



# Administrative Approval Action

Case File / Name: ASR-0090-2020  
Wakefield Professional Plaza II

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

**LOCATION:** This site is located on the north side of Common Oaks Drive, west of Forest Pines Drive, at 11008 Ingleside Place.

**REQUEST:** Development of a 2.891 acre/125,930 sf tract, with .019ac/840 sf of right-of-way dedication, zoned CX-3-PK and UPWOD (Urban Watershed Overlay District) into a proposed 39,717 gross square foot/medical office building.

BOA-0025-2020: A variance was approved by the Board of Adjustment which granted a reduction in the amount of watershed forestation area required to 20% minimum.

**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 February 23, 2021 by Drye-McGlamery Engineering, PLLC.

## **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. Revise the transparency calculations to include the window dimensions along the upper floors of both the East & North Elevations in accordance with UDO Sec.1.5.9.B and Sec.3.2.5.F.F2.
2. Provide an Average Grade calculation table for the East Elevation wall closest to the Primary Street (Forrest Pines Dr) in accordance with either TC-4-20 or TC-17-16. This table shall be shown on the Site Permit Review plans set.
3. Revise the parking space count & right-of-way labels on the data summary table and SPR plan sheets.

### **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).

### **Urban Forestry**



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5. 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"/>	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:*

## Engineering

1. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

☒ **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. Comply with all conditions of BOA-0025-2020.

## Engineering

2. 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.
3. A fee-in-lieu for 1 ft of sidewalk for 410 lf along Ingleside Drive and 285 lf along Forest Pines Drive shall be paid to the City of Raleigh (UDO 8.1.10).



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4. A public infrastructure surety for 13 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

## Public Utilities

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

## Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Ingleside Place and 6 street trees along Forest Pines Drive, for a total of 13 street trees.
7. A plat shall be recorded with metes and bounds descriptions of all wooded areas (UDO 9.1.9.B.).

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

## General

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

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

### 3-Year Expiration Date: July 22, 2024

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

### 4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor Date: 03/25/2021  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**

# Administrative Site Review Application

Planning and Development Customer Service Center • One Lenoir Plaza, Suite 402 | Raleigh, NC 27601 | 919-996-0202



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.2. Please check the appropriate building type and indicate the plan checklist document 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"/> Subdivision case #:	NA
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Occupancy plan case #:	NA
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	<input type="checkbox"/> Certificate of Appropriateness #:	NA
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	<input type="checkbox"/> Board of Adjustment #:	NA
		<input type="checkbox"/> Planning case #:	NA
		<input type="checkbox"/> Administrative Alternative #:	NA

GENERAL INFORMATION

Development via the: **WAKEFIELD PROFESSIONAL PLAZA II**

Inside City limits? ☒ Yes ☐ No

Property address(es): **11008 INGLESIDE PLACE, RALEIGH, NC 27614**

See P.L.N. #: 180410237

Please describe the scope of work, include any additions, expansions, and change of use. CONSTRUCT (1) NEW THREE-STORY MEDICAL BUILDING WITH REQUIRED PARKING/SITE REQUIREMENTS

Current Property Owner/Developer/Designated Member: **SONIA DASWANI**

NOTE: please attach purchase agreement when submitting this form.

Company: **WESTCHESTER COMMERCIAL, LLC** Title: **ADMINISTRATIVE MEMBER**

Address: **5213 WINDING VIEW LANE, RALEIGH, NC 27615**

Phone # (919) 623-0581 Email: **sonia@wcprraleigh.com**

Applicant Name: **Daniel J. McGlamery, PE**

Company: **Drye-McGlamery Engineering, PLLC** Addt'l: **PO Box 19058, Raleigh, NC 27619**

Phone # (704) 960-0190 Email: **daniel.mcglamery@dryeengineering.com**

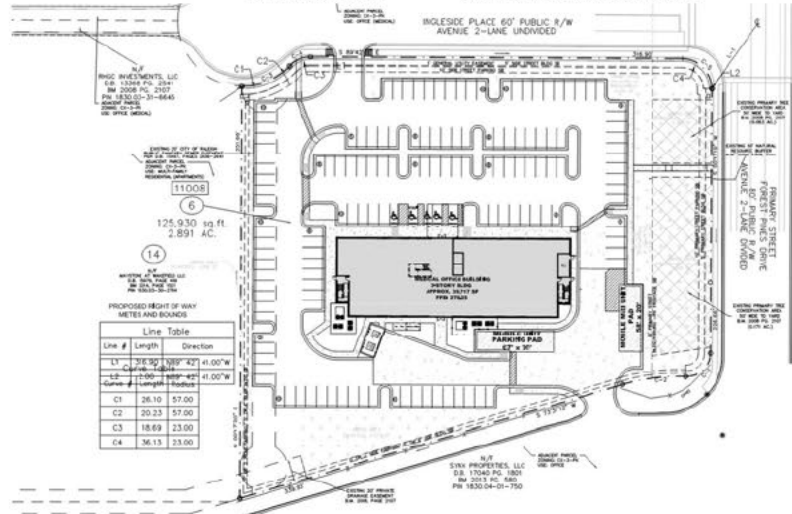
DEVELOPMENT TYPE - SITE DATA TABLE	
(Applicable to all developments)	
<b>SITE DATA</b>	<b>BUILDING DATA</b>
Zoning district (if more than one, please provide the coverage of each): <b>CX-3-PK</b>	Existing gross floor area (not to be demolished): <b>0</b>
Acres are acreage: <b>2.52</b>	New gross floor area: <b>19,717</b>
If parking spaces required: <b>133</b>	Total of gross floor area to remain and new: <b>19,717</b>
If parking spaces proposed: <b>147</b>	Proposed # of buildings: <b>1</b>
Overlay District (if applicable): <b>UNWPOD</b>	Proposed # of stories for each: <b>1</b>
Existing use (UDO 6.1.4): <b>UNDEVELOPED LOT</b>	
Proposed use (UDO 6.1.4): <b>OFFICE MEDICAL</b>	
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: <b>0.00</b> Square Feet: <b>0.00</b>	Proposed Impervious Surface: Acres: <b>0.23</b> Square Feet: <b>16,000</b>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Flood study: FEMA Map Panel #:	
Nevers River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>RESIDENTIAL DEVELOPMENTS</b>	
Total # of dwelling units: <b>NA</b>	Total # of hotel units: <b>NA</b>
# of townhouse units: <b>101</b>	# of other units: <b>0</b>
# of lots: <b>1</b>	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SIGNATURE BLOCK</b>	
I hereby designate _____ to serve as my agent upon this application, to receive and respond to administrative comments, to receive all plans on my behalf, and to represent me in any public meeting regarding this application.	I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.
Signature: <b>[Signature]</b> Date: <b>11/17/2020</b>	
Printed Name: <b>Sonia Daswani</b>	

## CONCURRENT REVIEW PLAN SUBMITTAL FOR WAKEFIELD PROFESSIONAL PLAZA AT 11008 INGLESIDE PLACE

BOA #: **BOA-0025-2020**  
ASR #: **ASR-0090-2020**

OWNER  
**WESTCHESTER COMMERCIAL, LLC**  
**SONIA DASWANI**  
**5213 WINDING VIEW LANE**  
**RALEIGH, NC 27615**  
**(919) 623-0581**  
**sonia@wcprraleigh.com**

CIVIL ENGINEER  
**DANIEL J. MCGLAMERY, PE**  
**Drye-McGlamery Engineering, PLLC**  
**821 WAKE FOREST RD**  
**RALEIGH, NC 27604**  
**PHONE: (704) 960-0180**  
**daniel.mcglamery@dryeengineering.com**



## DRAWING LIST

- C-0.0 COVER SHEET
- C-0.1 VARIANCE APPROVAL (BOA-0025-2020)
- C-1.0 EXISTING CONDITIONS PLAN
- C-1.1 DEMOLITION PLAN
- C-2.0 STAKING AND MATERIALS PLAN
- C-2.1 TRANSPORTATION PLAN
- C-4.0 GRADING AND DRAINAGE PLAN
- C-4.1 EXISTING STORMWATER BM 2008, PG 2106
- C-4.2 EXISTING STORMWATER BM 2008, PG 2108
- C-5.0 UTILITY PLAN
- C-6.2 SITE DETAILS
- L-1.0 PLANTING PLAN
- L-1.1 PLANTING DETAILS
- E0.2 SITE LIGHTING PLAN
- A111 FLOOR PLAN - LEVEL 01
- A112 FLOOR PLANS
- A210 EXTERIOR ELEVATIONS
- A221 EXTERIOR ELEVATIONS

## BLOCK PERIMETER

THE BLOCK PERIMETER REQUIREMENT WILL NOT BE REQUIRED FOR THIS SITE DUE TO TC-5A-18.400 CHANGES. REFERENCE SECTION 8.3.2.A.1.8.4. THE CREATION OR CONTRIBUTION OF ANY NEW STREET OR STREET SUB-BUILDING BE CONSTRUCTED BY A RAILROAD OR CONTROLLED ACCESS HIGHWAY AND C. WATERCOURSE THAT HAS ONE (1) SQUARE MILE OF DRAINAGE AREA OR MORE.

## TREE CONSERVATION

TREE CONSERVATION ESTABLISHED BY INITIAL DEVELOPMENT PLAN. EXISTING CONDITIONS PLAN FOR LIMITS OF EXISTING TCA.

## SOLID WASTE COMPLIANCE

THE SITE WILL UTILIZE A PRIVATE WASTE COLLECTION SERVICE AND USE COMMERCIAL DUMPSTERS. SITE IS COMPLIANT WITH CITY OF RALEIGH SOLID WASTE DESIGN MANUAL FOR DRIVEWAY WIDTH AND RADIUS REQUIREMENTS. SEE APPROVAL LETTER BY GFL BASED ON CURRENT SITE PLAN.

## IMPERVIOUS AREA SUMMARY

TOTAL EXISTING IMPERVIOUS AREA: 0 SF (0.00 ACRES)  
TOTAL PROPOSED IMPERVIOUS AREA: 84,089 SF (1.93 ACRES)  
TOTAL IMPERVIOUS AREA: 84,089 SF (1.93 ACRES)

## PUBLIC IMPROVEMENTS QUANTITY TABLE

NUMBER OF LOTS	1
LOTS NUMBERED BY PHASE	1
NUMBER OF UNITS	1
LIVABLE BUILDINGS	1
OPEN SPACE	YES
NUMBER OF OPEN SPACE LOTS	1
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

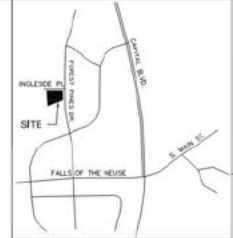
## LOT 6 FROM THE ORIGINAL PLAT WILL BE DEVELOPED UNDER THIS PROJECT

## CROSS ACCESS

EXISTING CROSS ACCESS AGREEMENT IN PLACE FOR CONNECTION TO LOT ON SOUTHERN BORDER (LOT 10). CREATED BY BM2013 PAGES 577-581. REFERENCE DEED BOOK FOR ADDITIONAL DETAILS (DB 015504, PG 01176-01180).

## PRIMARY STREET

PRIMARY STREET DETERMINATION IS FOREST PINES DR PER UDO TC-5A-18. INGLESIDE DR IS A MIXED-USE STREET TYPE, HOWEVER PER TC-5A-18. THE STREET IS A CUL-DE-SAC, AND PER SEC.1.4.4.2.2.3 NO NON-RESIDENTIAL STREET CAN BE CLASSIFIED AS A PRIMARY STREET.



## VICINITY MAP N.T.S.

## SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L. JORDAN PARKER (P.L.S. L-4685) ON DECEMBER 18, 2016. CANTONMENT, MOORE & FRANKLIN, P.C. 333 S. WHITE STREET, WAKE FOREST, NC 27898



## SITE DATA INFORMATION

PROJECT NAME: **WAKEFIELD PROFESSIONAL PLAZA II**  
PROJECT ADDRESS: **11008 INGLESIDE PLACE, RALEIGH, NC 27614**

SITE ACREAGE: **2.891 AC. / 125,930 SF**  
ROW DEDICATION: **0.019 AC. / 840 SF**  
SITE ACREAGE NET: **2.872 AC. / 125,090 SF**

ZONING DISTRICT: **CX-3-PK - UNWPOD**  
OVERLAY DISTRICT: **URBAN WATERSHED PROTECTION OVERLAY DISTRICT**

PROPOSED USE: **MEDICAL (ALLOWED)**  
PRIMARY STREET: **FOREST PINES DR.**  
EXISTING BUILDING: **N/A SF**  
PROPOSED BUILDING: **39,717 SF**

**AMENITY AREA REQUIREMENTS**  
REQUIRED AMENITY AREA = 10%  
L.U. AREA REQUIREMENT = 2.87 AC. \* 2.87 AC. = 8.23 AC. (12,509 SF)  
REQUIRED AMENITY AREA = 10% \* 2.87 AC. = 0.287 AC. (12,509 SF)  
PROVIDED AMENITY AREA = 12,594 SF = 0.289 AC.

**UNWPOD REQUIREMENTS**  
REQUIRED AMENITY AREA = 20% (PER VARIANCE)  
REQUIRED UNWPOD AREA = 20% \* 2.89 AC. = 0.578 AC. (25,018 SF)  
PROVIDED UNWPOD AREA = 25,700 SF = 0.590 AC.

**BUILDING DIMENSIONAL REQUIREMENTS**  
PRIMARY STREET SB: **5 FT (MIN.)** 119 FT (PROVIDED)  
REAR SB: **0 OR 6 FT (MIN.)** 81 FT (PROVIDED)  
SIDE SB: **0 OR 6 FT (MIN.)** 75 FT (PROVIDED)  
SIDE STREET SB: **5 FT (MIN.)** 15 FT (PROVIDED)  
ALLEY SB: **0 FT (MIN.)** N/A

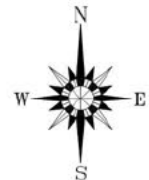
**PARKING DIMENSIONAL REQUIREMENTS**  
PRIMARY STREET SB: **10 FT (MIN.)** 66 FT (PROVIDED)  
REAR SB: **0 OR 3 FT (MIN.)** 10 FT (PROVIDED)  
SIDE SB: **0 OR 3 FT (MIN.)** 6 FT (PROVIDED)  
SIDE STREET SB: **10 FT (MIN.)** 15 FT (PROVIDED)  
ALLEY SB: **5 FT (MIN.)** N/A

**BUILDING HEIGHT REQUIREMENTS**  
BUILDING HEIGHT: **50 FT (MAX)** 45.18 FT (PROVIDED)  
ACCESSORY HEIGHT: **25 FT (MAX)** N/A (PROVIDED)

**FLOOR HEIGHT REQUIREMENTS**  
GROUND FLOOR: **0 FT (MIN.)** 9 FT (PROVIDED)  
GROUND STORY HT: **11 FT (MIN.)** 14 FT (PROVIDED)  
UPPER STORY HT: **9 FT (MIN.)** 14 FT (PROVIDED)

**TRANSPARENCY REQUIREMENTS**  
GROUND STORY: **33% (MIN.)** 33% (PROVIDED)  
UPPER STORY: **20% (MIN.)** 20% (PROVIDED)  
BLANK WALL AREA: **30 FT (MAX)** 7.33 FT (SEE ARCH)

**ALLOWED BUILDING ELEMENTS**  
BALCONY, GALLERY, ANNEX



WAKEFIELD PROFESSIONAL PLAZA II  
11008 INGLESIDE PLACE  
RALEIGH, NC 27614  
SONIA DASWANI  
DRYE-MCGLAMERY  
ENGINEERING, PLLC  
821 WAKE FOREST RD  
RALEIGH, NC 27604

PROJECT NO: 2019003

## ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	REVISION FOR REVIEW	11/19/2020
B	REVISION FOR REVIEW	11/19/2020
C	REVISION FOR REVIEW	11/19/2020

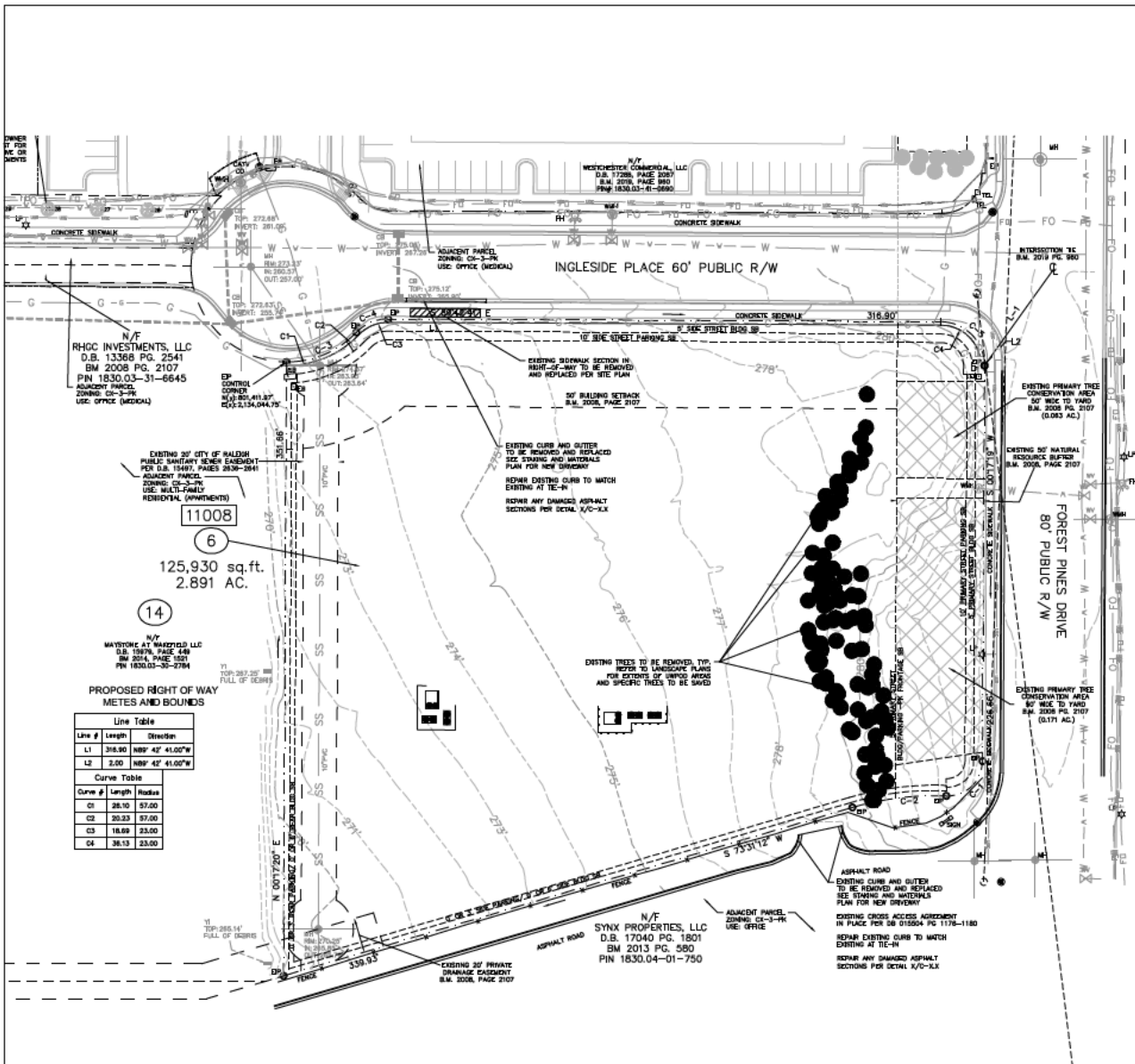
DRAWN BY: **DJM**  
CHECKED BY: **HWD**  
SCALE: **1" = 60'**

## COVER SHEET

**C-0.0**







PROPOSED RIGHT OF WAY METES AND BOUNDS

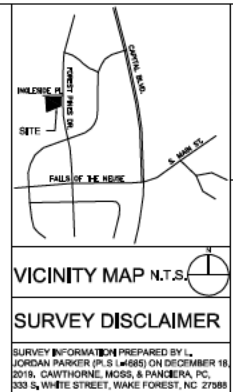
Line #	Length	Direction
L1	358.00	N89° 47' 41.00"W
L2	3.00	N89° 47' 41.00"W

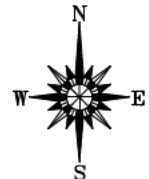
Curve #	Length	Radius
C1	36.10	57.00
C2	30.33	57.00
C3	18.69	23.00
C4	36.13	23.00

### DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ALL PERMITS.
2. EXISTING WELL AND SEPTIC SYSTEM ABANDONMENTS OR REMOVALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY STANDARDS.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OWNER AND UTILITY COMPANY FOR DEMOLITION OR RELOCATION OF APPLICABLE UTILITIES, E. GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, DUCT BANK, ETC. CONTRACTOR IS ALSO RESPONSIBLE FOR SCHEDULING, SEQUENCING, AND PROVIDING TEMPORARY MEASURES OF SERVICE FOR ALL APPLICABLE UTILITIES. EXISTING UTILITIES SHALL PROVIDE CONTINUOUS SERVICE THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE. THE OWNER WILL PAY TO MOVE OR REPAIR ANY UTILITIES ENCOUNTERED DURING CONSTRUCTION WHICH ARE NOT IDENTIFIED ON CONSTRUCTION DOCUMENTS OR SITE SURVEY.
5. ALL MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND DISPOSED OF PER LOCAL ORDINANCES.
6. SAW-CUT CONCRETE AND ASPHALT PAVEMENT, SIDEWALK OR CURB AND GUTTER BEFORE EXCAVATION WHERE CONSTRUCTION PLANS SHOW TIE-INS.
7. LINDBERRY DRIVE SHALL REMAIN OPEN AND UNOBSTRUCTED TO TRAFFIC AT ALL TIMES.
8. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION PER WORK AREA TRAFFIC CONTROL HANDBOOK STANDARDS. (WATC-14)
9. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OR INSTALLATION WORK ALONG LINDBERRY DRIVE WITH THE CITY OF RALEIGH.
10. REPAIR OR REPLACE ANY ADJACENT CONCRETE CURBING AND/OR SIDEWALK DAMAGED AS PART OF DEMOLITION PROCESS.



ISSUED FOR REVIEW NOT FOR CONSTRUCTION



WAKEFIELD PROFESSIONAL PLAZA  
11008 INGLESIDE PLACE  
SUITE 100  
WAKE COUNTY  
NORTH CAROLINA  
27604

DRYEMcGLAMERY  
ENGINEERING, PLLC  
11008 INGLESIDE PLACE  
SUITE 100  
WAKE COUNTY  
NORTH CAROLINA  
27604

PROJECT NO. 2019-009

ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	REVISED FOR REVIEW	11/16/2019
B	REVISED FOR REVIEW	11/16/2019
C	REVISED FOR REVIEW	11/16/2019

DRAWN BY: DJM  
CHECKED BY: HWD  
SCALE: 1" = 30'

DEMOLITION PLAN

C-1.1



# UWPOD AREA SUMMARY:

EXISTING LOT AREA: 2.891 ACRES (125,930 SF)  
 LOT AREA DEDICATED FOR RIGHT-OF-WAY: 0.019 ACRES (840 SF)  
 REMAIN LOT AREA: 2.872 ACRES (125,090 SF)  
 UWPOD AREA REQUIRED BY VARIANCE: 0.574 ACRES (25,018 SF)



## PARKING CALCULATIONS

**PARKING REQUIREMENTS:**  
 LOT 8 & LOT 9 COMBINED  
 BUILDING: 1 SPACE/300 SF  
 EXISTING PARKING: N/A  
 PROPOSED PARKING: 147  
 REQUIRED PARKING: 1 SPACE/300 SF \* 39,717 SF = 133 SPACES  
 TOTAL PARKING: 147 SPACES  
 PARKING PROVIDED: 147 SPACES

**ADA SPACES:**  
 REQUIRED: 100-150 SPACES = 5  
 PROVIDED: 5 TOTAL SPACES  
 1 VAN SPACE REQUIRED

**BICYCLE PARKING:**  
 REQUIRED: 1 SP. PER 10000 SF, MIN. 4 SPACES.  
 PROVIDED: 4 SHORT TERM SPACES, 4 LONG TERM SPACES

## TRAFFIC CONTROL NOTES

1. REFER TO C-2.1 AND C-2.2 FOR TRAFFIC CONTROL NOTES.

## STAKING AND MATERIAL PLAN NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS NOTED OTHERWISE (U.N.O.).
3. CONTRACTOR SHALL ESTABLISH POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY DRYE-McGLAMERY ENGINEERING, PLLC IMMEDIATELY OF ANY DISCREPANCIES.
4. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE U.N.O.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS.
6. ALL RADI SHALL BE 4'-0" U.N.O.

## SITE DATA INFORMATION

PROJECT NAME: WAKEFIELD PROFESSIONAL PLAZA I  
 PROJECT ADDRESS: 11008 INGLESIDE PLACE, RALEIGH, NC 27614

SITE ACREAGE: 2.891 AC. / 125,930 SF  
 ROW DEDICATION: 0.019 AC. / 840 SF  
 SITE ACREAGE NET: 2.872 AC. / 125,090 SF

ZONING DISTRICT: CX-3-PK - UWPOD  
 OVERLAY DISTRICT: URBAN WATERSHED PROTECTION OVERLAY DISTRICT

PROPOSED USE: MEDICAL (ALLOWED)  
 PRIMARY STREET: FOREST PINES DR.

EXISTING BUILDING: N/A SF  
 PROPOSED BUILDING: 39,717 SF

**AMENITY AREA REQUIREMENTS:**  
 REQUIRED AMENITY AREA = 10%  
 LOT AREA INSIDE RIGHT-OF-WAY: 2.87 ACRES (125,090 SF)  
 REQ'D AMENITY AREA = 10% \* 2.87 AC. = 0.287 AC. (12,509 SF)  
 PROVIDED AMENITY AREA = 12,594 SF = 0.289 AC.

**UWPOD REQUIREMENTS:**  
 REQUIRED AMENITY AREA = 20% (PER VARIANCE)  
 REQ'D UWPOD AREA = 20% \* 2.89 AC. = 0.574 AC. (25,018 SF)  
 PROVIDED UWPOD AREA = 25,700 SF = 0.599 AC.

**BUILDING DIMENSIONAL REQUIREMENTS:**  
 PRIMARY STREET SB: 119 FT (MIN.)  
 REAR SB: 0 OR 6 FT (MIN.) 81 FT (PROVIDED)  
 SIDE SB: 0 OR 3 FT (MIN.) 10 FT (PROVIDED)  
 SIDE STREET SB: 5 FT (MIN.) 6 FT MIN. (PROVIDED)  
 ALLEY SB: 5 FT (MIN.) 15 FT (PROVIDED)

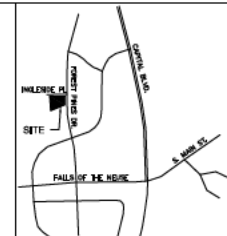
**PARKING DIMENSIONAL REQUIREMENTS:**  
 PRIMARY STREET SB: 10 FT (MIN.) 60 FT (PROVIDED)  
 REAR SB: 0 OR 3 FT (MIN.) 10 FT (PROVIDED)  
 SIDE SB: 0 OR 3 FT (MIN.) 6 FT MIN. (PROVIDED)  
 SIDE STREET SB: 10 FT (MIN.) 15 FT (PROVIDED)  
 ALLEY SB: 5 FT (MIN.) N/A

**BUILDING HEIGHT REQUIREMENTS:**  
 BUILDING HEIGHT: 50 FT (MAX)  
 ACCESSORY HEIGHT: 25 FT (MAX) N/A (PROVIDED)

**FLOOR HEIGHT REQUIREMENTS:**  
 GROUND FLOOR: 9 FT (MIN.) 0 FT (PROVIDED)  
 GROUND STORY HT: 11 FT (MIN.) 14 FT (PROVIDED)  
 UPPER STORY HT: 9 FT (MIN.) 14 FT (PROVIDED)

**TRANSPARENCY REQUIREMENTS:**  
 GROUND STORY: 33% (MIN.) 33% (PROVIDED)  
 UPPER STORY: 20% (MIN.) 29% (MIN. PROVIDED)  
 BLANK WALL AREA: 30 FT (MAX.) 7.33 FT (SEE ARCH)

**ALLOWED BUILDING ELEVATIONS:**  
 BALCONY, GALLERY, AWNING



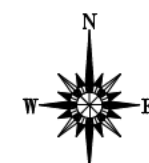
VICINITY MAP N.T.S.

## SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L. JORDAN PARKER (P.L.S. #688) ON DECEMBER 18, 2019. CANTHURNE, MOSS, & PANCERA, P.C. 3330 S. WHITE STREET, WAKE FOREST, NC 27888

## LEGEND

SYMBOL	DETAIL
[Symbol]	PROPOSED SIDEWALK 6/C-6.0
[Symbol]	PROPOSED CURB AND GUTTER X/C-6.0
[Symbol]	PROPOSED CONCRETE PAVING 6/C-6.1
[Symbol]	PROPOSED WHEEL STOP 1/C-6.1
[Symbol]	EXISTING TREE CONSERVATION AREA N/A
[Symbol]	PROPOSED AMENITY AREA SEE L-1.0 N/A
[Symbol]	PROPOSED UWPOD FORESTATION AREA N/A
[Symbol]	LOT NUMBER FOR EXISTING DEVELOPMENT FLAT N/A
[Symbol]	HWC SCREENING FENCE 4/C-6.2



WAKEFIELD PROFESSIONAL PLAZA I  
 11008 INGLESIDE PLACE  
 WAKE COUNTY  
 NORTH CAROLINA  
 DRYE-McGLAMERY ENGINEERING, PLLC  
 3330 S. WHITE STREET  
 RALEIGH, NC 27604

PROJECT NO. 2019-009

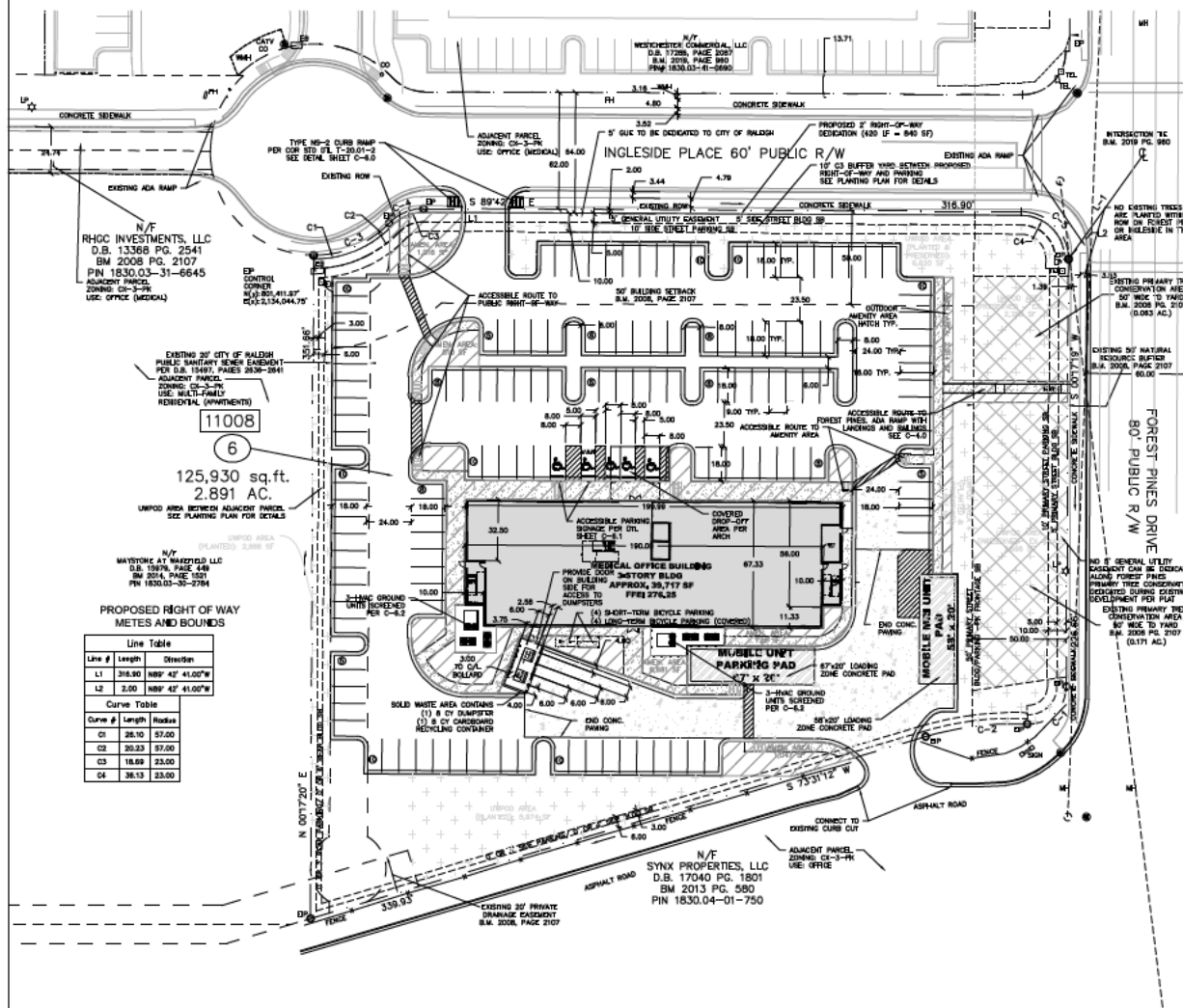
ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	REVISED FOR REVIEW	1/14/2020
B	REVISED FOR REVIEW	2/14/2020
C	REVISED FOR REVIEW	3/14/2020

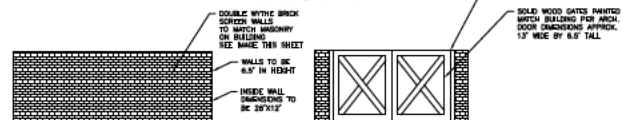
DRAWN BY: DJM  
 CHECKED BY: HWD  
 SCALE: 1" = 30'

STAKING AND MATERIALS PLAN

C-2.0



## PROPOSED SOLID WASTE SCREEN WALL DETAIL



NOTE: DUE TO FLAT GRADE. ALL SIDEWALK ROUTES ON SITE WILL BE ADA ACCESSIBLE.

NOTE: REFER TO TRANSPORTATION PLAN C-2.1 FOR EXISTING STREET AND RIGHT-OF-WAY DIMENSIONS







NOT FOR CONSTRUCTION

SHEET GENERAL NOTES

⑦ SHEET KEYED NOTES

SHRI Consulting, Inc.  
4630 Kings Garden Road  
Raleigh NC 27612  
shriconsulting1@gmail.com

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CONSTRUCTION

WAKEFIELD PROFESSIONAL PLAZA II  
11009 INGLEDE PLACE  
DALLAS, TX 75244

NO. REASON DATE  
C. Comment 2023/01

Site Submittal

EXTERIOR  
ELEVATIONS

PROJECT NO. 2020-001  
DESIGNED BY  
CHECKED BY  
DATE 11/09/2020

A210

TRANSPARENCY CALCULATIONS - EAST ELEVATION

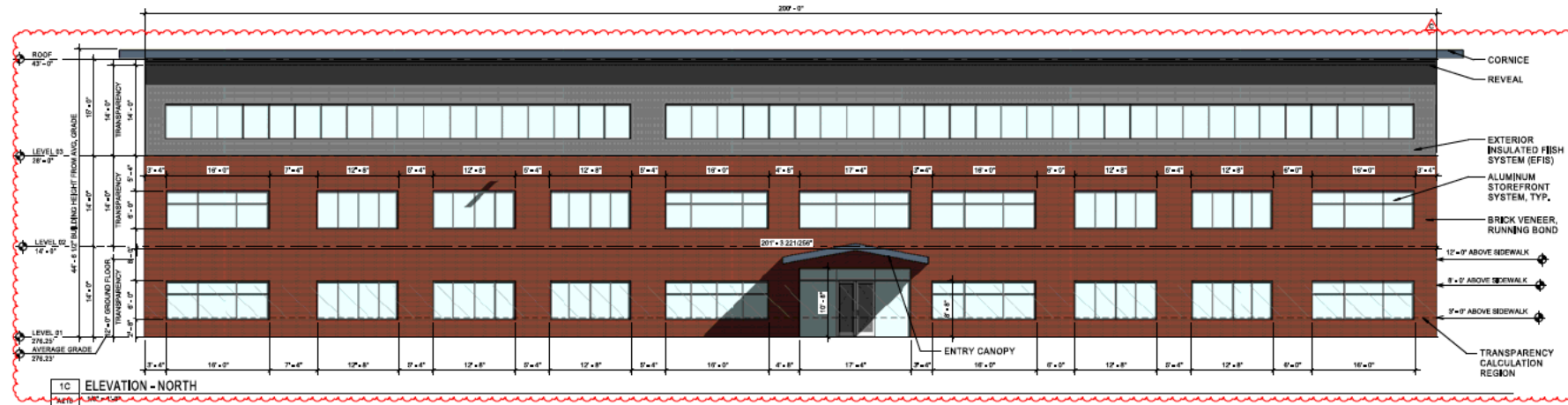
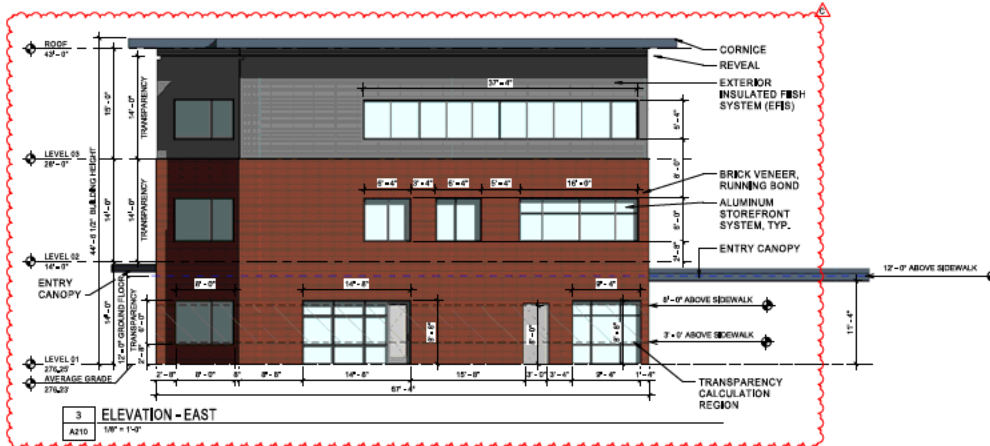
FLOOR LEVEL	WALL SF	REQUIRED TRANSPARENCY	PROVIDED TRANSPARENCY	REQUIRED TRANSPARENCY 3'-0" TO 8'-0"	PROVIDED TRANSPARENCY 3'-0" TO 8'-0"
GROUND FLOOR	807 SF	266.3 SF (33%)	267 SF (33%)	153.2 SF (50% OF REQ'D)	161 SF (86% OF REQ'D)
2ND FLOOR	807 SF	161.4 SF (20%)	177 SF (22%)	NA	NA
3RD FLOOR	807 SF	161.4 SF (20%)	237 SF (29%)	NA	NA

TRANSPARENCY CALCULATIONS - NORTH ELEVATION

FLOOR LEVEL	WALL SF	REQUIRED TRANSPARENCY	PROVIDED TRANSPARENCY	REQUIRED TRANSPARENCY 3'-0" TO 8'-0"	PROVIDED TRANSPARENCY 3'-0" TO 8'-0"
GROUND FLOOR	2398 SF	791.2 SF (33%)	837 SF (35%)	365.7 SF (50% OF REQ'D)	715 SF (89% OF REQ'D)
2ND FLOOR	2398 SF	475.6 SF (20%)	851 SF (35%)	NA	NA
3RD FLOOR	2398 SF	475.6 SF (20%)	1028 SF (43%)	NA	NA

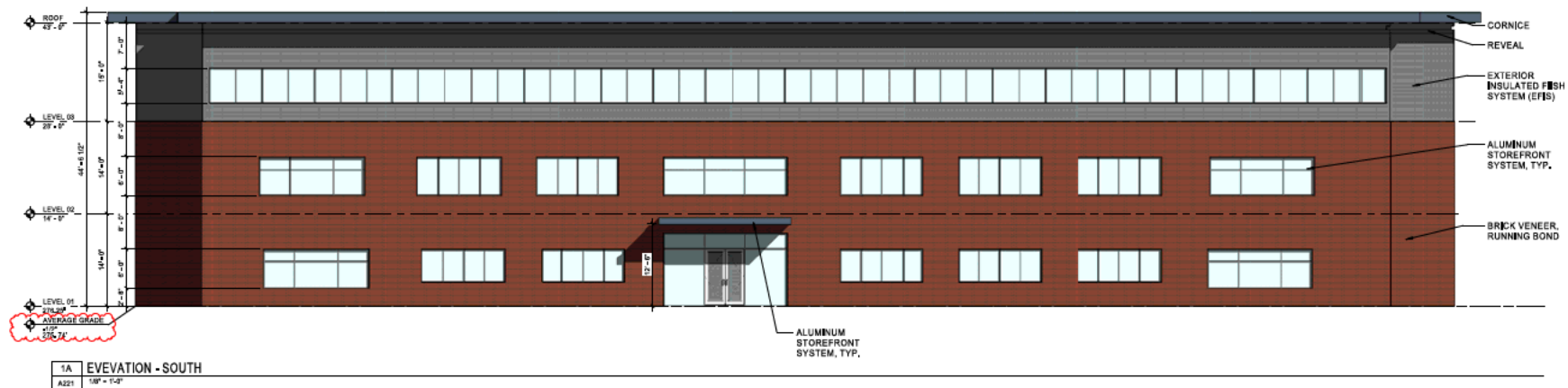
NOTE: PER CITY OF RALEIGH UDO SECTION 1.5.9.2.4, GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.

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**SHRI Consulting, Inc.**  
4630 Kings Garden Road  
Raleigh NC 27612  
[Sshriconsulting16@gmail.com](mailto:Sshriconsulting16@gmail.com)

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CONSTRUCTION

WAKEFIELD PROFESSIONAL PLAZA II

RALEIGH, NC 27614

ID	REASON	DATE
C	Comment Response	2/23/21

### Final Submittal

## EXTERIOR ELEVATIONS

PROJECT NO.	2020-001
Reviewer	
Designer	
ISSUE DATE	11/03/2020

A221