



# Administrative Approval Action

Case File / Name: ASR-0008-2023  
DSLCL - AMERICAN PLUMBING

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

- LOCATION:** This 3.99 acre site is located at 3800 Auburn Church Road. The site is situated south of Jones Sausage Road, east of Interstate 40, north of the Eagle Crest Industrial Park on Auburn Church Road, and west of Rock Quarry Road. This site is more specifically identified as Lot 3 in a 3 lot subdivision approved in 2022 (SUB-0049-2021) for American Plumbing.
- REQUEST:** The property is split zoned IX-3 and IX-3-CU. It is vacant although it is currently being used for parking and outdoor storage for the adjacent property, American Plumbing. The plan proposes constructing a 41,420 square foot, 2-story building to include offices and warehouse space for this business. Site improvements including utility infrastructure, parking and stormwater control measures are included in the proposed plan.
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SUB-0049-2021: DSLCL - Preliminary Subdivision/Preliminary Subdivision
- 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 August 2, 2023 by Swift Partners PLLC.

## **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:*

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

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. All retaining wall permits shall be entered prior to SPR approval.
2. Sewer services larger than 6" shall have manholes, not sanitary sewer cleanouts.
3. The landscape plan shall be updated to show all required shade tree species meeting the standards of UDO Section 12 where mature height can be expected to exceed 35 feet and expected crown spread of 30 feet or more (Acer buergerianum does not meet that standard).

### **Engineering**

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

### **Stormwater**



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5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## **Public Utilities**

1. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## **Stormwater**

2. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## **Urban Forestry**

4. A public infrastructure surety for 16 street trees along Auburn Church Road (NCDOT) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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. All conditions of subdivision case SUB-0049-2021 shall be met and the subdivision recorded in the Wake County Registry. A copy of the recorded subdivision map shall be provided to the City.



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## Public Utilities

2. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

## Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 street trees along Auburn Church Road.

***The following are required prior to issuance of building occupancy permit:***

## General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

## Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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:** August 30, 2026

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



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project.

#### 4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/30/2023  
Development Services Director/Designee  
Staff Coordinator: Jessica Gladwin



# AMERICAN PLUMBING

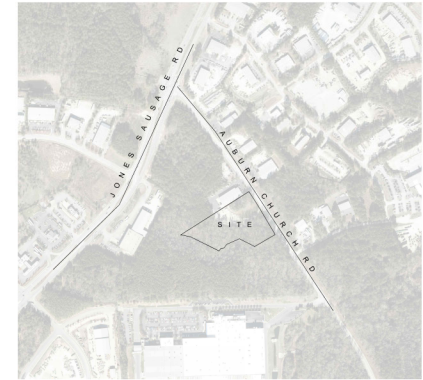
3800 AUBURN CHURCH RD  
GARNER, NC 27529

CITY OF RALEIGH ASR-0008-2023

ASSOCIATED APPROVALS: SUB-0049-2021, SPR-0189-2022  
SPR-0039-2022 (FLOOD STUDY)

SUBMITTED ON 08.02.2023

Sheet List Table	
Sheet Number	Sheet Title
CG-00	COVER SHEET
CG-01	GENERAL NOTES
CI-00	EXISTING CONDITIONS PLAN
CI-01	SITE PLAN
CI-02	SIGHT TRIANGLE PLAN
CI-03	WORKING PLAN
CI-04	SOM DETAILS
CI-05	UTILITY & FIRE ACCESS PLAN
CI-06	SITE DETAILS
CI-07	DUMPSTER ENCLOSURE DETAILS
CI-08	LANDSCAPE PLAN
CI-09	FLOOR PLAN
CI-10	ARCHITECTURAL ELEVATIONS
CI-11	ARCHITECTURAL ELEVATIONS



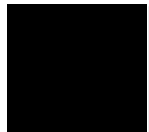
VICINITY MAP

## SITE DATA

PROJECT NAME: AMERICAN PLUMBING  
SITE ADDRESS: 3800 AUBURN CHURCH RD, GARNER NC 27529  
COUNTY: WAKE  
PARCEL PIN #: 1735897  
PARCEL OWNER: TAP PROPERTIES, LLC  
PARCEL AREA: 3.99 AC / 173,800 SF  
TOTAL SITE GROSS ACRES: 3.99 AC / 173,800 SF  
NET ACRES: 3.99 AC / 173,800 SF  
CURRENT ZONING: R-4 (R4000)  
PROPOSED ZONING: R-4 (R4000)  
EXISTING LAND USE: 3- VACANT  
PROPOSED LAND USE: 3- LIGHT INDUSTRIAL  
FLOOD PLAN DATA: NONE  
NEUSE RIVER: OFFICE / WAREHOUSE (GENERAL BUILDING)  
DEVELOPMENT TYPE: 30'  
MAX BUILDING HEIGHT: 31'  
PROPOSED BUILDING HEIGHT: 31' (PREVIOUSLY APPROVED THRU SUB-0049-2021)  
TOTAL UNITS OF DEVELOPMENT: 250 AC / 173,800 SF  
EXISTING IMPERVIOUS AREA: 0 AC / 0 SF  
PROPOSED IMPERVIOUS AREA: 1.82 AC / 79,800 SF

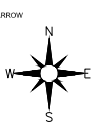
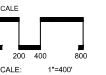
PARKING DATA:  
REQUIRED PARKING: NO MAXIMUM  
PROPOSED PARKING: 28 SPACES  
TOTAL PARKING: 28 SPACES

SWIFT  
PARTNERS  
AMERICAN PLUMBING ASR



No.	Date	Description
1	10/1/2023	COVER SHEET
2	10/1/2023	GENERAL NOTES
3	10/1/2023	EXISTING CONDITIONS PLAN
4	10/1/2023	SITE PLAN
5	10/1/2023	SIGHT TRIANGLE PLAN
6	10/1/2023	WORKING PLAN
7	10/1/2023	SOM DETAILS
8	10/1/2023	UTILITY & FIRE ACCESS PLAN
9	10/1/2023	SITE DETAILS
10	10/1/2023	DUMPSTER ENCLOSURE DETAILS
11	10/1/2023	LANDSCAPE PLAN
12	10/1/2023	FLOOR PLAN
13	10/1/2023	ARCHITECTURAL ELEVATIONS
14	10/1/2023	ARCHITECTURAL ELEVATIONS

## VICINITY



## TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE CITY OF RALEIGH. PLEASE DIRECT ANY QUESTIONS TO RIGHTWAYSERVICES@RALEIGHNC.GOV.
2. THE STREET LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NEIGHBORING STREETS WITHIN THE RIGHT-OF-WAY JURISDICTION.
3. A PERMIT REQUEST WITH A TCPEP PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PRIOR TO ANY DEVELOPMENT OR CONSTRUCTION.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING DEPARTMENT TO COORDINATE TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TCPEP PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND REGULATIONS INCLUDING BUT NOT LIMITED TO:
  - 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
  - 5.2. PUBLIC RIGHT-OF-WAY DESIGN AND CONSTRUCTION STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
  - 5.3. AMERICAN DESIGN BY ACT (ADA) REQUIREMENTS
  - 5.4. BUILDING STREET DESIGN MANUAL, 6TH EDITION
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. WALKING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLY WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES. APPROVAL OF THE PLANS SHALL BE REQUIRED FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL SPECIFICATIONS. ALL CITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY UTILITY LOCATIONS INCLUDING UNDERGROUND LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITY RECORDS LOCATED.
  4. ALL SUBSURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION OBTAINED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
  5. 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.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
  7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONSTRUCTION. WAIVE AND MANAGE CHANGES AND MODIFICATIONS TO CONSTRUCTION CHANGES SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
  8. IF DEVIATIONS FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILED OF SUCH DEVIATIONS AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND DEBRIS CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
  11. THE ENGINEER AND/OR OWNER DECLINE ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
  12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FREE-BOARDING APPARATUS (80,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
  13. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SITE TO BE SERVED BY PRIVATE COLLECTION.
  14. SITE WILL BE EXEMPT FROM BLOCK PERMITTER REQUIREMENTS PER LDC 3.2.2.8 (C4-B1).
  15. THE FRONT PORTION OF THE PROPOSED BUILDING WILL SERVE AS AN OFFICE SPACE AND THE REAR WILL FUNCTION AS A STORAGE AND WAREHOUSE AREA.
- ORDINANCE NO. 11881 (12/2/22)  
EFFECTIVE: 3/1/23  
2-10-18 JONES SAUSAGE ROAD, AT ITS SOUTH-EAST INTERSECTION WITH AUBURN CHURCH ROAD, BEING PARCELS 4 AND 10 PORTION OF PARCELS 3, TAP MAP 488, REQUIRED TO INSTALL A 4' CONCRETE CURB, ACCORDING TO MAP 10-18-18 IN THE PLANNING DEPARTMENT.
1. USES AND/or MINIMUM NUMBER OF DWELLING OR ROOMING UNITS TO BE ALLOWED:
    - NO RESIDENTIAL DWELLING UNITS OR ROOMING UNITS ARE PROPOSED.
  2. APPLICATION WILL NOT BE MADE TO THE BOARD OF ADJUSTMENT IN ACCORDANCE WITH SECTION 10-20A(4)(F) FOR A STORAGE YARD FOR UNLICENSED, UNINSPECTED, WRECKED, DISMANTLED OR PARTIALLY DISMANTLED AUTOMOTIVE VEHICLES.
  3. THE REPRESENTATIVE VALUE OF THE ADJUSTMENT SHALL BE \$100,000.00. AUBURN CHURCH ROAD SHALL REMAIN AT VALUES PRIOR TO REDUCTION.
  4. THERE WILL BE NO BILLBOARDS ON SUBJECT PROPERTY.
- NO BILLBOARDS ARE PROPOSED.

## Administrative Site Review Application

Planning and Development Customer Service Center • Civic Exchange Park, Suite 400 | Raleigh, NC 27601 | 919-996-2000



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: \_\_\_\_\_ Planner (pmt): \_\_\_\_\_

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☒

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> Subdivision case #: SUB-0049-2021 <input type="checkbox"/> Scoping/kitchen plan case #: <input type="checkbox"/> Certificate of Appropriateness #: <input type="checkbox"/> Board of Adjustment #: <input type="checkbox"/> Zoning Case #: <input type="checkbox"/> Frequent Transit Development Option <input type="checkbox"/> SPR-0189-2022, FLOOD STUDY SPR-0039-2022

Development name: AMERICAN PLUMBING  
Inside City limits? Yes ☐ No ☒  
Property address(es): 3800 AUBURN CHURCH RD GARNER, NC 27529

Site PIN(s): 1725897  
Please describe the scope of work, include any additions, expansions, and uses (UDO 6.1.4):  
AMERICAN PLUMBING PLANS TO BUILD A NEW OFFICE TO HEADQUARTER THEIR PLUMBING BUSINESS OPERATION IN COMBINATION WITH A WAREHOUSE TO STORE THEIR INVENTORY. THE SITE WILL ALSO INCLUDE ASSOCIATED INFRASTRUCTURE TO SUPPORT THE BUILDING (PARKING, UTILITIES, ETC.) AND WILL UTILIZE A WET POND SCM.

Current Property Owner(s): TOMMY AND ANGELA POOLE  
Company: TAP PROPERTIES Inc. OWNER/MANAGER  
Address: 273 BLUE POND RD STE D CLAYTON, NC 27520  
Phone #: 919-617-7738 Email: TAPPROPERTIES1@GMAIL.COM  
Applicant Name (if different from owner. See "who can apply" in instructions):  
Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder  
Company: TAP PROPERTIES Address: 273 BLUE POND RD STE D CLAYTON, NC 27520

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DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): DX-3	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 3.99 AC	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 29	New gross floor area: 41,240 SF
Max # parking permitted (7.1.2.C): NO MAXIMUM	Total # of gross (to remain and new): 41,240 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): VACANT	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): Office and light ind.	Proposed # of basement levels (UDO 1.5.7.A.6) N/A

STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 70,800	Impervious Area for Compliance (Includes ROW): Existing (sf) 0 Proposed total (sf) 70,975

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: # of bedroom units: 1br 2br 3br 4br or more	Total # of hotel bedrooms: # of beds
Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A frequent transit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Continue to Applicant Signature Block on Page Three.

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revision 12.23

raleighnc.gov

Pursuant to state law (N.C. Gen. Stat. § 160C-202), the undersigned hereby certifies that the information provided in this application is true and correct, and that the undersigned is the owner or authorized agent of the owner of the property described in this application. The undersigned hereby certifies that the information provided in this application is true and correct, and that the undersigned is the owner or authorized agent of the owner of the property described in this application.

By submitting this application, the undersigned hereby certifies that the information provided in this application is true and correct, and that the undersigned is the owner or authorized agent of the owner of the property described in this application.

The undersigned hereby certifies that the information provided in this application is true and correct, and that the undersigned is the owner or authorized agent of the owner of the property described in this application.

Signature: \_\_\_\_\_  
Printed Name: TOMMY

Development approvals may be made by the owner or an authorized agent of the owner of the property described in this application.

If they are neither the property owner or an authorized agent, as specified in the statements made in this application, the undersigned hereby certifies that the information provided in this application is true and correct, and that the undersigned is the owner or authorized agent of the owner of the property described in this application.

Signature: \_\_\_\_\_  
Printed Name: TOMMY

Date: May 1, 2023



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3716 AUBURN CHURCH RD  
GARNER, NC 27529  
TOMMY POOLE  
919-617-7738  
TOMMY@AMERICANPLUMBINGNC.COM

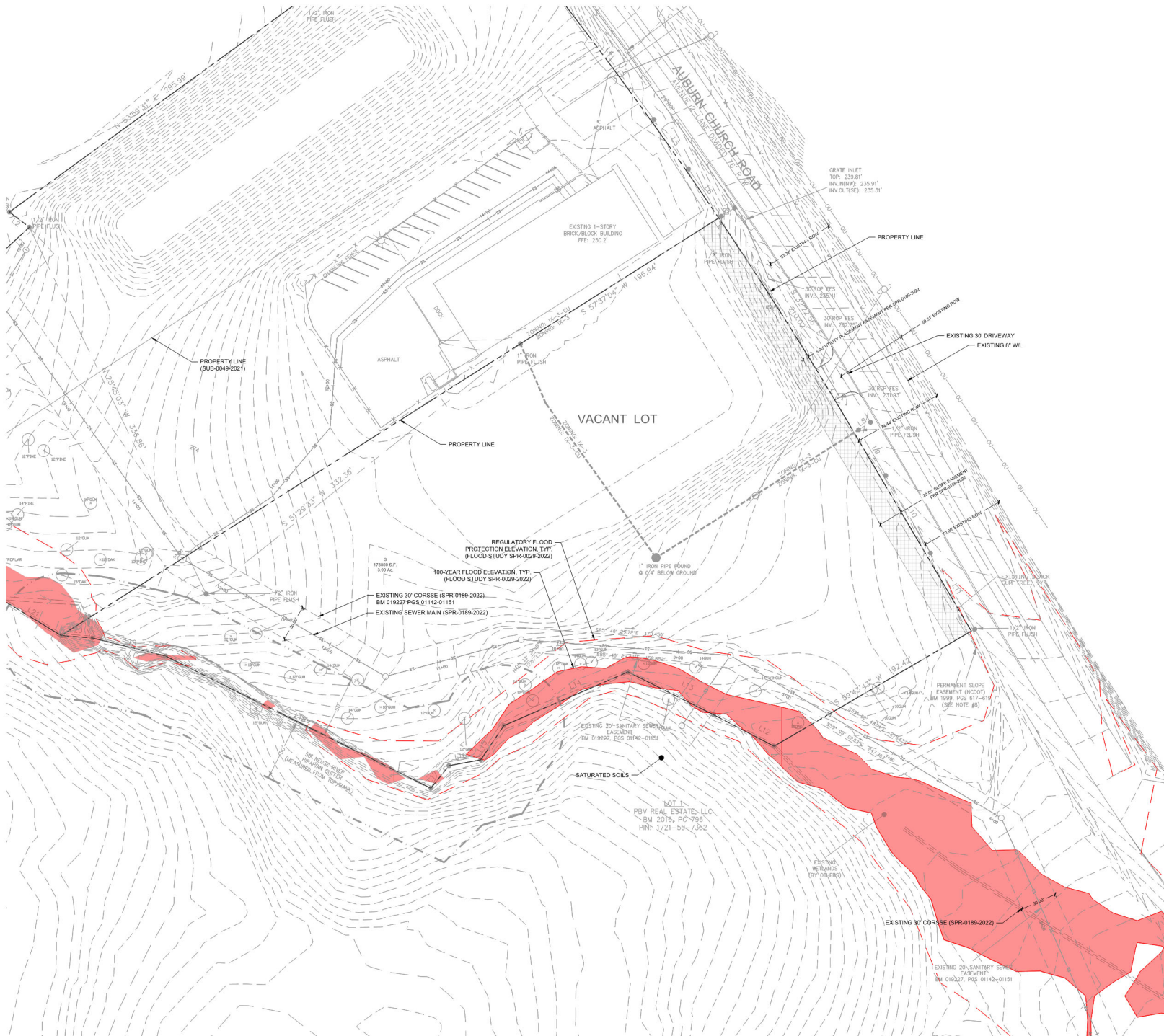


SWIFT PARTNERS LLC  
414 FAYETTEVILLE ST  
RALEIGH, NC 27601  
LUKE PERKINS  
828-735-1861  
LUKE.PERKINS@SWIFT-PARTNERS.COM

DATE: 08.02.2023  
DRAWN BY: L.P. LAY  
PROJECT: 1725897  
SHEET NO. 00.00  
COVER SHEET







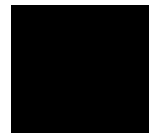
LINE TABLE		
LINE	LENGTH	BEARING
L1	30.04	N. 47°10'48" E.
L2	20.75	S. 52°38'13" W.
L3	117.94	S. 38°59'33" E.
L4	133.66	S. 30°53'01" E.
L5	50.02	S. 34°42'34" E.
L6	47.73	S. 34°44'50" E.
L7	13.06	N. 57°37'04" E.
L8	11.68	S. 57°43'11" W.
L9	43.99	S. 30°28'43" E.
L10	74.09	S. 30°02'48" E.
L11	72.83	S. 30°10'17" E.
L12	56.35	N. 50°29'53" W.
L13	79.25	N. 63°22'54" W.
L14	111.94	S. 60°36'23" W.
L15	34.71	S. 34°05'32" W.
L16	26.75	S. 73°32'37" W.
L17	23.94	S. 38°44'34" W.
L18	245.24	N. 60°29'51" W.
L19	62.05	N. 25°11'31" W.
L20	25.90	N. 88°33'00" W.
L21	60.28	N. 58°43'44" W.
L22	60.66	N. 48°17'33" W.
L23	63.36	N. 63°23'28" W.
L24	14.95	S. 63°17'22" W.

LEGEND AND NOMENCLATURE

Symbols	Abbreviations
Ex. iron post and cap	DB
Ex. concrete monument	DB
New iron pipe	DB
Calculated point	DB
Utility pole	DB
Telephone post	DB
Electric post	DB
Plastic marker	DB
Water meter	DB
Fire hydrant	DB
Valve (water or gas)	DB
Sanitary sewer manhole	DB
Sanitary sewer manhole	DB
Storm curb	DB
Drainage hole in grade	DB
Storm drain manhole	DB
Utility pole	DB
Long pole	DB
Signal pole	DB
City pole	DB
Sign post	DB

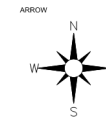
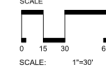
EXISTING CONDITION NOTES:

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD83.
3. THIS DRAWING DOES NOT CONFORM TO N.C. GS-7-3 AND THEREFORE IS NOT FOR RECORDATION.
4. SURVEY INFORMATION BASED ON FIELD SURVEY BY NEWCOMB SURVEYING, INC. (2024-0001).
5. TREES SHOWN HEREIN MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.

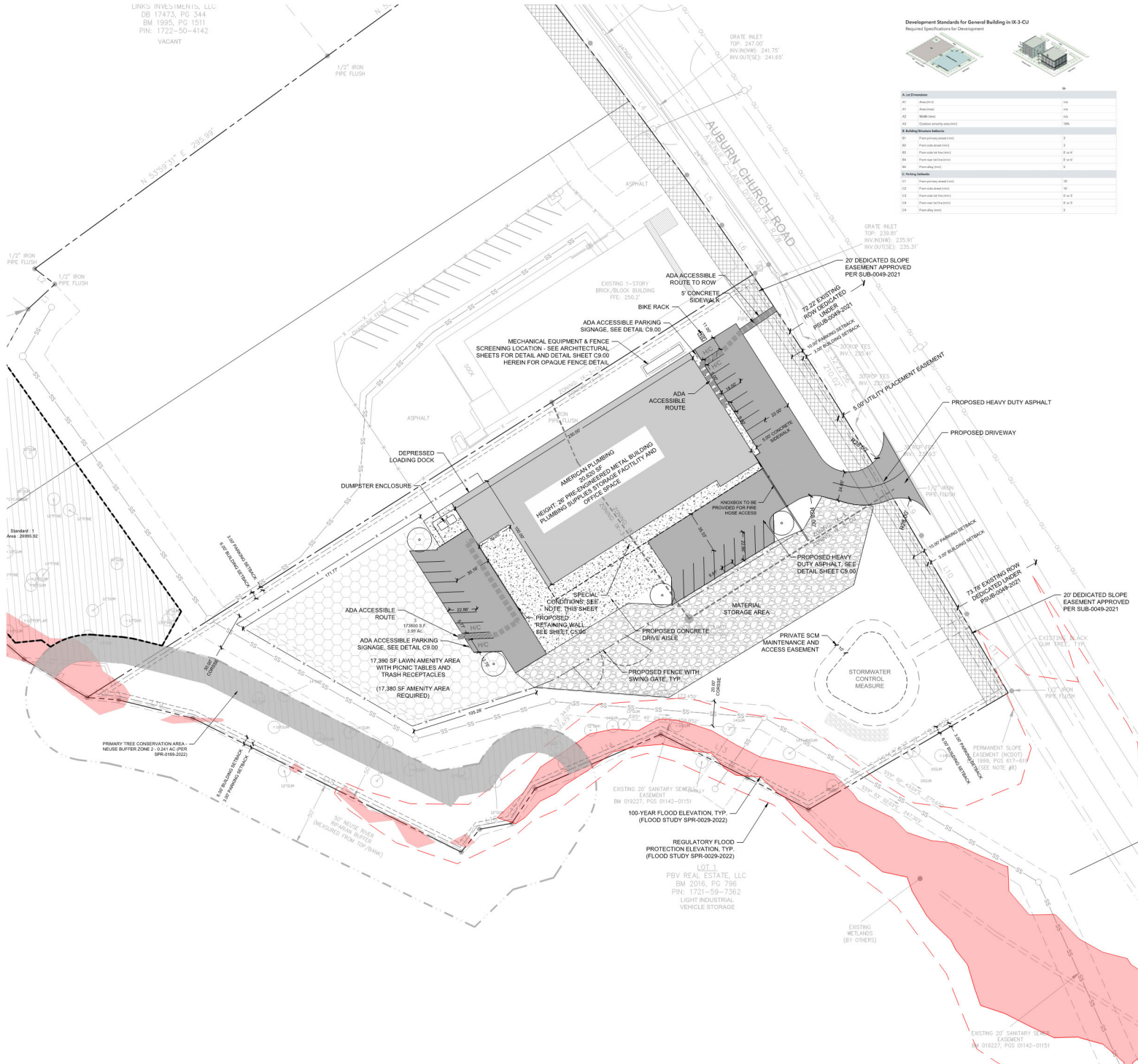


No.	Date	Description
1	08/05/2023	EXISTING CONDITIONS PLAN
2	08/05/2023	EXISTING CONDITIONS PLAN
3	08/05/2023	EXISTING CONDITIONS PLAN
4	08/05/2023	EXISTING CONDITIONS PLAN
5	08/05/2023	EXISTING CONDITIONS PLAN
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99	08/05/2023	EXISTING CONDITIONS PLAN
100	08/05/2023	EXISTING CONDITIONS PLAN

VICINITY



LINKS INVESTMENTS, LLC  
DB 17473, PG 344  
BM 1995, PG 1511  
PIN: 1722-50-4142  
VACANT



#### Development Standards for General Building in O-3-CU

Required Specifications for Development



A. Lot Dimensions	
A1. Area (sq ft)	17,380
A2. Width (ft)	174
A3. Depth (ft)	174
B. Building Structure Information	
B1. Floor primary level (ft)	0
B2. Floor above grade (ft)	0
B3. Floor below grade (ft)	0
B4. Floor area (sq ft)	17,380
B5. Floor area (sq ft)	17,380
C. Parking Information	
C1. Floor primary level (ft)	0
C2. Floor above grade (ft)	0
C3. Floor below grade (ft)	0
C4. Floor area (sq ft)	17,380

#### SITE LEGEND:

SYMBOL	DESCRIPTION
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	ZONING LINE
---	REGULATORY FLOOD PROTECTION ELEVATION
---	100 YEAR FLOOD ELEVATION
---	AMENITY SPACE
---	PRIMARY TREE CONSERVATION AREA
---	SECONDARY TREE CONSERVATION AREA
---	20' SLOPE EASEMENT
---	PROPOSED FENCE

#### SITE DATA

PROJECT NAME:	AMERICAN PLUMBING
SITE ADDRESS:	3800 AUBURN CHURCH RD, GARNER, NC 27529
COUNTY:	WAKE
PARCEL PIN #:	172250357
PARCEL OWNER:	TAP PROPERTIES, LLC
PARCEL AREA:	3.99 AC / 173,800 SF
TOTAL SITE GROSS ACREAGE:	3.99 AC / 173,800 SF
NET ACREAGE:	3.99 AC / 173,800 SF
CURRENT ZONING:	O-3 / O-3-CU
PROPOSED ZONING:	O-3 / O-3-CU
EXISTING LAND USE:	3 - VACANT
PROPOSED LAND USE:	3 - LIGHT INDUSTRIAL
FLOOD PLAIN DATA:	NONE
RIVER BASIN:	NEUSE RIVER
DEVELOPMENT TYPE:	OFFICE / WAREHOUSE (GENERAL BUILDING)
MAX BUILDING HEIGHT:	30'
PROPOSED BUILDING HEIGHT:	31'
PROPOSED NUMBER OF LOTS:	NA
TREE CONSERVATION AREA:	PREVIOUSLY APPROVED THRU SUB-0048-2021
TOTAL LIMITS OF DISTURBANCE:	3.99 AC / 173,800 SF
EXISTING IMPERVIOUS AREA:	0.40 AC / 17,380 SF
PROPOSED IMPERVIOUS AREA:	1.02 AC / 75,800 SF
AMENITY AREA REQUIRED (10% NET SITE AREA):	173,800 SF * 0.10 = 17,380 SF
AMENITY AREA PROPOSED:	17,380 SF
PARKING DATA:	
REQUIRED PARKING:	NO MAXIMUM
PROPOSED PARKING:	29 SPACES
TOTAL PARKING:	29 SPACES

#### SITE NOTES:

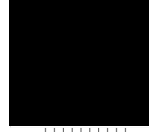
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYOUT AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYOUT AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND PLAN SPECIFICATIONS TO BE USED IN CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HANDICAP PER DETAIL OR AS SHOWN ON LANDSCAPE/HANDICAP PLAN SHEETS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM AUBURN CHURCH RD UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ALL HANDICAP AREAS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN.
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- ALL CURB TAPERERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- WHERE NEW SIDEWALK ADJACENT EXISTING WALK PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF JOINTS. THE NEW SIDEWALKS INTO EXISTING EXISTING PAVEMENT JOINT MATCH WITH EXISTING WALKWAY.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6' WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- RIGHT TRIANGLES: NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE RIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT ACCEPTANCE.
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND SHALL BE 1:12 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING (SPOT ELEVATIONS) AT THE EXISTING CONDITIONS PREVIOUS TO THE PROJECT TO PROVIDE A MINIMUM 48" WALKWAY FOR ACCESSIBILITY. CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING. THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- THE TESSING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NC DOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SITE TO BE SERVED BY PRIVATE COLLECTION.
- WITHIN THE AREA OF THE DEFERRED RIGHT TRIANGLE, THERE SHALL BE NO SIGN OR STRUCTURE OR PARTLY OBSTRUCTING WALK, FENCE, SIGN, POLE, SIGN, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE HIGHEST TRAVELLED WAY IF NO CURBING EDGES.
- ACKNOWLEDGED: THERE WILL BE NO BILLBOARDS ON SUBJECT PROPERTY. NO BILLBOARDS ARE PROPOSED.

ORDINANCE NO. 1989-130 20-229  
EFFECTIVE: 3/1/88

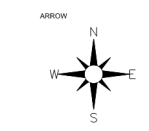
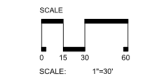
2-01-88 JONES SAUSAGE ROAD, AT ITS SOUTHEAST INTERSECTION WITH AUBURN CHURCH ROAD, BING PARCELS 1 AND A PORTION OF PARCELS 3, TAX MAP 801, REDUCED TO INDIVIDUAL CONDITIONAL USE, ACCORDING TO MAP ON FILE IN THE PLANNING DEPARTMENT.

1. USES AND/OR MAXIMUM NUMBER OF DWELLING OR ROOMING UNITS TO BE ALLOWED:  
NO RESIDENTIAL DWELLING UNITS OR ROOMING UNITS ARE PROPOSED.  
2. APPLICATION WILL NOT BE MADE TO THE BOARD OF ADJUSTMENT IN ACCORDANCE WITH SECTION 15-10.  
3. ZONING FOR A STORAGE YARD FOR UNLICENSED, UNINSPECTED, WRECKED, DISMANTLED OR PARTIALLY DISMANTLED AUTOMOTIVE VEHICLES.  
NO STORAGE FOR UNLICENSED, UNINSPECTED, WRECKED, DISMANTLED OR PARTIALLY DISMANTLED AUTOMOTIVE VEHICLES IS PROPOSED.  
3. THE TOWN'S RESIDENTIAL VALUE OF THE ADDITIONAL R.O.W. ALONG JONES SAUSAGE ROAD AND BING PARCELS 1 AND A PORTION OF PARCELS 3, TAX MAP 801, REDUCED TO INDIVIDUAL CONDITIONAL USE, ACKNOWLEDGED.  
4. THERE WILL BE NO BILLBOARDS ON SUBJECT PROPERTY.  
NO BILLBOARDS ARE PROPOSED.

SWIFT  
PARTNERS  
AMERICAN PLUMBING ASR



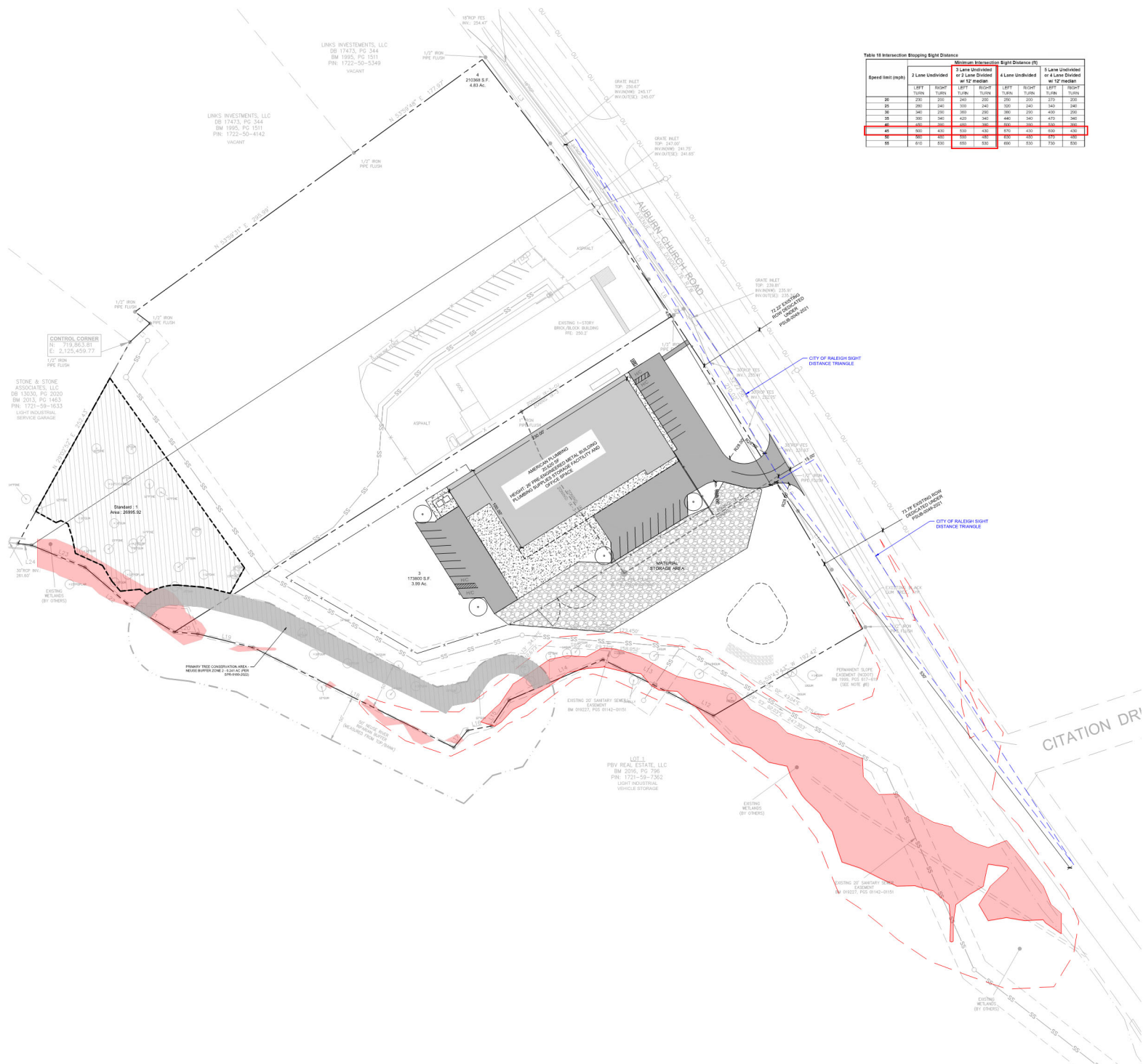
No.	Date	Description
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2	10/1/2023	CONTRACT SIGNATURE AT 172250357








DATE: 08.02.2023  
DRAWN BY: PTT  
PROJECT: C3.00

SHEET TITLE: SITE PLAN  
SHEET NO.: C3.00





Speed limit (mph)	Minimum Intersection Sight Distance (ft)							
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' med		4 Lane Undivided		5 Lane Undivided or 4 Lane Divided w/ 12' med	
	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN
20	230	200	240	200	250	200	270	250
25	280	240	300	240	320	240	340	240
30	340	280	360	280	380	280	400	280
35	390	340	420	340	440	340	470	340
40	450	380	480	380	500	380	530	380
45	500	430	530	430	570	430	600	430
50	550	480	580	480	620	480	660	480
55	610	530	650	530	690	530	730	530

SITE LEGEND:	
SYMBOL	DESCRIPTION
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	ZONING LINE
---	REGULATORY FLOOD PROTECTION ELEVATION
	100 YEAR FLOOD ELEVATION
	AMENITY SPACE
	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	20' SLOPE EASEMENT
---	CITY OF RALEIGH SIGHT DISTANCE TRAIL



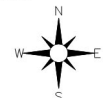
**SWIFT  
PARTNERS**  
AMERICAN PLUMBING ASR

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VICINITY



ARROW

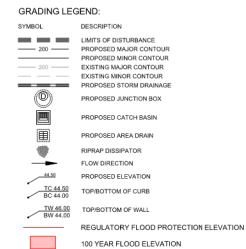


DATE: 08.02.2023  
 CHECKED BY: LAP  
 DRAWN BY: LAP  
 PROJECT: AMERICAN PLUMBING  
 PROJECT #: C20002

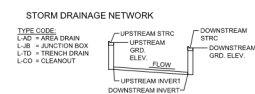
SHEET TITLE  
**SIGHT TRIANGLE PLAN**

SHEET NO.

**C3.10**



1. REFLECT SURT C3.0 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REPORT ANY AREA DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO ANY CORRECTIONS OR REVISIONS.
3. THE MAXIMUM SLOPE ALONG ANY HANDICAPPED ACCESSIBLE PATHWAY SHALL NOT EXCEED 1:12. CONTRACTOR SHALL INDICATE A 2% CROSS SLOPE. HANDICAPPED RAMPINGS AND SLOPES SHALL BE INDICATED BY A 2% CROSS SLOPE. THE PRESENCE AND GRADUES PER FEET OF SLOPE HAVING A SLOPE OF 1:12 OR FLATTER SHALL BE INDICATED BY 75% SLOPES AT THE BOTTOM OF THE TOP OF FARP.
4. ALL PROPOSED ELEVATIONS SHOWN ABOVE GRADE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED OR EXISTING PAVEMENT SURFACES ARE PROPERLY DRAINED. DRAINAGE SYSTEMS MEAN CUL-DE-SAC OF DRAINAGE AND SURF. PRIOR TO OWNER REVIEW AND APPROVAL. THE CONTRACTOR SHALL PROVIDE A DRAINAGE PLAN WITH VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 17" TO 24" IN DIAMETER. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE STORM DRAINAGE SYSTEM. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER.
6. PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM DRAINAGE SYSTEM. BOTH THE VIDEO AND THE VIDEO INSPECTION SHALL BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY.
7. PRIOR TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF THE EROSION CONTROL.
8. INTERIOR GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM AND CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UPLIFTING, AND WASHOUT.
9. INTERIOR GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND DRIVEWAYS TO PREVENT FLOODING.
10. THE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEMS SHALL BE PROVIDED. THE CONTRACTOR SHALL PROVIDE A DRAINAGE PLAN FOR THE SHOWN PLANS. WHERE ROOF LEADERS SLOPE AT GRADE OR A SPLASH BLOCK SHALL BE PROVIDED. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE ROOF LEADERS SLOPE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
11. PROPOSED COEFFICIENTS ARE APPROXIMATE. SLOPE ELEVATIONS AND ROADWAY ELEVATIONS SHALL BE BASED ON THE FOLLOWING:
  - A. GRADE: 1.5% TO 2.0% SLOPE
  - B. PACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN THICKNESS. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE PACE BACKFILL AND FILL MATERIALS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
  - C. SLOPE: 1.5% TO 2.0% SLOPE
  - D. SLOPE: 1.5% TO 2.0% SLOPE
  - E. SLOPE: 1.5% TO 2.0% SLOPE
  - F. SLOPE: 1.5% TO 2.0% SLOPE
  - G. SLOPE: 1.5% TO 2.0% SLOPE
  - H. SLOPE: 1.5% TO 2.0% SLOPE
  - I. SLOPE: 1.5% TO 2.0% SLOPE
  - J. SLOPE: 1.5% TO 2.0% SLOPE
  - K. SLOPE: 1.5% TO 2.0% SLOPE
  - L. SLOPE: 1.5% TO 2.0% SLOPE
  - M. SLOPE: 1.5% TO 2.0% SLOPE
  - N. SLOPE: 1.5% TO 2.0% SLOPE
  - O. SLOPE: 1.5% TO 2.0% SLOPE
  - P. SLOPE: 1.5% TO 2.0% SLOPE
  - Q. SLOPE: 1.5% TO 2.0% SLOPE
  - R. SLOPE: 1.5% TO 2.0% SLOPE
  - S. SLOPE: 1.5% TO 2.0% SLOPE
  - T. SLOPE: 1.5% TO 2.0% SLOPE
  - U. SLOPE: 1.5% TO 2.0% SLOPE
  - V. SLOPE: 1.5% TO 2.0% SLOPE
  - W. SLOPE: 1.5% TO 2.0% SLOPE
  - X. SLOPE: 1.5% TO 2.0% SLOPE
  - Y. SLOPE: 1.5% TO 2.0% SLOPE
  - Z. SLOPE: 1.5% TO 2.0% SLOPE
12. SITE GRADING MEASUREMENTS ADVISORY TO DETERMINATION OF BUILDING SHALL BE PROVIDED TO THE OWNER. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
13. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
14. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
15. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
16. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
17. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
18. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
19. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
20. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
21. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
22. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
23. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
24. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
25. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
26. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
27. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO TO THE OWNER. THE CONTRACTOR SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION.
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51. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE SITE GRADING MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE VIDEO



TYPE CODE:  
AD = AREA DRAIN  
FES = FLARED END  
SECTION  
JB = JUNCTION BOX  
RI = RISER  
YI = YARD INLET  
CB = CATCH BASIN  
CI = CURB INLET  
CO = CLEANOUT  
TD = TRENCH DRAIN

**NOTES:**

1. STRUCTURES WITHIN NCDOT RIGHT-OF-WAY SHALL BE TO NCDOT STANDARDS.
2. STRUCTURES NOT WITHIN RIGHT OF WAY SHALL EITHER ALL BE TO NCDOT STANDARDS OR SHALL ALL BE TO LOCAL JURISDICTIONAL STANDARDS.
3. ALL STORM PIPES TO BE CLASS II RCP UNLESS OTHERWISE NOTED.

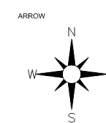
SWIFT  
PARTNERS  
AMERICAN PLUMBING ASR

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VICINIT



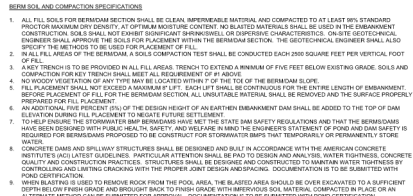
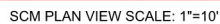
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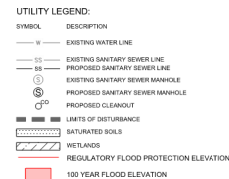


SHEET TITLE  
GRADING PLAN

SHEET NO.  
**C5.00**





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SWIFT  
PARTNERS  
AMERICAN PLUMBING ASR

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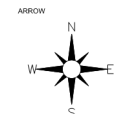
VICINITY



SCALE

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SCALE:- 1"=30'



DATE: 06/02/2023  
CHECKED BY: ???  
DRAWN BY: ???  
PROJECT: AMERICAN PLUMBING  
PROJECT #: C20002

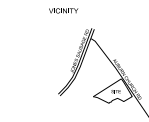
SHEET TITLE  
**UTILITY & FIRE ACCESS  
PLAN**

SHEET NO.  
**C6.00**



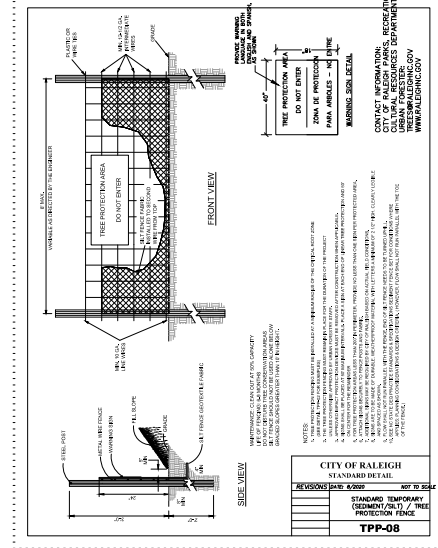
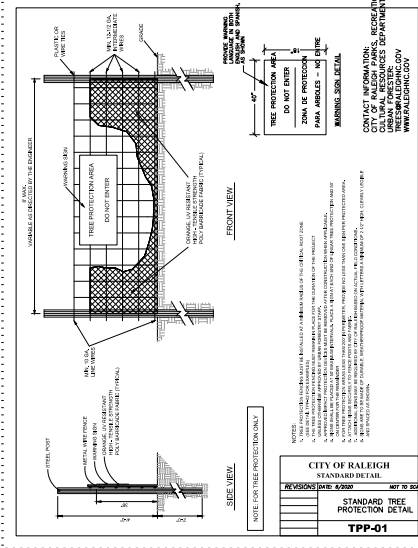
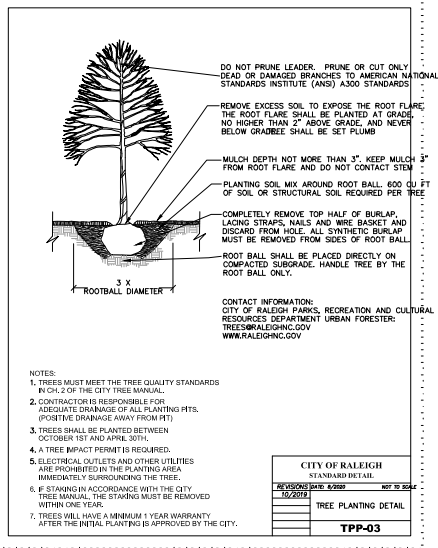


No.	Date	Description
1	03/01/2023	CONTRACT REVISION #1
2	03/01/2023	CONTRACT REVISION #2
3	03/01/2023	CONTRACT REVISION #3



SCALE

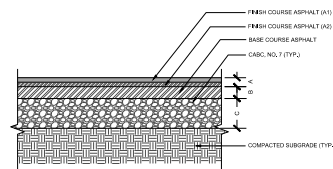
ARROW



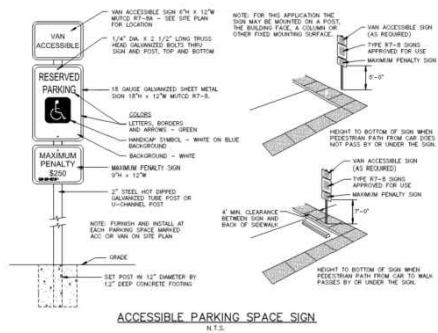
ASPHALT PAVING SCHEDULE

Type	Description	A1 (FPA) LEFT (FPA) RIGHT	A2 (FPA) LEFT (FPA) RIGHT	B (FPA) LEFT (FPA) RIGHT	C (FPA) LEFT (FPA) RIGHT
AP1	ROADWAY DUTY	1.2"	1.2"	4"	10"
AP2	PARKING STANDARD DUTY	1.2"	1.2"	4"	10"
AP3	PARKING HEAVY DUTY	1.2"	1.2"	4"	10"
AP4	ASPHALT PATCH (FULL DEPTH)	1.2"	1.2"	4"	10"

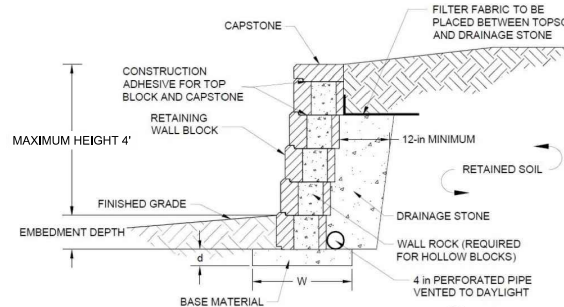
NOTE:  
1. WHERE EXISTING ASPHALT MEETS NEW ASPHALT, SAW CUT EXISTING ASPHALT TO PROVIDE A CLEAN EDGE.  
2. FPA LEFT OF ASPHALT IS PAVING LEFT BY OTHER (FPA).  
3. CONTRACTOR SHALL INSTALL FPA LEFT OF ASPHALT (AP) FOR ROADWAY CONSTRUCTION.



ASPHALT PAVEMENT  
N.E.S.



ADA ACCESSIBLE PARKING SIGNAGE PER NCSBC 1111.1



SEGMENTAL BLOCK RETAINING WALL

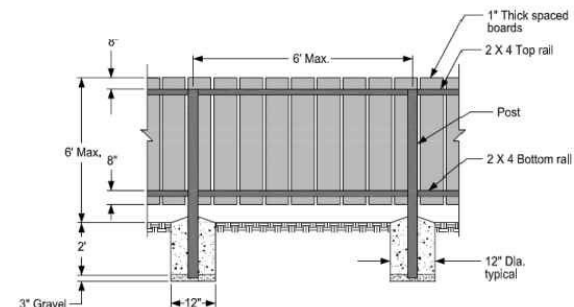
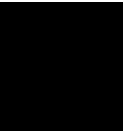


FIGURE 1 Wood Fence Detail

6\"/>



NOTES:  
1. SEE SHEET C3.10 FOR GENERAL AND SITE NOTES.  
**TREE CONSERVATION AND LANDSCAPING NOTES:**  
1. THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.  
**LANDSCAPING REQUIREMENTS:**  
SHADE TREE REQUIREMENT: 1 SHADE TREE PER 10 PARKING SPACES  
PROVIDED: 4 TREES  
STREET TREE REQUIREMENT: 1 LARGE MATURING TREE PER 40 LF + 400 LF / 40 LF + 10 TREES  
PROVIDED: 10 TREES  
**LANDSCAPING NOTES:**  
1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYP-003.  
2. STREET TREE PLANTINGS SHALL ADHERE TO THE CITY OF RALEIGH TREE MANUAL.  
3. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.  
4. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.  
5. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.  
6. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OPTIMAL SOIL ANALYSIS.  
7. MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ON-SITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.  
8. ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 100 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PLANTING PINE BARK, PEAT MOSS OR SHREDDED COMPOSTED LEAVES.  
9. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.  
10. CONTRACTOR TO VERIFY QUANTITIES OF PLANTING AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANTS LIST IF DISCREPANCIES ARISE.  
11. ALL PLANTS ARE TO BE THOROUGHLY "WATERED" IN THE SAME DAY AS PLANTED.  
12. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.  
13. COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND ROOT BALL IS COMPLETED.  
14. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.  
15. LANDSCAPING SHOWN MEETS REQUIREMENTS.  
16. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.  
17. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.



No.	Date	Description
1	04/05/2023	CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
2	04/05/2023	CONTRACTOR TO FIELD VERIFY QUANTITIES OF PLANTING AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANTS LIST IF DISCREPANCIES ARISE.

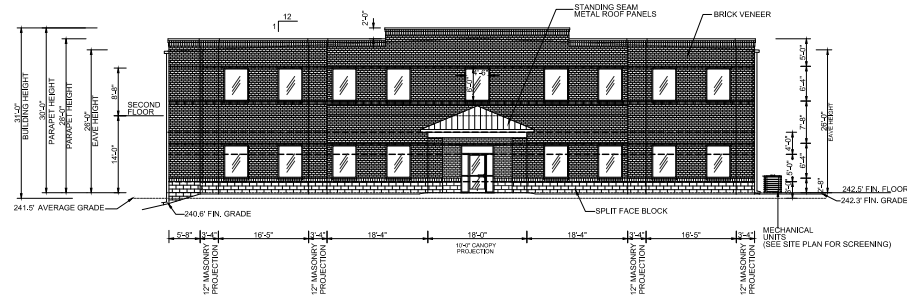
VICINITY



ARROW

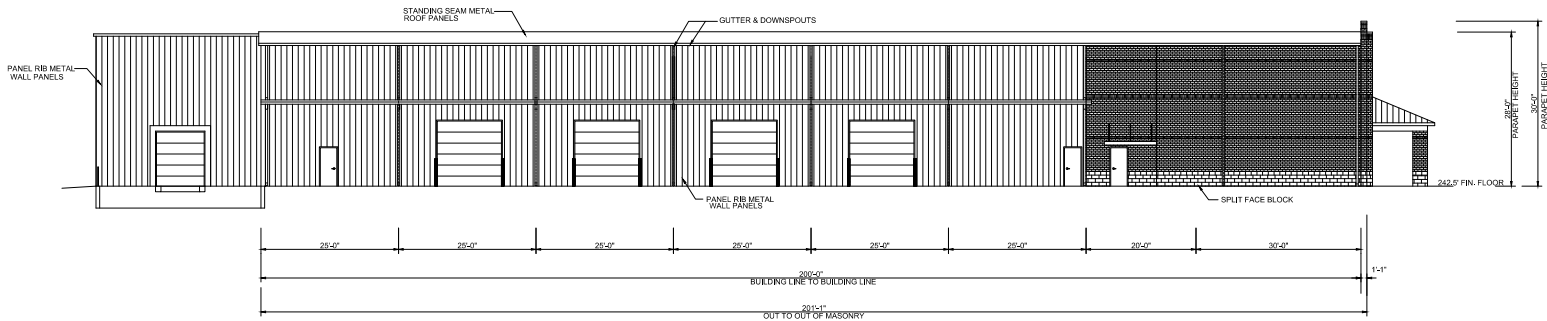




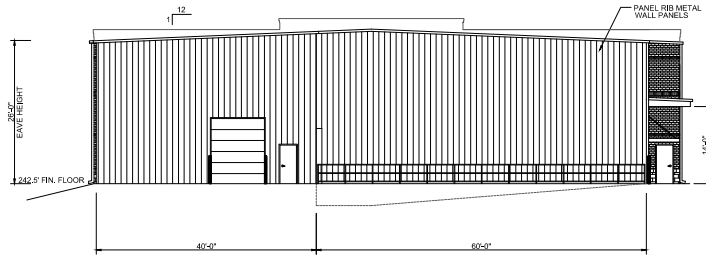


1  
G-2 EAST ELEVATION  
SCALE: 3/32"=1'-0"

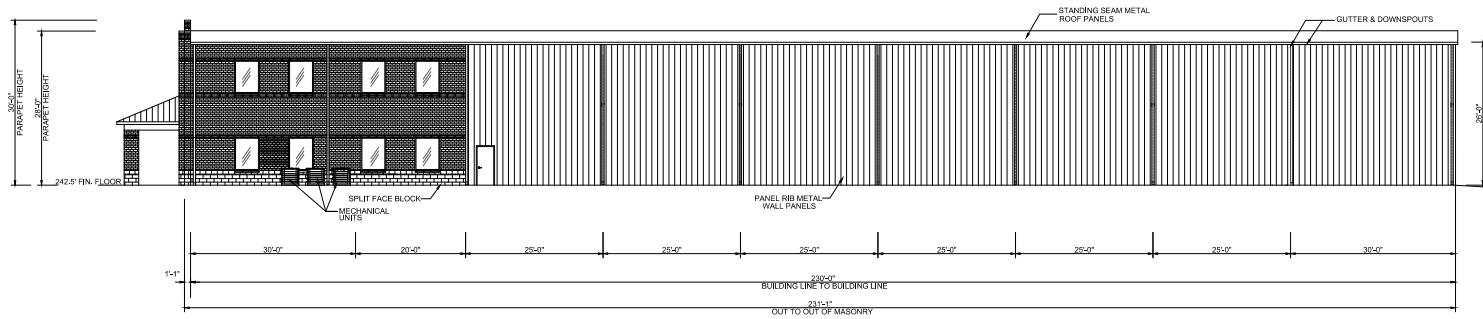
1ST FLOOR	
TRANSPARENCY CALCULATIONS	
OVERALL TOTAL AREA =	1,200 SQ. FT.
REQUIRED AREA % =	20 %
REQUIRED TRANSPARENCY =	240 SQ. FT.
PROVIDED AREA =	284 SQ. FT.
REQUIRED AREA BETWEEN 3'-0" & 8'-0" =	120 SQ. FT.
PROVIDED AREA BETWEEN 3'-0" & 8'-0" =	174 SQ. FT.
2ND FLOOR	
TRANSPARENCY CALCULATIONS	
OVERALL TOTAL AREA =	1,200 SQ. FT.
REQUIRED AREA % =	20 %
REQUIRED TRANSPARENCY =	240 SQ. FT.
PROVIDED AREA =	240 SQ. FT.
AVERAGE GRADE LINE CALCULATION = (242.3 + 240.6) / 2 = 241.5	



2  
G-2 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



1 WEST ELEVATION  
SCALE: 3/32"=1'-0"



2 NORTH ELEVATION  
SCALE: 3/32"=1'-0"

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**Gregory  
DEVELOPMENT LLC**  
8541 Industry Drive  
Raleigh, NC 27603 919-779-3922

REVISIONS

**American Plumbing**  
Auburn Church Road  
Garner, NC 27529

DATE: 17 April 2023  
DRAWN BY: JS  
SCALE: 3/32"=1'-0"

**G-3**