



Administrative Approval Action

Case File / Name: ASR-0005-2019
Midtown Retail

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the northeast corner of the intersection of Six Forks and Old Wake Forest Roads at 601 East Six Forks Road and zoned CX-3-PL.

REQUEST: The addition of two buildings including a 2,400 SF bank and a 5,100 SF building for a restaurant (3,500 SF) and retail uses (1,600 SF), to an existing 6.26 acre shopping center site zoned CX-3-PL. The two new buildings are 7,500 SF in total size and are proposed on a separate 0.99 acre parcel through a recombination of existing lots. This parcel is also zoned CX-3-PL.

One Design Adjustment has been approved by the Board of Adjustment for this project, case A-150-19 waiving 1,758 ft of the required 3,000 ft. block perimeter requirement. Note the 5' utility easement mentioned in the case report for the BOA was dropped from the request and added to the site plan.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0048-2020: DSLC - Site Permitting Review/Major [Signature Set]

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 2, 2020 by MCADAMS.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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

General

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots.

Engineering

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.



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4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
5. A fee-in-lieu for 1-ft sidewalk width shall be paid to the City of Raleigh (UDO 8.1.10).
6. A cross access agreement among the proposed lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
7. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

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

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: January 28, 2023

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

4-Year Completion Date:

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



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I hereby certify this administrative decision.

Signed:  Date: 01/29/2020
Development Services Dir/Designee
Staff Coordinator: Michael Walters

MIDTOWN RETAIL

601 EAST SIX FORKS ROAD
RALEIGH, NORTH CAROLINA, 27609

ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: RAM-18010
CITY OF RALEIGH CASE #: ASR-0005-2019
BOARD OF ADJUSTMENT VARIANCE #: A-150-19

DATE: JUNE 26, 2019
REVISED: AUGUST 28, 2019
REVISED: NOVEMBER 14, 2019

SHEET INDEX

C0.00	PROJECT NOTES
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C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN ENLARGEMENT
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	WATER DETAILS
C8.03	STORM DRAINAGE DETAILS
C8.04	SANITARY SEWER DETAILS
L5.00	LANDSCAPE PLAN
A-1	RETAIL/RESTAURANT BUILDING ELEVATION
A-200	BANK ELEVATIONS
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SITE DATA

PARCELS	PIN 1715-23-0377, REAL ESTATE ID:0217337 PIN 1715-23-1396, REAL ESTATE ID:0338155
TOTAL SITE AREA	356,305 SF / 8.18 AC (INCLUDES LOT 1 & LOT 3)
TOTAL LOT AREA	LOT 3: 43,277 SF / 0.99 AC
EXISTING ZONING	CX-3-PL
PROPOSED ZONING	NO CHANGE
EXISTING USE	GENERAL BUILDINGS (55,433 GSF INDOOR RECREATION, 2,900 GSF RETAIL, 6,549 SF MULTI-TENANT RETAIL)
PROPOSED USE (LOT 3 ONLY)	GENERAL BUILDINGS BANK (2,400 SF), RESTAURANT (3,500 SF), RETAIL (1,600 SF)
BUILDING HEIGHT	MAXIMUM: 3 STORIES OR 50' PROPOSED: 20' (NEW LOT 3 ONLY)
BUILDING SETBACK	PRIMARY STREET: 5' REAR LOT LINE: 0' SIDE LOT LINE: 0'
PARKING SETBACK	PRIMARY STREET: 10' REAR LOT LINE: 0' SIDE LOT LINE: 0'
BUILDING USES + PARKING REQUIREMENTS	LOT 1: 55,433 GSF INDOOR RECREATION, 2,900 GSF RETAIL 6,549 GSF, EXISTING MULTI-TENANT RETAIL (NO CHANGE IN USE) REQUIRED: 217 SPACES (1 SPACE/300 GSF) EXISTING SPACES: 338 SPACES PROPOSED LOT 3: (3,500 SF RESTAURANT, 1,600 SF RETAIL, 2,400 SF BANK) TOTAL REQUIRED: 36 SPACES PROVIDED: 36 SPACES REQUIRED BUILDING (1): 6 SPACES (1 SPACE/400 GSF) REQUIRED RESTAURANT BUILDING (2): 24 SPACES (1 SPACE/150 GSF) REQUIRED RETAIL BUILDING (2): 6 SPACES (1 SPACE/300 GSF) REQUIRED FOR LOT 1 & LOT 3: 253 SPACES PROVIDED FOR LOT 1 & LOT 3: 373 (147% OF REQUIRED PARKING)
HC PARKING (NEW LOT 3 ONLY)	REQUIRED: 3 SPACES WITH 1 VAN ACCESSIBLE PROPOSED: 2 ACC + 2 VAN ACCESSIBLE
BICYCLE PARKING (NEW LOT 3 ONLY)	REQUIRED: 8 LONG TERM SPACES, 12 SHORT TERM SPACES OFFICE: 4 LONG TERM SPACE, 4 SHORT TERM SPACE RESTAURANT: 4 LONG TERM SPACE, 4 SHORT TERM SPACE RETAIL: 0 LONG TERM SPACE, 4 SHORT TERM SPACE PROPOSED: 8 LONG TERM SPACES, 12 SHORT TERM SPACES
CAC DISTRICT	GLENWOOD
RIVER BASIN	NEUSE
WATERSHED OVERLAY	N/A
AMENITY AREA	REQUIRED: 43,277 SF X 10% = 4,328 SF (10%) PROPOSED: 0.13 AC; 5,811 SF (13.4%)
BUILD-TO: (PARKING LIMITED)	PRIMARY STREETS: WAKE FOREST RD (TRANSIT SERVICE, MIXED-USE STREET) & E SIX FORKS RD (URBAN THOROUGHFARE, MIXED-USE STREET) LOT 1 FRONTAGE SATISFIED PER UDO SEC. 3.4.2.C.3.b.i. A NEW BUILDING CONSTRUCTED ON A LOT WITH AN EXISTING BUILDING THAT DOES NOT MEET THE BUILD-TO REQUIREMENT SHALL REQUIRE ALL NEW BUILDINGS BE PLACED IN THE BUILD-TO RANGE UNTIL THE BUILD-TO REQUIREMENTS HAS BEEN MET FOR THE LOT. THE PROPOSED BUILDING SATISFIES THIS REQUIREMENT BY PLACING THE BUILDINGS WITHIN THE BUILD-TO RANGE. NEW LOT 3 FRONTAGE: 221 LF (224 LF - 3' EASEMENT PER 1.5.6.C.4) REQUIRED: 111 LF (50% BUILDING WIDTH IN 0'/100' BUILD-TO) PROVIDED: 116 LF (52% BUILDING WIDTH IN BUILD-TO)
IMPROVED SITE AREA	0.99 ACRES (12.1% INCREASE OF GROSS SITE AREA)
IMPROVED BUILDING AREA	7,500 SF (2.1% INCREASE OF GROSS SITE AREA)

PUBLIC IMPROVEMENTS QUANTITIES TABLE	
PHASE NUMBER	N/A
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	N/A
LIVABLE BUILDINGS	N/A
OPEN SPACE	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	27
STREET SIGNS	0
WATER SERVICE STUBS	4
SEWER SERVICE STUBS	2

BOARD OF ADJUSTMENT VARIANCE APPROVAL:

WHEREAS RRPV 601 MIDTOWN RALEIGH, LP, PROPERTY OWNER REQUESTS A 1,758' DESIGN ADJUSTMENT FROM THE 3,000' MAXIMUM BLOCK PERIMETER REQUIREMENT SET FORTH IN SECTION 8.3.2.A OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A BLOCK PERIMETER OF 4,758' AND A 5' DESIGN ADJUSTMENT TO THE MINIMUM 5' UTILITY EASEMENT PLACEMENT REQUIREMENT FOR COMMERCIAL STREETS SET FORTH IN SECTION 8.5.2. IN ORDER TO CONSTRUCT TWO GENERAL BUILDINGS FOR BANK AND RESTAURANT/RETAIL USES TOTALING 7,500 SF ON A 0.99-ACRE PROPERTY ZONED CX-3-PL LOCATED AT 601 E. SIX FORKS ROAD.

- VARIANCE FOR BLOCK PERIMETER APPROVED ON 11/13/19.
- VARIANCE TO THE 5' UTILITY EASEMENT PLACEMENT WAS PULLED FROM THE AGENDA. THE 5' GENERAL UTILITY PLACEMENT EASEMENT IS INCORPORATED IN THIS PLAN SET.

SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE.
- REFUSE WILL BE COLLECTED IN DUMPSTERS LOCATED ON SITE TWICE WEEKLY ON MONDAYS AND THURSDAY AT APPROXIMATELY 11 AM.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

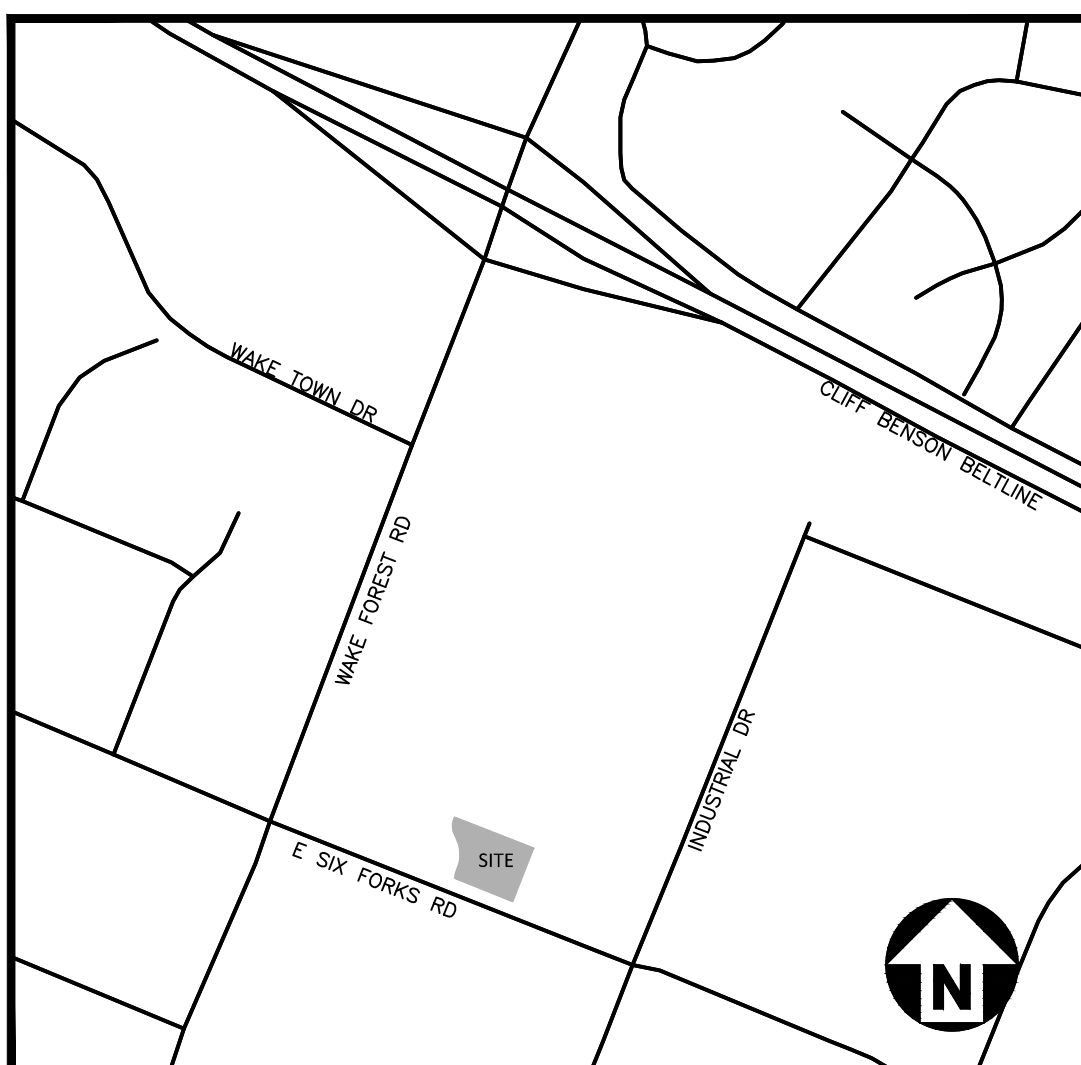
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409 and the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection**, install a **Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.



VICINITY MAP
N.T.S.



Know what's below.
Call before you dig.

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #:		Planning Coordinator:	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #:	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #:	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:	
		Zoning Case #:	
		Administrative Alternate #:	
GENERAL INFORMATION			
Development name: Midtown Retail			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 601 E. Six Forks Road, Raleigh, NC; 2904 Wake Forest Road, Raleigh NC			
Site P.I.N.(s): 1715230377, 1715137821			
Please describe the scope of work. Include any additions, expansions, and change of use. Bank and retail/restaurant development at 601 E. Six Forks Road with associated parking lot improvements. Proposed recombination of Lot 3 and Lot 1, eliminating Lot 3.			
Current Property Owner/Developer Contact Name: Joe DeStasio NOTE: please attach purchase agreement when submitting this form.			
Company: Ram Realty Acquisitions V, LLC		Title: Senior Asset Manager	
Address: 1480 Environ Way, Chapel Hill, NC 27517			
Phone #: 919-617-6868		Email: JDeStasio@ramrealestate.com	
Applicant Name: Andy Padiak			
Company: McAdams		Address: 2905 Meridian Parkway, Durham, NC 27713	
Phone #: 919-287-0780		Email: padiak@mcadamsco.com	

Page 1 of 2

REVISION 05.01.19

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PL	Existing gross floor area (not to be demolished): 0
Gross site acreage: Lot 3: 0.99 acres	Existing gross floor area to be demolished: 0
# of parking spaces required: 36	New gross floor area: 7,500 SF
# of parking spaces proposed: 36	Total sf gross (to remain and new): 7,500 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 2
Existing use (UDO 6.1.4): Commercial	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Commercial	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.84 Square Feet: 36,696	Proposed Impervious Surface: Acres: 0.74 Square Feet: 32,050
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (0.2% Annual Chance Flood Hazard)	
If yes, please provide: Alluvial soils: _____ Flood stu: Crabtree Creek (Basin 18, Stream 9)	
FEMA Map Panel #: 3720171500J	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br. 2br. 3br.	4br or more:
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
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 of Raleigh.	
I hereby designate Andy Padiak 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. I acknowledge that this application is subject to the filing calendar and submitral policy, which States applications will expire after 180 days of inactivity.	
Signature: <u>[Signature]</u>	Date: <u>6/18/19</u>
Printed Name: <u>Keith L. Cummings</u>	

Page 2 of 2

REVISION 05.01.19

raleighnc.gov



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CONTACT

ANDY PADIAC - PROJECT MANAGER
padiak@mcadamsco.com
LINDA VASIL - TECHNICAL MANAGER
vasil@mcadamsco.com

CLIENT

RAM REALTY ACQUISITIONS V, LLC
1480 ENVIRON WAY
CHAPEL HILL, NC 27517
PHONE: 919. 617. 6868

PROJECT DIRECTORY

RAM REALTY ACQUISITIONS V, LLC
1480 ENVIRON WAY
CHAPEL HILL, NC 27517
PHONE: 919. 617. 6868

REVISIONS

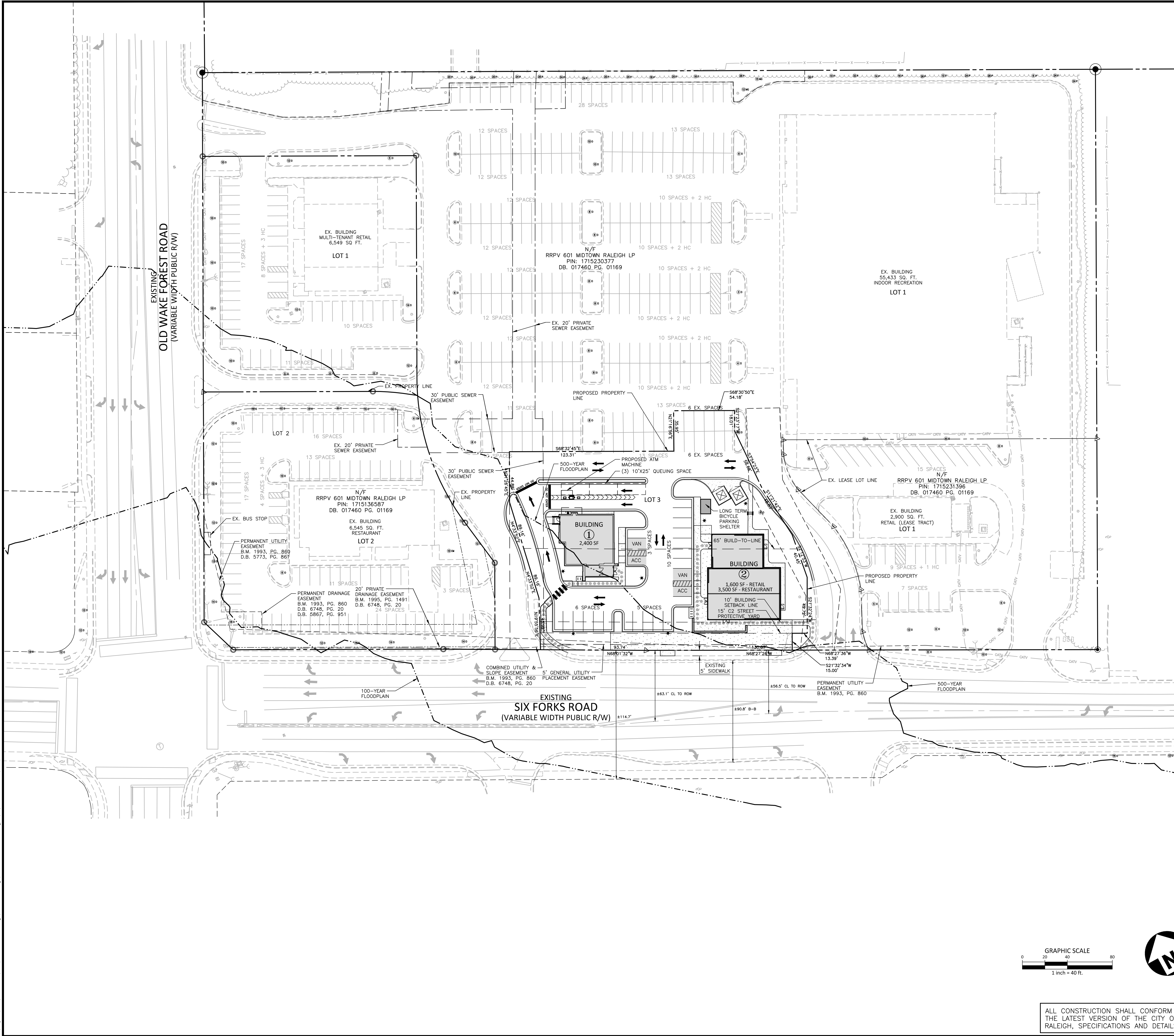
NO.	DATE	REVISION
1	08.28.19	REVISED PER CITY OF RALEIGH COMMENTS
2	11.14.19	REVISED PER CITY OF RALEIGH COMMENTS

ADMINISTRATIVE SITE REVIEW FOR:

MIDTOWN RETAIL
RALEIGH, NORTH CAROLINA, 27609
PROJECT NUMBER: RAM-18010

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\RAM\RAM-18010\Land\Construction Drawings\Current Drawings\RAM18010-ARX-OAS1.dwg, 11/14/2019 9:46:05 AM, Vasil, Linda



SITE LEGEND

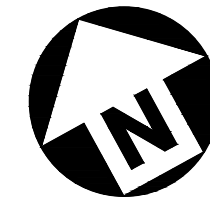
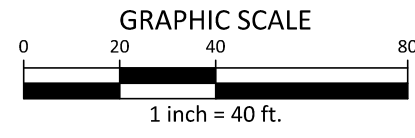
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	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	500-YR FLOODPLANE
	HEAVY DUTY ASPHALT PAVEMENT
	OUTDOOR AMENITY AREA

GENERAL NOTES:

1. PARKING SHOWN TO BE USED LOT 1 AND NEW LOT THROUGH A USE OF REMOTE PARKING AND CROSS ACCESS AGREEMENTS.

OUTDOOR AMENITY AREA (LOT 3):

LOT 3 SITE AREA:	0.99 ACRES (43,277 SF)
REQUIRED OUTDOOR AMENITY AREA:	0.10 ACRES (4,328 SF)
PROVIDED OUTDOOR AMENITY AREA:	0.11 ACRES (4,711 SF OR 10.9%)



ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

RAM REALTY ACQUISITIONS V, LLC
1480 ENVIRON WAY
CHAPEL HILL, NC 27517
PHONE: 919. 617. 6868

MIDTOWN RETAIL
ADMINISTRATIVE SITE REVIEW
601 EAST SIX FORKS ROAD
RALEIGH, NORTH CAROLINA, 27609

RE'
NO.
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1

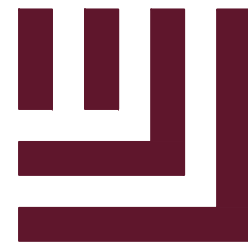
PLAN INFORMATION

PROJECT NO.	RAM-18010
FILENAME	RAM18010-ARX-OAS1
CHECKED BY	LJV
DRAWN BY	CJJ
SCALE	1"=40'
DATE	06. 26. 2019

SHEET

OVERALL SITE PLAN

C2.00



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MIDTOWN RETAIL ADMINISTRATIVE SITE REVIEW 601 EAST SIX FORKS ROAD RALEIGH, NORTH CAROLINA, 27609

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	500-YR FLOODPLANE
	MILL AND OVERLAY
	EX. ASPHALT PAVEMENT
	CONCRETE
	AMENITY AREA

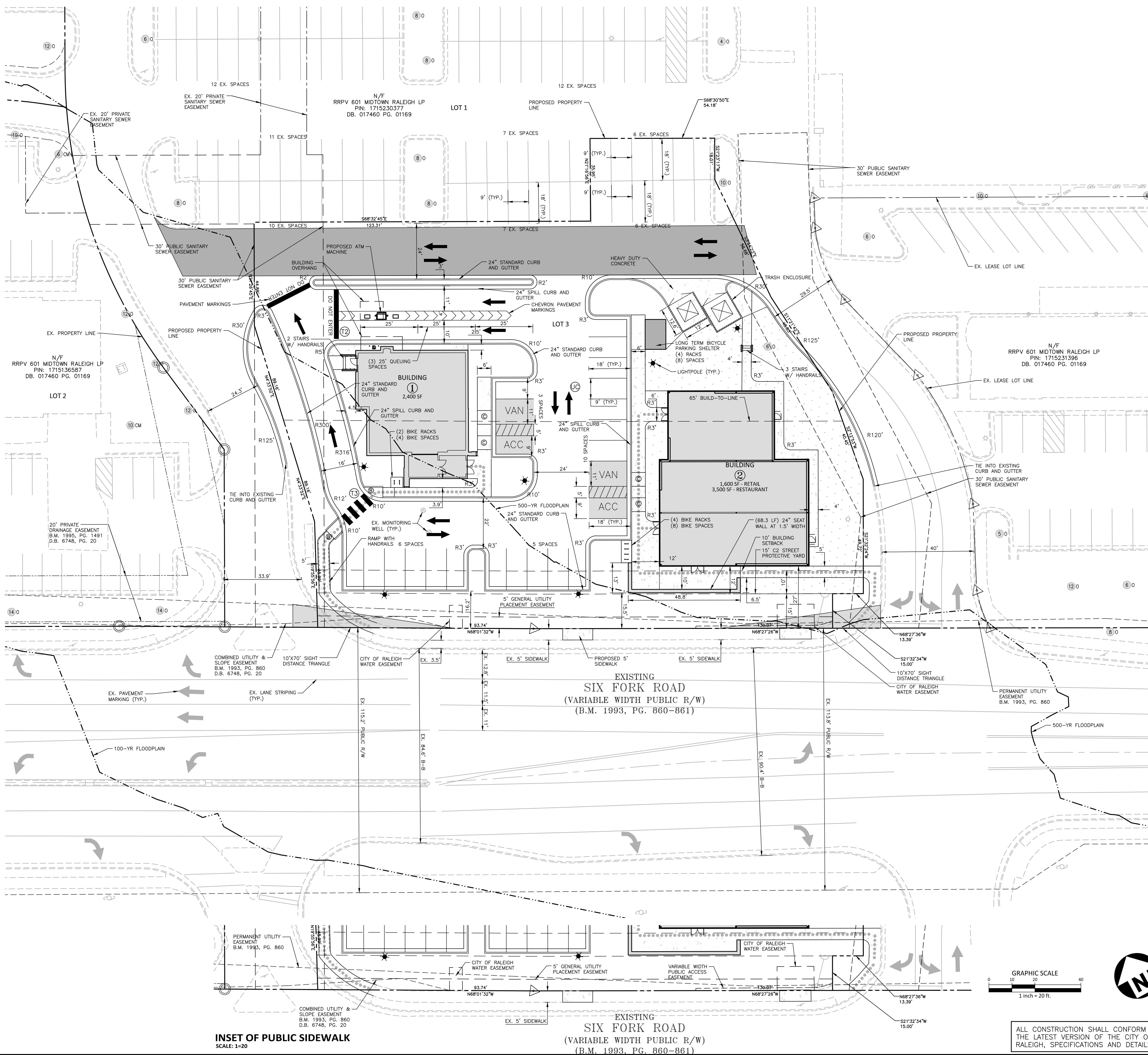
GENERAL NOTES:

1. COMBINED PARKING SHOWN FOR LOT 1 AND LOT 3 THROUGH A USE OF REMOTE PARKING AND CROSS ACCESS AGREEMENTS.

PAVEMENT MARKING LEGEND

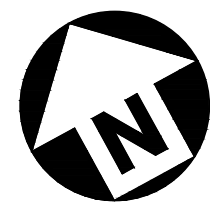
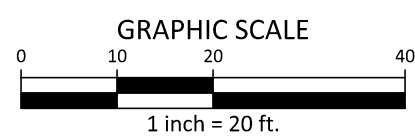
LANE LINES/MARKINGS
T2 24" WHITE STOP BAR
T3 CITY OF RALEIGH PEDESTRIAN CROSSWALK (HIGH VISIBILITY)
UC TRAFFIC STRAIGHT ARROW

ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS 1205.01-1205.12)



INSET OF PUBLIC SIDEWALK
SCALE: 1"=20'

EXISTING
SIX FORK ROAD
(VARIABLE WIDTH PUBLIC R/W)
(B.M. 1993, PG. 860-861)



ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

RE

NO.
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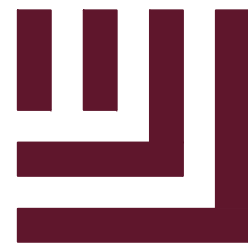
PLAN INFORMATION

PROJECT NO. RAM-18010
FILENAME RAM18010-ASR-S1
CHECKED BY LJV
DRAWN BY CJJ
SCALE 1"=20'
DATE 06.26.2019

SHEET

SITE PLAN ENLARGEMENT

C2.01



McAdams

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

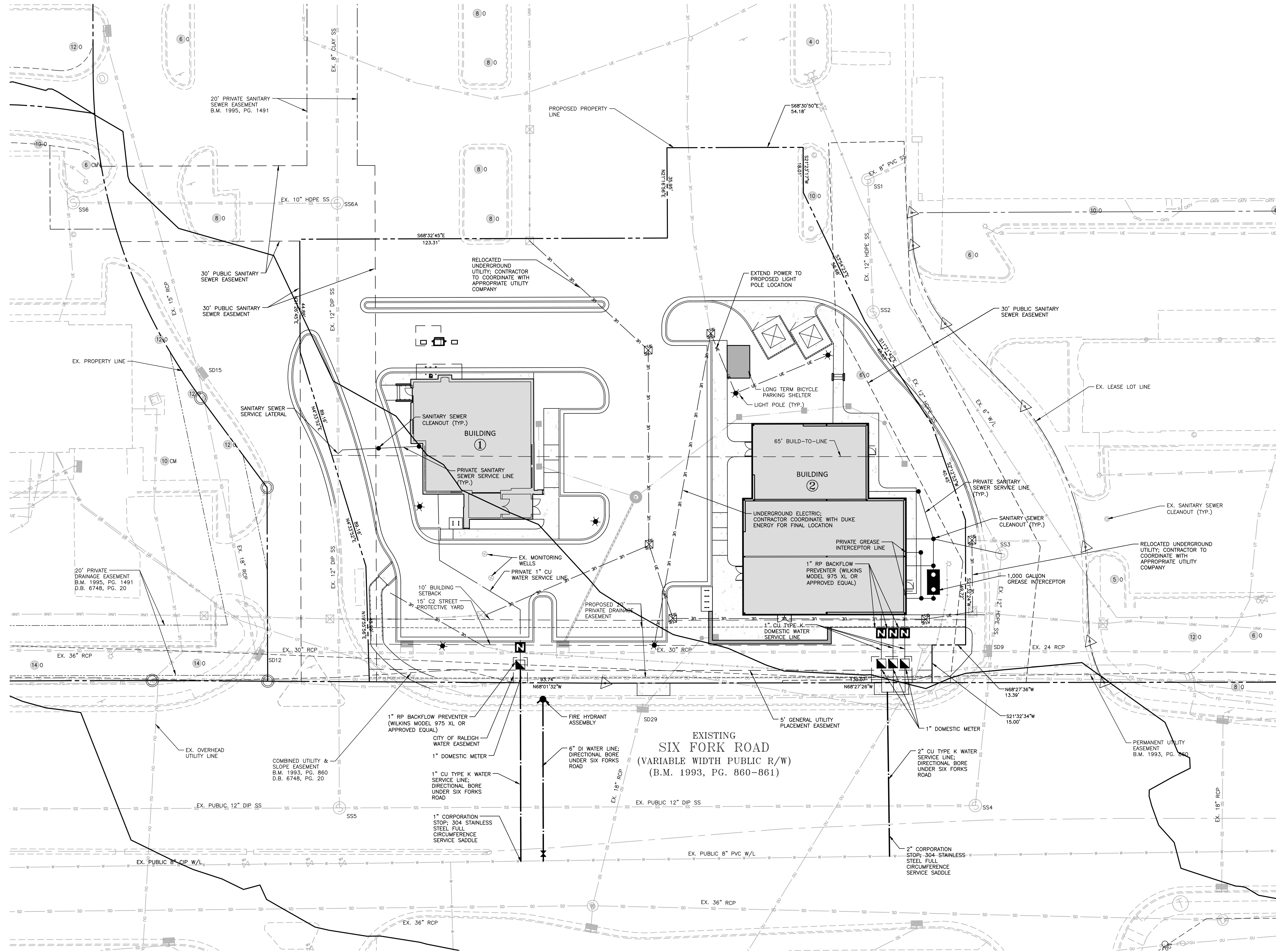
phone 919. 361. 5000
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license number: C-0293, C-187

www.mcadamsco.com

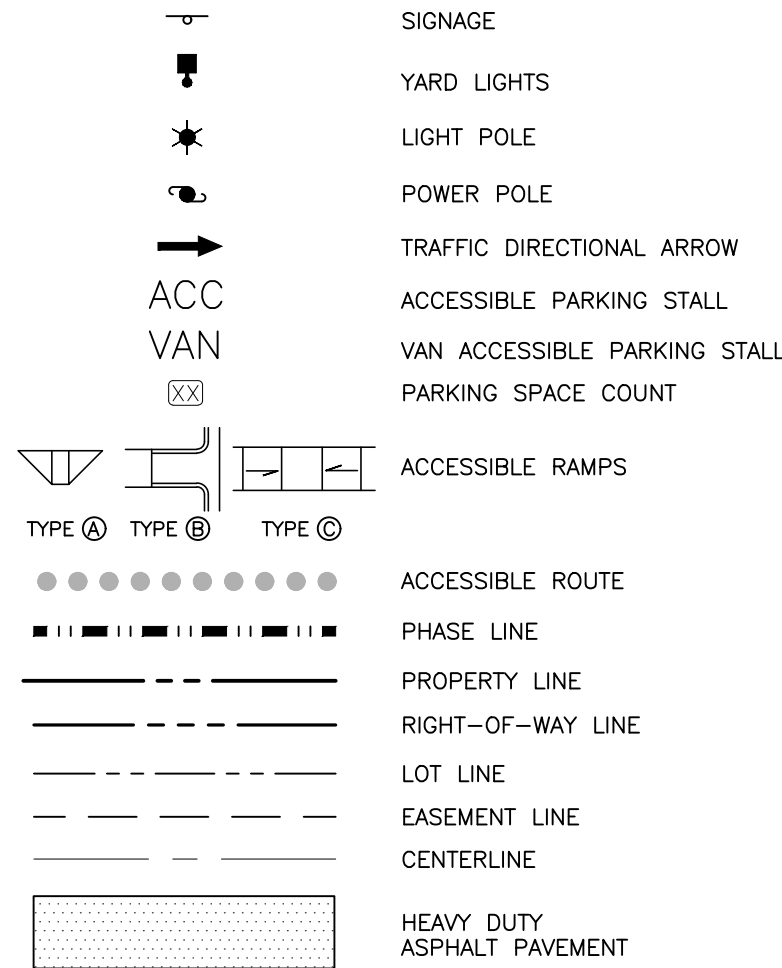
CLIENT

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MIDTOWN RETAIL ADMINISTRATIVE SITE REVIEW 601 EAST SIX FORKS ROAD RALEIGH, NORTH CAROLINA, 27609



SITE LEGEND

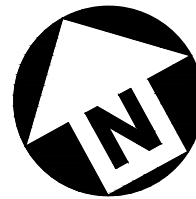
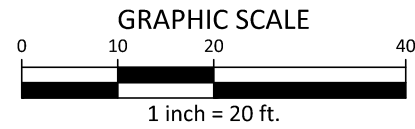


EXISTING SANITARY SEWER STRUCTURE TABLE:

SS1-MH RIM=225.36 8" PVC(E)=216.61 12" HDPE(S)=216.36	SS5-MH RIM=213.73 12" DIP(E)=211.28 12" DIP(N)=202.11 12" DIP(W)=197.49
SS2-MH RIM=223.96 12" HDPE(N)=215.54 12" PVC=215.51 12" HDPE(S)=215.36	SS6-MH RIM=216.54 10" HDPE(E)=210.97
SS3-MH RIM=219.61 12" HDPE(N)=217.99 12" HDPE(S)=218.04	
SS4-MH RIM=216.75 12" HDPE(N)=205.72 12" DIP=200.62 12" DIP=203.55 12" DIP(W)=200.51	

EXISTING STORM DRAINAGE STRUCTURE TABLE:

SD9-CB TOP=217.29 24" RCP(E)=209.44 24" RCP(W)=209.39	SD15-CB TOP=216.22 15" RCP(N)=212.36 18" RCP(S)=210.72
SD12-CB TOP=213.58 30" RCP(E)=207.08 18" RCP(N)=208.39 36" RCP(W)=206.86	SD29-CB TOP=214.93 15" RCP(S)=210.38



ALL CONSTRUCTION SHALL CONFORM WITH
THE LATEST VERSION OF THE CITY OF
RALEIGH, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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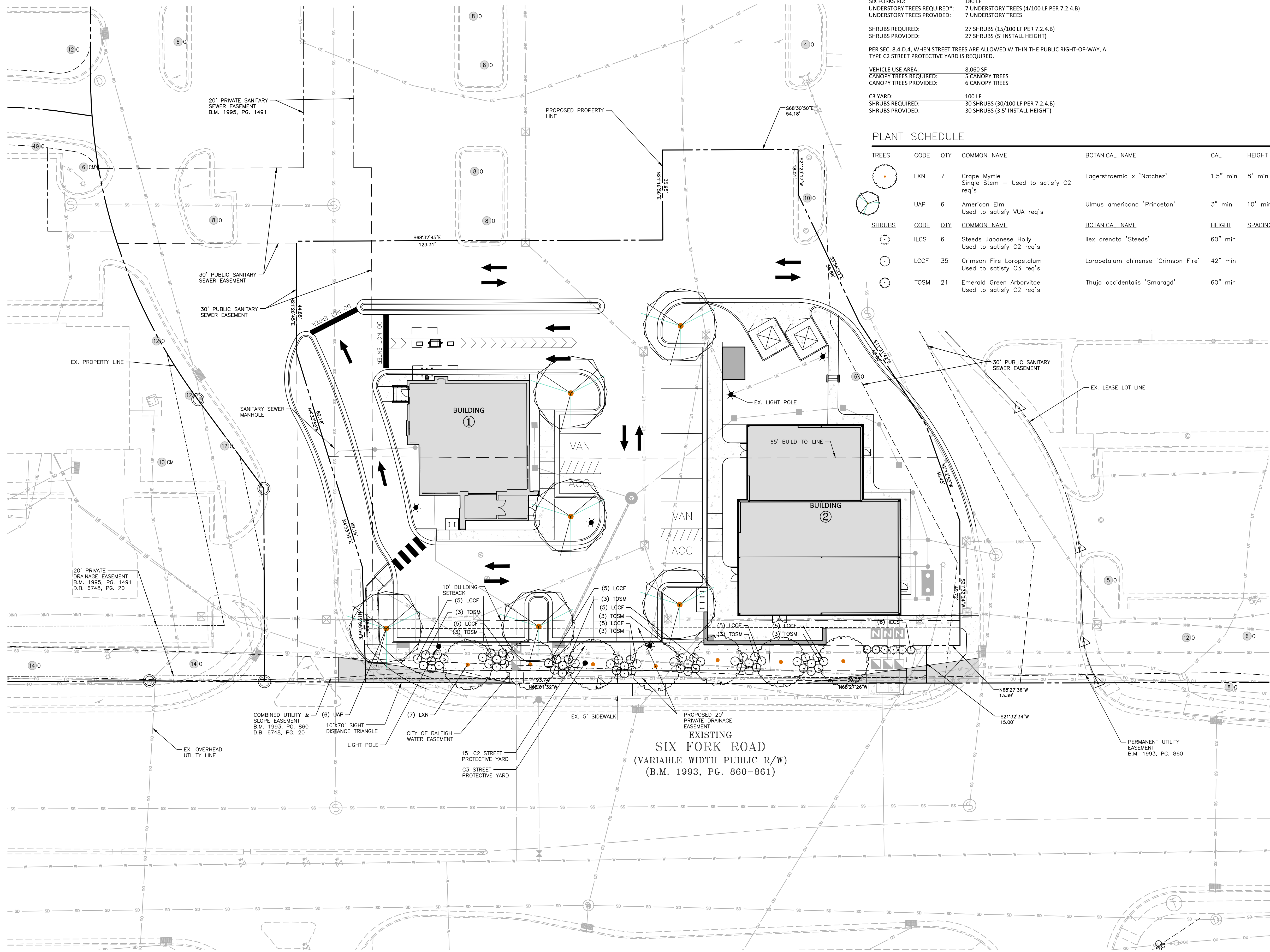
PLAN INFORMATION

PROJECT NO. RAM-18010
FILENAME RAM18010-ASR-U1
CHECKED BY LIV
DRAWN BY CJJ
SCALE 1"=20'
DATE 06.26.2019

SHEET

UTILITY PLAN
C4.00

X:\Projects\RAM\RAM-18010\Land\Construction Drawings\RAM-18010-ASR-L5.dwg, 11/24/2019 12:38:24 PM, Vmapran, Michael



LANDSCAPE CALCULATIONS:

STREET TREES (TYPE C2 STREET PROTECTIVE YARD)
SIX FORKS RD: 180 LF
UNDERSTORY TREES REQUIRED*: 7 UNDERSTORY TREES (4/100 LF PER 7.2.4.B)
UNDERSTORY TREES PROVIDED: 7 UNDERSTORY TREES

SHRUBS REQUIRED: 27 SHRUBS (15/100 LF PER 7.2.4.B)
SHRUBS PROVIDED: 27 SHRUBS (5' INSTALL HEIGHT)

PER SEC. 8.4.D.4, WHEN STREET TREES ARE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY, A TYPE C2 STREET PROTECTIVE YARD IS REQUIRED.

VEHICLE USE AREA: 8,060 SF
CANOPY TREES REQUIRED: 5 CANOPY TREES
CANOPY TREES PROVIDED: 6 CANOPY TREES

C3 YARD: 100 LF
SHRUBS REQUIRED: 30 SHRUBS (30/100 LF PER 7.2.4.B)
SHRUBS PROVIDED: 30 SHRUBS (3.5' INSTALL HEIGHT)

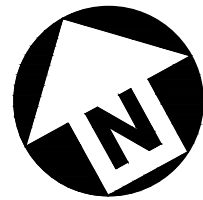
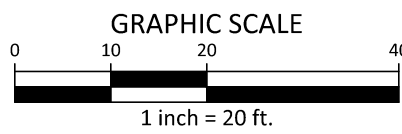
PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	LXN	7	Crape Myrtle Single Stem - Used to satisfy C2 req's	Lagerstroemia x 'Natchez'	1.5" min	8' min
	UAP	6	American Elm Used to satisfy VUA req's	Ulmus americana 'Princeton'	3" min	10' min
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING
	ILCS	6	Steeds Japanese Holly Used to satisfy C2 req's	Ilex crenata 'Steeds'	60" min	
	LCCF	35	Crimson Fire Loropetalum Used to satisfy C3 req's	Loropetalum chinense 'Crimson Fire'	42" min	
	TOSM	21	Emerald Green Arborvitae Used to satisfy C2 req's	Thuja occidentalis 'Smaragd'	60" min	

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

NOTES:
1. SEE SHEET C0.00 FOR LANDSCAPE INSTALLATION NOTES.
2. SEE SHEET C8.01 FOR CITY OF RALEIGH TREE INSTALLATION DETAIL.



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McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

RAM REALTY ACQUISITIONS V, LLC
1480 ENVIRON WAY
CHAPEL HILL, NC 27517
PHONE: 919. 617. 6868

MIDTOWN RETAIL
ADMINISTRATIVE SITE REVIEW
601 EAST SIX FORKS ROAD
RALEIGH, NORTH CAROLINA, 27609

RE

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PLAN INFORMATION

PROJECT NO. RAM-18010
FILENAME RAM18010-ASR-L51
CHECKED BY LJV
DRAWN BY CJJ
SCALE 1"=20'
DATE 06.26.2019

SHEET

LANDSCAPE PLAN
L5.00

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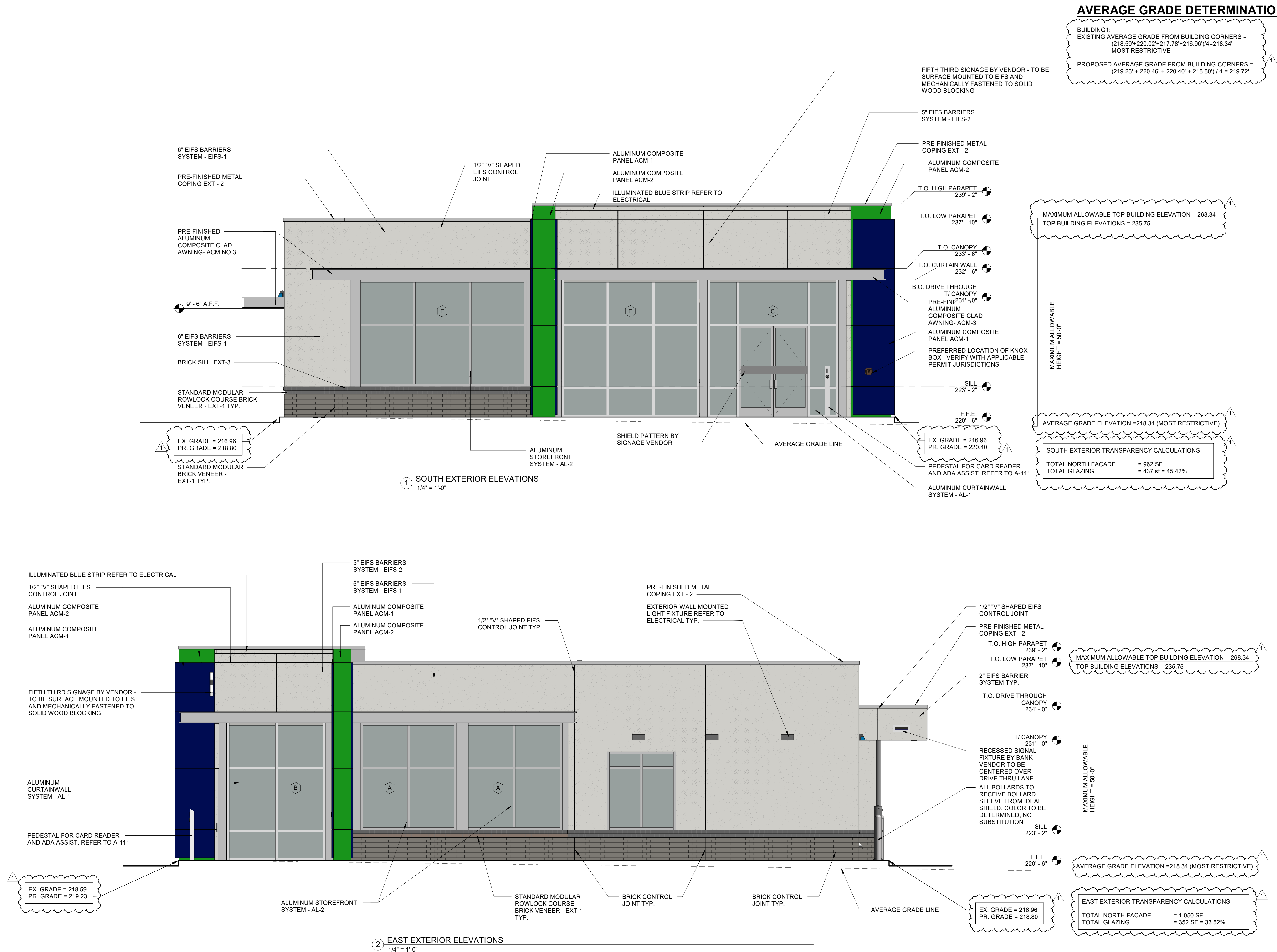
ISSUE	BY	DATE	DESCRIPTION
1	McR	08-26-2019	PER CITY COMMENTS

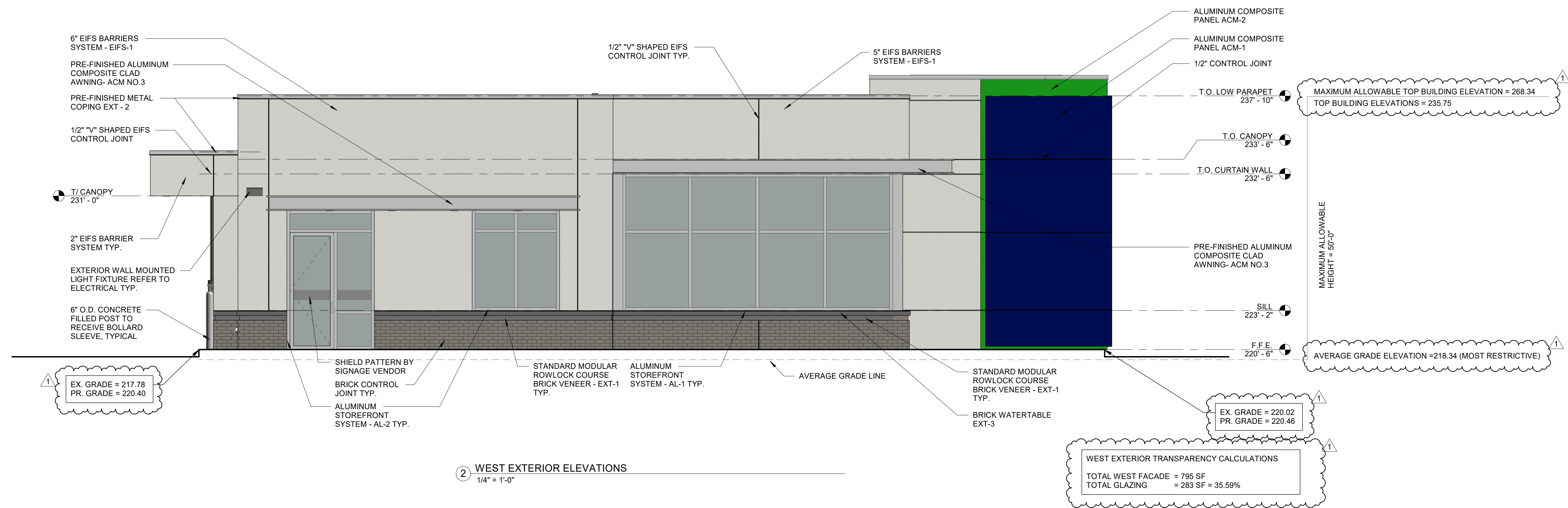
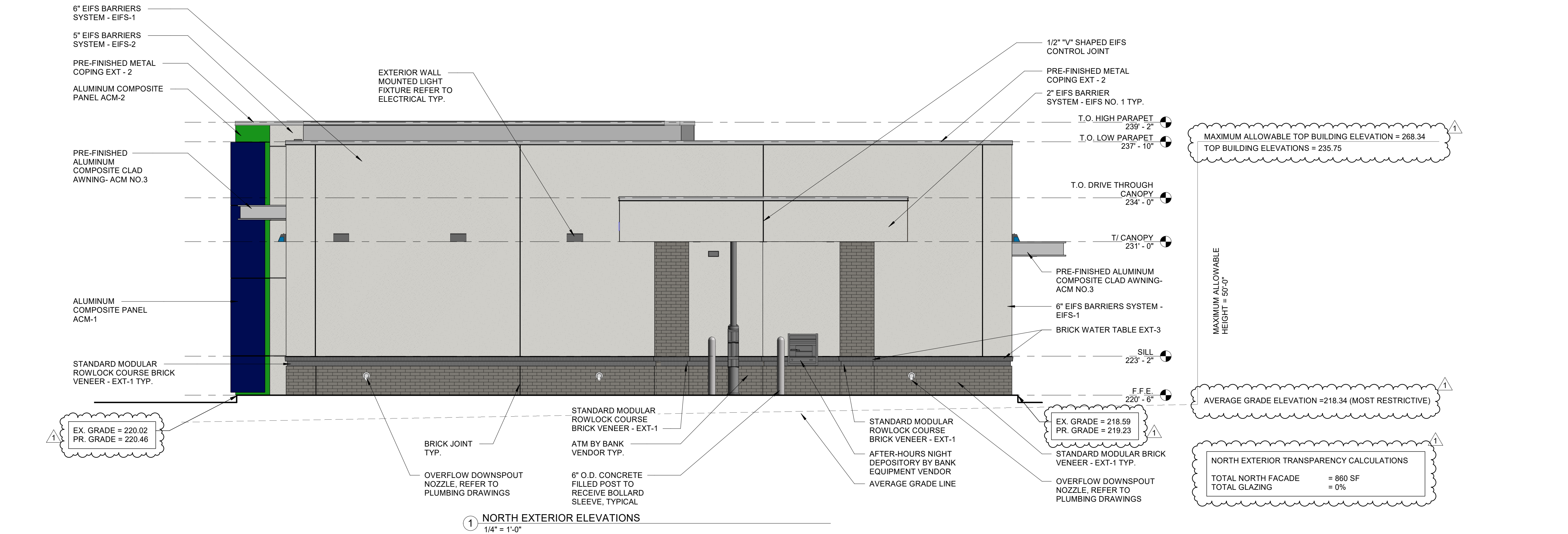
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JOB #	193404
DATE:	xxxxxxxxxxx
DRAWN BY:	McR
CHECKED BY:	JRM

EXTERIOR ELEVATIONS

A-200





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REVIEW ONLY

ISSUE	BY	DATE	DESCRIPTION
1	McR	08-26-2019	PER CITY COMMENTS

PROJECT INFORMATION BLOCK			
JOB #	193404		
DATE:	xxxxxxxxxxxx		
DRAWN BY:	McR		
CHECKED BY:	JRM		

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201