

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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

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

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 #: Z-27B-2014	
		Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: ETS Office Expansion

Inside City limits? ☒ Yes ☐ No

Property address(es): **3227 Wellington Ct., Raleigh, NC (Wake Co.)**

Site P.I.N.(s): 1727581255

Please describe the scope of work. Include any additions, expansions, and change of use.

Expansion of current office development by approximately 5,950SF (for a total of 12,050SF) and an additional 31 parking spaces. Adding a 24' max height accessory structure.

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: ETS, PLLC

Title: Owner/Developer

Address: 3227 Wellington Ct., Raleigh, NC (Wake Co.)

Phone #: 919-782-2710 (Ext. 304)

Email: matt.fields@ets-pllc.com

Applicant Name: Matt Fields

Company: ETS, PLLC

Address: 3227 Wellington Ct., Raleigh, NC (Wake Co.)

Phone #: 919-782-2710 (Ext. 304)

Email: matt.fields@ets-pllc.com

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3 (Industrial Mixed Use)	Existing gross floor area (not to be demolished): Approx. 6,135SF
	Existing gross floor area to be demolished: 0
Gross site acreage: 2.72 (AFTER R/W DEDICATION)	New gross floor area: 5,950SF
# of parking spaces required: 31	Total sf gross (to remain and new): 12,085SF
# of parking spaces proposed: 31	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Commercial	
Proposed use (UDO 6.1.4): Commercial	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.39 Square Feet: 17,135	Proposed Impervious Surface: Acres: 1.11 Square Feet: 48,230
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No


RESIDENTIAL DEVELOPMENTS

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

SIGNATURE BLOCK

I hereby designate Matt Lowder, PE to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

Signature: 	Date: 8/5/2021
Printed Name: Curtis Matthew Fields	

INDEX OF DRAWINGS

Co.0	COVER SHEET
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.8	STORMWATER MANAGEMENT DETAILS
C1.9	LIGHTING PLAN
C1.10	SOLID WASTE PLAN
LA-1	PLANTING PLAN
LA-2	TREE CONSERVATION PLAN
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY
A200	BUILDING ELEVATION

ADMINISTRATIVE SITE REVIEW

ASR-0074-2021

Proposed

ETS Office Expansion

3227 Wellington Court

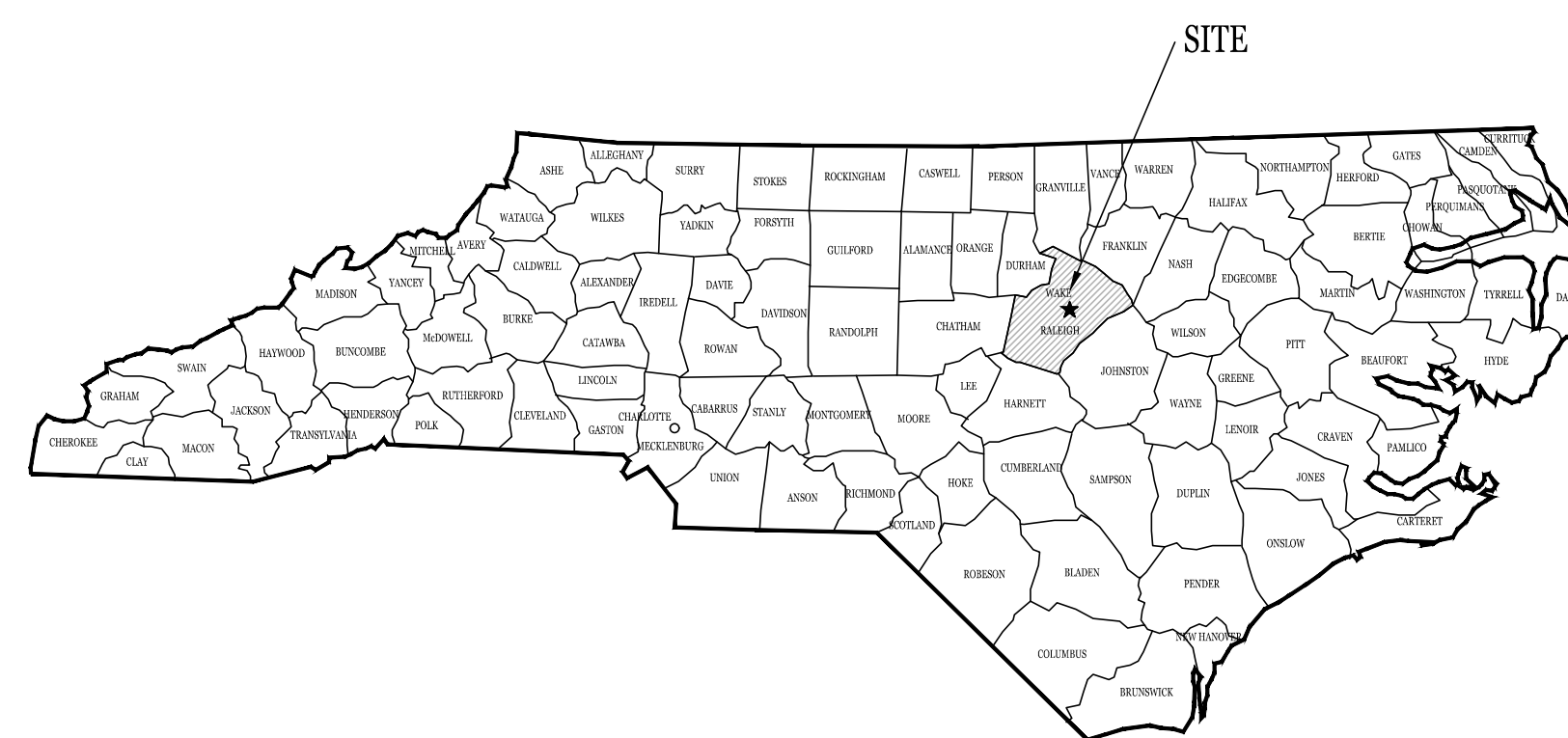
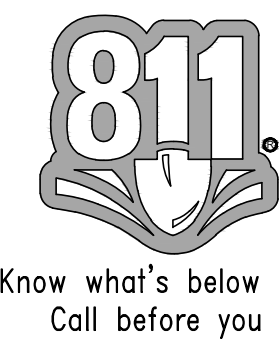
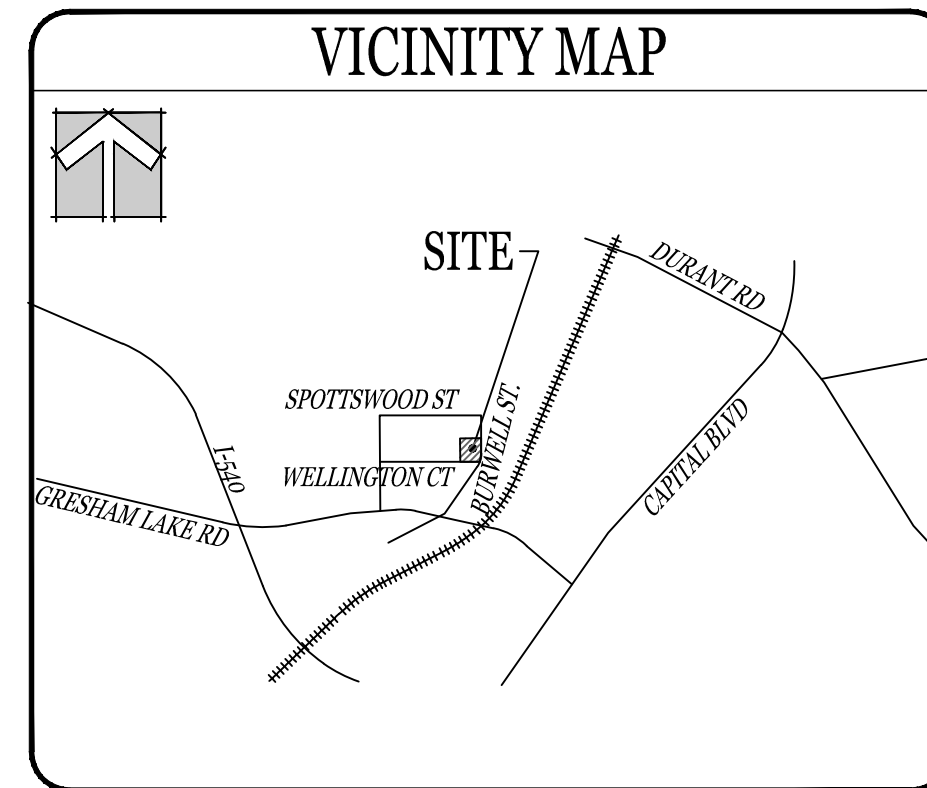
Raleigh, Wake County, North Carolina

OWNER/DEVELOPER

ETS, PLLC
3227 Wellington Court
Raleigh, NC 27615
919-782-2710 Ext. 304
919-435-0637 fx
Matt.Fields@ets-pltc.com

CIVIL ENGINEER

Bowman North Carolina, Ltd.
(Formerly Triangle Site Design, PLLC)
4004 Barrett Drive, Suite 101
Raleigh, NC 27609
(919) 553-6570
mlowder@bowman.com
FIRM# F-1445



FLOOD ZONE NOTE:

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM) #17201727004 WITH AN EFFECTIVE DATE OF MAY 2, 2006. FEMA FIRM MAPS SUBJECT TO CHANGE.

IMPERVIOUS AREA SUMMARY

SITE AREA = 118,352 SF (2.72 AC) (After R/W dedication)			
BUILDINGS	8,518 SF 0.20 ACRE(S)	7.20 % OF TOTAL AREA	
SIDEWALK	4,933 SF 0.09 ACRE(S)	3.41 % OF TOTAL AREA	
PAVEMENT	16,727 SF 0.39 ACRE(S)	14.13 % OF TOTAL AREA	
GRAVEL	18,952 SF 0.43 ACRE(S)	16.01 % OF TOTAL AREA	
TOTAL IMPERVIOUS AREA (ON-SITE)	48,230 SF 1.11 ACRE(S)	40.75 % OF TOTAL AREA	
GREEN/OPEN SPACE	70,122 SF 1.61 ACRE(S)	59.25 % OF TOTAL AREA	
EXISTING IMPERVIOUS AREA:	17,135 SF 0.39 ACRE(S)		
NET INCREASE IN IMPERVIOUS:	31,095 SF 0.72 ACRE(S)		
WELLINGTON COURT R/W = 14,386 SF (0.33 AC) (IMPROVEMENTS ALONG PROPERTY FRONTAGE)			
SIDEWALK	3,814 SF 0.09 ACRE(S)	26.52 % OF TOTAL AREA	
PAVEMENT	5,548 SF 0.13 ACRE(S)	38.58 % OF TOTAL AREA	
TOTAL IMPERVIOUS AREA (OFF-SITE)	9,362 SF 0.22 ACRE(S)	65.10 % OF TOTAL AREA	
GREEN/OPEN SPACE	5,019 SF 0.11 ACRE(S)	34.90 % OF TOTAL AREA	
EXISTING IMPERVIOUS AREA (OFF-SITE):	2,169 SF 0.05 ACRE(S)		
NET INCREASE IN IMPERVIOUS:	7,193 SF 0.17 ACRE(S)		

BULK AREA REQUIREMENTS

LOCATION:	3227 WELLINGTON COURT RALEIGH, NORTH CAROLINA	REFERENCE IS MADE TO THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE
ZONE:	IX-3 (INDUSTRIAL MIXED USE)	
USE:	OFFICE & TRAINING TOWER (ACCESSORY USE)	
PIN:	1727-58-1255	
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	N/A	121,355SF - 3,000SF (R/W DEDICATION) 118,352SF (2.72AC)
MAXIMUM USE SIZE	N/A	N/A
MAXIMUM BUILDING LOT COVERAGE	N/A	7.20% (8,518SF/118,352SF)
FRONT SETBACK	3' (PRIMARY & SIDE STREET)	> 3FT
MINIMUM SIDE SETBACK	0 FT - 6 FT	> 6FT
MINIMUM REAR SETBACK	0 FT - 6 FT	> 6FT
MAXIMUM BUILDING HEIGHT	3 STORY	3 STORY
PARKING SETBACK	10 FT	>10FT
WATERSHED	NONE - NEUSE RIVER NUTRIENT STRATEGY	

PUBLIC IMPROVEMENT QUANTITIES

Phase Number(s)	1
Number of Lot (s)	1
Lot Number (s) by Phase	N/A
Number of Units	N/A
Liveable Building	N/A
Open Space?	N/A
Number of Open Space Lots	N/A
Public Water (LF)	0 LF
Public Sewer (LF)	0 LF
Public Street (LF) - FULL	0 LF
Public Street (LF) - PARTIAL	660 LF
Public Sidewalk (LF)	660 LF
Street Signs (LF)	660 LF
Water Service Stubs	1 EA
Sewer Service Stubs	1 EA

TREE CONSERVATION

TOTAL SITE AREA:	2.72AC (118,352SF)
TREE CONSERVATION REQUIREMENT:	10% OF PROPERTY 11,835.2SF x 10% = 1,183.52SF
PROPOSED TREE CONSERVATION AREA:	3,661SF

AMENITY AREA CALCULATION

TOTAL AREA:	2.72 AC (118,352 SF)
AMENITY AREA REQUIREMENT:	10% OF PROPERTY 118,352 x 10% = 11,835 SF
PROPOSED AMENITY AREA:	12,000 SF NOTED ON SITE PLAN

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	12,085SF OFFICE OFFICE: 1 SPACE PER 400SF GROSS FLOOR AREA 12,085SF OFFICE/400SF = 31 SPACES 150% MAXIMUM SPACES ALLOWED = 47	31 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	1 SPACE PER 10,000SF OF GROSS FLOOR AREA, MINIMUM OF 4	4
LONG-TERM BICYCLE PARKING	1 SPACE PER 40,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4	4

BLOCK PERIMETER NOTE

SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER SECTION 8.3.2.A.2.b OF THE UDO. THE MINIMUM SITE AREA APPLICABLE IS 9 ACRES FOR A BLOCK WITH IX- ZONING. THE SIZE OF THE PROPERTY IN QUESTION IS 2.72 ACRES

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@RALEIGHNC.GOV FOR APPROVAL.
 - THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
 - ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
 - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - 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.

CONDITION OF APPROVAL

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

CONSTRUCTION DRAWING NOTE

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

SOLID WASTE NOTES

- SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATE COMPANY.
- SEE SHEET C1.9 FOR SOLID WASTE DETAILS.

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

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

GENERAL INFORMATION

Development name: ETS Office Expansion
Inside City limits? ☒ Yes ☐ No
Property address(es): **3227 Wellington Ct., Raleigh, NC (Wake Co.)**
Site P.I.N.(s): 1727581255
Please describe the scope of work. Include any additions, expansions, and change of use.
Expansion of current office development by approximately 5,950SF (for a total of 12,050SF) and an additional 31 parking spaces. Adding a 24' max height accessory structure.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.
Company: ETS, PLLC Title: Owner/Developer
Address: 3227 Wellington Ct., Raleigh, NC (Wake Co.)
Phone #: 919-782-2710 (Ext. 304) Email: matt.fields@ets-pltc.com
Applicant Name: Matt Fields
Company: ETS, PLLC Address: 3227 Wellington Ct., Raleigh, NC (Wake Co.)
Phone #: 919-782-2710 (Ext. 304) Email: matt.fields@ets-pltc.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3 (Industrial Mixed Use)	Existing gross floor area (not to be demolished): Approx. 6,135SF Existing gross floor area to be demolished: 0
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# of parking spaces proposed: 31	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Commercial	
Proposed use (UDO 6.1.4): Commercial	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.38 Square Feet: 17,135	Proposed Impervious Surface: Acres: 1.11 Square Feet: 48,230
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

SIGNATURE BLOCK	
I hereby designate Matt Lowder, PE to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.	
Signature: <i>[Signature]</i>	Date: 8/5/2021
Printed Name: Curtis Matthew Fields	

TRIANGLE
SITE DESIGN
a Bowman company

CONSULTANT:
Bowman North Carolina, Ltd.
(Formerly Triangle Site Design, PLLC)
4004 Barrett Drive, Suite 101
Raleigh, NC 27609
(919) 553-6570
mlowder@bowman.com
FIRM# F-1445

OWNER/DEVELOPER:
ETS, PLLC
3227 Wellington Court
Raleigh, NC 27615
919-782-2710 Ext. 304
919-435-0637 fx
Matt.Fields@ets-pltc.com

ETS Office Expansion
3227 Wellington Court
Raleigh, NC Wake County
ASR-0074-2021

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 Bowman North Carolina Ltd. shall be without liability to Bowman North Carolina Ltd.

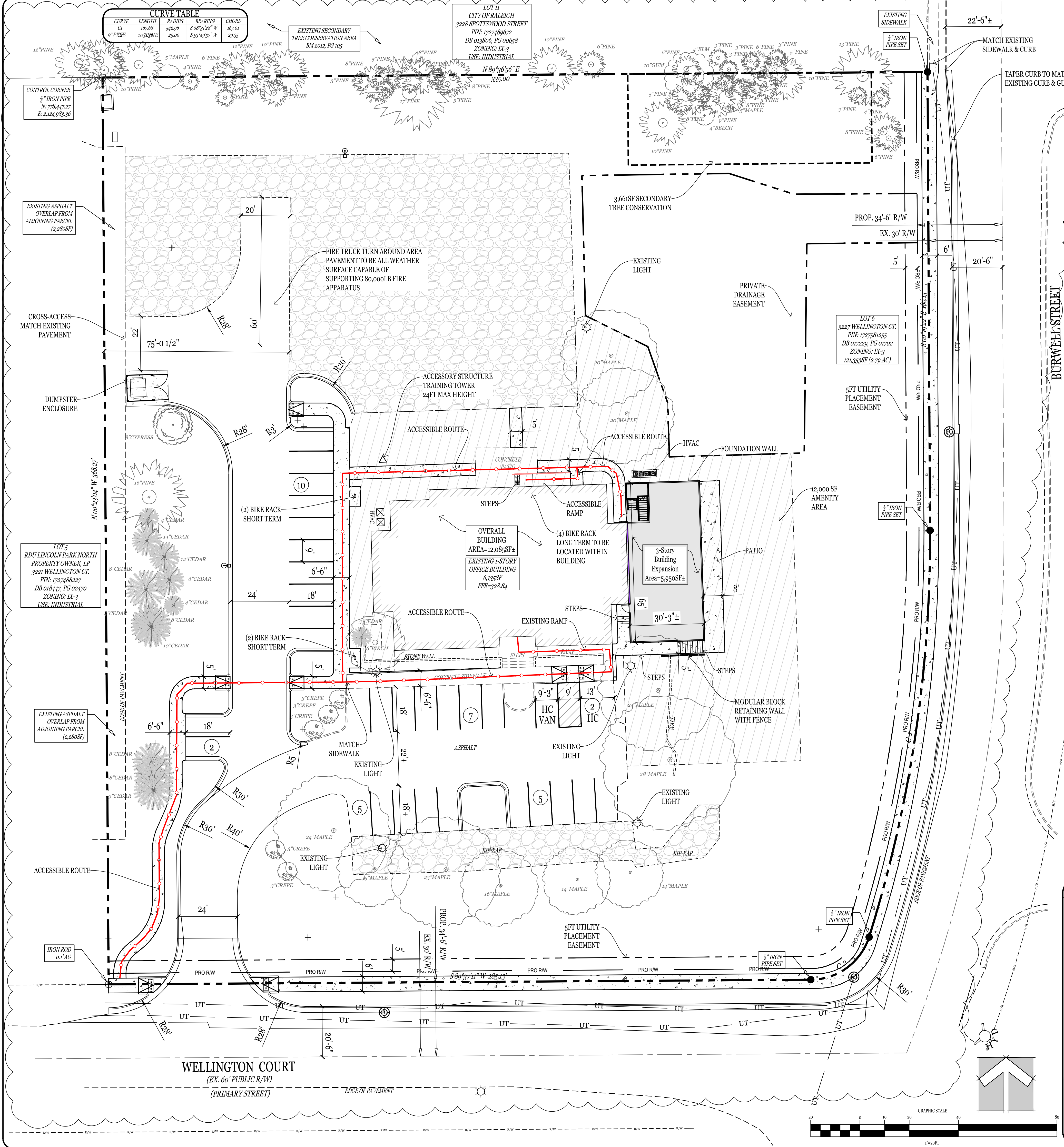
REVISION	DATE	BY	DESCRIPTION
1	8/5/21	ML	REVISION PER CITY OF RALEIGH REVIEW
2			
3			
4			
5			
6			
7			
8			
9			
10			

Drawn: _____
Checked: _____
Approved: _____

Project No. 054001
Initial Submittal Date: August 3, 2021
Title: _____

COVER SHEET

Sheet No. Co.0



ACCESS DRIVE NOTES

No sight obstructing or partially obstructing wall, fence, foliage, burning, parked vehicles or sign between the heights of twenty-four (24) inches and eight (8) feet above the curb line elevation, or the nearest traveled way if no curbing exists, shall be placed within a sight triangle of a public street, private street or driveway contained either on the property or on an adjoining property.

Size of Required Sight Triangles
A sight triangle is that triangle as set forth by the City of Raleigh & North Carolina Department of Transportation's Policy on Street and Driveway Access to North Carolina Highways manual, and all subsequent amendments thereto.

Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency.

AMENITY AREA CALCULATION

TOTAL AREA: 2,72 AC (18,352 SF)
AMENITY AREA REQUIREMENT: 10% OF PROPERTY 18,352 x 10% = 1,835 SF

PROPOSED AMENITY AREA: 12,000 SF NOTED ON SITE PLAN

TREE CONSERVATION

TOTAL SITE AREA: 2,72 AC (18,352 SF)
TREE CONSERVATION REQUIREMENT: 10% OF PROPERTY 18,352 SF x 10% = 1,835 SF

PROPOSED TREE CONSERVATION AREA: 3,661 SF

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 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.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) PRIOR TO START OF WORK. A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-966-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGH.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RIGHT-OF-WAY OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED 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).

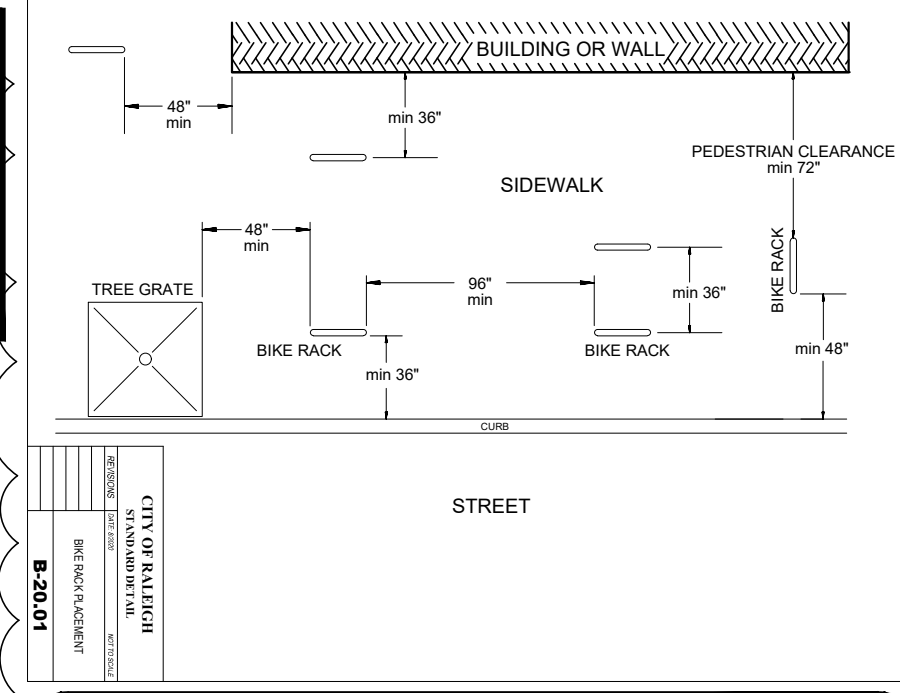
PARKING CALCULATION		
ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	12,085 SF ± OFFICE OFFICE: 1 SPACE PER 400 SF GROSS FLOOR AREA	31 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	2	2
LOADING SPACE	N/A	N/A
SHORT-TERM BICYCLE PARKING	1 SPACE PER 10,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4	4
LONG-TERM BICYCLE PARKING	1 SPACE PER 40,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4	4

- SITE KEYNOTES**
- DUMPSTER ENCLOSURE - REFER TO DETAIL SHEET C1.9
 - INSTALL NEW CONCRETE PAD OF 4000 PSI BROOM FINISHED CONCRETE WITH 6"x6"x1/8" WWF STEEL REINFORCEMENT. REFER TO DETAIL SHEET
 - ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
 - CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL
 - PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
 - HANDICAP PARKING SIGN. REFER TO DETAIL SHEET
 - NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AT 1/4" FT. MAX. FOR POSITIVE DRAINAGE.
 - ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS. STANDARD DUTY ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
CONCRETE PAVEMENT
 - LANDSCAPING - AREA OF NEW SOD.
 - BOLLARDS
 - SEEDING AREA
 - SITE LIGHT
 - PROPOSED PARKING COUNT

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 NCDOT MAINTAINED FRONTAGE.



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SITE AREA = 18,352 SF (2.72 AC) (After R/W dedication)

	8,518 SF 0.20 ACRE(S)	7.20 % OF TOTAL AREA
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NET INCREASE IN IMPERVIOUS:	5,548 SF 0.13 ACRE(S)	5.10 % OF TOTAL AREA
WELLINGTON COURT R/W = 14,281 SF (0.33 AC) (IMPROVEMENTS ALONG PROPERTY FRONTAGE)	3,195 SF 0.72 ACRE(S)	
SIDEWALK	3,814 SF 0.09 ACRE(S)	26.52 % OF TOTAL AREA
PAVEMENT	5,548 SF 0.13 ACRE(S)	5.10 % OF TOTAL AREA
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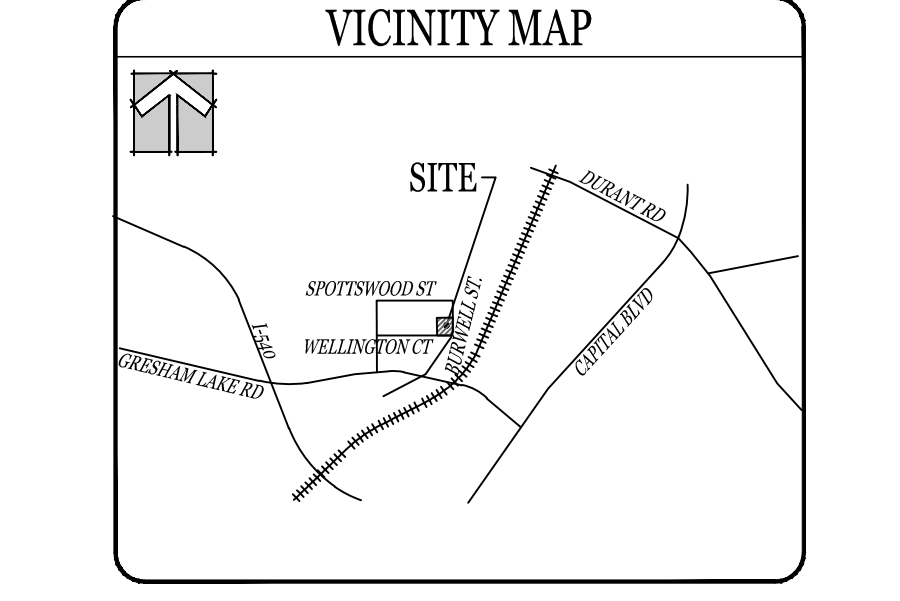
PUBLIC WORKS NOTES:

ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SENSITIVE AREA THROUGHFARES.

SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, POLLAGE, BEAMS, OR PARKED VEHICLES BETWEEN THE HEIGHT OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.



- 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 GRADIES 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 TO THE OWNER OR SUPPLIER'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 REFINISH 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 PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXIST 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
a Bowman company

CONSULTANT:
Bowman North Carolina, Ltd.
(Formerly Triangle Site Design, PLLC)
4004 Barrett Drive, Suite 101
Raleigh, NC 27609
(919) 553-6570
mbowden@bowman.com
FIRM# F-1445

OWNER/DEVELOPER:
ETS, PLLC
3227 Wellington Court
Raleigh, NC 27615
919-782-2710 Ext. 304
919-435-0637 fx
Matt.Fields@ets-llc.com

ETS Office Expansion
3227 Wellington Court
Raleigh, NC Wake County
ASR-0074-2021

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REVISION	Drawn	Check	Approved	Date
1	20/05/21			
2				
3				
4				
5				
6				
7				

Project No. 054001
Initial Submittal Date: August 3, 2021
Title

SITE PLAN

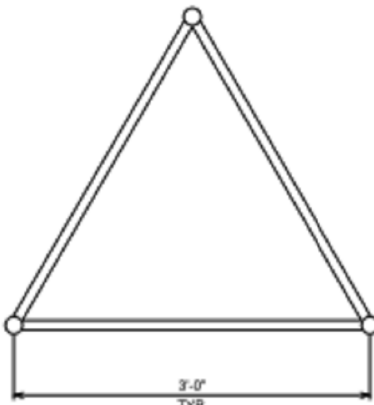
Sheet No.

C1.0



TOWER ELEVATION: (plan & side view)

TOWER MAPPING
Site Name: XXXXX
Site Number: XXXXX
ETS Job #: 0000000000
Date: XXXX/XX/XX Page: 2 of XX



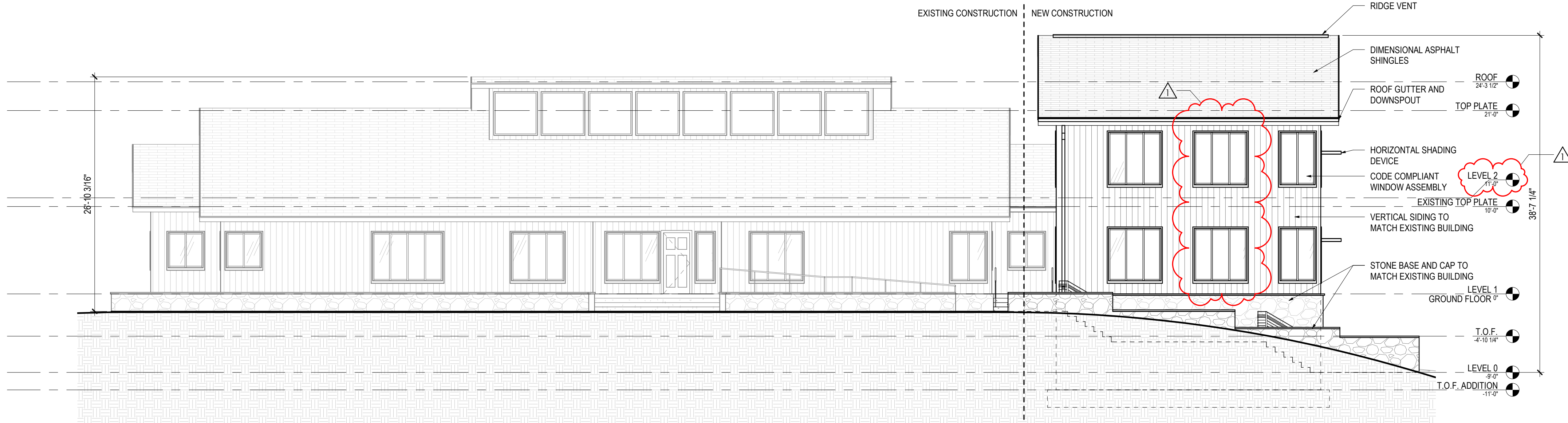
TRAINING TOWER PLAN AND ELEVATION -
REFER TO CIVIL DRAWING FOR LOCATION

3227 Wellington Ct.
Raleigh, NC 27615

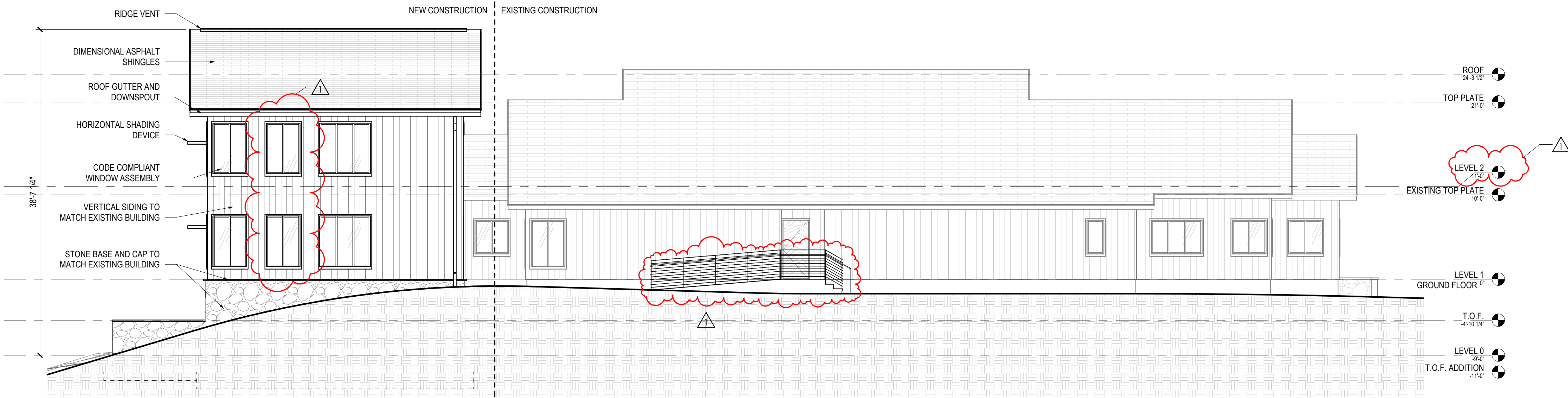
www.enginedtower.com

919-762-2710
919-762-2495 (F)

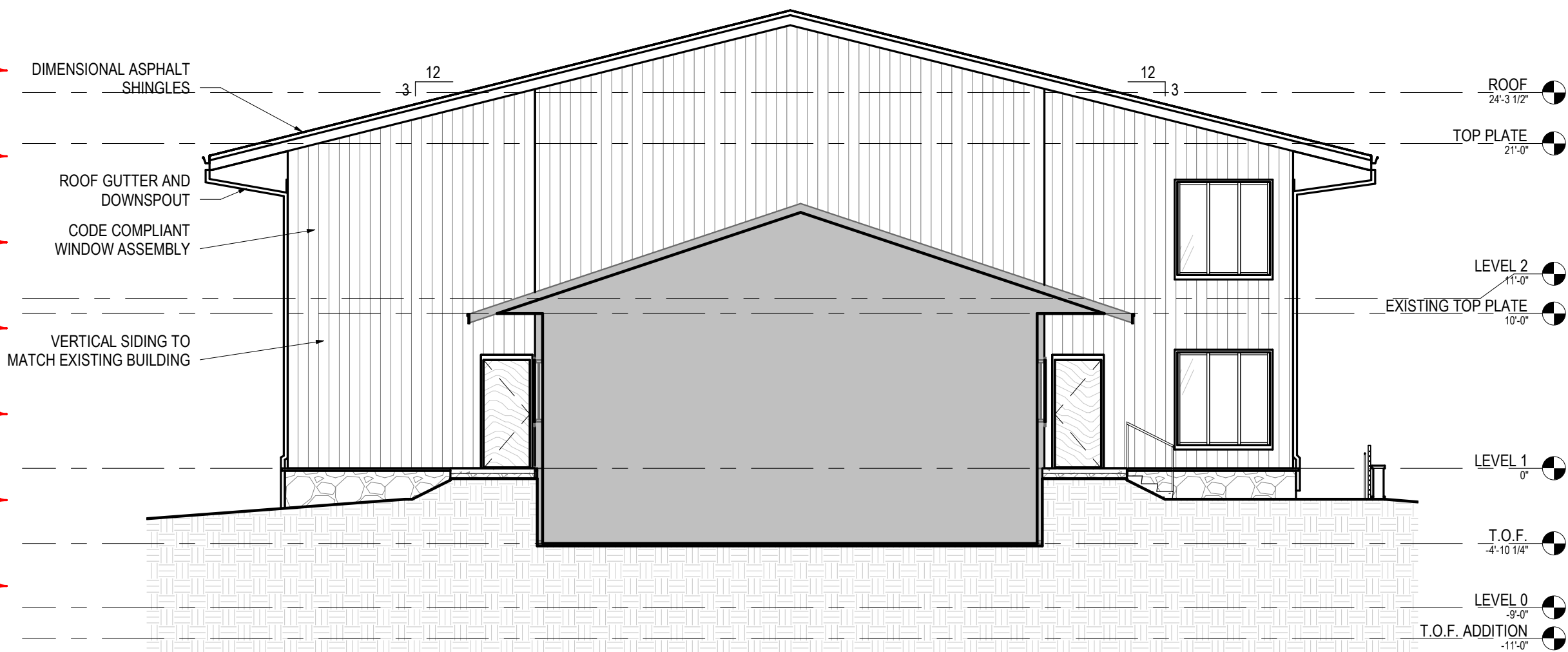
% Transparency of Addition	B SF of Skin		B SF of Transparency		Basement Proposed %	L1 SF of Skin		L1 SF of Transparency		Level 1 Proposed %	L2 SF of Skin		L2 SF of Transparency		Level 2 Proposed %
North	112.24	SF	0.00	SF	0.00%	333.21	SF	73.67	SF	22.11%	289.03	SF	73.67	SF	25.49%
South	111.83	SF	0.00	SF	0.00%	333.21	SF	87.89	SF	26.38%	333.21	SF	87.89	SF	26.38%
East	588.75	SF	191.11	SF	32.46%	715.46	SF	173.78	SF	24.29%	649.45	SF	173.78	SF	26.76%
West	45.53	SF	0.00	SF	0.00%	352.92	SF	32.11	SF	9.10%	537.04	SF	32.11	SF	5.98%
Total Proposed	22.26%					21.18%					20.32%				
Total Required	20%					20%					20%				



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT:



GESTALT ARCHITECTURE + DESIGN, PLLC
P.O. Box 3305 Durham, NC 27702-3305
P: 919.299.3023

OWNER:

ENGINEERED
TOWER
SOLUTIONS, PLLC

Matt Fields | Vice President
Engineered Tower Solutions, PLLC
3227 Wellington Court
Raleigh, NC 27615
p (919) 762-2710 c (919) 682-3724
Matt.Fields@ets-llc.com

PROFESSIONAL SEALS:



REVISION:

#	DESC.	DATE:
1	COR Site Plan Comments #1	10/15/2021

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SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER

ENGINEERED TOWER SOLUTIONS
BUILDING ADDITION

3227 WELLINGTON COURT, RALEIGH, NC

PROJECT #: 21001

PHASE: SITE PLAN REVIEW

ISSUE DATE: 09/29/21

DRAWN BY: ANK + SAL

A200