



Administrative Approval Action

Case File / Name: ASR-0043-2024
DSLCL - POLAR ICE RALEIGH RINK EXPANSION

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

LOCATION: This 4.98 acre site is located on the northeast corner of North Raleigh Blvd and Brentwood Rd. Specifically, PIN# 1725011247 and 1725012006 are the subject properties, which are zoned Mixed-Use Industrial (IX-3).

REQUEST: The project will expand the existing building, adding 33,952 square feet of building space, to include a second ice rink, bathrooms, locker rooms, and equipment storage. Other site modifications include additional and upgraded landscaping, amenity areas, and a new service area.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 February 3, 2025 by The Site Group.

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. A recombination map will need to be recorded with the Wake County Register of Deeds, recombining the existing parcels into one lot, prior to approval of the Site Plan Review.
2. The lighting plan shall meet UDO 7.4 requirements prior to Site Plan Review approval.
3. Retaining Walls plans and permits will be reviewed and issued prior to Site Plan Review approval.
4. Demonstrate compliance with the transparency and reflectance requirements set forth in UDO Section 1.5.9.B.4. for all new windows.

Engineering

5. 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.



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- An encroachment submittal for existing and proposed retaining walls along Brentwood Road within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
- A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

- A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- If required, a nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

- Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
- Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit or demolition permit, whichever comes first.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **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:

Engineering

- A fee-in-lieu for a 5' bike lane and a 6' sidewalk along N Raleigh Blvd is paid to the City of Raleigh (UDO 8.1.10).
- A public infrastructure surety 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.



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3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
5. 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

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.499 acres of tree conservation area.

☒ **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:

Urban Forestry

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
2. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 11 street trees along Brentwood Rd.
3. A public infrastructure surety for (11) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

General



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1. Final inspection of all tree conservation areas and right-of-way street trees by Urban Forestry Staff

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: May 8, 2028

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

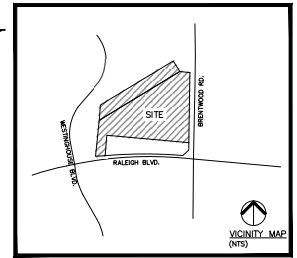
Signed: Keegan McDonald  Digitally signed by Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.05.08 15:05:44-04'00' Date: 05/08/2025
Development Services Dir/Designee
Staff Coordinator: Jeff Caines

POLAR ICE RALEIGH RINK EXPANSION

0 & 2601 N. RALEIGH BLVD.

RALEIGH, NORTH CAROLINA

ASR-0043-2024



Administrative Site Review Application

This form is required when submitting the plans for an administrative site review application to the Raleigh Development Office (RDO) Section 11.1.2. Please attach the appropriate building type certificate to the plan submitted for review when submitting.

Office Use Only: Case # _____ Planner (initials) _____

Phone: 919-433-4787 Fax: 919-433-4787 Email: info@the-site-group.com Website: www.the-site-group.com

Site Plan Title: _____ Date: _____

Building/Development Type: _____

Check all that apply: ☐ General ☐ Subdivision ☐ Addition ☐ Alteration ☐ Change ☐ Other

Development Name: _____

Tract City: _____

Property Address: _____

Site Plan No: _____

Planner: _____

Project Description: _____

Project Location: _____

Project Status: _____

Project Owner: _____

Project Architect: _____

Project Engineer: _____

Project Surveyor: _____

Project Planner: _____

Project Designer: _____

Project Draftsman: _____

Project Checker: _____

Project Approver: _____

Project Reviewer: _____

Project Coordinator: _____

Project Manager: _____

Project Director: _____

Project Executive: _____

Project President: _____

Project Vice President: _____

Project Senior Vice President: _____

Project Junior Vice President: _____

Project Assistant Vice President: _____

Project Senior Advisor: _____

Project Senior Consultant: _____

Project Senior Analyst: _____

Project Senior Designer: _____

Project Senior Draftsman: _____

Project Senior Checker: _____

Project Senior Approver: _____

Project Senior Reviewer: _____

Project Senior Coordinator: _____

Project Senior Manager: _____

Project Senior Director: _____

Project Senior Executive: _____

Project Senior President: _____

Project Senior Vice President: _____

Project Senior Assistant Vice President: _____

Project Senior Senior Advisor: _____

Project Senior Senior Consultant: _____

Project Senior Senior Analyst: _____

Project Senior Senior Designer: _____

Project Senior Senior Draftsman: _____

Project Senior Senior Checker: _____

Project Senior Senior Approver: _____

Project Senior Senior Reviewer: _____

Project Senior Senior Coordinator: _____

Project Senior Senior Manager: _____

Project Senior Senior Director: _____

Project Senior Senior Executive: _____

Project Senior Senior President: _____

Project Senior Senior Vice President: _____

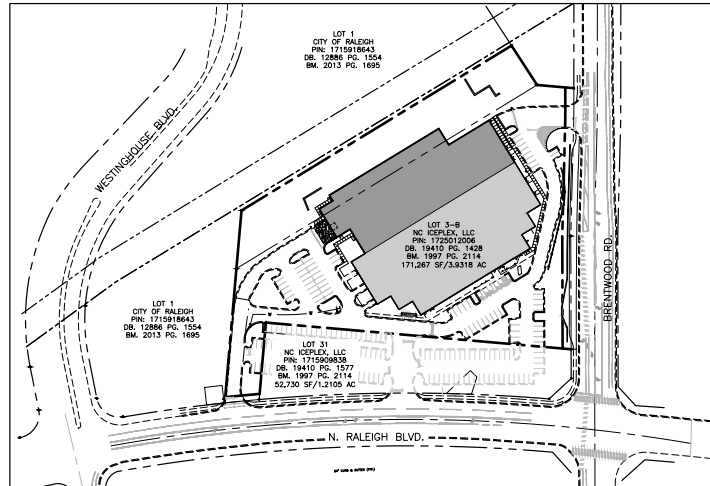
Project Senior Senior Assistant Vice President: _____

Project Senior Senior Senior Advisor: _____

Project Senior Senior Senior Consultant: _____

Project Senior Senior Senior Analyst: _____

Project Senior Senior Senior Designer: _____



GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY, TOPOGRAPHY, AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY BNS CONSULTING ENGINEERS, DATED 11 APRIL 2024. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720171500K EFFECTIVE DATE JULY 19, 2022.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPPED) NOTES:

- 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 RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTWAYSERVICES@RALAIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCOT ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING DEPARTMENT TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - "MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);"
 - "PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);"
 - "AMERICAN DISABILITY ACT (ADA REQUIREMENTS);"
 - "RALEIGH STREET DESIGN MANUAL (RSDM)."
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES THROUGH THE PROJECT 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.

ARCHITECT:
NEW CITY DESIGN GROUP
ATTN: WAYNE SOLE
1304 HILLSBOROUGH STREET
RALEIGH, NC 27603
PHONE: 919-831-1308
EMAIL: info@newcitydesign.com

OWNER:
JAMES H. DOUGHTON
PARKER-RALEIGH DEVELOPMENT
XXVII, LLC
2601 N. RALEIGH BLVD.
RALEIGH, NC 27610

CONTACT/CIVIL ENGINEER:
THE SITE GROUP, PLLC
ATTN: BRANDON MOORE, RLA
1111 OBERLIN ROAD
RALEIGH, NC 27609
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: brandon@thesitegroup.com

PUBLIC IMPROVEMENT QUANTITIES	
PHASE NUMBER	N/A
NUMBER OF LOTS	XX
NUMBER OF UNITS	N/A
UNITS	0
PUBLIC WATER (LF)	XX LF
PUBLIC SANITARY SEWER (LF)	XX LF
PUBLIC STREET (LF)	XX LF
PUBLIC SIDEWALK (LF)	366 LF
WATER SERVICE STUBS	XXX
SEWER SERVICE STUBS	XXX
*STUB COUNT INCLUDES THE IN POINTS THAT NEED TO BE INSPECTED	

FLOODPLAIN NOTE:

NO PORTION OF THIS SITE IS LOCATED IN A FLOOD HAZARD AREA ZONE ACCORDING TO FIRM PANEL 3720171500K & 3720172500K DATED JULY 19TH, 2022

PROJECT SCOPE NOTE:

THIS PROJECT PROPOSES TO EXPAND THE EXISTING BUILDING TO ACCOMMODATE A SECOND BUILDING THAT WILL HOUSE A SECOND RINK.

STORMWATER RUNOFF NOTE:

WE HAVE ANALYZED THE CHANGE IN STORMWATER RUNOFF FOR THE SITE AND HAVE VERIFIED THAT THE ADDITION OF 8,110 SF OF IMPERVIOUS DOES NOT INCREASE THE RUNOFF BY 10% OR MORE IN THE 2-, 10-, OR 25-YEAR STORM EVENT.

DISTURBED AREA = 72,525 SF (1.66 AC.)

SITE DATA SUMMARY

PROJECT NAME:	POLAR ICE RALEIGH RINK EXPANSION
PROJECT OWNER:	PARKER-RALEIGH DEVELOPMENT XXVII, LLC
PIN(S):	1725-01-2006
SITE ADDRESS:	2601 N. RALEIGH BLVD.
JURISDICTION:	CITY OF RALEIGH
ZONING:	IK-3
OVERLAY DISTRICT:	N/A
RIVER BASIN:	NEUSE
EXISTING GROSS SITE AREA (LOT #1, LOT #2):	45,738 SF/1.05 AC., 171,191 SF/3.93 AC.
ROW DEDICATION:	7,014 SF/0.16 AC.
TOTAL NET SITE AREA:	209,915 SF/4.82 AC.
LOT AREA PER UNIT:	N/A
CURRENT USE:	N/A
PROPOSED USE:	INDOOR RECREATION
EXISTING BUILDING SQUARE FOOTAGE:	41,079 SF, (LOT #2)
PROPOSED BUILDING SQUARE FOOTAGE:	33,852 SF
MAXIMUM BUILDING HEIGHT:	507/3 STORIES
PROPOSED BUILDING HEIGHT:	33' HT.
EXISTING IMPERVIOUS AREA (LOTS 1 & 2):	134,245 SF/3.08 AC.
PROP. IMPERVIOUS CHANGE (LOTS 1 & 2):	143,135 SF/3.29 AC.
NET IMPERVIOUS CHANGE:	+9,110 SF
LIMITS OF DISTURBANCE:	72,525 SF/1.66 AC.
MIN. BUILDING SETBACKS:	
FRONT STREET:	3'
SIDE STREET:	5'
REAR LOT LINE:	0' OR 6'
FROM ALLEY:	0' OR 6'
MIN. PARKING SETBACKS:	
FRONT STREET:	10'
SIDE STREET:	10'
REAR LOT LINE:	0' OR 3'
FROM ALLEY:	0' OR 3'
EXISTING PARKING:	89 (7 HO)
PARKING REQUIRED:	NO MAX
PARKING PROVIDED:	85 (5 HO)
SHORT-TERM BICYCLE PARKING:	1 SPACE / 5,000 SF GROSS FLOOR AREA, 4 MIN
LONG-TERM BICYCLE PARKING:	NONE REQUIRED
AMENITY AREA REQUIRED:	20,992 SF
AMENITY AREA PROVIDED:	21,487 SF
WATER PROVIDER:	CITY OF RALEIGH
SEWER PROVIDER:	CITY OF RALEIGH
ELECTRIC PROVIDER:	DUKE ENERGY PROGRESS

DRAWINGS INDEX:

- PA 1.0 COVER SHEET
- PA 1.1 SITE NOTES
- PA 2.0 EXISTING CONDITIONS & DEMO PLAN
- PA 3.0 SITE LAYOUT PLAN
- PA 4.0 GRADING PLAN
- PA 5.0 UTILITY PLAN
- PA 6.0 LANDSCAPE PLAN
- PA 6.1 TREE CONSERVATION AREA PLAN
- PA 7.0 SITE DETAILS
- PA 7.1 SITE DETAILS
- AS202 BUILDING ELEVATION
- AS203 PROPOSED DUMPSTER ENCLOSURE



SCALE: 1" = 100'

(DRAWING SCALED FOR 24X36 INCH PLOTS)

THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
1111 Oberlin Road
Raleigh, NC 27603
Office: 919.835.4787
Fax: 919.839.2255
E-Mail: info@thesitegroup.com

ADMINISTRATIVE SITE REVIEW (ASR-0043-2024) FOR:
POLAR ICE RALEIGH RINK EXPANSION
0 & 2601 N. RALEIGH BLVD.
RALEIGH, NORTH CAROLINA

Drawn By: **MRK**
Checked By: **BDM**

DATE: 20 JUNE 2024
REVISED:
15 OCT 2024
16 DEC 2024
03 FEB 2025

ADMINISTRATIVE SITE REVIEW

Cover Sheet

Dwg No: **PA 1.0**



Sustainability in Action

January 28, 2025

Mr. Wade Randle,

The purpose of this letter is to confirm that Republic Services can continue to provide service to the waste container in the new location for our current customer, NC Iceplex at 2601 North Raleigh Boulevard, Raleigh, NC 27604. The equipment that is on site is as follows:

(1) 8 yard Waste container, serviced twice a week

Should any change in service be required, please contact us and we will be able to make the requested changes.

Any further questions or concerns, please feel free to contact me directly at information provided below.

Thank you,

David Moore
Associate Account Manager
e dmoores@republicservices.com
o 919-354-3228 - OPTION 2
w RepublicServices.com

18500 N. Allied Way Phoenix, AZ 85054 | RepublicServices.com | Environmental Services, Recycling & Waste

THE SITE GROUP

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC

8111 Oberlin Road

Charlotte, NC 28211

Office: 919.855.4787

Fax: 919.855.4788

E-Mail: BDM@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0043-2024) FOR:

POLAR ICE RALEIGH

RINK EXPANSION

0 & 2601 N RALEIGH BLVD

RALEIGH, NORTH CAROLINA

Drawn By

WRR

Checked By

BDM

DATE:

03 FEB 2025

ADMINISTRATIVE

SITE REVIEW

NOTES

SHEET

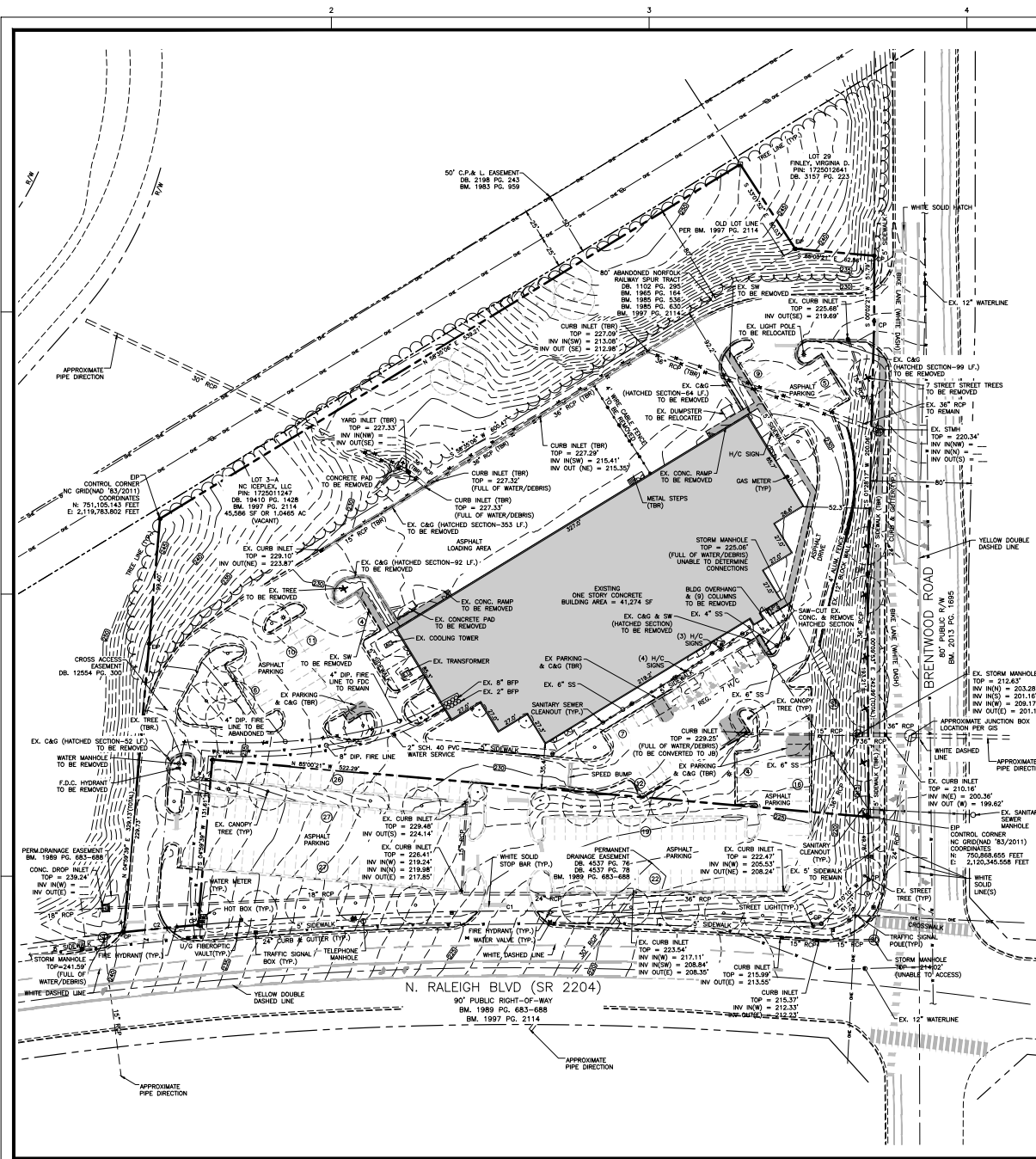
Job Code

NCPIR

Dwg No.

PA

101



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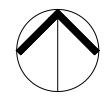
LEGEND

- CP = CALCULATED POINT
- EP = EXISTING IRON PIPE
- EX = EXISTING IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- PAV = A/C PAD
- BLD = BOLLARD
- CI = CURB INLET
- ET = ELECTRIC TRANSFORMER
- FV = FIBEROPTIC VAULT
- FI = FIRE HYDRANT
- GM = GAS METER
- GW = GUY WIRE
- SS = SANITARY SEWER CLEAN OUT
- SM = STORM MANHOLE
- SL = STREET LIGHT
- TM = TELEPHONE MANHOLE
- TR = TELEPHONE REDEST
- TSB = TRAFFIC SIGNAL BOX
- TSF = TRAFFIC SIGNAL POLE
- UP = UTILITY POLE
- WV = WATER VALVE
- WI = WATER INLET
- WB = WHITE BOX

DENOTES ADDRESS ACCESS EASEMENT DRAINAGE EASEMENT ELECTRIC EASEMENT R/W = RIGHT-OF-WAY STORM LINE

CURVE TABLE

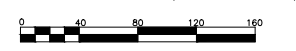
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2,808.75'	494.95'	S 89°52'41" W	494.30'
C2	2,808.75'	58.97'	S 84°20'29" W	58.97'



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 40'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



THE SITE GROUP
 CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

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 E-Mail: BDM@thesitegroup.net

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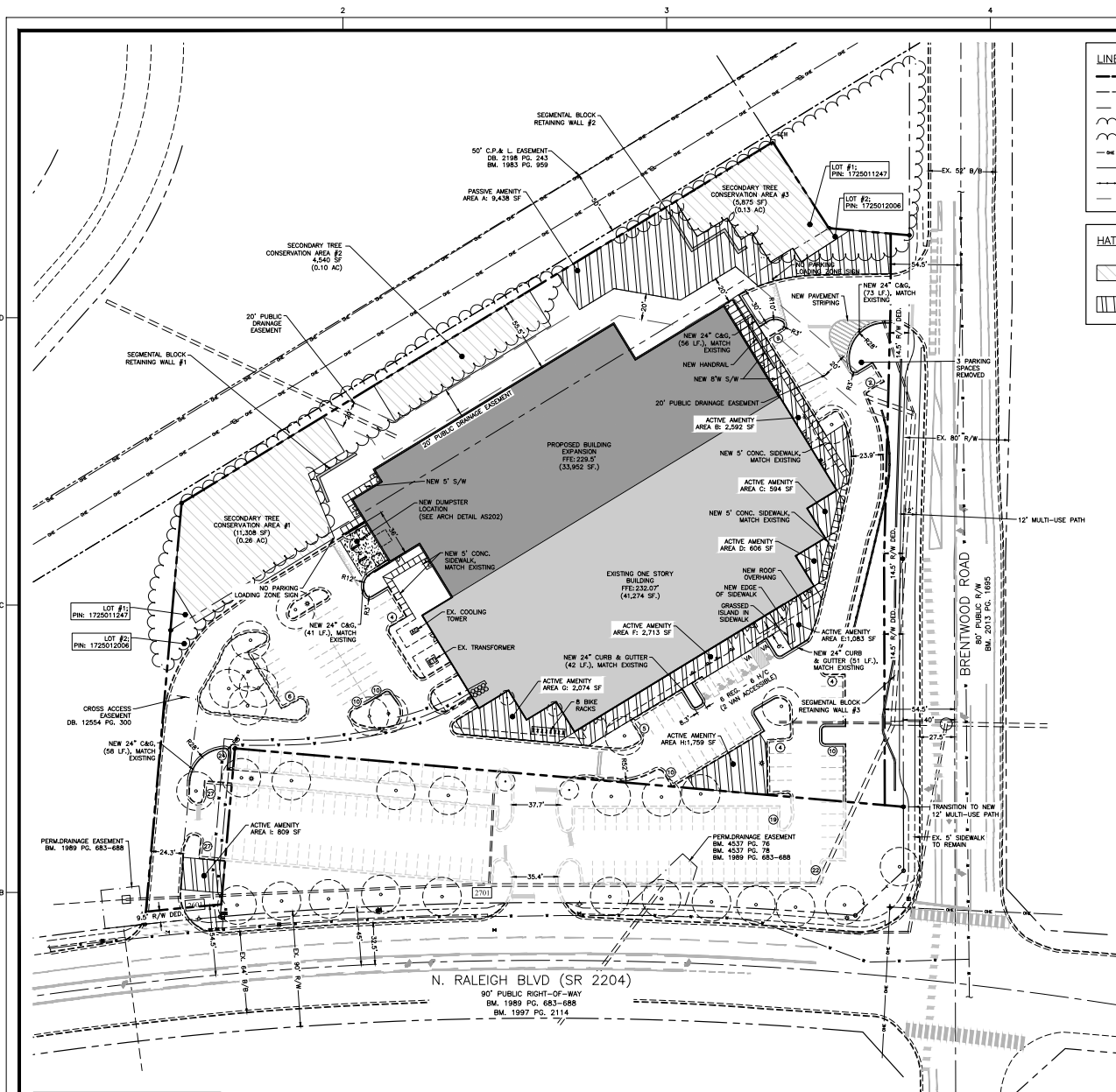
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ADMINISTRATIVE SITE REVIEW

EXISTING CONDITIONS & DEMOLITION PLAN

Job No. **PA 2.0**

Dwg No. **PA 2.0**



LINE LEGEND

---	PROJECT PROPERTY LINE
---	ADJACENT PROPERTY/ROW
- - -	EX. EASEMENT LINE
---	EX. TREE LINE
---	PROP. TREE LINE
---	EX. OVERHEAD POWER
---	PROPOSED SIDEWALK
---	PROPOSED HAND RAIL
---	PUBLIC DRAINAGE EASEMENT

HATCH LEGEND

[Hatched Box]	TREE CONSERVATION AREA
[Hatched Box]	AMENITY AREA

SITE DATA SUMMARY

PROJECT NAME:	POLAR ICE RALEIGH RINK EXPANSION
PROJECT OWNER:	PARKER-RALEIGH DEVELOPMENT XXIV, LLC
PH(S):	1725-01-2006
SITE ADDRESS:	2601 N. RALEIGH BLVD.
JURISDICTION:	CITY OF RALEIGH
ZONING:	IX-3
OVERLAY DISTRICT:	N/A
RIVER BASIN:	NEUSE
EXISTING GROSS SITE AREA (LOT #1, LOT#2):	45,738 SF/1.05 AC., 171,191 SF/3.93 AC.
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PROPOSED USE:	NO CHANGE
EXISTING BUILDING SQUARE FOOTAGE:	41,079 SF. (LOT #2)
PROPOSED BUILDING SQUARE FOOTAGE:	33,952 SF.
MAXIMUM BUILDING HEIGHT:	50'/3 STORES
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PROP. IMPERVIOUS AREA (LOTS 1 & 2):	143,135 SF/3.29 AC.
NET IMPERVIOUS CHANGE:	-8,910 SF.
LIMITS OF DISTURBANCE:	72,525 SF/ 1.66 AC.
MNL. BUILDING SETBACKS:	
PRIMARY STREET:	3'
SIDE STREET:	3'
SIDE LOT:	0' OR 6'
REAR LOT LINE:	0' OR 6'
FROM ALLEY:	5'
MNL. PARKING SETBACKS:	
FRONT STREET:	10'
SIDE STREET:	10'
REAR LOT LINE:	0' OR 3'
FROM ALLEY:	5'
EXISTING PARKING:	89 (7' MAX)
PARKING REQUIRED:	NO MAX
PARKING PROVIDED:	85 (5' MAX)
SHORT-TERM BICYCLE PARKING:	1 SPACE / 5,000 SF GROSS FLOOR AREA, 4 MIN
LONG-TERM BICYCLE PARKING:	NONE REQUIRED
AMENITY AREA REQUIRED:	20,992 SF.
AMENITY AREA PROVIDED:	21,487 SF.
WATER PROVIDER:	CITY OF RALEIGH
SEWER PROVIDER:	CITY OF RALEIGH
ELECTRIC PROVIDER:	DUKE ENERGY PROGRESS

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - BOUNDARY, TOPOGRAPHY, AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY BNK CONSULTING ENGINEERS, DATED 11 APRIL 2024. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 - NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720171300K EFFECTIVE DATE JULY 19, 2022.



NORTH
SITE LAYOUT
& STAKING PLAN

SCALE: 1" = 40'
(DRAWING SCALED FOR 24x36 INCH PLOTS)

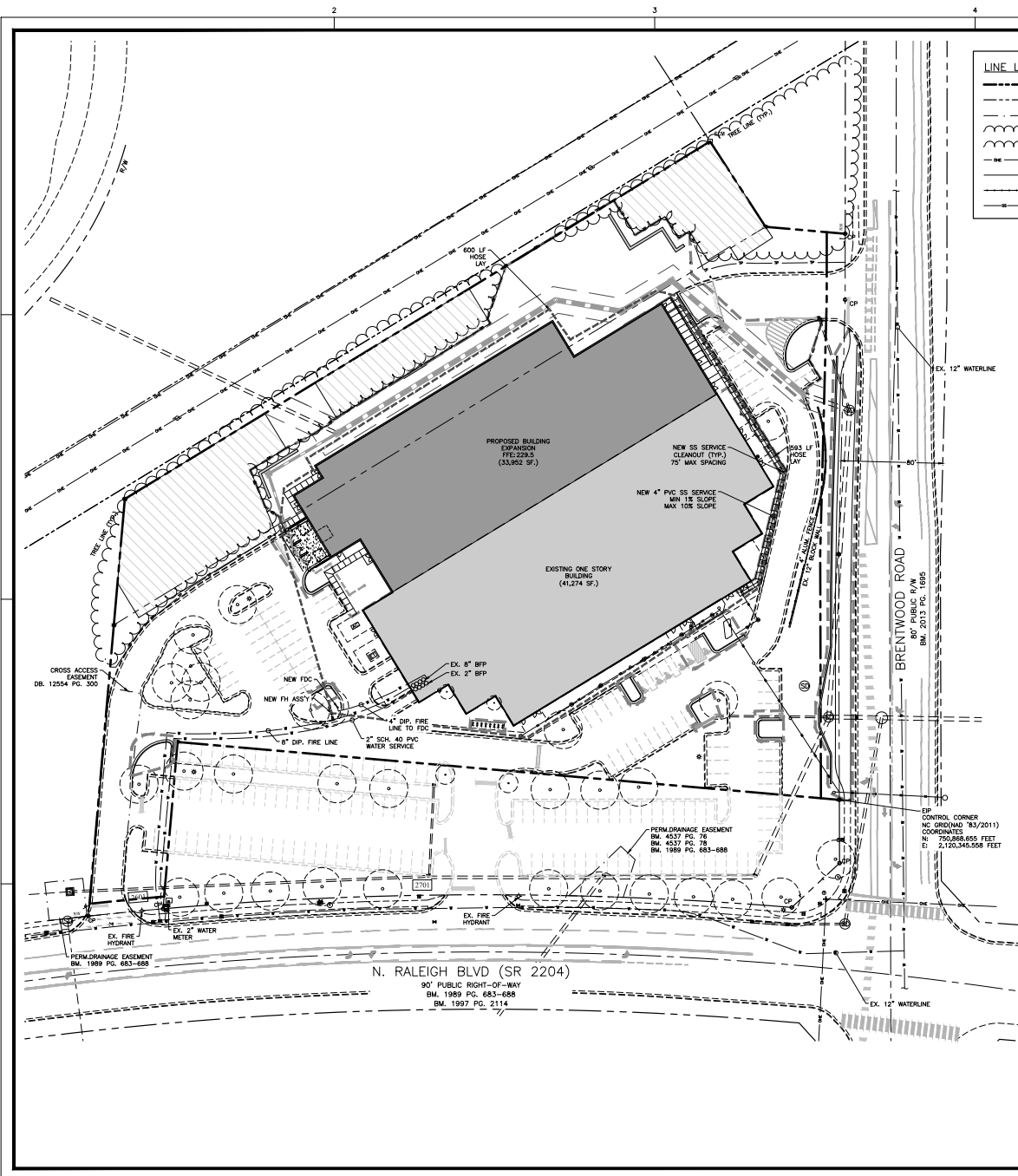
THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
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E: info@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-2024-0043-2024) FOR:
POLAR ICE RALEIGH RINK EXPANSION
0 & 2601 N. RALEIGH BLVD.
RALEIGH, NORTH CAROLINA

Drawn By: **MRK**
Checked By: **BDM**

DATE:
20 JUNE 2024
REVISED:
15 OCT 2024
16 DEC 2024
03 FEB 2025

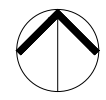
ADMINISTRATIVE SITE REVIEW
SITE LAYOUT & STAKING PLAN
Job Code: **NCPIR**
Dwg No.: **PA 3.0**



LINE LEGEND	
---	PROJECT PROPERTY LINE
---	ADJACENT PROPERTY/ROW
---	EX. EASEMENT LINE
---	EX. TREE LINE
---	PROP. TREE LINE
---	EX. OVERHEAD POWER
---	PROPOSED SIDEWALK
---	PROPOSED HAND RAIL
---	PROPOSED SANITARY SEWER

- STANDARD UTILITY NOTES (AS APPLICABLE):**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - B) 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.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIAL OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE 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 ABSOLUTE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS 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 CORPUS HANDBOOK PROCEDURE.
 - INSTALL 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 NCWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCOT / 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 CORPUS 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.

- UTILITY NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - THE GEOTECHNICAL ENGINEER SHALL VERIFY THE EXISTING PAVEMENT CAN WITHSTAND THE 90K LB WEIGHT LOAD PRIOR TO CONSTRUCTION.



NORTH
UTILITY
PLAN

SCALE: 1" = 40'
(DRAWING SCALED FOR 24x36 INCH PLOTS)



ADMINISTRATIVE SITE REVIEW (ASR-0043-2024) FOR:
POLAR ICE RALEIGH
RINK EXPANSION
0 & 2001 N RALEIGH BLVD
RALEIGH, NORTH CAROLINA

Drawn By: **MRK**
Checked By: **BDM**

DATE:
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REVISED:
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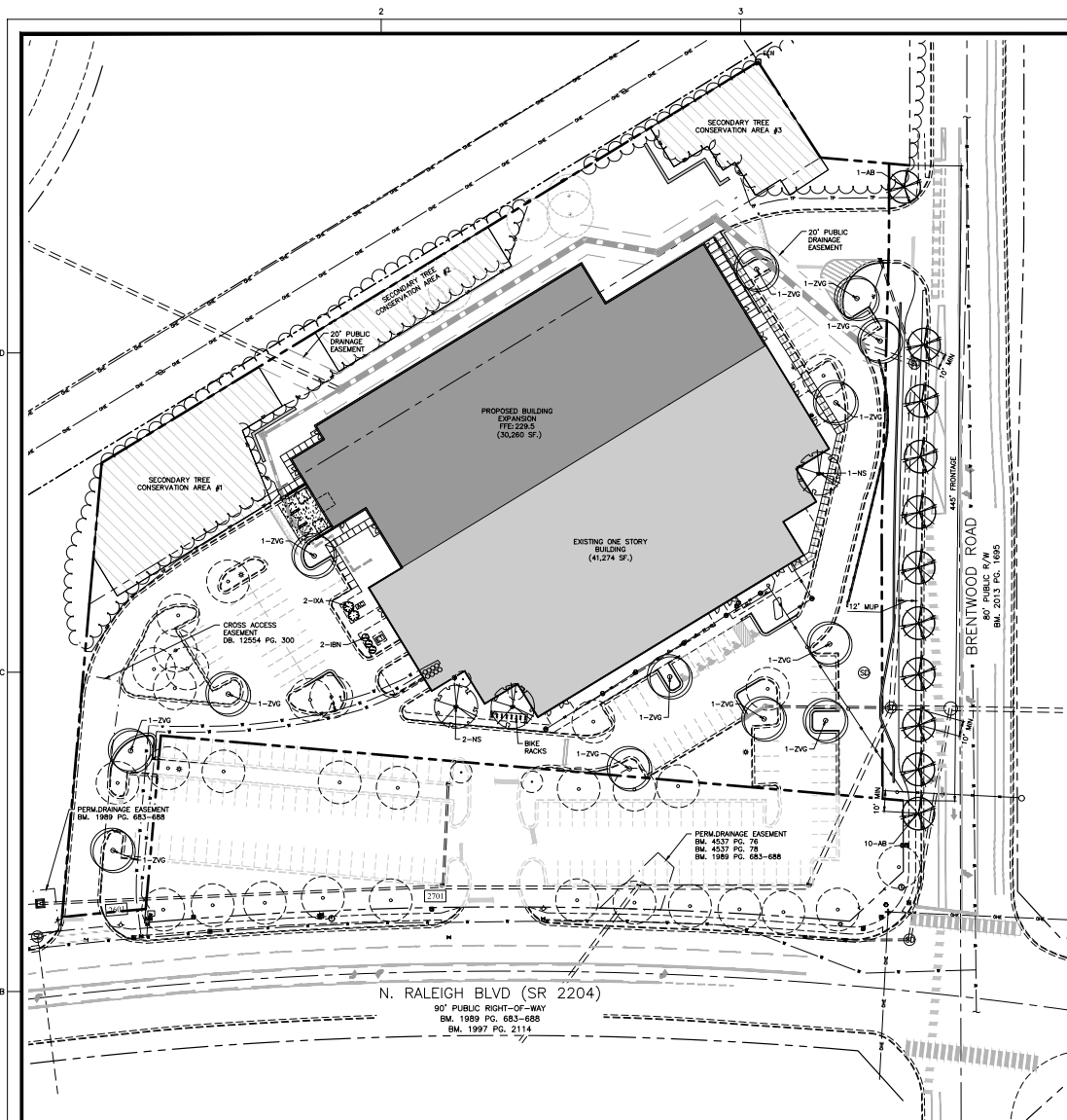
ADMINISTRATIVE SITE REVIEW

UTILITY PLAN

Job Code: **NCPIR**

Dwg No.: **PA 5.0**

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SOIL LEVEL TO BE SLIGHTLY HIGHER THAN SURROUNDING GRADE TO ALLOW FOR BACKFILL SETTLING

BACKFILL SOIL: 1 PT. SAND 1 PT. ORGANIC HUMUS 1 PT. TOPSOIL

BOTTOM LAYER BACKFILL SHALL BE SLIGHTLY TAMPED AND SETTLED WITH WATER PRIOR TO PLACEMENT

EXISTING SOIL

PRUNE TO REMOVE DEAD OR BROKEN BRANCHES

MULCH 2" MIN AWAY FROM TRUNK OF PLANT

2" 3" SHREDED HARDWOOD BARK FORM SAUCER AS SHOWN

ROOT MASS: REMOVE CONTAINER AND LOOSEN ROOTS OF POTPOURRI PLANTS BY SCORING OR PULLING

PROVIDE DRAINAGE IN PLANTING PIT AS NECESSARY

NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON-Biodegradable MATERIALS ATTACHED TO PLANT OR ROOT MASS

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO INTERNATIONAL STANDARDS (NIST) AND AS STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE. NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL: 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP LACING STRIPS. WALKS AND WIRE BARS MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

3X ROOTBALL DIAMETER

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTRY
TREES@RALEIGH.GOV
WWW.RALEIGHNC.GOV

NOTES:

1. TO PROMOTE AERATION AND PERCOLATION IN HEAVY SOIL, PLANT ROOTBALL ABOVE EXISTING GRADE AS SHOWN.
2. PROVIDE AN EARTH SAUCER FOR WATER RETENTION.
3. BACKFILL WITH 80% PARENT MATERIAL AND 20% DECOMPOSED ORGANIC MATERIAL BY VOLUME. MUST BE APPROVED BY THE ARCHITECT.
4. PROVIDE 6" MINIMUM OF BACKFILL ON EACH SIDE OF ROOTBALL TO PROMOTE SAVED REESTABLISHMENT.
5. PROVIDE MINIMUM 4" THICK FINE STRAW IN 5" WIDE PLANTING BED OR AS DIRECTED ON PLANS.
6. SHRUBS WILL HAVE A MINIMUM 1 YEAR WARRANTY FROM DATE OF INSTALLATION.

SPD-01

SHRUB PLANTING DETAIL

TPP-03

TREE PLANTING DETAIL

OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	MATURE HEIGHT/CROWN	ROOT	REMARKS	LOCATION
SHADE TREES									
AB	11	ACER BUERSGERIANUM	TRIDENT RED MAPLE	10'	3" CAL.	25'/20'	B&B	DECIDUOUS	STREET TREE
NS	3	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GLIM	10'	3" CAL.	50'/30'	B&B	DECIDUOUS	FOUNDATION
ZVG	13	ZELKOVA SERBATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	10'	3" CAL.	50'/40'	B&B	DECIDUOUS	PARKING LOT
SHRUBS									
IBN	3	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	3 GAL.	5'/5'	CONT.	EVERGREEN	SCREEN
IXA	2	ILEX X ACADIANA	ACADIANA HOLLY	48" HT. MIN.	10 GAL.	15'/7'	CONT.	EVERGREEN	SCREEN

PLANTING NOTES:
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER; C.C. = ON-CENTER; (O) = TO REMAIN
MULCH: MULCH ALL BED AREAS WITH SHREDED FINE MULCH TO A DEPTH OF 3".

NOTE:
1. ANY TREES IN RIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN RIGHT TRIANGLES WILL BE MAINTAINED BELOW 7'.
2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 34" WITHIN THREE YEARS OF INSTALLATION.
3. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

TREE COVERAGE REQUIREMENT:
1 SHADE TREE FOR EVERY 2,000 SF. OF PARKING AREA.
PARKING AREA: 55,982 SF.
SHADE TREES REQUIRED: 28
SHADE TREES PROVIDED: 12
SHADE TREES PROVIDED: 16
TOTAL TREES PROVIDED: 28

STREET TREE REQUIREMENT CALCULATIONS:
BRENTWOOD ROAD FRONTAGE: 445 LF.
SHADE TREES REQUIRED (1/40'): 11 REQ'D
SHADE TREES PROVIDED: 11 PROV.



NORTH
LANDSCAPE
PLAN

SCALE: 1" = 40'
(DRAWING SCALES FOR 24X36 INCH PLOTS)



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

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E-Mail: BDM@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0043-2024) FOR:
POLAR ICE RALEIGH
RINK EXPANSION
0 & 200' N. RALEIGH BLVD
RALEIGH, NORTH CAROLINA

Drawn By: MRK
Checked By: BDM

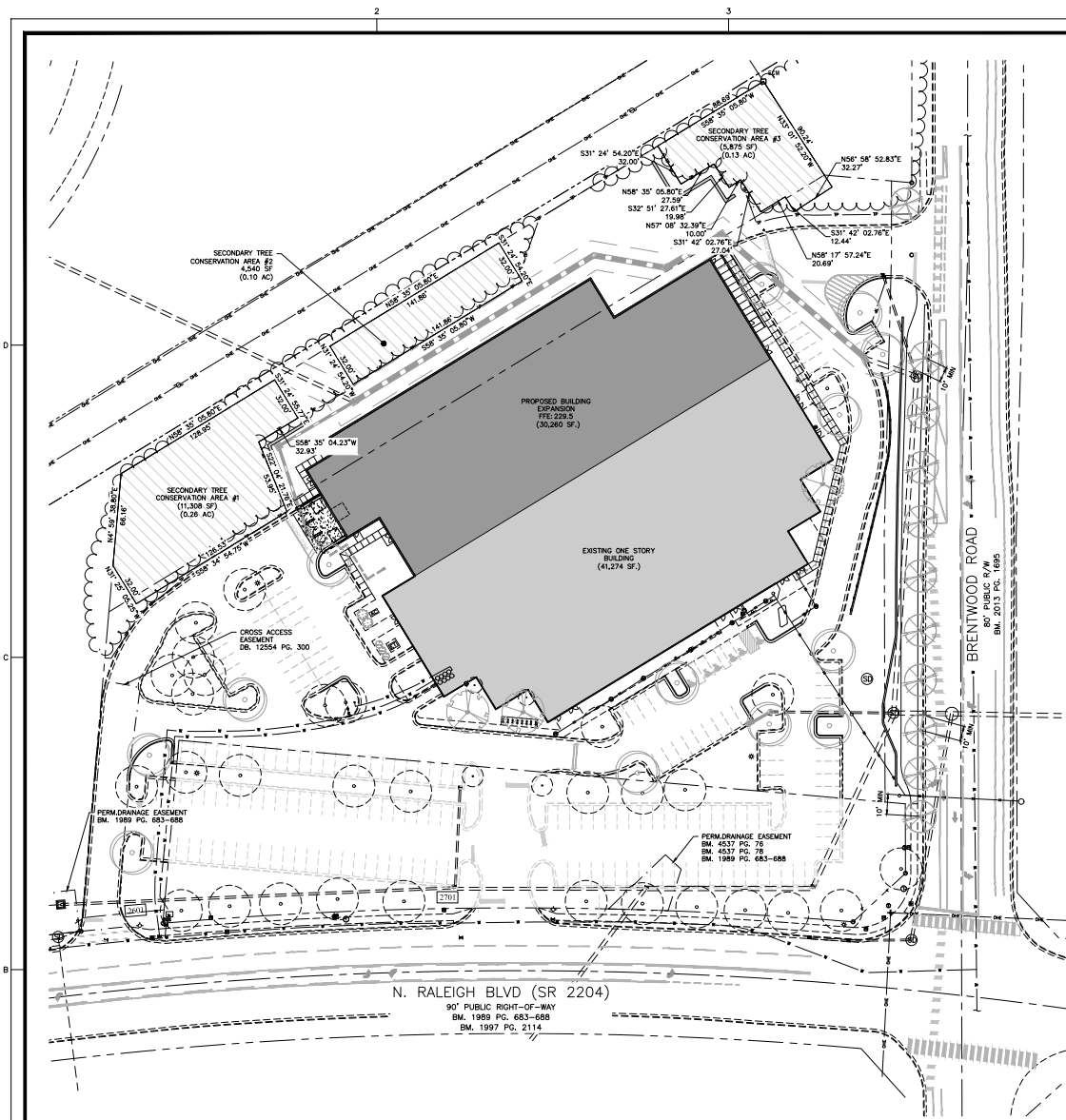
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ADMINISTRATIVE SITE REVIEW

LANDSCAPE PLAN

Job Code: NCPRI

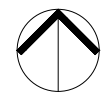
Dwg No. PA 6.0



Tree Conservation Plan Data Sheet			
UDO Article 8.1 Tree Conservation			
(Include applicable information on the plan sheet)			
Project Name: Polar Ice Site	Gross Site Acres:	4.98	%
	Right-of-way to be dedicated with this project:	0.15	%
	Net Site Acres:	4.83	%
	Number of Trees	Percent of Total	
UDO 9.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SHOD 1	0	= 0	%
1. Primary Tree Conservation Area - SHOD 2	0	= 0	%
2. Primary Tree Conservation Area - Parkway Frontage	0	= 0	%
3. Primary Tree Conservation Area - CM	0	= 0	%
4. Primary Tree Conservation Area - SHOD	0	= 0	%
5. Primary Tree Conservation Area - Champion Tree 30" dbh species	0	= 0	%
6. Primary Tree Conservation Area - Nease Buffer Zone 2	0	= 0	%
7. Primary Tree Conservation Area - 45% Slopes	0	= 0	%
8. Primary Tree Conservation Area - Thoroughfare	0	= 0	%
Subtotal of Primary Tree Conservation Areas:	0	= 0	%
UDO 9.1.4.B.2 Tree Conservation Area - Greenway			
0	= 0	%	
UDO 9.1.4.B.1.a & b. Secondary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)	0.499	= 10.33	%
UDO 9.1.4.B.1.c & d. Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)		=	%
Subtotal of Secondary Tree Conservation Areas:	0.499	= 10.24	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.499	= 10.33	%
UDO 9.1.5. Watershed Protection Overlay Districts			
WUPOD - Wooded Area (preserved)		=	%
WUPOD - Wooded Area (planted)		=	%
FWPOD - Wooded Area (preserved)		=	%
FWPOD - Wooded Area (planted)		=	%
SWPOD - Wooded Area (preserved)		=	%
SWPOD - Wooded Area (planted)		=	%

SECONDARY TREE CONSERVATION AREA SUMMARY	
EXISTING SITE AREA:	4.98 AC.
RIGHT OF WAY DEDICATION:	0.15 AC.
NET SITE AREA:	4.83 AC.
REQUIRED TREE CONSERVATION AREA:	21,692 SF./0.493 AC. (10%)
PROVIDED TREE CONSERVATION AREA:	0.499 AC. (10.33%)

LEGEND	
---	PROPERTY BOUNDARY/ROW
---	PROPOSED LOT LINE/EX. ADJACENTS
---	EX. EASEMENTS
---	PROPOSED WOOD SCREEN FENCE
---	PROPOSED ORNAMENTAL FENCE
---	TREE PROTECTION FENCE
---	SECONDARY TREE CONSERVATION AREA



NORTH
TREE CONSERVATION
AREA PLAN

SCALE: 1" = 40'
(DRAWING SCALED FOR 24x36 INCH PLOTS)



ADMINISTRATIVE SITE REVIEW (ASR-2043-2024) FOR:
**POLAR ICE RALEIGH
RINK EXPANSION**

Drawn By: WRR
Checked By: BDM

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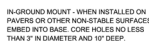
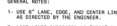
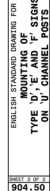
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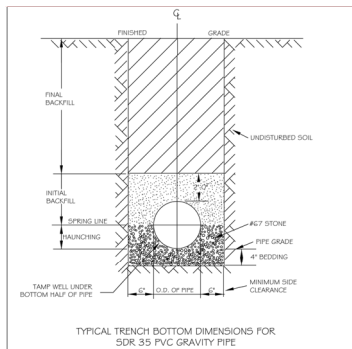
TREE
CONSERVATION
AREA
PLAN

Job Code: NCPIR
Dwg No.: PA
6.1

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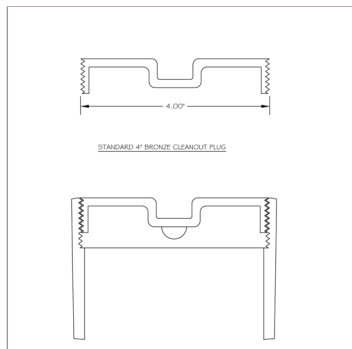
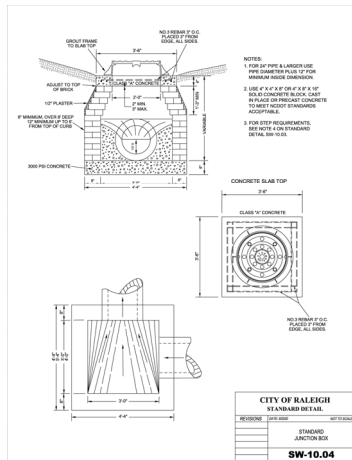
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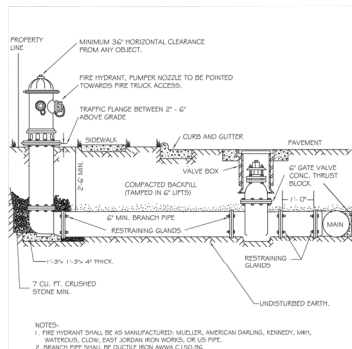
NOTES:

1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR Boulders 4\"/>



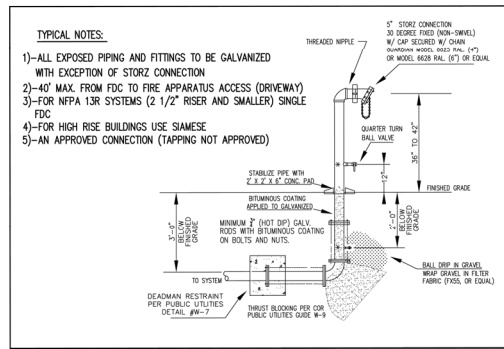
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ADMINISTRATIVE SITE REVIEW (ASR-0043-2024) FOR:
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PINK EXPANSION**
0 & 2601 N RALEIGH BLVD
RALEIGH, NORTH CAROLINA

Drawn By: MRK
Checked By: BDM

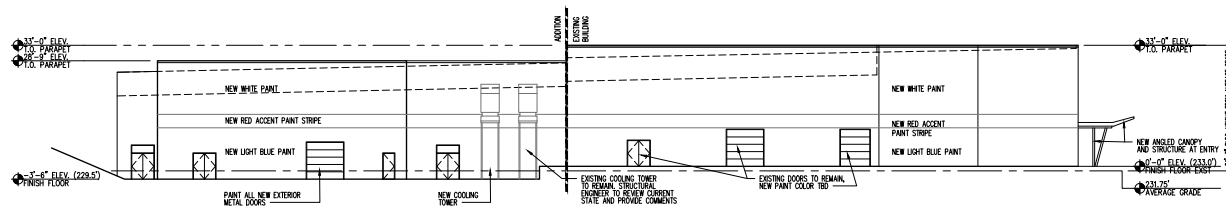
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ADMINISTRATIVE
SITE REVIEW

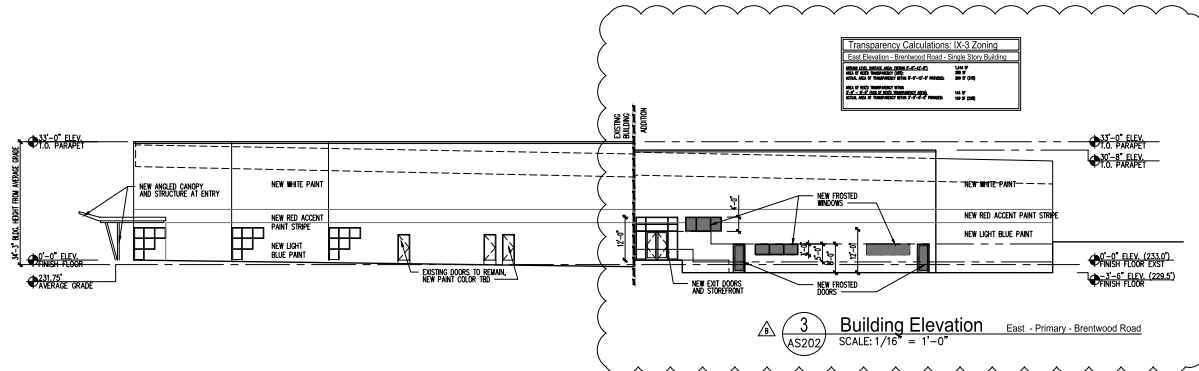
SITE
DETAILS

Job Code: NCPRI

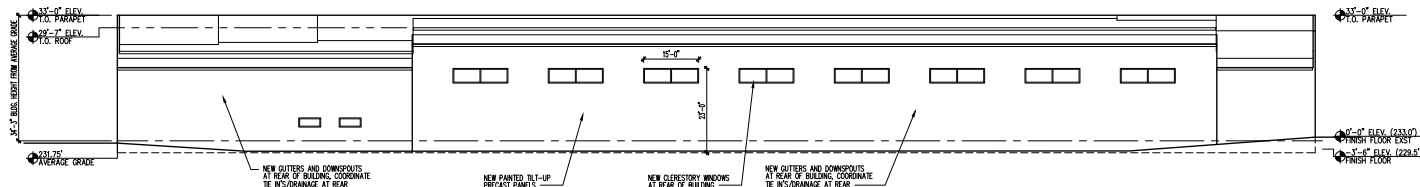
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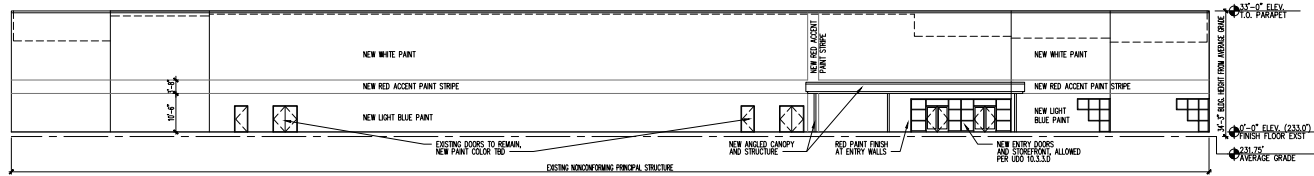
4 Building Elevation West
AS202 SCALE: 1/16" = 1'-0"



3 Building Elevation East - Primary - Brentwood Road
AS202 SCALE: 1/16" = 1'-0"



2 Building Elevation North
AS202 SCALE: 1/16" = 1'-0"



1 Building Elevation South - Primary - N. Raleigh Blvd.
AS202 SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

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

8.30.24 ☒ COLOR REVIEW 1 COMMENTS
12.8.24 ☒ COLOR REVIEW 2 COMMENTS

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Polar Ice Raleigh Building Addition
2001 Raleigh Blvd
Raleigh, NC 27604
SITE PLAN SUBMITTAL

DESIGNER :
DRAWN :
CHECKED :
SCALE :
JOB NUMBER : 8300
SHEET TITLE : Exterior Elevations
Proposed

SHEET NUMBER
AS202



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SITE PLAN SUBMITTAL

