



# Administrative Approval Action

Triangle Pond Management: SR-6-18  
Transaction# 542408, AA#3844

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the south side of Overlook Road and west of the intersection of Gresham Lake Road and Capital Boulevard outside the City limits. The address for the site is 3717 Overlook Road and the PIN number is 1727553505.

**REQUEST:** Development of a 0.72-acre tract zoned Heavy Industrial (IH) with SHOD-2 Overlay. The applicant is proposing a 1 story 5,000 square foot building for light industrial use.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:**

One Design Adjustment has been approved by the Development Services Director Designee for this project, noted below:

1. A Design Adjustment granting relief from the block perimeter requirements due to the location existing conditions surrounding the site make the connections extremely difficult. There are significant grade changes and a blue line stream surrounding the entire property. No proposed streets are shown on the Raleigh Street Plan for this area. Reference DA-35-2018.

Stormwater exemption:

2. Exempt from stormwater runoff rate control measures per UDO Sec. 9.2.2.E.2 less than 10% increase in peak runoff rate at each point of discharge for 2,10, & 25-year storm events.

**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 8/22/2018 by Blair Pittman of Bobbitt Design Build.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

**CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.



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**PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

**Engineering**

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
2. A minimum two car stacking needs to be confirmed between the edge of pavement from the future build out on Overlook Road (Avenue 2 Lane Divided Street type) to the proposed rolling fence gate.

**Stormwater**

3. 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).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other: Greenway Easement

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.



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*The following items must be approved prior to recording the plat:*

## Engineering

6. 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.
7. A 5' general utility 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.
8. A slope 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.

## Stormwater

9. 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).
10. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
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).
12. 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).
13. 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).

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



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## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### General

14. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

### Engineering

15. 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.
16. A 5' general utility 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.
17. A slope 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.
18. A fee-in-lieu for along the entire frontage for ½ of a 48' wide back of curb to back of curb street and 6' wide sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).
19. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

### Stormwater

20. 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).
21. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit. (UDO 9.3).
22. 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).



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23. 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).

**PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:**

24. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
25. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
26. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
27. All street lights and street signs required as part of the development approval are installed.
28. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
29. 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:** 8-29-2021

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:(Planning Dir./Designee)

Date: 8/29/2018

Staff Coordinator: Daniel L. Stegall

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name	Triangle Pond Management	
	Development Case Number	SR-6-18	
	Transaction Number	542408	
	Design Adjustment Number	DA - 35 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>K. H.</i>	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

  
 Authorized Signature KENNETH W. FITCH, PE, MPA Date 8/29/2018  
ENGINEERING AND INFRASTRUCTURE MANAGER

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

Staff is in support of the proposed design adjustment.

The parcel is adjacent to a lake and without a logical or feasible connection point to shorten the block. The parcel fronts Overlook Road which long term is projected to tie into Sumner Boulevard on the comprehensive plan.

# Design Adjustment Application



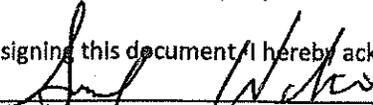
**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	Project Name Triangle Pond Management		
	Case Number SR-6-18		
	Transaction Number 542408		
<b>OWNER</b>	Name Sal Real Estate		
	Address 100 Oak Grove Church Road		City Youngsville
	State NC	Zip Code 27596-7560	Phone (919) 398-3221
<b>CONTACT</b>	Name Blair Pittman		Firm Bobbitt Design Build
	Address 600 Germantown Road		City Raleigh
	State NC	Zip Code 27607	Phone (919) 851-1980
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
UDO Art. 8.3 - Request waiver of block perimeter requirements per Raleigh UDO Sec. 8.3.2.B.6. An existing waterbody (Gresham Lake) makes the provision of a complete block infeasible.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document I hereby acknowledge the information on this application is, to my knowledge, accurate.


4/4/2018  
 Owner/Owner's Representative Signature Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

**Deliver the addressed envelopes and letters to:**  
 Development Services, Development Engineering  
 One Exchange Plaza, Suite 500  
 Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b> -
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# Article 8.3, Blocks, Lots, Access

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
Yes. This design adjustment meets the intent of this Article. Connection of a dead-end connection from Outlook Road to Gresham Lake would not provide for a well connected street system nor would it improve emergency service in the area.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
This design adjustment meets the Comprehensive Plan and adopted City plans. There are no proposed roads in the Comprehensive Plan that conflict with the requested adjustment.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
The design adjustment will not have negative impacts to congestion or compromise safety. This parcel is part of an existing subdivision with existing infrastructure.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
All lots have direct street frontage. No new parcels are created.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- The property is adjacent to a natural feature (Gresham Lake). Gresham Lake limits the availability of interconnection for vehicles and pedestrians. There is no proposed or approved roadway construction that is in conflict with the requested adjustment

# Individual Acknowledgement



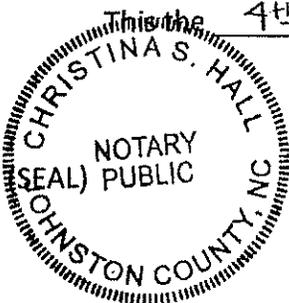
DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

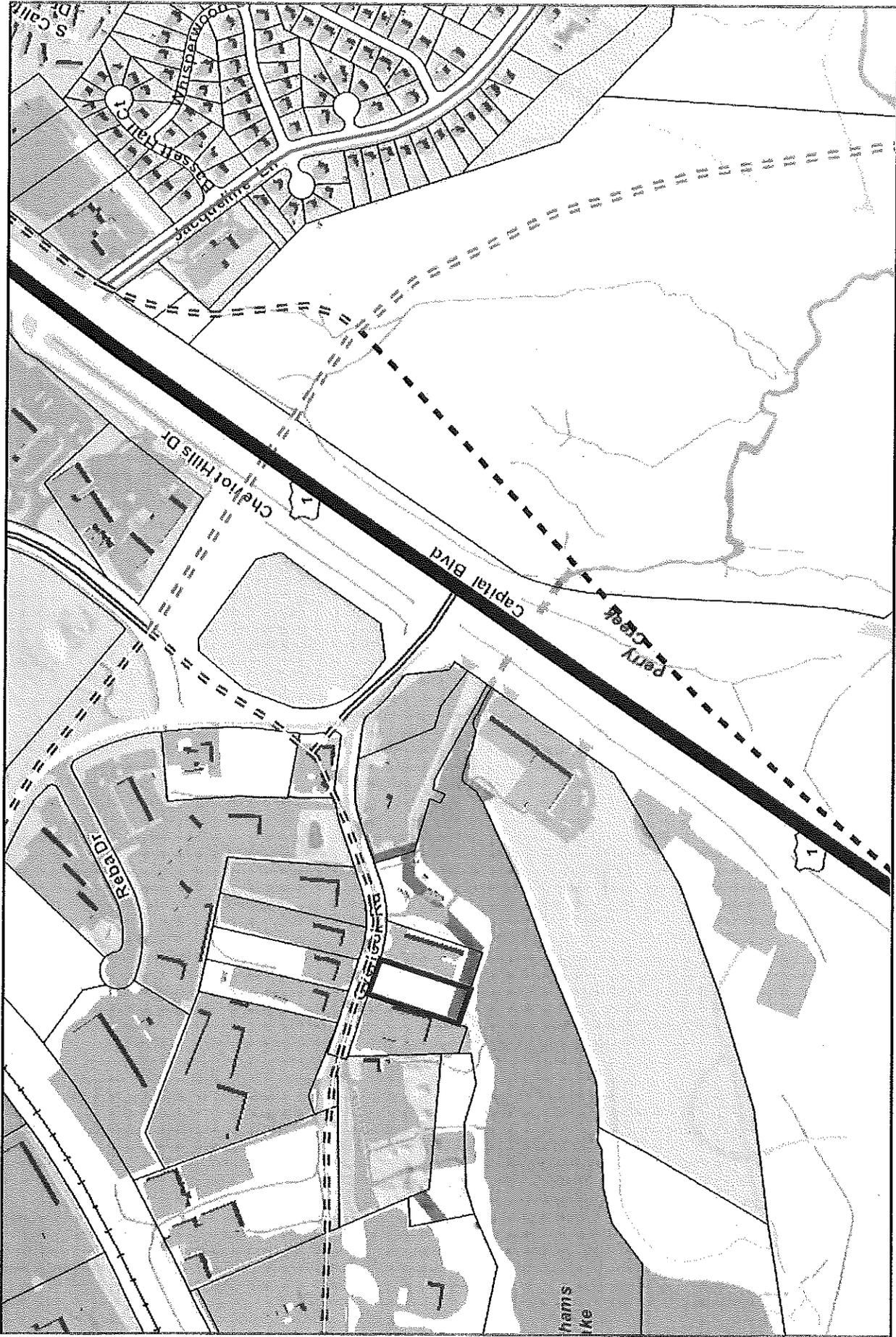
I, Christina S Hall, a Notary Public do hereby certify that  
Samuel L. Williams personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This is the 4th day of April, 2018.



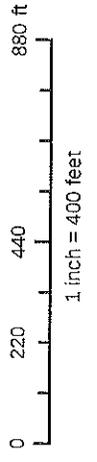
Notary Public Christina S Hall

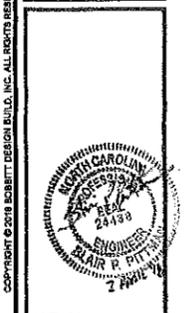
My Commission Expires: 5.5.2021



**Disclaimer**

Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





**BOBBITT**  
DESIGN-BUILD  
800 Commonwealth Blvd | Raleigh, North Carolina 27607  
PH: (919) 851-1800 | FX: (919) 851-1802 | info@bobbitt.com  
Pm Lic. # D-0191

COORDINATOR:  
Blair Pittman

DRAWN BY:  
JBG

CHK BY: BPP

**TRIANGLE POND MANAGEMENT**  
3717 OVERLOOK ROAD  
RALEIGH, NORTH CAROLINA

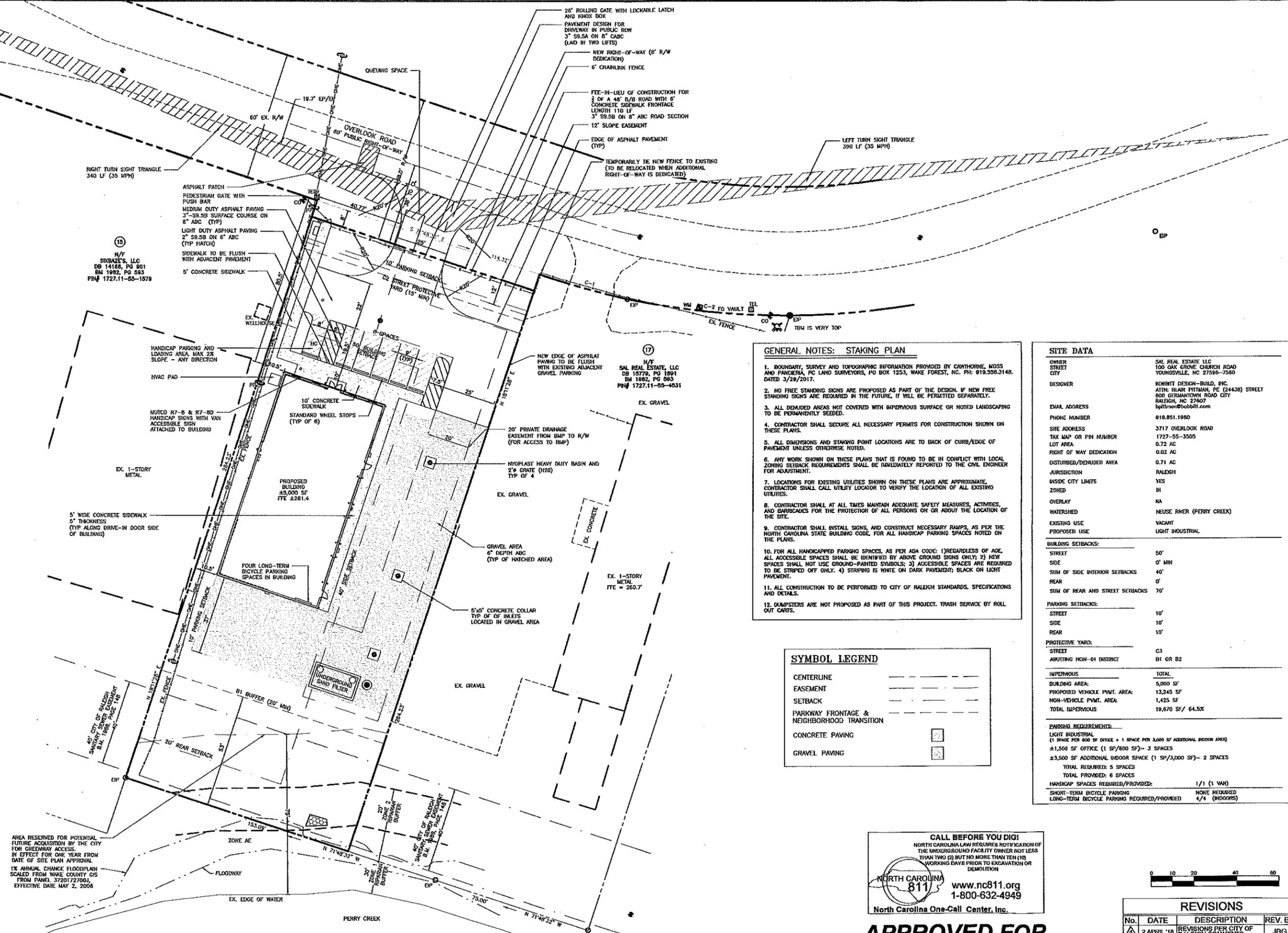
24 X 36  
1"=20'

16 JANUARY 2018

1953-0072

STAKING  
PLAN

**C1.0**



N/F  
SIXBAZES, LLC  
DB 14168, PG 901  
BM 1982, PG 593  
P/N# 1727.11-55-1579

N/F  
SAL REAL ESTATE, LLC  
DB 15779, PG 1891  
BM 1882, PG 503  
P/N# 1727.11-55-4531

- GENERAL NOTES: STAKING PLAN**
- BOUNDARY, SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY CATHORNE, MOSS AND PANCERA, PC LAND SURVEYORS, PO BOX 1253, WAKE FOREST, NC. PH: 919.558.3148. DATED 3/28/2017.
  - NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
  - ALL DEMARDED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEEDDED.
  - CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
  - ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR ADJUSTMENT.
  - LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
  - CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
  - CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
  - FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE: (1) REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY; (2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; (3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; (4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
  - ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
  - DUMPSTERS ARE NOT PROPOSED AS PART OF THIS PROJECT. TRASH SERVICE BY ROLL OUT CARTS.

**SYMBOL LEGEND**

CENTERLINE	---
EASEMENT	----
SETBACK	----
PARKWAY FRONTAGE & NEIGHBORHOOD TRANSITION	----
CONCRETE PAVING	[Symbol]
GRAVEL PAVING	[Symbol]

**SITE DATA**

OWNER	SAL REAL ESTATE LLC
STREET	100 OAK GROVE CHURCH ROAD
CITY	YOUNGSVILLE, NC 27596-7560
DESIGNER	BOBBITT DESIGN-BUILD, INC. ATTN: BLAIR PITTMAN, PE (24438) STREET 600 GERMANTOWN ROAD CITY RALEIGH, NC 27607 bpb@bobbitt.com
EMAIL ADDRESS	919.851.1980
PHONE NUMBER	919.851.1980
SITE ADDRESS	3717 OVERLOOK ROAD
TAX MAP OR PIN NUMBER	1727-55-3505
LOT AREA	0.72 AC
RIGHT OF WAY DEDICATION	0.02 AC
DISTURBED/DENUEG AREA	0.71 AC
JURISDICTION	RALEIGH
INSIDE CITY LIMITS	YES
ZONED	IN
OVERLAY	NA
WATERSHED	NEUSE RIVER (PERRY CREEK)
EXISTING USE	VACANT
PROPOSED USE	LIGHT INDUSTRIAL
<b>BUILDING SETBACKS:</b>	
STREET	50'
SIDE	0' MIN
SUM OF SIDE INTERIOR SETBACKS	40'
REAR	0'
SUM OF REAR AND STREET SETBACKS	70'
<b>PARKING SETBACKS:</b>	
STREET	10'
SIDE	10'
REAR	10'
<b>PROTECTIVE YARD:</b>	
STREET	C3
ABUTTING NON-R4 DISTRICT	B1 OR B2
<b>IMPERVIOUS</b>	<b>TOTAL</b>
BUILDING AREA	5,000 SF
PROPOSED VEHICLE PAVT. AREA	13,245 SF
NON-VEHICLE PAVT. AREA	1,425 SF
TOTAL IMPERVIOUS	19,670 SF / 64.5%
<b>PARKING REQUIREMENTS:</b>	
LIGHT INDUSTRIAL	(1 SPACE PER 600 SF DRIVE + 1 SPACE PER 3,000 SF ADDITIONAL BEYOND AREA)
±1,500 SF OFFICE (1 SP/600 SF) = 3 SPACES	
±3,500 SF ADDITIONAL INDOOR SPACE (1 SP/3,000 SF) = 2 SPACES	
TOTAL REQUIRED: 5 SPACES	
TOTAL PROVIDED: 6 SPACES	
HANDICAP SPACES REQUIRED/PROVIDED:	1/1 (1 VAN)
SHORT-TERM BICYCLE PARKING	NONE REQUIRED
LONG-TERM BICYCLE PARKING REQUIRED/PROVIDED	4/4 (8DOORS)

AREA RESERVED FOR POTENTIAL FUTURE ACQUISITION BY THE CITY FOR GREENWAY ACCESS. IN EFFECT FOR ONE YEAR FROM DATE OF SITE PLAN APPROVAL.  
1% ANNUAL CHANGE FLOODPLAIN SCALED FROM WAKE COUNTY GIS FROM PANEL 3720172700, EFFECTIVE DATE MAY 2, 2008

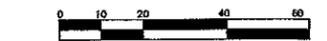
**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	38.84'	362.33'	38.83'	S 74°02'47" E
C-2	76.69'	362.33'	76.74'	N 84°02'15" W

N/F  
RALEIGH S&S CLUB, LLC  
DB 8005, PG 184  
BM 1997, PG 1053  
P/N# 1727.10-45-1184

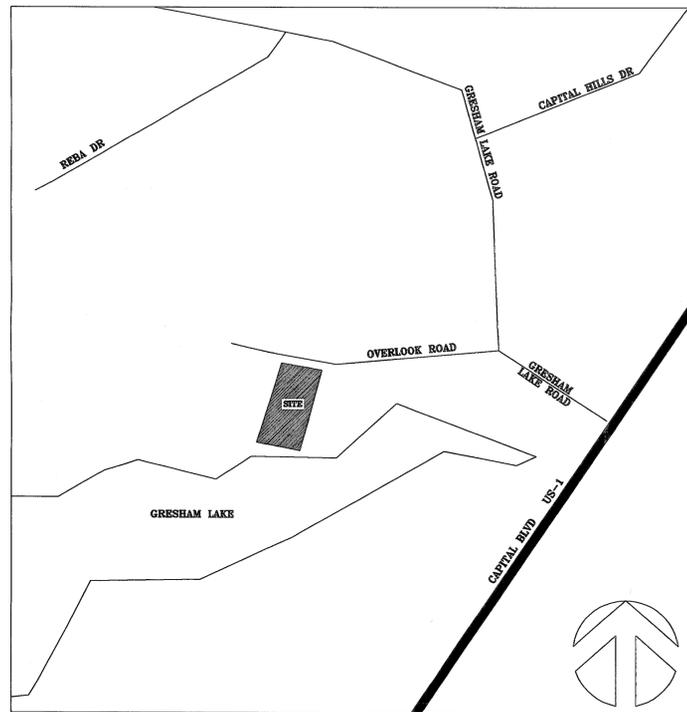
CALL BEFORE YOU DIG!  
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.  
NORTH CAROLINA 811 | www.nc811.org | 1-800-632-4949  
North Carolina One-Call Center, Inc.

**APPROVED FOR PERMITTING**  
NOT FOR CONSTRUCTION



**REVISIONS**

No.	DATE	DESCRIPTION	REV. BY
1	2 APRIL '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG



VICINITY MAP SCALE 1" = 500'

- TRASH COLLECTIONS NOTES:**
- ROLL OUT CARTS TO BE STORED INSIDE OF BUILDING.
  - CARTS CANNOT REMAIN IN THE PUBLIC RIGHT OF WAY FOR MORE THAN 24 HOURS BEFORE AND AFTER COLLECTION.

**PATRIOT**  
Sanitation Management

PO Box 125  
Clemens, NC 27524  
(919) 777-8008  
www.patriotsanitation.com

May 18, 2018

To Whom It May Concern:

RE: Samuel Laband Williams  
Triangle Pond Management, LLC  
8713 Overlook Rd  
Raleigh, NC 27615

Patriot Sanitation Management, LLC has agreed to service the above location. Patriot Sanitation will provide the 18 gallons roll out carts to be serviced once a week for Triangle Pond Management, LLC. Patriot Sanitation Management has been serving our customers for a number of years without any issues and we believe we can safely service 3713 Overlook Road.

This location is within our current service area. We look forward to servicing this customer.

Thank you,

Ronald Williams

# TRIANGLE POND MANAGEMENT

## SR-6-18 TRANSACTION 542408

### INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS
C1.0	STAKING PLAN
C2.0	EROSION CONTROL PLAN (RESERVED)
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
C7.0	DETAIL SHEET
C7.1	DETAIL SHEET
C7.2	DETAIL SHEET
A1	BUILDING FOOTPRINT (PRELIMINARY)
A2	ARCHITECTURE (RESERVED)
A3	ARCHITECTURAL ELEVATIONS (PRELIMINARY)
A4	ARCHITECTURE (RESERVED)
A5	ARCHITECTURE (RESERVED)

- NOTE:**
- BOUNDARY, SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS AND PANCIERIA, PC LAND SURVEYORS, PO BOX 1253, WAKE FOREST, NC. PH: 919.556.3148. DATED 3/29/2017.
  - CONDITION OF APPROVAL: THAT A PERMIT OR APPROVAL DOCUMENTATION FROM WAKE COUNTY ENVIRONMENTAL SERVICES TO ABANDON WELLS OR SEPTIC AREAS BE OBTAIN PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - CONDITION OF APPROVAL: THE APPLICANT MUST PETITION THE CITY OF RALEIGH COUNCIL FOR ANNEXATION PRIOR TO ISSUANCE OF A BUILDING PERMIT. RECORDS SHOW SITE IS NOT CITY LIMITS.

**FLOODPLAIN INFORMATION**  
THIS SITE DOES CONTAIN SPECIAL FLOOD HAZARD AREAS SHOWN AS FLOOD PROTECTION ZONE AE AREAS AS SHOWN ON FIRM PANEL 3720172700J DATED 2 MAY 2006

**CALL BEFORE YOU DIG!**  
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

**811** www.nc811.org  
1-800-632-4949

North Carolina One-Call Center, Inc.

**APPROVED FOR PERMITTING**  
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REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
2	APRIL '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
25	JUNE '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
30	JULY '18	ADDED TRASH COLLECTION NOTES AND REVISED SHEET INDEX	JBG

### PROJECT LOCATION:

THIS PROJECT IS LOCATED IN THE CITY OF RALEIGH, NORTH CAROLINA ON OVERLOOK ROAD, 750' WEST OF THE INTERSECTION WITH GRESHAM LAKE ROAD.

### Administrative Site Review Application (for UDO Districts only)

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-3095 | ext 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
<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	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: **Triangle Pond Management**

Zoning District: **IH** Overlay District (if applicable): Inside City Limits?  Yes  No

Proposed Use: **Light Industrial**

Property Address(es): **3717 Overlook Road** Major Street Locator: **Gresham Lake Rd**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.L.N. **1727-55-3505** P.L.N. P.L.N. P.L.N.

What is your project type?  Apartment  Community Facilities  Hospitals  Hotels/Motels  Office  
 Mixed Residential  Non-Residential Condo  School  Shopping Center  Storage  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.  
**New building with associated truck yard, parking lot, and utilities.**

**DESIGN ADJUSTMENT OR ADMIN ALTERNATE** Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act.  
**Design Adjustment Required: UDO Art 8.3 - Block Length**

**CLIENT/DEVELOPER/OWNER** Company: **Sai Real Estate LLC** Name (s): **Sam Williams**  
 Address: **100 Oak Grove Church Road, Youngsville, NC 27596-7560**  
 Phone (919) 398-3221 Email Fax

**CONSULTANT** Company: **Bobbitt Design Build** Name (s): **Blair Pittman**  
 Address: **600 Germantown Road, Raleigh, NC 27607**  
 Phone (919) 851-1980 Email: **bpittman@bobbitt.com** Fax

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
<b>Zoning District(s)</b> (If more than one district, provide the acreage of each):	<b>Building Information</b>
Overlay District:	Proposed building use(s) <b>Industrial Flex-Use</b>
Total Site Acres: Inside City Limits <input type="checkbox"/> Yes <input type="checkbox"/> No	Existing Building(s) sq. ft. gross <b>0</b>
Off street parking: Required <b>6</b> Provided <b>6</b>	Total sq. ft. gross (existing & proposed) <b>5,000 sq ft</b>
COA (Certificate of Appropriateness) case #	Total sq. ft. gross (existing & proposed) <b>5,000 sq ft</b>
SQA (Board of Adjustment) case # A-	Proposed height of building(s) <b>18'-7"</b>
CUD (Conditional Use District) case # B-	# of stories <b>1</b>
	Building height of 1 <sup>st</sup> floor <b>9'-4"</b>
<b>Stormwater Information</b>	
Existing Impervious Surface <b>0</b> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface <b>19,670 sq ft</b> acres/square feet	If yes, please provide:
Nevers River buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Approved SQA <b>3720172700J</b> Flood Study
<b>FOR RESIDENTIAL DEVELOPMENTS</b>	
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 (2-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>SIGNATURE BLOCK (Applicable to all developments)</b>	
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 <b>Bobbitt Design Build</b> 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: <i>Samuel Williams</i> Date: <b>1/12/18</b>	
Printed Name: <b>Samuel Williams</b>	
Signed: _____ Date: _____	
Printed Name: _____	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

think, design, build

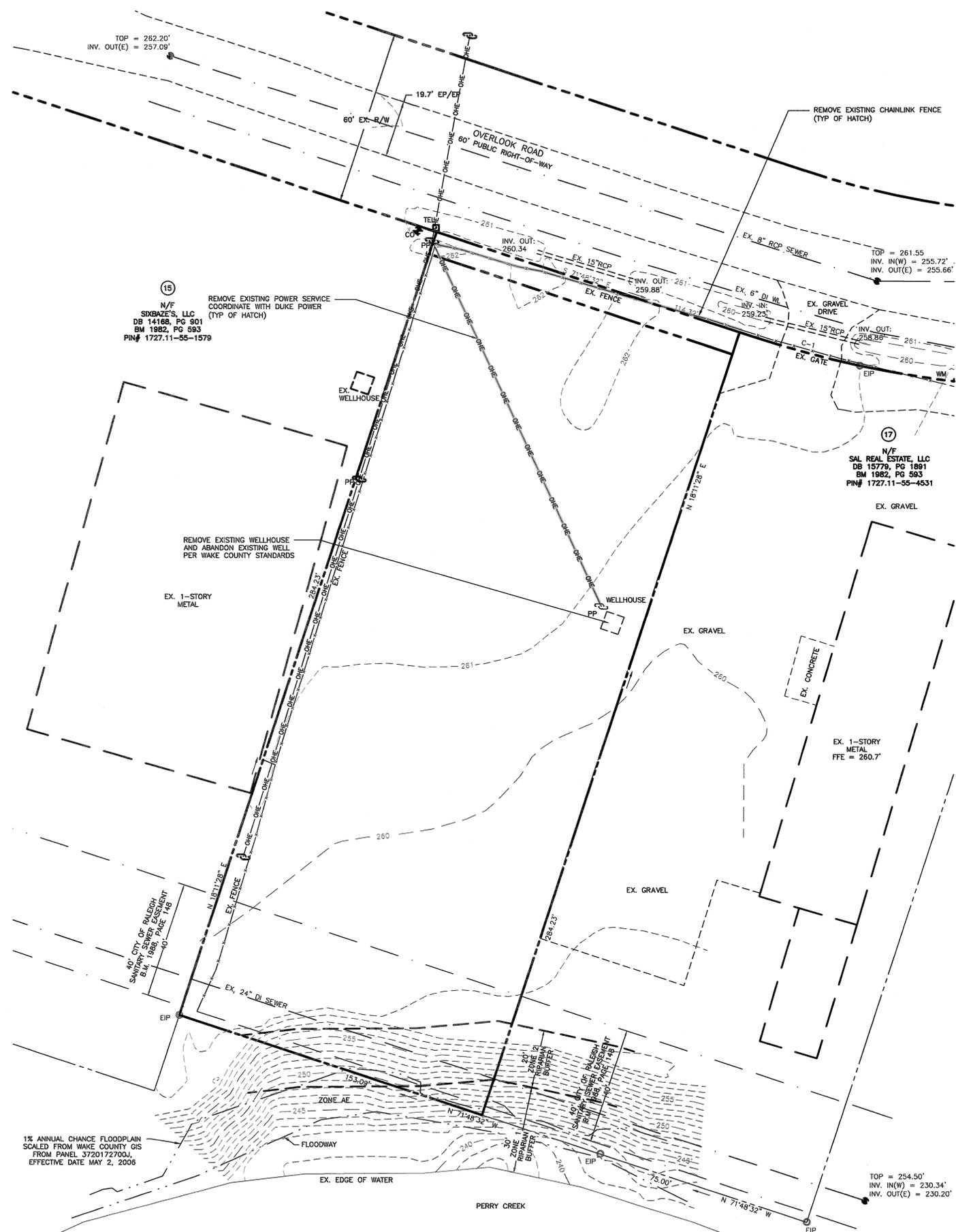
**BOBBITT DESIGN BUILD**

600 Germantown Road | Raleigh, North Carolina 27607  
 PH: (919) 851-1880 | FX: (919) 851-1882 | design@bobbitt.com

COORDINATOR: Blair Pittman  
 DRAWN BY: JBG  
 CHK BY: BPP

**TRIANGLE POND MANAGEMENT**  
 3717 OVERLOOK ROAD  
 RALEIGH, NORTH CAROLINA

24 X 36  
 16 JANUARY 2018  
 1953-0072  
 COVER  
**C0.0**



**NOTE:**  
 1. BOUNDARY, SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS AND PANCIERIA, PC LAND SURVEYORS, PO BOX 1253, WAKE FOREST, NC. PH: 919.556.3148. DATED 3/29/2017.  
 2. THIS SITE IS LOCATED WITHIN A FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NUMBER 3720172700J, WITH AN EFFECTIVE DATE OF MAY 2, 2006

**WELL ABANDONMENT NOTES:**  
 PER WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES BY GIVING WRITES 24 HOURS NOTICE AND OBTAINING A PERMIT, ONLY THE PROPERTY OWNER OR A CERTIFIED WELL CONTRACTOR REGISTERED WITH WAKE COUNTY MAY ABANDON A WELL.

- THE CASING IN ANY WELL TO BE PERMANENTLY ABANDONED SHALL BE GROUTED IN ACCORDANCE WITH THESE RULES, OR THE CASING SHALL BE REMOVED.
- THE ENTIRE DEPTH OF THE WELL SHALL BE SOUNDED BY THE PERSONS ABANDONING THE WELL BEFORE IT IS SEALED, TO ENSURE FREEDOM FROM OBSTRUCTIONS THAT MAY INTERFERE WITH SEALING OPERATIONS. THE WELL SHALL BE THOROUGHLY DISINFECTED PRIOR TO SEALING.
- WELLS CONSTRUCTED IN CONSOLIDATED ROCK FORMATIONS OR THAT PENETRATE ZONES OF CONSOLIDATED ROCK MAY BE FILLED WITH CEMENT, SAND, GRAVEL OR DRILL CUTTINGS OPPOSITE THE ZONES OF CONSOLIDATED ROCK. THE TOP OF THE SAND, GRAVEL OR CUTTING FILL SHALL BE AT LEAST FIVE (5) FEET BELOW THE TOP OF THE CONSOLIDATED ROCK. THE REMAINDER OF THE WELL SHALL BE FILLED WITH CEMENT ONLY.
- BORED WELLS OR DUG WELLS SHALL BE COMPLETELY FILLED WITH CEMENT GROUT, DRY CLAY OR MATERIAL EXCAVATED DURING CONSTRUCTION OF THE WELL.
- TEST WELLS LESS THAN TWENTY (20) FEET IN DEPTH, WHICH DO NOT PENETRATE THE WATER TABLE, SHALL BE ABANDONED IN SUCH A MANNER AS TO PREVENT THE WELL FROM BEING A CHANNEL. ALLOWING THE VERTICAL MOVEMENT OF WATER OR A SOURCE OF CONTAMINATION TO THE GROUNDWATER SUPPLY.
- ANY WELL THAT ACTS AS A SOURCE OR CHANNEL OF CONTAMINATION SHALL BE REPAIRED OR PERMANENTLY ABANDONED WITHIN THIRTY (30) DAYS.
- THE WELL CONTRACTOR SHALL PERMANENTLY ABANDON ANY WELL IN WHICH THE CASING HAS NOT BEEN INSTALLED, OR FROM WHICH THE CASING HAS BEEN REMOVED, PRIOR TO REMOVING EQUIPMENT FROM THE SITE.
- THE OWNER SHALL BE RESPONSIBLE FOR PERMANENT ABANDONMENT OF A WELL EXCEPT AS OTHERWISE SPECIFIED IN THESE RULES, OR IF WELL ABANDONMENT IS REQUIRED BECAUSE THE WELL CONTRACTOR IMPROPERLY LOCATES, CONSTRUCTS OR COMPLETES THE WELL.
- THE PROPERTY OWNER OR CERTIFIED CONTRACTOR ABANDONING ANY WELL WILL GIVE A MINIMUM 24-HOUR NOTICE TO THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO THE PERMANENT ABANDONMENT PROCEDURES AND RECEIVE A WAKE COUNTY PERMIT #.
- REFUNDS OF \$200 OF THE APPLICATION FEE FOR A NEW OR REPLACEMENT WELL PERMIT CAN BE ISSUED BY THE COUNTY UPON PROPER ABANDONMENT OF PRE-EXISTING WELLS. IN ORDER TO QUALIFY FOR THE REFUND THE NEW WELL MUST COMPLETE ALL REQUIRED INSPECTIONS INCLUDING WATER TESTING. BEFORE THE REFUND IS ISSUED THE COUNTY MUST RECEIVE A COMPLETED WELL ABANDONMENT RECORD AND WRITTEN NOTICE OF THE REFUND REQUEST.

**LEGEND**

---	Property Line
- - - -	Right-of-Way Line
- . - . -	Easement Line
- G - G - G	Gas Line
- W - W - W	Water Line
- S - S - S	Sanitary Sewer
- P - P - P	Phone Cable
- - - - -	Storm Drainage
- - - - -	Subsurface Transmission Lines
- - - - -	Chain Link Fence
- - - - -	Edge of Pavement
- - - - -	Curb and Gutter

**SYMBOLS**

●	Ex. iron pipe/rod or nail
□	Ex. concrete monument
○	New iron pipe
●	Calculated point
□	Cable pedestal
□	Telephone pedestal
□	Electric pedestal
□	Fiber-optic marker
□	Traffic signal box
○	Water meter
○	Fire hydrant
○	Valve (water or gas)
○	Sanitary sewer manhole
○	Sanitary sewer cleanout
○	Storm curb inlet
○	Drainage inlet (w/ grate)
○	Storm drain manhole
○	Utility pole
○	Lamp post
○	Signal pole
○	Guy wire
○	Sign post

**ABBREVIATIONS**

DB	Dead Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acre
RAW	Right-of-way
NCSR	North Carolina State Route
NC DOT	North Carolina Dept. of Transportation
RW	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
(P)	Platted
(D)	Deed

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**NORTH CAROLINA 811**  
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 1-800-632-4949  
 North Carolina One-Call Center, Inc.



**REVISIONS**

No.	DATE	DESCRIPTION	REV. BY
1	2 APRIL '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG

**APPROVED FOR PERMITTING**  
 NOT FOR CONSTRUCTION



**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	38.84'	362.33'	38.83'	S 74°52'47" E
C-2	76.89'	362.33'	76.74'	N 84°02'15" W

N/F RALEIGH SKI CLUB, LLC  
 DB 8005, PG 194  
 BM 1997, PG 1963  
 PIN# 1727.10-45-1154

think. design. build

**BOBBITT DESIGN BUILD**  
 600 Gammontown Road | Raleigh, North Carolina 27607  
 Ph: (919) 851-1880 | Fax: (919) 851-1882 | design@bobbitt.com

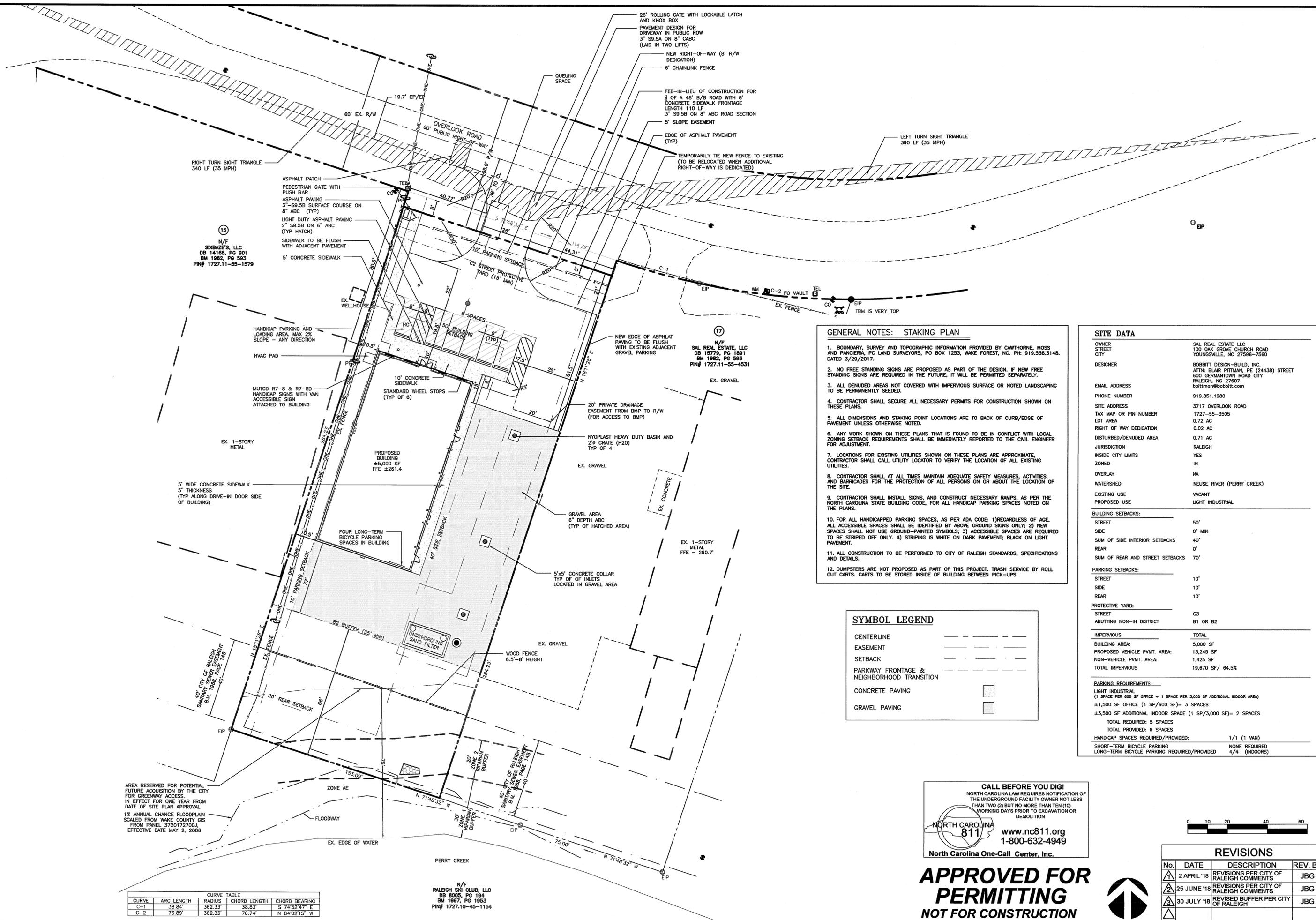
COORDINATOR: Blair Pittman  
 DRAWN BY: JBG  
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**TRIANGLE POND MANAGEMENT**  
 3717 OVERLOOK ROAD  
 RALEIGH, NORTH CAROLINA

24 X 36  
 1"=20'

16 JANUARY 2018  
 1953-0072  
 EXISTING CONDITIONS  
**C0.1**

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N/F  
SIXBAZE'S, LLC  
DB 14168, PG 901  
BM 1982, PG 583  
PIN# 1727.11-55-1579

N/F  
SAL REAL ESTATE, LLC  
DB 15779, PG 1891  
BM 1982, PG 583  
PIN# 1727.11-55-4531

N/F  
RALEIGH SKI CLUB, LLC  
DB 8005, PG 194  
BM 1987, PG 1953  
PIN# 1727.10-45-1154

AREA RESERVED FOR POTENTIAL  
FUTURE ACQUISITION BY THE CITY  
FOR GREENWAY ACCESS.  
IN EFFECT FOR ONE YEAR FROM  
DATE OF SITE PLAN APPROVAL  
1% ANNUAL CHANCE FLOODPLAIN  
SCALED FROM WAKE COUNTY GIS  
FROM PANEL 37201727004  
EFFECTIVE DATE MAY 2, 2006

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	38.84'	362.33'	38.83'	S 74°52'47" E
C-2	76.89'	362.33'	76.74'	N 84°02'15" W

- GENERAL NOTES: STAKING PLAN**
- BOUNDARY, SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY CAINTHORNE, MOSS AND PANCIERA, PC LAND SURVEYORS, PO BOX 1253, WAKE FOREST, NC. PH: 919.556.3148. DATED 3/29/2017.
  - NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
  - ALL DENUDED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEEDED.
  - CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
  - ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR ADJUSTMENT.
  - LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
  - CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
  - CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
  - FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE: 1) REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY; 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
  - ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
  - DUMPSTERS ARE NOT PROPOSED AS PART OF THIS PROJECT. TRASH SERVICE BY ROLL OUT CARTS. CARTS TO BE STORED INSIDE OF BUILDING BETWEEN PICK-UPS.

**SYMBOL LEGEND**

CENTERLINE	---
EASEMENT	---
SETBACK	---
PARKWAY FRONTAGE & NEIGHBORHOOD TRANSITION	---
CONCRETE PAVING	[Hatched Box]
GRAVEL PAVING	[Dotted Box]

**SITE DATA**

OWNER	SAL REAL ESTATE LLC
STREET	100 OAK GROVE CHURCH ROAD
CITY	YOUNGSVILLE, NC 27596-7560
DESIGNER	BOBBITT DESIGN-BUILD, INC. ATTN: BLAIR PITTMAN, PE (24438) STREET 600 GERMANTOWN ROAD CITY RALEIGH, NC 27607 bpittman@bobbitt.com
EMAIL ADDRESS	bpittman@bobbitt.com
PHONE NUMBER	919.851.1980
SITE ADDRESS	3717 OVERLOOK ROAD
TAX MAP OR PIN NUMBER	1727-55-3505
LOT AREA	0.72 AC
RIGHT OF WAY DEDICATION	0.02 AC
DISTURBED/DENUDED AREA	0.71 AC
JURISDICTION	RALEIGH
INSIDE CITY LIMITS	YES
ZONED	IH
OVERLAY	NA
WATERSHED	NEUSE RIVER (PERRY CREEK)
EXISTING USE	VACANT
PROPOSED USE	LIGHT INDUSTRIAL

**BUILDING SETBACKS:**

STREET	50'
SIDE	0' MIN
SUM OF SIDE INTERIOR SETBACKS	40'
REAR	0'
SUM OF REAR AND STREET SETBACKS	70'

**PARKING SETBACKS:**

STREET	10'
SIDE	10'
REAR	10'

**PROTECTIVE YARD:**

STREET	C3
ABUTTING NON-IH DISTRICT	B1 OR B2

**IMPERVIOUS**

	TOTAL
BUILDING AREA:	5,000 SF
PROPOSED VEHICLE PVMT. AREA:	13,245 SF
NON-VEHICLE PVMT. AREA:	1,425 SF
TOTAL IMPERVIOUS	19,670 SF / 64.5%

**PARKING REQUIREMENTS:**

LIGHT INDUSTRIAL  
(1 SPACE PER 600 SF OFFICE + 1 SPACE PER 3,000 SF ADDITIONAL INDOOR AREA)  
±1,500 SF OFFICE (1 SP/600 SF) = 3 SPACES  
±3,500 SF ADDITIONAL INDOOR SPACE (1 SP/3,000 SF) = 2 SPACES  
TOTAL REQUIRED: 5 SPACES  
TOTAL PROVIDED: 6 SPACES  
HANDICAP SPACES REQUIRED/PROVIDED: 1/1 (1 VAN)  
SHORT-TERM BICYCLE PARKING: NONE REQUIRED  
LONG-TERM BICYCLE PARKING REQUIRED/PROVIDED: 4/4 (INDOORS)

**CALL BEFORE YOU DIG!**  
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**REVISIONS**

No.	DATE	DESCRIPTION	REV. BY
1	2 APRIL '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
2	25 JUNE '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
3	30 JULY '18	REVISED BUFFER PER CITY OF RALEIGH	JBG

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**GENERAL NOTES: UTILITY PLAN**

- BOUNDARY, SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS AND PANCIERA, PC LAND SURVEYORS, PO BOX 1253, WAKE FOREST, NC. PH: 919.556.3148. DATED 3/29/2017.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ANGER AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. AND CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONDUITS NECESSARY FOR THE SITE LIGHTING, AND SIGNAGE PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
- REFER TO SHEET. NO. C7.0 THRU C7.2 FOR SITE CONSTRUCTION DETAILS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.

**STANDARD CITY OF RALEIGH 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 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.
  - 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.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
  - 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)
  - 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
- 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 FORCEMAINS. 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 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
- INSTALL 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 80 PSI; BACKWATER 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 NCDWM, 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 / 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
- 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.

**SITE LIGHTING**  
SITE LIGHTING IS NOT PROPOSED FOR THIS PROJECT

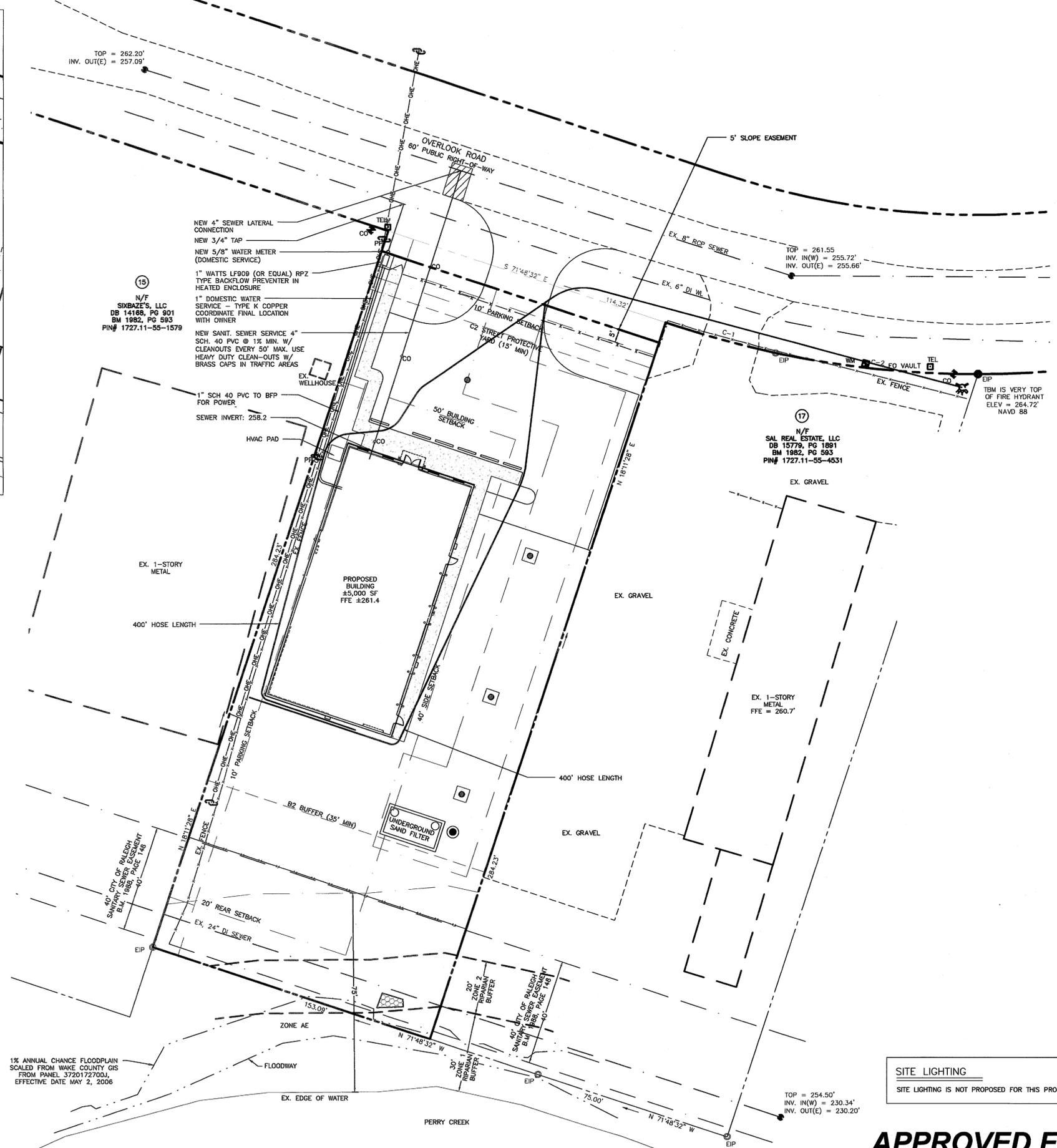
**CALL BEFORE YOU DIG!**  
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

**811**  
www.nc811.org  
1-800-632-4949  
North Carolina One-Call Center, Inc.

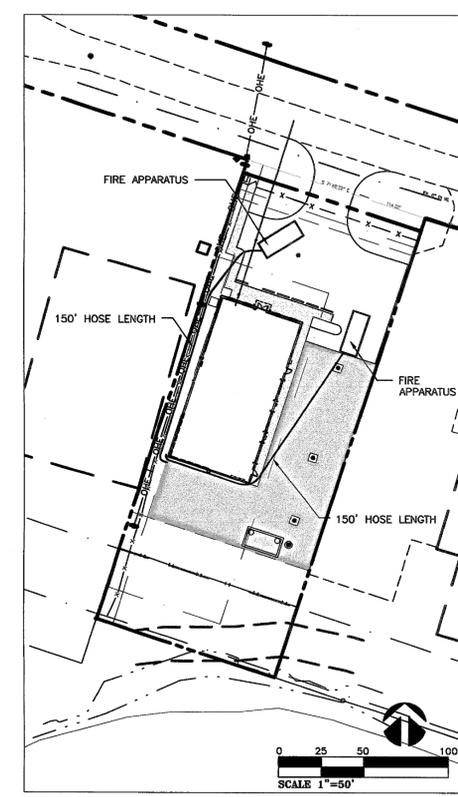


REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
2	APRIL '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
25	JUNE '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
30	JULY '18	REVISED WOOD FENCE LOCATION	JBG

**APPROVED FOR PERMITTING**  
**NOT FOR CONSTRUCTION**



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	38.84'	362.33'	38.83'	S 74°52'47\" E
C-2	76.89'	362.33'	76.74'	N 84°02'15\" W



**FIRE APPARATUS EXHIBIT**

1% ANNUAL CHANCE FLOODPLAIN  
SCALED FROM WAKE COUNTY GIS  
FROM PANEL 3720172700J,  
EFFECTIVE DATE MAY 2, 2006

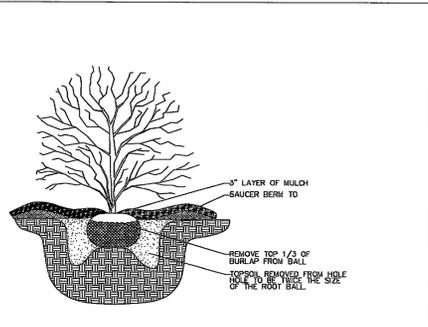
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SIXBAZE'S, LLC  
DB 14168, PG 901  
BM 1982, PG 593  
PIN# 1727.11-55-1579

N/F  
SAL REAL ESTATE, LLC  
DB 15779, PG 1891  
BM 1982, PG 593  
PIN# 1727.11-55-4531

N/F  
RALEIGH SKI CLUB, LLC  
DB 8005, PG 194  
BM 1997, PG 1953  
PIN# 1727.10-45-1154

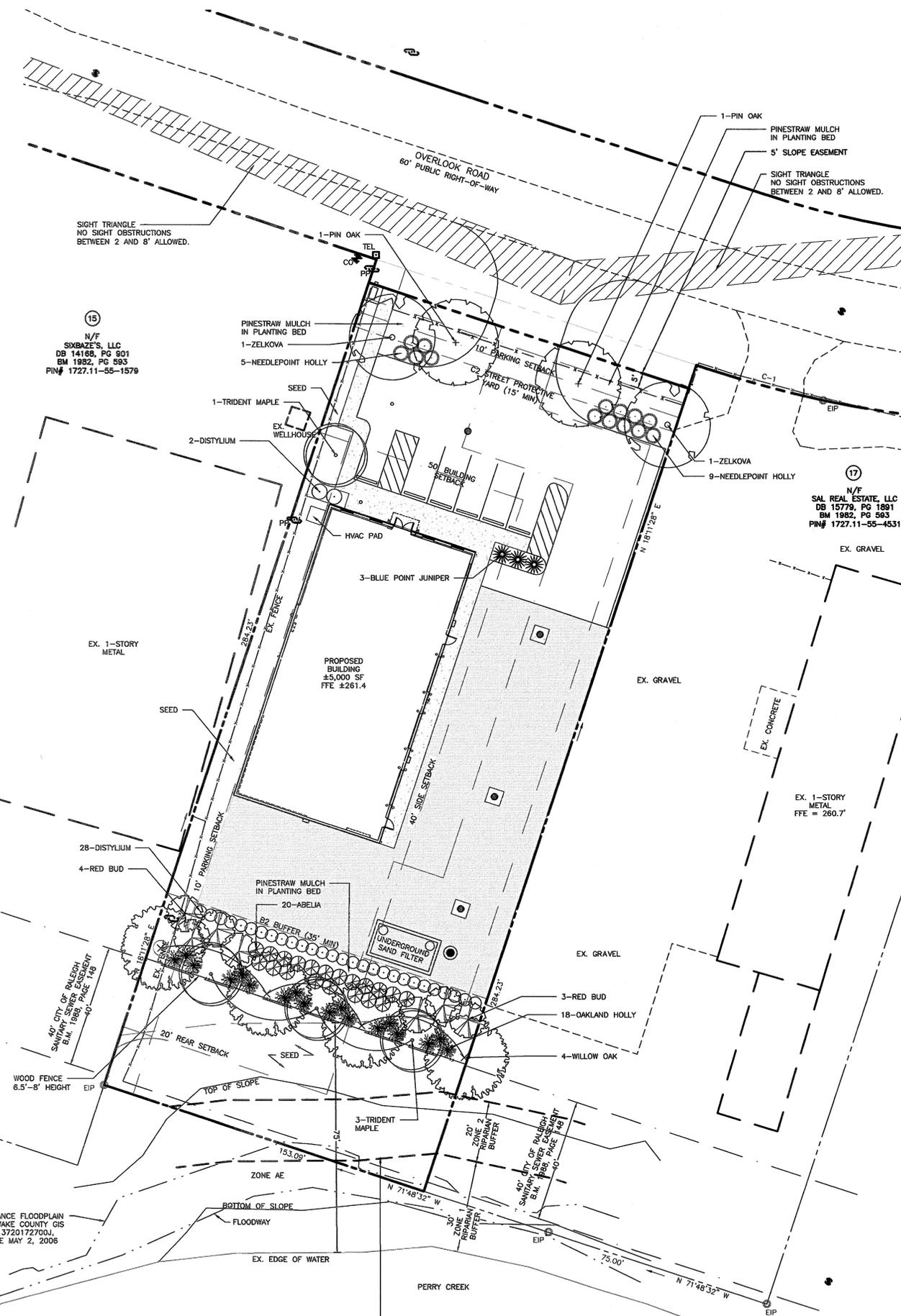
- NOTES: TYPICAL TREE PLANTING**
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
  2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
  3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
  4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
  5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
  6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
  7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
  8. USE THREE 2" x 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
  9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
  10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
  11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
  12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

PLANTING - NOTES N.T.S.



- NOTES:**  
REMOVE ALL STRING OR WIRE FROM BASE OF SHRUB  
SCARIFY THE ROOT BALL OF ALL CONTAINER GROWN PLANTS

PLANTING - SHRUB BED PLANTING N.T.S.



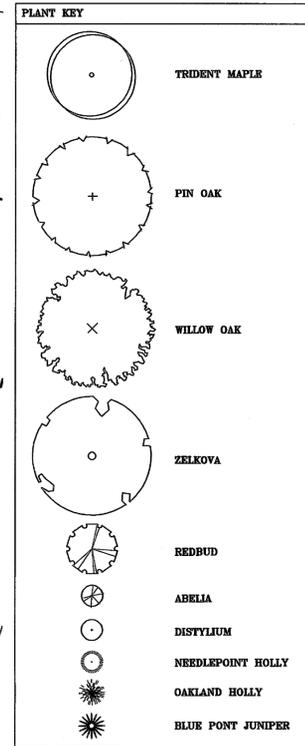
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SIBAZE'S, LLC  
DB 14168, PG 901  
BM 1982, PG 593  
PIN# 1727.11-55-1579

17  
N/F  
SAL REAL ESTATE, LLC  
DB 15779, PG 1891  
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1% ANNUAL CHANCE FLOODPLAIN  
SCALED FROM WAKE COUNTY GIS  
FROM PANEL 37201727000,  
EFFECTIVE DATE MAY 2, 2006

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C-1	38.84'	362.33'	S 74°52'47" E
C-2	78.89'	362.33'	N 84°02'15" W

EXISTING VEGETATION IN RIPARIAN BUFFER CONSISTS OF VOLUNTEER SHRUBS AND GRASSES  
N/F  
RALEIGH SKI CLUB, LLC  
DB 8005, PG 194  
BM 1997, PG 1953  
PIN# 1727.10-45-1154



**PLANT LIST**

QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL/HT.	COMMENTS
<b>SHADE TREES:</b>					
4	ACER BUERGERIANUM	TRIDENT MAPLE	B&B	3" MIN / 10'	PARKING LOT / TRANSITIONAL PROTECTIVE YARD
2	QUERCUS PALustris	PIN OAK	B&B	3" MIN / 10'	PARKING LOT
4	QUERCUS PHELLOS	WILLOW OAK	B&B	3" MIN / 10'	TRANSITIONAL PROTECTIVE YARD
2	ZELKOVA SERRATA 'VILLAGE GREEN'	ZELKOVA	B&B	3" MIN / 10'	PARKING LOT
<b>UNDERSTORY TREES:</b>					
5	CERCIS CANADENSIS 'FOREST PANSY'	REDBUD	B&B	1 1/2" MIN / 6'	TRANSITIONAL PROTECTIVE YARD
<b>SHRUBS:</b>					
20	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	ABELIA	CONT	18" MIN	TRANSITIONAL PROTECTIVE YARD
30	DISTYLIUM 'VINTAGE JADE' PP#23128	DISTYLIUM	CONT	18" MIN	TRANSITIONAL PROTECTIVE YARD
14	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	CONT	36" MIN	STREET PROTECTIVE YARD
18	ILEX X OAKLAND PP#14417	OAKLAND HOLLY	CONT	18" MIN	TRANSITIONAL PROTECTIVE YARD
3	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	CONT	36" MIN	SCREENING

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1-800-632-4949

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- LANDSCAPE NOTES**
1. BOUNDARY, SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS AND PANCIERA, PC LAND SURVEYORS, PO BOX 1253, WAKE FOREST, NC. PH: 919.556.3148. DATED 3/29/2017.
  2. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION RELATING TO GRADING, REFER TO C3.0-GRADING PLAN.
  3. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
  4. ALL PLANTS AND PLANTING PROCEDURES SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN LATEST EDITION.
  5. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
  6. ALL TREES AND SHRUBS SHALL BE FULL-WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC OF THE SPECIES.
  7. ALL GRASS IS TO BE ARID FESCUE, OR BETTER. THE BEST TIME TO PLANT IS LATE AUGUST-OCTOBER. PLANT 1/2 TO 1 LB. PER 1000 SQ. FT. COVER WITH ONE BALE OF STRAW PER 1000 SQ. FT. SEE HATCHED AREAS ON LANDSCAPE PLAN FOR AREAS TO BE SEEDED.
  8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
  9. REMOVE ALL STRING AND WIRE FROM BASE OF ALL PLANT MATERIAL.
  10. MULCH ALL BEDS WITH 3" OF CLEAN PINE NEEDLES, UNLESS OTHERWISE NOTED.
  11. ALL AREAS NOT COVERED WITH PAVING, GRAVEL, BUILDINGS OR PLANTING BEDS SHALL BE SEEDED AS SHOWN IN THE SEEDBED PREP. AND SEEDING SCHEDULE.
  12. LAWN AREAS AND PLANT BEDS SHALL BE RAKED TO REMOVE ROCKS, STICKS, ROOTS AND OTHER TRASH AND DEBRIS 2" IN SIZE AND GREATER. SMOOTH FOR EASE OF MOWING.
  13. ALL PLANTINGS OF TREES & SHRUBS SHALL BE A MINIMUM OF 3' WHERE NO CURB AND GUTTER IS PROPOSED BEHIND ALL CURBS. BORDERING PARKING SPACES, WHEEL STOPS MUST BE PROVIDED TO PREVENT DAMAGE TO PLANT MATERIAL.
  14. PROVIDE A 4" DEEP SPADED BED EDGE WHERE TURF MEETS PLANTING BED.
  15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SCREENING ALL ABOVE GROUND UTILITIES SUCH AS BACKFLOW PREVENTERS AND HVAC UNITS.
  16. ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.
  17. WITHIN THE AREA DEFINED BY THE SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
  18. STREET TREES TO MEET ALL SOIL, PLANTING, MAINTENANCE, AND WARRANTY REQUIREMENTS LISTED IN THE CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.

**STREET PROTECTIVE YARD - C2**  
REQUIREMENTS PER 100 LF

LENGTH	REQUIRED TREES	REQUIRED SHRUBS
85 LF*	4	13

\*25 LF REMOVED FROM CALCULATIONS FOR DRIVEWAY

**TRANSITIONAL PROTECTIVE YARD - B2**  
REQUIREMENTS PER 100 LF

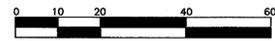
LENGTH	REQUIRED TREES	REQUIRED UNDERSTORY TREES	REQUIRED SHRUBS
110 LF*	7	7	66

\*25 LF REMOVED FROM CALCULATIONS FOR DRIVEWAY

**STREET TREE**  
AVENUE 2-LAND DIVIDED  
REQUIREMENTS PER 100 LF

LENGTH	REQUIRED TREES	PROVIDED TREES
85 LF*	2	0 - FEE-IN-LIEU WILL BE PAID FOR TREES

\*25 LF REMOVED FROM CALCULATIONS FOR DRIVEWAY  
THE FEE-IN-LIEU FOR THE TWO STREET TREES WILL BE CALCULATED BY THE TRANSPORTATION REVIEWER AND INCLUDED IN THE ROAD FEE-IN-LIEU COSTS

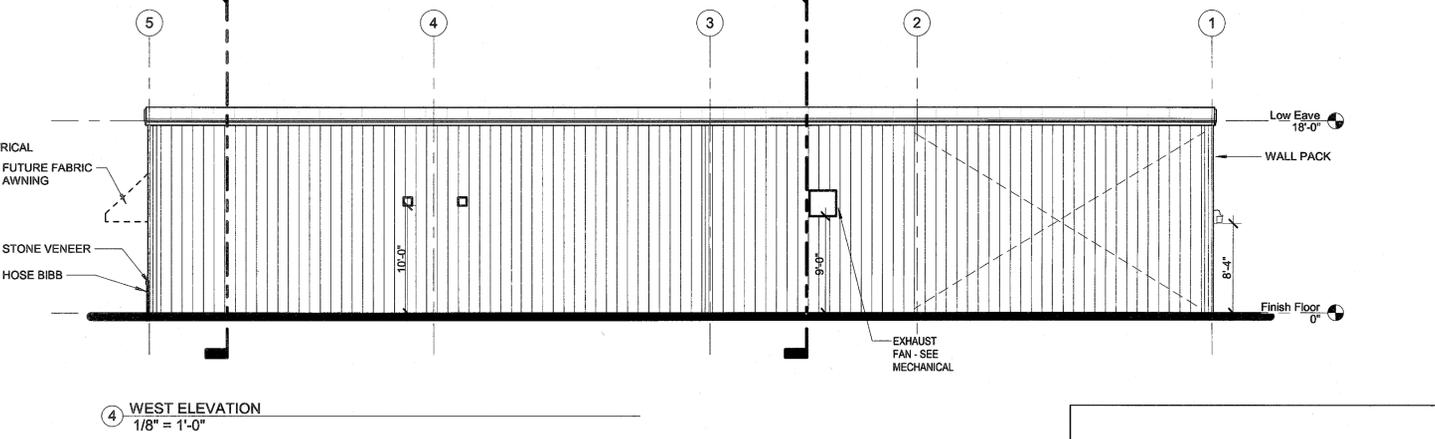
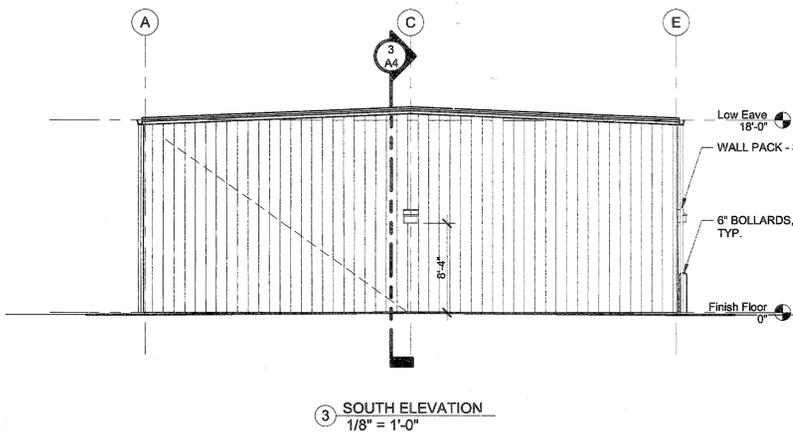
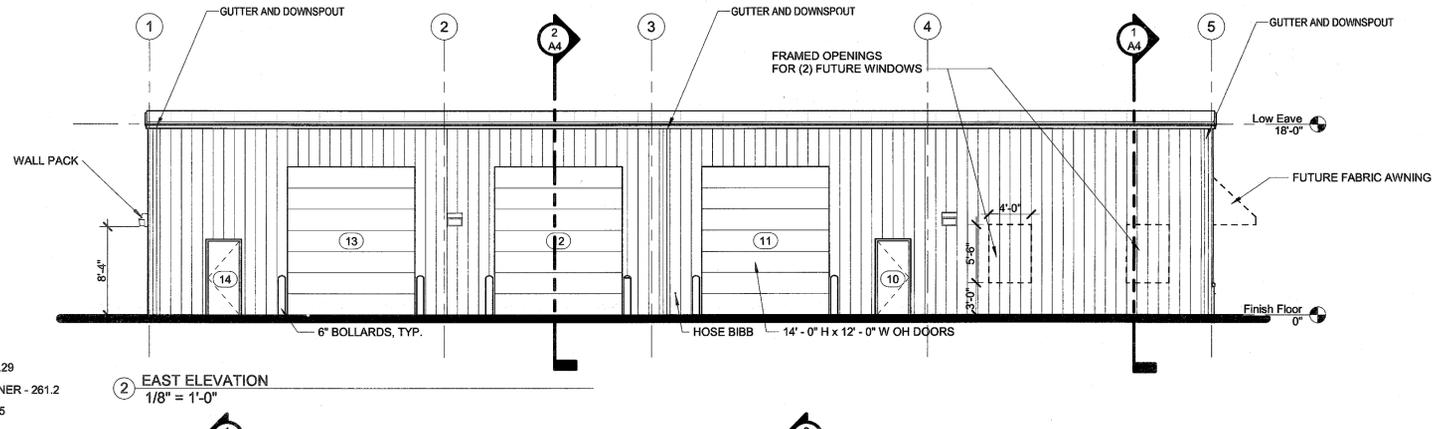
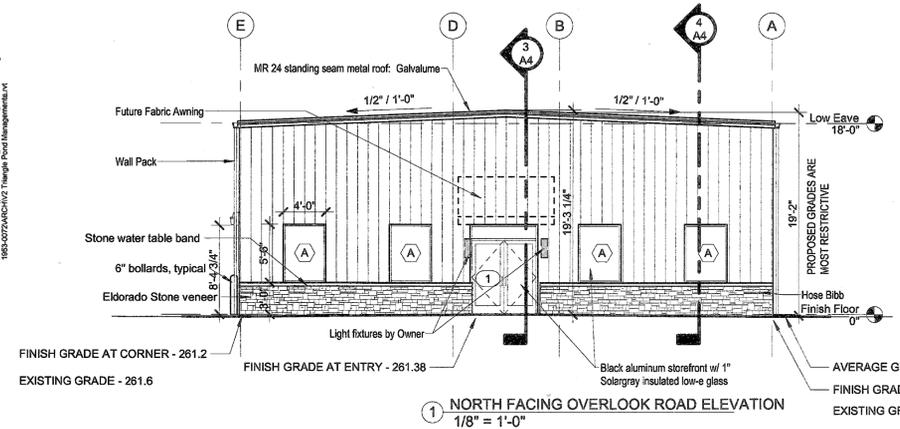


**REVISIONS**

No.	DATE	DESCRIPTION	REV. BY
1	2 APRIL '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
2	25 JUNE '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
3	30 JULY '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG

Revisions			
#	Date	By	Description

APPROVAL:  
DATE:



APPROVED FOR PERMITTING

BOBBITT DESIGN-BUILD  
600 Germantown Road  
Raleigh, North Carolina 27607  
Phone: (919) 851-1889 | Fax: (919) 851-1882  
design@bobbitt.com

COORDINATOR:  
MGH

DRAWN BY:  
JB

CHK BY: MGH  
2/2/17

Date(s) of selection: 2.08.18  
Job name: TRIANGLE POND MANAGEMENT  
Job number: 1953-0072  
Project developer: JOHN CLAGETT  
Project manager: CHLUCH HOWE  
Exterior designer: JOSH BOLTINHOUSE



**EXTERIOR FINISH SELECTIONS**  
(Manufacturer, size/finish, model #, name)

- Stone Wainscot: ELDORADO "CLEARWATER" RUSTIC EDGE
- Exterior storefront: BLACK ANODIZED W/ THERMAL BREAK
- Window tint: LOW E SOLARBAN 60 GRAY (2) + CLEAR, SHGC. 033
- HM door and frame: PAINT TO MATCH METAL PANELS
- Overhead door: MANUFACTURERS STANDARD GRAY
- Exterior door hardware: US 28 D
- Steel bollards: SAFETY YELLOW
- Fabric awning: FUTURE ONLY (TBD)
- PEMB wall panel: BUTLER II, "COOL SHELL GRAY"
- Corner trim: BUTLER COOL GRAY STONE
- Gable trim: BUTLER COOL GRAY STONE
- Fascia: BUTLER COOL GRAY STONE
- Gutters: BUTLER COOL GRAY STONE
- Downspouts: BUTLER COOL GRAY STONE
- Roof panel: MR-24 STANDING SEAM, "GALVALUME"

SELECTIONS INVALID UNTIL SIGNED

Owner or Representative signature and date

5 EXTERIOR FINISH SELECTIONS  
12" = 1'-0"

**TRIANGLE POND MANAGEMENT**  
 3717 OVERLOOK ROAD  
 RALEIGH, NORTH CAROLINA

24 X 36  
As indicated

05/29/2018

1953-0072

ELEVATIONS

A3  
OF 5