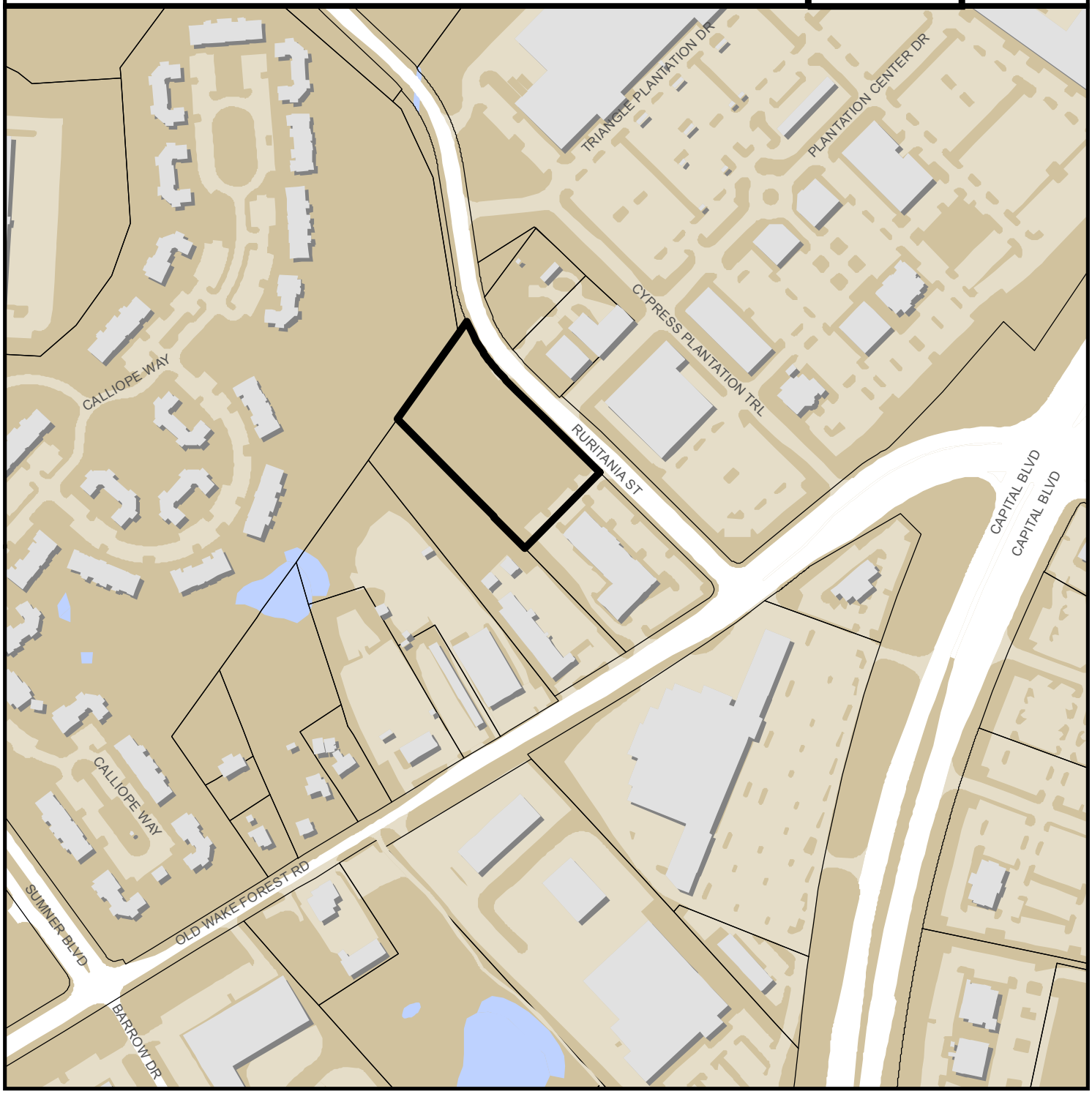
540 COMMERCIAL PARK LOT 2
SR-16-2016



0 300 600 Feet

Zoning: **IX-3-PL**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **2.62**
Square Feet: **17,506**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **FLYTHE Properties, LLC**

Planning & Development

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

Administrative Site Review Application
For UDO Districts Only

SR-10-16

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

Building Type		FOR OFFICE USE ONLY
■ Detached ☐ Attached ☐ Apartment ☐ Townhouse	■ General ☐ Mixed Use ☐ Open Lot	Transaction Number 404269 Assigned Project Coordinator Assigned Team Leader

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

GENERAL INFORMATION

Development Name 540 Commercial Park Lot 2

Zoning District Industrial-1

Proposed Use Flex Space Commerical

Property Address(es) 3300 Ruritania St.

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1727-22-9178			

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 ☐ Cottage Court ■ Other: If other, please describe:

WORK SCOPE

Per City Code Section 10.2.8.D.1, summarize the project work scope. Construction of 17,506 sf flex-space commercial bldg w/ 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 Flythe Properties, LLC	Name (s)	
Address 4741 Windcross Dr. Raleigh, NC 27614		
Phone 919 847-0754	Email	Fax

CONSULTANT (Contact Person for Plans)

Company Thompson & Associates	Name (s) Randy Miller	
Address 1149 Executive Circle Suite D2 Cary, NC 27511		
Phone 919 465-1566	Email miller.pe@att.net	Fax 919 465-1585

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) Industrial-1	Proposed building use(s) Flex Space Commercial
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross n/a
Overlay District	Proposed Building(s) sq. ft. gross 17,506
Total Site Acres Inside City Limits ☒ Yes ☐ No 2.62 ac	Total sq. ft. gross (existing & proposed) 17,506
Off street parking required Provided 72	Proposed height of building(s) 22' Stories 1
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 15.36
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 15.36 (site plans only)
CUD (Conditional Use District) case # Z-	Height of 1st Floor 22'
Stormwater Information	
Existing Impervious Surface acres/square feet 6,292 sf	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet 58,151 sf	**If Yes, please provide**
Neuse River Buffer ☒ Yes ☐ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? ☐ Yes ☐ No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above)	
5. Bedroom Units 1br 2br 3br 4br or more	
6. Infill Development 2.2.7	

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 Raidan Miller / Thompson & Associates 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 3/1/16

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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)	☒				
2. **Site Review** completed and signed by the property owner	☒				
3. Client must complete and print page 1 and 2 of the **Site Review** to the plan cover sheet (not applicable for infill recombination)	☒	☐			
4. I have referenced the **Site Review** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒				
5. Provide the following plan sheets:	☒				

a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site Plan	☒		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	☒		✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☒	☐	✓		
g) Proposed Landscaping Plan	☒	☐	✓		
h) Building elevations that show maximum height of buildings to be removed	☒	☐	✓		
i) Transportation Plan	☐	☒			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	☒		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	☒		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☒			✓
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
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	☒	☒	✓		✓

BOM 2006-2172
(NC GRID NAD83)

CAROLINA REALTY PARTNERS, LLC
2.68 AC
PIN 1727-21-9858
MOTORCYCLE DEALERSHIP
ZONED IND-1

NOTE:
NEUSE RIPARIAN BUFFERS ARE TO BE MEASURED FROM TOP OF BANK

330 328 326 324 322 320 318 316 314 312 310 308 306 304 302 300

N 44°28'10" W 105.06'

N 44°17'41" W 75.97'

N 44°23'41" W 248.84'

1.70'

CREEK

EX. STORM DRAINAGE STRUCTURE

ZONE 1 - 50' NEUSE RIVER RIPARIAN BUFFER - AREA ALLOWED FOR SCM'S PER 15A NCAC 02B .0233

ZONE 2 - 50' NEUSE RIVER RIPARIAN BUFFER

EX. 50' NEUSE RIVER RIPARIAN BUFFER

N 35°21'59" E 282.73'

EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT (BOM 1976, PG 510)

EX. STORM STRUCTURE

CROSSINGS COMPANY LTD. PARTNERSHIP
SHIRE II ASSOCIATES LTD. PARTNERSHIP
39.06 AC
PIN 1727-22-2102
MULTIFAMILY APARTMENTS
ZONED CUD-TD

35.89'

PLANTATION POINT
DEVELOPMENT, LLC
0.28 AC
PIN 1727-22-8728
VACANT
ZONED CUD-TD

RURITANIA ST

SITE

OLD WAKE FOREST RD

CAPITAL BLVD

N

VICINITY MAP
NO SCALE

540 COMMERCE CENTER, LLC
2.2 AC
PIN 1727-31-3809
FLEX SPACE COMMERCIAL
ZONED IND-1

EXISTING PAVEMENT

EECOP

EX. BUILDING

S 44°35'49" W 253.60'

LANDSCAPE AREA

EX. RETAINING WALL

EX. CURB & GUTTER

EX. SIDEWALK

EX. ISLAND

EX. CONC. FLUME

EXISTING PAVEMENT

EXISTING EECOP

EX. 20' C.O.R. SANITARY SEWER EASEMENT
BM 1999 PG 464

EX. SS CLEANOUT

EX. SS MANHOLE

EX. C&G

EX. FH

S 45°24'11" E 181.00'

S 45°24'11" E 129.34'

EX. SS CLEANOUT

CLEANOUT

EX. DROP INLET

EX. STORM MANHOLE

EX. 30" C&G

EX. DRIVEWAY

EX. SINGLE H/C RAMP

EX. DRIVEWAY

EX. SINGLE H/C RAMP

EXISTING 6' SIDEWALK

EX. 30" CURB & GUTTER

EX. BOC

~LOC. WATER MAIN

EX. LANE STRIPE

EX. LANE STRIPE

EX. LANE STRIPE

EX. CI

EX. 15" RCP

EX. SS SERVICE

EX. SS MANHOLE

EX. SS

EX. 8" SANITARY SEWER

EX. WV

EX. 15" RCP

EX. STORM JUNCTION BOX

EX. SS MANHOLE

EX. 24" RCP

EX. 5' SIDEWALK

EX. LIGHT POLE

EX. SINGLE H/C RAMP

EX. SINGLE H/C RAMP

EX. 5' SIDEWALK

EX. 15" RCP

EX. BOC

~LOC. WATER MAIN

EX. LANE STRIPE

EX. R/W

RURITANIA STREET
EX. VARIABLE WIDTH PUBLIC R/W

65.00' EX. R/W

PLANTATION POINT
DEVELOPMENT, LLC
52.73 AC
PIN 1727-32-7928
PLANTATION POINT SHOPPING CENTER
ZONED IND-1

JAMES T & PATRICE FLYTHE
0.92 AC
PIN 1727-32-1444
CONSTRUCTION COMPANY OFFICE
ZONED IND-1

PLANTATION CENTER DR.
EX. 60' PUBLIC R/W

EX. 8" SANITARY SEWER

EX. DRIVEWAY

JAMES T & PATRICE FLYTHE
0.80 AC
PIN 1727-32-0555
OUTDOOR STORAGE/PARKING
ZONED IND-1

20 0 10 20 40
SCALE 1"= 20'

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

OWNER:
FLYTHE PROPERTIES, LLC
4741 WINDCROSS DR.
RALEIGH, NC 27614
(919) 847-0754

SHEET 1

EXISTING CONDITIONS
540 COMMERCIAL PARK LOT 2
3300 RURUTANIA ST.

THOMPSON & ASSOCIATES, PA
CO. LICENSE NO. C-0343
1149 EXECUTIVE CIRCLE
SUITE D UNIT 2
CARY, NC 27511
(919) 465-1566
FAX (919) 465-1585

NEUSE TOWNSHIP	WAKE COUNTY	NORTH CAROLINA
OWNER: FLYTHE PROPERTIES, LLC		ZONED IND-1
DATE 10/01/15	DRAWN MTH	JOB NO.
SCALE 1" = 20'	SURVEYED CWR	DWG 540GRADE1
REVISIONS		PIN 1727-22-9178

BOM 2006-2172
(NC GRID NAD83)

GENERAL PROJECT NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH TO REFER TO DURING CONSTRUCTION OF THE PROJECT.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE RELOCATION, IF NEEDED, OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.

ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH SEDIMENT AND EROSION CONTROL STANDARDS AND SPECIFICATIONS.

NOTE:
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CAROLINA REALTY PARTNERS, LLC
2.68 AC
PIN 1727-21-9858
MOTORCYCLE DEALERSHIP
ZONED IND-1

N 44°28'10" W 105.06'
N 44°17'41" W 75.97'
N 44°23'41" W 248.84'
1.70'

540 COMMERCE CENTER, LLC
2.2 AC
PIN 1727-31-3809
FLEX SPACE COMMERCIAL
ZONED IND-1

12' x 18' 6" CONC. DUMPSTER PAD SEE DETAIL SHEET

12,894 SF OPEN SPACE

EX. 30' NEUSE RIVER RIPARIAN BUFFER

ZONE 1
150.4' WIDE RIPARIAN BUFFER
PRIMARY ZONE 1 RIPARIAN BUFFER

ZONE 2
RIPARIAN BUFFER

24" CMP

EXISTING PAVEMENT

EECIP

REMOVE EX. PAVEMENT

PRIVATE DRAINAGE EASEMENT

FLOOD

8' TOP @ 314.00
TOP DAM

8' OVER HEAD DOOR (x5)

6' S/W

EX. ISLAND
EX. 8" MAPLE

EX. CONC. FLUME

F.F.E. = 320.20

PROPOSED BUILDING
234' x 80'
17,506 SF

PRIVATE PARKING LOT

SEE PLANTING LIST FOR VEG. SHELF THIS SHEET

STORMWATER BIO-RETENTION POND

EX. STORM DRAINAGE STRUCTURE

EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT (BOM 1975, PG 510)

TOE OF DAM

N 35°21'59" E 282.73'

EX. BUILDING

S 44°35'49" W 253.60'

LANDSCAPE AREA

EX. RETAINING WALL

EX. CURB & GUTTER

5' CONC. S/W

RETAINING WALL

EXISTING TO REMAIN (8)

EXISTING TO REMAIN (2)

EX. SIDEWALK

EX. ISLAND
EX. 17" MAPLE

EX. ISLAND
EX. 11" MAPLE

EX. ISLAND
EX. 8" OAK

ROOF OVERHANG (TYP)

LANDSCAPE AREA

NEW CLEANOUT

6' S/W

FCD ON OUTSIDE WALL OF RISER ROOM

BIKE RACK (4) SPACE (TYP)

6" DIP FIRE LINE

NEW 3/4" WATER SERVICE

NEW 4" PVC SAN. SEWER SERVICE

NEW CLEANOUT (TRAVEL BEARING)

EX. 20' C.O.R. SANITARY SEWER EASEMENT
BM 1999 PG 464

EX. SS CLEANOUT

EX. SS MANHOLE

EX. C&G

EX. FH

EX. SINGLE H/C RAMP

EX. DRIVEWAY

EX. SINGLE H/C RAMP

EX. 5' SIDEWALK

15' TYPE C3 STREET PROTECTIVE YARD

S 45°24'11" W 181.00'

S 45°24'11" E 129.34'

NEW WATER METER

EX. SS CLEANOUT

EX. SS CLEANOUT (ABANDONED)

REMOVE EX. DROP INLET

EX. SS MANHOLE

EX. INV

EX. 6" GV

EX. 30" CURB & GUTTER

EX. DRIVEWAY

EX. SINGLE H/C RAMP

EX. SINGLE H/C RAMP

EX. BOC

~LOC. WATER MAIN

TAP EX. WATERLINE PER C.O.R. STDS & SPECS

EX. SS SERVICE

EX. SS

EX. SS MANHOLE

EX. LANE STRIPE

~47' (B/B)

65.00' EX. R/W

80' R/W

~41' (B/B)

EX. 15" RCP

EX. 8" SANITARY SEWER

EX. SS MANHOLE

EX. STORM JUNCTION BOX

EX. 15" RCP

EX. 18" RCP

EX. 5' SIDEWALK

EX. R/W

RURITANIA STREET
EX. VARIABLE WIDTH PUBLIC R/W

EX. LIGHT POLE

EX. SINGLE H/C RAMP

EX. SINGLE H/C RAMP

EX. SINGLE H/C RAMP

EX. 8" SANITARY SEWER

EX. 6" SANITARY SEWER

EX. 5' SIDEWALK

PLANTATION POINT DEVELOPMENT, LLC
52.73 AC
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PLANTATION POINT SHOPPING CENTER
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PLANTATION CENTER DR.
EX. 60' PUBLIC R/W

JAMES T & PATRICE FLYTHE
0.92 AC
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OUTDOOR STORAGE/PARKING
ZONED IND-1

CROSSINGS COMPANY LTD. PARTNERSHIP
SHIRE II ASSOCIATES LTD. PARTNERSHIP
39.06 AC
PIN 1727-22-2102
MULTIFAMILY APARTMENTS
ZONED CUD-TD

TPP

TREE PROTECTION FENCE TPF

TCA AREA #1
SECONDARY TREE CONSERVATION AREA
INDIVIDUAL TREE 10" DBH & LARGER
WITHIN 65' OF A VACANT PROPERTY
1,772.05 SF

35.99'

PLANTATION POINT DEVELOPMENT, LLC
0.28 AC
PIN 1727-22-8728
VACANT
ZONED CUD-TD

20 0 10 20 40
SCALE 1"= 20'

OWNER:
FLYTHE PROPERTIES, LLC
4741 WINDCROSS DR.
RALEIGH, NC 27614
(919) 847-0754

PLANT LEGEND:

	SYMBOL	SCIENTIFIC/COMMON NAME	QUANTITY	SIZE/ROOT	HEIGHT	NOTES
SHADE TREES	+	SUGAR MAPLE ACER SACCHARUM	14	3" CAL. MIN.	12'	PARKING ISLANDS/BMP SCREEN AS SHOWN
		SOUTHERN RED OAK QUERCUS FALCATA	4	3" CAL. MIN.	12'	STREE TREE 50' O.C. MAX
		SHUMARD OAK QUERCUS SHUMARDII	5	3" CAL. MIN.	12'	STREE TREE 50' O.C. MAX
SMALL EVERGREEN TREES	WM	SOUTHERN WAX MYRTLE MYRICA CERIFERA	74	5 GAL.	4' HT	BMP/DUMPSTER SCREEN AS SHOWN
		NELLIE STEVENS HOLLY ILEX X 'NELLIE R. STEVENS'	21	5 GAL.	6' HT	BMP/DUMPSTER SCREEN AS SHOWN
SHRUBS	C	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	126	3 GAL CONTAINER	24"	15' TYPE "C3" STREETSCAPE

POND VEG. SHELF PLANT LIST:

DETENTION POND:
POND ZONE 3 – SHALLOW WATER: 1,746 SF AREA
(FIRST 5' OF VEGETATIVE SHELF ELEV. 312.50 – 312.00)

COMMON NAME/BOTANICAL NAME	SPREAD	AREA/%	QUANTITY	ROOT
Bluetongue Arrowhead/Sagittaria latifolia	2' o.c.	593.64 sf/34%	149	Small Pot or bare Root
Softstem Bulrush/Schoeneplectus tabernaemontani	2' o.c.	487.08 sf/33%	122	
Southern Blue Flag/Iris virginica	2' o.c.	487.08 sf/33%	122	

DETENTION POND:
POND ZONE 2 – DEEP POOL TO SHALLOW WATER TRANSITION: 1,563 SF AREA
(LAST 5' OF VEGETATIVE SHELF ELEV. 312.00 – 311.50)

COMMON NAME/BOTANICAL NAME	SPREAD	AREA/%	QUANTITY	ROOT
Pickerel Weed/Pontederia pectinatus	2' o.c.	531.42 sf/34%	133	Small Pot or bare Root
Softstem Bulrush/Schoeneplectus tabernaemontani	2' o.c.	515.79 sf/33%	129	
Spatterdock (Cow Lilly)/Nuphar lutea	2' o.c.	515.79 sf/33%	129	

PLANTINGS ARE AT 50 PLANTINGS/200 SF OF AREA

PLANTING REQUIREMENTS

STREET TREES RURUTANIA ST. FRONTAGE

479.48 LF FRONTAGE – 62 LF DRIVEWAY = 417.48 LF
REQUIRED: 1 SHADE TREE PER 50 LF = 417.48/50 = 8.35 TREES
9 TREES PROVIDED

15' TYPE "C3" STREET PROTECTIVE YARD – RURITANIA ST. FRONTAGE

417.48 LF FRONTAGE:
REQUIRED: 30 SHRUBS PER 100 LF = 417.48/100 X 30 = 125.24
126 SHRUBS PROVIDED

EAST PROPERTY LINE: ADJACENT FLEX SPACE ZONE IND-1

NO BUFFER REQUIRED

SOUTH PROPERTY LINE: ADJACENT MOTORCYCLE SHOP ZONED IND-1

NO BUFFER REQUIRED

WEST PROPERTY LINE: ADJACENT MULTIFAMILY ZONE CUD-TC

NO BUFFER REQUIRED

PARKING AREA PLANTING AREA:

8 INTERIOR PARKING ISLANDS
REQUIRED: 1 SHADE TREE PER ISLAND = 8 TREES
PROPOSED 8 TREES

SCREENING

BMP AREA

REQUIRED: 75% EVERGREEN SCREEN OF PERIMETER
PROPOSED: 75% EVERGREEN SCREEN AS SHOWN

DUMPSTER

REQUIRED: EVERGREEN SCREEN
PROPOSED: EVERGREEN SCREEN AS SHOWN

PRELIMINARY DRAWING DO NOT USE FOR CONSTRUCTION

SHEET 7

PRELIMINARY LANDSCAPE PLAN
540 COMMERCIAL PARK LOT 2
3300 RURUTANIA ST.

THOMPSON & ASSOCIATES, PA
CO. LICENSE NO. C-0343
1149 EXECUTIVE CIRCLE
SUITE D UNIT 2
CARY, NC 27511
(919) 465-1566
FAX (919) 465-1585

NEUSE TOWNSHIP	WAKE COUNTY	NORTH CAROLINA	
OWNER: FLYTHE PROPERTIES, LLC		ZONED IND-1	
DATE 2/1/16	DRAWN MTH	JOB NO.	
SCALE 1" = 20'	SURVEYED CWR	DWG 540GRADE1	
REVISIONS		PIN 1727-22-9178	

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BOM 2006-2172
(NC GRID NAD83)

NOTE:
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NOTE ON RETAINING WALLS:
RETAINING WALLS TO BE DESIGNED BY OTHERS
RETAINING WALLS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
RETAINING WALLS TO BE AS PER ALL STANDARDS OF INSTALLATION AS OUTLINED BY MANUFACTURER
CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS FOR FOR RETAINING WALL INSTALLATION

CAROLINA REALTY PARTNERS, LLC
2.68 AC
PIN 1727-21-9858
MOTORCYCLE DEALERSHIP
ZONED IND-1

NOTE:
NEUSE RIPARIAN BUFFERS ARE TO BE MEASURED FROM TOP OF BANK

N 44°28'10" W 105.06'
N 44°17'41" W 75.97'
N 44°23'41" W 248.84'
N 35°21'59" E 282.73'
S 44°35'49" W 253.60'
S 45°24'11" E 181.00'
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540 COMMERCE CENTER, LLC
2.2 AC
PIN 1727-31-3809
FLEX SPACE COMMERCIAL
ZONED IND-1

EXISTING PAVEMENT
ASPHALT AREA
12,894 SF OPEN SPACE
ZONE 1
ZONE 2
EX. 50' NEUSE RIVER RIPARIAN BUFFER
PRIMARY: AREA #1 WIDTH MEASURED HORIZONTALLY FROM TOP OF BANK 1442.46 SF
TREE PROTECTION FENCE
EX. STORM DRAINAGE STRUCTURE
CREEK
1.70'
PRIVATE DRAINAGE EASEMENT
8' TOP @ 314.00
EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT (BOM 1976, PG 510)
EX. STORM DRAINAGE STRUCTURE
STORMWATER DETENTION POND
PRIVATE PARKING LOT
PROPOSED BUILDING
234' x 80'
17,506 SF
F.F.E. = 320.20
234.00' TOTAL
8' OVER HEAD DOOR
6' S/W
5' CONC. S/W
EX. CURB & GUTTER
RETAINING WALL
EX. ISLAND
EX. CONC. FLUME
LANDSCAPE AREA
EX. SIDEWALK
EXISTING TO REMAIN
ROOF OVERHANG (TYP)
NEW CLEANOUT
3 HANDICAP PARKING SIGNS PER ADA REQ.
BIKE RACK (4) SPACE (TYP)
SEE BUILDING PLANS FOR LOCATION & DETAILS ON TELEPHONE & ELECTRICAL SERVICE INTO BUILDING.
SEE BUILDING PLANS FOR LOCATION & DETAILS ON WATER SERVICE INTO BUILDING.
SEE BUILDING PLANS FOR LOCATION & DETAILS ON SEWER SERVICE INTO BUILDING.
DOUBLE CHECK VALVE LOCATED INSIDE RISER ROOM SEE BUILDING PLANS FOR DETAILS
FCD ON OUTSIDE WALL OF RISER ROOM
RISER ROOM
6" DIP FIRE LINE
NEW 3/4" WATER SERVICE
NEW 4" PVC SAN. SEWER SERVICE
NEW CLEANOUT (TRAVEL BEARING)
H/C CROSSWALK
H/C RAMP
CONC. S/W
15' TYPE C3 STREET PROTECTIVE YARD
EX. SS CLEANOUT (ABANDON)
REMOVE EX. DROP INLET & 15" RCP
EX. STORM MANHOLE
EX. 30" CURB & GUTTER
EX. DRIVEWAY
EX. SINGLE H/C RAMP
EXISTING 5' SIDEWALK
EX. 20' C.O.R. SANITARY SEWER EASEMENT BM 1999 PG 464
EX. SS MANHOLE
EX. SS CLEANOUT
EX. C&G
EX. FH
EX. GV
EX. WV
~LOC. WATER MAIN
NEW WATER METER
TAP EX. WATERLINE PER C.O.R. STDS & SPECS
TAP EX. WL PER CORPUD STDS. & SPECS.
EX. 8" SANITARY SEWER
EX. STORM JUNCTION BOX
EX. 15" RCP
EX. 5' SIDEWALK
EX. LIGHT POLE
EX. LANE STRIPE
EX. R/W
RURITANIA STREET
EX. VARIABLE WIDTH PUBLIC R/W
PLANTATION CENTER DR.
EX. 60' PUBLIC R/W
EX. 8" SANITARY SEWER
EX. BOC
EX. EOP
29.8' BOC-EOP
TCA AREA #2
SECONDARY TREE CONSERVATION AREA
INDIVIDUAL TREE 10" DBH & LARGER
WITHIN 65' OF A VACANT PROPERTY
1,772.05 SF
35.89'

CROSSINGS COMPANY LTD. PARTNERSHIP
SHIRE II ASSOCIATES LTD. PARTNERSHIP
39.06 AC
PIN 1727-22-2102
MULTIFAMILY APARTMENTS
ZONED CUD-TD

PLANTATION POINT DEVELOPMENT, LLC
0.28 AC
PIN 1727-22-8728
VACANT
ZONED CUD-TD

PLANTATION POINT DEVELOPMENT, LLC
52.73 AC
PIN 1727-32-7928
PLANTATION POINT SHOPPING CENTER
ZONED IND-1

JAMES T & PATRICE FLYTHE
0.92 AC
PIN 1727-32-1444
CONSTRUCTION COMPANY OFFICE
ZONED IND-1

JAMES T & PATRICE FLYTHE
0.80 AC
PIN 1727-32-0555
OUTDOOR STORAGE/PARKING
ZONED IND-1

OWNER:
FLYTHE PROPERTIES, LLC
4741 WINDCROSS DR.
RALEIGH, NC 27614
(919) 847-0754

20 0 10 20 40
SCALE 1"= 20'

SITE DATA

PIN 1727-22-9178
SITE ADDRESS: 3300 RURITANIA STREET RALEIGH, NC
TOTAL ACREAGE: 2.62 ACRES (113,939 SF)
ZONED IND-1
EXISTING USE: VACANT
PROPOSED DEVELOPMENT: RETAIL
EXISTING IMPERVIOUS SURFACE AREA: (EX. PARKING/PVMT) 6,292 SF (5.52%)
NEW IMPERVIOUS AREA: PARKING/ASPHALT/SIDEWALKS = 39,793 SF
NEW BUILDING = 18,428 SF (W/ OVERHANG)
TOTAL = 58,151 SF (51.04%)
TOTAL IMPERVIOUS SURFACE AREA = 58,151 SF NEW + 6,292 EX. = 64,443 SF = (56.56%)
PARKING REQUIRED 1 PER 300 SF BUILDING AREA: 17,506/300 = 59
PARKING PROVIDED: 62 NEW + 10 EXISTING ON LOT = 72
REQUIRED OPEN SPACE AREA: 0.262 AC (11,394 SF) (10% OF 2.62 ACRES)
PROPOSED OPEN SPACE: .296 AC (12,894 SF) = 11.32%
TRASH COLLECTION - DUMPSTER AS SHOWN
SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY WETLAND AREAS
SITE CONTAINS NEUSE RIVER BUFFER AREAS
ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
CONTRTACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
SITE TO BE SERVED WITH PUBLIC WATER & SEWER SERVICES.

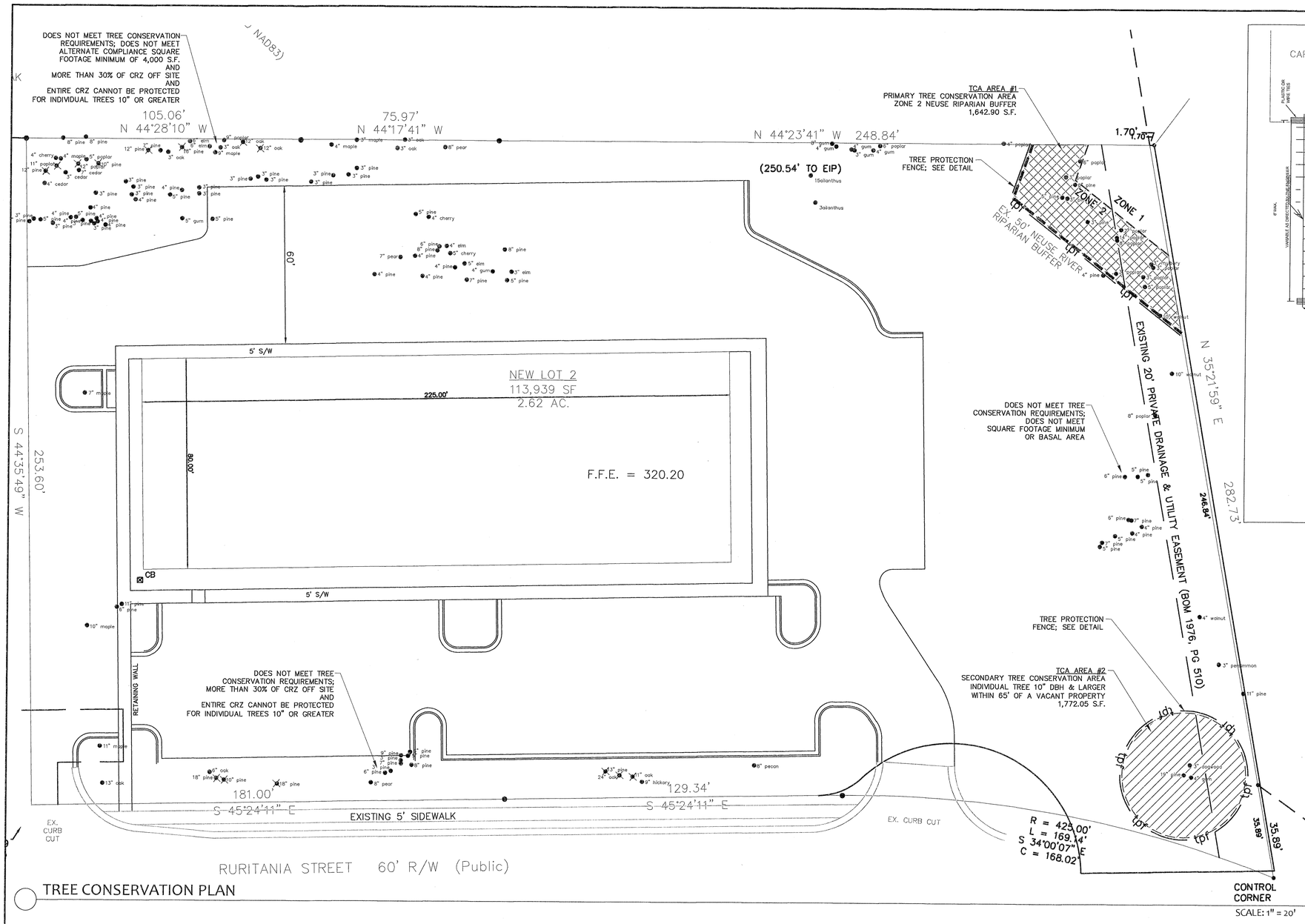
PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

SHEET 2

PRELIMINARY SITE PLAN WITH UTILITIES
540 COMMERCIAL PARK LOT 2
3300 RURUTANIA ST.

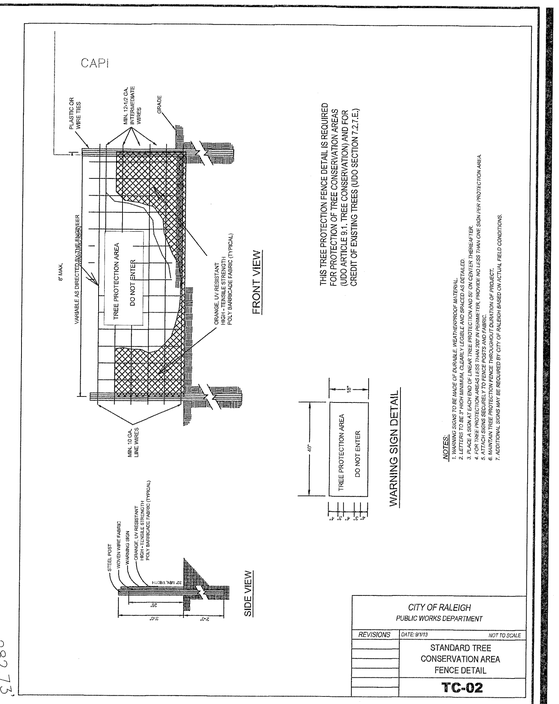
THOMPSON & ASSOCIATES, PA
CO. LICENSE NO. C-0343
1149 EXECUTIVE CIRCLE
SUITE D UNIT 2
CARY, NC 27511
(919) 465-1566
FAX (919) 465-1585

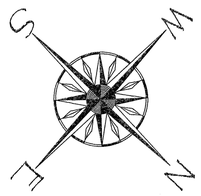
NEUSE TOWNSHIP	WAKE COUNTY	NORTH CAROLINA
OWNER: FLYTHE PROPERTIES, LLC		ZONED IND-1
DATE 2/1/16	DRAWN MTH.	JOB NO.
SCALE 1" = 20'	SURVEYED CWR	DWG 540GRADE1
REVISIONS: 1-13-16		PIN 1727-22-9178



TREE CONSERVATION PLAN

SCALE: 1" = 20'





TREE CONSERVATION REPORT
540 Commercial Park
Ruritania Street, Raleigh

Appendix 4: Conservation Plan Data Sheet
(Refer to Ordinance TC-7-04 and User's Manual for Instructions)

Project Name: 540 Commercial Park **Total Site Acres: 2.62 Acres**

	#Acres	% of Tract
(1) Primary Tree Conservation Areas		
(a1) SHOD 1 Yards		
(a2) SHOD 2 Yards		
(a3) SHOD 3 Yards		
(a4) SHOD 4 Yards		
(a5) Thoroughfare District Yards		
(a6) Conservation Management District		
(a7) Metro Park Overlay District		
(a8) Conditional Use Zoning Tree Save Area		
(a9) Natural Protective Yards Required by Re-Zoning or Other Conditions		
(a10) Other Required Tree Save Areas		
(b) Champion Trees including their Critical Root Zones		
(c) Zone 2 of Neuse Riparian Buffers	0.04	1.53%
(d) Areas with Slopes of 45% or more adjacent to or within floodways		
Subtotal of Primary Tree Conservation Areas	0.04	1.53%

	#Acres	% of Tract
(2) Secondary Tree Conservation Areas		
(a) Major Thoroughfare: 50-foot Average Buffer		
(b) Minor Thoroughfare: 50-foot Average Buffer		
(c) 65-foot Perimeter Yard adjacent to Non-Vacant Property		
(c) Alternate Compliance Area: 65-foot Perimeter Yard		
(d) 32-foot Perimeter Yard adjacent to Vacant Property		
(d) Alternate Compliance Area: 32-foot Perimeter Yard		
(e) Individual Trees 10"dbh & larger within 65' of roadways or any non-vacant property	0.04	1.53%
(f) Individual Trees 10"dbh & larger within 32' of any vacant property		
Subtotal of Secondary Tree Conservation Areas	0.04	1.53%
TOTAL ALL TREE CONSERVATION AREAS	0.08	3.05%

LEGEND:

PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmla.com

[redacted]

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIG! CONTACT ONE-CALL CENTER 1-800-632-4949

REVISIONS:

TREE CONSERVATION PLAN
540 COMM.PARK PH. 2
3305 RURITANIA STREET
FLYTHE CONSTRUCTION CO.

SCALE: AS NOTED
DRAWN BY: PMP
PROJECT # 150
DATE: 10/29/2015
SHEET L-1
OF