

<b>Office Use Only:</b> Transaction #: _____		Planning Coordinator: _____	
<b>Building Type</b>		<b>Site Transaction History</b>	
Detached	General	Subdivision transaction #: _____	
Attached	Mixed use	Sketch transaction #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>			
Development name: _____			
Inside City limits?      Yes      No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use. _____ _____ _____			
Current Property Owner/Developer Contact Name: _____			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

**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 IX-3-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 3.99	New gross floor area: 30,620 SF
# of parking spaces required: 14	Total sf gross (to remain and new): 30,620 SF
# of parking spaces proposed: 30	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): office and light industrial	
Proposed use (UDO 6.1.4): office and light industrial	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: .51      Square Feet: 22435	Proposed Impervious Surface: Acres: 2.05      Square Feet: 89,178
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br:      2br:      3br:      4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input 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 Luke Perkins 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: Tommy Poole Angela Poole Date: 6/9/2020

Printed Name: Tommy Poole      Angela Poole



# AMERICAN PLUMBING

3716 AUBURN CHURCH RD  
GARNER NC 27529

## CITY OF RALEIGH ADMINISTRATIVE SITE PLAN SUBMITTAL

SUBMITTED ON 06/14/2020



### DEVELOPMENT SERVICES

#### Administrative Site Review Application

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



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

Office Use Only: Transaction #: _____ Planning Coordinator: _____	
<b>Building Type</b>	<b>Site Transaction History</b>
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>GENERAL INFORMATION</b>	
Development name: American Plumbing	
Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Property address(es): 3800 Auburn Church Rd, Garner, NC 27529	
Site P.I.N.(s): 1721599787 (to be subdivided in #0010-2020)	
Please describe the scope of work. Include any additions, expansions, and change of use.	
American Plumbing plans to build a new office to headquarter their plumbing business operation in combination with a warehouse to store their inventory of plumbing construction materials (pipe fittings, various pipes of different material, fixtures, etc) The site will also include associated infrastructure to support the building including a parking lot, stormwater control measure, utilities, etc	
Current Property Owner/Developer Contact Name:	
<b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: TAP PROPERTIES	Title: Tommy and Angela Poole (owner/manager)
Address: 273 BLUE POND RD STE D, CLAYTON NC 27520-7493	
Phone #: 919-617-7738	Email: tapproperties1@gmail.com
Applicant Name: LUKE PERKINS	
Company: SWIFT PARTNERS PLLC	Address: 319 FAYETTEVILLE ST NC
Phone #: 828-735-1862	Email: luke.perkins@swift-partners.com

### SHEET INDEX

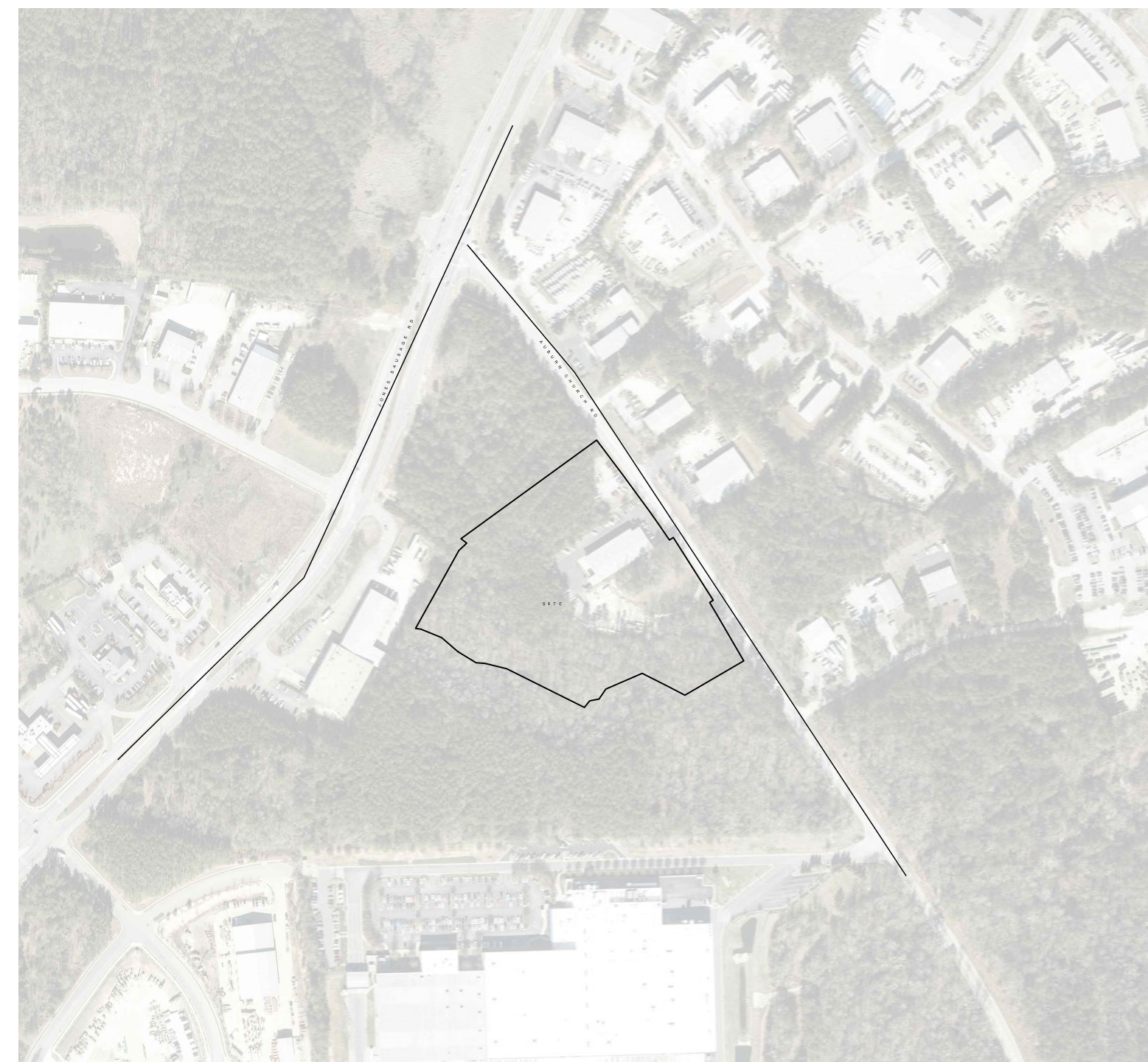
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C010	COVER SHEET
C100	EXISTING CONDITIONS
C200	DEMOLITION PLAN
C300	SITE PLAN
C500	GRADING PLAN
C510	SCM DETAILS
C600	UTILITY PLAN
C900	SITE DETAILS
C910	STORMWATER DETAILS
C920	UTILITY DETAILS
L100	LANDSCAPE PLAN

### RIGHT-OF-WAY OBSTRUCTION NOTES:

1. LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
2. 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.
3. 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.
4. 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).
5. PRIOR TO THE START OF WORK, THE CONTRACTOR 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.
6. 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 INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY 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 LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, 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 UTILITIES BEING LOCATED.
4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED 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 "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND LANDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES 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 RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER DISCLAIM 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 FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.



VICINITY MAP

### SITE DATA

PROJECT NAME:	AMERICAN PLUMBING
SITE ADDRESS:	3800 AUBURN CHURCH RD, GARNER, NC 27529
COUNTY:	WAKE
PARCEL PIN #:	SUB-0010-2020 IN PROGRESS
PARCEL OWNER:	TOMMY & ANGELA POOLE
PARCEL AREA:	3.99 AC
TOTAL SITE GROSS ACREAGE:	3.99 AC
NET ACREAGE:	3.99 AC
CURRENT ZONING:	IX-3-CU
PROPOSED ZONING:	IX-3-CU
EXISTING LAND USE:	LIGHT INDUSTRIAL - PLUMBING CONTRACTOR OFFICE WAREHOUSE
PROPOSED LAND USE:	LIGHT INDUSTRIAL - PLUMBING CONTRACTOR OFFICE WAREHOUSE
FLOOD PLAIN DATA:	FLOOD STUDY PROVIDED
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	GENERAL BUILDING
MAX BUILDING HEIGHT:	3 STORIES
PROPOSED BUILDING HEIGHT:	25'
PROPOSED BUILDING SQUARE FOOTAGE:	30,620
TREE CONSERVATION AREA:	SEE SUB-0010-2020
TOTAL LIMITS OF DISTURBANCE:	6.59 AC / 286,892 SF
EXISTING IMPERVIOUS AREA:	0.51 AC / 22,435 SF
PROPOSED IMPERVIOUS AREA:	2.05 AC / 89,178 SF

PARKING DATA:	
REQUIRED PARKING:	24
PROPOSED PARKING:	29
TOTAL PARKING:	29

ORDINANCE NO. (1988) 132 ZC 229  
EFFECTIVE: 3/1/88  
Z-10-88 JONES SAUSAGE ROAD, AT ITS SOUTHEAST INTERSECTION WITH AUBURN CHURCH ROAD, BEING PARCELS 4 AND A PORTION OF PARCEL 3, TAX MAP 669, REZONED TO INDUSTRIAL-I CONDITIONAL USE, ACCORDING TO MAP ON FILE IN THE PLANNING DEPARTMENT.

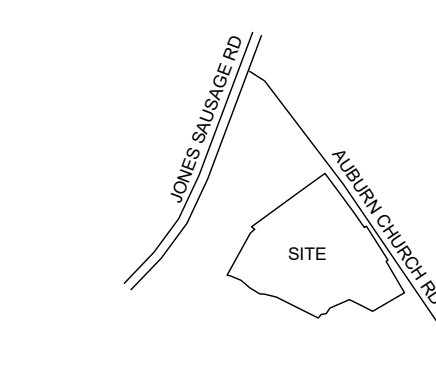
- CONDITIONS:
1. USES AND/OR MAXIMUM NUMBER OF DWELLINGS OR ROOMING UNITS TO BE ALLOWED: N/A
  2. APPLICATION WILL NOT BE MADE TO THE BOARD OF ADJUSTMENT IN ACCORDANCE WITH SECTION 10.204(B)(1) FOR A STORAGE YARD FOR UNLICENSED, UNINSPECTED, WRECKED, DISMANTLED OR PARTIALLY DISMANTLED AUTOMOTIVE VEHICLES.
  3. THE REIMBURSEMENT VALUE OF THE ADDITIONAL R.O.W. ALONG JONES SAUSAGE ROAD AND AUBURN CHURCH ROAD SHALL REMAIN AT VALUES PRIOR TO REZONING.
  4. THERE WILL BE NO BILLBOARDS ON SUBJECT PROPERTY.



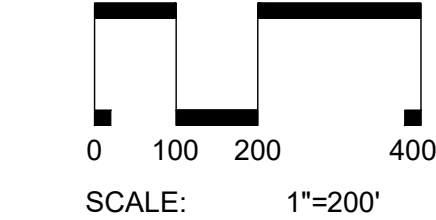
PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

No.	Date	Description
1	02-27-2020	PRELIMINARY SUBDIVISION

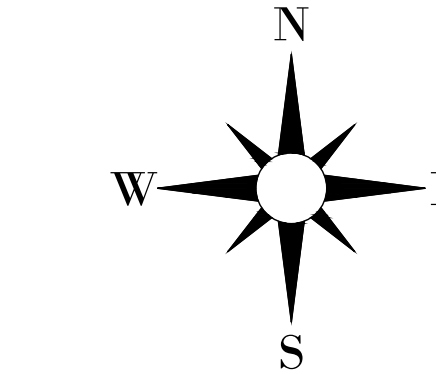
### VACINITY



### SCALE



### ARROW



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



SWIFT PARTNERS PLLC  
319 FAYETTEVILLE ST  
RALEIGH NC 27601  
LUKE PERKINS  
828-735-1862  
LUKE.PERKINS@SWIFT-PARTNERS.COM

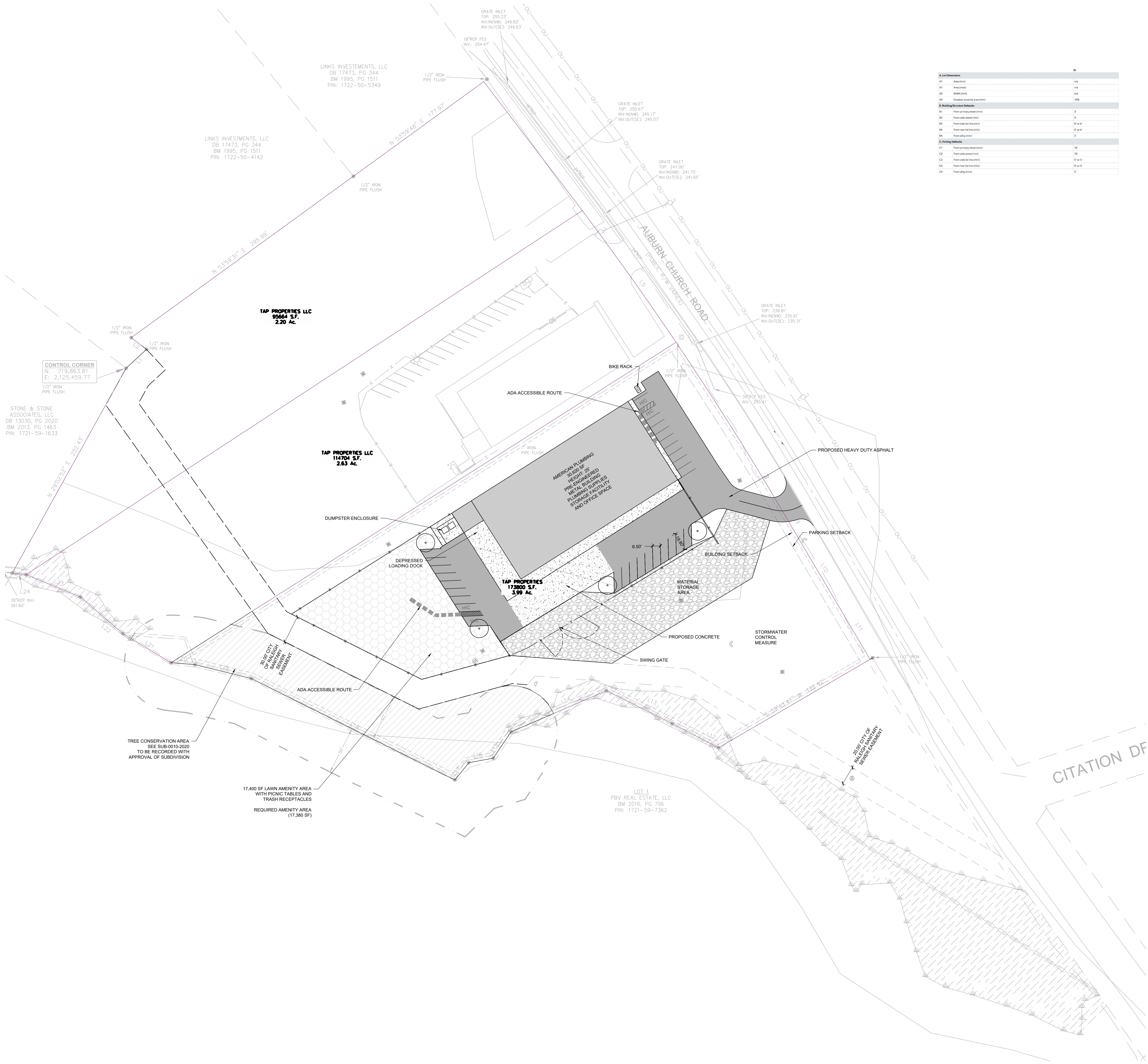
DATE: 06/14/2020  
DRAWN BY: LUP  
PROJECT: AMERICAN PLUMBING  
PROJECT #: C20002

SHEET TITLE  
COVER SHEET

SHEET NO.

C0.00

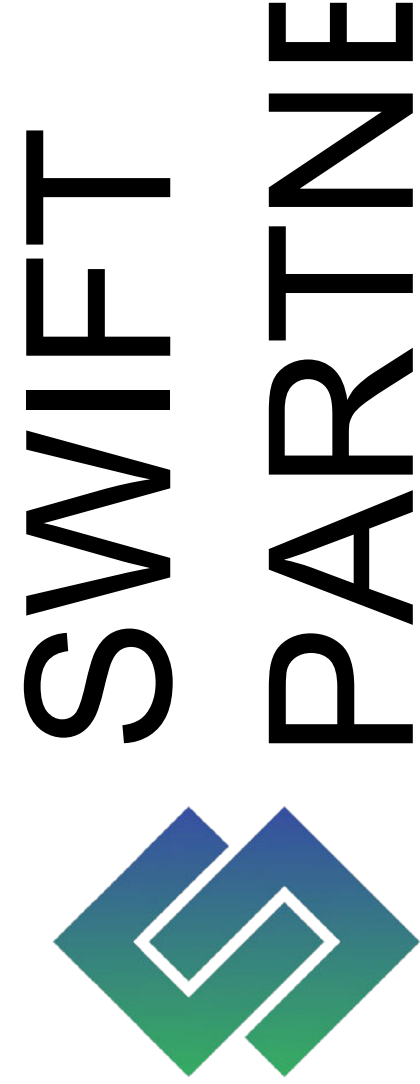




A. Lot Dimensions			36
A1	Area (sqm)		194
A2	Area (sqm)		194
A3	Width (m)		194
A4	Outside amenity area (sqm)		10%
B. Building/Structure Setbacks			
B1	From primary street (m)		5
B2	From side street (m)		5
B3	From rear lot line (m)		5 or 10
B4	From rear lot line (m)		5 or 10
B5	From rear lot line (m)		5 or 10
C. Parking Setbacks			
C1	From primary street (m)		10
C2	From side street (m)		10
C3	From rear lot line (m)		5 or 10
C4	From rear lot line (m)		5 or 10
C5	From alley (m)		5

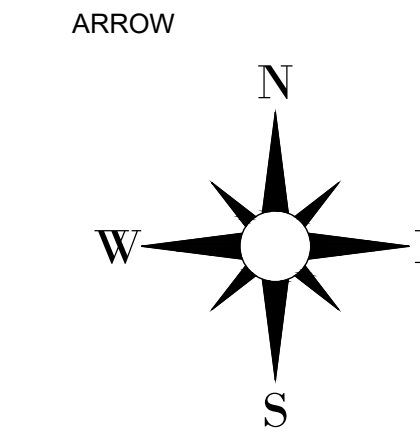
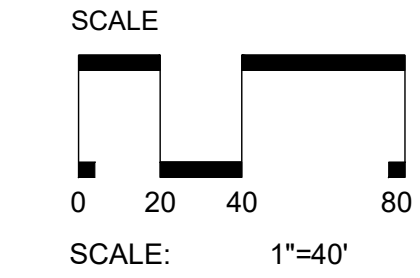
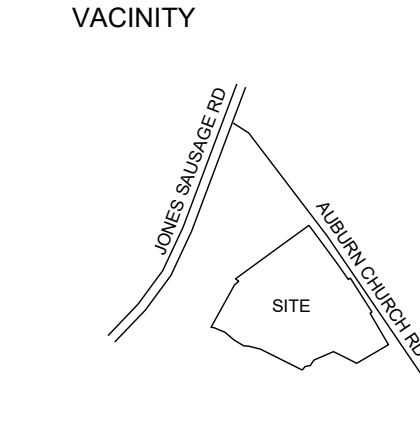
- PROPOSED CONCRETE PAVERS
- PROPOSED GRAVEL
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED CROSSWALK
- PROPOSED 6' WIDE STANDARD CROSSWALK
- PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- PROPOSED KEYSTONE WALL
- PROPOSED CIP WALL
- PROPOSED WHEEL STOP
- PROPOSED GRAVEL TRAIL
- PROPOSED ASPHALT TRAIL
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED VEHICLE GATE (X' WIDE)
- PROPOSED LIGHT
- PROPOSED BIKE RACK
- PROPOSED BENCH
- PROPOSED BOLLARD
- PROPOSED PEDESTRIAN STEEL PLATE
- LIMITS OF DISTURBANCE

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PRELIMINARY - DO NOT USE FOR CONSTRUCTION

No.	Date	Description
1	02/27/2020	PRELIMINARY SUBDIVISION



DATE: 09/14/2020  
DRAWN BY: JAP  
PROJECT: AMERICAN PLUMBING  
PROJECT #: C20002  
SHEET TITLE  
SITE PLAN

SHEET NO.

C3.00



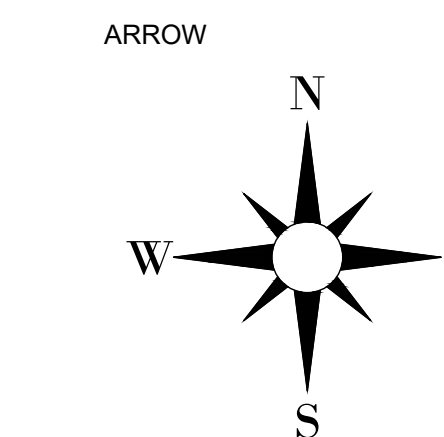


VACINITY

JONES SAUSAGE RD

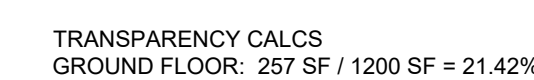
AUBURN CHURCH RD

SITE



SHEET TITLE  
ARCHITECTURAL ELEVATIONS

A-01



NORTHEAST ELEVATION

SCALE 1/8" = 1'-0"

