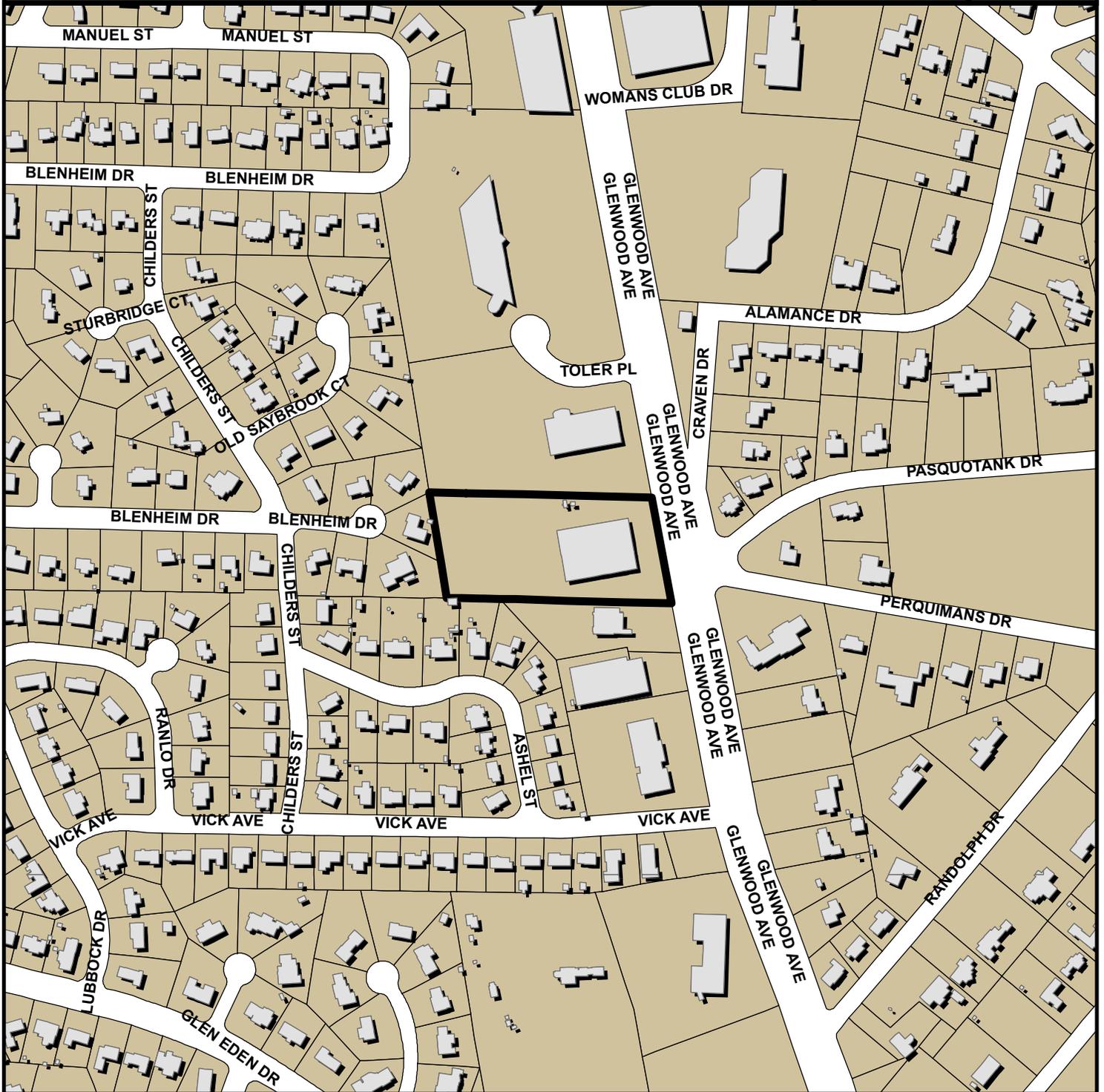


# 3515 GLENWOOD OFFICE SP-14-2014



0 195 390 780 1,170 Feet

Zoning: **O&I-1**  
CAC: **Wade**  
Drainage Basin: **Crabtree Basin**  
Acreage: **4.2**  
Square Feet: **72,963**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **Triple Crown**  
Contact: **Properties, LLC**  
Phone: **(919) 740-0077**





# Planning & Development

SP-14-14

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary/Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>392454</b> Assigned Project Coordinator  Assigned Team Leader
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

SP  
323972

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name **3515 Glenwood Office**

Proposed Use **Office**

Property Address(es) **3515 Glenwood Avenue**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **0795-85-5982**

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: if other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.		
	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. <b>PROPOSED OFFICE BUILDING GREATER THAN 25,000 SF AND WITHIN 400 FEET OF A RESIDENTIAL PROPERTY.</b>		
CLIENT (Owner or Developer)	Company <b>Triple Crown Properties, LLC</b>	Name (s) <b>John D. Lyon, Jr.</b>	
	Address <b>P.O. Box 17293; Raleigh, NC 27619</b>		
	Phone <b>919-740-0077</b>	Email <b>jdlyonjr@gmail.com</b>	Fax
CONSULTANT (Contact Person for Plans)	Company <b>Piedmont Land Design, LLP</b>	Name (s) <b>David Lasley</b>	
	Address <b>8522 Six Forks Road; Suite 204; Raleigh, NC 27615</b>		
	Phone <b>919-845-7600</b>	Email <b>david@piedmontlanddesign.com</b>	Fax <b>919-845-7703</b>

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

Zoning Information	Building Information
Zoning District(s) <b>O&amp;I-1 and CM</b>	Proposed building use(s) <b>Office</b>
If more than one district, provide the acreage of each O&I-1 (4.16)/CM (0.04)	Existing Building(s) sq. ft. gross <b>33,884 (to be removed)</b>
Overlay District	Proposed Building(s) sq. ft. gross <b>72,963</b>
Total Site Acres <b>4.20</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>72,963</b>
Off street parking Required <b>244</b> Provided <b>297</b>	Proposed height of building(s) <b>43'-6"</b>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <b>0.40</b>
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage <b>0.13</b> (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface <u>acres</u> square feet <b>2.74</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>acres</u> square feet <b>2.68</b>	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils      Flood Study      FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The site is located in future land use category Office & Residential Mixed Use. A professional office along a major street is a conforming use in this category. The proposed building height is less than the maximum allowed adjacent to residential neighborhoods. Additionally, the applicant proposes increased parking lot setbacks with landscaped and forested strips to buffer the proposed use from adjacent properties.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots      Detached      Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units    1br      2br      3br      4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

**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 subdivision plan as approved by the City.

I hereby designate Piedmont Land Design, LP to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

Application Number: 10-01-13-0001  
 Date: 10/1/13

YES N/A

**General Requirements**

	YES	N/A			
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or <u>24"x36"</u>	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		



# Planning & Development

Customer Service Center  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 FAX 919-516-2685

## Preliminary Development Plan Checklist

TO BE COMPLETED BY APPLICANT	YES	N/A
<b>EXISTING CONDITIONS PLAN REQUIREMENTS</b>		
1. Existing uses and structures	✓	
2. Topographic features	✓	
3. Driveway, sidewalks, curb and gutter, street cross section with right-of-way	✓	
4. Fire hydrants and other site utilities	✓	
5. Tree cover	✓	
<b>FIRE REQUIREMENTS</b>		
1. Site plan detailing apparatus access to proposed buildings	✓	
2. Site plan detailing apparatus access to within 150' of all portions of ground floor of proposed buildings	✓	
3. Apparatus access roads (dead end) greater than 150' require approved area to turn apparatus around (Hammer head, Wye, or 96' diameter cul-de-sac)		N/A
4. FDC within 150' hose lay of fire hydrant and within 40' of apparatus access	✓	
5. Minimum apparatus access width 20', inside turn radius 28'	✓	
<b>PUBLIC UTILITIES REQUIREMENTS</b>		
1. Show existing/proposed water mains with sizes along entire frontage of development	✓	
2. Show existing/proposed sewer mains with sizes along frontages and/or easements	✓	
3. Show reference for all existing sanitary sewer easements and possibly water easements	✓	
4. Show fire hydrants	✓	
5. If a private distribution system is proposed, the master backflow device must be shown		✓
6. Show water/sewer services with sizes	✓	
7. Show size and location of meters	✓	
8. No structures/landscaping on City of Raleigh Sanitary Sewer Easements	✓	
9. Show location and make and model number of backflow preventers for buildings	✓	
10. Show location of grease traps		✓
11. If a pool is proposed, show connection or make a note of connection to storm		✓
12. All building parts must be within 300' of a hydrant	✓	
<b>PLANNING AND ZONING REQUIREMENTS</b>		
1. Landscape plan needs to show all vegetation to meet street protective yards, transitional protective yards, and vehicular surface area (VSA) planting requirements	✓	
2. Description of vegetation to be retained and removed in areas of both voluntary and mandatory preservation	✓	
3. Show vegetation and planting calculations for Resource Management buffers		✓
4. Identify all protected areas, including but not limited to Conservation Management Districts, natural resource buffer yards, Resource Management Districts and street buffer yards located along Type B Residential Thoroughfares designated in the Comprehensive Plan	✓	
5. Calculations for open space requirements shown in tabular form, and open space shown in plan view		✓
6. Calculations for street protective yards, transitional protective yards, and VSA must be shown and completed separately for each one	✓	
7. Open Space requirements are to be based on City Code Section 10-2103(d)		✓

TO BE COMPLETED BY APPLICANT	YES	N/A
8. For subdivision or cluster development, provide the quotient calculations per City Code 10-3071 (5)		✓
9. Setbacks, height, parking, buffers in Metro Parking Overlay District		✓
10. Property lines, building footprint and location from property line (proposed and existing), parking areas, new and existing driveways, opposing driveways, right-of-way and street pavement width, curb, gutter and sidewalk, greenway, utility and drainage easements	✓	
11. Survey of existing conditions with building uses and square footage	✓	
12. Parking layout and calculations, location of any off-site parking	✓	
13. Cumulative expansion calculations of building square footage & vehicular surface area since 1/1/87	✓	
14. If applicable, plat map with all subdivision/recombination, easements and dedications		✓
15. Open Space Type - Indication of whether open space is to be calculated based on tree preservation or new tree plantings in accordance with City Code Section 10-2103(d). An existing tree survey is required, if the open space acreage is based on tree preservation		✓
16. Landscape plans showing requirements of City Code Chapter 10, Section 10-2082 and 10-2103(d)	✓	
17. For subdivision or cluster development, provide the quotient calculations per City Code 10-3071 (5)		✓
18. Identify all protected areas, including but not limited to Conservation Management Districts, natural resource buffer yards, Resource Management Districts and street buffer yards located along Type B Residential Thoroughfares designated in the Comprehensive Plan	✓	
19. Natural resource buffer yards and impervious surface coverage in Reservoir Watershed Protection and Metro-Park Overlay Districts. Identify all drainage structures or velocity control devices in all protected and buffer areas		✓
20. Adjacent property zoning and specific land uses	✓	✓
21. DOD and PBOD open space requirements are met		✓
<b>GRADING AND STORMWATER REQUIREMENTS</b>		
1. Existing conditions shown on plans should include existing contours of intervals of two (2) feet or less, referred to NAVD 88 datum; watershed, alluvial soils, FEMA flood hazard areas, Neuse River Buffers, wetlands, existing storm drainage system, hydrologic features, private drainage easements	✓	
2. Hydrologic features include ditches, drainage swales, channels, and watercourses and plans should include flow direction arrows	✓	
3. Grading and drainage features should include proposed contours of intervals of two (2) feet or less referred to NAVD 88 datum and spot elevations	✓	
4. Stormwater networks must be shown identifying inlets, culverts, swales, ditches, and channels	✓	
5. Preliminary two and ten year stormwater runoff quantities entering and leaving the site at each discharge point for pre- and post- development conditions	✓	
6. 100-year floodplain and floodway boundaries, flood hazard soil boundaries, flood storage area easements, and regulatory flood protection elevations should be shown on plans. Indicate FEMA map/and/or flood study numbers. If filling in floodplain, identify limits of filled area	✓	
7. Provide drainage divide maps (pre- and post- development) identifying discharge points, drainage areas, and BMP treatment areas	✓	
8. Right of Way or Roadway improvements must be shown on the plans	✓	
9. Identify private drainage easements		✓
10. If the property is in a watershed protection overlay area, provide detailed impervious surface area calculations and establish how you meet the watershed requirements		✓
11. If the property is in a Metro Park Protection Overlay District, include watercourse buffer areas, impervious surface calculations, park buffer yards and tree inventory, if impervious surface area exceeds 30%		✓
12. Provide preliminary nitrogen loading & reduction calculations & computation of any offset fees (buydown) to be paid	✓	
13. Permanently Preserved Undisturbed Open Space when included in nitrogen calculations is considered to be a BMP and must be identified on all plans		✓
14. Identify permits that will be required from appropriate agencies for any impacts to buffers and wetlands		✓
<b>TREE CONSERVATION REQUIREMENTS</b>		
1. Tree conservation plan sheet showing the proposed tree conservation areas (TCAs) that are labeled according to the "Standardized Names..." (Appendix 3 of the User's manual for TC-7-04) Show the size of each area	✓	
2. Tree Conservation Areas need to be shown on the grading plan with the tree protection fence location	✓	

TO BE COMPLETED BY APPLICANT	YES	N/A
3. A completed Tree Conservation Data Sheet (Appendix 4 of the User's manual for TC-7-04) will need to be provided with the plan (two copies) or the information needs to be on the tree conservation plan sheet	✓	
<b>For Secondary Tree Conservation Areas include the following</b>		
1. A tree cover report with description of each 50' of TCA completed and certified by a certified arborist, North Carolina licensed architect, or North Carolina registered forester (two copies)	✓	
2. Photo panoramic panels of proposed secondary TCAs. Each photo to represent 50 linear feet of tree conservation area and must match the sections shown on the plan (two copies)		✓
3. Most recent aerial photo (two copies)	✓	
<b>TRANSPORTATION SERVICES REQUIREMENTS</b>		
1. Show the ROW and pavement widths, street widths, sidewalk, curb and gutter, medians, median openings, curb radii	✓	
2. Show the location of all opposing driveways surrounding the site	✓	
3. Label street type or ramp type entrances	✓	
4. Show driveways and vehicular surface area on plan	✓	
5. Show the actual street names, if known. Show state road number, if applicable and type of road (collector, thoroughfare, etc.)	✓	
6. Indicate on the plan whether the existing streets are asphalt, concrete, gravel or dirt	✓	
7. All handicap ramps must be shown and labeled and must meet the placement requirements of Engineering Standard 20.11.	✓	
8. Vertical alignment of streets only when deemed necessary by the Transportation Director to properly determine the safety of proposed streets or driveways		✓
9. Show typical street sections for all public and private streets included with this plan. Use Engineering Standard 20.31 and 20.32 for pavement designs for all proposed street type entrances, residential, collector, and commercial streets		✓
10. Show existing and proposed curb and gutter, storm sewers, drainage structures, driveway pipes, water mains, sanitary sewer mains, etc. on the site plan	✓	
11. Proposed private streets, dimensions and curb treatments	✓	
12. Slope easements must be shown, labeled and dimensioned		✓
13. Existing and proposed ROW must be dimensioned and labeled	✓	
14. Sight triangles must be shown and labeled including any structures within them	✓	
15. Add note from the Infrastructure Construction Plan checklist about the sight distance triangles. If you do not have this document, you can add the statement per City Code Section 10-2086 (a) regarding the sight triangles		
16. Show existing and proposed parking areas, bay dimensions and aisle dimensions	✓	
17. Provide vehicular stacking areas, length of queue, storage space required per stacked vehicle including aisle width, stall depth, and stall width	✓	
18. Provide internal traffic circulation details		✓
19. The corner clearance must be shown and verified and a note placed on plans stating: "Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency."	✓	
20. Label the existing property lines "E.I.P."	✓	
21. Show the proper location of sidewalk (BOC to ROW < 12.5 feet), sidewalk located 1.0 foot inside		✓
22. ROW, BOC to ROW > 12.5 feet, sidewalk located 4.0 feet inside ROW		✓
23. Cul-de-sacs must be dimensioned (Back of Curb with ROW radius)		✓
24. Copies of previous Board of Adjustment Action, Special Use Permit or Certificate of Appropriateness, if applicable		✓
25. Proposed square feet/acres and number of feet of Right-of-Way dedicated		✓
<b>GREENWAY REQUIREMENTS</b>		
1. When greenway is required to be reserved or dedicated, it is measured in accordance with City Code 10-3022		✓
2. Greenway is required to be reserved or dedicated in accordance with the City Master Greenway Plan as contained in the Raleigh Comprehensive Plan		✓

TO BE COMPLETED BY APPLICANT	YES	N/A
<b>SOLID WASTE SERVICES REQUIREMENTS</b>		
1. In a solid waste inspections statement on the front cover of the plans, developers must acknowledge that they have reviewed and are in compliance with the requirements set forth in the <b>Solid Waste Design Manual</b>		✓
2. In the solid waste inspections statement it must be indicated whether they plan to use a private hauler or the City of Raleigh Solid Waste Services (SWS) to handle trash needs. Also, indicate the page where necessary SWS requirements are shown in the plans. They are typically shown on the landscape page or its own SWS page		✓
3. A copy of the <b>Solid Waste Design Manual</b> may be obtained from the City of Raleigh website		✓
4. Site plans for all single-family townhome developments <b>must show</b> or indicate in the Solid Waste Inspections statement how standard 96-gallon residential individual roll-out refuse containers will be stored and made available by residents at the curb		✓
5. If refuse containers are going to be stored in garages, this must be indicated or stated in the SWS Inspections statement on the front cover of the plans as well as in the plans		✓
6. Occupant must be able to roll carts to street with no obstructions or topographic features that would hamper the resident from rolling the cart to the curb – at least 3' horizontal clearance		✓
7. In the case of attached dwellings, designs that allow carts to be brought to the nearest curb are shown in Section A-8 (page 6) of the <b>Solid Waste Design Manual</b>		✓
8. All carts serving individual units are to be brought to the curb of the nearest public right-of-way or alley, or to the curb of an accessible private drive that meets circulation standards otherwise noted in the <b>Solid Waste Design Manual</b>		✓
9. Alleys used for solid waste collection vehicles that serve individual residential units must be a minimum 16' in width. Inside curb radii must be a minimum 30'		✓
10. All alleys to be traversed by solid waste collection vehicles must meet the residential street standard of 6" sub-base and 2.5" asphalt surface course		✓
11. Alleys should extend through a block between public streets, and avoid 90-degree or acute angled turns		✓
12. Where a rear alley is not provided for solid waste vehicles, direct vehicular access to all small-lot or attached single-family homes (cluster home or townhome developments) for the purpose of collection must be provided		✓
13. Direct vehicular access to all small-lot or attached single-family homes can be provided either by a design that allows each unit occupant to roll the carts to the public or private street		✓
14. Direct vehicular access to all small-lot or attached single-family homes can be provided by Multiple 96-gallon standard City residential solid waste carts and may be stored in a common area which is accessible directly to the public or private street		✓
15. Direct vehicular access to all small-lot or attached single-family homes can be provided either by the development or may provide for a common collection facility (dumpster) in accordance with Section C. of the <b>Solid Waste Design Manual</b>		✓
16. Any design other than those mentioned in the <b>Solid Waste Design Manual</b> must be approved by the Solid Waste Services Director		✓
17. Site plans for all single-family townhome developments must show designated pad for dumpster or compactor or a specific alternate plan must be reviewed and approved in writing by the Solid Waste Services Director		✓
18. Non-attached single family homes can provide a 6 X 6 pad on the side of the house (at least 5 ft from the front of the house for storage of the refuse and recycling containers. If the home has a driveway, this can be done by extending the driveway		✓
19. If the pad for storage of the 96 gallon City of Raleigh cart and recycling bin is not provided for non-attached single family homes, developers must make sure the topography on the side of the house such that the 96 gallon container can be rolled to the side or rear of the house		✓
20. Site plans for all multi-family or group housing developments that require a dumpster or compactor shall also show a designated pad for residential recycling facilities, which must be a minimum 8' deep x 12' wide and allow enough room for (6) 35-gallon containers. These areas must be screened and located in accordance with C-4, C-7 and C-8		✓
21. Collection devices must not be located in any street yard, transitional protective yard or tree protection area required by City Code Section 10-2082.5, 10-2082.9 or 10- 2082.12, or in any open space area required by Section 10- 2103(d) in group housing developments, or in any regulated floodway		✓

PRELIMINARY  
 NOT FOR CONSTRUCTION

3515 GLENWOOD OFFICE  
 3515 GLENWOOD AVENUE  
 RALEIGH, NORTH CAROLINA

ISSUED: 01 APR 2014

REVISIONS:

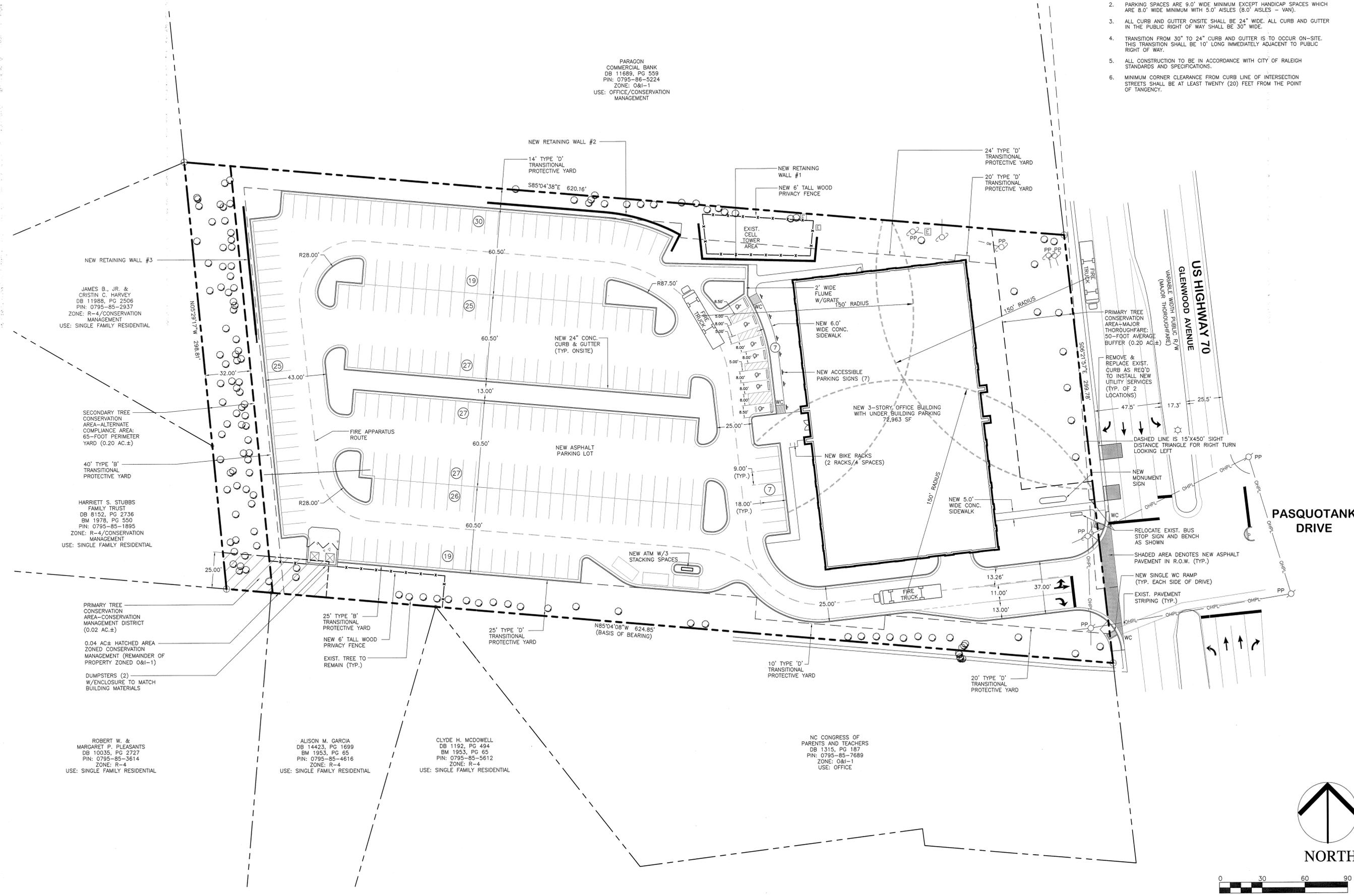
DRAWN BY: MGD  
 CHECKED BY: JDL  
 PROJECT: GAOB

PRELIMINARY  
 STAKING  
 PLAN

DWG. NO. PA.3

### STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 9.0' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES - VAN).
3. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
4. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.



F:\Projects\GAOB\Drawings\Site\ACAD-GAOB-PA\_base.dwg - PRELIM STAKING Apr 01, '14 - 1:05pm

PRELIMINARY  
 NOT FOR CONSTRUCTION

**3515 GLENWOOD OFFICE**  
**3515 GLENWOOD AVENUE**  
**RALEIGH, NORTH CAROLINA**

ISSUED: 01 APR 2014

REVISIONS:

DRAWN BY: MGD  
 CHECKED BY: JDL  
 PROJECT: GAOB

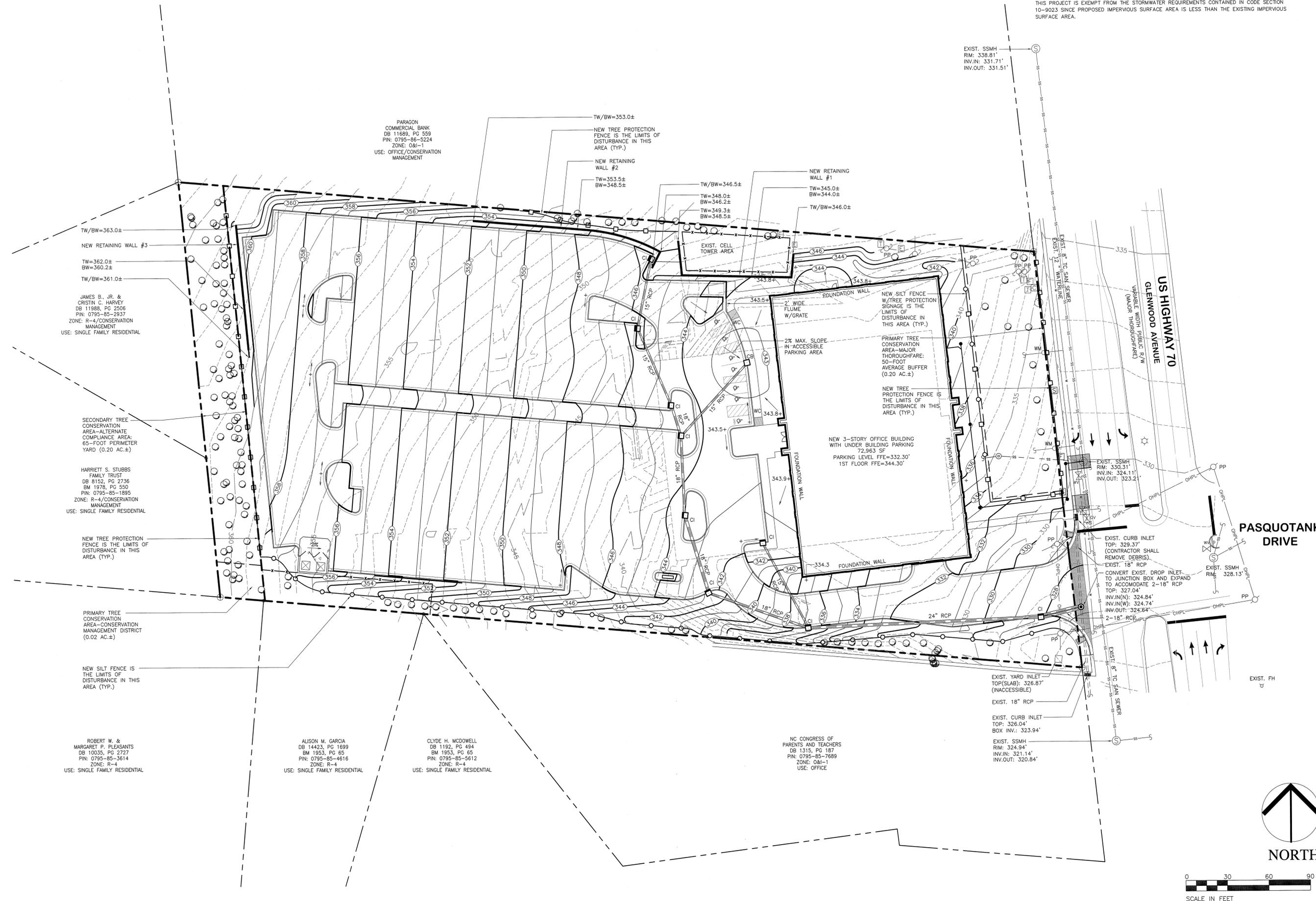
**PRELIMINARY  
 GRADING  
 PLAN**

DWG. NO. **PA.4**

**PRELIMINARY STORMWATER SUMMARY**

**STORMWATER RUNOFF SUMMARY**

THIS PROJECT IS EXEMPT FROM THE STORMWATER REQUIREMENTS CONTAINED IN CODE SECTION 10-9023 SINCE PROPOSED IMPERVIOUS SURFACE AREA IS LESS THAN THE EXISTING IMPERVIOUS SURFACE AREA.



PARAGON  
 COMMERCIAL BANK  
 DB 11689, PG 559  
 PIN: 0795-86-5224  
 ZONE: O&I-1  
 USE: OFFICE/CONSERVATION  
 MANAGEMENT

TW/BW=353.0±  
 NEW TREE PROTECTION  
 FENCE IS THE LIMITS OF  
 DISTURBANCE IN THIS  
 AREA (TYP.)

NEW RETAINING  
 WALL #2  
 TW=353.5±  
 BW=348.5±

TW/BW=346.5±  
 TW=348.0±  
 BW=346.2±  
 TW=349.3±  
 BW=348.5±

NEW RETAINING  
 WALL #1  
 TW=345.0±  
 BW=344.0±  
 TW/BW=346.0±

TW/BW=363.0±  
 NEW RETAINING WALL #3  
 TW=362.0±  
 BW=360.2±  
 TW/BW=361.0±

JAMES B., JR. &  
 CRISTIN C. HARVEY  
 DB 11888, PG 2506  
 PIN: 0795-85-2937  
 ZONE: R-4/CONSERVATION  
 MANAGEMENT  
 USE: SINGLE FAMILY RESIDENTIAL

SECONDARY TREE  
 CONSERVATION  
 AREA-ALTERNATE  
 COMPLIANCE AREA:  
 65-FOOT PERIMETER  
 YARD (0.20 AC.±)

HARRIETT S. STUBBS  
 FAMILY TRUST  
 DB 8152, PG 2736  
 BM 1978, PG 550  
 PIN: 0795-85-1895  
 ZONE: R-4/CONSERVATION  
 MANAGEMENT  
 USE: SINGLE FAMILY RESIDENTIAL

NEW TREE PROTECTION  
 FENCE IS THE LIMITS OF  
 DISTURBANCE IN THIS  
 AREA (TYP.)

PRIMARY TREE  
 CONSERVATION  
 AREA-CONSERVATION  
 MANAGEMENT DISTRICT  
 (0.02 AC.±)

NEW SILT FENCE IS  
 THE LIMITS OF  
 DISTURBANCE IN THIS  
 AREA (TYP.)

ROBERT W. &  
 MARGARET P. PLEASANTS  
 DB 10035, PG 2727  
 PIN: 0795-85-3614  
 ZONE: R-4  
 USE: SINGLE FAMILY RESIDENTIAL

ALISON M. GARCIA  
 DB 14423, PG 1699  
 BM 1953, PG 65  
 PIN: 0795-85-4616  
 ZONE: R-4  
 USE: SINGLE FAMILY RESIDENTIAL

CLYDE H. MCDOWELL  
 DB 1192, PG 494  
 BM 1953, PG 65  
 PIN: 0795-85-5612  
 ZONE: R-4  
 USE: SINGLE FAMILY RESIDENTIAL

NC CONGRESS OF  
 PARENTS AND TEACHERS  
 DB 1315, PG 187  
 PIN: 0795-85-7689  
 ZONE: O&I-1  
 USE: OFFICE

EXIST. SSMH  
 RIM: 338.81'  
 INV.IN: 331.71'  
 INV.OUT: 331.51'

EXIST. SSMH  
 RIM: 330.31'  
 INV.IN: 324.11'  
 INV.OUT: 323.21'

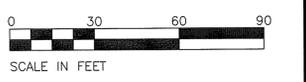
EXIST. YARD INLET  
 TOP(SLAB): 326.87'  
 (INACCESSIBLE)  
 EXIST. 18" RCP

EXIST. CURB INLET  
 TOP: 326.04'  
 BOX INV.: 323.94'

EXIST. SSMH  
 RIM: 324.94'  
 INV.IN: 321.14'  
 INV.OUT: 320.84'

**PASQUOTANK  
 DRIVE**

**GLENWOOD AVENUE**  
 VARIABLE WIDTH PUBLIC R/W  
 (MAJOR THOROUGHFARE)

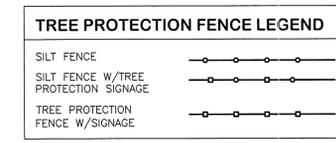


REFER TO DWG. NO. PA.1 FOR GENERAL NOTES



TREE TABLE											
#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
1585	7"DOUBLE MAGNOLIA	1761	6"MAGNOLIA QUAD	1960	4"MAGNOLIA	2006	8"PINE	2049	4"MAGNOLIA	2102	10"PINE
1589	6"MAGNOLIA	1762	6"MAGNOLIA QUAD	1961	6"MAGNOLIA	2007	4"LIVE OAK	2050	12"OAK	2103	30"PINE
1590	3"MAGNOLIA	1763	10"MAGNOLIA QUAD	1962	8"MAGNOLIA	2008	18"PINE	2051	6"MAGNOLIA	2104	8"MAGNOLIA CLUSTER
1594	22"PINE	1764	4"MAGNOLIA	1963	8"MAGNOLIA	2010	14"PINE	2052	10"DOUBLE MAGNOLIA	2105	4"MAGNOLIA CLUSTER
1595	22"PINE	1765	6"OAK	1964	16"PINE	2011	16"PINE	2053	12"MAGNOLIA	2106	10"PINE
1596	17"PINE	1768	12"DOUBLE MAGNOLIA	1966	5"MAGNOLIA	2013	14"PINE	2054	5"MAGNOLIA	2107	10"PINE
1597	24"PINE	1769	8"DOUBLE MAGNOLIA	1967	7"MAGNOLIA	2014	14"PINE	2056	9"DOUBLE MAGNOLIA	2108	4"MAGNOLIA CLUSTER
1598	14"OAK	1770	20"SPRUCE	1968	7"OAK	2016	8"OAK	2057	30"OAK	2110	10"PINE
1599	16"OAK	1771	4"DOUBLE MAGNOLIA	1969	8"OAK	2017	8"OAK	2058	10"MAGNOLIA	2111	4"OAK
1600	16"OAK	1772	8"DOUBLE MAGNOLIA	1970	7"OAK	2018	4"OAK CLUSTER	2059	5ORNAMENTAL	2112	4"MAGNOLIA CLUSTER
1601	16"OAK	1806	24"OAK	1971	10"MAGNOLIA	2019	12"PINE	2068	5ORNAMENTAL	2113	8"PINE
1602	16"OAK	1807	4"BIRCH	1973	10"DOUBLE OAK	2020	12"PINE	2069	5ORNAMENTAL	2114	8"MAGNOLIA CLUSTER
1603	21"OAK	1858	18"OAK	1974	10"MAGNOLIA	2021	4"MAGNOLIA CLUSTER	2070	5ORNAMENTAL	2115	4"PINE
1604	18"PINE	1866	8"SPRUCE	1975	8"MAGNOLIA	2022	4MAGNOLIA CLUSTER	2071	5ORNAMENTAL	2116	5"OAK
1605	20"PINE	1897	5"CEDAR	1976	12"MAGNOLIA	2022	4"MAGNOLIA CLUSTER	2072	5ORNAMENTAL	2117	4"MAGNOLIA CLUSTER
1606	24"OAK	1898	5"OAK	1977	7"DOUBLE MAGNOLIA	2023	4"MAGNOLIA CLUSTER	2073	5ORNAMENTAL	2118	8"MAGNOLIA CLUSTER
1607	4"CREPE MYRTLE CLUSTER	1903	6"MAGNOLIA	1978	7"DOUBLE MAGNOLIA	2024	4DOOTRIP	2074	5ORNAMENTAL	2119	14"PINE
1608	4"CREPE MYRTLE CLUSTER	1904	4"MAGNOLIA	1979	12"OAK	2025	4"MAGNOLIA CLUSTER	2075	8"TRIPLE DOGWOOD	2120	8"PINE
1609	26"OAK	1905	8"MAGNOLIATRIP	1980	4"MAGNOLIA CLUSTER	2026	4"MAGNOLIA CLUSTER	2076	12"HIRCHDOUBLE	2123	10"PINE
1631	28"PINE	1906	8"OAK	1981	4"MAGNOLIA CLUSTER	2027	4ORNAMENTAL CLUSTER	2077	12"HIRCHDOUBLE	2124	16"PINE
1632	20"PINE	1915	4"DOUBLE MAGNOLIA	1982	14"PINE	2028	10"PINE	2078	10"HIRCHDOUBLE	2125	4"MAGNOLIA CLUSTER
1638	4"MAGNOLIA	1916	22"PINE	1984	14"PINE	2029	14"PINE	2079	14"PINE	2126	10"PINE
1639	3"MAGNOLIA	1917	10"MAGNOLIA	1985	16"PINE	2030	4"ORNAMENTAL CLUSTER	2080	18"PINE	2127	14"PINE
1640	6"MAGNOLIA	1918	10"MAGNOLIA	1986	4"MAGNOLIA CLUSTER	2031	12"PINE	2081	8"PINE	2128	4"MAGNOLIA CLUSTER
1641	6"MAGNOLIA	1919	14"OAK	1987	4"MAGNOLIA CLUSTER	2032	16"PINE	2082	14"PINE	2129	8"MAGNOLIA CLUSTER
1642	3"MAGNOLIA	1927	20"SPRUCE	1988	12"PINE	2033	6"SPRUCE	2083	6"PINE	2131	22"PINE
1643	3"MAGNOLIA	1928	20"SPRUCE	1989	8"OAK	2034	6"DOUBLE MAGNOLIA	2084	14"PINE	2132	14"OAK
1644	8"MAGNOLIA	1929	24"OAK	1990	4"MAGNOLIA CLUSTER	2035	24"DOUBLE OAK	2085	6"SPRUCE	2133	4"MAGNOLIA CLUSTER
1645	8"MAGNOLIA	1930	24"OAK	1991	4"MAGNOLIA CLUSTER	2036	12"MAGNOLIA	2086	6"PINE	2134	10"PINE
1646	8"DOUBLE OAK	1931	4"DOUBLE MAGNOLIA	1992	12"PINE	2037	12"MAGNOLIA	2087	3"MAGNOLIA	2136	14"PINE
1750	15"OAK	1932	4"DOUBLE MAGNOLIA	1993	4"MAGNOLIA CLUSTER	2038	12"MAGNOLIA	2088	4"MAGNOLIA CLUSTER	2137	4"MAGNOLIA CLUSTER
1751	10"MAGNOLIA	1933	14"PINE	1994	4"MAGNOLIA CLUSTER	2039	8"MAGNOLIA	2090	4"MAGNOLIA CLUSTER	2138	12"PINE
1752	14"DOUBLE MAGNOLIA	1934	6"MAGNOLIA	1997	20"PINE	2040	6"MAGNOLIA	2091	16"OAK	2139	8"PINE
1753	10"MAGNOLIA	1935	5"SPRUCE	1998	6"OAK	2041	12"MAGNOLIA	2093	4"MAGNOLIA QUAD	2141	18"OAK
1754	8"MAGNOLIA	1936	5"SPRUCE	1999	8"OAK	2042	12"MAGNOLIA	2094	4"MAGNOLIA CLUSTER	2142	4"MAGNOLIA CLUSTER
1755	8"TRIPLE MAGNOLIA	1937	6"OAK QUAD	2000	4"MAGNOLIA	2043	12"MAGNOLIA	2095	10"PINE	2143	8"PINE
1756	10"DOUBLE MAGNOLIA	1954	5"SPRUCE	2001	4"MAGNOLIA	2044	8"MAGNOLIA	2096	12"OAK	2144	8"PINE
1757	8"MAGNOLIA QUAD	1956	8"SPRUCE	2002	4"BIRCH CLUSTER	2045	6"MAGNOLIA	2097	20"PINE	2145	8"OAK
1758	9"MAGNOLIA	1957	5"SPRUCE	2003	4"BIRCH CLUSTER	2046	4"DOUBLE MAGNOLIA	2098	12"PINE	2146	4"MAGNOLIA CLUSTER
1759	8"MAGNOLIA	1958	6"DOUBLE MAGNOLIA	2004	14"DOUBLE OAK	2047	3"MAGNOLIA	2099	8"MAGNOLIA CLUSTER	2147	4"MAGNOLIA CLUSTER
1760	5"MAGNOLIA	1959	4"MAGNOLIA	2005	12"PINE	2048	12"MAGNOLIA	2100	4"MAGNOLIA CLUSTER	2148	10"PINE

TREE CONSERVATION DATA	
TOTAL SITE ACRES:	4.20 AC.±
PRIMARY TREE CONSERVATION AREA:	0.22 AC.±/5.24%
SECONDARY TREE CONSERVATION AREA:	0.20 AC.±/4.76%
TOTAL TREE CONSERVATION AREA:	0.42 AC.±/10.00%



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 919.845.7703 FAX

PRELIMINARY  
 NOT FOR CONSTRUCTION

3515 GLENWOOD OFFICE  
 3515 GLENWOOD AVENUE  
 RALEIGH, NORTH CAROLINA

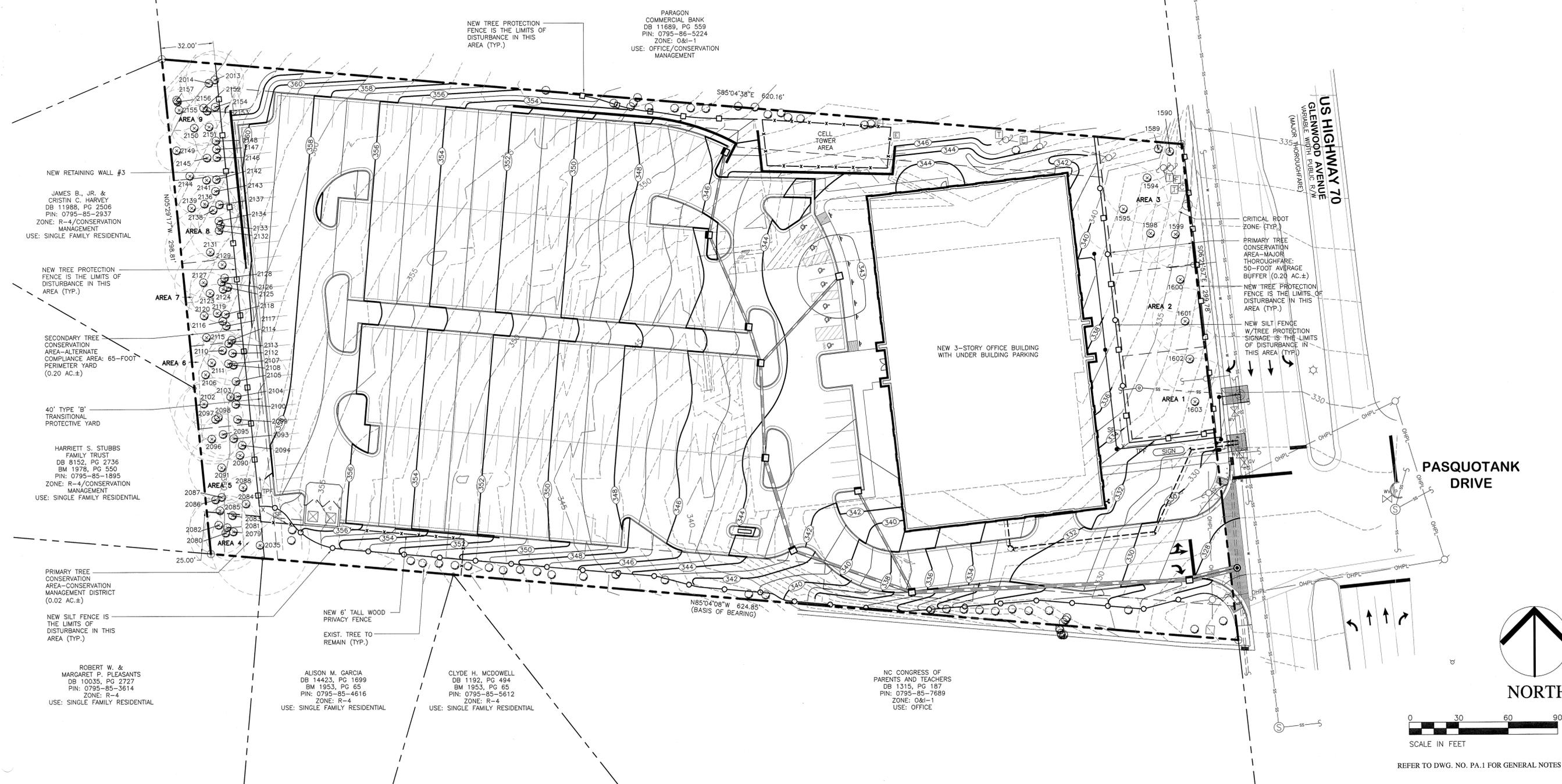
ISSUED: 01 APR 2014

REVISIONS:

DRAWN BY: MGD  
 CHECKED BY: JDL  
 PROJECT: GAOB

TREE CONSERVATION PLAN

DWG. NO. TCP.2



REFER TO DWG. NO. PA.1 FOR GENERAL NOTES

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