

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 10.2.8. 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 checked="" 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: South Park 2			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 201 & 254 Branch St, 1300 & 1304 S. Person			
Site P.I.N.(s): 1703739325, 1703737372, 1703830306, 1703830302			
Please describe the scope of work. Include any additions, expansions, and change of use. Proposed (2) 2-Story Shopping Center Buildings, site improvements, utilities, stormwater, and streetscape improvements.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: FH Person, LLC		Title: Manager	
Address: 2321 Blue Ridge Rd, Suite 201			
Phone #: 919-443-0262		Email: corey@mergecap.com	
Applicant Name: Jason G. Meadows, P.E.			
Company: Wake Land Design, PLLC		Address: P.O. Box 408 Clayton, NC 27520	
Phone #: 919-889-2614		Email: jason@wakelanddesign.com	

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): IX-3 - 1.114 NX-3 - 0.346 ac	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 1.46 ac	New gross floor area: 48,730
# of parking spaces required: 139	Total sf gross (to remain and new): 48,730
# of parking spaces proposed: 139	Proposed # of buildings: 2
Overlay District (if applicable):	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): N/A	
Proposed use (UDO 6.1.4): Shopping Center	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>1.06</u> Square Feet: <u>46,175</u>	Proposed Impervious Surface: Acres: <u>1.49</u> Square Feet: <u>64,900</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 0	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 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 Jason Meadows to serve as my agent regarding this application, to receive and response 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 submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: <u>Apr. 9, 2020</u>
Printed Name: <u>Corey Mason</u>	

Administrative Site Review Checklist

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

Use this checklist as a guide for Administrative Site Review submittals requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notice is required for projects that:

1. Include new buildings greater than 25,000 square feet, or additions that represent a 10% increase in building area or 25,000 square feet (whichever is greater), AND;
2. The subject property is located within 100 feet of a property that is zoned: R-1, R-2, R-4, R-6, R-10

If your project requires mailed notice, [click here to download the letter template](#) and other helpful information.

Please check one of the following:

- Yes, my project meets the mailed notification requirement and my letters are provided with this application.
The mailed notification is not applicable for my project.

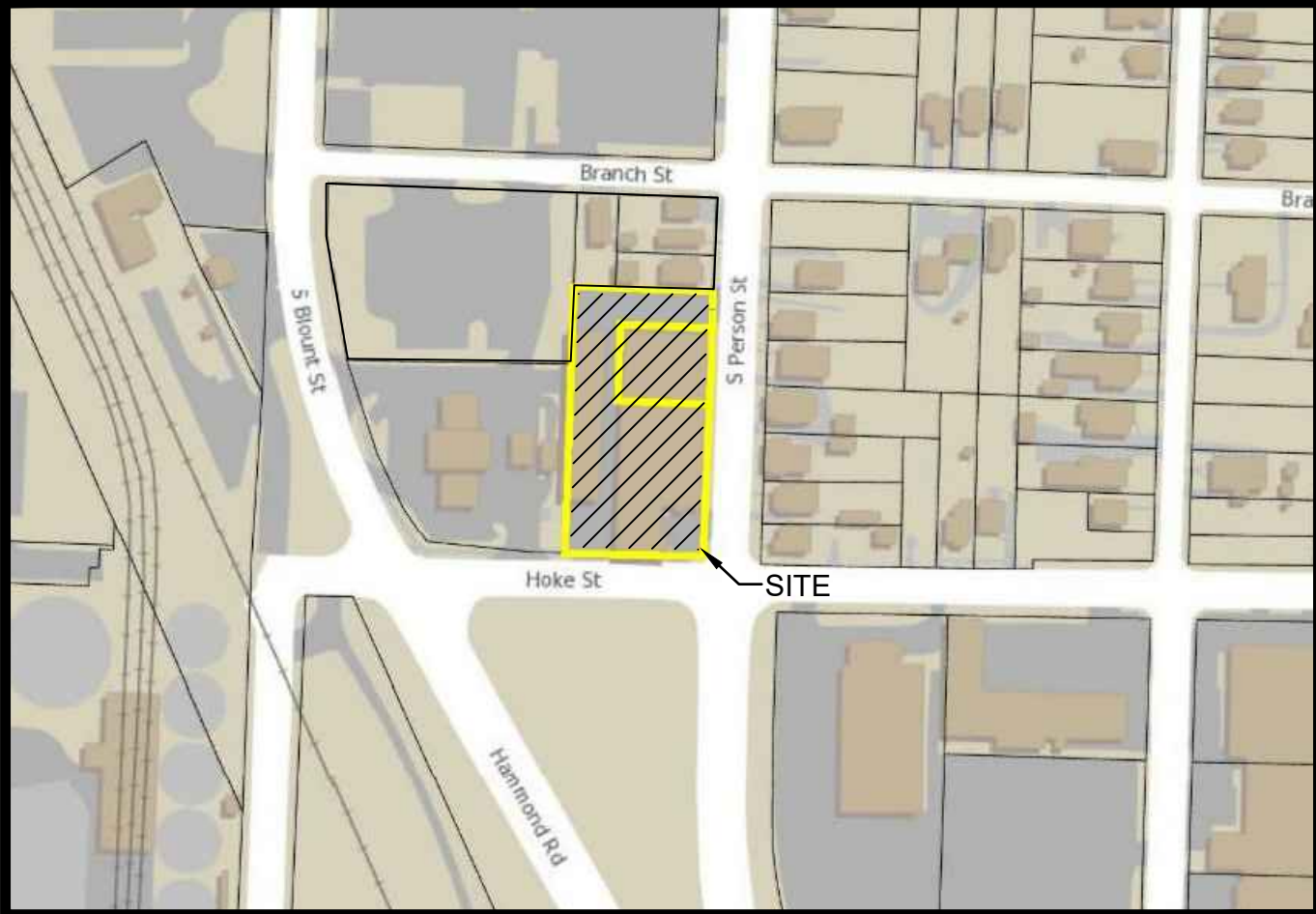
GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Cover sheet and/or second sheet: include project name and location; site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s), Frontage Type, Current Use(s), Proposed Use(s), Building Square Footage(s), residential density and unit data, existing and proposed parking calculations</i>); general notes; sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
2. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>parking, driveways, alleys</i>); and vegetation	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
3. Demolition plan: Clearly indicate items to be removed	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
4. Proposed site plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, parking, storage areas, service areas, etc.</i>); setback/build-to lines; proposed property lines; streetscape; mechanical equipment (<i>HVAC, generators, etc.</i>); sidewalks, walkways, trails; solid waste facilities; parking and parking calculations (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3</i>); open space and/or greenways; transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Square footages for proposed and existing uses; Parking calculations; amenity area calculations</i>); Setback/Build-to; transitional protective yard type (<i>UDO Section 7.2.4.A</i>); street protective yard type (<i>UDO Section 7.2.4.B</i>)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

Please continue to page two >

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
5. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; structural improvements with finished floor elevations; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
6. Proposed stormwater plan: include preliminary stormwater quantity and quality summary and calculations package. If not required, provide notes indicating such and reference UDO section on front cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Architectural Elevations showing existing and/or proposed building height per UDO Section 1.5.7., 2.3, 3.2., and 3.3., transparency per UDO Section 1.5.9., 2.3 and 3.2, and blank wall area per UDO Section 1.5.10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: Revisions to previously approved site plans must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SITE PLANS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. List date of previously approved site plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Provide updated site data table including building square footages, parking calculations, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



SOUTH PARK 2

ADMINISTRATIVE SITE REVIEW PLANS

ASR-SR-XXXX-2020

RALEIGH, NORTH CAROLINA

APRIL 10, 2020

SITE DATA	
PROPERTY OWNER:	FH PERSON, LLC 2321 BLUE RIDGE RD. SUITE 200 RALEIGH NC, 27607
SITE ADDRESS:	201 & 254 BRANCH ST., 1300 & 1304 S. PERSON ST.
LOT SIZE: BEFORE R/W DEDICATION AFTER R/W DEDICATION	63,598 SF (1,460 AC.) 60,896 SF (1,398 AC.)
WAKE COUNTY PIN #:	1703739325, 1703737372, 1703830306, 1703830302
ZONING DISTRICT:	IX-3/NX-3
EXISTING USE:	VACANT/RETAIL/SINGLE FAMILY
PROPOSED USE:	SHOPPING CENTER
STREET CLASSIFICATION:	S. PERSON & S. BLOUNT - 4-LANE AVE - PARALLEL PARKING (ONE-WAY) 45' B-B ON 77' R/W BRANCH ST. - PROPOSED ALTERNATE OF MAIN STREET PARALLEL 41' B-B ON 73' R/W
STREETSCAPE REQUIRED:	S. PERSON & S. BLOUNT ST. - 10' SIDEWALK, 6' TREE LAWN BRANCH ST. - 16' SIDEWALK, 6' TREE ZONE WITH GRATES
REQUIRED PARKING:	BUILDING 4: 24,370 SF BUILDING 6: 24,360 SF
PROVIDED PARKING:	48,730 SF SHOPPING CENTER @ 1 SPACE / 350 SF = 139 SPACES 32 SPACES (INCLUDING 1 ACCESSIBLE & 1 VAN ACCESSIBLE) *107 PARKING SPACES TO BE PARKED VIA VALET PARKING
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE / 5,000 SF = 10 SPACES
PROVIDED:	SHORT TERM: 10 SPACES
AMENITY AREA REQUIRED:	6,090 SF (10%)
PROVIDED:	8,550 SF (14%)

INDEX

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LA-2	COURTYARD ENLARGEMENT
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A-2.2	BUILDING 4 - ELEVATIONS
A2.3	BUILDING 6 - ELEVATIONS
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A2.5	BUILDING 4 - TRANSPARENCY
A2.6	BUILDING 6 - TRANSPARENCY

HORIZONTAL DATUM:	NAD83
VERTICAL DATUM:	NAVD88

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
--

SOLID WASTE INSPECTIONS STATEMENT THE PROJECT PROPOSES TO UTILIZE THE MOLOK UNDERGROUND SOLID WASTE CONTAINERS TO BE COLLECTED BY A PRIVATE COLLECTION SERVICE.
--

OWNER:

FH PERSON, LLC
2321 Blue Ridge Rd. Suite 200
Raleigh, N.C. 27607
corey@mergecap.com

CIVIL ENGINEER:

WLD

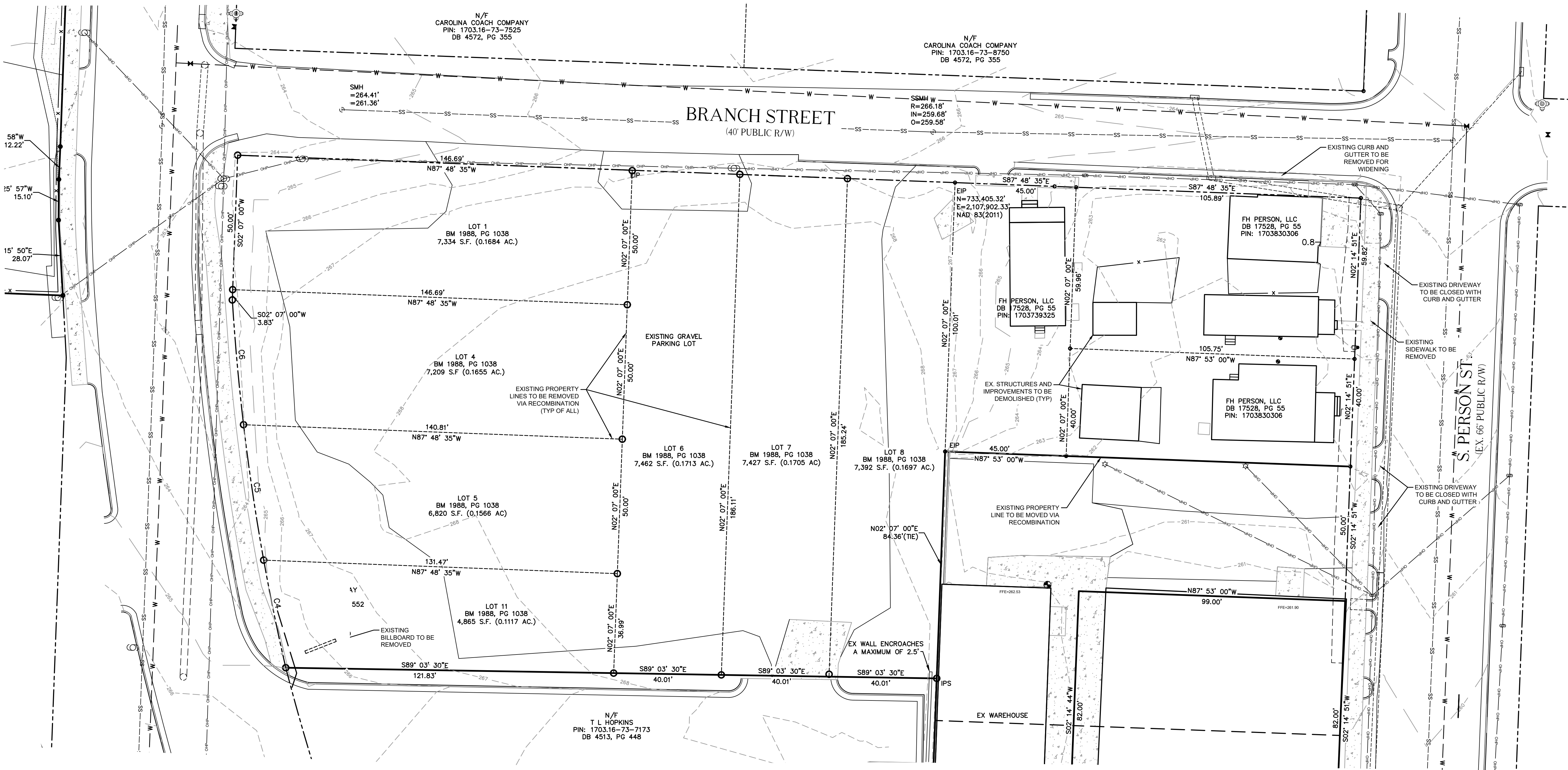
WAKE LAND DESIGN, PLLC
NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

TREE CONSERVATION EXEMPTION
THIS PROJECT SITE IS LESS THAN 2.0 ACRES AND IS THEREFORE EXEMPT FROM TREE CONSERVATION IN ACCORDANCE WITH UDO 9.1.2

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Address: 2321 Blue Ridge Rd, Suite 201			
Phone #: 919-443-0262		Email: corey@mergecap.com	
Applicant Name: Jason G. Meadows, P.E.			
Company: Wake Land Design, PLLC		Address: P.O. Box 408 Clayton, NC 27520	
Phone #: 919-889-2614		Email: jason@wakelanddesign.com	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 0	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 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 <u>Jason Meadows</u> 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, and acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Corey Merson</u>	Date: <u>Apr 19, 2020</u>
Printed Name: Corey Merson	



SURVEY NOTES:

- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 33, 2018 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2018 NC BUILDING CODE).
- EXISTING WATER MAIN LOCATIONS ARE PER CITY OF RALEIGH GIS DATA. CONTRACTOR SHALL FIELD VERIFY ALL SIZES, MATERIAL, AND LOCATION PRIOR TO CONSTRUCTION.



WAKE LAND DESIGN, PLLC
CIVIL ENGINEERING
PROJECT MANAGEMENT
LAND PLANNING
RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

Seal

Subconsultants

Client
Merge Capital
2321 BLUE RIDGE RD. # 202
RALEIGH, NC 27607
mergecap.com

Project
SOUTH PARK 2

Process
ADMINISTRATIVE SITE REVIEW

Revisions		
Number	Description	Date

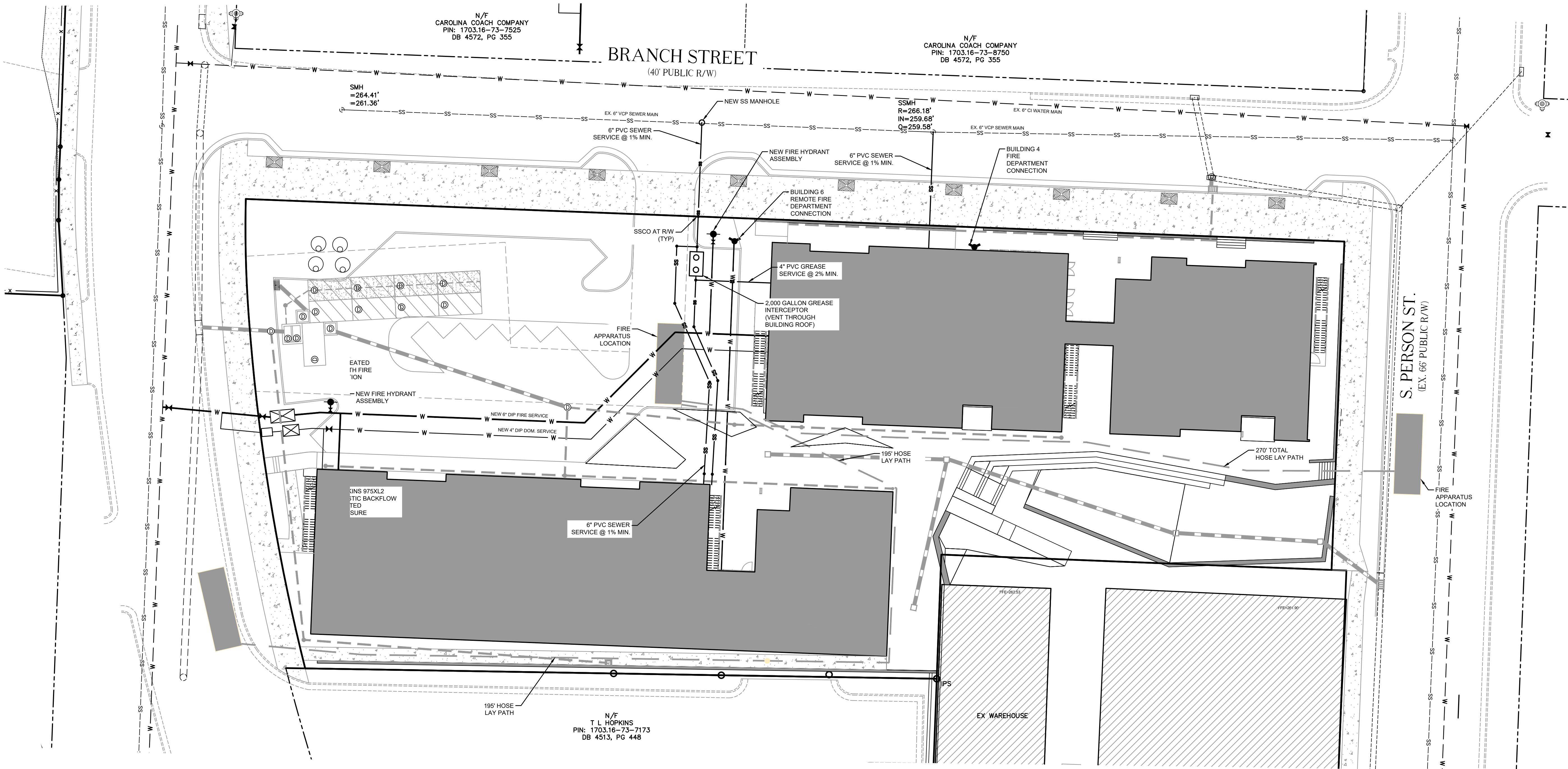
Approvals

Drawing Title
EXISTING CONDITIONS & DEMOLITION PLAN

Sheet Number
CE-1

Date Issued 4/10/2020





STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 1/2" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
- Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919)-996-5923 or joanie.hartley@raleighnc.gov for more information.

- CONSTRUCTION NOTES:**
- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 33, 2018 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2018 NC BUILDING CODE).
 - EXISTING WATER MAIN LOCATIONS ARE PER CITY OF RALEIGH GIS DATA. CONTRACTOR SHALL FIELD VERIFY ALL SIZES, MATERIAL, AND LOCATION PRIOR TO CONSTRUCTION.
 - ALL SS CLEANOUTS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC RATED.



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Project

SOUTH PARK 2

Process

ADMINISTRATIVE SITE REVIEW

Revisions		
Number	Description	Date

Approvals

Drawing Title

UTILITY & FIRE APPARATUS PLAN

Sheet Number

CE-4

Date Issued 4/10/2020

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

NEW CONSTRUCTION FOR ADMINISTRATIVE SITE REVIEW

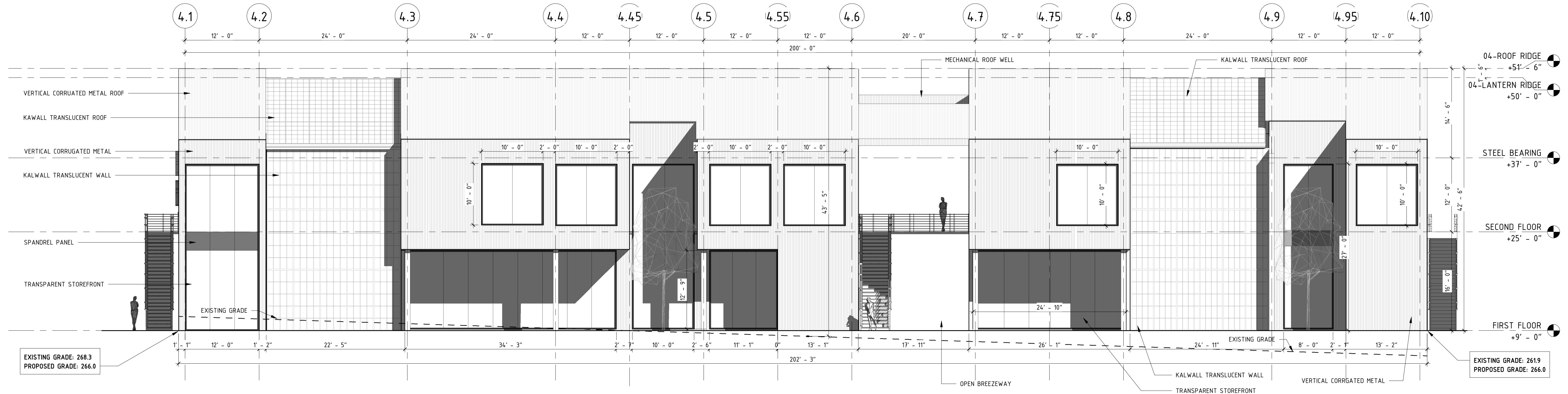
SOUTH PARK 2

RALEIGH, NC

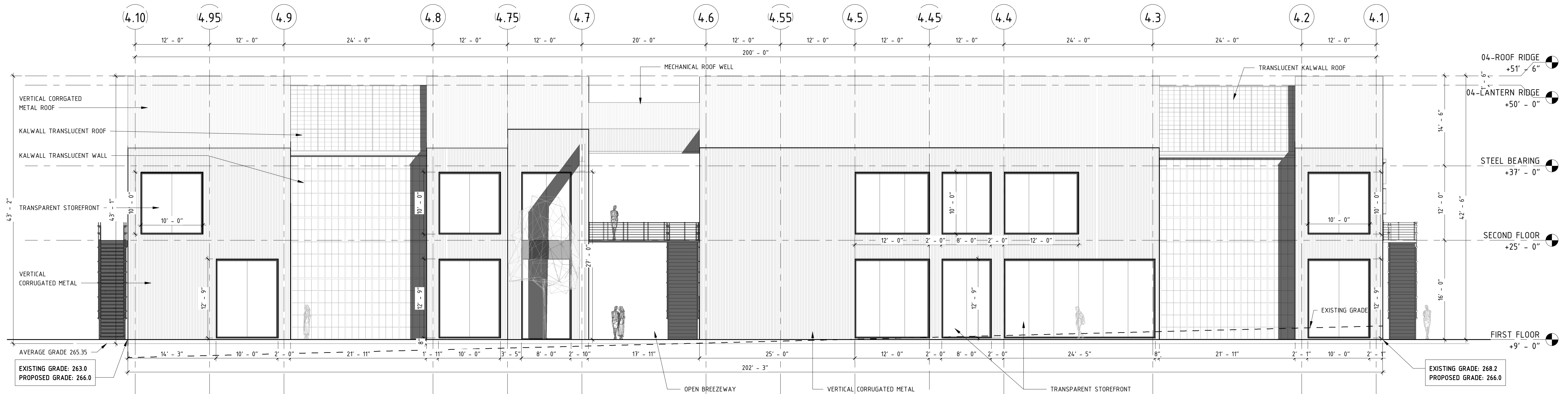
DATE	04.08.2020
DR.	ELM
CH.	MJK
PROJ. #	19030
REVISIONS	DATE

**BUILDING 4 -
ELEVATIONS**

A2.1



2 BUILDING 04 - SOUTH ELEVATION (YARD) - NEW
SCALE: 1/8" = 1'-0"



1 BUILDING 04 - NORTH ELEVATION (BRANCH ST) - NEW
SCALE: 1/8" = 1'-0"

NOT FOR
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FOR REFERENCE
ONLY

NEW CONSTRUCTION FOR ADMINISTRATIVE SITE REVIEW

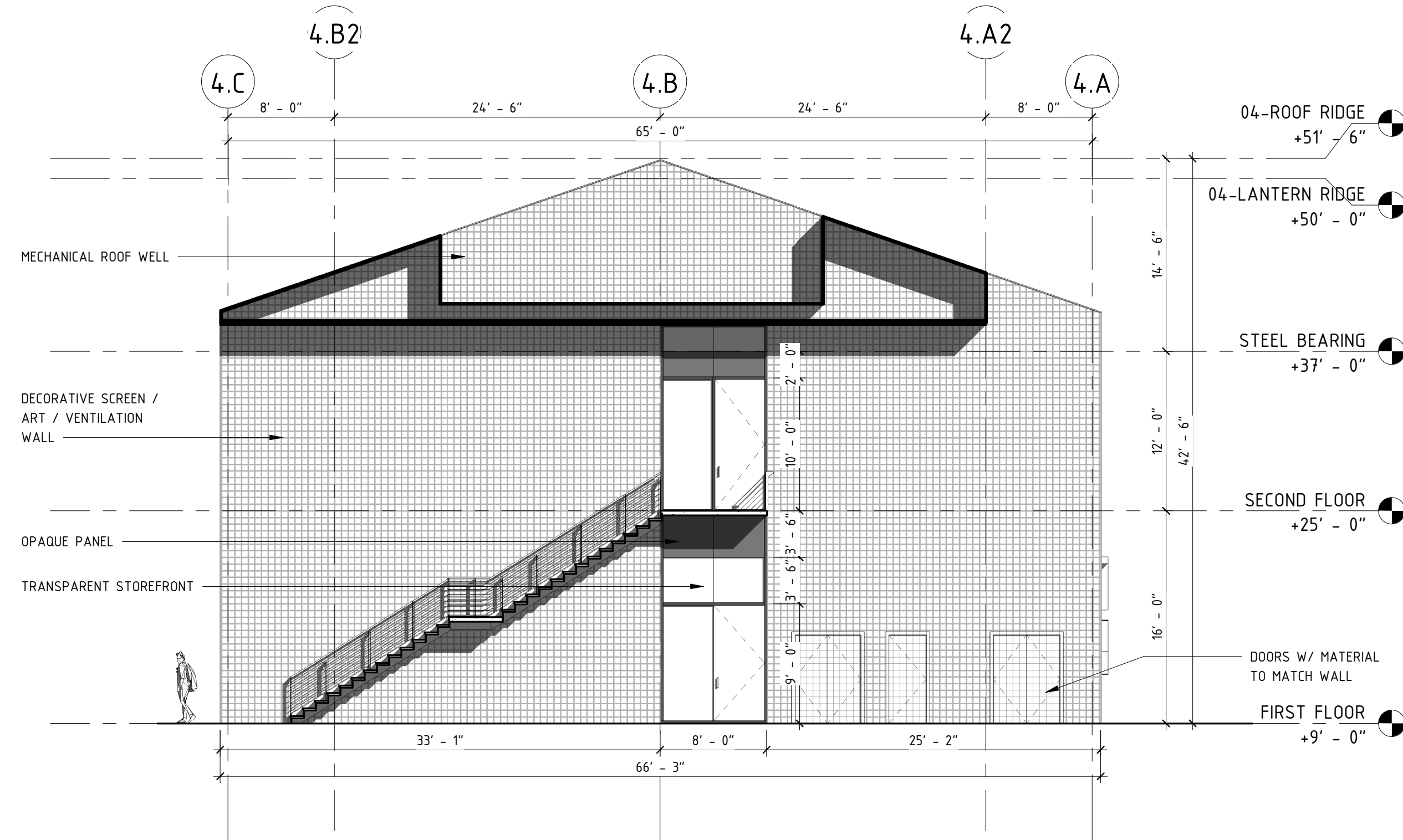
SOUTH PARK 2

RALEIGH, NC

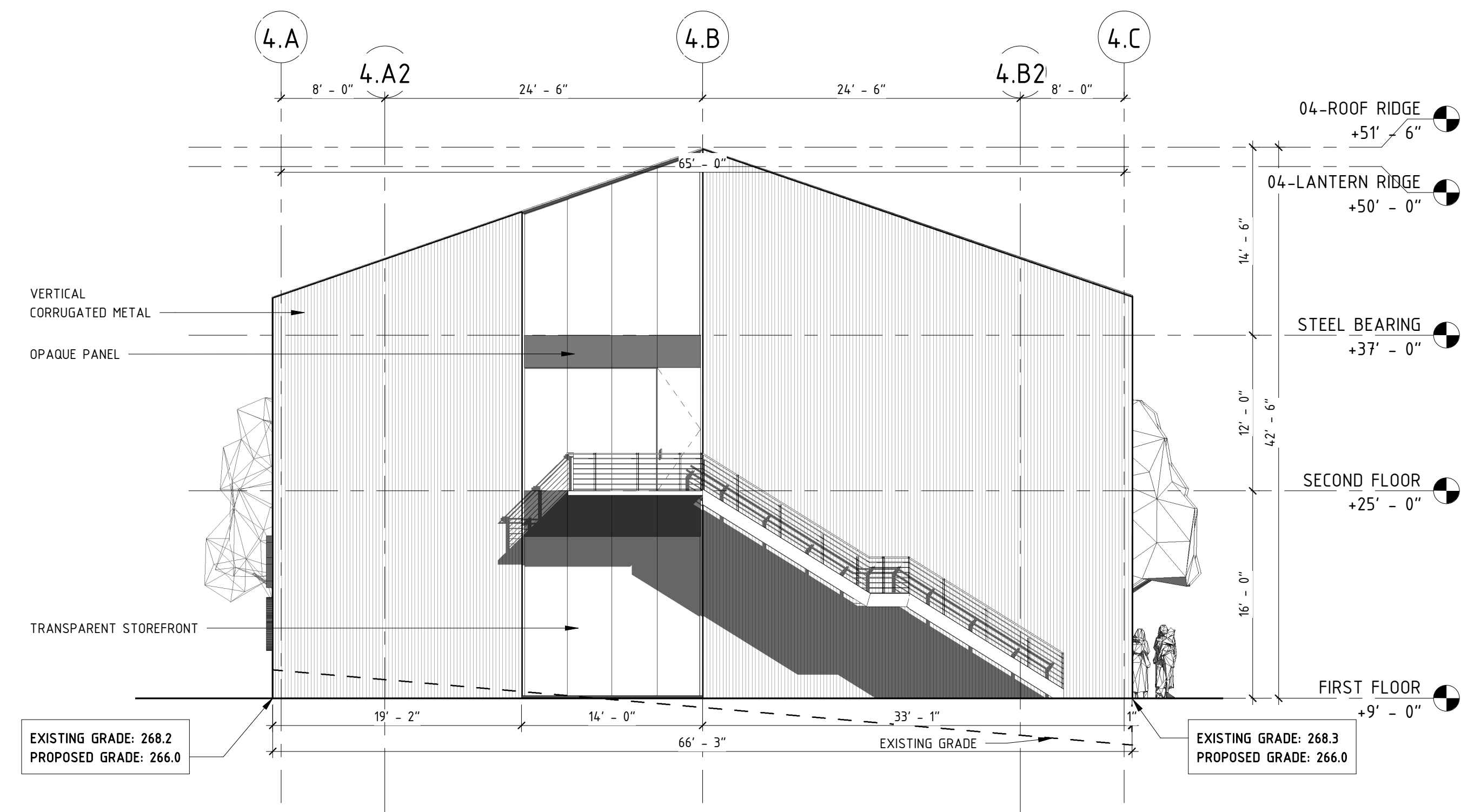
DATE	04.08.2020
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REVISIONS	DATE

**BUILDING 4 -
ELEVATIONS**

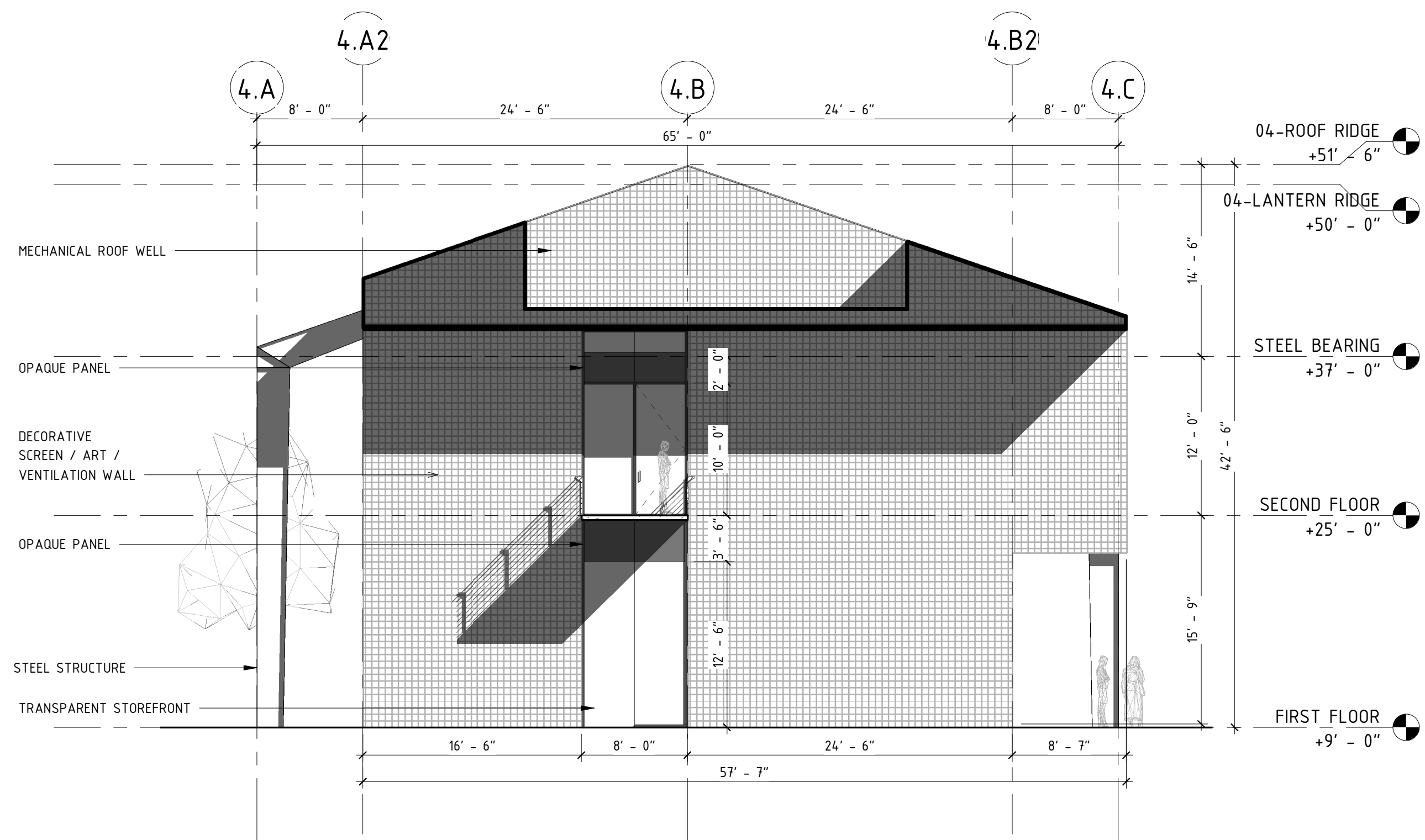
A2.2



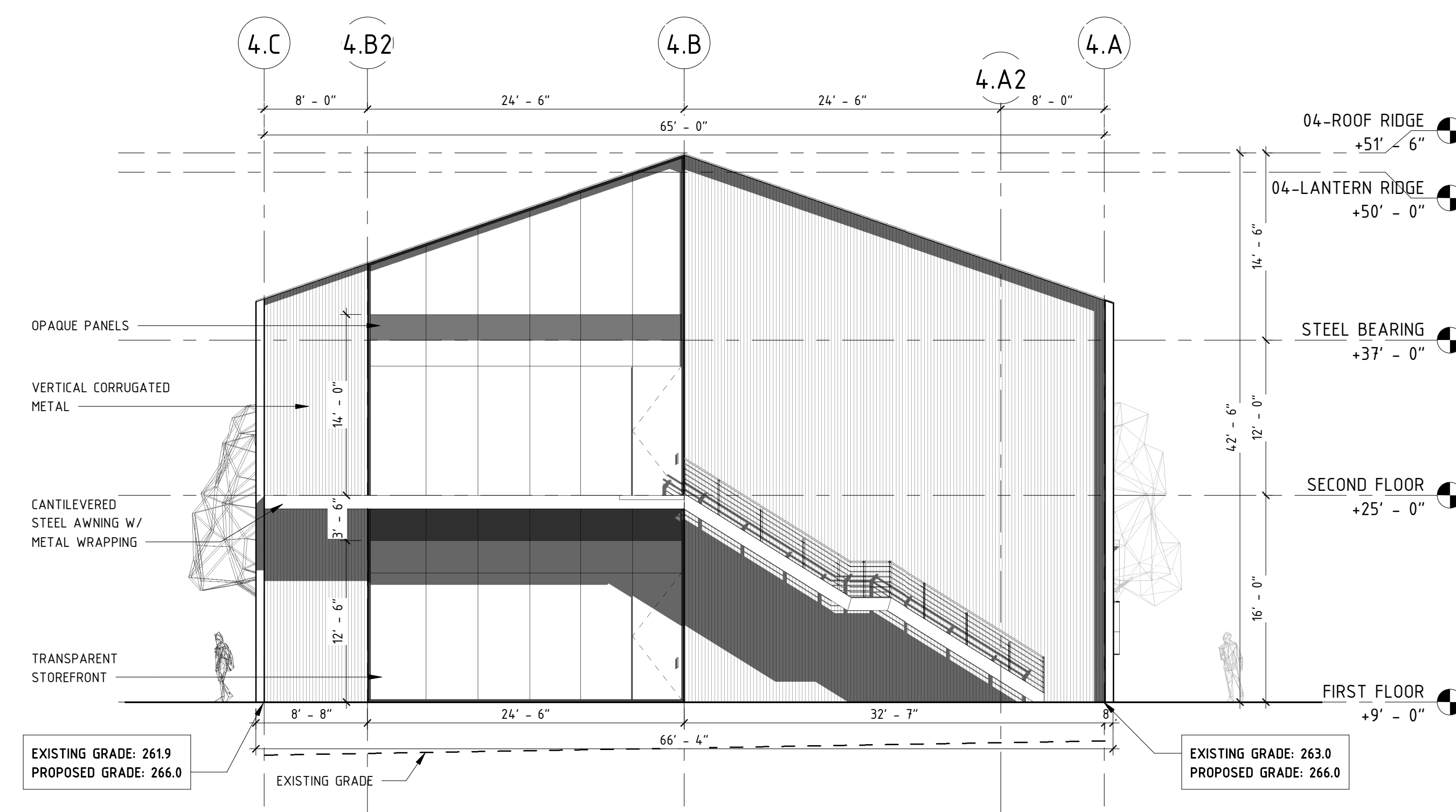
4 BUILDING 04 - BREEZEWAY EAST ELEVATION - NEW
SCALE: 1/8" = 1'-0"



2 BUILDING 04 - WEST ELEVATION - NEW
SCALE: 1/8" = 1'-0"



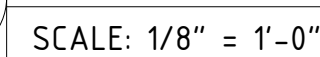
3 BUILDING 04 - BREEZEWAY WEST ELEVATION - NEW
SCALE: 1/8" = 1'-0"



1 BUILDING 04 - EAST ELEVATION - NEW
SCALE: 1/8" = 1'-0"

RALEIGH, NC

A2.3



SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

NEW CONSTRUCTION FOR ADMINISTRATIVE SITE REVIEW

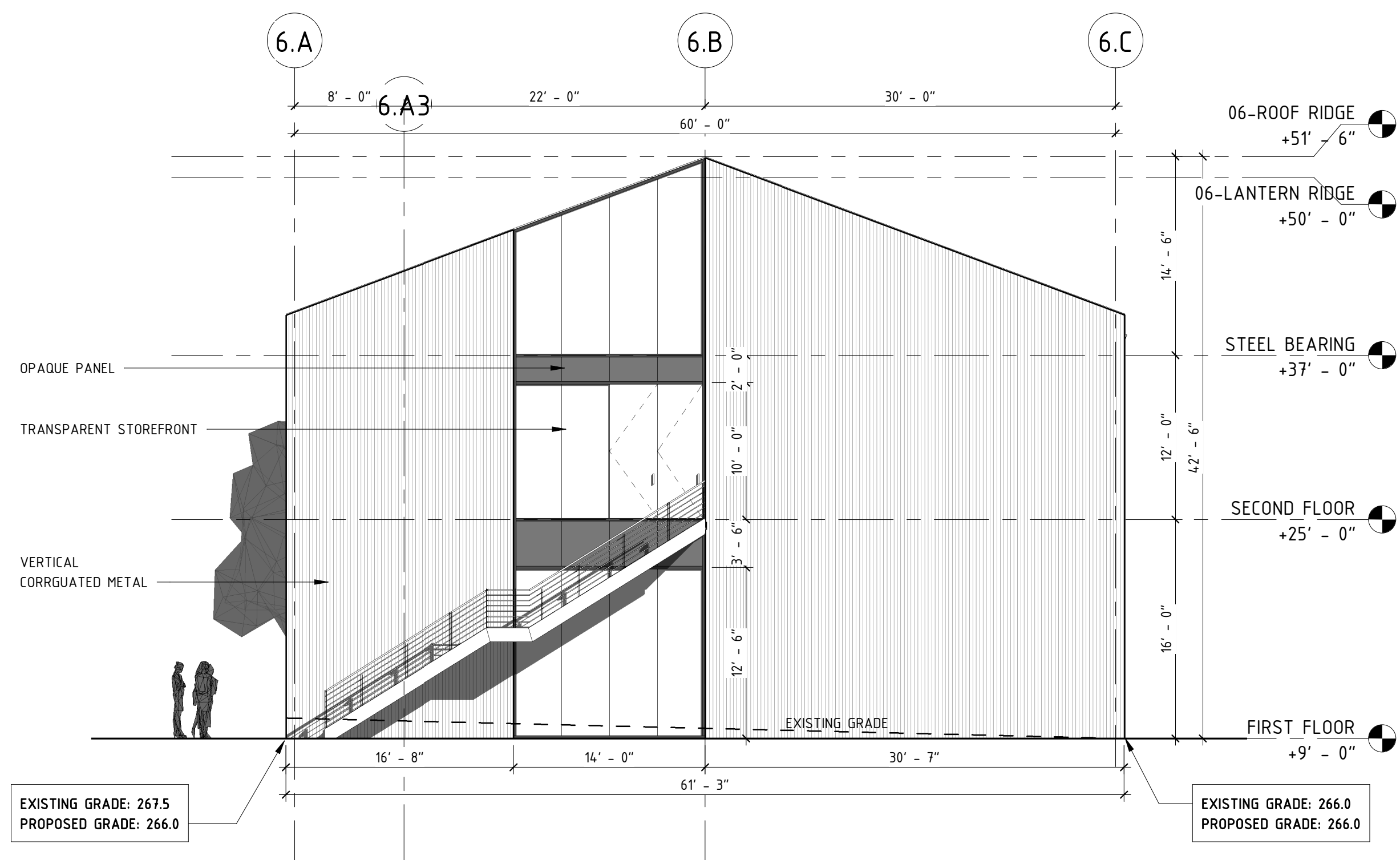
SOUTH PARK 2

RALEIGH, NC

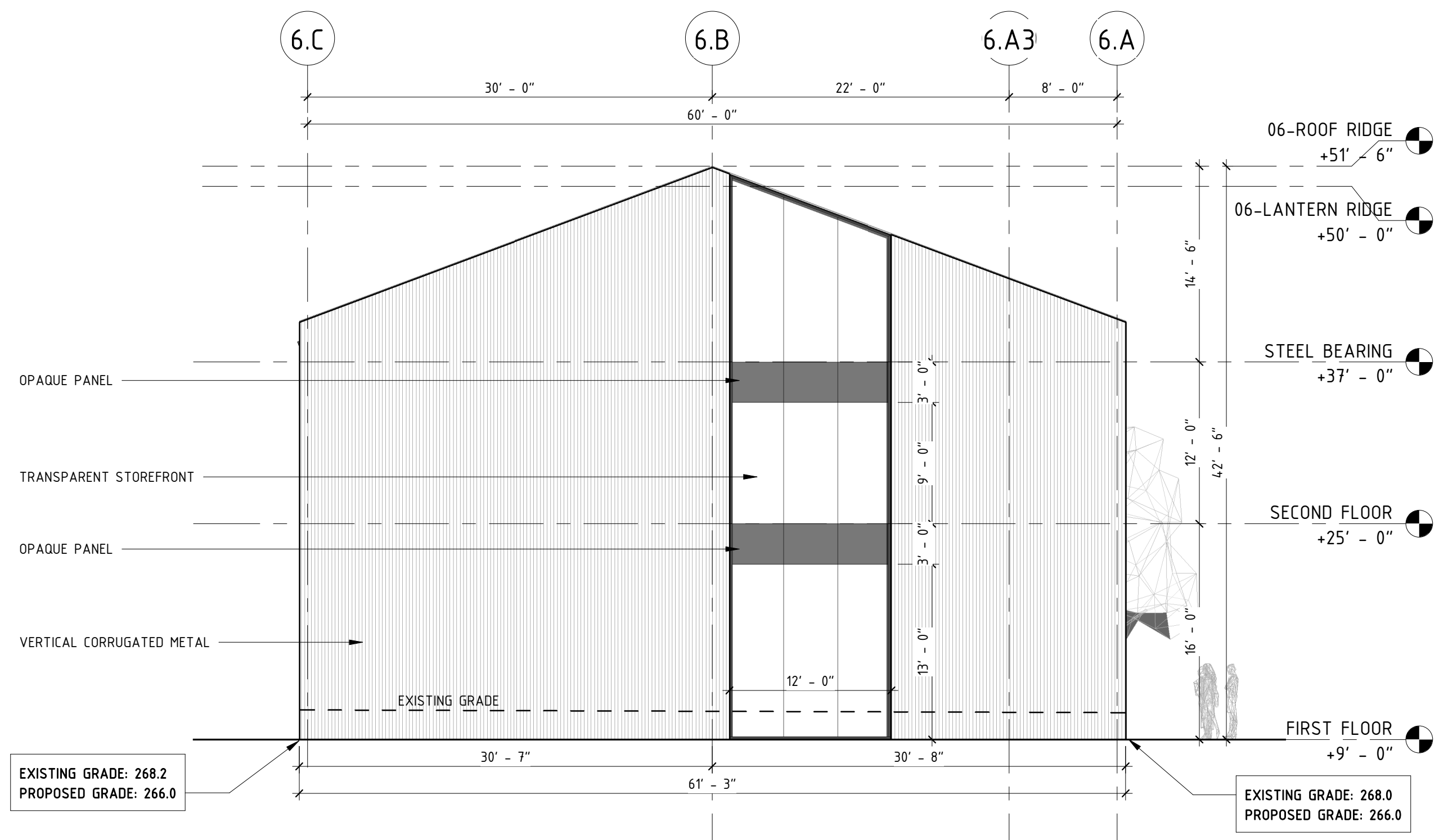
DATE	04.08.2020
DR.	ELM
CH.	MJK
PROJ. #	19030
REVISIONS	DATE

BUILDING 6 -
ELEVATIONS

A2.4



2 BUILDING 06 WEST ELEVATION - NEW
SCALE: 1/8" = 1'-0"



1 BUILDING 06 EAST ELEVATION - NEW
SCALE: 1/8" = 1'-0"

NOT FOR
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NEW CONSTRUCTION FOR ADMINISTRATIVE SITE REVIEW
1310 S. PERSON ST
RALEIGH, NC

DATE	04.08.2020
DR.	ELM
CH.	MJK
PROJ. #	19030
REVISIONS	DATE

**BUILDING 4 -
TRANSPARENCY**

A2.5

REQUIRED TRANSPARENCY FOR GENERAL IN IX-:

UPPER FLOORS: **20% OF FACADE MUST BE TRANSPARENT**
GROUND FLOOR: **20% OF FACADE MUST BE TRANSPARENT**

BLANK WALL AREA:

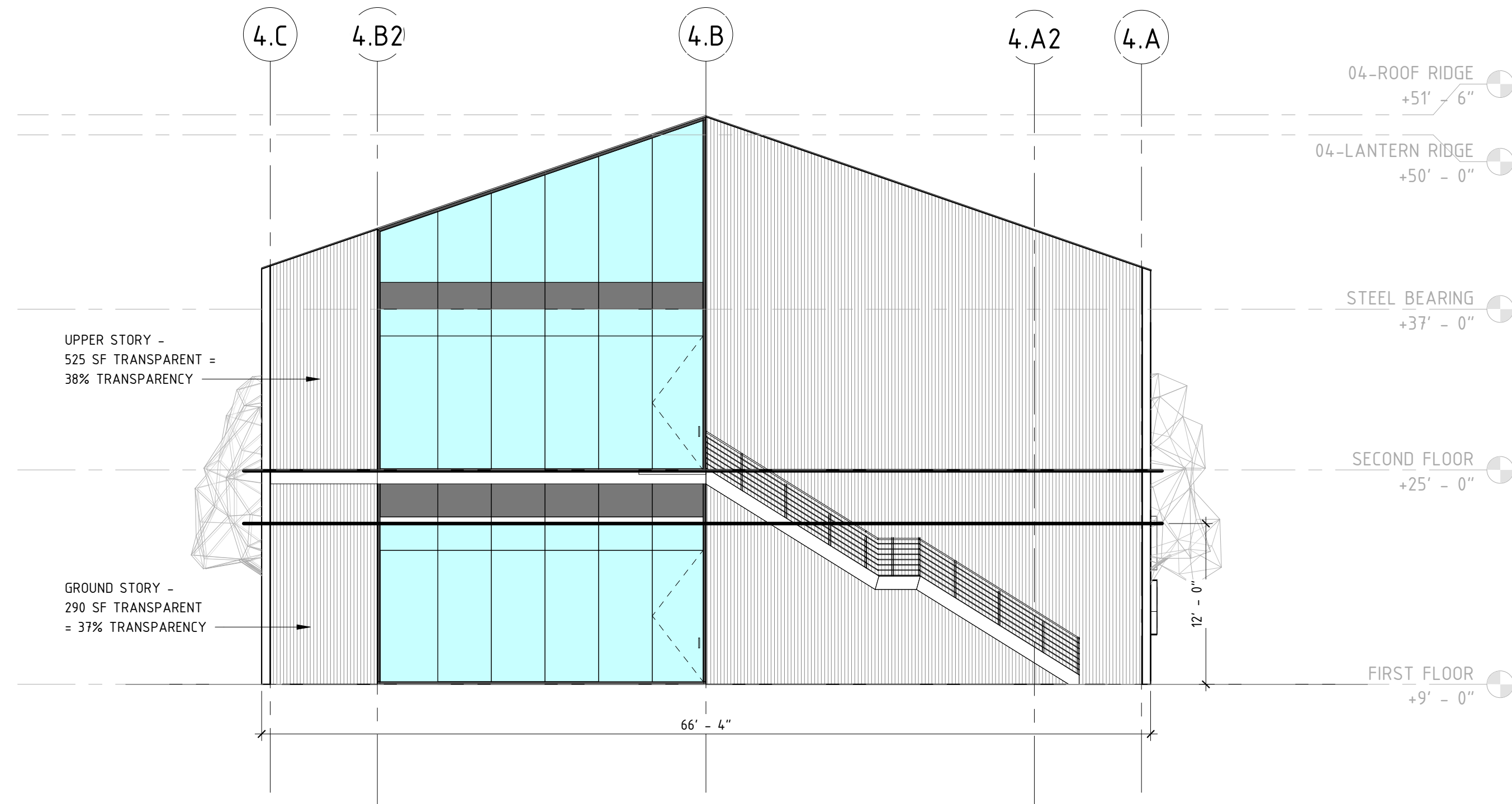
AREA OF MORE THAN 50' VERTICALLY OR HORIZONTALLY WHERE THERE IS NO SIGNIFICANT CHANGE IN MATERIALS

UPPER FLOORS:

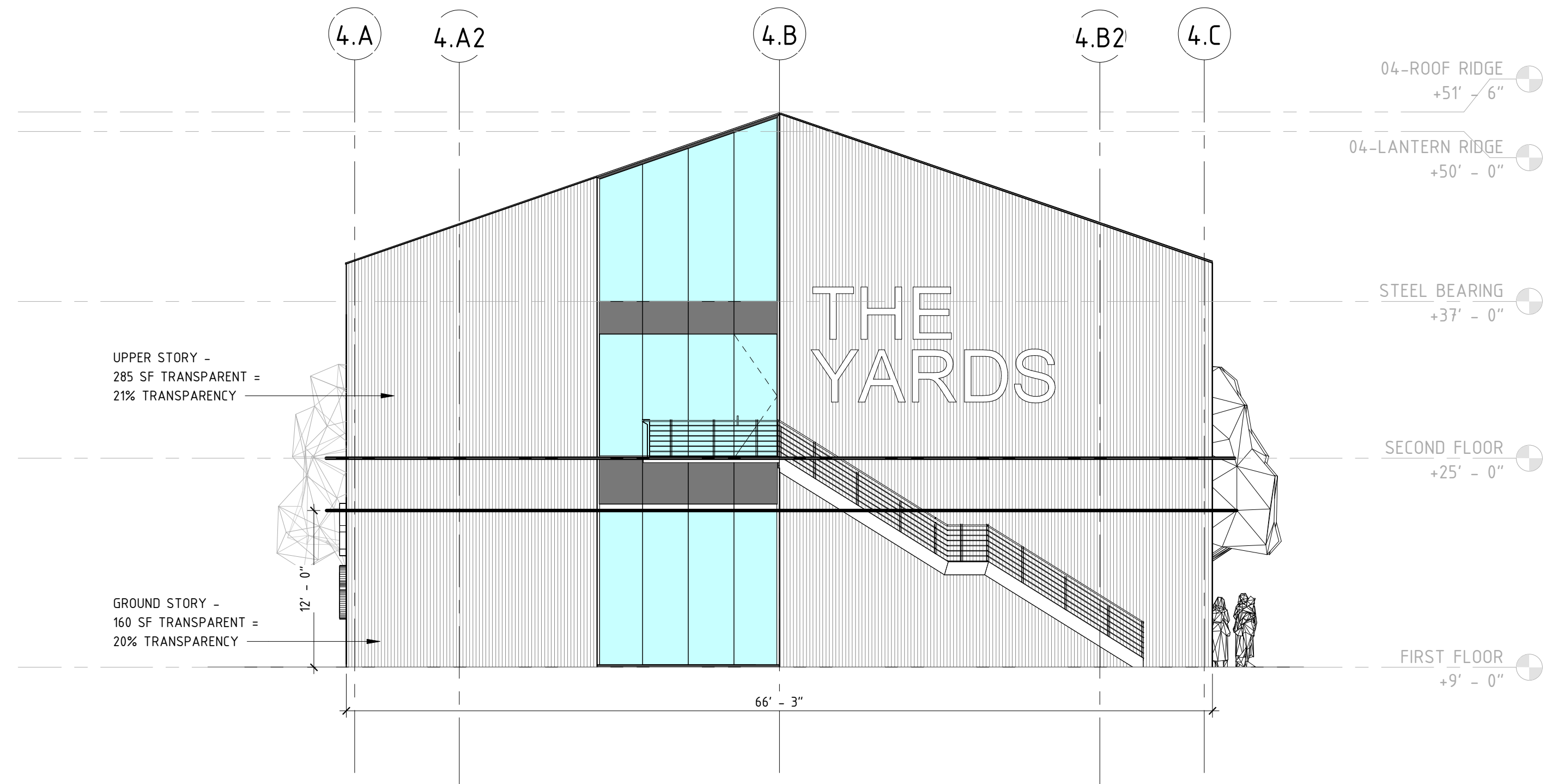
- MEASURED FINISHED FLOOR TO FINISHED FLOOR
- NO TRANSPARENCY OR REFLECTANCE
REQUIREMENTS FOR UPPER FLOOR GLAZING

GROUND FLOOR:

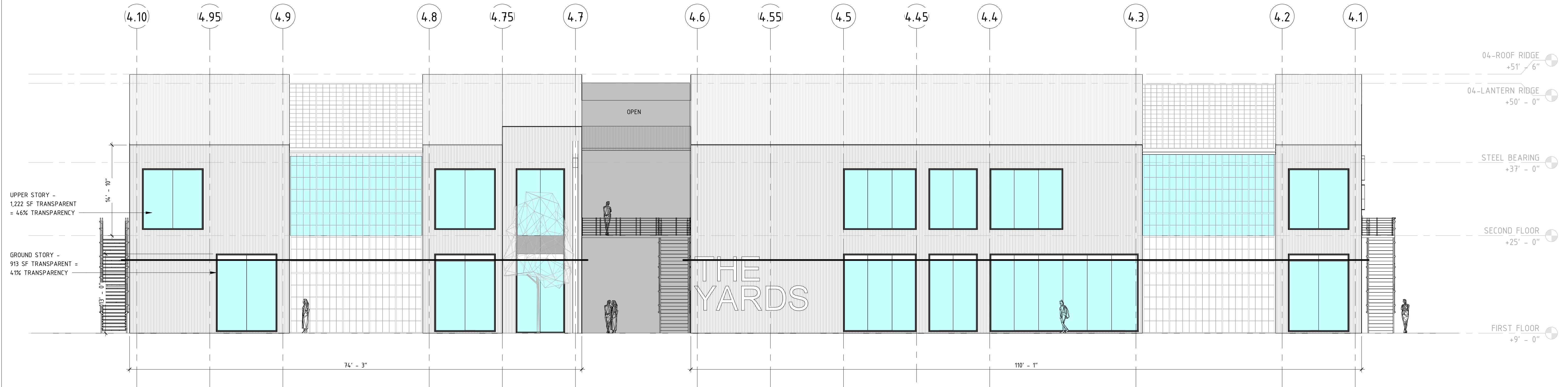
- MEASURED FROM SIDEWALK UP TO 12'
- GLAZING TRANSPARENCY > 80%
- GLAZING REFLECTANCE < 15%



2 BUILDING 04 - EAST ELEVATION TRANSPARENCY
SCALE: 1/8" = 1'-0"



3 BUILDING 04 - WEST ELEVATION - TRANSPARENCY
SCALE: 1/8" = 1'-0"



1 BUILDING 04 - NORTH ELEVATION TRANSPARENCY
SCALE: 1/8" = 1'-0"

NOT FOR
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FOR REFERENCE
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NEW CONSTRUCTION FOR ADMINISTRATIVE SITE REVIEW

1310 S. PERSON ST

RALEIGH, NC

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BUILDING 6 -
TRANSPARENCY

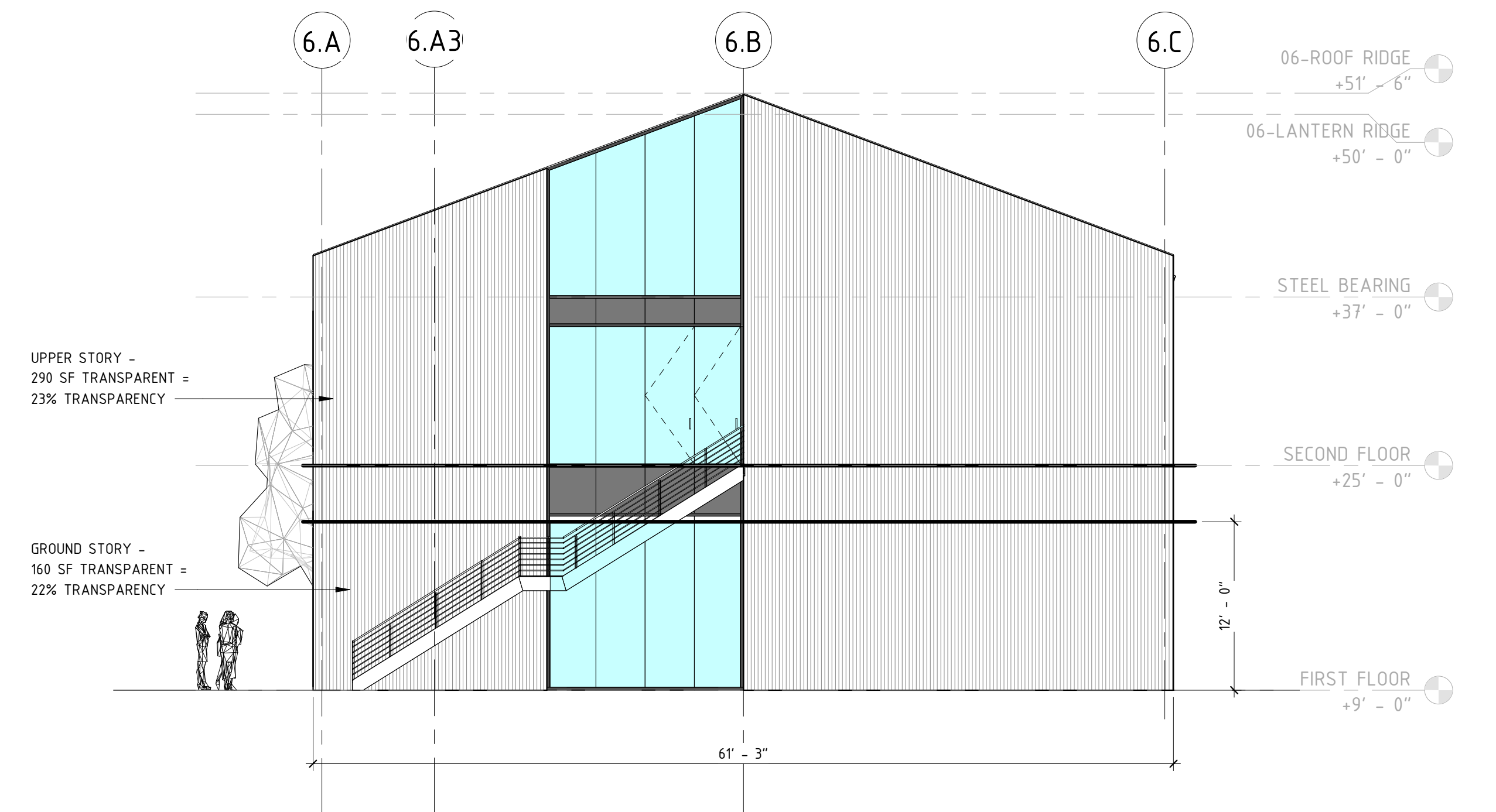
A2.6

REQUIRED TRANSPARENCY FOR GENERAL IN IX-:
UPPER FLOORS: 20% OF FACADE MUST BE
TRANSPARENT
GROUND FLOOR: 20% OF FACADE MUST BE
TRANSPARENT

BLANK WALL AREA:
AREA OF MORE THAN 50' VERTICALLY OR
HORIZONTALLY WHERE THERE IS NO SIGNIFICANT
CHANGE IN MATERIALS

UPPER FLOORS:
- MEASURED FINISHED FLOOR TO FINISHED FLOOR
- NO TRANSPARENCY OR REFLECTANCE
REQUIREMENTS FOR UPPER FLOOR GLAZING

GROUND FLOOR:
- MEASURED FROM SIDEWALK UP TO 12'
- GLAZING TRANSPARENCY > 80%
- GLAZING REFLECTANCE < 15%



2 BUILDING 06 - WEST ELEVATION - TRANSPARENCY
SCALE: 1/8" = 1'-0"



1 BUILDING 06 - NORTH ELEVATION - TRANSPARENCY
SCALE: 1/8" = 1'-0"