



# Administrative Site Review

## Submittal Instructions

Site plan applications fall under one of the three tiers. The tier category indicates which Unified Development Ordinance (UDO) provisions are applicable in the review and approval of a site plan application. The Administrative Site Review (ASR) review process is for site plans that qualify as either a Tier Two or Tier Three Site Plan as specified in UDO Section 10.2.8.

Email all documents with your ASR plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

- Tier One Site Plans are reviewed under the [Non-Residential Permit](#) review process
- If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). Please note you will need a registered account to submit an online portal request. There is also a fee for this verification service.

Note: Applicants seeking to revise an already approved site plan must follow the “Modifications to an Approved Site Plan” application process.

### Who can apply:

In accordance with state law (N.C.G.S. § 160D-403(a)), applications for site plan approvals may be made by the following individuals:

- The landowner (holder of the title in fee simple);
- A lessee or person holding an option or contract to purchase or lease land;
- An authorized agent of the landowner; or
- An easement holder, for such development as is authorized by the easement.

### What to Submit:

- Administrative Site Review Checklist
- Administrative Site Review Application
- One digital copy of proposed plans and supporting documents
  - Original plans scanned to scale, in sequential order
  - To engineering scale, example: 1"=20', 1"=100'
  - For resubmittals, include all revisions and responses to comments
- If dwelling units are proposed, submit the [Wake County Residential Development Notification Form](#)

### Mailed Notification Process (if applicable):

- Notification letters should be mailed to:  
Planning and Development Department  
ATTN: Daniel L. Stegall  
One Exchange Plaza, Suite 400  
Raleigh, NC 27601
- Per UDO Section 10.2.8.C.1d and Section 10.2.1.C, notification letters must be provided at the time of application submission (when applicable). Please mail your letters as soon as possible to avoid delays. (See adopted UDO text change [TC-11-20](#) “Tenant Notification”)
- Mailouts will be processed once we receive both your digital application and your notification letter package.

### Payment:

Please review the Development Fee Schedule to estimate your fees. Payments can be made:

- Online via the Permit and Development Portal (you must be a registered user)
- Over the phone via the Customer Service Center (919-996-2500)
- Fees for Site Plans are based on the project scope as defined in the Development Fee Schedule. (Please note: The Site Plan Tier and the Site Plan Level defined in the fee schedule are independent of one another.)

Questions? We're here to help! Contact the Planning and Development Customer Service Center at 919-996-2500 or [ds.help@raleighnc.gov](mailto:ds.help@raleighnc.gov).

# 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): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan
Building and Development Type (Check all that apply)		Site Transaction History
Detached	General	Subdivision case #: _____
Attached	Mixed use	Scoping/sketch plan case #: _____
Townhouse	Civic	Certificate of Appropriateness #: _____
Apartment	Cottage Court	Board of Adjustment #: _____
Tiny house	Frequent Transit	Zoning Case #: _____
Open lot	Development Option	Design Alternate #: _____
GENERAL INFORMATION		
Development name:		
Inside City limits?	Yes	No
Property address(es):		
Site P.I.N.(s):		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).		
<b>Current Property Owner(s):</b>		
Company:		Title:
Address:		
Phone #:		Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>		
Relationship to owner:    Lessee or contract purchaser    Owner's authorized agent    Easement holder		
Company:		Address:

Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b>	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court?      Yes      No
	A frequent transit development?      Yes      No

Continue to Applicant Signature Block on Page Three.

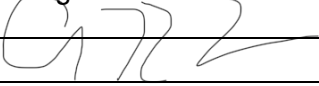
**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).


The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date:
Printed Name:	

# TIER 3 ADMINISTRATIVE SITE REVIEW PLAN FOR: AKE ELECTRIC CORPORATE OFFICE

## RALEIGH, NORTH CAROLINA 27617 CITY OF RALEIGH CASE #: ASR-XXXX-2023



### 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.

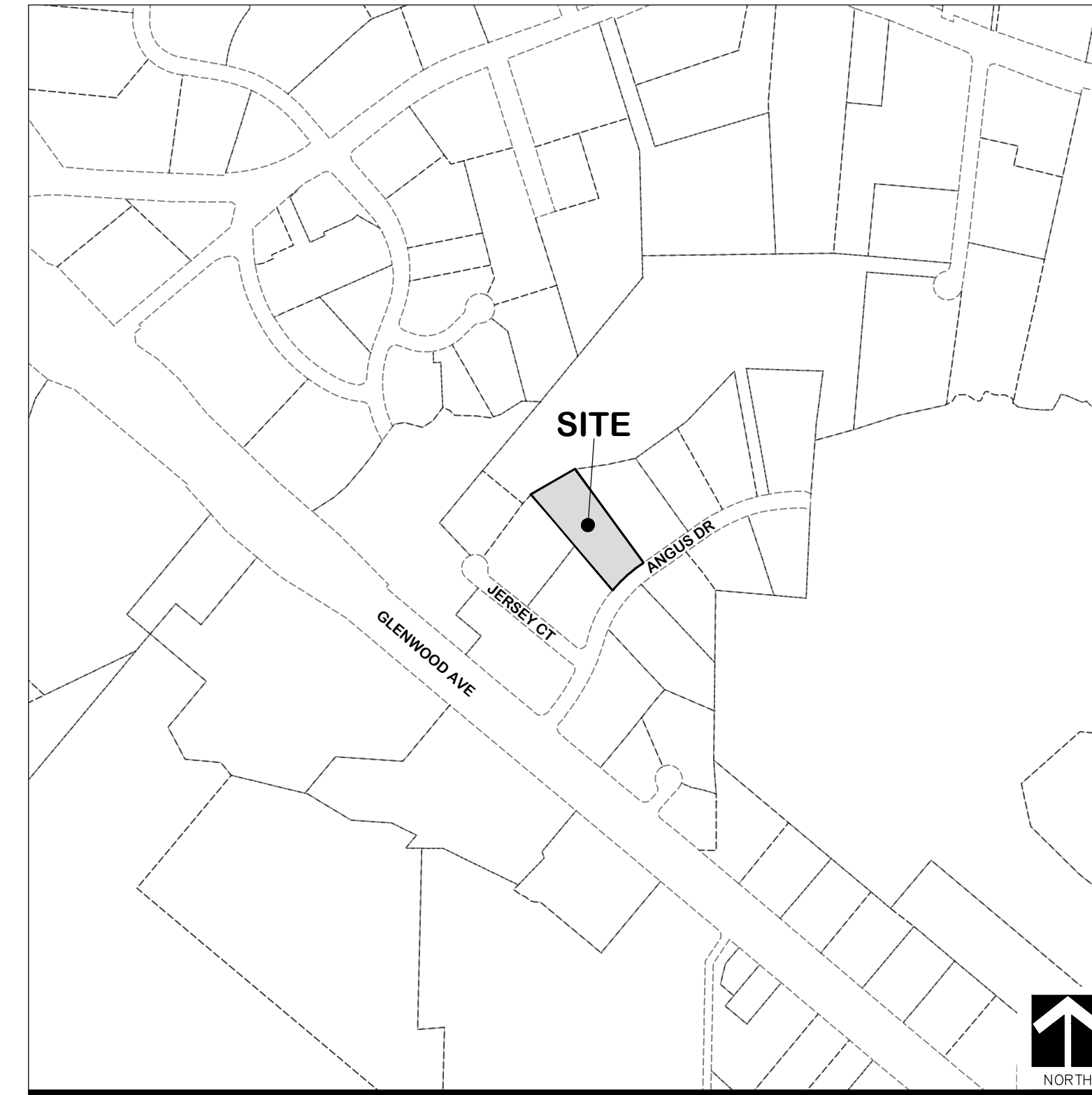
Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan  Tier Three Site Plan

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option
Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____	
GENERAL INFORMATION	
Development name: AKE Electric Corporate Office	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 6312 Angus Drive, Raleigh, NC 27617	
Site P.I.N. (s): 0778-12-8002	
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).	
Proposed 2-story building with a basement (3-floors), 9,000 square feet of warehouse and 9,000 square feet of office space.	
Current Property Owner(s): Koppin Capital LLC, Adam Koppin	
Company: Koppin Capital LLC	Title: President
Address: 508 Ramblewood Drive, Raleigh, NC 27609	
Phone #: 919.917.8701	Email: adamkoppin@gmail.com
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: AKE Electric Inc.	Address: 508 Ramblewood Drive, Raleigh, NC 27609

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raleighnc.gov



VICINITY MAP  
1" = 500'

### INDEX TO PLANS

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C-2.2	TRASH TRUCK ACCESS PLAN
C-3.0	UTILITY PLAN
C-4.0	GRADING & STORM DRAINAGE PLAN
D-1.0	SITE DETAIL SHEET
D-1.1	SITE DETAIL SHEET
D-2.0	UTILITY DETAIL SHEET
D-2.1	UTILITY DETAIL SHEET
D-2.2	UTILITY DETAIL SHEET
D-3.0	STORM DRAINAGE DETAIL SHEET
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23-0469A	LIGHTING PLAN
B1.0-B2.1	OFFICE BUILDING ARCHITECTURAL SHEETS
B1.0-B2.1	MAINTENANCE BUILDING ARCHITECTURAL SHEETS

<ul style="list-style-type: none"> <li>• DEVELOPER: KOPPIN CAPITAL LLC 508 RAMBLEWOOD DRIVE RALEIGH, NC 27609 TEL: 919-917-8701 E-MAIL: adamkoppin@gmail.com</li> </ul>	<ul style="list-style-type: none"> <li>• CIVIL ENGINEER: PABST DESIGN GROUP, PA 107 FAYETTEVILLE STREET, SUITE 200 RALEIGH, NC 27601 TEL: 919-848-4399 E-MAIL: dpabst@pabstdesign.com</li> </ul>
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SITE DATA TABLE	
SITE ADDRESS:	6312 ANGUS DRIVE RALEIGH, NC 27617
OWNER:	KOPPIN CAPITAL LLC 508 RAMBLEWOOD DR RALEIGH, NORTH CAROLINA 27609
PIN(S):	0778-12-8002
EXISTING ZONING:	IX-3-PK
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	LIGHT INDUSTRIAL - SPECIFIC USE - CONTRACTOR WITH CONTRACTOR'S OFFICE, STORAGE (INSIDE AND OUTSIDE) AND MAINTENANCE FACILITY
BUILDING TYPE:	GENERAL
PARCEL AREA:	77,230 SF / 1.77 AC.
WATERSHED:	CRABTREE CREEK
ADDITIONAL OVERLAY:	AIRPORT OVERLAY DISTRICT (-AOD)
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	A SMALL PORTION OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER INSURANCE RATE MAP (RATE MAP 3720077800K DATED JULY 19, 2022)
IMPERVIOUS AREA:	EXISTING = 40.00 ACRES (0 SF) PROPOSED ONSITE = 40.955 ACRES (41,606 SF) PROPOSED OFFSITE = 40.022 ACRES (941 SF)
AMENITY SPACE:	REQUIRED = 10% OF TOTAL SITE AREA (77,230 SF x .10 = 7,723 SF REQUIRED) 50% OF AMENITY SPACE REQUIRED TO BE ADA ACCESSIBLE (7,723 SF x 0.50 = 3,862 SF TO BE ADA ACCESSIBLE)  PROVIDED = 7,725 SF (10.00% OF TOTAL SITE AREA) ADA ACCESSIBLE PROVIDED = 3,864 SF (50.02% OF PROVIDED)
TREE CONSERVATION:	N/A SITE IS LESS THAN 2 ACRES
PRINCIPAL BUILDING SETBACKS:	PRIMARY STREET (MIN.): 3' SIDE STREET (MIN.): 3' SIDE LOT LINE (MIN.): 0' OR 6' REAR LOT LINE (MIN.): 0' OR 6'
PARKING SETBACKS:	PRIMARY STREET (MIN.): 10' SIDE STREET (MIN.): 10' SIDE LOT LINE (MIN.): 0' OR 3' REAR LOT LINE (MIN.): 0' OR 3'
BUILDING FLOOR AREA:	EXISTING = 0 GFA PROPOSED BLDG 1 = 18,000 GSFA PROPOSED BLDG 2 = 3,000 GSFA
BUILDING HEIGHT:	ALLOWED: 3 STORIES / 50' MAX. PROPOSED BLDG 1: 2 STORIES / 25'-6" PROPOSED BLDG 2: 1 STORY / 19'
MAXIMUM PARKING:	LIGHT INDUSTRIAL: MAX. ALLOWABLE: NONE TOTAL PROVIDED: 17 SPACES (INCLUDING 1 ADA (1 VAN))
REQUIRED BICYCLE PARKING:	LIGHT INDUSTRIAL: SHORT-TERM (MIN.): NONE LONG-TERM (MIN.): NONE

Phone #: 919.917.8701 Email: adamkoppin@gmail.com

**NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.**

Developer Contact: Adam Koppin  
Company: Koppin Capital LLC Title: President  
Address: 508 Ramblewood Drive, Raleigh, NC 27609  
Phone #: 919.917.8701 Email: adamkoppin@gmail.com  
Applicant Name: Adam Koppin  
Company: Koppin Capital LLC Address: 508 Ramblewood Drive, Raleigh, NC 27609  
Phone #: 919.917.8701 Email: adamkoppin@gmail.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): IX-3-PK	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.77	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 17	New gross floor area: BLDG 1 = 18,000 GSFA & BLDG 2 = 3,000 GSFA
Max # parking permitted (7.1.2.C): None	Total sf gross (to remain and new): BLDG 1 = 18,000 GSF
Overlay District (if applicable): -AOD	Proposed # of buildings: 2
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: BLDG 1 = 2 stories & BLDG 2 = 1 story
Proposed use (UDO 6.1.4): Light Industrial	Proposed # of basement levels (UDO 1.5.7.A.6) 1

STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) 0 Proposed total (sf) 41,606	Existing (sf) 0 Proposed total (sf) 42,547

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 0	Total # of hotel bedrooms: 0
# of bedroom units: 1br ___ 2br ___ 3br ___ 4br or more ___	
# of lots: 0	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

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raleighnc.gov

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**PABST DESIGN GROUP, PA**  
 Engineering | Consulting  
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601  
 Phone: 919-848-4399 | Fax: 919-948-0395 | NC LICENSE NUMBER: C-3011

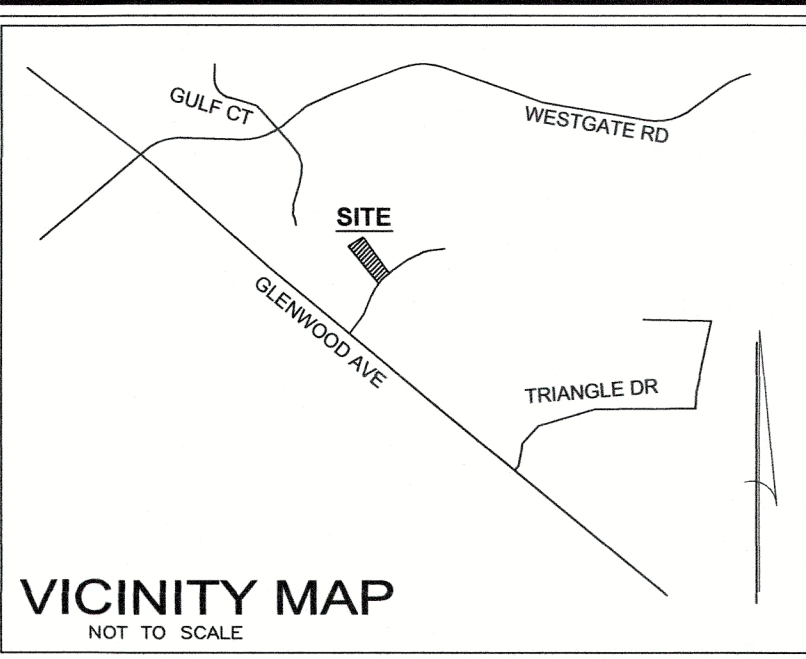
PREPARED FOR:  
 AKE ELECTRIC  
 1012 INVESTMENT BLVD, STE 102  
 APD, NORTH CAROLINA 27602  
 DATE: 7.18.2023  
 PROJECT ENGINEER:  
 PJP  
 PROJECT CADD DESIGNER:  
 PJP  
 PROJECT SURVEYOR:  
 UNAVAILABLE

AKE ELECTRIC CORPORATE OFFICE  
 RALEIGH, WAKE COUNTY, NORTH CAROLINA  
 TIER 3 ADMINISTRATIVE SITE REVIEW  
 COVER SHEET

NO.	DATE	REVISION

DRAWING SHEET  
C-0.0

PROJECT NUMBER  
669-23



**LEGEND and NOMENCLATURE**

- SYMBOLS**
- Ex. iron pipe/rod or nail
  - Ex. concrete monument
  - New iron pipe
  - Calculated point
  - ⊕ Cable pedestal
  - ⊕ Telephone pedestal
  - ⊕ Electric pedestal
  - ⊕ Fiber-optic marker
  - ⊕ Hotbox
  - ⊕ Water meter
  - ⊕ Fire hydrant
  - ⊕ Valve (water or gas)
  - ⊕ Sanitary sewer manhole
  - ⊕ Sanitary sewer cleanout
  - ⊕ Storm curb inlet
  - ⊕ Drainage inlet (w/ grate)
  - ⊕ Storm drain manhole
  - ⊕ Utility pole
  - ⊕ Lamp post
  - ⊕ Signal pole
  - ⊕ Guy wire
  - ⊕ Sign post
- LINETYPES**
- X — Fence
  - OU — Overhead utility
  - T — UG Fiber-optic cable (orange paint)
  - SS — Sanitary sewer
  - SD — Storm drain
- ABBREVIATIONS**
- DB Deed Book
  - PB or BM Plat Book / Book of Maps
  - P/L Property line
  - PG Page
  - S.F. Square feet
  - AC Acres
  - R/W Right-of-way
  - NCSR North Carolina State Route
  - NCDOT North Carolina Dept. of Transportation
  - EX Existing
  - RCP Reinforced concrete pipe
  - PVC Polyvinyl chloride pipe
  - AG Above ground
  - BG Below ground
  - FOV Fiber-optic vault

- NOTES:**
- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
  - This survey does not include nor depict any environmental evaluations by this office. No investigation into the existence of wetlands or riparian buffers performed in the preparation of this survey.
  - Field survey performed September 6, 2023.
  - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose and which may not be shown hereon.
  - The locations of underground utilities as shown hereon (if any) are based on aboveground structures, aboveground visual evidence & limited paint markings at time of survey only. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
  - Small portion at rear of subject property is located within a special flood hazard zone "AE" per FEMA Flood Insurance Rate Map (FIRM) #3720077800K, effective date July 19, 2022.
  - The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.
- Horizontal Datum = NAD 83/2011  
Vertical Datum = NAVD 88

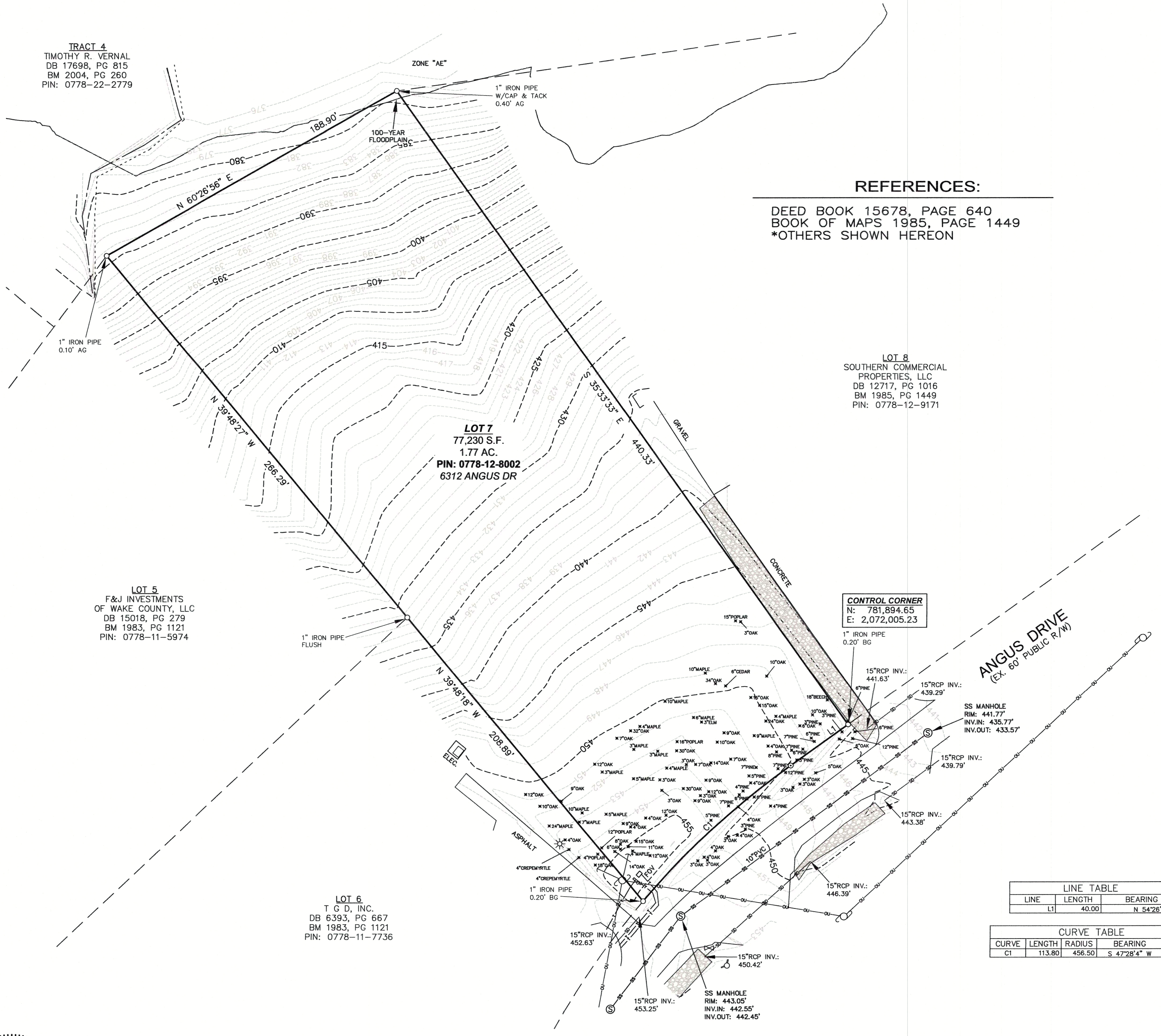
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this day of NOVEMBER, 2023.

*Justin L. Luther*  
Professional Land Surveyor (LS-5107)

TRACT 4  
TIMOTHY R. VERNAL  
DB 17698, PG 815  
BM 2004, PG 260  
PIN: 0778-22-2779

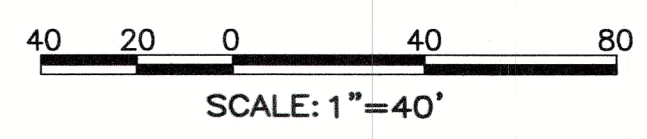


**REFERENCES:**  
DEED BOOK 15678, PAGE 640  
BOOK OF MAPS 1985, PAGE 1449  
\*OTHERS SHOWN HEREON

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00	N 54°26'27" E

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	113.80	456.50	113.51

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**KRM HOLDINGS, LLC**  
LEESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA



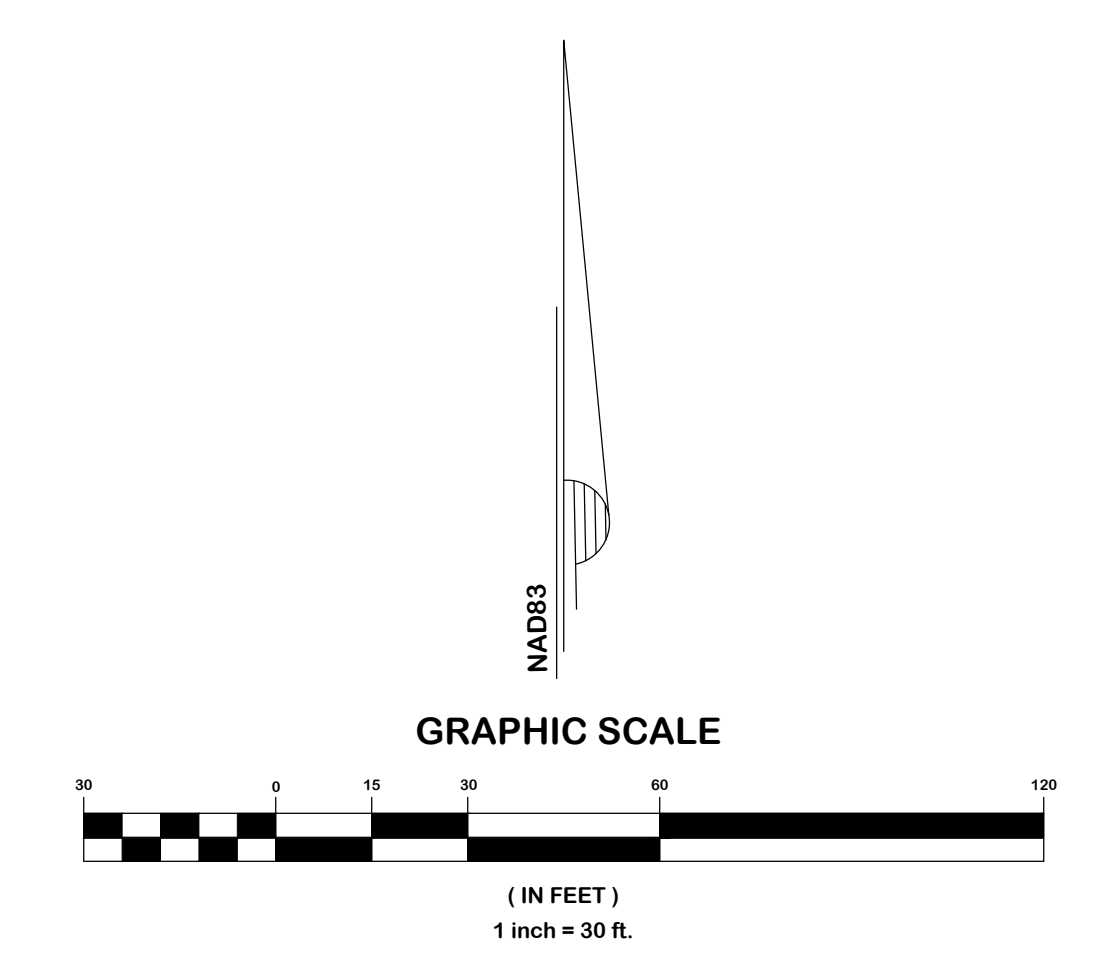
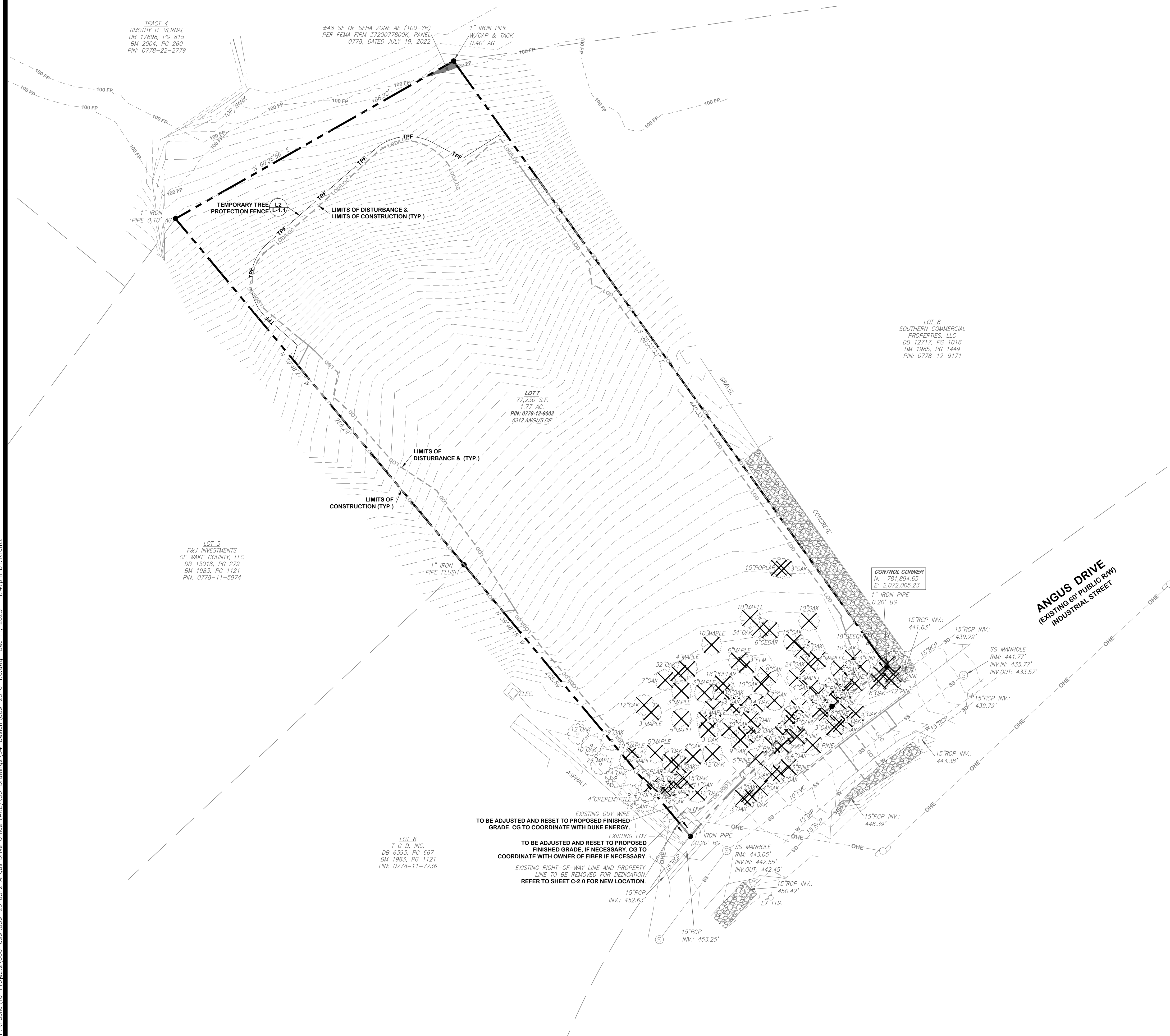
NC GRID NORTH  
(NAD 83/2011)

JOB NO.: 239592  
FILE NAME: B/T  
PLOT DATE: 9/14/23;  
revised 11/2/23;



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	113.80	456.50	S 47°28'4" W	113.51

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00	N 54°26'27" E



**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

C:\Public\10-Projects\669-23\_6312\_Angus Drive Office (AKED)\60-Drawing\54-Drawing\669-23\_C-1.0.dwg Dec 11, 2023 - 1:47pm BY: krentz

**PAST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601  
Phone: 919 846 4399 | Fax: 919 846 9395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:	AKE ELECTRIC
PROJECT:	1012 INVESTMENT BLVD, STE 102 APEX, NORTH CAROLINA 27502
DATE:	7.18.2023
PROJECT ENGINEER:	POP
PROJECT CADD DESIGNER:	POP
PROJECT SURVEYOR:	POP

**AKE ELECTRIC CORPORATE OFFICE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW**  
**EXISTING CONDITIONS & DEMOLITION PLAN**

NO.	REVISION	DATE

NO.	REVISION	DATE

DRAWING SHEET  
**C-1.0**

PROJECT NUMBER  
**669-23**



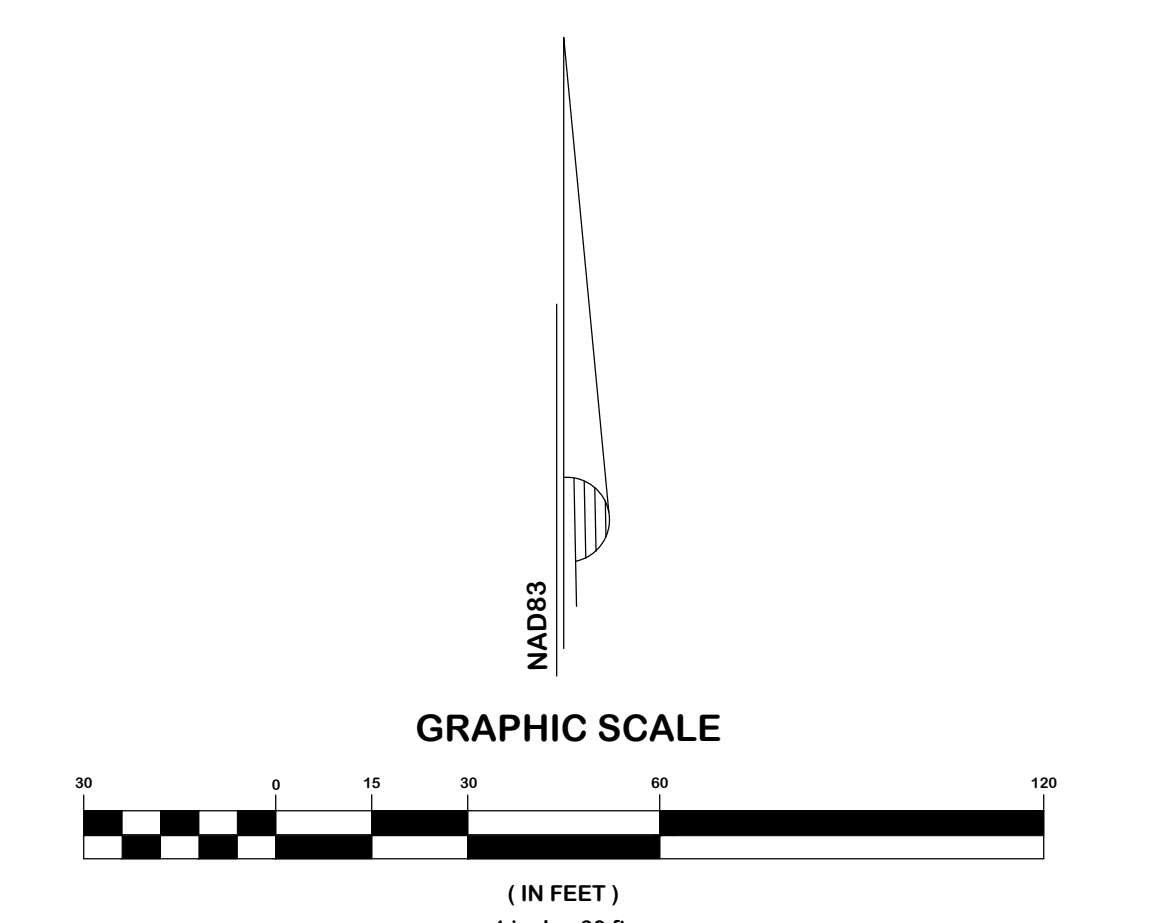
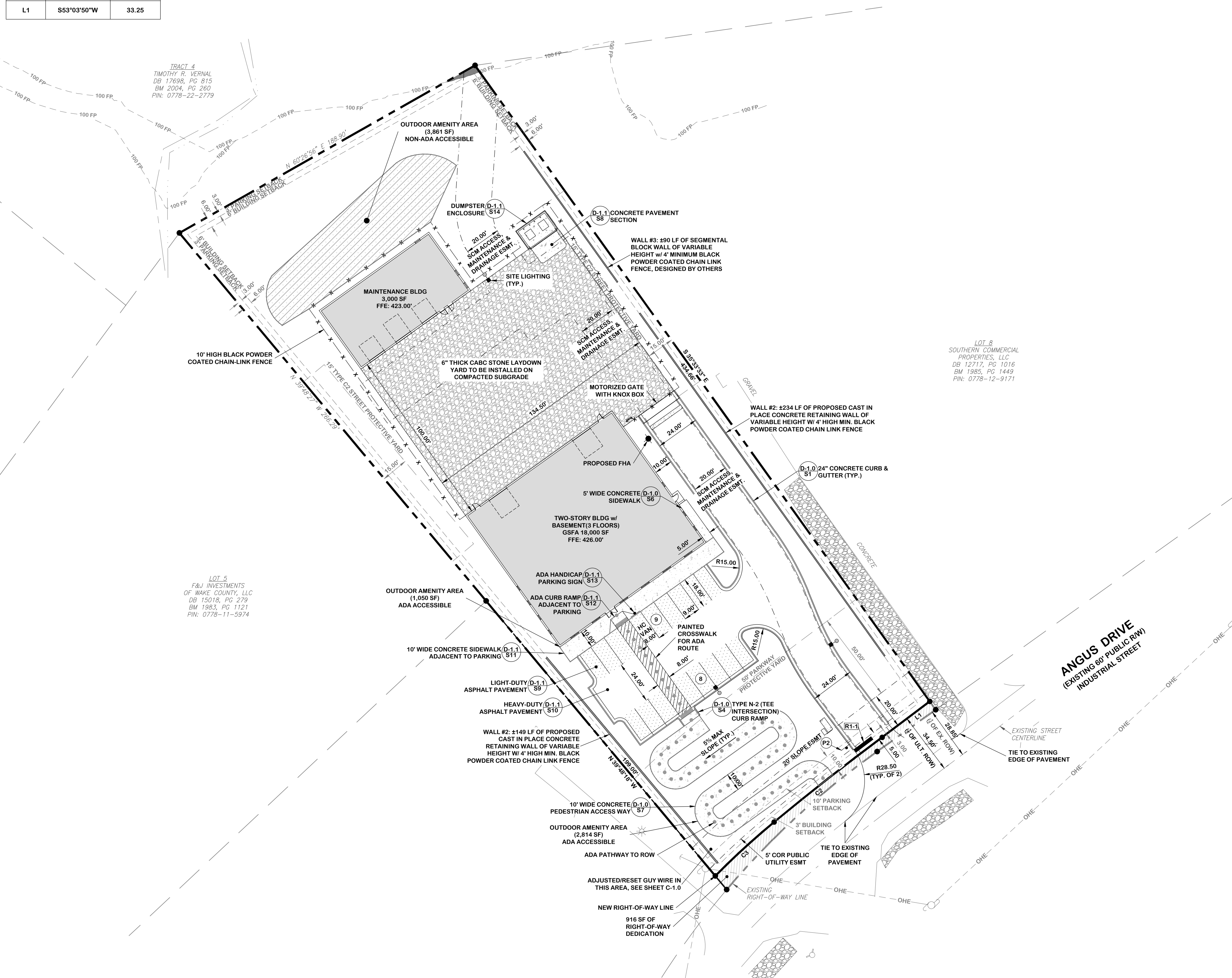
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	76.21	1481.95	2°56'48"	S51°51'34"W	76.21
C3	44.37	442.39	5°44'49"	S47°30'46"W	44.35

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S53°03'50"W	33.25

KEY ITEM	DESCRIPTION	WIDTH
(P2) PAINT	STOP BAR (WHITE)	24"

SIGNS		
R1-1	MUTCD "STOP" R1-1	24" X 24"

SITE DATA TABLE	
SITE ADDRESS:	6312 ANGUS DRIVE RALEIGH, NC 27617
OWNER:	KOPPIN CAPITAL LLC 508 RAMBLEWOOD DR RALEIGH, NORTH CAROLINA 27609
PIN(S):	0778-12-8002
EXISTING ZONING:	IX-3-PK
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	LIGHT INDUSTRIAL: SPECIFIC USE - CONTRACTOR WITH CONTRACTOR'S OFFICE, STORAGE (INSIDE AND OUTSIDE) AND MAINTENANCE FACILITY
BUILDING TYPE:	GENERAL
PARCEL AREA:	77,230 SF / 1.77 AC.
WATERSHED:	CRABTREE CREEK
ADDITIONAL OVERLAY:	AIRPORT OVERLAY DISTRICT (-AOD)
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	A SMALL PORTION OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER INSURANCE RATE MAP (RATE MAP 3720077800K DATED JULY 19, 2022)
IMPERVIOUS AREA:	EXISTING = ±0.00 ACRES (0 SF) PROPOSED ONSITE = ±0.955 ACRES (41,606 SF) PROPOSED OFFSITE = ±0.022 ACRES (941 SF)
AMENITY SPACE:	REQUIRED = 10% OF TOTAL SITE AREA (77,230 SF x .10 = 7,723 SF REQUIRED) 50% OF AMENITY SPACE REQUIRED TO BE ADA ACCESSIBLE (7,723 SF x 0.50 = 3,862 SF TO BE ADA ACCESSIBLE)  PROVIDED = 7,725 SF (10.00% OF TOTAL SITE AREA) ADA ACCESSIBLE PROVIDED = 3,864 SF (50.02% OF PROVIDED)
TREE CONSERVATION:	N/A SITE IS LESS THAN 2 ACRES
PRINCIPAL BUILDING SETBACKS:	PRIMARY STREET (MIN.): 3' SIDE STREET (MIN.): 3' SIDE LOT LINE (MIN.): 0' OR 6' REAR LOT LINE (MIN.): 0' OR 6'
PARKING SETBACKS:	PRIMARY STREET (MIN.): 10' SIDE STREET (MIN.): 0' OR 3' REAR LOT LINE (MIN.): 0' OR 3'
BUILDING FLOOR AREA:	EXISTING = 0 GFA PROPOSED BLDG 1 = 18,000 GSFA PROPOSED BLDG 2 = 3,000 GSFA
BUILDING HEIGHT:	ALLOWED: 3 STORIES / 50' MAX. PROPOSED BLDG 1: 2 STORIES / 25'-6" PROPOSED BLDG 2: 1 STORY / 10'
MAXIMUM PARKING:	LIGHT INDUSTRIAL: MAX. ALLOWABLE: NONE TOTAL PROVIDED: 17 SPACES (INCLUDING 1 ADA (1 VAN))
REQUIRED BICYCLE PARKING:	LIGHT INDUSTRIAL: SHORT-TERM (MIN.): NONE LONG-TERM (MIN.): NONE



**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**PAST DESIGN GROUP, PA**  
Engineering & Consulting  
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601  
Phone: 919 848 4399 | Fax: 919 848 4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR:  
AKE ELECTRIC  
1012 INVESTMENT BLVD, STE 102  
APEX, NORTH CAROLINA 27502  
DATE: 7.18.2023  
PROJECT ENGINEER:  
PJP  
PROJECT CADD DESIGNER:  
PJP  
PROJECT SURVEYOR:  
UNAVAILABLE

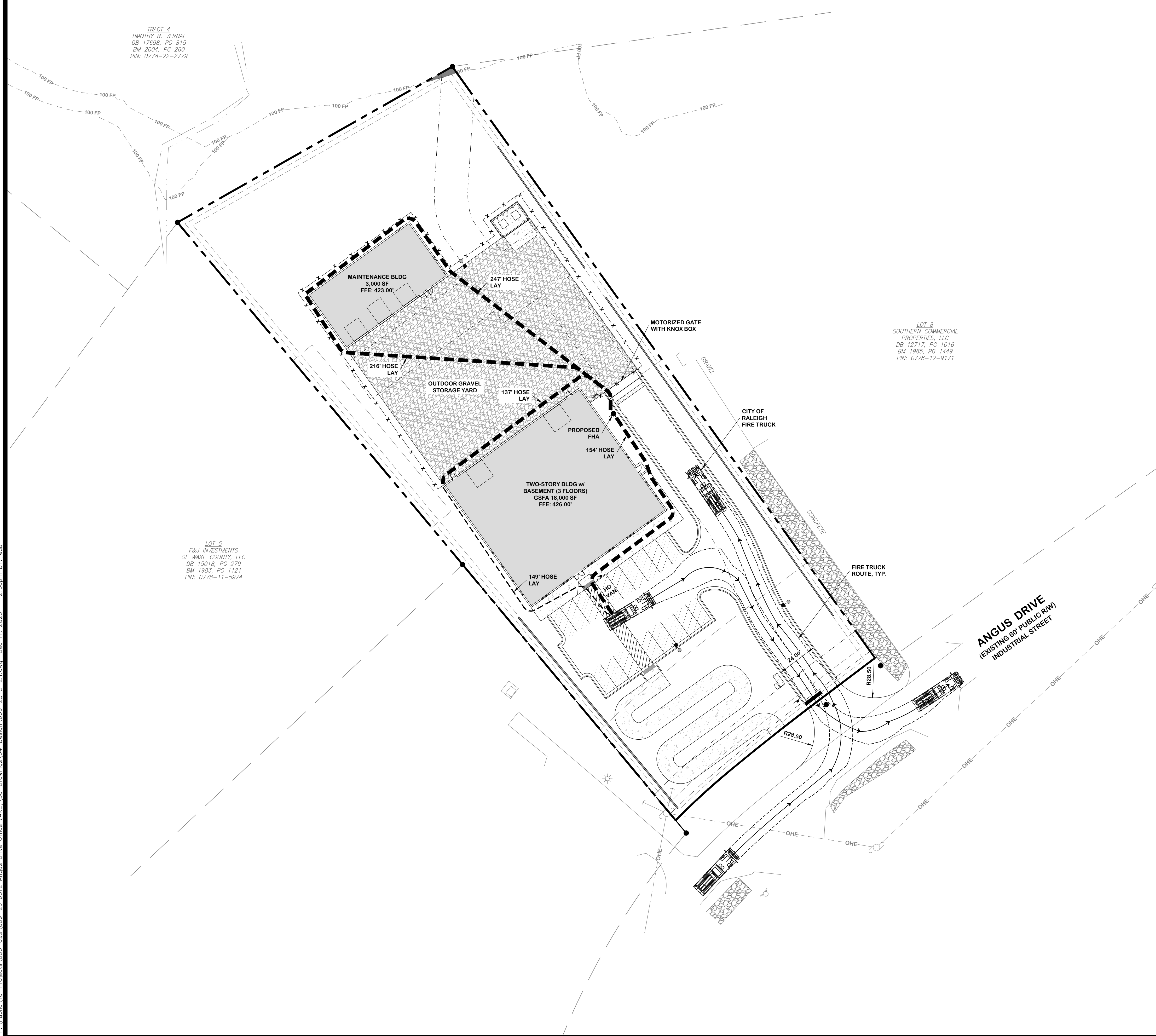
**AKE ELECTRIC CORPORATE OFFICE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW**  
**SITE LAYOUT PLAN**

NO.	REVISION	DATE

DRAWING SHEET  
**C-2.0**  
PROJECT NUMBER  
**669-23**

C:\Public\10-Projects\669-23\_6312\_Angus Drive Office (AKED)\60-Drawing\54-Drawing\669-23\_C-2.0.dwg Des: 11, 2023 - 1:56pm BY: ikrentz

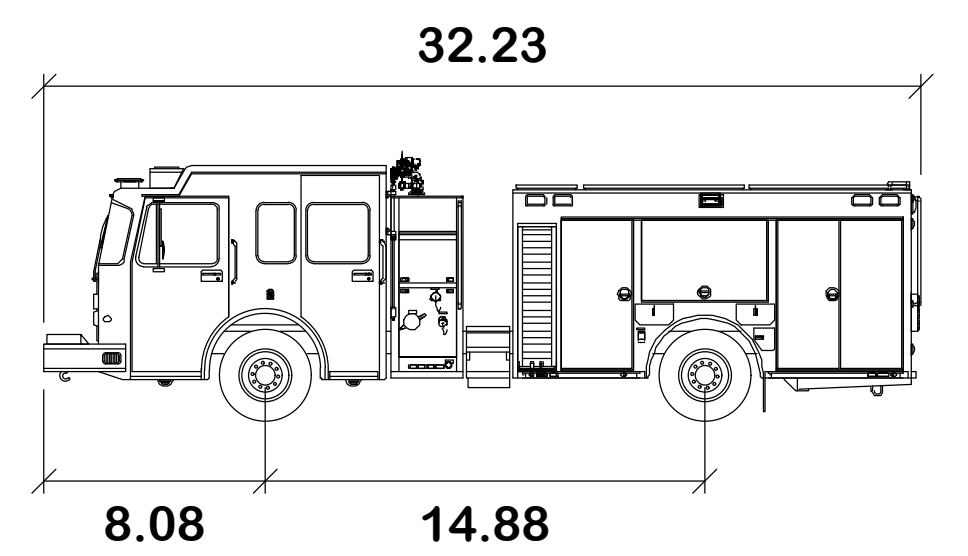
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TRACT 4  
TIMOTHY R. VERNAL  
DB 17628, PG 815  
BM 2004, PG 260  
PIN: 0778-22-2779

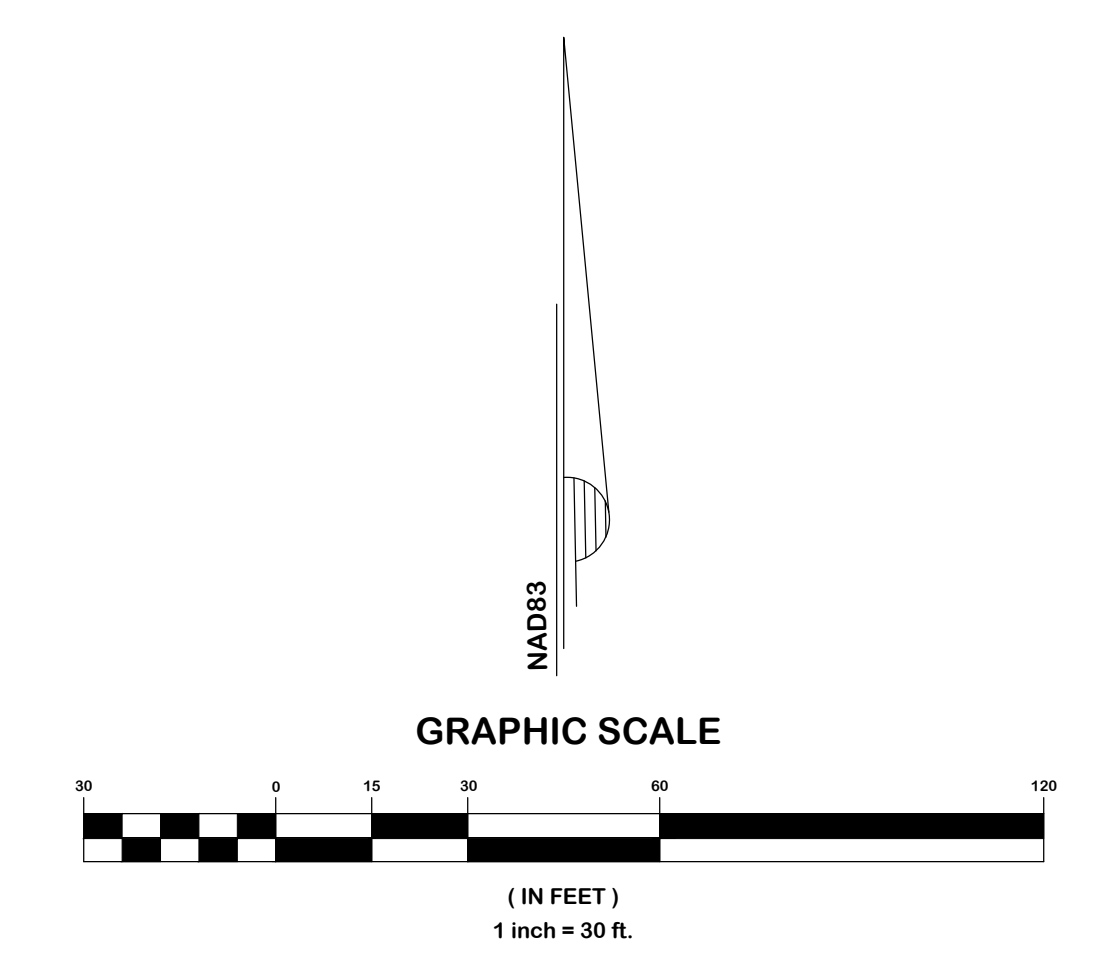
LOT 5  
F&J INVESTMENTS  
OF WAKE COUNTY, LLC  
DB 15018, PG 279  
BM 1985, PG 1121  
PIN: 0778-11-5974

LOT 8  
SOUTHERN COMMERCIAL  
PROPERTIES, LLC  
DB 12717, PG 1016  
BM 1985, PG 1449  
PIN: 0778-12-9171



**AFAR Pumper Pierce Velocity**

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



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**PAST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601  
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:	AKE ELECTRIC CORPORATION
PROJECT:	TIER 3 ADMINISTRATIVE SITE REVIEW
DATE:	7.18.2023
PROJECT ENGINEER:	PAUL J. PETERSON
PROJECT CADD DESIGNER:	PAUL J. PETERSON
PROJECT SURVEYOR:	UNLICENSED

**AKE ELECTRIC CORPORATE OFFICE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW**  
**FIRE APPARATUS ACCESS PLAN**

NO.	REVISION	DATE

DRAWING SHEET  
**C-2.1**  
PROJECT NUMBER  
**669-23**

C:\Public\10-Projects\600-699\669-23\_6312\_Angus Drive Office (AKED)\60-Drawing\54-Design\669-23\_C-2.2.dwg, Des: 11, 2023, 12:31pm, By: Jacob



TRACT 4  
TIMOTHY R. VERNAL  
DB 17658, PG 815  
BM 2004, PG 260  
PIN: 0778-22-2779

LOT 5  
F&J INVESTMENTS  
OF WAKE COUNTY, LLC  
DB 15018, PG 279  
BM 1985, PG 1121  
PIN: 0778-11-5974

LOT 8  
SOUTHERN COMMERCIAL  
PROPERTIES, LLC  
DB 12717, PG 1016  
BM 1985, PG 1449  
PIN: 0778-12-9171

MAINTENANCE BLDG  
3,000 SF  
FFE: 423.00'

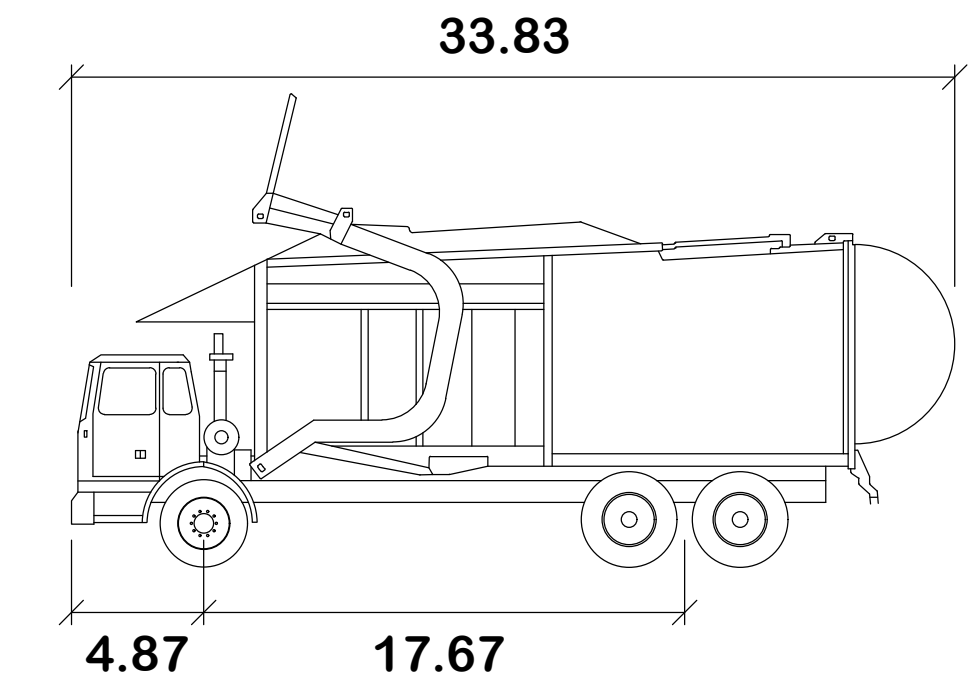
CITY OF RALEIGH  
TRASH TRUCK

OUTDOOR GRAVEL  
STORAGE YARD

TWO-STORY BLDG w/  
BASEMENT (3 FLOORS)  
GSFA 18,000 SF  
FFE: 426.00'

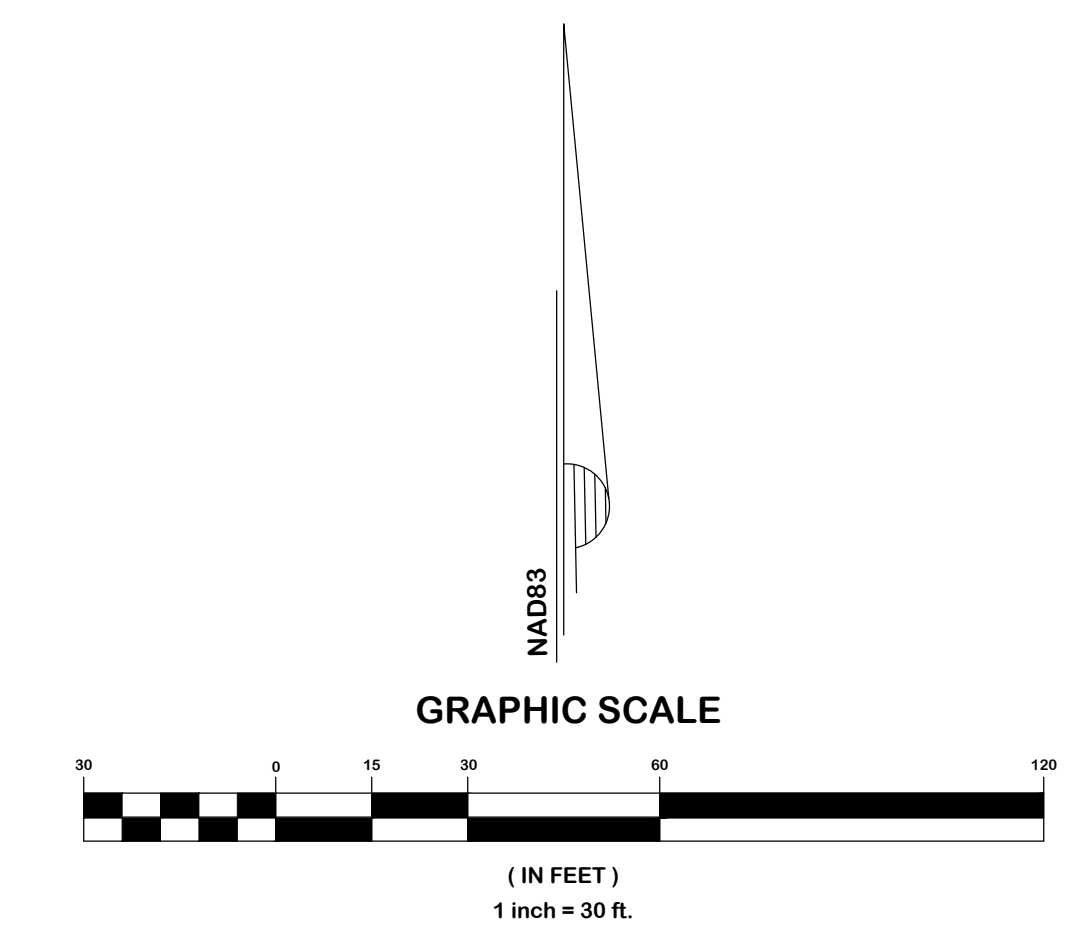
TRASH TRUCK  
ROUTE, TYP.

ANGUS DRIVE  
(EXISTING 60' PUBLIC R/W)  
INDUSTRIAL STREET



**Wayne Titan**

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



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**PAST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601  
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:	AKE ELECTRIC 1012 INVESTMENT BLVD, STE 102 APEX, NORTH CAROLINA 27502
DATE:	7.18.2023
PROJECT ENGINEER:	POP
PROJECT CADD DESIGNER:	POP
PROJECT SURVEYOR:	UNLICENSED

**AKE ELECTRIC CORPORATE OFFICE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW**  
**TRASH TRUCK ACCESS PLAN**

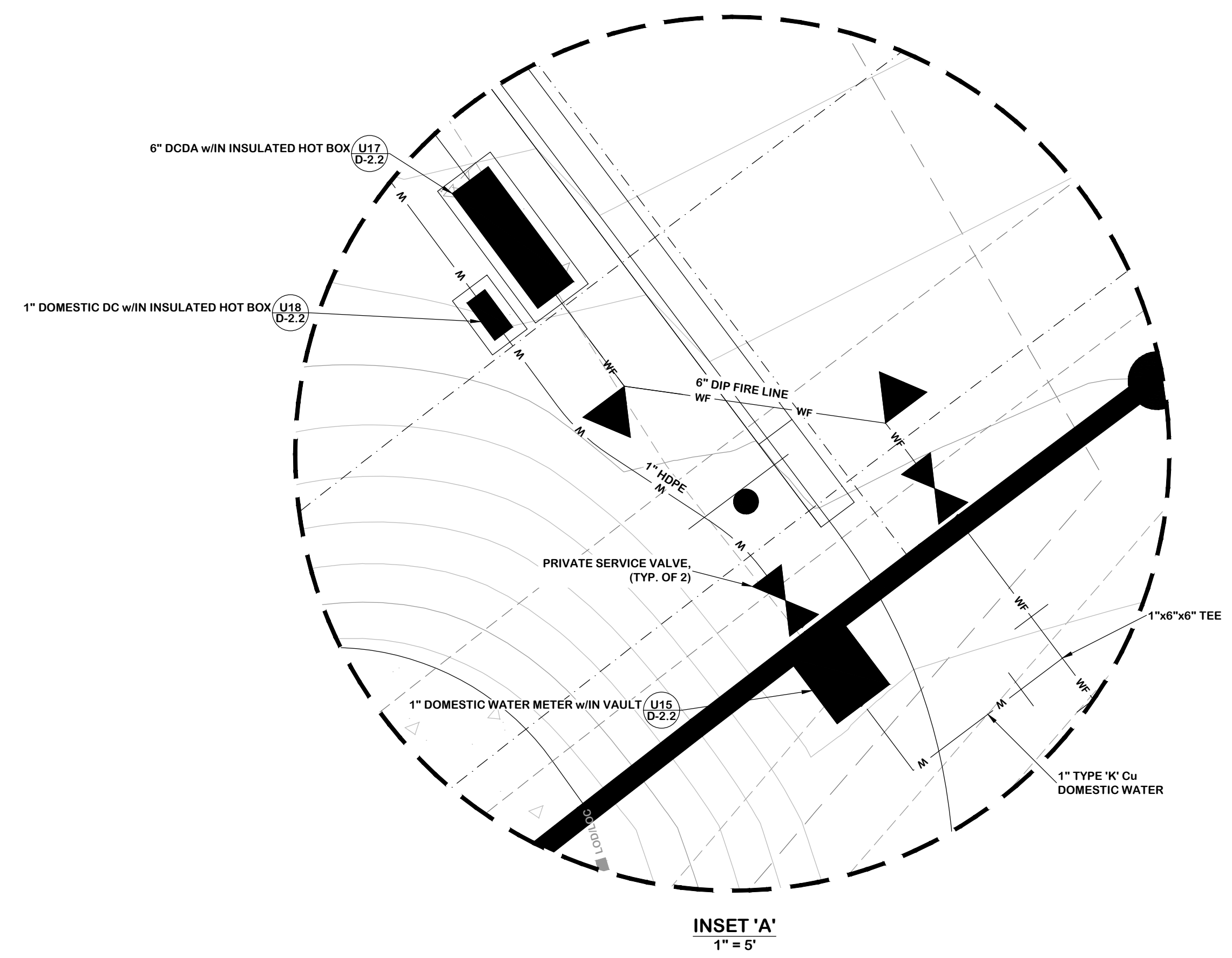
NO.	REVISION	DATE


**DRAWING SHEET**  
**C-2.2**

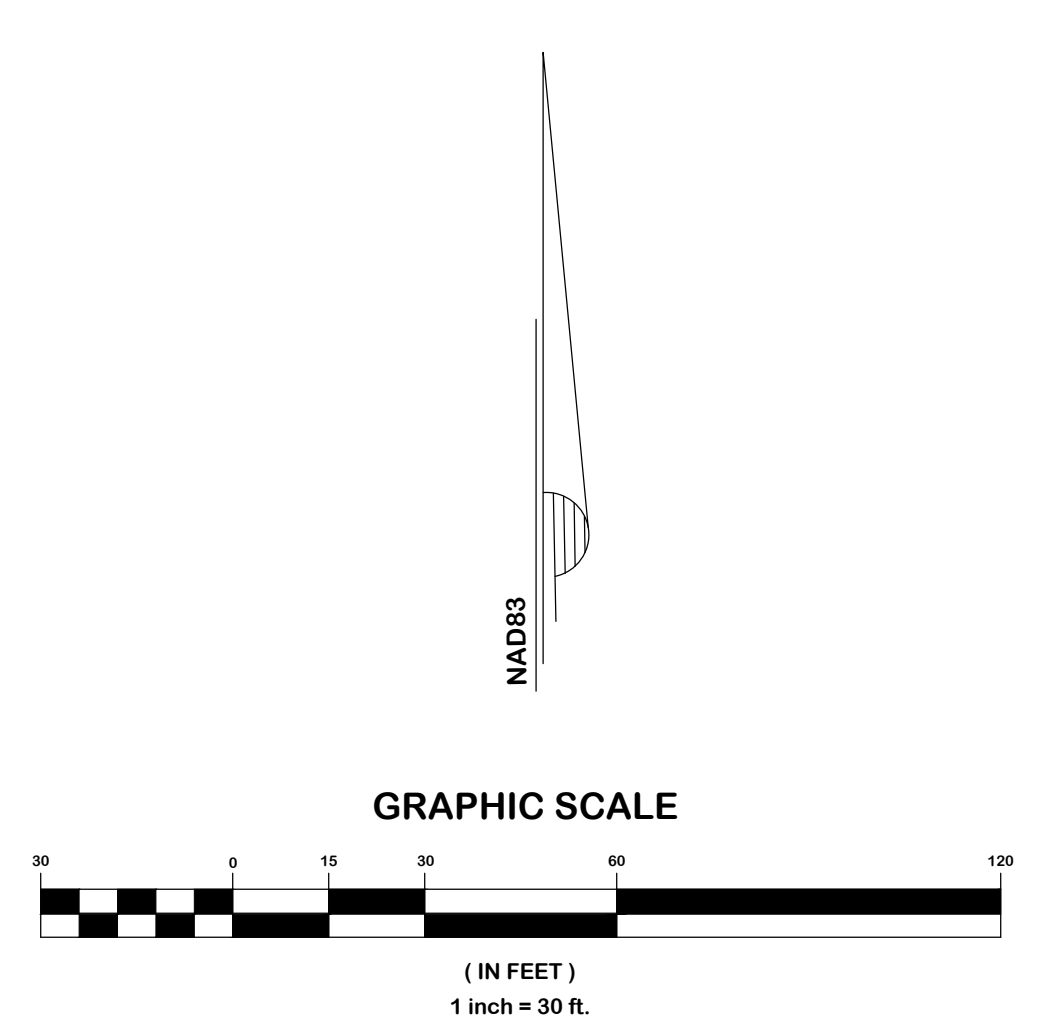
**PROJECT NUMBER**  
**669-23**

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
CT	113.80	456.50	S 47°28'4" W	113.51

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00	N 54°26'27" E



INSET 'A'  
1" = 5'



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**PAST DESIGN GROUP, PA**  
**Engineering | Consulting**  
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601  
 Phone: 919 846 4399 | Fax: 919 946 9395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:  
AKE ELECTRIC  
1012 INVESTMENT BLDG, STE 102  
APEX, NORTH CAROLINA 27502

DATE: 7.18.2023

PROJECT ENGINEER:  
PJP

PROJECT CADD DESIGNER:  
PJP

PROJECT SURVEYOR:  
UNAVAILABLE

**AKE ELECTRIC CORPORATE OFFICE**  
 RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW**  
**UTILITY PLAN**

NO.	REVISION	DATE

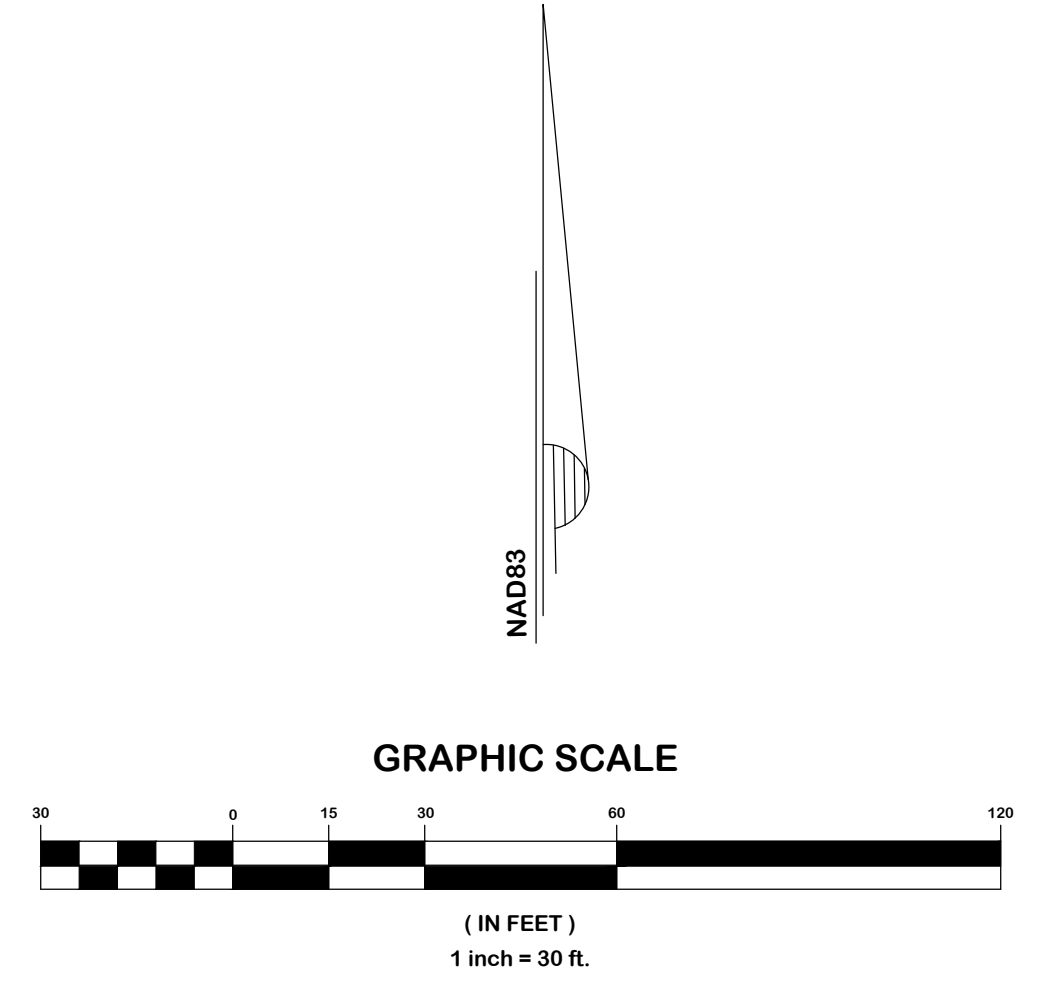
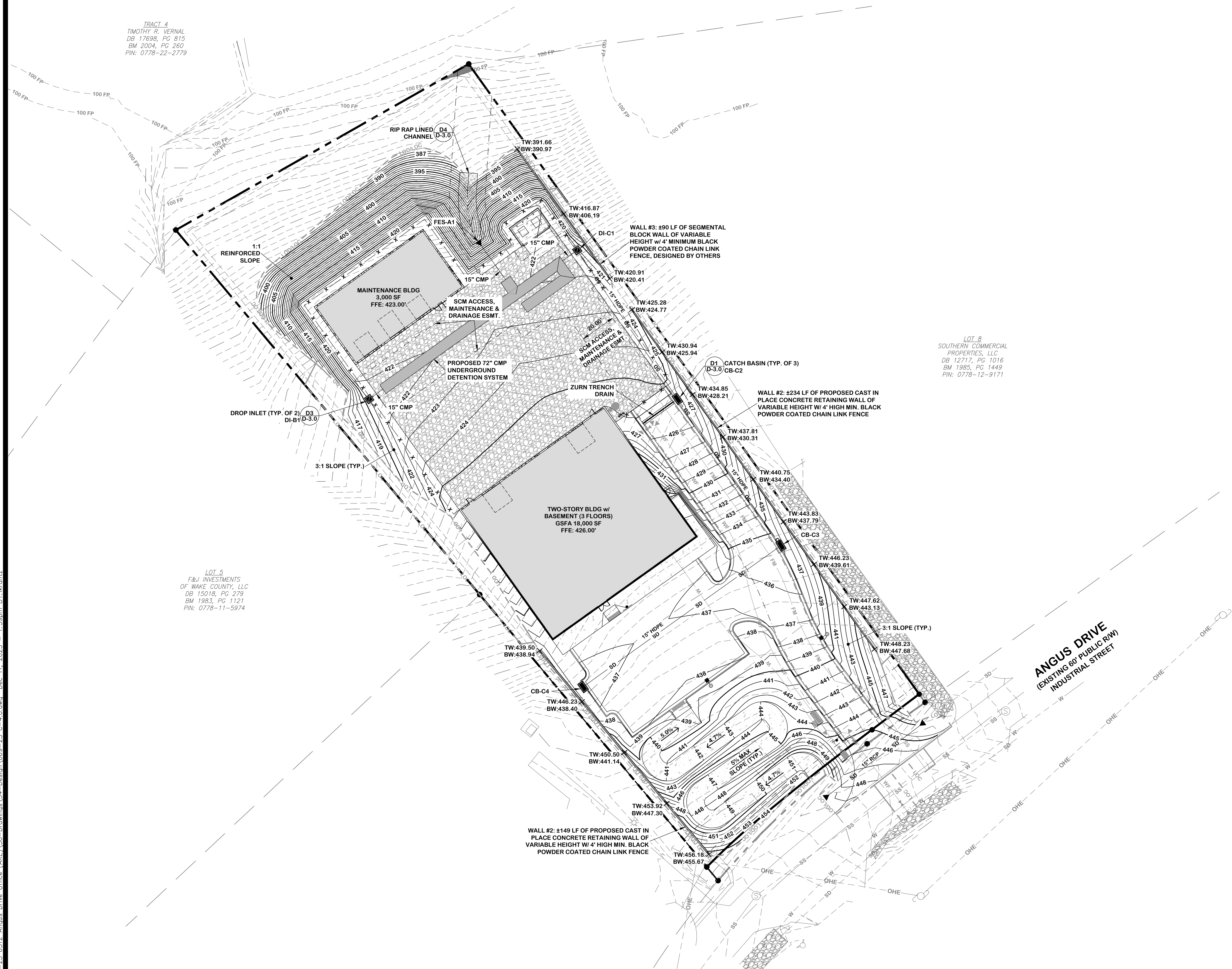
DRAWING SHEET  
**C-3.0**  
 PROJECT NUMBER  
**669-23**

C:\Public\10-Projects\669-23\_6312\_Angus Drive Office (AKE)\60-Drawing\54-Drawing\669-23\_C-3.0.dwg, Des: 11, 2023, 12:34pm, BY: jacob

TRACT 3  
TIMOTHY R. VERNAL  
DB 17698, PG 215  
BM 2004, PG 260  
PIN: 0778-22-2779

LOT 5  
F&J INVESTMENTS  
OF WAKE COUNTY, LLC  
DB 15018, PG 279  
BM 1983, PG 1121  
PIN: 0778-11-5974

LOT 8  
SOUTHERN COMMERCIAL  
PROPERTIES, LLC  
DB 12717, PG 1016  
BM 1985, PG 1449  
PIN: 0778-12-9171



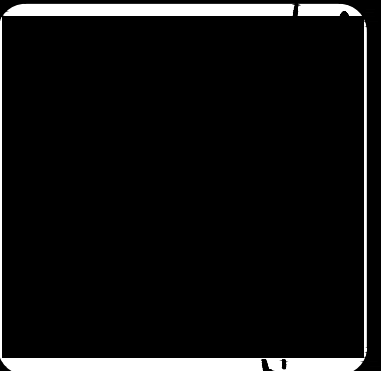
**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

C:\Public\10-Projects\600-699\669-23\_6312\_Angus Drive Office (AKED)\60-Drawing\54-Design\669-23\_C-4\_G.dwg Des: 11, 2023 - 1:59pm BY:tkrentz

PREPARED FOR:  
AKE ELECTRIC  
1012 INVESTMENT BLVD, STE 102  
APEX, NORTH CAROLINA 27502  
DATE: 7.18.2023  
PROJECT ENGINEER:  
PJP  
PROJECT CADD DESIGNER:  
PJP  
PROJECT SURVEYOR:  
UNAVAILABLE

**AKE ELECTRIC CORPORATE OFFICE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW**  
**GRADING & STORM DRAINAGE PLAN**



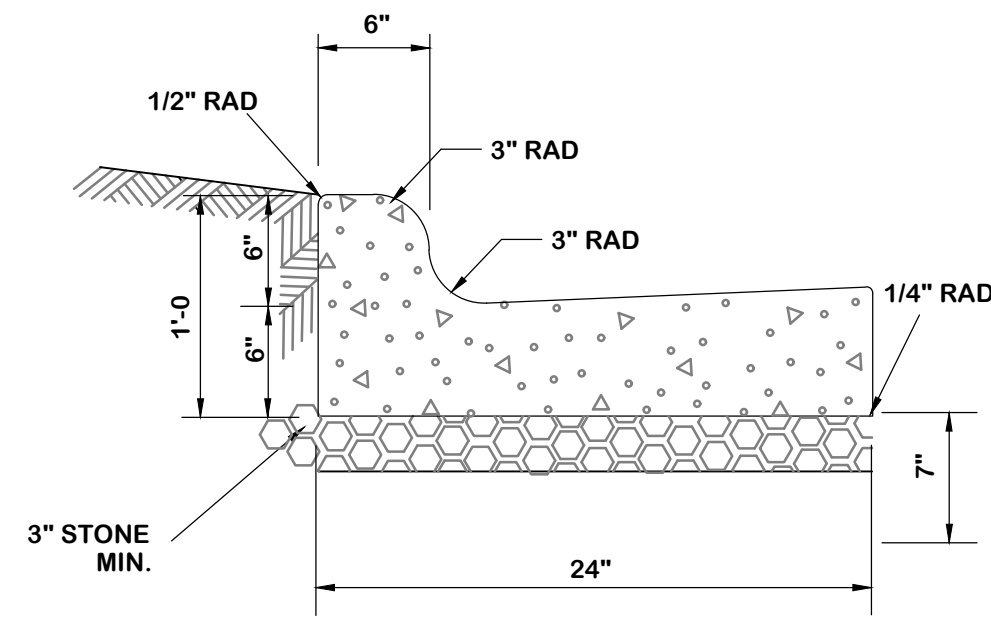
NO.	REVISION	DATE

DRAWING SHEET  
**C-4.0**

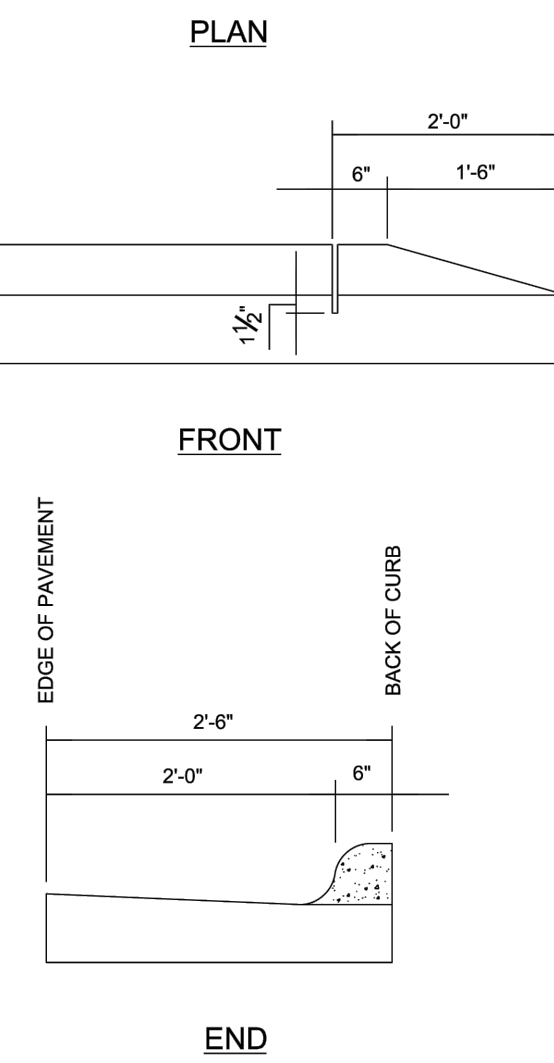
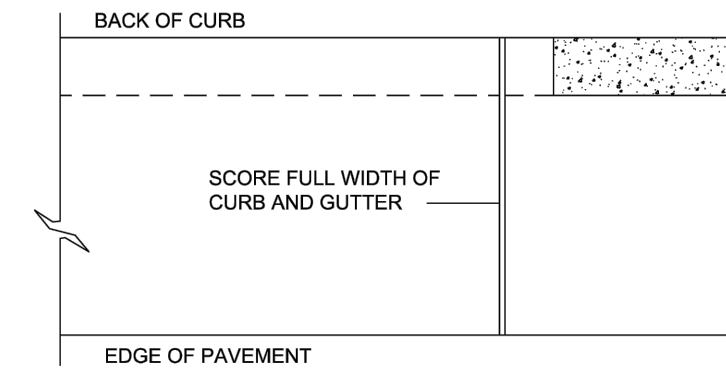
PROJECT NUMBER  
**669-23**

# FOR REVIEW ONLY NOT FOR CONSTRUCTION

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

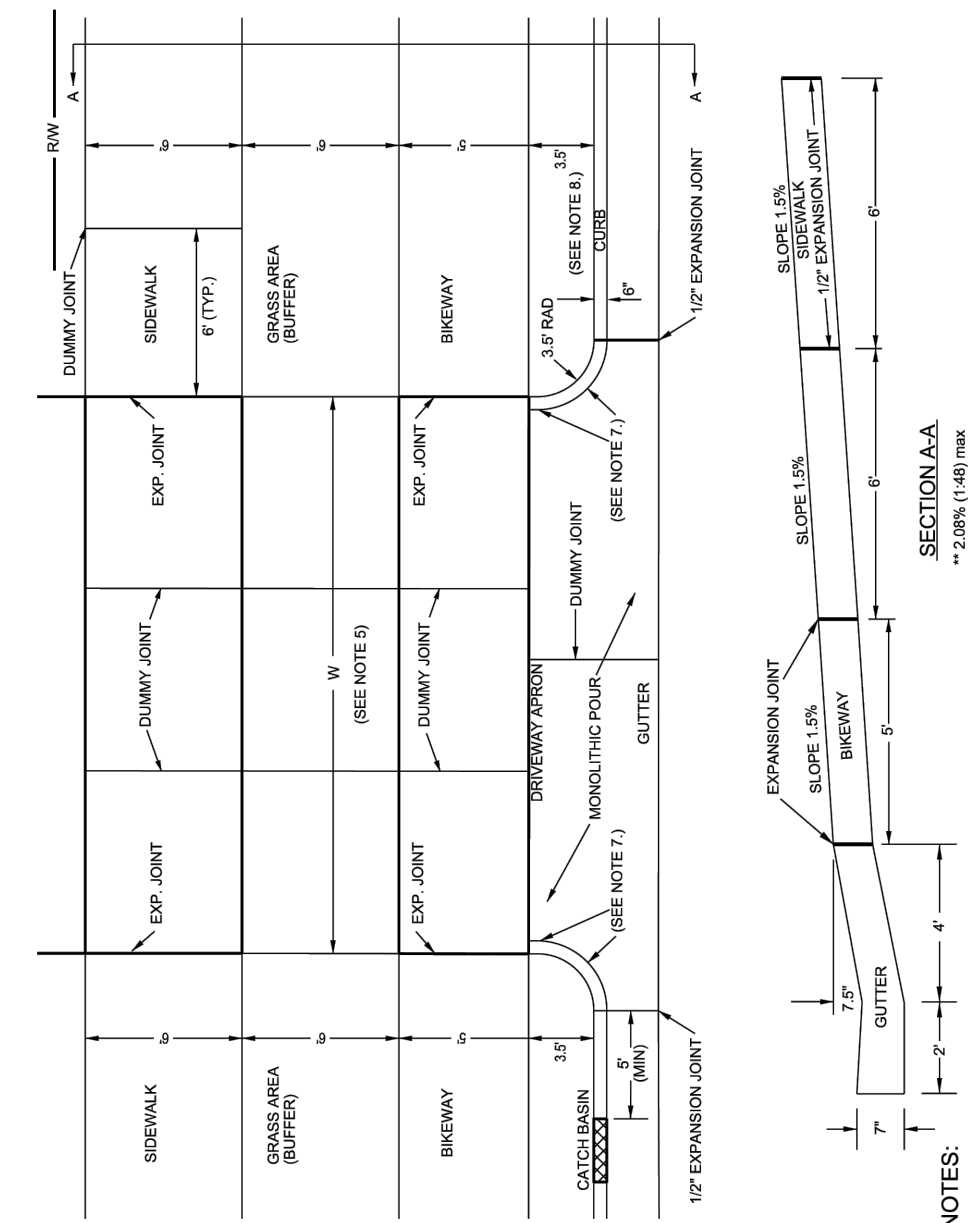


S1 24" CURB AND GUTTER



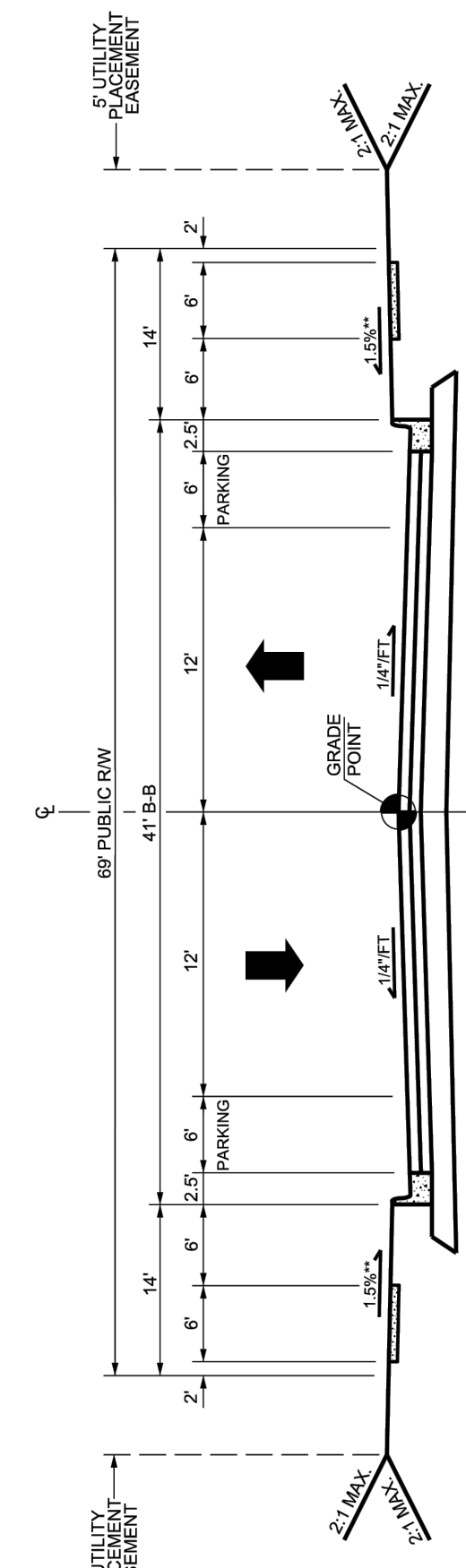
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
STANDARD METHOD OF ENDING CURB AND GUTTER		
<b>T-10.25</b>		

S2 STANDARD METHOD OF ENDING CURB AND GUTTER



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
DRIVEWAY, BIKEWAY AND SIDEWALK DETAIL		
<b>T-10.01.4</b>		

S3 DRIVEWAY, BIKEWAY AND SIDEWALK DETAIL

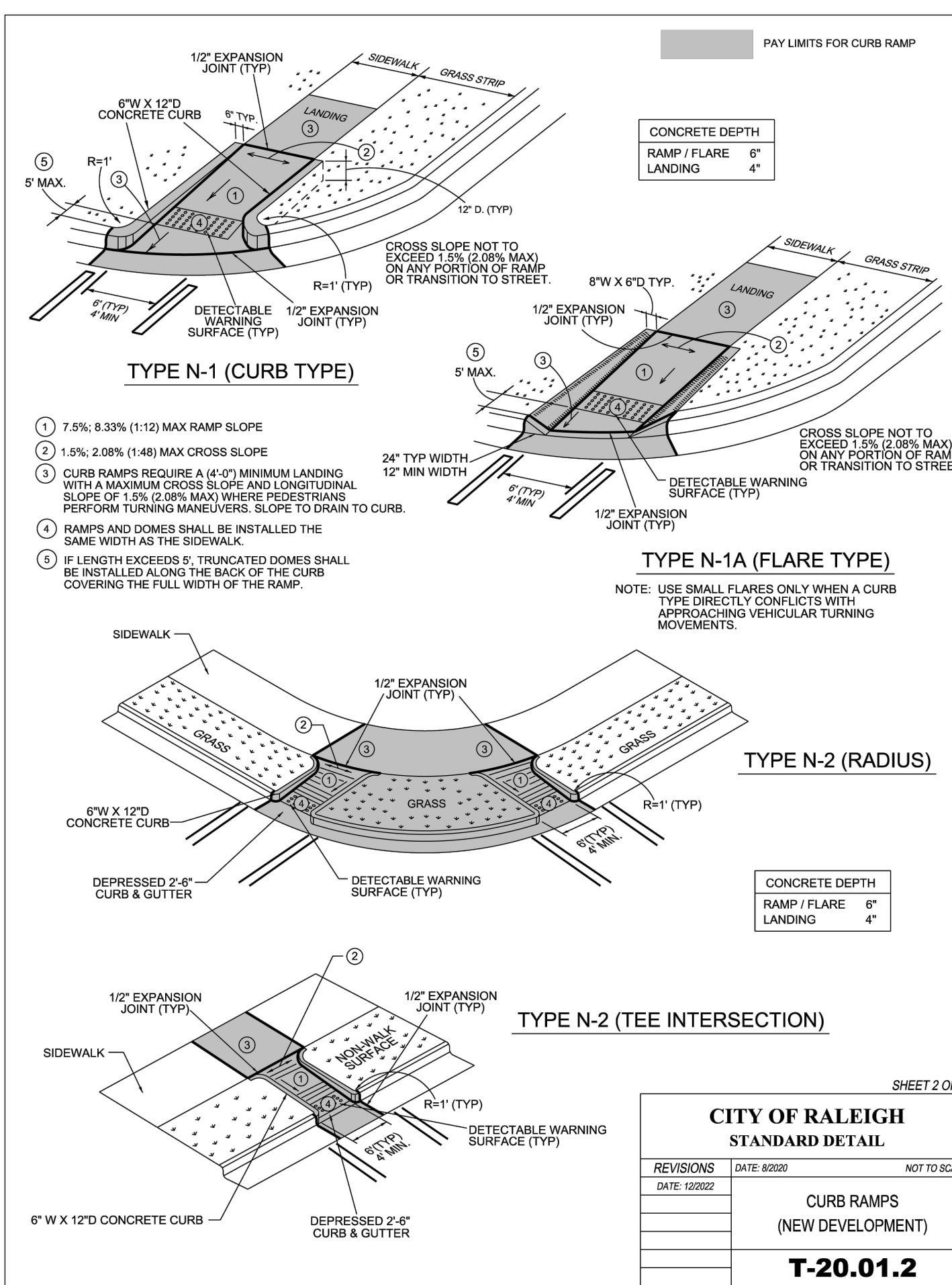


PAVEMENT DESIGN	
3" SB	3" SB
3" HSB	3" HSB
8" ABC	8" ABC

GENERAL	
WALKWAY TYPE	SIDEWALK BOTH SIDES
PLANTING TYPE	TREELAWN
TREE SPACING	40' O.C. AVG
PARKING TYPE	PARALLEL ON 2 SIDES

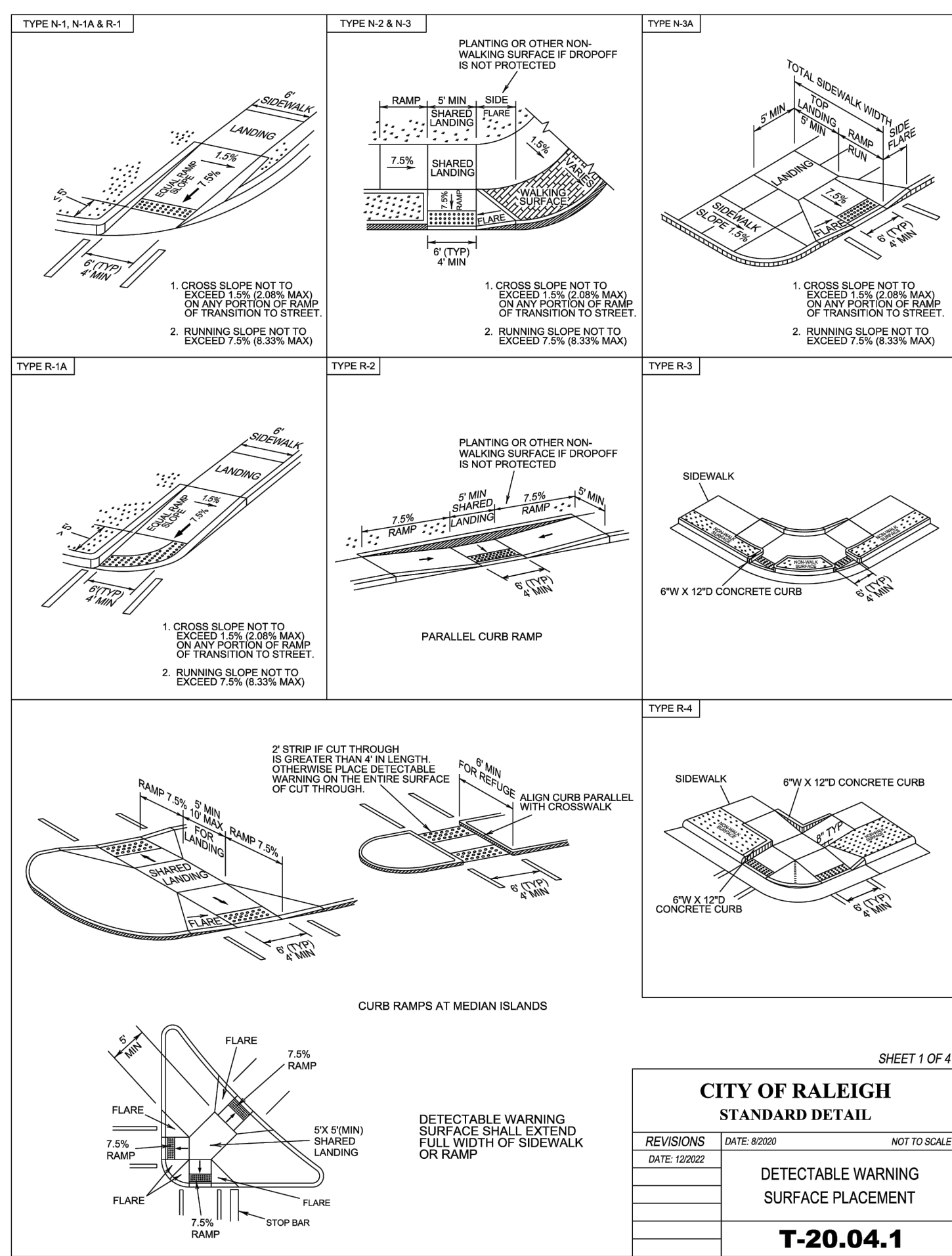
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
INDUSTRIAL STREET		
<b>T-10.21</b>		

S4 INDUSTRIAL STREET



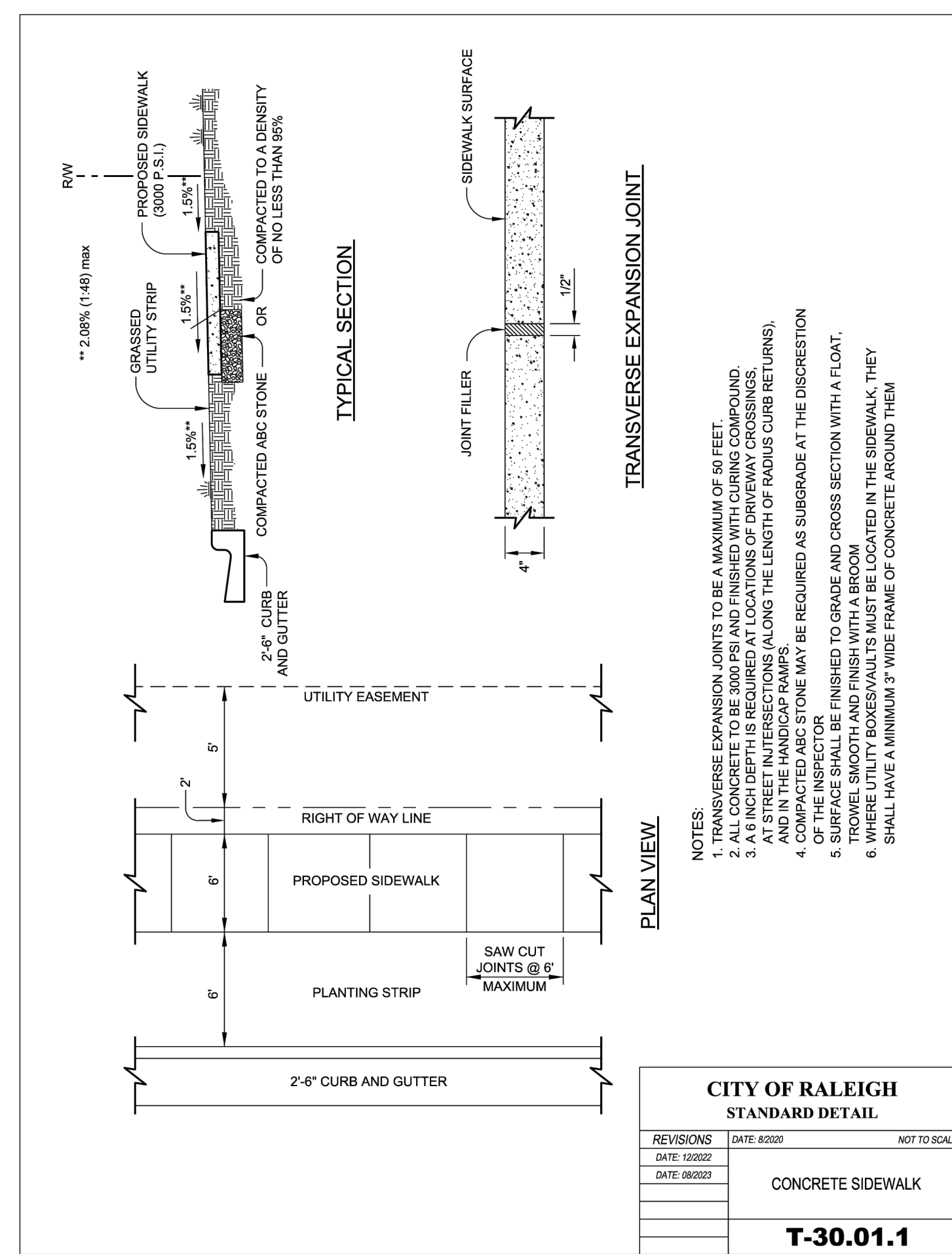
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
CURB RAMPS (NEW DEVELOPMENT)		
<b>T-20.01.2</b>		

S5 TYPE N-2 (TEE INTERSECTION) CURB RAMP



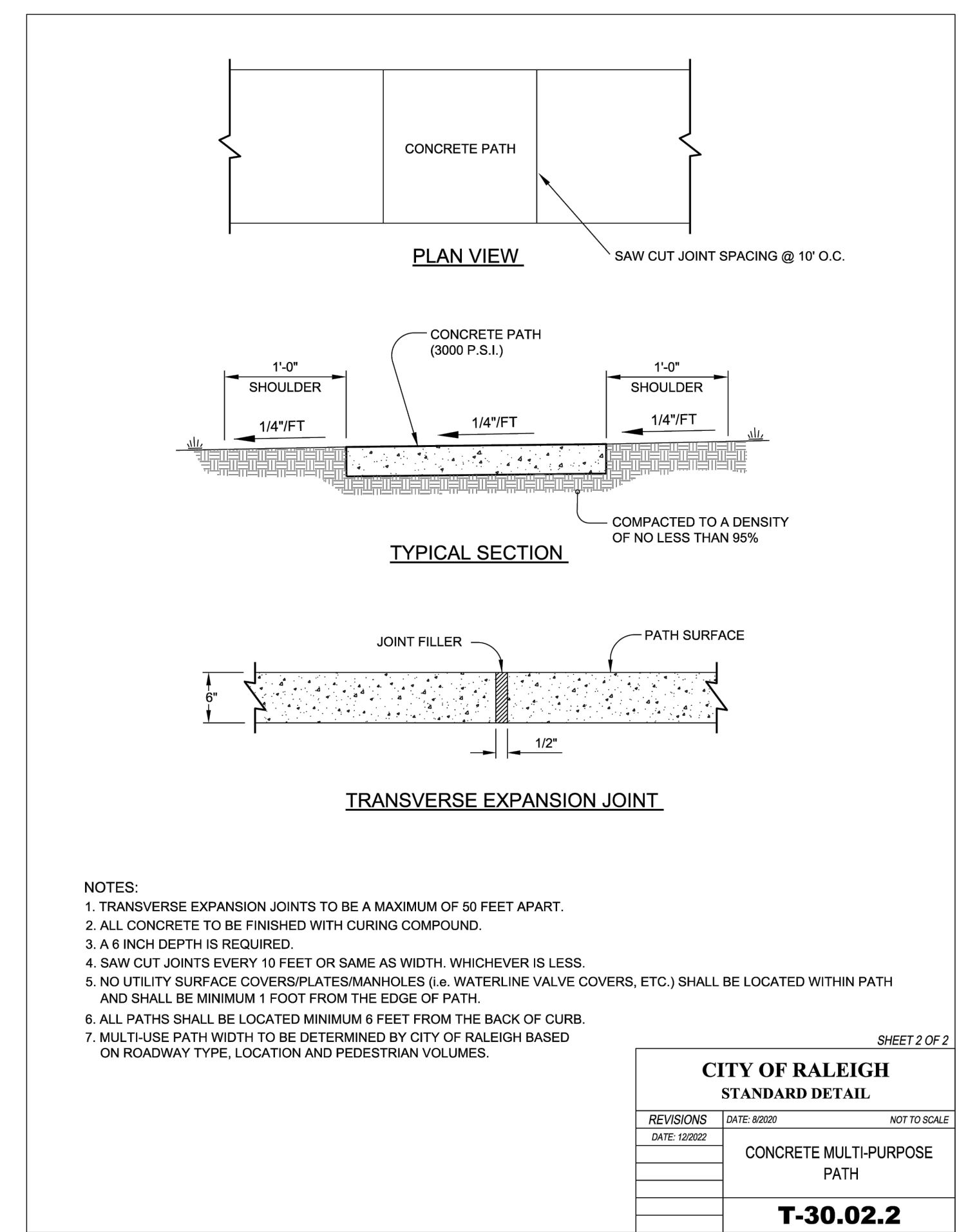
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
DETECTABLE WARNING SURFACE PLACEMENT		
<b>T-20.04.1</b>		

S6 CONCRETE SIDEWALK



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
CONCRETE SIDEWALK		
<b>T-30.01.1</b>		

S7 CONCRETE MULTI-USE PATH



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
CONCRETE MULTI-PURPOSE PATH		
<b>T-30.02.2</b>		

**PAST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601  
Phone: 919 646 4399 | Fax: 919 646 4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR:  
AKE ELECTRIC  
1012 INVESTMENT BLVD., STE. 102  
APEX, NORTH CAROLINA 27502  
DATE: 7.18.2023  
PROJECT ENGINEER:  
PJP  
PROJECT CADD DESIGNER:  
PJP  
PROJECT SURVEYOR:  
UNAVAILABLE

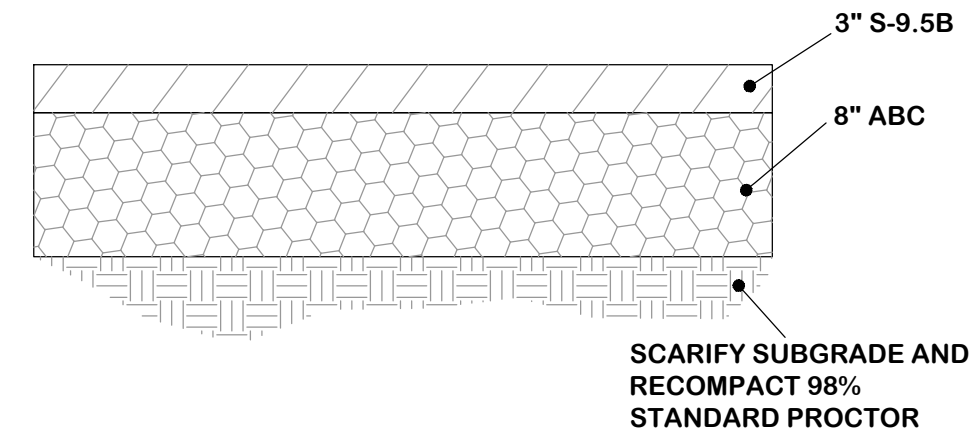
**AKE ELECTRIC CORPORATE OFFICE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW**  
SITE DETAIL SHEET

NO.	REVISION	DATE

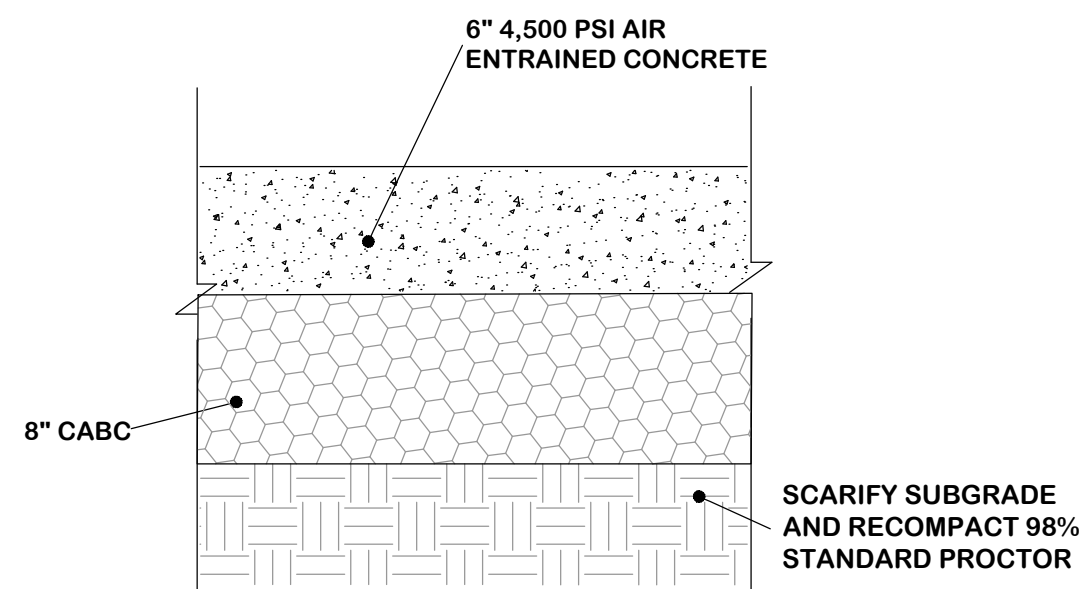
DRAWING SHEET  
**D-1.0**  
PROJECT NUMBER  
**669-23**

# FOR REVIEW ONLY NOT FOR CONSTRUCTION

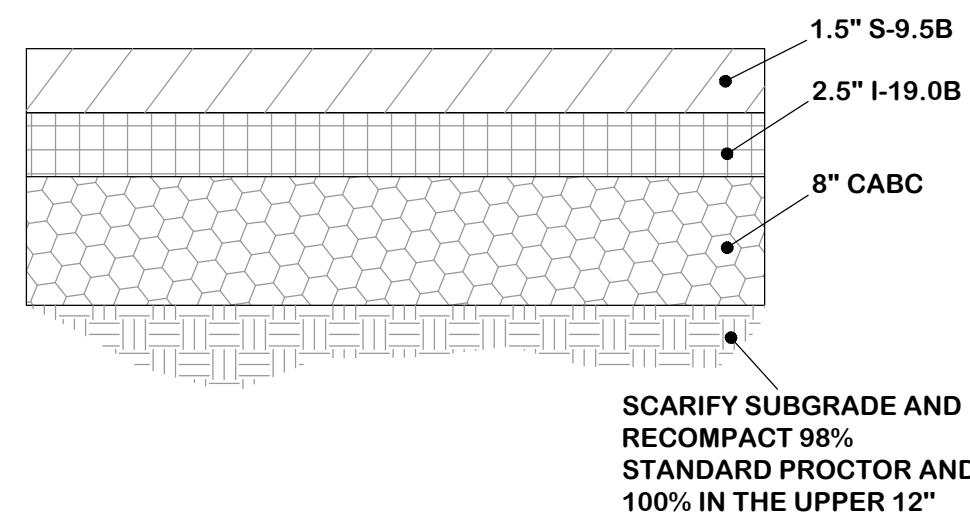
NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



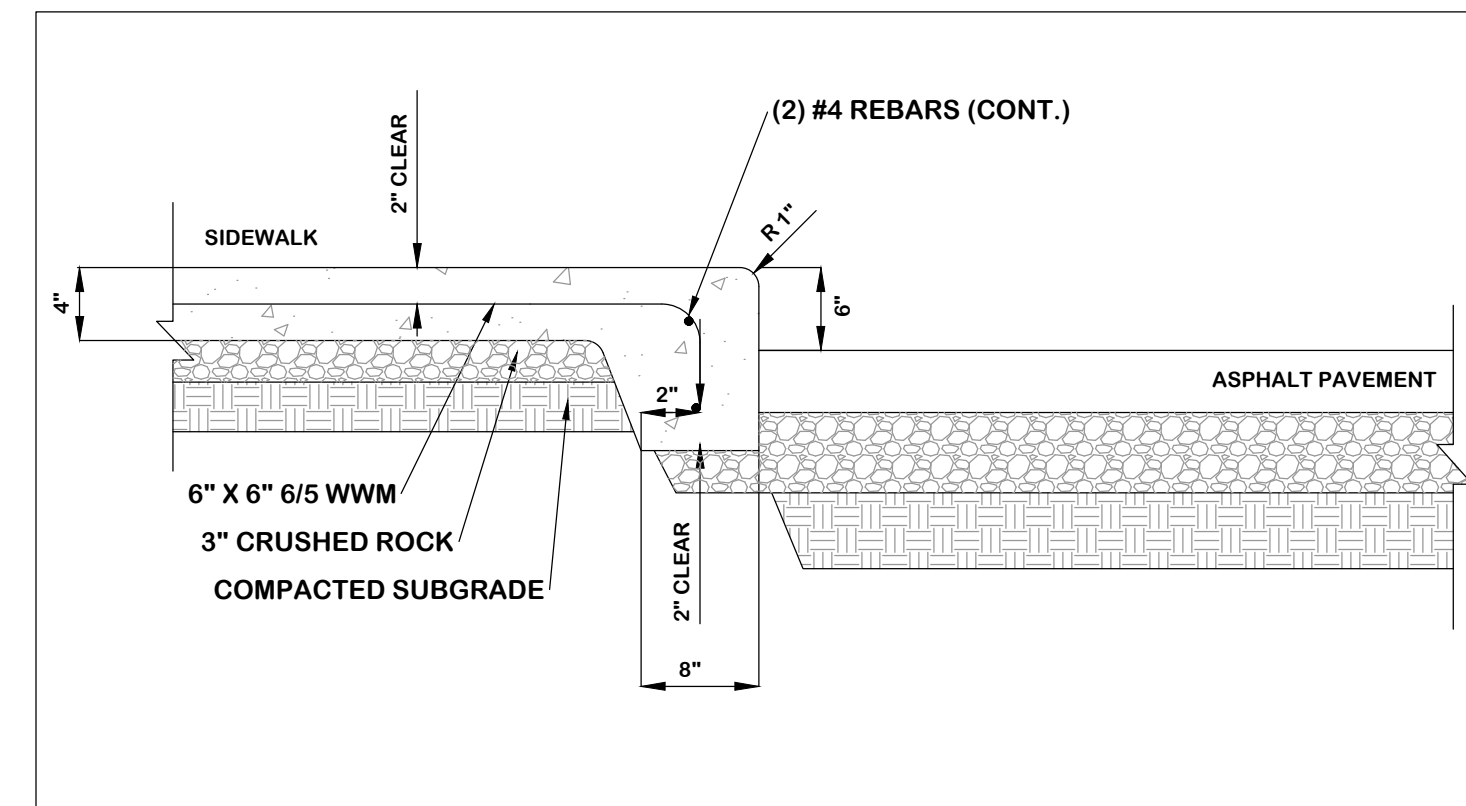
**S9 LIGHT DUTY - ASPHALT PAVEMENT SECTION**  
PAVEMENT SECTION IS FOR REFERENCE ONLY. REFER TO GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT FOR PAVEMENT SECTION REQUIREMENTS



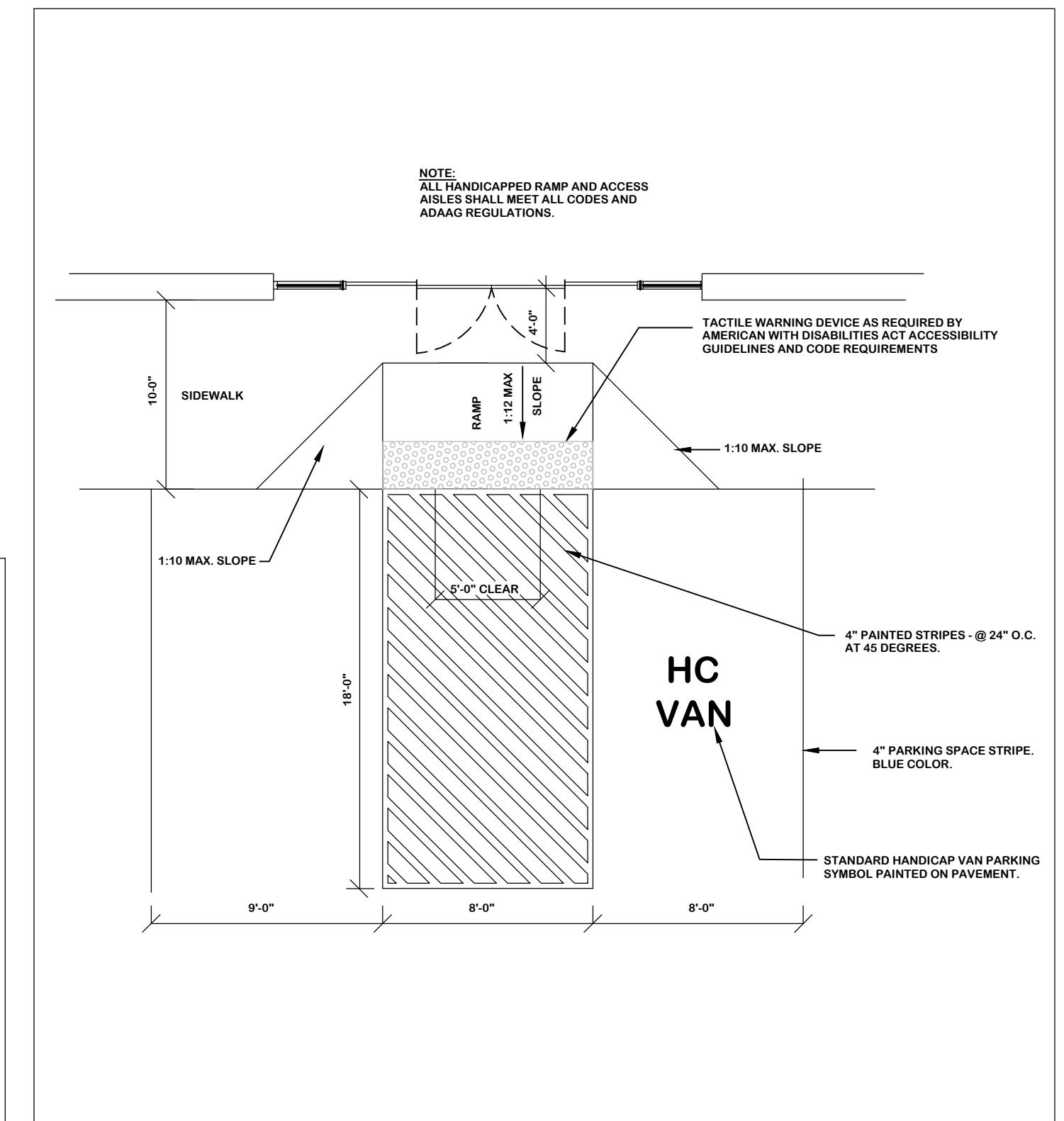
**S8 CONCRETE PAVEMENT SECTION**  
PAVEMENT SECTION IS FOR REFERENCE ONLY. REFER TO GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT FOR PAVEMENT SECTION REQUIREMENTS



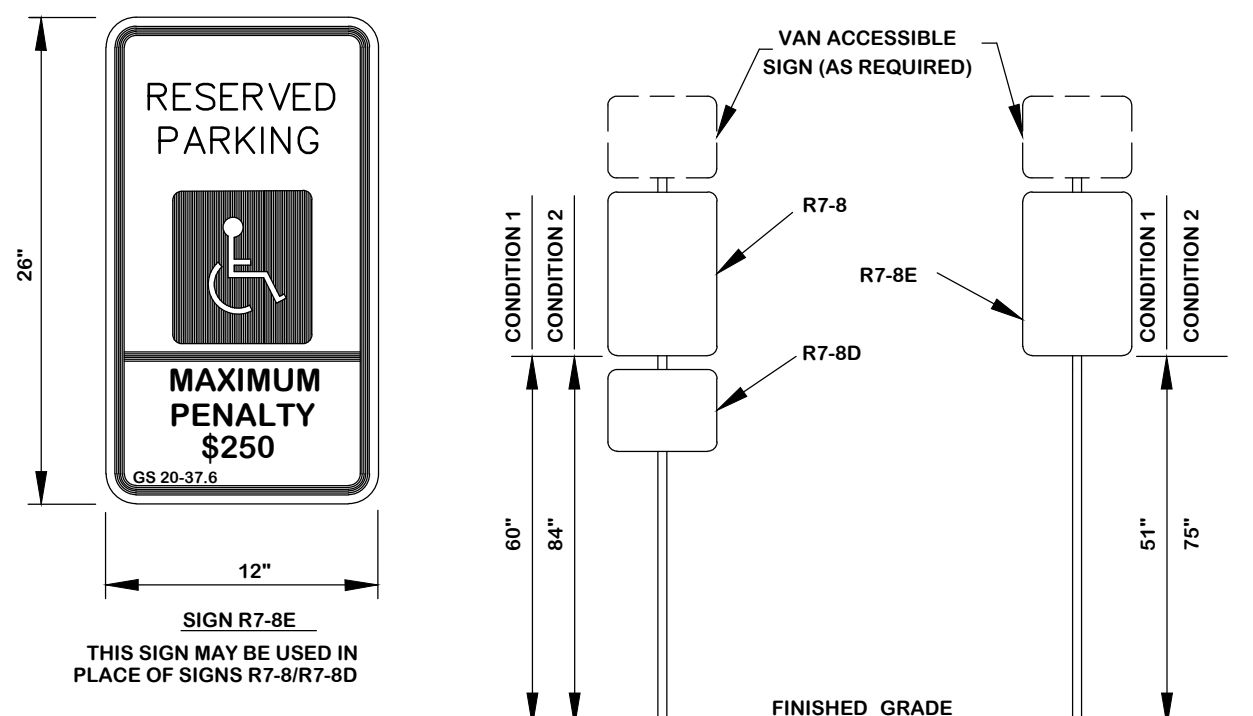
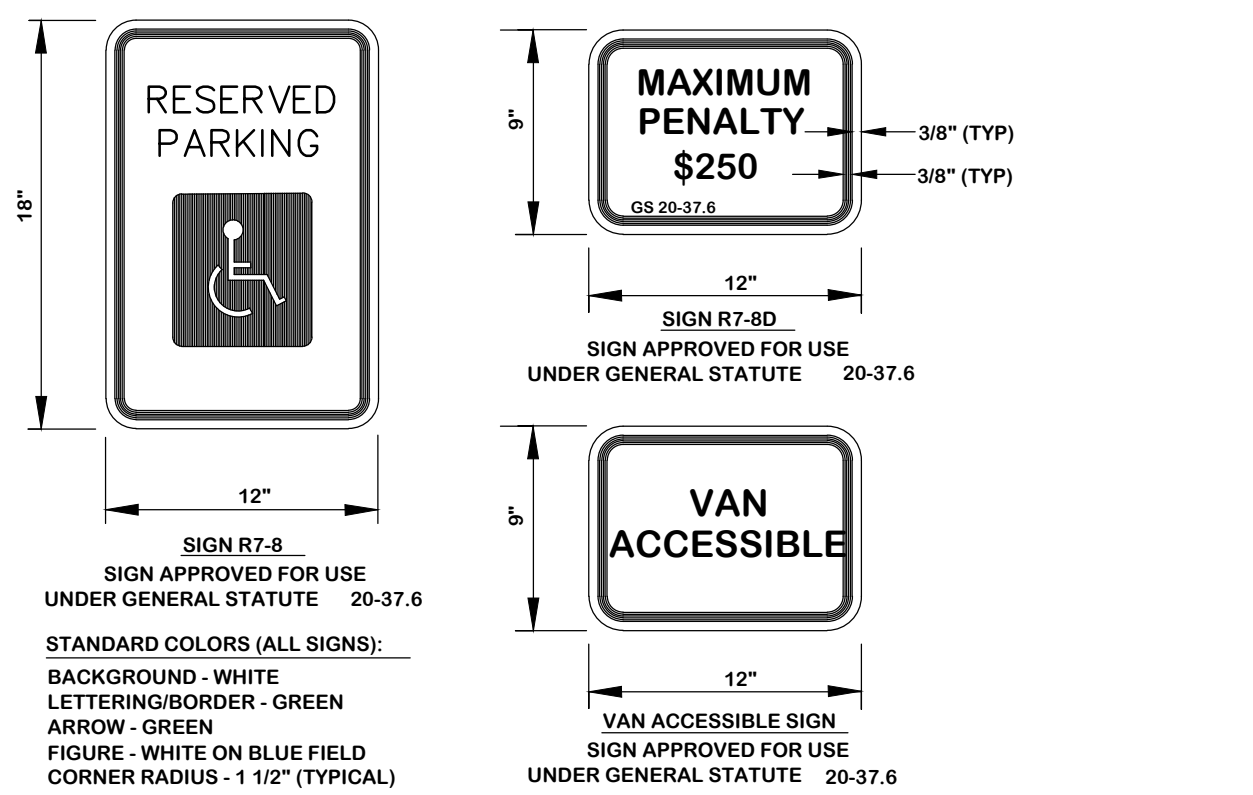
**S10 HEAVY DUTY - ASPHALT PAVEMENT SECTION**  
PAVEMENT SECTION IS FOR REFERENCE ONLY. REFER TO GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT FOR PAVEMENT SECTION REQUIREMENTS



**S11 SIDEWALK ADJACENT TO PARKING**

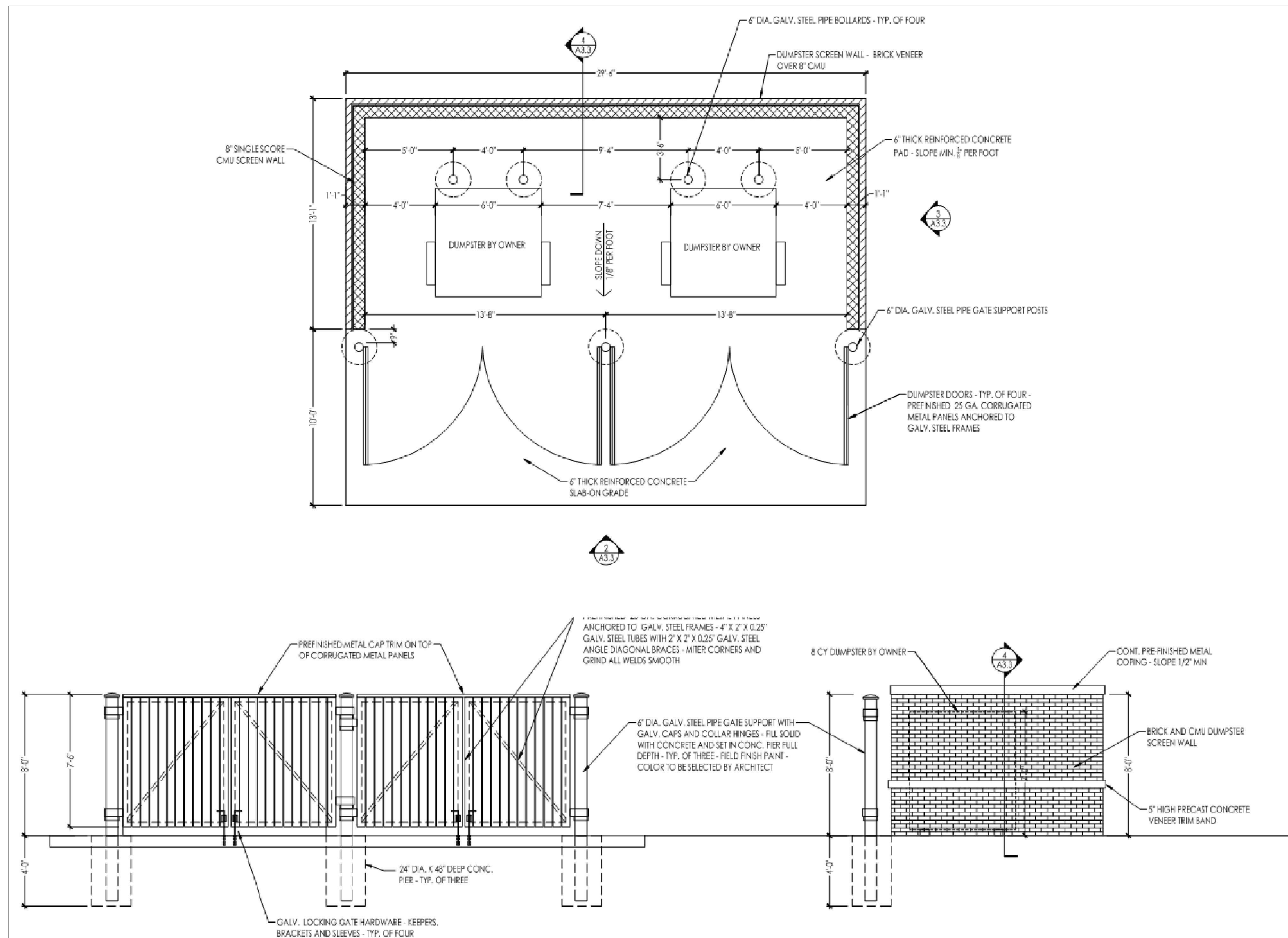


**S12 ADA CURB RAMP (PARKING LOT TO SIDEWALK)**

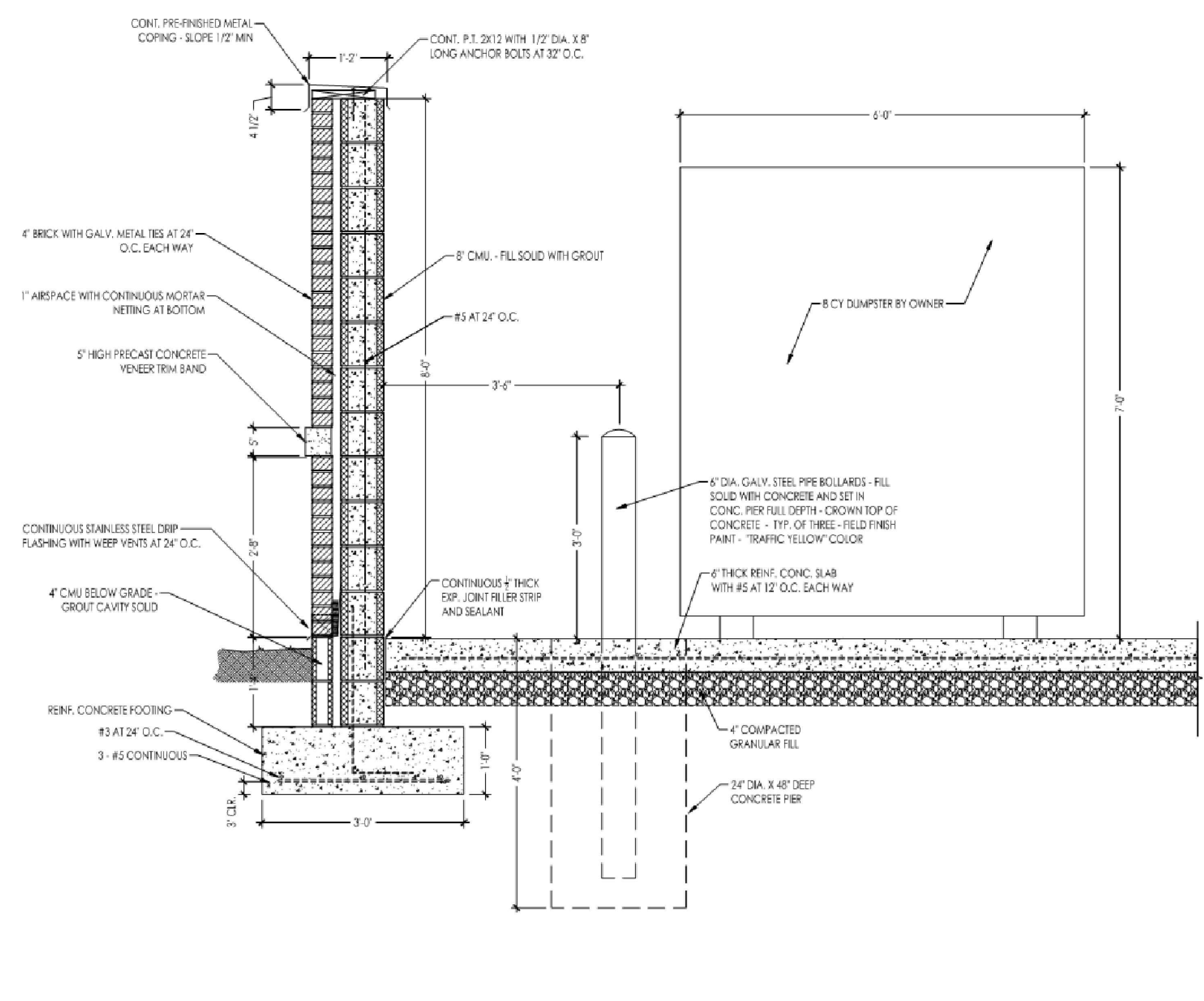


- GENERAL NOTES:**
- REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE-GROUND SIGNS ONLY. (SEE N.C.G.S.)
  - NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS.
  - ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY. BLUE COLORING IS NOT NECESSARY NOR REQUIRED.
  - STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT. (N.C.D.O.T.)

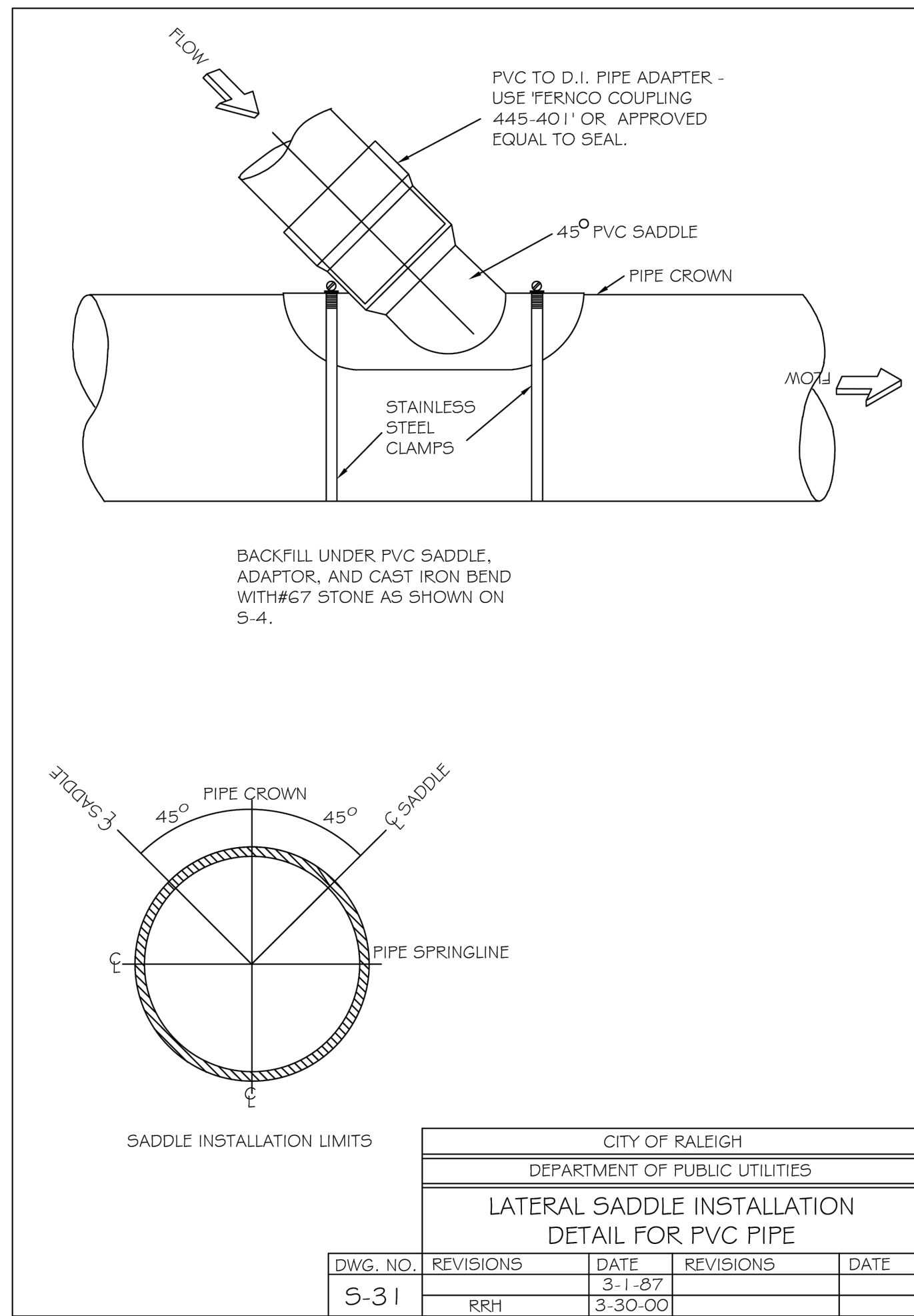
**S13 ADA HANDICAP PARKING SIGN**



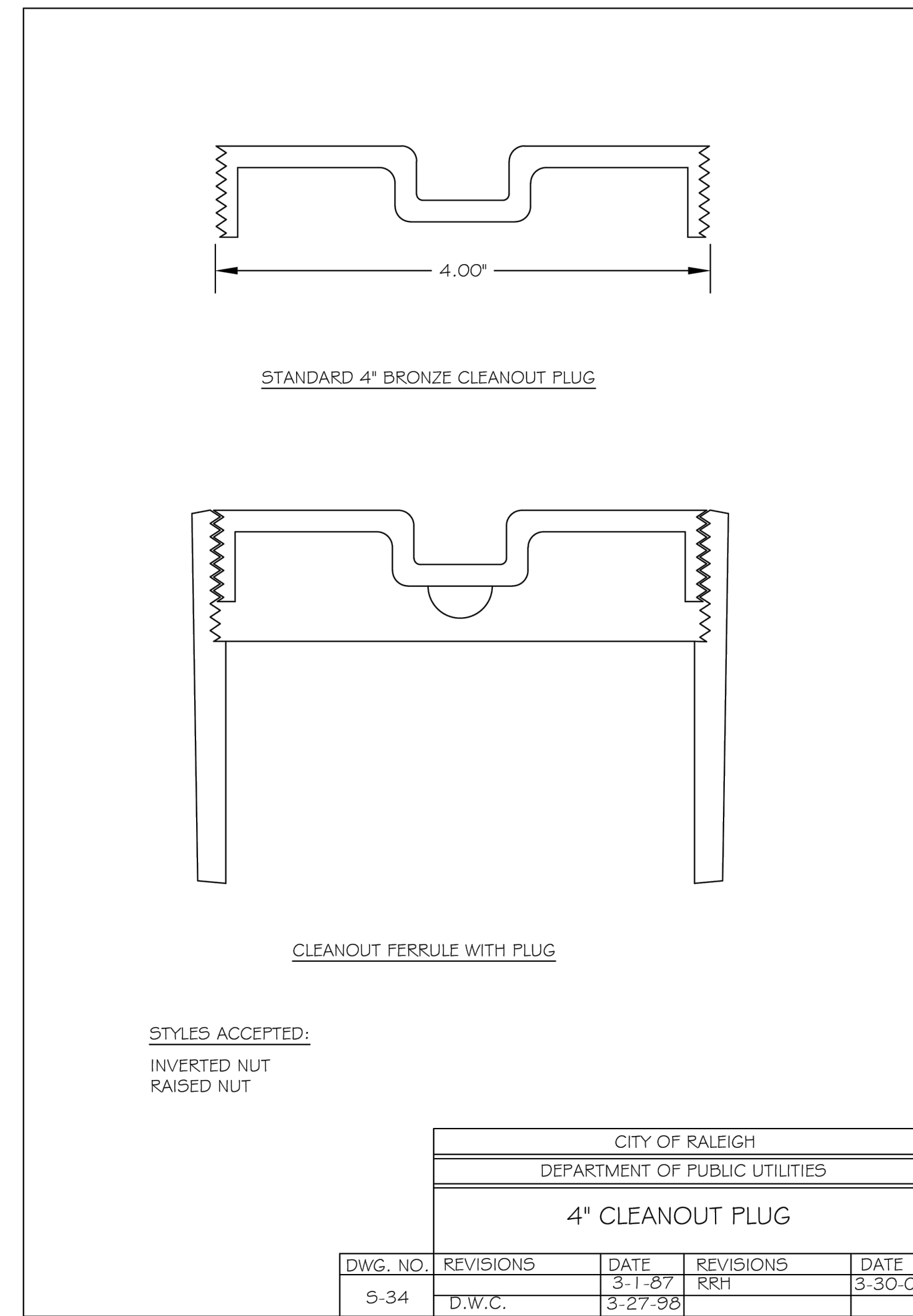
**S14 DUMPSTER ENCLOSURE DETAILS**



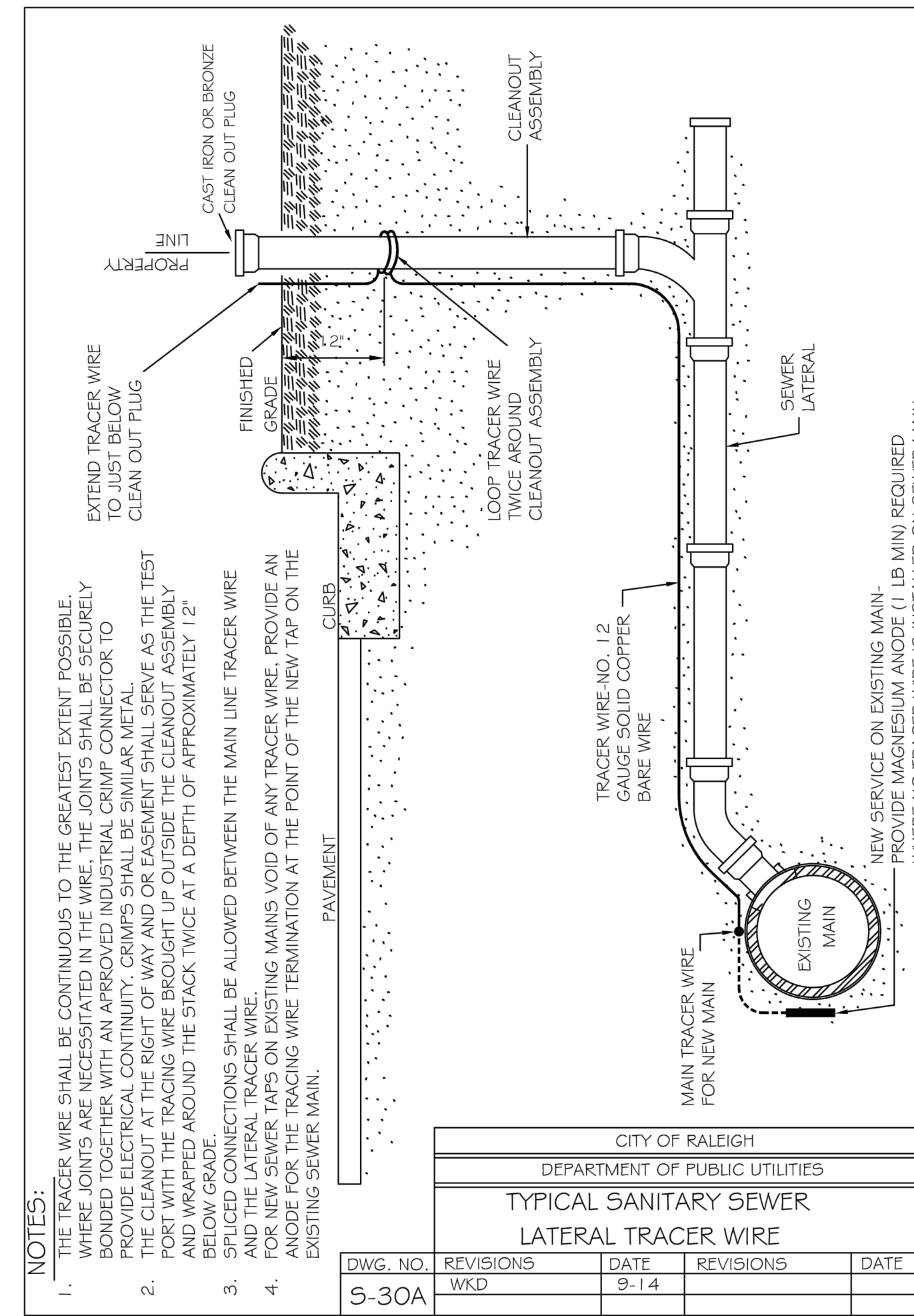
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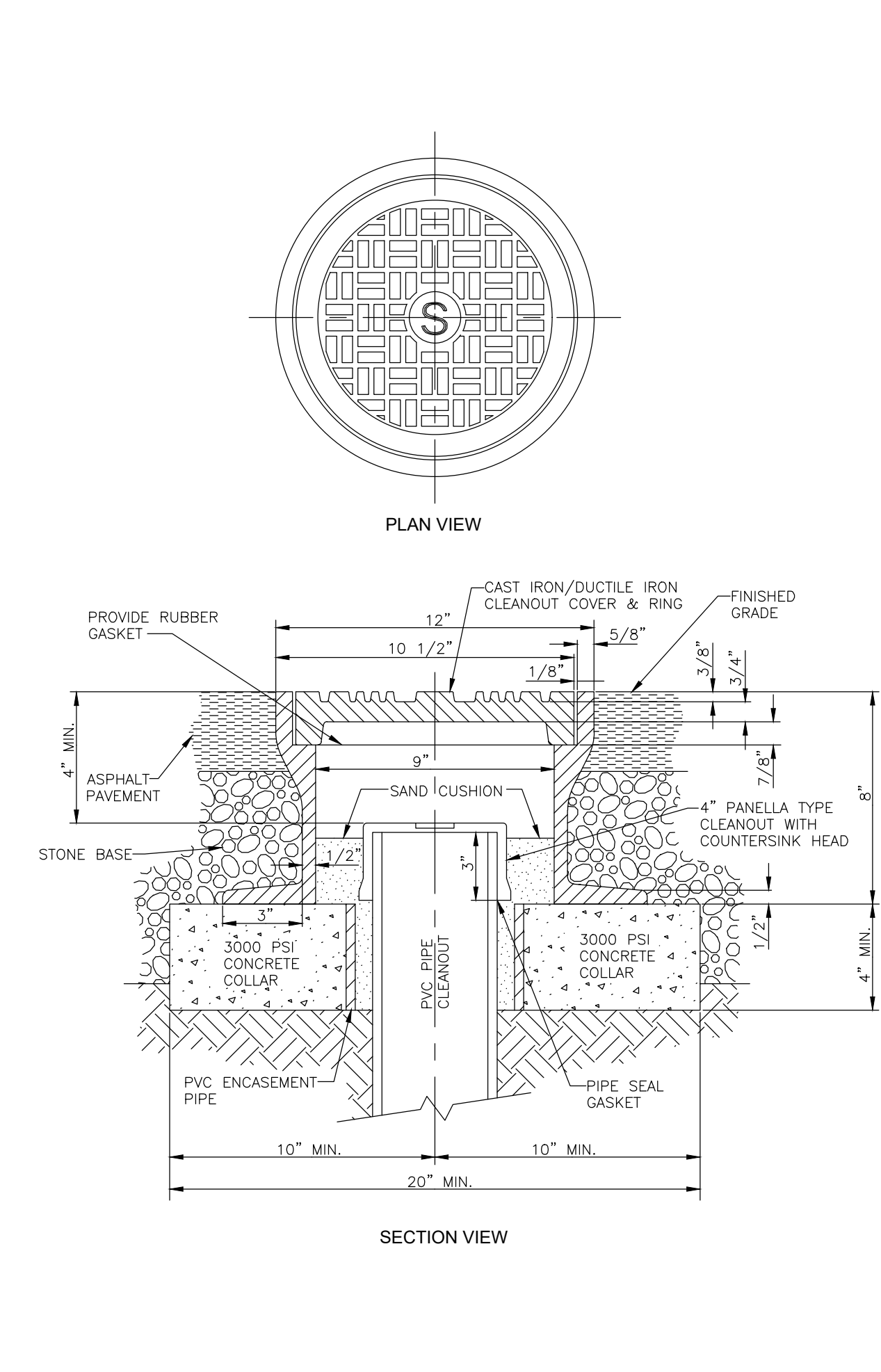
**U1 SANITARY SEWER LATERAL TAPPING SADDLE**



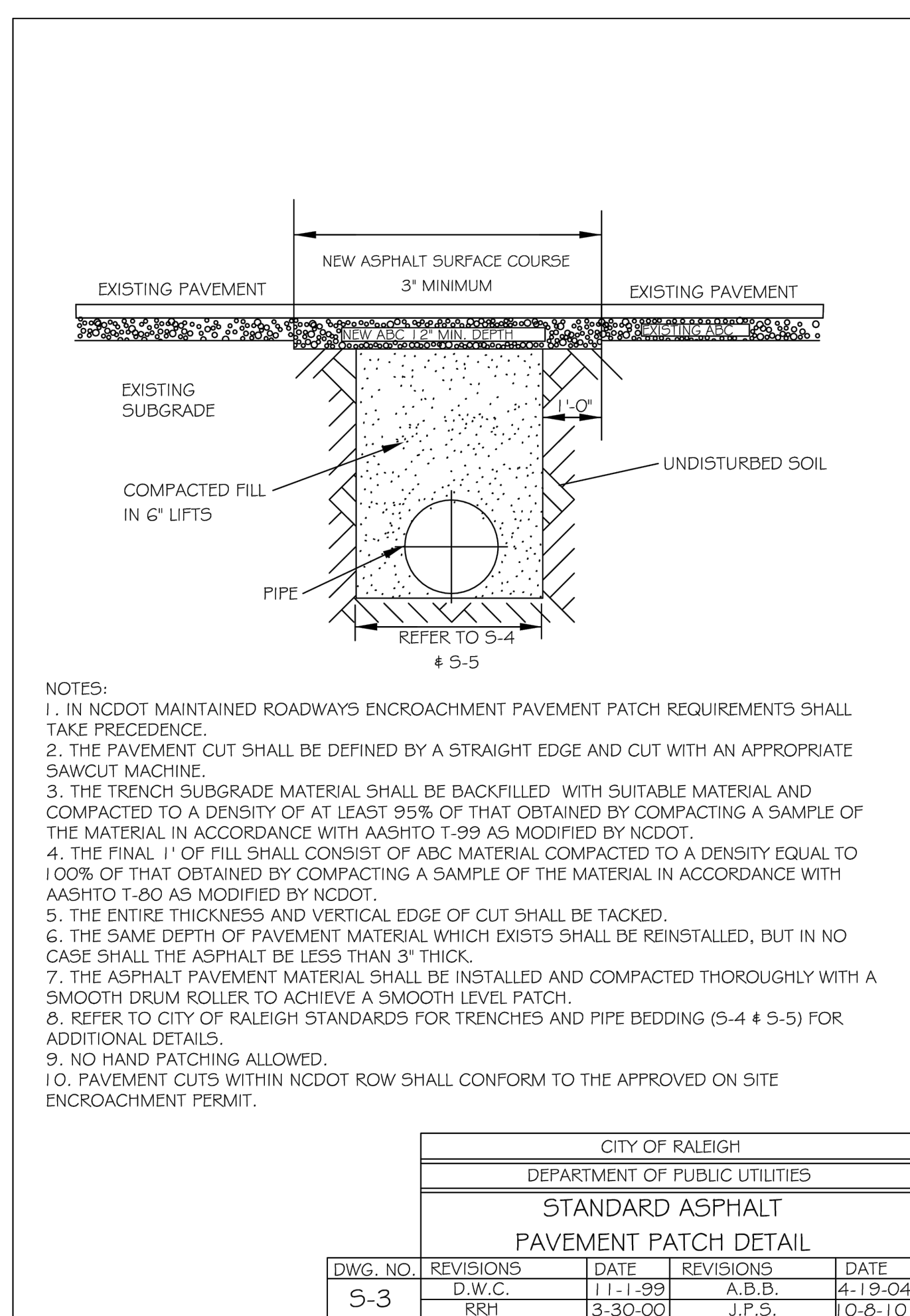
**U2 4" CLEANOUT PLUG**



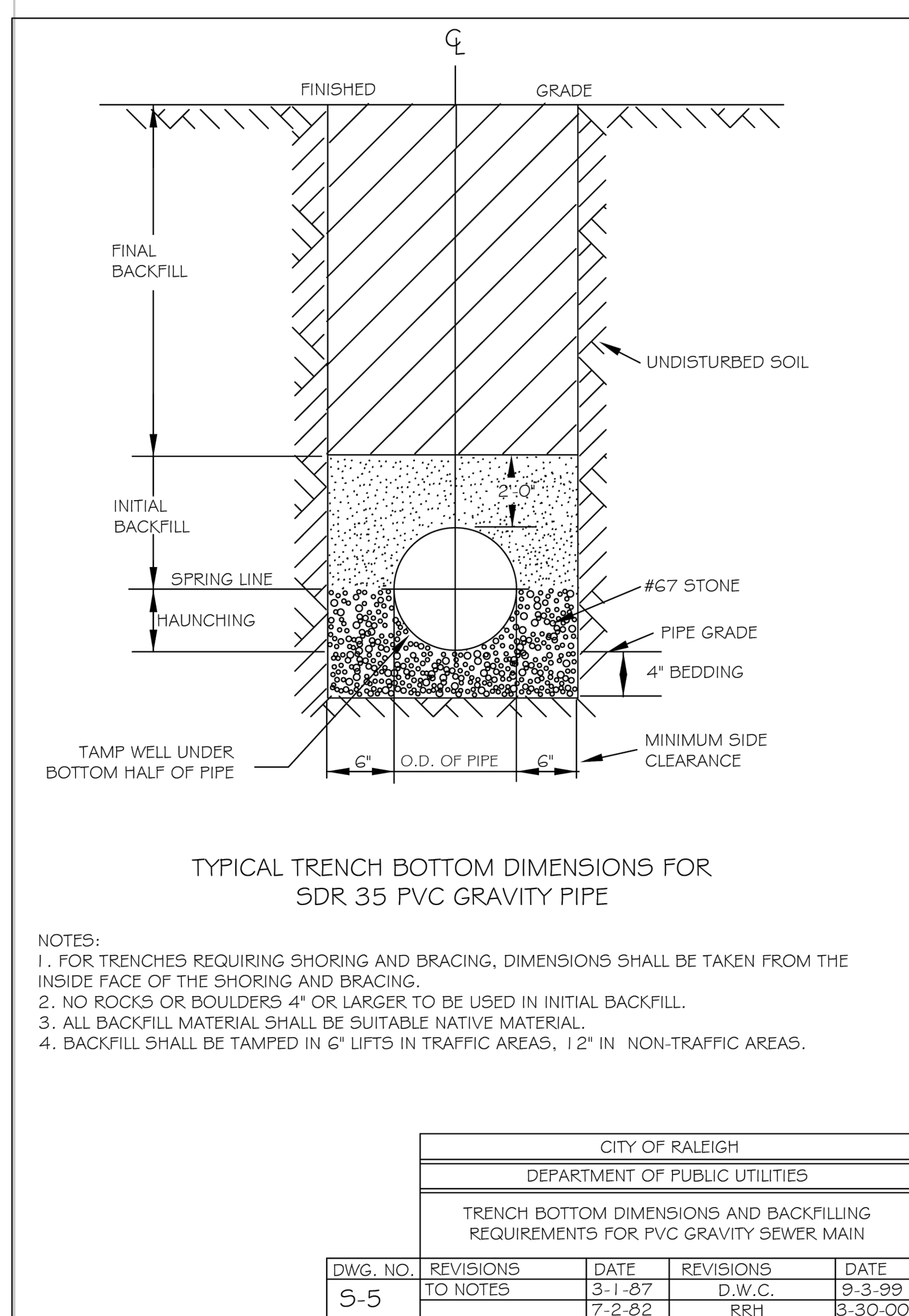
**U3 TYPICAL SANITARY SEWER LATERAL CONNECTION**



**U4 TRAFFIC BEARING CLEANOUT**



**U5 STANDARD ASPHALT PAVEMENT PATCH**



**U5 TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN**

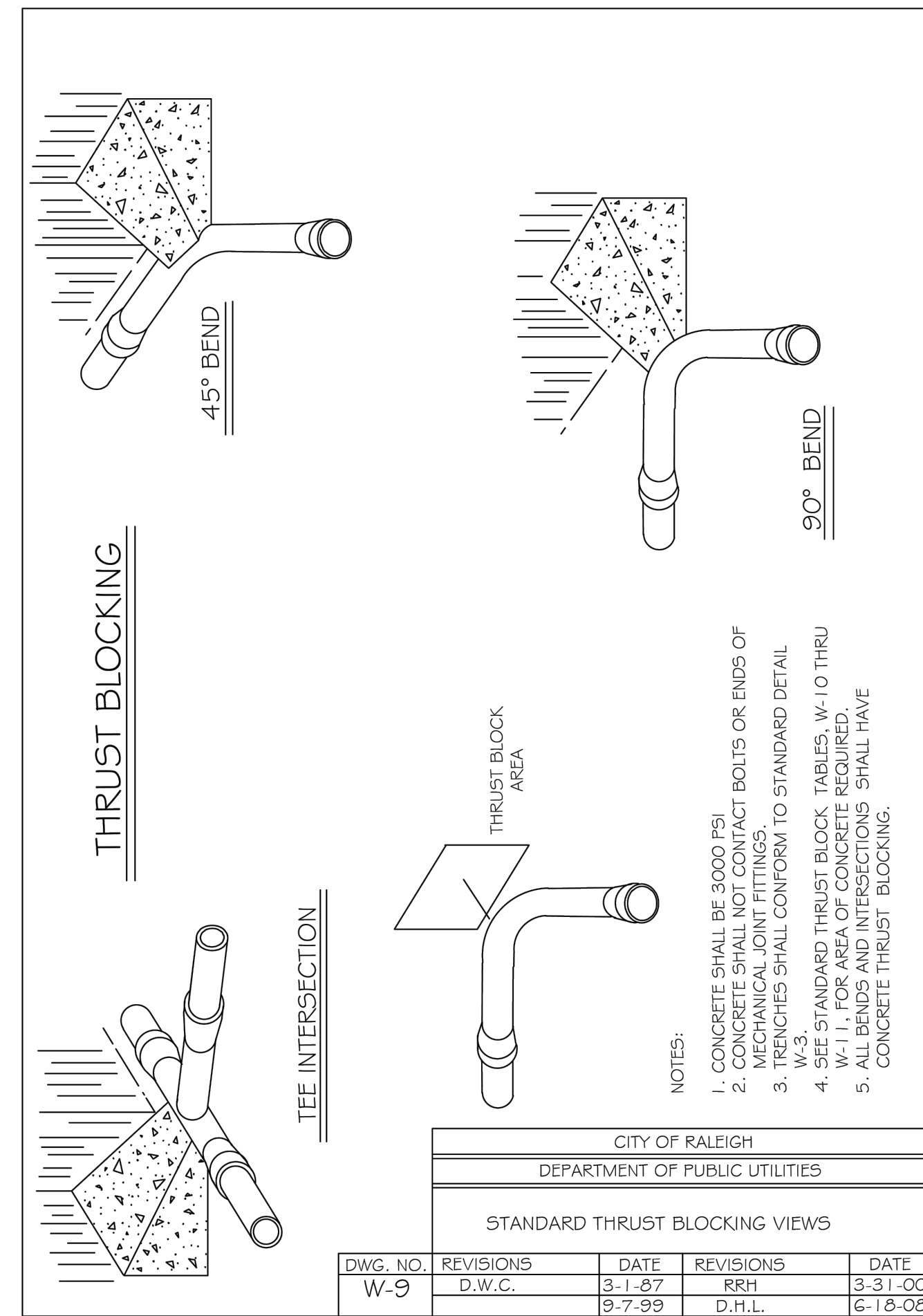
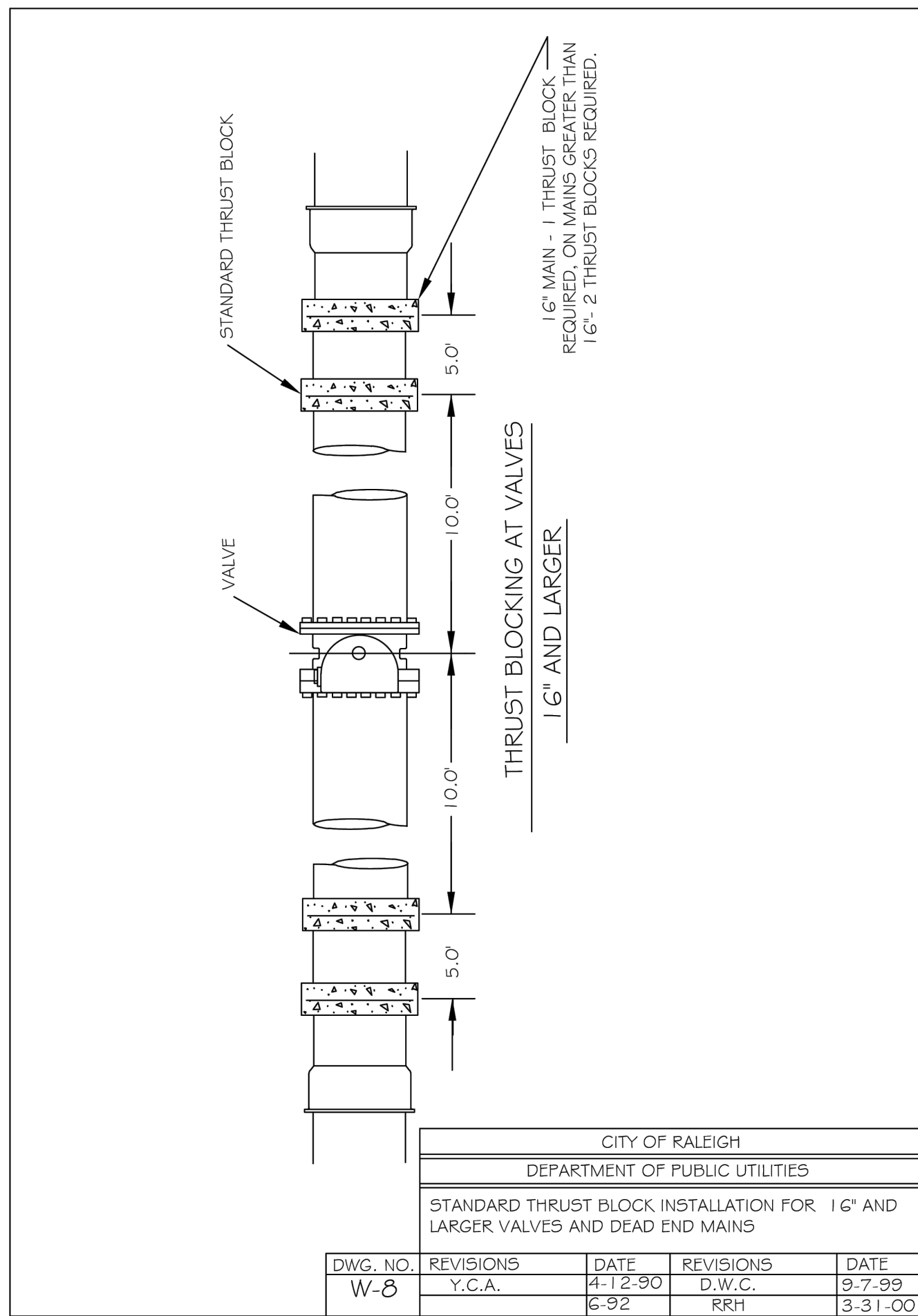
**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

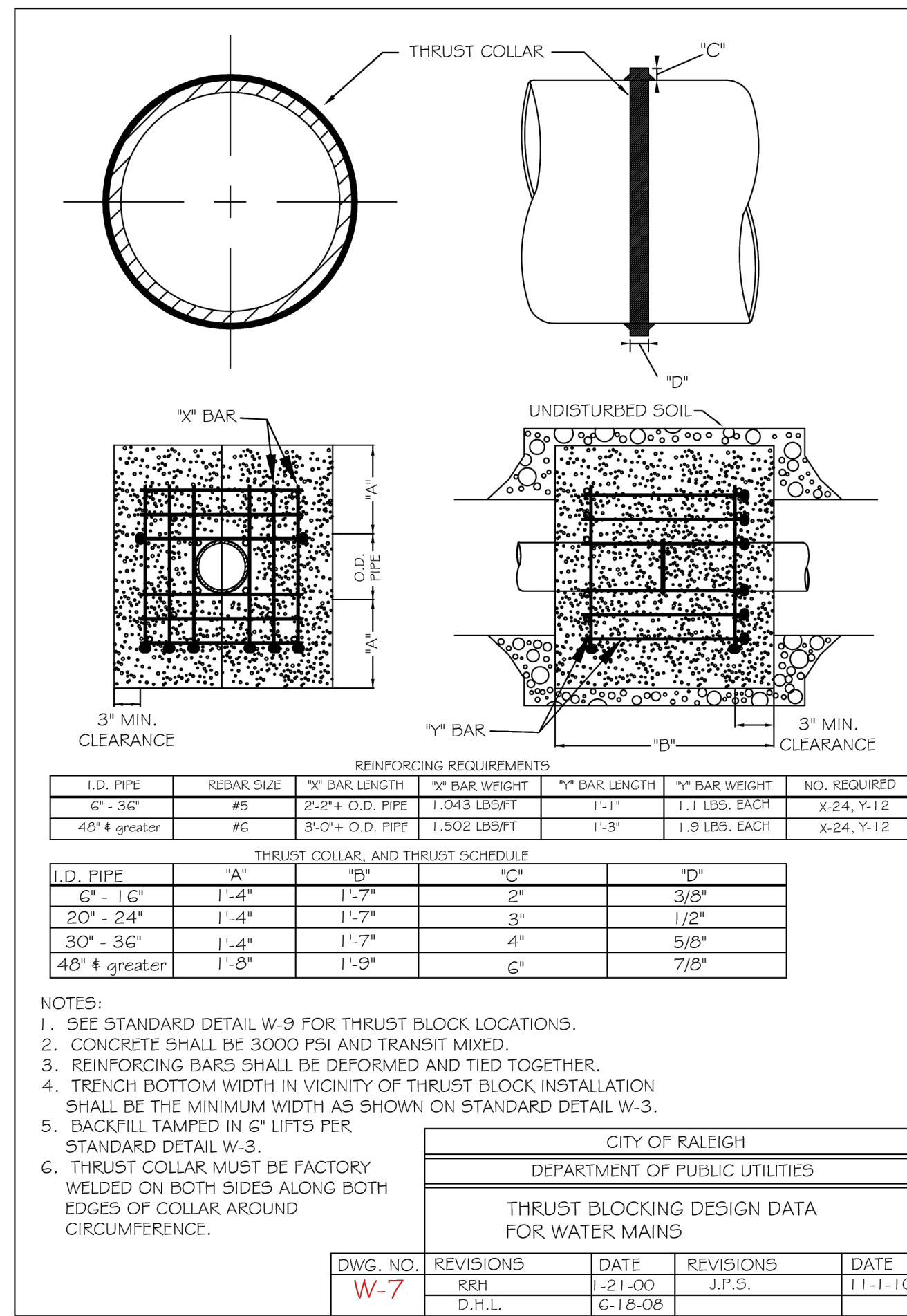
NO.	REVISION	DATE

F:\Public\10-Projects\669-23\_6312\_Anasus Drive Office (AKE)\00-Drawing\54-Detail\669-23\_D-2\_Series.dwg Dec 08, 2023 - 4:12pm BY: krcantz





**U8 STANDARD THRUST BLOCKING DETAILS**



**REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS**  
BASED ON TEST PRESSURE OF 200 P.S.I.

ALL AREAS GIVEN IN SQUARE FEET.

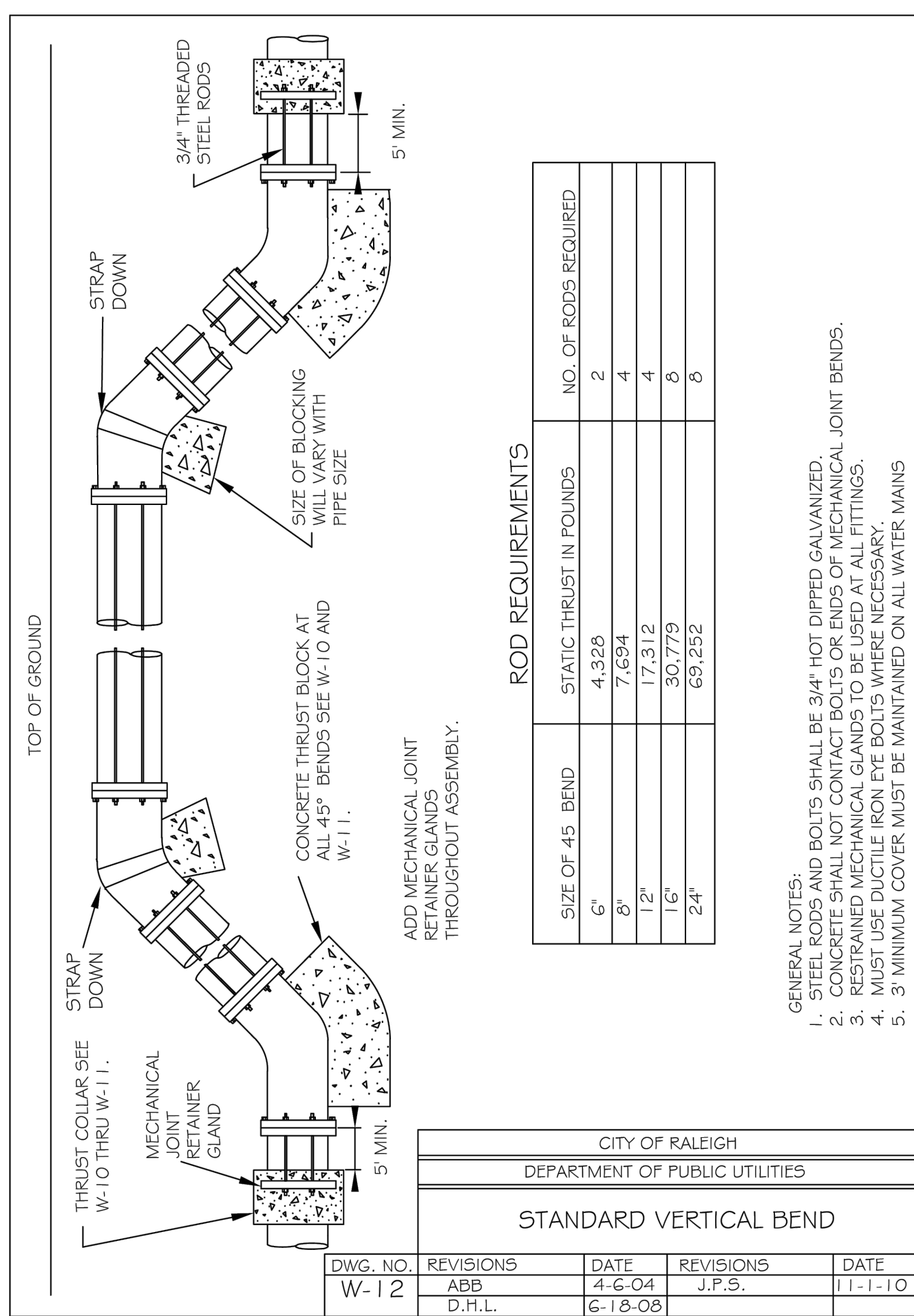
SIZE AND DEGREE OF BEND	STATIC THRUST IN POUNDS	UNDISTURBED DRY CLAY - 4000 LBS/FT <sup>2</sup>	SOFT CLAY - 2000 LBS/FT <sup>2</sup>	LECO LBS/FT <sup>2</sup> GRAVEL / COARSE SAND	3000 LBS/FT <sup>2</sup> ANVILS DRY	SAND - COMPACT FIRM	SAND - CLEAN DRY	SOIL 1000 LBS/FT <sup>2</sup> OVER 1000 LBS/FT <sup>2</sup>	ADCK TOPK 1000 LBS/FT <sup>2</sup>
6"									
11 1/4°	1,108	1	1	1	1	1	2	1	
22 1/2°	2,207	1	2	2	1	1	1	3	1
45°	4,328	2	3	3	1	1	2	5	1
90°	7,996	2	4	5	1	1	2	8	1
PLUG	5,655	2	3	4	1	1	2	6	1
8"									
11 1/4°	1,970	1	1	2	1	1	1	2	1
22 1/2°	3,922	1	2	3	1	1	1	4	1
45°	7,694	2	4	5	1	1	2	8	1
90°	14,215	4	8	9	2	2	4	15	2
PLUG	10,053	3	5	6	2	2	3	10	1
12"									
11 1/4°	4,433	2	3	3	1	1	2	5	1
22 1/2°	8,826	3	5	6	2	2	3	9	1
45°	17,312	5	9	11	3	3	5	18	2
90°	31,993	8	16	19	4	4	8	32	4
PLUG	22,619	6	12	14	3	3	6	23	3
16"									
11 1/4°	7,881	2	4	5	1	1	2	8	1
22 1/2°	15,691	4	8	10	2	2	4	16	2
45°	30,779	8	16	19	4	4	8	31	4
90°	56,861	15	29	35	8	8	15	57	6
PLUG	40,213	10	21	25	5	5	10	41	5

REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.

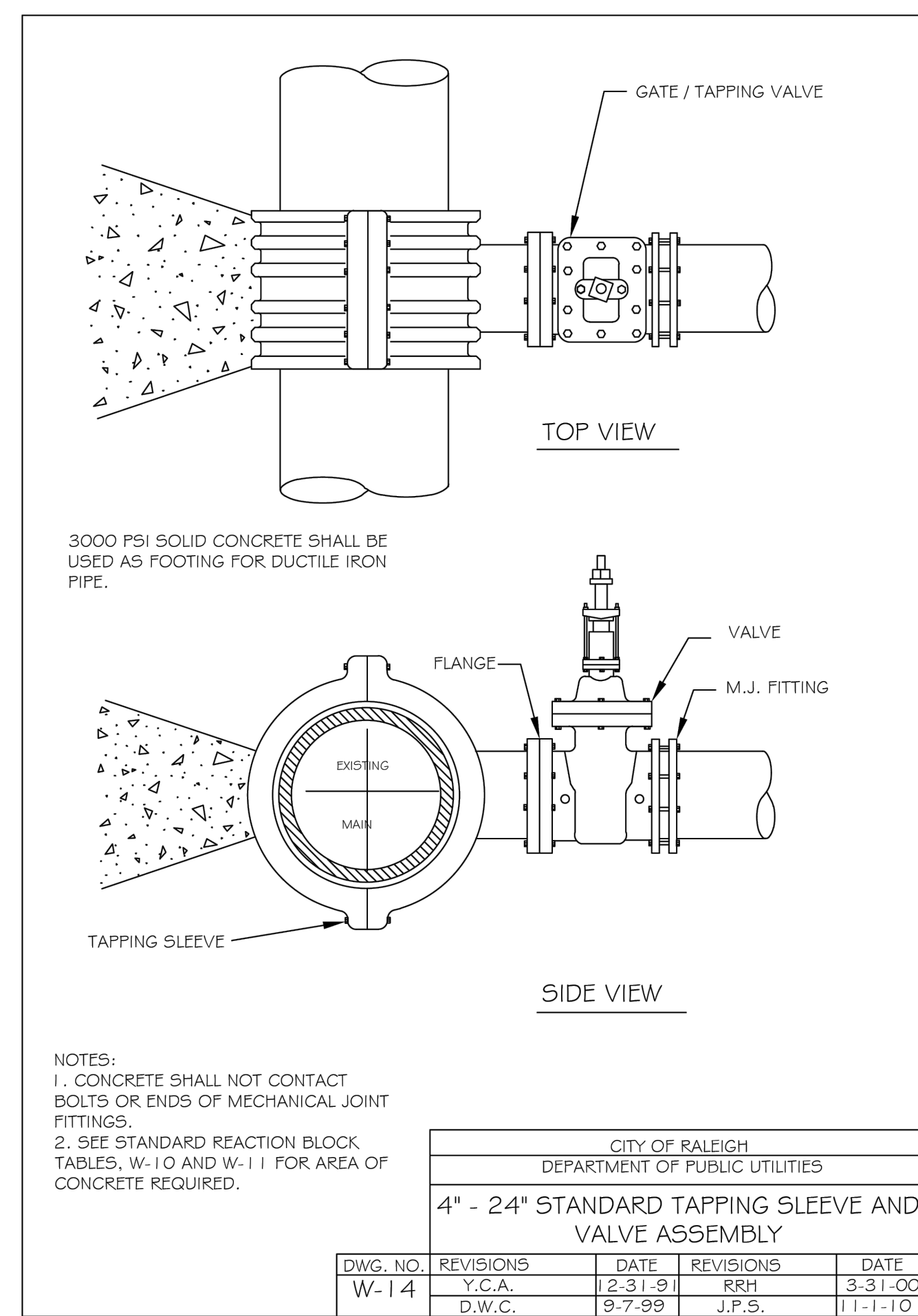
USE 6" - 80 BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-10	D.W.C.	6-23-99		

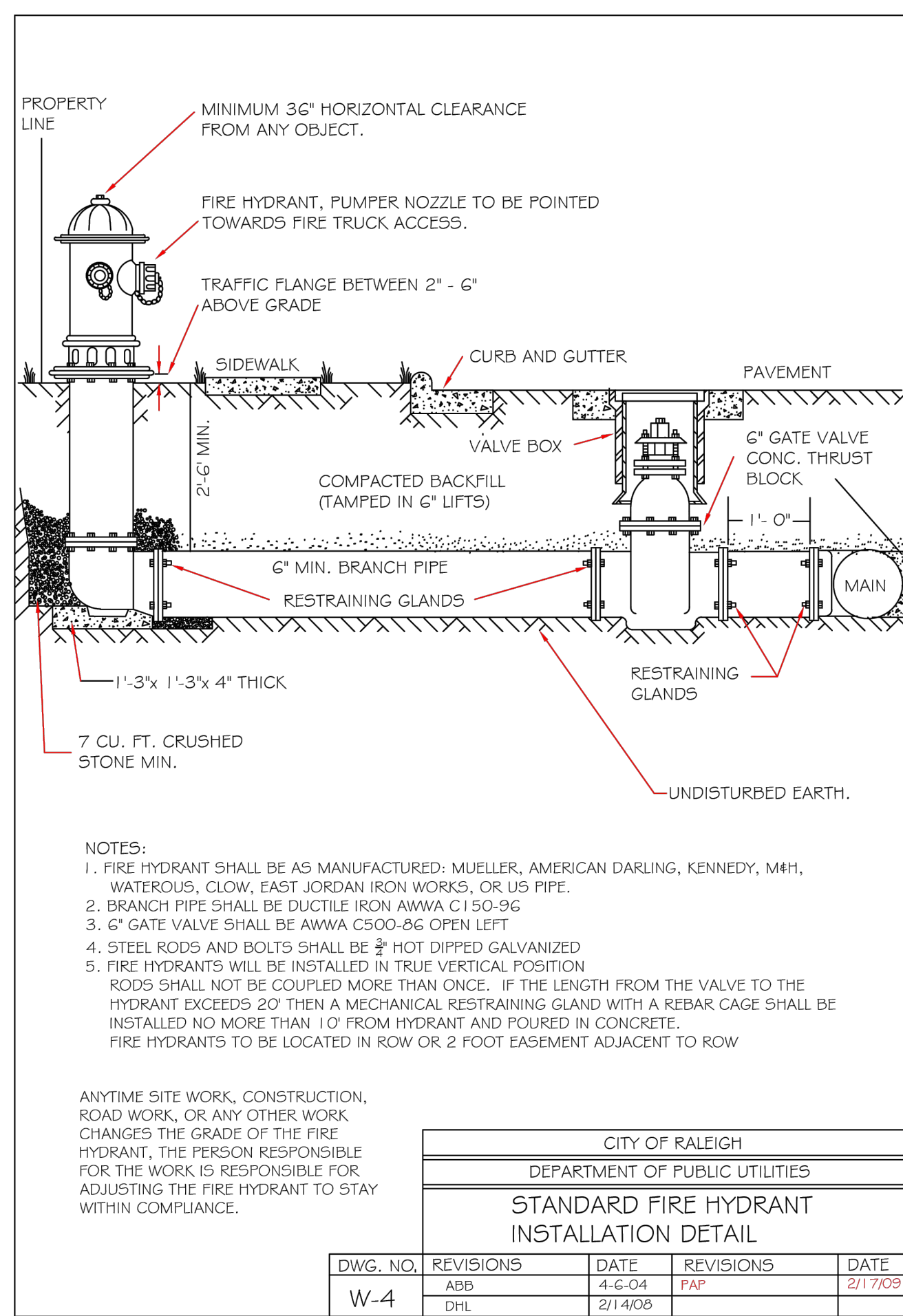
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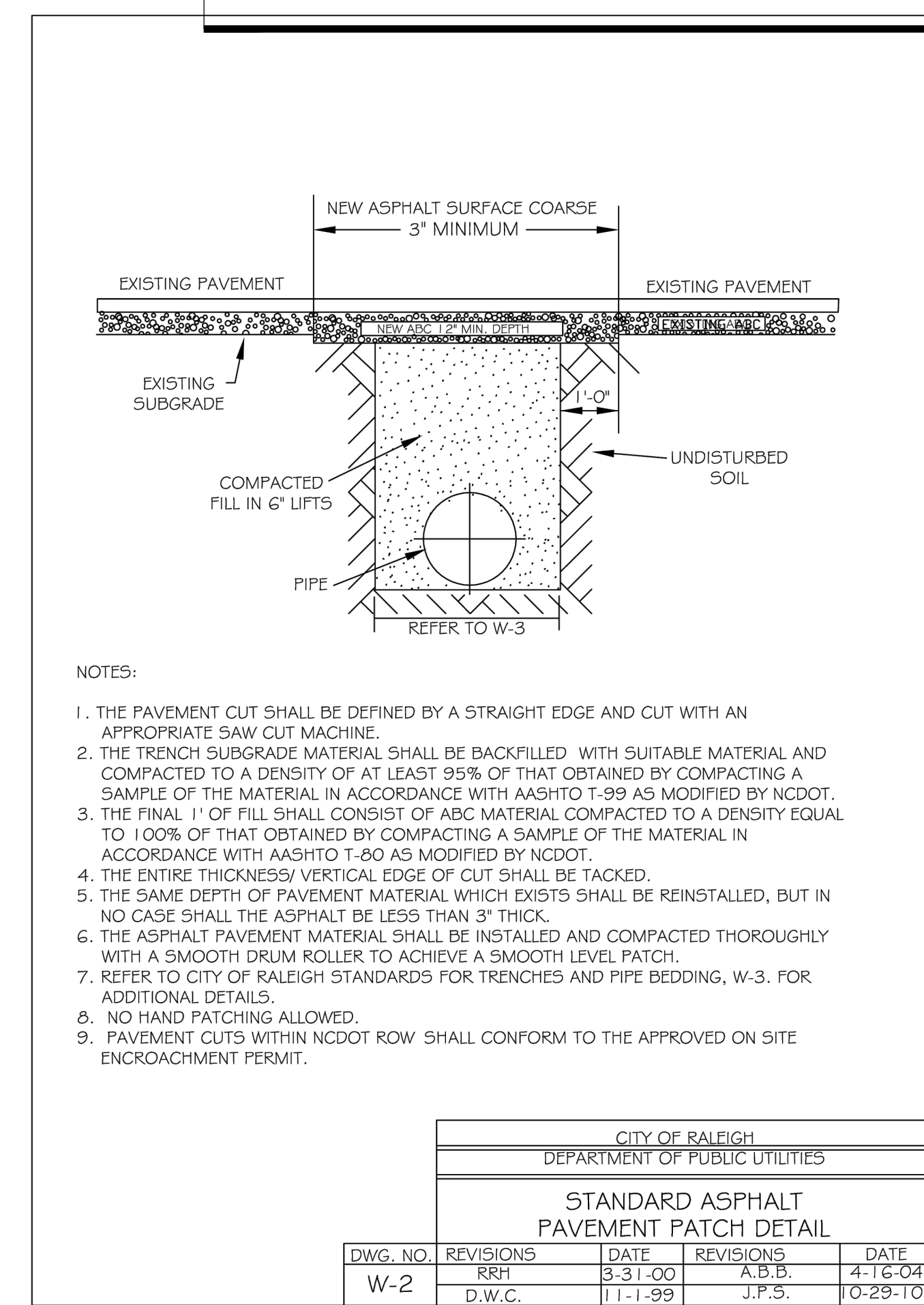
**U9 STANDARD VERTICAL BEND**



**U10 STANDARD TAPPING SLEEVE AND VALVE**



**U11 STANDARD FIRE HYDRANT INSTALLATION**



**U12 STANDARD ASPHALT PAVEMENT PATCH**

C:\Public\10-Projects\669-23\_6312\_Angus Drive Office (AKE)\30-Drawing\54-Drawing\669-23\_D-2\_Series.dwg Dec 08, 2023 4:12pm BY:krantz

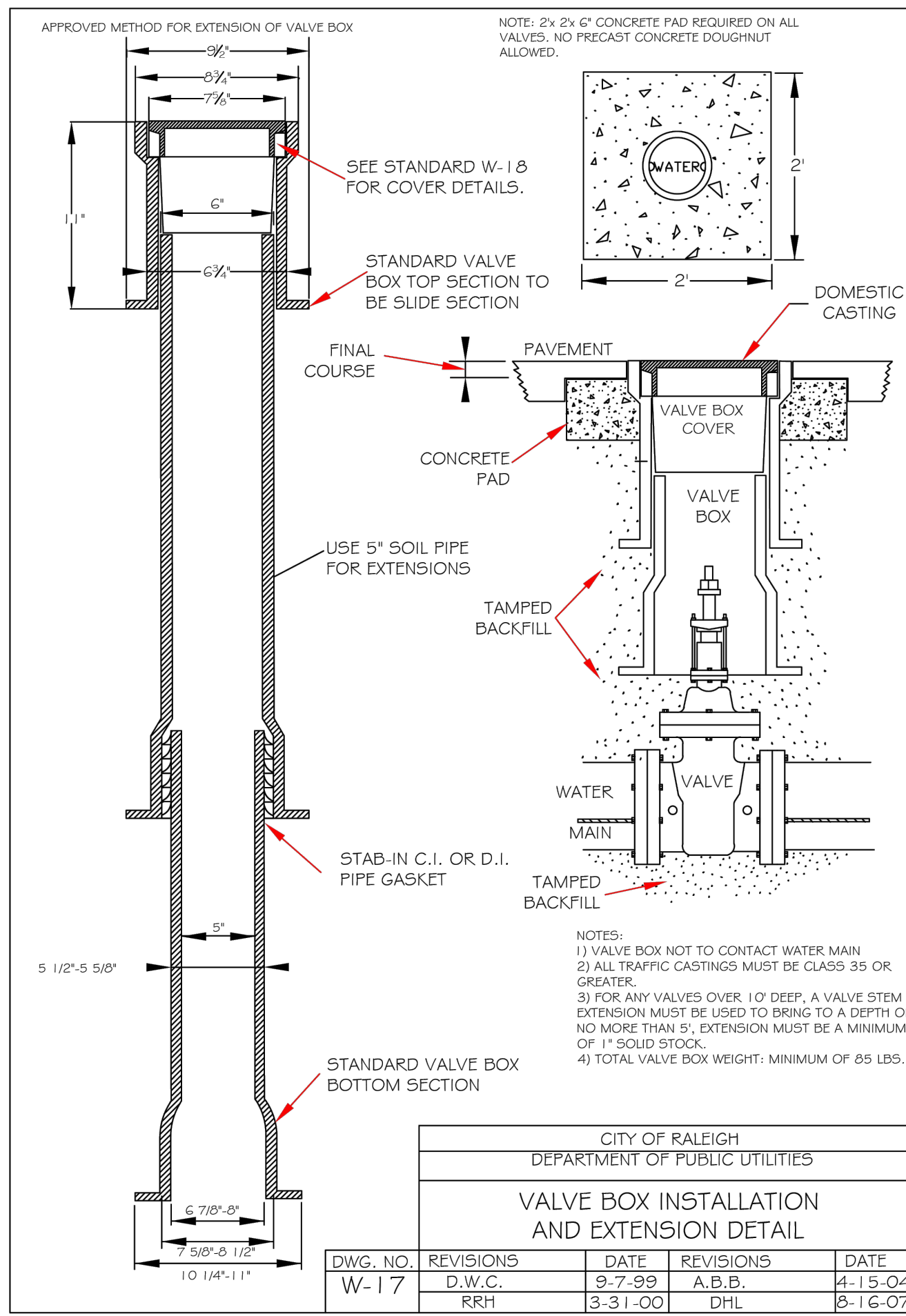
**AKE ELECTRIC CORPORATE OFFICE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW**  
UTILITY DETAIL SHEET

**PAST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601  
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3311

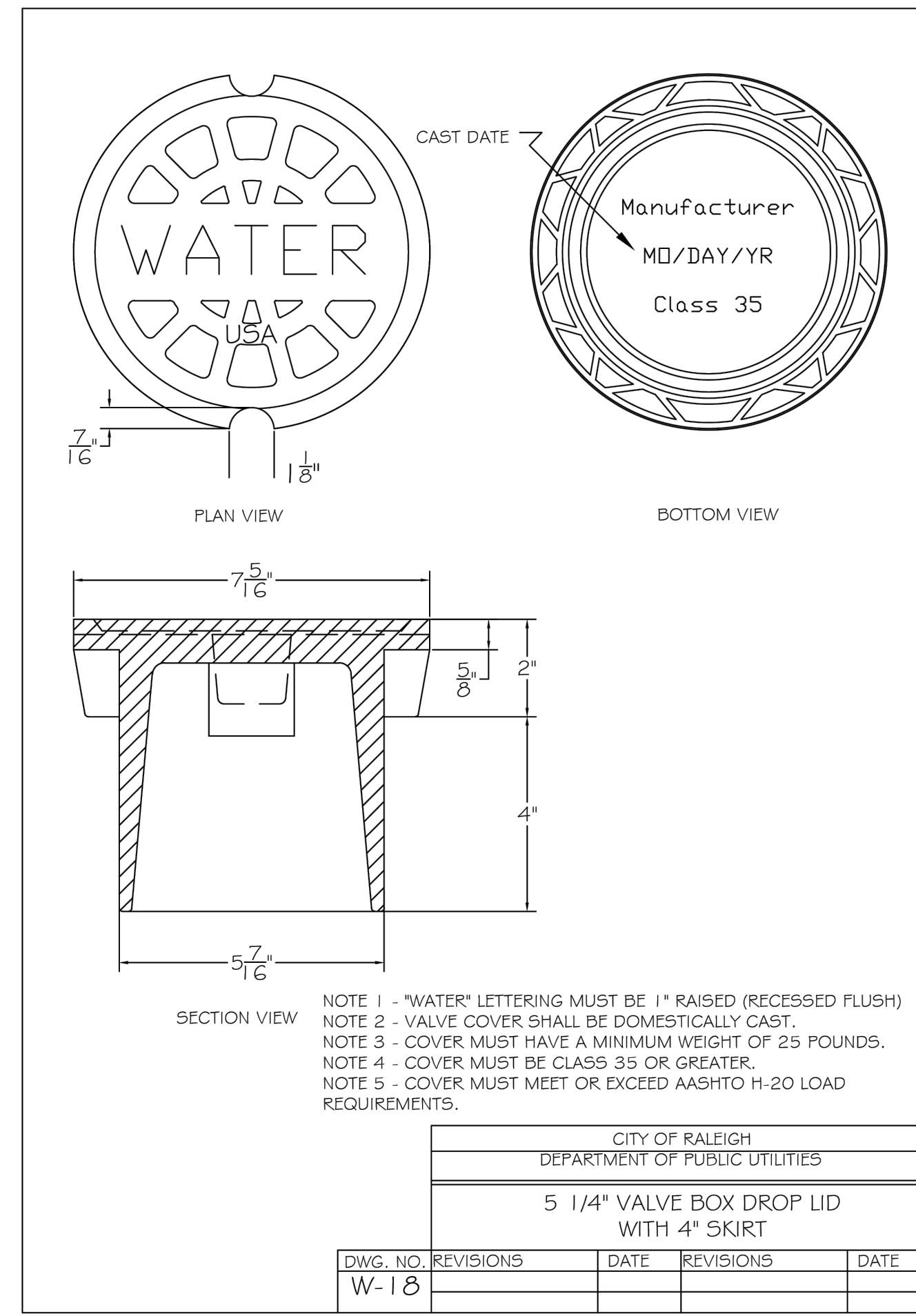
PREPARED FOR:  
AKE ELECTRIC  
1012 INVESTMENT BLVD, STE 102  
APEX, NORTH CAROLINA 27502  
DATE: 7.18.2023  
PROJECT ENGINEER:  
PJP  
PROJECT CADD DESIGNER:  
PJP  
PROJECT SURVEYOR:  
UNAVAILABLE

NO.	REVISION	DATE

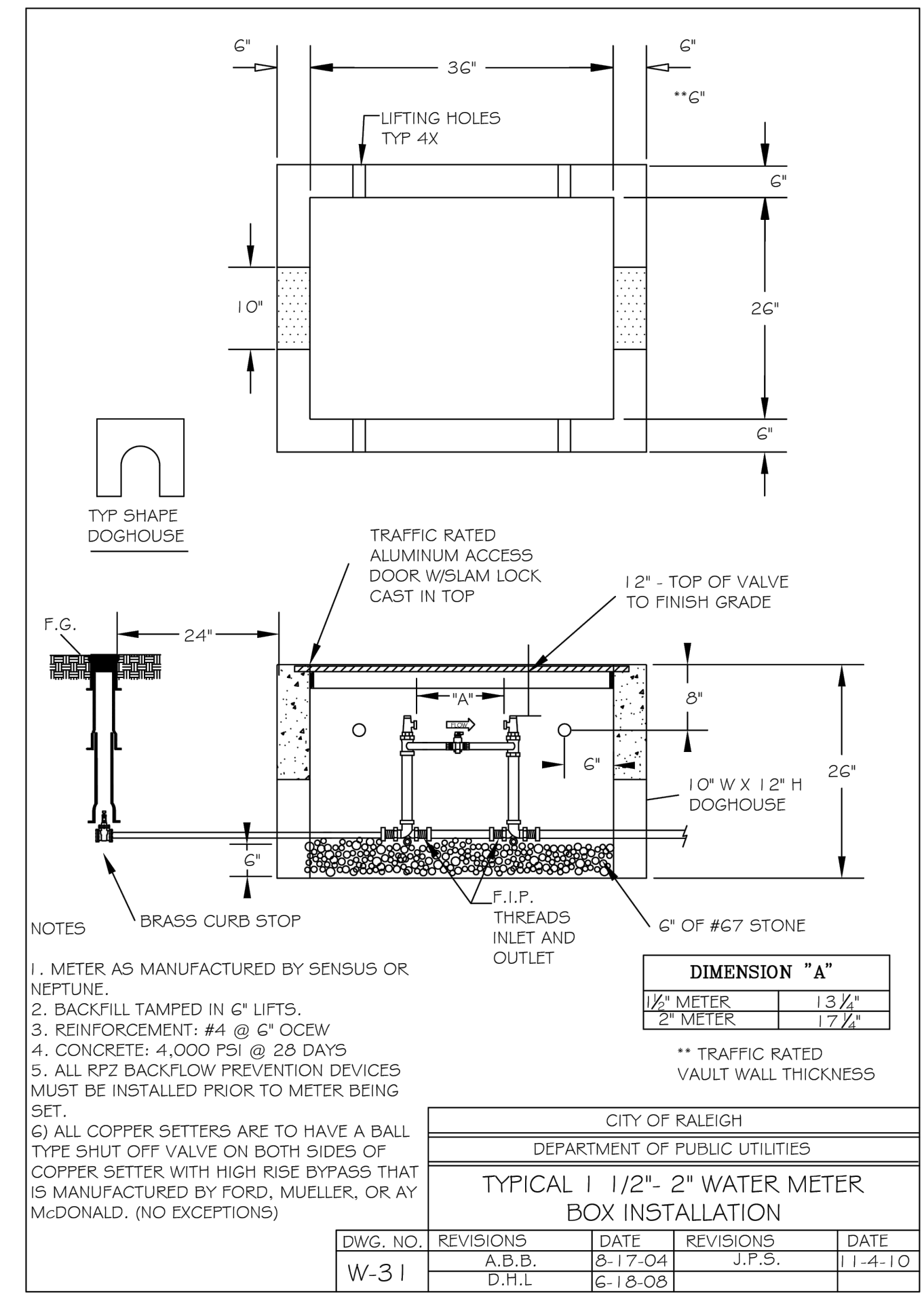
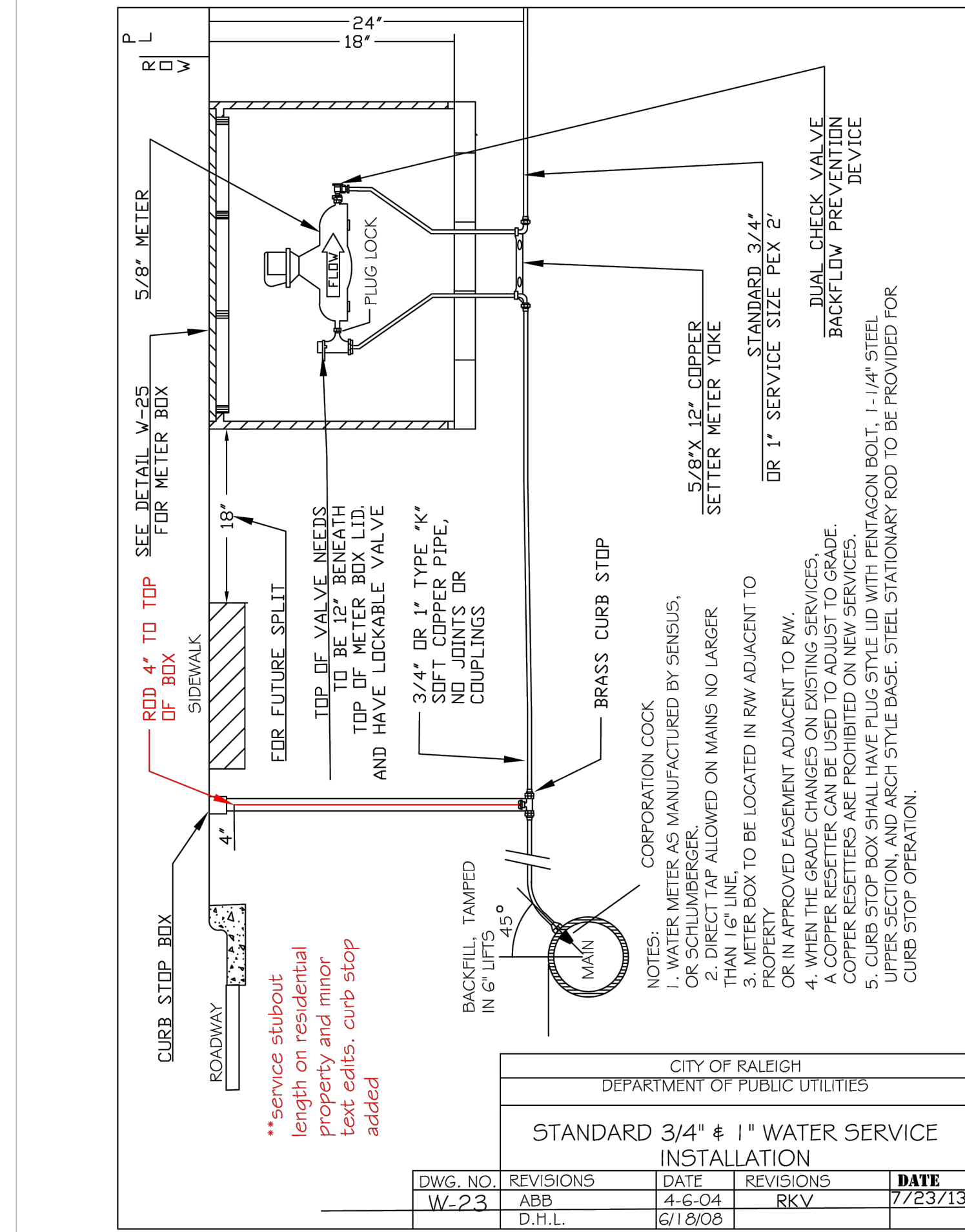
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**D-2.1**  
PROJECT NUMBER  
**669-23**



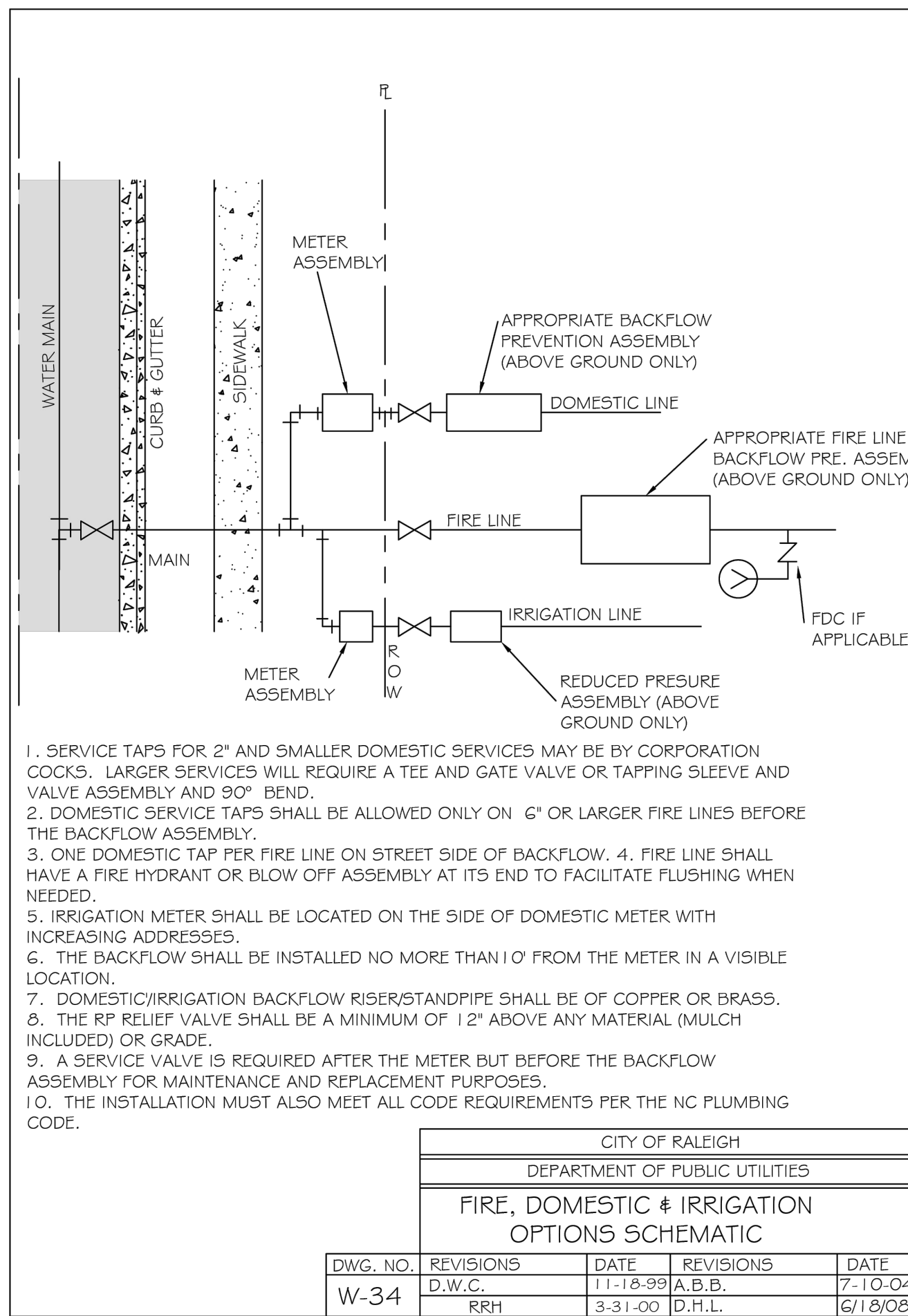
U13 VALVE BOX DETAILS



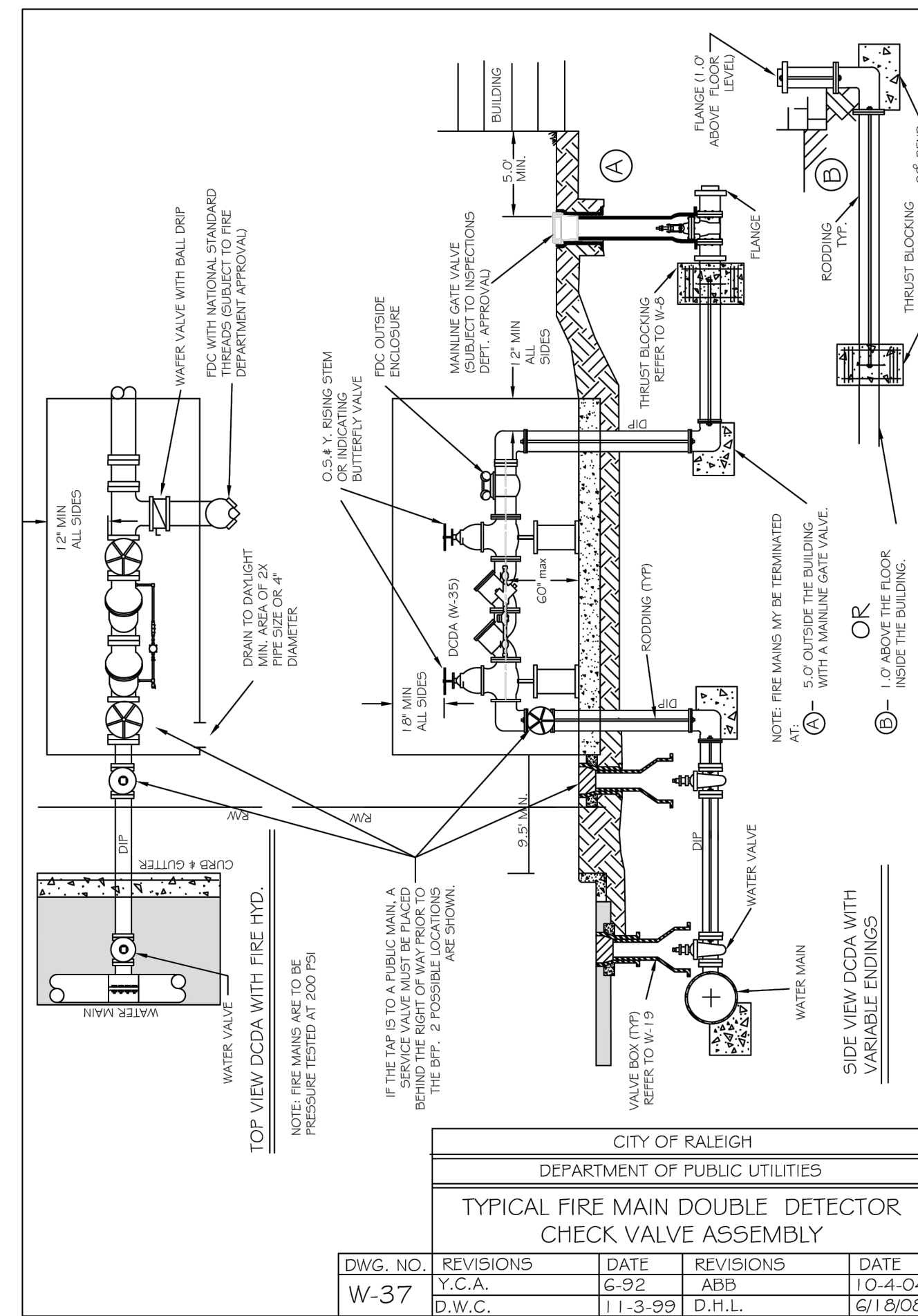
U14 STANDARD WATER SERVICE INSTALLATION



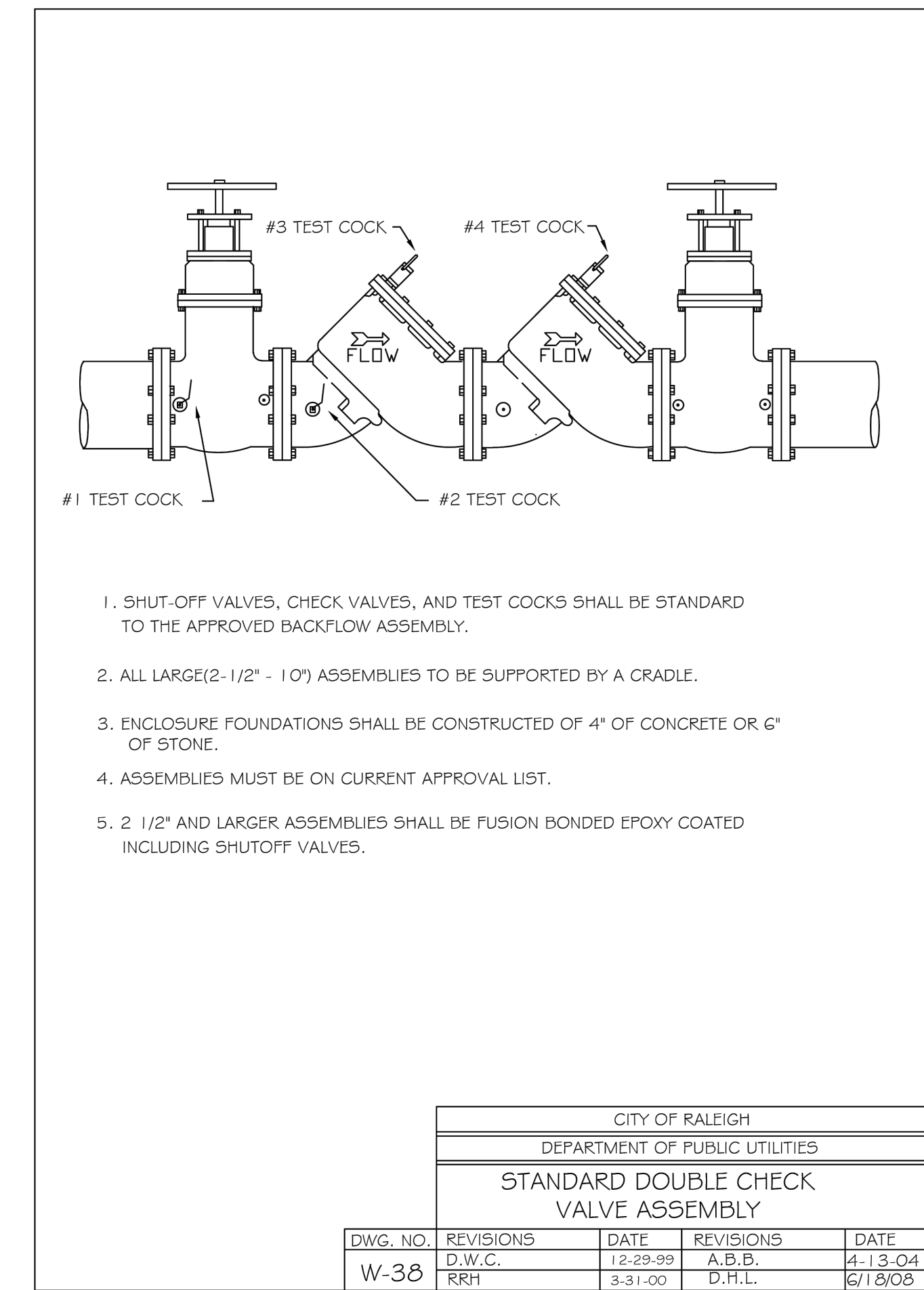
U15 TYPICAL WATER METER BOX INSTALLATION



U16 FIRE, DOMESTIC & IRRIGATION SCHEMATIC



U17 FIRE MAIN DOUBLE DETECTOR CHECK VALVE ASSEMBLY



U18 STANDARD DOUBLE CHECK VALVE ASSEMBLY

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F:\Public\10-Projects\600-699\669-23\_6312\_Anstus Drive Office (AKE)\60-Drawing\54-Drawing\669-23\_D-2\_Series.dwg Dec 08, 2023 - 4:30pm BY: krcantz

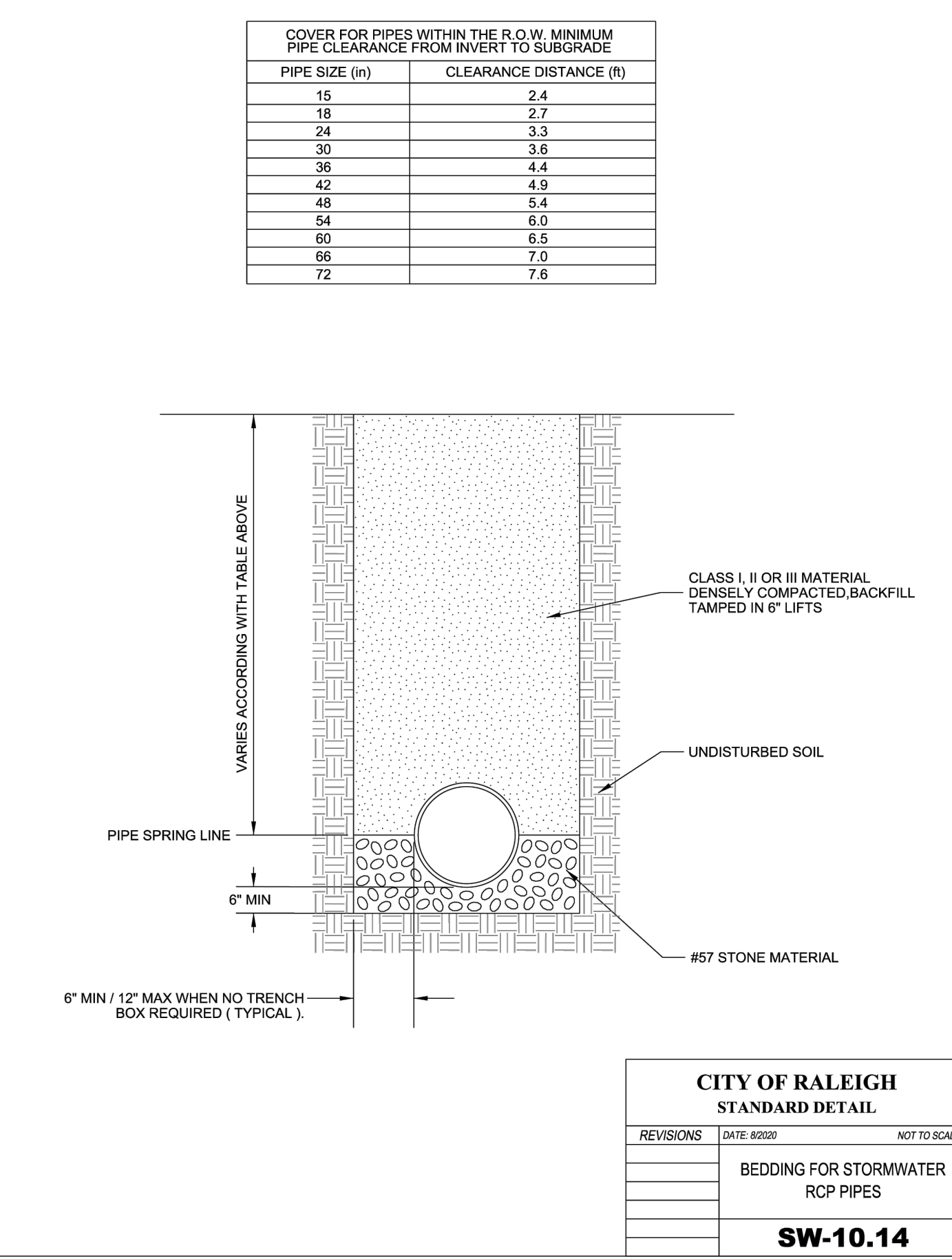
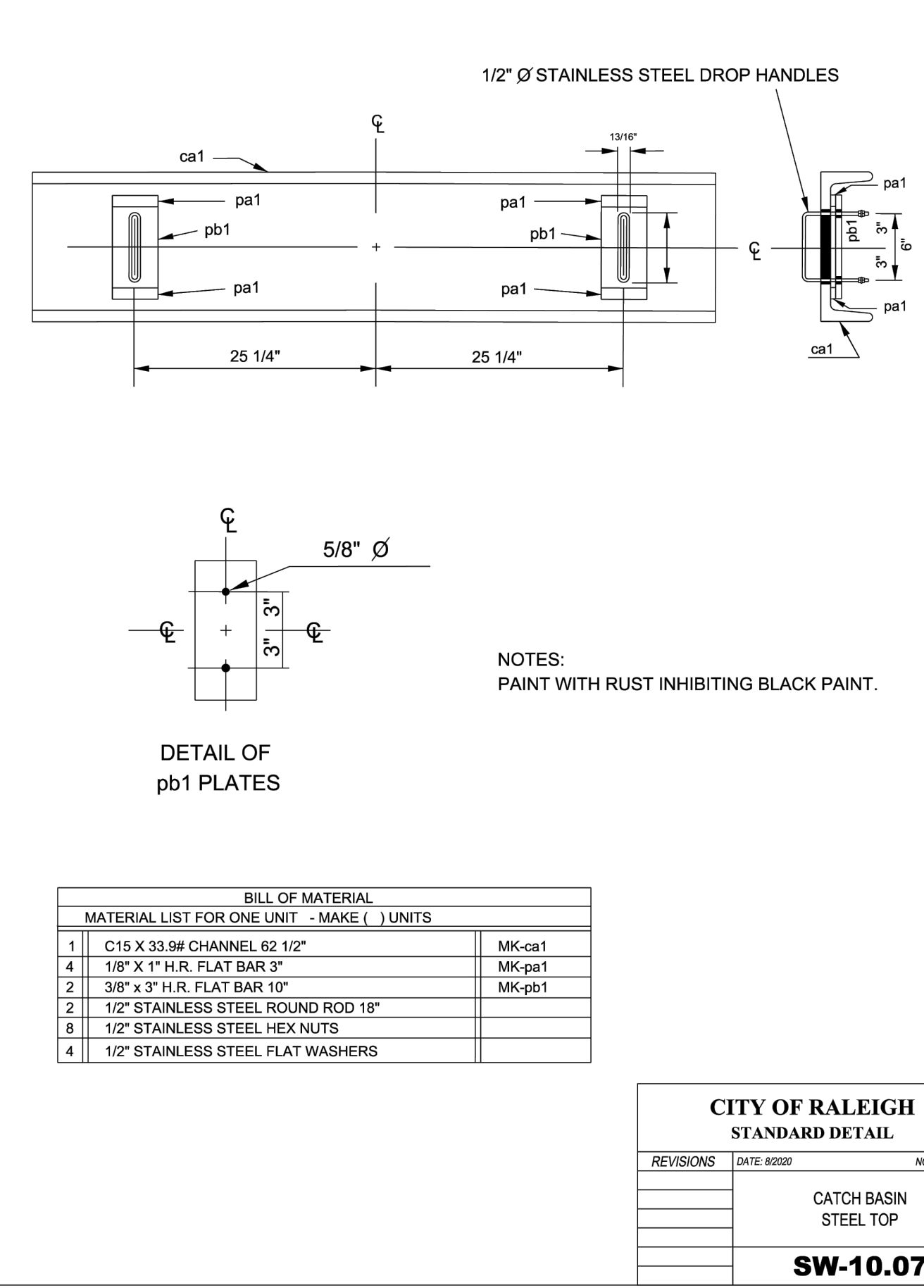
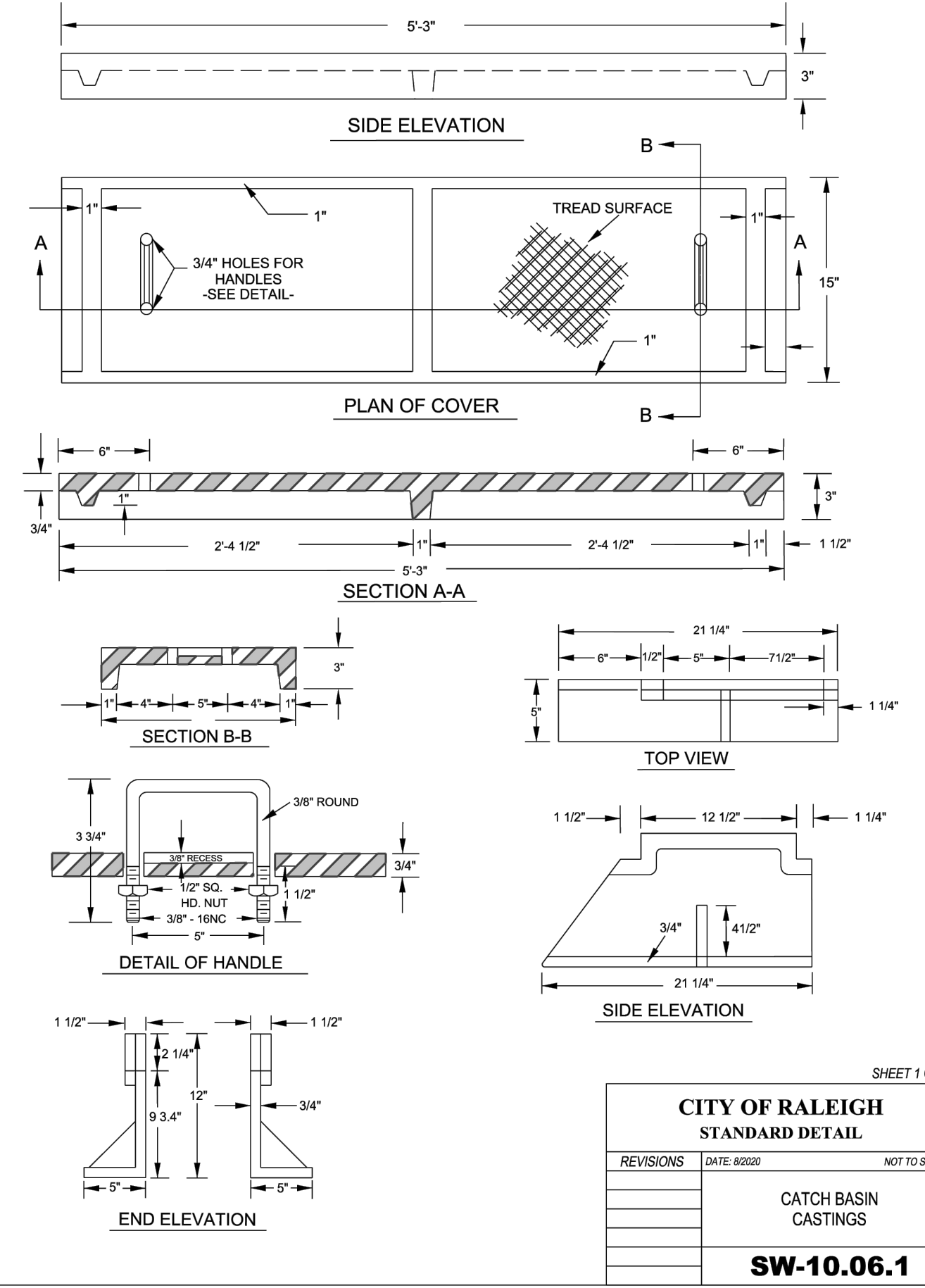
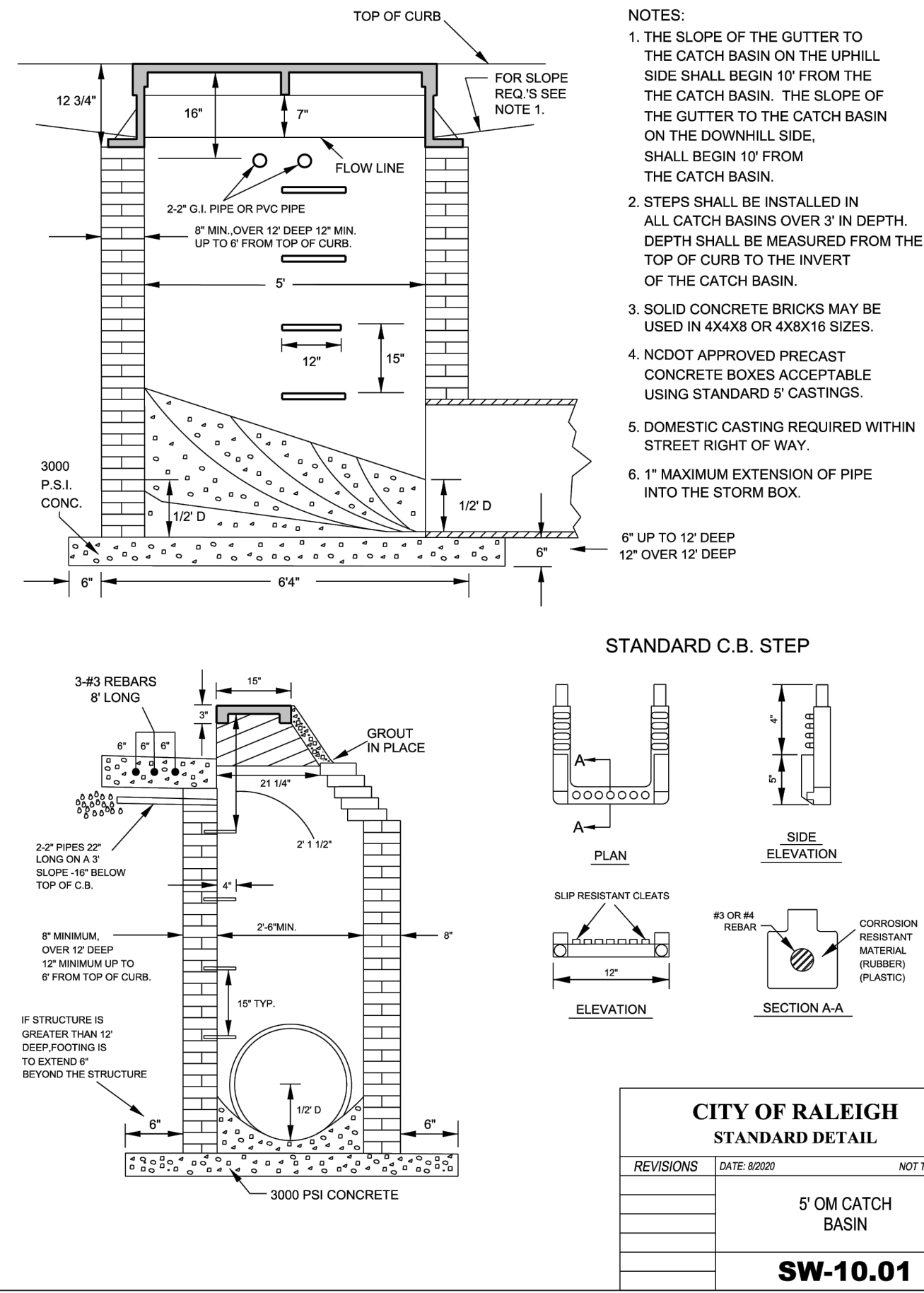
**AKE ELECTRIC CORPORATE OFFICE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW**  
**UTILITY DETAIL SHEET**

**PAST DESIGN GROUP, PA**  
Engineering & Consulting  
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601  
Phone: 919 848 4399 Fax: 919 848 4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR: AKE ELECTRIC  
1012 INVESTMENT BLVD, STE 102  
APEX, NORTH CAROLINA 27502  
DATE: 7.18.2023  
PROJECT ENGINEER: PJP  
PROJECT CADD DESIGNER: PJP  
PROJECT SURVEYOR: UNKNOWNSURV

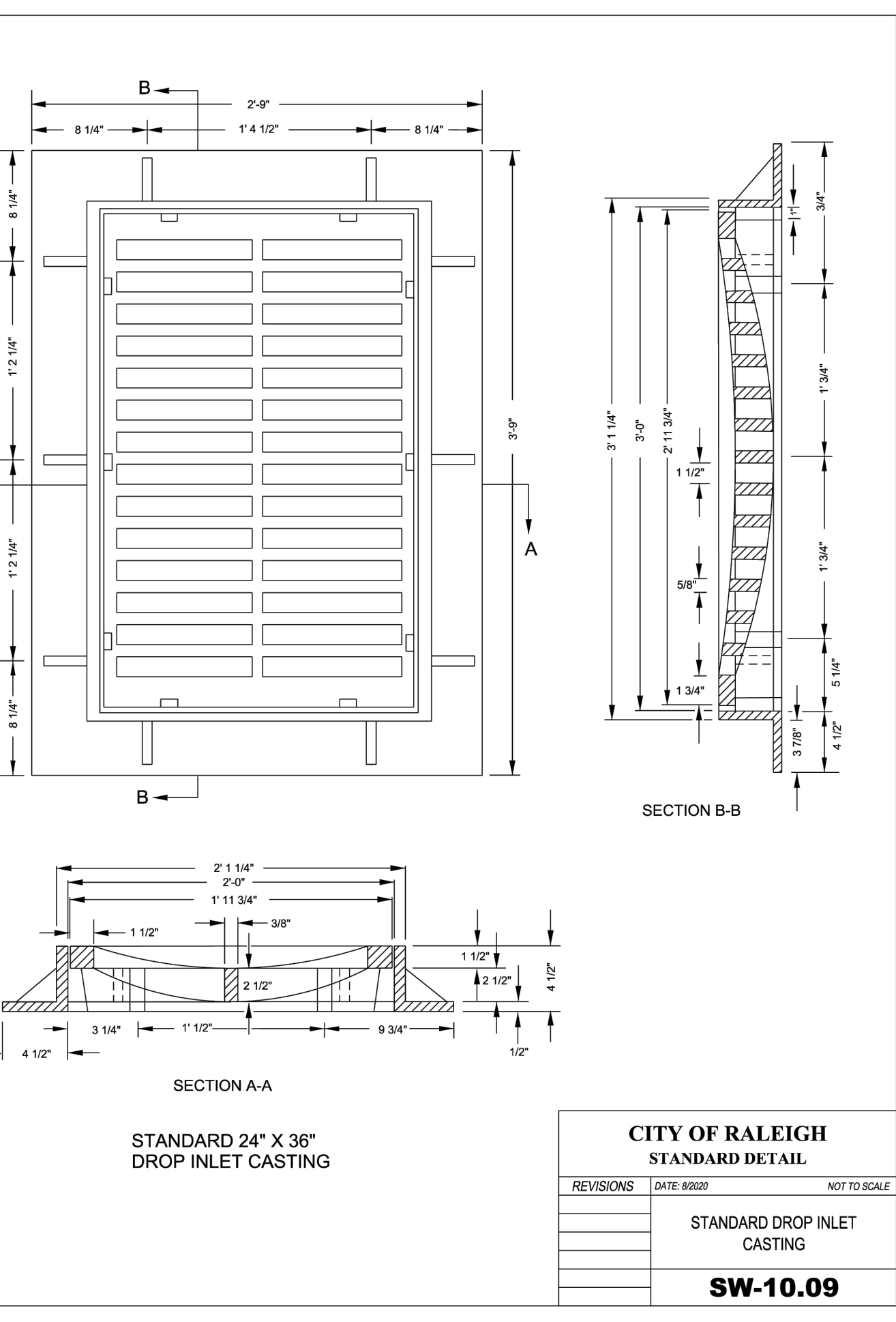
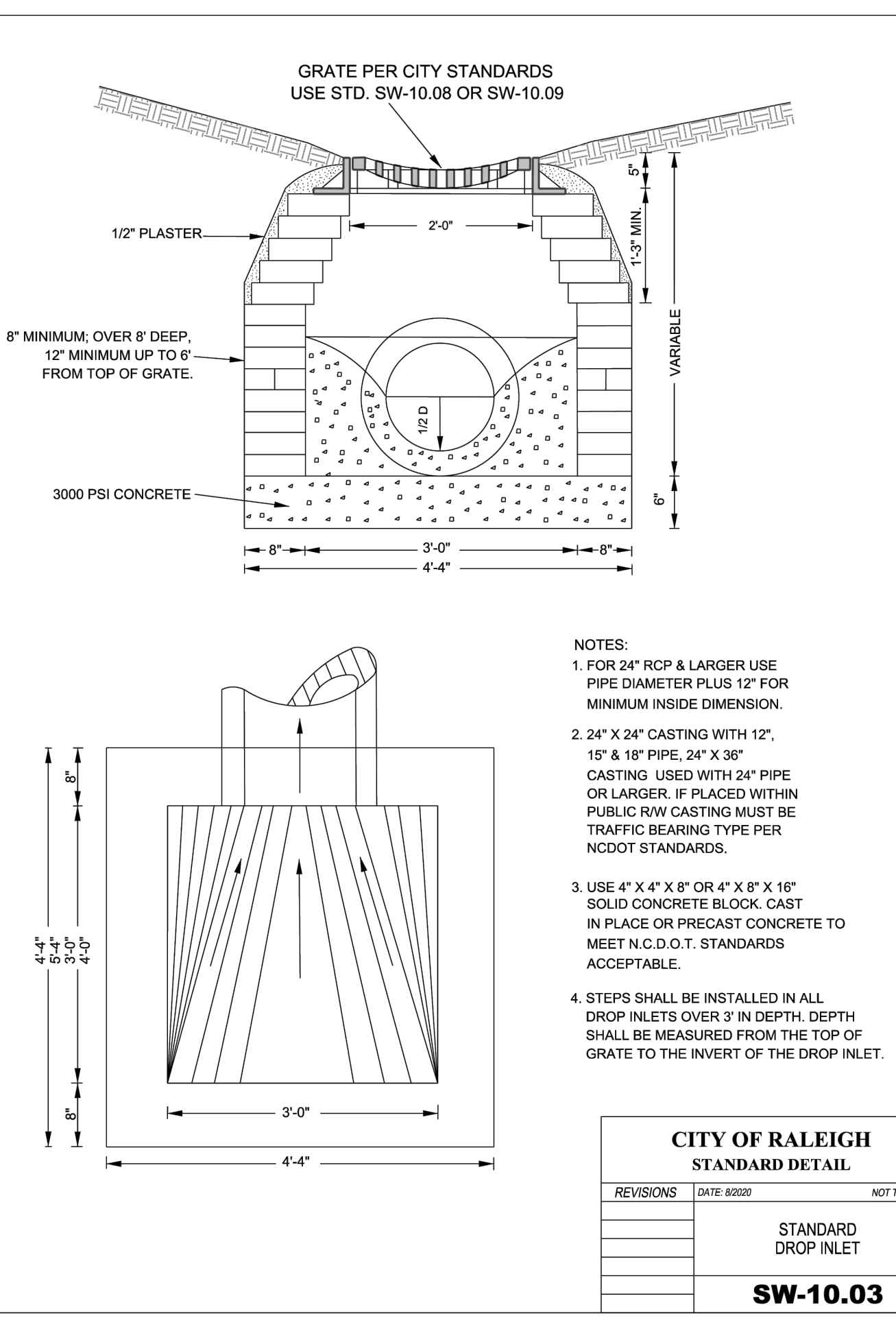
NO.	REVISION	DATE

**DRAWING SHEET**  
**D-2.2**  
PROJECT NUMBER  
**669-23**

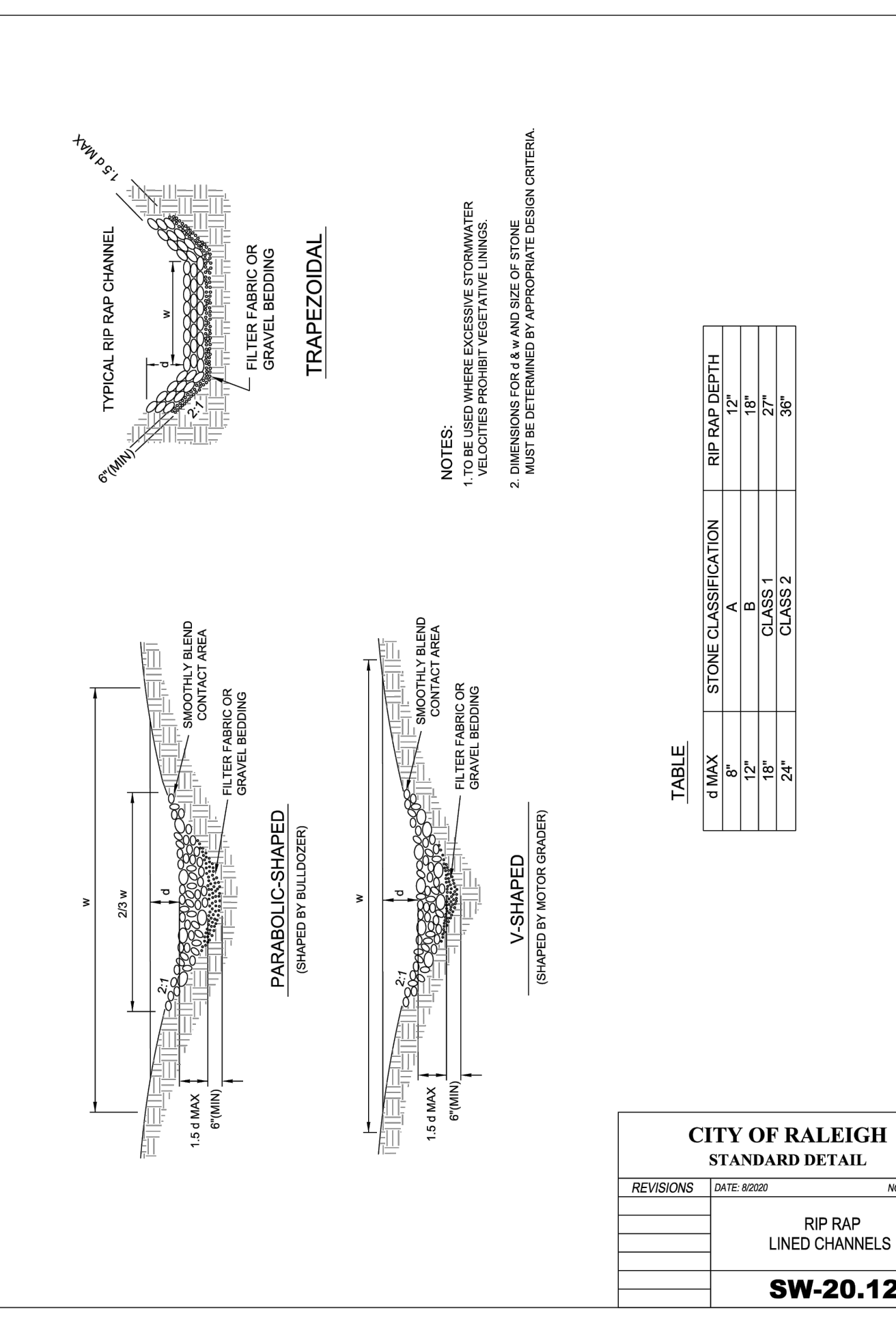


**D1 STANDARD CATCH BASIN DETAILS**

**D2 BEDDING FOR STORMWATER RCP PIPES**



**D3 STANDARD DROP INLET DETAILS**



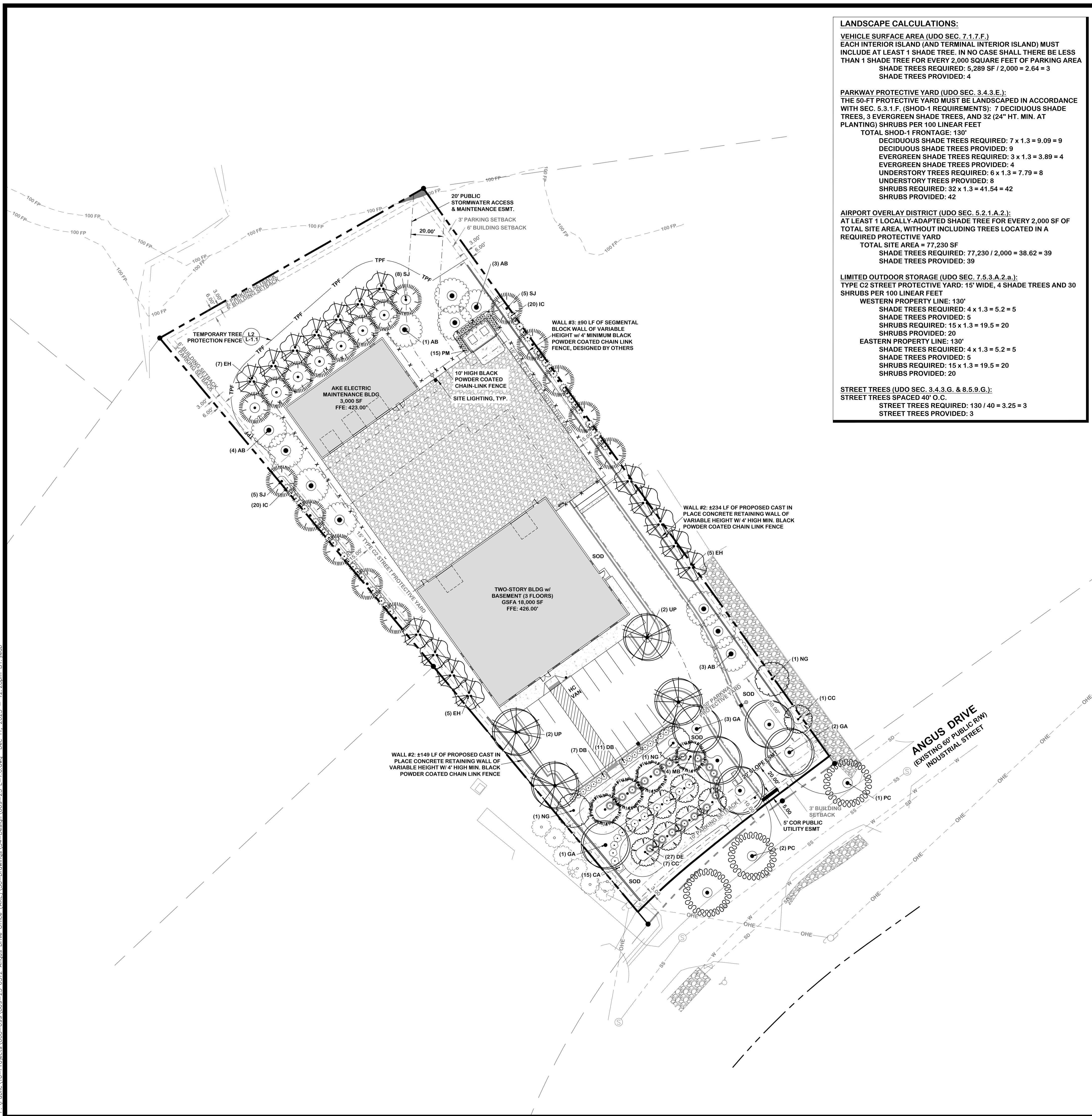
**D4 RIP RAP LINED CHANNELS**

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F:\Public\Projects\669-23\_6312\_Angus Drive Office (AKED)\60-Drawing\54-Drawing\669-23\_D-3\_0.dwg, Dec 08, 2023, 4:13pm, B.Y.kranz

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**LANDSCAPE CALCULATIONS:**

**VEHICLE SURFACE AREA (UDO SEC. 7.1.7.F.):**  
EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE. IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQUARE FEET OF PARKING AREA  
SHADE TREES REQUIRED: 5,289 SF / 2,000 = 2.64 = 3  
SHADE TREES PROVIDED: 4

**PARKWAY PROTECTIVE YARD (UDO SEC. 3.4.3.E.):**  
THE 50-FT PROTECTIVE YARD MUST BE LANDSCAPED IN ACCORDANCE WITH SEC. 5.3.1.F. (SHOD-1 REQUIREMENTS): 7 DECIDUOUS SHADE TREES, 3 EVERGREEN SHADE TREES, AND 32 (24" HT. MIN. AT PLANTING) SHRUBS PER 100 LINEAR FEET  
TOTAL SHOD-1 FRONTAGE: 130'  
DECIDUOUS SHADE TREES REQUIRED: 7 x 1.3 = 9.09 = 9  
DECIDUOUS SHADE TREES PROVIDED: 9  
EVERGREEN SHADE TREES REQUIRED: 3 x 1.3 = 3.89 = 4  
EVERGREEN SHADE TREES PROVIDED: 4  
UNDERSTORY TREES REQUIRED: 6 x 1.3 = 7.79 = 8  
UNDERSTORY TREES PROVIDED: 8  
SHRUBS REQUIRED: 32 x 1.3 = 41.54 = 42  
SHRUBS PROVIDED: 42

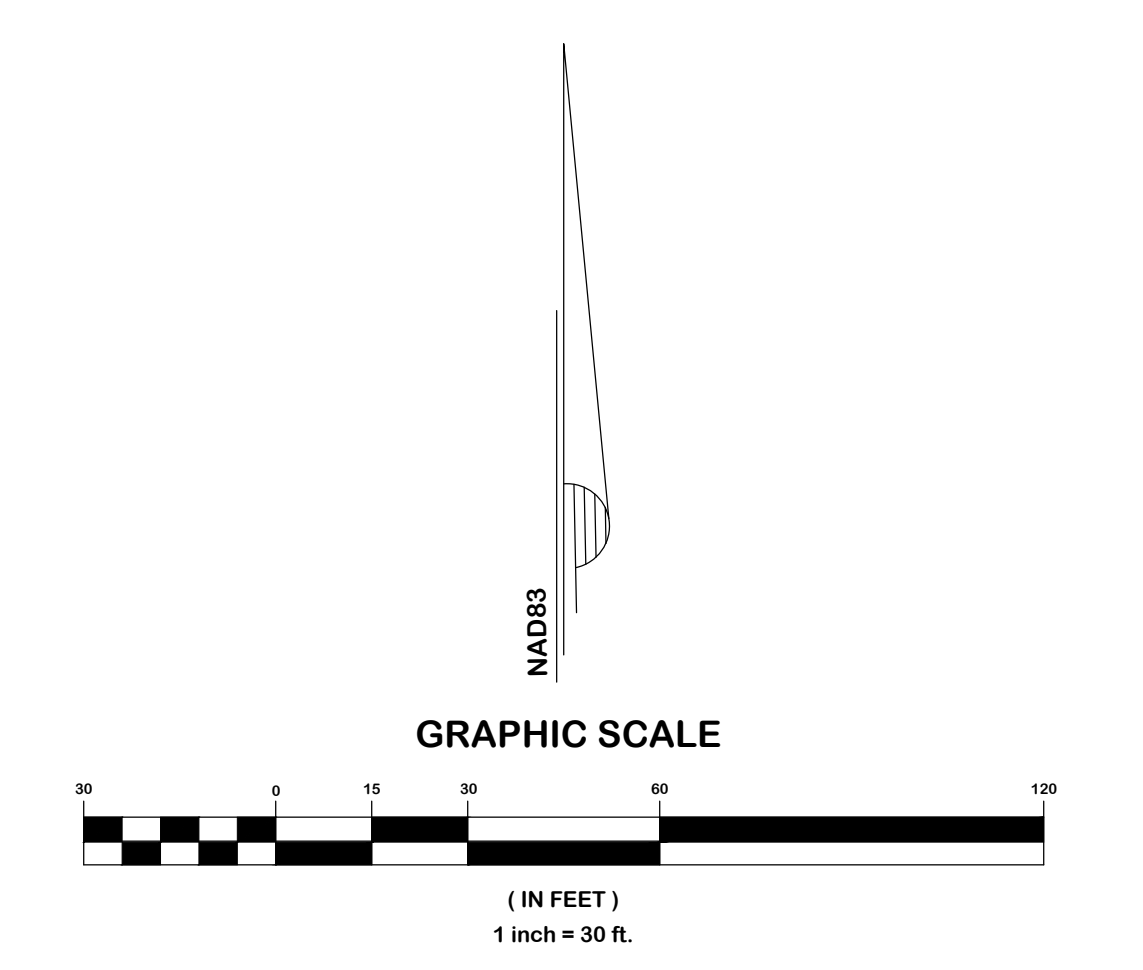
**AIRPORT OVERLAY DISTRICT (UDO SEC. 5.2.1.A.2.):**  
AT LEAST 1 LOCALLY-ADAPTED SHADE TREE FOR EVERY 2,000 SF OF TOTAL SITE AREA, WITHOUT INCLUDING TREES LOCATED IN A REQUIRED PROTECTIVE YARD  
TOTAL SITE AREA = 77,230 SF  
SHADE TREES REQUIRED: 77,230 / 2,000 = 38.62 = 39  
SHADE TREES PROVIDED: 39

**LIMITED OUTDOOR STORAGE (UDO SEC. 7.5.3.A.2.a.):**  
TYPE C2 STREET PROTECTIVE YARD: 15' WIDE, 4 SHADE TREES AND 30 SHRUBS PER 100 LINEAR FEET  
WESTERN PROPERTY LINE: 130'  
SHADE TREES REQUIRED: 4 x 1.3 = 5.2 = 5  
SHADE TREES PROVIDED: 5  
SHRUBS REQUIRED: 15 x 1.3 = 19.5 = 20  
SHRUBS PROVIDED: 20  
EASTERN PROPERTY LINE: 130'  
SHADE TREES REQUIRED: 4 x 1.3 = 5.2 = 5  
SHADE TREES PROVIDED: 5  
SHRUBS REQUIRED: 15 x 1.3 = 19.5 = 20  
SHRUBS PROVIDED: 20

**STREET TREES (UDO SEC. 3.4.3.G. & 8.5.9.G.):**  
STREET TREES SPACED 40' O.C.  
STREET TREES REQUIRED: 130 / 40 = 3.25 = 3  
STREET TREES PROVIDED: 3

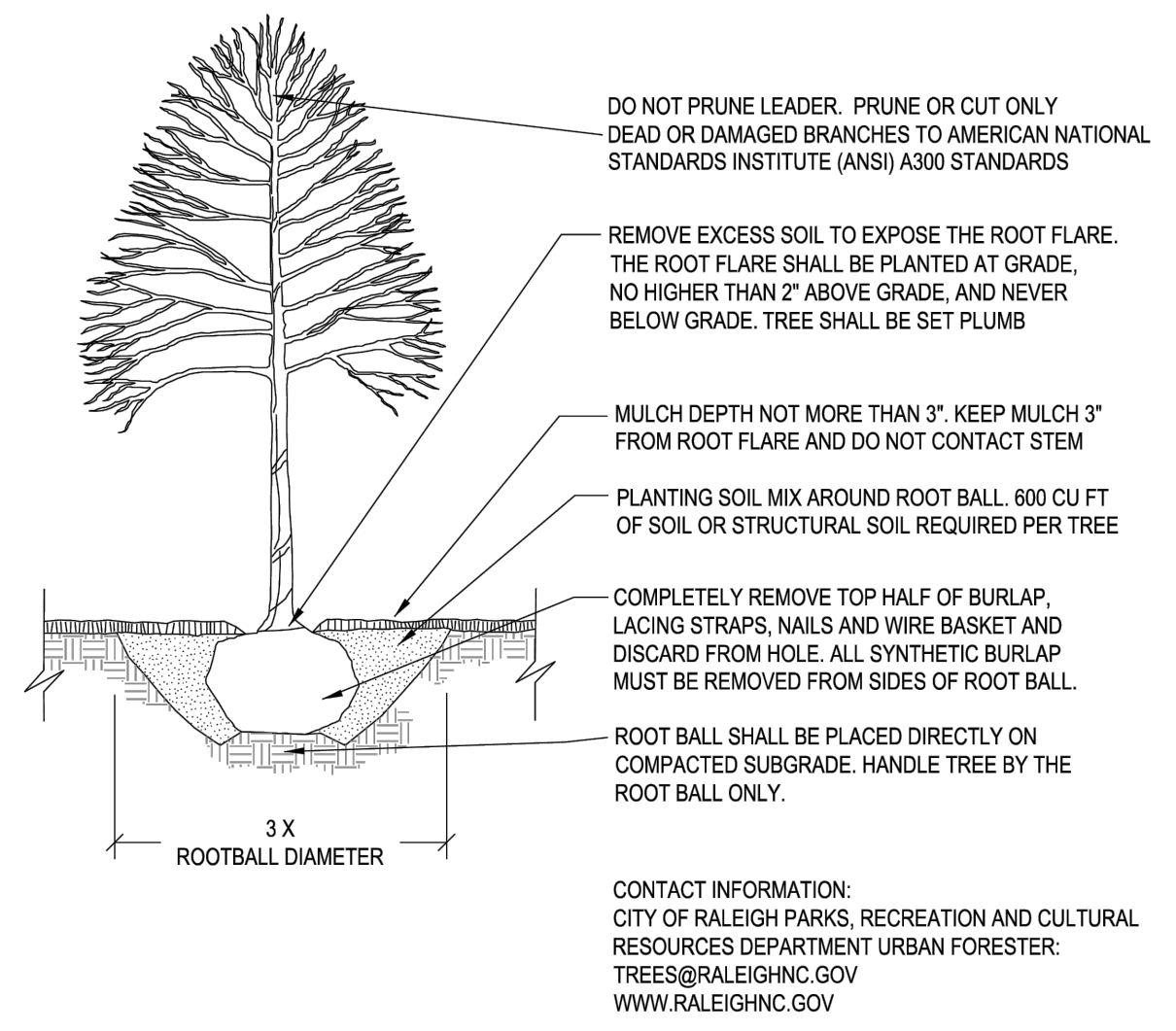
**PLANT\_SCHEDULE\_SHEET\_L-1.0**

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER	
	GA	6	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	3.5" MIN.	14' MIN.	B&B	
	MB	4	Magnolia grandiflora 'Brackens Brown Beauty' Bracken's Beauty Southern Magnolia	2" MIN.	8' MIN.	B&B	
	NG	3	Nyssa sylvatica 'NSUHH' TM Green Gable Tupelo	3.5" MIN.	14' MIN.	B&B	
	PC	3	Pistacia chinensis Chinese Pistache	3" MIN.	10' MIN.	B&B	
	SJ	18	Styrax japonicus Japanese Snowbell	N/A	10' MIN.	B&B	
	UP	4	Ulmus americana 'Princeton' Princeton American Elm	3" MIN.	10' MIN.	B&B	
	EH	17	Carpinus betulus 'fastigiata' European Hornbeam	N/A	10' MIN.	B&B	
	AB	11	Acer rubrum 'Brandywine' Brandywine Maple Tree	N/A	10' MIN.	B&B	
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER	
	CC	8	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.5" MIN.	6' MIN.	B&B	
DUMPSTER ENCLOSURE SCREENING	CODE	QTY	BOTANICAL / COMMON NAME	INSTALL	MATURE HT.	MATURE WIDTH	
	PM	15	Podocarpus macrophyllus 'Maki' Maki Shrubby Yew Podocarpus		36" MIN.	8-10'	3-4'
PERIMETER ISLAND SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	INSTALL	MATURE HT.	MATURE WIDTH	
	DB	18	Distylium 'Blue Cascade' Blue Cascade Distylium		18" MIN.	2-3'	3-4'
TYPE C2 PROTECTIVE YARD SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	INSTALL	MATURE HT.	MATURE WIDTH	
	IC	40	Ilex vomitoria 'Condeaux' Bordeaux Yaupon Holly		18" MIN.	3-4'	3-4'
PARKWAY FRONTAGE SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	INSTALL	MATURE HT.	MATURE WIDTH	
	CA	15	Calycanthus 'Aphrodite' Aphrodite Carolina Sweetshrub		24" MIN.	5'	3-4'
	DE	27	Distylium x 'PHIDIST-1' Emerald Heights Distylium		24" MIN.	5'	5'



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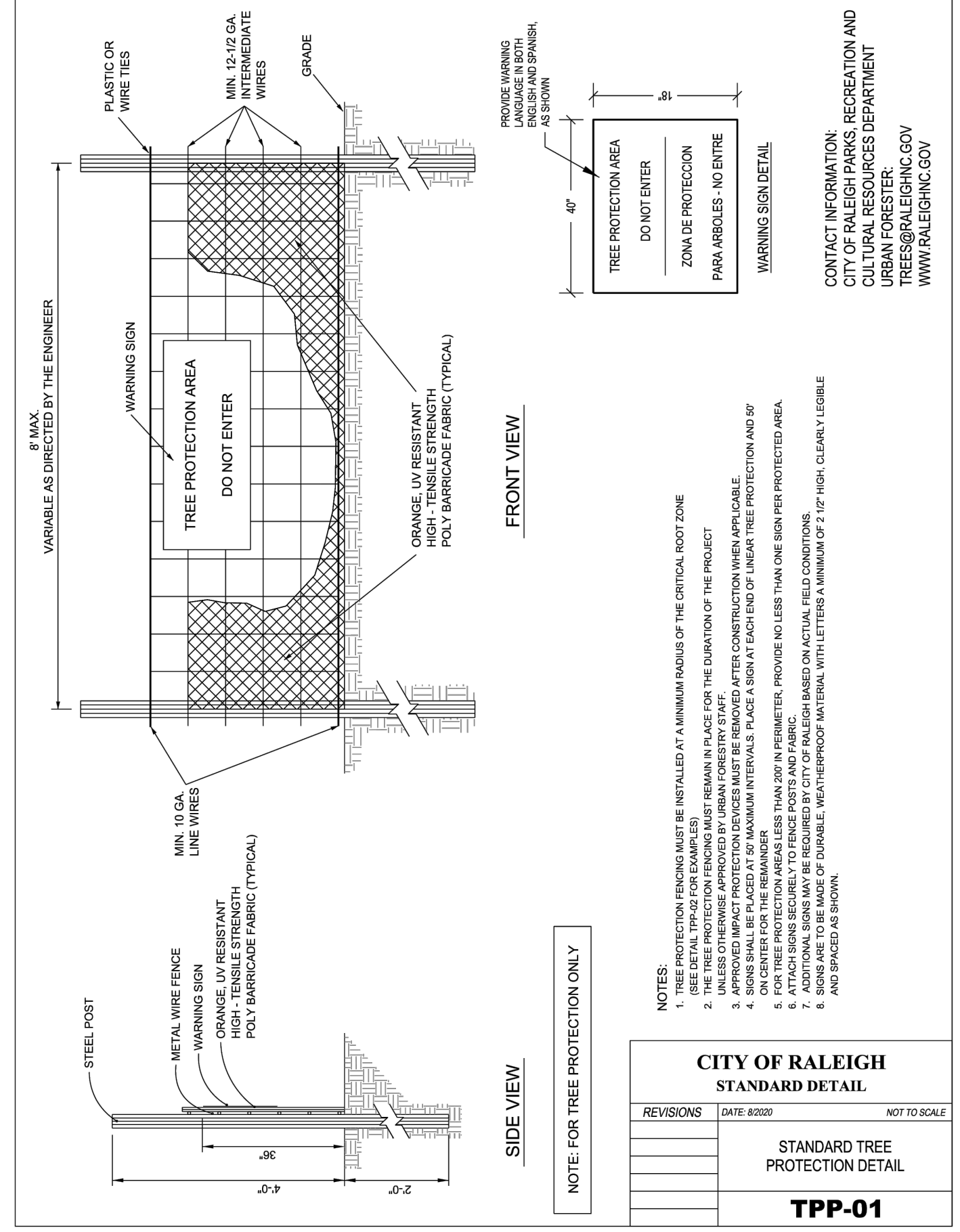


- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

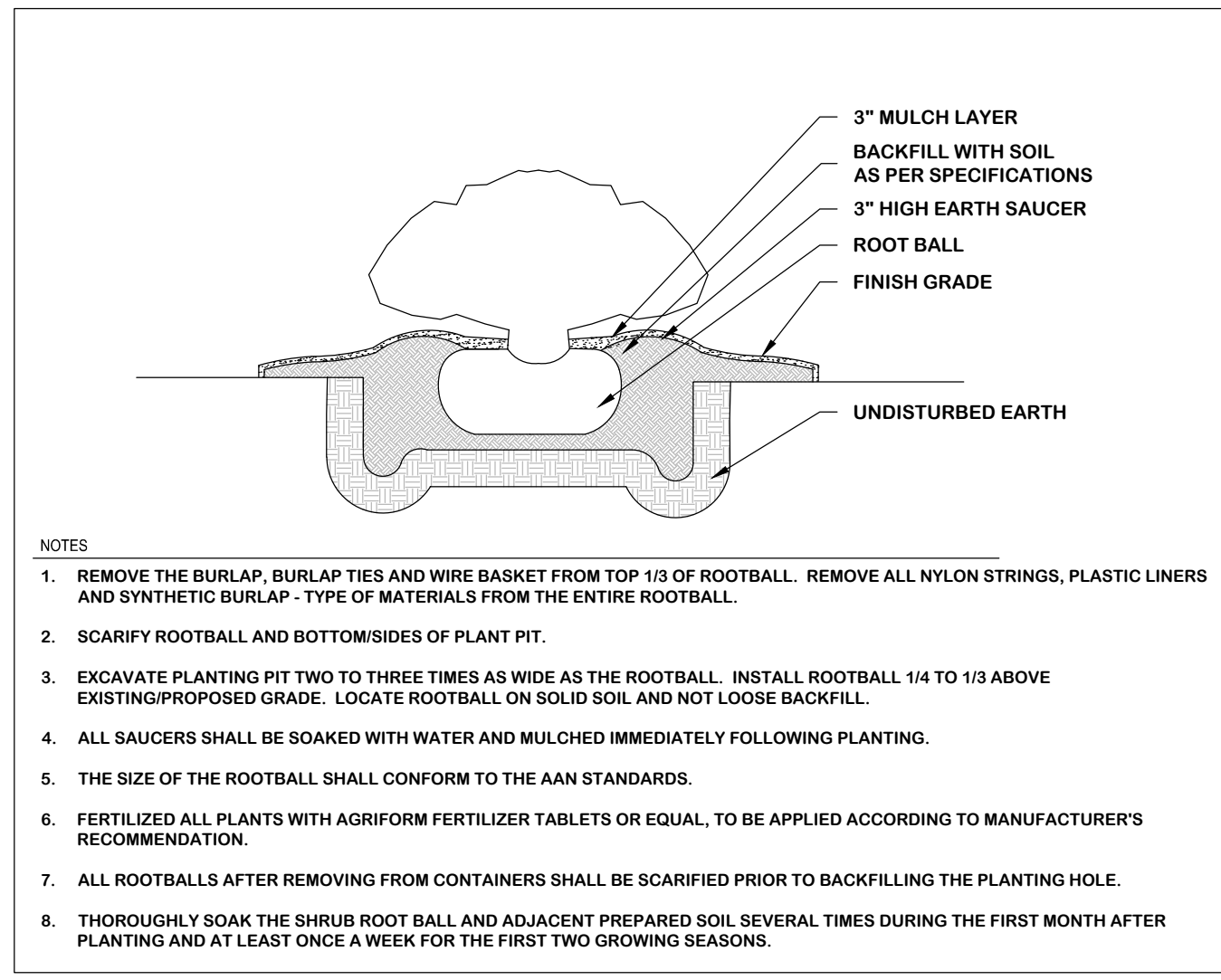
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
10/20/19		
TREE PLANTING DETAIL		
<b>TPP-03</b>		

**L1 TREE PLANTING DETAIL** NTS



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
STANDARD TREE PROTECTION DETAIL		
<b>TPP-01</b>		

**L2 TREE PROTECTION DETAIL** NTS



- NOTES:**
1. REMOVE THE BURLAP, BURLAP TIES AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS AND SYNTHETIC BURLAP - TYPE OF MATERIALS FROM THE ENTIRE ROOTBALL.
  2. SCARIFY ROOTBALL AND BOTTOM SIDES OF PLANT PIT.
  3. EXCAVATE PLANTING PIT TWO TO THREE TIMES AS WIDE AS THE ROOTBALL. INSTALL ROOTBALL 1/4 TO 1/3 ABOVE EXISTING/PROPOSED GRADE. LOCATE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
  4. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
  5. THE SIZE OF THE ROOTBALL SHALL CONFORM TO THE AAN STANDARDS.
  6. FERTILIZED ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL, TO BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATION.
  7. ALL ROOTBALLS AFTER REMOVING FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANTING HOLE.
  8. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND AT LEAST ONCE A WEEK FOR THE FIRST TWO GROWING SEASONS.

**L3 SHRUB PLANTING DETAIL** NTS

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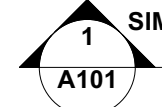
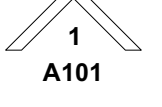
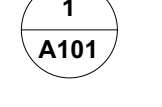
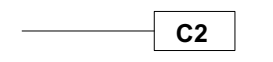
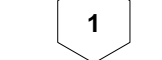

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

PREPARED FOR:	AKE ELECTRIC
PROJECT ENGINEER:	FJP
PROJECT CADD DESIGNER:	FJP
PROJECT SURVEYOR:	UNAVAILABLE

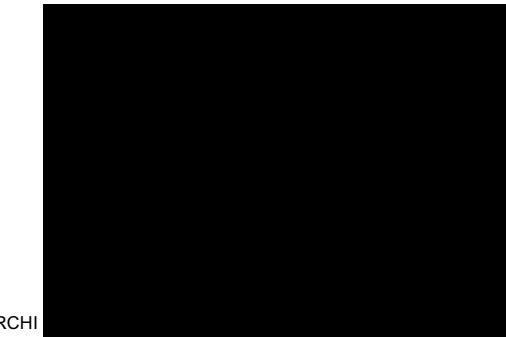
NO.	REVISION	DATE



**LEGEND**

-  BUILDING SECTION
-  BUILDING ELEVATION
-  ENLARGED PLAN REFERENCE
-  WALL TYPE REFERENCE
-  WINDOW TYPE REFERENCE
-  DOOR TYPE REFERENCE

- BUILDING PLAN NOTES**
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNO WALL DIMENSIONS MARKED 'CLEAR' OR 'HOLD' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, STONE, TILE, FABRIC PANELS, MILLWORK, ETC
  - NOTIFY EOR IN WRITING OF CONFLICTS, DIMENSIONAL OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.
  - DOOR JAMB LOCATIONS SHALL BE TYPE 4" FROM ADJ. WALL UNO. MAINTAIN DOOR CLEARANCES AS REQUIRED.
  - UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.
  - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT NOTIFY EOR.
  - CONTRACTOR TO PROVIDE ALL REQUIRED IN WALL BLOCKING FOR BOTH CONTRACTOR AND OWNER FURNISHED ITEMS INCLUDING LOCKERS, TVS, CASEWORK, DISPLAYS AND TOILET ACCESSORIES WHETHER THOSE ITEMS ARE INSTALLED BY CONTRACTOR OR BY OWNER. COORDINATE ALL BLOCKING REQUIREMENTS FOR OWNER FURNISHED ITEMS WITH THE OWNER AND VENDORS PRIOR TO CLOSING IN WALLS.
  - SEE REFLECTED CEILING PLAN FOR BULKHEAD/SOFTT HEIGHTS AND LOCATIONS. WALL TYPES SHOWN CONTINUE 6" ABOVE FINISHED CEILING UNO

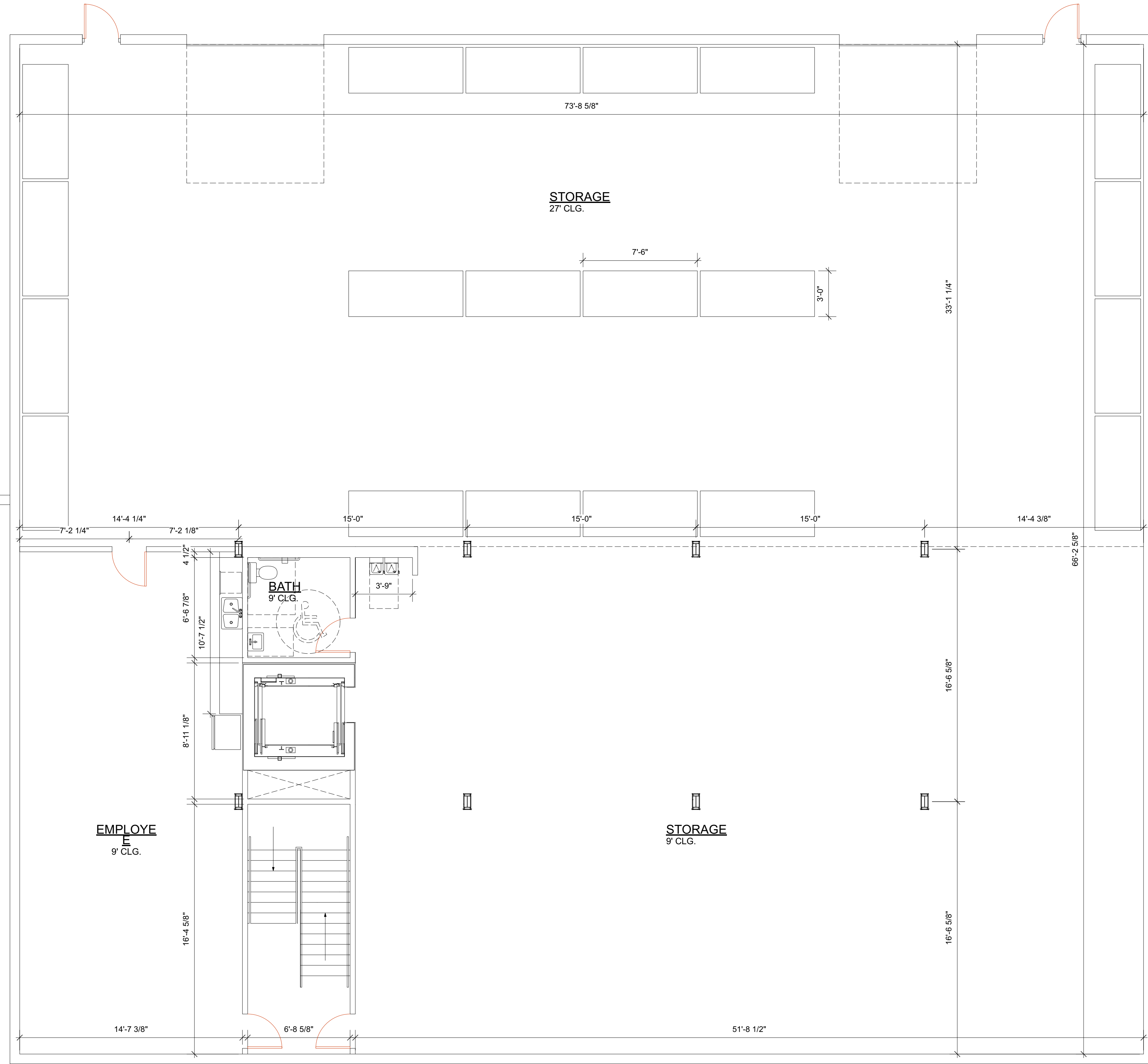


No	Rev./Submissions	Date
1	Site Plan Review	12/08/2023

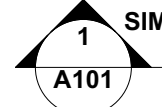
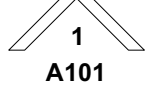
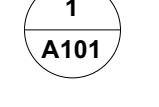
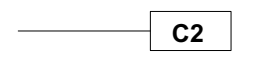
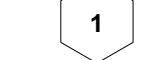
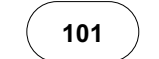
SCALE	PROJECT NO
As Shown	
DESIGNED	TC
DRAWN	TC
CHECKED	JWS

PROPOSED LOWER  
FLOOR PLAN  
**B1.0**

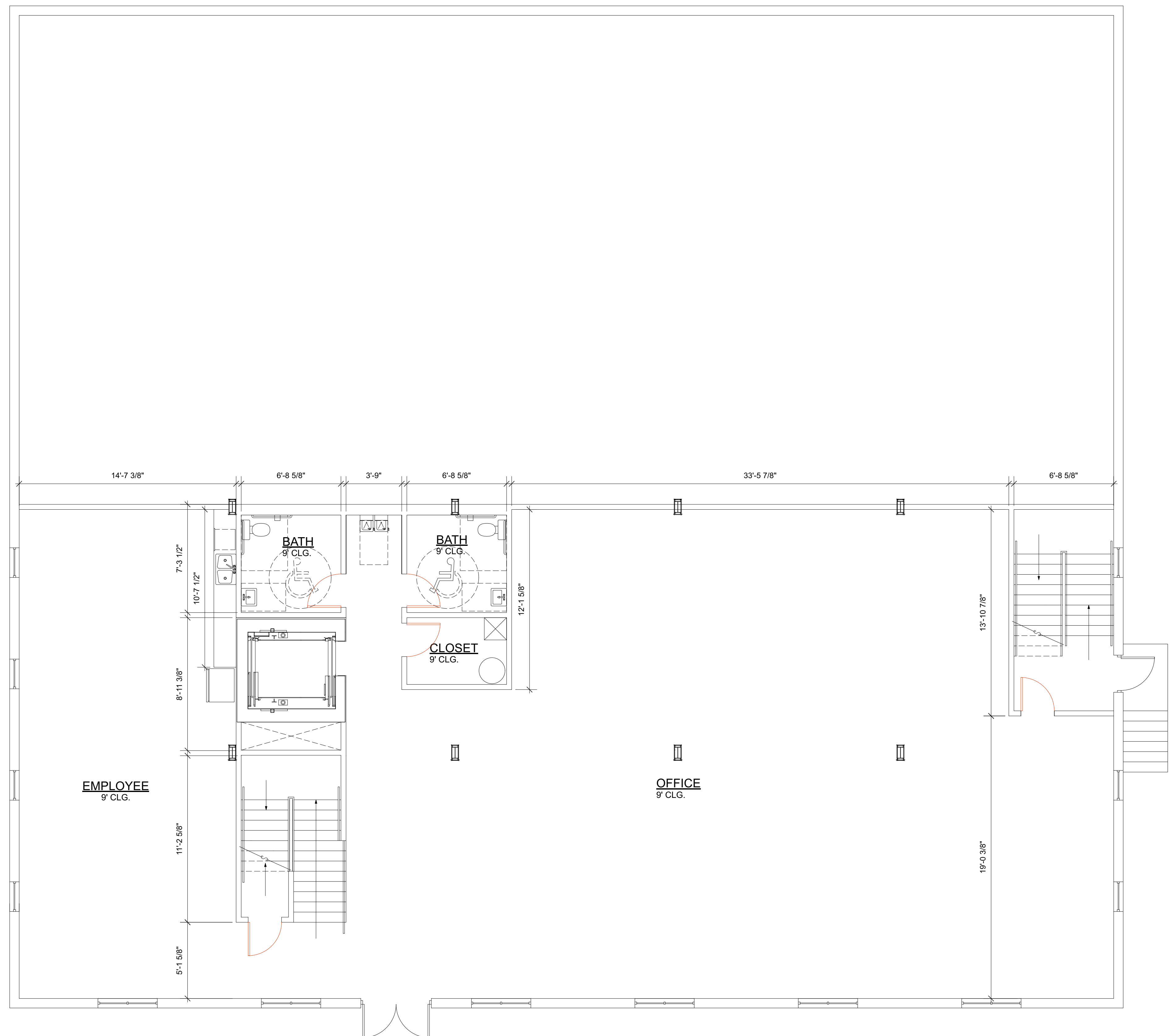


**1** PROPOSED Lower FLOOR PLAN  
b1.0 SCALE: 3/16" = 1'-0"

**LEGEND**

-  BUILDING SECTION
-  BUILDING ELEVATION
-  ENLARGED PLAN REFERENCE
-  WALL TYPE REFERENCE
-  WINDOW TYPE REFERENCE
-  DOOR TYPE REFERENCE

- BUILDING PLAN NOTES**
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNO WALL DIMENSIONS MARKED 'CLEAR' OR 'HOLD' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, STONE, TILE, FABRIC PANELS, MILLWORK, ETC
  - NOTIFY EOR IN WRITING OF CONFLICTS, DIMENSIONAL OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.
  - DOOR JAMB LOCATIONS SHALL BE TYPE 4" FROM ADJ. WALL UNO. MAINTAIN DOOR CLEARANCES AS REQUIRED.
  - UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.
  - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT NOTIFY EOR.
  - CONTRACTOR TO PROVIDE ALL REQUIRED IN WALL BLOCKING FOR BOTH CONTRACTOR AND OWNER FURNISHED ITEMS INCLUDING LOCKERS, TVS, CASEWORK, DISPLAYS AND TOILET ACCESSORIES WHETHER THOSE ITEMS ARE INSTALLED BY CONTRACTOR OR BY OWNER. COORDINATE ALL BLOCKING REQUIREMENTS FOR OWNER FURNISHED ITEMS WITH THE OWNER AND VENDORS PRIOR TO CLOSING IN WALLS.
  - SEE REFLECTED CEILING PLAN FOR BULKHEAD/SOFTT HEIGHTS AND LOCATIONS. WALL TYPES SHOWN CONTINUE 6" ABOVE FINISHED CEILING UNO



**1** PROPOSED first FLOOR PLAN  
b1.1 SCALE: 3/16" = 1'-0"

No	Rev./Submissions	Date
1	Site Plan Review	12/08/2023

SCALE	PROJECT NO
As Shown	
DESIGNED	TC
DRAWN	TC
CHECKED	JWS

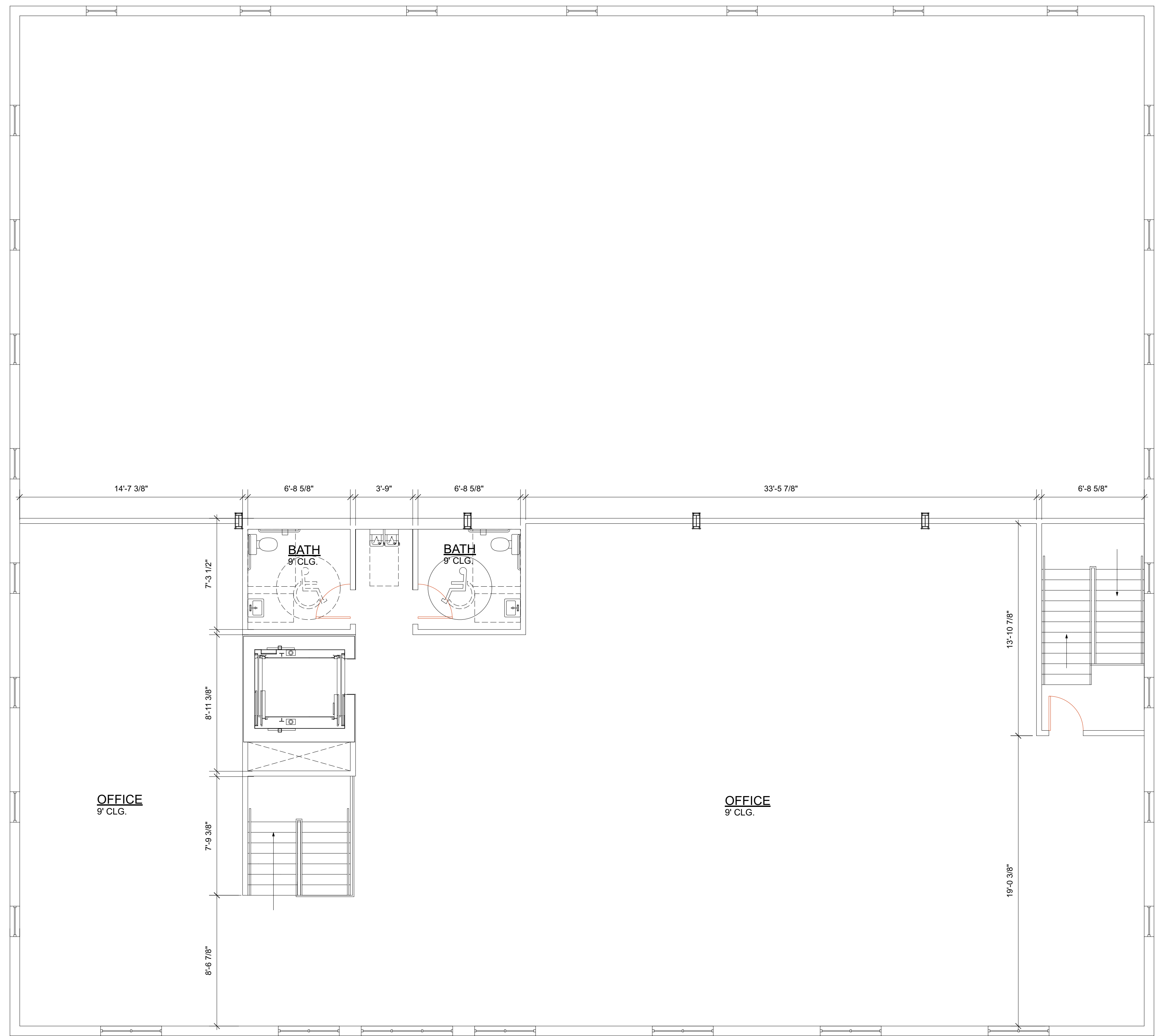
PROPOSED FIRST  
FLOOR PLAN  
**B1.1**



**LEGEND**

- BUILDING SECTION
- BUILDING ELEVATION
- ENLARGED PLAN REFERENCE
- WALL TYPE REFERENCE
- WINDOW TYPE REFERENCE
- DOOR TYPE REFERENCE

- BUILDING PLAN NOTES**
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNO WALL DIMENSIONS MARKED 'CLEAR' OR 'HOLD' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, STONE, TILE, FABRIC PANELS, MILLWORK, ETC
  - NOTIFY EOR IN WRITING OF CONFLICTS, DIMENSIONAL OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.
  - DOOR JAMB LOCATIONS SHALL BE TYPE 4" FROM ADJ. WALL UNO. MAINTAIN DOOR CLEARANCES AS REQUIRED.
  - UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.
  - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT NOTIFY EOR.
  - CONTRACTOR TO PROVIDE ALL REQUIRED IN WALL BLOCKING FOR BOTH CONTRACTOR AND OWNER FURNISHED ITEMS INCLUDING LOCKERS, TVS, CASEWORK, DISPLAYS AND TOILET ACCESSORIES WHETHER THOSE ITEMS ARE INSTALLED BY CONTRACTOR OR BY OWNER. COORDINATE ALL BLOCKING REQUIREMENTS FOR OWNER FURNISHED ITEMS WITH THE OWNER AND VENDORS PRIOR TO CLOSING IN WALLS.
  - SEE REFLECTED CEILING PLAN FOR BULKHEAD/SOFTT HEIGHTS AND LOCATIONS. WALL TYPES SHOWN CONTINUE 6" ABOVE FINISHED CEILING UNO



**1** PROPOSED SECOND FLOOR PLAN  
b1.2 SCALE: 3/16" = 1'-0"

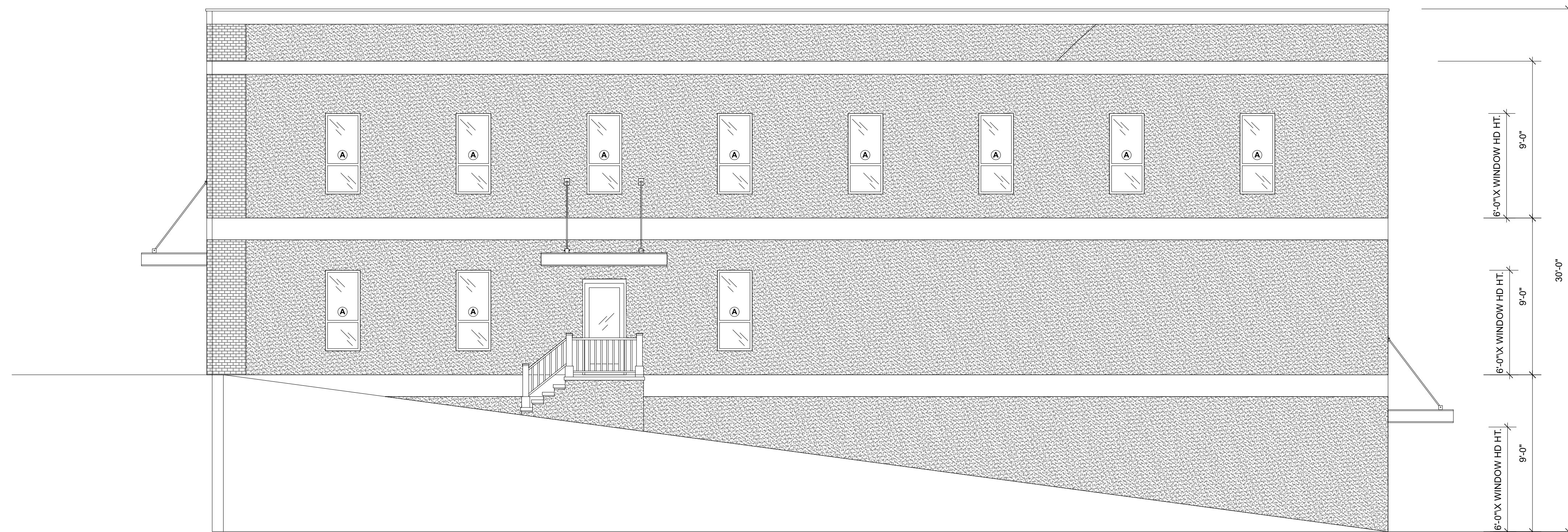
No	Rev./Submissions	Date
1	Site Plan Review	12/08/2023

SCALE	PROJECT NO
As Shown	
DESIGNED	TC
DRAWN	TC
CHECKED	JWS



**1** PROPOSED FRONT ELEVATION  
b2.0 SCALE: 3/16" = 1'-0"



**2** PROPOSED RIGHT ELEVATION  
b2.0 SCALE: 3/16" = 1'-0"

### Angus Drive Office

6312 Angus Drive,  
Raleigh, NC 27617

No	Rev./Submissions	Date
1	Site Plan Review	12/08/2023

SCALE	As Shown	PROJECT NO
DESIGNED	TC	
DRAWN	TC	DATE
CHECKED	JWS	REVIEWED

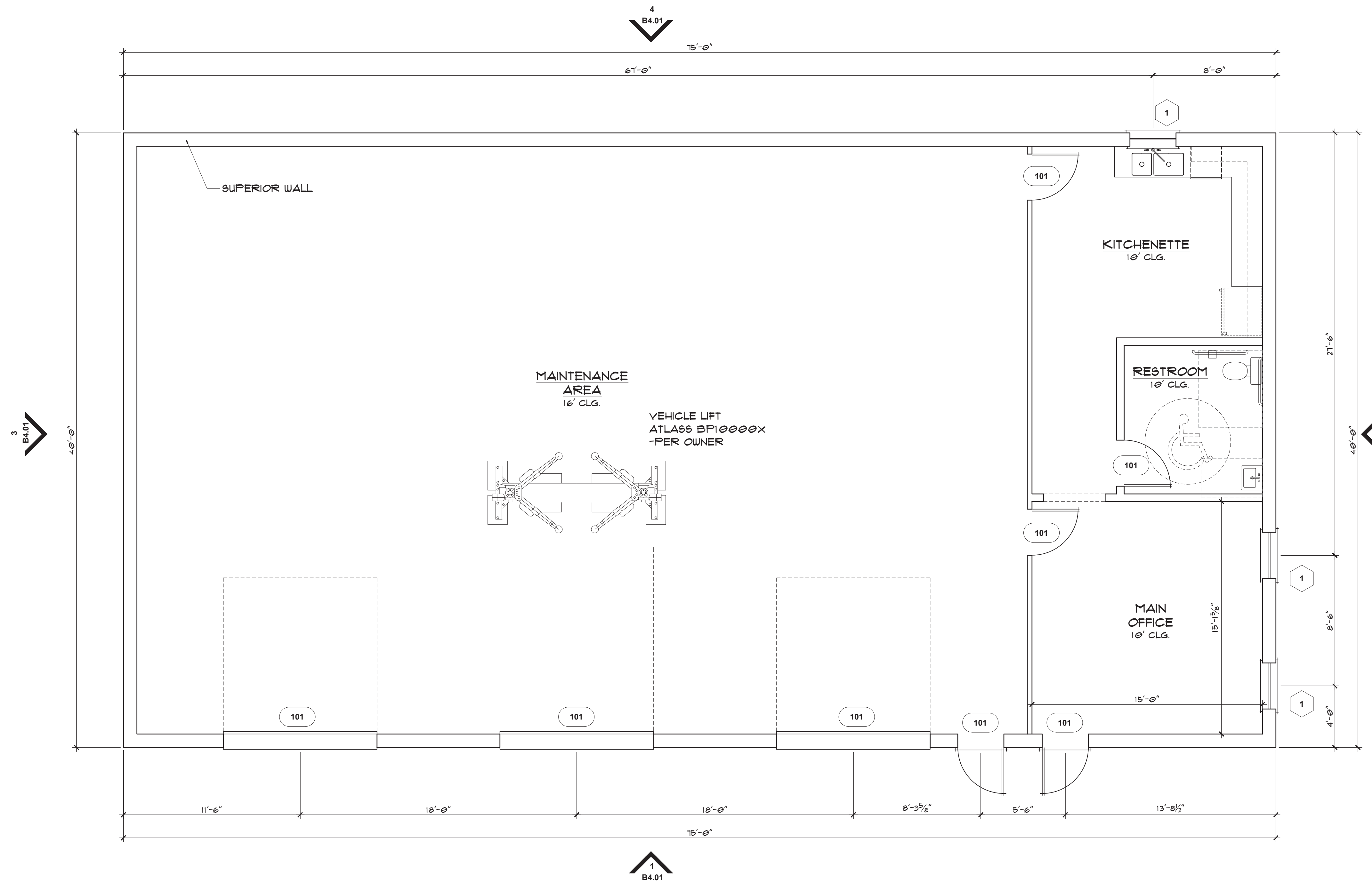
DRAWINGS

ELEVATIONS

## B2.0



GENERIC SYMBOL LEGEND	
BUILDING GRID	 REFERENCE NUMBER GRID LINE
NEW PARTITION	
WALL TYPE REFERENCE	 C2
WINDOW TYPE REFERENCE	 1
DOOR TYPE REFERENCE	 101
BUILDING SECTION	 VIEW DIRECTION DRAWING NUMBER SHEET NUMBER
BUILDING ELEVATION	 VIEW DIRECTION DRAWING NUMBER SHEET NUMBER
ENLARGED PLAN REFERENCE	 DRAWING NUMBER SHEET NUMBER
ROOM TAG	 ROOM NAME ROOM NUMBER 300 SF SQUARE FOOTAGE
ELEVATION DATUM	
EQUIPMENT TAG	 EQ01
FINISH TAG	 WALL FINISH WAINSCOT FINISH BASE FINISH
SPECIALTY FINISH	 CG1
FLOOR FINISH	 EQ01
CHANGE IN FLOOR FINISH	



**1** PROPOSED FLOOR PLAN  
 B1.0 SCALE: 1/4" = 1'-0"

P-0961

**JDS Consulting**  
 ENGINEERING • DESIGN • ENERGY  
 JDS Consulting PLLC, 543 PYLON DRIVE, RALEIGH, NC 27669-9194, 919.489.1075  
 INFO@JDSCONSULTING.NET, WWW.JDSCONSULTING.NET

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**N.C.B.D.C.**  
 NATIONAL COUNCIL OF BUILDING DESIGNERS  
 JEREMY MOORE  
 CERTIFICATION NO. 34-173

34-173

CLIENT: **AKE ELECTRIC INC**  
 PROJECT: **ANGUS DRIVE**  
 LOCATION: **6212 ANGUS DR., RALEIGH, NC, 27617**

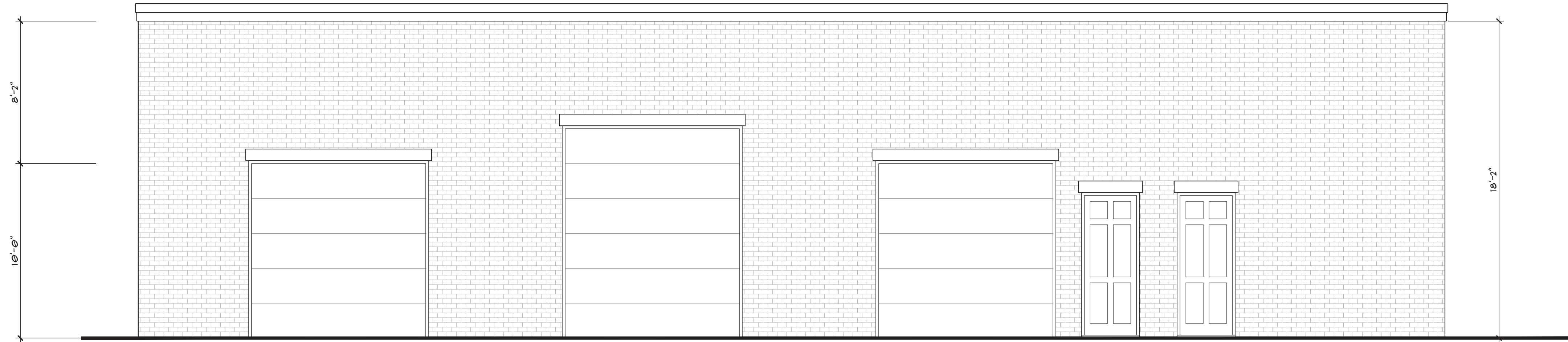
SCALE: 1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED

PROJECT NO.: **23901924**

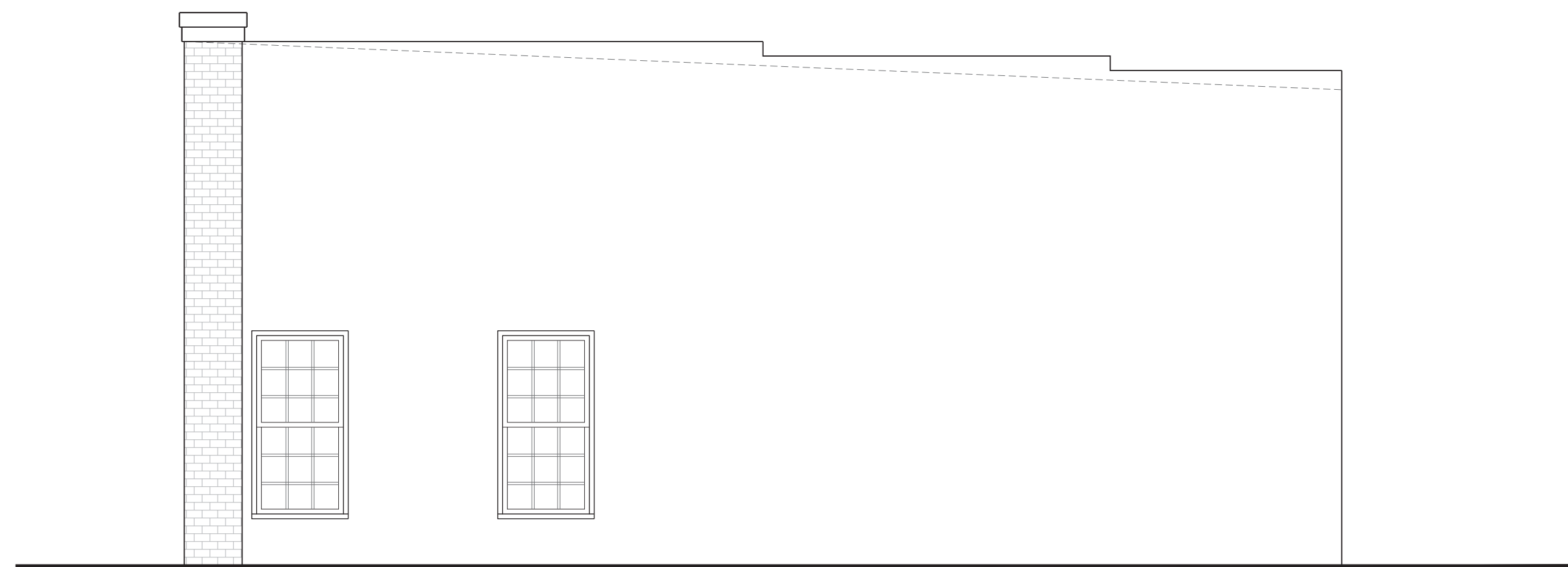
DATE: **11/20/2023** DRAWN BY: **JBH**

PROPOSED FLOOR PLAN

**B1.0**



**1 FRONT ELEVATION**  
 B2.0 SCALE: 1/4" = 1'-0"



**2 RIGHT ELEVATION**  
 B2.0 SCALE: 1/4" = 1'-0"

P-0961



34-173

CLIENT:	AKE ELECTRIC INC
PROJECT:	ANGUS DRIVE
LOCATION:	6212 ANGUS DR., RALEIGH, NC, 27617

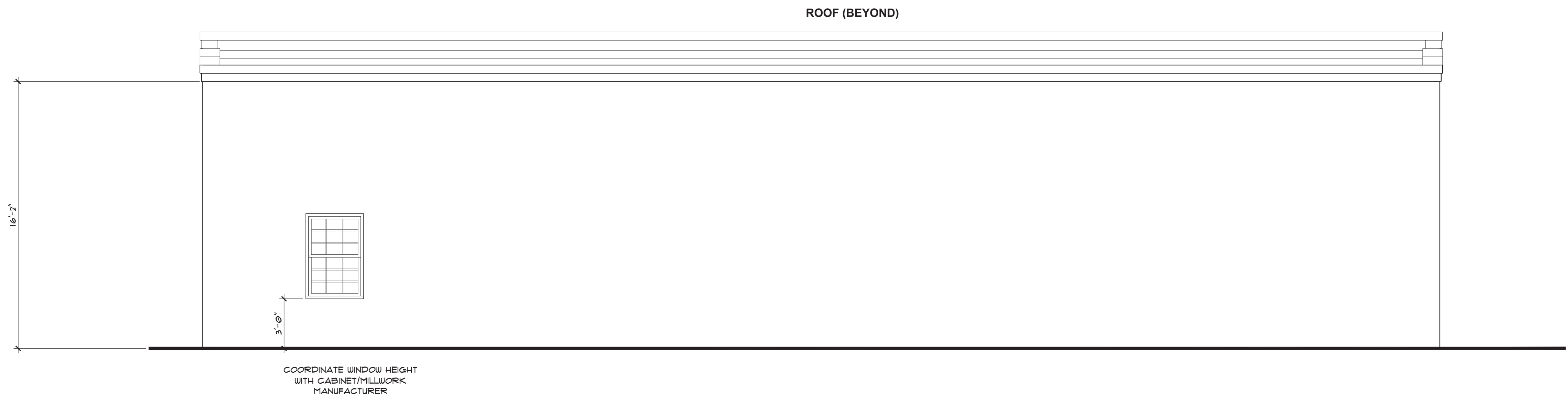
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DATE: 11/20/2023 DRAWN BY: JBH

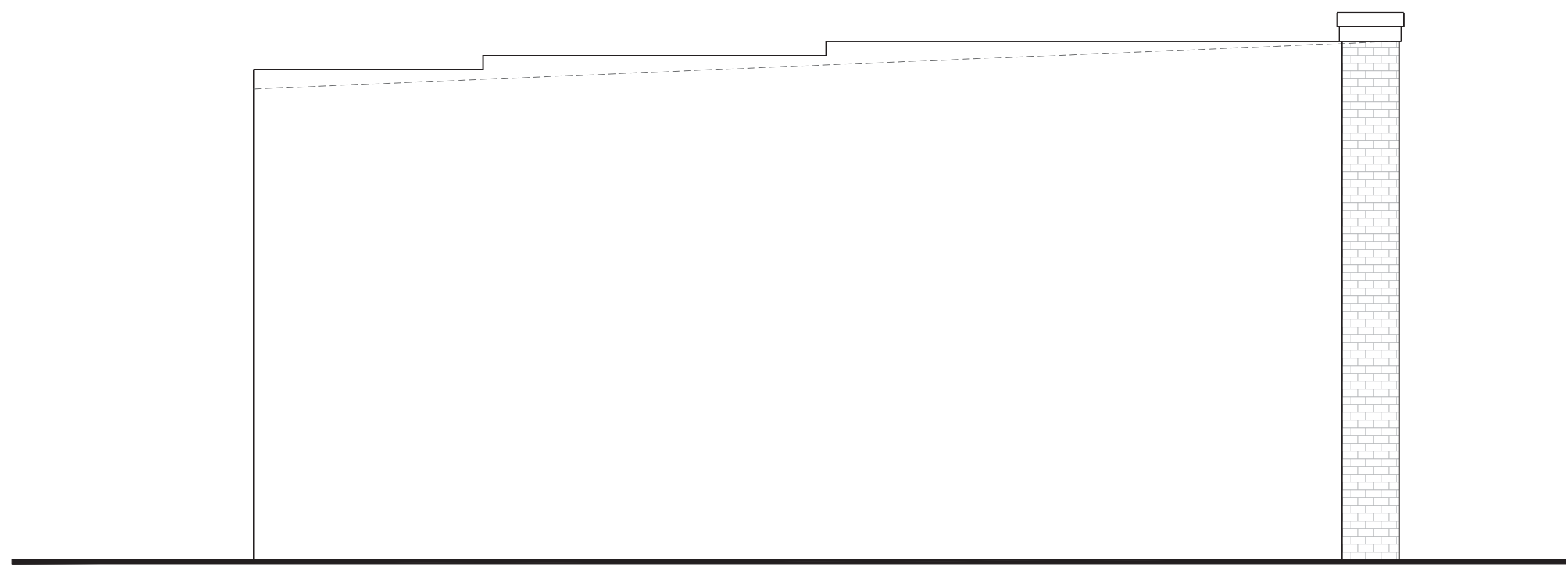
ELEVATIONS

**B2.0**

SCALE: 1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED



**1 REAR ELEVATION**  
 B2.1 SCALE: 1/4" = 1'-0"



**2 LEFT ELEVATION**  
 B2.1 SCALE: 1/4" = 1'-0"

P-0961

**JDS Consulting**  
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**N.C.B.D.C.**  
 NATIONAL COUNCIL OF  
 BUILDING DESIGNERS  
 CERTIFICATION

Jeremy Moore  
 CERTIFICATION NO. 34-173

34-173

CLIENT:	AKE ELECTRIC INC
PROJECT:	ANGUS DRIVE
LOCATION:	6212 ANGUS DR., RALEIGH, NC, 27617
SCALE: 1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED	

PROJECT NO.: 23901924

DATE: 11/20/2023 DRAWN BY: JBH

ELEVATIONS

**B2.1**