



# Administrative Approval Action

Case File / Name: ASR-0085-2019  
5 Points Railyard

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 Capital Boulevard, west of Sunrise Avenue at 1501 Sunrise Avenue.

**REQUEST:** Development of a site, 1501 Sunrise Ave (PIN#1704-76-8853) being: 3.077 acre tract (134,039 sf) split zoned into IX-3 (3.02 acres) & R-10 NCOD (.06 acres) with 2,096 sf/.048 acres of right-of-way dedication leaving a net area of 3.029 acres (131,948 sf). This is a change of use redevelopment, of an existing 47,185 sf Warehouse into a proposed Mixed-Use building, retail (2,000 sf), office (34,773 sf) and self storage (10,412 sf) totaling 47,185 sf. No further changes are being made to the existing structure other than exterior transparency improvements to the building facade. The existing site has a recorded cross access agreement and shared refuse collection facility agreement, DB017562 PG439, with the adjoining site located at 1501 Sunrise Ave (PIN#1704-77-8068).

The final version of this ASR plan is a stamped e-electronic review

## DESIGN

### ADJUSTMENT(S)/

**ALTERNATES, ETC:** SPR-0124-2020: 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 April 15, 2020 by PIEDMONT LAND DESIGN, LLP (primary).

## **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 stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
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 nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

### **Urban Forestry**

4. 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).



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

☒ **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:***

## **General**

1. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

## **Urban Forestry**

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .304 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:***

## **General**

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract prior to SPR approval.

## **Engineering**

2. A fee-in-lieu for street widening shall be paid to the City of Raleigh (UDO 8.1.10).
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. The required right of way for proposed and/or existing streets including Sunrise Ave and Hanover Street shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.



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6. A fee-in-lieu for the existing sidewalk width shall be paid to the City of Raleigh (UDO 8.1.10).
7. A public infrastructure surety for the new sidewalk shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

## Public Utilities

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

## Stormwater

9. 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).
10. 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).
11. 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).

## Urban Forestry

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Sunrise Avenue.
13. A public infrastructure surety for 3 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

### Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

### Urban Forestry

2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

**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



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must take place by the following dates:

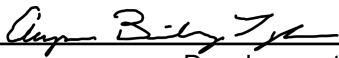
**3-Year Expiration Date:** May 28, 2023

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:  Date: 05/28/2020  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**

2. PROJECT NAME: 5 POINTS RAILYARD  
5101 SUNRISE AVENUE  
RALEIGH, NORTH CAROLINA

3. STREET ADDRESS: 3,077 ACRES (134.039 SF.) GROSS/3,029 ACRES (131,948 SF.) NET

4. TOTAL AREA IN SITE: 2,096 SF/0.048 AC.

5. DEDICATED STREET RIGHT OF WAY: IX-3 (3.02 ACRES) & R-10/NCSD (0.06 ACRES)

6. CURRENT ZONING:

7. PARCEL IDENTIFICATION NUMBER: 1704-76-8853

8. REAL ESTATE IDENTIFICATION NUMBER: 0027438

9. EXISTING BUILDING SQUARE FOOTAGE & USE: 47,185 SF WAREHOUSE

10. PROPOSED BUILDING SQUARE FOOTAGE & USE: 2,000 SF RETAIL (MAXIMUM)  
34,713 SF OFFICE  
10,412 SF SELF-SERVICE STORAGE (6 UNITS)  
47,185 TOTAL

11. BUILDING HEIGHT: 2-3.7

12. NEUSE OR CAPE FEAR RIVER BASIN: NEUSE

13. REQUIRED SETBACKS:

BUILDING:  
STREET 3'  
SIDE STREET 3'  
0 or 6'  
0 or 6'  
REAR 0 or 6'  
0 or 6'

PARKING:  
STREET 10'  
SIDE STREET 10'  
SIDE 0 or 3'  
REAR 0 or 3'

14. EXISTING PARKING SUMMARY:

BASIS OF DETERMINATION: 1 SF/3,000 SF. STORAGE =  $\frac{16}{16}$  SPACES =  $\frac{16}{16}$

TOTAL PARKED: 16 SPACES

15. PROPOSED PARKING:

BASIS OF DETERMINATION: 1 SF/300 SF. RETAIL = 7  
1 SF/400 SF. OFFICE = 87  
1 SF/140 UNITS SELF-SERVICE STORAGE = 95

TOTAL REQUIRED: 95 SPACES

TOTAL PROVIDED: 144 SPACES (152% OF REQUIRED)

TOTAL HANDICAPPED SPACES: 5 SPACES (2% OF REQUIRED)

(INCLUDES 1 VAN SPACE)

16. TOTAL BICYCLE PARKING:

RETAIL: SHORT TERM: 1/10,000 SF  $\times$  2,000 = 1 SPACE (4 MIN.)  
LONG TERM: NONE = 0 SPACES

OFFICE: SHORT TERM: 1/10,000 SF  $\times$  34,713 = 3 SPACES (4 MIN.)  
LONG TERM: 1/5,000 SF  $\times$  34,713 = 7 SPACES

SELF-SERVICE STORAGE: SHORT TERM: NONE = 0 SPACES  
LONG TERM: NONE = 0 SPACES

TOTAL: SHORT TERM: = 8 SPACES (4 RACKS)  
LONG TERM: = 7 SPACES (IN BLDG.)

17. OUTDOOR AMENITY AREA: 13,195 SF/0.303 AC. REQUIRED  
13,806 SF/0.317 AC. PROVIDED

18. INSIDE CITY LIMITS: YES

19. REQUIRED ROADWAY IMPROVEMENTS: NONE REQUIRED OR PROPOSED.

20. PROPERTY OWNER: 5 POINTS RAILYARD, LLC  
3400 TRINITY ROAD SUITE 309  
RALEIGH, NORTH CAROLINA 27607

21. DEVELOPER: CAPITAL ASSOCIATES MANAGEMENT, LLC  
5400 TRINITY ROAD SUITE 300  
RALEIGH, NORTH CAROLINA 27607

22. CONTACT PERSON: DAVID LASLEY  
Piedmont Land Design, LLP  
5522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
(919) 845-7600 (PHONE)  
(919) 845-7703 (FAX)  
david@piedmontlanddesign.com (E-MAIL)

1. STREET ADDRESS:	1515 SUNRISE AVENUE RALEIGH, NORTH CAROLINA
2. TOTAL AREA IN SITE:	1.7 ACRES
3. PARCEL IDENTIFICATION NUMBER:	1704-77-8068
4. CURRENT ZONING:	IX-3
5. PROPERTY OWNER:	10 FEDERAL STORAGE 4, LLC PO BOX 320099 ALEXANDRIA, VA 22320-4099 CLIFTON MINSLEY - MANAGER

\*TRANSPARENCY CALCULATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO UDO 1.1.11 AS TRANSPARENCY REGULATIONS ARE NOT APPLICABLE TO EXISTING BUILDINGS.

\*ITEMS SHOWN ON FACADE AS TRANSPARENT ARE CONSIDERED AS GLASS. AREAS AND BOUNDARIES HAVE BEEN MEASURED WITH A CAD PROGRAM AS DIMENSIONS SHOWN ARE PROVIDED FOR REFERENCE.

EXISTING TRANSPARENT AREA (SEE ELEVATION FOR LOCATION)  
TOTAL FACADE AREA  
TRANSPARENT AREA B/W 0' AND 12' ABOVE ADJ. SIDEWALK  
TRANSPARENCY % REQUIRED  
TRANSPARENCY REQ. B/W 3' AND 8' (1/2 OF 20%)  
TRANSPARENCY PROVIDED B/W 3' AND 8'

\*\*\* PER UD0 1.1.11, NO EXISTING STRUCTURE CONSTRUCTED PRIOR TO SEPTEMBER 1, 2013 SHALL BE CONSIDERED A NONCONFORMING STRUCTURE BASED ON ANY OF THE FOLLOWING PROVISIONS:

- A. BUILD -TO REGULATIONS
- B. PEDESTRIAN ACCESS REGULATIONS
- C. TRANSPARENCY REGULATIONS
- D. BLANK WALL REGULATIONS
- E. RESIDENTIAL GARAGE PARKING OPTIO

\* PER UDC 1.5.9.B.4, GLASS IS CONSIDERED TO BE TRANSPARENT GIVEN THAT IT HAS A TRANSPARENCY OF AT LEAST 80% AND A REFLECTANCE OF NO MORE THAN 15%.

**\*\* PER UDO 1.5.9.B.3:**  
IN A MIXED USE BUILDING, OR GENERAL BUILDING WHERE AND URBAN FRONTAGE IS APPLIED, A MINIMUM OF 60% OF THE STREET-FACING, STREET-LEVEL WINDOW PANE SURFACE AREA MUST ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8 FEET. WINDOWS SHALL NOT BE MADE OPAQUE BY NON-OPERABLE WINDOW TREATMENTS (EXCEPT CURTAINS, BLINDS, OR SHADES WITHIN THE CONDITIONED SPACE).

SHADES WITHIN THE CONDITIONED SPACE;

[illegible]

PA.1	COVER SHEET
PA.2	EXISTING CONDITIONS PLAN
PA.3	SITE PLAN
PA.4	GRADING AND DRAINAGE PLAN
PA.5	UTILITY PLAN
PA.6	LANDSCAPE PLAN
PA.7	TREE CONSERVATION PLAN
19-0294A	LIGHTING PLAN
AQ00	ADOLOR PLANS AND SIGHT LINE DIAGRAM
AQ01	BUILDING ELEVATIONS
AQ02	BUILDING ELEVATIONS

8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
9. CONTRACTOR SHALL VERIFY NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
10. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
11. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION IS TAKEN FROM A SURVEY BY THE CE GROUP, RALEIGH, NC.
12. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
13. NO OBSTRUCTIONS BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL LOCATE WITHIN 18 INCHES OR 18 FEET WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN.
14. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 1702070081A LOCATED IN WHOLE OR IN PART WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN.
15. SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED AS A PART OF THIS SITE PLAN. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION OF SIGNAGE.
16. HVAC AND MECHANICAL UNITS SHALL BE MOUNTED ON THE ROOF OF THE BUILDING.



5 POINTS RAILYARD  
1501 SUNRISE AVENUE  
RALEIGH, NORTH CAROLINA

REVISIONS:

21 JAN 2020	
PER CITY REVIEW COMMENTS	
13 MAR 2020	
PER CITY REVIEW COMMENTS	
15 APR 2020	
PER CITY REVIEW COMMENTS	

Digitally signed by Jermont Purifoy  
DN: C=US,  
E=jermont.purifoy@raleighnc.gov,  
O=City of Raleigh, OU=Planning &  
Development - Current Planning  
CN=Jermt Purifoy  
Reason: I am approving this  
document  
Date: 2020.05.07 13:01:17 -0400

DRAWN BY: CRP  
CHECKED BY: RPH  
PROJECT: CASA

PROJECT: CASA

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COVER SHEET

DWG. NO. **PA.1**

{ ASR#-0085-2019 }



1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.
5. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.





**PEDONIAN DESIGN**  
8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843

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ISSUED: 29 OCT 2019

REVISIONS:

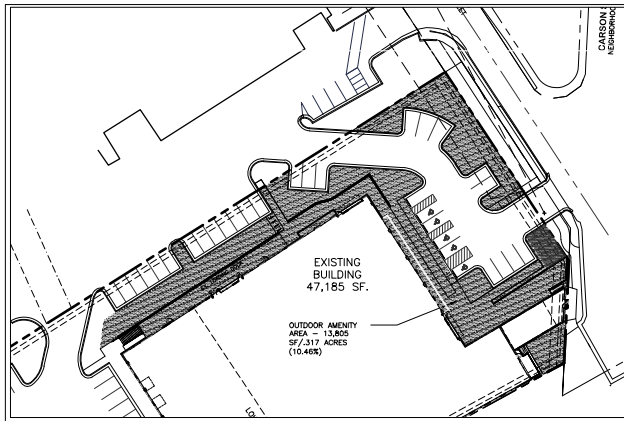
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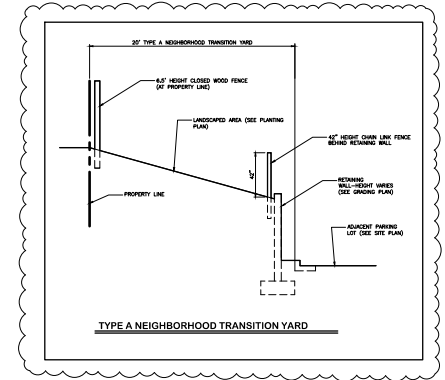
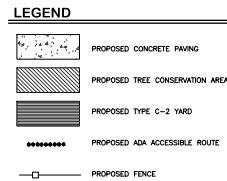
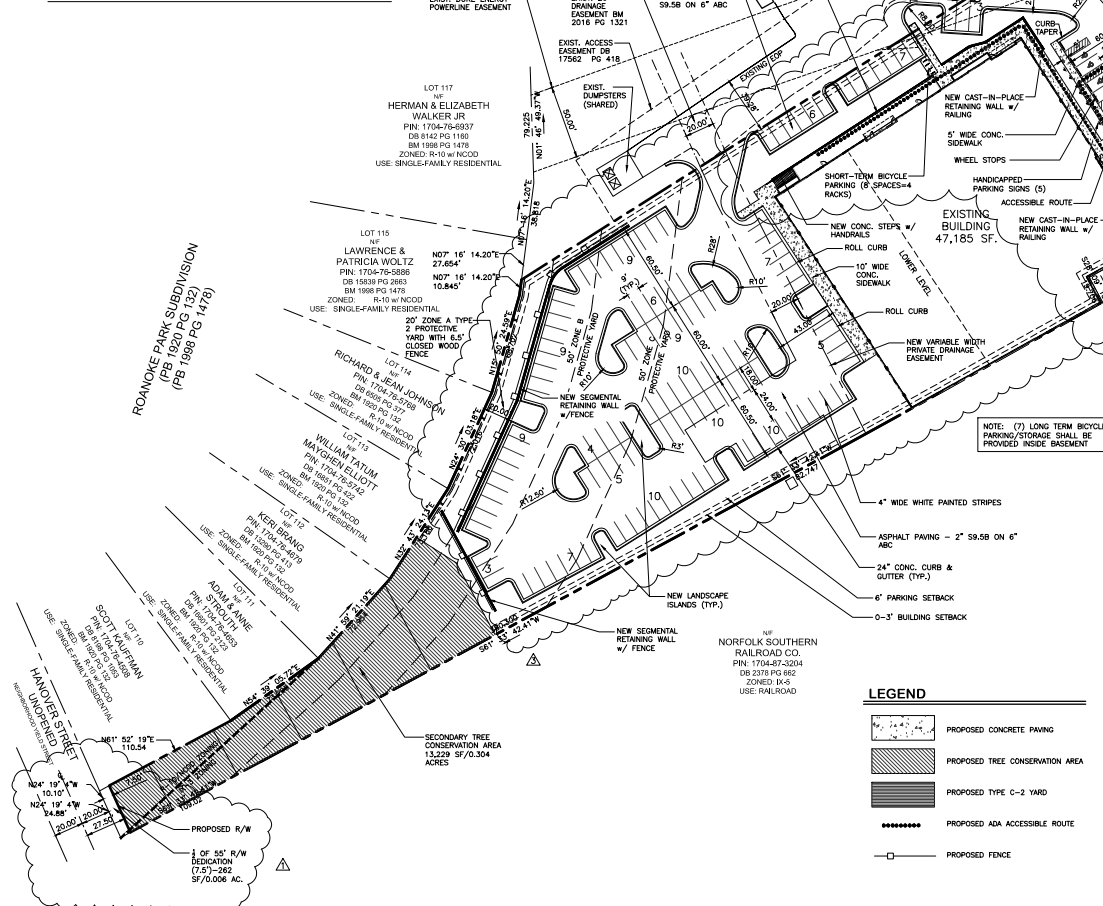
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CHECKED BY: RPH  
PROJECT: CASA

DWG. NO. **PA.2**

## References

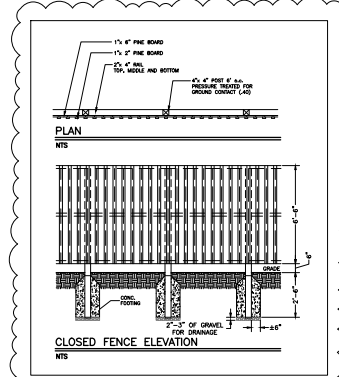


OUTDOOR AMENITY AREA PLAN



STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 9.0' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES - VAN).
3. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATIONS.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
6. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY



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PRELIMINARY  
NOT FOR CONSTRUCTION

5 POINTS RAILYARD  
1501 SUNRISE AVENUE  
RALEIGH, NORTH CAROLINA

ISSUED: 29 OCT 2019

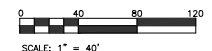
REVISIONS:

21 JAN 2020	PER CITY REVIEW COMMENTS
13 MAR 2020	PER CITY REVIEW COMMENTS
15 APR 2020	PER CITY REVIEW COMMENTS

DRAWN BY: CRP  
CHECKED BY: RPH  
PROJECT: CASA

SITE PLAN

DWG. NO. PA.3



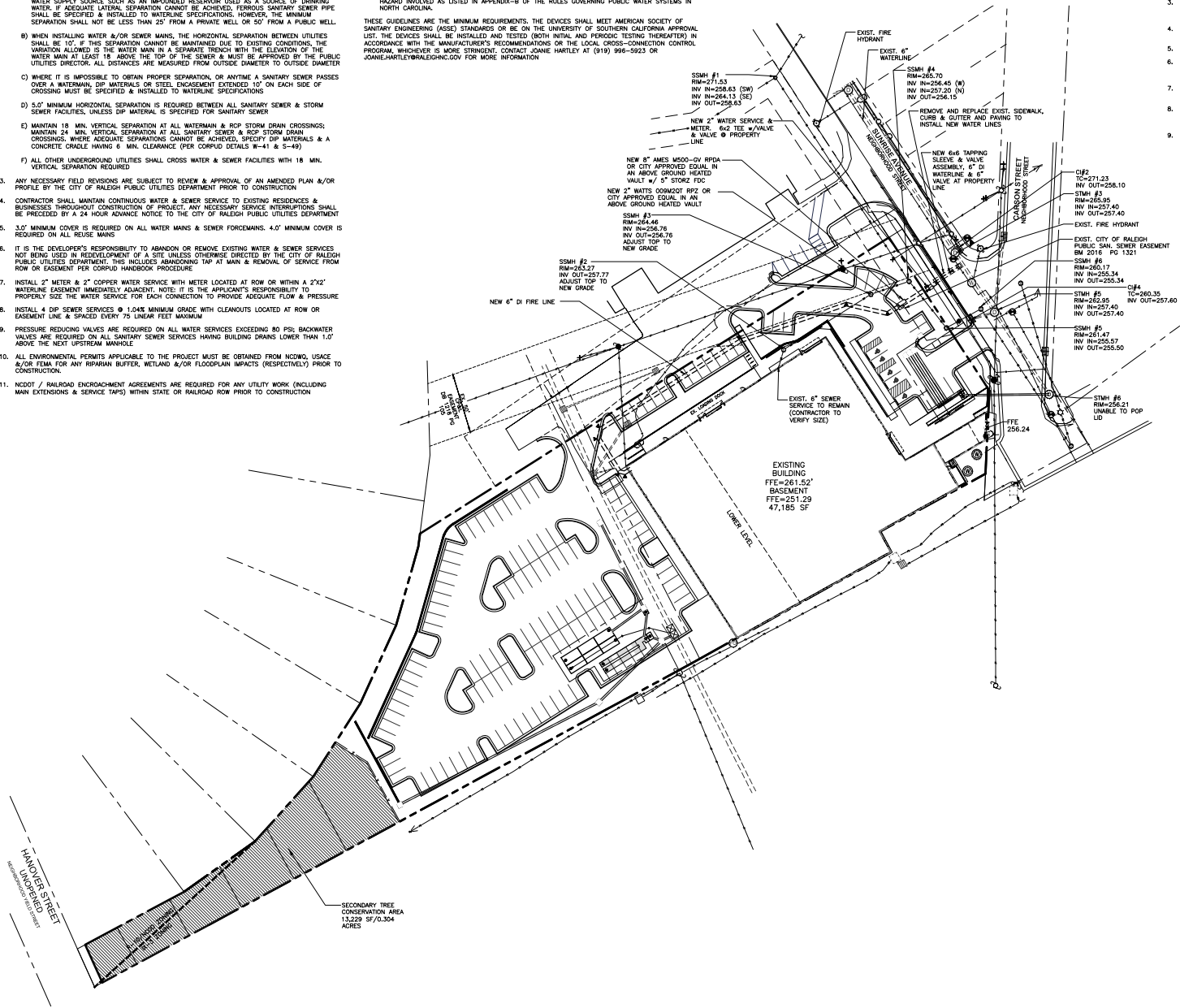
SCALE: 1" = 40'  
ASR#-0085-2019

CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS M-41 & S-10).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE
- INSTALL 2" METER & 2" COPPER WATER SERVICE WITH METER LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" DIP SEWER SERVICES @ 1.04% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSID BACKWATER. VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDCO, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION

- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- 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 SYSTEMS IN NORTH CAROLINA.

THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION IS TAKEN FROM A SURVEY BY CE GROUP.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- NO OBSTRUCTIONS BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE. ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAPS 17200786000. EFFECTIVE DATE: MAY 2, 2008
- SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED AS A PART OF THIS SITE PLAN. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO THE INSTALLATION OF SIGNAGE.
- HVAC AND MECHANICAL UNITS SHALL BE MOUNTED ON THE ROOF OF THE BUILDING.



8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7800 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843



PRELIMINARY  
NOT FOR CONSTRUCTION

5 POINTS RAILYARD  
1501 SUNRISE AVENUE  
RALEIGH, NORTH CAROLINA

ISSUED: 29 OCT 2019

REVISIONS:	
21 JAN 2020	PER CITY REVIEW COMMENTS
13 MAR 2020	PER CITY REVIEW COMMENTS
15 APR 2020	PER CITY REVIEW COMMENTS

DRAWN BY: CRP  
CHECKED BY: RPH  
PROJECT: CASA

UTILITY PLAN

DWG. NO. PA.5



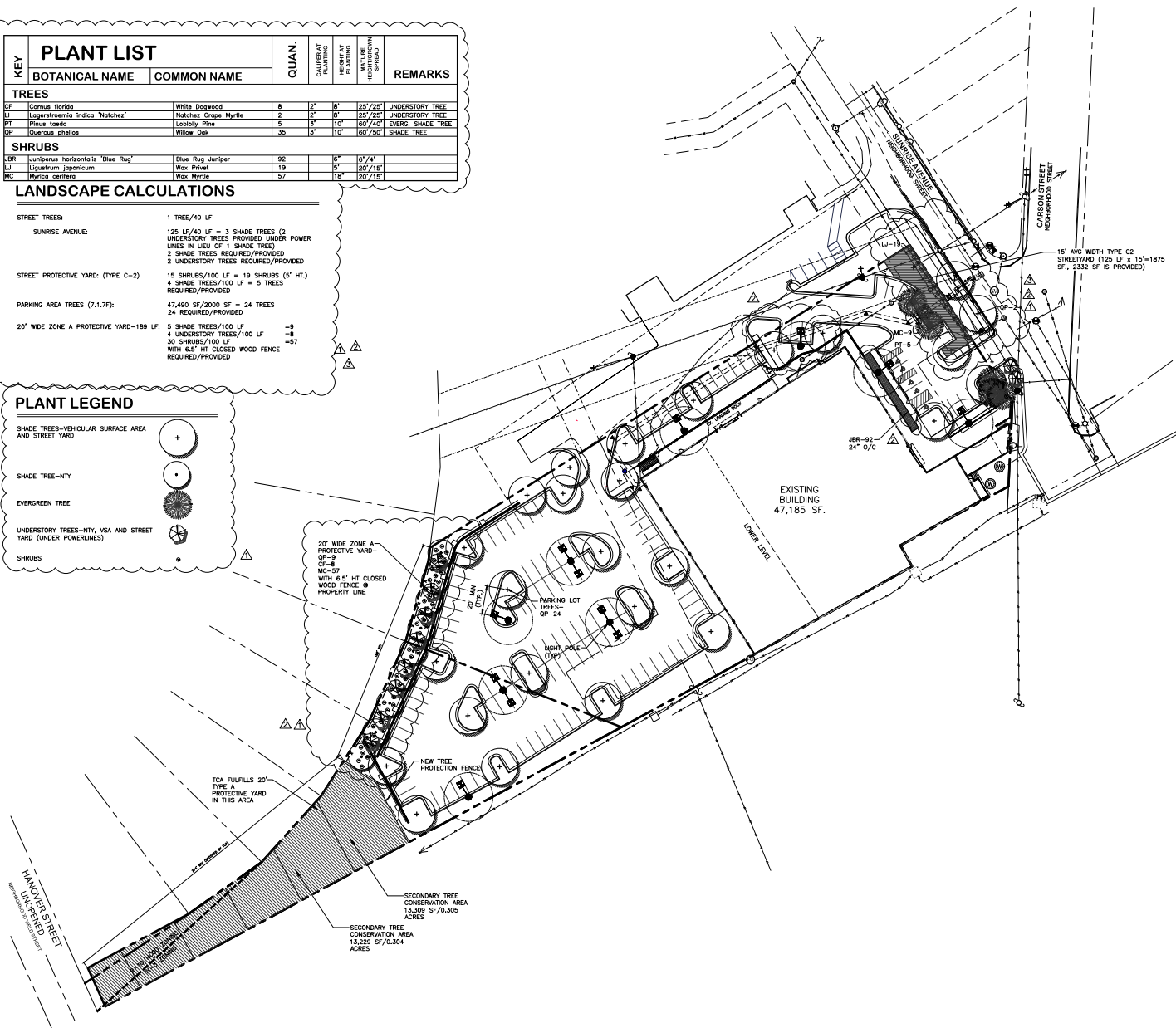
KEY	PLANT LIST		QUAN.	CALIBER AT ROOTS PLANTING HEIGHT	MATURE HEIGHT FEET/INCHES	REMARKS
	BOTANICAL NAME	COMMON NAME				
TREES						
CF	Cornus florida	White Dogwood	8	2"	6'	25/25' UNDERSTORY TREE
LJ	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2	2"	6'	25/25' UNDERSTORY TREE
RT	Pinus taeda	Loblolly Pine	5	3"	110'	60/40' EVERG. SHADE TREE
QP	Quercus phellos	Willow Oak	35	3"	10'	60/50' SHADE TREE
SHRUBS						
JBR	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	92	6"	6'7/4'	
LJ	Ligustrum japonicum	Wax Privet	19	5"	20/15'	
MC	Myrica carlesea	Wax Myrtle	57	18"	20/15'	

### LANDSCAPE CALCULATIONS

STREET TREES: 1 TREE/40 LF  
SUNRISE AVENUE: 125 LF/40 LF = 3 SHADE TREES (2 UNDERSTORY TREES PROVIDED UNDER POWER LINES IN LIEU OF 1 SHADE TREE)  
2 SHADE TREES REQUIRED/PROVIDED  
STREET PROTECTIVE YARD: (TYPE C-2) 15 SHRUBS/100 LF = 19 SHRUBS (5' HT.)  
4 SHADE TREES/100 LF = 5 TREES  
REQUIRED/PROVIDED  
PARKING AREA TREES (7.1-7.7): 47,490 SF/2000 SF = 24 TREES  
24 REQUIRED/PROVIDED  
20' WIDE ZONE A PROTECTIVE YARD-189 LF: 5 SHADE TREES/100 LF = -9  
4 UNDERSTORY TREES/100 LF = -8  
30 SHRUBS/100 LF = -57  
WITH 6.5' HT CLOSED WOOD FENCE REQUIRED/PROVIDED

### PLANT LEGEND

SHADE TREES-VEHICULAR SURFACE AREA AND STREET YARD  
SHADE TREE-NITY  
EVERGREEN TREE  
UNDERSTORY TREES-NITY, VSA AND STREET YARD (UNDER POWERLINES)  
SHRUBS



### LANDSCAPE NOTES

- CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., IN LANDSCAPE AREAS DISTURBED BY CONSTRUCTION. LANDSCAPE BEDS SHALL BE SCARIFIED TO A DEPTH OF 6" AND GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE.
- ALL NEW TREES AND SHRUBS ARE TO BE COMPLETELY COVERED WITH HARDWOOD SHREDDED MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (5) FIVE FOOT DIAMETER.
- FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL WOOD DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PROCEEDING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE PLANT MATERIAL INSTALLED ON FOR PRIVATE PROPERTY FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TYP-03 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.



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DRAWN BY: CRP  
CHECKED BY: RPH  
PROJECT: CASA

LANDSCAPE PLAN

DWG. NO. PA.6

Date	Description
1 1/21/20	PER CITY REVIEW COMMENTS
2 3/13/20	PER CITY REVIEW COMMENTS
3 4/13/20	PER CITY REVIEW COMMENTS

Seal / Signature

Project Name  
**SUNRISE WAREHOUSE**

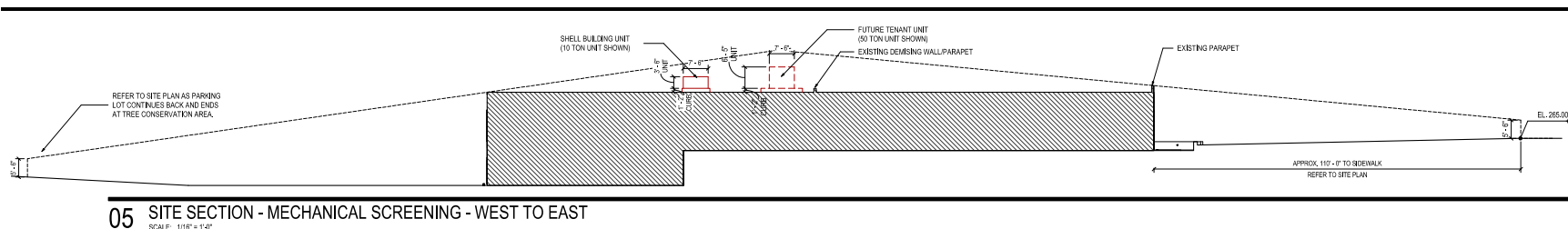
Project Number  
**090.0364.000**

Description  
**FLOOR PLANS AND SITE LINE DIAGRAM**

Scale  
As indicated

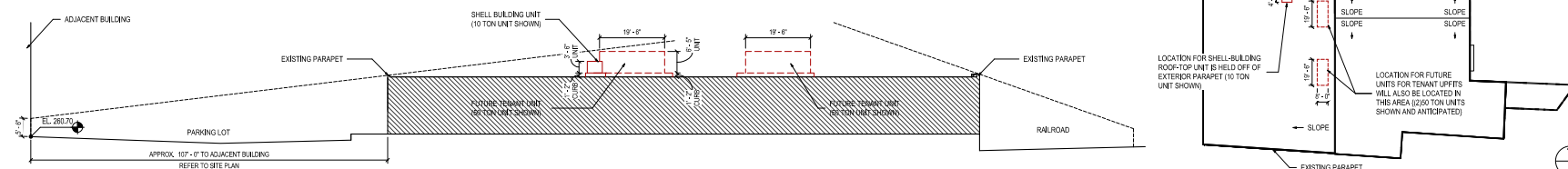
**A000**

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**05 SITE SECTION - MECHANICAL SCREENING - WEST TO EAST**

SCALE: 1/16" = 1'-0"

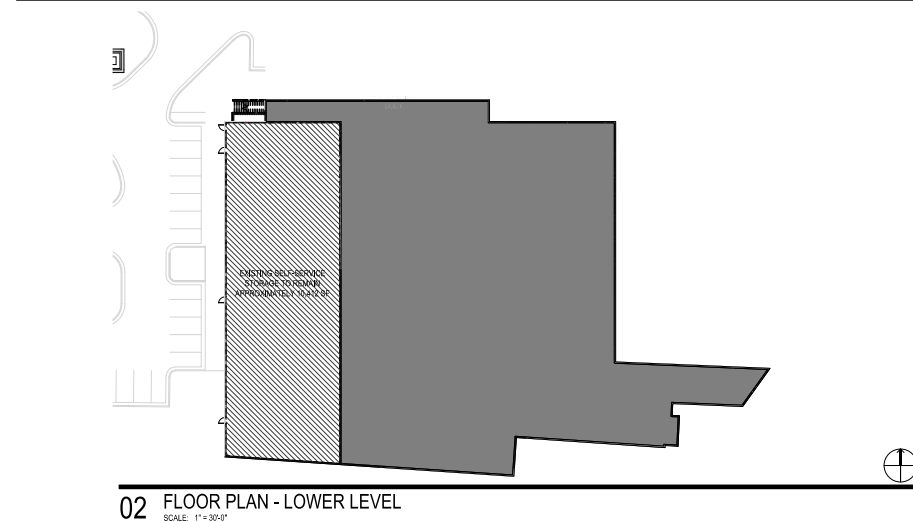


**04 SITE SECTION - MECHANICAL SCREENING - NORTH TO SOUTH**

SCALE: 1/16" = 1'-0"

**03 ASR PLAN - ROOF PLAN**

SCALE: 1" = 40'-0"



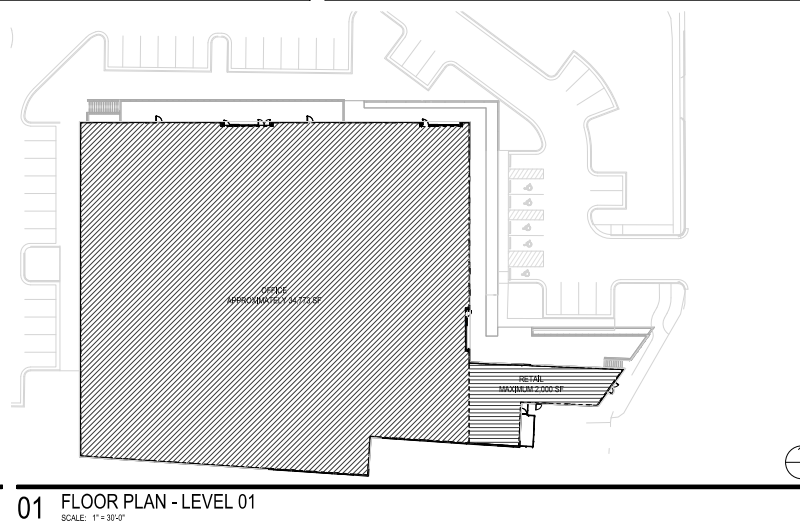
**02 FLOOR PLAN - LOWER LEVEL**

SCALE: 1" = 30'-0"

**OCCUPANCY NOTES**

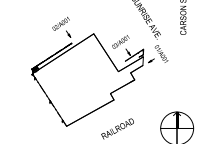
**NOTE:**  
THE LOWER LEVEL OF THE BUILDING WILL REMAIN AS A SELF-SERVICE STORAGE PER UDO 6.5.5.

LEVEL 01 OF THE BUILDING WILL BE MOSTLY OFFICE PER 6.4.4 WITH A MAXIMUM OF 2,000 SF OF RETAIL PER 6.4.11.



**01 FLOOR PLAN - LEVEL 01**

SCALE: 1" = 30'-0"



## Gensler

631 Hixborough Street  
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Tel: 919.238.7828

## Piedmont Land Design, LLP

Piedmont Land Design, LLP  
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Raleigh, NC 27615  
Tel: 919.845.7000  
Fax: 919.845.7703

## CRENSHAW CONSULTING

Crenshaw Consulting  
Engineers  
3516 Bush Street  
Raleigh, NC 27609  
Tel: 919.871.1070  
Fax: 919.871.5820

## AEP

Associate Fire Protection, Inc.  
PO Box 28022  
Raleigh, NC 27611-28022  
Tel: 919.553.4021  
Fax: 919.553.2169

## LYSAGHT & ASSOCIATES

Lysaght & Associates  
120 Saint Mary's Street  
Raleigh, NC 27605  
Tel: 919.833.0465  
Fax: 919.833.7630

Date	Description
1 1/21/20	PER CITY REVIEW COMMENTS
2 3/13/20	PER CITY REVIEW COMMENTS
3 4/13/20	PER CITY REVIEW COMMENTS

Seal / Signature

Project Name  
**SUNRISE WAREHOUSE**

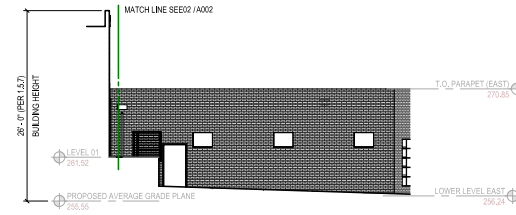
Project Number  
**090.0364.000**

Description  
**EXTERIOR ELEVATIONS - WEST AND SOUTH FACADE**

Scale  
As indicated

**A002**

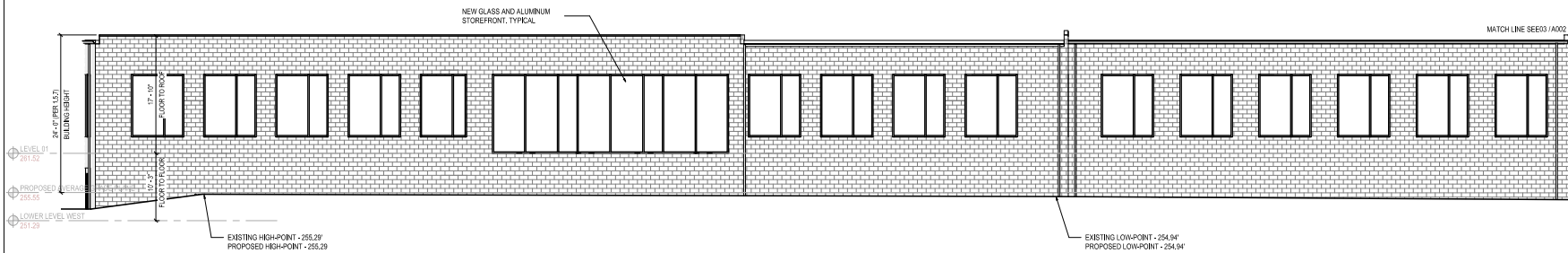
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\*TRANSPARENCY NOT REQUIRED ON THIS ELEVATION AS IT DOES NOT FRONT A STREET

## 03 PROPOSED ELEVATION - SOUTH

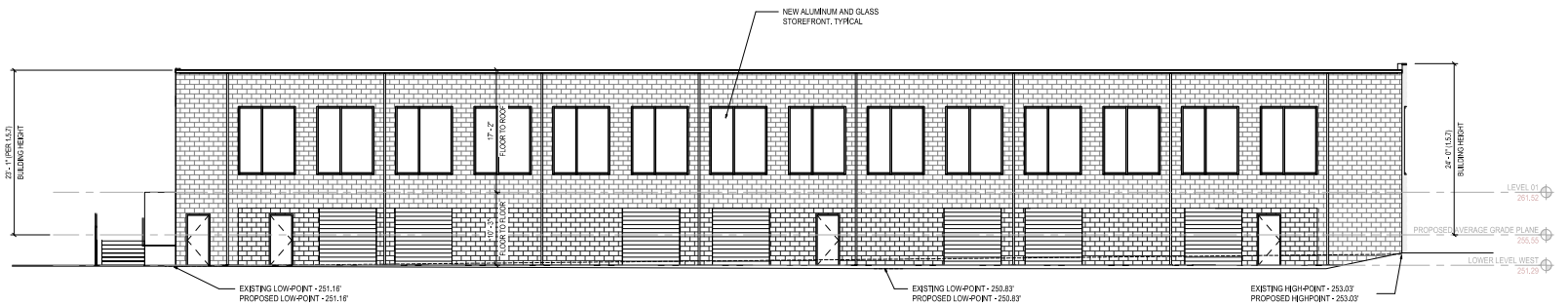
SCALE: 1/8" = 1'-0"



\*TRANSPARENCY NOT REQUIRED ON THIS ELEVATION AS IT DOES NOT FRONT A STREET

## 02 PROPOSED ELEVATION - SOUTH

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



\*TRANSPARENCY NOT REQUIRED ON THIS ELEVATION AS IT DOES NOT FRONT A STREET

## 01 PROPOSED ELEVATION - WEST

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

## AVERAGE GRADE PLANE

**SOUTH ELEVATION**  
EXISTING 255.119'  
PROPOSED 255.119'

**WEST ELEVATION**  
EXISTING 251.89'  
PROPOSED 251.89'

**EAST ELEVATION**  
EXISTING 259.639'  
PROPOSED 258.819'

**NORTH ELEVATION**  
EXISTING 251.16'  
PROPOSED 256.34'

## KEY PLAN

