



Administrative Approval Action

SR-71-18 / Revisn-Technology Park
Transaction# 564577, AA#3968

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 north side of Little Brier Creek Lane and west of the intersection of Little Brier Creek Lane and Brier Creek Parkway. The site address is 10400 Little Brier Creek Lane and the PIN number is 0768274384.

REQUEST: Development of a 5.03 acre tract zoned Commercial Mixed Use that permits 3 stories in a Parkway Frontage (CX-3-PK). The applicant is proposing a 90,475 square foot building to accommodate hotel lodging and offices. The proposed building includes 3 stories with a basement.

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

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

Case DA-122-18. A Design Adjustment granting relief from the cross-access requirements. Existing topography impedes an offer to permit cross access to property along the eastern property line (PIN0768372507). Topography is a factor in UDO Section 8.3.1 D when deeming a design adjustment request reasonable.

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 4/23/2019 by Patrick Barbeau of Timmons Group.

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 - 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.

The following items are required prior to approval of Concurrent Site Review plans:

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.

Stormwater

2. 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).



Administrative Approval Action

**SR-71-18 / Revisn-Technology Park
Transaction# 564577, AA#3968**

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

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).

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input checked="" 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"/>		<input type="checkbox"/>	Other:

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.

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

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

Engineering

3. 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.



Administrative Approval Action

SR-71-18 / Revisn-Technology Park
Transaction# 564577, AA#3968

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

4. 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.
5. A sight distance easement will need to be recorded on the plat for the area of the sight distance triangle that leaves the public right-of-way and enters private property for the shown left turn sight distance at the proposed driveway.

Stormwater

6. 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).
7. 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).
8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
9. 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).
10. 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).
11. 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).

Urban Forestry

12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.8 acres of tree conservation area.

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.



Administrative Approval Action

SR-71-18 / Revisn-Technology Park
Transaction# 564577, AA#3968

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

The following items must be approved prior to the issuance of building permits:

General

1. Provide fire flow analysis.
2. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

Engineering

3. A fee-in-lieu for 1' of sidewalk across the entire length of the property's frontage shall be paid to the City of Raleigh (UDO 8.1.10).
4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

5. 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).
6. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
7. 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).
8. 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).

Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 18 street trees along Little Brier Creek Ln.

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

1. 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.



**Administrative
Approval Action**
SR-71-18 / Revisn-Technology Park
Transaction# 564577, AA#3968

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

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. 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.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all tree conservation areas and right of way street trees 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: 5-29-2022

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 5/29/19

Staff Coordinator: Daniel L. Stegall

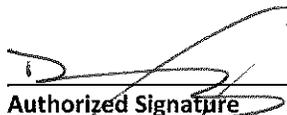
Design Adjustment Staff Response



**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	REVISN - Technology Park	
	Development Case Number	SR-71-18	
	Transaction Number	564577	
	Design Adjustment Number	DA - 122 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<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.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


Authorized Signature

5/9/19
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).

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 supports the request as it pertains to relief from the required offer of cross access to the property to the east (PIN 0768372507). Along the eastern property line, a 14' retaining wall has been designed due to the existing topography which impedes an offer. Also, there exists wetlands and a blue line stream in the immediate area that would be negatively effected if an offer of cross access were to be offered.

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.

PROJECT	Project Name REVISN - Technology Park	
	Case Number SR-71-18	
	Transaction Number 564577	
OWNER	Name CIP BRIER CREEK LLC	
	Address 111 E HARGETT ST, STE 300	City RALEIGH
	State NC	Zip Code 27601
CONTACT	Name Patrick Barbeau, PE	Firm Timmons Group
	Address 5410 Trinity Rd, Ste 102	City Raleigh
	State NC	Phone 919-866-4951
REQUEST	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 Sec. 8.3: This site has proposed cross access to commercial property to the north (PIN 0768274764; SR-51-14). However, pedestrian and vehicular access to the adjacent residential property to the east (PIN 0768372507; Ashley Park Apartments) is not feasible. Per UDO Sec. 8.3.1.D, the following conditions limit the ability to comply with block perimeter requirements: Neuse Riparian Buffer along the front and rear of the property; topographic constraints at the rear of the property; existing buildings (apartment buildings) on the residential property.		

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.

Owner/Owner's Representative Signature

Date

10-29-18

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 checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

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

For Office Use Only	RECEIVED DATE:	DA -
----------------------------	-----------------------	-------------

Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



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. Describe how each item is met:

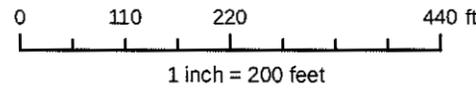
- A. The requested design adjustment meets the intent of this Article;
Per Section 8.3.1.C the intent of the Article is to provide safe access through developments. Adding public access for the apartment complex, to the east along a curved section of Little Brier Creek Lane is not providing safe access when there are already two access driveways for the apartments with longer sight distances. Per Section 8.3.1.D there is a 14 foot retaining wall between the end of our driveway and the apartment complex. In addition there is an existing apartment building located directly in-line with our driveway.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
This project has several environmental protection elements and open space conservation preserved areas as stated in the 2030 Comprehensive plan including a large area of preserved wetlands and a protected jurisdictional stream. This design adjustment allows these areas to remain preserved and helps promote sustainable growth patterns and a "greenprint" which is a primary Comprehensive Plan objective. The DA will not affect the Brier Creek Village Plan.
- C. The requested design adjustment does not increase congestion or compromise Safety;
This design adjustment will decrease congestion and protect vehicular flow along Little Brier Creek Lane (LBCL). Allowing public road access from our site would allow traffic from the apartment complex, to the east, to enter a travel way at the beginning of a curved section of LBCL which would increase the likely hood of traffic conflicts. The two existing access driveways for the apartments are safer access points to LBCL with larger sight distances.
- D. The requested design adjustment does not create any lots without direct street Frontage;
All properties adjacent to the project site already have street frontage on Little Brier Creek Lane.
- 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.

We believe the design adjustment is reasonable due to the following site constraints:

1. There is a proposed 14 foot retaining wall adjacent to the apartments to the east.
2. There is an existing apartment building, to the east, located directly in-line with our driveway access. In addition there are extensive wetlands, Parkway TCA and a jurisdictional stream blocking access along the majority of the site frontage along Little Brier Creek Lane.
5. Allowing public access to Little Brier Creek Lane would outlet traffic at the beginning of a sharp curve which would increase the likely hood of traffic conflicts with traffic flow. The two existing access driveways from the apartments to the east are safer access points for the apartment traffic on Little Brier Creek Lane.



10400 Little Brier Creek Adjacent Properties



Disclaimer
 iMaps makes 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.

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"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot Transaction Number Assigned Project Coordinator Assigned Team Leader

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

GENERAL INFORMATION

Development Name: **Revisn - Technology Park**

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

Proposed Use: **Hotel & Office**

Property Address(es): **10400 Little Brier Creek Lane** Major Street Location: **Little Brier Creek Lane**

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

P.I.N. 0768274384	P.I.N.	P.I.N.	P.I.N.
--------------------------	--------	--------	--------

What is your project type? Apartment Elderly Facilities Hospital Hotels/Motels Office
 Mixed Residential Condo School Shopping Center Transit Warehouse
 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 8 of the UDO), indicate impacts on parking requirements.
Project is a hotel with 75 (1 bedroom units) and 25 (2 bedroom units) and 8,000 sf of office space with supporting building services and parking.

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: **Welcome Holdings, LLC** Name (s): **Dicky Wallia**
Address: **2601 Oberlin Rd, Suite 100**
Phone: **(919) 889-4411** Email: **dsw@welcomeholdings.com** Fax: **N/A**

CONSULTANT (Contact Person for Plans)
Company: **Timmons Group** Name (s): **Patrick Barbeau, PE**
Address: **5410 Trinity Road (Suite 102) Raleigh, NC 27607**
Phone: **(919) 866-4512** Email: **patrick.barbeau@timmons.com** Fax: **N/A**

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s): CX-3-PK	Proposed building use(s): Hotel & Office
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross: 0
Overlay District: No	Proposed Building(s) sq. ft. gross: 90,475 sf
Total Site Acres: 5.03 Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 90,475 sf
Off street parking: Required 145 Provided 145	Proposed height of building(s): 38'
COA (Certificate of Approval) case # _____	# of stories: Three Stories
BOA (Board of Adjustment) case # _____	Ceiling height of 1 st floor: 11'-4"
CUO (Conditional Use District) case # _____	

Stormwater Information

Existing Impervious Surface: 0.00 Acres acres/square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 2.11 Acres acres/square feet	If Yes, please provide: _____
Noise River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils: Flood Study NO
	FEMA Map Panel # 372007800J S/2/2006

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units	3. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care or Life Care Dwelling Units	6. Infill Development: 2,27
3. Total Number of Hotel Units: 100	7. Open Space (only if or amenity)
4. Overall Total # of Dwelling Units (1-6 Above): 100	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **Timmons Group** 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 site.

Signed:  Date: **07.27.2018**

Printed Name: **Dicky Wallia, Manager**

Signed: _____ Date: _____

Printed Name: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

ADMINISTRATIVE SITE REVIEW REVISN - TECHNOLOGY PARK

ASR TRANSACTION #564577 (SR-71-18) 10400 LITTLE BRIER CREEK LANE RALEIGH, NORTH CAROLINA 27617 WAKE COUNTY

ARCHITECT:
OLIVE ARCHITECTURE
F. THOMAS MURPHY, AIA NCARB
436 N. HARRINGTON ST, STE 140
RALEIGH, NC 27603
PH: (919) 838-9934
TOM@OLIVE-ARCH.COM

DEVELOPER:
WELCOME HOLDINGS LLC
DICKY WALIA
2601 OBERLIN RD, STE 100
RALEIGH NC, 27608
DSW@WELCOMEHOLDINGS.COM

CIVIL ENGINEER:
TIMMONS GROUP
PATRICK BARBEAU, P.E.
5410 TRINITY ROAD; SUITE 102
RALEIGH, NC 27607
PH: (919) 866-4512
PATRICK.BARBEAU@TIMMONS.COM



VICINITY MAP
1" = 500'

PUBLIC IMPROVEMENT QUANTITY TABLE	
PHASE NUMBER(S)	PHASE 1
NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	N/A
NUMBER OF UNITS	1
LIVABLE BUILDINGS	1
OPEN SPACE	N/A
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

PROJECT NOTES:

- SITE IS EXEMPT FROM ACTIVE STORMWATER CONTROLS PER CITY OF RALEIGH UDO 9.2.2.E.2.d.
- SITE DOES NOT EXCEED 10 LBS/AC/YR IN NITROGEN EXPORT LOADING. PER CITY OF RALEIGH UDO 9.2.2.B.2., STORMWATER NITROGEN EXPORT LOADING SHALL BE OFF-SET THROUGH A PAYMENT IN LIEU.
- SOLID WASTE MANAGEMENT WILL BE MANAGED THROUGH PRIVATE CONTRACTOR AND ON-SITE DUMPSTER(S).
- PROJECT SHALL COMPLY WITH CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.

Sheet List Table	
Sheet Number	Sheet Title
CVR	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C2.1	FIRE APPARATUS ACCESS EXHIBIT
C2.2	SOLID WASTE SERVICES ACCESS EXHIBIT
C2.3	SIGHT DISTANCE TRIANGLE PLAN
C3.0	GRADING AND STORM DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
TCA6.1	TREE CONSERVATION PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
L100	BASEMENT PLAN AND CALCULATIONS
L104	ROOF PLAN
L200	BUILDING ELEVATIONS
L201	BUILDING ELEVATIONS
L202	BUILDING ELEVATIONS
L300	TRANSPARENCY CALCULATIONS
L301	TRANSPARENCY CALCULATIONS
L302	TRANSPARENCY CALCULATIONS
L303	TRANSPARENCY CALCULATIONS
L1.0	LIGHTING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.866.4512 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
CITY OF RALEIGH REVIEW COMMENTS	07/31/2018
CITY OF RALEIGH REVIEW COMMENTS	07/06/2018
CITY OF RALEIGH REVIEW COMMENTS	02/22/2019
CITY OF RALEIGH REVIEW COMMENTS	04/23/2019

DRAWN BY
R. WINGATE

DESIGNED BY
R. WINGATE

CHECKED BY
P. BARBEAU

SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
REVISN - TECHNOLOGY PARK
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO.
41564

SHEET NO.
CVR

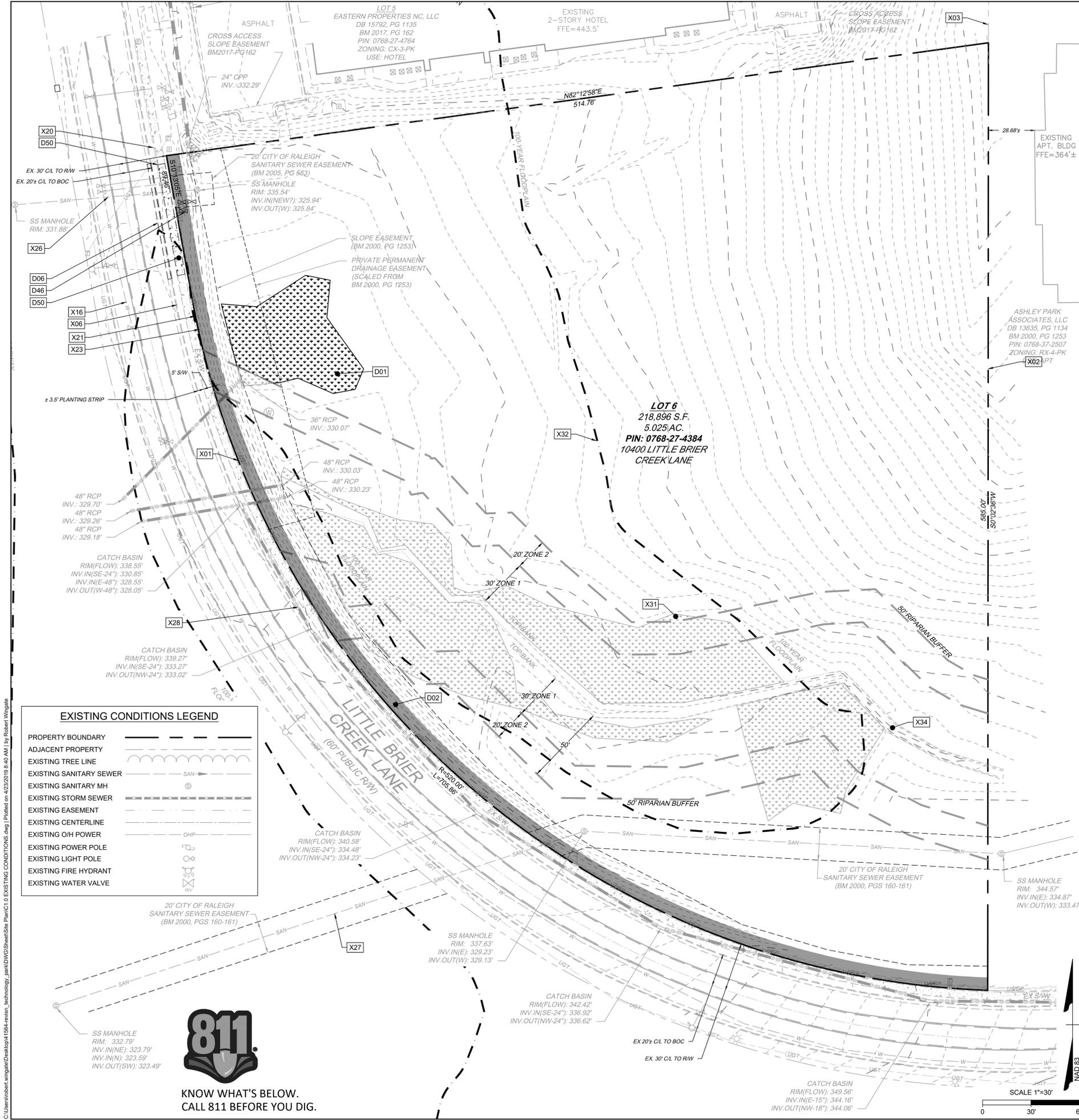
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.



SURVEY NOTES

- ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEYS BY NEWCOMB LAND SURVEYORS, PLLC DATED JUNE 29, 2018 AND OCTOBER 25, 2018. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.
4. BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
5. VERTICAL DATUM SHOWN HEREON IS NAVD88.
6. OTHER SOURCES OF INFORMATION INCLUDE WAKE COUNTY GIS AND AERIAL IMAGERY.
7. SITE CONTAINS ZONE A FLOODPLAIN PER FEMA MAP #3720076800J (05-02-2006)
- 7.1. BASE FLOOD ELEVATION: 332 FEET
- 7.2. SITE CONTAINS WETLANDS.
8. RECORDED PROPERTY DATA:
- 8.1. BOOK OF MAPS 2005; PAGE 00583
- 8.2. DEED BOOK 014291; PAGE(S) 01088

EXISTING CONDITIONS NOTES

- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
- ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
- REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS.
- ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION, EITHER ONSITE OR IN PUBLIC RIGHTS-OF-WAY, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- ANY EXISTING UNIDENTIFIED SEPTIC SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT NO CHARGE TO THE OWNER
- VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
- EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
- GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. WITH THE OWNER.

EXISTING CONDITIONS KEYNOTES

NUMBER	DESCRIPTION
X01	EXISTING RIGHT-OF-WAY (TYP.)
X02	EXISTING PROPERTY BOUNDARY (TYP.)
X03	EXISTING ADJACENT PROPERTY/LOT LINE (TYP.)
X06	EXISTING 30" CURB & GUTTER (TYP.)
X16	EXISTING 12" DI WATER LINE
X20	EXISTING UNDERGROUND GAS LINE
X21	EXISTING UNDERGROUND POWER LINE
X23	EXISTING UNDERGROUND TELEPHONE
X24	EXISTING FIBER OPTIC LINE
X26	EXISTING PVC SANITARY SEWER; SIZE UNKNOWN
X27	EXISTING 8" DI SANITARY SEWER LINE
X28	EXISTING STORM PIPE (TYP.)
X31	EXISTING WETLANDS
X32	LIMITS OF FEMA REGULATED FLOODPLAIN (BFPE 332.0)
X34	JURISDICTIONAL STREAM

DEMOLITION KEYNOTES

NUMBER	DESCRIPTION
D01	WETLAND IMPACT (0.09 AC); 401/404 APPROVED (REF. USACE SAW-2018-00940; NCDWR 18-1447)
D02	RIGHT-OF-WAY DEDICATED (6,317 SF)
D06	EXISTING CURB & GUTTER TO BE REMOVED (SEE NOTE 4.)
D46	1" WATER METER AND SERVICE TO BE ABANDONED AT THE MAIN PER CORPUD STANDARDS
D50	EXISTING 5' SIDEWALK TO BE REMOVED (SEE NOTE 4.)



EXISTING CONDITIONS LEGEND

PROPERTY BOUNDARY	---
ADJACENT PROPERTY	---
EXISTING TREE LINE	~ ~ ~
EXISTING SANITARY SEWER	SAN
EXISTING SANITARY MH	⊙
EXISTING STORM SEWER	---
EXISTING EASEMENT	---
EXISTING CENTERLINE	---
EXISTING O/H POWER	OHP
EXISTING POWER POLE	⊙
EXISTING LIGHT POLE	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING WATER VALVE	⊙



KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

REVISION DESCRIPTION	DATE
CITY OF RALEIGH REVIEW COMMENTS	01/02/2019
CITY OF RALEIGH REVIEW COMMENTS	02/22/2019
CITY OF RALEIGH REVIEW COMMENTS	04/23/2019

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 07/31/2018

DRAWN BY: R. WINGATE

DESIGNED BY: R. WINGATE

CHECKED BY: P. BARBEAU

SCALE: AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

REVIS - TECHNOLOGY PARK

CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

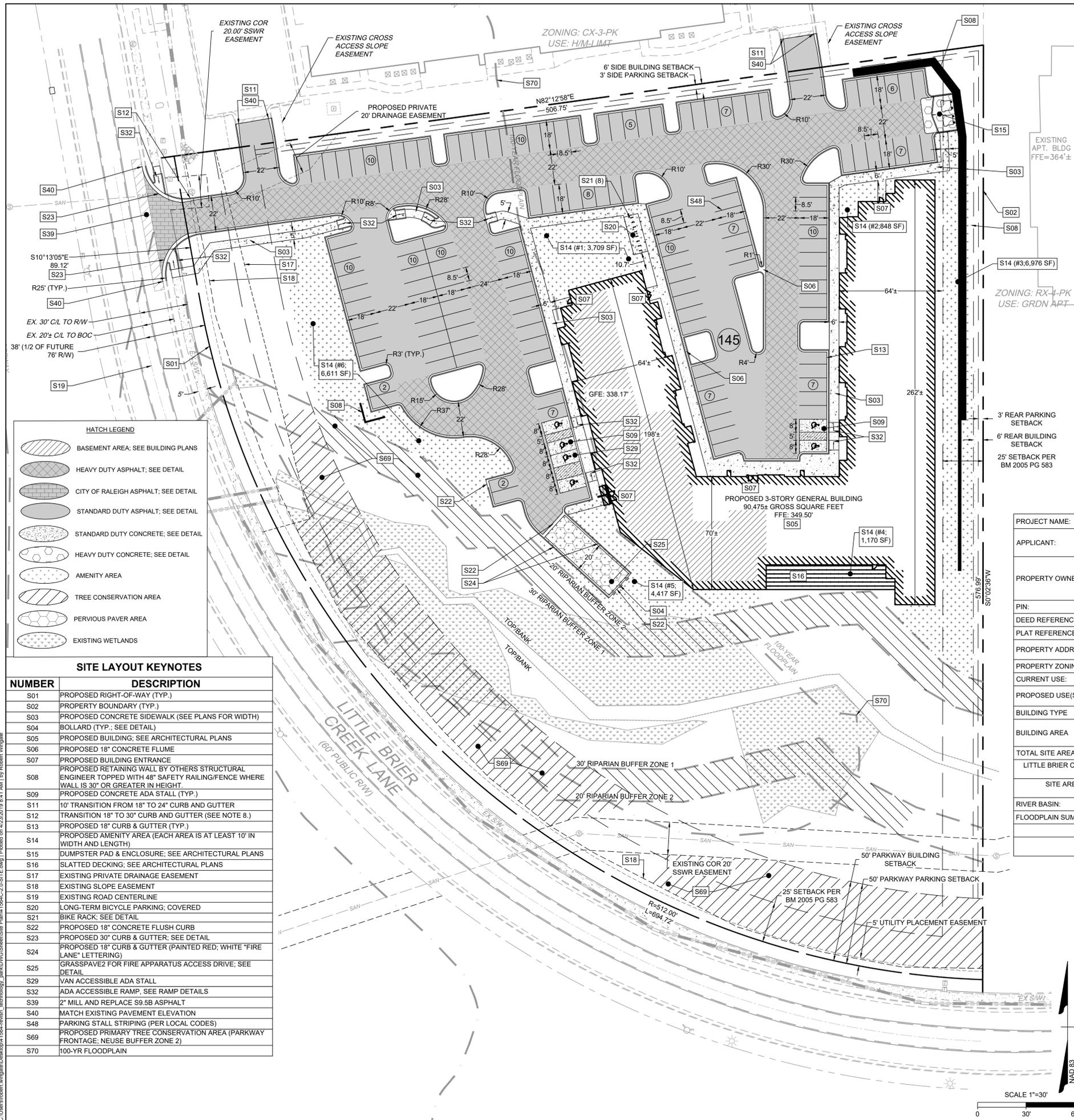
EXISTING CONDITIONS

JOB NO. 41564

SHEET NO. C1.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

C:\Users\robent\workspace\Desktop\1564-revis.technology_park\DWG\Sheet\Site_Plan\CD 1.0 EXISTING CONDITIONS.dwg | Plotted on 4/23/2019 8:40 AM | by Robert Wingate



SITE LAYOUT NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 8.5' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ONSITE SHALL BE 18" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 18" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
- PER SECTION A-1 OF THE COR SOLID WASTE COLLECTION DESIGN MANUAL, ALL PARKING AREAS TO BE DIRECTLY ACCESSED BY SOLID WASTE COLLECTION VEHICLES MUST MAINTAIN ALL INTERNAL INSIDE CURB RADIUS AT A MIN. 30'. ALL PARKING LOT AISLES THAT WILL BE TRAVERSED BY SOLID WASTE COLLECTION VEHICLES MUST MEET THE RESIDENTIAL STREET STANDARD OF 8" SUB-BASE AND 2.5" ASPHALT SURFACE. SITE PLANS MUST DESIGNATE THE INGRESS AND EGRESS ROUTES FOR SOLID WASTE COLLECTION VEHICLES.

TRANSPORTATION CONSTRUCTION NOTES

- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCH (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SITE DATA TABLE

PROJECT NAME:	REVISN - TECHNOLOGY PARK
APPLICANT:	WELCOME HOLDINGS LLC 2601 OBERLIN RD. STE 100 RALEIGH NC, 27608
PROPERTY OWNER:	CIP BRIER CREEK, LLC C/O CHEROKEE ADVISERS, LLC 111 EAST HARGETT STREET, STE 300 RALEIGH NC 27601
PIN:	768274384
DEED REFERENCE:	DB 014291 PG 01088
PLAT REFERENCE:	B.M. 2005 PG. 00583
PROPERTY ADDRESS:	10400 LITTLE BRIER CREEK LANE, RALEIGH, NC 27617
PROPERTY ZONING:	CX-3-PK
CURRENT USE:	VACANT
PROPOSED USE(S):	HOTEL (82,475 SF; 125 BEDROOMS) OFFICE (8,000 SF)
BUILDING TYPE	GENERAL BUILDING (UDO SEC 3.2.5)
BUILDING AREA	90,475± SF (3 STORIES) 27,380± PER STORY + 8,300± BASEMENT
TOTAL SITE AREA:	5.03 AC
LITTLE BRIER CREEK RD RW DEDICATION	6,317 SF
SITE AREA AFTER RW DEDICATION	212,580 SF (4.88 AC)
RIVER BASIN:	NEUSE
FLOODPLAIN SUMMARY:	BASE FLOOD ELEVATION: 332.5' REGULATORY FLOOD PLAIN ELEVATION: 334.5'

SETBACKS:	
FRONT (FROM PRIMARY STREET):	BLDG.: 50' PARKING: 50'
SIDE:	BLDG.: 0' OR 6' PARKING: 0' OR 3'
REAR:	BLDG.: 0' OR 6' PARKING: 0' OR 3'
PARKING SUMMARY:	
PARKING REQUIRED (PER UDO SEC. 7.1.2.C.):	HOTEL USE (125 BEDROOMS * 1 SPACE/BEDROOM) + OFFICE USE (20 (8,000 SF * 1 SPACE/400 SF OF OFFICE AREA) = 145 SPACES
PARKING PROVIDED:	145 SPACES (ADA: 6 PROVIDED W/ 1 VAN ACCESSIBLE)
BICYCLE PARKING REQUIRED:	SHORT-TERM: 4 (OFFICE - 4 MIN.) LONG-TERM: 4+7 (OFFICE - 4 MIN.) HOTEL - 125 * 1 SP/20 BEDROOMS
BICYCLE PARKING PROVIDED:	SHORT-TERM: 4 LONG-TERM: 11
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ONSITE IMPERVIOUS AREA:	0.00 AC
PROP. ONSITE POST-DEV. IMPERVIOUS:	2.11 ACRES
OUTDOOR AMENITY AREA:	
REQUIRED:	21,258 SF
PROVIDED:	(3709+848+6976+1170+4417+6611) = 23,731 SF

HATCH LEGEND

	BASEMENT AREA; SEE BUILDING PLANS
	HEAVY DUTY ASPHALT; SEE DETAIL
	CITY OF RALEIGH ASPHALT; SEE DETAIL
	STANDARD DUTY ASPHALT; SEE DETAIL
	STANDARD DUTY CONCRETE; SEE DETAIL
	HEAVY DUTY CONCRETE; SEE DETAIL
	AMENITY AREA
	TREE CONSERVATION AREA
	PERVIOUS PAVER AREA
	EXISTING WETLANDS

SITE LAYOUT KEYNOTES

NUMBER	DESCRIPTION
S01	PROPOSED RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S03	PROPOSED CONCRETE SIDEWALK (SEE PLANS FOR WIDTH)
S04	BOLLARD (TYP.; SEE DETAIL)
S05	PROPOSED BUILDING; SEE ARCHITECTURAL PLANS
S06	PROPOSED 18" CONCRETE FLUME
S07	PROPOSED BUILDING ENTRANCE
S08	PROPOSED RETAINING WALL BY OTHERS STRUCTURAL ENGINEER TOPPED WITH 48" SAFETY RAILING/FENCE WHERE WALL IS 30" OR GREATER IN HEIGHT.
S09	PROPOSED CONCRETE ADA STALL (TYP.)
S11	10" TRANSITION FROM 18" TO 24" CURB AND GUTTER
S12	TRANSITION 18" TO 30" CURB AND GUTTER (SEE NOTE 8.)
S13	PROPOSED 18" CURB & GUTTER (TYP.)
S14	PROPOSED AMENITY AREA (EACH AREA IS AT LEAST 10' IN WIDTH AND LENGTH)
S15	DUMPSTER PAD & ENCLOSURE; SEE ARCHITECTURAL PLANS
S16	SLATTED DECKING; SEE ARCHITECTURAL PLANS
S17	EXISTING PRIVATE DRAINAGE EASEMENT
S18	EXISTING SLOPE EASEMENT
S19	EXISTING ROAD CENTERLINE
S20	LONG-TERM BICYCLE PARKING; COVERED
S21	BIKE RACK; SEE DETAIL
S22	PROPOSED 18" CONCRETE FLUSH CURB
S23	PROPOSED 30" CURB & GUTTER. SEE DETAIL
S24	PROPOSED 18" CURB & GUTTER (PAINTED RED; WHITE "FIRE LANE" LETTERING)
S25	GRASSPAVE2 FOR FIRE APPARATUS ACCESS DRIVE; SEE DETAIL
S29	VAN ACCESSIBLE ADA STALL
S32	ADA ACCESSIBLE RAMP. SEE RAMP DETAILS
S39	2" MILL AND REPLACE S9.5B ASPHALT
S40	MATCH EXISTING PAVEMENT ELEVATION
S48	PARKING STALL STRIPING (PER LOCAL CODES)
S69	PROPOSED PRIMARY TREE CONSERVATION AREA (PARKWAY FRONTAGE; NEUSE BUFFER ZONE 2)
S70	100-YR FLOODPLAIN

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

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
 5410 Trinity Road, Suite 102, Raleigh, NC 27607
 TEL 919.866.9511 FAX 919.933.8124 www.timmons.com

REVISION DESCRIPTION	DATE
CITY OF RALEIGH REVIEW COMMENTS	01/02/2019
CITY OF RALEIGH REVIEW COMMENTS	02/22/2019
CITY OF RALEIGH REVIEW COMMENTS	04/23/2019

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 07/31/2018
 DRAWN BY: J. DOOLEY
 DESIGNED BY: P. BARBEAU
 CHECKED BY: R. BAKER
 SCALE: AS SHOWN

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

REVISN - TECHNOLOGY PARK
 CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

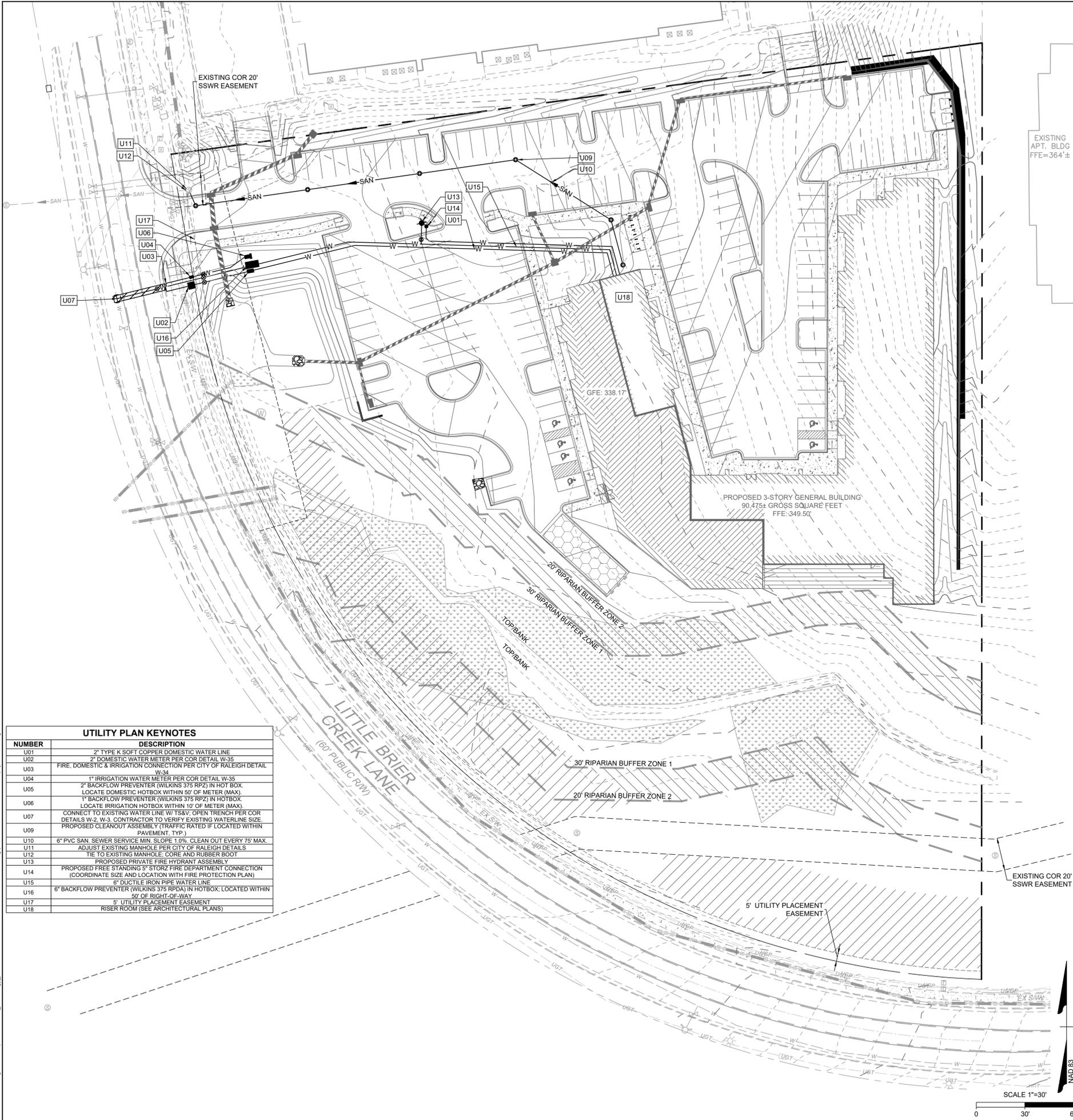
SITE PLAN

JOB NO. 41564
 SHEET NO. C2.0

C:\Users\robent\workspace\Desktop\1564\1564-C2-0-SITE.dwg | Plotted on 4/23/2019 8:41 AM | by Robert Wingate

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

C:\Users\robent\workspace\Desktop\1564-rev15\Technology_park\CDWG\Sheet\Rev\1564-rev15.dwg | Printed on 4/23/2019 9:45 AM | by Robert Wingate



NUMBER	DESCRIPTION
U01	2" TYPE K SOFT COPPER DOMESTIC WATER LINE
U02	2" DOMESTIC WATER METER PER COR DETAIL W-35
U03	FIRE, DOMESTIC & IRRIGATION CONNECTION PER CITY OF RALEIGH DETAIL W-34
U04	1" IRRIGATION WATER METER PER COR DETAIL W-35
U05	2" BACKFLOW PREVENTER (WILKINS 375 RP2) IN HOT BOX. LOCATE DOMESTIC HOTBOX WITHIN 50' OF METER (MAX).
U06	1" BACKFLOW PREVENTER (WILKINS 375 RP2) IN HOTBOX. LOCATE IRRIGATION HOTBOX WITHIN 10' OF METER (MAX).
U07	CONNECT TO EXISTING WATER LINE W/ TS&V; OPEN TRENCH PER COR DETAILS W-2, W-3. CONTRACTOR TO VERIFY EXISTING WATERLINE SIZE. PROPOSED CLEANOUT ASSEMBLY (TRAFFIC RATED IF LOCATED WITHIN PAVEMENT, TYP.)
U10	6" PVC SAN. SEWER SERVICE MIN. SLOPE 1.0% CLEAN OUT EVERY 75' MAX.
U11	ADJUST EXISTING MANHOLE PER CITY OF RALEIGH DETAILS
U12	TIE TO EXISTING MANHOLE, CORE AND RUBBER BOOT
U13	PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY
U14	PROPOSED FREE STANDING 5' STORZ FIRE DEPARTMENT CONNECTION (COORDINATE SIZE AND LOCATION WITH FIRE PROTECTION PLAN)
U15	6" DUCTILE IRON PIPE WATER LINE
U16	6" BACKFLOW PREVENTER (WILKINS 375 RP2A) IN HOTBOX; LOCATED WITHIN 50' OF RIGHT-OF-WAY
U17	5' UTILITY PLACEMENT EASEMENT
U18	RISER ROOM (SEE ARCHITECTURAL PLANS)

UTILITY NOTES

- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
- CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. MCDONALD, OR TRUMBULL.
- SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
- ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
- METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
- ALL 6" SANITARY SEWER SERVICES CONNECTIONS SHALL BE MADE INTO MANHOLES ONLY.
- UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
- ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO MAINTAIN APPROPRIATE COVER AND SEPARATION ON UTILITIES; ANY UTILITY CROSSINGS ARE SUBJECT TO CITY OF RALEIGH MINIMUM REQUIREMENTS.

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) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'; IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- 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 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' 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 6" 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.
- N/A
- 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.

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2400, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

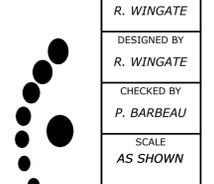
PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

REVISION DESCRIPTION	DATE
CITY OF RALEIGH REVIEW COMMENTS	11/06/2018
CITY OF RALEIGH REVIEW COMMENTS	01/02/2019
CITY OF RALEIGH REVIEW COMMENTS	02/22/2019
CITY OF RALEIGH REVIEW COMMENTS	04/23/2019

YOUR VISION ACHIEVED THROUGH OURS.

DATE	07/31/2018
DRAWN BY	R. WINGATE
DESIGNED BY	R. WINGATE
CHECKED BY	P. BARBEAU
SCALE	AS SHOWN



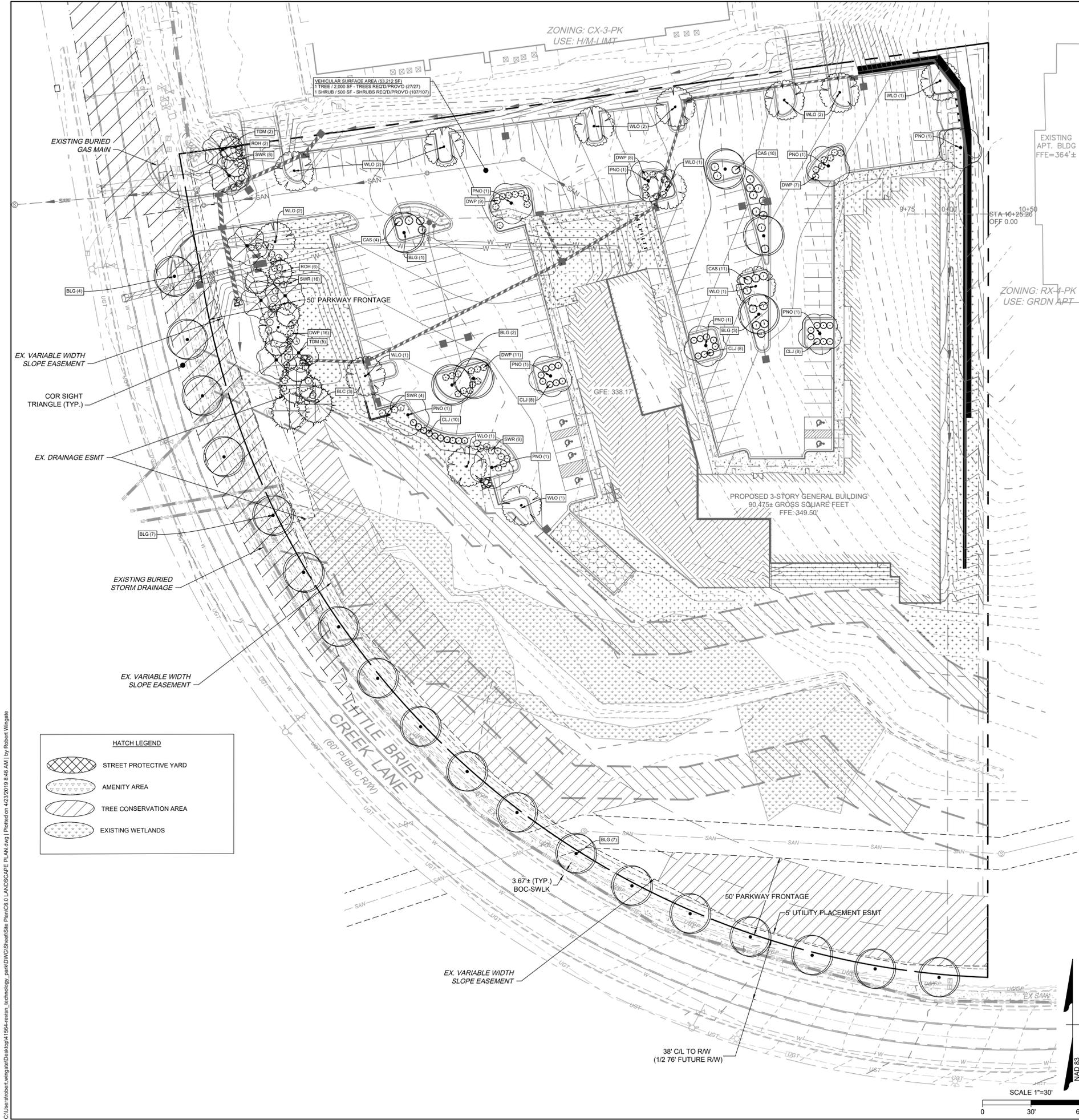
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

REVISN - TECHNOLOGY PARK
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

UTILITY PLAN

JOB NO.	41564
SHEET NO.	C5.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



HATCH LEGEND

	STREET PROTECTIVE YARD
	AMENITY AREA
	TREE CONSERVATION AREA
	EXISTING WETLANDS

GENERAL NOTES

- PRE-CONSTRUCTION:**
- PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A BUILDING OR ZONING PERMIT AN ON-SITE PRE CONSTRUCTION CONFERENCE SHALL TAKE PLACE WITH THE DEVELOPER AND THE ADMINISTRATOR TO REVIEW PROCEDURES FOR THE PROTECTION AND MANAGEMENT OF ALL LANDSCAPE ELEMENTS THAT ARE TO REMAIN AS IDENTIFIED ON THE LANDSCAPE PLAN.
 - CALL 811 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS AND BURIED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
 - VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
 - PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
 - PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- INSTALLATION:**
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
 - LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
 - INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.
- INSPECTIONS AND GUARANTEE:**
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
 - ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
 - PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
 - REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

LANDSCAPE NOTES

1. KEY REFERS TO PLANT LIST. WHERE THERE IS ONLY A KEY, THE QUANTITY IS ONE. WHERE THE KEY IS FOLLOWED BY A NUMBER, THE NUMBER IS THE QUANTITY REQUIRED FOR THE INDICATED PLANT BED.
2. LOCATE PLANTS AND PLANTING BEDS USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, ETC. DIMENSIONS ON STREET YARDS, BUFFERS AND LANDSCAPE AREAS ARE A MINIMUM WIDTH AND SHALL NOT BE REDUCED.
3. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
4. MULCH ALL TREES AND PLANTING BEDS AS NOTED ON DRAWING. ALL PLANT GROUPINGS ARE CONSIDERED PLANTING BEDS.
5. LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE MOVED.
6. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PER MANUFACTURER'S SPECIFICATIONS.
7. LANDSCAPE CONTRACTOR SHALL SEED AREAS DESIGNATED ON PLAN WITH STATESMAN BLEND FESCUE BY SOUTHERN STATES SEED, OR APPROVED EQUAL.
8. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
10. ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
11. REQUIRED STREET TREES THAT ARE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' TO PREVENT THE OBSTRUCTION OF VISION.
12. NO CANOPY TYPE TREES ARE TO BE PLACED IN PUBLIC UTILITY EASEMENTS.
13. SCREEN WALLS ARE NON-STRUCTURAL WALLS THAT PROVIDE A VISUAL BARRIER BETWEEN ADJACENT PROPERTIES.

SIGHT DISTANCE:

1. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
BLG	24	NYSSA SYLVATICA	BLACK GUM	3" CALIPER & 10' HT.	B&B	VSA/STREET TREE
BLC	3	TAXODIUM DISTICHUM	BALD CYPRESS	3.5" CALIPER & 14' HT.	B&B	PROT. YARD
PNO	9	QUERCUS PALUSTRIS	PIN OAK	3" CALIPER & 10' HT.	B&B	VSA/BUFFER
WLO	14	QUERCUS PHELLOS	WILLOW OAK	3.5" CALIPER	B&B	VSA/BUFFER
TDM	7	ACER BUERGERIANUM	TRIDENT MAPLE	3" MIN. CALIPER & 10' HT.	B&B	PROT. YARD
ROH	8	ILEX 'CONIN'	ROBIN HOLLY	1.5" MIN. CALIPER & 6' HT.	B&B	PROT. YARD
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SPACING
CLJ	34	CLEYERA JAPONICA	JAPANESE CLEYERA	18" HT.	CONTAINER	4' OC
CAS	25	CAMELLIA SASANQUA	SASANQUA CAMELLIA	36" HT.	CONTAINER	5' OC
DWP	51	PITTSOPORUM TOBIARA 'WHEELER'S DWARF'	DWARF PITTSOPORUM	18" HT.	CONTAINER	4' OC
SWR	37	RHAPHIOLEPIS UMBELLATA 'SNOW WHITE'	SNOW WHITE RHAPHIOLEPIS	18" HT.	CONTAINER	4' OC

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
CITY OF RALEIGH REVIEW COMMENTS	11/06/2018
CITY OF RALEIGH REVIEW COMMENTS	01/02/2019
CITY OF RALEIGH REVIEW COMMENTS	02/22/2019
CITY OF RALEIGH REVIEW COMMENTS	04/23/2019

DATE: 07/31/2018
DRAWN BY: R. WINGATE
DESIGNED BY: P. BARBEAU
CHECKED BY: P. BARBEAU
SCALE: AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

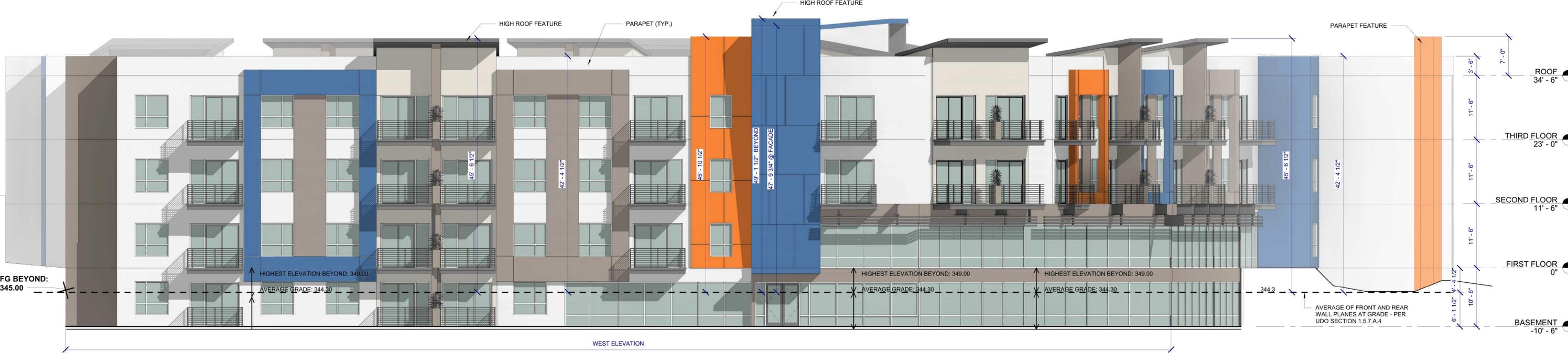
REVISN - TECHNOLOGY PARK
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO. 41564
SHEET NO. C6.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

C:\Users\robert.wingate\Desktop\1954-revisn_tech_park\DWG\Sheet\Site Plan\C6.0 LANDSCAPE PLAN.dwg | Printed on 4/22/2019 8:48 AM | by Robert Wingate



WEST ELEVATION 1
1/8" = 1'-0"



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

EXTERIOR FISHNISH LEGEND		
	EF1	EIFS COLOR 1
	EF2	EIFS COLOR 2
	EF3	EIFS COLOR 3
	EF4	EIFS COLOR 4
	EF5	EIFS COLOR 5

NOTE: ALL GLAZING TO BE METAL FRAME WITH THERMAL BREAK: DOUBLE PAN, CLEAR, SHGC 0.25 WITH U-FACTOR 0.45 (MIN.)

**FOR SITE APPROVAL ONLY;
NOT FOR CONSTRUCTION**



EAST ELEVATION ①
1/8" = 1'-0"



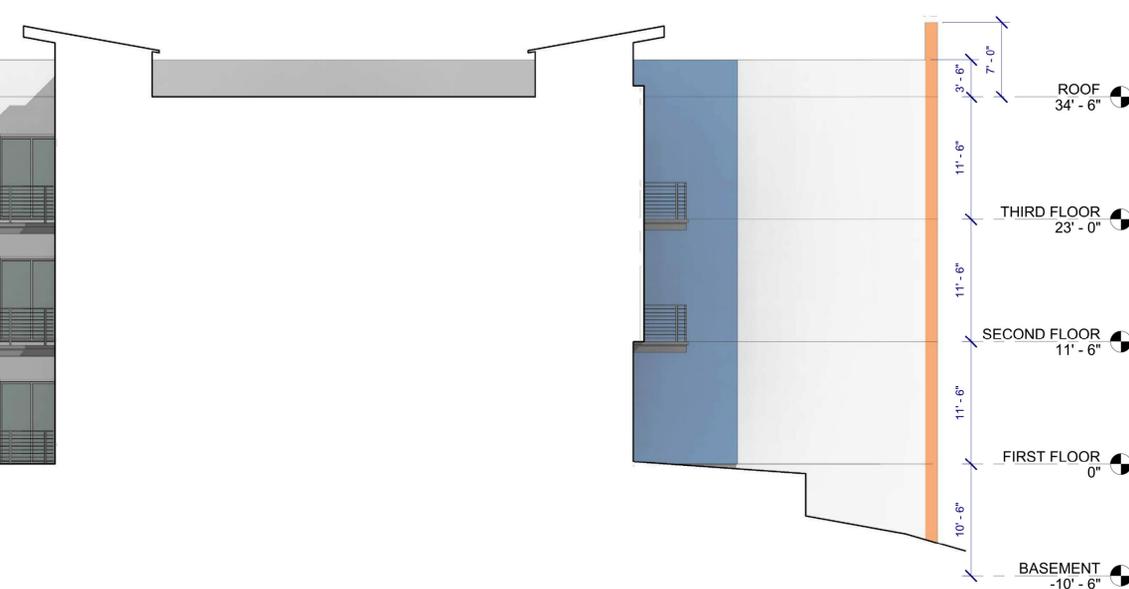
NORTH ELEVATION ②
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

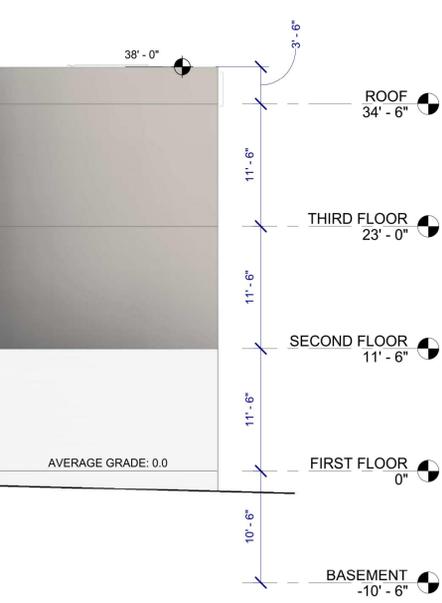
EF1	EIFS COLOR 1
EF2	EIFS COLOR 2
EF3	EIFS COLOR 3
EF4	EIFS COLOR 4
EF5	EIFS COLOR 5

NOTE: ALL GLAZING TO BE METAL FRAME WITH THERMAL BREAK:
DOUBLE PAN, CLEAR, SHGC 0.25 WITH U-FACTOR 0.45 (MIN.)

**FOR SITE APPROVAL ONLY;
NOT FOR CONSTRUCTION**



WEST @ INTERIOR COURTYARD 1
1/8" = 1'-0"

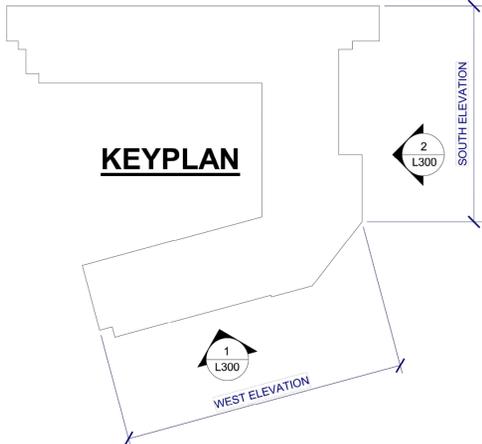
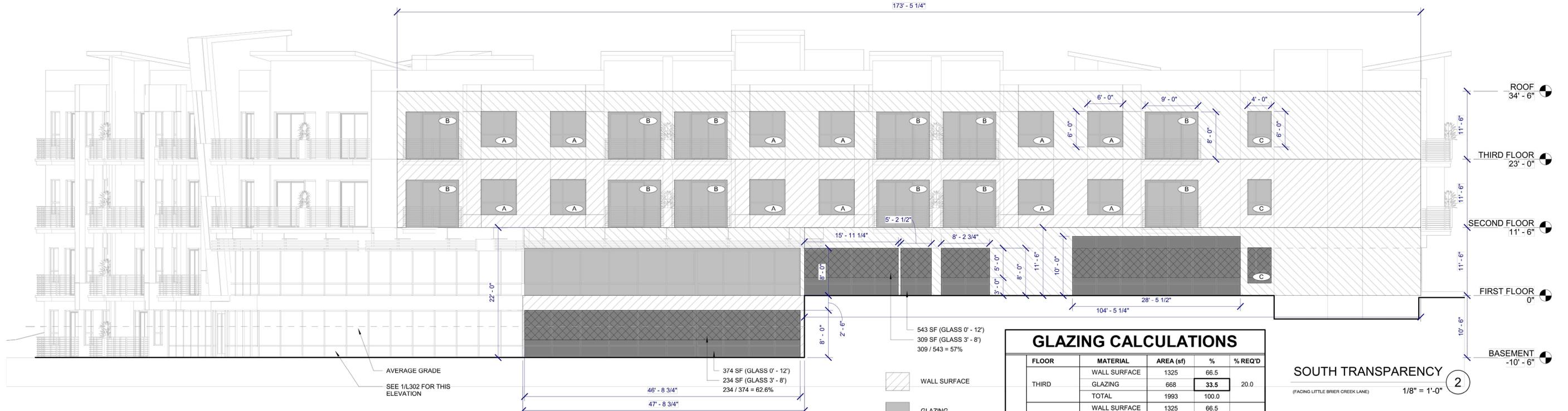


EAST @ INTERIOR COURTYARD 2
1/8" = 1'-0"

EXTERIOR FINISH LEGEND		
EF1	EIFS COLOR 1	
EF2	EIFS COLOR 2	
EF3	EIFS COLOR 3	
EF4	EIFS COLOR 4	
EF5	EIFS COLOR 5	

NOTE: ALL GLAZING TO BE METAL FRAME WITH THERMAL BREAK; DOUBLE PAN, CLEAR, SHGC 0.25 WITH U-FACTOR 0.45 (MIN.)

**FOR SITE APPROVAL ONLY;
NOT FOR CONSTRUCTION**



TRANSPARENCY:

- MORE THAN 50% OF REQUIRED TRANSPARENCY IS LOCATED BETWEEN 3 AND 8 FEET, PER UDO SEC. 1.5.5.B1
- GLASS HAS A TRANSPARENCY HIGHER THAN 80% AND AN EXTERNAL REFLECTANCE OF LESS THAN 15%

GLAZING CALCULATIONS

FLOOR	MATERIAL	AREA (sf)	%	% REQ'D
THIRD	WALL SURFACE	1325	66.5	20.0
	GLAZING	668	33.5	
	TOTAL	1993	100.0	
SECOND	WALL SURFACE	1325	66.5	20.0
	GLAZING	668	33.5	
	TOTAL	1993	100.0	
FIRST FLOOR (ABV. GROUND)	WALL SURFACE	172	31.5	20.0
	GLAZING	374	68.5	
	TOTAL	546	100.0	
FIRST FLOOR (@ GROUND)	WALL SURFACE	658	54.8	33.0
	GLAZING	543	45.2	
	TOTAL	1201	100.0	
BASEMENT (@ GROUND)	WALL SURFACE	128	25.5	33.0
	GLAZING	374	74.5	
	TOTAL	502	100.0	

SOUTH TRANSPARENCY
(FACING LITTLE BRIER CREEK LANE) 1/8" = 1'-0" 2

WINDOW TYPES
(NOTED ON ELEVATIONS)

A	6'0" x 6'0"
B	9'0" x 8'0"
C	4'0" x 6'0"

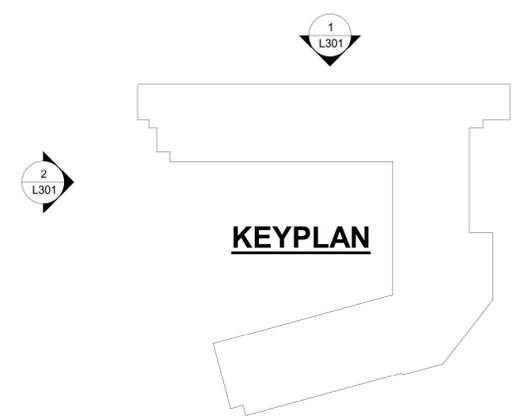
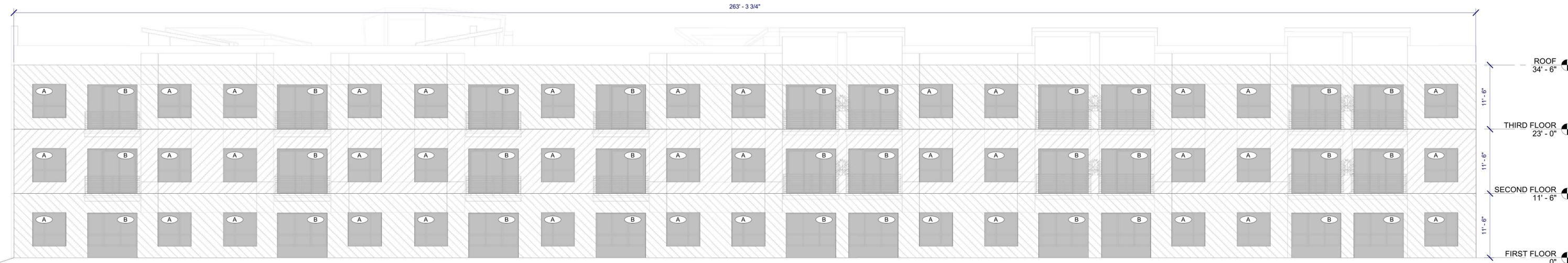
GLAZING CALCULATIONS

FLOOR	MATERIAL	AREA (sf)	%	% REQ'D
THIRD	ALL SURFACE	1230	68.6	20.0
	GLAZING	562	31.4	
	TOTAL	1792	100.0	
SECOND	WALL SURFACE	1230	68.6	20.0
	GLAZING	562	31.4	
	TOTAL	1792	100.0	
FIRST	WALL SURFACE	1135	64.3	20.0
	GLAZING	631	35.7	
	TOTAL	1766	100.0	
BASEMENT (@ GROUND)	WALL SURFACE	749	46.4	33.0
	GLAZING	865	53.6	
	TOTAL	1614	100.0	

**FOR SITE APPROVAL ONLY;
NOT FOR CONSTRUCTION**



WEST TRANSPARENCY
(FACING LITTLE BRIER CREEK LANE) 1/8" = 1'-0" 1



**FOR SITE APPROVAL ONLY;
NOT FOR CONSTRUCTION**

AGGRGATE
GLAZING

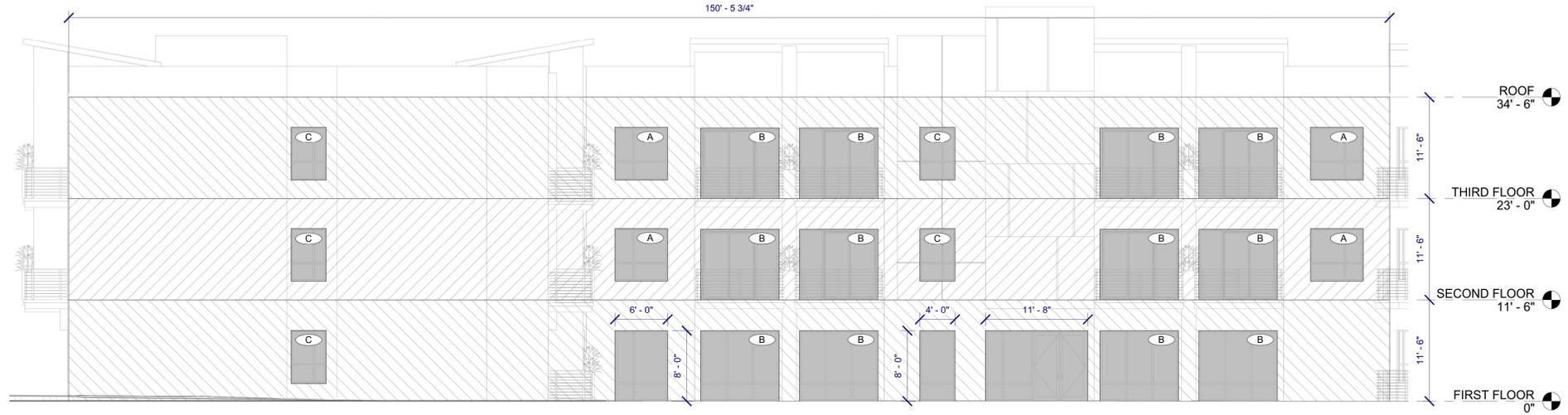
GLAZING CALCULATIONS			
FLOOR	MATERIAL	AREA (sf)	%
THIRD	WALL SURFACE	1845	60.9
	GLAZING	1183	39.1
	TOTAL	3028	100.0
SECOND	WALL SURFACE	1845	60.9
	GLAZING	1183	39.1
	TOTAL	3028	100.0
FIRST	WALL SURFACE	1845	60.9
	GLAZING	1183	39.1
	TOTAL	3028	100.0
BASEMENT	WALL SURFACE		
	GLAZING		
	TOTAL		

EAST TRANSPARENCY 1
1/8" = 1'-0"

WINDOW TYPES (NOTED ON ELEVATIONS)	
A	6'0" x 6'0"
B	9'0" x 8'0"
C	4'0" x 6'0"

GLAZING CALCULATIONS			
FLOOR	MATERIAL	AREA (sf)	%
THIRD	WALL SURFACE	1324	60.9
	GLAZING	406	23.5
	TOTAL	1730	100.0
SECOND	WALL SURFACE	1324	60.9
	GLAZING	406	23.5
	TOTAL	1730	100.0
FIRST	WALL SURFACE	1247	72.1
	GLAZING	483	27.9
	TOTAL	1730	100.0
BASEMENT	WALL SURFACE		
	GLAZING		
	TOTAL		

AGGRGATE
GLAZING

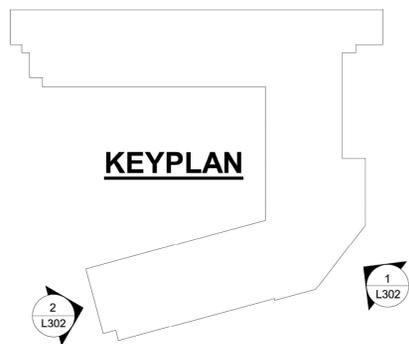


NORTH TRANSPARENCY 2
1/8" = 1'-0"

TRANSPARENCY CALCULATIONS

GLAZING CALCULATIONS					
FLOOR	MATERIAL	AREA (sf)	%	% REQ'D	SOUTHWEST ELEVATION
	GLAZING	143	45.7		
	TOTAL	313	100.0		
SECOND	WALL SURFACE	170	54.3	20.0	
	GLAZING	143	45.7		
	TOTAL	313	100.0		
FIRST	WALL SURFACE	200	35.1	20.0	
	GLAZING	370	64.9		
	TOTAL	570	100.0		
BASEMENT (@ GROUND)	WALL SURFACE	143	20.9	33.0	
	GLAZING	540	79.1		
	TOTAL	683	100.0		

-  AGGRGATE
-  GLAZING
-  GLAZING @ GROUND STORY FACADE
-  GLAZING @ GROUND STORY FACADE WITHIN 3' - 8' AFF



GLAZING CALCULATIONS					
FLOOR	MATERIAL	AREA (sf)	%	% REQ'D	NORTHWEST ELEVATION
	GLAZING	24	3.8		
	TOTAL	632	100.0		
SECOND	WALL SURFACE	608	96.2	24	
	GLAZING	24	3.8		
	TOTAL	632	100.0		
FIRST	WALL SURFACE	608	96.2	24	
	GLAZING	24	3.8		
	TOTAL	632	100.0		
BASEMENT	WALL SURFACE			-	
	GLAZING				
	TOTAL				

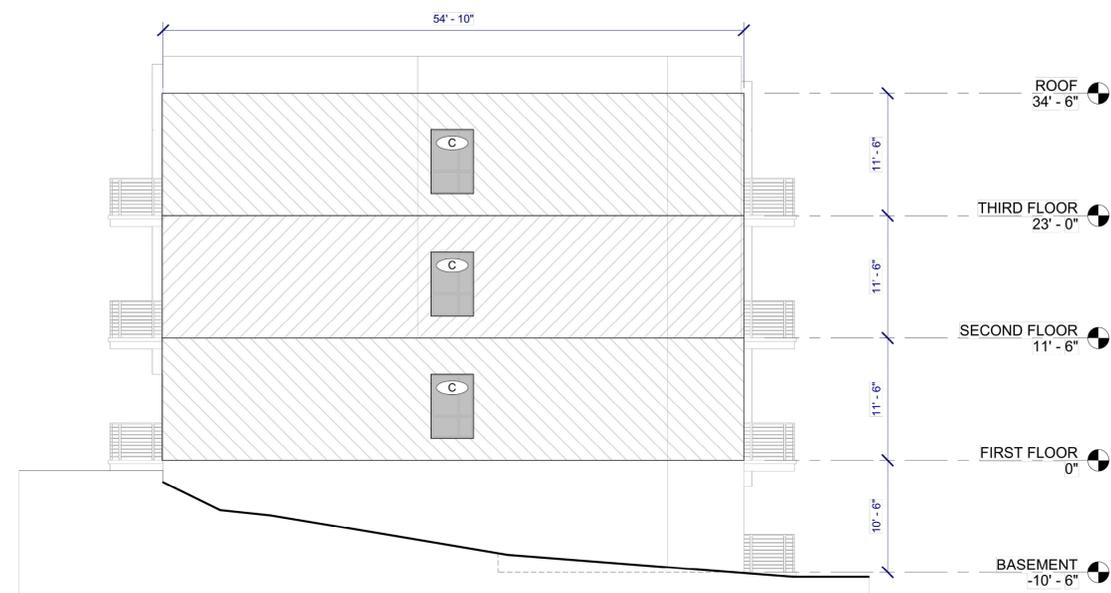
WINDOW TYPES (NOTED ON ELEVATIONS)	
A	6/0 x 6/0
B	9/0 x 8/0
C	4/0 x 6/0

-  AGGRGATE
-  GLAZING

**FOR SITE APPROVAL ONLY;
NOT FOR CONSTRUCTION**



SOUTHWEST TRANSPARENCY 1
(FACING LITTLE BRIER CREEK LANE) 1/8" = 1'-0"



NORTH END ELEVATION GRADE 2
1/8" = 1'-0"

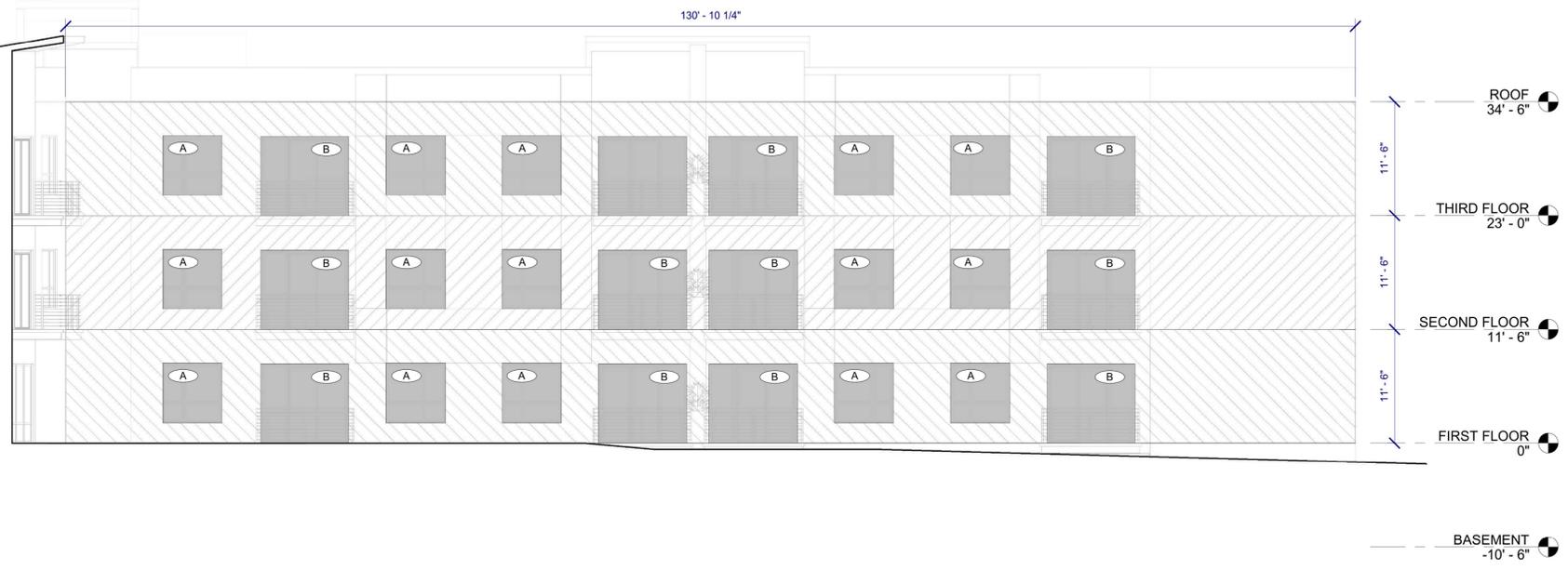


KEYPLAN

GLAZING CALCULATIONS

FLOOR	MATERIAL	AREA (sf)	%
THIRD	WALL SURFACE	1038	69.0
	GLAZING	466	31.0
	TOTAL	1504	100.0
SECOND	WALL SURFACE	1038	69.0
	GLAZING	466	31.0
	TOTAL	1504	100.0
FIRST	WALL SURFACE	1038	69.0
	GLAZING	466	31.0
	TOTAL	1504	100.0
BASEMENT	WALL SURFACE		
	GLAZING		
	TOTAL		

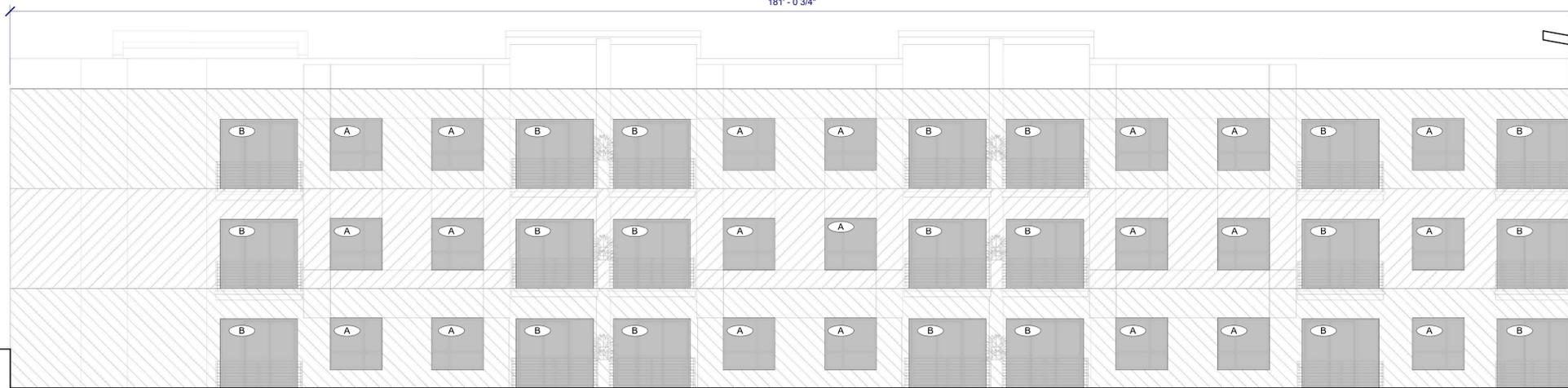
AGGRGATE
GLAZING



INSIDE EAST TRANSPARENCY

1/8" = 1'-0" 2

181' - 0 3/4"



GLAZING CALCULATIONS

FLOOR	MATERIAL	AREA (sf)	%
THIRD	WALL SURFACE	1329	63.8
	GLAZING	753	36.2
	TOTAL	2082	100.0
SECOND	WALL SURFACE	1329	63.8
	GLAZING	753	36.2
	TOTAL	2082	100.0
FIRST	WALL SURFACE	1329	63.8
	GLAZING	753	36.2
	TOTAL	2082	100.0
BASEMENT	WALL SURFACE		
	GLAZING		
	TOTAL		

AGGRGATE
GLAZING

WINDOW TYPES
(NOTED ON ELEVATIONS)

A	6/0 x 6/0
B	9/0 x 8/0
C	4/0 x 6/0

**FOR SITE APPROVAL ONLY;
NOT FOR CONSTRUCTION**

INSIDE WEST TRANSPARENCY

1/8" = 1'-0" 1