

# 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 checked="" 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: Stony Brook Business Center

Inside City limits? ☒ Yes ☐ No

Property address(es): 3010 Stony Brook Drive, 3030 Stony Brook Drive, 3050 Stony Brook Drive

Site P.I.N.(s): 1725-12-0691, 1725-12-3772, 1725-12-7740

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

Two proposed buildings with associated parking, truck loading, utilities, and stormwater control structure.

\*Project is proposed on three lots. These lots will be recombined and subdivided into two lots.

Current Property Owner/Developer Contact Name:

**NOTE: please attach purchase agreement when submitting this form.**

Company: Worthy Holdings LLC

Title: Carter Worthy, Manager

Address: PO Box 30636, Raleigh, NC 27622-0636

Phone #: 919-961-3595

Email: carter@carterworthy.com

Applicant Name: Leland Adams

Company: Bobbitt Construction, Inc.

Address: 600 Germantown Road, Raleigh, NC 27607

Phone #: 919-800-4652

Email: ladams@bobbitt.com

# 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	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: 5.45 ac	New gross floor area: 49,400 SF
# of parking spaces required: 47	Total sf gross (to remain and new): 49,400 SF
# of parking spaces proposed: 59	Proposed # of buildings: 2
Overlay District (if applicable):	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Light Industrial	

## STORMWATER INFORMATION

Existing Impervious Surface: Acres: _____ Square Feet: 0	Proposed Impervious Surface: Acres: _____ Square Feet: 132,660 SF
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: 3720-1725-00J	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input 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

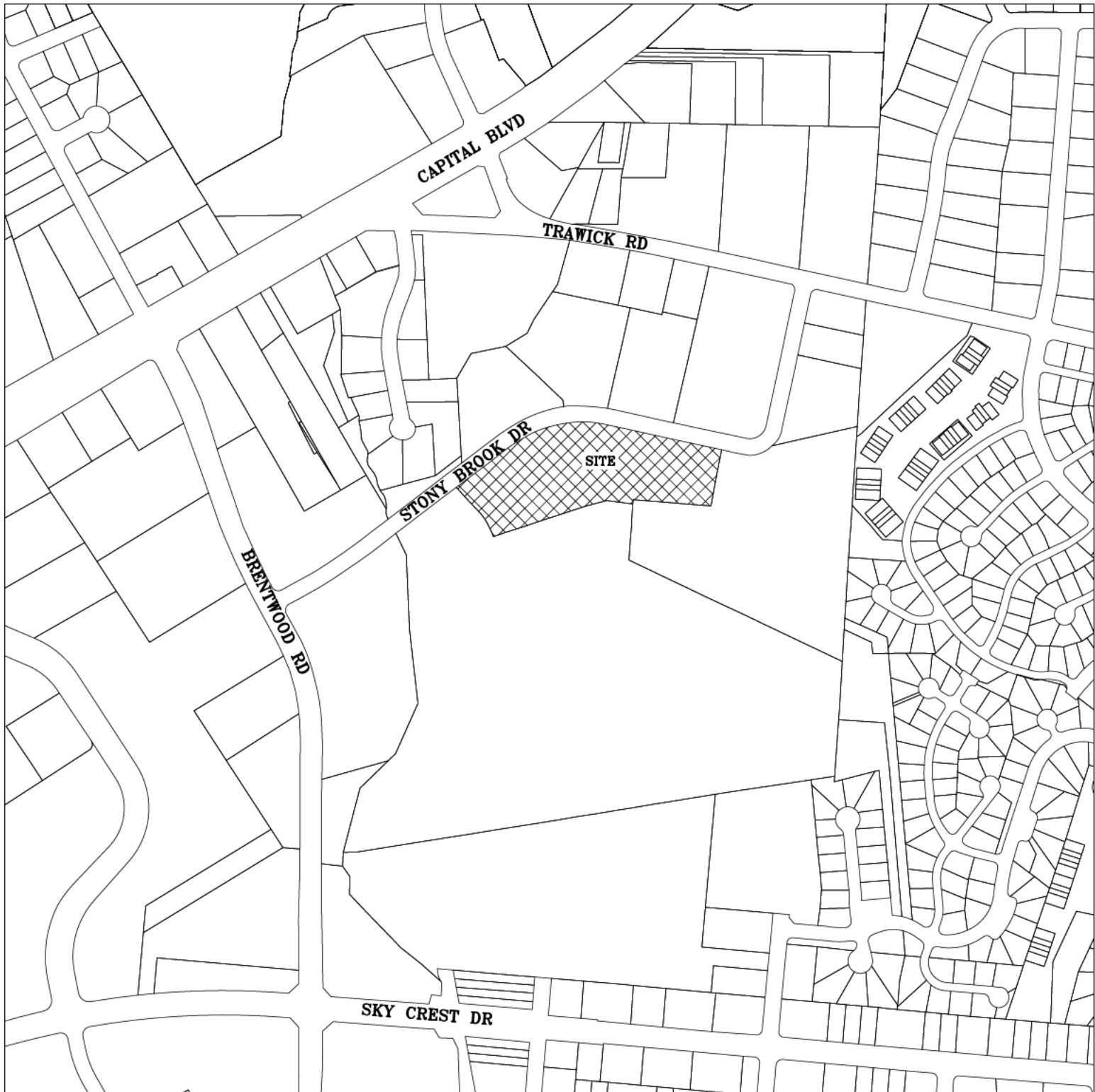
## SIGNATURE BLOCK

I hereby designate Bobbitt Construction, Inc. 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: <u>M. Carter Worthy</u>	Date: <u>10.28.20</u>
Printed Name: <u>M. Carter Worthy</u>	





VICINITY MAP SCALE 1" = 500'

- RIGHT-OF-WAY OBSTRUCTION NOTES:
1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
  2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
  3. 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.
  4. 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.
  5. 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.
  6. 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).
  7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

CONDITION FOR APPROVAL

1. A FEE-IN-LIEU FOR 1 FT. OF SIDEWALK FOR 890 LF WILL BE APPLIED TO THE FRONTAGE OF THE PARCEL.

BLOCK PERIMETER NOTE:

1. THE BLOCK IN WHICH THIS PARCEL IS LOCATED DOES NOT MEET THE BLOCK PERIMETER REQUIREMENTS PER UDO SEC. 8.3.2.A. HOWEVER, PER TC-6-19, COMPLIANCE WITH BLOCK PERIMETER REQUIREMENT IS NOT REQUIRED PER SECTION 1.A.1.b.i. THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE SITE AREA ESTABLISHED IN THE TABLE FOUND IN SEC. 8.3.2.A.2.B. MINIMUM APPLICABLE SITE AREA FOR IX ZONING = 9 ACRES. TOTAL SITE AREA = 5.45 AC.

BUILDING USE NOTE:

1. ALL FUTURE TENANTS AND BUSINESSES MUST COMPLY OR MEET THE UDO STANDARDS FOR LIGHT INDUSTRIAL USES LISTED PER SEC. 6.5.2 OF THE UDO. PROPOSED USES MUST COMPLY WITH UDO PARKING REGULATIONS & REQUIREMENTS. ALL FUTURE PROPOSED LEASE UNITS AND USES MUST COMPLY WITH THE REQUIRED PARKING SPACE COUNT REQUIRED AND ANY PROPOSED HIGHER INTENSE USES MUST DEMONSTRATE & MEET PARKING REQUIREMENTS PRIOR TO ISSUANCE OF ANY PERMITS.

PUBLIC IMPROVEMENT QUANTITY TABLE	
NUMBER OF LOT (S)	2
LOT NUMBER (S) BY PHASE	0
NUMBER OF UNITS	0
LIVABLE BUILDINGS	0
OPEN SPACE?	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	97 LF
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	890 LF
STREET SIGNS (LF)	(1" WIDTH FEE-IN-LIEU)
WATER SERVICE STUBS	2
SEWER SERVICE STUBS	2

CITY OF RALEIGH PROJECT NUMBERS  
ASR-0088-2020

Administrative Site Review Application

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

<b>Building Type</b>	<b>Site Transaction History</b>
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic
<b>GENERAL INFORMATION</b>	
Development name: Stony Brook Business Center	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Property address(es): 3010 Stony Brook Drive, 3030 Stony Brook Drive, 3050 Stony Brook Drive	
Site P/N (s): 1725-12-0691, 1725-12-3772, 1725-12-7740	
Please describe the scope of work. Include any additions, expansions, and change of use. Two proposed buildings with associated parking, truck loading, utilities, and stormwater control structure.	
Project is proposed on three lots. These lots will be recombined and subdivided into two lots.	
Current Property Owner/Developer Contact Name: M. Carter Worthy	
NOTE: please attach purchase agreement when submitting this form.	
Company: Worthy Holdings LLC	Title: Manager
Address: PO Box 30636, Raleigh, NC 27622-0636	
Phone #: 919.961.5557	Email: M.Carter@CarterWorthy.com
Applicant Name: Leland Adams	
Company: Bobbitt Construction, Inc.	Address: 600 Germantown Road, Raleigh, NC 27607
Phone #: 919-900-4652	Email: ladams@bobbitt.com

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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	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 5.45 ac	Existing gross floor area to be demolished: 0 SF
# of parking spaces required: 47	New gross floor area: 49,480 SF
# of parking spaces proposed: 54	Total sf gross (to remain and new): 49,480 SF
Overlay District (if applicable):	Proposed # of buildings: 2
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Light Industrial	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 AC Square Feet: 0	Proposed Impervious Surface: Acres: 3.03AC Square Feet: 132,027 SF
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils:	
Flood study:	
FEMA Map Panel #: 3720-1725-00J	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input 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**

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Signature: M. Carter Worthy Date: 10.28.20  
Printed Name: M. Carter Worthy

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REVISION 07.07.20  
raleighnc.gov



PROPOSAL

2/4/2021

Tom Hester  
Stoneybrook Business Center  
3030 Stony Brook Dr  
Raleigh, NC 27604  
Quote: A216850987

Stoneybrook Business Center:

Below is our proposal of recommended services, customized for your business needs identified during our discussions. If you ever need additional services, or just need an extra pickup, please give us a call at 919-991-1000. It's that easy.

Service Details		
<b>SMALL CONTAINERS</b>		
Equipment Qty/Type/Size:	1 - 8 yard Container	Base Rate:
Frequency:	2/Week	
Material Type:	Solid Waste	
Equipment Qty/Type/Size:	1 - 8 yard Container	Base Rate:
Frequency:	2/Week	
Material Type:	OCC - Clean	

Estimated Monthly Amount*	
Small Container Base Rates	
Additional Monthly Items	
2 - Container Refresh Program	
2 - Container Refresh Promotional Discount	
Total Fuel/Environmental Recovery Fees**	
Administrative Fee**	
Total Estimated Amount	
One Time Charges	
Delivery Charge Subtotal	
Total Fuel/Environmental Recovery Fees**	
Total One-Time Amount	

Deontee Neyor

Republic Services

DNeyor@republicservices.com

www.republicservices.com

\* The Total Estimated Amount is merely an estimate of your typical monthly invoice amount without one-time start-up charges (e.g., delivery). It does not include any applicable taxes or local fees, which would be additional charges on your invoice.

PROJECT LOCATION:

THIS PROJECT IS LOCATED IN THE CITY OF RALEIGH, NORTH CAROLINA ON STONY BROOK DRIVE, ON THE SOUTHEAST CORNER OF THE INTERSECTION WITH BRANCHWATER CIR.

SITE DATA

OWNER/DEVELOPER	WORTHY HOLDINGS LLC
STREET	PO BOX 30636
CITY	RALEIGH NC 27622-0636
DESIGNER	BOBBITT DESIGN-BUILD, INC.
STREET	ATTN: BLAIR PITTMAN, PE (24438)
CITY	600 GERMANTOWN ROAD
EMAIL ADDRESS	RALEIGH, NC 27607
PHONE NUMBER	bpittman@bobbitt.com
	919.851.1980
SITE ADDRESSES	EXISTING LOT 1 - 3010 STONY BROOK DRIVE
	EXISTING LOT 2 - 3030 STONY BROOK DRIVE
	EXISTING LOT 3 - 3050 STONY BROOK DRIVE
TAX MAP OR PIN NUMBER	EXISTING LOT 1 - 1725-12-0691
	EXISTING LOT 2 - 1725-12-3772
	EXISTING LOT 3 - 1725-12-7740
EXISTING LOT AREA	EXISTING LOT 1 - 1.375 AC (59,892 SF)
	EXISTING LOT 2 - 2.558 AC (111,410 SF)
	EXISTING LOT 3 - 1.565 AC (68,175 SF)
	GROSS SITE AREA 5.498 AC
PROPOSED LOT AREA	LOT 1 - 2.830 AC (123,265 SF)
	LOT 2 - 2.620 AC (114,124 SF)
	NET SITE AREA = 5.450 AC (0.048 AC DEDICATED TO R/W)
BUILDING SIZE	BUILDING 1 (LOT 1): 24,740 SF (6 SUITES MAX.)
	BUILDING 2 (LOT 2): 24,740 SF (6 SUITES MAX.)
DISTURBED/DENUDED AREA	4.75 AC (206,910 SF)
JURISDICTION	RALEIGH
INSIDE CITY LIMITS	YES
ZONED	IX-3
WATERSHED	NEUSE RIVER (MARSH CREEK)
EXISTING USE	VACANT
PROPOSED BUILDING USE	LIGHT INDUSTRIAL
AMENITY AREA	0.545 AC (23,740 SF) REQUIRED
	0.546 AC (23,791 SF) PROVIDED
RIGHT OF WAY DEDICATION	2' (1/2 OF 64' R/W) - 0.048 AC

BUILDING SETBACKS:	
STREET	3'
SIDE	0' OR 6'
REAR	0' OR 6'
PARKING SETBACKS:	
STREET	10'
SIDE	0' OR 3'
REAR	0' OR 3'

IMPERVIOUS	LOT 1	LOT 2	TOTAL
BUILDING AREA:	24,740 SF	24,740 SF	49,480 SF
PROPOSED VEHICLE PVMT. AREA:	45,753 SF	29,947 SF	75,700 SF
NON-VEHICLE PVMT. AREA:	3,829 SF	3,018 SF	6,847 SF
			132,027 SF (3.03AC)
			55.9%

PARKING REQUIREMENTS:	
LIGHT INDUSTRIAL	
(1 SP/600 SF OFFICE + 1 SP/3,000 SF ADDITIONAL INDOOR AREA)	
22,500 SF OFFICE = 38 SPACES	
26,980 SF WAREHOUSE = 9 SPACES	
47 SPACES REQUIRED	

54 SPACES PROVIDED (115% OF REQUIRED)

HANDICAP SPACES REQUIRED/PROVIDED:	3/4 (4 VAN)
BICYCLE PARKING	REQUIRED - 8 LONG-TERM SPACES (4 PER BUILDING)
	PROVIDED - 12 LONG-TERM SPACES (6 PER BUILDING)

NOTE:

1. BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, WAKE FOREST N.C., 27588, (919) 556-3148

FLOODPLAIN INFORMATION	
THIS SITE IS IN A SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL	3720-1725-00J DATED 2 MAY 2008

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.0	STAKING PLAN
C1.1	ADA ACCESSIBILITY PLAN
C1.2	SOLID WASTE PLAN
C2.0	EROSION CONTROL PLAN PHASE I (RESERVED)
C2.1	EROSION CONTROL PLAN PHASE II (RESERVED)
C2.2	NPDES STABILIZATION PLAN (RESERVED)
C3.0	GRADING PLAN
C3.1	DETAIL GRADING PLAN
C4.0	UTILITY PLAN
C4.1	HOSE COVERAGE
C5.0	LANDSCAPE PLAN
C5.1	WETLAND PLANTING PLAN
C5.2	TREE CONSERVATION PLAN
C6.0	SITE LIGHTING (DUKE ENERGY)
C7.0	DETAIL SHEET (RESERVED)
C7.1	DETAIL SHEET
C7.2	DETAIL SHEET
C7.3	DETAIL SHEET
C7.4	DETAIL SHEET
A1.1	ARCHITECTURAL FOOTPRINTS (PRELIMINARY)
A1.2	ROOF PLAN (PRELIMINARY)
A4.1	ARCHITECTURAL ELEVATIONS (PRELIMINARY)

REVISIONS

No.	DATE	DESCRIPTION	REV. BY
△	5 FEB '21	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
△	22 MARCH '21	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
△			
△			

think, design, build



COORDINATOR:  
Blair Pittman

DRAWN BY:  
Jason Galloway

CHK BY: BPP

ADMINISTRATIVE  
SITE REVIEW

STONY BROOK BUSINESS CENTER  
3050 STONY BROOK DRIVE  
RALEIGH, NORTH CAROLINA

24 X 36

30 OCTOBER 2020

20-0161

COVER

C0.0

STONY BROOK BUSINESS CENTER

ADMINISTRATIVE SITE REVIEW

APPROVED FOR  
PERMITTING  
NOT FOR CONSTRUCTION



**SITE DATA**

TREE CONSERVATION AREA	0.54 AC REQ'D / 0.56 AC PROV'D (10.4%)
AMENITY AREA	0.545 AC (23,740 SF) REQUIRED 0.546 AC (23,791 SF) PROVIDED
RIGHT OF WAY DEDICATION	2' (EX. 60' R/W, 64' R/W REQ'D, ½ PROV'D)
BUILDING SETBACKS:	
STREET	3'
SIDE	0' OR 6'
REAR	0' OR 6'
PARKING SETBACKS:	
STREET	10'
SIDE	0' OR 3'
REAR	0' OR 3'
PARKING REQUIREMENTS:	
LIGHT INDUSTRIAL (1 SP/600 SF OFFICE + 1 SP/3,000 SF ADDITIONAL INDOOR AREA)	
22,500 SF OFFICE =	38 SPACES
26,980 SF WAREHOUSE =	9 SPACES
	47 SPACES REQUIRED
54 SPACES PROVIDED (115% OF REQUIRED)	
HANDICAP SPACES REQUIRED/PROVIDED:	3/4 (4 VAN)
BICYCLE PARKING	REQUIRED - 8 LONG-TERM SPACES (4 PER BUILDING) PROVIDED - 12 LONG-TERM SPACES (6 PER BUILDING)
LONG-TERM BICYCLE PARKING TO BE PROVIDED INSIDE OF BUILDINGS (MINIMUM 6 PER BUILDING)	

**GENERAL NOTES: STAKING PLAN**

- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, WAKE FOREST N.C., 27588, (919) 556-3148
- NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
- ALL DENUDED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEEDED.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB/EDGE OF PAVEMENT/GRAVEL UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
- FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE:  
1) REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY; 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
- INSTALL DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
- HVAC UNITS TO BE ROOF MOUNTED AND SCREENED FROM OFFSITE VIEW
- ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.

**BUILDING USE NOTE:**

- ALL FUTURE TENANTS AND BUSINESSES MUST COMPLY OR MEET THE UDO STANDARDS FOR LIGHT INDUSTRIAL USES LISTED PER SEC. 6.5.2 OF THE UDO. PROPOSED USES MUST COMPLY WITH UDO PARKING REGULATIONS & REQUIREMENTS. ALL FUTURE PROPOSED LEASE UNITS AND USES MUST COMPLY WITH THE REQUIRED PARKING SPACE COUNT REQUIRED AND ANY PROPOSED HIGHER INTENSE USES MUST DEMONSTRATE & MEET PARKING REQUIREMENTS PRIOR TO ISSUANCE OF ANY PERMITS.

**SYMBOL LEGEND**

	EXISTING	PROPOSED
WATER METER		
SANITARY SEWER MAN-HOLE		
CLEAN OUT		
POWER POLE		
FIRE HYDRANT		
WATER VALVE		
LIGHT POLE		
RIGHT-OF-WAY		
EXISTING RIGHT-OF-WAY		
PROPERTY LINE		
TCA BOUNDARY		
CENTERLINE		
EASEMENT		
SETBACK		
PARKWAY FRONTAGE		
CURB AND GUTTER		
SPILL CURB AND GUTTER		
FENCE		
RETAINING WALL		
LIGHT DUTY ASPHALT PAVING		
CONCRETE PAVING		
AMENITY AREA		
WETLAND		
RESERVED FOR GREENWAY EASEMENT		



**REVISIONS**

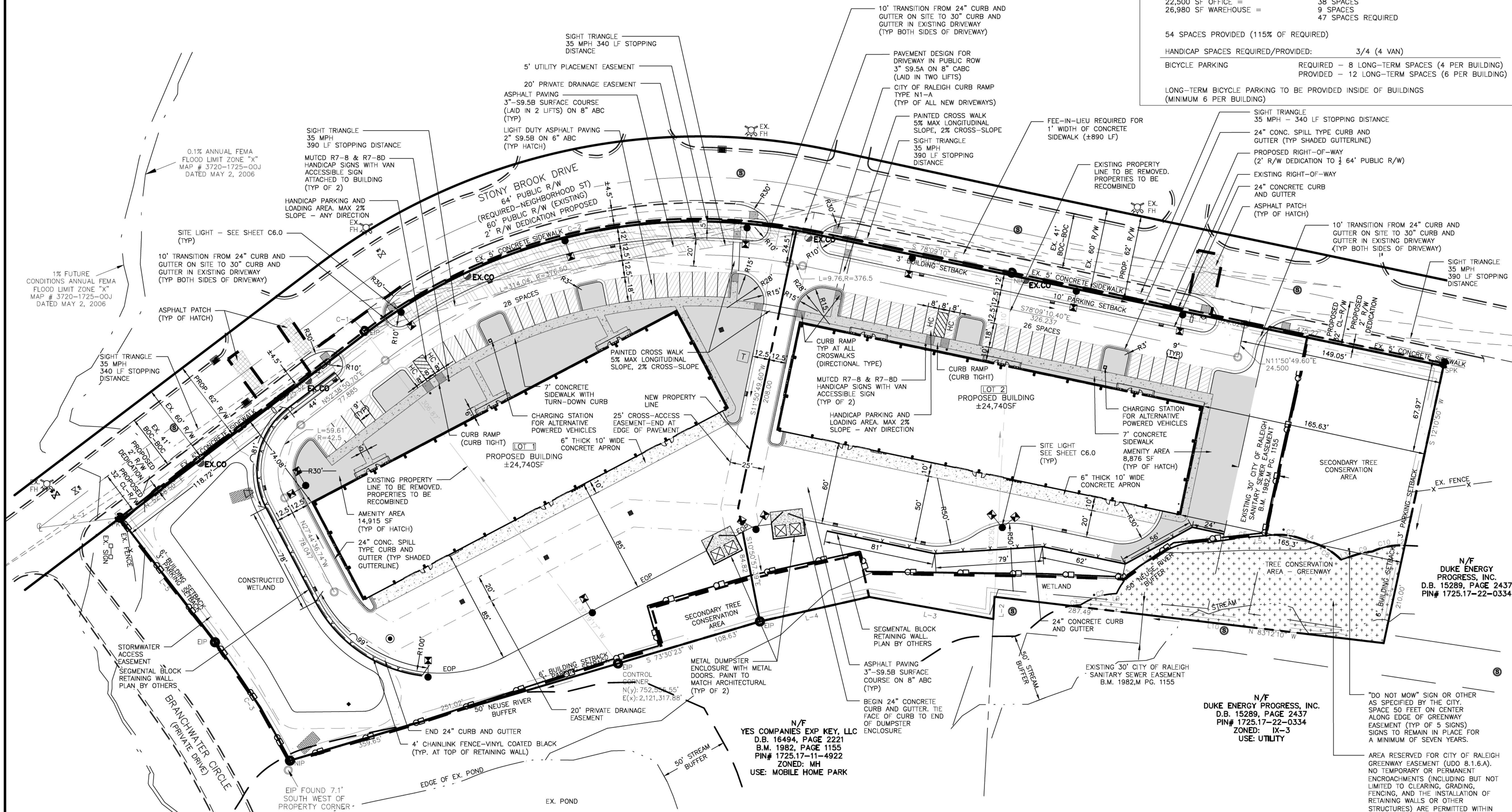
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3			
4			



**APPROVED FOR  
PERMITTING  
NOT FOR CONSTRUCTION**

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C10	23.76	50,000	23.54	S78° 52' 07.60"W
C9	12.16	50,000	12.13	S78° 47' 09.79"W
C8	23.00	50,000	22.80	N58° 00' 27.56"W
C7	20.75	50,000	20.60	N83° 04' 41.65"W
C6	2.67	50,000	2.67	S83° 30' 00.56"W
C5	3.17	50,000	3.17	S80° 09' 01.72"W
C4	32.71	50,000	32.12	S78° 56' 45.63"W
C3	32.10	50,000	31.55	S42° 59' 52.40"W
C2	26.92	50,000	26.59	S71° 57' 19.46"W
C1	7.03	50,000	7.03	S83° 56' 53.81"W

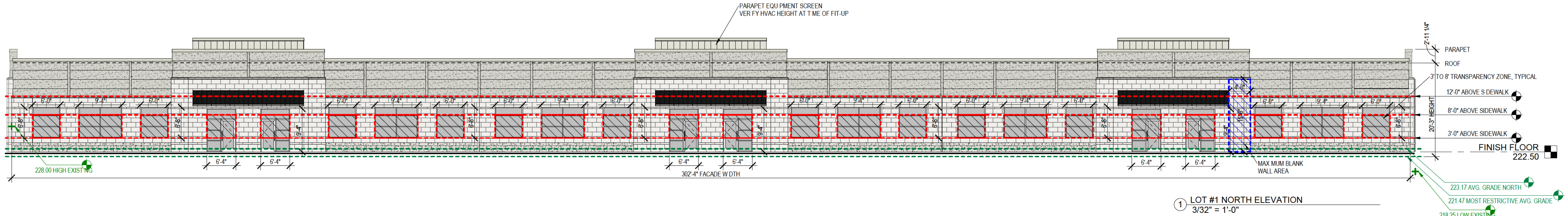
Line Table		
Line #	Length	Direction
L10	230.85	S83° 12' 09.61"E
L9	0.97	S87° 22' 40.59"W
L8	3.04	S61° 23' 18.34"W
L7	13.50	S60° 12' 27.58"W
L6	21.44	S81° 58' 07.79"W
L5	20.17	S85° 01' 53.34"W
L4	10.97	N71° 11' 16.65"W
L3	11.49	S71° 49' 05.77"W
L2	0.85	N87° 31' 06.19"W
L1	73.33	N12° 10' 50.39"E





01/16/2021 2:30:19 PM

01/16/2021 2:30:19 PM



**UDO 1.5.9.B.4.**

"Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level transparency and external reflectance."

**TRANSPARENCY**

**REQUIRED ELEVATION(S):** North elevation

**FLOOR LEVEL:** First floor, single story building

**WALL AREA TO 12' HIGH:** 3,628 SF.

**TRANSPARENCY REQUIRED:** 725.60 SF (20%)

**TRANSPARENCY ACTUAL:** 1,207.88 SF (33.29%)

**TRANSPARENCY REQUIRED 3' TO 8':** 362.80 SF (50% of 20% = 10%)

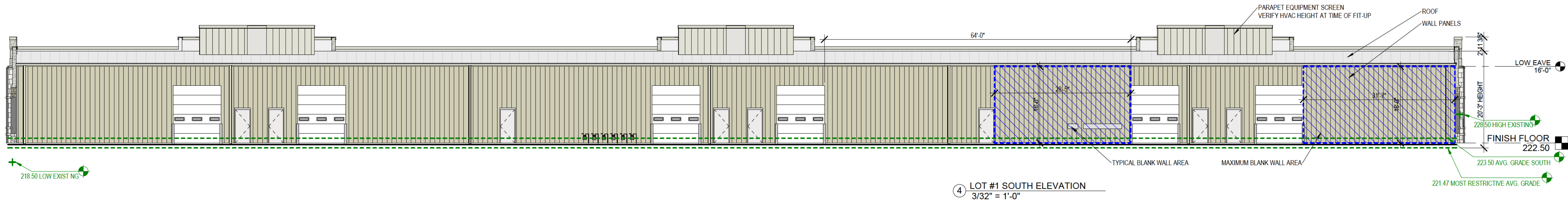
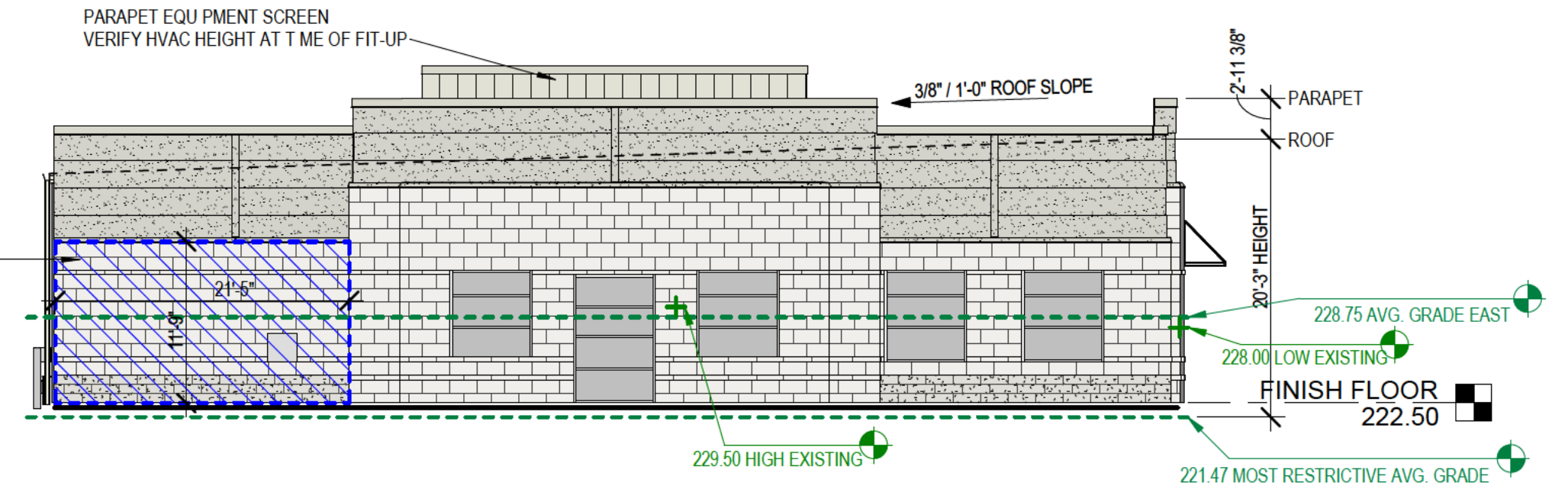
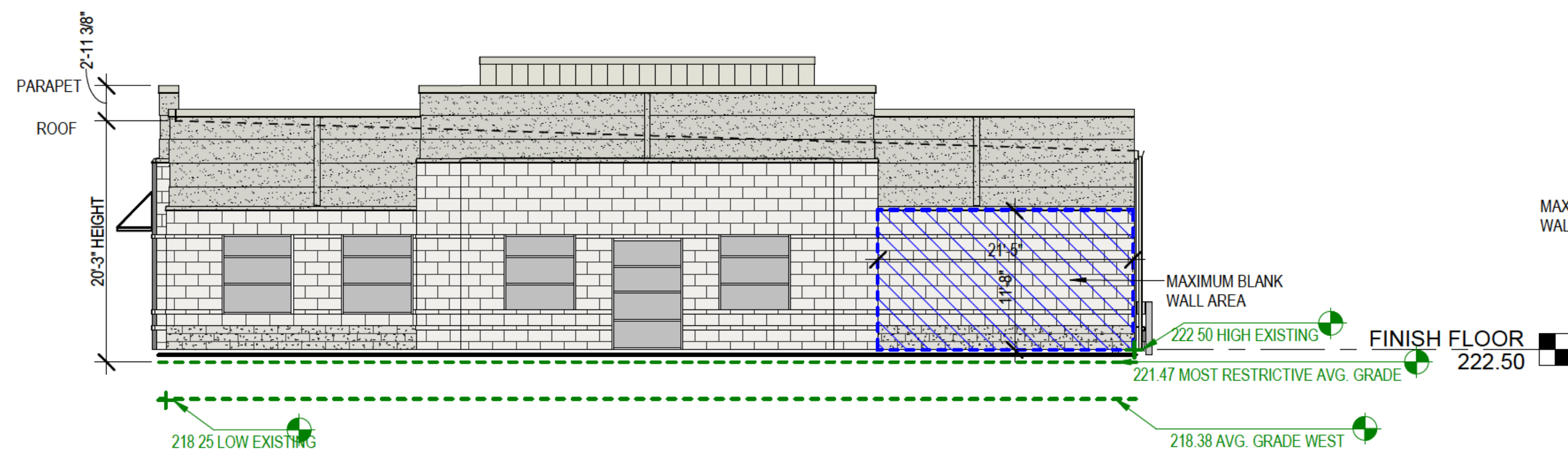
**TRANSPARENCY ACTUAL 3' TO 8':** 830.00 SF (22.88%)

**LOT #1 BUILDING AVERAGE GRADE TABLE**

	LOW	HIGH	AVERAGE
NORTH EXISTING	218.25	228.0	223.13
NORTH PROPOSED	222.5	222.5	222.5 most restrictive
WEST EXISTING	218.25	218.5	218.38 most restrictive
WEST PROPOSED	222.5	222.5	222.5
EAST EXISTING	228.0	229.5	228.75
EAST PROPOSED	222.5	222.5	222.5 most restrictive
SOUTH EXISTING	218.5	228.5	223.5
SOUTH PROPOSED	222.5	222.5	222.5 most restrictive
MOST RESTRICTIVE AVERAGE GRADE			221.47

**LOT #1 AVERAGE GROUND FLOOR ELEVATION**

Back of Curb High 223	Back of Curb Low 217	Avg. Back of Curb 220	Finish Floor Elevation 222.50	Avg Ground Floor Elevation +/-2.5 ft
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APPROVAL:  
DATE:

BOBBITT A&E, PLLC  
600 Germantown Road  
Raleigh, North Carolina 27607

**BOBBITT**  
DESIGN-BUILD  
600 Germantown Road | Raleigh, North Carolina 27607  
Phone (919) 851-1862  
design@bobbitt.com

COORDINATOR:  
JGF

DRAWN BY:  
JGF

CHK BY:

**LOT #1 STONY BROOK BUSINESS CENTER**  
STONY BROOK DRIVE  
RALEIGH, NORTH CAROLINA

24 X 36  
As indicated

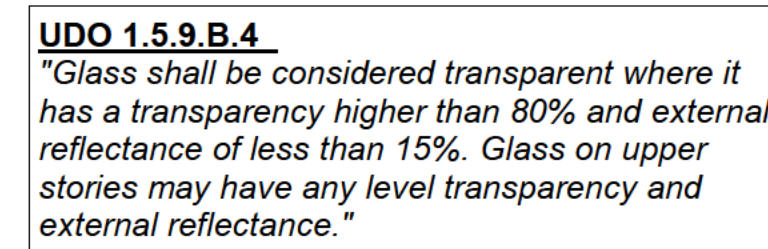
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20-0161

LOT #1  
ELEVATIONS

**A4.1**  
OF 3





<b>TRANSPARENCY</b>	
<b>REQUIRED ELEVATION(S): North elevation</b>	
<b>FLOOR LEVEL:</b> First floor, single story building	
<b>WALL AREA TO 12' HIGH:</b> 3,628 SF.	
<b>TRANSPARENCY REQUIRED:</b>	725.60 SF (20%)
<b>TRANSPARENCY ACTUAL:</b>	1,207.88 SF (33.29%)
<b>TRANSPARENCY REQUIRED 3' TO 8':</b>	362.80 SF (50% of 20% = 10%)
<b>TRANSPARENCY ACTUAL 3' TO 8':</b>	830.00 SF (22.88%)

LOT #2 BUILDING AVERAGE GRADE TABLE			
	LOW	HIGH	AVERAGE
NORTH EXISTING	224.5	228.5	227.0
NORTH PROPOSED	225.0	225.0	225.0 <i>most restrictive</i>
WEST EXISTING	228.5	230.5	229.5
WEST PROPOSED	225.0	225.0	225.0 <i>most restrictive</i>
EAST EXISTING	217.5	225.0	221.25 <i>most restrictive</i>
EAST PROPOSED	225.0	225.0	225.0
SOUTH EXISTING	217.5	228.5	223.0 <i>most restrictive</i>
SOUTH PROPOSED	225.0	225.0	225.0
<b><i>MOST RESTRICTIVE AVERAGE GRADE</i></b>			<b>223.6</b>

LOT #2 AVERAGE GROUND FLOOR ELEVATION				
Back of Curb High 225.5	Back of Curb Low 224.5	Avg. Back of Curb 225	Finish Floor Elevation 225	Avg Ground Floor Elevation +/-0 ft

