



Administrative Approval Action

Wake Tech Automotive and Collision: SR-49-18,
Transaction# 556411, AA#3864

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 northwest of the intersection at Fox Road and Perry Creek Road. The address is 6851 Perry Creek Road and the PIN is 1737612870.

REQUEST: Development of a 10.46 acre tract split zoned Office Mixed Use with zoning conditions (OX-5-CU) and Office Mixed Use with zoning conditions (OX-3-CU). A small portion of the site not being developed is zoned R-10. The applicant is proposing 99,896 square feet of educational classroom and automotive repair space with parking on a public community college campus. Please reference zoning conditions in Z-49-99 and Z-51-93.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

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

1. A Design Adjustment waiving the block perimeter requirement in the UDO Section 8.3, has been approved. Reference DA-56-2018 for 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 dated 2/1/2019 by Roy Lorenzen of Stewart, Incorporated.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

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.



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Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. Stormwater will be addressed by showing no increase in impervious surface areas and keeping out of the flood and riparian buffer areas.

Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of new and revised tree conservation areas and tree protection fencing as required (UDO 9.1.5).
5. 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 checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input checked="" type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<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:

Engineering

1. 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.
2. 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.
3. Slope easements 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



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easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Stormwater

4. 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).
5. 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).

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.09 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.

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

General

1. Comply with all conditions of Z-49-99 and Z-51-93.
2. Provide fire flow analysis.

Engineering

3. A fee-in-lieu for 1' in sidewalk width along the entire Fox Road and Perry Creek Road frontages shall be paid to the City of Raleigh (UDO 8.1.10).
4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

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

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



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7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along Fox Rd. and 14 street trees along Perry Creek Rd. for a total of 37 street trees

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.
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. 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: 2-6-2022

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: (Planning Dir./Designee)

Date: 2/6/2019

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	WTCC Automotive and Collision	
	Development Case Number	SR-49-18	
	Transaction Number	556411	
	Design Adjustment Number	DA - 56 - 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 <i>Ken Kunka</i>	<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			

D
[Signature]
Authorized Signature

DANIEL G. KUNKA, PE
ENGINEER REVIEW MANAGER

2/6/19
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

The parcel at 6851 Perry Creek Road is split zoned with the R-10 zoning being the most restrictive block length at 2000 feet. The measured block for this parcel is approximately 5800 feet.

The proposed development will have a privately maintained shared access drive with access onto Perry Creek Road and Fox Road. The private access drive cannot be considered for code compliance in measuring the block. However, the drive effectively spans the length of the development creating a shorter travel length of approximately 2800 feet around the development.

The existing topography, surrounding developed properties and environmental features limits the ability to construct public street connections that would create a compliant block length. Staff supports the design adjustment.

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 WTCC Automotive and Collision		
	Case Number		
	Transaction Number 556411		
OWNER	Name Wake Technical Community College, Daniel Edwards, WTCC Project Manager		
	Address 9101 Fayetteville Road		City Raleigh
	State North Carolina	Zip Code 27603	Phone 919.866.6167
CONTACT	Name Roy Lorenzen		Firm Stewart
	Address 222 S. West St., Suite 1100		City Raleigh
	State North Carolina	Zip Code 27603	Phone 919.866.4813
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):		
As part of the development of Wake Technical Community College Automotive and Collision we request a Design Adjustment for the purpose of exceeding the maximum block perimeter in UDO Art. 8.3 Blocks, Lots, Access.			

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

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 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 - -
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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;
See attached memo.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
See attached memo.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The proposed development utilizes existing street infrastructure for ingress and egress to the site on both Fox Road and Perry Creek Road.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The proposed development, which is comprised of one lot, has direct street frontage on both Fox Road and Perry Creek Road.
- 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.
- See attached memo.**

Individual Acknowledgement



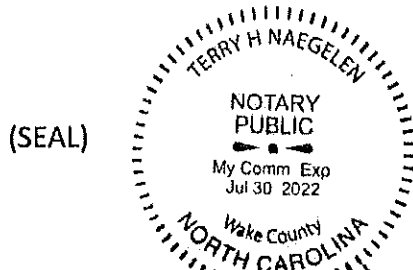
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Terry H. Naegelen, a Notary Public do hereby certify that Roy Paul Lorenzen personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 25 day of June, 2018.



Notary Public Terry H. Naegelen

My Commission Expires! 7.30.22



STEWART

MEMORANDUM:

TO: Kevin Kidd

COMPANY: City of Raleigh Development Services

FROM: Roy Lorenzen, PE

DATE: 6.25.2018

REFERENCE: Design Adjustment for SR-49-18 WTCC Automotive & Collision

STEWART PROJECT NUMBER: C17116

Kevin,

Per our sketch plan meeting February 19th, we respectfully submit this application for a Design Adjustment related to SR-49-18 WTCC Automotive & Collision.

The WTCC Automotive & Collision site is 10.46 acres, and is zoned OX-3-CU without a frontage. The site was most recently used as a parking lot and is accessed via Fox Road and Perry Creek Road.

This project is part of the Wake Technical Community College master plan and creates a training facility for students to learn automotive repair skills.

Because of the unique nature of the site, this project requires a Design Adjustment: 8.3 Block, Lots, Access related to block perimeter.

ARTICLE 8.3 BLOCK, LOTS, ACCESS

The site is currently accessed via Fox Road and Perry Creek Road. This project does not propose to alter site access points, and will neither increase nor decrease the existing block perimeter.

A. The approved design adjustment meets the intent of this Article.

Sec. 8.3.1. Intent

A. The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network.

The proposed development maintains the existing points of access to the site, and will move pedestrian site access to a more direct and accessible location as part of the WTCC Master Plan update.

B. Large blocks with limited connectivity discourage walking, contribute to street congestion and add driving distance that can negatively impact emergency services. New streets should be designed to consider future development.



STEWART

The proposed development maintains the existing points of access to the site, and will move pedestrian site access to a more direct and accessible location as part of the WTCC Master Plan update.

- C. The access regulations are intended to provide a means for safe, efficient and convenient vehicular and pedestrian access within developments and between adjacent developments and to lessen traffic congestion. Pedestrian, bike and vehicular access should be safe, direct and convenient.**

The proposed development maintains the existing points of access to the site, and will move pedestrian site access to a more direct and accessible location as part of the WTCC Master Plan update.

- D. Administrative design adjustments to the requirements of this Article may be appropriate where topographic changes are too steep, where existing buildings, streams or other natural or man-made obstructions or site layout of developed properties prevent cross access, where adjoining uses are incompatible or where strict compliance with this UDO would pose a safety hazard.**

The proposed development has a steep grade and an existing stream along the North and the existing residential development to the North is fully developed which would prevent a roadway connection to the North.

- E. A conditional use zoning applicant may in accordance with Sec 10.2.4 E.2 offer zoning conditions and supporting documents sufficient to demonstrate to the City Council that development plans submitted to the City will provide for safe, efficient and convenient vehicular, bicycle and pedestrian circulation.**

The proposed development maintains the existing points of access to the site, and will move pedestrian site access to a more direct and accessible location as part of the WTCC Master Plan update.

- B. The approved design adjustment conforms with the Comprehensive Plan and adopted City plans.**

The proposed development is in conformance with Comprehensive Plan policies LU 5.6 Buffering Requirements and EP 3.7 Preserving Watercourses, which encourage the separation of incompatible uses and the preservation of streams. In order to meet block perimeter requirements, the proposed development would have to violate the intent of both policies.

- C. The approved design adjustment does not increase congestion or compromise safety.**

The proposed development utilizes existing street infrastructure for ingress and egress to the site on both Fox Road and Perry Creek Road.

- D. The approved adjustment does not create any lots without direct street frontage.**

The proposed development, which is comprised of one lot, has direct street frontage on both Fox Road and Perry Creek Road.

- E. The 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;**

The site is bordered on the northeast by a blueline stream.

- 3. Site layout of developed properties;**

The single family residential subdivision to the north is completely built out with no space for street connectivity.

- 4. Adjoining uses or their vehicles are incompatible;**



STEWART

The adjoining uses are single family residential homes; connectivity to an automotive repair facility is incompatible.

5. Strict compliance would pose a safety hazard; or

6. Does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.

There are no roadway construction projects in the vicinity of the site.

F. No design adjustment shall be approved when the City Council has authorized a roadway project in the vicinity, where the roadway design has not yet been finalized.

There are no roadway projects in the vicinity.

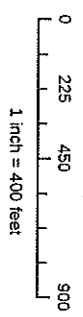
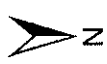
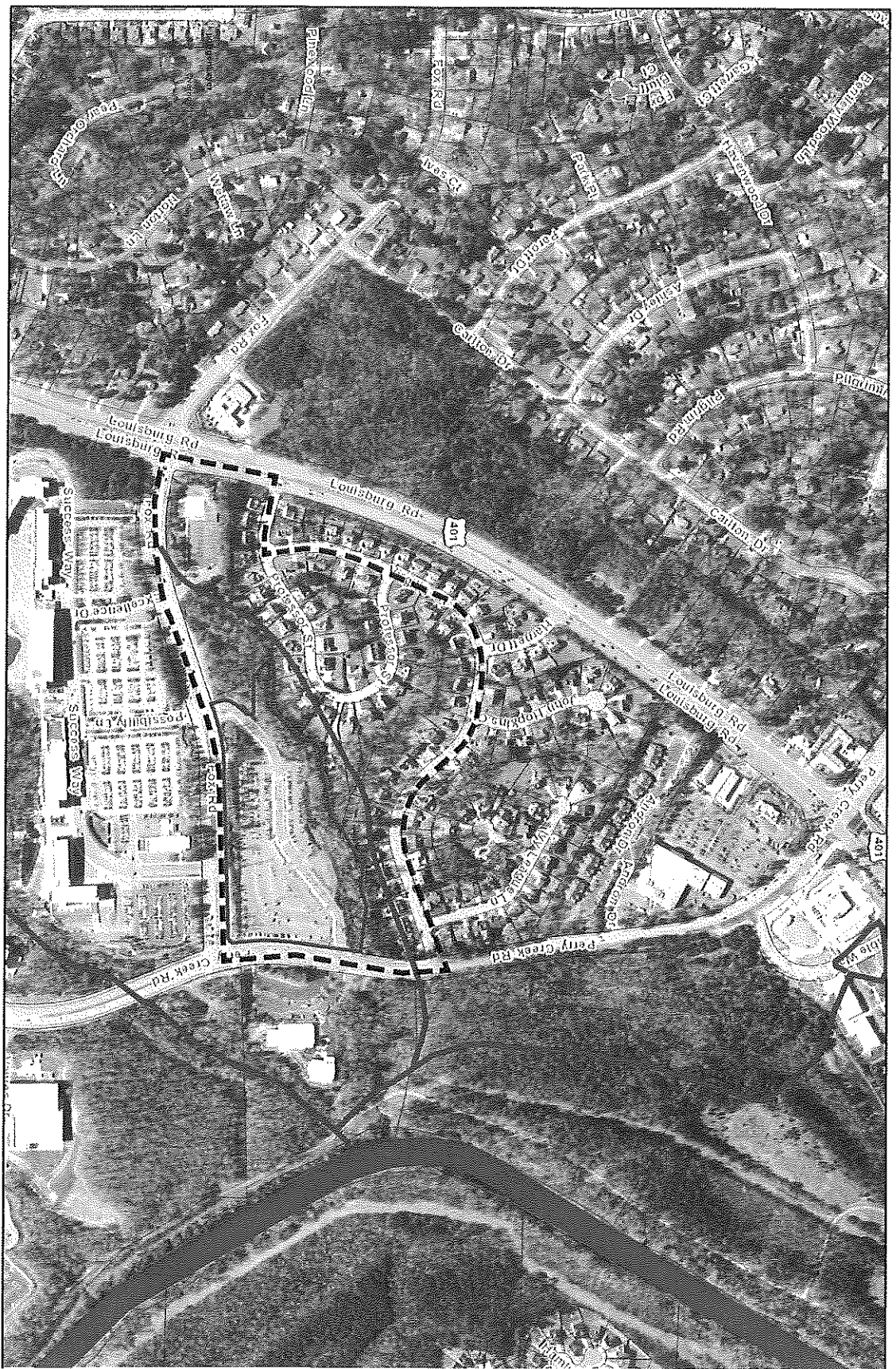
Attachments

Figure 1 – Block Perimeter

CITY OF RALEIGH
 ADMINISTRATIVE
 SITE REVIEW SR-49-18
 TRANSACTION # 556411

BLOCK PERIMETER
 LINEAR:
 5,305 FEET

- BLOCK PERIMETER
- PARCEL LINE
- STREAM



WAKE TECH AUTOMOTIVE AND COLLISION
 BLOCK PERIMETER EXHIBIT



City Of Raleigh

NORTH CAROLINA

Date February 5, 2019

To: Wake County Planning Development & Inspections
336 Fayetteville Street, Suite 100
Raleigh, NC 27601

From: City of Raleigh Development Services Department
One Exchange Plaza, Suite 400
Raleigh, NC 27601

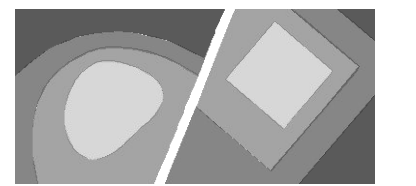
Subject: 6851 Perry Creek Road, Raleigh, NC – Proposed work is for a 99,896 squarefoot Educational Classroom and Automotive Repair Shop at Wake Technical Community College Campus.

This letter serves as notification that the above referenced project has met all applicable municipal development ordinances, thereby authorizing the County to proceed with reviewing the building construction plans pursuant to the Interlocal Agreement dated July 1, 2017 between Wake County and the City of Raleigh. This authorization does not grant any construction right and is solely related to commencing review of the building construction plans in accordance with the North Carolina State Building Code.

One Exchange Plaza
1 Exchange Plaza, 4th Floor
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)
Printed on Recycled Paper

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601



STEWART

223 S. WEST STREET SUITE 1100 FIRM LICENSE # C-1051
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT # C17116

Client:

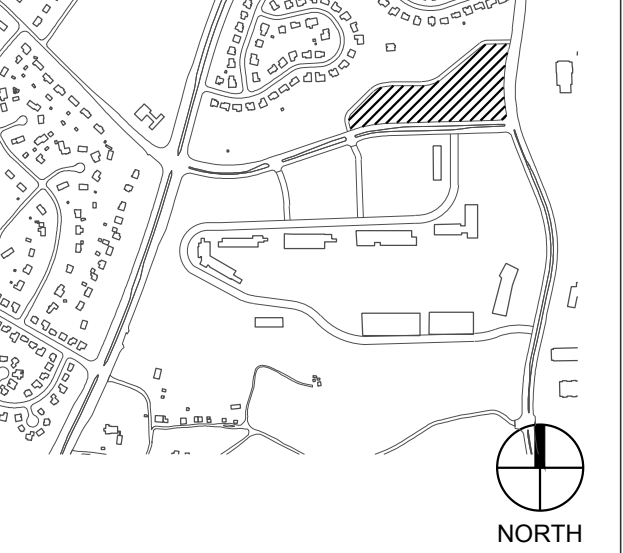


WAKE TECHNICAL COMMUNITY COLLEGE
9101 FAYETTEVILLE ROAD
RALEIGH, NC 27603

Project:

WTCC AUTOMOTIVE AND COLLISION

Vicinity map:

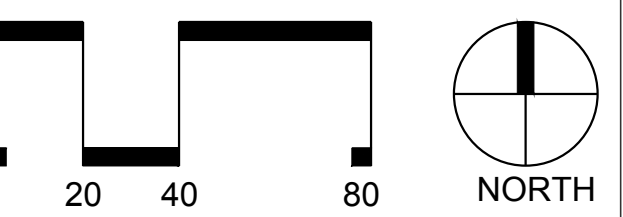


NORTH

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	07.02.2018	2ND SUBMITTAL
2	09.04.2018	3RD SUBMITTAL
3	11.16.2018	4TH SUBMITTAL
4	12.20.2018	5TH SUBMITTAL
5	01.22.2019	



SCALE: 1"=40'

Title:

SITE PLAN

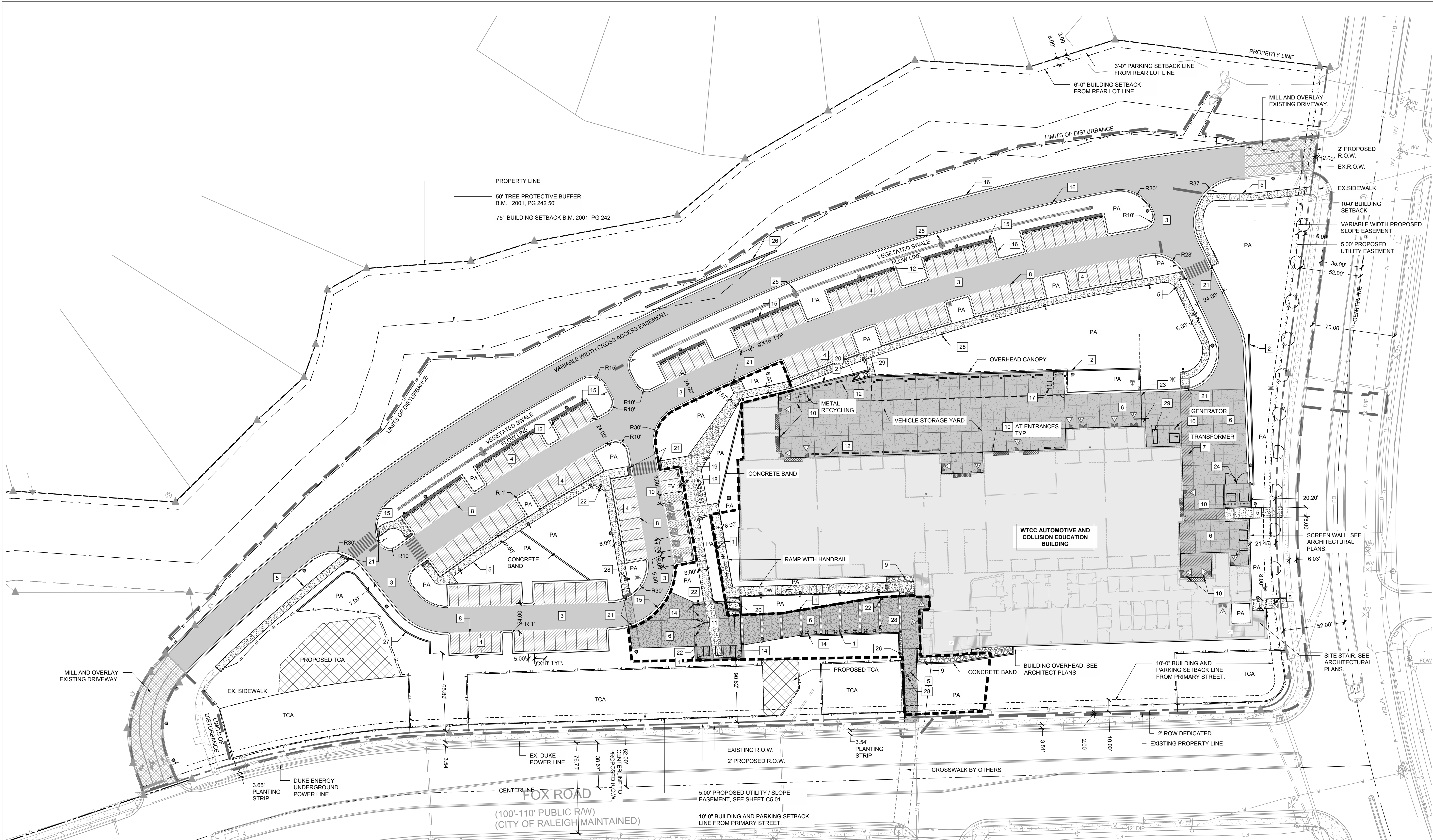
Project number: C17116 Sheet:

Date: 09.04.2018

Drawn by: LAP

Approved by: CJM

C3.01



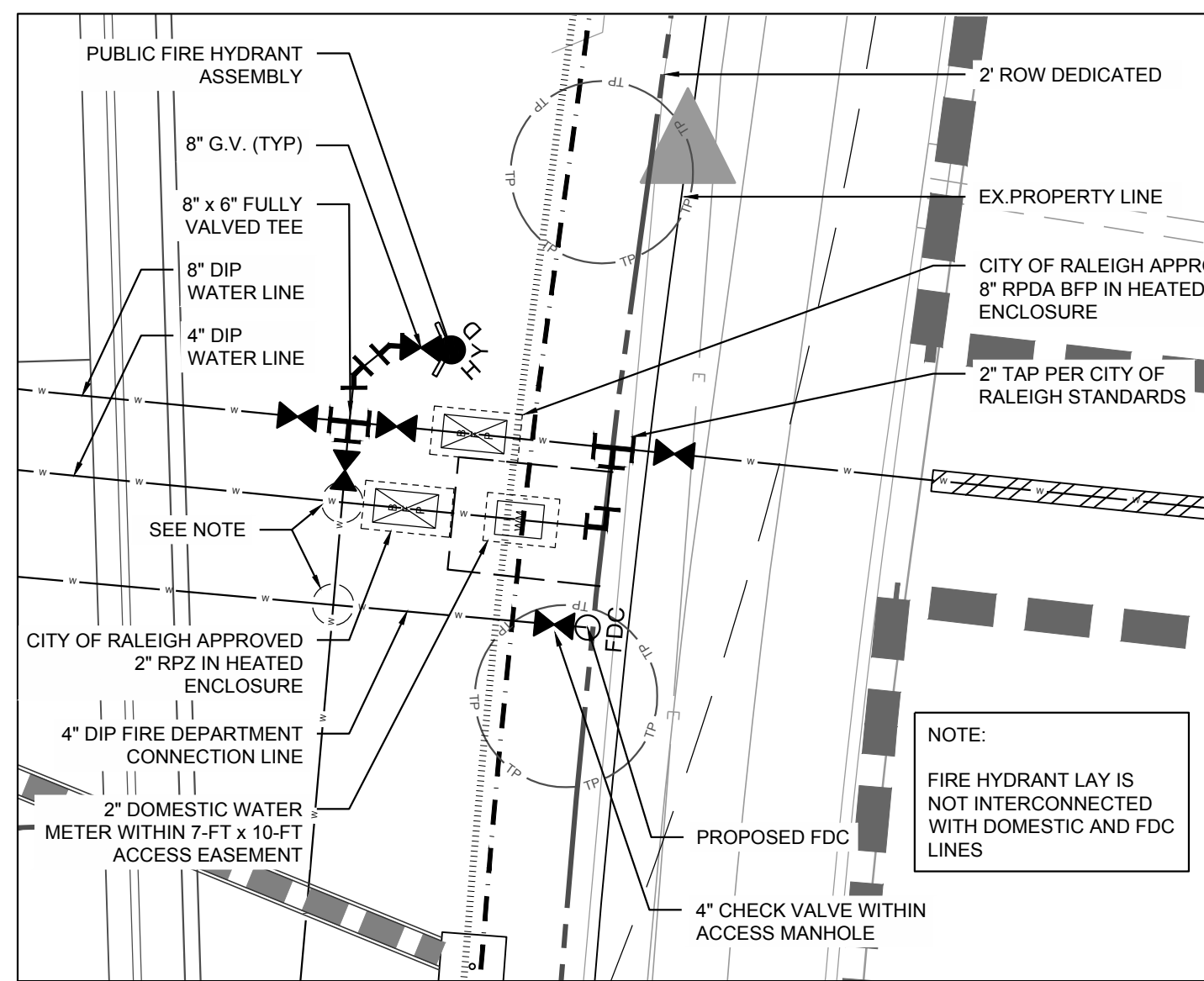
KEY NOTES:

- 1 CONCRETE WALL
- 2 SCREEN WALL
- 3 HEAVY DUTY ASPHALT PAVING
- 4 LIGHT DUTY ASPHALT PAVING
- 5 LIGHT DUTY CONCRETE PAVING
- 6 HEAVY DUTY CONCRETE PAVING
- 7 STRIPED PEDESTRIAN ROUTE
- 8 PARKING STALL STRIPE
- 9 STONE MULCH
- 10 FIXED BOLLARD
- 11 REMOVABLE LIGHTED BOLLARD
- 12 RE-USED CONCRETE WHEEL STOP
- 13 ROLL CURB
- 14 SITE FURNISHINGS
- 15 FLUSH DISSIPATER CURB
- 16 24 - INCH CURB AND GUTTER
- 17 BIKE RACK, LONG TERM
- 18 BIKE RACK, SHORT TERM
- 19 ELECTRIC VEHICLE CHARGING STATION
- 20 CAST IN PLACE CONCRETE STAIRS AND HAND RAILING
- 21 CURB RAMP WITH DETECTABLE WARNING SURFACE
- 22 TRASH AND RECYCLING RECEPTACLE
- 23 SLIDING SECURITY GATE
- 24 SOLID WASTE DUMPSTER
- 25 CONCRETE CHECK DAM
- 26 SEGMENTAL BLOCK WALL
- 1 LEVEL 01 DOOR
- 2 LEVEL 02 DOOR

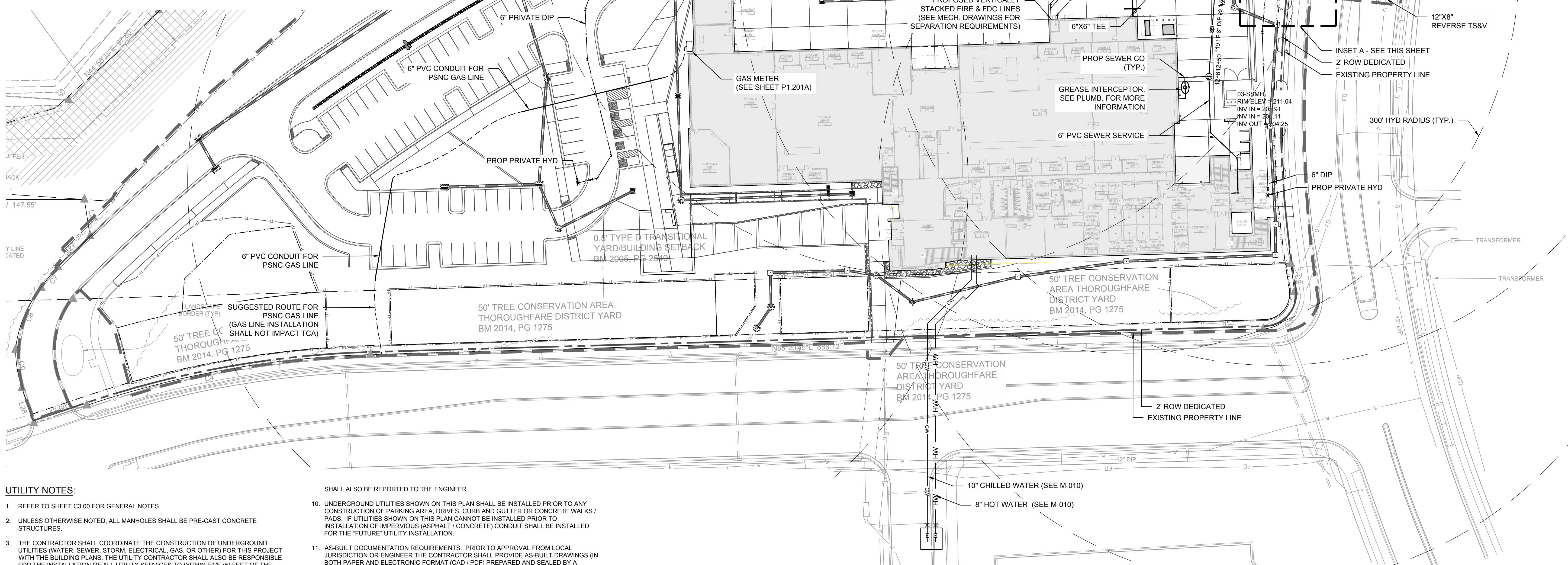
SITE LEGEND

- BUILDING
- CONCRETE UNIT PAVERS
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- CURB & GUTTER
- STOP BAR
- CROSSWALK
- SIGN
- ADA PARKING SPACE
- SITE WALL
- WHEEL STOP
- PA PLANTING AREA
- TREELINE
- FENCE
- PARKING LOT LIGHT
- PEDESTRIAN LIGHT
- BIKE RACK
- BOLLARD
- LIMITS OF DISTURBANCE
- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- BUILDING ENTRANCE
- BUILDING VEHICULAR ENTRANCE
- NEW PRIMARY TREE
- CONSERVATION AREA

L:\Projects\2017\C17116 - WTCC Automotive & Collision\DWGS\1 - Design\Sheets\C17116-C3.00-Site Plan.dwg Jan 31, 2019 - 10:41am



INSET A - PROPOSED WATER SERVICE
SCALE: 1" = 10'



UTILITY NOTES:

- REFER TO SHEET C3.00 FOR GENERAL NOTES.
- UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE MCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
- THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
- ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.

SHALL ALSO BE REPORTED TO THE ENGINEER:

- UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / PAVES. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE 'FUTURE' UTILITY INSTALLATION.
- AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.
- CONTRACTOR SHALL COMPLY WITH ALL FIRE SAFETY REQUIREMENTS SPECIFIED IN CHAPTERS 14 AND 33 OF THE 2012 NC FIRE CODE, AND NFPA 241 THROUGHOUT THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.

WATER NOTES:

- AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM 888. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900, CLASS 200.
- ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
- TESTING NOTES:
PRESSURE: LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 900. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
- PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

PROPOSED UTILITY SEPARATION:

- WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:
a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
- CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
- CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

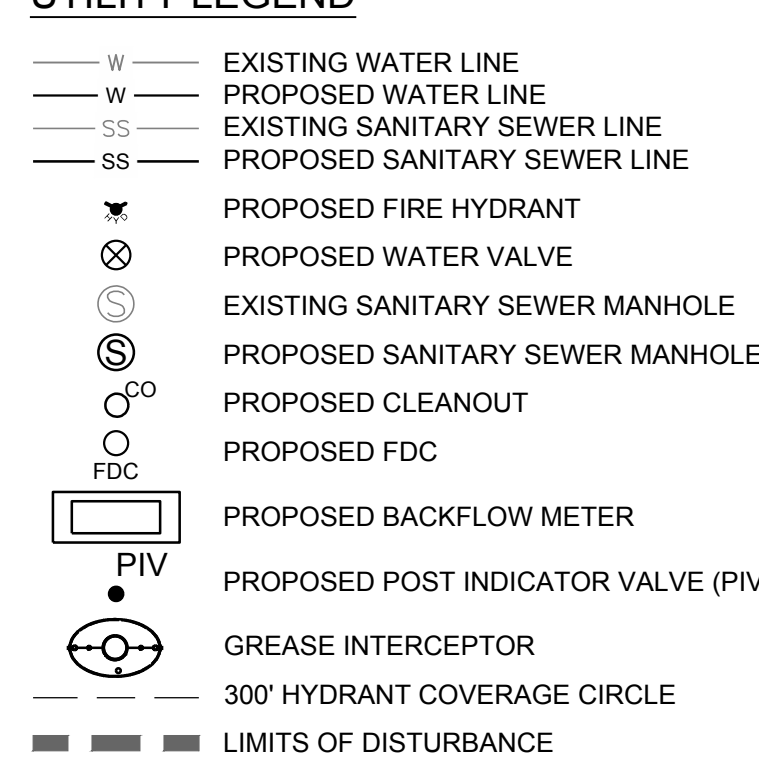
SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

- A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

SEWER NOTES:

- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
- UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
- MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
- MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
4" SEWER SERVICE - 2.00% SLOPE
6" SEWER SERVICE - 1.00% SLOPE
8" SEWER SERVICE - 0.50% SLOPE
- UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
- SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
4" SEWER SERVICE - SCH 80
6" SEWER SERVICE - SCH 80
8" SEWER SERVICE - SDR-35
- SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
- ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

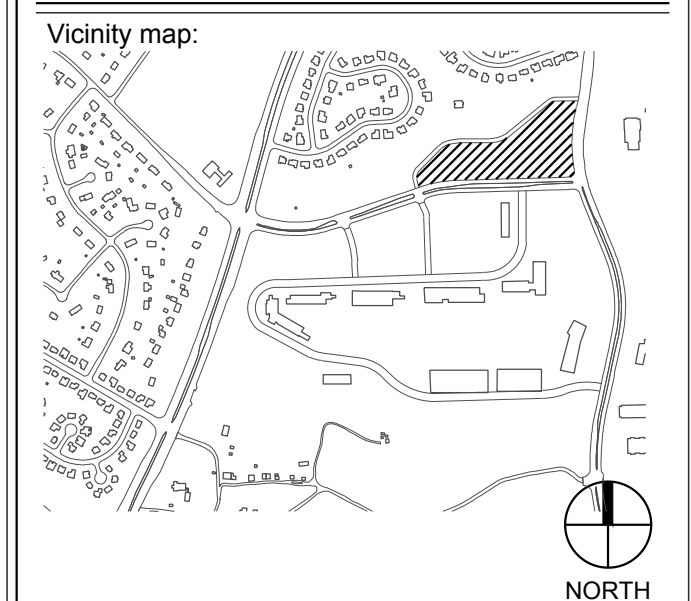
UTILITY LEGEND



STEWART
223 S. WEST STREET SUITE 1100 FIRM LICENSE # C-1051
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT # C17116

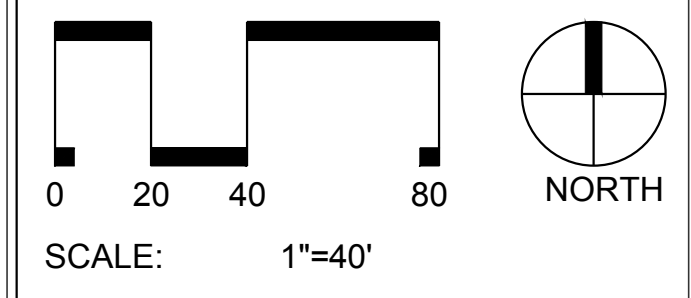
Client:
WAKE TECH
WAKE TECHNICAL COMMUNITY COLLEGE
9101 FAYETTEVILLE ROAD
RALEIGH, NC 27603

Project:
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REVIEW**

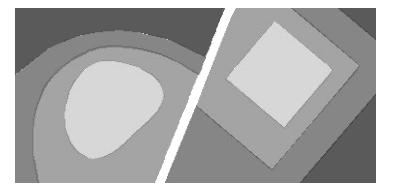
No.	Date	Description
1	07.02.2018	2ND SUBMITTAL
2	09.04.2018	3RD SUBMITTAL
3	11.16.2018	4TH SUBMITTAL
4	12.20.2018	5TH SUBMITTAL
5	01.22.2019	



Title:
UTILITY PLAN

Project number: C17116 Sheet:
Date: 09.04.2018
Drawn by: LAP
Approved by: RL **C6.00**

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STEWART

223 S. WEST STREET SUITE 1100 FIRM LICENSE # C-1051
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT # C17116

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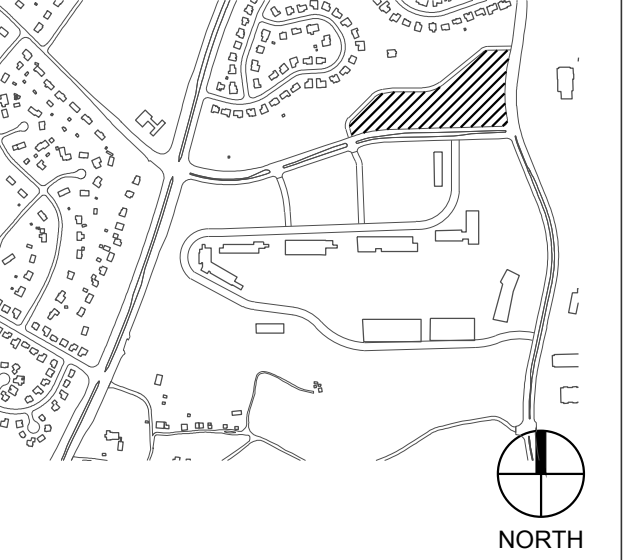


WAKE TECHNICAL COMMUNITY COLLEGE
9101 FAYETTEVILLE ROAD
RALEIGH, NC 27603

Project:

WTCC AUTOMOTIVE AND COLLISION

Vicinity map:

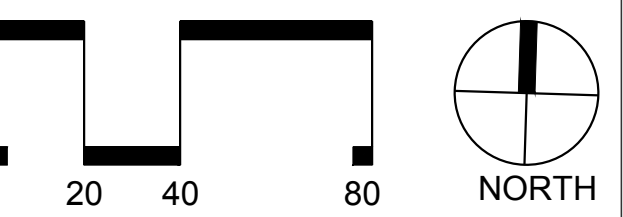


NORTH

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	07.02.2018	2ND SUBMITTAL
2	09.04.2018	3RD SUBMITTAL
3	11.16.2018	4TH SUBMITTAL
4	12.20.2018	5TH SUBMITTAL
5	01.22.2019	



SCALE: 1"=40'

Title:

OVERALL PLANTING PLAN

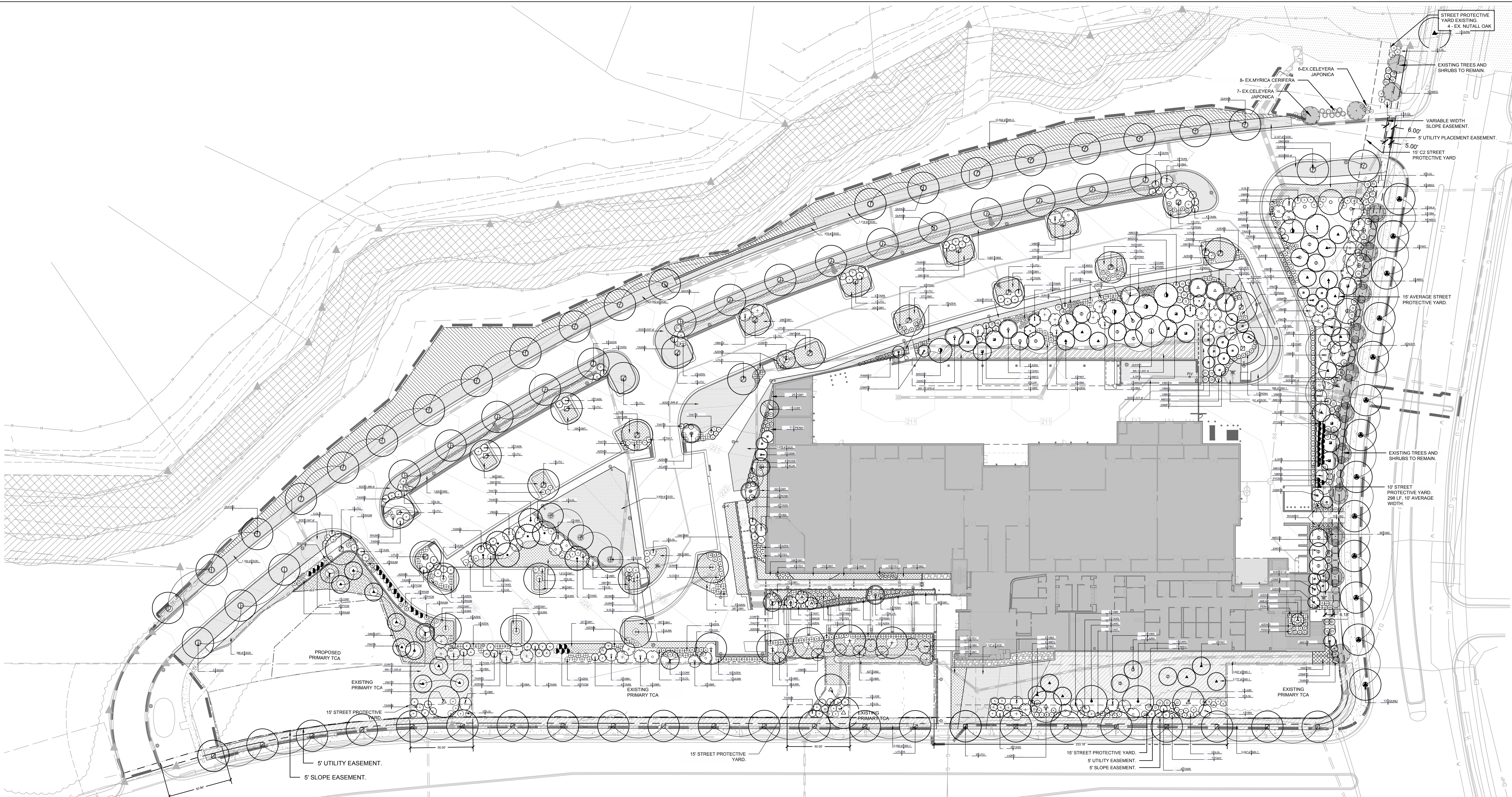
Project number: C17116 Sheet:

Date: 09.04.2018

Drawn by: MNE

Approved by: RL

L1.00



PLANTING NOTES:

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- SEED BED PREPARATION: ALL AREAS TO BE SEEDBED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
- ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.

- SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
- FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
- USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
- USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
- LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE
- TREE CONTRACTOR TO COORDINATE WITH GAS COMPANY (PSNC) PRIOR TO INSTALLING THE STREET TREES ON FOX ROAD. HAND DIG TREE HOLES, TO PROTECT GAS LINE.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	MINIMUM CAL.	SIZE
ACER	7	ACER RUBRUM 'AUTUMN GLORY'	AUTUMN GLORY MAPLE	8 & B	2.5" CAL	14" MIN.
ACJA	4	ACER JAPONICUM 'AUTUMN MOON'	AUTUMN MOON MAPLE	8 & B	2.5" CAL	10" MIN.
AMEA	1	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	DOWNY SERVICEBERRY	8 & B	2" MIN	14-16"
CARC	2	CARYA CORDIFORMIS	BITTERNUT HICKORY	8 & B	3" MIN	14" MIN.
CERC	5	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	8 & B	2.5" CAL	14" MIN.
CORF	7	CORNUS FLORIDA	EASTERN DOGWOOD	8 & B	2" CAL	14" MIN.
ILOP	10	ILEX OPACA	AMERICAN HOLLY	8 & B	2.5" CAL	10" MIN.
JUNV	16	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8 & B	2" MIN	6" MIN.
LIGR	5	LIQUIDAMBAR ROTUNDIFOLIA	SWEET GUM 'ROTUNDIFOLIA'	8 & B		
LITU	47	LIRIODENDRON TULIPIFERA	TULIP TREE	8 & B	3" MIN	
MAGG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8 & B	2" CAL	
MAGL	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	8 & B	2" MIN	10'-12"
MAGS	3	MAGNOLIA STELLATA	STAR MAGNOLIA	8 & B	1.5" CAL. MIN.	8-10"
OSMF	25	OSMANTHUS FRAGRANS 'THUNBERGII'	SWEET OLIVE	8 & B	2" MIN	6" MIN.
PINT	27	PNUS TAEDA	LOBLOLLY PINE	8 & B	2.5" CAL	14" MIN.
QUHA	41	QUERCUS HEMISPHERICA 'QHMT' AVALYN	AVALYN LAUREL OAK	8 & B	3.5" CAL	16-20"
QUJU	14	QUERCUS NUTTALLII	NUTTALL OAK	8 & B	3" CAL	14" MIN.
SALA	3	SALIX ALBA	WHITE WILLOW	8 & B	2.5" CAL	14-16"
TAXD	8	TAXODIUM DISTICHUM	BALD CYPRESS	8 & B	3" CAL	12-14"
ULMA	12	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	8 & B	4" CAL	16-20"

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING
	GM	9,351	GROUND COVER MIX 1 LIRIOPE SPICATA - 55% DESCHAMPIA CEPTIOSA - 15% HYPERICUM FRONOSUM 'SUNBURST' - 15% DWARF NARCISSUS - 15%	4" PLUG	12" o.c.
	GM2	10,614	GROUND COVER MIX 2 / FOR WET AREAS CAREX STRICTA - 50% JUNCUS INFLEXUS 'BLUE ARROWS' - 15% CHASMANTHUM LATIFOLIUM - 20% ACORUS GRAMINEUS 'OGON' - 15%	4" PLUG	12" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING
	MX-1	9,977 SF	SEED MIX - SHORT / FOR MEDIUM TO DRY SOILS SEE PRAIRIE MOON NURSERY FOR MIX DESIGN. FINAL MIX TO BE APPROVED BY LANDSCAPE ARCHITECT.	10 LB/ACRE	
	MX-3	12,502 SF	SEED MIX - / NO MOW USE SEED MIX DESIGN FOR NORTH SIDE OF THE ROAD. LOW/MO MAINTAINED REQUIRED SEE PRAIRIE MOON NURSERY FOR MIX DESIGN. FINAL MIX TO BE APPROVED BY LANDSCAPE ARCHITECT.	10 LB/ACRE	
	SOD	29,707 SF	BERMUDA SOD	SOD	

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HGT.
PANR	75	PANICUM VIRGATUM 'RUBY RIBBONS'	GREEN & RED SWITCH GRASS	3 GAL	
PENH	95	PENNISSETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	3 GAL	

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AVERAGE GRADE PLANE DETERMINED BY EXISTING PRE-DEVELOPMENT GRADE (MOST RESTRICTIVE) ALONG PRIMARY STREET (FOX ROAD).

EXISTING GRADE AT SW CORNER = 219.16'
EXISTING GRADE AT SE CORNER = 211.10'

AVERAGE GRADE PLANE = 215.13'

HEIGHT / STORY COMPLIANCE - UDO 3.3.2

UDO 3.3.2 - MAX HEIGHT:
3 STORIES MAX ALLOWED
45' MAX HEIGHT ALLOWED (PER ZONING CONDITIONS)

UDO 3.3.2 MIN. HEIGHT:
N/A APPLIED TO URBAN FRONTAGE ONLY

BLANK WALL AREA COMPLIANCE - N/A - CIVIC BUILDING TYPE PER UDO 3.2.7.

TRANSPARENCY COMPLIANCE - N/A - CIVIC BUILDING TYPE PER UDO 3.2.7

NO STREET FRONTAGE, THIS ELEVATION.

Gensler

530 Hillsborough St.
Raleigh, NC 27603
United States
Tel: 919.239.7836
Fax: 919.239.7828

Client:

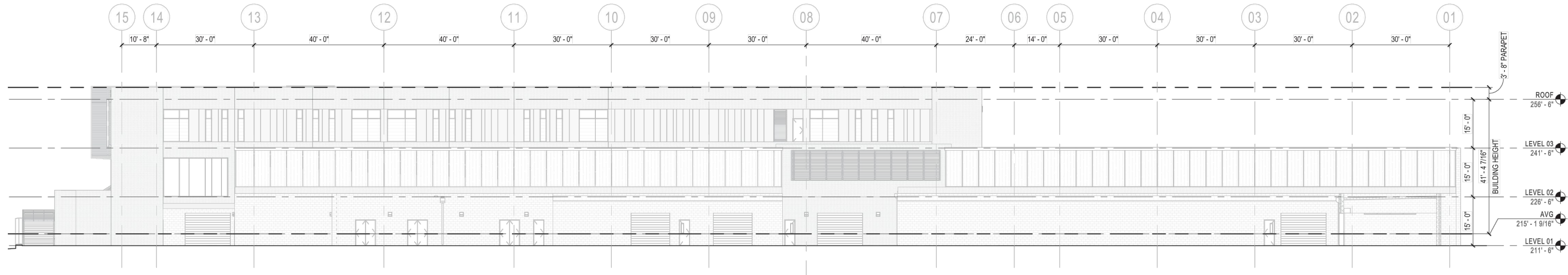
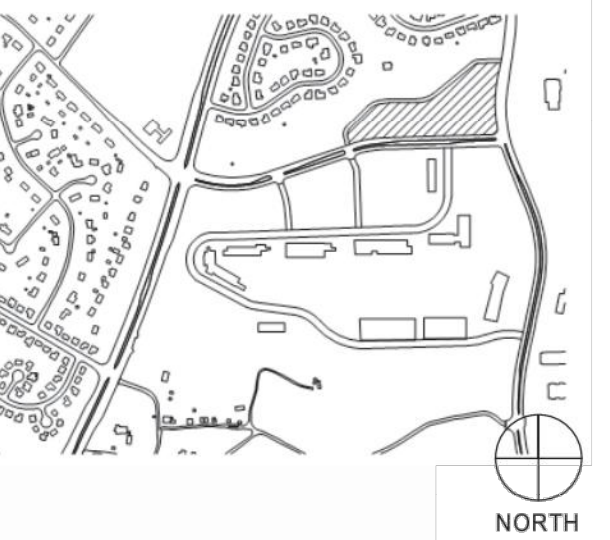


WAKE TECHNICAL COMMUNITY COLLEGE
9101 FAYETTEVILLE ROAD
RALEIGH, NC 27603

Project:

**WTCC
AUTOMOTIVE
AND
COLLISION**

Vicinity map:



01 ZONING - ELEVATION NORTH (FACING PRIVATE ROAD)

SCALE: 1/16" = 1'-0"

AVERAGE GRADE PLANE DETERMINED BY EXISTING PRE-DEVELOPMENT GRADE (MOST RESTRICTIVE) ALONG PRIMARY STREET (FOX ROAD).

EXISTING GRADE AT SW CORNER = 219.16'
EXISTING GRADE AT SE CORNER = 211.10'

AVERAGE GRADE PLANE = 215.13'

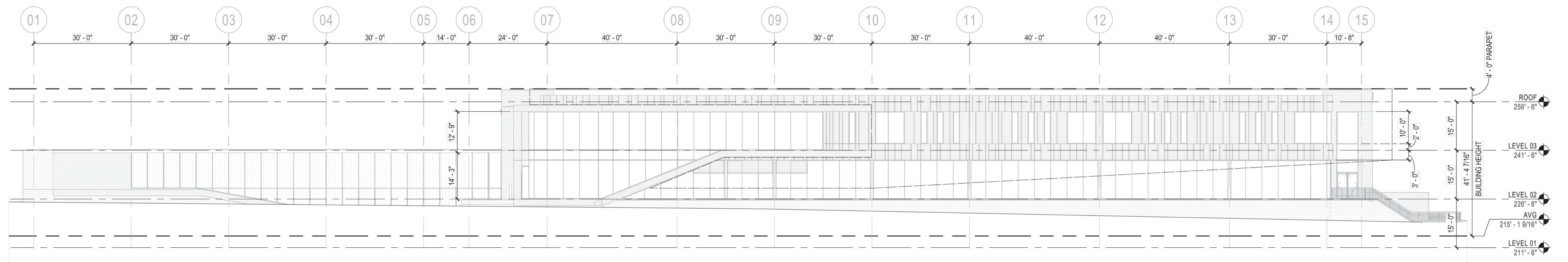
HEIGHT / STORY COMPLIANCE - UDO 3.3.2

UDO 3.3.2 - MAX HEIGHT:
3 STORIES MAX ALLOWED
45' MAX HEIGHT ALLOWED (PER ZONING CONDITIONS)

UDO 3.3.2 MIN. HEIGHT:
N/A APPLIED TO URBAN FRONTAGE ONLY

BLANK WALL AREA COMPLIANCE - N/A - CIVIC BUILDING TYPE PER UDO 3.2.7.

TRANSPARENCY COMPLIANCE - N/A - CIVIC BUILDING TYPE PER UDO 3.2.7



02 ZONING - ELEVATION SOUTH - PRIMARY STREET (FACING FOX ROAD)

SCALE: 1/16" = 1'-0"

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description

Scale:

1/16" = 1'-0"

Title:

ZONING EXTERIOR ELEVATIONS

Project number: 90.0244.000 Sheet:

Date: 05.24.2018

Drawn by: GL

Approved by:

A2.10

AVERAGE GRADE PLANE DETERMINED BY EXISTING PRE-DEVELOPMENT GRADE (MOST RESTRICTIVE) ALONG PRIMARY STREET (FOX ROAD).

EXISTING GRADE AT SW CORNER = 219.16'
EXISTING GRADE AT SE CORNER = 211.10'

AVERAGE GRADE PLANE = 215.13'

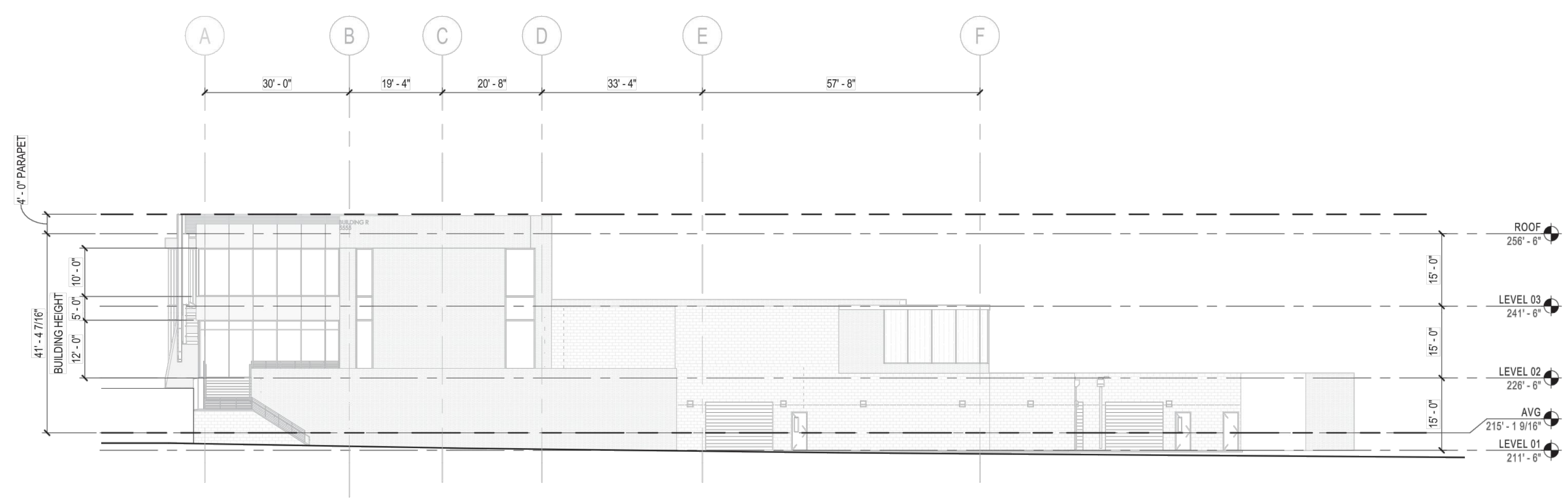
HEIGHT / STORY COMPLIANCE - UDO 3.3.2

UDO 3.3.2 - MAX HEIGHT:
3 STORIES MAX ALLOWED
45' MAX HEIGHT ALLOWED (PER ZONING CONDITIONS)

UDO 3.3.2 MIN. HEIGHT:
N/A APPLIED TO URBAN FRONTAGE ONLY

BLANK WALL AREA COMPLIANCE - N/A - CIVIC BUILDING TYPE PER UDO 3.2.7.

TRANSPARENCY COMPLIANCE - N/A - CIVIC BUILDING TYPE PER UDO 3.2.7



01 ZONING - ELEVATION EAST (FACING PERRY CREEK PKWY)
SCALE: 1/16" = 1'-0"

AVERAGE GRADE PLANE DETERMINED BY EXISTING PRE-DEVELOPMENT GRADE (MOST RESTRICTIVE) ALONG PRIMARY STREET (FOX ROAD).

EXISTING GRADE AT SW CORNER = 219.16'
EXISTING GRADE AT SE CORNER = 211.10'

AVERAGE GRADE PLANE = 215.13'

HEIGHT / STORY COMPLIANCE - UDO 3.3.2

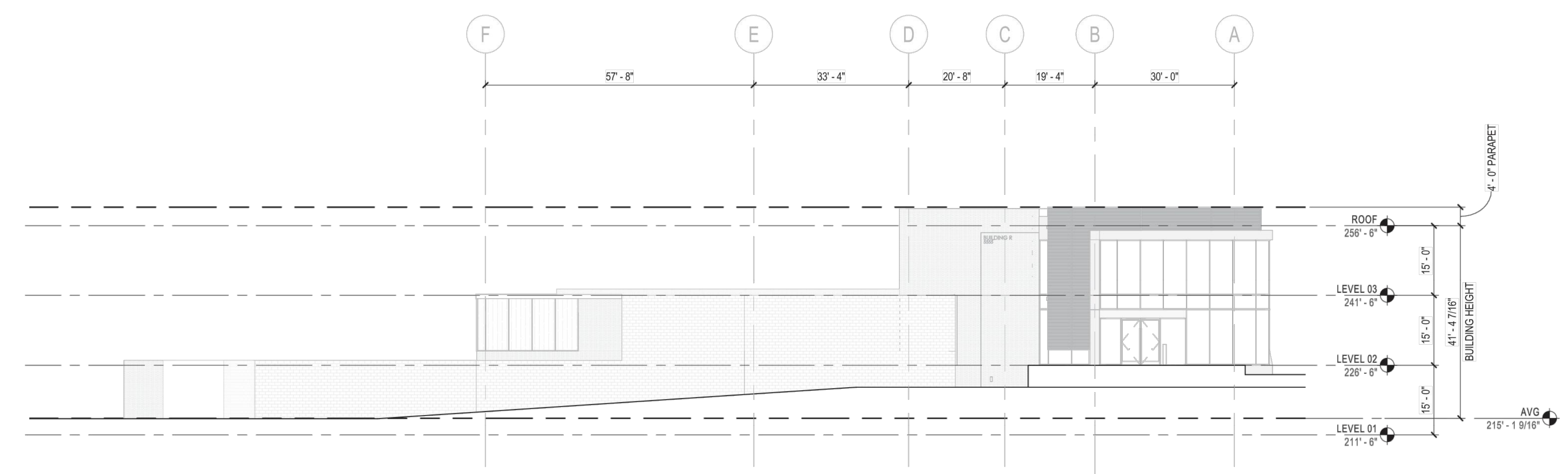
UDO 3.3.2 - MAX HEIGHT:
3 STORIES MAX ALLOWED
45' MAX HEIGHT ALLOWED (PER ZONING CONDITIONS)

UDO 3.3.2 MIN. HEIGHT:
N/A APPLIED TO URBAN FRONTAGE ONLY

BLANK WALL AREA COMPLIANCE - N/A - CIVIC BUILDING TYPE PER UDO 3.2.7.

TRANSPARENCY COMPLIANCE - N/A - CIVIC BUILDING TYPE PER UDO 3.2.7

NO STREET FRONTAGE, THIS ELEVATION.



02 ZONING - ELEVATION WEST (FACING PRIVATE ROAD)
SCALE: 1/16" = 1'-0"

Gensler

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Tel 919.239.7836 Fax 919.239.7828

Client:



WAKE TECHNICAL COMMUNITY COLLEGE
9101 FAYETTEVILLE ROAD
RALEIGH, NC 27603

Project:

**WTCC
AUTOMOTIVE
AND
COLLISION**

Vicinity map:



Seal:



PRELIMINARY - DO NOT
USE FOR
CONSTRUCTION

Issued for:

**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description

Scale:
1/16" = 1'-0"

Title:
ZONING EXTERIOR ELEVATIONS

Project number: 90.0244.000 Sheet:
Date: 05.24.2018
Drawn by: GL
Approved by:

A2.11