

APPLICATION INFORMATION

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Application #: 2017-13 Submittal Date: 7/3/17
Fee Paid: \$ 800.00 Check #: 4349

Project Information:

Project Name: Keystone Corporation Flex Building
Location: 1701 Pinnacle Park Drive, Apex NC
Property PINs: Existing PIN 0751261857 New PIN TBD
Acreage: 7.0 Zoning: TF-CZ
Town Limits: Inside corporate limits In ETJ *Outside corporate limits and ETJ

Applicant Information

Applicant: Keystone Corporation
Address: 5410 Trinity Road, Suite 215
City: Raleigh State: NC Zip: 27607
Phone: 919-747-7910 Fax: 919-851-2630
E-mail Address: mblount@kscdevelop.com

Owner Information

Owner: Classic Road Partners LLC
Address: 10500 World Trade Blvd.
City: Raleigh State: NC Zip: 27617
Phone: 919-612-5245 Fax: 919-535-0127
E-mail Address: gfutrell@jlgcorp.com
Other contacts: srn@thesitegroup.net - Sam Nye, PE - Civil Engineer

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____

Submittal Date: _____

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green*, Hills	Crossing(s), Plaza, Station, Village(s)

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____

Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: 1701 Pinnacle Park Drive, Apex NC 27502

Nearest intersecting roads: Classic Road and Pinnacle Center Drive

Wake County PIN(s): Existing PIN 0751261857 New PIN TBD

Township: Apex

Contact Information (as appropriate)

Contact person: Keystone Corporation C/O Michael Blount

Phone number: 919-747-7910 Fax number: 919-851-2630

Address: 5410 Trinity Road, Suite 215, Raleigh NC 27607

E-mail address: mblount@kscdevelop.com

Owner: Classic Road Partners LLC

Phone number: 919-612-5245 Fax number: 919-535-0127

Address: 10500 World Trade Blvd. Raleigh NC 27617

E-mail address: gfutrell@jlgcorp.com

Proposed Subdivision/Development Name

1st Choice: Keystone Corporation Flex Building

2nd Choice (Optional): Keystone Corporation Building

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

AGENT AUTHORIZATION FORM

Application #: _____

Submittal Date: _____

Classic Road Partners LLC is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning
- Site Plan
- Subdivision
- Variance
- Other: Minor Site Plan

The property is located at: 1701 Pinnacle Park Drive, Apex NC 27502

The agent for this project is: Keystone Corporation

I am the owner of the property and will be acting as my own agent

Name: Classic Road Partners LLC

Address: 10500 World Trade Blvd. Raleigh NC, 27617

Telephone Number: 919-612-5245

Fax Number: 919-535-0127

E-Mail Address: gfutrell@jlgcorp.com

Signature(s) of Owner(s)

Classic Road Partners, LLC
by Glenn Futrell - manager

Glenn Futrell

Type or print name

Type or print name

Type or print name

Attach additional sheets if there are additional owners.

***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

June 30, 2017

Russell Dalton, PE
Transportation Engineer
Town of Apex
73 Hunter Street
Apex, NC 27502

Subject: **Trip Generation Letter**
Pinnacle Park Research and Development Facility

Dear Mr. Dalton:

The objective of this letter is to provide a trip generation estimate for the proposed 50,000 square foot Research and Development facility to be located in the Town of Apex (Town).

A traffic Impact Analysis was performed and approved by the Town for the Pinnacle Park development as a whole during its approval process. The subject Research and Development facility is proposed to be included as a part of the Pinnacle Park development.

As seen in the table below, a trip generation was run for the proposed development as a Research and Development Center (Land Use Code 760) utilizing the data and methodology outlined in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition*.

Land Use (ITE Code)	Size	Unit	Weekday 24 Hour Volumes	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
				Enter	Exit	Enter	Exit
Research and Development Center (760)	38	employees	110	14	2	2	14

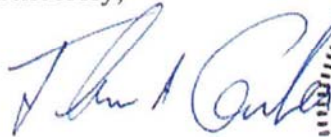
The trip generation calculations were performed utilizing an estimated employment total of 38 employees. The employment information was provided by the client at the time of the study. Further detail on the estimated employment can be provided, as requested. As seen above, the proposed development is estimated to produce approximately 110 trips during a typical weekday, with 16 trips during the AM peak hour and 16 trips during the PM peak hour.

This is a bit of a unique trip generation calculation, as typically trips for R&D facilities are calculated based on the gross square footage of the proposed facility. This calculation was performed as a part of the preliminary evaluation. Based on the gross area of the facility, the estimate yields a total of 61 AM peak hour trips and 54 PM peak hour trips. Compared to the employment totals for the proposed facility, this is likely to be a significant over estimation of the site trips. Calculations taking part of the facility into account as office use was also considered, with similar results.

After several iterations, it was determined that considering the R&D facility as illustrated in the included table produced results which would more closely represent the expected site conditions.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,



Thomas A. Archer, P.E.
Transportation Engineer



RAMEY KEMP & ASSOCIATES, INC.
NC Corporate License # C-0910

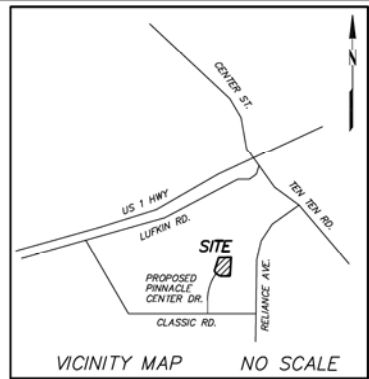
Cc: Samuel R. Nye, PE, The Site Group
file



KEYSTONE CORPORATION - FLEX BUILDING

1701 PINNACLE PARK DRIVE

Apex, North Carolina



NC ENGINEERING LICENSE NO. P-0803



TOWN OF APEX REQUIRED PLAN NOTES:

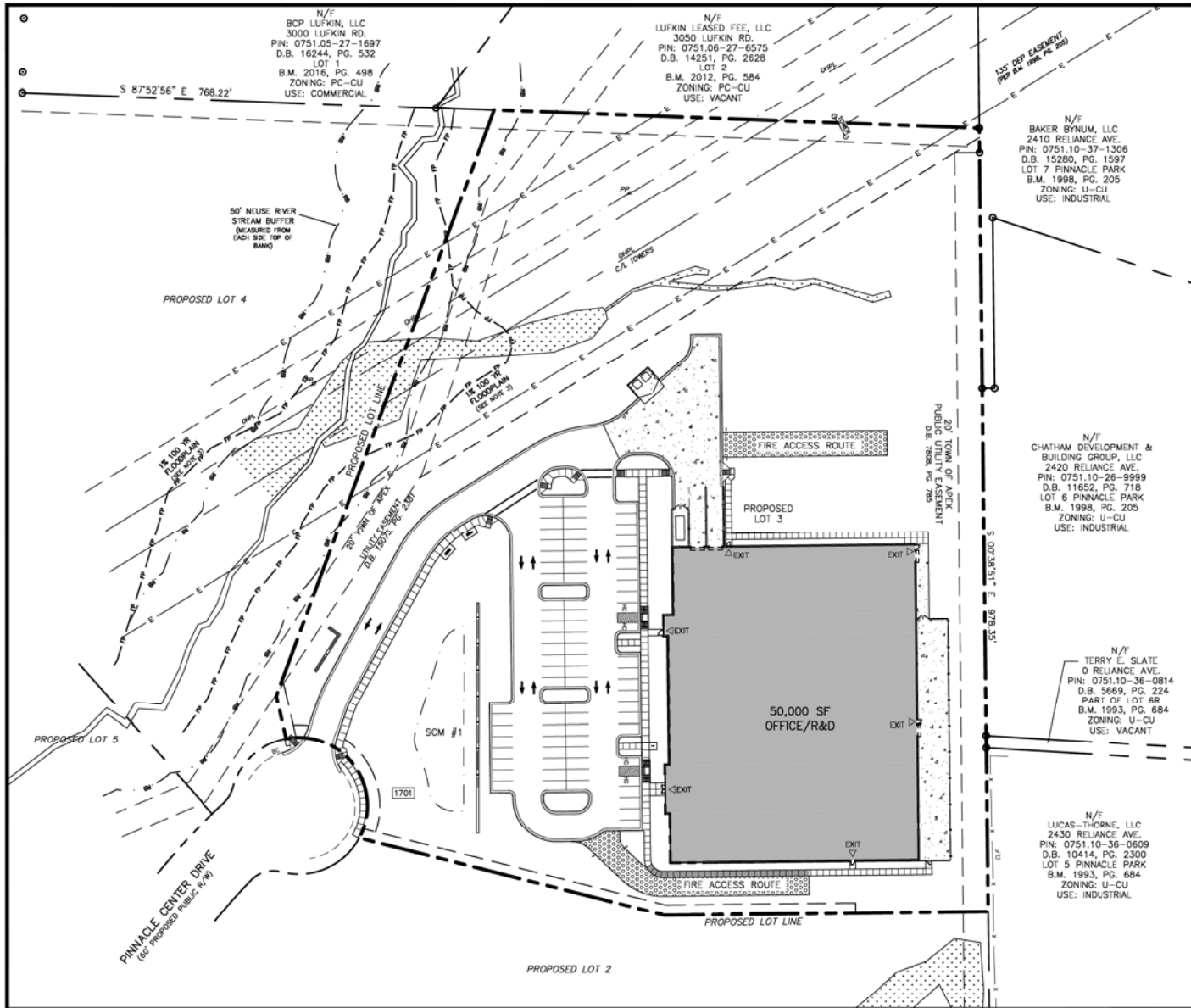
- OTHER APPROPRIATE MEANS INCLUDE, BUT ARE NOT LIMITED TO, A REGISTERED FORESTER'S OR CERTIFIED ARBORIST'S REPORT REFERENCED TO SCALE DIGITAL PHOTOS, A REGISTERED FORESTER'S OR CERTIFIED ARBORIST'S REPORT REFERENCED TO AERIAL PHOTOGRAPHS, AERIAL PHOTOGRAPHS ARE NOT AN ACCEPTABLE STAND-ALONE MEANS OF DOCUMENTATION FOR TREES.
- RIPARIAN BUFFERS ON PERMANENT STREAMS ARE MEASURED 100 FEET FROM THE TOP OF THE BANK ON BOTH SIDES OF THE STREAM. RIPARIAN BUFFERS ON INTERMITTENT STREAMS ARE MEASURED 50 FEET FROM THE TOP OF THE BANK ON BOTH SIDES OF THE STREAM.
- IF THE SITE DOES NOT CONTAIN THE 100-YEAR FLOODPLAIN OR FLOODWAY, CERTIFY THAT THERE IS NO FEMA FLOODPLAIN ON THE SUBJECT PROPERTY BY GIVING FIRM MAP NUMBER AND DATE. PROVIDE NON-FEMA FLOOD STUDY INFORMATION ON FLOODPLANS, FLOODWAYS, FLOOD FRINGES, AND FLOOD HAZARDS AT THE CONSTRUCTION PLAN STAGE OF PLAN REVIEW.
- NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TRENCHING, EXCAVATING, INSTALLATION OF ROW AND FLOODPLAIN MEASUREMENTS, OR GRADING SHALL OCCUR UNTIL REQUIRED PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A PROTECTION FENCING INSTALLATION PERMIT MUST BE OBTAINED AT THE PLANNING DEPARTMENT.
- PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100 YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).
- ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH THE PROPOSED STRUCTURE SHALL NOT ENCRUSCH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (I.E. RCA AND CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE TYPICALLY ENTIRELY ON SITE.
- SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS, BUT NOT LIMITED TO, PLAY FIELDS, GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TGA STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TGA PARKS AND RECREATION DEPARTMENT.
- THE SCREENING OF LOADING DOCKS, TRASH CONTAINERS (INCLUDING DUMPSTERS AND ROLL-OUT CARTS), OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, ON THE GROUND, OR ON THE BUILDINGS SHALL MEET THE REQUIREMENTS FOUND IN SECTION 8.2.8 OF THE UDO. SPECIFICALLY, SCREENING MUST BE DONE SO THAT:
 - IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPE.
 - SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE, AND ARE SIMILAR IN MATERIALS AND COLOR.
 - SCREENED ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED.
 - ANY GROUND-MOUNTED HVAC OR MECHANICAL OR UTILITY EQUIPMENT SIX FEET TALL OR HIGHER MUST BE FENCED AND LANDSCAPED.
 - DUMPSTER ENCLOSURES MUST MEET THE ABOVE REQUIREMENTS PLUS THEY MUST BE AT LEAST EIGHT FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS GREATER, AND BE BUILT OF MASONRY MATERIAL.
- ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
- SITE ITEMS SUCH AS, BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (I.E. DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PARKING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
- INDIVIDUAL SIGNS ARE NOT APPROVED AS PART OF THE SITE PLAN APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF THE SIGN. MULTIPLE USE LOTS, NON-RESIDENTIAL SUBDIVISIONS AND MULTIPLE TENANT LOTS MUST SUBMIT A MASTER SIGN PLAN FOR APPROVAL.
- RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE FEET IN HEIGHT WITHIN A HORIZONTAL DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS SHALL BE DESIGNED AND CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER AND COMPLY IN ALL ASPECTS WITH THE NC BUILDING CODE, SECTION 1610. RETAINING SYSTEMS MEETING THIS CRITERIA WILL REQUIRE SEPARATE BUILDING PERMIT PRIOR TO START OF WORK.
- PER UDO SECTION 8.1.12(C) - PRIOR TO APPROVAL OF A FINAL PLAN OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ANY DEVELOPMENT WHERE ENGINEERED STORMWATER CONTROL STRUCTURES ARE REQUIRED, PLEASE CONTACT MAP LOCATION 318-249-3413 TO DEMONSTRATE THAT THE REQUIRED STRUCTURE IS IN PLACE, THAT IT IS OPERATIONAL, AND THAT IT COMPLETES WITH ALL RELEVANT PORTIONS OF SECTION 8.1.12 REGARDING STORMWATER CONTROL. IF THE ENGINEERED STORMWATER STRUCTURE IS USED AS PART OF A TEMPORARY EROSION CONTROL MEASURE, THE INSPECTION WILL OCCUR DURING THE APPROPRIATE PHASE OF CONSTRUCTION.
- ALL WATER AND SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER.
- VERIFY ALL ALLEGIATED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF CONFLICTS ARE ENCOUNTERED.
- CONTRACTOR SHALL COORDINATE UTILITY RELOCATION OR ABANDONMENT WITH LOCAL UTILITY COMPANIES AS REQUIRED.
- WATER AND SEWER SHALL BE AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, WHERE LOCAL CONDITIONS PREVENT A SEPARATION OF AT LEAST 10 FEET, THE WATER MAIN MAY BE LAD COLORED, PROVIDED THAT THE ELEVATION OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST 3 FEET.
- ALL NEW PUBLIC WATER AND SEWER LINES CONTAINED WITHIN A TOWN OF APEX PUBLIC UTILITY EASEMENT WILL REQUIRE A WATER DISTRIBUTION EXTENSION PERMIT AND/OR A DRAINAGE SEWER EXTENSION PERMIT PRIOR TO THE START OF UTILITY CONSTRUCTION. ALL WATER DISTRIBUTION EXTENSION PERMIT APPLICATIONS SHALL BE ACCOMPANIED BY A SEPA ENGINEER'S REPORT PER THE TOWN WATER SEWER SYSTEM MANAGEMENT PLAN. PLEASE CONTACT THE ENGINEERING DIVISION TO OBTAIN THESE PERMIT APPLICATIONS.
- A PLUMBING PERMIT ISSUED BY THE BUILDING INSPECTION DIVISION IS REQUIRED FOR ALL PLUMBING SYSTEMS, INCLUDING STORM DRAINAGE SYSTEMS, INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITY EASEMENT. THESE SYSTEMS SHALL BE INSPECTED AND APPROVED BY THE PLUMBING INSPECTOR PRIOR TO COVERING. CONTACT RUDY BAKER (919-249-3381) FOR INFORMATION INCLUDING THE LOCATION OF A THIRD-PARTY INSPECTION AGENCY.
- IT IS THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE(S) TO LOCATE AND IDENTIFY ALL EXISTING AND PROPOSED UTILITIES AND TO CLEARLY IDENTIFY THEM ON THE APPROVED PLANS.
- NO PUBLIC OR PRIVATE UTILITY EASEMENTS SHALL BE ALLOWED TO BE COUNTED IN THE CALCULATIONS FOR BUFFERS, RCA, OR REQUIRED LANDSCAPE AREAS.
- ALL LANDSCAPING IS REQUIRED TO BE INSTALLED PRIOR TO A CERTIFICATE OF OCCUPANCY FOR THE PROJECT. IN THE CASE OF PHASED DEVELOPMENT, ALL LANDSCAPING IS REQUIRED TO BE INSTALLED PRIOR TO A CERTIFICATE OF OCCUPANCY FOR THE PHASE OF THE PROJECT. IF THE APPLICANT CHOOSES TO DELAY INSTALLATION OF LANDSCAPING TO FOLLOW INSTALLATION OF STRUCTURE 1, THEN THE APPLICANT SHALL PROVIDE A CASH BOND EQUAL TO 150 PERCENT OF THE COST OF MATERIALS AND INSTALLATION, BASED ON THE HIGHEST ESTIMATE REQUIRED TO ENSURE INSTALLATION OF THE REQUIRED LANDSCAPING.
- REQUIRED BUFFERS MUST MEET THE MINIMUM OPAQUE REQUIREMENTS FOR THE PARTICULAR TYPE OF BUFFER AS DESCRIBED IN UDO SECTION 8.2.6.
- ANY VEGETATION THAT IS DEAD, SUBSTANDARD, UNHEALTHY, OF POOR STRUCTURAL QUALITY, OR MISSING SHALL BE REPLACED IN CONFORMANCE WITH TOWN STANDARDS.
- ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH THEIR MATURE SIZE AND MAINTAINED AT THEIR MATURE SIZE. PLANTS SHALL NOT BE CUT OR SEVERELY PRUNED SO THAT THEIR NATURAL FORM IS IMPAIRED.
- ALL SLOPES OF 2:1 OR STEEPER SHALL BE STABILIZED WITH PERMANENT SLOPE RETENTION OR A SUITABLE COMBINATION OF PLANTINGS AND RETENTION DEVICES.
- SLOPES STEEPER THAN 3:1 SHALL NOT BE STABILIZED TURF GRASSES, BUT WITH OTHER PERMANENT GROUNDCOVER.
- ALL OUTDOOR LIGHT FIXTURES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM A PROPERTY OR RIGHT-OF-WAY LINE, AND AT LEAST TWO FEET AWAY FROM ANY REQUIRED PERIMETER OR STREETSCAPE BUFFER AND TREE SAVE AREA.
- LAMPS FOR NON-CUT-OFF LIGHT FIXTURES SHALL NOT EXCEED 100 WATTS.
- WALL PACK LIGHT FIXTURES MUST BE FULLY SHIELDED, TRUE CUT-OFF TYPE FIXTURES (CONCEALED LAMP/LIGHT SOURCE). THE LIGHTING MUST BE DIRECTED DOWNWARD AND THE WATAGE MUST NOT EXCEED 100 WATTS.
- FLOODLIGHTS OR OTHER TYPES OF LIGHTING ARE PROHIBITED UNLESS APPROVAL IS GIVEN THROUGH THE DEVELOPMENT REVIEW PROCESS AND REFLECTED ON THE APPROVED SITE PLAN.
- AWNINGS AND CANOPIES USED FOR ACCENTS OVER DOORS AND WINDOWS SHALL NOT BE INTERNALLY LIT.
- BEFORE CERTIFICATES OF OCCUPANCY ARE RELEASED, THE OWNER/BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM THE LIGHTING ENGINEER AND/OR LIGHTING MANUFACTURER VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO TOWN STANDARDS, THE APPROVED PLANS, AND ANY APPLICABLE CONDITIONS.
- ARCHITECTURAL CONSTRUCTION PLANS MUST ADHERE TO THE APPROVED SITE PLANS. ANY PROPOSED CHANGES MUST BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL.

SURVEY NOTES

- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
- PROPERTY IS NOT IN THE 100 YR. FLOOD BY FEMA FIRM MAP NO. 3720075100J PANEL 0751, MAP REVISED MAY 2, 2006.
- 100 YEAR FLOODPLAIN ESTABLISHED PER TOWN OF APEX FLOOD STUDY BY PIEDMONT LAND DESIGN, LLP AND TAKEN FROM APPROVED CONSTRUCTION PLANS.
- SUBJECT PROPERTY SURVEYED IS IN THE TOWN OF APEX E.T.A. PER TOWN OF APEX ZONING DISTRICT MAP LAST REVISED 5/6/15, THE PROPERTY IS ZONED TECH/FLEX-CONDITIONAL ZONING (TF-C2) #14C230.
- SUBJECT PROPERTY SURVEYED IS IN THE TOWN OF APEX SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT PER APEX NC WATERSHED PROTECTION OVERLAY DISTRICT MAP REVISED MAY 2014
- RIPARIAN BUFFERS AND WETLANDS SHOWN FIELD LOCATED FROM SOIL AND ENVIRONMENTAL CONSULTANTS SKECH AND EXISTING FLAGS FOUND IN FIELD FOR PINNACLE PARK CENTER PROJECT.
- 15' TYPE B BUFFER, PROPOSED LOTS, PROPOSED PINNACLE CENTER DR., PROPOSED RCA AREA TAKEN FROM APPROVED CONSTRUCTION PLANS BY PIEDMONT LAND DESIGN, LLP.

NOTE: MIS-CLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

RCA NOTE: THE PROPOSED RESOURCE CONSERVATION AREA (RCA) SHOWN HEREON IS BEING PROVIDED PER THE REQUIREMENTS OF ARTICLE 8 OF THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE (UDO). THIS RCA MUST BE PRESERVED IN PERPETUITY AND SHALL NOT BE DISTURBED IN ANY MANNER.



TOWN OF APEX SITE DATA SUMMARY

PROJECT NAME:	KEYSTONE CORPORATION FLEX BUILDING
SITE ADDRESS:	1701 PINNACLE PARK DRIVE APEX, NC 27518
PIN #:	TBD
REAL ID:	TBD
EXISTING ZONING:	TF-C2
WATERSHED:	NEUSE BASIN
TOTAL ACREAGE:	7.00 AC
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE/R&D
TOTAL BUILDING LOT COVERAGE:	50,000 SF./1.148 AC. (16.4%)
EXISTING IMPERVIOUS AREA:	0 SF/0 AC.
MAXIMUM ALLOWED IMPERVIOUS AREA:	198,198 SF./ 4.55 AC. (65.0%)
PROPOSED IMPERVIOUS AREA:	98,255 SF 2.256 AC. (32.2%)
PROPOSED FLOOR AREA RATIO:	0.0259
MAX. DENSITY ALLOWED:	N/A
PROPOSED DENSITY:	N/A
PROPOSED BUILDING SQ. FOOTAGE:	50,000 SF
MAX. BUILDING SQ. FOOTAGE:	N/A
SETBACKS AND BUFFERS:	
FRONT:	20'
SIDE:	20'
REAR:	20'
PARKING SUMMARY:	
BASIS OF DETERMINATION:	
R&D(37,000 SF):	1/1,250 SF BLDG AREA = 30 REQ'D
OFFICE(13,000 SF):	1/300 SF BLDG AREA = 44 REQ'D
PARKING REQUIRED (TOTAL):	74 SPACES
SURFACE PARKING PROVIDED (101AL):	80 SPACES
H/C PARKING REQUIRED (TOTAL):	3 SPACES
H/C PARKING PROVIDED (TOTAL):	4 SPACES
BICYCLE SPACES REQUIRED:	0
BICYCLE SPACES PROVIDED:	2
TOTAL DISTURBED AREA:	5.2 ACRES
WATERSHED PROTECTION OVERLAY DISTRICT:	SECONDARY
REQUIRED RESOURCE CONSERVATION AREA:	PREVIOUSLY ADDRESSED
FEMA FIRM MAP NO. / PANEL:	MAP 3720075100J PANEL 0751

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY ROBINSON & PLANTE, DATED MAY 5, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.

CONTENTS:

- SITE 001 COVER SHEET
- SITE 100 EXISTING CONDITIONS & DEMO PLAN
- SITE 200 SITE LAYOUT & STAKING PLAN
- SITE 300 GRADING PLAN
- SITE 301 INITIAL EROSION CONTROL PLAN
- SITE 302 EROSION CONTROL PLAN
- SITE 303 DETAILED SCM PLAN
- SITE 304 STORM SEWER PLAN & PROFILE
- SITE 305 STORM SEWER PLAN & PROFILE
- SITE 400 UTILITY PLANS
- SITE 401 WATER MAIN PLAN & PROFILE
- SITE 500 LANDSCAPE PLAN
- SITE 600 LIGHTING PLAN
- SITE 700 SITE DETAILS
- SITE 701 SITE DETAILS
- SITE 702 SITE DETAILS
- SITE 703 SITE DETAILS
- SITE 704 SITE DETAILS
- SITE 705 SITE DETAILS
- SITE 706 SITE DETAILS

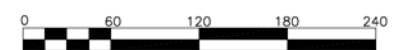


NORTH

COVER SHEET

SCALE: 1" = 60'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, P.L.L.C.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.839.2255
Cell: 919.839.2255
E-Mail: ans@thesitegroup.net

SITE PLANS FOR:
KEYSTONE CORPORATION
FLEX BUILDING
1701 PINNACLE PARK DRIVE
APEX, NC 27502

Drawn By: **JHJ**
Checked By: **SRN**

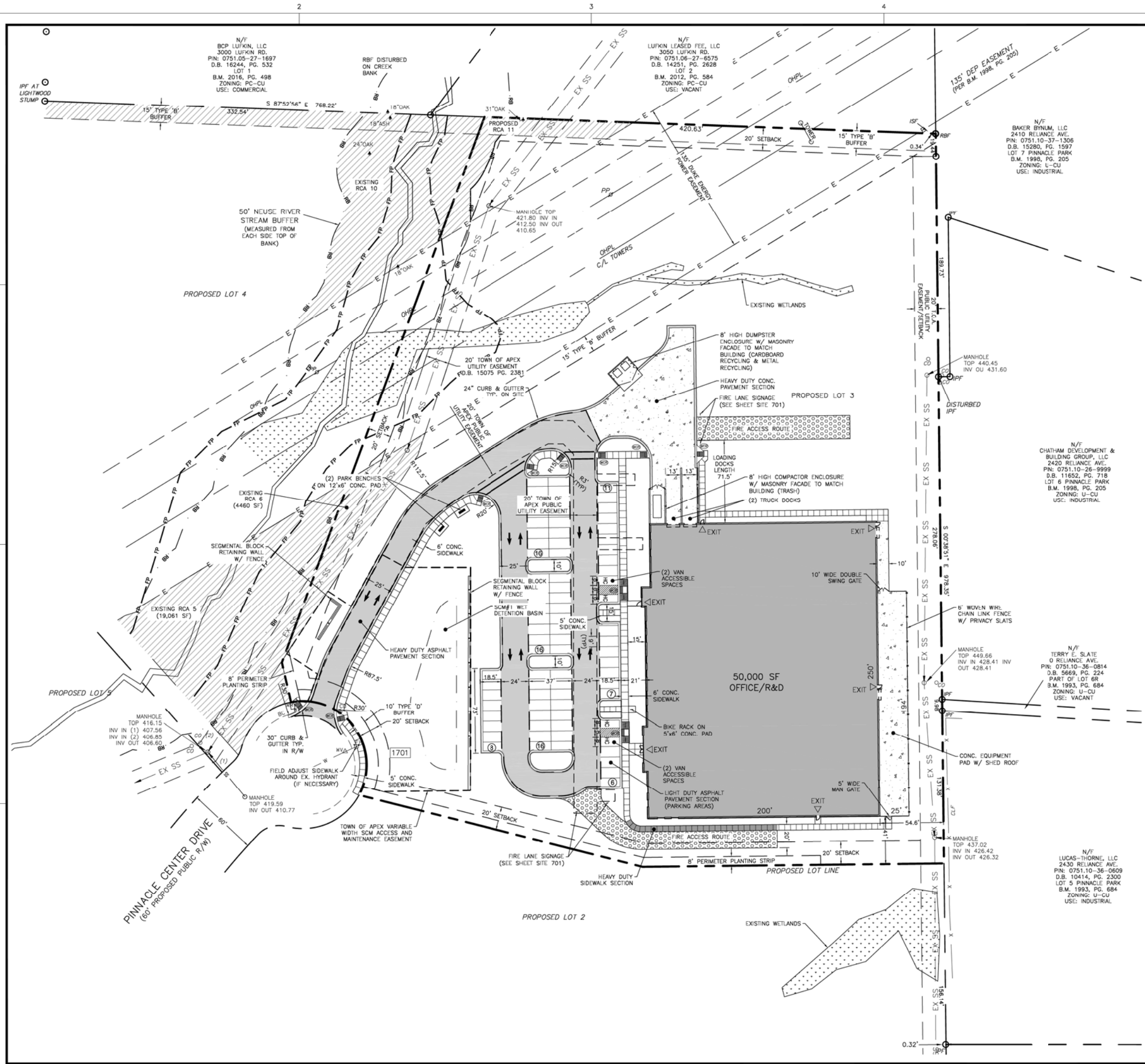
DATE:
30 JUN 2017
REVISED:
10 AUG 2017

SITE PLANS

COVER SHEET

Job Code: **MLGPPC**

Dwg No. **001**

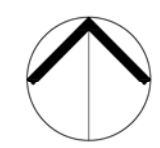


TOWN OF APEX SITE DATA SUMMARY

PROJECT NAME:	KEYSTONE CORPORATION FLEX BUILDING
SITE ADDRESS:	1701 PINNACLE PARK DRIVE APEX, NC 27518
PIN #:	TBD
RCAL ID:	TDD
EXISTING ZONING:	TF-CZ
WATERSHED:	NEUSE BASIN
TOTAL ACREAGE:	7.00 AC.
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE/R&D
TOTAL BUILDING LOT COVERAGE:	50,000 SF./1.148 AC. (16.4%)
EXISTING IMPERVIOUS AREA:	0 SF/0 AC.
MAXIMUM ALLOWED IMPERVIOUS AREA:	198,198 SF./ 4.55 AC. (65.0%)
PROPOSED IMPERVIOUS AREA:	98,255 SF./2.256 AC. (32.2%)
PROPOSED FLOOR AREA RATIO:	0.0259
MAX. DENSITY ALLOWED:	N/A
PROPOSED DENSITY:	N/A
PROPOSED BUILDING SQ. FOOTAGE:	50,000 SF.
MAX. BUILDING SQ. FOOTAGE:	N/A
SETBACKS AND BUFFERS:	
FRONT:	20'
SIDE:	20'
REAR:	20'
PARKING SUMMARY:	
BASIS OF DETERMINATION:	
R&D(37,000 SF):	1/1,250 SF BLDG AREA = 30 REQ'D
OFFICE(13,000 SF):	1/300 SF BLDG AREA = 44 REQ'D
PARKING REQUIRED (TOTAL):	74 SPACES
SURFACE PARKING PROVIDED (TOTAL):	80 SPACES
H/C PARKING REQUIRED (TOTAL):	3 SPACES
H/C PARKING PROVIDED (TOTAL):	4 SPACES
BICYCLE SPACES REQUIRED:	0
BICYCLE SPACES PROVIDED:	2
TOTAL DISTURBED AREA:	5.2 ACRES
REQUIRED PROTECTION OVERLAY DISTRICT:	SECONDARY
REQUIRED RESOURCE CONSERVATION AREA:	PREVIOUSLY ADDRESSED
FEMA FIRM MAP NO. / PANEL:	MAP 3720075100J PANEL 0751

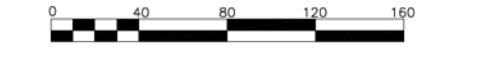
GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-832-4849) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY ROBINSON & PLANTE, DATED MAY 5, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.



NORTH
SITE LAYOUT
& STAKING PLAN

SCALE: 1" = 40' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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SITE PLANS FOR:
**KEYSTONE CORPORATION
FLEX BUILDING**
1701 PINNACLE PARK DRIVE
APEX, NC 27502

Drawn By: **JHJ**
Checked By: **SRN**

DATE: 30 JUN 2017
REVISED: 10 AUG 2017

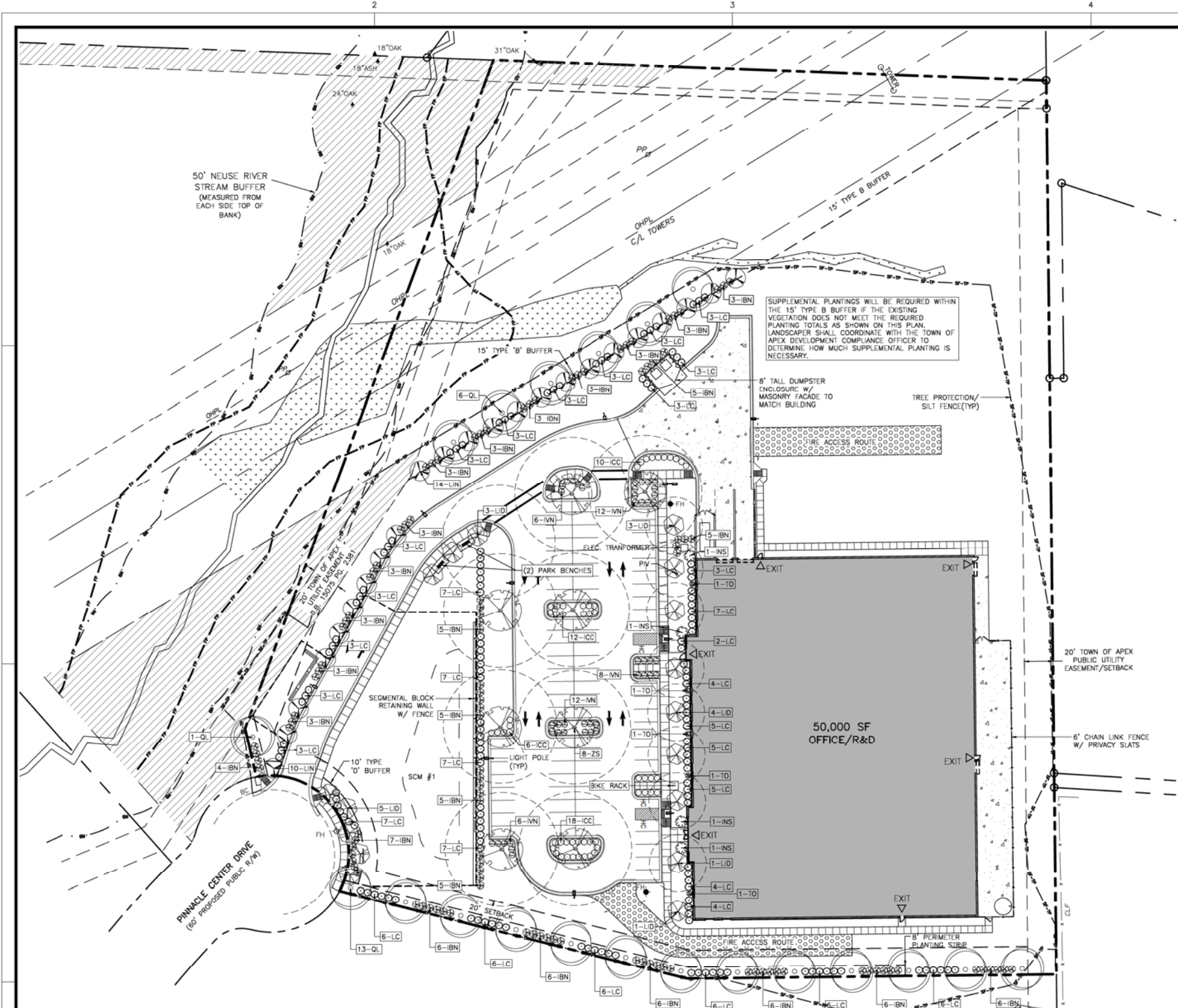
SITE PLANS

SITE LAYOUT & STAKING PLAN

Job Code: **MLGPPC**

Dwg No. **SITE 200**

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OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
COL	20	QUERCUS LYRATA 'HIGHBEAM'	HIGHBEAM OVERCUP OAK	12' MIN.	2.5' CAL.	B&B	MATCHING
ZS	8	ZELKOVA SERRATA	JAPANESE ZELKOVA	12' MIN.	2.5' CAL.	B&B	MATCHING
LID	17	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	8-10'	1.5' CAL.		MATCHING
LN	20	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	8-10'	1.5' CAL.		MATCHING
SHRUBS							
ICC	54	ILEX CRENATA 'COMPACTA'	COMPACTA HOLLY	24" HT. MIN.	5 GAL.	CONT.	MATCHING
IBN	113	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	36" HT. MIN.	5 GAL.	CONT.	MATCHING
INS	4	ILEX 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6' HT. MIN.	10 GAL.	CONT.	MATCHING
IVN	44	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" HT. MIN.	5 GAL.	CONT.	MATCHING
LC	148	LOROPETALUM CHINENSIS 'RED DIAMOND'	RED DIAMOND LOROPETALUM	36" HT. MIN.	5 GAL.	CONT.	MATCHING
TO	5	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	3' HT. MIN.	10 GAL.	CONT.	MATCHING

PLANTING NOTES:
 LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER; O.C. = ON-CENTER; (R) = TO REMAIN.
MULCH: MULCH ALL BED AREAS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 3". PINE STRAW IS PROHIBITED AS A LANDSCAPE COVER MATERIAL WITHIN 10' OF BUILDINGS WITH COMBUSTIBLE EXTERIOR CONSTRUCTION.

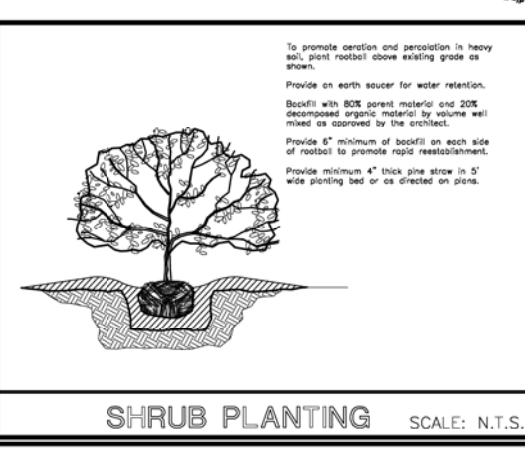
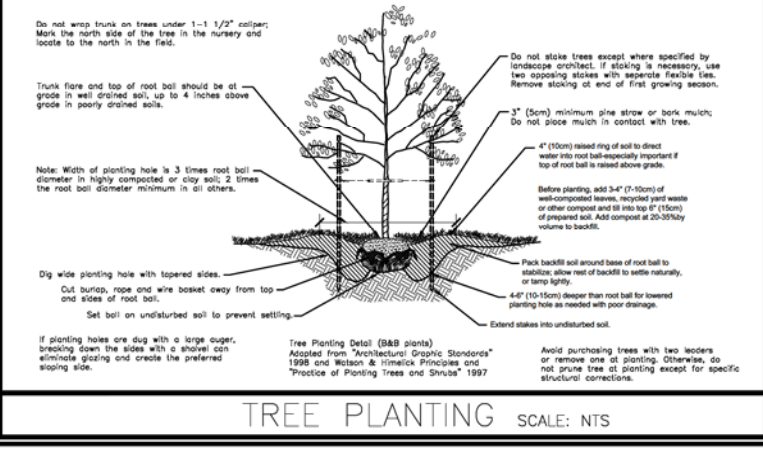
NOTE:
 1. ANY BRANCHES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 6'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 3'.
 2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

- ### LANDSCAPE MAINTENANCE PLAN:
- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
- FERTILIZATION:** FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPTEMBER 1-OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON PER SOIL TEST.
 - PRUNING:** PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE ANSI A300 STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
 - PEST CONTROL:** PRE-EMERGENT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
 - MULCHING:** MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN SHRUB BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS. AS NECESSARY TO MAINTAIN THE AVERAGE DEPTH OF THE PLANT BED.
 - MOWING:** PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
 - PLANT PROTECTION:** AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 - WATERING:** IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (PENDING TOWN OF CARY WATER/IRRIGATION SUPPLIES.)
- REMOVAL OF DISEASE INFESTED MATERIAL SHALL BE ALLOWED SO LONG AS REQUIRED SHRUBS ARE REPLACED AT THE REQUIRED RATES AND SIZES. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THE LAND DEVELOPMENT ORDINANCE AND MAY RESULT IN FINES.

- ### LANDSCAPE REQUIREMENTS:
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL MECHANICAL EQUIPMENT, WASTE DISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
 - ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
 - ENTRY FEATURE WALLS REQUIRE FOUNDATION PLANTINGS AT THE BASE OF THE WALL.
 - ALL PLANTING MEDIANS AND/OR ISLANDS IN VEHICULAR USE AREAS SHALL BE AT LEAST TEN FEET LONG BY TEN FEET WIDE FROM BACK OF CURB TO BACK OF CURB, WITH A MINIMUM OF 350 SQUARE FEET OF SPACE PER CANOPY TREE & 250 SQUARE FEET OF SPACE PER UNDERSTORY TREE WHERE THESE ARE PROPOSED.
 - THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
 - NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT OF WAY OR WITHIN 5' OF A SIDEWALK AND WITHIN 10' OF A LIGHTING LOCATION.
 - ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES.
 - WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE TOWN OF CARY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
 - UPON ESTABLISHMENT OF FINISHED GRADES AND PRIOR TO BEGINNING INSTALLATION OF ANY TREES, A SOIL AMENDMENT SCHEDULE FOR ALL TREE PLANTINGS SHALL BE PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT AND BE PROVIDED TO THE TOWN OF CARY PLANNING DEPARTMENT.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO TOWN STAFF APEX SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOIL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE APPROVED SITE AND/OR SUBDIVISION PLAN. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SPECIALIST AS DETERMINED ACCEPTABLE BY THE PLANNING DIRECTOR.
 - THE PROPERTY OWNER OR DEVELOPER SHALL PROVIDE FOR CONTINUOUS MAINTENANCE OF THE LANDSCAPE AREAS AFTER OCCUPANCY OF THE BUILDING. THE PROPERTY OWNER SHALL ENSURE THAT PERFORMANCE CRITERIA WITHIN THIS ORDINANCE AND/OR INCLUDED ON THE APPROVED SITE AND/OR SUBDIVISION PLAN ARE MET. FAILURE TO CORRECT DEFICIENCIES IN A TIMELY MANNER SHALL RESULT IN A CITATION FOR VIOLATION OF THIS ORDINANCE IN ACCORDANCE WITH CHAPTER 11.
 - ALL FOUNDATION PLANTINGS SHALL BE DESIGNED TO TOWN OF CARY UDO SECTION REQUIREMENTS. THE TOWN OF APEX SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE ADDITIONAL PLANTINGS BASED ON ACTUAL FIELD CONDITIONS.

TOWN OF APEX REQUIRED LANDSCAPE NOTES:

- ALL LANDSCAPING IS REQUIRED TO BE INSTALLED PRIOR TO A CERTIFICATE OF OCCUPANCY FOR THE PROJECT. IN THE CASE OF PHASED DEVELOPMENT, ALL LANDSCAPING IS REQUIRED TO BE INSTALLED PRIOR TO A CERTIFICATE OF OCCUPANCY FOR THE PHASE OF THE PROJECT. IF THE APPLICANT CHOOSES TO DELAY THE INSTALLATION OF LANDSCAPING FROM APRIL 1 THROUGH SEPTEMBER 1, THEN THE APPLICANT SHALL PROVIDE A CASH BOND EQUAL TO 150 PERCENT OF THE COST OF MATERIALS AND INSTALLATION, BASED ON THE HIGHEST ESTIMATE RECEIVED, TO ENSURE INSTALLATION OF THE REQUIRED LANDSCAPING.
- REQUIRED BUFFERS MUST MEET THE MINIMUM OPACITY REQUIREMENTS FOR THE PARTICULAR TYPE OF BUFFER AS DESCRIBED IN UDO SECTION 8.2.6.
- ANY VEGETATION THAT IS DEAD, SUBSTANDARD, UNHEALTHY, OF POOR STRUCTURAL QUALITY, OR MISSING SHALL BE REPLACED IN CONFORMANCE WITH TOWN STANDARDS.
- ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH THEIR MATURE SIZE AND MAINTAINED AT THEIR MATURE SIZE. PLANTS SHALL NOT BE CUT OR SEVERED PRIOR TO THAT THEIR NATURAL FORM IS IMPAIRED.
- ALL SLOPES OF 2:1 OR STEEPER SHALL BE STABILIZED WITH PERMANENT SLOPE RETENTION OR A SUITABLE COMBINATION OF PLANTINGS AND RETENTION DEVICES.
- SLOPES STEEPER THAN 3:1 SHALL NOT BE STABILIZED TURF GRASSES, BUT WITH OTHER PERMANENT GROUND COVER.
- ALL OUTDOOR LIGHT FIXTURES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM A PROPERTY OR RIGHT-OF-WAY LINE, AND AT LEAST TWO FEET AWAY FROM ANY REQUIRED PERIMETER OR STREETScape BUFFER AND TREE SAVE AREA.
- THE SCREENING OF LOADING DOCKS, TRASH CONTAINERS (INCLUDING DUMPSTERS AND ROLL-OUT CARTS), OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, ON THE GROUND, OR ON THE BUILDINGS SHALL MEET THE REQUIREMENTS FOUND IN SECTION 8.2.8 OF THE UDO. SPECIFICALLY, SCREENING MUST BE DONE SO THAT:
 - (a) IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPE.
 - (b) SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE, AND ARE SIMILAR IN MATERIALS AND COLOR.
 - (c) SCREENED ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED.
 - (d) ANY GROUND-MOUNTED HVAC OR MECHANICAL OR UTILITY EQUIPMENT SIX FEET TALL OR HIGHER MUST BE FENCED AND LANDSCAPED.
 - (e) DUMPSTER ENCLOSURES MUST MEET THE ABOVE REQUIREMENTS PLUS THEY MUST BE AT LEAST EIGHT FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS GREATER; AND BE BUILT OF MASONRY MATERIAL.



NC ENGINEERING LICENSE NO. P-0803



THE SITE GROUP
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 E-Mail: srn@thesitegroup.net

SITE PLANS FOR:
KEYSTONE CORPORATION
FLEX BUILDING
 1701 PINNACLE PARK DRIVE
 APEX, NC 27502

Drawn By: JHU
 Checked By: SRN

DATE:
 30 JUN 2017
 REVISED:
 10 AUG 2017

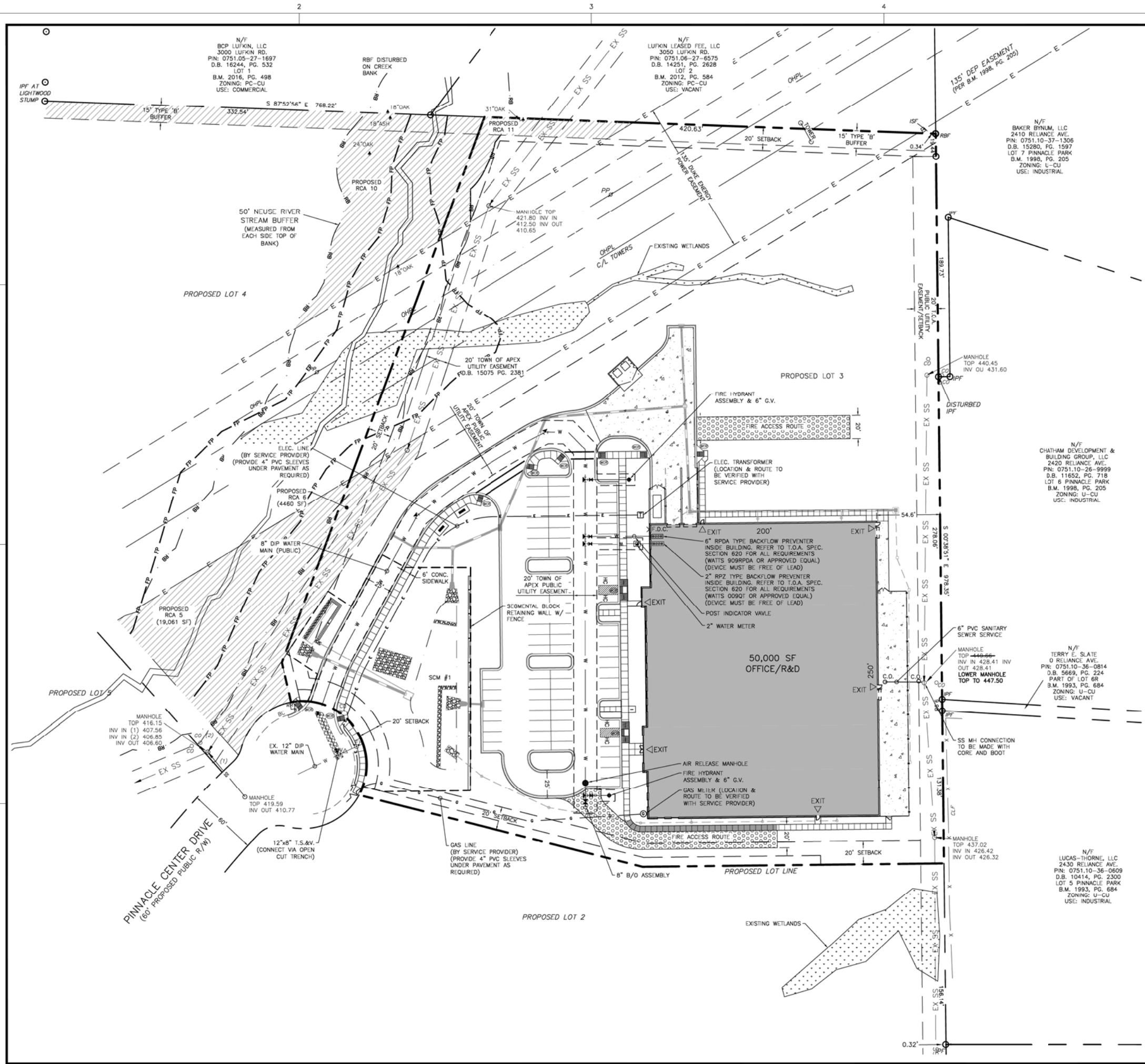


SITE PLANS

LANDSCAPE PLAN

Job Code: MLGPPC

Dwg No. SITE 500

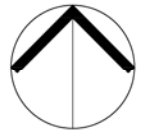


GENERAL NOTES

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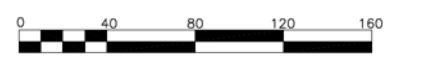
UTILITY NOTES

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4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.



NORTH
UTILITY
PLAN

SCALE: 1" = 40' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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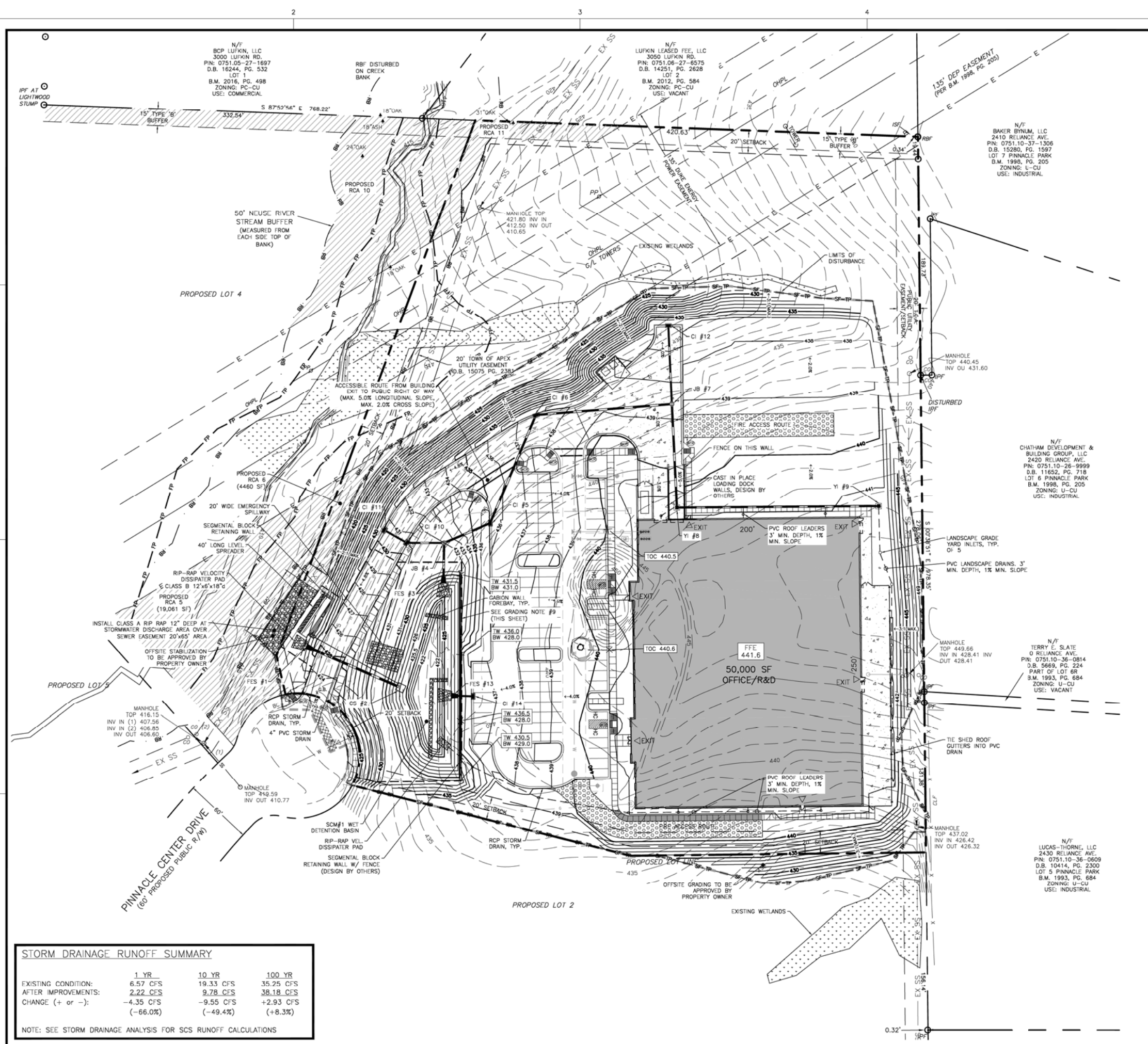
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SITE PLANS

UTILITY PLAN

Job Code: MLGPPC
Dwg No. 400

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- ### GRADING NOTES
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 - BOUNDARY, TOPOGRAPHY, AERIAL AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY ROBINSON & PLANTE, DATED JUNE 15, 2016. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OR ANY DISCREPANCIES OR CONFLICTS.
 - EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
 - IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
 - THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS. THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
 - WALL DESIGNER SHALL DESIGN RETAINING WALL SO THAT NORTH PORTION OF RETAINING WALL CAN BE RAISED TO 426.0 TO ALLOW FOR FUTURE PARKING EXPANSION.

STORM SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YI #9	RM = 441.32 INV OUT = 437.63 (177.1 LF 15" RCP @ 1.96%)
JB #7	RM = 438.63 INV IN = 432.65 (91.0 LF 15" RCP @ 1.66%) INV IN = 432.65 (69.4 LF 12" RCP @ 0.50%) INV OUT = 432.55 (119.7 LF 15" RCP @ 0.50%)
CI #6	RM = 437.84 INV IN = 431.95 (119.7 LF 15" RCP @ 0.50%) INV OUT = 431.95 (103.1 LF 15" RCP @ 0.50%)
YI #8	RM = 437.40 INV IN = 434.16 (177.1 LF 15" RCP @ 1.96%) INV OUT = 434.16 (91.0 LF 15" RCP @ 1.66%)
CI #14	RM = 436.63 INV OUT = 425.90 (18.5 LF 12" RCP @ 2.23%)
CI #12	RM = 436.52 INV OUT = 433.00 (69.4 LF 12" RCP @ 0.50%)
CI #5	RM = 436.09 INV IN = 431.44 (103.1 LF 15" RCP @ 0.50%) INV OUT = 431.34 (44.5 LF 15" RCP @ 6.68%)
JB #4	RM = 432.00 INV IN = 428.38 (44.5 LF 12" RCP @ 6.68%) INV IN = 425.75 (32.8 LF 12" RCP @ 0.61%) INV OUT = 425.64 (35.0 LF 15" RCP @ 0.57%)
CI #11	RM = 431.03 INV OUT = 426.12 (22.8 LF 12" RCP @ 0.66%)
CI #10	RM = 431.02 INV IN = 425.97 (22.8 LF 12" RCP @ 0.66%) INV OUT = 425.95 (32.8 LF 12" RCP @ 0.61%)
CS #2	RM = 427.00 INV OUT = 423.00 (88.2 LF 18" RCP @ 3.40%)

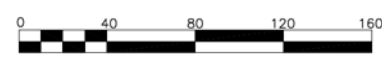
STORM DRAINAGE RUNOFF SUMMARY			
	1 YR	10 YR	100 YR
EXISTING CONDITION:	6.57 CFS	19.33 CFS	35.25 CFS
AFTER IMPROVEMENTS:	2.22 CFS	9.78 CFS	38.18 CFS
CHANGE (+ or -):	-4.35 CFS (-66.0%)	-9.55 CFS (-49.4%)	+2.93 CFS (+8.3%)

NOTE: SEE STORM DRAINAGE ANALYSIS FOR SCS RUNOFF CALCULATIONS



NORTH
GRADING
PLAN

SCALE: 1" = 40'



DISTURBED AREA = 5.2 AC.

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THE SITE GROUP, P.L.L.C.
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 RALEIGH, NC

THE SITE GROUP, P.L.L.C.
 SEAL
 3498
 ENGINEER
 DANIEL R. MULLIN
 10/10/2017

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 1701 PINNACLE PARK DRIVE
 APEX, NC 27502

Drawn By: **JHJ**
 Checked By: **SRN**

DATE:
 30 JUN 2017
 REVISED:
 10 AUG 2017

SITE PLANS

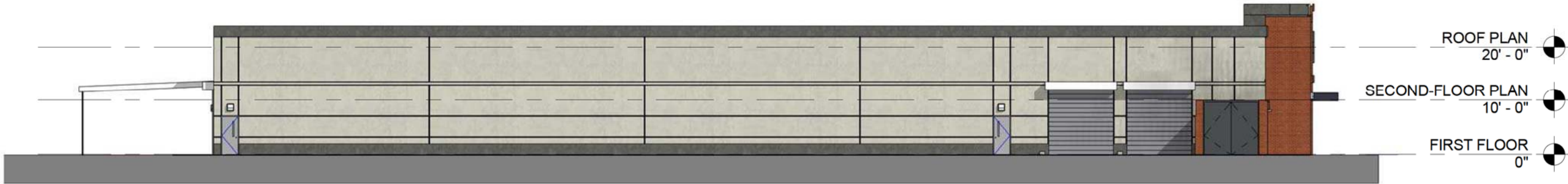
GRADING PLAN

Job Code: **MLGPPC**
 Dwg No.: **SITE 300**

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GENERAL NOTES

1. All out door light fixtures shall be located a minimum of 10 feet from a property or right-of-way line, and at least two feet away from any required perimeter or streetscape buffer and tree save area.
2. Lamps for non -cut off light fixtures shall not exceed 100 watts.
3. Wall pack light fixtures must be fully shielded, true cut off type fixtures (concealed lamp/ light source). The lighting must be directed down ward and the wattage must not exceed 100 watts.
4. Floodlights or other types of lighting are prohibited unless approval is given through the development review process and reflected on the approved site plan.
5. Awnings and canopies used for accents over doors and windows shall not be internally lit.
6. Before certificates of occupancy are released, the owner/ builder must supply the Town with a final letter of certification from the lighting engineer and/or lighting manufacturer verifying that all site lighting is installed according to Town standards, the approved plans, and any applicable conditions.
7. Architectural construction plans must adhere to the approved site plans. Any proposed changes must be submitted to the Planning Department for approval.



2 NORTH ELEVATION

Scale: 3/64" = 1'-0"



1 WEST ELEVATION

Scale: 3/64" = 1'-0"



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JOB CODE: MLGPWQS
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A201

REV 1: 08/11/2017

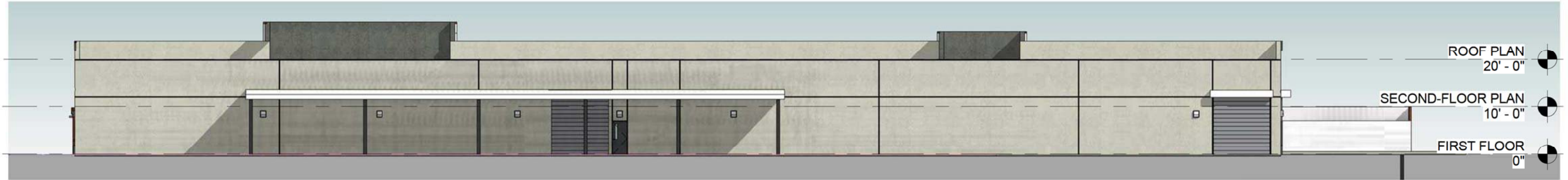
PINNACLE PARK CENTER
PINNACLE PARK CIRCLE
APEX, NC 27502

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(Drawing scaled for 11x17)

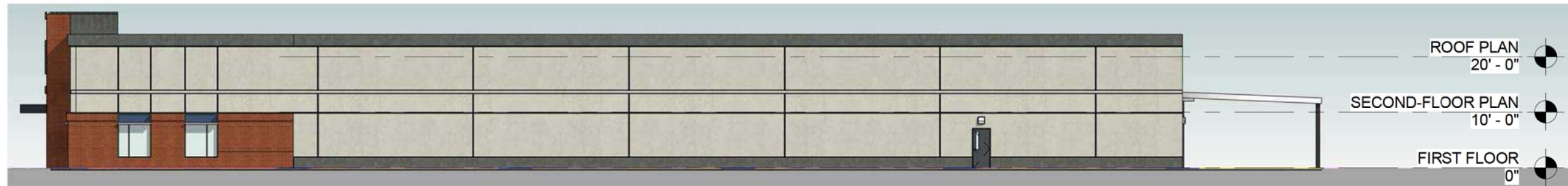
ZONING CONDITIONS

1. Building exteriors shall have more than two material colors.
2. The building shall have architectural elements such as varied roof forms, articulation of the façade, breaks in the roof, walls with texture materials and ornamental details.
3. Architectural detail such as windows, awnings, trellises, articulation, arcades, and material changes shall be utilized.
4. Building main entrances shall be emphasized.
5. The predominant building materials shall be high quality materials, including brick, native stone, and masonry units.
6. EIFS or synthetic stucco shall not be used in the first forty (40) inches above grade.



3 EAST ELEVATION

Scale: 3/64" = 1'-0"



4 SOUTH ELEVATION

Scale: 3/64" = 1'-0"

 Integrated Design	1111 Oberlin Road Raleigh, NC 27605 Tel: 919.832.6658 Fax: 919.839.2255 www.id-aep.com	JOB CODE: MLGPWQS ISSUE DATE: 06/30/17 DRAWING NUMBER: <h2 style="margin: 0;">A 202</h2>	REV 1: 08/11/2017	<h3>PINNACLE PARK CENTER</h3> PINNACLE PARK CIRCLE APEX, NC 27502	© Copyright 2017 This document and the design are the property of Integrated Design, PA. Any reproduction without prior written consent is prohibited. (Drawing scaled for 11x17)
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