

HMD
CONSTRUCTION
& DEVELOPMENT

CITY OF RALEIGH PROJECT NO. ASR-0063-202222

NO

[illegible]

INSTRUCTION OR BID SOLICITATION

T RELI

T RELI

©2022 REAL ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF REAL ENGINEERING, INC.

DISCOVERY DRIVE
60' PUBLIC R/W

EXISTING
RIGHT-OF-WAY

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.39

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

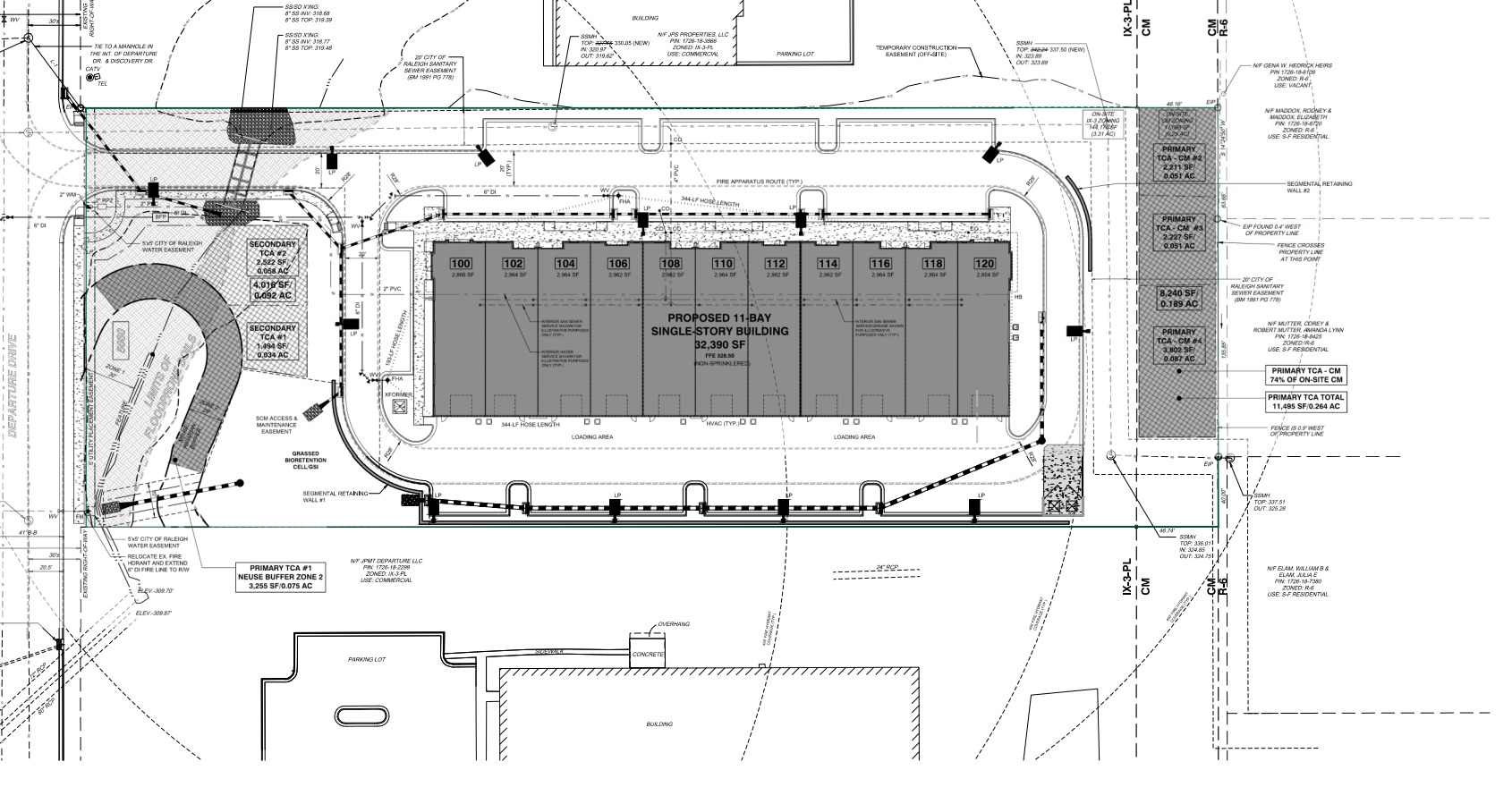
SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48

SS&D XING.
P' 50 HWY 318.88
P' 52 TOP 319.48



LEGEND

- PRIMARY TREE CONSERVATION AREA
#1: NEUSE BUFFER ZONE 2
#2: #4: CM
- SECONDARY TREE CONSERVATION AREA
#1: #2
- TEMP. TREE PROTECTION FENCE
- PROPOSED 100-YEAR FLOODPLAIN
(PER C&R APPROVED FS-791)

NO WETLANDS EXIST ON-SITE

NO FEMA FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE
IN ACCORDANCE WITH THE ACCEPTED
POLICIES OF THE CITY OF RALEIGH AND NCDOT



URENA HMD ARCHITECTURE
CONSTRUCTION & DEVELOPMENT

REAL ENGINEERING

6109 WILKINSBURG ROAD
RALEIGH, NC 27612
(919) 539-7340
NCBELS FIRM NO: C-4406

UTILITY PLAN

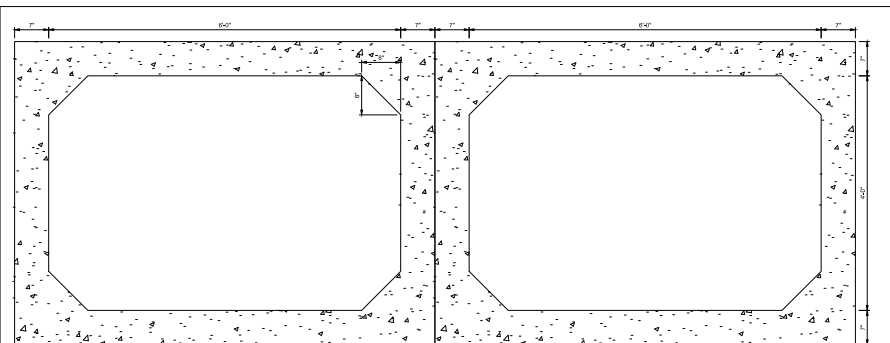
FLOYD PROPERTY
5660 DEPARTURE DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

NO.	DATE	DESCRIPTION
1	07-14-23	PREL COMMENTS
2	08-04-23	PREL FLOOD STUDY
3	08-04-23	PREL COMMENTS
4	08-14-23	PREL COMMENTS

SHEET
C2.1

NOT RELEVANT

CITY OF RALEIGH PROJECT NO. ASR-0063-2022



SCALE: 1" = 1'

SCALE IN FEET

SHEET
C3.1

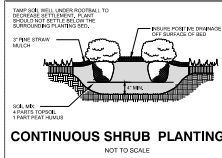


**LANDSCAPE
PLAN**

TATION

FLOYD PROPERTY
5660 DEPARTURE DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

NOT RELIABLE INSTRUCTION OR BID SOLICITATION






GENERAL NOTES

- [illegible]

ACR	SCIENTIFIC NAME	COMMON NAME	QUAN	CAL	HT	ROOT	REMARK
	SHADE TREES						
AS	Acer saccharum	Sugar Maple	4	3"	10'	B&B	Street Tree
QP	Quercus phellos	Fruitless Sweetgum	14	3"	10'	B&B	VSA



- 
PRIMARY TREE CONSERVATION AREA
 #1: NEUSE BUFFER ZONE 2
 (#2 - #4): CM
SECONDARY TREE CONSERVATION AREA
 (#1 - #2)
 **TEMP. TREE PROTECTION FENCE**
 **PROPOSED 100-YEAR FLOODPLAIN**
 (PER COR APPROVED FS-791)

NO WETLANDS EXIST ON-SITE

DO FEMA FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT

SCALE IN FEET

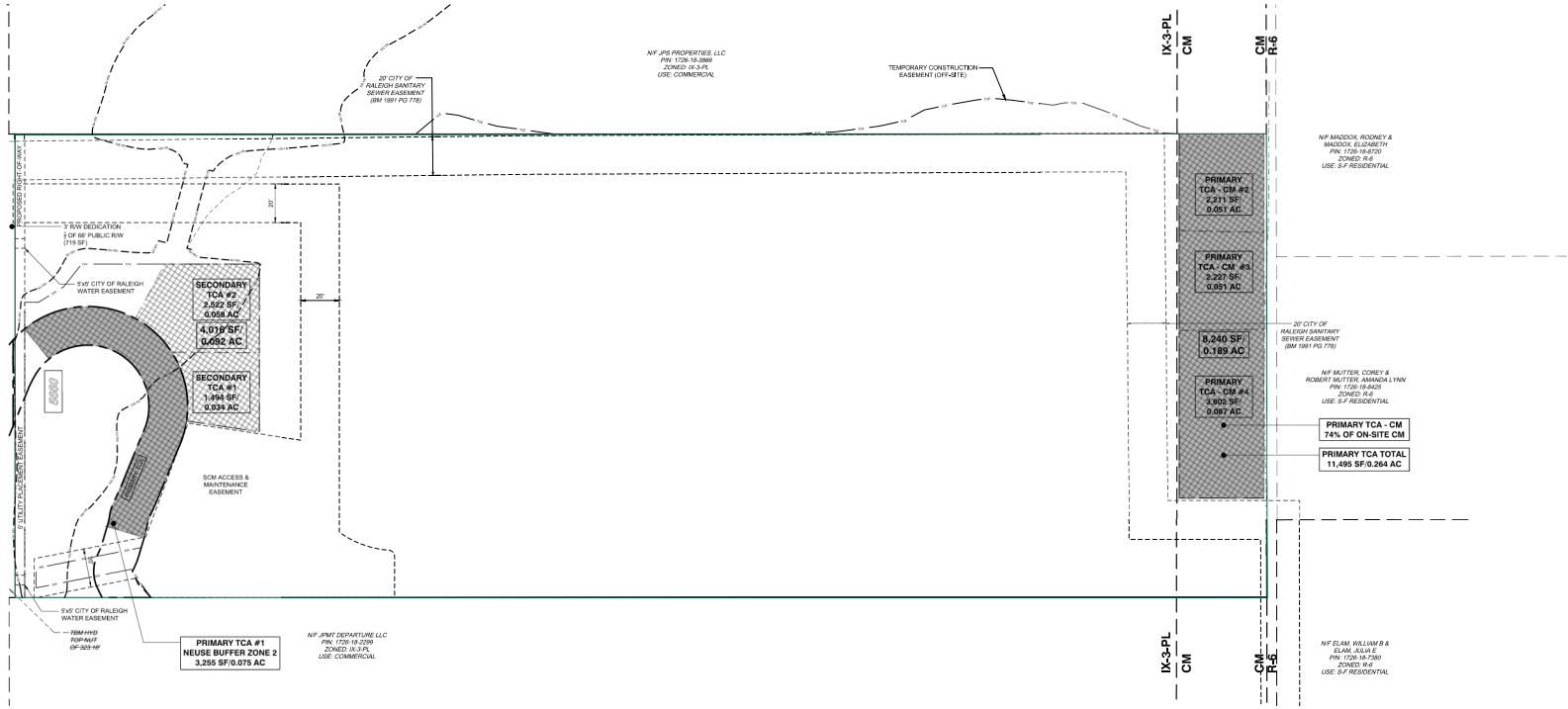
SHEET
L1.1

NOT RELIABLE

E: 2021/21012 - 5660 Departure Dr - NMD/04 Construction, 5660 Departure Drive - CURRENT.Avg, LANDSCAPE - DLM, 7/18/2023 12:31:52 PM, danny

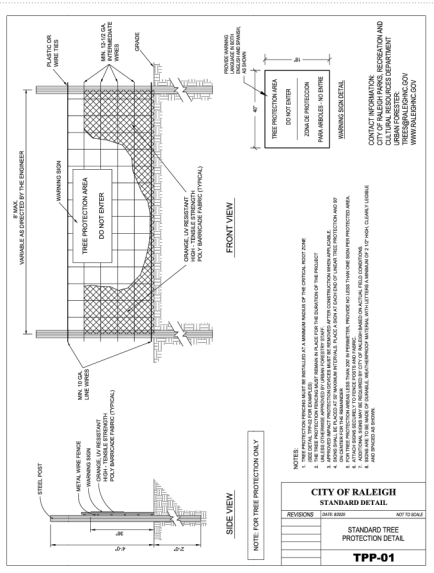
DISCOVERY DRIVE
60' PUBLIC R/W

DEPARTURE DRIVE



PRIMARY TCA #1
NEUSE BUFFER ZONE 2
3.255 SF/0.075 AC

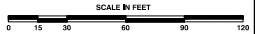
Tree Conservation Plan Data Sheet			
UDO Article 9.1 Tree Conservation			
(Include applicable information on the plan sheet)			
Project Name: 5660 Departure Dr			
Gross Site Acres:	3.576	sq	
Right-of-way to be dedicated with this project:	0.016	sq	
Net Site Acres:	3.560	sq	
		Number of Acres	Percent of Total
UDO 9.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SHOD 1		sq	%
2. Primary Tree Conservation Area - SHOD 2		sq	%
3. Primary Tree Conservation Area - Parkway Frontage		sq	%
4. Primary Tree Conservation Area - CM	0.189	sq	5.31
5. Primary Tree Conservation Area - MPOD		sq	%
6. Primary Tree Conservation Area - Champion Tree "XX" dbh species		sq	%
7. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.075	sq	2.11
8. Primary Tree Conservation Area - Thoroughfare		sq	%
Subtotal of Primary Tree Conservation Areas:	0.264	sq	7.42
UDO 9.1.4.D.2 Tree Conservation Area - Greenway			
		sq	%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)	0.092	sq	2.58
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)		sq	%
Subtotal of Secondary Tree Conservation Areas:	0.092	sq	2.58
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.356	sq	10.00
UDO 9.1.3. Watershed Protection Overlay Districts			
UWPOD - Wooded Area (preserved)		sq	%
UWPOD - Wooded Area (planted)		sq	%
FWPOD - Wooded Area (preserved)		sq	%
FWPOD - Wooded Area (planted)		sq	%
SWPOD - Wooded Area (preserved)		sq	%
SWPOD - Wooded Area (planted)		sq	%



LEGEND

- PRIMARY TREE CONSERVATION AREA #1: NEUSE BUFFER ZONE 2 (#2 - #4): CM
- SECONDARY TREE CONSERVATION AREA (#1 - #2)
- TEMP. TREE PROTECTION FENCE
- PROPOSED 100-YEAR FLOODPLAIN (PER CUR APPROVED FS-91)
- NO WETLANDS EXIST ON-SITE
- NO FEMA FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT



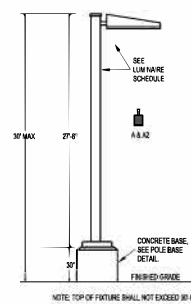
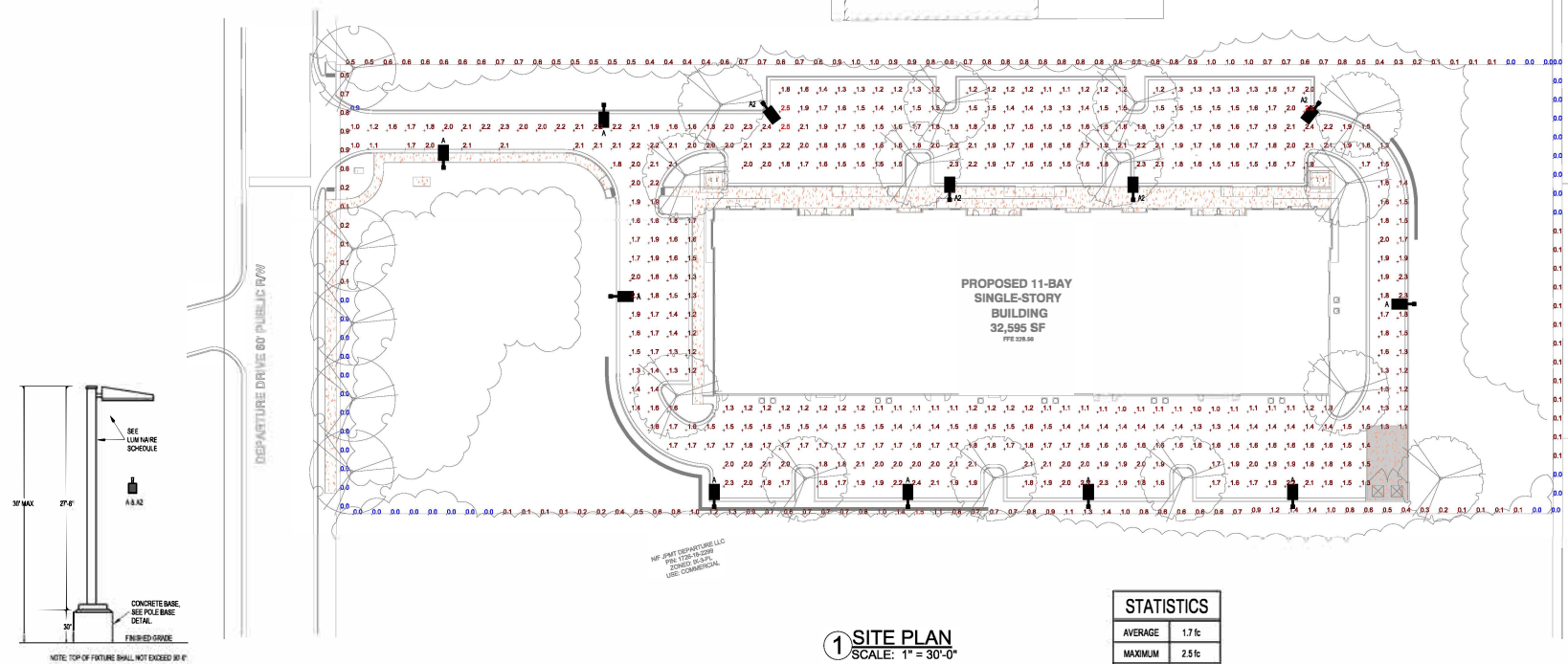
URENA HMD ARCHITECTURE CONSTRUCTION & DEVELOPMENT

6109 WILKINSBURG ROAD
RALEIGH, NC 27612
(919) 539-7340
NCBELS FIRM NO: C-4406

FLOYD PROPERTY
5660 DEPARTURE DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

NO.	DATE	DESCRIPTION
1	01-14-23	PER COMMENTS
2	02-04-23	PER FLOOD STUDY
3	02-04-23	PER COMMENTS
4	02-04-23	PER COMMENTS

SHEET
TCA1.1

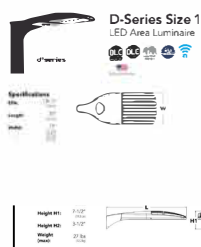


3. FIXTURE "A" DETAIL
SCALE: N.T.S.

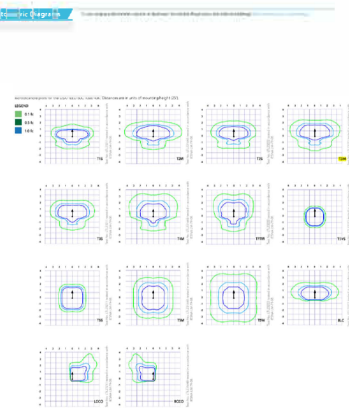
1. SITE PLAN
SCALE: 1" = 30'-0"

FIXTURE TYPE "A"

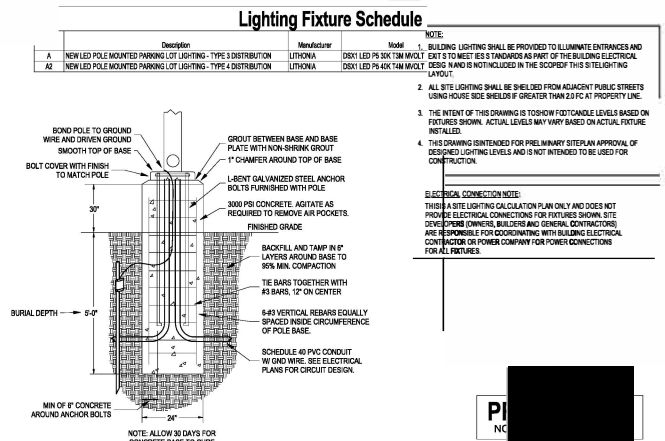
STATISTICS	
AVERAGE	1.7 ft
MAXIMUM	2.5 ft
MINIMUM	0.9 ft
MAX/MIN	2.8:1
AVG/MIN	1.9:1



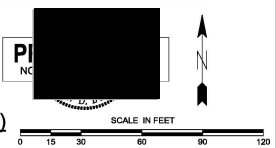
Introduction
The mission of the D-Series is to provide a high-quality, high-efficiency lighting solution for commercial and industrial applications. The D-Series is designed to provide a high-quality, high-efficiency lighting solution for commercial and industrial applications. The D-Series is designed to provide a high-quality, high-efficiency lighting solution for commercial and industrial applications.



Lumen Output	
Beam Angle	Lumen Output
10°	1,000
15°	1,500
20°	2,000
25°	2,500
30°	3,000
35°	3,500
40°	4,000
45°	4,500
50°	5,000
55°	5,500
60°	6,000
65°	6,500
70°	7,000
75°	7,500
80°	8,000
85°	8,500
90°	9,000
95°	9,500
100°	10,000
105°	10,500
110°	11,000
115°	11,500
120°	12,000
125°	12,500
130°	13,000
135°	13,500
140°	14,000
145°	14,500
150°	15,000
155°	15,500
160°	16,000
165°	16,500
170°	17,000
175°	17,500
180°	18,000



2. SITE LIGHTING POLE BASE DETAIL - 5'(30" AFG)
SCALE: NONE



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
8510 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919) 539-7340
FAX: (919) 539-7340
CERTIFICATION NUMBER: NCBELS (C-4406)

FLOYD PROPERTY

SITE LIGHTING PLAN

REAL ENGINEERING
6105 WILKINSBURG ROAD
RALEIGH, NC 27612
(919) 539-7340
NCBELS FIRM NO: C-4406

PRELIMINARY
ONLY

NOT FOR
CONSTRUCTION



URENA ARCHITECTURE, P.A.
202 POWELL DR. SUITE 100
RALEIGH, NC 27604
TEL 919/852-2329
FAX 919/852-2322

FLOYD PROPERTY
SHELL BUILDING
5660 DEPARTURE DRIVE
RALEIGH, NC

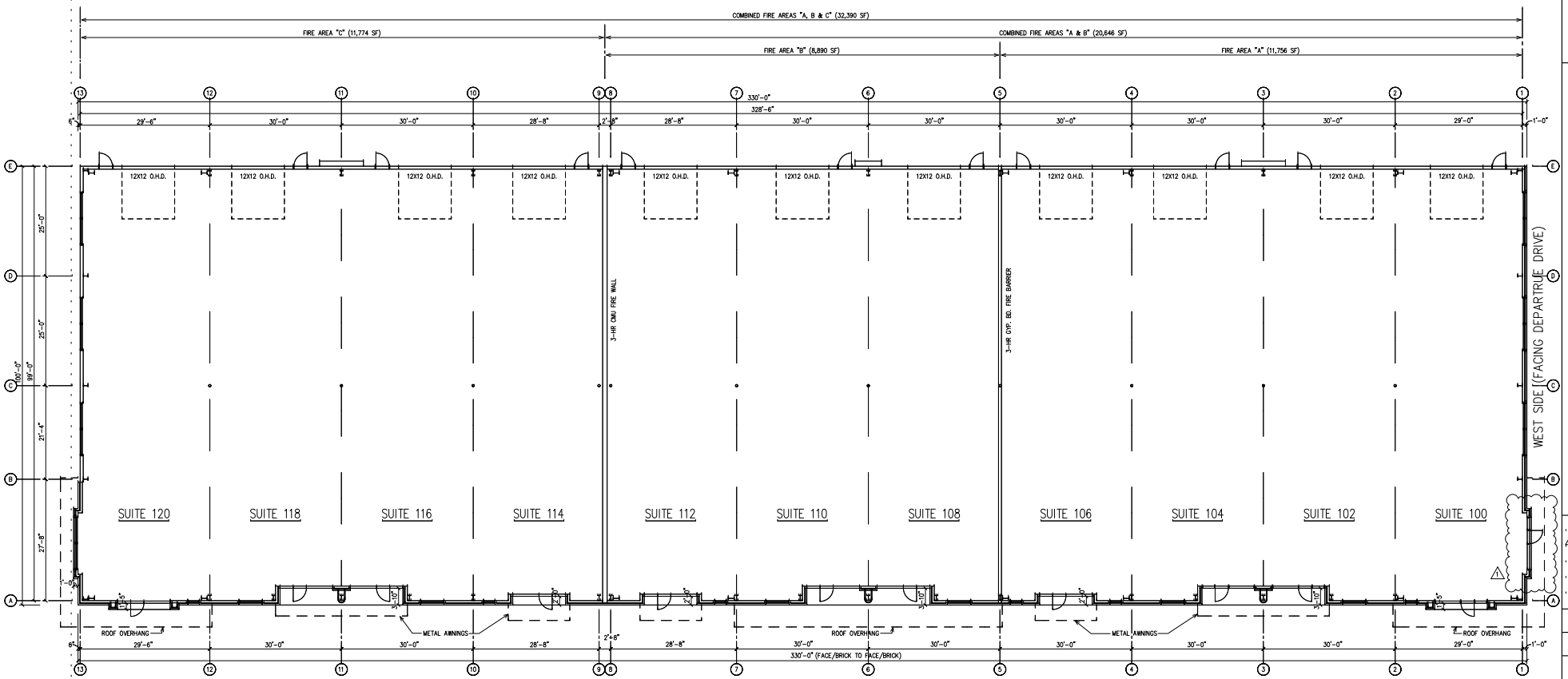
REVISIONS
1. 08-15-22 COMMENTS
CITY OF RALEIGH REVIEW

FLOOR PLAN

JULY 26 - 2022

A1

200-P



1 FLOOR PLAN
A1 SCALE: 3/32" = 1'-0"

PROJ. CASE # ASR-0063-2022

PRELIMINARY
ONLY

NOT FOR
CONSTRUCTION

URENA
ARCHITECTURE

URENA ARCHITECTURE, P.A.
292 POWELL DR. RALEIGH, NC 27604
TEL: 919/452-2309 FAX: 919/452-2322

FLOYD PROPERTY
SHELL BUILDING
5660 DEPARTURE DRIVE
RALEIGH, NC

REVISIONS

08-15-22 COMMENTS
CITY OF RALEIGH REVIEW
11-11-22 COMMENTS
C.O.P. SECOND REVIEW

EXTERIOR
ELEVATIONS

JULY 26 - 2022

A2

202-P

PROJ. CASE # ASR-0063-2022

4 REAR ELEVATION (SOUTH)

A2 SCALE: 3/32" = 1'-0"

2 RIGHT ELEVATION - FACING DEPARTURE DRIVE (WEST)

A2 SCALE: 3/32" = 1'-0"

1 FRONT ELEVATION (NORTH)

A2 SCALE: 3/32" = 1'-0"

3 LEFT ELEVATION (EAST)

A2 SCALE: 3/32" = 1'-0"

AVERAGE GRADE CALC.

	POST-LOW	POST-HIGH	POST AVE.
WEST	328.50	328.50	328.50

TRANSPARENCY CALCULATIONS (WEST)

TOTAL WALL AREA = 1,200 S.F.
TOTAL GLAZING REQUIRED = 240 S.F. (20%)
TOTAL GLAZING PROVIDED = 364 S.F. (30%)

1.5.9.B.1 GENERAL REQUIREMENTS (WEST)

TOTAL GLAZING REQUIRED = 240 S.F.
GLAZING REQUIRED BETWEEN 3' TO 8' = 120 S.F. (50%)
ACTUAL GLAZING PROVIDED BETWEEN 3' TO 8' = 240 S.F. (TWICE REQD.)

FOR UDO SECTION 1.5.9.B.4
GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS THE TRANSPARENCY HIGHER
THAN AIR AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORES
MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.