



# Administrative Approval Action

Case File / Name: ASR-0088-2020  
Stony Brook Business Center

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 east side of Trawick Road, south of Stony Brook Drive at 3010 Stony Brook Drive.

**REQUEST:** Development of a 5.498 acre tract zoned IX-3 with .048 ac of right-of-way dedication, leaving a net area of 5.45 acres. Three existing lots will be recombined into two lots. New Lot 1 being 2.83 acres and new Lot 2 being 2.62 acres in size. The proposed Light Industrial use for the site includes two individual buildings on Lots 1 and 2. Each building is 24,740 gross sf (each having 6 units) totaling 49,480 gross sf. The applicant has included a note on the plans set stating if the proposed lease units exceed the Light Industrial Use parking standards then parking will have to be provided per the UDO for those uses.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**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 22, 2021 by BOBBITT CONSTRUCTION, INC..

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

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

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

### **General**

1. Include a retaining wall design plan set with the Site Permit Review plans, showing and detailing the material(s), elevation heights, and grade measurements.
2. Show average grade calculations table on the elevation sheets, for buildings 1 and 2, in accordance with TC-4-20 or TC-17-16.
3. The side lot structure setback for the dumpster location shown on Lot 1 is revised, on the Site Permit Plans set, to comply per UDO Sec.3.2.5.

### **Stormwater**

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

## Urban Forestry

8. 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).
9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required

<input checked="" type="checkbox"/>	Utility Placement 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:***

## General

1. A Greenway easement reservation is required per UDO Section 8.6 and UDO Section 8.1.6. Record the greenway easement reservation area with plat.
2. A recombination map shall be recorded prior to building permit approval, recombining the existing 3 lots into 2 lots.

## Stormwater

3. The maximum allocated impervious area for all applicable lots in the development should be identified on all maps for recording.
4. 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).
5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).



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## Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .56 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 building permit approval, recombining the existing 3 lots into 2 lots.
2. A greenway easement reservation is required per UDO Section 8.6 and UDO Section 8.1.6. Record the greenway easement reservation area with plat prior to building permit issuance.

## Engineering

3. A cross access agreement among the lots identified as Lot 1 and Lot 2 after recombination shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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, further recordings and building permit issuance will be withheld.
4. A fee-in-lieu for 1080 linear feet of 1ft sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).
5. 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.
6. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
7. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
8. A public infrastructure surety for 23 street trees (tree lawn) shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

## Public Utilities



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

## Stormwater

10. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
11. 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).
12. 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).
13. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along Stony Brook Dr.
15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** August 18, 2024

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

**4-Year Completion Date:**



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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: *Alysia Bailey Taylor* Date: 04/21/2021  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**





VICINITY MAP SCALE 1" = 500'

## CITY OF RALEIGH PROJECT NUMBERS

ASR-0088-2020

### Administrative Site Review Application

Stonycreek and Improvement Customer Service Center - 3050 Stony Brook Drive, Suite 400, Raleigh, NC 27608

This form is required when submitting site plans as referenced in the Unified Development Ordinance (UDO) Section 10.1.6. Please check the appropriate building type and include site plan checked/accepted when submitting.

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"/> Subdivision case # _____
<input type="checkbox"/> Warehouse	<input type="checkbox"/> Special use case # _____
<input type="checkbox"/> Other	<input type="checkbox"/> Special use case # _____
<input type="checkbox"/> Other	<input type="checkbox"/> Special use case # _____

#### GENERAL INFORMATION

Developer name: Stony Brook Business Center

Inside City limits? ☒ Yes ☐ No

Property address: 3050 Stony Brook Drive, 3050 Stony Brook Drive, 3050 Stony Brook Drive

Site ID: 101-12-001-12-012-12-012-12-012

Parcel ID: 101-12-001-12-012-12-012-12-012

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

Current Property Owner/Developer/Contact Name: M. Carter M. Carter

NOTE: please attach purchase agreement when submitting this form.

Company/Institution: M. Carter M. Carter

Address: 3050 Stony Brook Drive, 3050 Stony Brook Drive, 3050 Stony Brook Drive

Phone: 410-800-1000

Applicant Name: M. Carter M. Carter

Address: 3050 Stony Brook Drive, 3050 Stony Brook Drive, 3050 Stony Brook Drive

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DEVELOPMENT TYPE & SITE DATA TABLE	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the address of each):	Existing gross floor area (not to be demolished):
DK-2	0 SF
Other site acreage: 0.48 ac	Existing gross floor area to be demolished:
# of parking spaces required: 47	0 SF
# of parking spaces proposed: 54	Total of gross (to remain and new): 43,480 SF
Overlay District (if applicable):	Proposed # of buildings: 2
Proposed 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:	Proposed Impervious Surface:
Acre: 0.48	Acre: 0.00
Square Feet: 0	Square Feet: 0
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide:	
Advised site:	
Flood study:	
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:
0	0
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide:	
Advised site:	
Flood study:	
Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK	
I hereby designate, and certify, to serve as my agent in this application, to receive and respond to administrative comments, to execute plans on my behalf, and to represent me in any public meeting regarding this application.	
Signature: M. Carter M. Carter	Date: 10-20-2020
Printed Name: M. Carter M. Carter	

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Page 2 of 2

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## 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 DR.

## SITE DATA

OWNER/DEVELOPER	NORTH HOLDINGS LLC
STREET	PO BOX 30538
CITY	RALEIGH NC 27622-0638
DESIGNER	BOBBITT DESIGN-BUILD, INC.
STREET	47TH BLVD PITTSBURGH, PA (24438)
CITY	600 GERMANTOWN ROAD
MAIL ADDRESS	RALEIGH, NC 27607
PHONE NUMBER	919.851.1880
SITE ADDRESSES	EXISTING LOT 1 - 3010 STONY BROOK DRIVE
	EXISTING LOT 2 - 3030 STONY BROOK DRIVE
	EXISTING LOT 3 - 3050 STONY BROOK DRIVE
AX MAP OR PIN NUMBER	EXISTING LOT 1 - 1725-12-001
	EXISTING LOT 2 - 1725-12-002
	EXISTING LOT 3 - 1725-12-003
EXISTING LOT AREA	EXISTING LOT 1 - 3.375 AC (30,882 SF)
	EXISTING LOT 2 - 3.554 AC (111,410 SF)
	EXISTING LOT 3 - 1.848 AC (80,173 SF)
	GROSS SITE AREA: 8.777 AC
PROPOSED LOT AREA	LOT 1 - 2.830 AC (123,385 SF)
	LOT 2 - 3.830 AC (164,324 SF)
	NET SITE AREA = 6.660 AC (0.048 AC DEDICATED TO R/W)
BUILDING SIZE	BUILDING 1 (LOT 1): 24,740 SF (8 SUITES MAX.)
	BUILDING 2 (LOT 2): 24,740 SF (8 SUITES MAX.)
	4.75 AC (205,810 SF)
DEVELOPER/OWNER AREA	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
	0.545 AC (23,740 SF) PROVIDED
RIGHT OF WAY DEDICATION	2' (6' OF 64' R/W) - 0.048 AC

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

	LOT 1	LOT 2	TOTAL
BUILDING AREA:	24,740 SF	24,740 SF	49,480 SF
PROPOSED VEHICLE PAVT. AREA:	45,733 SF	29,847 SF	75,580 SF
NON-VEHICLE PAVT. AREA:	3,823 SF	3,018 SF	6,841 SF
			132,027 SF (3.034C)
			30.38

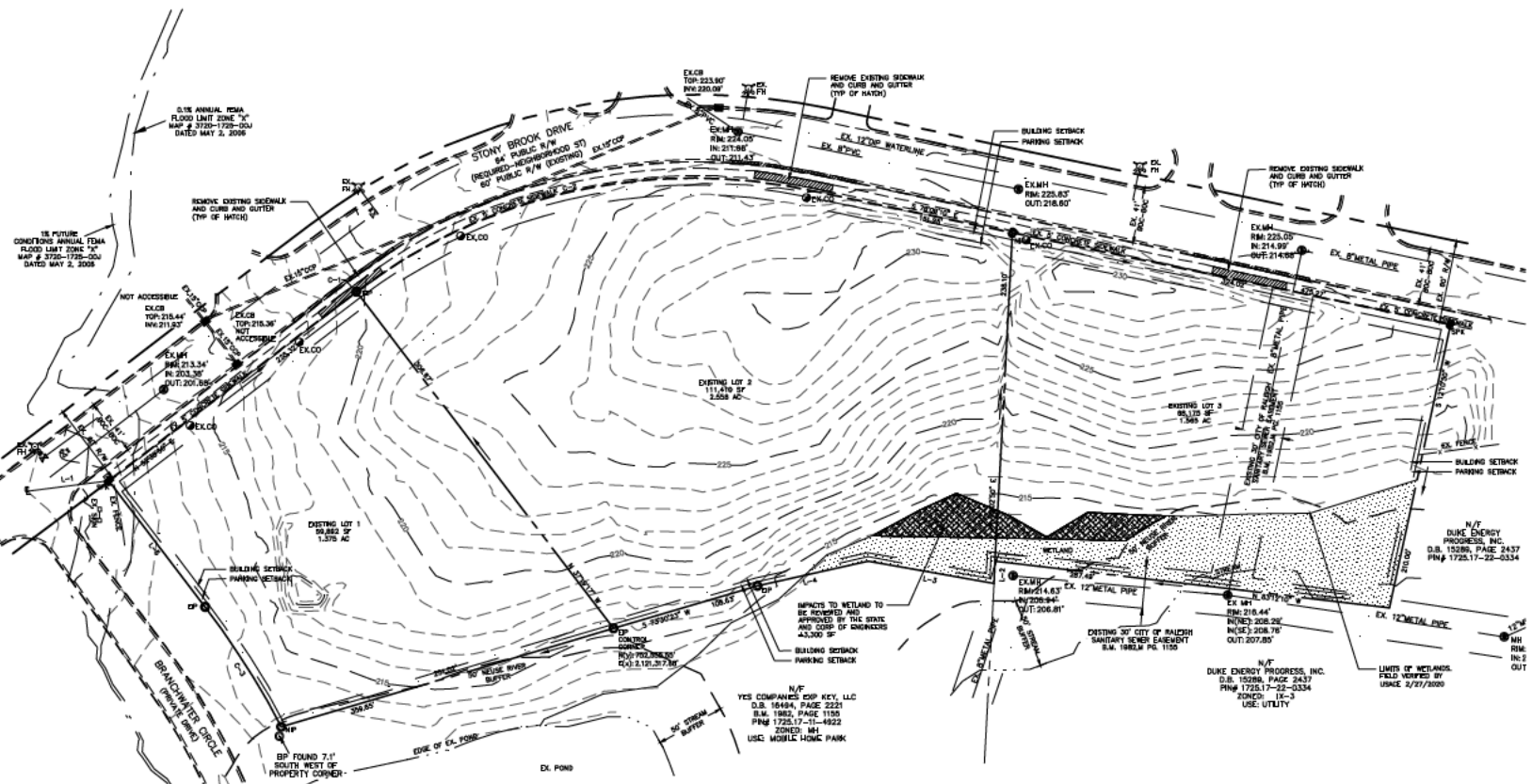
SPACES PROVIDED (115% OF REQUIRED)	3/4 (4 VAN)
HANDICAP SPACES REQUIRED/PROVIDED:	REQUIRED - 4 LONG-TERM SPACES (4 PER BUILDING)
	PROVIDED - 12 LONG-TERM SPACES (6 PER BUILDING)
VEHICLE PARKING	

LIGHT INDUSTRIAL	(1) SP/600 SF OFFICE + 1 SP/3,000 SF ADDITIONAL INDOOR AREA
2,830 SF OFFICE	38 SPACES
2,830 SF WAREHOUSE	9 SPACES
	SPACES REQUIRED
14 SPACES PROVIDED (115% OF REQUIRED)	
HANDICAP SPACES REQUIRED/PROVIDED:	REQUIRED - 4 LONG-TERM SPACES (4 PER BUILDING)
	PROVIDED - 12 LONG-TERM SPACES (6 PER BUILDING)
VEHICLE PARKING	

INDEX OF SHEETS	
SHEET NUMBER	DESCRIPTION
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C0.2	STORMWATER PLAN
C0.3	ADA ACCESSIBILITY PLAN
C0.4	SOIL EROSION PLAN
C0.5	EROSION CONTROL PLAN PHASE I (REMOVED)
C0.6	EROSION CONTROL PLAN PHASE II (REMOVED)
C0.7	ARCHITECTURAL ELEVATIONS (REMOVED)
C0.8	ARCHITECTURAL ELEVATIONS (REMOVED)
C0.9	

**NOTES**

1. BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY CHARTERED MEAS & SURVEY, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, WAKE FOREST, N.C. 27688. (919) 556-3146



**LEGEND**

Property Line  
Right-of-Way Line  
Easement Line  
Gas Line  
Water Line  
Sanitary Sewer  
Phone Cable  
Storm Drainage  
Subsurface Transmission Lines  
Drain Line/Fence  
Edge of Pavement  
Curb and Gutter

**SYMBOLS**

Ex. Iron pipe/rod or nail  
Ex. concrete monument  
New iron pipe  
Calculated point  
Cable pedestal  
Electric pedestal  
Fiber-optic marker  
Traffic signal box  
Water meter  
Fire hydrant  
Valve (water or gas)  
Sanitary sewer manhole  
Sanitary sewer cleanout  
Storm curb inlet  
Drainage inlet (s/s) grate  
Storm drain manhole  
Utility pole  
Lamp post  
Signal pole  
Guy wire  
Sign post

**ABBREVIATIONS**

DB Dead Book  
PS=SH Plot Book / Book of Maps  
NT Note or Remarks  
Pg Page  
SF Square feet  
Ac Acres  
NW Right-of-way  
NCDOT North Carolina Dept. of Transportation  
NWH Right-of-way  
CDD Cladding  
RCP Reinforced concrete pipe  
PVC Polyvinyl chloride pipe  
M Measure  
P Platted  
D Deed

CURVE DATA				
CURVE	ARC LENGTH	CHORD	CHORD BEARING	STATION
C-1	43.57'	43.57'	0.00°	N 30°10'15" E
C-2	345.54'	463.00'	338.50°	N 77°17'00" E
C-3	155.00'	98.13'	102.87°	N 32°22'22" E

**APPROVED FOR PERMITTING**  
**NOT FOR CONSTRUCTION**



REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
1	5 FEB '21	REVISIONS PER CITY OF WAKE FOREST COMMENTS	JBG

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

24 X 36  
1" = 40'

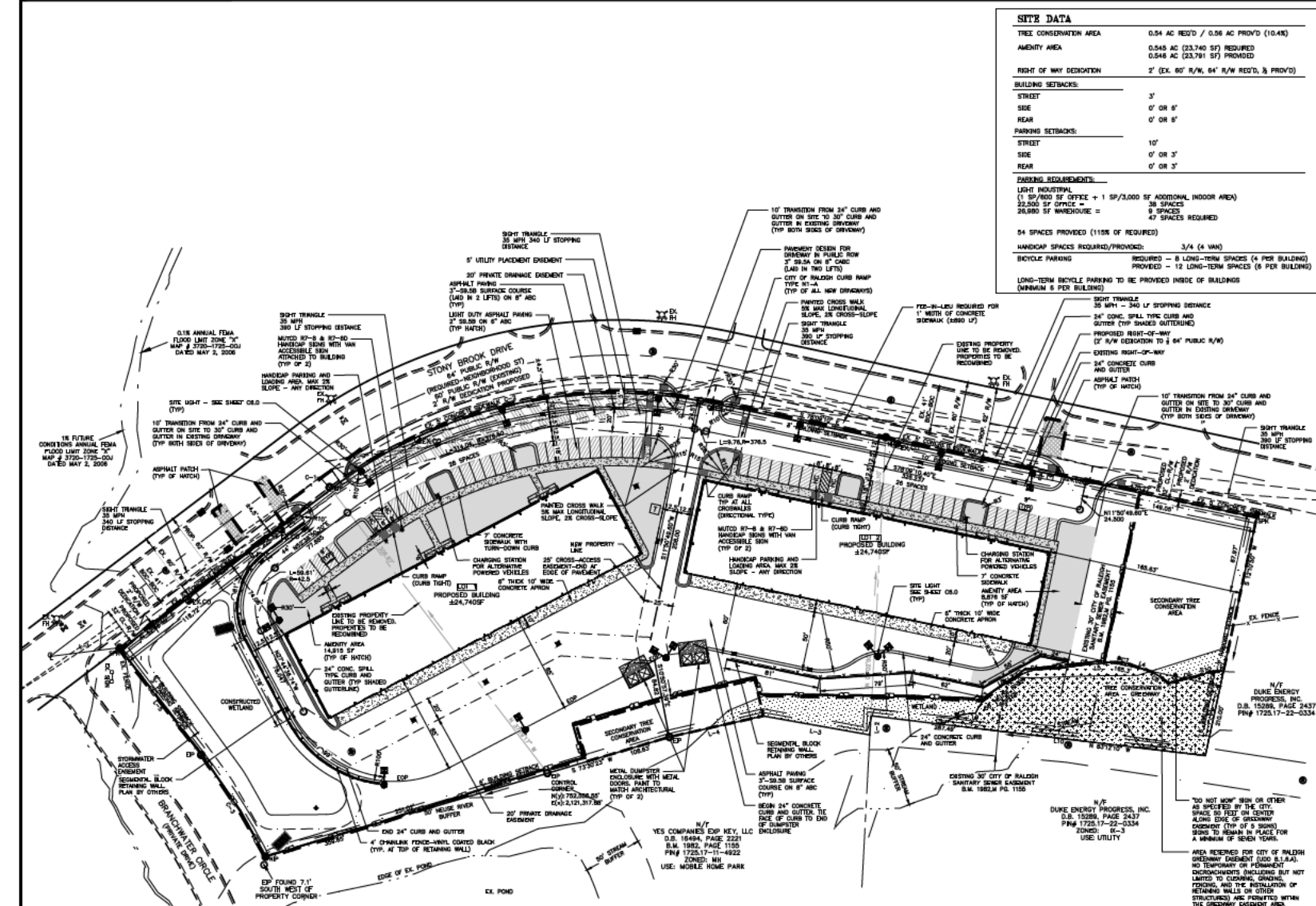
30 OCTOBER 2020

20-0161

EXISTING CONDITIONS AND DEMOLITION PLAN

**C0.1**





**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, & PROV'D)
<b>BUILDING SETBACKS:</b>	
STREET	3'
SIDE	0' OR 5'
REAR	0' OR 5'
<b>PARKING SETBACKS:</b>	
STREET	10'
SIDE	0' OR 3'
REAR	0' OR 3'
<b>PARKING REQUIREMENTS:</b>	
LIGHT INDUSTRIAL (1) 50,000 SF OFFICE + 1 SP/3,000 SF ADDITIONAL (INDOOR AREA)	38 SPACES
25,000 SF OFFICE +	38 SPACES
25,000 SF WAREHOUSE =	47 SPACES REQUIRED
54 SPACES PROVIDED (110% OF REQUIRED)	
HANDICAP SPACES REQUIRED/PROVIDED:	3/4 (4 REQ'D)
BIKEWAY PARKING	REQUIRED = 8 LONG-TERM SPACES (4 PER BUILDING) PROVIDED = 12 LONG-TERM SPACES (6 PER BUILDING)
LONG-TERM BIKEWAY PARKING TO BE PROVIDED IN/BEHIND OF BUILDINGS (MINIMUM 6 PER BUILDING)	

- GENERAL NOTES: STAKING PLAN**
- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY CARPENTER, MOSE & PAVENCH, P.C., PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, WAKE FOREST, N.C., 27788, (919) 558-3148.
  - NO FIELD STAKING IS REQUIRED AS PART OF THE DESIGN. IF NEW FIELD STAKING IS REQUIRED IN THE FUTURE, IT WILL BE NOTED REMARKS.
  - ALL DEDICATED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEEDS.
  - 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/URINALS, UNLESS OTHERWISE NOTED.
  - ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING TECHNICAL 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 REQUIRED, ACTIVITIES, AND UNIMPACTED FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
  - CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMP, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
  - FOR ALL HANDICAP PARKING SPACES, 45 PER ADA CODE, TYPE/CLASS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ARROW, GROUND SIGN ONLY, 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SPACINGS, 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STIPPLED (SEE ONLY 4) STIPPLING IS WHITE ON DARK PAVEMENT, BLACK ON LIGHT PAVEMENT.
  - INTERNAL, DIRECTIONAL, ARROWS, LINE MARKINGS, "STOP" MARKINGS, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
  - HAND UNITS TO BE ROOF MOUNTED AND SCREENED FROM OFFICE VIEW.
  - ALL CONSTRUCTION TO BE PERFORMED TO CITY OF WAKEFORD STANDARDS, SPECIFICATIONS AND DETAILS.

- BUILDING USE NOTE:**
- ALL FUTURE TENANTS AND BUSINESSES MUST COMPLY WITH THE CITY OF WAKEFORD'S BUILDING USE LIMITED PER USE. AS A PART OF THE LEASE, PROPOSED USER MUST COMPLY WITH LEASE PARKING REGULATIONS. A REQUIRED PARKING SPACE MUST BE PROVIDED AND USER MUST COMPLY WITH THE REQUIRED PARKING SPACE COUNT REQUIRED AND ANY PROPOSED USER MUST PROVIDE USER'S OWN DEMONSTRATE & MEET PARKING REQUIREMENTS PRIOR TO BRANCOE OF ANY FORTS.

**SYMBOL LEGEND**

EXISTING	PROPOSED
WATER METER	WATER METER
SHOWER KITCHEN WAREHOUSE	SHOWER KITCHEN WAREHOUSE
CROWN OUT	CROWN OUT
POWER POLE	POWER POLE
WIRE HYDRANT	WIRE HYDRANT
WATER VALVE	WATER VALVE
LIGHT POLE	LIGHT POLE
RIGHT-OF-WAY	RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY	EXISTING RIGHT-OF-WAY
PROPERTY LINE	PROPERTY LINE
TOA BOUNDARY	TOA BOUNDARY
CONSERVATION	CONSERVATION
EASEMENT	EASEMENT
SETBACK	SETBACK
PARKWAY FRONTAGE	PARKWAY FRONTAGE
CURB AND GUTTER	CURB AND GUTTER
SPALL CURB AND GUTTER	SPALL CURB AND GUTTER
FENCE	FENCE
RETAINING WALL	RETAINING WALL
LIGHT DUTY ASPHALT PAVING	LIGHT DUTY ASPHALT PAVING
CONCRETE PAVING	CONCRETE PAVING
AMENITY AREA	AMENITY AREA
WETLAND	WETLAND
RESERVED FOR GREENWAY EASEMENT	RESERVED FOR GREENWAY EASEMENT

**Curve Data**

Curve #	Length	Radius	Chord Length	Chord Bearing
C10	23.78	50,000	23.54	378° 58' 07.65"W
C9	13.18	50,000	13.13	378° 47' 28.25"W
C8	33.00	50,000	32.80	408° 06' 27.28"W
C7	30.75	50,000	30.60	488° 04' 41.80"W
C6	2.87	50,000	2.87	582° 30' 00.00"W
C5	3.17	50,000	3.17	582° 06' 01.72"W
C4	33.71	50,000	33.12	578° 58' 45.63"W
C3	35.10	50,000	31.55	842° 58' 52.49"W
C2	28.92	50,000	28.59	877° 37' 18.48"W
C1	7.03	50,000	7.03	883° 56' 53.81"W

**Line Data**

Line #	Length	Bearing
L10	235.69	282° 18' 08.81"W
L9	0.87	282° 28' 45.93"W
L8	3.04	282° 32' 18.24"W
L7	13.90	282° 12' 22.98"W
L6	21.44	282° 56' 07.70"W
L5	20.17	289° 01' 53.34"W
L4	10.87	277° 11' 18.65"W
L3	11.49	277° 44' 59.77"W
L2	0.85	287° 31' 08.19"W
L1	73.33	212° 10' 50.39"E

**APPROVED FOR PERMITTING  
NOT FOR CONSTRUCTION**



**REVISIONS**

No.	DATE	DESCRIPTION	REV. BY
1	5 FEB 21	REVISED PER CITY OF WAKEFORD COMMENTS	JBG
2	22 MARCH 21	REVISED PER CITY OF WAKEFORD COMMENTS	JBG

**COORDINATOR:**  
Brett Friedman  
**DRAWN BY:**  
Jason Galloway  
**CHECK BY:**  
BPP

**ADMINISTRATIVE**  
SITE REVIEW

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

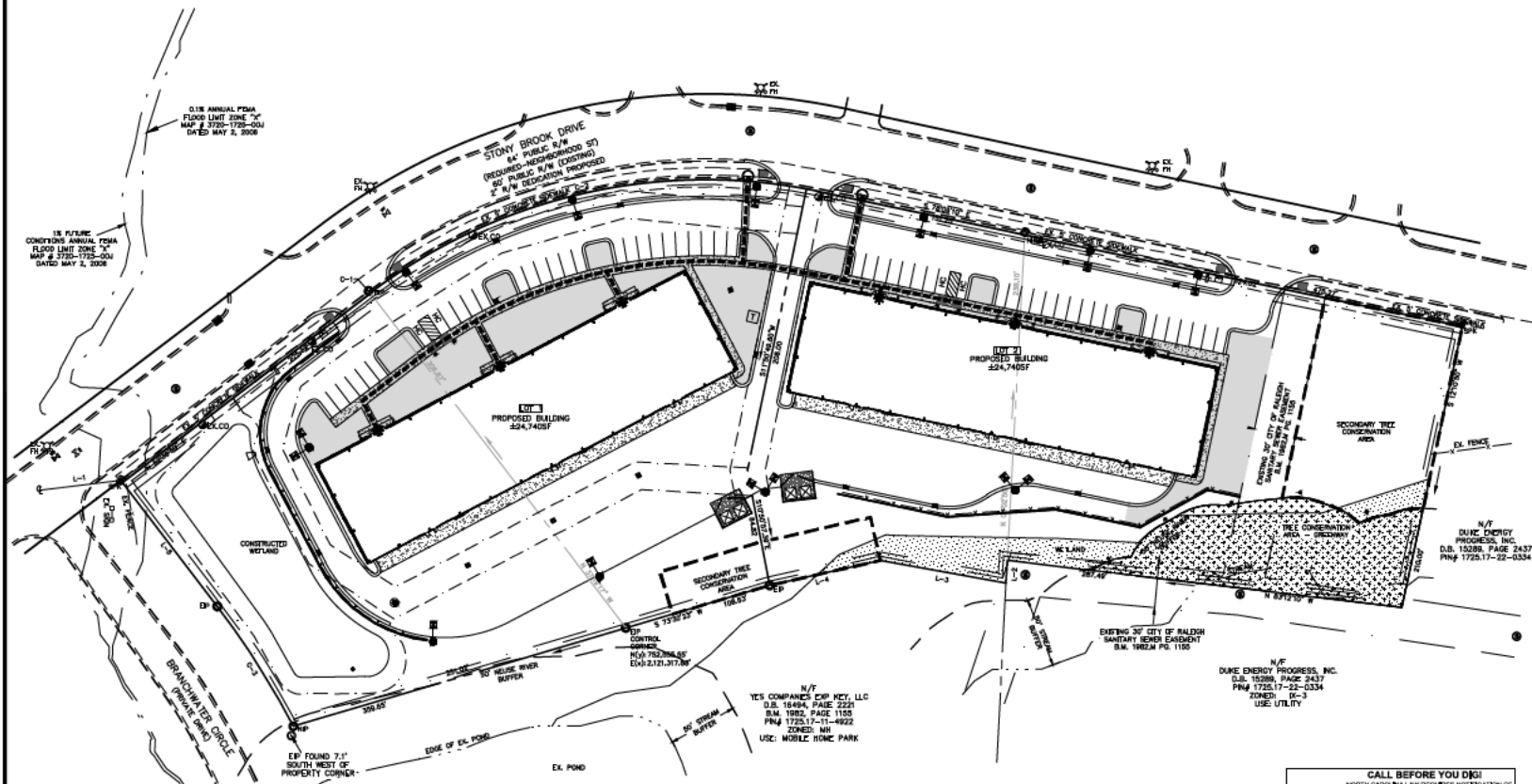
24 X 36  
1" = 40'

30 OCTOBER 2020  
20-0161

**STAKING PLAN**

**C1.0**





**CALL BEFORE YOU DIG!**  
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) DAYS BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR CONSTRUCTION.  
www.nc811.org  
1-800-632-4949  
North Carolina One-Call Center, Inc.

**SYMBOL LEGEND**

ADA ACCESSIBLE ROUTE	
MAIN ENTRANCE	
RIGHT-OF-WAY	
AMENITY AREA	



**REVISIONS**

No.	DATE	DESCRIPTION	REV. BY
1	23 MARCH 21	REVISIONS PER CITY OF RALPH COMMENTS	JBG

**APPROVED FOR PERMITTING**  
NOT FOR CONSTRUCTION



**BOBBITT**  
300 Commerce Road | Raleigh, North Carolina 27607  
919.733.8844 | 919.733.8845 | 919.733.8846

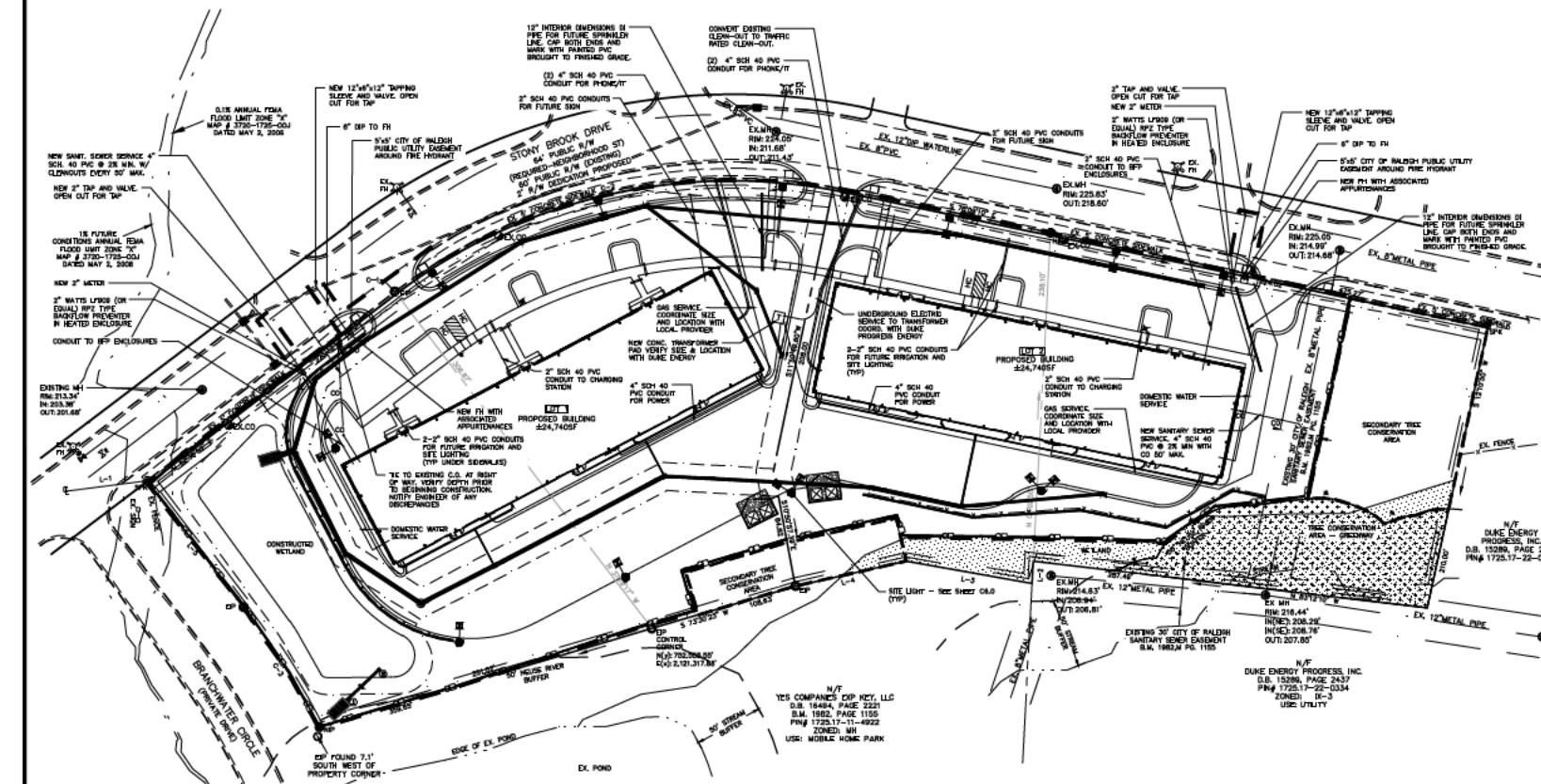
COORDINATOR: JBG  
DRAWN BY: JBG  
CHK BY: JBG  
ADMINISTRATIVE SITE REVIEW

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

24 X 36  
1" = 40'

5 FEBRUARY 2021  
20-0161  
ADA PLAN

**C1.1**



- GENERAL NOTES: UTILITY PLAN**
1. SECONDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY: CATHARTIC, MOSS & PANDORA, P.C. PROFESSIONAL LAND SURVEYORS, C-15025, 333 S. WHITE STREET, WHITE FOREST, NC 27986, (919) 308-3148
  2. ALL UTILITIES AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL CALL NORTH CAROLINA ONE CALL (1-800-432-4448) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
  5. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
  6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONDUITS NECESSARY FOR THE IRRIGATION SYSTEM, SITE LIGHTING, AND SEWAGE PRIOR TO BEGINNING CONSTRUCTION.
  7. THIS PLAN IS SUPPLEMENTARY AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY INDICATED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
  8. REFER TO SHEET, NO. C-3A FOR SITE LIGHTING PLAN.
  9. REFER TO SHEET, NO. C-7A THRU C-7F FOR SITE CONSTRUCTION DETAILS.
  10. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLANNING CONTRACTOR AND THE BUILDING PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
  11. ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.

- STANDARD CITY OF RALEIGH UTILITY NOTES:**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERRED).
  2. UTILITY SEPARATION REQUIREMENTS:  
a) A SEPARATION OF 18\"/>

**APPROVED FOR PERMITTING**  
**NOT FOR CONSTRUCTION**

REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
1	5 FEB '21	REVISIONS FOR CITY OF RALEIGH COMMENTS	JBG
2	22 MARCH '21	REVISIONS FOR CITY OF RALEIGH COMMENTS	JBG

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

24 X 36  
1" = 40'

30 OCTOBER 2020  
20-0161

UTILITY PLAN

**C4.0**

**BOBBITT**  
COORDINATOR: BEST FORTSON  
DRAWN BY: JESSICA BOWEN  
CHK BY: BPP  
ADMINISTRATIVE SITE REVIEW

1. BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY  
CANTHON, MOSS & PANGRA, P.C. PROFESSIONAL LAND SURVEYORS,  
C-1525, 333 S. WHITE STREET, WAKE FOREST N.C. 27588. (919) 554-3148

2. THE BUILDING WILL NOT BE SPRINKLED



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REVISIONS			
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▲	22 MARCH '21	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
▲			
▲			

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

24 X 36  
1" = 40'

30 OCTOBER 2022

HOSE  
COVERAGE

C4 1

0.1

## C4.1

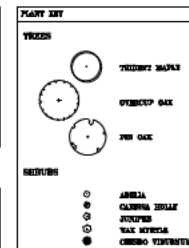


PLANT LIST	SYMBOL	COMMON NAME	ROOT	CHL/HT	MATURE HEIGHT/SPREAD	COMMENTS
83 JACK BUCKENHAM		TRIDENT MAPLE	BRB	3" MIN / 10'	30'-35'/10'-35'	STREET TREE - SINGLE STEM
84 QUERCUS LYRA		OVERCUP OAK	BRB	3" MIN / 10'	30'-35'/10'-35'	PARKING LOT
85 QUERCUS PAUCIFLORA		PN OAK	BRB	3" MIN / 10'	30'-35'/10'-35'	PARKING LOT
SHRUBS						
100 LAMARCKIA DRUMMETTORIA		ARIELA	CONT	24" MIN	3'-6" / 4'-8"	PARKING PERIMETER
83 ILEX CORNUTA 'CAESIA'		CANADA HOLLY	CONT	24" MIN	3'-6" / 4'-8"	PARKING PERIMETER
81 CAMPELLOUS DRUMMETTORIA 'BLUE POINT'		BLUE POINT JUNCOS	CONT	24" MIN	3'-6" / 4'-8"	SCREENING
82 LIRIODENDRON 'CYPRESS'		WAX WHITE	CONT	24" MIN	30'-35'/10'-35'	LOADING AREA SCREENING
81 VERBENA ANNUA 'CHIRAZ'		CHIRAZ VERBENA	CONT	24" MIN	10'-15'/8'-9"	LOADING AREA SCREENING

ALL PLANT MATERIAL SHALL CONFORM W/ AMERICAN STANDARDS FOR NURSERY STOCK AND 280.1

#### TOYOTA SEED SCHEDULE

1. TOYOTA SEEDING SHOULD ONLY BE PERFORMED IN THE MONTHS OF MAY AND JUNE. SEEDING OUTSIDE OF THESE MONTHS WILL RESULT IN LOW GERMINATION AND ESTABLISHMENT.
2. PERFORM A SOIL TEST PRIOR TO SEEDING.
3. APPLY 2 LBS. OF SEED PER 1,000 SF. SELECT A TOYOTA VARIETY SPECIFICALLY BRED FOR SEEDING (CROUCH AND COMPANY).
4. USE WOOD STRAW ON SLOPING AREAS WHERE CROUCH MIGHT BE A PROBLEM. REMOVE STRAW ONLY DO NOT TO SHADE YOUNG TOYOTA SEEDLINGS.
5. WATER AS OFTEN AS NECESSARY TO KEEP SOIL CONSTANTLY MOIST. AVOID RUN-OFF AND OTHER INTERFERING SEEDS WILL PROBABLY NEED AS LITTLE AS 15 MINUTES OF WATERING TO THE POINT OF SETTING THEM BUT TO KEEP THEM MOIST, YOU MAY NEED TO WATER AS FREQUENTLY AS 3-4 TIMES A DAY DURING THE HEAT OF SUMMER.



#### LANDSCAPING NOTES & SPECIFICATIONS:

1. BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY CANTRELL, MOSE & PENCE, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, WAKE FOREST, NC, 27788, (919)556-3148.
2. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION RELATING TO GRADING, WATER TO C.S.-GRADING PLAN.
3. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
4. ALL PLANTS AND PLANTING PROCEDURES SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN LATEST EDITION.
5. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
6. ALL TREES AND SHRUBS SHALL BE FULL-WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC OF THE SPECIES.
7. ALL GRASS IS TO BE AND PENDING OR BETTER. THE BEST TIME TO PLANT IS LATE AUGUST-EARLY SEPTEMBER. PLANT 1/2 TO 1 LB. PER 1,000 SQ. FT. COVER WITH ONE INCH OF STRAW FOR 1,000 SQ. FT. SEE MATCHED AREAS ON LANDSCAPE PLAN FOR AREAS TO BE SEEDS.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
9. REMOVE ALL STUMP AND WIRE FROM BASE OF ALL PLANT MATERIAL.
10. MULCH ALL BEDS WITH 3" OF CLEAN PINE NEEDLES, UNLESS OTHERWISE NOTED.
11. ALL AREAS NOT COVERED WITH PAVING, GRAVEL, BLASTING OR PLANTING BEDS SHALL BE SEEDS AS SHOWN IN THE SEEDING PLAN AND SEEDING SCHEDULE.
12. LAWN AREAS AND PLANT BEDS SHALL BE MAINTAINED TO REMOVE ROCKS, STONES, NUTS AND OTHER TRASH AND DEBRIS 2" IN SIZE AND GREATER, SMOOTH FOR EACH OF MOWING.
13. ALL PLANTINGS OF TREES & SHRUBS SHALL BE A MINIMUM OF 3" WIDE NO CLIMB AND NOT TO BE PROPOSED NEAR ALL CURBS, BORDERS, PARKING SPACES, WALKS, STOPS MUST BE PROVIDED TO PREVENT DAMAGE TO PLANT MATERIAL.
14. PROVIDE A 4" DEEP SHADERS BED EDGE WHERE TURF MEETS PLANTING BED.
15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SCREENING ALL ABOVE GRADING UTILITIES SUCH AS SIDEWALKS, DRIVEWAYS AND TRAIL LINES.
16. ALL CONTRIBUTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.
17. WITHIN THE AREA BOUND BY THE RIGHT TRIMBLE THERE SHALL BE NO RIGHT OBSTRUCTING OR IMPAIRING OBSTRUCTING WALL, SOIL, PILING, BUSH OR PLANTS EXCEPT THOSE SPECIFICALLY NOTED AND SHOWN AND EXIST FIRST ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
18. STREET TREES TO MEET ALL SOIL, PLANTING, MAINTENANCE, AND WARRANTY REQUIREMENTS LISTED IN THE CITY OF RALEIGH STREET DESIGN MANUAL, SECTIONS 8.1.1 AND 8.1.2.

#### PARKING LOT TREE COVERAGE

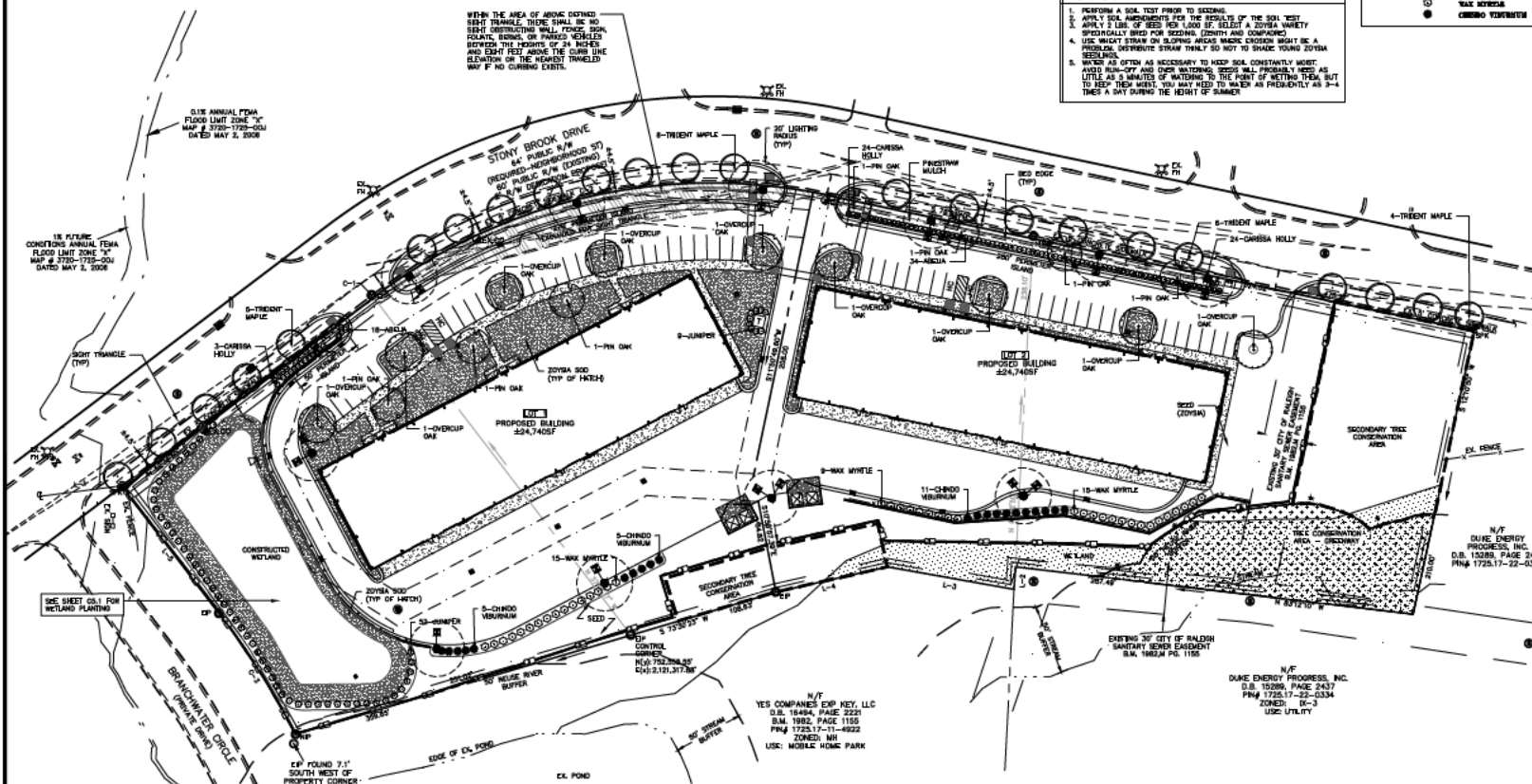
PARKING LOT AREA: 31,000 SF	
(1 TIME/2000 SF MIN)	
TREES:	16
REQUIRED	PROPOSED

#### PARKING LOT PERIMETER ISLAND

PARKING LOT PERIMETER ISLAND	
270 LF EXCLUDED FOR RIGHT TRIMBLE	
800 LF = 270 LF = 530 LF	
(30 SHRUBS/100 LF MIN)	
SHRUBS:	80
REQUIRED	PROPOSED

#### STREET TREE

STREET TREE	
NEIGHBORHOOD STREET	
TREES SPACED 40' O.C.	
1,045 LF = 125 LF (DRIVEWAYS) = 920 LF	
LENGTH:	920 LF
REQUIRED	PROPOSED



ROOF-MOUNTED EQUIPMENT TO BE SCREENED FROM OFFSITE VIEWS

CALL BEFORE YOU DIG!  
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND UTILITY OWNER NOT LESS THAN TWO (2) BUSINESS DAYS PRIOR TO EXCAVATION OR DISTURBANCE.  
www.nc811.org  
1-800-632-4949  
North Carolina One-Call Center, Inc.

APPROVED FOR PERMITTING  
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REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
1	5 FEB '21	REVISED FOR CITY OF RALEIGH COMMENTS	JBG
2	23 MARCH '21	REVISED FOR CITY OF RALEIGH COMMENTS	JBG
3			
4			

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

24 X 36  
1" = 40'

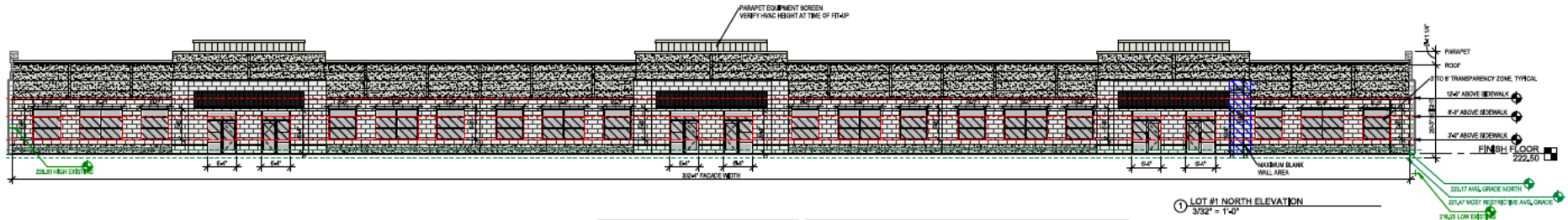
30 OCTOBER 2020

20-0161

LANDSCAPE PLAN

C5.0





#### UDO 15.5.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%)

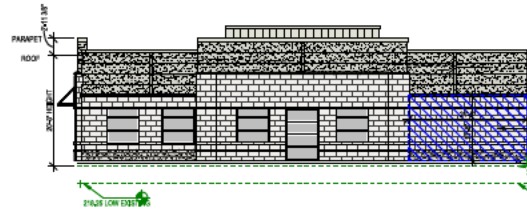
TRANSPARENCY REQUIRED 3' TO 8': 362.80 SF (50% of 20% = 10%)  
TRANSPARENCY ACTUAL 3' TO 8': 830.00 SF (22.88%)

LOT #1 BUILDING AVERAGE GRADE TABLE

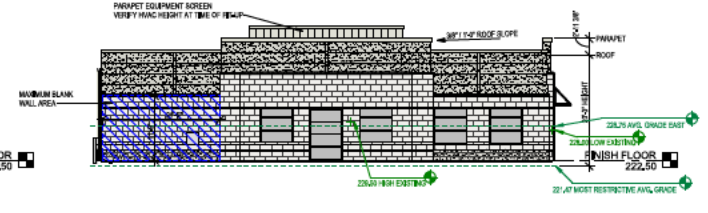
	LOW	HIGH	AVERAGE
NORTH EXISTING	218.25	228.0	223.13
NORTH PROPOSED	222.5	222.5	222.5 most restrictive
WEST EXISTING	218.25	219.5	218.88 most restrictive
WEST PROPOSED	222.5	222.5	222.5
EAST EXISTING	228.0	229.5	228.75
EAST PROPOSED	222.5	222.5	222.5 most restrictive
SOUTH EXISTING	218.5	228.5	223.5
SOUTH PROPOSED	222.5	222.5	222.5 most restrictive
MOST RESTRICTIVE AVERAGE GRADE			221.47

LOT #1 AVERAGE GROUND FLOOR ELEVATION

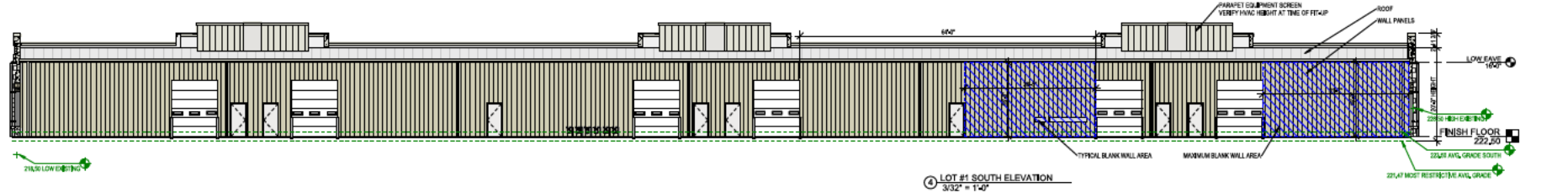
Back of Curb High	Back of Curb Low	Avg. Back of Curb	Finish Floor Elevation	Avg Ground Floor Elevation
223	217	220	222.50	220.5



LOT #1 WEST ELEVATION  
3/32\"/>



LOT #1 EAST ELEVATION  
3/32\"/>



LOT #1 SOUTH ELEVATION  
3/32\"/>

APPROVAL  
DATE:

BOBBITT A&E, PLLC  
303 Constitution Road  
Raleigh, NC 27603

**BOBBITT**  
ARCHITECTS  
303 Constitution Road | Raleigh, North Carolina 27603  
Phone: (919) 851-5000 | Fax: (919) 851-5002  
www.bobbittarchitects.com

COORDINATOR:  
JGF

DRAWN BY:  
JGF

CHK BY:

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

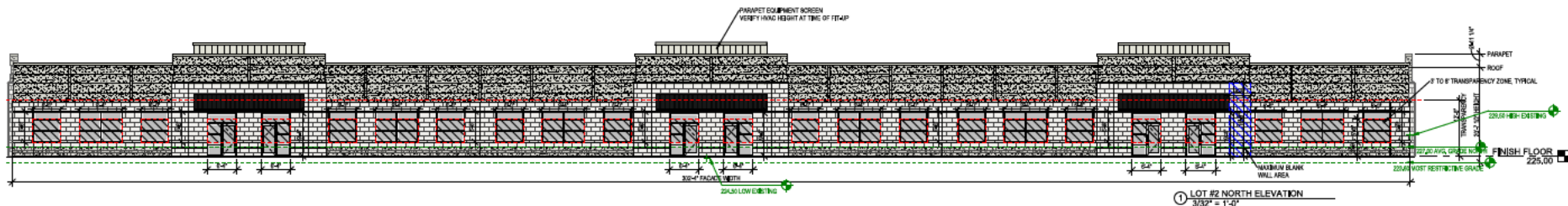
24 X 36  
As Indicated

03/16/2021

20-0161

LOT #1  
ELEVATIONS

**A4.1**  
OF 3



#### UDO 15.9.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: 1,207.86 SF (33.29%)

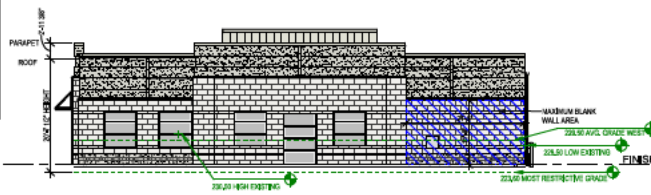
TRANSPARENCY REQUIRED 3' TO 8': 362.80 SF (50% of 20% = 10%)  
TRANSPARENCY ACTUAL 3' TO 8': 830.00 SF (22.88%)

LOT #2 BUILDING AVERAGE GRADE TABLE

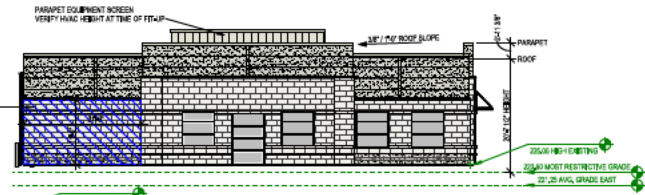
	LOW	HIGH	AVERAGE
NORTH EXISTING	224.5	225.5	225.0
NORTH PROPOSED	225.0	225.0	225.0 most restrictive
WEST EXISTING	224.5	225.5	225.0
WEST PROPOSED	225.0	225.0	225.0 most restrictive
EAST EXISTING	217.5	225.0	221.25 most restrictive
EAST PROPOSED	225.0	225.0	225.0
SOUTH EXISTING	217.5	225.0	221.25 most restrictive
SOUTH PROPOSED	225.0	225.0	225.0
MOST RESTRICTIVE AVERAGE GRADE			223.8

LOT #2 AVERAGE GROUND FLOOR ELEVATION

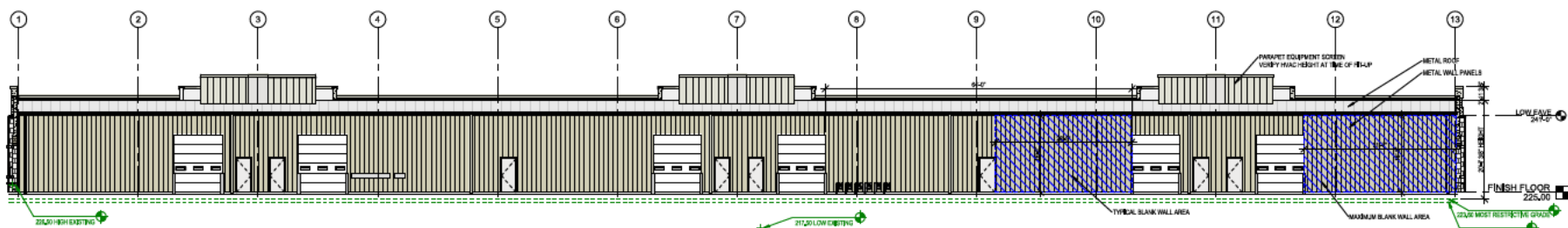
Back of Curb High	225.5	Back of Curb Low	224.5	Avg. Back of Curb	225	Finish Floor Elevation	225	Avg Ground Floor Elevation	+40 ft
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LOT #2 WEST ELEVATION  
3/32" = 1'-0"



LOT #2 EAST ELEVATION  
3/32" = 1'-0"



LOT #2 SOUTH ELEVATION  
3/32" = 1'-0"

APPROVAL  
DATE:

BOBBITT A&E, PLLC

300 Constitution Road | Raleigh, North Carolina 27607

Phone: (919) 881-5000 | Fax: (919) 881-5002

www.bobbittae.com

**BOBBITT**  
ARCHITECTS & ENGINEERS  
P.C.

COORDINATOR:  
JGF

DRAWN BY:  
JGF

CHK BY:

**LOT #2 STONY BROOK BUSINESS CENTER**  
STONY BROOK DRIVE  
RALEIGH, NORTH CAROLINA

24 X 36  
As indicated

03/16/2021

20-0161

LOT #2  
ELEVATIONS

**A4.1**  
OF 3