Administrative Approval Action

Case File / Name: ASR-SR-99-2018
LEITH ADMINISTRATION BUILDING

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

LOCATION: The site is located at 8801 Durant Road and the PIN number is 1728903189.

REQUEST: The applicant is requesting to construct a 3 story building with an additional story permitted per Unified Development Ordinance Section 1.5.7 A.3. The 11.48 acre site (a proposed lot to be created through exempt subdivision of a 25.89 acre parcel) will accommodate 51,517 square feet of gross floor area for office use and storage in a General Building. The site is zoned Industrial Mixed Use (IX-3). The applicant received permission via letter to place Outdoor Amenity Area in the Duke Energy easement on site.
Variances were requested under case A-64-19 and approved by the Board of Adjustment on June 10, 2019 for a 2,000 foot variance from the 4,000 foot maximum block perimeter requirements set forth in UDO Section 8.3.2.A. and for complete relief from the cross-access requirements set forth in UDO Section 8.3.5.D.

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 November 8, 2019 by WILLIAM DANIEL.**

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:

Public Utilities

1. 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

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

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5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑ **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:

Stormwater

1. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

2. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

☑ **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. An exempt subdivision plat for the proposed lot configuration as shown on the preliminary plan shall be reviewed and recorded.

Engineering

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

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3. 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

4. A fee-in-lieu for 1-ft sidewalk width shall be paid to the City of Raleigh (UDO 8.1.10).

5. A sight distance easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

6. A cross access easement 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.

7. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

Public Utilities

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

Stormwater

9. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

11. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.305 acres of tree conservation area

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

General

1. Final inspection of all tree conservation areas by Urban Forestry Staff.

Stormwater

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

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

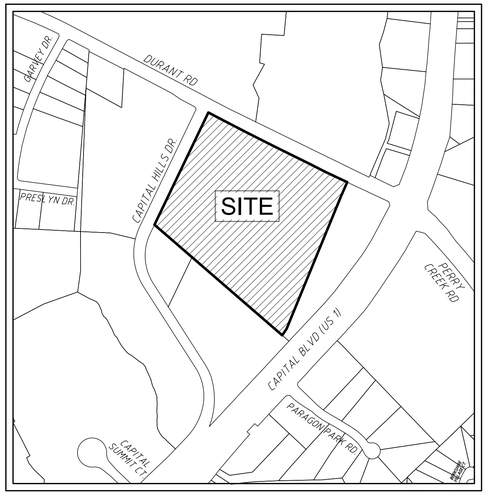
3-Year Expiration Date: December 17, 2022
Obtain a valid building permit for the total area of the project, or a phase of the project.

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: 12/18/2019
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall

Leith Administration Building



VICINITY MAP 1" = 500'

Public Improvement Quantity Table			
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Number of Lot (s)	1	0	0
Lot Number (s) by Phase	1	0	0
Number of Units	1	0	0
Livable Buildings	0	0	0
Open Space ?	YES	0	0
Number of Open Space Lots	0	0	0
Public Water (LF)	83	0	0
Public Sewer (LF)	121	0	0
Public Street (LF)	0	0	0
Public Sidewalk (LF)	0	0	0
Street Signs	0	0	0
Water Service Stubs	1	0	0
Sewer Service Stubs	1	0	0

LEGEND

- PROP. SANITARY SEWER
- PROP. STORM DRAINAGE
- PROP. WATERLINE
- PROP. MANHOLE
- PROP. CATCH BASIN
- PROP. YARD INLET
- PROP. HEAD WALL
- PROP. FLARED END SECTION
- PROP. HYDRANT ASSEMBLY
- PROP. GATE VALVE IN MANHOLE
- PROP. BLOW-OFF ASSEMBLY
- EX. MANHOLE
- EX. CATCH BASIN
- EX. WETLANDS

Solid Waste Compliance Statement:
These plans have been reviewed by the design engineer and developer and are in compliance with the requirements set forth in the Solid Waste Design Manual.

PRIVATE IMPROVEMENT QUANTITIES

Private Water (LF)	790' (TOTAL)
8" DIP	507'
6" DIP	283'
4" DIP	0'
Private Sewer (LF)	850' (TOTAL)
4" PVC	0'
6" PVC	850'

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	☒ General ☐ Mixed Use ☐ Open Lot	Transaction Number Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: Leith Administration Building
Zoning District: IX-3 | Overlay District (if applicable): | Inside City Limits? ☒ Yes ☐ No
Proposed Use: General Office
Property Address(es): 8801 Durant Road | Major Street Locator: Durant/Capital
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
P.I.N. 1728.90.3189 | P.I.N. | P.I.N. | P.I.N.

What is your project type? ☐ Apartment ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☒ Office ☐ Mixed Residential ☐ Non-Residential Condo ☐ School ☐ Shopping Center ☐ Banks ☐ Industrial Building ☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ Cottage Court ☐ Other: If other, please describe: _____

WORK SCOPE: Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Construction of 3 story building with an additional story, reference to UDO Sec 1.5.7 A.3. As part of these improvements, a proposed drive aisle is connecting to an existing parking lot on an adjacent tract ("Toyota Site" – 8005 Capital Blvd. / PIN: 1727.99.1398).

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
None known

CLIENT/DEVELOPER/OWNER: Company: MLC Automotive, LLC | Name (s): Linda Leith | Address: 5601 Capital Boulevard Raleigh NC 27616 | Phone: 919.876.5432 | Email: kelks@LeithInc.com | Fax: 919.872.9470

CONSULTANT (Contact Person for Plans): Company: William G. Daniel & Associates, P.A. | Name (s): William Daniel | Address: 1150 SE Maynard Road Ste 260 Cary NC 27511 | Phone: 919.467.9708 | Email: bdaniel@wmgda.com | Fax: 919.460.7585

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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) IX-3	Proposed building use(s) general office
If more than one district, provide the acreage of each: -	Existing Building(s) sq. ft. gross 0
Overlay District -	Proposed Building(s) sq. ft. gross 51517
Total Site Acres Inside City Limits ☒ Yes ☐ No 25.89	Total sq. ft. gross (existing & proposed) 51517
Off street parking: Required 129 Provided 268	Proposed height of building(s) 47'8"
COA (Certificate of Appropriateness) case # –	# of stories 4
BOA (Board of Adjustment) case # A– –	Ceiling height of 1st Floor 9'
CUD (Conditional Use District) case # Z- –	
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 3.77 ac acres/square feet	If Yes, please provide:
Neuse River Buffer ☒ Yes ☐ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? ☐ Yes ☐ No

SIGNATURE BLOCK (Applicable to all developments)

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.

I hereby designate William Daniel 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.

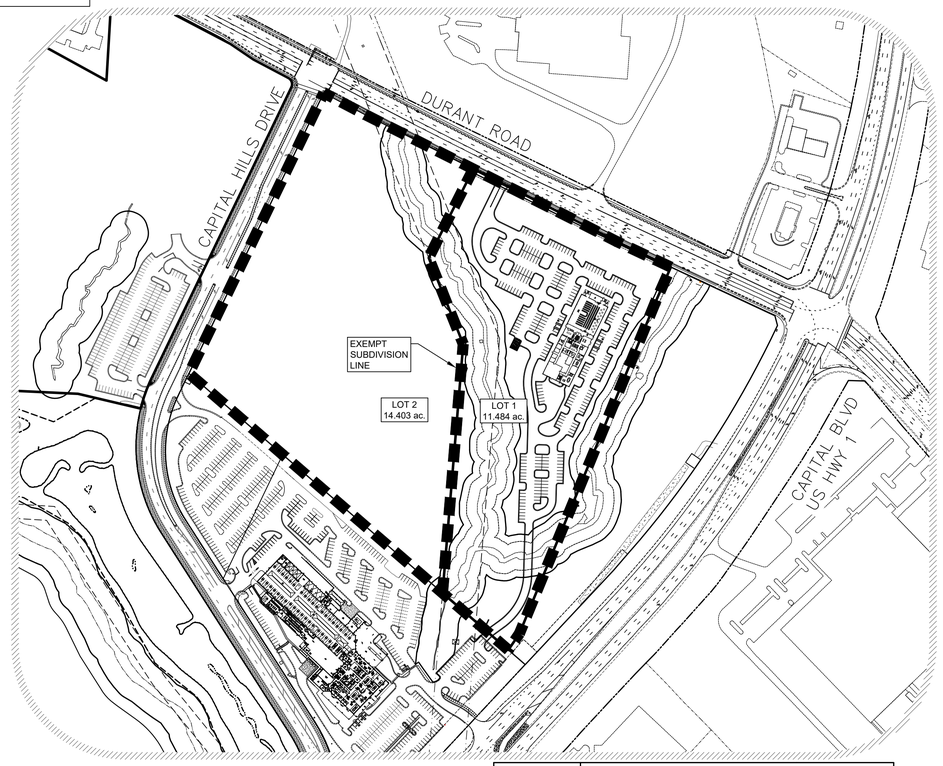
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

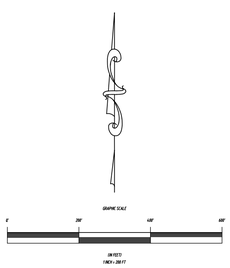
Signed MLC Automotive, LLC By: Linda J. Leith Date 9/12/18
Printed Name Linda J. Leith
Signed _____ Date _____
Printed Name _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

Stormwater Management Statement

The proposed site improvements and development depicted on these plans include construction of a 4 story (51,517 SF) office/administration building for MLC Automotive, LLC with the supporting infrastructure required to accommodate the proposed development. Implementation of the proposed development plan will result in an increase of 3.96 acres in impervious area from pre-development conditions. To ensure compliance with applicable regulations governing control of TSS and reduction of nutrient export, these plans propose two stormwater control measures (SCMs)--one (1) Underground Sand Filter System and (1) Bio-Retention system. Each of the proposed SCMs will achieve 85% TSS removal. The stormwater collection system for the site has been designed to route runoff from all of the proposed impervious area on the site to one of the two SCMs. Based on calculations assessing the impact of detention facilities upon the areas downstream of the proposed project, exemption from runoff limitations of UDO 9.2.2.E.1 is justified in conformity to UDO 9.2.2.E.2.d. As such, control of peak rates of discharge are not applicable to this project. Nitrogen export levels for the site are reduced to less than 10 #/ac/yr, and a nutrient buy-down is proposed for the difference between the export rate and the target rate of 3.6 #/ac/yr. Both SCMs have been designed to safely pass the 100-yr return interval stormwater event. Supporting calculations and exhibits for presenting impervious calculations, adequacy of stormwater collection & transport elements, and design of the SCMs are included in a separate report entitled "Stormwater Calculations for Leith Administration Building" dated October 7, 2018 & revised through April 4, 2019 as prepared by Wm. G. Daniel & Assoc., P.A.
P.A.





SITE DATA	
OWNER:	MLC Automotive, LLC 5601 Capital Blvd. Raleigh, NC 27616 (919) 876-5432
BOM & PAGE:	BM 2018 PG 611-613
TOWNSHIP:	NEUSE
TOTAL ACREAGE:	25.89 Ac.
PARCEL BOUNDARY:	11.48 Ac. (11.39 less r/w)
ZONING:	IX-3
TOTAL DENUDED AREA:	±6.06 Ac.
IMPERVIOUS AREA TOTAL	SEE CALC'S & NOTE THIS SHEET
WATERSHED	NEUSE
WAKE COUNTY PIN #:	1728.90.3189
PROJECTED SEWER FLOW	3750 GPD (SEE CALC'S THIS SHEET)
FLOOR AREA RATIO (F.A.R.): PROPOSED	(1.18ac/11.39 ac) = 0.1036
BUILDING LOT COVERAGE: PROPOSED	(.49 ac/11.39 ac) = 0.0430
BUILDING SF:	51,517 SF
FIRST FLOOR:	21,287 SF
SECOND FLOOR:	10,004 SF
THIRD FLOOR:	10,017 SF
LOWER FLOOR:	10,209 SF
PARKING REQUIREMENT:	1 SPACE/400 SQ FT
SPACES REQUIRED:	129
SPACES PROVIDED:	268 (ref UDO 7.1.2.(D)3)
HANDICAP ACCESSIBLE REQ'D:	7
HANDICAP ACCESSIBLE PROVIDED:	7 (2 van / 5 std)
BICYCLE PARKING REQUIREMENTS	
SHORT TERM: 1/10000 SQ FT (MIN 4):	6
LONG TERM: 1/5000 SQ FT (MIN 4):	11
BICYCLE PARKING PROVIDED	
SHORT TERM:	6
LONG TERM:	12

NOTES:
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. BOUNDARY IS TAKEN FROM BM 2018 PG 611-613.
3. CONTOURS ARE PROVIDED BY M-III SURVEYING.
4. NO WETLANDS EXIST IN SITE PLAN AREA.
5. THIS SITE IS NOT FEMA MAPPED. (MAP # 3720172700J, 3720172800J, 3720173700J, & 3720173800J)
6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
7. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
8. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
9. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
10. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
11. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

PROJECT SEWER FLOW
(gallons per day)

PROPOSED BLDG	GDP	EMPLOYEES	# SHIFT	TOTAL
BUSINESS, OFFICE	25	150	1	3750 gpd

NOTE: SEWER FLOW CALCULATIONS BASED ON GENERAL BUSINESS AND OFFICE FACILITIES @ 25 GALLON/EMPLOYEE/SHIFT

SHEET NO.	DESCRIPTION
CS - 1	COVER
CS - 2	PLAT
CS - 3	EXISTING CONDITIONS PLAN
CS - 4	EXEMPT SUBDISION PLAN
CS - 5	SITE PLAN
CS - 5a	SITE PLAN TO REFERENCE TOYOTA SITE
CS - 6	UTILITY PLAN
CS - 7	GRADING / DRAINAGE PLAN
CS - 8	EROSION CONTROL PLAN
CS - 9	SOLID WASTE PLAN
CS - 10	TREE CONSERVATION PLAN
CS - 11	U/G SAND FILTER SYSTEM DETAILS
CS - 12	U/G SAND FILTER SYSTEM DETAILS
CS - 13	BIO-RETENTION DETAILS
L - 1	LANDSCAPE PLAN
L - 2	LANDSCAPE DETAILS
1 of 1	PHOTOMETRIC PLAN
A100	FLOOR PLAN
A101	FLOOR PLAN
A102	FLOOR PLAN
A103	FLOOR PLAN
A104	FLOOR PLAN
A105	FLOOR PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

Revisions
04.04.19 Per City of Raleigh 1st review
06.07.19 Per City of Raleigh 2nd review
11.08.19 Per City of Raleigh 3rd review

ASR-SR-99-2018
Transaction #573185
Board of Adjustment Case A-64-19

OWNER:
MLC Automotive, LLC
5601 Capital Blvd.
Raleigh, NC 27616
(919) 876-5432
kelks@LeithInc.com

Project
Leith Administration Building

Cover

Date
September 20, 2018

Scale
1" = 200'

Sheet
CS - 1

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE

0 30' 60' 120' 180'

(IN FEET)
1 INCH = 60 FT

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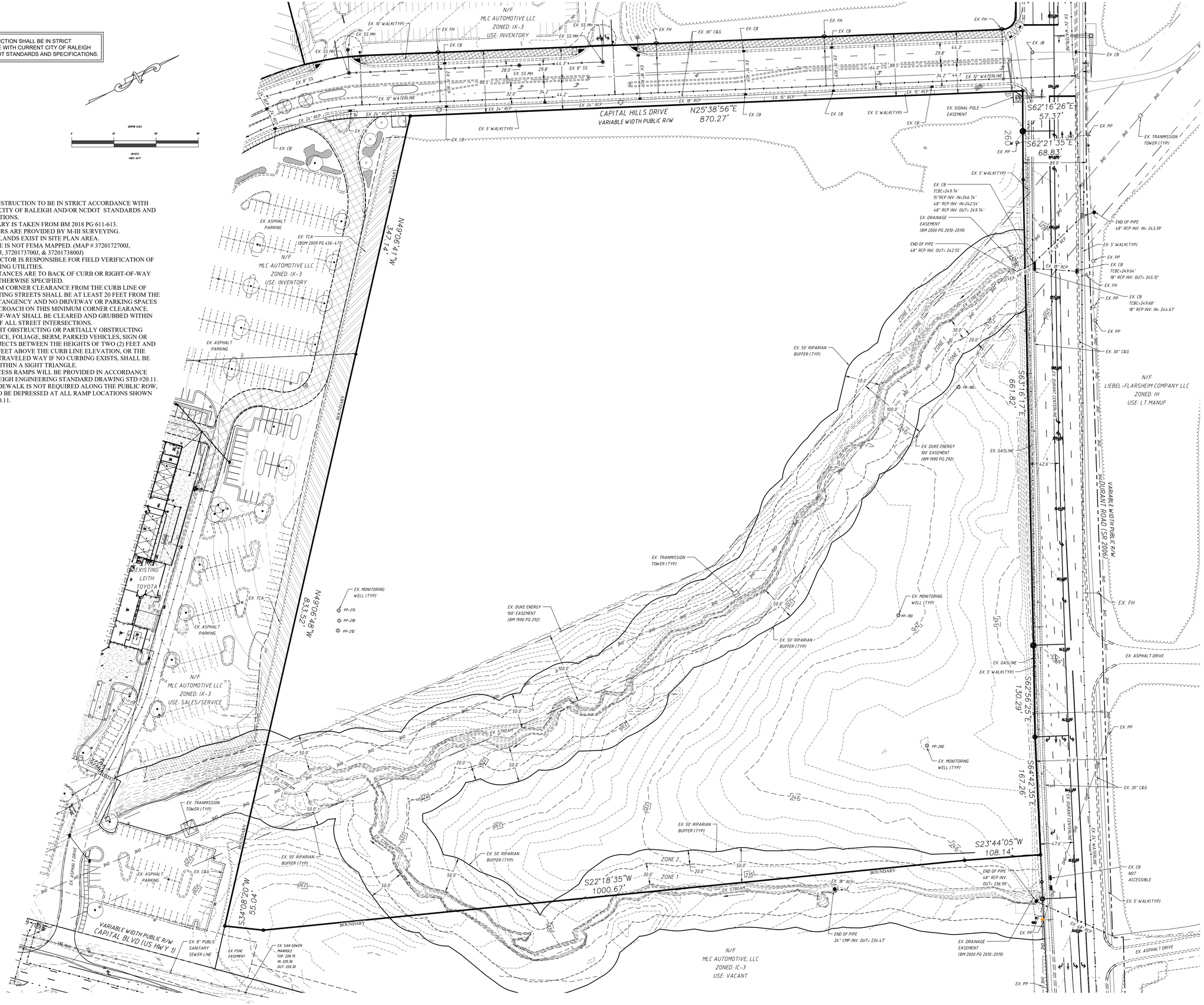

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design

1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

Revisions
04.04.19 Per City of Raleigh 1st review
06.07.19 Per City of Raleigh 2nd review
11.08.19 Per City of Raleigh 3rd review

OWNER:
MLC Automotive, LLC
5601 Capital Blvd.
Raleigh, NC 27616
(919) 876-5432

Project
Leith Administration Building

Existing Conditions

Date
September 20, 2018

Scale
1" = 60'

Sheet
CS - 3

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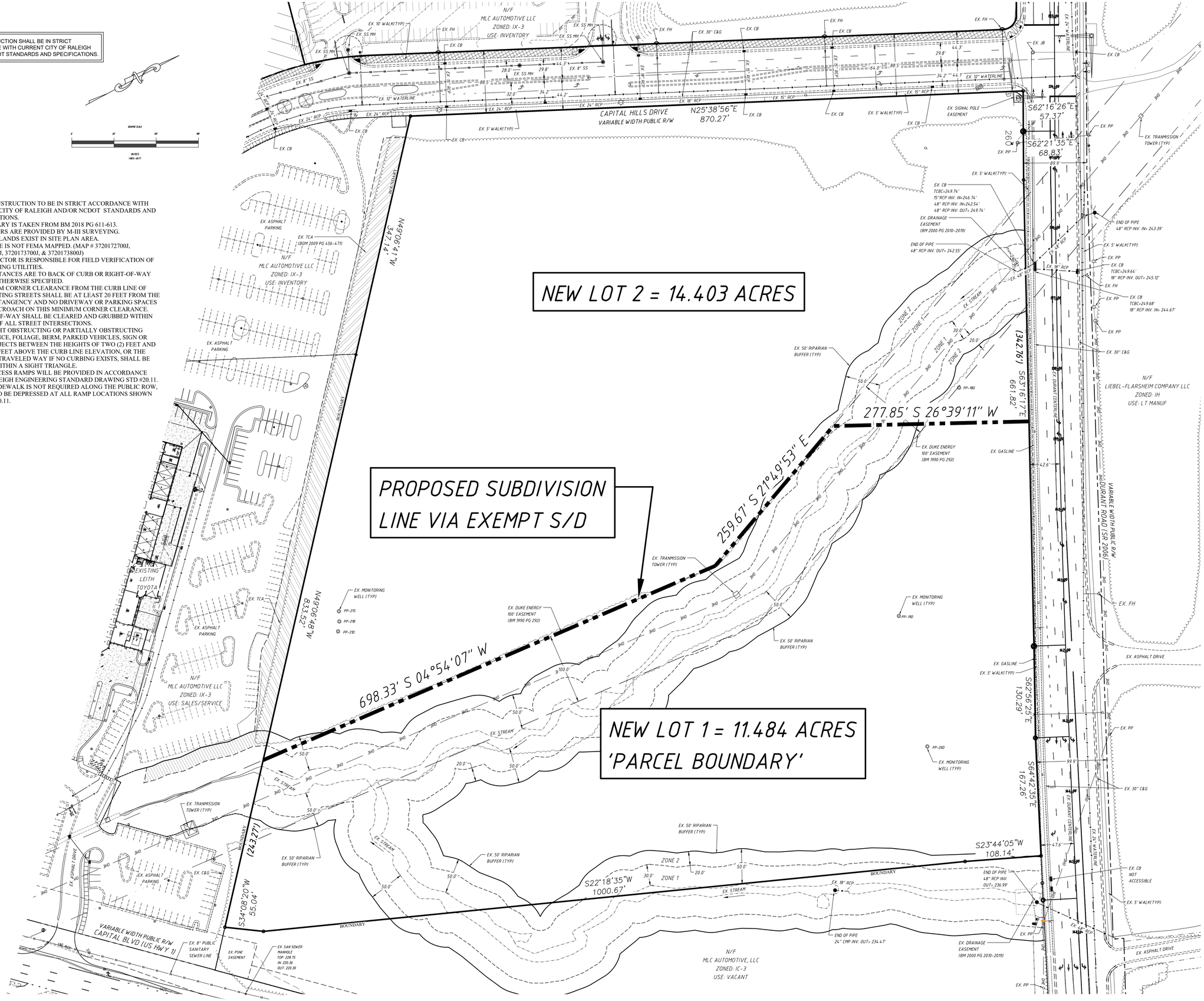


Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

Revisions
04.04.19 Per City of Raleigh 1st review
06.07.19 Per City of Raleigh 2nd review
11.08.19 Per City of Raleigh 3rd review

OWNER:
MLC Automotive, LLC
5601 Capital Blvd.
Raleigh, NC 27616
(919) 876-5432

Project
Leith Administration Building

Exempt Subdivision Plan

Date
September 20, 2018

Scale
1" = 60'

Sheet
CS - 4

SITE DATA

OWNER:	MLC Automotive, LLC 5601 Capital Blvd. Raleigh, NC 27616 (919) 876-5432
BOM & PAGE:	BM 2018 PG 611-613
TOWNSHIP:	NEUSE
TOTAL ACREAGE:	25.89 Ac.
PARCEL BOUNDARY:	11.48 Ac. (11.39 less r/w)
ZONING:	IX-3
TOTAL DENUDED AREA:	±6.06 Ac.
IMPERVIOUS AREA TOTAL	SEE CALC'S & NOTE THIS SHEET
WATERSHED	NEUSE
WAKE COUNTY PIN #:	1728.90.3189
PROJECTED SEWER FLOW	3750 GPD (SEE CALC'S THIS SHEET)
FLOOR AREA RATIO (F.A.R.): PROPOSED	(1.18ac/11.39 ac) = 0.1036
BUILDING LOT COVERAGE: PROPOSED	(.49 ac/11.39 ac) = 0.0430
BUILDING SF:	51,517 SF
FIRST FLOOR:	21,287 SF
SECOND FLOOR:	10,004 SF
THIRD FLOOR:	10,017 SF
LOWER FLOOR:	10,209 SF
PARKING REQUIREMENT:	1 SPACE/400 SQ FT
SPACES REQUIRED:	129
SPACES PROVIDED:	268 (ref UDO 7.1.2.(D)3)
HANDICAP ACCESSIBLE REQ'D:	7
HANDICAP ACCESSIBLE PROVIDED:	7 (2 van / 5 std)
BICYCLE PARKING REQUIREMENTS	
SHORT TERM: 1/10000 SQ FT (MIN 4):	6
LONG TERM: 1/5000 SQ FT (MIN 4):	11
BICYCLE PARKING PROVIDED	
SHORT TERM:	6
LONG TERM:	12

MAXIMUM SURFACE PARKING PROVIDED
THE SURFACE PARKING PROVIDED TO SERVE THIS USE EXCEEDS 150% OF THE REQUIRED PARKING RATIO SPECIFIED IN UDO Section 7.1.2C. THE PLAN PROVIDES INTERIOR LANDSCAPE ISLANDS WITH AN AVERAGE WIDTH OF 20' AND NO DIMENSIONS LESS THAN 8'. REQUIRED TREES ARE PROPOSED EVERY 50' O/C AND EACH TREE HAS 300 SF OF LANDSCAPE AREA.

Outdoor Amenity Calculations
Site Area = 496,149 sf (11.39 ac)
Required Space = 49,615 sf (10%)
Provided Space = 50,255 sf (10.13%)

Denotes Tree Conservation Area

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

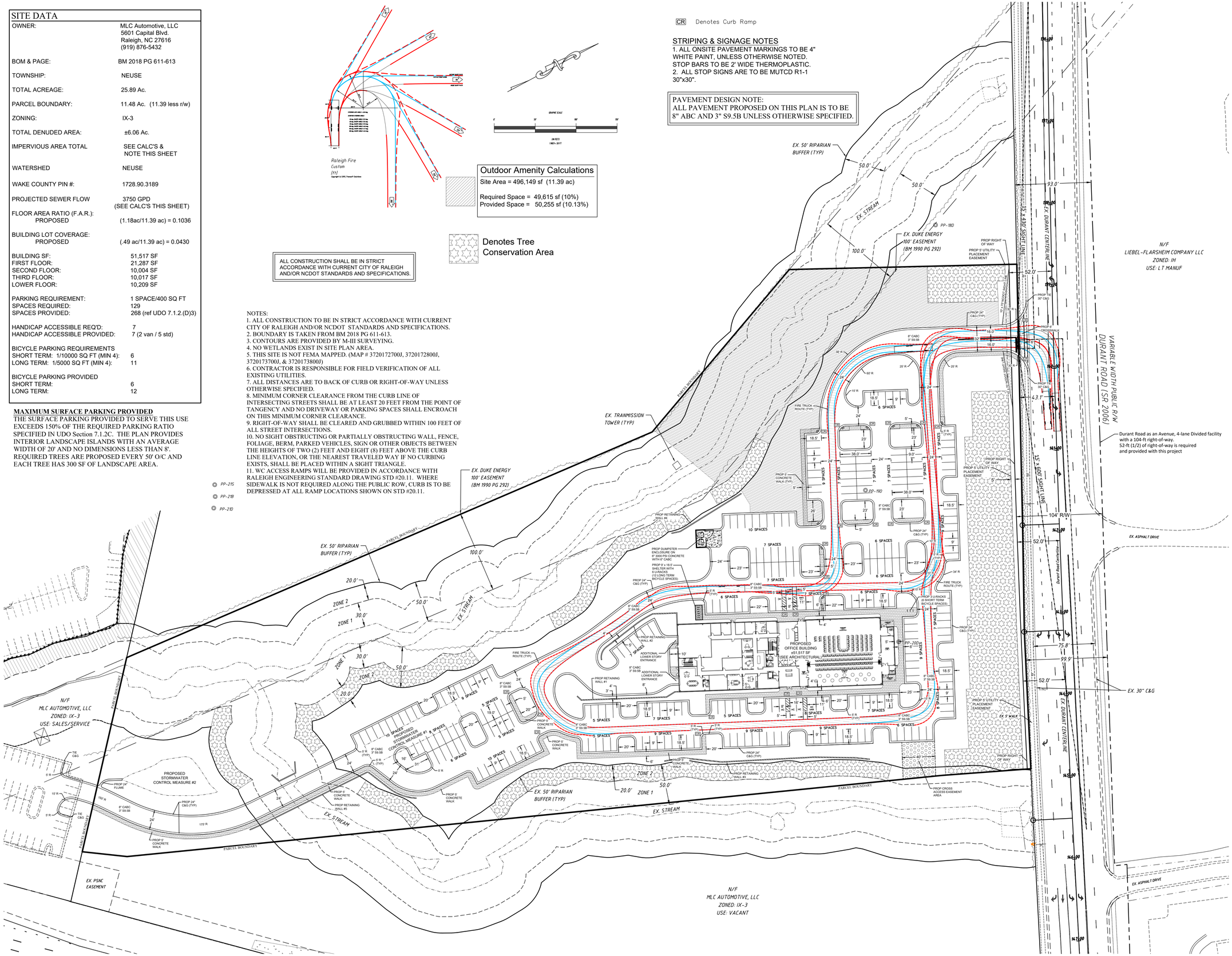
NOTES:
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE TO WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. BOUNDARY IS TAKEN FROM BM 2018 PG 611-613.
3. CONTOURS ARE PROVIDED BY M-III SURVEYING.
4. NO WETLANDS EXIST IN SITE PLAN AREA.
5. THIS SITE IS NOT FEMA MAPPED. (MAP # 3720172700J, 3720172800J, 3720173700J, & 3720173800J)
6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
7. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
8. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
9. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
10. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
11. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

PP-215
PP-218
PP-210

CR Denotes Curb Ramp

STRIPING & SIGNAGE NOTES
1. ALL ONSITE PAVEMENT MARKINGS TO BE 4" WHITE PAINT, UNLESS OTHERWISE NOTED. STOP BARS TO BE 2' WIDE THERMOPLASTIC.
2. ALL STOP SIGNS ARE TO BE MUTCD R1-1 30"x30".

PAVEMENT DESIGN NOTE:
ALL PAVEMENT PROPOSED ON THIS PLAN IS TO BE 8" ABC AND 3" S9.5B UNLESS OTHERWISE SPECIFIED.



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Project
Leith Administration Building

Site Plan

Date
September 20, 2018

Scale
1" = 50'

Sheet
CS - 5

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 impounded 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 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 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 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) 5.0' 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 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
   f) 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. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' 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 tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
7. Install 1"" 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*
8. Install 6" PVC* sewer services @ 1.0% 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 NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG 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 Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

PROP CO: NON TRAFFIC RATED
PROP CO*: TRAFFIC RATED

Fire hydrant to be 5" storz/ 2 1/2" NST per City of Raleigh detail W-4 and W-5.

FIRE PROTECTION NOTE:
FIRELINE BACKFLOW PREVENTION FOR BUILDING TO BE(Wilkins 375 DA OR EQUAL) AND TO BE LOCATED INSIDE DEDICATED RISER ROOM WITH ACCESS AND KNOX BOX. SEE FIRE PROTECTION PLANS FOR FINAL SPEC.

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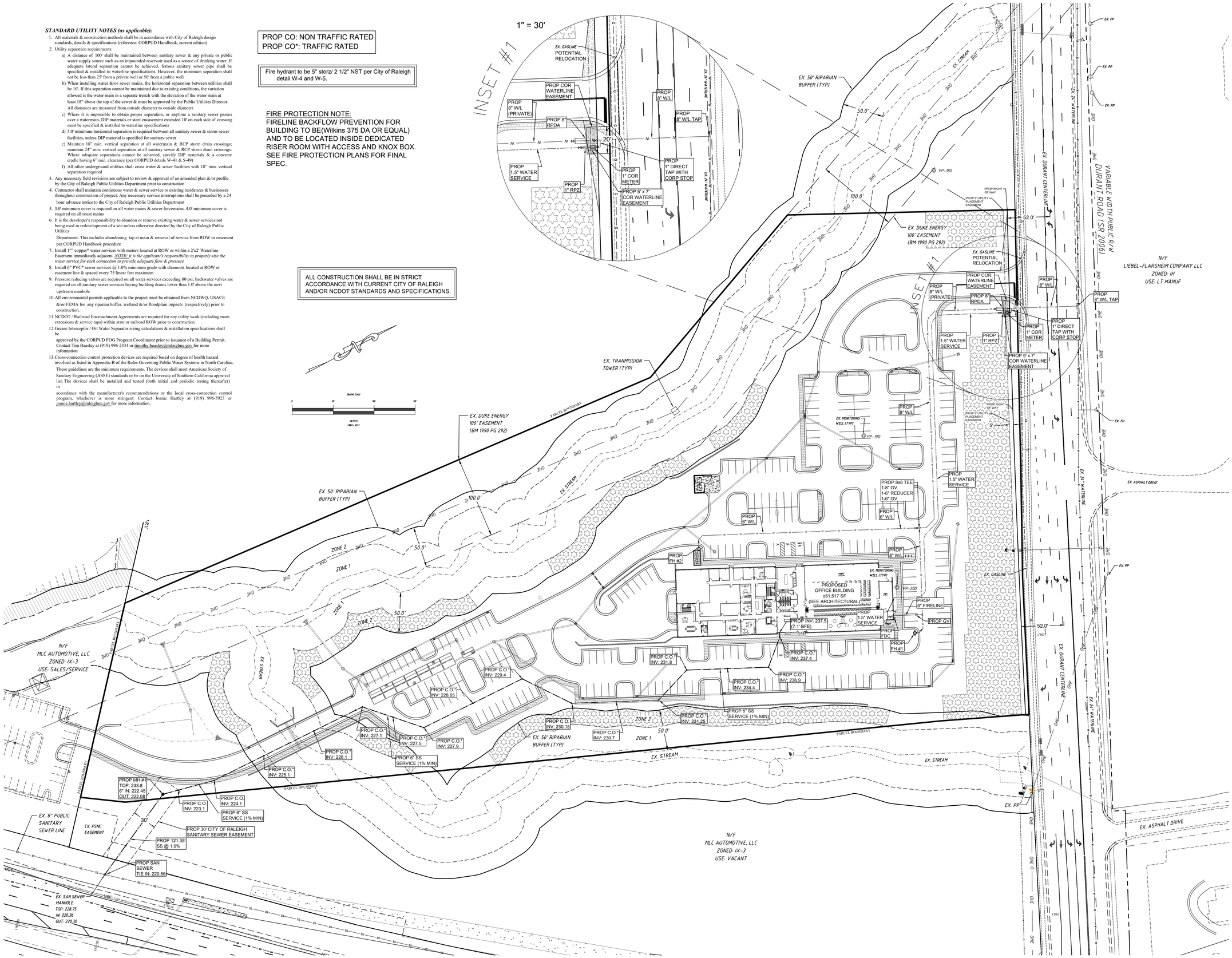

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Project
Leith Administration Building

Utility Plan

Date
September 20, 2018

Scale
1" = 50'

Sheet
CS - 6

SITE DATA

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LONG TERM:	12

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NUMBER OF PLANTS — NAME OF PLANT
ORIGIN — 6 - Cj

GRAPHIC SCALE
0 40' 80' 120'
(IN FEET)
1 INCH = 40 FT

LANDSCAPE ORDINANCE REQUIREMENTS

VEHICULAR SURFACE AREA
TOTAL VSA= 134,175 SF

TREES:
REQUIRED - 1/2000 SF = 68
PROVIDED - 68

LANDSCAPE ORDINANCE REQUIREMENTS

STREET PROTECTIVE YARDS - C-2
DURANT ROAD = 15' C-2 (513')

*513 LF OF YARD ADJACENT TO DURANT ROAD IS BEING USED AS PRIMARY TREE CONSERVATION (SATISFYING C2 REQM'TS).

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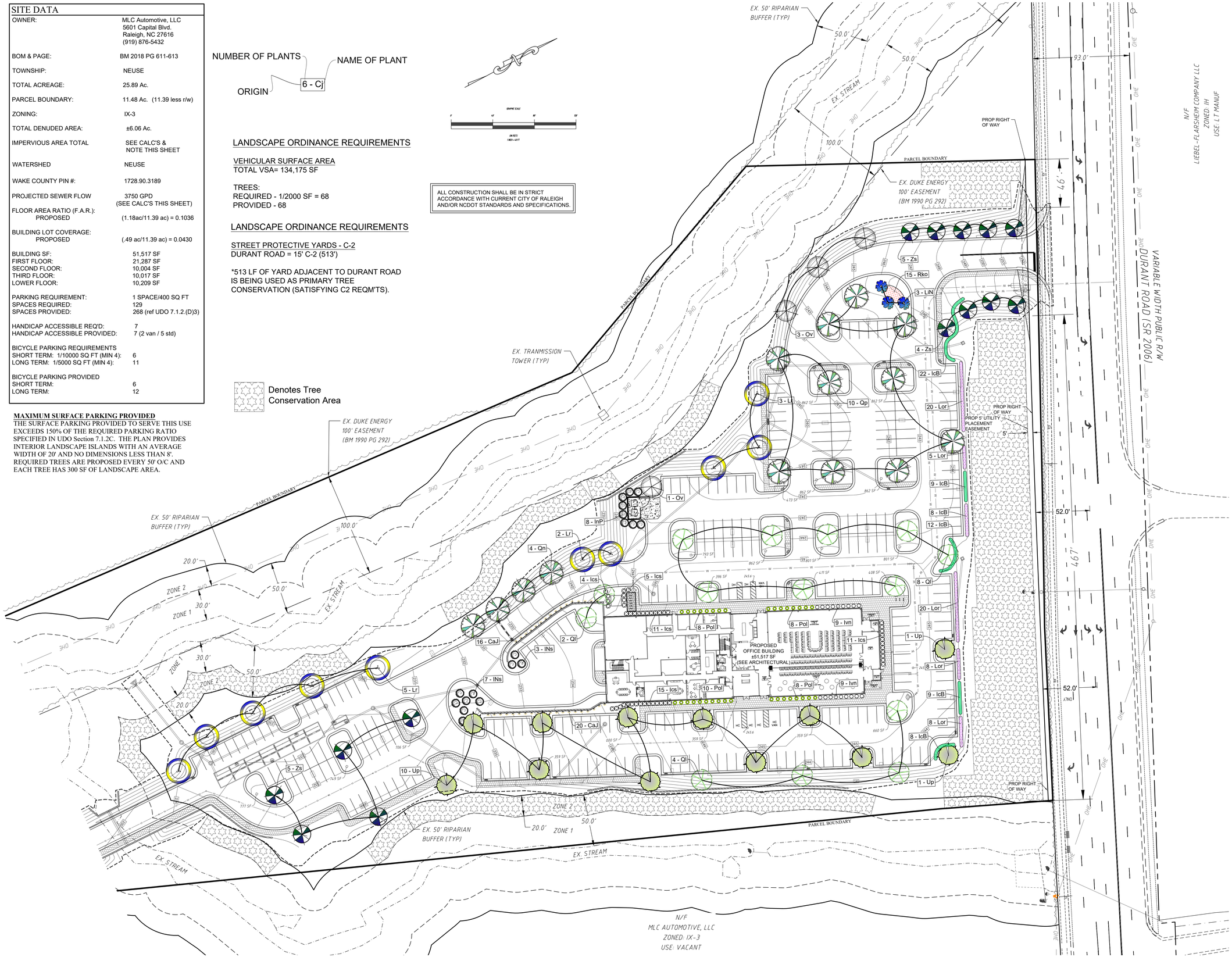
Denotes Tree Conservation Area



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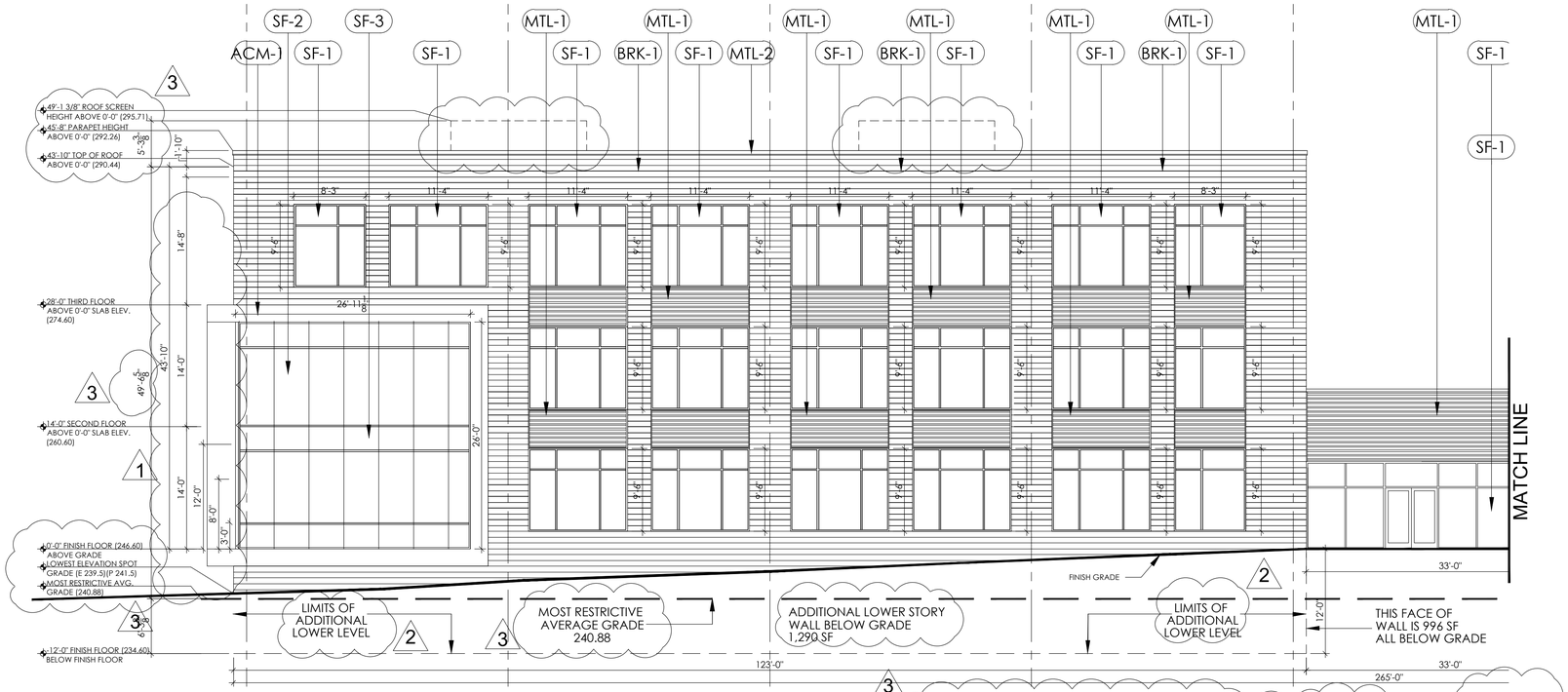
Project
Leith Administration Building

Landscape Plan

Date
September 20, 2018

Scale
1" = 50'

Sheet
L - 1



PROPOSED HIGH & LOW GRADES			PRE/EXISTING HIGH & LOW GRADES		
LOCATION	ELEVATIONS	GRADE AVERAGE	LOCATION	ELEVATIONS	GRADE AVERAGE
EAST FACE	246.60	244.05	EAST FACE	242.30	240.90
	241.50			239.50	
SOUTH FACE	234.60	235.05	SOUTH FACE	239.70	238.75
	235.50			237.80	
WEST FACE	244.30	245.45	WEST FACE	238.40	240.85
	246.60			243.30	
NORTH FACE	246.60	246.60	NORTH FACE	243.70	243.00
	246.60			242.30	
TOATAL GRADE AVERAGE=		242.79	TOATAL GRADE AVERAGE=		240.88

BUILDING HEIGHT FROM MOST RESTRICTIVE AVG. GRADE TO TOP OF ROOF = 49'- 6 5/8"

WINDOW DIMENSIONS ADDED FOR EACH WINDOW

EAST ELEVATION (PARTIAL) CAPITAL BLVD.

EXTERIOR FINISH SCHEDULE				
CODE	MATERIAL	MANUF.	DESCRIPTION	LOCATION
BRK-1	MODULAR SIZE BRICK	TAYLOR	COLOR #120 GRAY, SMOOTH TEXTURE	AS SHOWN
MTL-1	CORRUGATED METAL	GC TO SUBMIT FOR APPROVAL	DARK GRAY COLOR	AS SHOWN
MTL-2	METAL COPING	GC TO SUBMIT FOR APPROVAL	COLOR TO MATCH EFIS-1	TOP OF PARAPETS
SF-1	CLEAR GLASS ALUMINUM STOREFRONT	KAWNEER OR EQUAL	NARROW STILE CLEAR GLASS PANELS, ANODIZED ALUMINUM FRAMING	AS SHOWN
SF-2	CLEAR GLASS ALUMINUM STOREFRONT	KAWNEER OR EQUAL	NARROW STILE CLEAR GLASS PANELS, ANODIZED ALUMINUM FRAMING	AS SHOWN
SF-3	CLEAR GLASS ALUMINUM STOREFRONT	KAWNEER OR EQUAL	NARROW STILE CLEAR GLASS PANELS, ANODIZED ALUMINUM FRAMING	AS SHOWN
ACM-1	ALUMINUM COMPOSITE METAL	ALPOLIC ACM	HIGH POLISH ALUMINUM (3mm DM HPA)	AS SHOWN

GENERAL NOTES:

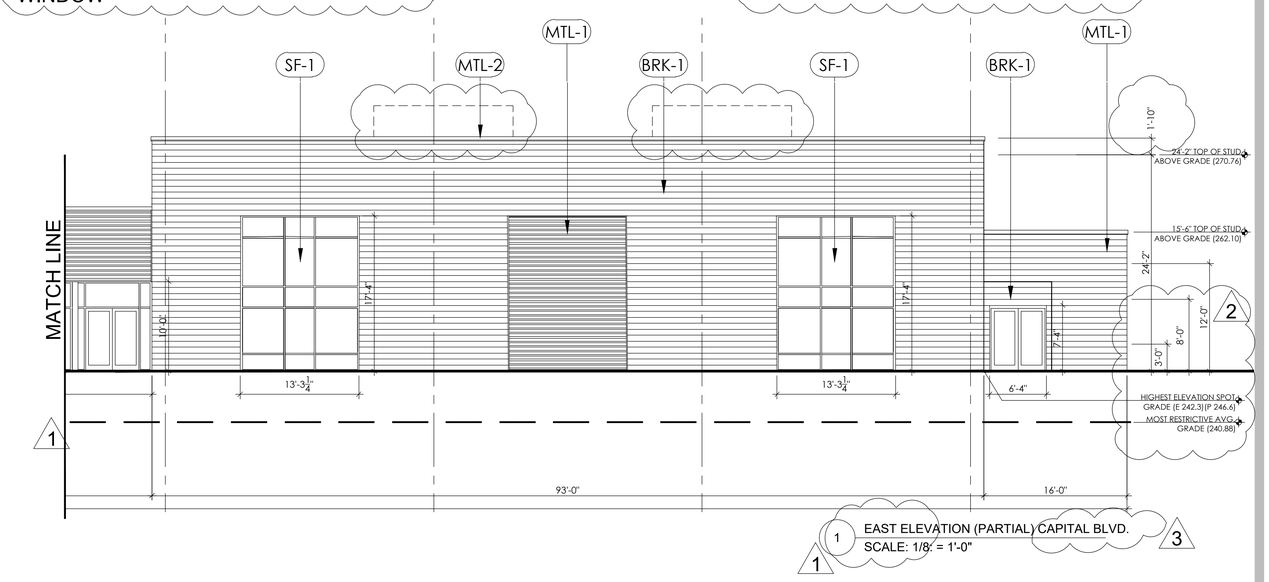
1. GC TO PROVIDE ELECTRICAL CONNECTIONS FOR ALL EXTERIOR BUILDING SIGNAGE BY OTHERS. GC TO VERIFY/COORDINATE ELECTRICAL REQUIREMENTS & INSTALLATION W/ SIGN PROVIDER
2. ALL HVAC EQUIPMENT TO BE ROOF MOUNTED. FINAL LOCATIONS OF UNITS IS YET TO BE DETERMINED. ANY AND ALL ROOF EQUIPMENT WILL BE SCREENED PER TYPICAL ROOF SCREEN DETAIL ON A300.

0' TO 12' FACADE -
3,211 SF (.20) PER IX ZONING= 642.2 SF
PROVIDED= 1,492

46.4% TRANSPARENCY

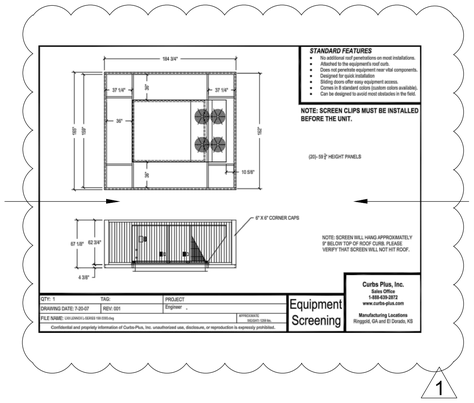
FACADE (3' TO 8')
3,211 SF (.20) PER IX ZONING= 642.2 SF
50 % OF 642.2 SF= 321.1 SF
PROVIDED= 746.75 SF

2ND FLOOR: 61.9% TRANSPARENCY
3RD FLOOR: 54.1% TRANSPARENCY

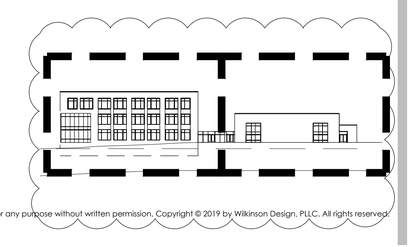


EAST ELEVATION (PARTIAL) CAPITAL BLVD.
SCALE: 1/8" = 1'-0"

ENLARGED SCREEN DIAGRAM ON A302



ALL HVAC UNITS TO BE BOTH MOUNTED WITH EQUIPMENT STABILIZERS ON ALL FOUR SIDES SHOWN IN ADJACENT DETAIL. FINAL LOCATION TO BE DETERMINED BY MECHANICAL CONSTRUCTION DOCUMENTS



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WILKINSON DESIGN PLLC
1848 Wake Forest Road
Raleigh, NC 27608
t. 919-755-1302
f. --
www.wdesignus.com

NEW FACILITY for:
LEITH ADMINISTRATION & TRAINING BUILDING
CAPITAL HILLS AND DURANT ROAD
RALEIGH, NC

PROJECT NUMBER
216142

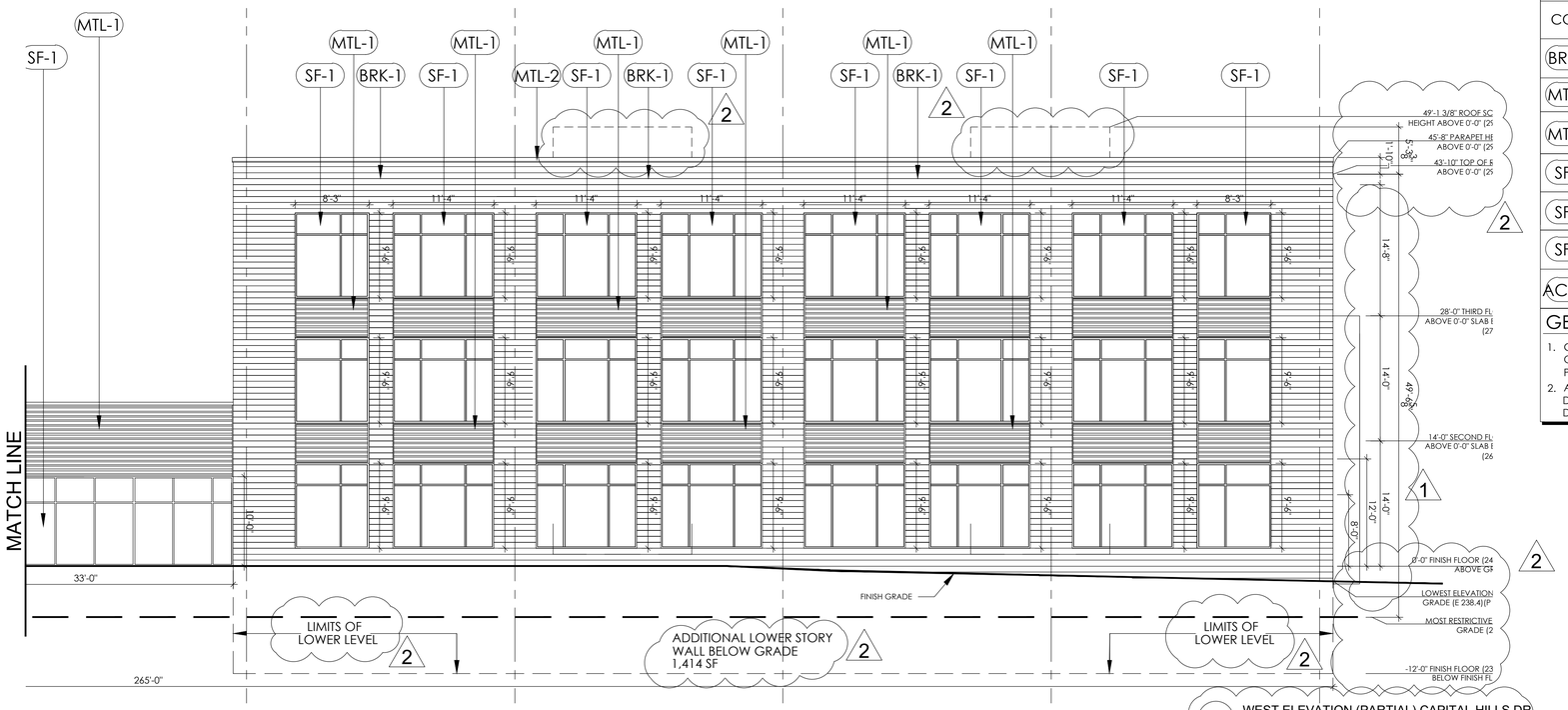
DATE
AUGUST 17, 2019

REVISIONS

1. APRIL 5, 2019
2. JUNE 7, 2019
3. JULY 11, 2019

EXTERIOR ELEVATIONS

A300



2 WEST ELEVATION (PARTIAL) CAPITAL HILLS DR
SCALE: 1/8: = 1'-0"

3

PROPOSED HIGH & LOW GRADES			PRE/EXISTING HIGH & LOW GRADES		
LOCATION	ELEVATIONS	GRADE AVERAGE	LOCATION	ELEVATIONS	GRADE AVERAGE
EAST FACE	246.60	244.05	EAST FACE	242.30	240.90
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	235.50			237.80	
WEST FACE	244.30	245.45	WEST FACE	238.40	240.85
	246.60			243.30	
NORTH FACE	246.60	246.60	NORTH FACE	243.70	243.00
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3

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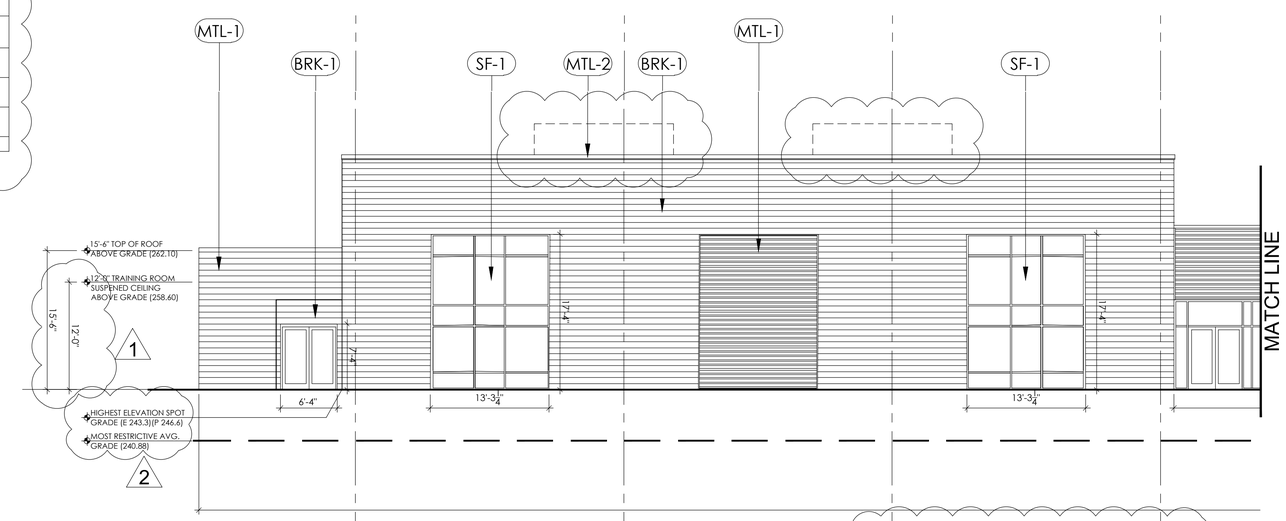
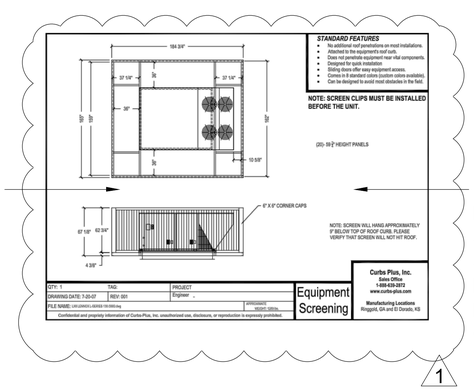


1 WEST ELEVATION (PARTIAL) CAPITAL HILLS DR
SCALE: 1/8: = 1'-0"

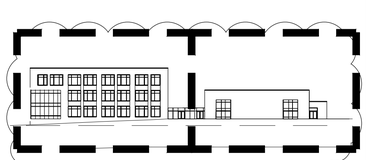
3



1

ENLARGED SCREEN DIAGRAM ON A302

ALL HVAC UNITS TO BE BOTH MOUNTED WITH EQUIPMENT STABILIZERS ON ALL FOUR SIDES SHOWN IN ADJACENT DETAIL. FINAL LOCATION TO BE DETERMINED BY MECHANICAL CONSTRUCTION DOCUMENTS



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1

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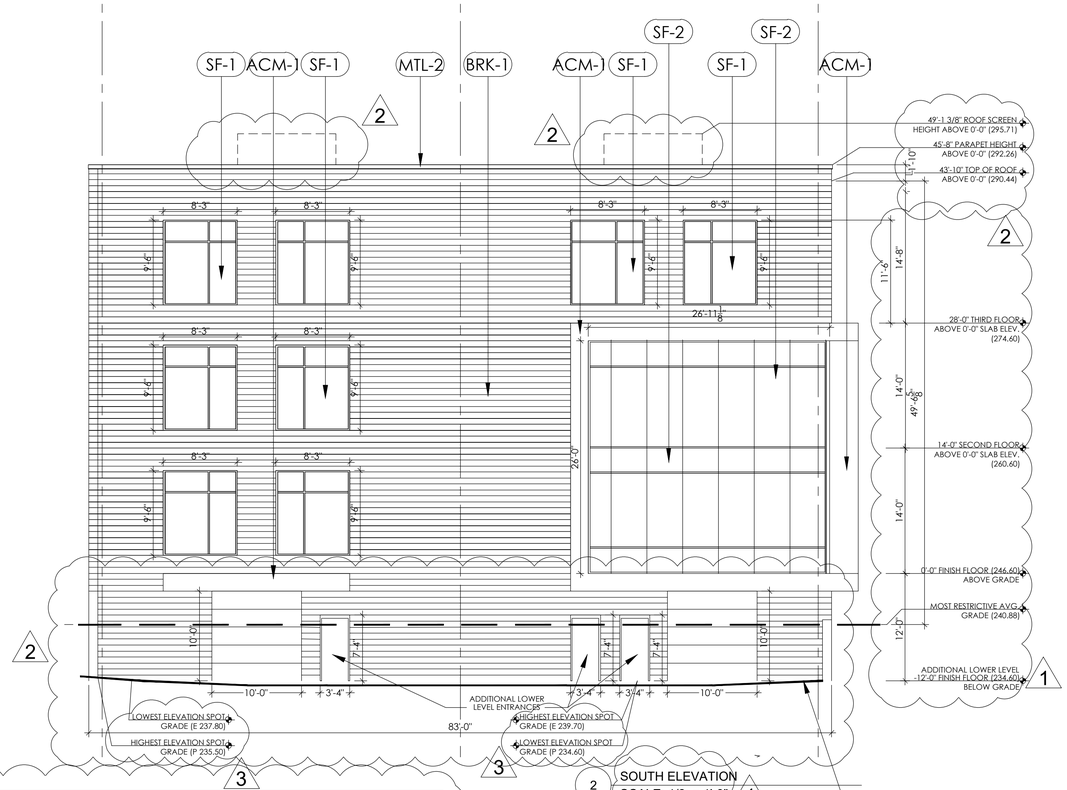
A301



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
CODE	MATERIAL	MANUF.	DESCRIPTION	LOCATION
BRK-1	MODULAR SIZE BRICK	TAYLOR	COLOR #120 GRAY, SMOOTH TEXTURE	AS SHOWN
MTL-1	CORRUGATED METAL	GC TO SUBMIT FOR APPROVAL	DARK GRAY COLOR	AS SHOWN
MTL-2	METAL COPING	GC TO SUBMIT FOR APPROVAL	COLOR TO MATCH EFIS-1	TOP OF PARAPETS
SF-1	CLEAR GLASS ALUMINUM STOREFRONT	KAWNEER OR EQUAL	NARROW STILE CLEAR GLASS PANELS, ANODIZED ALUMINUM FRAMING	AS SHOWN
SF-2	CLEAR GLASS ALUMINUM STOREFRONT	KAWNEER OR EQUAL	NARROW STILE CLEAR GLASS PANELS, ANODIZED ALUMINUM FRAMING	AS SHOWN
SF-3	CLEAR GLASS ALUMINUM STOREFRONT	KAWNEER OR EQUAL	NARROW STILE CLEAR GLASS PANELS, ANODIZED ALUMINUM FRAMING	AS SHOWN
ACM-1	ALUMINUM COMPOSITE METAL	ALPOLIC ACM	HIGH POLISH ALUMINUM (3mm DM HPA)	AS SHOWN

GENERAL NOTES:

1. GC TO PROVIDE ELECTRICAL CONNECTIONS FOR ALL EXTERIOR BUILDING SIGNAGE BY OTHERS. GC TO VERIFY/COORDINATE ELECTRICAL REQUIREMENTS & INSTALLATION W/ SIGN PROVIDER
2. ALL HVAC EQUIPMENT TO BE ROOF MOUNTED. FINAL LOCATIONS OF UNITS IS YET TO BE DETERMINED. ANY AND ALL ROOF EQUIPMENT WILL BE SCREENED PER TYPICAL ROOF SCREEN DETAIL ON A300.

0' TO 12' FACADE -
996 SF (.20) PER IX ZONING= 199.2 SF
PROVIDED= 248

24.89% TRANSPARENCY

FACADE (3' TO 8')
996 (.20) PER IX ZONING= 199.2 SF
50 % OF 199.2 SF= 99.6 SF
PROVIDED= 103.32 SF

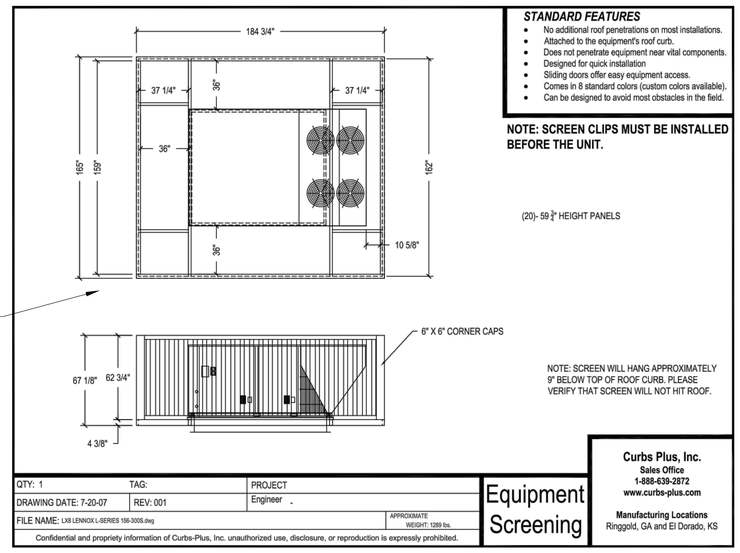
LEVEL 3 FINISH FLOOR TO CEILING OF LEVEL 3 AT 11'-6" -
954.5 SF (.20) PER IX ZONING= 190.9 SF
PROVIDED= 313.5

32.8% TRANSPARENCY

LOWER LEVEL CALCS
TOTAL WALL AREA: 4908 SF
TOTAL AREA BELOW GRADE: 3700 SF
24.61% EXPOSED ABOVE GRADE
75.39% BELOW GRADE

PROPOSED HIGH & LOW GRADES			PRE/EXISTING HIGH & LOW GRADES		
LOCATION	ELEVATIONS	GRADE AVERAGE	LOCATION	ELEVATIONS	GRADE AVERAGE
EAST FACE	246.60	244.05	EAST FACE	242.30	240.90
	241.50			239.50	
SOUTH FACE	234.60	235.05	SOUTH FACE	239.70	238.75
	235.50			237.80	
WEST FACE	244.30	245.45	WEST FACE	238.40	240.85
	246.60			243.30	
NORTH FACE	246.60	246.60	NORTH FACE	243.70	243.00
	246.60			242.30	
TOATAL GRADE AVERAGE=		242.79	TOATAL GRADE AVERAGE=		240.88

ALL HVAC UNITS TO BE BOTH MOUNTED WITH EQUIPMENT STABILIZERS ON ALL FOUR SIDES SHOWN IN ADJACENT DETAIL. FINAL LOCATION TO BE DETERMINED BY MECHANICAL CONSTRUCTION DOCUMENTS



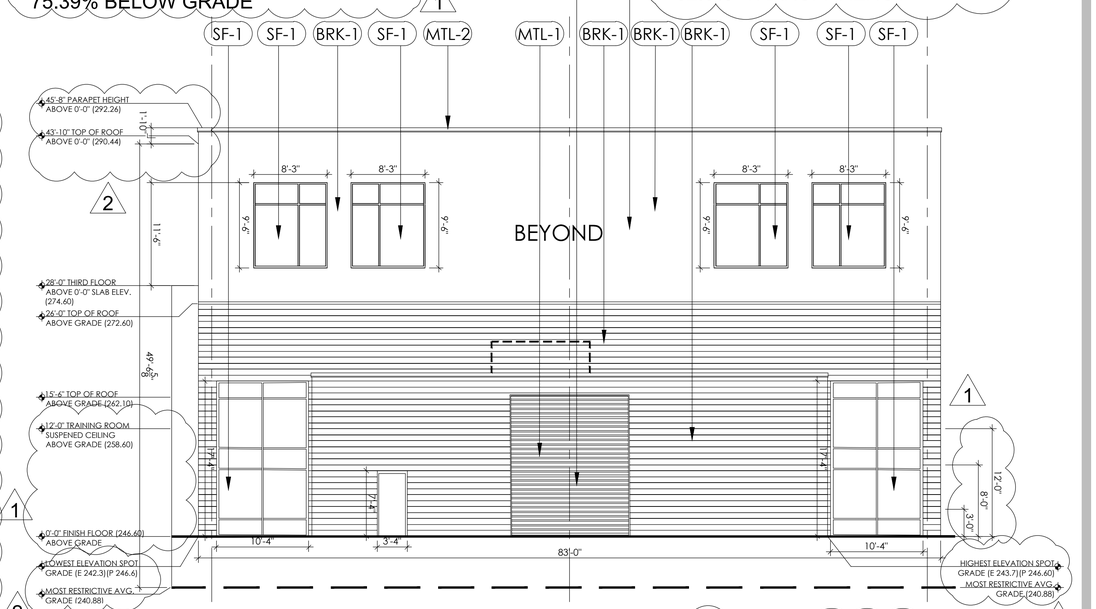
STANDARD FEATURES

- No additional roof penetrations on most installations.
- Attached to the equipment's roof curb.
- Does not penetrate equipment near vital components.
- Designed for quick installation
- Sliding doors offer easy equipment access.
- Comes in 8 standard colors (custom colors available).
- Can be designed to avoid most obstacles in the field.

NOTE: SCREEN CLIPS MUST BE INSTALLED BEFORE THE UNIT.

(20)- 59 3/4" HEIGHT PANELS

NOTE: SCREEN WILL HANG APPROXIMATELY 9" BELOW TOP OF ROOF CURB. PLEASE VERIFY THAT SCREEN WILL NOT HIT ROOF.



1 NORTH ELEVATION (DURANT ROAD)
SCALE: 1/8" = 1'-0"

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NEW FACILITY for:
LEITH ADMINISTRATION & TRAINING BUILDING
CAPITAL HILLS AND DURANT ROAD
RALEIGH, NC

PROJECT NUMBER
216142

DATE
AUGUST 17, 2019

REVISIONS

1. APRIL 5, 2019
2. APRIL 5, 2019
3. JULY 11, 2019

EXTERIOR ELEVATIONS

A302