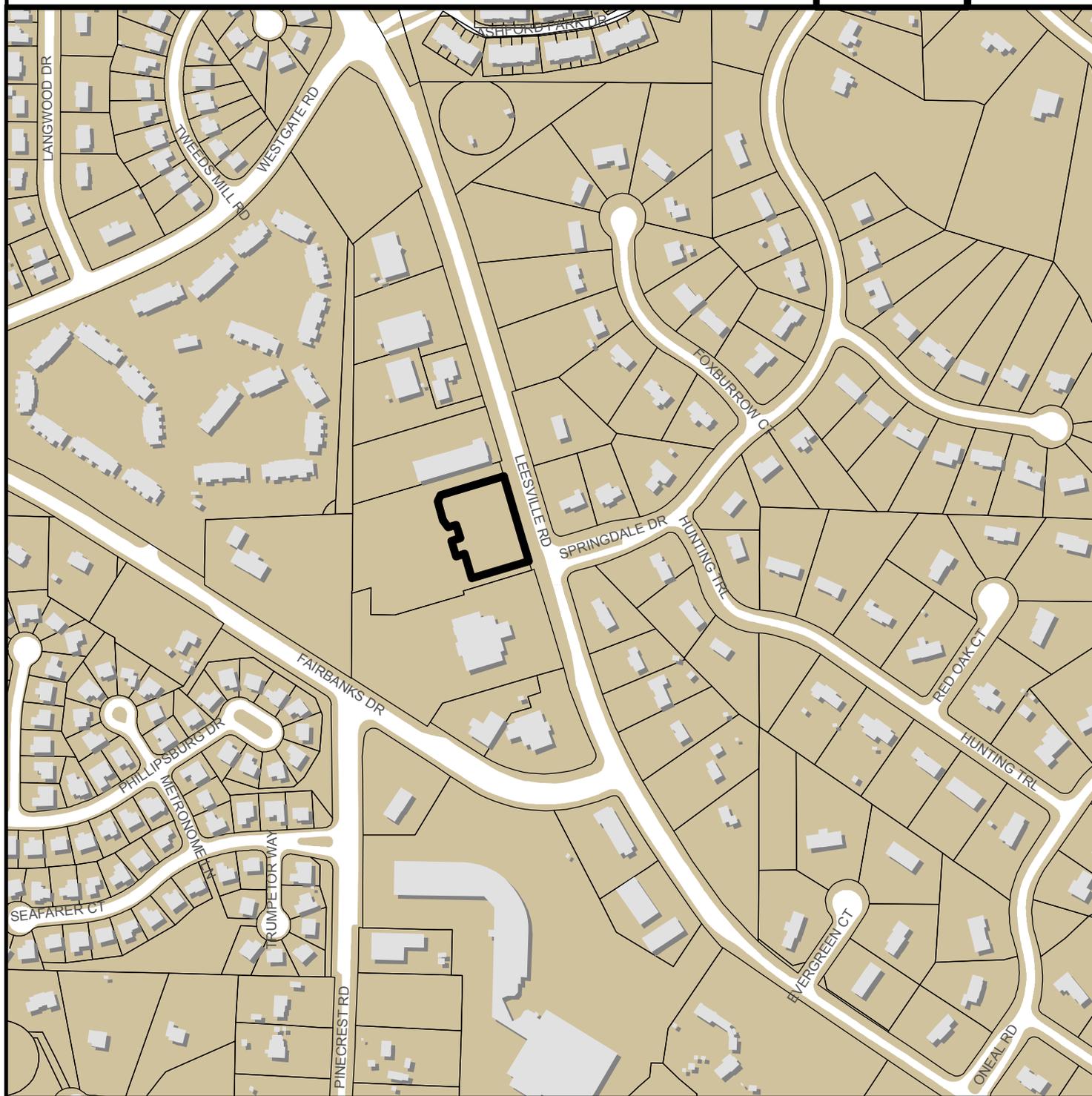


LEESVILLE MEDICAL OFFICE BUILDING SR-36-2018



0 300 600 Feet

Zoning: **OX-3**

CAC: **Northwest**

Drainage Basin: **Hare Snipe Creek**

Acreage: **0.93**

Sq. Ft.: **28,820**

Planner: **Daniel Stegall**

Phone: **(919) 996-2712**

Applicant: **Blessy Josephy**

Phone: **(919) 624-9771**





Administrative Approval Action

Leesville Medical Offices: SR-36-18
Transaction# 551350, AA# 3821

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 west side of Leesville Road and northwest of the intersection of Springdale Drive and Leesville Road. The address is 9305 Leesville Road and the PIN number is 0788-12-1680.

REQUEST: Development of a 0.93-acre tract zoned Office Mixed Use for 28,820 square feet building composed of 24,820 square feet of medical office space and 4,000 square feet of retail space. The applicant proposes shared parking in order to suffice the requirement for 96 off street parking spaces.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:

1. A Design Adjustment has been approved by the Development Services Designee for this project, noted below:
 - A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) was approved with S-76-16 and S-5-2009.
2. A Shared Parking Study has been reviewed and approved by the City of Raleigh Office of Transportation Planning, noted below:
 - The proposed development requires Based on methodology provided in the reported analysis, Ramey Kemp and Associates determined that the peak parking demand for parcels (9301 Leesville Road/0788121680, 9301 Leesville Road/0788120505, 9225 Leesville Road/0788121209) combined will require 132 parking spaces. Ramey Kemp and Associates expects this demand to be met by the 175 parking spaces currently provided amongst the three parcels.

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 submitted by Samuel R. Nye of the Site Group PLLC

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

The two-page memorandum attached to this approval document titled "OTP Staff Review of a Parking Demand Study for Leesville Office Building, SR-36-18," must be applied to the second page of concurrent review plans.

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

ENGINEERING

1. Required NCDOT encroachment must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval or removed from the public right-of-way.



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Leesville Medical Offices: SR-36-18
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2. An encroachment agreement for the existing sign and retaining wall within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval. If encroachments are removed/relocated outside of the public right-of-way, please show proof of the removal and encroachment agreement will no longer be applicable.
3. Next Step: 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.

STORMWATER

4. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

5. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, right of Way and/or Easement Dedications, and Tree Save Areas.
6. Proof of an offsite shared parking lease agreement for customer and employee parking shall be provided to fulfill the required parking.
7. Provide fire flow analysis.

ENGINEERING

8. Required NCDOT encroachment must be approved and copies provided to Development Services – Development Engineering.
9. An encroachment agreement for the existing sign and retaining wall within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
10. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

11. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

STORMWATER

12. Next Step: 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.

URBAN FORESTRY

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.



Administrative Approval Action

Leesville Medical Offices: SR-36-18
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PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

14. 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.
15. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
16. Next Step: 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.
17. Next Step: All street lights and street signs required as part of the development approval are installed.
18. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
19. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
20. Next Step: Final inspection of all required right of way tree street tree plantings by Urban Forestry Staff.

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: 6-27-2021

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) *Quinn Bily Tye* Date: 6/27/18

Staff Coordinator: Daniel L. Stegall



City of Raleigh

North Carolina

June 27, 2018

MEMORANDUM

TO: Daniel Stegall
Senior Planner

FROM: Jason S. Myers, AICP
Senior Transportation Planner

SUBJECT: OTP Staff Review of a Parking Demand Study for Leesville Office Building, SR-36-2018

The Leesville Office Building (SR-36-2018) is located at 9305 Leesville Road, north of the intersection at Fairbanks Drive. The development includes 24,820 square feet (SF) of medical office and a maximum 4,000 SF pharmacy without a drive-thru. It is currently under review by City staff. Under the City of Raleigh's Uniform Development Ordinance (UDO section 7.1.2.C), medical office and general retails both require one space per 300 SF. Thus, the Leesville Office Building would need 97 spaces to meet standard parking requirements. In accordance with Section 7.1.5 of the Raleigh UDO, shared parking reductions for a development are allowed if an analysis is prepared that shows the actual parking demand would be less than the standard parking ratios required by UDO Section 7.1.2.C. The analysis must be based on the Urban Land Institute (ULI) Shared Parking Model (latest edition).

Ramey Kemp and Associates (Ramey Kemp) was retained by the applicant to prepare a parking demand study for the Leesville Office Building. The shared parking analysis is for the new medical office and pharmacy building along with the adjacent 150-student daycare, located west of the proposed site, and a 13,750 SF church, located south of the proposed site. The combined parcels have 175 parking spaces, 56 of which are located on the proposed development site and 119 of which are located on the adjacent parcels. Ramey Kemp notes that the site currently has agreements in place with the surrounding businesses agreeing to shared parking facilities with each other.

Parking demand for mixed-use developments can be reduced when it can be shown that the peak parking periods for various land uses will occur at different times during an average day. It is anticipated that parking demand will vary between the existing and proposed land uses. Ramey Kemp communicated analysis methodology with City Staff, noting that the ULI does not have information for daycare and church land uses. As such, Ramey Kemp performed parking counts from 8 am to 7 pm on one weekday to determine utilization from these existing uses. Ramey Kemp assumes that peak parking demand is between 8 am and 7 pm, that peak parking demand does not occur on the weekend, and that parking demand for the existing land uses is not anticipated to change. Performing counts on one day is a potential methodological flaw, increasing the risk of underestimating the maximum demand.

Based on this methodology, Ramey Kemp determines that the peak parking demand for the combined parcels will require 132 parking spaces. Ramey Kemp expects this demand to be met by the 175 parking spaces currently provided amongst the three parcels. According to this analysis, the combined parcels provide 33% more spaces than the estimated need. Thus, it is reasonable to assume that even if the

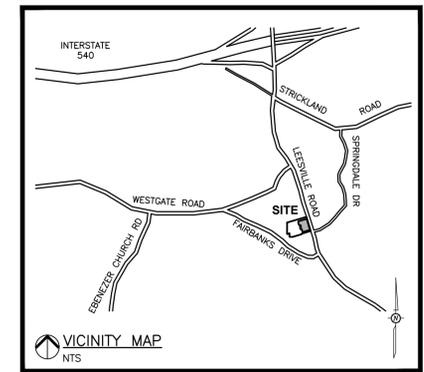
maximum demand has not been fully captured during the performed counts, it is not likely that there will be a parking shortage. I agree that 175 parking spaces is sufficient to serve these combined developments.

LEESVILLE MEDICAL OFFICE BUILDING

9305 LEESVILLE ROAD

Raleigh, North Carolina

SITE PLANS



Administrative Site Review Application
(for UDO Districts only)

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2095 | Fax: 919-996-1833
Litchford Satellite Office | 1530 - 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 type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Planned/Project Construction
	<input type="checkbox"/> Assigned Team Leader

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

GENERAL INFORMATION

Development Name: **Leesville Medical Office Building**

Zoning District: **OX-3** Overlay District (if applicable): _____ Inside City Limits? Yes No

Proposed Use: **Medical Office, Retail & Compounding Pharmacy**

Property Address(es): **9305 Leesville Road** Major Street Location: **Westgate Road**

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

P.I.N.	0788-12-1680	P.I.N.	P.I.N.
<input type="checkbox"/> Detached	<input type="checkbox"/> Apartment	<input type="checkbox"/> Elderly Facilities	<input type="checkbox"/> Hospitals
<input type="checkbox"/> Mixed Residential	<input type="checkbox"/> Non-Residential/Condo	<input type="checkbox"/> School	<input type="checkbox"/> Hotels/Motels
<input type="checkbox"/> Duplex	<input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Residential Condo
<input type="checkbox"/> Other: If other, please describe: Medical Office	<input type="checkbox"/> Other: If other, please describe: Medical Office	<input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Residential Condo

WORK SCOPE

For City Code Section 10.2.3.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the SDC), indicate impacts on parking requirements.
The project involves constructing a 28,820 sq. ft. building on an existing pad site within a developed commercial property. Five parking spaces will be removed, 6 spaces will be added.

DESIGN ADJUSTMENT OR ADMIN. ALTERNATE

For City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act

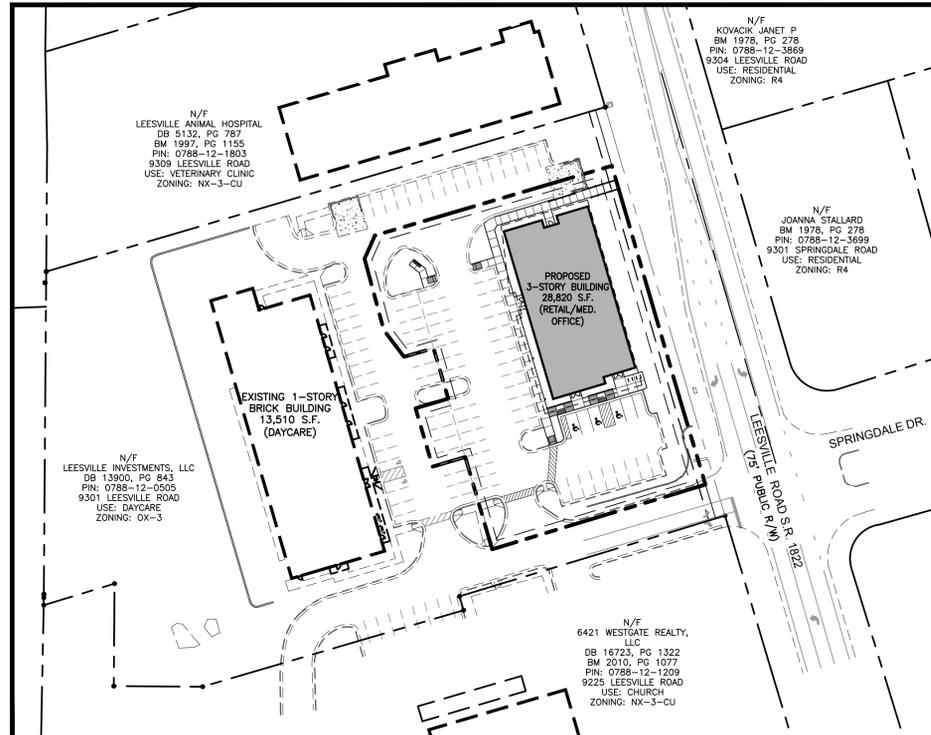
CLIENT/DEVELOPER/OWNER

Company: **AJHJ Holdings** Name: **Blessy Joseph**
Address: **13200 Strickland Rd, Ste 114-346 Raleigh, NC 27613**
Phone: **919-835-4787** Email: **sm@thesitegroup.net** Fax: **866-359-2383**

CONSULTANT

Company: **The Site Group, PLLC** Name: **Samuel R. Nye**
Address: **1111 Oberlin Road, Raleigh NC 27605**
Phone: **919-835-4787** Email: **sm@thesitegroup.net** Fax: **919-839-2255**

PAGE 1 OF 3 **WWW.RALEIGHNC.GOV** REVISION 05.13.16



SITE DATA SUMMARY

- PIN NUMBERS: 0788-12-1680
- CURRENT OWNER: OX-3
- EXISTING ZONING: 0.93 AC / 40,402 SF.
- LOT SIZE: COMMERCIAL
- CURRENT USE: MEDICAL OFFICE & PHARMACY
- PROPOSED USE: 28,820 SF
- PROPOSED BUILDING SF: 24,820 SF (86.1%)
- PROPOSED BUILDING HEIGHT: 4,000 SF (13.9 %)
- MAXIMUM BUILDING HEIGHT: 50' (3 STORY)
- PROPOSED BUILDING HEIGHT: 44'-6" (BASED ON C.O.R. UDO DEFINITION)
- PARKING REQUIREMENT: MEDICAL OFFICE (1 SPACE/300 SF.): 24,820/300 = 83 SPACES REQ'D
RETAIL (1 SPACE/300 SF.): 4,000/300 = 13 SPACES REQ'D
TOTAL REQUIRED: 96 SPACES
EXISTING PROVIDED: 55 SPACES*
PROPOSED PROVIDED: 56 SPACES (3 HANDICAP SPACES)
BICYCLE PARKING PROVIDED: 4 LONG TERM; 8 SHORT TERM
*(REMAINDER OF VEHICULAR PARKING REQUIREMENT IS FULFILLED BY SHARED PARKING AGREEMENT BETWEEN THE UNITY CHURCH PROPERTY AND THE RAINBOW CHILD CARE CENTER PROPERTY. SEE THE SHARED PARKING STUDY BY RAMEY KEMP AND ASSOCIATES DATED MAY 14, 2018)
- BUILDING SETBACKS: STREET YARD: 10'
SIDE YARD: 5'
REAR YARD: 5'
- WATERSHED: CRABTREE CREEK NEUSE
- RIVER BASIN: N/A
- REQUIRED OPEN SPACE: 0.09 AC. / 4,040 SF. (10%)
- REQUIRED AMENITY AREA: 0.10 AC. / 4,568 SF. (11.3%)
- PROPOSED AMENITY AREA: 0.47 AC. / 20,627 SF.
- EXISTING IMPERVIOUS AREA: 0.74 AC. / 32,292 SF.
- PROPOSED IMPERVIOUS AREA: 0.27 AC. / 11,665 SF.
- ADDITIONAL NEW IMPERVIOUS AREA: 0.39 AC. / 16,807 SF.
- PROPOSED DISTURBED AREA:
- CLIENT: AJHJ HOLDINGS
ATTN: BLESSY JOSEPH
13200 STRICKLAND ROAD, SUITE 114-346
RALEIGH, NC 27613
- CONTACT PERSON: THE SITE GROUP
ATTN: SAMUEL R. NYE
1111 OBERLIN ROAD
RALEIGH, NC 27605
(919) 835-4787 PH
(919) 839-2255 FAX
EMAIL: sm@thesitegroup.net

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH 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.
- BASE INFORMATION IS TAKEN FROM A SUBDIVISION PLAN PREPARED BY NEWCOMB LAND SURVEYORS, DATED 03-30-17.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

FLOODPLAIN NOTE:

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 37200Z8800J DATED MAY 2, 2008

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

SHARED STORMWATER CONTROLS:

STORMWATER CONTROLS FOR THIS PARCEL WERE INSTALLED WITH THE PREVIOUS DEVELOPMENT PLAN FOR 9301 LEESVILLE ROAD SUBDIVISION (S-69-16). THE ADMINISTRATIVE ACTION (AK: 3579) STATES THAT THE EXISTING DRY POND ON PROPOSED LOT 2 WILL BE A SHARED STORMWATER FACILITY FOR ALL EXISTING CONDITIONS AND AN ADDITIONAL 11,800 OF NEW IMPERVIOUS ALLOCATED TO PROPOSED LOT 1.

SHARED PARKING:

THIS PARCEL HAS A SHARED PARKING AGREEMENT WITH THE NEIGHBORING CHURCH AND DAYCARE. WE HAVE SUBMITTED A SHARED PARKING ANALYSIS PER SECTION 7.1.5.A. THE ANALYSIS WAS COMPLETED BY RAMEY-KEMP AND ASSOCIATES AND DATED MAY 14, 2018.

CONTACT:
SAM NYE, PE
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: SRN@THESITEGROUP.NET

OWNER:
AJHJ HOLDINGS
BLESSY JOSEPH
13200 STRICKLAND ROAD, SUITE 114-346
RALEIGH, NC 27613

DRAWINGS INDEX:

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS & DEMO PLAN (BOUNDARY SURVEY)
SITE 200	SITE LAYOUT PLAN
SITE 300	GRADING PLAN
SITE 400	UTILITY PLAN
SITE 500	LANDSCAPE PLAN
SITE 600	SITE DETAILS
SITE 601	SITE DETAILS
A201	BUILDING ELEVATIONS (BY OTHERS)

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
Oberlin Road - 1136 USA
Raleigh, NC 27605
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

ADMINISTRATIVE SITE PLAN REVIEW FOR:
LEESVILLE MEDICAL OFFICE BUILDING
9305 LEESVILLE ROAD
RALEIGH, NORTH CAROLINA

Drawn By: **JHU**
Checked By: **SRN**

DATE:
13 APR 2018
REVISED:
17 MAY 2018
11 JUN 2018

SITE PLANS

COVER SHEET

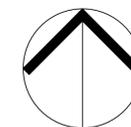
Job Code: **LRMOB**

Dwg No.
SITE 001

CITY OF RALEIGH USE STANDARDS

USE DESCRIPTION	C.O.R. USE CATEGORY	UDO CODE SECTION	COMPLIANCE
RETAIL PHARMACY: TYPICAL PHARMACY SPACE INCLUDING PHARMACEUTICAL AND RETAIL SALES TO THE GENERAL PUBLIC	RETAIL	6.4.11.A.1: ANTIQUES, APPLIANCES, ART SUPPLIES, BAKED GOODS, BICYCLES, BOOKS, BUILDING SUPPLIES, CAMERAS, CARPET AND FLOOR COVERINGS, CRAFTS, CLOTHING, COMPUTERS, CONVENIENCE GOODS, DRY GOODS, ELECTRONIC EQUIPMENT, FABRIC, FLOWERS, FUEL (INCLUDING GASOLINE AND DIESEL FUEL), FURNITURE, GARDEN SUPPLIES, GIFTS OR NOVELTIES, GROCERIES, HARDWARE, HOME IMPROVEMENT, HOUSEHOLD PRODUCTS, JEWELRY, MEDICAL SUPPLIES, MUSIC, MUSICAL INSTRUMENTS, OFFICE SUPPLIES, PACKAGE SHIPPING, PETS, PET SUPPLIES, PHARMACEUTICALS, PHOTO FINISHING, PICTURE FRAMES, PLANTS, PRINTED MATERIALS, PRODUCE, SEAFOOD, SOUVENIRS, SPORTING GOODS, STATIONERY, TOBACCO, USED OR SECONDHAND GOODS, VEHICLE PARTS AND ACCESSORIES, VIDEOS AND RELATED PRODUCTS.	YES
COMPOUNDING PHARMACY: OPERATES SIMILAR TO AN OUTPATIENT CLINIC THAT SERVES PATIENTS AND MEDICAL PROFESSIONALS BY APPOINTMENT ONLY. INCLUDES A STERILE SPACE THAT, BY NATURE, CANNOT BE OPEN TO THE PUBLIC.	MEDICAL OFFICE	6.4.3.A.4: MEDICAL, DENTAL OFFICE OF CHIROPRACTOR, OSTEOPATH, PHYSICIAN, MEDICAL PRACTITIONER	YES
MEDICAL OFFICE: OFFICE PROVIDING MEDICAL OR SURGICAL CARE TO PATIENTS.	MEDICAL OFFICE	6.4.3.A.4: MEDICAL, DENTAL OFFICE OF CHIROPRACTOR, OSTEOPATH, PHYSICIAN, MEDICAL PRACTITIONER	YES

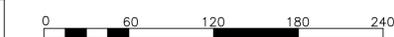
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

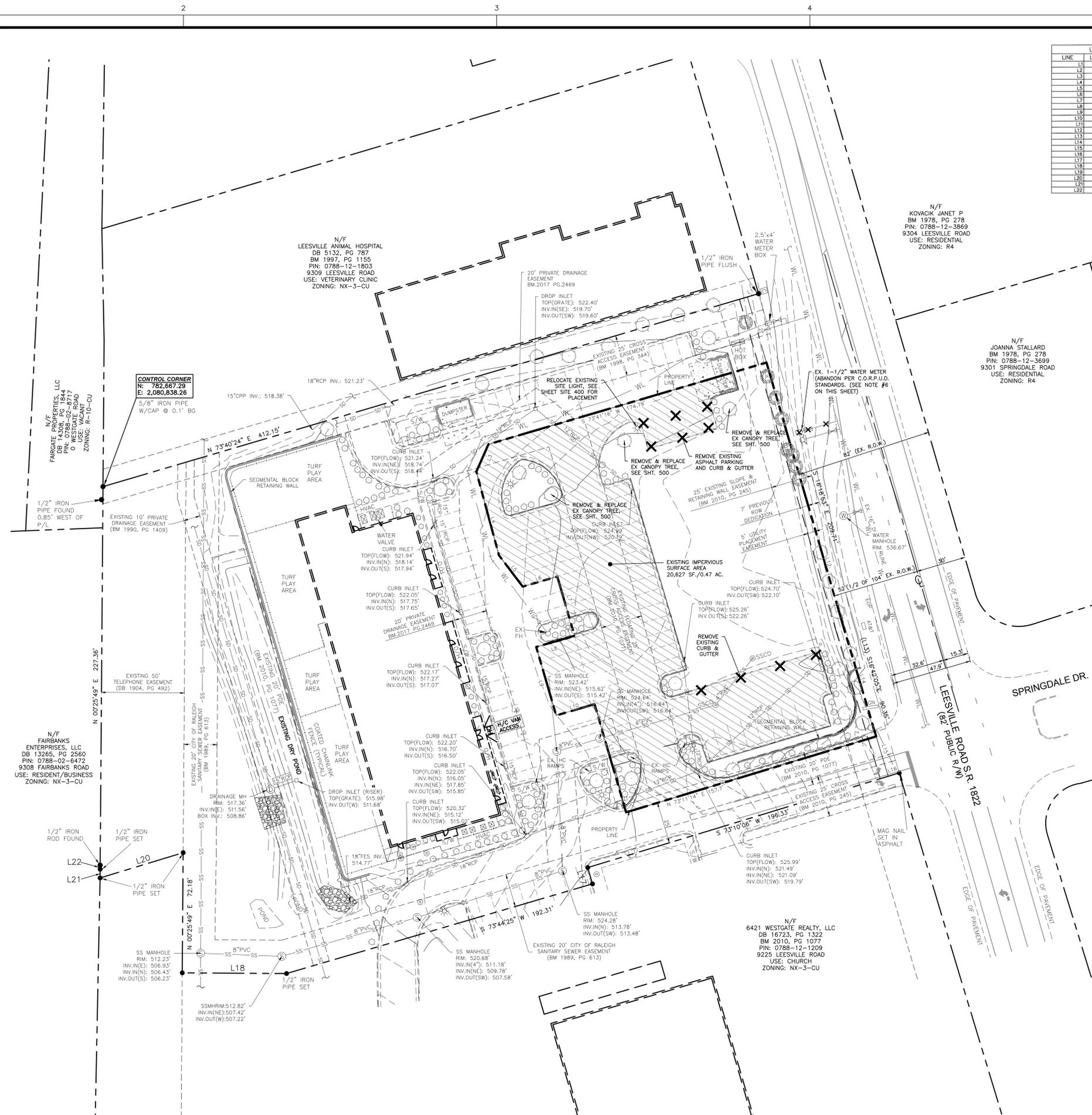


ASR TRANSACTION #551350
SR-36-18
S-76-16

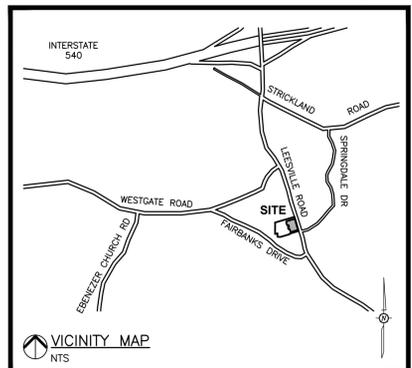
COVER SHEET

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)





LINE	LENGTH	BEARING
L1	7.01	N 73°40'24" E
L2	47.02	N 18°19'36" W
L3	17.97	S 23°58'52" W
L4	52.09	S 12°10'40" E
L5	23.66	S 32°12'56" E
L6	21.73	N 73°50'2" E
L7	37.02	S 18°19'36" E
L8	24.10	S 73°40'24" W
L9	42.85	S 18°19'36" E
L10	24.10	N 73°40'24" E
L11	67.71	S 18°19'36" E
L12	168.72	N 18°19'36" W
L13	92.39	S 18°19'36" E
L14	65.39	N 18°42'0" W
L15	25.00	S 18°49'54" E
L16	8.94	S 73°10'06" W
L17	10.18	S 18°16'21" E
L18	62.81	N 88°28'7" W
L19	72.18	N 0°28'49" E
L20	52.36	S 73°30'0" W
L21	5.21	N 0°28'49" E
L22	2.44	N 0°28'49" E



LEGEND and NOMENCLATURE

SYMBOLS	LINETYPES
● Ex. iron pipe/rod or nail	— x — Fence
■ Ex. concrete monument	— OU — Overhead utility
— w — New iron pipe	— W — Water
● Calculated point	— SS — Sanitary sewer
○ Cable pedestal	— SD — Storm drain
□ Telephone pedestal	
□ Electric pedestal	
□ Fiber-optic marker	
□ Traffic signal box	
□ 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 Deed Book
PB or BM Plat Book / Book of Maps
NIF Now or formerly
Pg Page
SF Square feet
AC Acres
R/W Right-of-way
NCSR North Carolina State Route
NCDOT North Carolina Dept. of Transportation
R/W Right-of-way
Ex Existing
RCP Reinforced concrete pipe
PVC Polyvinyl chloride pipe
(M) Measured
(P) Platted
(D) Deed

- GENERAL NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH 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.
 - BASE INFORMATION IS TAKEN FROM A SUBDIVISION PLAN PREPARED BY NEWCOMB LAND SURVEYORS, DATED 03-30-17. SEALED COPIES OF THE SURVEY SHOULD BE OBTAINED PRIOR TO SITE SUBMITTAL.
 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 - CONTRACTORS ABANDONING WATER SERVICES SHALL REMOVE THE ENTIRE SERVICE STUB, WHEN AVAILABLE, A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK. IF EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CORPORATION STOP SHALL BE TURNED OFF AND CAPPED. A 1/2" PVC PIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE CAPPED CORPORATION STOP, WRAPPED AT LEAST 3 TIMES WITH CAUTION TAPE TO IDENTIFY AN ABANDONED STOP. ALL REMAINING PORTIONS OF THE SERVICE STUB SHALL BE REMOVED FROM THE MAIN TO THE RIGHT OF WAY LINE AND SHALL BE DISPOSED OF PROPERLY. WATER MAIN ABANDONMENT MUST BE PERFORMED IN ACCORDANCE WITH A PLAN APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. SERVICE AND MAIN ABANDONMENT REQUIRES A STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT AT 919-996-2409.

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

ASR TRANSACTION #551350
SR-36-18
S-76-16

EX. CONDITIONS & DEMO PLAN (BOUNDARY SURVEY)

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC.
Office: 919.839.4787
Fax: 919.839.2255
E-Mail: SRN@thesitegroup.net

ADMINISTRATIVE SITE PLAN REVIEW FOR:
LEESVILLE MEDICAL OFFICE BUILDING
9305 LEESVILLE ROAD
RALEIGH, NORTH CAROLINA

Drawn By: **JHU**
Checked By: **SRN**

DATE:
13 APR 2018
REVISED:
17 MAY 2018
11 JUN 2018

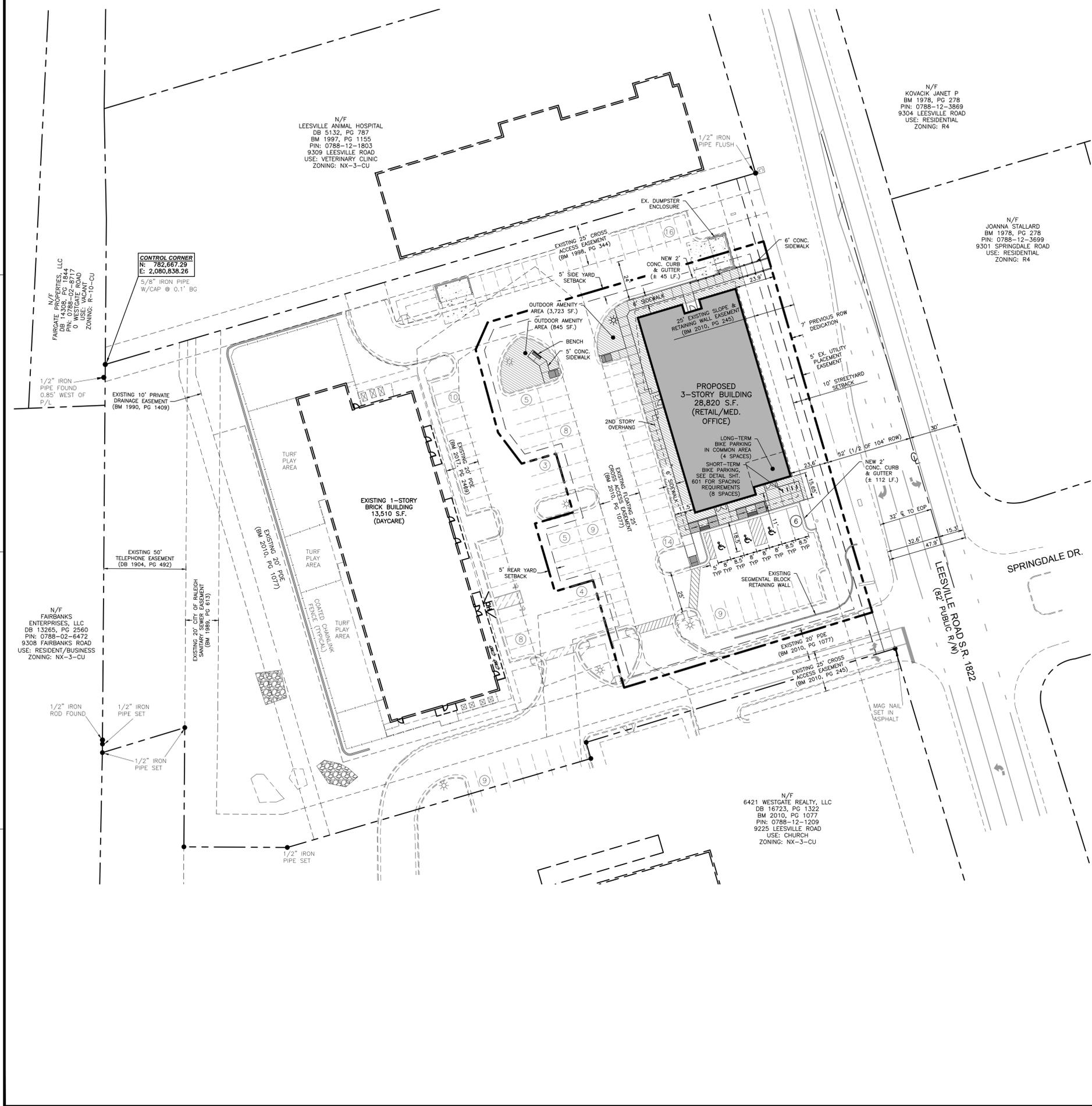
SITE PLAN

EX. CONDITIONS & DEMO PLAN (BOUNDARY SURVEY)

Job Code: **LRMOB**

Dwg No.: **SITE 100**

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SITE DATA SUMMARY

1. PIN NUMBERS:	0788-12-1680
2. CURRENT OWNER:	OX-3
3. EXISTING ZONING:	0.93 AC / 40,402 SF.
4. LOT SIZE:	COMMERCIAL
5. CURRENT USE:	MEDICAL OFFICE & PHARMACY
6. PROPOSED USE:	28,820 SF.
7. PROPOSED BUILDING SF:	24,820 SF. (86.1%)
8. MAXIMUM BUILDING HEIGHT:	4,000 SF. (13.9%)
9. PROPOSED BUILDING HEIGHT:	50' (3 STORY)
10. PARKING REQUIREMENT:	44'-6" (BASED ON C.O.R. UDO DEFINITION)
11. BUILDING SETBACKS:	24,820/300 = 83 SPACES REQ'D
12. WATERSHED:	4,000/300 = 13 SPACES REQ'D
13. RIVER BASIN:	96 SPACES
14. REQUIRED OPEN SPACE:	55 SPACES*
15. REQUIRED AMENITY AREA:	56 SPACES (3 HANDICAP SPACES)
16. PROPOSED AMENITY AREA:	4 LONG TERM; 8 SHORT TERM
17. EXISTING IMPERVIOUS AREA:	0.10 AC. / 4,568 SF. (11.3%)
18. PROPOSED IMPERVIOUS AREA:	0.47 AC. / 20,627 SF.
19. ADDITIONAL NEW IMPERVIOUS AREA:	0.74 AC. / 32,292 SF.
20. PROPOSED DISTURBED AREA:	0.27 AC. / 11,665 SF.
21. CLIENT:	0.39 AC. / 16,807 SF.
22. CONTACT PERSON:	AJHJ HOLDINGS ATTN: SAMUEL R. NYE 13200 STRICKLAND ROAD, SUITE 114-346 RALEIGH, NC 27615 EMAIL: sryn@thesitegroup.net

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH 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.
- BASE INFORMATION IS TAKEN FROM A SUBDIVISION PLAN PREPARED BY NEWCOMB LAND SURVEYORS, DATED 03-30-17. SEALED COPIES OF THE SURVEY SHOULD BE OBTAINED PRIOR TO SITE PLAN SUBMITTAL.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

LEGEND

---	PROPERTY BOUNDARY
- - - -	ADJACENT LOT LINE
- . - . - .	EX. EASEMENT
- - - - -	EX. CURB & GUTTER
---	PROPOSED CURB & GUTTER
- x - x -	EX. FENCE

FLOODPLAIN NOTE:

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720028800J DATED MAY 2, 2006

TREE CONSERVATION EXEMPTION:

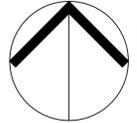
TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

SHARED STORMWATER CONTROLS:

STORMWATER CONTROLS FOR THIS PARCEL WERE INSTALLED WITH THE PREVIOUS DEVELOPMENT PLAN FOR 9301 LEESVILLE ROAD SUBDIVISION (S-69-16). THE ADMINISTRATIVE ACTION (AA: 3579) STATES THAT THE EXISTING DRY POND ON PROPOSED LOT 2 WILL BE A SHARED STORMWATER FACILITY FOR ALL EXISTING CONDITIONS AND AN ADDITIONAL 11,800 OF NEW IMPERVIOUS ALLOCATED TO PROPOSED LOT 1.

SHARED PARKING:

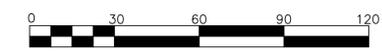
THIS PARCEL HAS A SHARED PARKING AGREEMENT WITH THE NEIGHBORING CHURCH AND DAYCARE. WE HAVE SUBMITTED A SHARED PARKING ANALYSIS PER SECTION 7.1.5.A. THE ANALYSIS WAS COMPLETED BY RAMEY-KEMP AND ASSOCIATES AND DATED MAY 14, 2018.



NORTH

SITE LAYOUT PLAN

SCALE: 1" = 30'



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

ASR TRANSACTION #551350
SR-36-18
S-76-16

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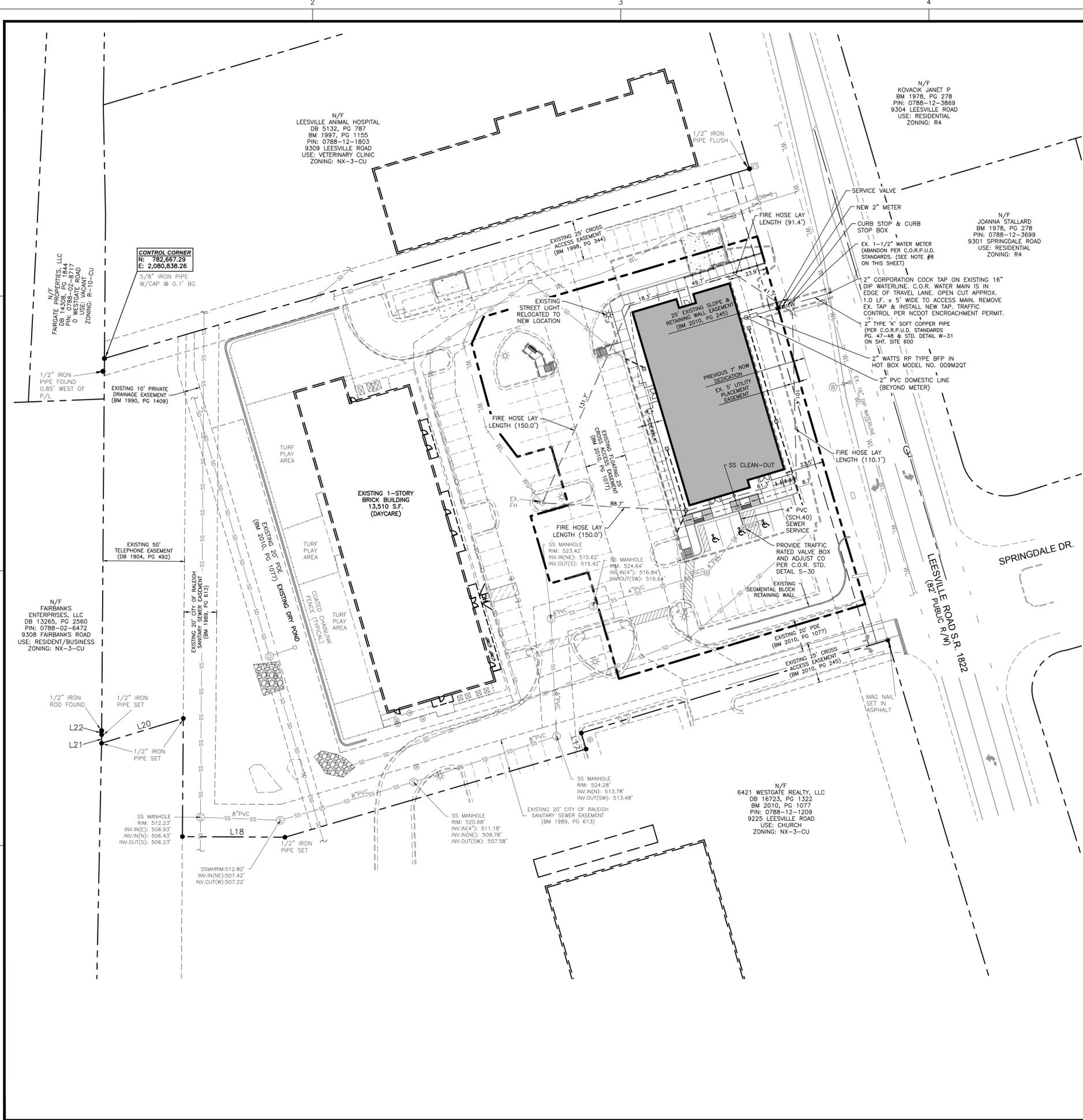
SITE PLAN

SITE LAYOUT PLAN

Job Code: LRM0B

Dwg No.
SITE 200

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UTILITY NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH 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. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- 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.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
- FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER THE 2012 NCFPC, SECTION 507.3.
- CONTRACTORS ABANDONING WATER SERVICES SHALL REMOVE THE ENTIRE SERVICE STUB. WHEN AVAILABLE, A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK. IF EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CORPORATION STOP SHALL BE TURNED OFF AND CAPPED. A 1/2" PVC PIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE CAPPED CORPORATION STOP, WRAPPED AT LEAST 3 TIMES WITH CAUTION TAPE TO IDENTIFY AN ABANDONED TAP. ALL REMAINING PORTIONS OF THE SERVICE STUB SHALL BE REMOVED FROM THE MAIN TO THE RIGHT OF WAY LINE AND SHALL BE DISPOSED OF PROPERLY. WATER MAIN ABANDONMENT MUST BE PERFORMED IN ACCORDANCE WITH A PLAN APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. SERVICE AND MAIN ABANDONMENT REQUIRES A STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT AT 919-996-2409.

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH 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.
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- BASE INFORMATION IS TAKEN FROM A SUBDIVISION PLAN PREPARED BY NEWCOMB LAND SURVEYORS, DATED 03-30-17. SEALED COPIES OF THE SURVEY SHOULD BE OBTAINED PRIOR TO SITE PLAN SUBMITTAL.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

STANDARD UTILITY NOTES (AS APPLICABLE):

- 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 ENCASEMENT 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 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- 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 NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.



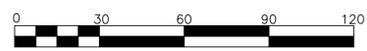
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

ASR TRANSACTION #551530
SR-36-18
SR-76-16

UTILITY PLAN

SCALE: 1" = 30'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



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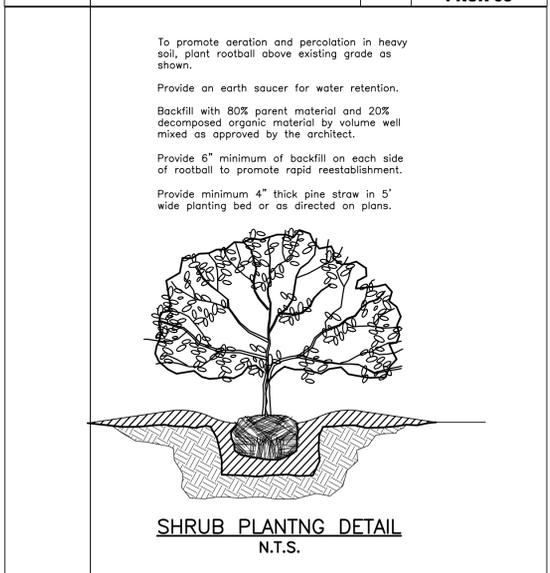
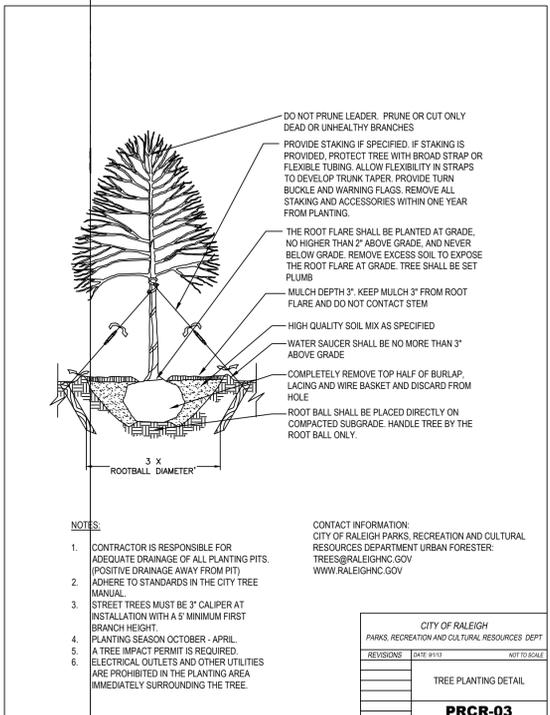
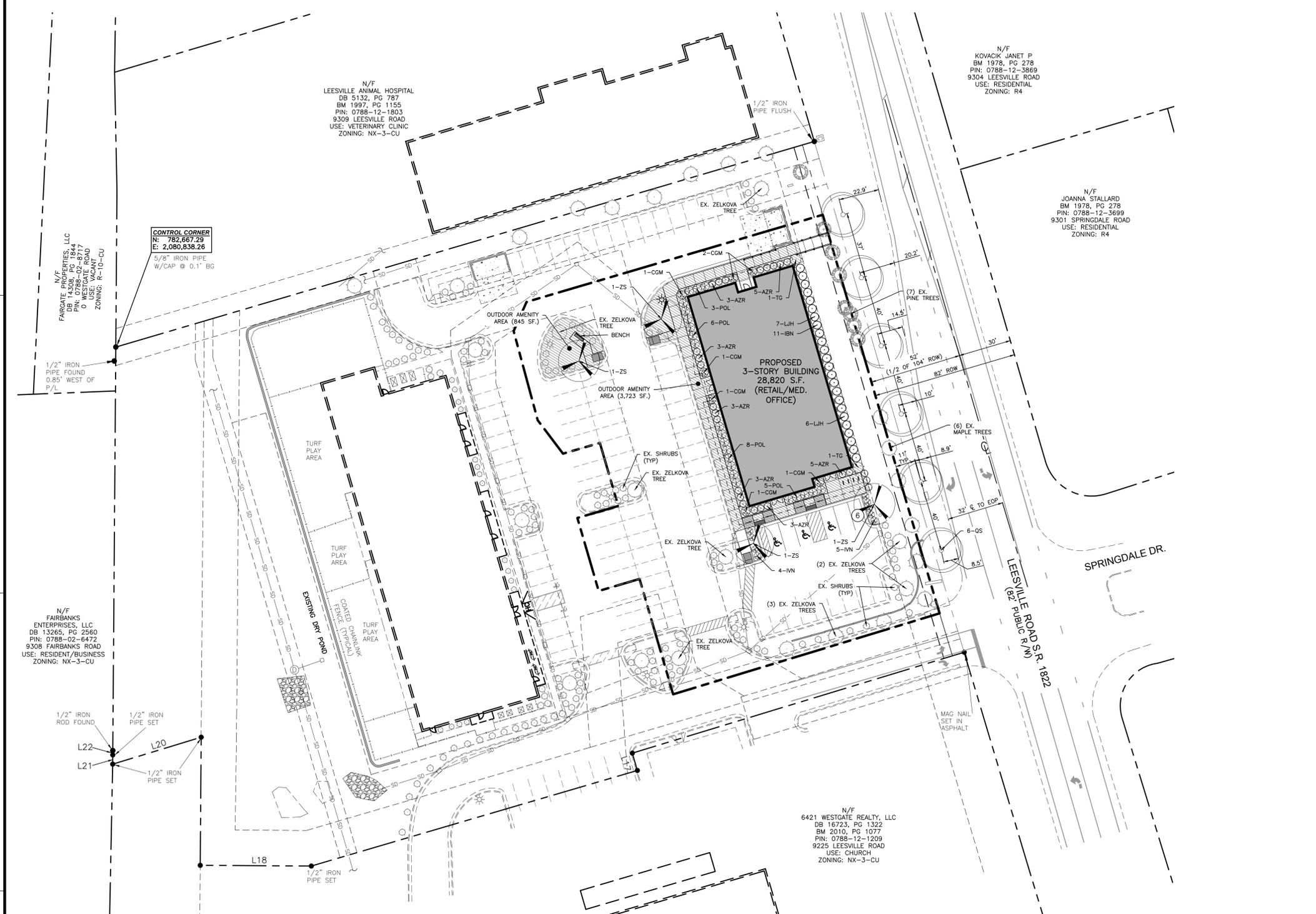
SITE PLAN

UTILITY PLAN

Job Code **LRMOB**

Dwg No.
SITE 400

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OVERALL ONSITE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
CANOPY TREES							
ZS	4	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	8-10'	2" CAL.	B&B	MATCHING
SHRUBS							
AZ	22	AZALEA 'THE ROBE'	THE ROBE AZALEA	12" HT. MIN.	3 GAL.	CONT.	MATCHING
CGM	7	CAMELLIA JAPONICA 'GOVERNOR MOUTON'	GOVERNOR MOUTON CAMELLIA	12" HT. MIN.	3 GAL.	CONT.	MATCHING
IBN	11	ILEX CORNUTA 'BUFORDII NANA'	DWARF BURFORD HOLLY	12" HT. MIN.	3 GAL.	CONT.	MATCHING
IVN	7	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	12" HT. MIN.	3 GAL.	CONT.	MATCHING
LJH	13	LORAPETALUM CHINENSIS 'JAZZ HANDS'	JAZZ HANDS LOAPETALUM	12" HT. MIN.	3 GAL.	CONT.	MATCHING
POL	22	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	12" HT. MIN.	3 GAL.	CONT.	MATCHING
TG	2	TERNSTROEMIA GYMNAETHERA	CLEYARA	12" HT. MIN.	3 GAL.	CONT.	MATCHING

PLANTING NOTES:
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN

MULCH: MULCH ALL BED AREAS WITH HARDWOOD MULCH TO A DEPTH OF 3".

NOTE:

- ANY TREES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2.5'.
- ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

NCDOT RIGHT OF WAY PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
CANOPY TREES							
QS	6	QUERCUS SHUMARDII	SHUMARD OAK	8-10'	2" CAL.	B&B	MATCHING

LANDSCAPE NOTE:

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR STREET TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

FLOODPLAIN NOTE:

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720078800J DATED MAY 2, 2008

AMENITY AREA CALCULATIONS:

REQUIRED AMENITY AREA:	0.09 AC. / 4,040 SF. (10%)
PROPOSED AMENITY AREA:	0.10 AC. / 4,568 SF. (11.3%)

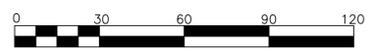


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LANDSCAPE PLAN

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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LANDSCAPE PLAN

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