



Administrative Approval Action

Case File / Name: ASR-0117-2022
DSLCL - TARHEEL COMMERCIAL

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

- LOCATION:** The project is located west of Atlantic Avenue bisected by Wolfpack Lane. The majority of the site is located south of Wolfpack Lane while a smaller portion is located on the north side of Wolfpack Lane abutting Tarheel Drive.
- REQUEST:** The removal of existing structures and the construction of 4 general type buildings of 60,300 square feet size gross for a light industrial warehouse use to include both warehouse and office space. This project is on two parcels totaling 5.026 acres and is zoned IX-3.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 1, 2024 by Crumpler Consulting Services.

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. Prior to SPR approval, the applicant shall confirm the types of uses per UDO 6.1.4 (Mixed Use IX-zoning district) and UDO 6.5.2 (Light Industrial)
2. Prior to SPR approval, the applicant shall show the ADA pathway to Amenity Area "6" on lot 2.
3. Prior to SPR approval, the applicant shall provide Post-Development spot grades along the West & South wall plane for Lot 2 listing the high, low, and average spot grades and transfer those 'spot' grades along the elevations for building 4.
4. Retaining Wall(s) will be reviewed and approved as part of the SPR review. Please submit an elevation plan of the wall for review and permitting at the SPR application.
5. Prior to SPR approval, please shift the proposed sewer manhole out of the sidewalk and just inside the property line to avoid creating a trip hazard. If the manhole must be placed in the sidewalk, please demonstrate that there is a min. 4 ft of unobstructed clearance per ADA code.
6. Applicant delineates and notes the overall total and # of proposed building suites in each building on the application and SPR plans set.



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- 7. The "old" and "new" right-of-way boundaries are labeled on the Site Permit Review plans set sheet C3.
- 8. Any proposed lighting plans comply with UDO Sec.7.4 and an illumination site aerial plan is inserted with the SPR plans set (as applicable).
- 9. Prior to SPR approval the landscape plan needs to be modified to show compliance with UDO Sections 7.1.7C and 7.2.5 B which require continuous landscape screening between the street right-of-way along Wolfpack Lane and the visible portions of the parking areas and loading areas (on the two sites on both sides of the street). Please see those code sections and modify the landscape plan.

Stormwater

- 10. 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

- 11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit or demolition permit, whichever comes first.
- 12. 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).

LEGAL DOCUMENTS - Email to 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 Deed of Easement Required
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<input checked="" type="checkbox"/>	Right of Way Deed of 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



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1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. 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.
3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.047 acres of tree conservation area.

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

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

General

1. A demolition permit shall be obtained.

Engineering

2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Urban Forestry



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3. A public infrastructure surety for 23 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
5. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 22 street trees along Wolfpack Lane and 1 street tree along Tarheel Drive for a total of 23 street trees.

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

Stormwater

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

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

3-Year Expiration Date: April 10, 2027

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

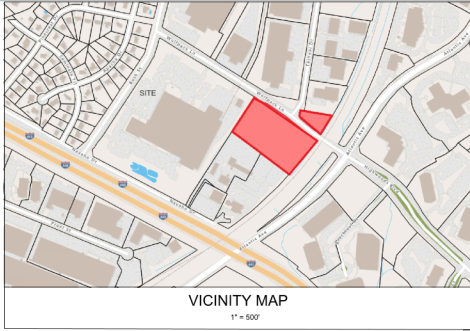
4-Year Completion Date:

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: _____ Date: 04/10/2024
Development Services Dir/Designee

Staff Coordinator: Jeff Caines



ADMINISTRATIVE SITE REVIEW FOR TARHEEL COMMERCIAL 1610 WOLFPACK LANE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: ASR-0117-2022

PREPARED FOR:
DRR REALTY, LLC
RALEIGH, NC
919-289-9779

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

Digitally signed by
jeff.caines@raleighnc.gov
DN:
E=jeff.caines@raleighnc.gov,
O=CN=jeff.caines@raleighnc.gov
Reason: I am approving this
document
Date: 2024.04.11
10:47:25-04'00'

SHEET	DESCRIPTION
C-1	COVER
C-2.0	EXISTING SURVEY
C-2.1	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING AND STORMWATER PLAN
C-6	LANDSCAPING PLAN
C-7	FIRE ACCESS PLAN
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
A-2.00	ARCHITECTURAL ELEVATION
A-2.01	ARCHITECTURAL ELEVATION
A-2.02	ARCHITECTURAL ELEVATION

SITE EXEMPTION NOTES:

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 92.2.3(A)-3.4.

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TIMMONS GROUP DATED 06/05/22.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171500K DATED JULY 19, 2002.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- PER TC-6A-18 & SEC. 15.4.C. THE PRIMARY STREET DESIGNATION SHALL BE TARHEEL DRIVE AND WOLFPACK LN.

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, NC 27612
Ph. 919-413-1704
P-1533

ISSUED FOR
PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/16/23
2	CITY OF RALEIGH COMMENTS	01/12/24
3	CITY OF RALEIGH COMMENTS	03/01/24

COVER
TARHEEL COMMERCIAL
1610 WOLFPACK LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22035
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/22/22
SCALE:	N.T.S.

C-1

1 of 11

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2200

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 102.8. Please check the appropriate building type and include the plan checklist document when submitting.

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

Please review UDO Section 102.8 to determine the site plan fee. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the Unified Development Ordinance. (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 type="checkbox"/> Cottage Court
<input type="checkbox"/> Attached	<input type="checkbox"/> General
<input type="checkbox"/> Apartment	<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Board of Adjustment # _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Open lot
	<input type="checkbox"/> Design Alternate # _____
	<input type="checkbox"/> Civic

GENERAL INFORMATION

Development name: Tarheel Commercial
 Inside City limits? Yes No
 Property address(es):
 1610 Wolfpack Lane
 Site P.I.N.(s): 1715-54-5819
 Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
 Removal of existing structures and construction of 4 building for a light industrial warehouse use with both warehouse and office space buildings.
 Current Property Owner(s): Roy M. Warren Title: Managing Member
 Company: NMS 1610 Wolfpack, LLC
 Address: 411 SE Osceola St. - Suite 201, Stuart, FL 34994
 Phone #: 772-341-3993 Email: rwarren@newmarketstrat.com
 Applicant Name (if different from owner. See "who can apply" in instructions): Roy M. Warren
 Relationship to owner: Lease or contract purchaser Owner's authorized agent Easement holder
 Company: NMS 1610 Wolfpack, LLC Address: 411 SE Osceola St. - Suite 201, Stuart, FL 34994

Phone # _____ Email _____
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
 Developer Contact: Roy M. Warren Title: Managing Member
 Company: NMS 1610 Wolfpack, LLC
 Address: 411 SE Osceola St. - Suite 201, Stuart, FL 34994
 Phone #: 772-341-3993 Email: rwarren@newmarketstrat.com
 Applicant Name: Roy M. Warren
 Company: NMS 1610 Wolfpack, LLC Address: 411 SE Osceola St. - Suite 201, Stuart, FL 34994
 Phone #: 772-341-3993 Email: rwarren@newmarketstrat.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (please provide the acronym of each): L-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 4.54	Existing gross floor area to be demolished: 0/0/0
# of parking spaces proposed: 104	New gross floor area: 60,300
Max # of parking permitted (7.1.2.C) N/A	Total of gross (to remain and new): 60,300
Existing Use (UDO 6.1.4): Light Industrial	Proposed # of buildings: 4
Proposed use (UDO 6.1.4): Light Industrial	Proposed # of stories for each: 1
	Proposed # of basement levels (UDO 13.7.A.6) 0

STORMWATER INFORMATION	
Impervious Area on Parcel(s) Existing (sf) 182,588 Proposed total (sf) 154,500	Impervious Area for Compliance (includes ROW) Existing (sf) 182,588 Proposed total (sf) 156,000

RESIDENTIAL + OVERNIGHTING LODGING DEVELOPMENTS	
Total # of dwelling units: # of bedroom units: 104 2br 3br 4br or more	Total # of hotel bedrooms: Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is a frequent travel development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Continue to Applicant Signature Block on Page Three.

Unified Development Ordinance ID: 7021878FA-7388-46CC-8376-55A02AC211

APPLICANT SIGNATURE BLOCK

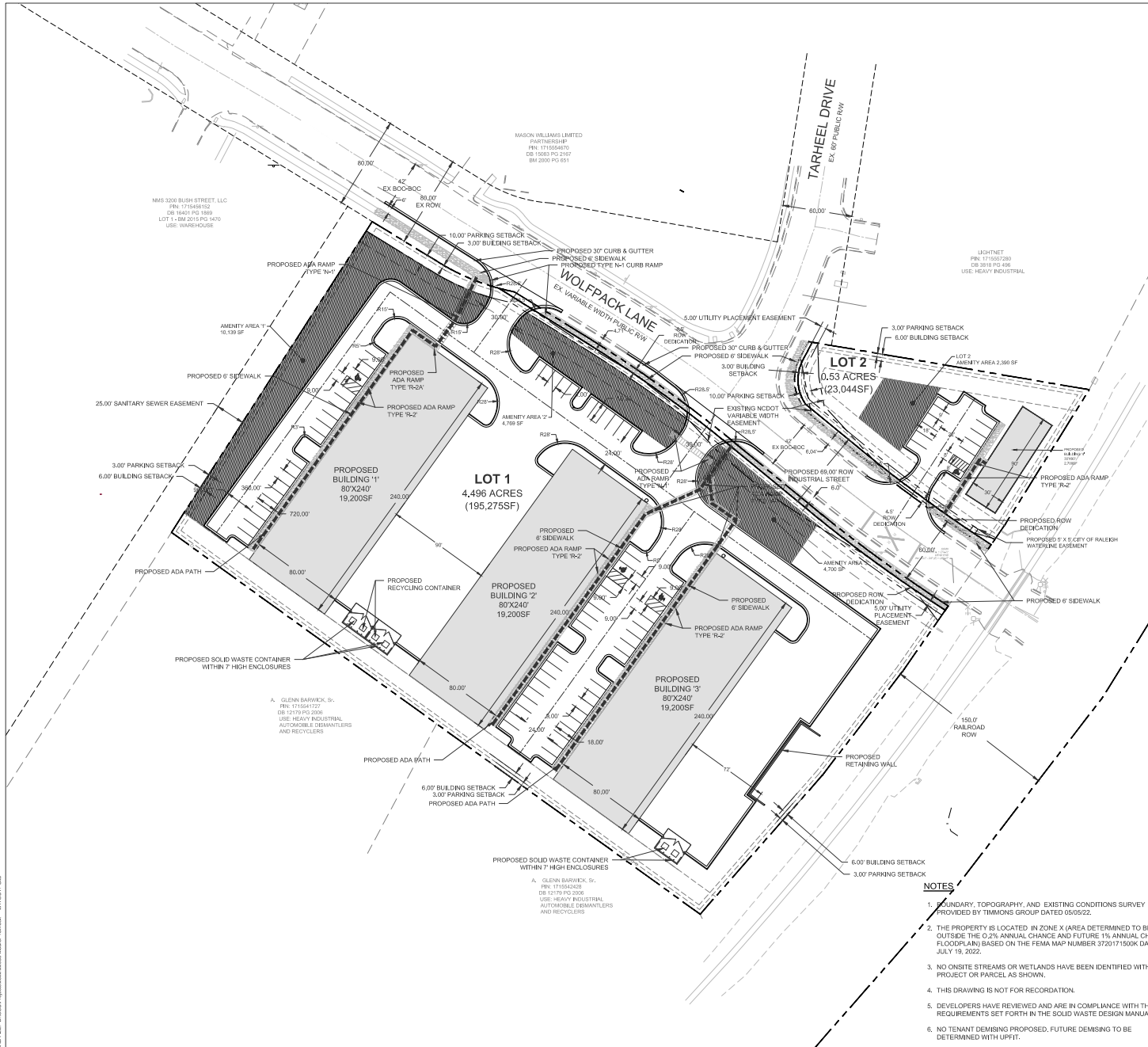
Pursuant to state law (N.C. Gen. Stat. § 160D-433(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessment holder may also apply for development approval for each development as is authorized by the assessment.

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 renovation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(b).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in the 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. 145-750(b)), if the permit application is denied on final appeal at the request of the applicant for a period of six consecutive meetings 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 meetings 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: Roy M. Warren Date: 12/22/2022
 Printed Name: Roy M. Warren



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EASEMENT
---	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
---	PROPOSED LOT LINE
---	PROPOSED CURB LINE
---	PROPOSED SIDEWALK
---	PROPOSED AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: TARHEEL COMMERCIAL
 SITE ADDRESS: 1610 WOLFPACK LANE RALEIGH, NORTH CAROLINA
 PIN NUMBER: 1715-54-5819
 JURISDICTION: CITY OF RALEIGH
 EXISTING USE: VACANT
 PROPOSED USE: LIGHT INDUSTRIAL/WAREHOUSE
 CURRENT ZONING DISTRICT: IXS (INDUSTRIAL MIXED USE)
 TOTAL LOT 1 ACREAGE: 4.54 ACRES (197,970SF)
 DEDICATED RIGHT OF WAY: 0.06 ACRES (2,698SF)
 TOTAL NET ACREAGE: 4.48 ACRES (195,272SF)
 TOTAL LOT 2 ACREAGE: 0.53 ACRES (24,120SF)
 DEDICATED RIGHT OF WAY: 0.02 ACRES (1,078SF)
 TOTAL NET ACREAGE: 0.53 ACRES (23,044SF)
 REQUIRED OUTDOOR AMENITY AREA (LOT 1): 19,528 SF (MIN.)
 PROVIDED OUTDOOR AMENITY AREA (LOT 1): 19,500 SF
 AMENITY AREA 1: 10,136SF
 AMENITY AREA 2: 4,769SF
 AMENITY AREA 3: 4,705SF
 REQUIRED OUTDOOR AMENITY AREA (LOT 2): 2,304 SF (MIN.)
 PROVIDED OUTDOOR AMENITY AREA (LOT 2): 2,390 SF (MIN.)
 EXISTING IMPERVIOUS SURFACE AREA (LOT 1): 170,007 SF
 PROPOSED IMPERVIOUS SURFACE AREA (LOT 1): 143,000 SF
 EXISTING IMPERVIOUS SURFACE AREA (LOT 2): 12,549 SF
 PROPOSED IMPERVIOUS SURFACE AREA (LOT 2): 9,500 SF
 BUILDING SETBACKS:
 PRIMARY STREET - 3'
 SIDE STREET - 3'
 REAR SITE BOUNDARY - 0' OR 6'
 FROM ALLEY - 5'
 INTERNAL BUILDING SEPARATION - 10'
 PARKING SETBACKS:
 PRIMARY STREET - 10'
 SIDE STREET - 10'
 REAR SITE BOUNDARY - 0' OR 3'
 FROM ALLEY - 5'
 PRINCIPAL BUILDING HEIGHT - 40/3 STORIES (MAX.)
 REQUIRED PARKING:
 NO MAXIMUM FOR LIGHT INDUSTRIAL
 PROPOSED PARKING:
 69 PARKING SPACES (3 ADA VAN ACCESSIBLE)
 REQUIRED BICYCLE PARKING:
 NOT REQUIRED FOR LIGHT INDUSTRIAL
 DEVELOPER:
 DRS REALTY, LLC
 RALEIGH, NC
 919-284-9779
 OWNER:
 NMS 1610 WOLFPACK LLC
 411 SE OSCOLA ST STE 201
 STUART, FL 34984-9209
 ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704

CRUMPLER
 Consulting Services, PLLC
 2308 Ridge Road
 Raleigh, NC 27612
 Ph. 919-413-1704
 P. 1-1533

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/16/23
2	CITY OF RALEIGH COMMENTS	01/12/24
3	CITY OF RALEIGH COMMENTS	03/01/24

SITE PLAN
 TARHEEL COMMERCIAL
 1610 WOLFPACK LANE
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 22035
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 12/22/22
 SCALE: 1" = 40'

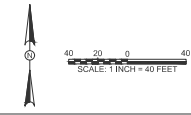
C-3
 4 of 11

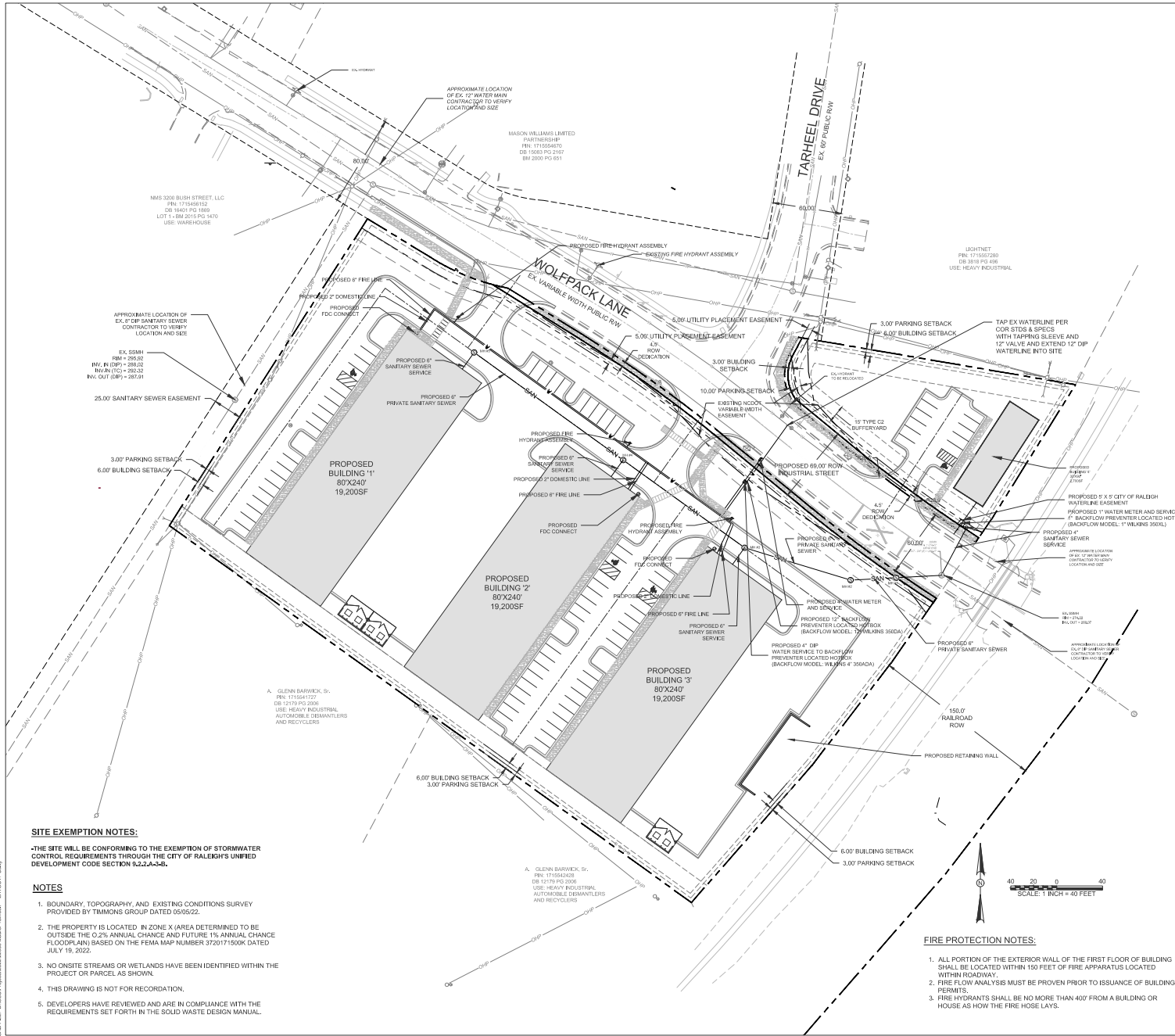
NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TIMMONS GROUP DATED 05/05/22.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 372071500K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- NO TENANT DEMISING PROPOSED, FUTURE DEMISING TO BE DETERMINED WITH UPFIT.

SITE EXEMPTION NOTES:

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 6.2.2.A-3.6.





LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EASEMENT
---	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
---	PROPOSED LOT LINE
---	PROPOSED CURB LINE
---	PROPOSED WATERLINE
---	EXISTING WATERLINE
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SIDEWALK
---	PROPOSED AMENITY AREA

CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 18" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF A DIAPHRAGMATIC SEPARATE CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE AS FOLLOWS: SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED TO THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5/2" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 15" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED. SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE PER CORPUD DETALS (W-1 & W-40).
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT & 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED BY REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 10 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE & OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT RAILROAD ENCRoACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION. GREASE INTERCEPTOR (OI) WATER SEPARATION SIDING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FPO PROGRAM COORDINATOR PRIOR TO ISSUANCE OF UC AND/OR BUILDING PERMIT. CONTACT (919) 996-8516 OR FPO@RALEIGH.GOV FOR MORE INFORMATION.
- CROSS-CONNECTED CONTROL PROGRAM, PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
- THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING ASSESS STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICES AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECT CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS CONNECTION@RALEIGH.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER, THE PROJECT MUST BE PUBLICLY BIDD.

SITE EXEMPTION NOTES:
 *THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3.B.

- NOTES**
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TIMMONS GROUP DATED 05/03/22.
 - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 32071750K DATED JULY 19, 2022.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDED.
 - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

- FIRE PROTECTION NOTES:**
- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
 - FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

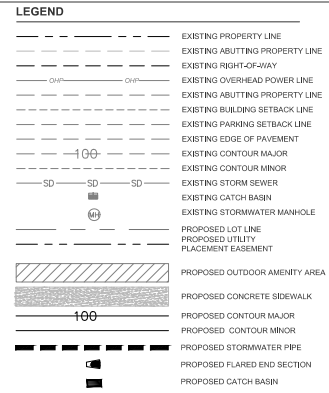
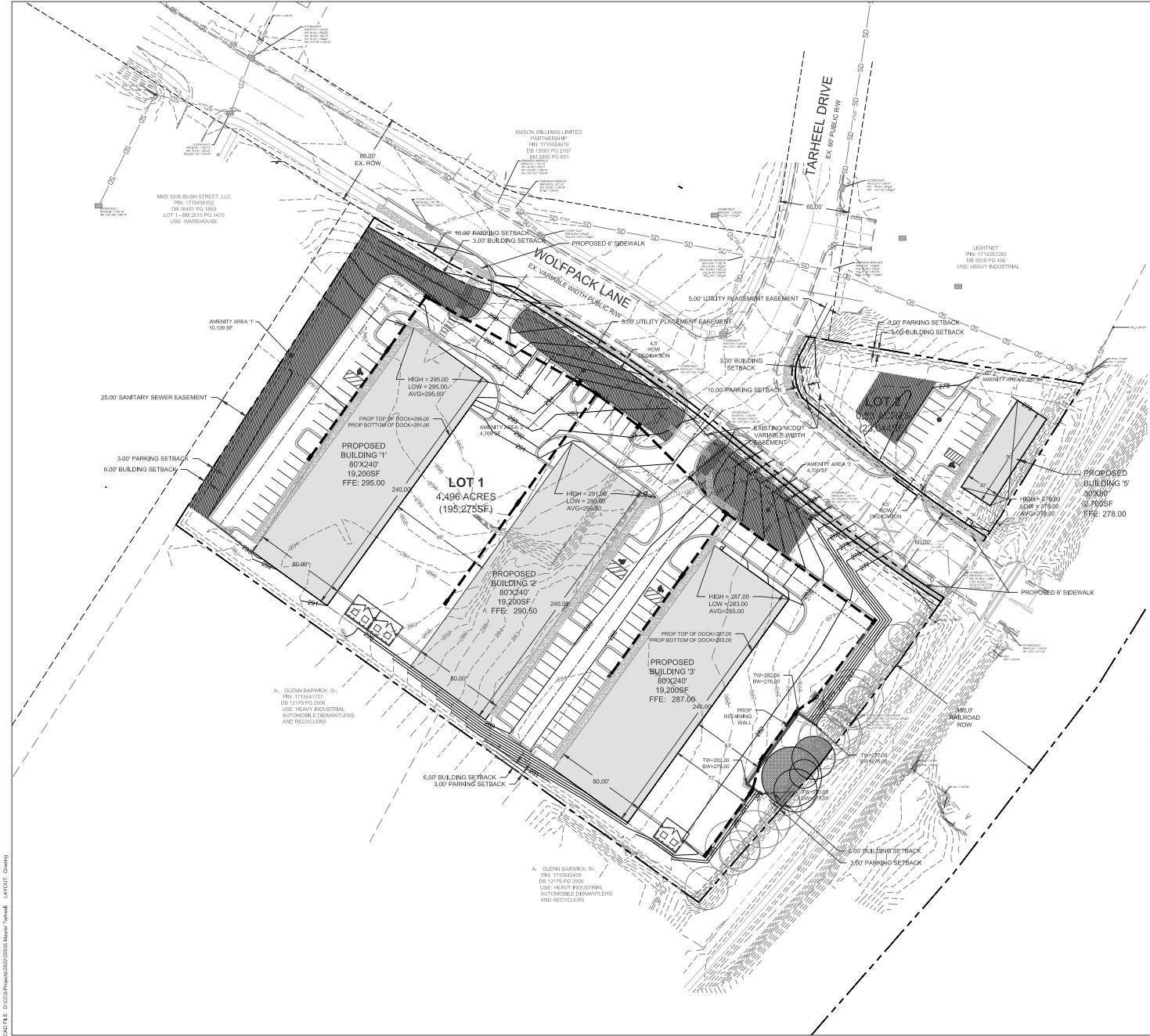
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ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	10/16/23	CITY OF RALEIGH COMMENTS
2	01/12/24	CITY OF RALEIGH COMMENTS
3	03/01/24	CITY OF RALEIGH COMMENTS

UTILITY PLAN
 TARHEEL COMMERCIAL
 1810 WOLFPACK LANE
 RALEIGH, NORTH CAROLINA

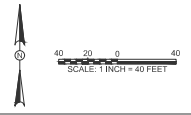
PROJECT NO.:	22035
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/22/22
SCALE:	1" = 40'



SITE EXEMPTION NOTES:
 THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-C-14.

- ADA NOTES**
1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
 2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
 3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSCC SECTION 1010.
 4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSCC SECTION 1012.

- NOTES**
1. BOUNDARY TOPOGRAPHY AND EXISTING CONDITIONS SURVEY PROVIDED BY TIMMONS GROUP DATED 05/05/22.
 2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171500K DATED JULY 19, 2022.
 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDATION.
 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



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PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

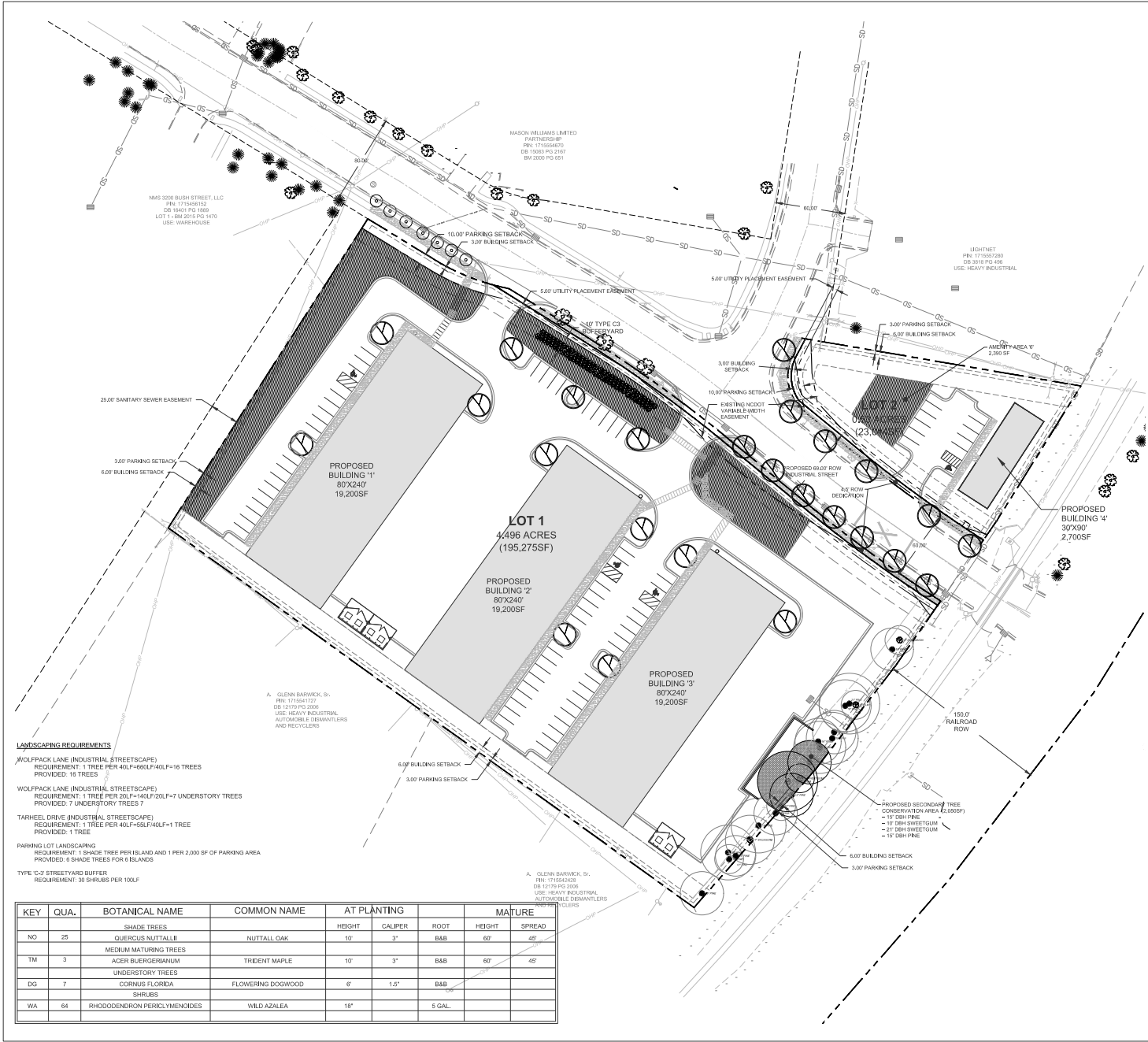
REV.	DATE	DESCRIPTION
1	10/16/23	CITY OF RALEIGH COMMENTS
2	01/12/24	CITY OF RALEIGH COMMENTS
3	03/01/24	CITY OF RALEIGH COMMENTS

GRADING AND STORMDRAINAGE PLAN
TARHEEL COMMERCIAL
 1810 WOLFPACK LANE
 RALEIGH, NORTH CAROLINA

PROJECT NO.:	22035
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/22/22
SCALE:	1" = 40'

C-5
 6 of 11

CAD FILE: C:\CADD\Projects\2023\20230320\Newer\1.dwg L:\CADD\Landscaping



LANDSCAPING REQUIREMENTS

- WOLFPACK LANE (INDUSTRIAL STREETS/CAPE)
REQUIREMENT: 1 TREE PER 40LF+660LF/40LF+16 TREES PROVIDED: 16 TREES
- WOLFPACK LANE (INDUSTRIAL STREETS/CAPE)
REQUIREMENT: 1 TREE PER 20LF+140LF/40LF+7 UNDERSTORY TREES PROVIDED: 7 UNDERSTORY TREES
- TARHEEL DRIVE (INDUSTRIAL STREETS/CAPE)
REQUIREMENT: 1 TREE PER 40LF+55LF/40LF+1 TREE PROVIDED: 1 TREE
- PARKING LOT LANDSCAPING
REQUIREMENT: 1 SHADE TREE PER ISLAND AND 1 PER 2,000 SF OF PARKING AREA PROVIDED: 6 SHADE TREES FOR 6 ISLANDS
- TYPE 'C-3' STREET/YARD BUFFER
REQUIREMENT: 30 SHRUBS PER 100LF

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
NO	25	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	60'	45'
		MEDIUM MATURING TREES						
		ACER BURGERSIANUM	TRIDENT MAPLE	10'	3"	B&B	60'	45'
DG	7	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"	B&B		
		SHRUBS						
WA	64	RHOODENDRON PERICYCLOIDES	WILD AZALEA	18"		5 GAL.		

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSED SIDEWALK
- PROPOSED AMENITY AREA
- PROPOSED TREE CONSERVATION AREA (R.118F)
- PROPOSED SHADE TREE
- PROPOSED MEDIUM MATURING TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUB

LANDSCAPING NOTES

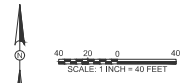
- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3"; KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THE PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH TS SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED" BY THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

NOTES

- BOUNDARY TOPOGRAPHY AND EXISTING CONDITIONS SURVEY PROVIDED BY TIMMONS GROUP DATED 05/05/22.
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SITE EXEMPTION NOTES:

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3-B.



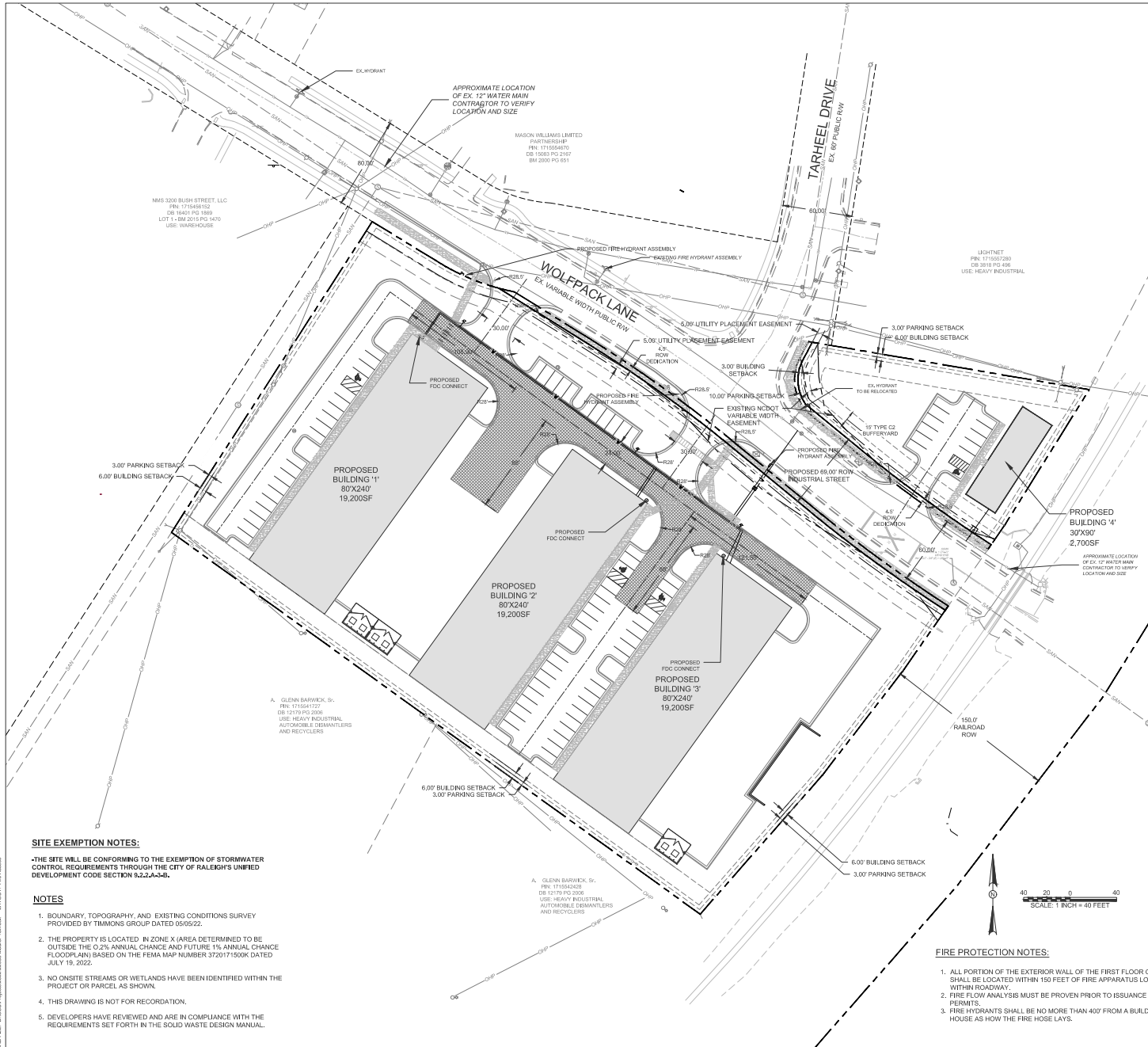
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 P: 919-413-1533

ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/16/23
2	CITY OF RALEIGH COMMENTS	01/12/24
3	CITY OF RALEIGH COMMENTS	03/01/24

LANDSCAPING PLAN
TARHEEL COMMERCIAL
 1810 WOLFPACK LANE
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 22035
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 12/22/22
 SCALE: 1" = 40'



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---OPV---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EASEMENT
---	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
---	PROPOSED LOT LINE
---	PROPOSED CURB LINE
---	PROPOSED WATERLINE
---	EXISTING WATERLINE
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SIDEWALK
---	PROPOSED FIRE ACCESS LANE

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REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/16/23
2	CITY OF RALEIGH COMMENTS	01/12/24
3	CITY OF RALEIGH COMMENTS	03/01/24

FIRE ACCESS PLAN
TARHEEL COMMERCIAL
1810 WOLFPACK LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22035
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/22/22
SCALE:	1" = 40'

C-7
8 of 11

SITE EXEMPTION NOTES:

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 3.2.2.A-3.4B.

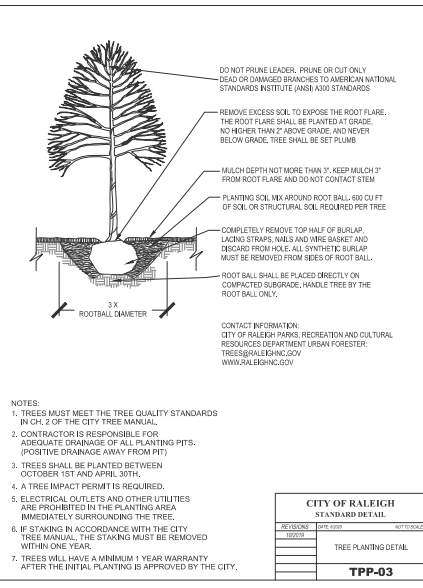
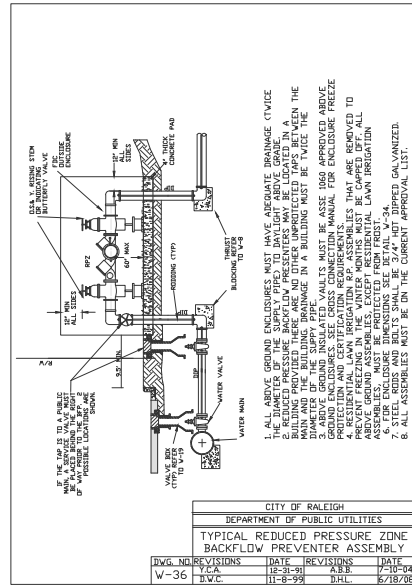
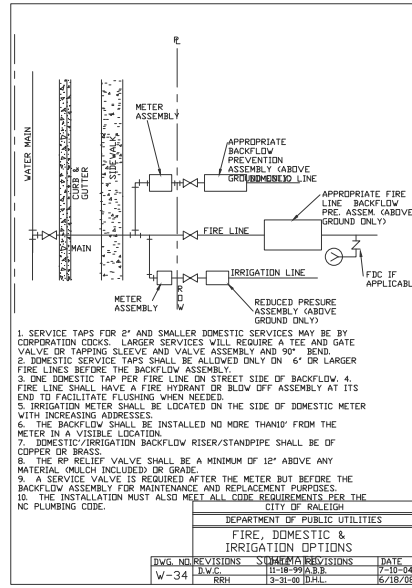
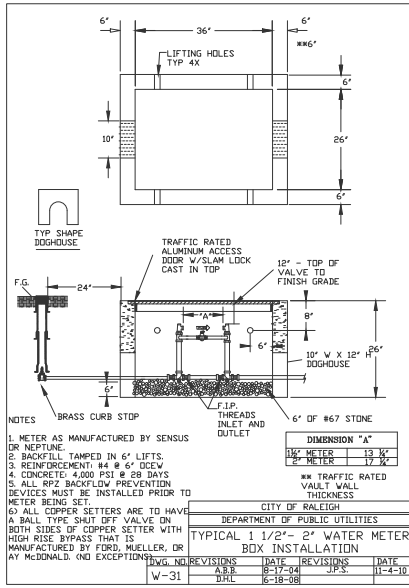
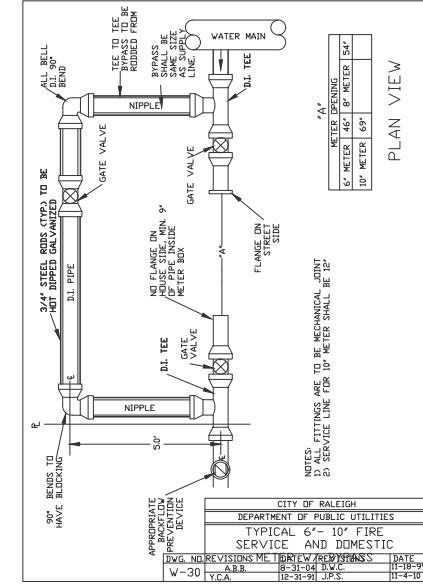
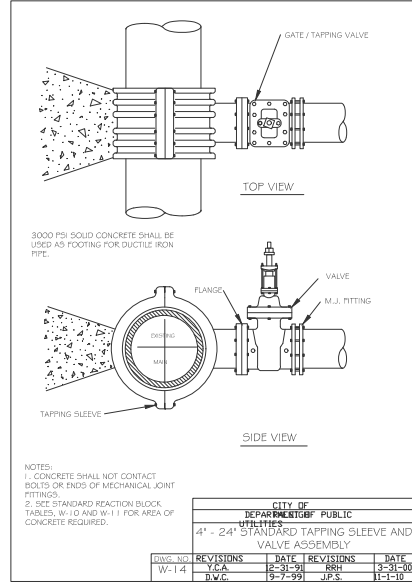
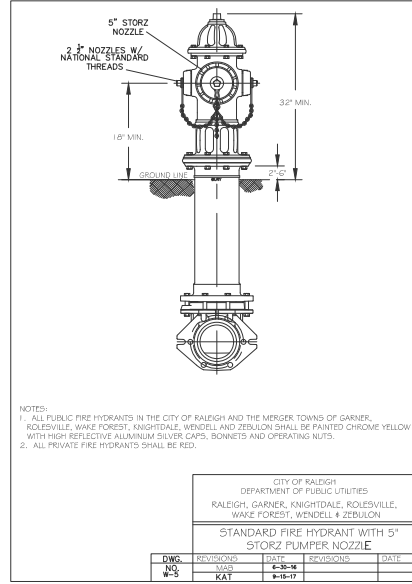
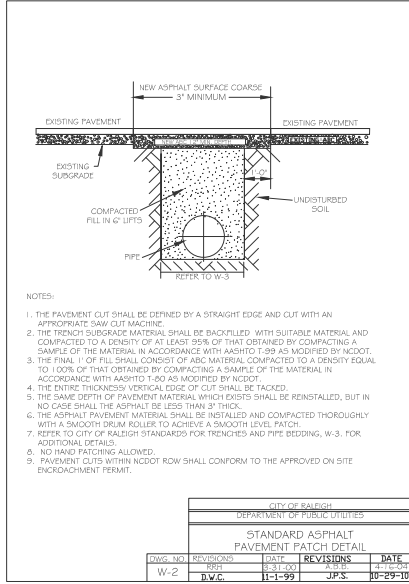
NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TIMMONS GROUP DATED 05/05/22.
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- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

FIRE PROTECTION NOTES:

- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
- FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

CAD FILE: C:\CADD\Projects\22035\22035.dwg; User: JAC; Plot: Fire Access



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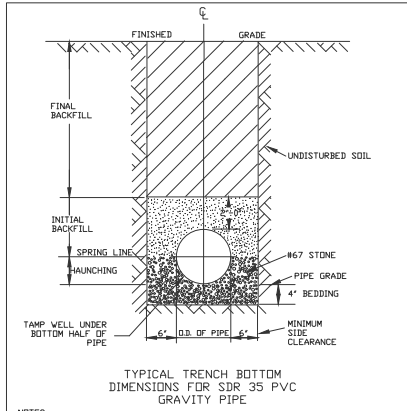
DATE	DESCRIPTION
10/16/23	CITY OF RALEIGH COMMENTS
01/12/24	CITY OF RALEIGH COMMENTS
03/01/24	CITY OF RALEIGH COMMENTS

TARHEEL COMMERCIAL
1810 WOLFPACK LANE
RALEIGH, NORTH CAROLINA

REV.	DESCRIPTION
1	CITY OF RALEIGH COMMENTS
2	CITY OF RALEIGH COMMENTS
3	CITY OF RALEIGH COMMENTS

PROJECT NO.: 22035
DRAWN BY: JAC
CHECKED BY: JAC

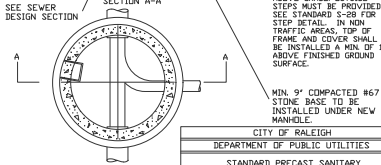
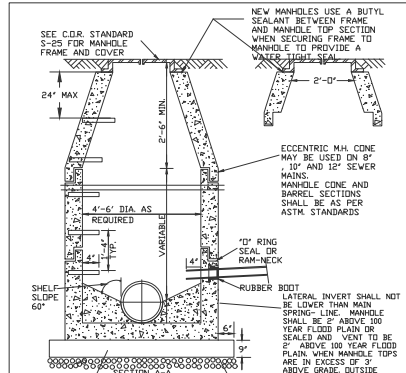
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SCALE: 1" = 4'



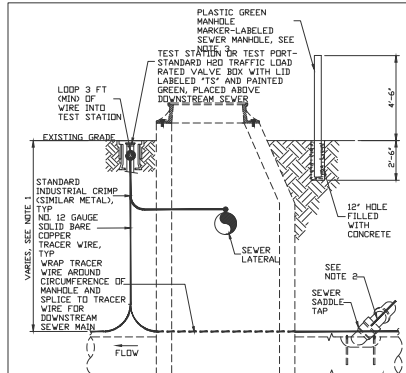
TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

- NOTES
- FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 - NO ROCKS OR BouldERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
 - ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
 - BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-5	1	8-1-97	RRH
	2	7-2-02	RRH
	3	8-30-00	D.H.L.

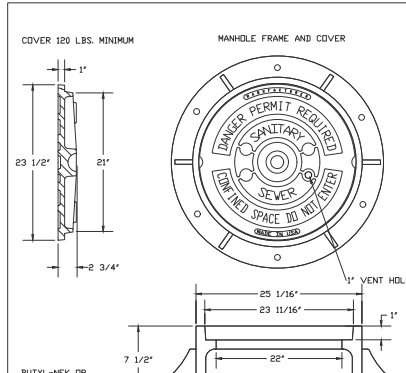


CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD PRECAST SANITARY SEWER MANHOLE			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-20	1	8-1-97	RRH
	2	3-30-00	D.H.L.
	3	6-18-00	D.H.L.



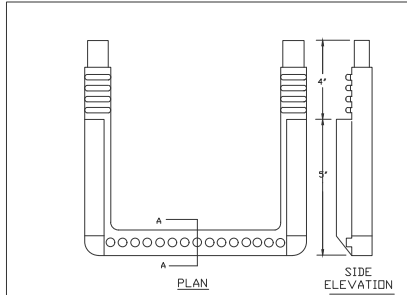
- NOTES
- TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT PRACTICABLE FOR GRAVITY MAIN AND/OR LATERAL. INSTALLATIONS LESS THAN 8 FT. THE TRACER WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND/OR LATERAL INSTALLATION DEEPER THAN 8 FT. THE TRACER WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OR CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
 - WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND MAIN.
 - MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-20A	1	8-1-97	RRH
	2	8-14-00	D.H.L.



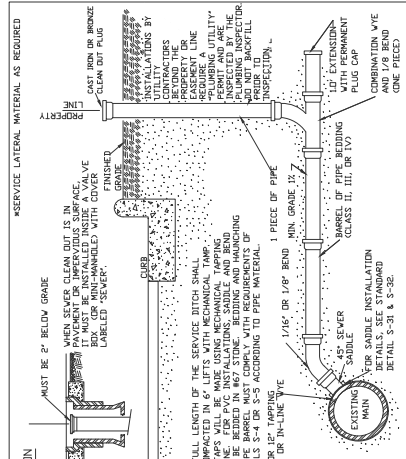
- NOTES
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 180 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MIN. OF 120 LBS.
 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CURB SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE COVER			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-25	1	8-1-97	RRH
	2	3-30-00	D.H.L.
	3	6-18-00	D.H.L.

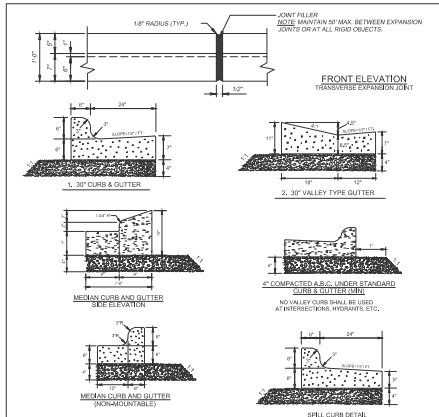


SLIP RESISTANT CLEATS

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD SLIP RESISTANT MANHOLE STEP DETAIL			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-28	1	8-30-00	RRH



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TYPICAL SANITARY SEWER LATERAL CONNECTION			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-30	1	6-30-00	A.B.B.
	2	8-30-00	RRH
	3	6-18-00	D.H.L.



- NOTES
- 15" MINIMUM BETWEEN CURB JOINTS.
 - 10" MAXIMUM BETWEEN CURB JOINTS ON MACHINE PAVEMENT.
 - 1/2" EXPANSION JOINT EVERY 50'.
 - 3" WOOD FOR CONCRETE CURB OR 4" SLIP MANHOLE.
 - LIQUID MEMBRANE CURB/COMPACTED SHALL MEET THE REQUIREMENTS OF SECTION 05110 OR MOST STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.
 - ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH ACOUSTIC FLOORING STANDARDS. IN ALL CASES THE JOINT MATERIAL SHALL CONFORM TO SECTION 05110 AND ALSO MEET ALL STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.
 - REFER TO NEAREST DETAIL SHEET FOR CURB AND GUTTER SURFACE FINISHES.

CITY OF RALEIGH			
STANDARD DETAIL			
DWG. NO.	REVISIONS	DATE	REVISIONS
T-10.26.1	1	8-30-00	RRH

CADD FILE: D:\CADD\p\p\020320\020320.dwg User: jacob Date: 11/11/03

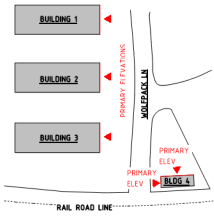


ISSUED FOR PERMITTING

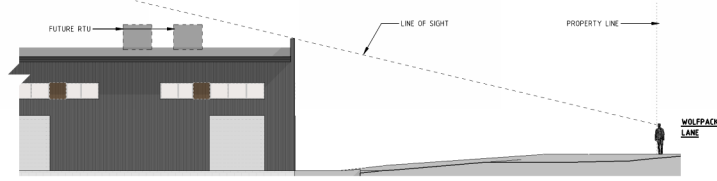
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1 <td>CITY OF RALEIGH COMMENTS</td> <td>10/16/23</td>	CITY OF RALEIGH COMMENTS	10/16/23
2 <td>CITY OF RALEIGH COMMENTS</td> <td>01/12/24</td>	CITY OF RALEIGH COMMENTS	01/12/24
3 <td>CITY OF RALEIGH COMMENTS</td> <td>03/01/24</td>	CITY OF RALEIGH COMMENTS	03/01/24

TARHEEL COMMERCIAL
1610 WOLFPACK LANE
RALEIGH, NORTH CAROLINA

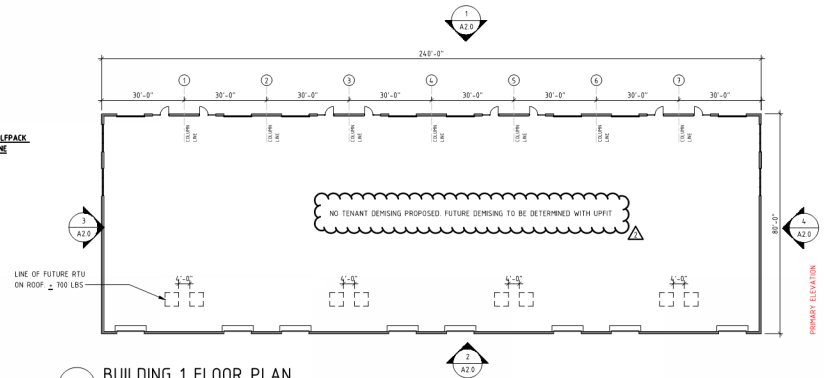
PROJECT NO.	22035
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/22/22
SCALE:	NTS



KEY PLAN
SCALE: 1" = 160'-0"



6 BUILDING 1 - LINE OF SIGHT DIAGRAM
SCALE: 3/32" = 1'-0"



5 BUILDING 1 FLOOR PLAN
SCALE: 3/64" = 1'-0"

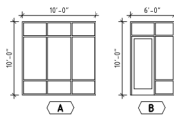
BUILDING 1 PRIMARY ELEVATION TRANSPARENCY TABLE

STREET ELEVATION - NORTH		
GROUND FLOOR	WITHIN 0'-12 FT	WITHIN 3'-8 FT
OVERALL AREA	960 SF	--
TRANSPARENCY REQUIRED	192 SF (20% OF 960 SF)	96 SF (50% OF 192)
TRANSPARENCY PROVIDED	200 SF	100 SF

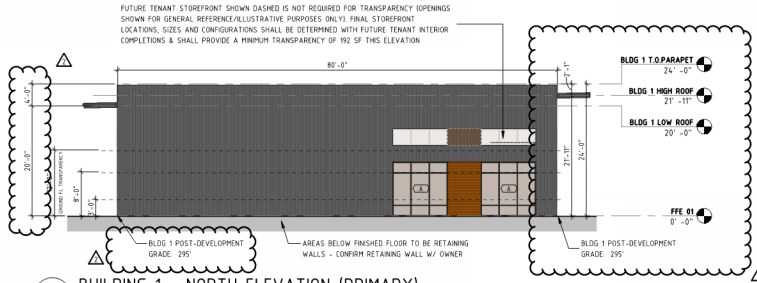
CITY OF RALEIGH UDC SECTION 15.9.B

- 8. GENERAL REQUIREMENTS**
1. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FAÇADE IS MEASURED BETWEEN 8 AND 10 FEET ABOVE ADJACENT SIDEWALK. MORE THAN 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET FROM THE SURFACE OF THE FINISHED GROUND FLOOR.
 4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 85% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

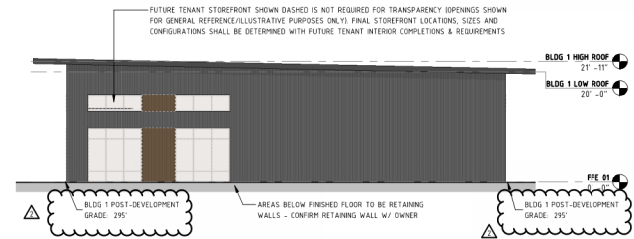
REQUIRED FENESTRATION



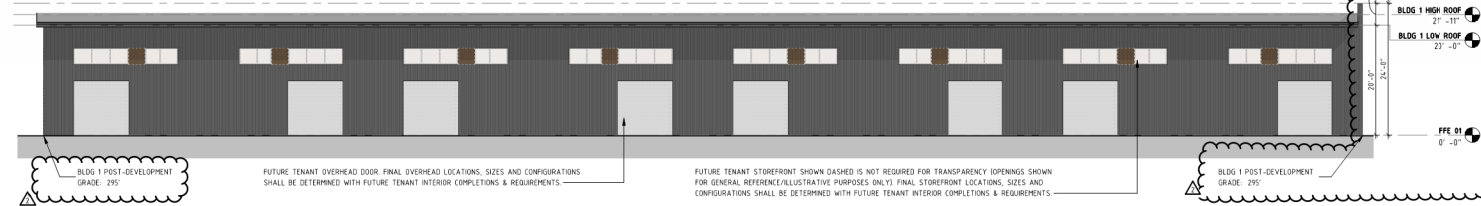
ONLY WINDOW TYPES **A** & **B** HAVE BEEN PROVIDED, AND ARE REQUIRED, IN ORDER TO MEET TRANSPARENCY REQUIREMENTS PER 15.9.B. ALL OTHER WINDOWS AND OPENINGS ARE ELEVATIVE AND SHALL BE DETERMINED AT TENANT INTERIOR COMPLETIONS.



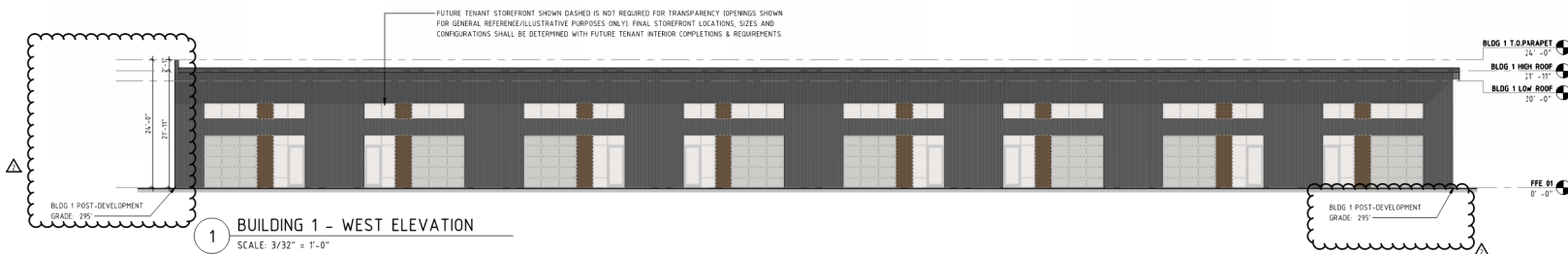
4 BUILDING 1 - NORTH ELEVATION (PRIMARY)
SCALE: 3/32" = 1'-0"



3 BUILDING 1 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING 1 - EAST ELEVATION
SCALE: 3/32" = 1'-0"

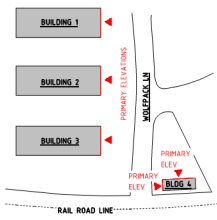


1 BUILDING 1 - WEST ELEVATION
SCALE: 3/32" = 1'-0"

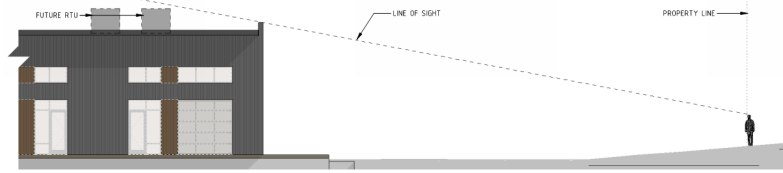
DATE	12.22.2022
DR.	ML
CH.	RS
PROJ. #	22118

REVISIONS

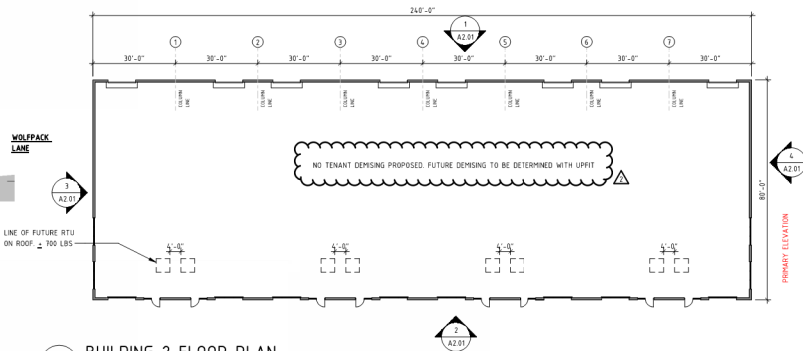
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2	ASR REVIEW COMMENTS	03.07.2024



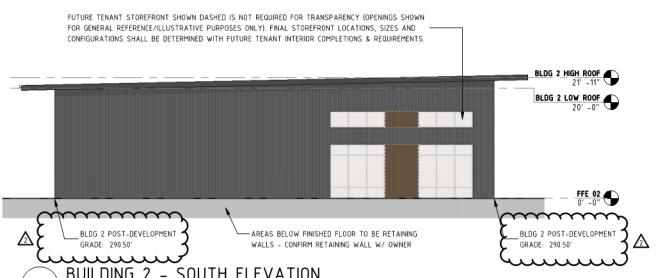
KEY PLAN
SCALE: 1" = 160'-0"



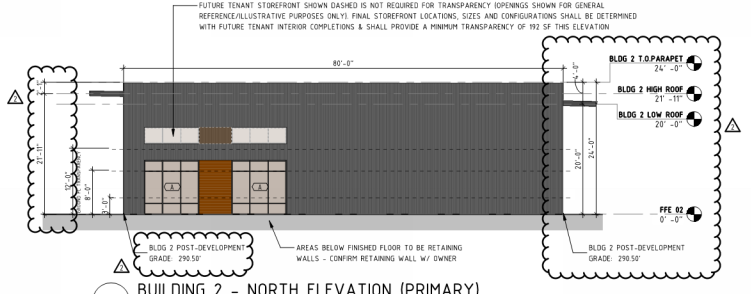
6 LINE OF SIGHT DIAGRAM
SCALE: 3/32" = 1'-0"



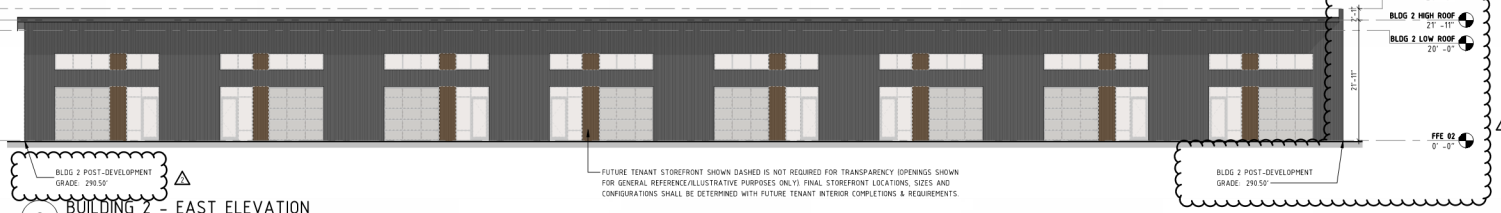
5 BUILDING 2 FLOOR PLAN
SCALE: 3/64" = 1'-0"



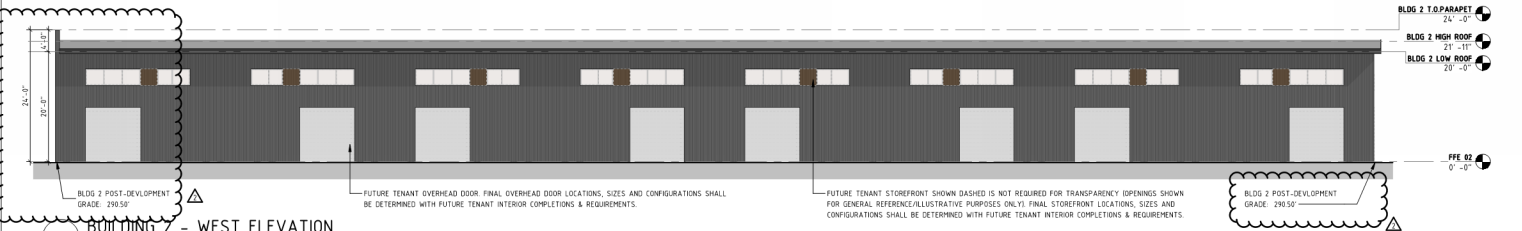
3 BUILDING 2 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 BUILDING 2 - NORTH ELEVATION (PRIMARY)
SCALE: 3/32" = 1'-0"



2 BUILDING 2 - EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING 2 - WEST ELEVATION
SCALE: 3/32" = 1'-0"

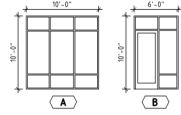
BUILDING 2 PRIMARY TRANSPARENCY TABLE

STREET ELEVATION - NORTH	
GROUND FLOOR	WITHIN 0'-12FT WITHIN 3'-8FT
OVERALL AREA	960 SF
TRANSPARENCY REQUIRED	92 SF (20% OF 960 SF) 96 SF (50% OF 192)
TRANSPARENCY PROVIDED	200 SF

CITY OF RALEIGH UDO SECTION 15.8.B

- B. GENERAL REQUIREMENTS
- 1. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 0 AND 12 FEET ABOVE ADJACENT SIDEWALK. MORE THAN 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET FROM THE SURFACE OF THE FINISHED GROUND FLOOR.
- 4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

REQUIRED FENESTRATION



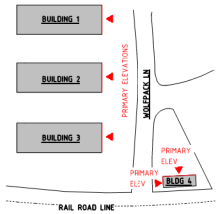
ONLY WINDOW TYPES A & B HAVE BEEN PROVIDED, AND ARE REQUIRED, IN ORDER TO MEET TRANSPARENCY REQUIREMENTS PER 15.8B. ALL OTHER WINDOWS AND OPENINGS ARE ELECTIVE AND SHALL BE DETERMINED AT TENANT INTERIOR COMPLETIONS.

DATE	12.22.2022
DR.	ML
CH.	RS
PROJ. #	22118

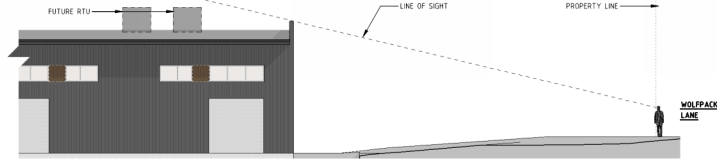
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2	ASR REVIEW COMMENTS	03.07.2024

DATE	12.22.2022
DR.	ML
CH.	RS
PROJ. #	22118

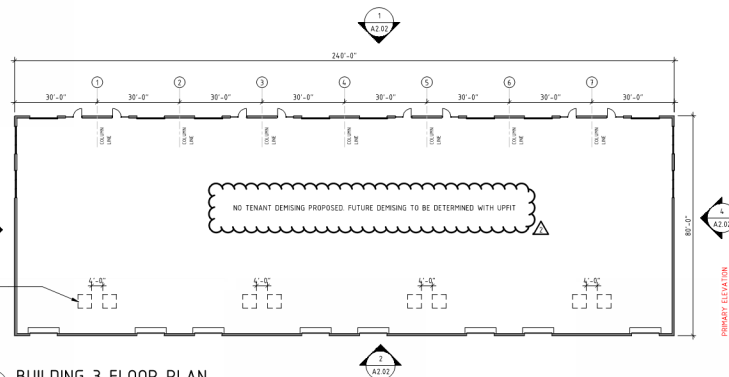
REVISIONS		
NO.	DESCRIPTION	DATE
1	ASR REVIEW COMMENTS	10.21.2020
2	ASR REVIEW COMMENTS	03.07.2024



KEY PLAN
SCALE: 1" = 160'-0"



BUILDING 3 - LINE OF SIGHT DIAGRAM
SCALE: 3/32" = 1'-0"



BUILDING 3 FLOOR PLAN
SCALE: 3/64" = 1'-0"

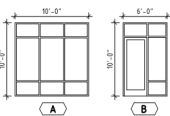
BUILDING 3 PRIMARY ELEVATION TRANSPARENCY TABLE

STREET ELEVATION - NORTH		
GROUND FLOOR	WITHIN 0'-12' FT	WITHIN 3'-8' FT
OVERALL AREA	968 SF	---
TRANSPARENCY REQUIRED	192 SF (20% OF 968 SF)	96 SF (50% OF 192)
TRANSPARENCY PROVIDED	200 SF	100 SF

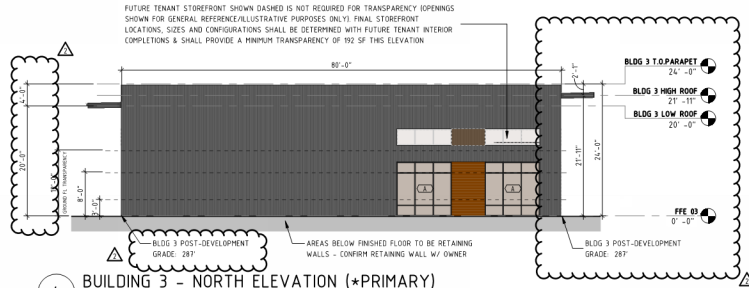
CITY OF RALEIGH UDO SECTION 15.9.B

- B. GENERAL REQUIREMENTS
1. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 8 AND 12 FEET ABOVE ADJACENT SIDEWALK. MORE THAN 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET FROM THE SURFACE OF THE FINISHED GROUND FLOOR.
 2. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

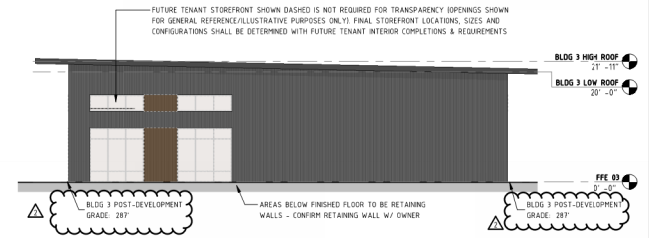
REQUIRED PENETRATION



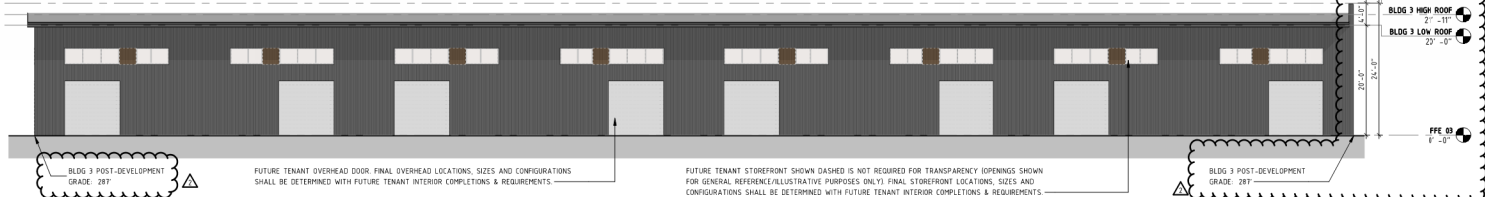
ONLY WINDOW TYPES **A** & **B** HAVE BEEN PROVIDED, AND ARE REQUIRED, IN ORDER TO MEET TRANSPARENCY REQUIREMENTS PER 15.9.B. ALL OTHER WINDOWS AND OPENINGS ARE ELUCTIVE AND SHALL BE DETERMINED AT TENANT INTERIOR COMPLETIONS.



BUILDING 3 - NORTH ELEVATION (*PRIMARY)
SCALE: 3/32" = 1'-0"



BUILDING 3 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



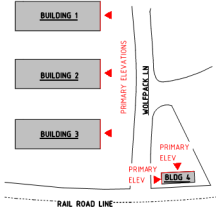
BUILDING 3 - EAST ELEVATION
SCALE: 3/32" = 1'-0"



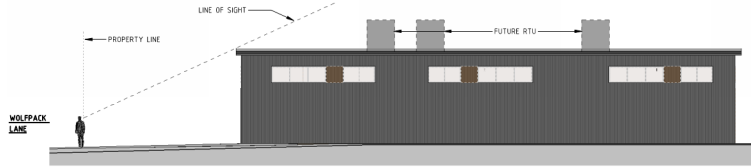
BUILDING 3 - WEST ELEVATION
SCALE: 3/32" = 1'-0"

DATE	12.22.2022
DR.	ML
CH.	RS
PROJ. #	22118

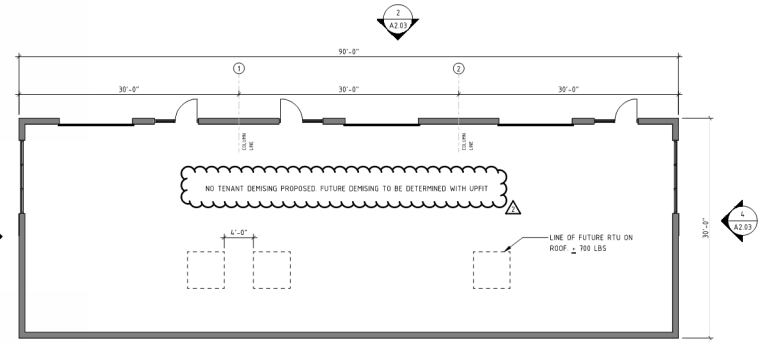
REVISIONS		
NO.	DESCRIPTION	DATE
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2	ASR REVIEW COMMENTS	03.07.2024



KEY PLAN
SCALE: 1" = 160'-0"

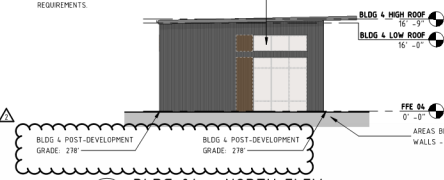


6 BUILDING 4 - LINE OF SIGHT DIAGRAM
SCALE: 3/32" = 1'-0"



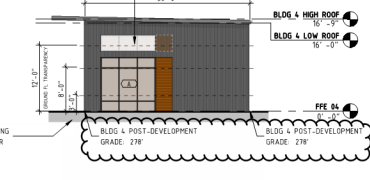
5 BUILDING 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FUTURE TENANT STOREFRONT SHOWN DASHED IS NOT REQUIRED FOR TRANSPARENCY OPENINGS SHOWN FOR GENERAL REFERENCE/ILLUSTRATIVE PURPOSES ONLY. FINAL STOREFRONT LOCATIONS, SIZES AND CONFIGURATIONS SHALL BE DETERMINED WITH FUTURE TENANT INTERIOR COMPLETIONS & REQUIREMENTS.



4 BLDG 04 - NORTH ELEV
SCALE: 3/32" = 1'-0"

FUTURE TENANT STOREFRONT SHOWN DASHED IS NOT REQUIRED FOR TRANSPARENCY OPENINGS SHOWN FOR GENERAL REFERENCE/ILLUSTRATIVE PURPOSES ONLY. FINAL STOREFRONT LOCATIONS, SIZES AND CONFIGURATIONS SHALL BE DETERMINED WITH FUTURE TENANT INTERIOR COMPLETIONS & SHALL PROVIDE A MINIMUM TRANSPARENCY OF 72 SF THIS ELEVATION.



3 BLDG 04 - SOUTH ELEV (*PRIMARY)
SCALE: 3/32" = 1'-0"

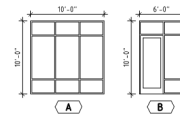
BUILDING 4 - SOUTH PRIMARY ELEVATION TRANSPARENCY TABLE

STREET ELEVATION - SOUTH		
GROUND FLOOR	WITHIN 0'-12FT	WITHIN 3'-8FT
OVERALL AREA	360 SF	--
TRANSPARENCY REQUIRED	72 SF (20% OF 360 SF)	36 SF (50% OF 72)
TRANSPARENCY PROVIDED	100 SF	50 SF

CITY OF RALEIGH UDO SECTION 15.9.B

- B. GENERAL REQUIREMENTS**
1. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 8 AND 12 FEET ABOVE ADJACENT SIDEWALK. MORE THAN 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET FROM THE SURFACE OF THE FINISHED GROUND FLOOR.
 2. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

REQUIRED FENESTRATION



ONLY WINDOW TYPES **A** & **B** HAVE BEEN PROVIDED, AND ARE REQUIRED, IN ORDER TO MEET TRANSPARENCY REQUIREMENTS PER 15.9.B. ALL OTHER WINDOWS AND OPENINGS ARE ELECTIVE AND SHALL BE DETERMINED AT TENANT INTERIOR COMPLETIONS.

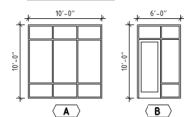
BUILDING 4 - WEST PRIMARY ELEVATION TRANSPARENCY TABLE

STREET ELEVATION - WEST		
GROUND FLOOR	WITHIN 0'-12FT	WITHIN 3'-8FT
OVERALL AREA	1080 SF	--
TRANSPARENCY REQUIRED	216 SF (20% OF 1080 SF)	108 SF (50% OF 216)
TRANSPARENCY PROVIDED	220 SF	110 SF

CITY OF RALEIGH UDO SECTION 15.9.B

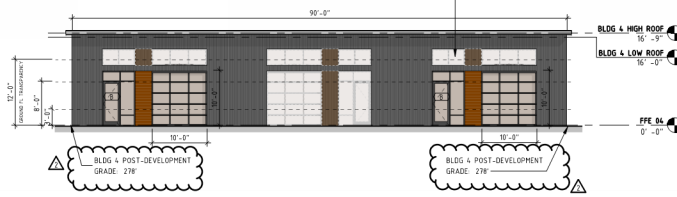
- B. GENERAL REQUIREMENTS**
1. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 8 AND 12 FEET ABOVE ADJACENT SIDEWALK. MORE THAN 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET FROM THE SURFACE OF THE FINISHED GROUND FLOOR.
 2. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

REQUIRED FENESTRATION



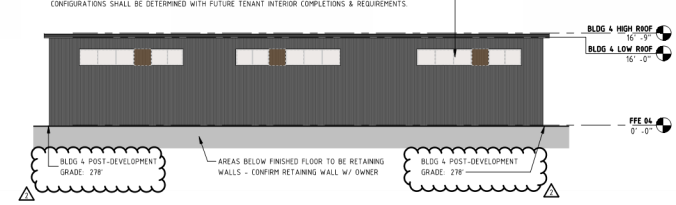
ONLY WINDOW TYPES **A** & **B** HAVE BEEN PROVIDED, AND ARE REQUIRED, IN ORDER TO MEET TRANSPARENCY REQUIREMENTS PER 15.9.B. ALL OTHER WINDOWS AND OPENINGS ARE ELECTIVE AND SHALL BE DETERMINED AT TENANT INTERIOR COMPLETIONS.

FUTURE TENANT STOREFRONT SHOWN DASHED IS NOT REQUIRED FOR TRANSPARENCY OPENINGS SHOWN FOR GENERAL REFERENCE/ILLUSTRATIVE PURPOSES ONLY. FINAL STOREFRONT LOCATIONS, SIZES AND CONFIGURATIONS SHALL BE DETERMINED WITH FUTURE TENANT INTERIOR COMPLETIONS & SHALL PROVIDE A MINIMUM TRANSPARENCY OF 216 SF THIS ELEVATION.



2 BUILDING 04 - WEST ELEVATION (PRIMARY)
SCALE: 3/32" = 1'-0"

FUTURE TENANT STOREFRONT SHOWN DASHED IS NOT REQUIRED FOR TRANSPARENCY OPENINGS SHOWN FOR GENERAL REFERENCE/ILLUSTRATIVE PURPOSES ONLY. FINAL STOREFRONT LOCATIONS, SIZES AND CONFIGURATIONS SHALL BE DETERMINED WITH FUTURE TENANT INTERIOR COMPLETIONS & REQUIREMENTS.



1 BUILDING 04 - EAST ELEVATION
SCALE: 3/32" = 1'-0"