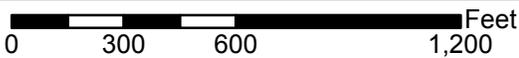
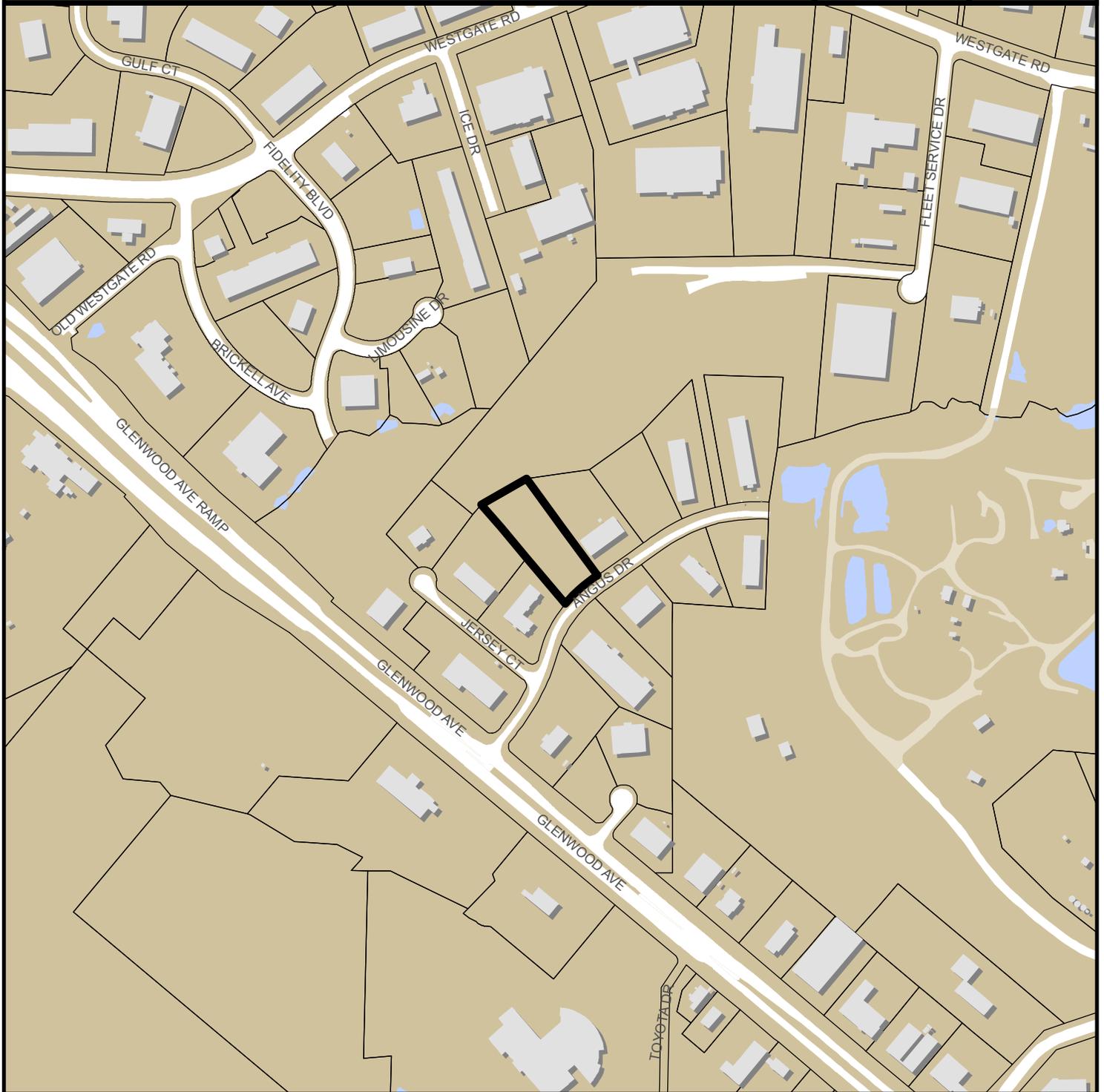


**JDS CONSULTING
SR-66-2017**



Zoning: **IX-3-PK w/AOD**

CAC: **Northwest**

Drainage Basin: **Sycamore**

Acreage: **1.77**

Sq. Ft.: **27,000**

Planner: **Daniel Stegall**

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

Applicant: **Taylor Blakely**

Phone: **(919) 870-1868**





Administrative Approval Action

JDS Consulting-Angus Drive Offices: SR-66-17
Transaction# 525113, AA#3808

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 northwest side of Angus Drive and north of the intersection of Glenwood Avenue and Angus Drive. The address is 6312 Angus Drive and the PIN number is 0778128002.

REQUEST: Development of a 1.77 acre tract zoned Industrial Mixed Use- 3 with a Parkway Frontage (IX-3-PK), all within the Airport Overlay District. The applicant is proposing 27,000 square feet of gross floor area for office and personal services.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

Design Adjustments have been approved by the Development Services Director Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Development Services Director Designee due to the existing conditions surrounding the property and the floodway/Neuse River Buffer at the rear of the property that limits a proposed road in that direction. There are also existing structures adjacent to the property on either side limiting growth in those directions as well. Jersey Court has an approved extension per the Raleigh Street Plan that will increase connectivity once completed and an additional road on the subject site will not be required at that point. Please reference DA 3-2018 for more details.

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 Taylor Blakely of Blakely Design Group.

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.*

Planning: Note a previous development plan for this site, case SR-62-16, was withdrawn.

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

ENGINEERING

1. 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

2. Stormwater Design Exception approval for proprietary GeoWeb slope stabilization required prior to grading permit issuance.



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3. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
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.

URBAN FORESTRY

5. Obtain required stub and tree impact permits from the City of Raleigh.
6. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
7. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

8. Comply with all conditions of the Airport Overlay District
9. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right Of Way and/or Easement Dedications, and Tree Save Areas.
10. Provide fire flow analysis.

ENGINEERING

11. 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.
12. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
13. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 10.5' of road frontage and 154' of 6' sidewalk shall be paid to the City of Raleigh.
14. 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.



Administrative Approval Action

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STORMWATER

15. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
16. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

17. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.
18. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

19. 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.
20. Next Step: Required underground public utility infrastructure improvements (water, sewer, reuse, storm drainage) shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
21. Next Step: All street lights and street signs required as part of the development approval are installed.
22. 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.
23. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
24. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.



Administrative Approval Action

JDS Consulting-Angus Drive Offices: SR-66-17
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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: 6-6-2021

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.)

Angie Riley Zie

Date: 6/6/2018

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.

PROJECT	Project Name	JDS Consulting	
	Development Case Number	SR-66-17	
	Transaction Number	525113	
	Design Adjustment Number	DA - 3 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input checked="" type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>		<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> <u>Dev. Services Planner</u>		<input type="checkbox"/> <u>City Planning</u>	
<input checked="" type="checkbox"/> <u>Development Engineering</u>		<input checked="" type="checkbox"/> <u>Transportation</u> <i>KC Beard</i>	
<input type="checkbox"/> <u>Engineering Services</u>		<input type="checkbox"/> <u>Parks & Recreation and Cult. Res.</u>	
<input type="checkbox"/> <u>Public Utilities</u>			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

[Signature]
KEVIN W. FITZGIBBON, PE, MPA *6/6/2018*
ENGINEERING AND INFRASTRUCTURE MANAGER Date

*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).

SITE PLANS FOR JDS CONSULTING 6312 ANGUS DRIVE

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

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | tdd: 919-996-1831
Litchford Satellite Office | 8330 - 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	Transaction Number
	Assigned Project Coordinator
	Assigned Trade Leader

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

GENERAL INFORMATION

Development Name: **JDS Consulting**

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

Proposed Use: **Office**

Property Address(es): **6312 Angus Drive** Major Street Location: **Glenwood Ave.**

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

P.I.N.	P.L.N.	P.L.N.	P.L.N.
0778-12-8002			

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building Offices 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 AOD), indicate impacts on parking requirements.
Construction of 2 buildings and associated site work

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

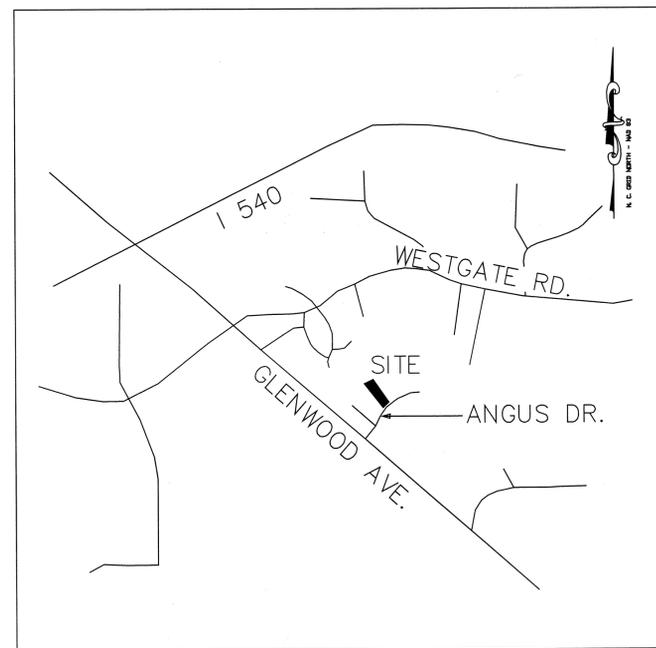
CLIENT/DEVELOPER/OWNER

Company: **KRM Holdings, LLC.** Name (s): **Eli Smith**
Address: **P. O. Box 80755, Raleigh, N. C. 27623**
Phone: **919-201-3048** Email: **ebsmith@jdsdesignonline.com** Fax: _____

CONSULTANT (Contact Person for Plans)

Company: **Blakely Design Group** Name (s): **B. Taylor Blakely**
Address: **700 Exposition Place, Ste 105, Raleigh, N. C. 27615**
Phone: **919-870-1868** Email: **taylor@blakelydesign.net** Fax: _____

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16



VICINITY MAP
NOT TO SCALE

Article 5.2. Environmental Overlays

Sec. 5.2.1. Airport Overlay District (-AOD)

A. Uses

1. Permitted Uses

Unless prohibited in paragraph 3. below, those uses permitted in the underlying district shall be permitted in the -AOD. In addition, the following uses are subject to the use standards stated in paragraph 2. below.

- Allowed outdoor storage under Sec. 7.5.3; and
- Concrete and cement mixing plants, including the outdoor storage of materials used in production.

2. Use Standards for Allowed Uses

The following use standards apply to those uses identified in paragraph 3 above. Uses shall be fully shielded with either a permanent overhead cover or a canopy of shade trees that meets all of the following.

- There must be at least one locally-adapted shade tree for every 2,000 square feet of total site area. See Landscape Plan C3.0. We meet this standard.
- The shade trees must be adequately protected from damage due to activities performed or materials stored on the site. We will meet this standard.
- The shade trees must be distributed within the site area so that at maturity the expected combined tree canopy covers at least 35% of the site area. We will meet this standard.
- If the site area is greater than five acres, the site must be divided in segments of no greater than five acres in size and all segments must be separated from one another by an expected canopy of shade trees of at least 100 feet wide. The site is less than 1.77 ac.
- Compliance with all the above conditions must be achieved without including trees located in a required protective yard. We meet this standard.

3. Prohibited Uses

The following uses are prohibited in an -AOD:

- All household living; No residential units are proposed

- All group living; no group living proposed
- All social service; none proposed
- All civic except for cemeteries and police, fire and EMS stations; none proposed
- Day cares; none proposed
- Hospitals; none proposed
- Detention centers, jails, prisons; none proposed
- Resource extraction, landfills; none proposed
- Off-premise signs; and none proposed
- Any use that involves dangerous, noxious or offensive activity that has excessive smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause. none proposed

B. Setbacks and Height

1. Setbacks

The setbacks of the underlying district apply in the -AOD. meeting this standard

2. Height

The maximum height limits of the underlying zoning district apply unless the height regulations adopted by the Raleigh-Durham Airport Authority are more restrictive, in which case the more restrictive height limits apply. We meet this requirement.

C. Supplemental Regulations

1. Lighting

All outdoor lighting shall be full cutoff. FAA-approved warning lights to mark obstructions to aircraft are exempted from this regulation. no pole lights proposed

2. Rooftops

Rooftops shall be uniform in color and made of non-reflective material. we will meet this requirement

Part 10A: Unified Development Ordinance
City of Raleigh, North Carolina

5 - 5
May 31 2013 | DRAFT

SR-66-17

525113

INDEX OF SHEETS

EXISTING CONDITIONS	EX.0
SITE STAKING PLAN	C1.0
GRADING & DRAINAGE PLAN	C2.0
SAND FILTER & DETENTION DETAILS	C2.1
ROAD GRADIN PLAN	C2.2
LANDSCAPE PLAN	C3.0
UTILITY PLAN	C4.0
CONSTRUCTION DETAILS	C6.0
CONSTRUCTION DETAILS	C6.1
RECORDED PLAT	
DRAINAGE AREA WORKSHEETS	
PRELIMINARY BUILDING ELEVATIONS	B1.0, B1.1

PREPARED BY

BLAKELY DESIGN GROUP
700 EXPOSITION PLACE, SUITE 105
RALEIGH, N. C. 27615
(919) 870-1868 FAX 870-0752
taylor@blakelydesign.net

SOLID WASTE SERVICES STATEMENT
THIS SITE IS PROVIDING A DUMPSTER.
THE OWNER AND DESIGNER HAS REVIEWED THE CITY OF RALEIGH
"SOLID WASTE DESIGN MANUAL" AND WE ARE PROVIDING A DUMPSTER.

PRELIMINARY NOT FOR CONSTRUCTION
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND
CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.



VICINITY MAP

LEGEND and NOMENCLATURE

- | SYMBOLS | | LINETYPES | |
|---------|---------------------------|-----------|------------------|
| ● | Ex. iron pipe/rod or nail | — X — | Fence |
| ■ | Ex. concrete monument | — OU — | Overhead utility |
| ● | 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 | | |
| — | 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 | | |

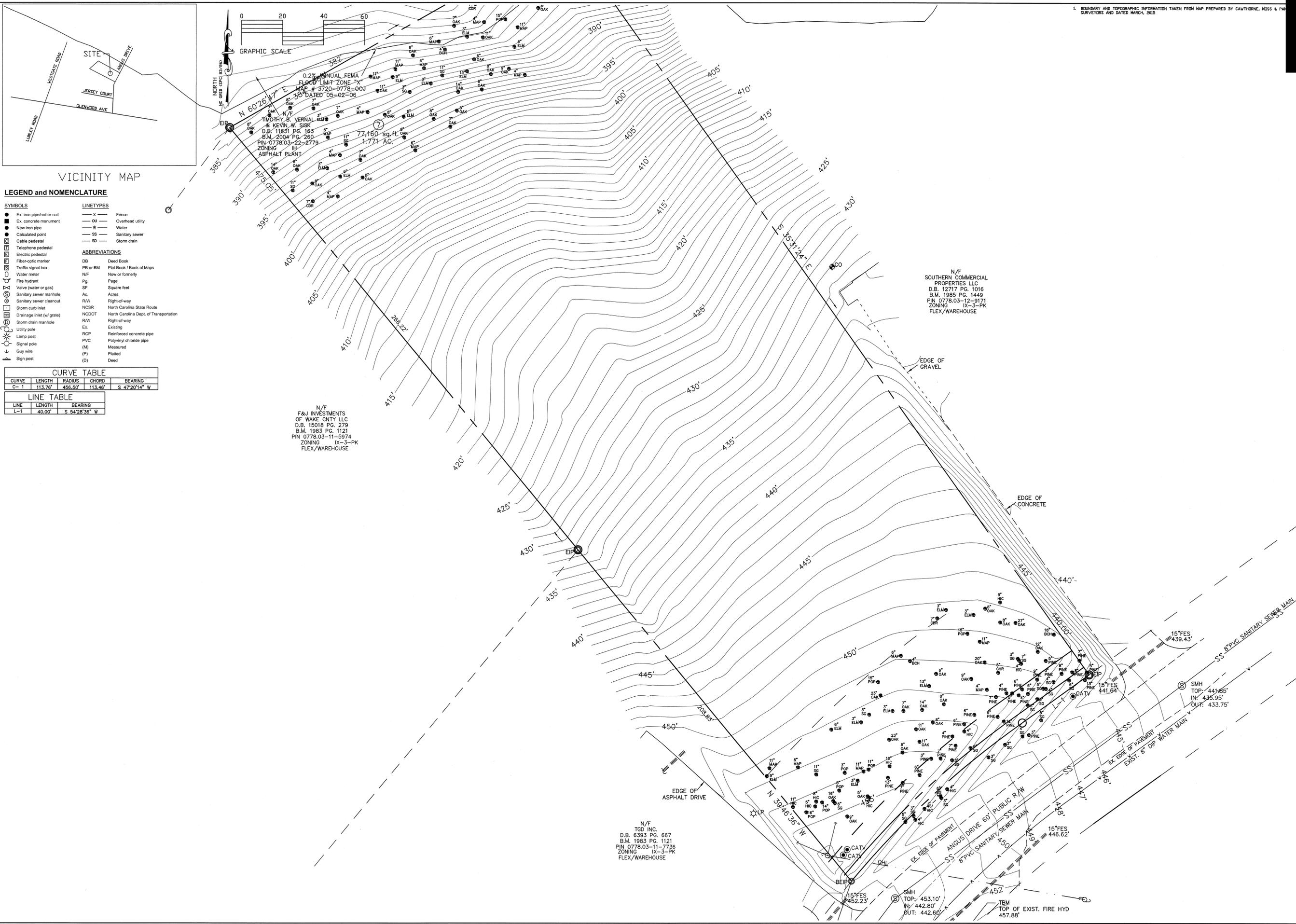
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	113.78'	456.80'	113.46'	S 47°20'14" W

LINE	LENGTH	BEARING
L-1	40.00'	S 54°28'56" W

N/F
F&J INVESTMENTS
OF WAKE CNTY LLC
D.B. 15018 PG. 279
B.M. 1983 PG. 1121
PIN 0778.03-11-5974
ZONING IX-3-PK
FLEX/WAREHOUSE

N/F
TGD INC.
D.B. 6393 PG. 667
B.M. 1983 PG. 1121
PIN 0778.03-11-7736
ZONING IX-3-PK
FLEX/WAREHOUSE

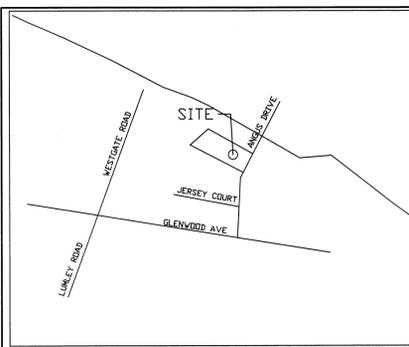
N/F
SOUTHERN COMMERCIAL
PROPERTIES LLC
D.B. 12717 PG. 1016
B.M. 1985 PG. 1449
PIN 0778.03-12-9171
ZONING IX-3-PK
FLEX/WAREHOUSE



BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Plaza, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1885 Fax (919) 870-0752
E-Mail: blakelydesign@blakelydesign.net

EXISTING CONDITIONS PLAN
JDS CONSULTING
6312 ANGLUS DRIVE RALEIGH, N.C.

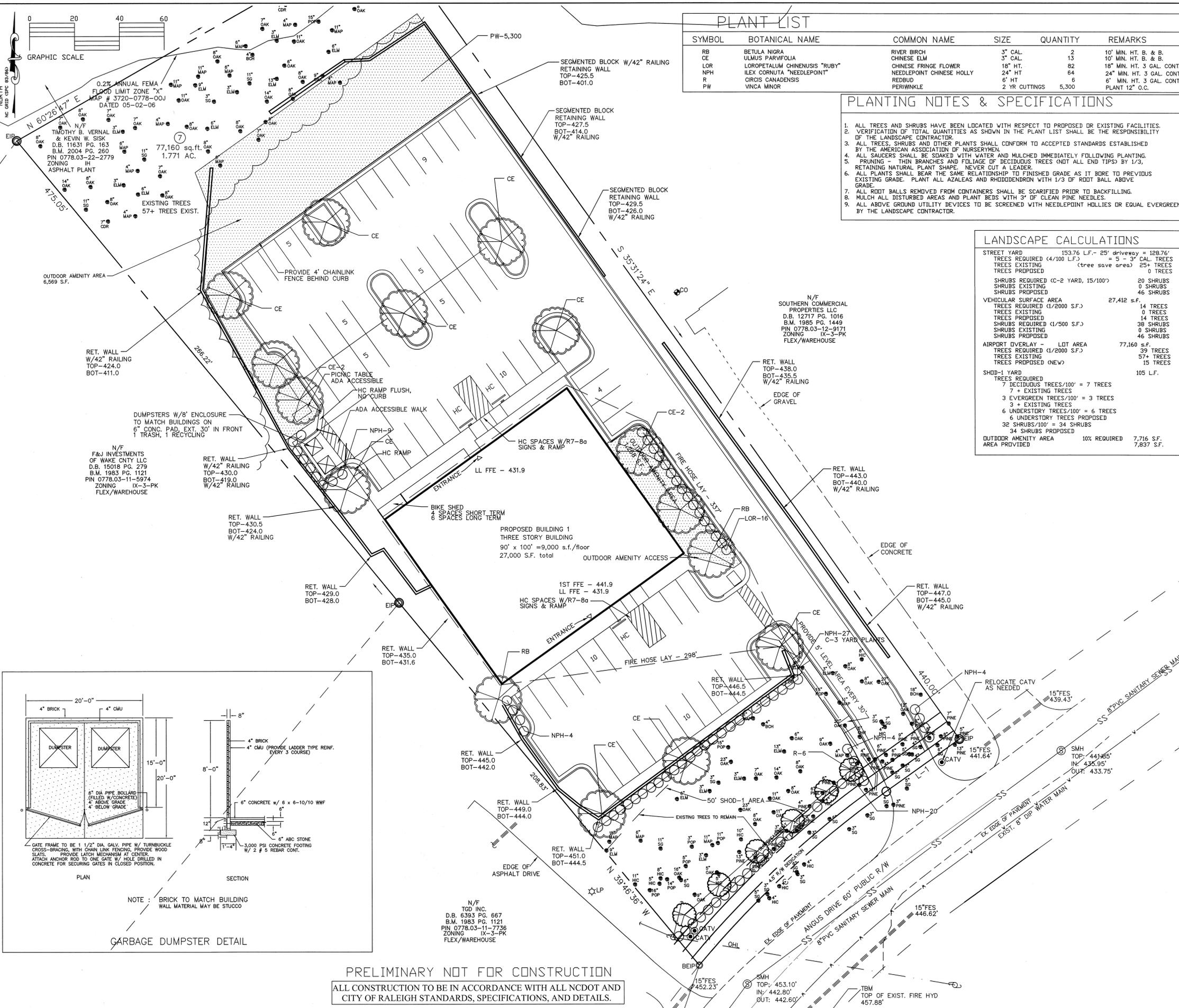
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SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	10-11-17 EIR REVISED C.O.R. COMMENTS 2-6-18 EIR REVISED C.O.R. COMMENTS
SHEET	EX.0



VICINITY MAP

LEGEND and NOMENCLATURE

SYMBOLS		LINETYPES	
●	Ex. iron pipe/rod or nail	— X —	Fence
■	Ex. concrete monument	— OU —	Overhead utility
—	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		
○	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		



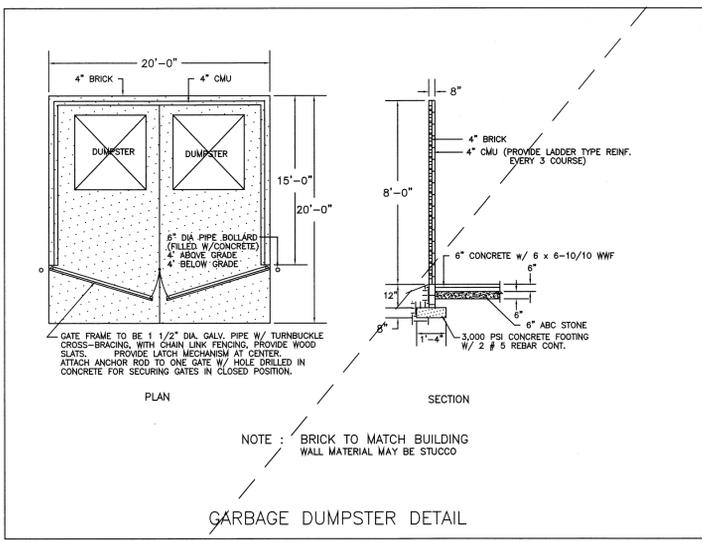
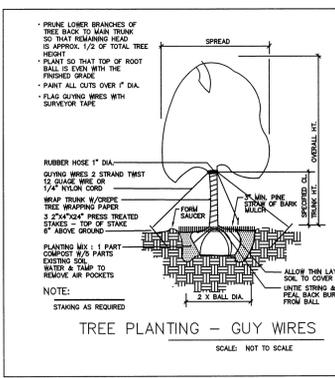
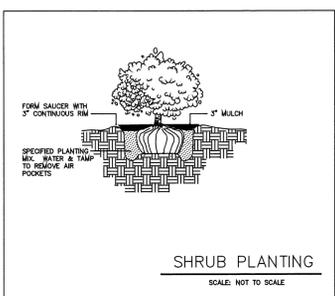
PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
RB	BETULA NIGRA	RIVER BIRCH	3" CAL	2	10' MIN. HT. B. & B.
CE	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL	13	10' MIN. HT. B. & B.
LOR	LOROPETALUM CHINENSIS "RUBY"	CHINESE FRINGE FLOWER	18" HT.	82	18" MIN. HT. 3 GAL. CONT.
NPH	ILEX CORNUTA "NEEDLEPOINT"	NEEDLEPOINT CHINESE HOLLY	24" HT	64	24" MIN. HT. 3 GAL. CONT.
R	CORUS CANADENSIS	REDBUD	6' HT	6	6" MIN. HT. 3 GAL. CONT.
PW	VINCA MINOR	PERIWINKLE	2 YR CUTTINGS	5,300	PLANT 12" O.C.

PLANTING NOTES & SPECIFICATIONS

- ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL TREES, SHRUBS AND OTHER PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUGERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- PRUNING - THIN BRANCHES AND FOLIAGE OF DECIDUOUS TREES (NOT ALL END TIPS) BY 1/3, RETAINING NATURAL PLANT SHAPE. NEVER CUT A LEADER.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. PLANT ALL AZALEAS AND RHODODENDRON WITH 1/3 OF ROOT BALL ABOVE GRADE.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- MULCH ALL DISTURBED AREAS AND PLANT BEDS WITH 3" OF CLEAN PINE NEEDLES.
- ALL ABOVE GROUND UTILITY DEVICES TO BE SCREENED WITH NEEDLEPOINT HOLLIES OR EQUAL EVERGREEN BY THE LANDSCAPE CONTRACTOR.

LANDSCAPE CALCULATIONS

STREET YARD	153.76 L.F. - 25' driveway = 128.76'	TREES REQUIRED (4/100 L.F.)	= 5 - 3" CAL. TREES
TREES EXISTING	(tree save area)	25+	TREES
TREES PROPOSED		0	TREES
SHRUBS REQUIRED (C-2 YARD, 15/100')		20	SHRUBS
SHRUBS EXISTING		0	SHRUBS
SHRUBS PROPOSED		46	SHRUBS
VEHICULAR SURFACE AREA	27,412 s.f.	TREES REQUIRED (1/2000 S.F.)	14 TREES
TREES EXISTING		0	TREES
TREES PROPOSED		14	TREES
SHRUBS REQUIRED (1/500 S.F.)		38	SHRUBS
SHRUBS EXISTING		0	SHRUBS
SHRUBS PROPOSED		46	SHRUBS
AIRPORT OVERLAY - LDT AREA	77,160 s.f.	TREES REQUIRED (1/2000 S.F.)	39 TREES
TREES EXISTING		57+	TREES
TREES PROPOSED (NEW)		15	TREES
SHDD-1 YARD		105	L.F.
TREES REQUIRED		7	DECIDUOUS TREES/100' = 7 TREES
		7	+ EXISTING TREES
		3	EVERGREEN TREES/100' = 3 TREES
		3	+ EXISTING TREES
		6	UNDERSTORY TREES/100' = 6 TREES
		6	UNDERSTORY TREES PROPOSED
		32	SHRUBS/100' = 34 SHRUBS
		34	SHRUBS PROPOSED
OUTDOOR AMENITY AREA	10% REQUIRED	7,716	S.F.
AREA PROVIDED		7,837	S.F.



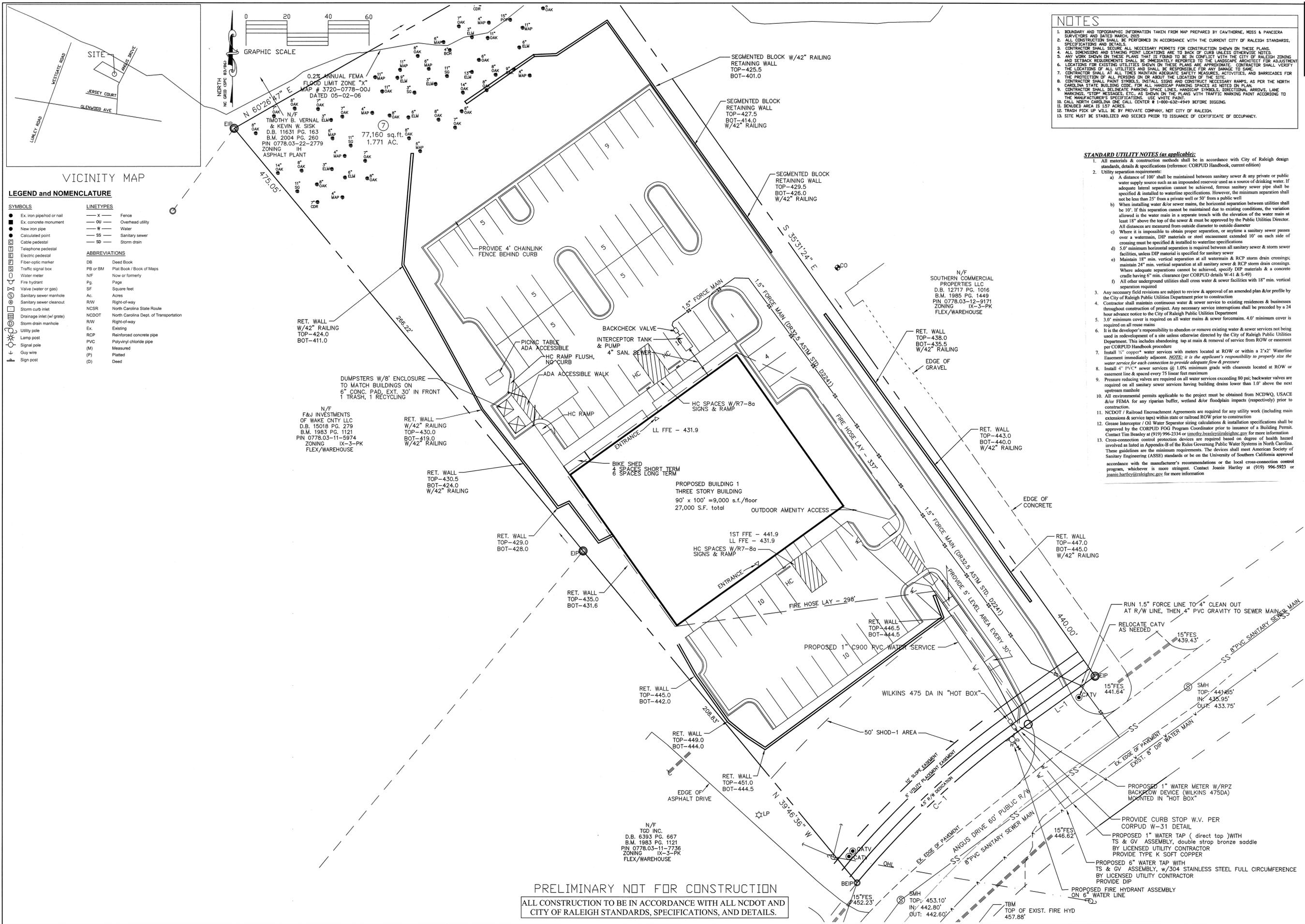
PRELIMINARY NOT FOR CONSTRUCTION
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

BLAKELY DESIGN GROUP
Site Planning
Landscape Architecture

KRM HOLDINGS, LLC.
6312 ANGUS DRIVE
RALEIGH, N.C.

LANDSCAPE PLAN

DATE	AUG 8, 17
SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	10-16-17 BTB REVISED 2-0-18 BTB REVISED 2-0-18 BTB REVISED 2-0-18 BTB REVISED 4-2-18 BTB REVISED C.O.R. COMMENTS
SHEET	C3.0



NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP PREPARED BY CAWTHORNE, MOSS & PANCIERA SURVEYORS AND DATED MARCH, 2011.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN IN THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN IN THESE PLANS THAT IS IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CONTRACTOR SHALL PAINT AND CONSTRUCT NECESSARY RAMP, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
- CONTRACTOR SHALL BELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, STOP MESSEGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
- ALL NORTH CAROLINA ONE CALL CENTER # 1-800-687-4949 BEFORE DIGGING.
- DENIED AREA IS 157 ACRES.
- TRASH PICK UP WILL BE BY PRIVATE COMPANY, NOT CITY OF RALEIGH.
- SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

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 watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water & 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 watertight 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 force mains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used 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' Watertight Encasement 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 NCDWQ, 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 POG Program Coordinator prior to issuance of a Building Permit. Contact Tim Besley at (919) 996-2334 or timothy.besley@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 accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanne Hartley at (919) 996-5923 or joanne.hartley@raleighnc.gov for more information.

LEGEND and NOMENCLATURE

SYMBOLS		LINETYPES	
●	Ex. iron pipe/rod or nail	---	Fence
■	Ex. concrete monument	---	Overhead utility
○	New iron pipe	---	Water
●	Calculated point	---	Sanitary sewer
○	Cable pedestal	---	Storm drain
○	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	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	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

PRELIMINARY NOT FOR CONSTRUCTION
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

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KRM HOLDINGS, LLC.
 6312 ANGUS DRIVE RALEIGH, N.C.

UTILITY PLAN

DATE AUG 8, 17
 SCALE 1"=20'
 DRAWN BTB
 JOB NO.
 REVISIONS
 10-18-17 BTB REVISED C.O.R. COMMENTS
 2-6-18 BTB REVISED C.O.R. COMMENTS
 3-2-18 BTB REVISED C.O.R. COMMENTS
 4-2-18 BTB REVISED C.O.R. COMMENTS
 SHEET
 C4.0