



Administrative Site Review Application

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

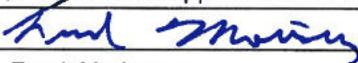
This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

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 type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: BOA-0024-20	
		Zoning Case #: Z-95-96	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: 913 Spring Forest Rd Site Improvements			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 913 Spring Forest Road			
Site P.I.N.(s): 1717-11-8098			
Please describe the scope of work. Include any additions, expansions, and change of use. Proposed work includes a building fit-up with addition of sidewalk and patio; removal of existing impervious area; and water/sewer service modifications. The building fit-up will include 3,973 SF of combined restaurant area and 3,495 SF of fitness area. No increase in the total building area is proposed and the site impervious area will be reduced. The proposed denuded area is less than 12,000 SF.			
Current Property Owner/Developer Contact Name: Creedmoor Properties, LLC/Frank Morisey			
NOTE: please attach purchase agreement when submitting this form. N/A			
Company: Creedmoor Properties, LLC/Frank Morisey		Title: Manager	
Address: 6131 Falls of Neuse Road, Suite 202, Raleigh, NC 27609			
Phone #: (919)277-1125		Email: fmorisey@moriseycommercial.com	
Applicant Name: David L. Dunn, PE			
Company: Bass, Nixon and Kennedy, Inc.		Address: 6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607	
Phone #: (919)851-4422		Email: david.dunn@bnkinc.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): CX-3-PL-CU	Existing gross floor area (not to be demolished): 7,468 SF
	Existing gross floor area to be demolished: N/A
Gross site acreage: 1.00 acres	New gross floor area: N/A
# of parking spaces required: 38 spaces	Total sf gross (to remain and new): 7,468 SF (No Change)
# of parking spaces proposed: 53 spaces (existing)	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Comm - Retail Sales	
Proposed use (UDO 6.1.4): Comm - Rest/Indoor Rec	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.70 acres</u> Square Feet: <u>30,600 SF</u>	Proposed Impervious Surface: Acres: <u>0.70 acres</u> Square Feet: <u>30,535 SF</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: <u>N/A</u> Flood stu: <u>N/A</u> FEMA Map Panel #: <u>3720171700J dated 5/2/2006</u>	
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: N/A	Total # of hotel units: N/A
# 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>Bass, Nixon and Kennedy, Inc.</u> 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: June 4, 2020
Printed Name: Frank Morisey	

SYMBOLS AND ABBREVIATIONS

913 SPRING FOREST ROAD

SITE IMPROVEMENTS

ASR SUBMITTAL

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

CITY OF RALEIGH CASE NO.: ASR-0038-2020

DEVELOPMENT SERVICES
Administrative Site Review Application
 Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2400

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:	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision Transaction #:	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	State 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 #:	23028
		Administrative Alternate #:	

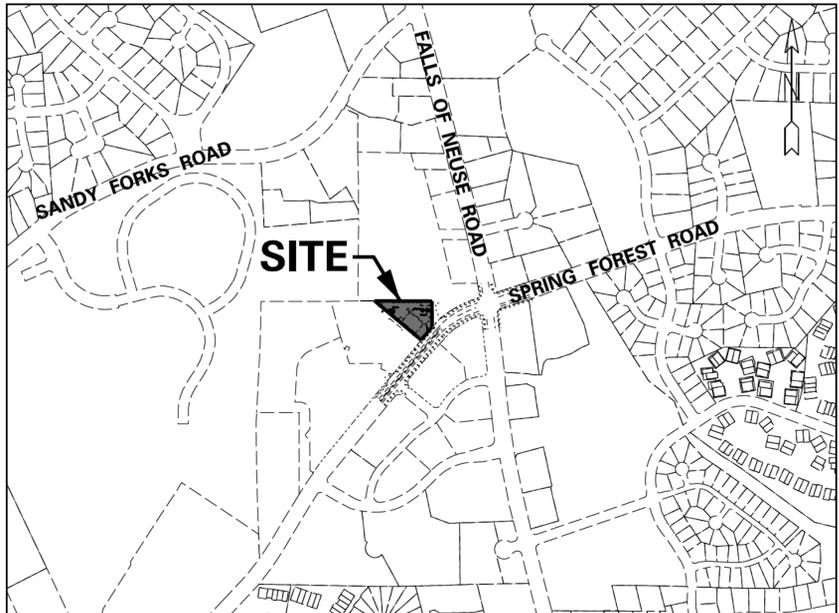
GENERAL INFORMATION

Development name: 913 Spring Forest Rd Site Improvements
 Inside City limits? Yes No
 Property address(es): 913 Spring Forest Road
 Site P.L.N. (s): 1717-11-8098

Please describe the scope of work. Include any additions, expansions, and change of use.
 Proposed work includes a building fit-up with addition of sidewalk and patio; removal of existing impervious area; and water/sewer service modifications. The building fit-up will include 3,973 SF of combined restaurant area and 3,495 SF of fitness area. No increase in the total building area is proposed and the site impervious area will be reduced. The proposed denuded area is less than 12,000 SF.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.
 Company: Creedmoor Properties, LLC/Frank Morisey Title: Manager
 Address: 6131 Falls of Neuse Road, Suite 202, Raleigh, NC 27609
 Phone #: (919)277-1125 Email: f.morisey@moriseycommercial.com
 Applicant Name: David L. Dunn, PE
 Company: Bass, Nixon and Kennedy, Inc. Address: 6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607
 Phone #: (919)851-4422 Email: david.dunn@bnkinc.com

ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING DROP INLET / YARD INLET
ASSY	ASSEMBLY		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY		EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CI	CURB INLET		EXISTING WATER METER
C/L	CENTER LINE		EXISTING MANHOLE / JUNCTION BOX
CO	CLEAN OUT		EXISTING CLEAN OUT
COM	COMMUNICATION		EXISTING POWER POLE
CONC	CONCRETE		EXISTING GUY WIRE
CT	COURT		EXISTING TELEPHONE PEDESTAL
CU	COPPER		EXISTING LIGHT POLE / AREA LIGHT
DCV	DOUBLE CHECK VALVE		EXISTING SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE		NEW CURB INLET
DEFL	DEFLECTION		NEW GRATE INLET/YARD INLET
DI	DROP INLET		NEW FLARED END SECTION
DIP	DUCTILE IRON PIPE		NEW FIRE HYDRANT
DRAIN	DRAINAGE		NEW BLOW-OFF ASSEMBLY
DR	DRIVE		NEW GATE VALVE
EASE	EASEMENT		NEW REDUCER
ELEC	ELECTRIC		NEW WATER METER
EOP	EDGE OF PAVEMENT		NEW TEE
EXIST	EXISTING		NEW PLUG
FES	FLARED END SECTION		NEW MANHOLE
FH	FIRE HYDRANT		NEW CLEAN OUT
FM	FORCE MAIN		NEW SIGN
FT	FEET		IRON PIPE
FT/SEC	FEET PER SEC		BENCHMARK
GALV	GALVANIZED		STORM STRUCTURE LABEL
GV	GATE VALVE		
HCR	HANDICAP RAMP		BLOCK AND GRAVEL INLET PROTECTION
INV	INVERT		SILT FENCE INLET PROTECTION
L	LENGTH		
LF	LINEAR FEET		EXCAVATED INLET PROTECTION
LP	LIGHT POLE		
LT	LEFT		
MH	MANHOLE		SEDIMENT BASIN
MIN	MINIMUM		
OHE	OVERHEAD ELECTRIC		RISER BASIN
PAVE	PAVEMENT		
PERM	PERMANENT		ROCK DAM
PP	POWER POLE		
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
R/W	RIGHT-OF-WAY		
RED	REDUCER		
RPZ	REDUCED PRESSURE ZONE		
RT	RIGHT		
S	SLOPE		
SS	SANITARY SEWER		
STA	STATION		
T	TANGENT		
TDD	TEMPORARY DIVERSION DITCH		
TELE	TELEPHONE		
TSB	TEMPORARY SEDIMENT BASIN		
TSD	TEMPORARY SLOPE DRAIN		
UG	UNDERGROUND		
W	WIDTH		
W/L	WATER LINE		
WM	WATER METER		
YI	YARD INLET		



VICINITY MAP
 1" = 500'

ORDINANCE NO. (1996) 990 ZC 397
 Effective: 10/16/96

Z-95-96 Spring Forest Road, northwest side, near Ridgefield Drive, east of The Lakes Apartments, being Map 1717.17 11 8098, approximately 1 acre rezoned to Shopping Center Conditional Use.

Conditions:

- Upon development, the rate of stormwater runoff will comply with CR 7107. No increase in the site impervious area or rate of stormwater runoff is proposed.
- No driveway cuts will be allowed onto Spring Forest Road. No driveway cuts are proposed on Spring Forest Road.
- No eating establishments with drive-thru windows will be allowed. No eating establishments with drive-thru windows are proposed.
- Maximum building lot coverage of any building will be 8000 square feet. The proposed building lot coverage is less than 8,000 SF.
- Maximum height of any building will be 28 feet. The maximum building height will not exceed 28 feet.

SHEET INDEX

SHEET No.	SHEET TITLE
---	COVER SHEET
---	RECORD PLAT
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	SITE PLAN
C2.1	UTILITY PLAN
C3.1	GRADING PLAN
C4.1	DETAILS
C4.2	DETAILS
A201	EXTERIOR ELEVATIONS

SUBMITTAL DATES

- JUNE 9, 2020
- SEPTEMBER 18, 2020

SITE DATA TABLE	
PROJECT:	913 SPRING FOREST ROAD SITE IMPROVEMENTS
ADDRESS:	913 SPRING FOREST ROAD
PIN:	1717-11-8098
REAL ESTATE ID:	204694
ZONING:	CX-3-PL-CU
OVERLAY DISTRICT:	N/A
SITE AREA:	1.00 ACRES
CURRENT USE:	RETAIL
PROPOSED USE:	RESTAURANT AND FITNESS
EXISTING BUILDING AREA:	7,468 SF
PROPOSED BUILDING AREA:	
RESTAURANT AREA:	3,973 SF
FITNESS AREA:	3,495 SF
TOTAL AREA:	7,468 SF
PARKING SUMMARY	
PARKING REQUIRED:	
RESTAURANT SEATS: (202 SEATS)(1 SPACE/5 SEATS) *	40 SPACES
FITNESS AREA: (3,495 SF)(1 SPACE/300 SF)	12 SPACES
TOTAL PARKING REQUIRED:	52 SPACES
PARKING PROVIDED:	
TOTAL PARKING PROVIDED (EXISTING):	52 SPACES
HANDICAP PARKING REQUIRED/PROVIDED:	
HC PARKING SPACES REQUIRED:	3 SPACES
HC PARKING SPACES PROVIDED:	3 SPACES
AMENITY AREA SUMMARY	
AMENITY AREA REQUIRED PER UDO (10%):	4,356 SF
AMENITY AREA REQUIRED PER VARIANCE (BOA-C024-2020):	1,400 SF
AMENITY AREA PROVIDED:	1,721 SF
(* VARIANCE OBTAINED FOR AMENITY AREA REQUIREMENTS)	
DENUDED AREA:	
DENUDED AREA:	3,500 SF
IMPERVIOUS AREA SUMMARY:	
EXISTING PRE-DEVELOPED IMPERVIOUS AREA:	30,600 SF
PROPOSED POST-DEVELOPED IMPERVIOUS AREA:	30,461 SF
PROPOSED IMPERVIOUS AREA CHANGE:	
PATIO ADDITION:	325 SF
SIDEWALK ADDITION:	140 SF
IMPERVIOUS AREA TO BE REMOVED:	-504 SF
NET CHANGE IN SITE IMPERVIOUS AREA:	-139 SF

*TOTAL RESTAURANT AREA IS 3,973 SF. TOTAL PARKING BASED ON RESTAURANT AREA IS 26 PARKING SPACES. TOTAL PARKING REQUIRED BASED ON SEATS IS 40 SPACES; CONSEQUENTLY, RESTAURANT PARKING BASED ON SEATING IS REQUIRED.

OWNER:
 CREEDMOOR PROPERTIES LLC
 6131 FALLS OF NEUSE ROAD,
 SUITE 200 RALEIGH, NC 27609

CONTACT: FRANK MORISEY
 PHONE: (919) 277-1125
 EMAIL: FMORISEY@MORISEYCOMMERCIAL.COM

ENGINEERS:
 BASS, NIXON AND KENNEDY, INC.
 6310 CHAPEL HILL ROAD, SUITE 250
 RALEIGH, NORTH CAROLINA 27607
 TELEPHONE: (919) 851-4422
 FAX: (919) 851-8968

CONTACT: DAVID L. DUNN, PE
 EMAIL: DAVID.DUNN@BNKINC.COM

PREPARED BY:



BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250
 RALEIGH, NORTH CAROLINA 27607
 TELEPHONE: (919)851-4422 or (800)354-1879
 FAX: (919)851-8968
 www.BNKinc.com
 CERTIFICATION NUMBERS: NCBELS (C-0110)
 NCBOLA (C-0267)

Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov or www.raleighnc.gov Keyword "Right-of-Way Services".
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

9/18/2020 3:52:00 PM PLOT BY: lceramy R:\2020\20014 - 913_Spr_Forest_Road (North)\DWG\1717-11-8098_Site_Rev\1717-11-8098_Site_Rev\1717-11-8098_Site_Rev.dwg

BNK TREE TYPE ABBREVIATIONS

- APPLE - AP
- ASH - AS
- BEECH - BE
- BIRCH - BI
- BLACK WALNUT - BW
- BRADFORD PEAR - BP
- CATALPA - CP
- CEDAR - CR
- COTTONWOOD - CW
- CRABAPPLE - CA
- CREPE MYRTLE - CM
- CYPRESS - CY
- DOGWOOD - DW
- ELM - EL
- GUM - GM
- HACKBERRY - HB
- HICKORY - HK
- HOLLY - HY
- IRONWOOD - IW
- LOCUST - LC
- MAGNOLIA - MG
- MAPLE - MP
- MIMOSA - MM
- MULBERRY - MB
- PEAR - PR
- PECAN - PC
- PERSIMMON - PS
- PINE - PN
- POPLAR - PP
- REDBUD - RB
- RED OAK - RO
- REDTIP - RT
- SOURWOOD - SW
- SWEETBAY - SB
- SYCAMORE - SY
- WAX MYRTLE - WM
- WHITE OAK - WO
- WILD CHERRY - WC
- WILLOW - WW

NOTES:

1. THE BOUNDARY AND EXISTING SITE CONDITIONS ARE BASED ON THE FIELD SURVEY PERFORMED BY BNK SURVEYING AND SUE PERFORMED BY GC MAPPING, PLLC. THE SITE TOPOGRAPHY BASED ON GIS.
2. THE PROPOSED SITE IMPROVEMENTS (PATIO AND SIDEWALK ADDITIONS) WERE PROVIDED BY NEW CITY DESIGN.
3. THE PROPOSED BUILDING CHANGES INCLUDE MODIFICATIONS TO THE BUILDING INTERIOR. THE EXISTING BUILDING FLOOR AREA, HEIGHT, ETC. WILL NOT CHANGE.
4. THE PROPOSED SITE IMPROVEMENTS WILL RESULT IN A NET REDUCTION IN THE SITE IMPERVIOUS AREA; CONSEQUENTLY, STORMWATER MANAGEMENT IS NOT REQUIRED.
5. THE PROPOSED DENUDED AREA WILL BE LESS THAN 12,000 SF.
6. THE EXISTING WASTE HANDLING FACILITY IS TO BE REMOVED (REFER TO EXISTING CONDITIONS/DEMOLITION PLAN). SITE HAS ACCESS TO WASTE HANDLING FACILITIES AT 909 SPRING FOREST ROAD TRASH/RECYCLING (SAME OWNERSHIP).
7. THE LOCATIONS AND SIZES OF ALL EXISTING UTILITIES IS APPROXIMATE BASED ON FIELD SURVEY, SUE AND WAKE COUNTY GIS. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED PRIOR TO STARTING CONSTRUCTION TO DETERMINE THE HORIZONTAL AND VERTICAL ALIGNMENT TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS. THE ENGINEER SHALL BE NOTIFIED IF RE-DESIGN IS NEEDED DUE TO CONFLICTS.

8. THE PROPOSED IMPROVEMENTS INCLUDE THE ADDITION OF A 4" SEWER SERVICE WITH A GREASE TRAP. THE GREASE TRAP OUTLET WILL CONNECT TO THE EXISTING SEWER SERVICE WITHIN 10-FEET OF THE BUILDING EXTERIOR WALL. NO PUBLIC IMPROVEMENTS ARE PROPOSED.
9. THE SITE IS LOCATED WITHIN THE NEUSE RIVER DRAINAGE BASIN.
10. THE SITE IS NOT LOCATED WITHIN A FEMA MAPPED FLOODPLAIN PER FEMA PANEL 3720171700J DATED MAY 2, 2006.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
12. WATER AND/OR SEWER MAIN MATERIALS TO BE REMOVED FROM SERVICE SHALL BE ABANDONED IN ACCORDANCE WITH CORPUD STANDARDS (REFER TO CORPUD HANDBOOK, PAGE 67).

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	545.00	9.78	S40°07'08"W	9.78

SITE DATA TABLE

PROJECT:	913 SPRING FOREST ROAD SITE IMPROVEMENTS
ADDRESS:	913 SPRING FOREST ROAD
PIN:	1717-11-8098
REAL ESTATE ID:	204694
ZONING:	CX-3-PL-CU
OVERLAY DISTRICT:	N/A
SITE AREA:	1.00 ACRES
CURRENT USE:	RETAIL
PROPOSED USE:	RESTAURANT AND FITNESS
EXISTING BUILDING AREA:	7,468 SF
PROPOSED BUILDING AREA:	
RESTAURANT AREA:	3,973 SF
FITNESS AREA:	3,495 SF
TOTAL AREA:	7,468 SF

PARKING SUMMARY

PARKING REQUIRED:	
RESTAURANT SEATS: (202 SEATS)(1 SPACE/5 SEATS) *	40 SPACES
FITNESS AREA: (3,495 SF)(1 SPACE/300 SF)	12 SPACES
TOTAL PARKING REQUIRED	52 SPACES
PARKING PROVIDED:	
TOTAL PARKING PROVIDED (EXISTING):	52 SPACES
HANDICAP PARKING REQUIRED/PROVIDED:	
HC PARKING SPACES REQUIRED:	3 SPACES
HC PARKING SPACES PROVIDED:	3 SPACES

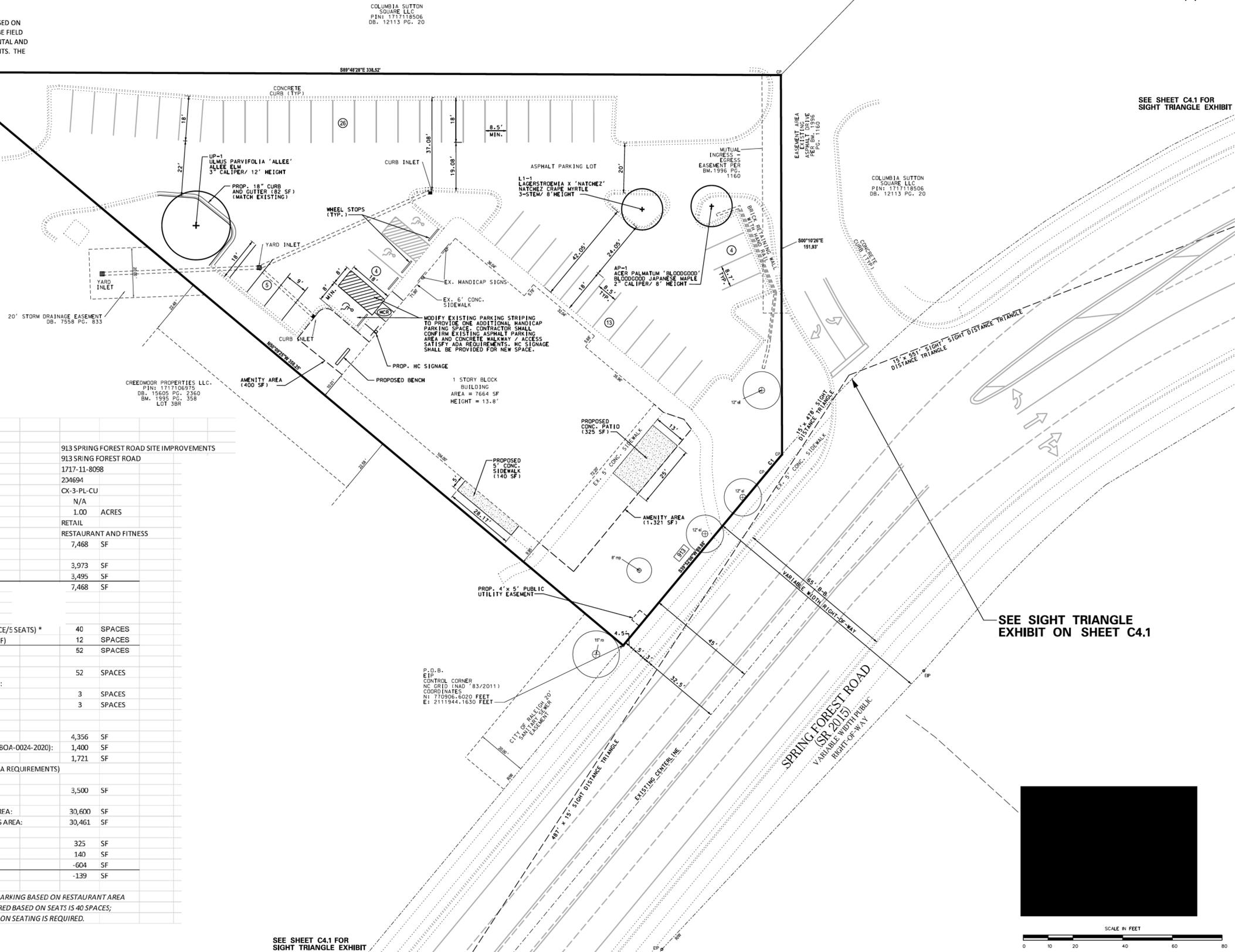
AMENITY AREA SUMMARY

AMENITY AREA REQUIRED PER UDO (10%):	4,356 SF
AMENITY AREA REQUIRED PER VARIANCE (BOA-0024-2020):	1,400 SF
AMENITY AREA PROVIDED:	1,721 SF
(* VARIANCE OBTAINED FOR AMENITY AREA REQUIREMENTS)	

DENUDED AREA:

IMPERVIOUS AREA SUMMARY:	3,500 SF
EXISTING PRE-DEVELOPED IMPERVIOUS AREA:	30,600 SF
PROPOSED POST-DEVELOPED IMPERVIOUS AREA:	30,461 SF
PROPOSED IMPERVIOUS AREA CHANGE:	
PATIO ADDITION:	325 SF
SIDEWALK ADDITION:	140 SF
IMPERVIOUS AREA TO BE REMOVED:	-604 SF
NET CHANGE IN SITE IMPERVIOUS AREA:	-139 SF

*TOTAL RESTAURANT AREA IS 3,973 SF. TOTAL PARKING BASED ON RESTAURANT AREA IS 26 PARKING SPACES. TOTAL PARKING REQUIRED BASED ON SEATING IS 40 SPACES; CONSEQUENTLY, RESTAURANT PARKING BASED ON SEATING IS REQUIRED.



SEE SHEET C4.1 FOR SIGHT TRIANGLE EXHIBIT

SCALE IN FEET
0 10 20 40 60 80

BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-9868
 CERTIFICATION NUMBERS: NCBELS (C-010); NCBOLA (C-0267)

913 SPRING FOREST ROAD

OWNER: CREEDMOOR PROPERTIES, LLC

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SITE PLAN

DATE: 4-14-20
 DRAWN BY: J.JONES
 CHECKED BY: J.J.JONES

C1.1

NO. 1
 DATE: 9-18-20
 DESCRIPTION: CITY OF RALEIGH COMMENTS

NO. 2
 DATE: 6-22-20
 DESCRIPTION: NCDOT COMMENTS

SHEET

SCALE: 1" = 20'

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

21 MAY 2020

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET
- SUBMITTAL DOCUMENT

09.16.20 **△** C.O.R ASR REVIEW 1
△
△
△
△
△

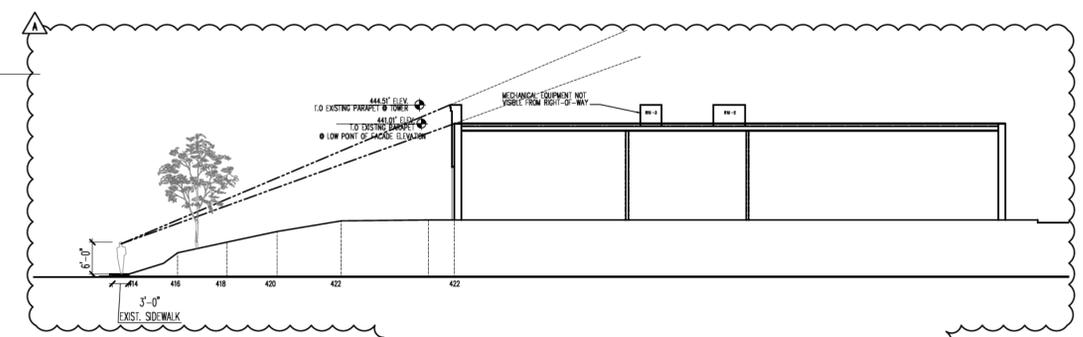
THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

Site Improvements
913 Spring Forest Road
Raleigh, NC 27609
SITE PLAN SUBMITTAL

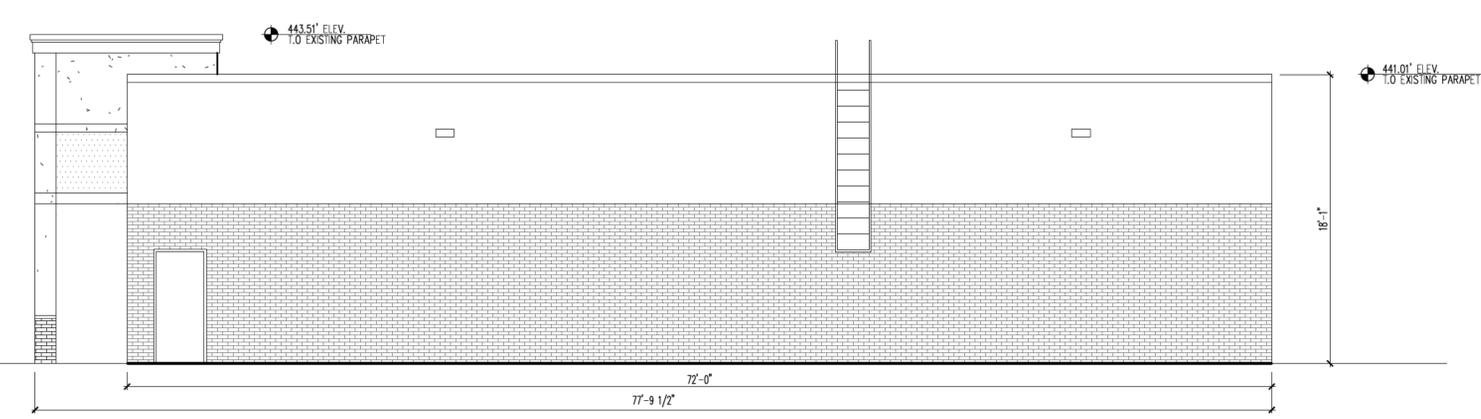
DESIGNER : -
DRAWN : -
CHECKED : -
SCALE : AS SHOWN
JOB NUMBER : 8041
SHEET TITLE

Exterior Elevations

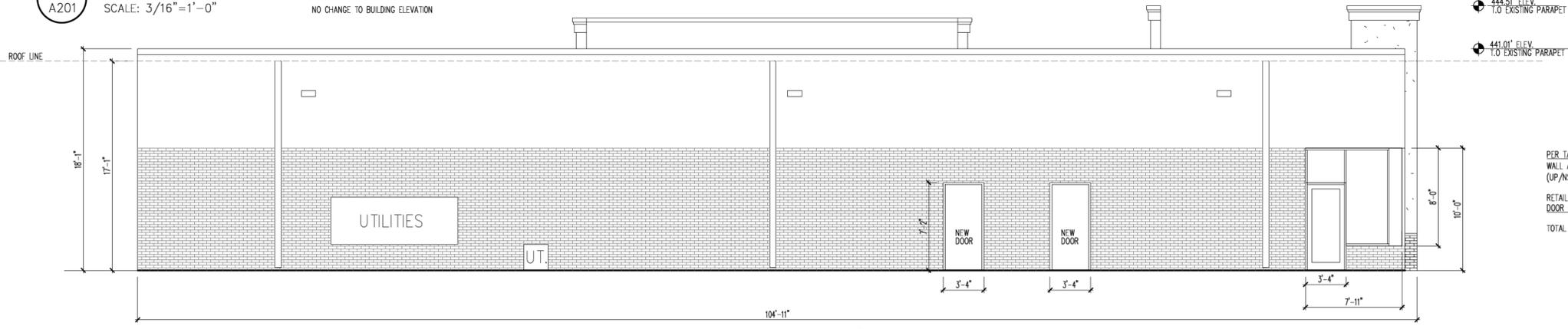
SHEET NUMBER
A201



5 Site Diagram
A201 SCALE: 1/16"=1'-0"



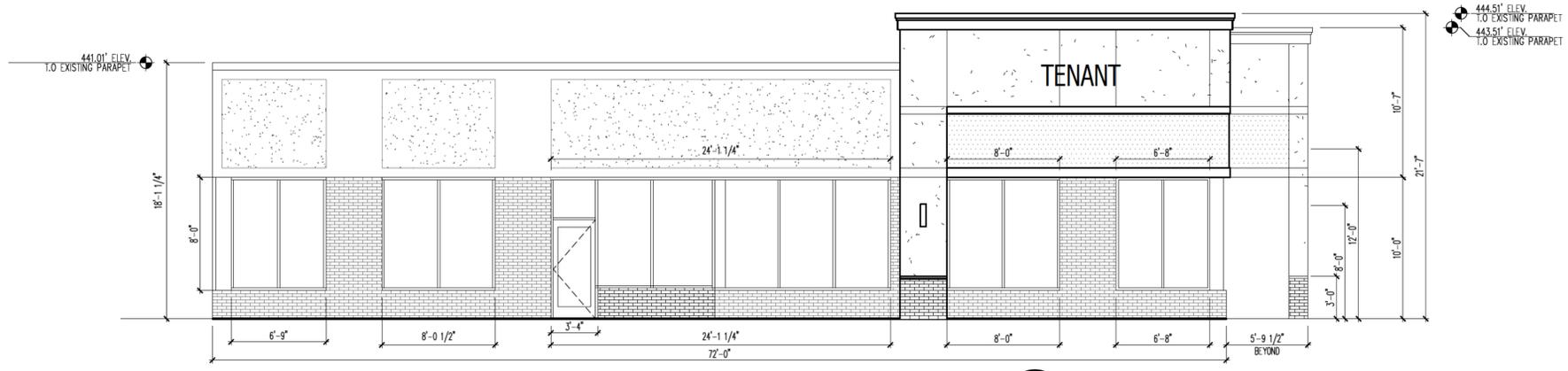
4 Exterior Elevation
A201 SCALE: 3/16"=1'-0"
Northwest
NO CHANGE TO BUILDING ELEVATION



3 Exterior Elevation
A201 SCALE: 3/16"=1'-0"
Southwest
NOTE: EGRESS & ACCESS DOORS ADDED

PER TABLE NCSBG 705.8
WALL AREA = 1,777 SF (ABOVE GRADE)
(UP/NS) 10% UNPROTECTED OPENINGS = 178 SF ALLOWED

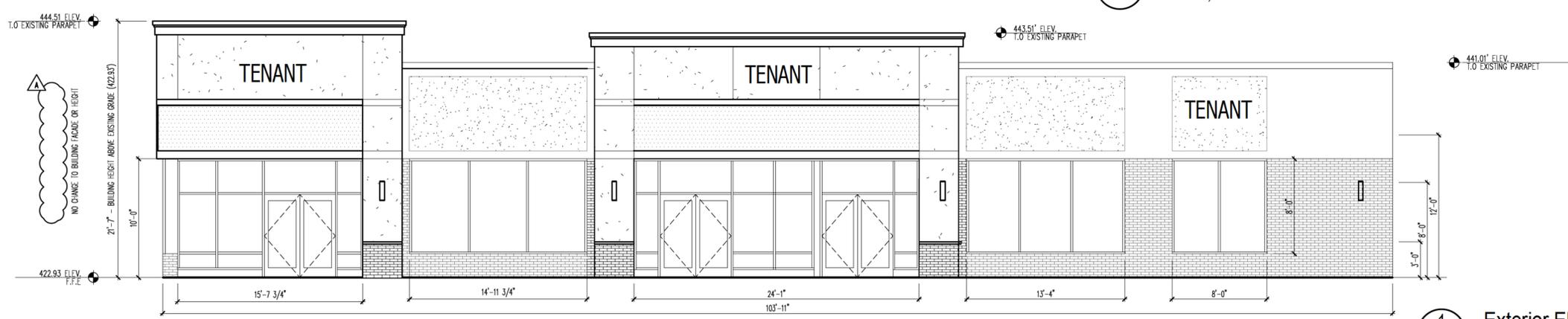
RETAIL WINDOW:	46 SF x 1 =	46 SF
DOOR OPENINGS:	24 SF EA. x 3 =	72 SF
TOTAL UNPROTECTED OPENINGS =		118 SF



2 Exterior Elevation
A201 SCALE: 3/16"=1'-0"
Southeast
NO CHANGE TO BUILDING ELEVATION

ZONING NOTE: NO CHANGE TO EXISTING BUILDING HEIGHT

ZONING NOTE: ONLY EXTERIOR CHANGE IS TO THE SOUTHWEST ADDITION OF TWO NEW DOORS. TRANSPARENCY CALCULATIONS HAVE BEEN REMOVED



1 Exterior Elevation
A201 SCALE: 3/16"=1'-0"
Northeast
NO CHANGE TO BUILDING ELEVATION

444.51' ELEV. T.O. EXISTING PARAPET
NO CHANGE TO BUILDING FACADE OR HEIGHT
21'-7" - BUILDING HEIGHT ABOVE EXISTING GRADE (422.83)
422.93' ELEV. T.O. EXISTING PARAPET