



# Administrative Approval Action

Case File / Name: ASR-0048-2019  
330 & 331 Gideon Way

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

**LOCATION:** This site is located on the west side of Gideon Creek Way. The site is comprised of two recorded lots addressed at 330 and 331 Gideon Creek Way, which is inside City limits.

**REQUEST:** Development of a vacant 3.64-acre site zoned IX-3 and comprised of two lots with the shared property line to be relocated. The plans propose a General Building with 7,970 sq ft of gross floor area for Indoor Recreation and 13,500 sq ft of outdoor use area for Outdoor Recreation on Lot 3. A driveway shared between the two lots is proposed on a portion of vacant Lot 4.

Design adjustment BOA-131-2019 was granted for relief from block perimeter requirements in UDO 8.3.2.A.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SPR-0055-2020: DSLC - Site Permitting Review/Major [Signature Set]

**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 December 6, 2019 by Real Engineering, Inc..

## **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:***

### **Stormwater**

1. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

### **Urban Forestry**

2. Recombination must be recorded showing that each lot is less than 2 acres.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

### **General**



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1. Provide fire flow analysis.
2. Comply with all conditions of BOA-131-2019.
3. A recombination map shall be recorded, recombining the existing lots as shown on the preliminary site plan.

## Engineering

4. A cross access agreement among the lots identified as PINs 1702407675 and 1702408409 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
5. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
6. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

## Public Utilities

7. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

8. 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).

**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:** February 12, 2023

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

**4-Year Completion Date:**



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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: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Ryan Boivin", written over a horizontal line.

Development Services Dir/Designee

Date: 02/12/2020

Staff Coordinator: Ryan Boivin



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
B-B	BACK TO BACK		EXISTING GRATE INLET/YARD INLET
BOA	BLOW-OFF ASSEMBLY		EXISTING FLARED END SECTION
C&G	CURB AND GUTTER		EXISTING FIRE HYDRANT
CFS	CUBIC FEET PER SECOND		EXISTING BLOW-OFF ASSEMBLY
CI	CURB INLET		EXISTING GATE VALVE
CMP	CORRUGATED METAL PIPE		EXISTING SAN SEWER MANHOLE
CO	CLEAN OUT		EXISTING CLEAN OUT
COM	COMMUNICATION		EXISTING POWER POLE
CONC	CONCRETE		EXISTING AREA LIGHT
DI	DROP INLET		EXISTING SIGN
DIP	DUCTILE IRON PIPE		NEW CURB INLET
FES	FLARED END SECTION		NEW GRATE INLET/YARD INLET
FH	FIRE HYDRANT		NEW FLARED END SECTION
FM	FORCE MAIN		NEW FIRE HYDRANT
FT	FEET		NEW GATE VALVE
FT/SEC	FEET PER SEC		NEW REDUCER
GV	GATE VALVE		NEW WATER METER
HDPE	HIGH DENSITY POLYETHYLENE		NEW TEE
LF	LINEAR FEET		NEW MANHOLE
MH	MANHOLE		NEW CLEAN OUT
PP	POWER POLE		NEW SIGN
PVC	POLYVINYL CHLORIDE		TEMP SILT FENCE
R	RADIUS		TEMP TREE PROTECTION FENCE
R/W	RIGHT-OF-WAY		TEMP DIVERSION DITCH
RED	REDUCER		DISTURBED LIMITS
RCP	REINFORCED CONCRETE PIPE		STREAM
RPZ	REDUCED PRESSURE ZONE		EXISTING GAS LINE
SS	SANITARY SEWER		EXISTING COMMUNICATIONS LINE
STA	STATION		EXISTING UNDERGROUND TELEPHONE
U/G	UNDERGROUND		EXISTING UNDERGROUND ELECTRIC
WCR	WHEELCHAIR RAMP		EXISTING OVERHEAD ELECTRIC
W/L	WATER LINE		EXISTING WATER LINE
WM	WATER METER		EXISTING SANITARY SEWER
YI	YARD INLET		EXISTING STORM DRAINAGE
			NEW STORM DRAINAGE
			NEW WATER LINE
			NEW SANITARY SEWER
			NEW SANITARY SEWER FORCE MAIN
			NEW GAS MAIN
			HANDICAPPED ACCESSIBLE ROUTE

SHEET INDEX

C0.0	COVER
C0.1	EXISTING CONDITIONS & DEMOLITION PLAN
C0.2	RECOMBINATION PLAN
C1.1	SITE PLAN
C2.1	UTILITY PLAN
C3.1	GRADING AND DRAINAGE PLAN
SL1.1	SITE LIGHTING PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES & DETAILS
A3.0	PRELIMINARY ELEVATIONS

BOARD OF ADJUSTMENT DECISION

A-131-19 - 9/9/19  
DECISION: APPROVED AS REQUESTED  
WHEREAS GIDEON CREEK PROPERTIES, LLC, PROPERTY OWNER, REQUESTS A 3.361' DESIGN ADJUSTMENT FROM THE 4,000' MAXIMUM BLOCK PERIMETER REQUIREMENTS SET FORTH IN SECTION 8.3.2.A. OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A BLOCK PERIMETER OF 7,361'; A DESIGN ADJUSTMENT FOR COMPLETE RELIEF FROM THE STUB STREET REQUIREMENTS SET FORTH IN SECTION 8.3.4.C; AND A DESIGN ADJUSTMENT FOR COMPLETE RELIEF FROM THE CROSS-ACCESS REQUIREMENTS SET FORTH IN SECTION 8.3.5.D. IN ORDER TO CONSTRUCT AN APPROXIMATELY 6,599 SQUARE FEET GENERAL BUILDING FOR INDOOR RECREATION USES ON A 3.64-ACRE PROPERTY ZONED INDUSTRIAL MIXED-USE-S LOCATED AT 330 AND 331 GIDEON CREEK WAY.

DEVELOPER:

RuftyPeedin®  
COMMERCIAL DESIGN BUILD

RUFFY-PEEDIN COMMERCIAL DESIGN BUILD  
5121 KINGDOM WAY, SUITE 208  
RALEIGH, NC 27607

CONTACT: ADAM ZAYTOUN  
PHONE: (919) 459-8100  
EMAIL: Adam@Rufty-Peedin.com

ARCHITECT:

MAURER ARCHITECTURE  
115 1/2 E. HARGETT STREET  
RALEIGH NC 27601

MAURER ARCHITECTURE  
115 1/2 E. HARGETT STREET  
RALEIGH NC 27601

CONTACT: ETHAN PAGE, RA  
PHONE: (919) 238-1784  
EMAIL: Ethan@MaurerArchitecture.com

LANDSCAPE ARCHITECT:

SITE  
COLLABORATIVE

SITE COLLABORATIVE  
821 WAKE FOREST ROAD  
RALEIGH, NC 27604

CONTACT: GRAHAM H. SMITH, RLA  
PHONE: (919) 805-3586  
EMAIL: Graham@SiteCollaborative.com

ENGINEER:

REAL ENGINEERING, INC.  
PO BOX 58054  
RALEIGH, NORTH CAROLINA 2765

TELEPHONE: (919) 539-7340  
CERTIFICATION NUMBERS: NCBELS (C-4406)

CONTACT: DANNY L. HOWELL, JR. PE  
EMAIL: Danny@RealEngineeringNC.com

OWNER:

GIDEON CREEK PROPERTIES, LLC  
326 TRYON ROAD  
RALEIGH, NC 27603-3530

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 10.2.8. 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 #: S-78-03	
<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 #: A-131-19 (Approved)	
		Zoning Case #:	
		Administrative Alternate #:	
GENERAL INFORMATION			
Development name: The Maxwell - Raleigh, NC (f. Durham Drive Professional Center - Lots 3 & 4)			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 330 & 331 Gideon Creek Way			
Site P.I.N.(s): 1702-40-7675 & 1702-40-8409			
Please describe the scope of work. Include any additions, expansions, and change of use. The proposed indoor recreation/event space will be a 7,970 sf single-story building, with 16,000 sf programmed outdoor recreation space and amenity area, plus 60 parking spaces and associated infrastructure			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Gideon Creek Properties, LLC		Title: Current Owner/Seller	
Address: 326 Tryon Road, Raleigh, NC 27603-3530			
Phone #: N/A		Email: N/A	
Applicant Name: Danny Howell, PE			
Company: Real Engineering, Inc.		Address: PO Box 58054, Raleigh, NC 27658	
Phone #: (919) 539-7340		Email: Danny@RealEngineeringNC.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	Existing gross floor area (not to be demolished): 0
Gross site acreage: 3.64 (Lot 3: 1.98/Lot 4: 1.66)	Existing gross floor area to be demolished: 0
# of parking spaces required: 41	New gross floor area: 7,970 sf
# of parking spaces proposed: 60 (146%)	Total sf gross (to remain and new): 7,970 sf
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): In/Outdoor Recreation	

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.007	Square Feet: 309	Proposed Impervious Surface: Acres: 1.00	Square Feet: 43,519
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 type="checkbox"/> Yes <input checked="" 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	

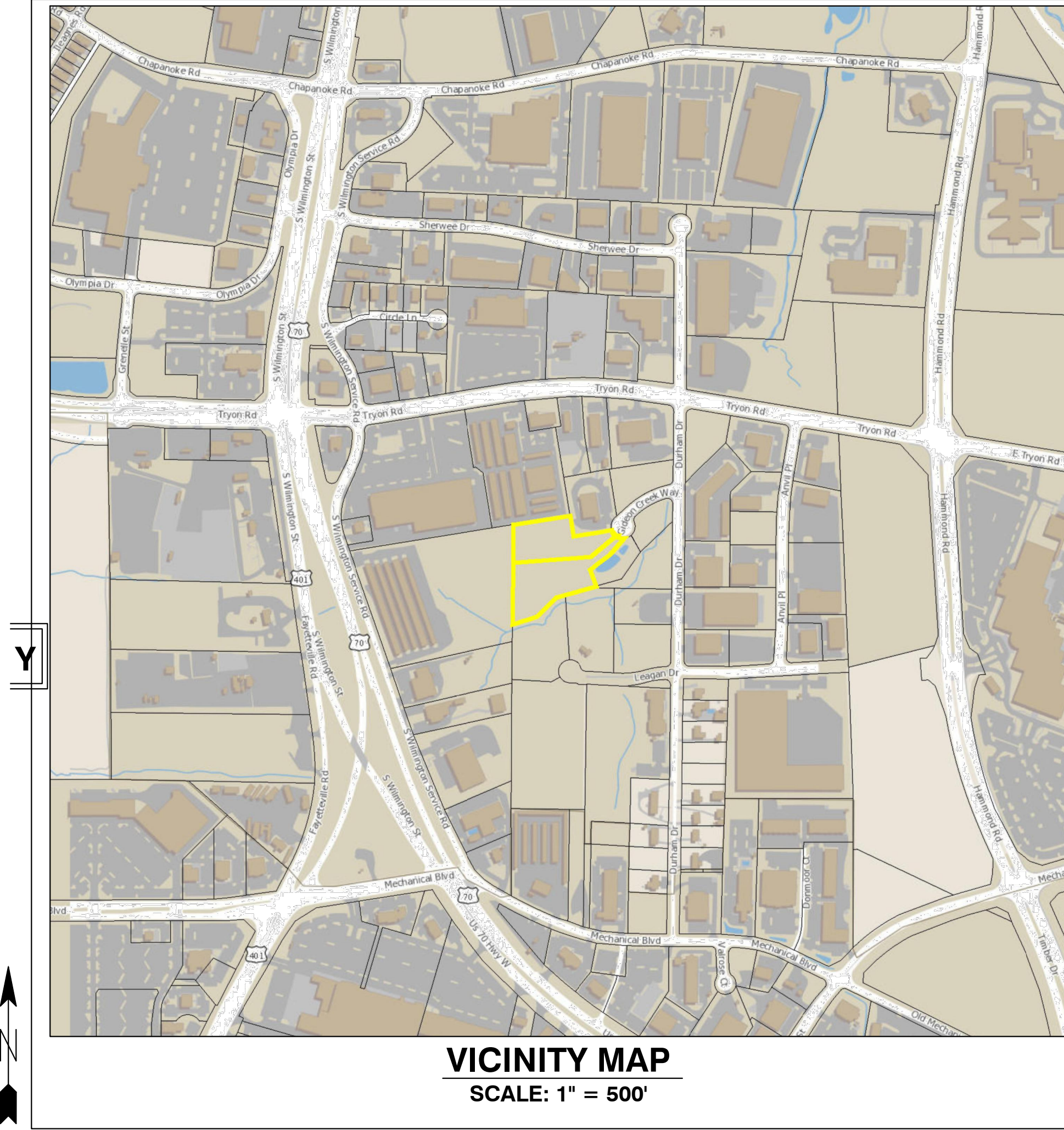
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate Danny Howell, PE (Real Engineering, Inc.) 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: <i>Pete Jernigan</i>	Date: October 15, 2019
Printed Name: Pete Jernigan, P.E.	

THE MAXWELL  
WEDDINGS & EVENTS • RALEIGH, NC

# DURHAM DRIVE PROFESSIONAL CENTER LOTS 3 & 4

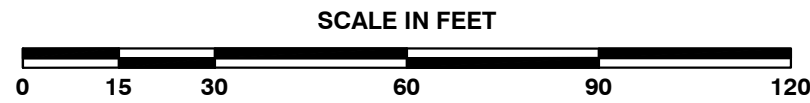
330 & 331 GIDEON CREEK WAY  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

## ADMINISTRATIVE SITE REVIEW



VICINITY MAP  
SCALE: 1" = 500'





1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP BY gsc SURVEYING, DATED JUNE 25, 2019, AND UPDATED OCTOBER 2, 2019.
2. AREAS BY COORDINATE GEOMETRY (*NC GRID (NAVD 88)*) UNLESS SHOWN OTHERWISE.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ALL STREETS ARE PUBLIC RIGHT-OF-WAY UNLESS SHOWN OTHERWISE.
5. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
6. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
7. PROPERTY IS SUBJECT TO NEUSE RIVER BUFFERS.

**REFER TO NOTES C0.1 FOR GENERAL NOTES**

**NO FLOODPLAINS EXIST ON-SITE**

**NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT**

**SHEET**  
**C0.1**

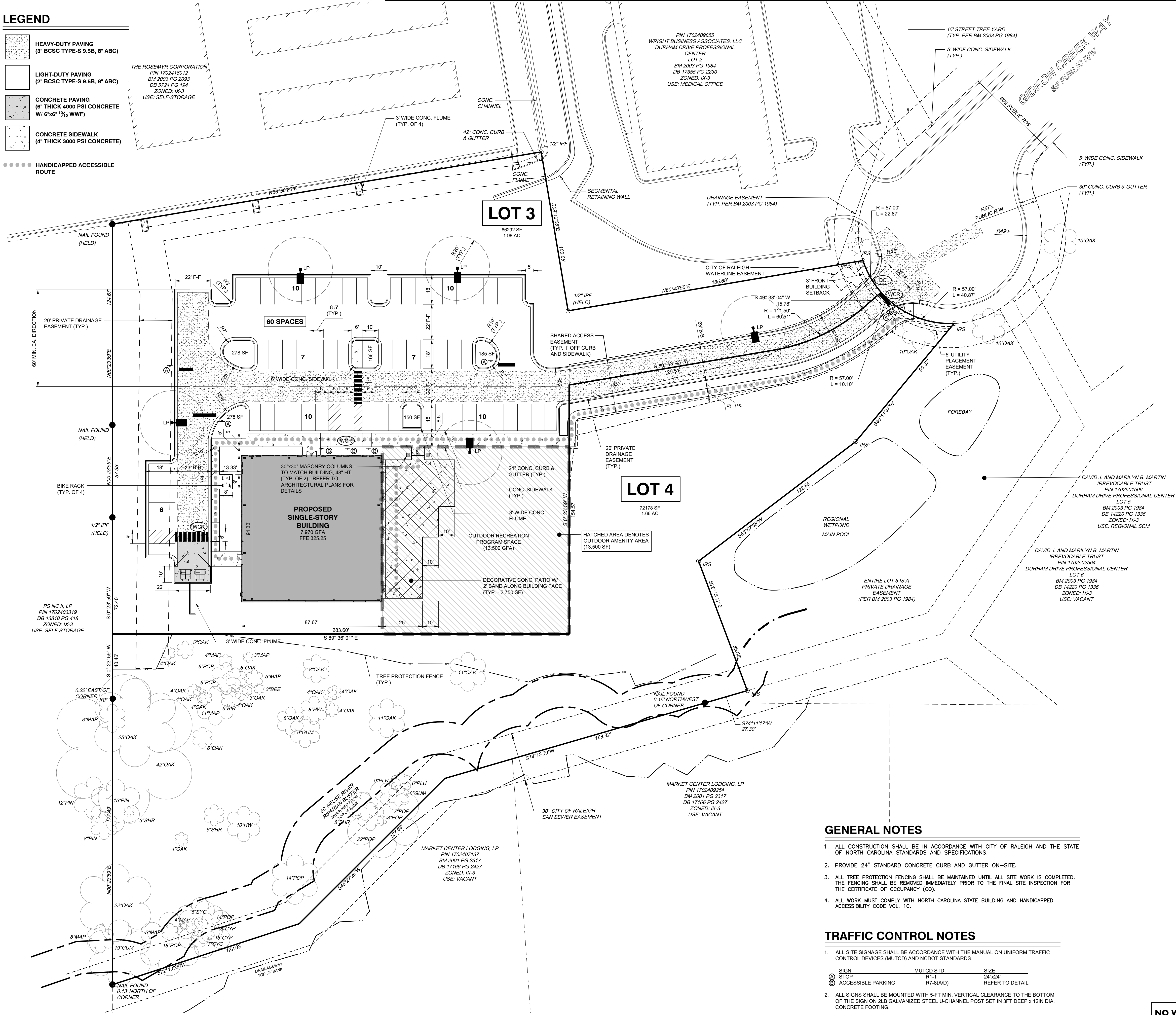
NOT RELEASED	Y	CONSTRUCTION OR BID SOLICITATION
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## LEGEND

	HEAVY-DUTY PAVING (3" BCSC TYPE-S 9.5B, 8" ABC)
	LIGHT-DUTY PAVING (2" BCSC TYPE-S 9.5B, 8" ABC)
	CONCRETE PAVING (6" THICK 4000 PSI CONCRETE W/ 6"x6" 1/2" WWF)
	CONCRETE SIDEWALK (4" THICK 3000 PSI CONCRETE)
	HANDICAPPED ACCESSIBLE ROUTE



## GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- PROVIDE 24" STANDARD CONCRETE CURB AND GUTTER ON-SITE.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
- ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C.

## TRAFFIC CONTROL NOTES

- ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

MARKING	NCDOT STD.	SIZE	COLOR
PARKING SPACES	1205.08	4IN	WHITE
DIRECTIONAL ARROWS	1205.07	STD.	WHITE
HIGH-VISIBILITY CROSSWALK	1205.07	STD.	WHITE
STANDARD CROSSWALK	1205.07	STD.	WHITE
STOP BAR	1205.01	STD.	WHITE
EDGE LINES	1205.01	4IN	WHITE
EDGE LINES	1205.01	4IN	YELLOW

- ALL SIGNS SHALL BE MOUNTED WITH 5-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2LB GALVANIZED STEEL U-CHANNEL POST SET IN 3FT DEEP x 12IN DIA. CONCRETE FOOTING.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR ALKYL-RESIN TYPE PAINT.

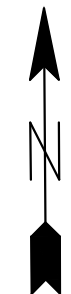
## SITE DATA

PROJECT NAME:	THE MAXWELL - RALEIGH, NC DURHAM DRIVE PROFESSIONAL CENTER LOTS 3 & 4
OWNER:	GIDEON CREEK PROPERTIES, LLC 326 TRYON ROAD RALEIGH, NC 27603-3530
DEVELOPER:	RUFTY-PEEDIN COMMERCIAL DESIGN BUILD 5121 KINGDOM WAY, SUITE 208 RALEIGH, NC 27607
PIN:	(LOT 3 - 330 GIDEON CREEK WAY): 1702-40-7675 (LOT 4 - 331 GIDEON CREEK WAY): 1702-40-8409
ADDRESS:	(LOT 3): 330 GIDEON CREEK WAY (LOT 4): 331 GIDEON CREEK WAY
ZONING:	IX-3
LAND USE PLAN:	BUSINESS & COMMERCIAL SERVICES GENERAL BUILDING (SEC 3.2.5)
USE:	EXISTING: VACANT PROPOSED: INDOOR & OUTDOOR RECREATION
EXISTING SITE AREA:	(LOT 3): 3.64 AC (158470 SF) (LOT 4): 1.62 AC (70693 SF) 2.02 AC (87777 SF)
PROPOSED SITE AREA: (RECOMBINATION REQ'D)	(LOT 3): 3.64 AC (158470 SF) (LOT 4): 1.98 AC (86292 SF) 1.66 AC (72178 SF)
IMPERVIOUS AREA: (PER BM 2003 PF 1984)	(70% MAX IMPERVIOUS) EXISTING: 0.01 AC (309 SF) - 0% IMPERVIOUS PROPOSED: (LOT 3): 0.92 AC (40181 SF) - 47% IMPERVIOUS (LOT 4): 0.08 AC (3647 SF) - 5% IMPERVIOUS TOTAL: 1.01 AC (43828 SF) - 28% IMPERVIOUS 1 AC (43519 SF)
OUTDOOR AMENITY AREA:	REQUIRED: (10%) 0.2 AC (8629 SF) - LOT 3 PROVIDED: 0.31 AC (13500 SF) - LOT 3
BUILDING SETBACKS: (IX-3)	FRONT/CORNER: 3' SIDE: 0 REAR: 0
GROSS FLOOR AREA: (BY USE)	7970 GFA (INDOOR RECREATION) 13500 GFA (OUTDOOR RECREATION)
MAXIMUM HEIGHT:	35'
PARKING: (VEHICLE)	REQUIRED: INDOOR REC: 1 SP/300 GFA OUTDOOR REC: 1 SP/500 GFA & 1 SP/1000 SF TOTAL: 41 SPACES PROVIDED: 60 SPACES ( INCL. 3 HC) - 146%
PARKING: (SHORT-TERM BICYCLE)	REQUIRED: INDOOR REC: 1 SP/5000 GFA OUTDOOR REC: 1 SP/5000 SF TOTAL: (8 MIN.) PROVIDED: 8 SPACES
PROPOSED DENUDED AREA:	2.2 AC

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE  
IN ACCORDANCE WITH THE ACCEPTED  
POLICIES OF THE CITY OF RALEIGH AND NCDOT



REAL  
ENGINEERING

PO BOX 58054  
RALEIGH, NC 27658  
(919) 539-7340  
NCBELS FIRM NO: C-4406

## SITE PLAN

THE MAXWELL  
DURHAM DRIVE PROFESSIONAL CENTER - LOTS 3 & 4  
330 & 331 GIDEON CREEK WAY  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

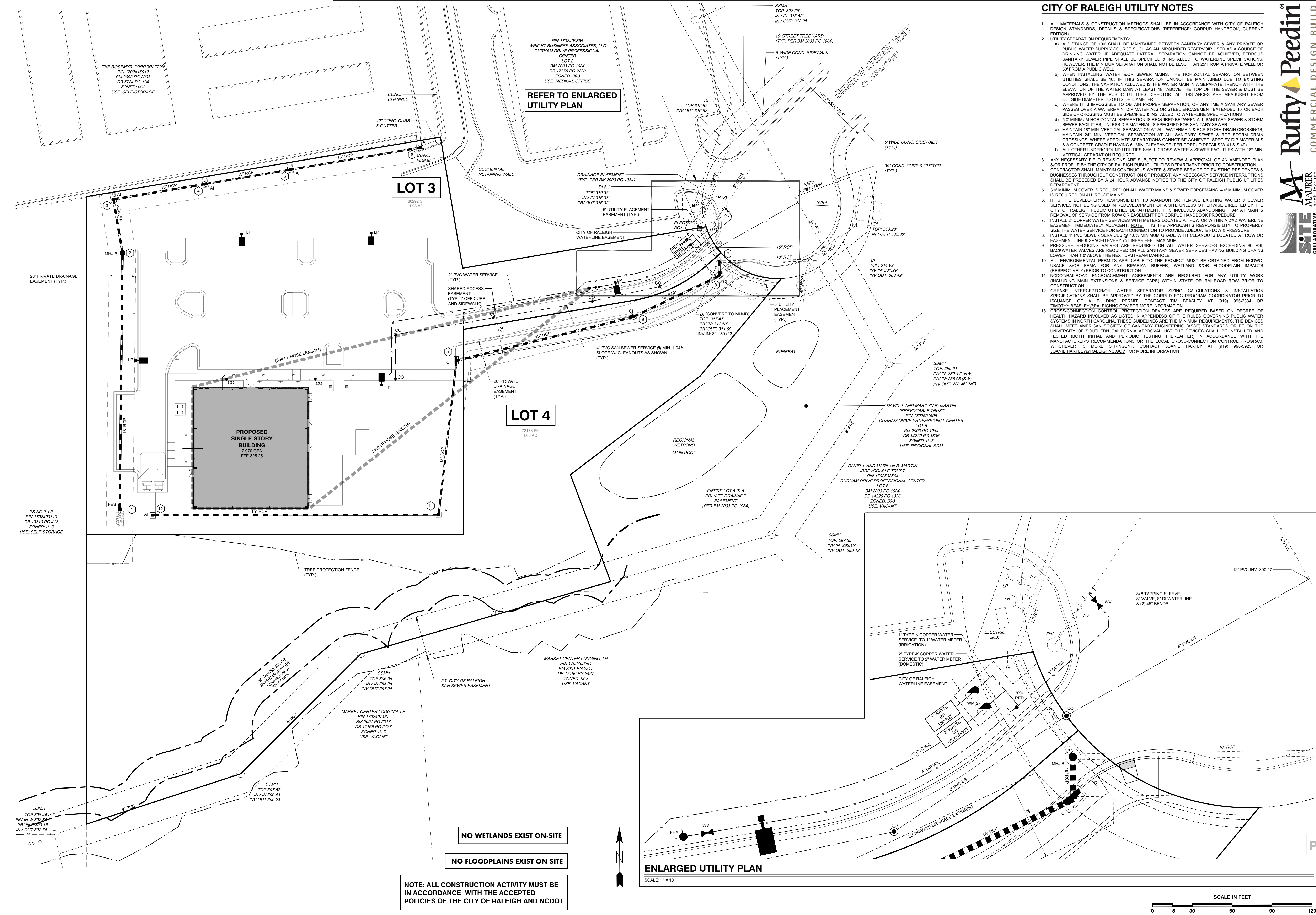
NO.	DATE	DESCRIPTION
2	12-06-19	PER COR COMMENTS
1	10-16-19	PER COR COMMENTS

SHEET  
C1.1



12/16/2019 9:49:52 AM, danny

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### CITY OF RALEIGH UTILITY NOTES

- 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 WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER & RCP 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 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 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 & RCP 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 FORCE MAINS. 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 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 & RCP FEMA FOR ANY RIPARIAN BUFFER, WETLAND & RCP 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.



PO BOX 58054  
RALEIGH, NC 27658  
(919) 539-7340  
NCBELS FIRM NO: C-4406

### UTILITY PLAN

THE MAXWELL M  
DURHAM DRIVE PROFESSIONAL CENTER - LOTS 3 & 4  
330 & 331 GIDEON CREEK WAY  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

NO.	DATE	DESCRIPTION
2	12-06-19	PER COR COMMENTS
1	10-16-19	PER COR COMMENTS

SHEET  
C2.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

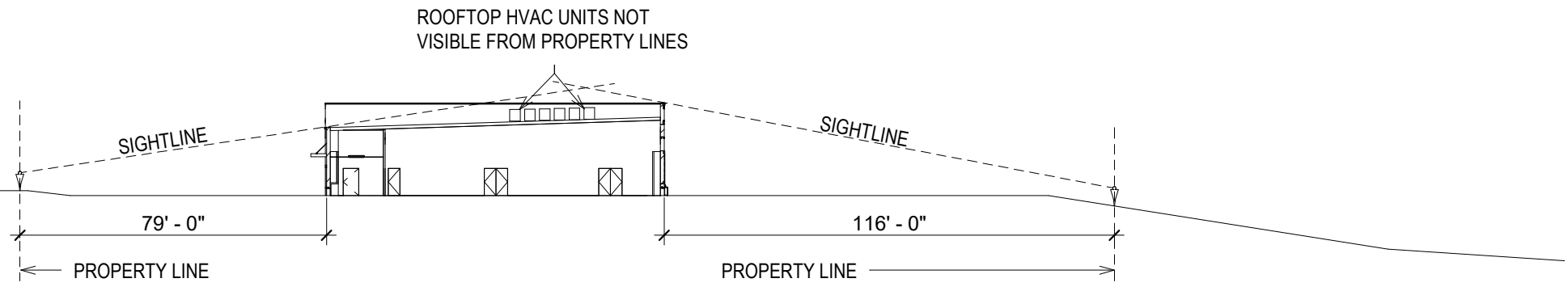
CITY OF RALEIGH PROJECT NO. ASR-0048-2019/A-131-19



PRE-DEVELOPMENT AVERAGE GRADE LINE CALCULATIONS				
WEST ELEVATION:	SPOT ELVs:	322' + 327.15' =	649.15/2 =	324.58' AVERAGE GRADE LIVE
SOUTH ELEVATION	SPOT ELVs:	322' + 319.75' =	641.75/2 =	320.88' AVERAGE GRADE LINE
EAST ELEVATION	SPOT ELVs:	319.75' + 323.6' =	643.35/2 =	321.68' AVERAGE GRADE LINE
NORTH ELEVATION	SPOT ELVs:	323.6' + 327.15' =	650.75/2 =	325.38' AVERAGE GRADE LINE
				= 1292.52/4 = 323.13
OVERALL PRE DEVELOPMENT AVERAGE GRADE LINE				323.13'*

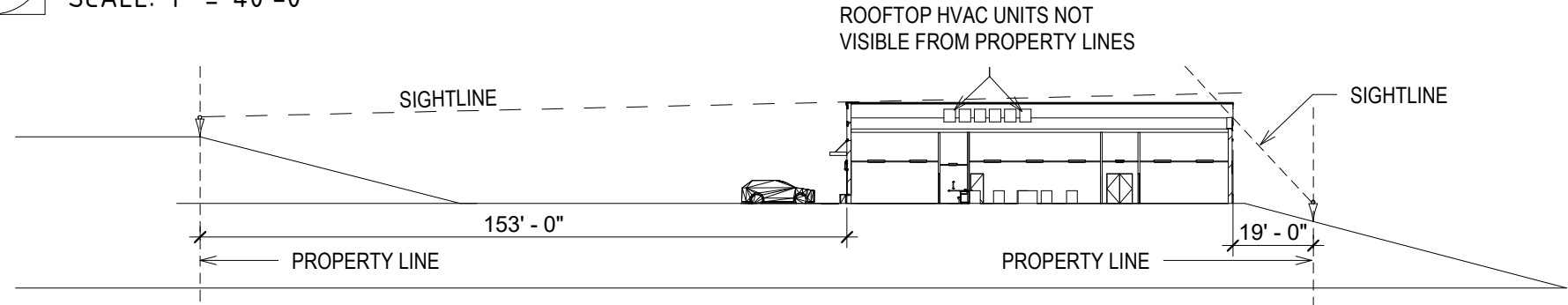
\*MOST RESTRICTIVE AVERAGE GRADELINE

PROPOSED AVERAGE GRADE LINES				
WEST ELEVATION:	SPOT ELVs:	325.25' + 325.25' =	650.5/2 =	325.25' AVERAGE GRADE LINE
SOUTH ELEVATION	SPOT ELVs:	325.25' + 325.25' =	650.5/2 =	325.25' AVERAGE GRADE LINE
EAST ELEVATION	SPOT ELVs:	325.25' + 325.25'=	650.5/2 =	325.25' AVERAGE GRADE LINE
NORTH ELEVATION	SPOT ELVs:	325.25'+ 325.25'=	650.5/2 =	325.25' AVERAGE GRADE LINE
				= 1301/4 = 325.25'
OVERALL PROPOSED AVERAGE GRADE LINE				325.25'



### 7 E-W SITE SECTION

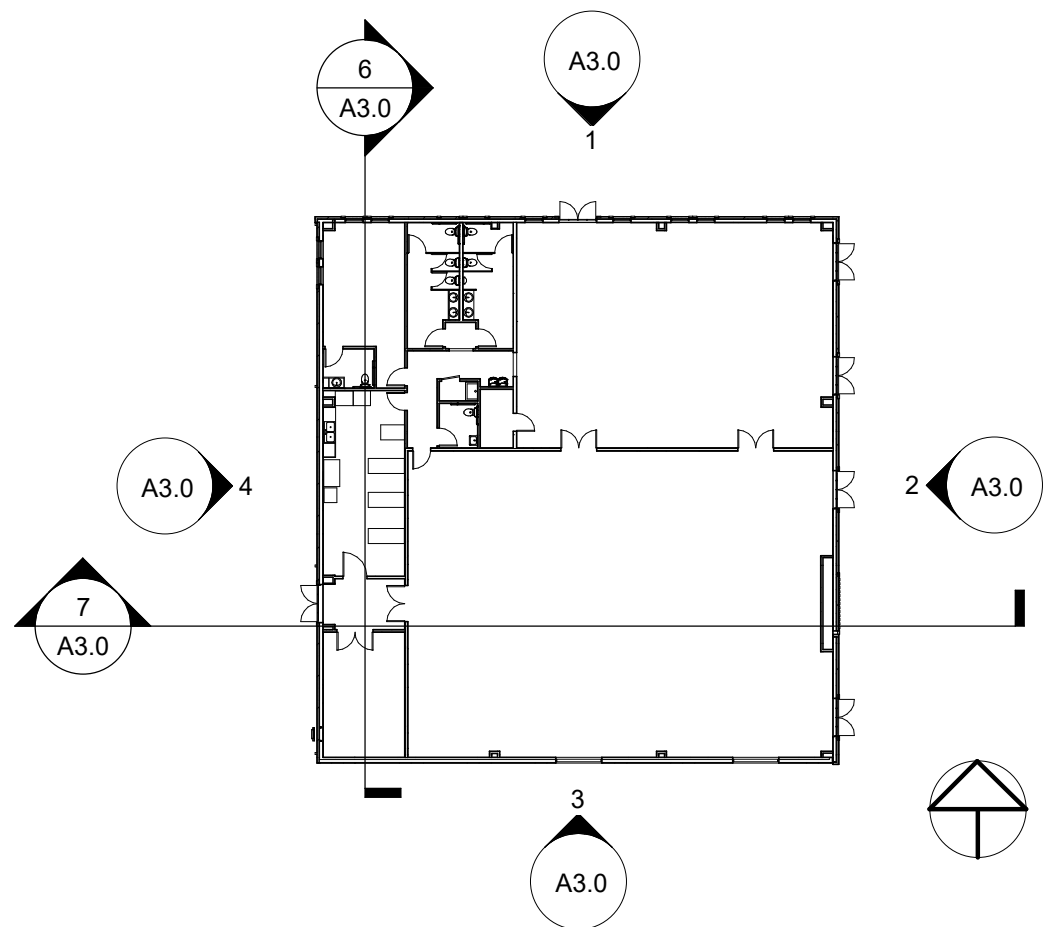
SCALE: 1" = 40'-0"



### 6 N-S SITE SECTION

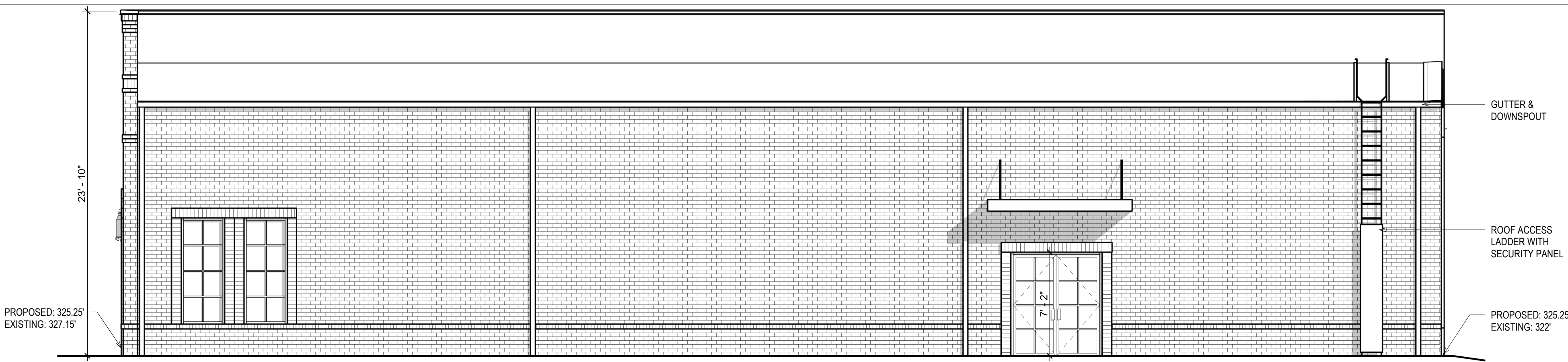
SCALE: 1" = 40'-0"

EAST ELEVATION TRANSPARANCY CALCULATIONS		
EAST ELEVATION (STREET FACING):		
- 1ST FLOOR FACADE SF (GRADE TO 12' ABOVE SIDEWALK):		1094 SF
- TRANSPARENCY:		275 SF = 25% (20% REQUIRED)
- TRANSPARENCY FROM 3'-8":		199 SF = 199/270 = 74% (OVER 50% REQUIREMENT)
-ALL GLAZING TO HAVE A TRANSPARENCY HIGHER THAN 80% AND AN EXTERNAL REFLECTANCE OF LESS THAN 15% PER C.O.R. U.D.O. 15.9.B.4		
-ALL OTHER FACADES NOT STREET FACING		



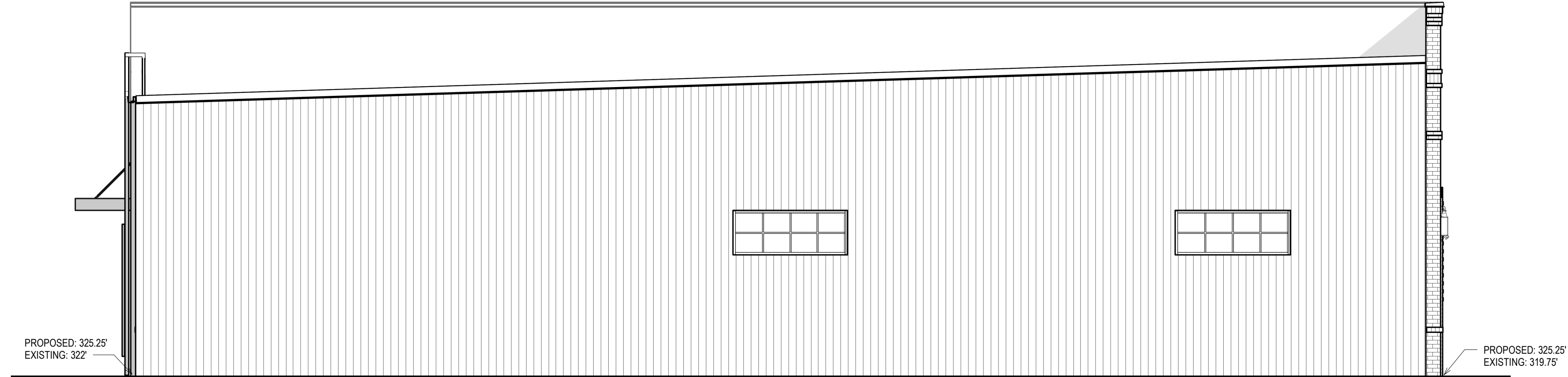
### 5 KEY PLAN

SCALE: 1/32" = 1'-0"



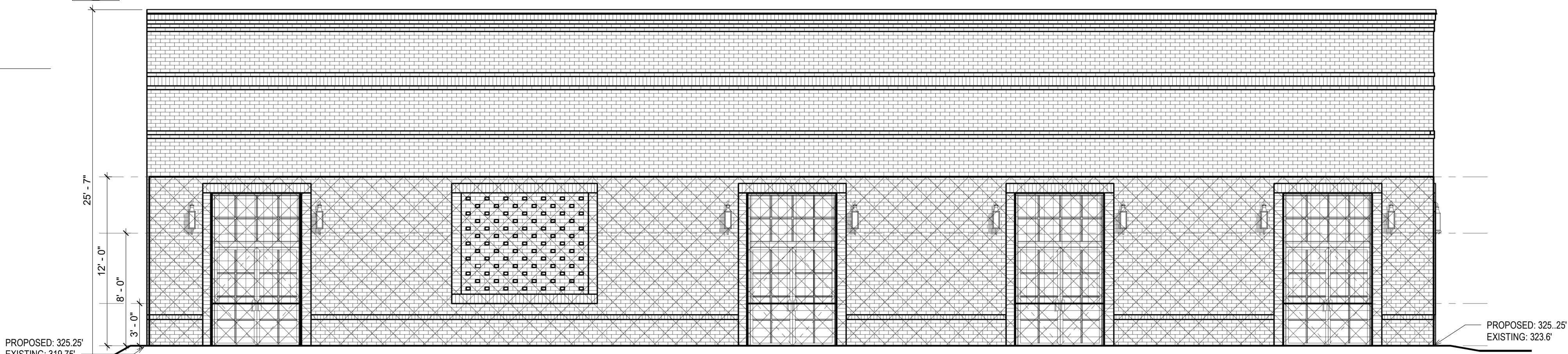
### 4 WEST ELEVATION ASR

SCALE: 3/16" = 1'-0"



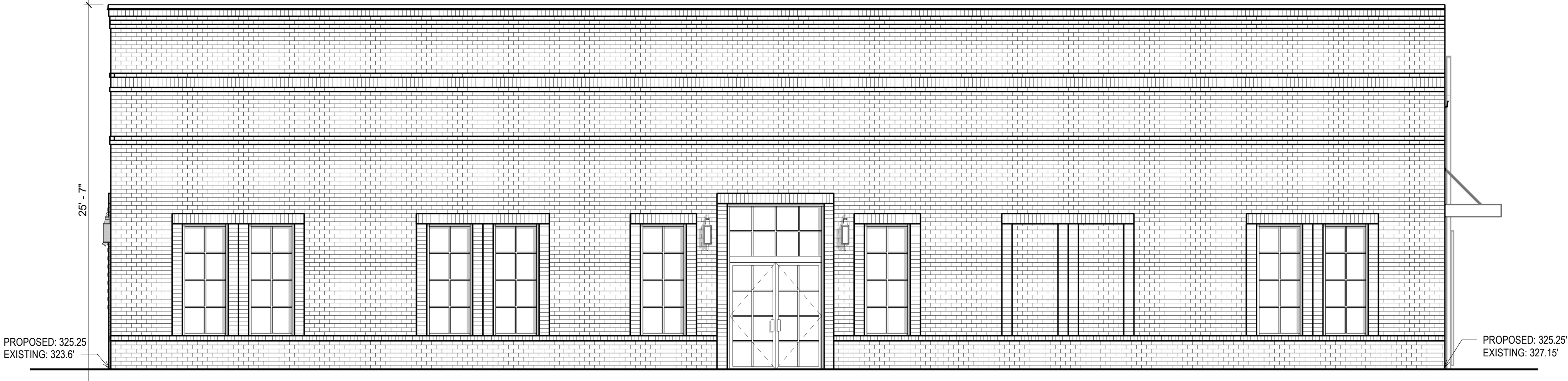
### 3 SOUTH ELEVATION ASR

SCALE: 3/16" = 1'-0"



### 2 EAST ELEVATION ASR (STREET FACING FACADE)

SCALE: 3/16" = 1'-0"



### 1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

DATE	12.05.19
DR.	EBP
CH.	DSM
PROJ. #	19049
REVISIONS	DATE