



Administrative Approval Action

Case File / Name: ASR-SR-42-2019
Common Oaks Medical Office

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

LOCATION: This development is on a 1.565 acre lot that is part of a larger 45.79 acre site, zoned CX-5-PK and within an Urban Watershed Protection Overlay District. It is located on the southeast side of Common Oaks Drive just south of the intersection of Common Oaks and Popes Creek Drive(s) at 11208 Common Oaks Drive, inside the City limits.

REQUEST: Development of a medical office building of 20, 314 square feet size with associated site improvements and remote parking on the adjacent parcel.

One hardship variance has been approved by the Board of Adjustment for this project, noted below. (A-46-2019, 5/13/19)

1. Relief from the maximum block perimeter requirement.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0047-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 January 14, 2020 by WithersRavenel.

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. That this note is to appear on the site plan, "Prior to utilizing the immediately adjoining unstriped parking area on "New Lot 4" (BM2019/Page 2030, Wake County Register of Deeds) for offsite parking ("Remote Parking"), the parking area shall receive a finish coat of asphalt (final lift) and the parking spaces shall be delineated / painted on the asphalt. The landscaping and lighting will maintain compliance with the previously approved plan."

Public Utilities

2. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater



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3. A stormwater control plan showing compliance with the existing shared solution impervious surface allocations must be approved (reference SP-66-2007). By showing that this site complies with the original subdivision guidelines the development shall not have to address additional SWMF and related issues.
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

5. Submit a final tree conservation plan that includes metes and bounds descriptions of all wooded areas and tree protection fencing as required (UDO 9.1.9).
6. 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. 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.

☒ Cross Access Agreements Required

☒ Utility Placement 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 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.
3. An access easement for the ADA access to the public right-of-way shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.



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☒ **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 cross access agreement and remote parking agreement shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
2. A fee-in-lieu for 1' of Sidewalk along the frontage Common Oaks Drive shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated wooded areas (UDO 9.1.9).
5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Common Oaks Drive.
6. A public infrastructure surety for street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General

1. Completion of all parking areas (both on site and remote) including striping, landscaping, as per plan.

Stormwater

2. 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



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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: January 26, 2023

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: _____

Development Services Dir/Designee

Date: 01/27/2020

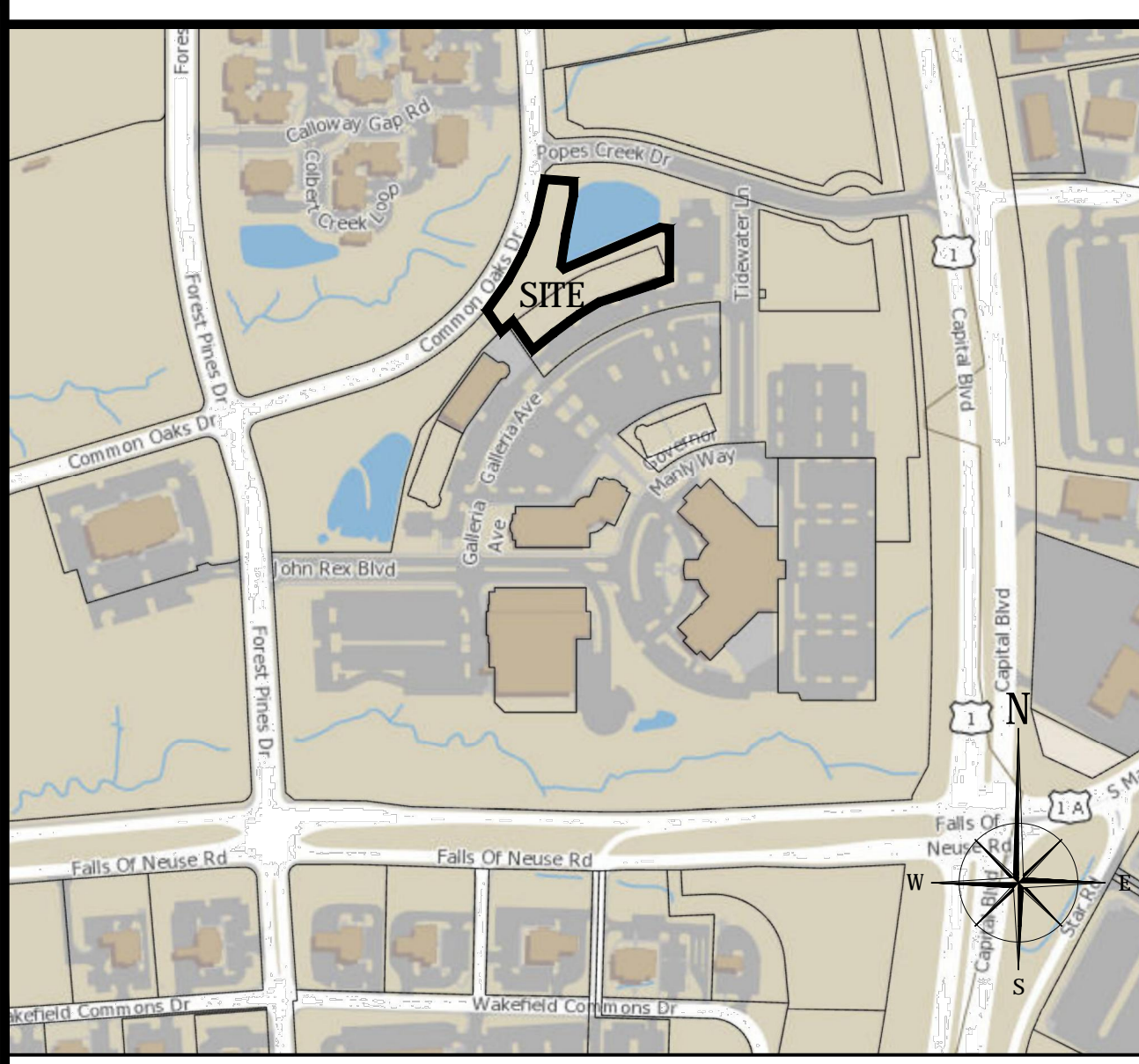
Staff Coordinator: Michael Walters

ADMINISTRATIVE SITE REVIEW PLANS for COMMON OAKS MEDICAL OFFICE 11208 COMMON OAKS DR, RALEIGH NC

1st Submittal: 06-21-2019

2nd Submittal: 08-21-2019

3rd Submittal: 11-14-2019

VICINITY MAP
1"=400'

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CITY OF RALEIGH, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BEAM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES AND HC ACCESS AISLES SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.990.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT OF WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO: RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- HAS A DUMPSTER ON SITE FOR SOLID WASTE AND RECYCLING COLLECTION. SOLID WASTE COLLECTION WILL BE HANDLED BY A PRIVATE VENDOR.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA 13); NO SPRINKLING SYSTEM PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NC DOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NC DOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



[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: Transaction #:	Planning Coordinator:
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
Subdivision transaction #: _____	
Sketch transaction #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: A-45-19	
Zoning Case #: _____	
Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: Common Oaks Medical Office

Inside City limits? ☒ Yes ☐ No

Property address(es): 11200 Common Oaks Dr.

Site P.I.N (s): 1830-50-4745

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

Construction of a medical office building and associated site improvements.

Current Property Owner/Developer Contact Name: Jack Dunn

NOTE: please attach purchase agreement when submitting this form.

Company: Chartwell Property Group Title: Managing Partner

Address: 1330 Saint Mary's St., suite 100, Raleigh, NC 27605

Phone #: 919-621-9909 Email: jack.dunn@cpgr.com

Applicant Name: Rob Caudle

Company: WithersRavenel Address: 137 S. Wilmington St, Suite 200, Raleigh, NC 27601

Phone #: 919-238-0359 Email: rcaudle@withersravenel.com

Page 1 of 2

REVISION 05.01.19

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-5-PK	Existing gross floor area (not to be demolished):
Gross site acreage: 45.72	Existing gross floor area to be demolished:
# of parking spaces required: 68	New gross floor area: 20,134 SF
# of parking spaces proposed: 112	Total # of gross (to remain and new): 20,134 SF
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): VACANT	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): MEDICAL OFFICE	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 19.96 Square Feet: Proposed Impervious Surface: Acres: 0.80 Square Feet:

Is this a flood hazard area? Yes ☒ No

If yes, please provide:

Alluvial soils:

Flood stu:

FEMA Map Panel #:

Neuse 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 Rob Caudle / Lofee Smith 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: [Signature] Date: 8/16/19

Printed Name: Jack Dunn

Page 2 of 2

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Alluvial soils:

Flood stu:

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Signature: [Signature] Date: 8/16/19

Printed Name: Mary G. Williams

Page 2 of 2

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raleighnc.gov

DEVELOPER/OWNER

CHARTWELL PROPERTY GROUP

1330 SAINT MARY'S ST., SUITE 100

RALEIGH, NC 27605

919-621-9909

ATTN: JACK DUNN

ARCHITECT

NEW CITY DESIGN GROUP

1304 HILLSBOROUGH ST

RALEIGH, NC 27605

919-831-1308

ATTN: COREY BATES

CONTRACTOR

J.D. BEAM

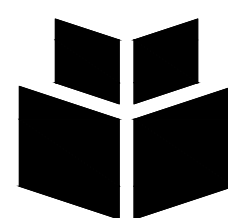
1812 TILLERY PLACE, SUITE 100

RALEIGH, NC 27604

919-833-3224

ATTN: TOM ANTOINE

PREPARED BY:

**WithersRavenel**

Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

INDEX OF SHEETS

Sheet Number	Sheet Title
C0.0	Cover
-	Record Plat
C1.0	Existing Conditions
C1.1	Demolition Plan
C2.0	Site Plan
C3.0	Grading and Drainage Plan
C4.0	Utility Plan
L1.0	Landscape Plan
A101	Building Plan
A102	Elevations

LEGEND

EXISTING

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FIRE HYDRANT

POWER POLE

IRON PIPE SET

IRON PIPE FOUND

CALCULATED POINT

WATER VALVE

CATCH BASIN

SANITARY MANHOLE

BLOW OFF VALVE

PROJECT BOUNDARY LINE

ADJACENT PROPERTY LINE

RIGHT OF WAY

OVERHEAD ELECTRIC LINE

SANITARY SEWER LINE

STORM DRAINAGE LINE

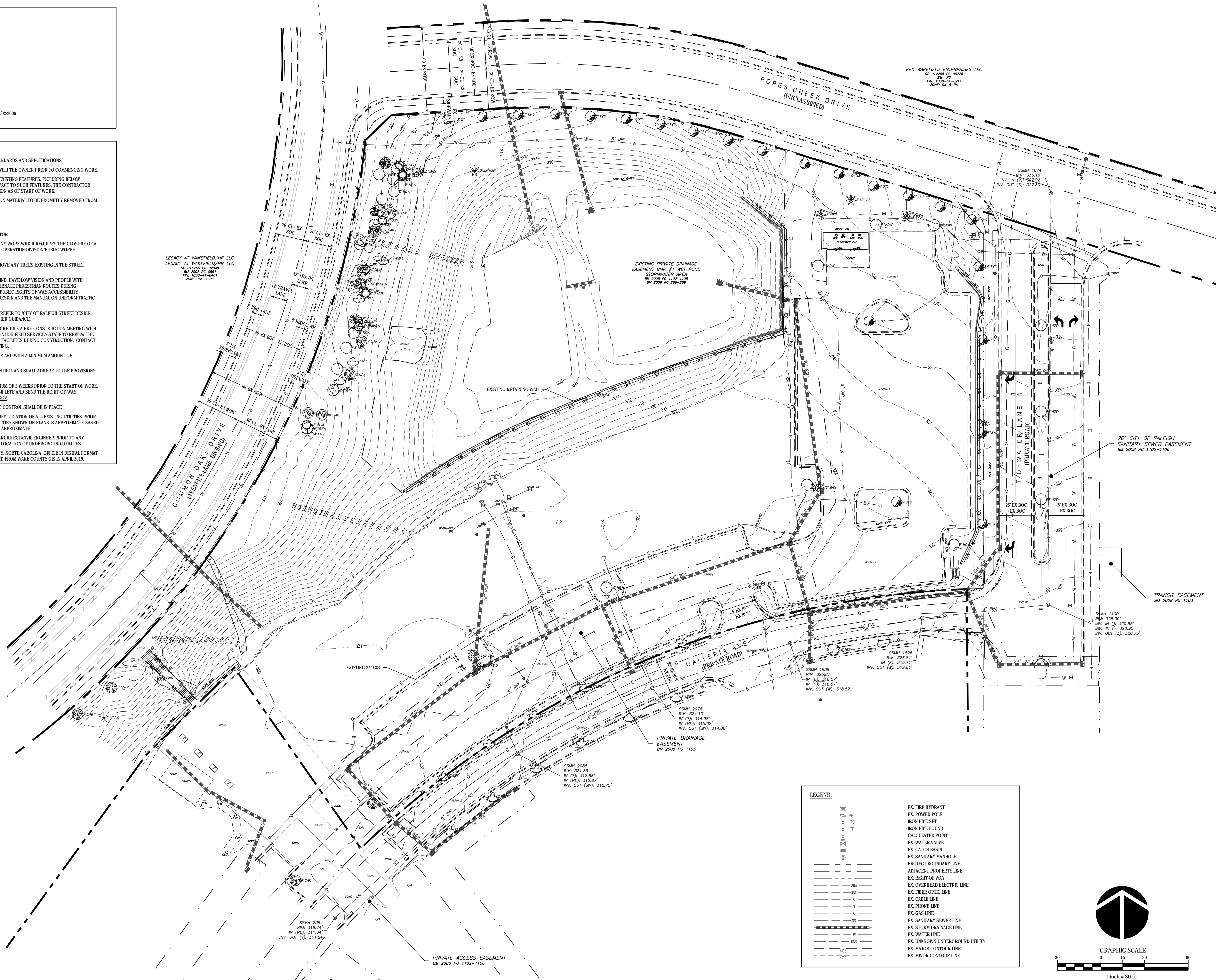
WATER LINE

MAJOR CONTOUR LINE

MINOR CONTOUR LINE

SITE ADDRESSES:	11208 COMMON OAKS DRIVE, RALEIGH, NC 27614
PINS:	1839 30-4745
DEED BOOK:	DB 012288 PG 00726
ZONING(S):	CX 5-PK
OVERLAY DISTRICT:	N/A
GROSS ACREAGE:	45.79 AC
PROPOSED R/W DEDICATION:	0.06 AC
NET ACREAGE:	45.73 AC
EXISTING USE:	VACANT
EXISTING IMPROVEMENTS:	0.0 AC
FLOOD HAZARD AREA:	NO
FEMA MAP:	MAP # 37201830001; EFFECTIVE DATE 05/02/2006
ALLUVIAL SOILS:	N/A

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS START OF WORK.
4. NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
5. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
6. SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
7. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALKS FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
9. THE CONTRACTOR SHALL OBTAIN A TREE IMPACT PERMIT TO REMOVE ANY TREES EXISTING IN THE STREET RIGHTS-OF-WAY.
10. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO COMPLY WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
12. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH AND THE TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.986.2409 TO SET UP THE MEETING.
13. THE CONTRACTOR SHALL CONDUCT THE WORK TO A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MSA) AND THE GDOT TRAFFIC CONTROL MANUAL.
15. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON [WWW.raleighnc.gov](http://www.raleighnc.gov). COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO [RIGHTOFWAY@WSA.raleighnc.gov](mailto:rightofway@wsa.raleighnc.gov).
16. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
17. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATION AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
18. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECTURAL/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT MC ONE 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
19. ALL SURVEY INFORMATION PROVIDED BY WITHERSRAVEL, CARY, NORTH CAROLINA OFFICE IN DIGITAL FORM IN MARCH 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN APRIL 2019.



WithersRavenel
Engineers | Planners

COMMON OAKS MEDICAL
OFFICE

RALEIGH, NC

EXISTING CONDITIONS

Job No.	02180619.00	Drawn By	WR
Date	06/21/19	Designer	WR

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Revisions		
1	PER COR COMMENTS	8/21/19
2	PER COR COMMENTS	11/14/19

Sheet No. _____

C1.0

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH NCDOT STANDARD SPECIFICATIONS AND DETAILS.

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSRAVENEL, CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BEAM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

TOTAL LOT SIZE: 1.50 AC

AMENITY AREA

AMENITY AREA PROVIDED: 0.17 AC (TOTAL)
TOTAL LOT SIZE: 1.50 AC
0.17 AC / 1.50 AC = 11%

UNPOD TREE PRESERVATION / PLANTING AREA

AREA PROVIDED: 0.60 AC (TOTAL)
TOTAL LOT SIZE: 1.50 AC
0.60 AC / 1.50 AC = 40%

PARKING CALCULATIONS (MEDICAL OFFICE)

REQUIRED: 1 SPACE / 300 SF GROSS FLOOR AREA
20,314 SF X 1 SPACE / 300 SF
68 SPACES REQUIRED

PROVIDED: 115 SPACES (6 ADA SPACES)

***SEE TABLE FOR WAKEFIELD CAMPUS PARKING CALC.

BICYCLE PARKING CALCULATIONS (MEDICAL)

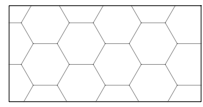
REQUIRED: 1 SHORT TERM SPACE / 10,000 SF GROSS FLOOR AREA + 1 LONG TERM SPACE / 10,000 SF GROSS FLOOR AREA (MIN 4 SHORT TERM + MIN 4 LONG TERM)

20,314 SF X 1 SPACE / 10,000 SF + 20,314 SF X 1 SPACE / 10,000 SF
8 SPACES REQUIRED

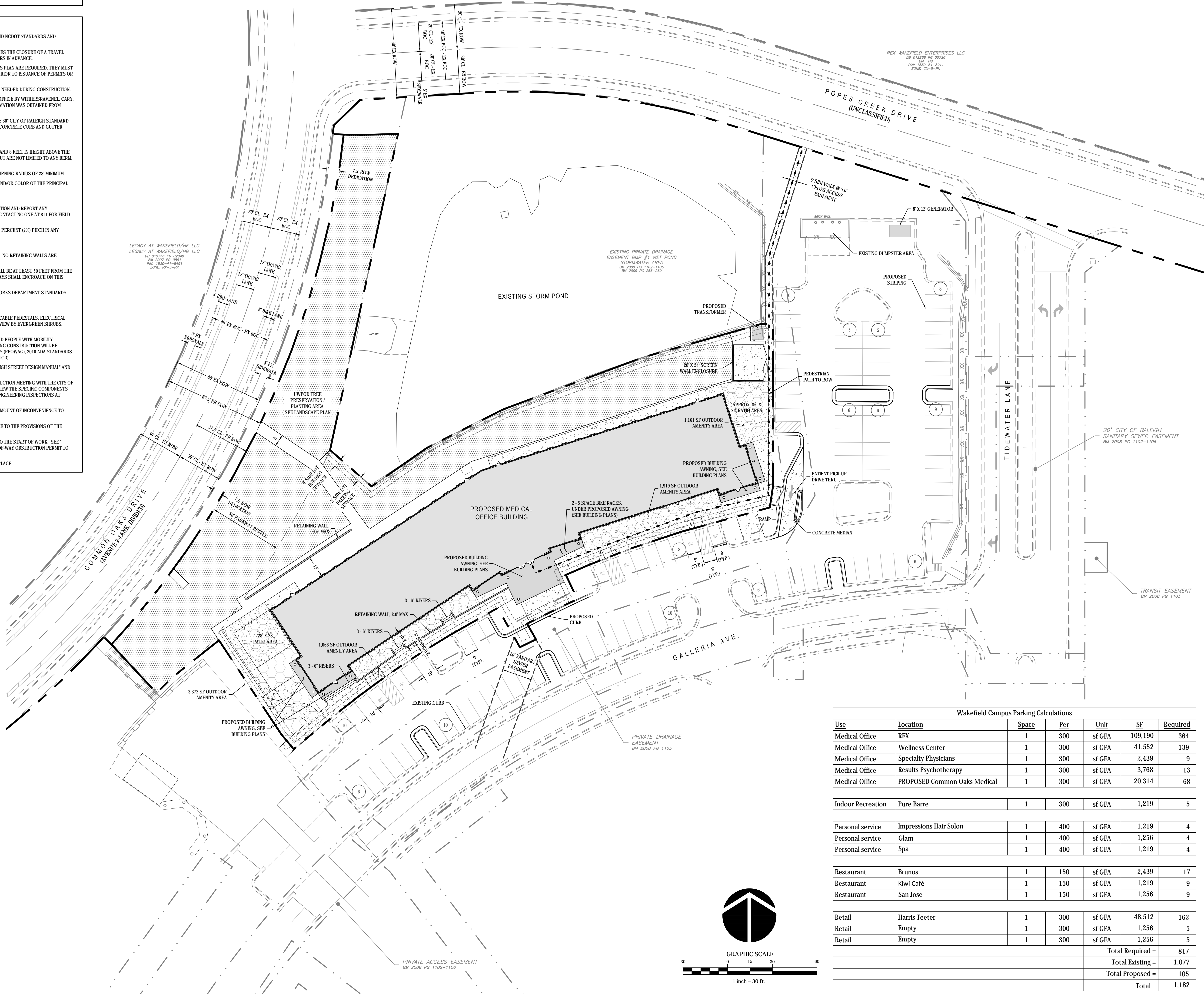
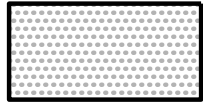
PROVIDED: 10 SPACES

LEGEND

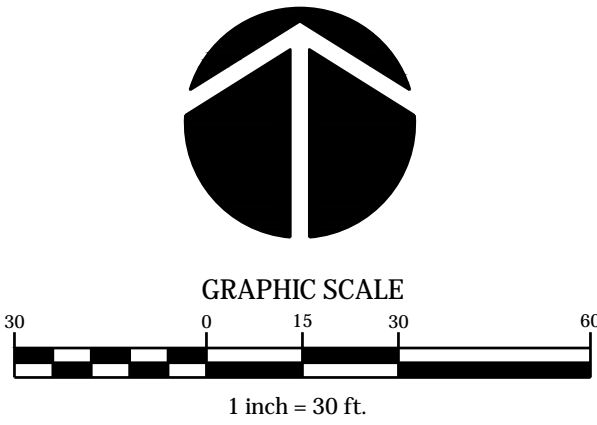
OUTDOOR AMENITY AREA



UNPOD TREE PRESERVATION / PLANTING AREA



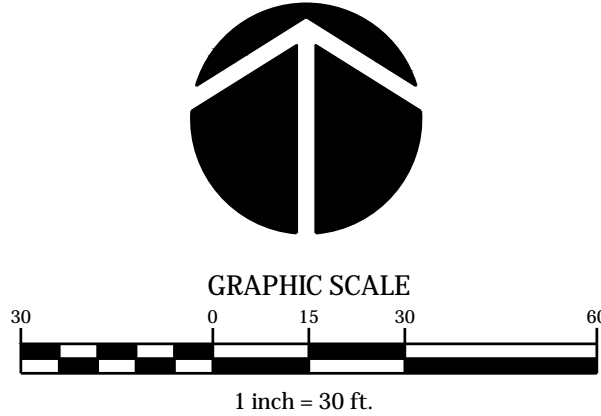
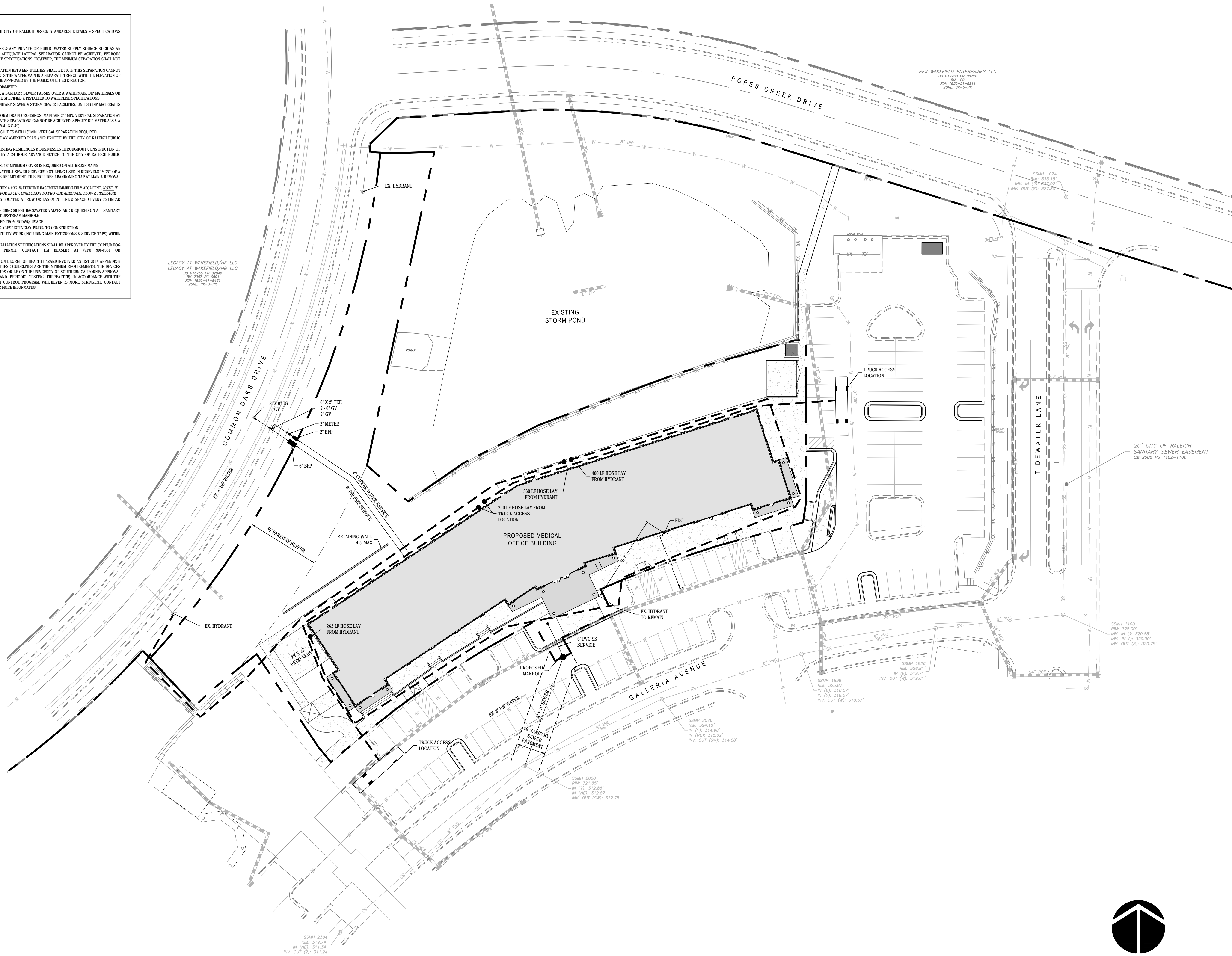
Wakefield Campus Parking Calculations						
Use	Location	Space	Per	Unit	SF	Required
Medical Office	REX	1	300	sf GFA	109,190	364
Medical Office	Wellness Center	1	300	sf GFA	41,552	139
Medical Office	Specialty Physicians	1	300	sf GFA	2,439	9
Medical Office	Results Psychotherapy	1	300	sf GFA	3,768	13
Medical Office	PROPOSED Common Oaks Medical	1	300	sf GFA	20,314	68
Indoor Recreation	Pure Barre	1	300	sf GFA	1,219	5
Personal service	Impressions Hair Solon	1	400	sf GFA	1,219	4
Personal service	Glam	1	400	sf GFA	1,256	4
Personal service	Spa	1	400	sf GFA	1,219	4
Restaurant	Brunos	1	150	sf GFA	2,439	17
Restaurant	Kiwi Café	1	150	sf GFA	1,219	9
Restaurant	San Jose	1	150	sf GFA	1,256	9
Retail	Harris Teeter	1	300	sf GFA	48,512	162
Retail	Empty	1	300	sf GFA	1,256	5
Retail	Empty	1	300	sf GFA	1,256	5
					Total Required =	817
					Total Existing =	1,077
					Total Proposed =	105
					Total =	1,182



STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPONDED RESERVOIR (USED AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 55' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 10' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR.
 - c) ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - d) 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.
 - e) 1/2" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - f) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CHOLE having 5' MIN. CLEARANCE. PER CORPUD DETAILS W-41 & W-40.
 - g) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. 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.
5. 3/4" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4/8" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TOP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 5'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.
8. INSTALL 6" PVC SEWER SERVICES @ 0.5% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1'0" ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS, RESPECTIVELY, PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD EXCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GROUND INTERCEPTION OR WATER SEPARATION SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD POC PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE BARTLEY AT (919) 996-5923 OR JOANNE.BARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

NOTE:
ANY EXISTING WATER OR SEWER
SERVICE TO BE ABANDONED SHALL BE
ABANDONED PER CORPUD STANDARDS.



WithersRavenel
Engineers | Planners

COMMON OAKS MEDICAL
OFFICE

UTILITY PLAN

Job No.	02180619.00	Drawn By	WR
Date	08/21/19	Designer	WR

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Revisions		
1	PER COR COMMENTS	8/21/19
2	PER COR COMMENTS	11/14/19

Sheet No.

C4.0

GENERAL LANDSCAPE NOTES:

- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
- ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
- ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3". DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN; 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.
- APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
- FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER OR/LANDSCAPE ARCHITECT.
- LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- VERIFICATION OF PLAN QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.

Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: Common Oaks Medical Office
Gross Site Acres: 1.56 ac
Right-of-way to be dedicated with this project: 0.06 ac
Net Site Acres: 1.50 ac

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	ac	%
1. Primary Tree Conservation Area - SHOD 2	ac	%
2. Primary Tree Conservation Area - Parkway Frontage	ac	%
3. Primary Tree Conservation Area - CM	ac	%
4. Primary Tree Conservation Area - MPOD	ac	%
5. Primary Tree Conservation Area - Champion Tree "XX" dbh species	ac	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	ac	%
7. Primary Tree Conservation Area - 45% Slopes	ac	%
8. Primary Tree Conservation Area - Thoroughfare	ac	%
Subtotal of Primary Tree Conservation Areas:	ac	%

UDO 9.1.4.D.2 Tree Conservation Area - Greenway ac %

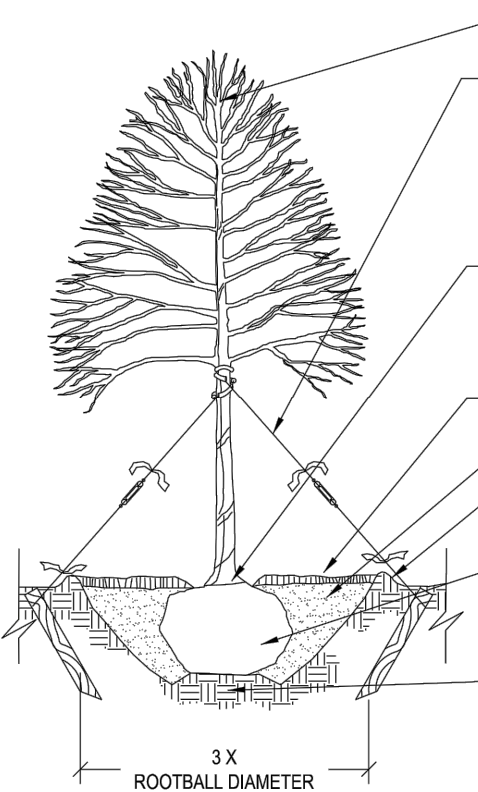
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas
(Include perimeter buffers and their alternate compliance areas) ac %

UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas
(Include individual trees and their alternate compliance areas) ac %

Subtotal of Secondary Tree Conservation Areas: ac %

TOTAL ALL TREE CONSERVATION AREA PROVIDED: ac %

UDO 9.1.9. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)	0.18 ac	12 %
UWPOD - Wooded Area (planted)	0.42 ac	28 %
FWPOD - Wooded Area (preserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (preserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES
PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB
MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
HIGH QUALITY SOIL MIX AS SPECIFIED
WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE.
COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.
ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

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

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE	BY/IN	NOT TO SCALE

TREE PLANTING DETAIL

TPP-03

NOTES

- UWPOD AREA TO BE PLANTED IN ACCORDANCE WITH UDO 9.1.9.A.
- 1 BARE ROOT SEEDLING AT LEAST 14 INCHES TALL TO BE PLANTED PER 100 SF (10' X 10' ON CENTERS).
- EXISTING TREES TO REMAIN UNDISTURBED.

UWPOD TREE PLANTING SPACING CHART

NTS

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Transparency Calculations:

East Elevation

GROUND LEVEL SURFACE AREA (WITHIN 0'-0" - 12'-0") 784 SF
 AREA OF REQ'D TRANSPARENCY (33%) 259 SF
 ACTUAL AREA OF TRANSPARENCY WITHIN 0'-0" - 12'-0" PROVIDED: 259 SF (33%)

AREA OF REQ'D TRANSPARENCY WITHIN 3'-0" - 8'-0" (SOLO OF REQ'D TRANSPARENCY AREA): 130 SF
 ACTUAL AREA OF TRANSPARENCY WITHIN 3'-0" - 8'-0" PROVIDED: 202 SF (78% OF TOTAL REQ'D.)

WINDOW A:
 LENGTH: 6'-0"
 HEIGHT: 6'-9 1/2"
 (AREA = 40.625 SF)

WINDOW C:
 LENGTH: 16'-0"
 HEIGHT: 9'-10"
 (AREA = 157.33)

WINDOW D:
 LENGTH: 3'-0"
 HEIGHT: 6'-9 1/2"
 (AREA = 20.31)

Transparency Calculations:

West Elevation

GROUND LEVEL SURFACE AREA (WITHIN 0'-0" - 12'-0") 784 SF
 AREA OF REQ'D TRANSPARENCY (33%) 259 SF
 ACTUAL AREA OF TRANSPARENCY WITHIN 0'-0" - 12'-0" PROVIDED: 259 SF (33%)

AREA OF REQ'D TRANSPARENCY WITHIN 3'-0" - 8'-0" (SOLO OF REQ'D TRANSPARENCY AREA): 130 SF
 ACTUAL AREA OF TRANSPARENCY WITHIN 3'-0" - 8'-0" PROVIDED: 202 SF (78% OF TOTAL REQ'D.)

WINDOW A:
 LENGTH: 6'-0"
 HEIGHT: 6'-9 1/2"
 (AREA = 40.625 SF)

WINDOW C:
 LENGTH: 16'-0"
 HEIGHT: 9'-10"
 (AREA = 157.33)

WINDOW D:
 LENGTH: 3'-0"
 HEIGHT: 6'-9 1/2"
 (AREA = 20.31)

Transparency Calculations:

South Elevation

GROUND LEVEL SURFACE AREA (WITHIN 0'-0" - 12'-0") 784 SF
 AREA OF REQ'D TRANSPARENCY (33%) 259 SF
 ACTUAL AREA OF TRANSPARENCY WITHIN 0'-0" - 12'-0" PROVIDED: 259 SF (33%)

AREA OF REQ'D TRANSPARENCY WITHIN 3'-0" - 8'-0" (SOLO OF REQ'D TRANSPARENCY AREA): 130 SF
 ACTUAL AREA OF TRANSPARENCY WITHIN 3'-0" - 8'-0" PROVIDED: 202 SF (78% OF TOTAL REQ'D.)

MAIN ENTRY:
 LENGTH: 26'-0"
 HEIGHT: 9'-10"
 (AREA = 255.67 SF)

WINDOW C:
 LENGTH: 16'-0"
 HEIGHT: 9'-10"
 (AREA = 157.33)

Transparency Calculations:

North Elevation - Common Oaks Drive

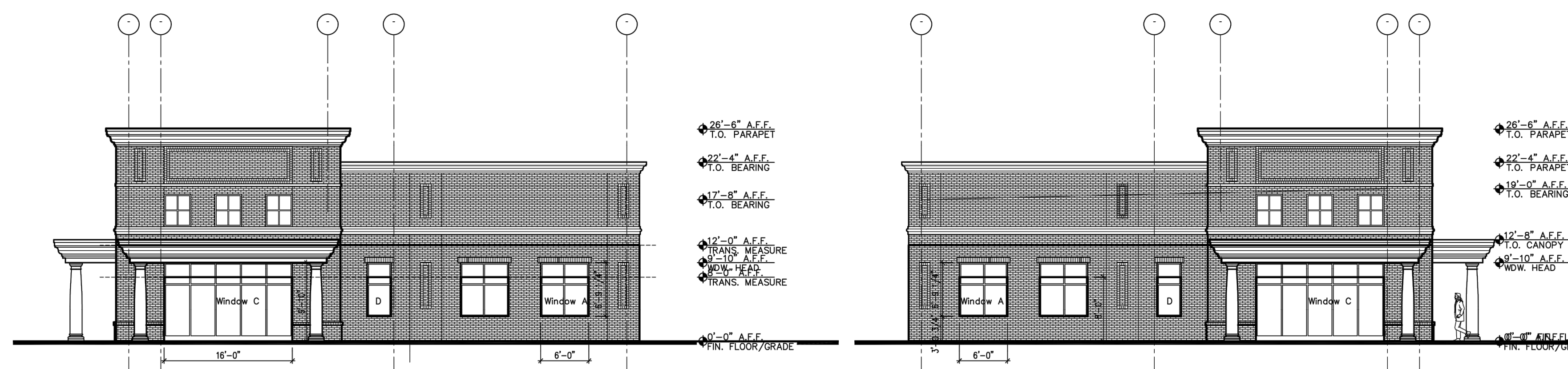
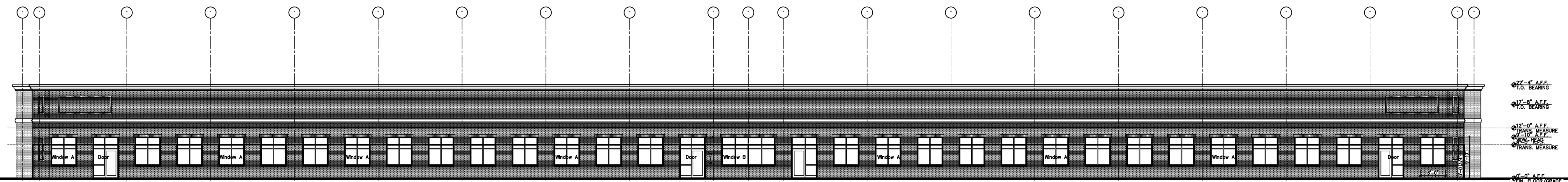
GROUND LEVEL SURFACE AREA (WITHIN 0'-0" - 12'-0") 4,098 SF
 AREA OF REQ'D TRANSPARENCY (33%) 1,332 SF
 ACTUAL AREA OF TRANSPARENCY WITHIN 0'-0" - 12'-0" PROVIDED: 1,439 SF (36%)

AREA OF REQ'D TRANSPARENCY WITHIN 3'-0" - 8'-0" (SOLO OF REQ'D TRANSPARENCY AREA): 676 SF
 ACTUAL AREA OF TRANSPARENCY WITHIN 3'-0" - 8'-0" PROVIDED: 1,084 SF (68%)

WINDOW A:
 LENGTH: 6'-0"
 HEIGHT: 6'-9 1/2"
 (AREA = 40.625 SF)

WINDOW B:
 LENGTH: 12'-8"
 HEIGHT: 6'-9 1/4"
 (AREA = 85.77)

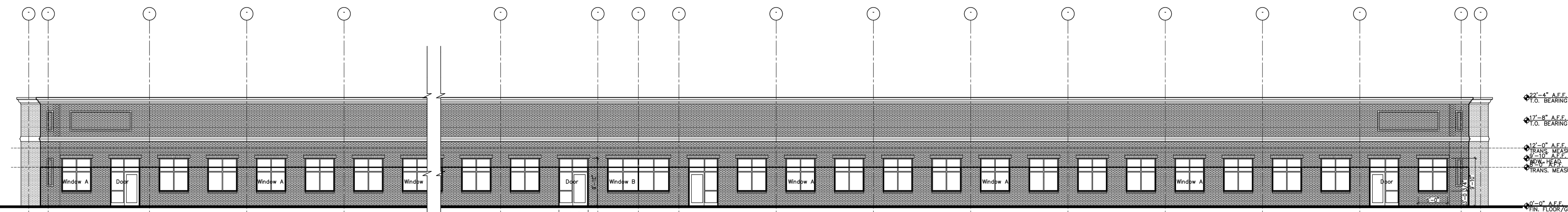
DOOR/RANSOM:
 LENGTH: 6'-0"
 HEIGHT: 9'-10"
 (AREA = 59.00)



4 East Elevation
 A202 SCALE: 3/32"=1'-0"

3 West Elevation
 A202 SCALE: 3/32"=1'-0"

NOTE: ALL BUILDING MATERIAL REFERENCES HAVE BEEN REMOVED.
 ALL GLAZING ALLOW MEAS. INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8 FEET TO MEET UDD SEC.1.5.9.8.3
 GLASS TO EXCEED BOX TRANSPARENCY AND HAVE AN EXTERNAL REFLECTANCE OF LESS THAN 10% IN COMPLIANCE W/ SEC.1.5.9.8.4



2 North Elevation
 A202 SCALE: 3/32"=1'-0" Common Oaks Dr.

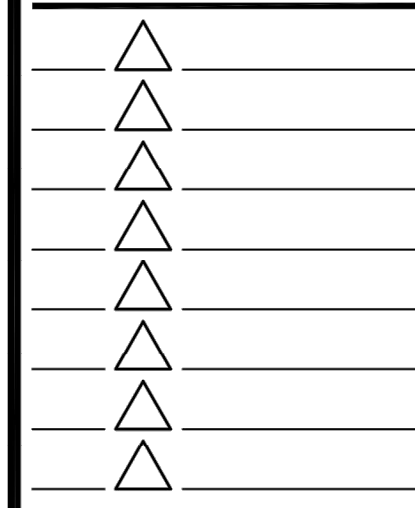


1 South Elevation
 A202 SCALE: 3/32"=1'-0" South

20 June 2019

NOT FOR CONSTRUCTION

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET
- SUBMITTAL DOCUMENT



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COMMON OAKS MEDICAL
 OFFICE
 Wakefield Park
 Raleigh, North Carolina
 Site Plan Submittal

DESIGNER :
 DRAWN :
 CHECKED :
 SCALE : 3/32"=1'-0"
 JOB NUMBER :
 SHEET TITLE
 Exterior Elevations

ENTIRE SHEET
 SHEET NUMBER
 A201