



Administrative Approval Action

Case File / Name: ASR-0074-2022
DSLCL - 1703 ROUNDROCK COMMERCIAL

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

LOCATION: The site is generally located on the northwest side of Roundrock Drive and is addressed 1703 Roundrock Drive.

REQUEST: This ASR shows the development of a vacant site for 14,413 square foot of general building with 2 stories. The 1.18 acre vacant site will accommodate parking and infrastructure in Industrial Mixed Use zoning (IX-3).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUR-0921-2022: DSENG - Surety/Infrastructure

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 21, 2023 by ROUNDROCK 221 FLEX SPACE LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. The building elevations will be labeled to indicate the directional sides of the building and to demonstrate compliance with UDO 3.2.5.F and 1.5.9 for the street facing facade and to dimension height from average grade per UDO 1.5.7.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☒ **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.



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<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

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

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

Engineering

1. A cross access agreement among the lots identified as PINs 1727021958 and 1727035730 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. A 4.5' 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)
3. 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)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).



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6. 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).
7. 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).

☒ **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:

Urban Forestry

1. A public infrastructure surety for 5 street trees along Roundrock Drive shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Roundrock Drive.

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

General

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

Stormwater

2. 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: April 17, 2026

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



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DSL C - 1703 ROUNDROCK COMMERCIAL

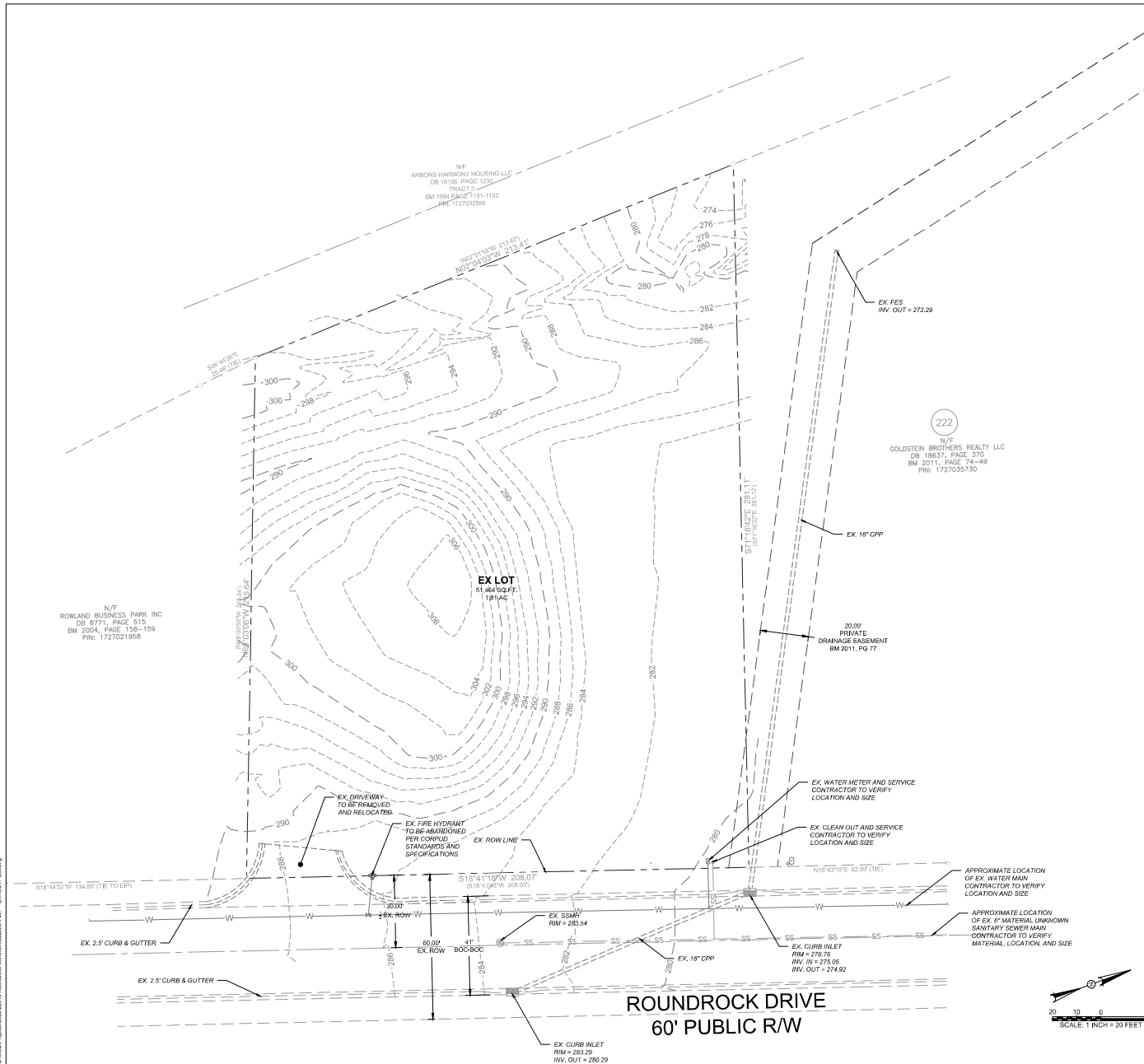
City of Raleigh
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4-Year Completion Date:

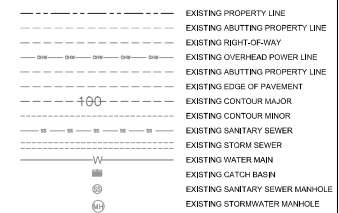
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site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

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 04/17/2023
Development Services Dir/Designee
Staff Coordinator: Rachel Smith



LEGEND



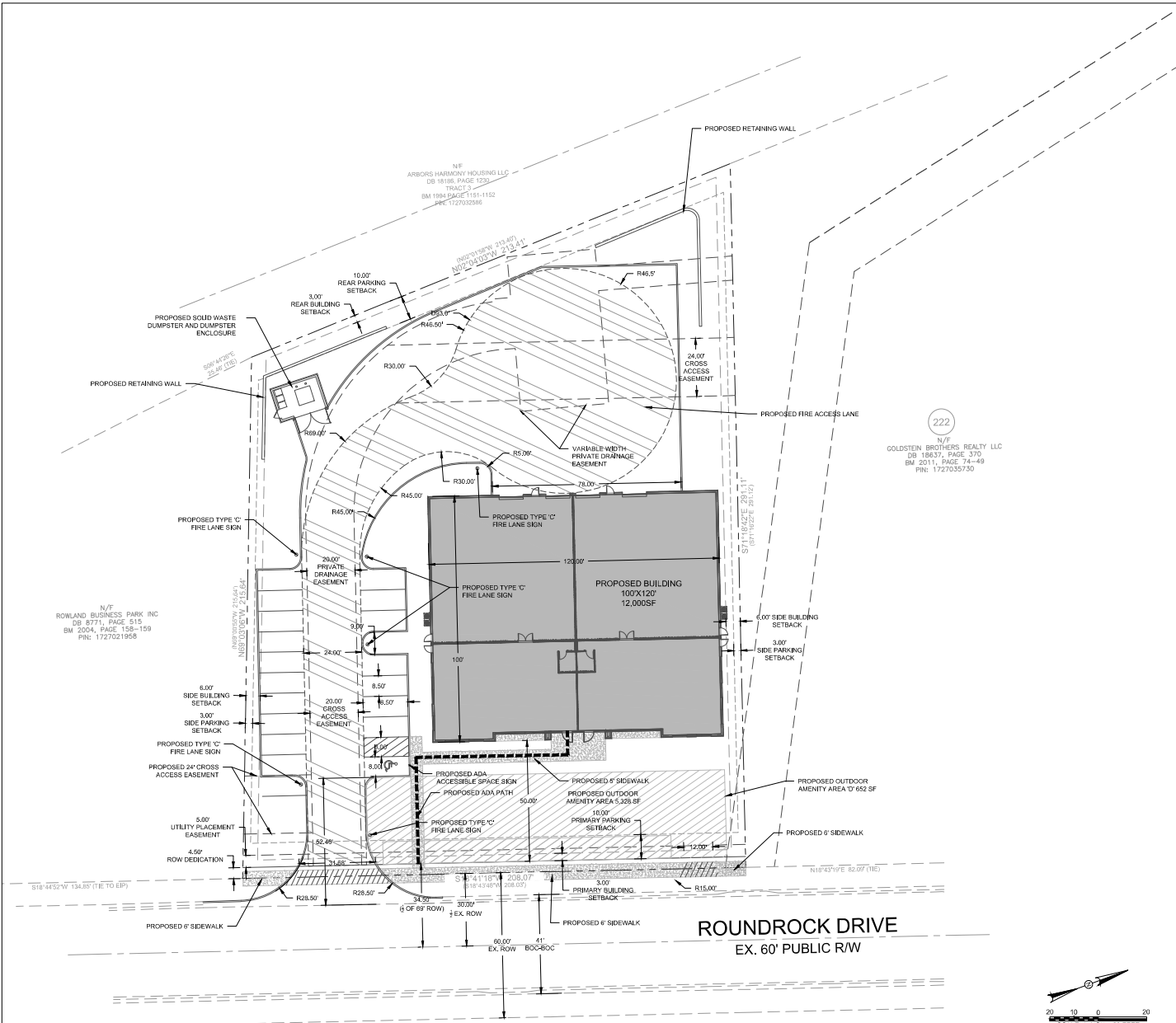
NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY RWK. PA DATED 03-30-2022.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720172700J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDECTION.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

EXISTING CONDITIONS PLAN		PROJECT NO. 22010
1703 ROUNDROCK COMMERCIAL		DRAWN BY: JAC
1703 ROUNDROCK DRIVE		CHECKED BY: JAC
RALEIGH, NORTH CAROLINA		DATE: 08/17/22
		SCALE: 1" = 20'
C-2		



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EASEMENT
	PROPOSED CITY OF RALEIGH
	GENERAL UTILITY EASEMENT
	PROPOSED LOT LINE
	PROPOSED OUTDOOR AMENITY AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED FIRE ACCESS LANE

SUMMARY INFORMATION

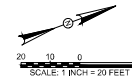
DEVELOPMENT NAME: 1073 ROUNDROCK COMMERCIAL
 SITE ADDRESS: 1703 ROUNDROCK DRIVE
 RALEIGH, NORTH CAROLINA
 PIN NUMBER: 1727-03-6429
 JURISDICTION: CITY OF RALEIGH
 EXISTING USE: VACANT
 PROPOSED USE: LIGHT INDUSTRIAL
 CURRENT ZONING DISTRICT: I-3
 TOTAL ACREAGE: 1.181 ACRES (51,484 SF)
 TOTAL NET ACREAGE: 1.16 ACRES (50,521 SF)
 REQUIRED OUTDOOR AMENITY AREA: 5,052 SF
 PROPOSED OUTDOOR AMENITY AREA: 5,328 SF
 EXISTING IMPERVIOUS SURFACE AREA: 50,000 SF
 PROPOSED SITE IMPERVIOUS SURFACE AREA: 33,787 SF (66.9%)
 SIDEWALKS: 1,937 SF
 BUILDING: 12,000 SF
 PARKING: 10,764 SF
 PROPOSED IMPERVIOUS SURFACE FROM 5-45-2008: 4,413 SF
 TOTAL IMPERVIOUS SURFACE AREA:
 33,787 SF PROPOSED SITE
 + 4,413 SF PREVIOUS SUBDIVISION
 38,200 SF TOTAL (75.6%)
 EXISTING PARKING:
 0 PARKING SPACES (0 ADA ACCESSIBLE, 0 VAN ACCESSIBLE)
 PROPOSED PARKING:
 15 PARKING SPACES (1 ADA ACCESSIBLE, 1 VAN ACCESSIBLE)
 BUILDING SETBACKS:
 PRIMARY STREET - 3'
 SIDE STREET - 2'
 SIDE SITE BOUNDARY - 0 OR 6'
 REAR SITE BOUNDARY - 0 OR 6'
 PARKING SETBACKS:
 PRIMARY STREET - 10'
 SIDE STREET - 10'
 SIDE SITE BOUNDARY - 0 OR 3'
 REAR SITE BOUNDARY - 0 OR 3'
 BLOCK PERIMETER REQUIRED (MAX): 2,500 LF
 BLOCK PERIMETER PROVIDED: 29,500 LF
 *EXEMPT BASED ON LDC SECTION 8.3.2.A.1.b.x FOR
 SITES LESS THAN 2 ACRES
 OWNER/DEVELOPER:
 ROUNDROCK 221 FLEX SPACE LLC
 154 STRATLEN COURT
 RALEIGH, NC 27615-3535
 ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY RWK, PA DATED 03-30-2022.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 170217200 DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.



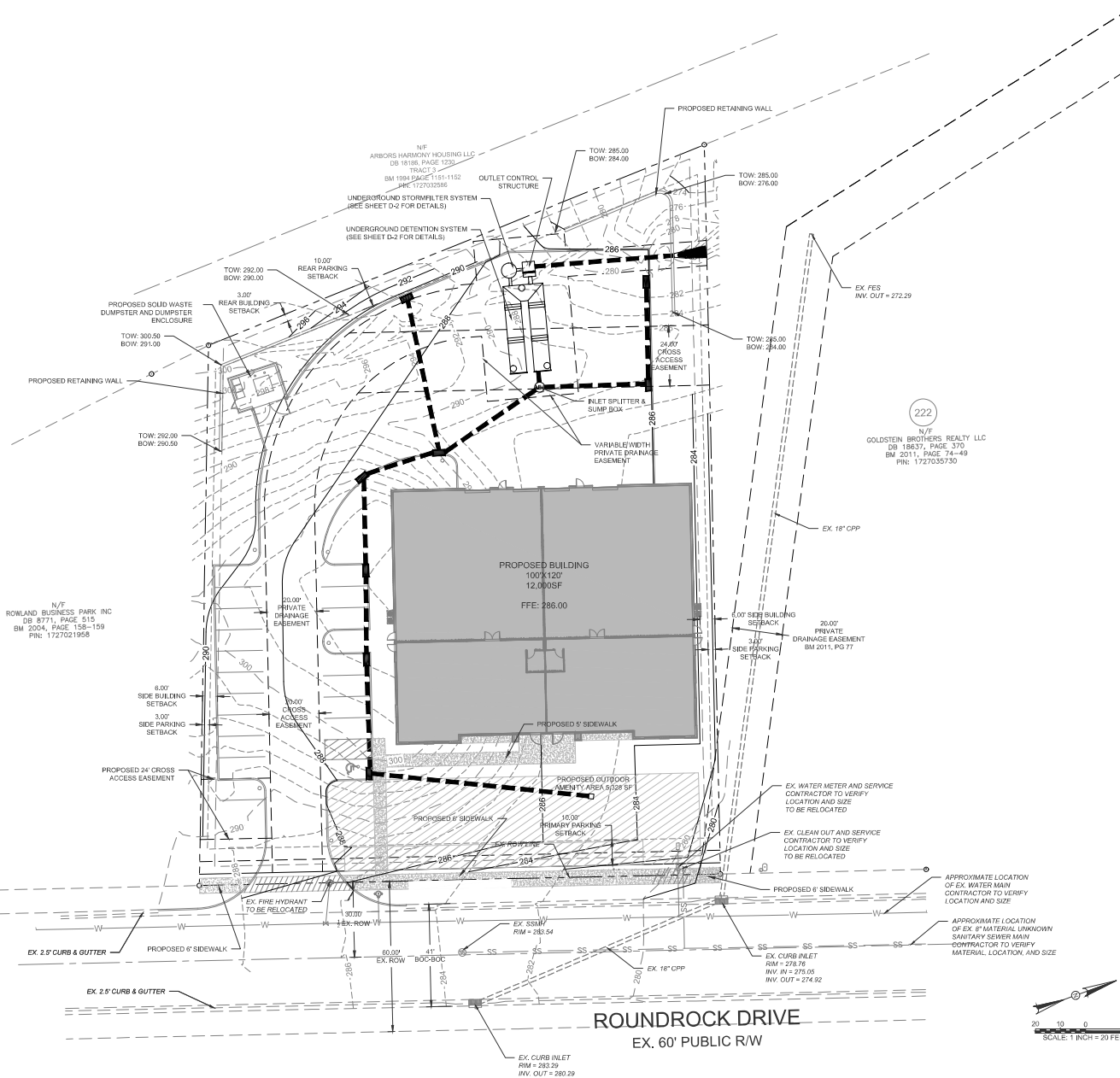
SCALE: 1" = 20'

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	11/09/22	CITY OF RALEIGH COMMENTS
2	02/09/23	CITY OF RALEIGH COMMENTS
3	03/21/23	CITY OF RALEIGH COMMENTS

SITE PLAN 1703 ROUNDROCK COMMERCIAL 1703 ROUNDROCK DRIVE RALEIGH, NORTH CAROLINA

PROJECT NO.: 22010
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/17/22
SCALE: 1" = 20'



LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING STORM SEWER
---	EXISTING CATCH BASIN
---	EXISTING STORMWATER MANHOLE
---	PROPOSED LOT LINE
---	PROPOSED UTILITY PLACEMENT EASEMENT
---	PROPOSED OUTDOOR AMENITY AREA
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED STORMWATER PIPE
---	PROPOSED FLARED END SECTION
---	PROPOSED CATCH BASIN

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY R/WK, PA DATED 03-30-2022.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 372012720100J DATED MAY 2, 2008.
- NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

ADA NOTES

- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSC SECTION 1010.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSC SECTION 1012.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, NC 27612
Ph: 919-413-1704
P-1533

ISSUED FOR PERMITTING

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2	02/09/23	CITY OF RALEIGH COMMENTS
3	03/21/23	CITY OF RALEIGH COMMENTS

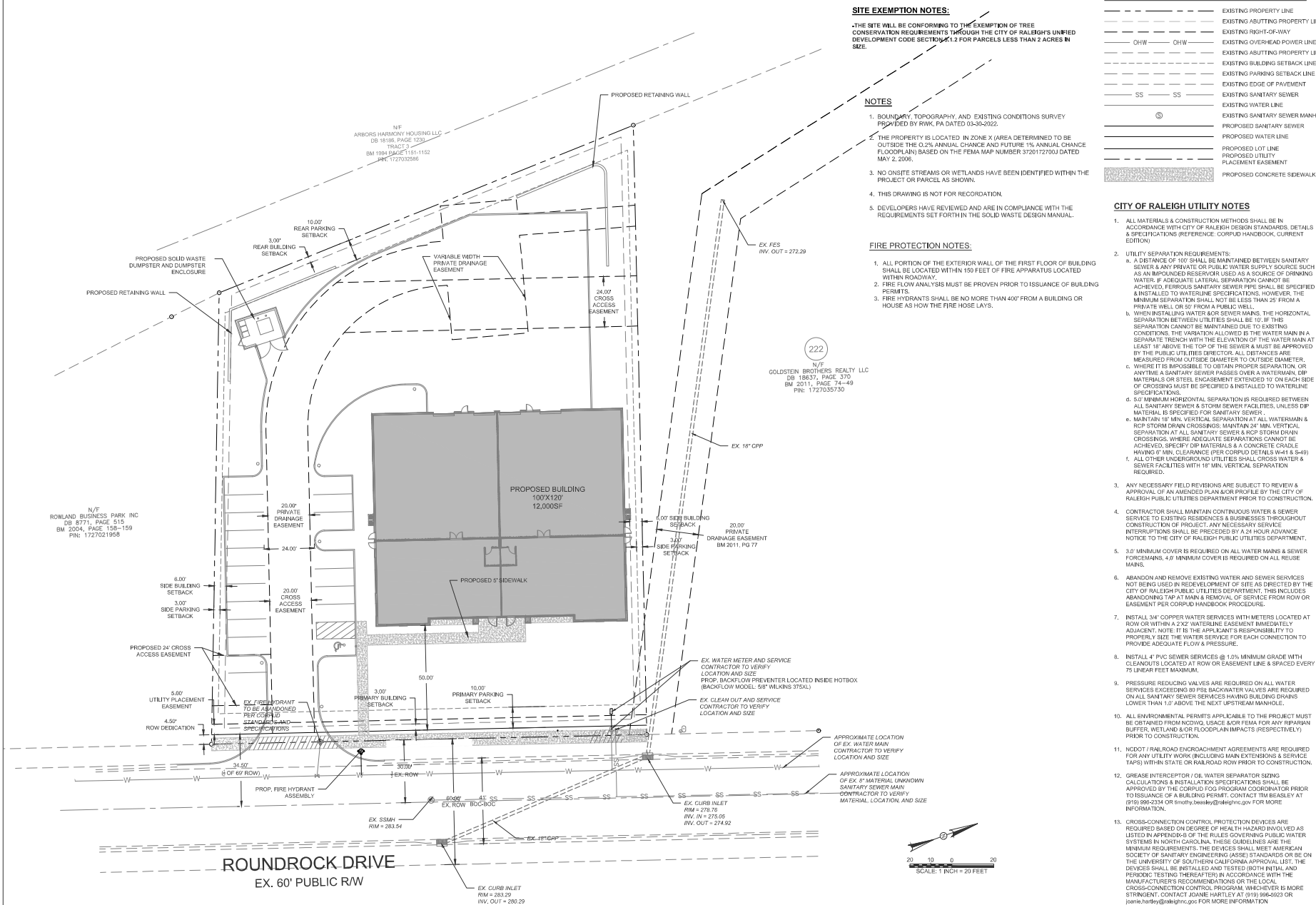
GRADING AND STORMWATER PLAN

1703 ROUNDROCK COMMERCIAL

1703 ROUNDROCK DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22010
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/17/22
SCALE:	1" = 20'

C-4



LEGEND

_____	EXISTING PROPERTY LINE
_____	EXISTING ABUTTING PROPERTY LINE
_____	EXISTING RIGHT-OF-WAY
_____ OHW _____ OHW	EXISTING OVERHEAD POWER LINE
_____	EXISTING ABUTTING PROPERTY LINE
_____	EXISTING BUILDING SETBACK LINE
_____	EXISTING PARKING SETBACK LINE
_____	EXISTING EDGE OF PAVEMENT
_____ SS _____ SS	EXISTING SANITARY SEWER
_____	EXISTING WATER LINE
_____ (S) _____	EXISTING SANITARY SEWER MAIN/HOLE
_____	PROPOSED SANITARY SEWER
_____	PROPOSED WATER LINE
_____	PROPOSED LOT LINE
_____	PROPOSED UTILITY PLACEMENT EASEMENT
_____	PROPOSED CONCRETE SIDEWALK

CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS, AND ANY OTHER REFERENCE CORRODUSIVE CORROSION (CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DETAILED PLAN SHALL BE SUBMITTED BETWEEN SANITARY SEWER AND ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. ADEQUATE UTILITY SEPARATION SHALL BE MAINTAINED TO ACHIEVE FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED TO BE 12" TO WATER MAINS. THE MINIMUM SEPARATION SHALL BE 12" FROM A PRIVATE WELL OR 30" FROM A PUBLIC WELL.
 - b. THE MINIMUM SEPARATION OF ALL UTILITIES, INCLUDING THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10-12 IF THIS SEPARATION CAN BE MAINTAINED THROUGHOUT THE ENTIRE LIFTING CONDITIONS. THE VARIATION ALLOWED IS THE WATER MAIN IN A TRENCH WITH THE SEWER MAIN ON THE SURFACE. THE SEWER MAIN, AT LEAST 1' ABOVE THE TOP OF THE SEWER MAIN PROVIDED BY THE PUBLIC UTILITIES' DIRECTOR. ALL DISTANCES ARE TO BE MEASURED FROM CENTER OF UTILITY TO CENTER OF UTILITY.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION OR WHERE THE SANITARY SEWER MAIN IS DEEPER THAN THE WATER MAINS, WHERE ADEQUATE SEPARATION CANNOT BE MAINTAINED, OTHER UNDERGROUND UTILITIES SHALL CROSS WATER MAINS AT AN OBTAINED, SUFFICIENT DIAPHRAGM & A CONCRETE CRADLE SHALL BE USED. MIN. CLEARANCE SHALL BE 18" MIN. VERTICAL SEPARATION REQUIRED.
 - d. OTHER, UNDEGROUND UTILITIES SHALL CROSS WATER MAINS AT AN OBTAINED, SUFFICIENT FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENTS & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE DISRUPTIONS SHALL BE NOTICED TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 30" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER MAINS. 48" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. CONTRACTOR TO ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORRODUS CORROSION PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT 10' MINIMUM FROM A 22" MINIMUM COVER. CONTRACTOR TO BE ADJACENT, NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO MAINTAIN THE NEW WATER MAINS TO THE CITY OF RALEIGH TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 12% MINIMUM GRADE FOR ALL BUILDINGS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 10' MINIMUM TO THE MAIN.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINAGE. 18" MIN. VERTICAL SEPARATION REQUIRED.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOIC, USACE OR FEMA FOR ANY RIPARIAN WETLANDS AND FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCOTD /RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE CONNECTIONS) IN THE STATE OF NORTH CAROLINA.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORRODUS FOG PROGRAM COORDINATOR PRIOR TO THE START OF A BUILDING. CONTACT JACOB HARTLEY AT (919) 966-0623 OR Emily.bryant@raleigh.gov FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SUPPLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN WATERWORKS ASSOCIATION (AWWA) C900-2009 STANDARD ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND ANNUALLY. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING MANUFACTURER'S RECOMMENDATIONS ON THE LOCATION, INSTALLATION, TESTING, AND MAINTENANCE OF THE DEVICES. MORE STRINGENT, CONTACT JACOB HARTLEY AT (919) 966-0623 OR Emily.bryant@raleigh.gov FOR MORE INFORMATION.
14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

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Ph. 919-413-1704
P-1533

ISSUED FOR
PERMITTING

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2	QTY OF RALEIGH COMMENTS	02/09/23
3	QTY OF RALEIGH COMMENTS	03/21/23

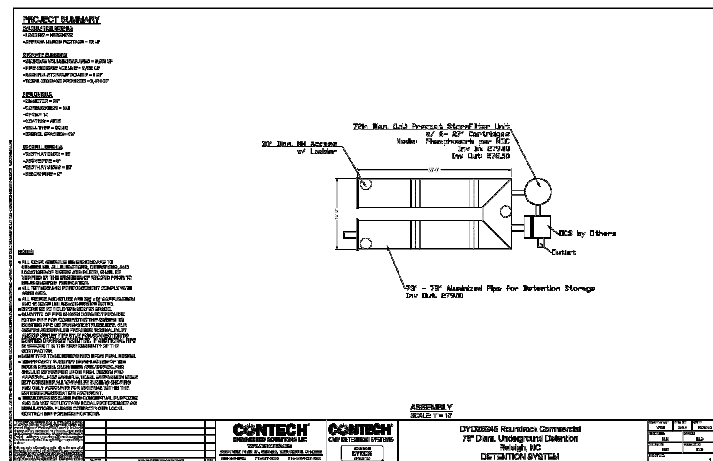
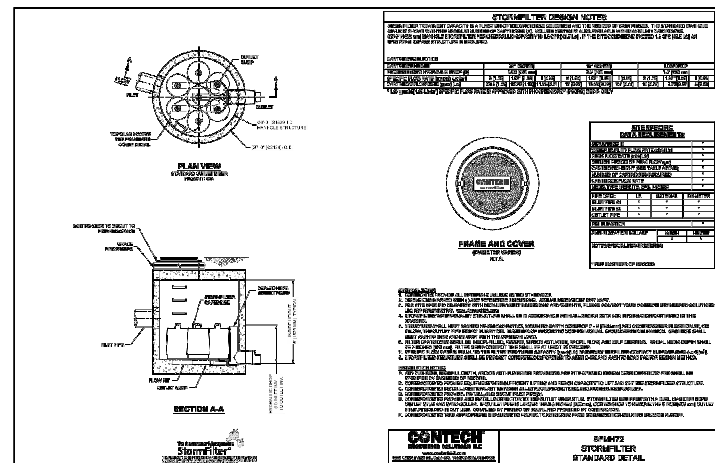
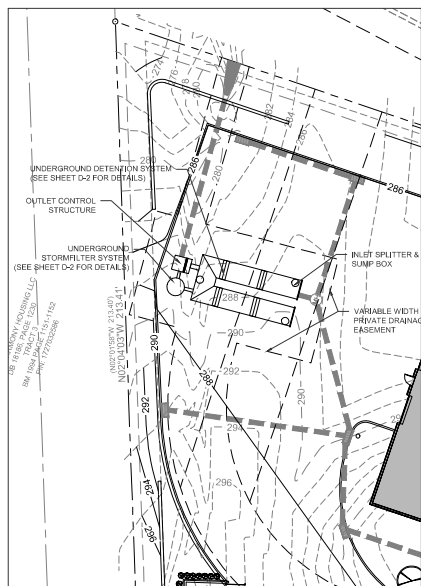
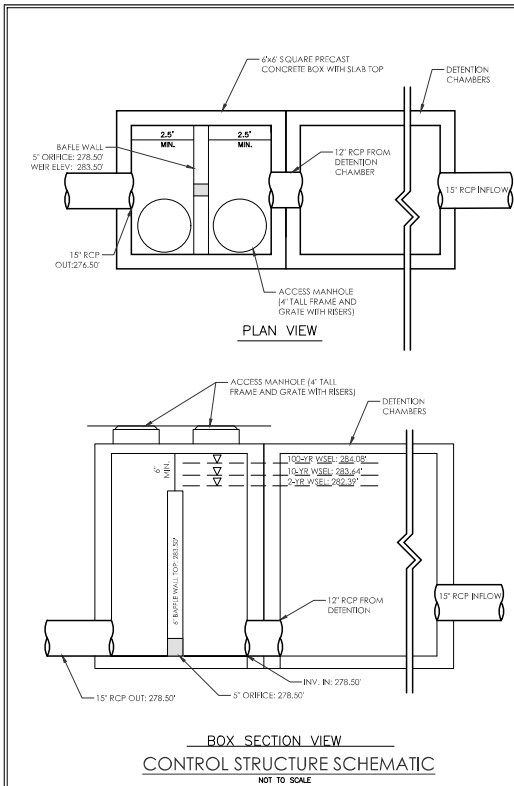
UTILITY PLAN

1703 ROUNDROCK COMMERCIAL

1703 ROUNDROCK DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22010
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/17/22
SCALE:	1" = 20'

C-5



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1	CITY OF RALEIGH COMMENTS	11/09/22
2	CITY OF RALEIGH COMMENTS	02/09/23
3	CITY OF RALEIGH COMMENTS	03/21/23

not for construction

Roundrock Flex 221

Roundrock Drive
Raleigh, NC

OWNER: Roundrock Flex 221, LLC
Raleigh, NC
PROJECT NUMBER: 220004
DRAWN BY: DIA
ISSUED / REVIEW:

ISSUED / CONSTRUCTION:

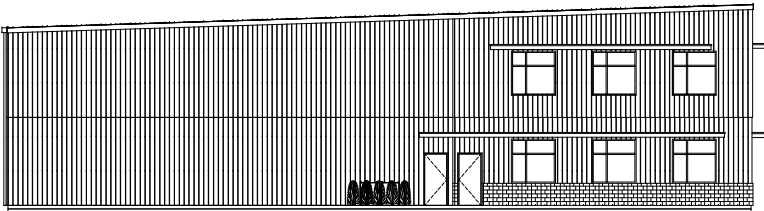
REVISIONS

THE FURNISHING OF THESE DOCUMENTS BY THE ARCHITECT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

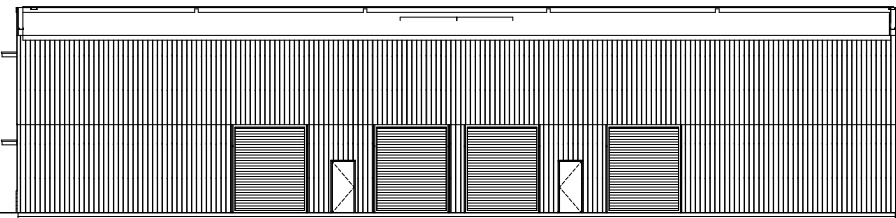
ELEVATIONS

A2.0

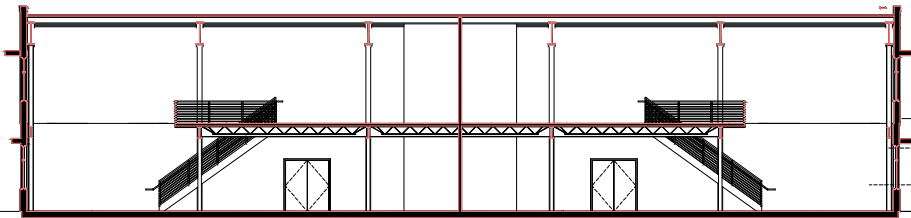
5 OF 10 SHEETS



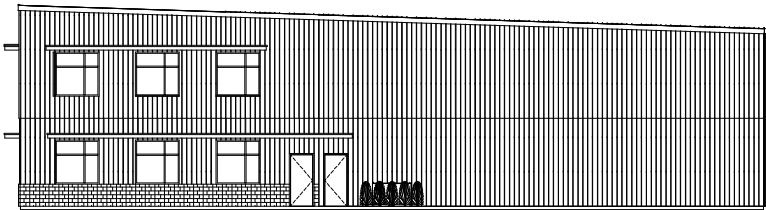
04 ELEVATION
1/8" = 1'-0"



03 ELEVATION
1/8" = 1'-0"



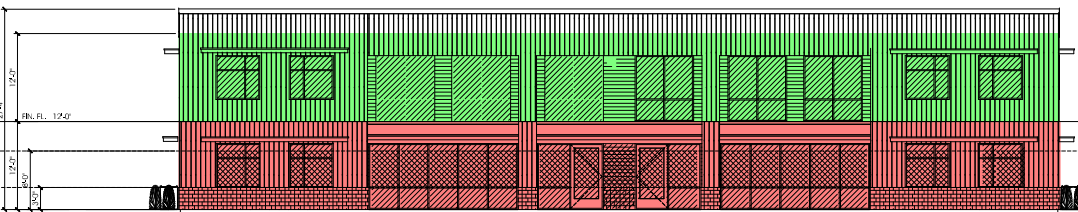
05 SECTION
1/8" = 1'-0"



02 ELEVATION
1/8" = 1'-0"

GENERAL BUILDING - ZONING R-3	SECTION	DESCRIPTION	REQ.	PROVIDED
3.2.2.A	BUILDING HEIGHT	50'-0"	27'-0"	27'-0"
3.2.5.B1	FLOOR HEIGHT	11'-0"	12'-0"	12'-0"
3.2.5.B2	FLOOR HEIGHT	11'-0"	12'-0"	12'-0"
3.2.5.F1	TRANSPARENCY	20 %	1,441.5 SF x 0.2 = 288.3 SF REQ.	288.3 SF x 0.2 = 144.15 SF REQ. (37' 8" 8')
				TOTAL AREA = 597 SF
				288.3 SF x 0.2 = 144.15 SF REQ. (37' 8" 8')
				TOTAL AREA = 384 SF
3.2.5.F2	TRANSPARENCY	20 %	1,440 SF x 0.2 = 288 SF REQ.	1,440 SF x 0.2 = 288 SF REQ.
				TOTAL AREA = 504 SF
3.2.5.F1	BLANK WALL	50'-0"	2'-0"-10"	2'-0"-10"

FINISH FLOOR ELEVATION: 286.00



01 ELEVATION
1/8" = 1'-0"