



# Administrative Approval Action

Case File / Name: ASR-0093-2021  
DSLCL - FRONTIER PLAZA

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 at the west side of Wilmington Street. The site is located within the corporate city limits of the City of Raleigh. The current address listed as 3808 Wilmington Street, PIN # 1701391659.

**REQUEST:** Development of a 79,588 square foot building for warehouse distribution (with 61,508 square foot warehouse, 5,270 square foot office and 12,810 square foot retail) and associated infrastructure and parking. The existing property is 7.1 acres, zoned IX-3 in the SWPOD Overlay District.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** FIL-0046-2022: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

**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 25, 2022 by Bobbitt Design Build.

## **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. Shade Trees shall be required in the parking islands per UDO Section 7.1.7.

### **Engineering**

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

### **Urban Forestry**



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6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
7. 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"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

<input checked="" type="checkbox"/>	Slope Easement Required

☒ **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 cross access agreement among the lots identified as PINs 1707-39-1659 & 1701-39-1971 as well as PINs 1707-39-1659 & 1701-39-4348 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. 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.
3. 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.
4. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.



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5. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

## Public Utilities

6. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water and/or sewer main.

## Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
8. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
9. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
10. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 71 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## Engineering

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
2. A fee-in-lieu for 317 LF of half Avenue 4-Lane Divided Section shall be paid to the City of Raleigh (UDO 8.1.10).



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## Public Utilities

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

## Stormwater

4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
6. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

## Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
8. A fee-in-lieu for (8) shade street trees in the right-of-way along half of the proposed Avenue 4-Lane Divided Section shall be paid to the City of Raleigh (UDO 8.1.10).

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

## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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

**3-Year Expiration Date:** August 11, 2025

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



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## 4-Year Completion Date:

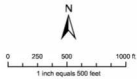
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site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

I hereby certify this administrative decision.

Signed: *Alycia Bailey Taylor* Date: 04/14/2022  
Development Services Dir/Designee  
Staff Coordinator: Cara Russell



VICINITY MAP



Disclaimer: The user assumes all responsibility for the accuracy of the information provided. The user assumes all responsibility for the accuracy of the information provided. The user assumes all responsibility for the accuracy of the information provided.

#### SITE COMPLIANCE NOTES

- THIS SITE IS EXEMPT FROM BLOCK PERMETER REQUIREMENTS PER UDO 8.3.2.2.
- THIS SITE SHALL BE FULLY COMPLIANT WITH SWIFT CREEK PROTECTION OVERLAY DISTRICT (SWPOD) PER UDO SECTIONS 8.2.5 AND 8.3.3

#### CONDITIONS OF APPROVAL

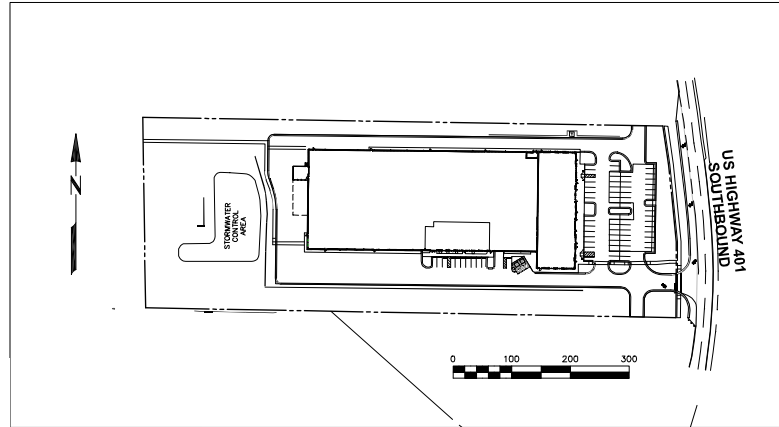
- RECORDED PLAT WITH RIGHT OF WAY DEDICATION
- RECORDED PLAT WITH EASEMENTS FOR SOA PRIVATE DRAINAGE EASEMENT, SLOPE EASEMENT, CITY OF RALEIGH PUBLIC WATERLINE EASEMENT AND UTILITY PLACEMENT EASEMENT
- FEE IN-LIEU SHALL BE PAID FOR EIGHT (8) STREET TREES ALONG THE CITY OF RALEIGH THOROUGHFARE AT THE REAR OF THE PROPERTY
- FEE IN-LIEU SHALL BE PAID FOR ONE HALF OF AVENUE 4 LANE DIVIDED SECTION AT THE REAR OF THE PROPERTY, INCLUDING MATERIALS
- DEMOLITION PERMIT SHALL BE REQUIRED FOR THE SHED ON THE PROPERTY.

#### SOLID WASTE SERVICES STATEMENT

- DEVELOPER/OWNER HAS REVIEWED THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL AND SHALL COMPLY WITH ITS REQUIREMENTS
- ON-SITE SCREENED DUMPSTER AREA TO BE PROVIDED FOR PRIVATE SOLID WASTE SERVICES PICK UP

# FRONTIER PLAZA

IX-3 ZONING  
ASR-0093-2021



OVERVIEW

SCALE: 1" = 100'

## 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, as amended by text change case TC-14-19 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 Type	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

#### GENERAL INFORMATION

Development name: Frontier Plaza

Inside City limits? Yes ☒ No ☐

Property address(es): 3808 S. Wilmington Street, Raleigh NC

Site P.I.N.(s): 1701-39-1659

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

79,588 SF Building with retail, office and warehouse distribution

Current (Property Owner)/Developer Contact Name: Victoria Norland

NOTE: please attach purchase agreement when submitting this form.

Company: Wayne Enterprises LLC Title: Manager

Address: 2509 Runner Stone Way, Raleigh, NC 27603

Phone #: 919-983-2404 Email: vicynorland@gmail.com

Applicant: Michael McQuillen, PE Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502

Company: Capital Civil Engineering Phone #: 919-983-2567 Email: mmcquillen@capitalcivil.com

Phone #: 919-983-2567 Email: mmcquillen@capitalcivil.com

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#### DEVELOPMENT TYPE - SITE DATA TABLE

(Applicable to all developments)

##### SITE DATA

Zoning district (if more than one, please provide the acreage of each): IX-3

Gross site acreage: 6.7 ac (after R/W dedication)

# of parking spaces required: 73

# of parking spaces proposed: 76

Overlay District (if applicable): SWPOD Overlay

Existing use (UDO 6.1.4): x

Proposed use (UDO 6.1.4): Warehouse distribution and retail

##### BUILDING DATA

Existing gross floor area (not to be demolished): 0

Existing gross floor area to be demolished: 0

New gross floor area: 79,588 sf

Total # of gross (to remain and new): 79,588 sf

Proposed # of buildings: 1

Proposed # of stories for each: 1

##### STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0

Proposed Impervious Surface: Acres: 4.70 Square Feet: 204,912

Is this a flood hazard area? Yes ☐ No ☒

If yes, please provide: Alluvial soils

Flood study: FEMA Map Panel #: \_\_\_\_\_

Nature River Buffer: Yes ☐ No ☒ Wetlands: Yes ☐ No ☒

##### RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: \_\_\_\_\_ Total # of hotel units: \_\_\_\_\_

# of bedroom units: 1br \_\_\_\_\_ 2br \_\_\_\_\_ 3br \_\_\_\_\_ 4br or more \_\_\_\_\_

# of lots: \_\_\_\_\_ Is your project a cottage court? Yes ☐ No ☐

##### SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Michael McQuillen of Capital Civil Engineering to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: \_\_\_\_\_ Date: 10-10-2021

Printed Name: Victoria Norland

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

For Shared Entry - Spirit Master Funding X

Page 2 of 2

REVISION 11.18.20  
raleighnc.gov



December 30, 2021

Upon review of the site plan and dumpster/recycle bin location for plans sent to us for the building at 3808 South Wilmington Raleigh, NC 27603, we believe that Patriot could service this location as currently designed, continuing our service provided to Frontier Auto Body Supply at their new building location.

Should you have any additional questions feel free to reach me at 919-422-7070 or [ryan@patriotsanitation.com](mailto:ryan@patriotsanitation.com).

Sincerely,

Ronald Williams

#### ENGINEER

CAPITAL CIVIL ENGINEERING, PLLC  
1011 PEMBERTON HILL RD, STE 203  
APEX, NC 27502  
PH: 919 249-8567  
MICHAEL MCQUILLEN, PE  
mmcquillen@capitalcivil.com

#### DEVELOPER

WAYNE ENTERPRISES, LLC  
2509 RUNNER STONE WAY  
RALEIGH, NC 27603

#### INDEX

COVER	ASR01
EXISTING CONDITIONS & DEMO	ASR02
SITE PLAN	ASR03
OFFSITE ROAD IMPROVEMENT PLAN	ASR03A
GRADING PLAN	ASR04
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LIGHTING PLAN	ASR06
TREE CONSERVATION AREA PLAN	ASR07
LANDSCAPING PLAN	ASR08
LANDSCAPE DETAILS	ASR09
SITE DETAILS	ASR10
SITE DETAILS	ASR11
ARCHITECTURAL ELEVATIONS	SA1
ARCHITECTURAL FLOORPLAN	SA2

Digitally signed by Cara Russell  
DN: cn=Cara Russell, o=City of Raleigh Planning and Development Department, ou=Current Planning, cn=Cara Russell  
Reason: I am approving this document  
Date: 2022.04.08 15:43:56-0400

Cara Russell

ALL CONSTRUCTION ACTIVITY MUST BE CONDUCTED IN ACCORDANCE WITH THE ACCEPTED POLICES, STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND UNLESS SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

FRONTIER PLAZA

3808 S. WILMINGTON STREET RALEIGH NC

ZONING: IX-3-CU

COVER SHEET

REVISIONS:  
7/27/22 - REVISION PER ASR REVIEW 1  
7/27/22 - REVISION PER ASR REVIEW 2

CAPITAL CIVIL ENGINEERING, PLLC  
1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502  
PH: 919 249-8567  
MICHAEL MCQUILLEN, PE  
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FILE

DATE: FEBRUARY 25, 2022

ISSUED FOR: REVIEW

SHEET NO.

ASR01



-----	PROPERTY LINE
-----	ADJOINING PROPERTY LINE
-----	EXISTING CONTOUR LINE - 1' INTERVAL
-----	EXISTING CONTOUR LINE - 5' INTERVAL
-----	EXISTING STORM SEWER
WA-----WA	EXISTING WATER LINE
SS-----SS	EXISTING SANITARY SEWER
OHE-----OHE	EXISTING OVERHEAD POWER LINE
P-----P	EXISTING BURIED POWER LINE
FO-----FO	EXISTING FIBER
GAS-----GAS	EXISTING GAS
TV-----TV	EXISTING CABLE
X-----X	EXISTING FENCE

BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY MAERSTADT, PLLC LAND SURVEYORS, 2411 US 64 BUSINESS CENTER, SUITE 200, FARGO, ND 58103-9701. DATE OF SURVEY P-14; DATED: 13 NOVEMBER 2020

ALL COORDINATES ARE IN NAD 83 UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.

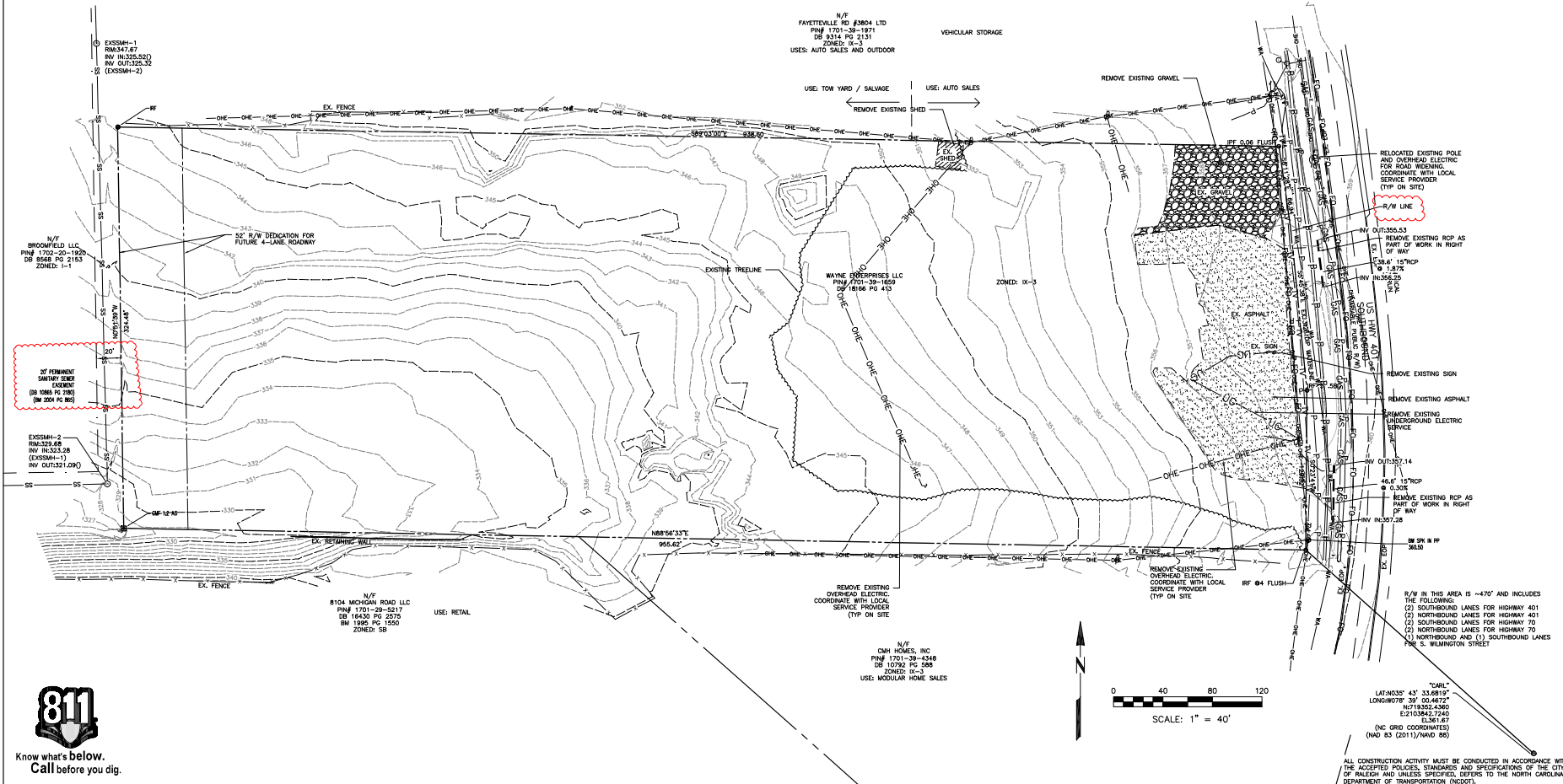
ALL STREETS ARE RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.

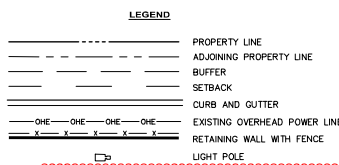
NCGS MONUMENT "CARL" LOCATED AND IDENTIFIED ON PLAN.

SECTION 15 IS PARTIALLY COVERED BY A HAZARDOUS AREA WITH A HAZE ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 170701D FOR THE CITY OF WATKINS, ND. THE HAZARDOUS AREA 2006 FOR COMMUNITY PANEL NO. 373068, IN WAKE COUNTY, ND.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN PROCESS OF EXISTING THE FIELD DATA.

NO SEPTIC OR WELLS LOCATED ON PROPERTY





SIGHT TRIANGLE OF 430' SHOWN ON PLAN PER RISM SECTION 6.12 FOR A 45 MPH ROAD, TWO LANE UNDIVIDED HIGHWAY

WITHIN THE AREA OF THE ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, PLaque, BARRIERS OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OF THE NEAREST TRAVELED WAY IF NO CURB EXISTS.

SITE DATA	
PARCEL ID NO	1701-39-1659
ZONING	IX-3
OVERLAY	NONE
FRONTAGE TYPE	NONE
EXISTING USE	VACANT
PROPOSED USE	WAREHOUSE DISTRIBUTION AND RETAIL
EXISTING BUILDING	0 SF
PROPOSED BUILDING	79,588 SF
	OFFICE 6,370 SF
	WAREHOUSE / RIDER ROOM 61,508 SF
	RETAIL 12,810 SF
RESIDENTIAL DENSITY	NONE
PARKING REQUIRED	1/600 SF OF OFFICE USE = 5,270 SF/600 = 9
	1/3000 SF OF WAREHOUSE = 61,508/3000 = 21
	1/300 SF OF RETAIL = 12,810 SF/300 = 43
	73 TOTAL
PARKING PROVIDED	76
PRIMARY STREET	S. WILMINGTON STREET
AREA GROSS EXISTING	7.1 ACRES / 309,276 SF
AREA NET AFTER R/W	6.7 ACRES / 291,801 SF
EXISTING IMPERVIOUS	0.54 ACRES
PROPOSED IMPERVIOUS	3.86 AC
100% FLOOD PLAIN	NONE
HEIGHT, STORIES ALLOWABLE	ONE
HEIGHT, STORIES PROPOSED	ONE
LAND DISTURBANCE: 2.8 ACRES	
AMENITY AREA LOS REQUIRED	29,185 SF = 10% REQUIRED PER UDO SECTION 3.2.5.A
AMENITY AREA PROVIDED	30,110 SF OR 10.3% OF NET SITE AREA
AMENITY AREA ADA ACCESSIBLE	15,630 SF (53% OF REQUIRED AMENITY AREA)
	UDO SECTION 1.5.3.B.2

**ADA PARKING AREA SUMMARY**

PARKING SPACES PROVIDED: 76 SPACES

ADA PARKING SPACES REQUIRED: 4 SPACES

ADA PARKING SPACES PROVIDED: 5 SPACES (2 VAN)

**BICYCLE PARKING SUMMARY**

RETAIL (SHORT TERM SPACES):

- (1) SPACE PER 5,000 SF = (4) MINIMUM
- (4) SHORT TERM SPACES PROVIDED

**WAREHOUSE/DISTRIBUTION (LONG TERM):**

- (1) SPACE PER 60,000 SF = (4) MINIMUM
- (4) LONG TERM SPACES PROVIDED INSIDE BUILDING

**SEE SHEET 54.2**

**TREE CONSERVATION AREA SUMMARY**

SITE AREA (NET) = 6.7 AC (AFTER R/W DEDUCTION)

TCA REQUIRED (10%) = 0.67 AC (29,185 SF)

TCA PROVIDED:

- PRIMARY TCA: 0.39 AC
- SECONDARY TCA: 0.56 AC
- TOTAL TCA PROVIDED: 0.75 AC (32,670 SF)

**SETBACKS PER UDO SECTION 3.2.3**

BUILDING PER UDO SECTION 3.2.5.B

PRIMARY STREET

SEE SHEET

REAR LOT

0' OR 6'

0' OR 4'

0' OR 3'

0' OR 3'

0' OR 3'

**PARKING PER UDO SECTION 3.2.5.C**

PRIMARY STREET

SEE SHEET

REAR LOT

0' OR 3'

0' OR 3'

0' OR 3'

#### LANDSCAPE YARDS

**NORTH PROPERTY LINE:**

- PORTION OF PROPERTY LINE THAT ABUTS AUTO SALES USE WILL BE PROVIDED A 20' B1 TRANSITIONAL PROTECTIVE YARD.
- PORTION OF PROPERTY LINE THAT ABUTS TOW YARD/SALVAGE USE DOES NOT REQUIRE BUFFERS PER SECTION 6.5.7.B.1 AS USE IS CONSIDERED A HEAVY INDUSTRIAL USE PER 6.5.1.A.

**SOUTH PROPERTY LINE:**

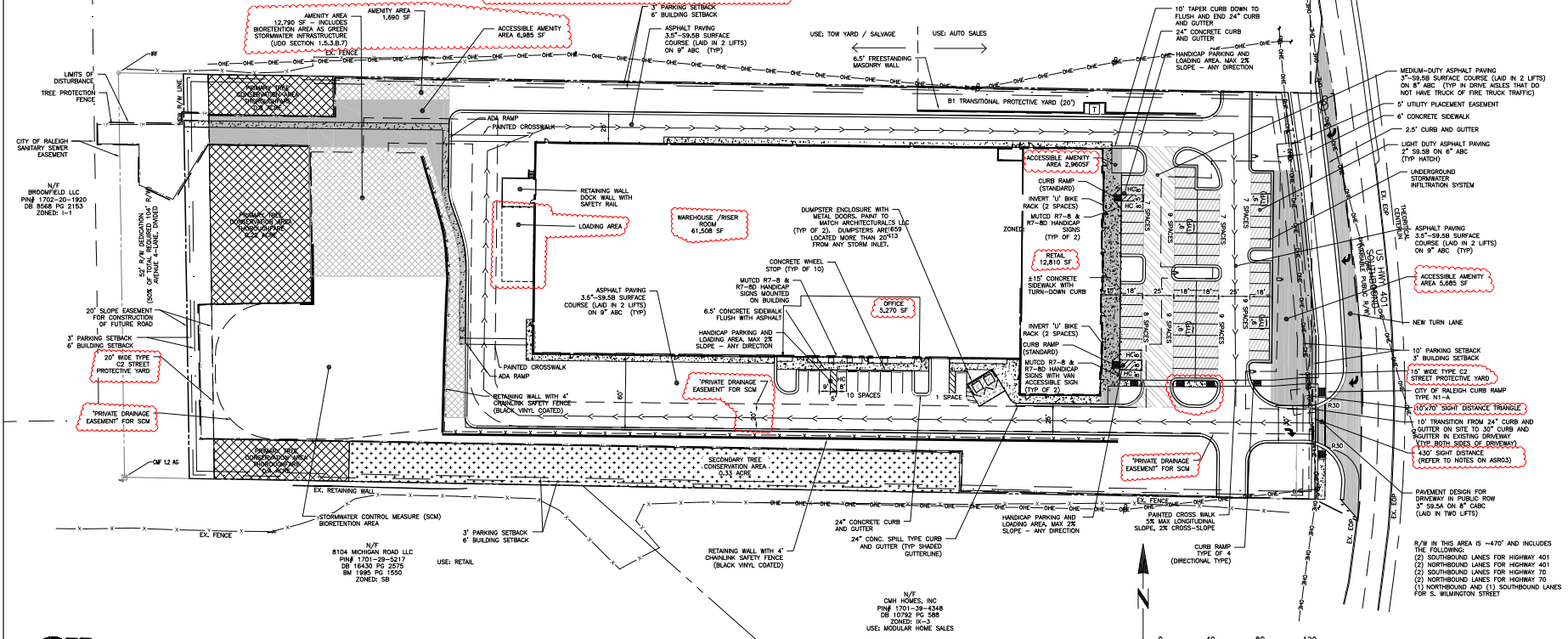
- PORTION OF PROPERTY LINE THAT ABUTS RETAIL USE DOES NOT REQUIRE BUFFER AS THE TREE CONSERVATION AREA REPLACES THE BUFFER REQUIREMENT PER 7.2.4.A.2.
- PORTION OF PROPERTY LINE THAT ABUTS ONE HOMES WITH A MODULAR HOME SALES USE DOES NOT REQUIRE BUFFERS PER SECTION 6.5.7.B.1 AS USE IS CONSIDERED A HEAVY INDUSTRIAL USE PER 6.5.1.A.

**EAST PROPERTY LINE:**

- A 15' WIDE C2 STREET PROTECTIVE YARD IS PROVIDED.
- A 20' WIDE C2 PROTECTIVE YARD IS PROVIDED.

#### SITE PLAN NOTES:

- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY MASTERPLAN, PLLC LAND SURVEYORS, 3411 US 64 BUSINESS WEST, PITTSBORO, NC 27312, PH: 919.545.7001 NC LIC. P-14, DATED: 13 NOVEMBER 2020
- NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
- ALL DENIED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SETBACK.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB/EDGE OF PAVEMENT/GRAD, UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE CITY ENGINEER FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SETBACKS.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRIERS FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
- FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE, REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY. 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPPED OFF ONLY. 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
- INSTALL DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
- HVAC UNITS THAT ARE ROOF MOUNTED AND SCREENED FROM OFFSITE VIEW
- ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- RETAINING WALL SHALL BE CONSTRUCTED OF HIGH QUALITY MATERIALS INCLUDING ONE OR A COMBINATION OF THE FOLLOWING: DECORATIVE BLOCK, BRICK, STONE, CAST-STONE, ARCHITECTURAL BLOCK, SPIR-FACED BLOCK, STUCCO OVER STANDARD CONCRETE MASONRY BLOCK, GLASS BLOCK, WOOD, WROUGHT IRON, COMPOSITE FENCING, WPC, VINYL, ALUMINUM OR METAL, UDO SECTION 7.2.8.1.1



FRONTIER PLAZA

3808 S. WILMINGTON STREET RALEIGH NC

ZONING: IX-3-CU

SITE PLAN

REVISIONS:

07/25/22 - REVISED PER ASR REVIEW 1

07/25/22 - REVISED PER ASR REVIEW 2



10111 PARRAMOUNT HILL, RD. STE. 203, APOC, NC 27602

PH: 919.486.1111 FAX: 919.486.1112

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DATE: FEBRUARY 25, 2022

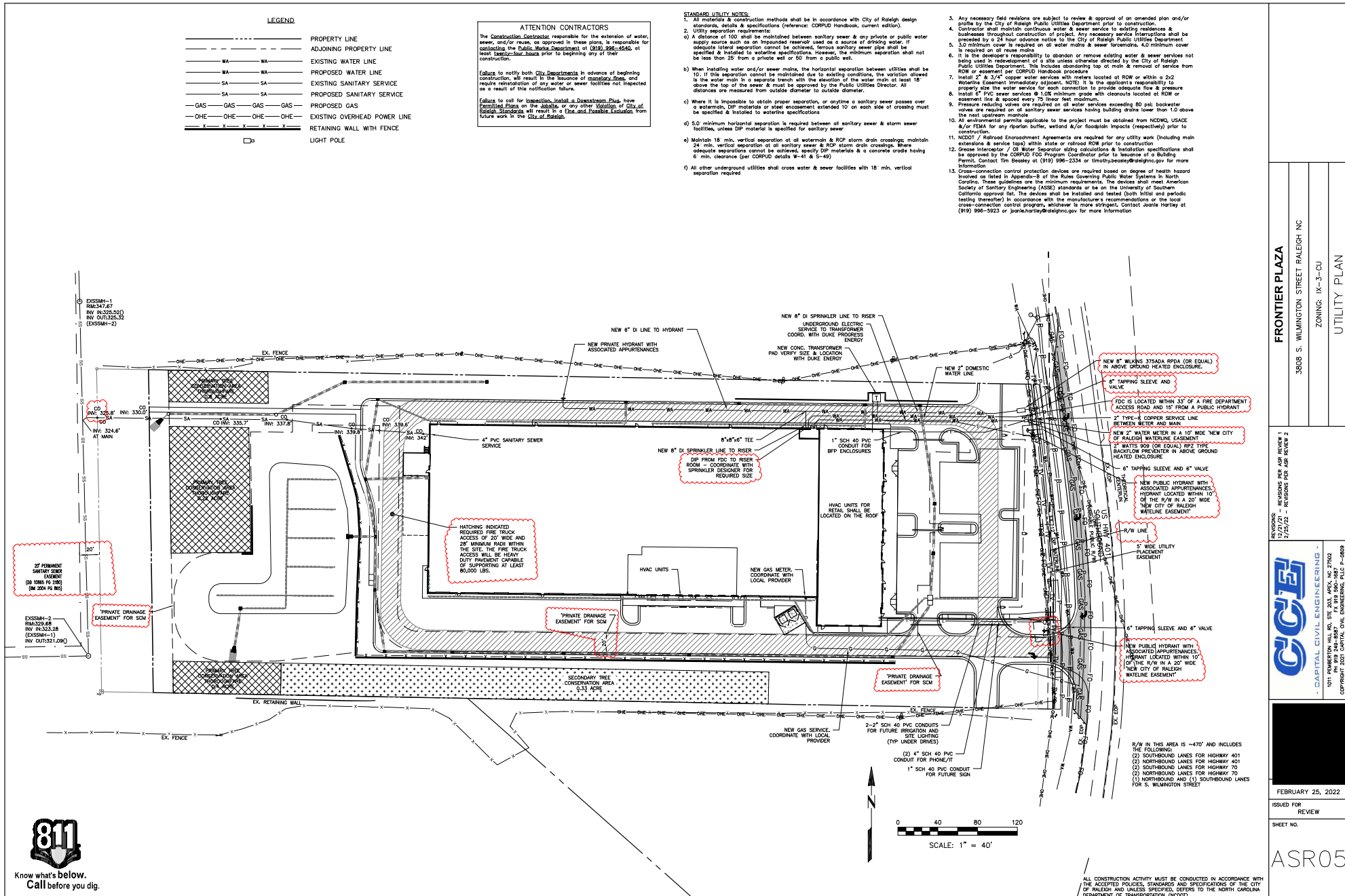
ISSUED FOR: REVIEW

SHEET NO.

ASR03

ALL CONSTRUCTION ACTIVITY MUST BE CONDUCTED IN ACCORDANCE WITH THE ACCEPTED POLICIES, STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND UNLESS SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).





## SHADE TREES



( • ) QNU - QUERCUS NUTTALLII



UPB • ULMUS PARVIFOLIA 'BOSQUE'



ARF • ACER RUBRUM 'FRANKSRED'

 C.J.Y. • CRYPTOMERIA JAPONICA "YOSHINO"

### UNDERSTORY TREES

 PCH - PISTACIA CHINENSIS CCF • CERCIS CANADENSIS "FOREST PANSY"

IMN • ILEX x MARY NELL



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© MCE - MYRICA CERTIFERA



050. OSMANTHUS - FOG

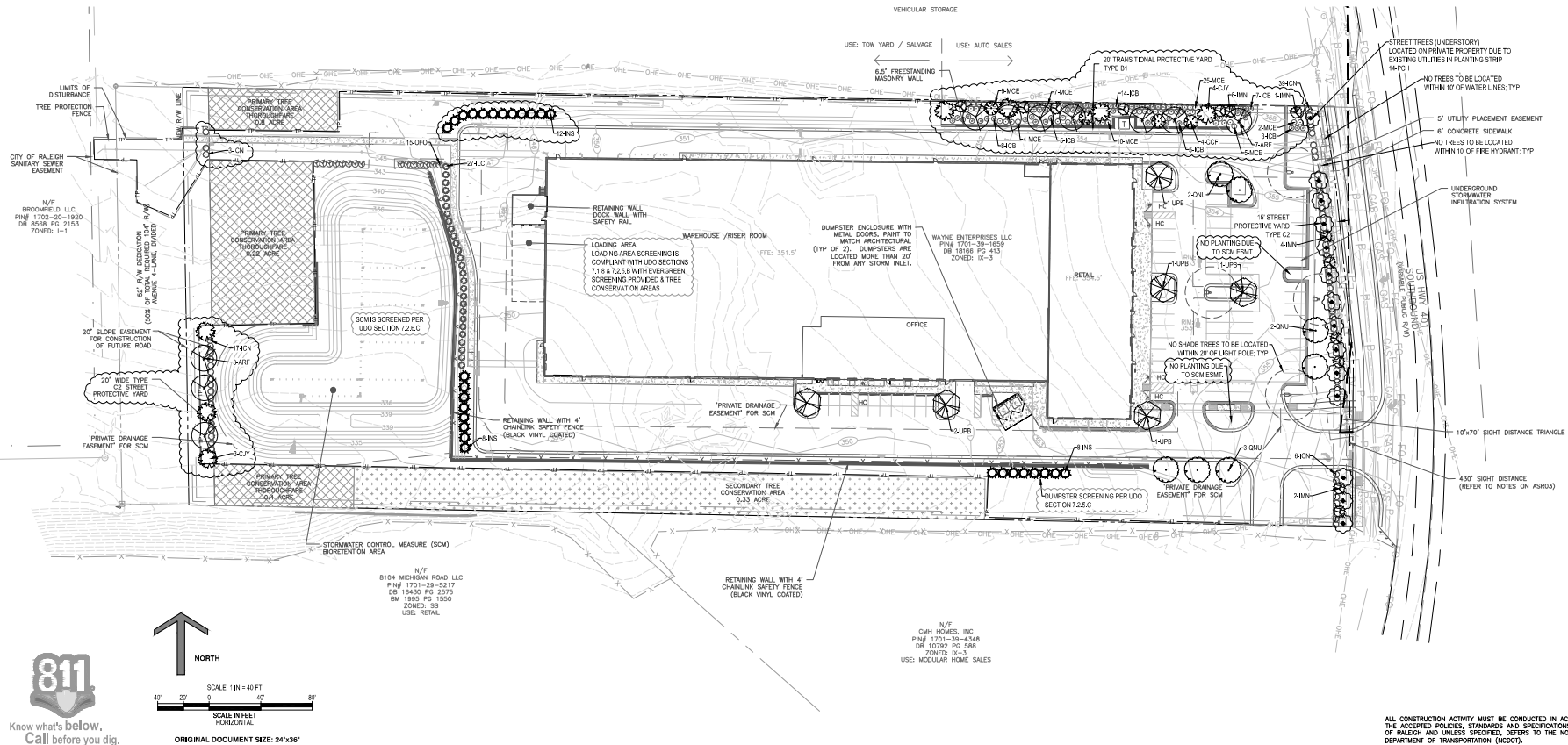


11

CITY OF RALEIGH LANDSCAPE NOTES:

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS.
3. NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, ALTERATION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE, USE OF LAND AND/OR BUILDING OR ANY PART OF ANY BUILDING AND LAND MAY BE OBTAINED OR USED UNTIL LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE.
4. THE DEVELOPMENT SERVICES DIRECTOR CANNOT ISSUE A CERTIFICATE OF COMPLIANCE UNTIL ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RALEIGH.
5. A TEMPORARY CERTIFICATE OF COMPLIANCE MAY BE ISSUED WHEN THE DEVELOPMENT SERVICES DIRECTOR DETERMINES THAT DUE TO THE UNAVAILABILITY OF PLANT MATERIAL OR WEATHER CONDITIONS, PLANTING LANDSCAPING WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS FOR A PERIOD OF TIME. THE CITY OF RALEIGH WILL BE NOTIFIED BY THE DEVELOPMENT SERVICES DIRECTOR.
6. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPWD CITY CODE DETAIL, BETWEEN 11 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED TO CLOSE THE REQUIRED DURATION OF THE PLANTING WINDOW. CONTACT URBAN FORESTRY INSPECTOR WITH QUESTIONS.
7. LANDSCAPING SHALL NOT INTERFERE WITH ANY CITY UTILITIES OR CITY STREET, DRIVEWAY, PARKING AREAS OR THE APPROACH TO ANY STREET INTERSECTION.
8. LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
9. TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ZONE OF AN EXISTING TREE.
10. NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, EXCEPT FOR TREES PLANTED BY THE CITY OF RALEIGH.
11. THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THE UDOX WITHIN 30 DAYS OR WITHIN 180 DAYS WHEN REPAIRING LANDSCAPING IS REQUIRED DUE TO WEATHER OR OTHER ACT OF NATURE. THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPING.
12. ALL PLANTING AREAS MUST BE STABILIZED FROM SOIL EROSION IMMEDIATELY UPON PLANTING AND MUST BE MAINTAINED FOR THE DURATION OF THE PLANTING WINDOW.
13. ALL REQUIRED LANDSCAPING SHALL BE ALLOWED TO REACH ITS REQUIRED SIZE AND SHALL BE MAINTAINED AT THAT REQUIRED SIZE.
14. STREET TREES ARE TO BE PROTECTED AND MAINTAINED PER REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY TREE MANUAL.

NOTE:  
A FEE-IN-LIEU WILL BE PAID FOR (8) STREET TREES  
ALONG THE CITY OF RALEIGH THOROUGHFARE

[illegible]

## TYPE / JSE LEGEND

PLAN 1 VPR: 2 = 142 CLEAN / U = 06/11/2003

PLANT USE: ST=1 TREE=1 PARKING=1 PARKING LO=UNSCAPE/TPY=TRANSITIONAL PROTECTIVE YARD/SPY=STREET PROTECTIVE YARD/SCREEN=LOADING AREA,DUMPSTER U-LTY,ICM

FRONTIER PLAZA

**FRONTIER PLAZA**  
3808 S. WILMINGTON STREET RALEIGH NC

ZONING: IX-3-CU

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**LANDSCAPE PLAN**

12/21/21 - REVISIONS PER ASR REVIEW 1  
2/25/22 - REVISIONS PER ASR REVIEW 2



UNIVERSITY OF ILLINOIS / CHICAGO

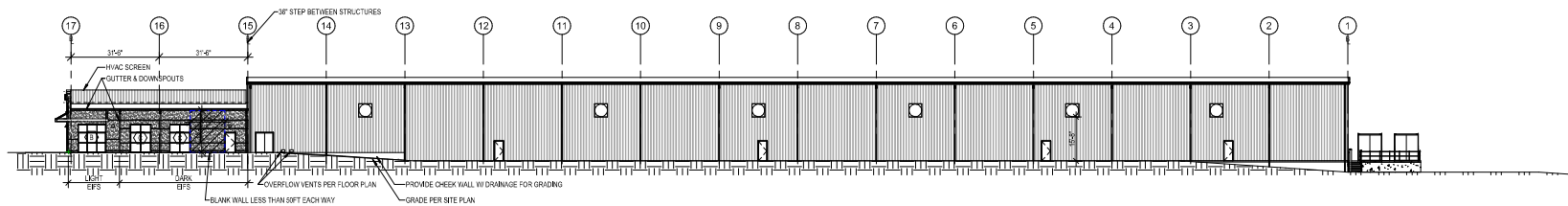
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ISSUED FOR

SHEET NO.

ASR08

ALL CONSTRUCTION ACTIVITY MUST BE CONDUCTED IN ACCORDANCE WITH THE ACCEPTED POLICIES, STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND UNLESS SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).



① NORTH ELEVATION  
1" = 20'-0"

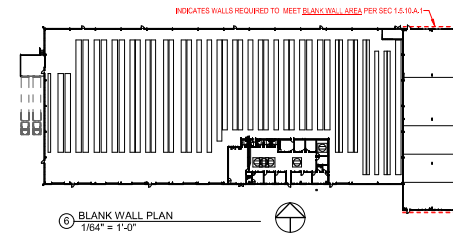
CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS (UDO)

<b>TRANSPARENCY - EAST ELEVATION (NO 1.5 &amp; 3.3 F)</b>		
FLOOR LEVEL: 4th floor, single story building		
WALL AREA TO 12' F: 471 SF MIN.		
ACTUAL TRANSPARENCY: 1100 SF		
TRANSPARENCY CALCULATION:		
WINDOW (sq ft)	AREA COUNT	
10 x 10' x 10'	120 x 3 = 360	+ 360 SF
3 x 10' x 7'	21 x 3 = 63	+ 63 SF
4 x 10' x 8'	40 x 3 = 120	+ 120 SF
TOTAL TRANSPARENCY FROM TO 12' F:		1100 SF

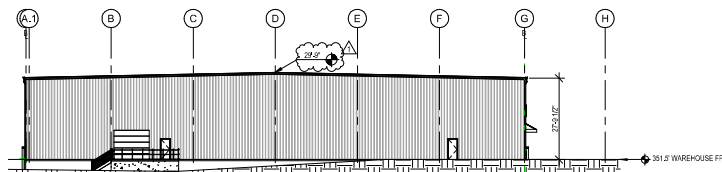
  

<b>BETWEEN 3 AND 8' F REQUIRED:</b>		
50% OF 471 SF = 236.5 SF MIN.		
ACTUAL TRANSPARENCY: 550 SF		
TRANSPARENCY CALCULATION:		
WINDOW (sq ft)	AREA COUNT	
10 x 10' x 10'	120 x 3 = 360	+ 360 SF
3 x 7.5' x 8'	30.66 x 3 = 92	+ 119 SF
TRANSPARENCY FROM 3 TO 8' F:		550 SF

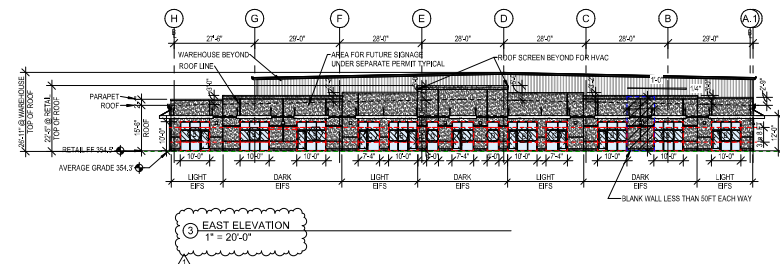
AVERAGE GRADE (UDO 15.7 (A.2))			
	LOW	HIGH	AVERAGE
EAST PROPOSED	364.5FT	364.5FT	354.5FT



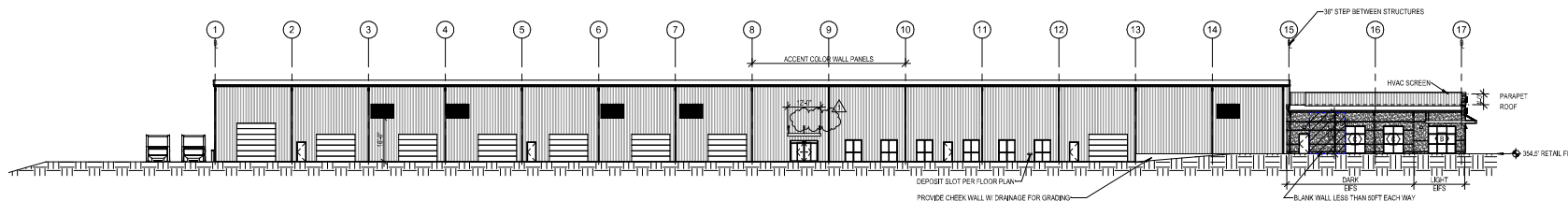
⑥ BLANK WALL PLAN  
1/64" = 1'-0"



② WEST ELEVATION  
1" = 20'-0"



③ EAST ELEVATION  
1" = 20'-0"



④ SOUTH ELEVATION  
1" = 20'-0"

Revisions			
#	Date	By	Description
1	11/24/21	BDG	COR ASR COMMENTS

APPROVAL:  
DATE:

**BOBBITT A&E, PLLC**  
600 Germantown Road  
P.O. Box 1000 • 28060

**BBITT**

COORDINATOR:  
BDG

DRAWN BY:  
BDG/LA

CHK BY: -  
10/05/2021

**FRONTIER PLAZA**  
3808 S WILMINGTON STREET  
RALEIGH, NORTH CAROLINA

24 X 36  
As indicated

11/24/2021

21-0177

#### SITE ELEVATIONS

SA1  
OF 2

**UDO COMPLIANCE ELEVATIONS  
SEE A4.1 FOR CONSTRUCTION**