

Administrative Approval Action

Case File / Name: ASR-0052-2019 SOHI

LOCATION:The site is located on the east side of S Wilmington Street with a common street
address of 2701 S Wilmington Street and PIN 1702565746.REQUEST:Proposed development of four two-story general buildings with a combined total
gross floor area of approximately 24,549 square feet on an approximately 1.36 acre
lot zoned Commercial Mixed Use (CX-3). Proposed uses at this time include
restaurant, office, retail, light manufacturing, and indoor recreation.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 January 30, 2020 by Site Collaborative.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

General Condition

2. Per UDO Section 7.1.2.C restaurant uses require 1 parking space per 150sf or 1 space per 5 seats, whichever is greater. The vehicle parking table shall be updated to include the 1 space per 5 seats requirement, include the number of seats proposed within the restaurant area(s) and the calculation of the number of parking spaces required per seats (as well as the number required per square footage) in order to verify which requirement is greater. If the number of parking spaces exceeds the number provided on site, the proposal shall be revised to bring it into compliance with the UDO.

Stormwater

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

Urban Forestry



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4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑ <u>LEGAL DOCUMENTS</u> - 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.

Cross Access Agreements RequiredSlope Easement Required

☑ Utility Placement Easement Required

☑ <u>**RECORDED MAP(S)**</u> - 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

- 1. Cross access agreements between the subject parcel and the adjacent lots to the north and south identified as PINs 1702566966 and 1702564425 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easements shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
- 2. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- 3. The required slope easements as shown on the preliminary plan shall be shown on all maps approved for recordation.

☑ <u>BUILDING PERMITS</u> - 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:

Engineering

1. A fee-in-lieu for one foot in width of sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).



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Case File / Name: ASR-0052-2019 SOHI City of Raleigh Development Services Department One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along S Wilmington St.

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

Urban Forestry

- 1. Final inspection of all 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: February 18, 2023

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.

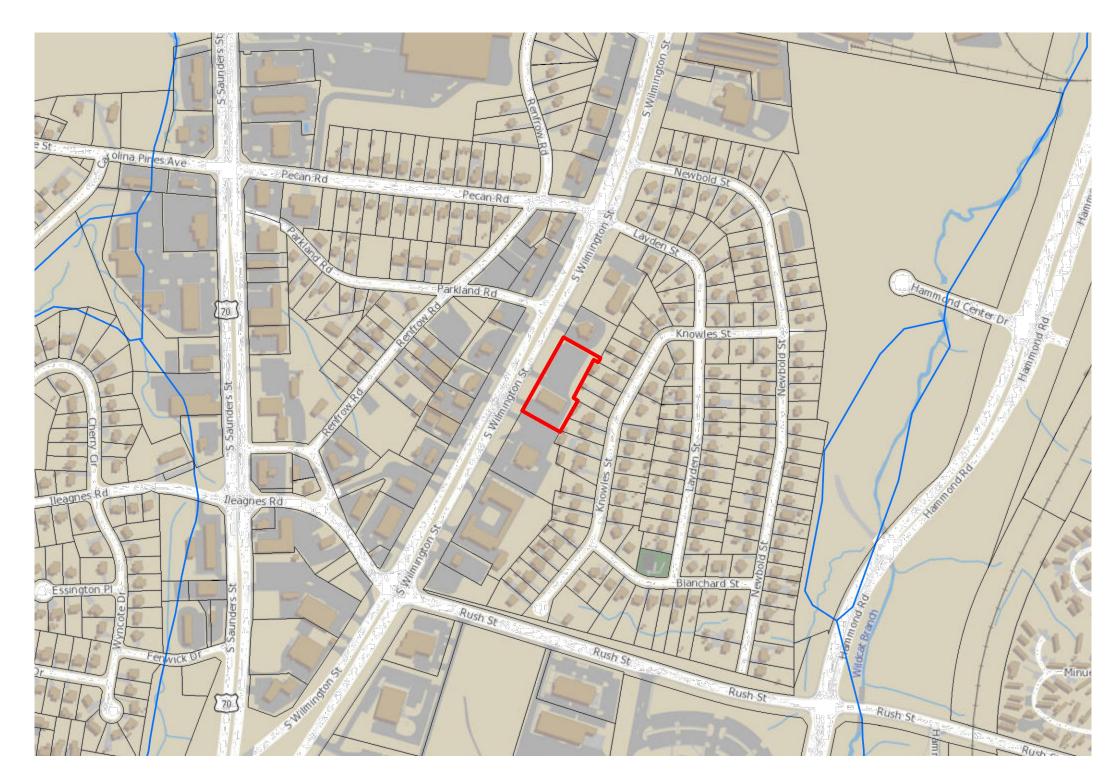
I hereby certify this administrative decision.

Signed:

Development Services Dir/Designee

Date: 02/19/2020

Staff Coordinator: Ryan Boivin



VICINITY MAP

SOLID WASTE SERVICES:

1. SOLID WASTE ON SITE TO UTILIZE PRIVATE SERVICE. 2. ALL ON-SITE AMENITIES RELATED TO GARBAGE DISPOSAL INCLUDING - BUT NOT LIMITED TO - DUMPSTER ENCLOSURE, PAVEMENT, AND CURB RADII SHALL COMPLY WITH THE CITY'S SOLID WASTE DESIGN MANUAL. REFER TO SHEET L200 FOR MORE DETAILS.

STORMWATER

THIS PROJECT DOES NOT INCREASE OVERALL IMPERVIOUS SURFACE AREA FROM EXISTING CONDITIONS AND THEREFORE IS EXEMPT FROM REQUIRED STORMWATER CONTROLS IN ACCORDANCE WITH CITY OF RALEIGH UDO 9.2.2.A.3.C

LIGHTING PLAN 1. THIS PROJECT DOES NOT HAVE ANY ADDITIONAL PARKING LOT LIGHTING AT THIS TIME. LIGHTING FOR THE BUILDING WILL BE PROVIDED AT BUILDING PERMITS IN ACCORDANCE WITH SEC. 7.4

TREE CONSERVATION

1. THE LOT SIZE IS UNDER 2 ACRES AND THEREFORE IS NOT REQUIRED TO PROVIDE A TREE CONSERVATION PLAN PER SEC. 9.1.2.

BLOCK PERIMETER

VARIANCE FOR THE BLOCK PERIMETER WAS APPROVED AT THE BOARD OF ADJUSTMENT MEETING ON 8/12/19. CASE # A-113-19

ADDITIONAL NOTES

- PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A PEDESTRIAN DETOUR AND TRAFFIC CONTROL PLAN MUST BE APPROVED AND PERMITS ISSUED WHEN THE SIDEWALK AND DRIVEWAY ARE REMOVED.
- 2. PRIOR TO THE ISSUANCE OF SITE PERMITS, AN NCDOT DRIVEWAY PERMIT MUST BE APPROVED AND ANY COMMENTS MUST BE INCORPORATED INTO THE SITE DRAWINGS TO THE CITY OF RALEIGH.

SCALE: 1" =400'

- C L	INDEX	

COV	COVER
L100	EXISTING CONDITIONS
L101	DEMOLITION PLAN
L200	LAYOUT PLAN
L201	MATERIALS PLAN
L203	SITE DETAILS
L204	SITE DETAILS
L205	SITE DETAILS
L300	GRADING PLAN
L400	PLANTING PLAN
L401	PLANTING NOTES & DETAILS
C700	UTILITY PLAN
A2.1	BUILDING 1 - EXTERIOR ELEVATIONS
A2.2	BUILDING 2 - EXTERIOR ELEVATIONS
A2.3	BUILDING 3 - EXTERIOR ELEVATIONS
A2.4	BUILDING 4 - EXTERIOR ELEVATIONS

SOHI ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH CASE # : ASR-0052-2019



Administrative Site Review Application

DEVELOPMENT SERVICES

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.

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

Office Use Only: Transaction #: Planning Coordinator:				
Building Type Site Transaction History				
	Detached		General	Subdivision transaction #:
	Attachad		Vivaduaa	Sketch transaction #:
	Attached		Mixed use	Certificate of Appropriateness #:
	Apartment		Open lot	Board of Adjustment #:
	Townhouse		Civic	Zoning Case #:
	rownnouse		Olvic	Administrative Alternate #:
		GE	NERAL IN	FORMATION
Development name: SOHI				
Inside City limits? 🔀 Yes 🗌 No				
Property address(es): 2701 S. Wilmington St. Raleigh, NC 27603				
Site P.I.N.(s):1702565746				
Demolition of buildings, parl	existing build king lot, ame	ding (restaurant/b	bar) and p	expansions, and change of use. arking lot. Construction of four (4) two-story . Uses in the buildings are restaurant, retail, office is 24,945 sf.

Current Property Owner/Developer Contact Name: David Meeker		
NOTE: please attach purchase agreemen	t when submi ^r	tting this form.
Company:SOHI LLC Title: Developer		
Address:301 Fayetteville St. Unit 2808 Raleigh, NC 27601		
Phone #:919-334-8976 Email:davidcmeeker@gmail.com		cmeeker@gmail.com
Applicant Name:Graham Smith		
Company:Site Collaborative	Address:821 Wake Forest Rd. Raleigh, NC 27604	
Phone #:919.805.3586	Email:graham@sitecollaborative.com	

			E + SITE DATE TABLE
	(Арр	licable to a	all developments)
SITE DATA		BUILDING DATA	
Zoning district (if more than one acreage of each):	please prov	ride the	Existing gross floor area (not to be demolished): 0
CX-3			Existing gross floor area to be demolished: 5,461 sf
Gross site acreage:1.36 AC			New gross floor area:24,549 sf
# of parking spaces required: 64			Total sf gross (to remain and new):24,549 sf
# of parking spaces proposed:6	4		Proposed # of buildings:4
Overlay District (if applicable):N	Ά		Proposed # of stories for each: 2
Existing use (UDO 6.1.4):Resta	urant/Bar		
Proposed use (UDO 6.1.4):Res	taurant, Off	fice, Retail	,
Light Manuf	acturing, Indo	or Recreation	n
	STO		R INFORMATION
Existing Impervious Surface: Acres: 1.06 Square Feet: 46,200		Proposed Impervious Surface: Acres: <u>1.0</u> Square Feet: <u>43,580</u>	
Is this a flood hazard area? [If yes, please provide: Alluvial soils: Flood stu	Yes	X No	
FEMA Map Panel #:			
Neuse River Buffer		Wetlands Yes No	
	RESI	DENTIAL D	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?

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 Graham Smith _ 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: 01-30-2020 Printed Name: David Meeker (Developer)

PROJECT NAM EXISTING STRE LOT AREA CURRENT ZON **OVERLAY DIST** PARCEL NUMB REAL ID NUMB DEED BOOK / [**EXISTING GRO** EXISTING BUIL PROPOSED GR PROPOSED BL EXISTING IMPE PROPOSED IM NET CHANGE I TOTAL AREA D

PROPERTY OWNER SOHI, LLC RALEIGH, NC 27601 PHONE: 919.334.8976

ARCHITECT MAURER ARCHITECTURE 115.5 E. HARGETT ST. SUITE 300 RALEIGH, NC 27601 CONTACT: MIKE MORRISON PHONE: 919.829.4969 EMAIL: MIKE@MAURERARCHITECTURE.COM

LANDSCAPE ARCHITECT SITE COLLABORATIVE, INC. 821 WAKE FOREST RD RALEIGH, NC 27604 CONTACT: GRAHAM H. SMITH PHONE: 919.805.3586 EMAIL: GRAHAM@SITECOLLABORATIVE.COM

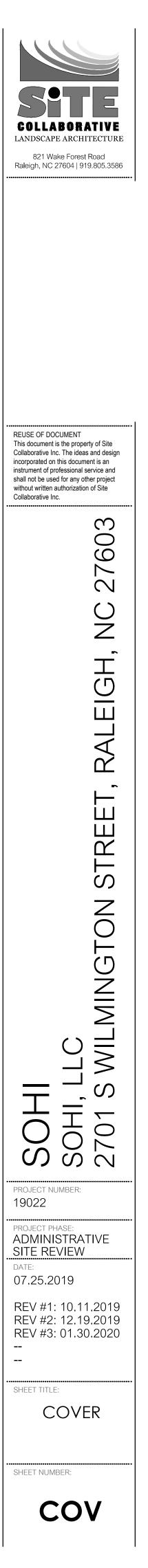
CIVIL ENGINEER GROUNDED ENGINEERING P.O. BOX 37132 RALEIGH, NC 27627 CONTACT: SEAN DOLLE PHONE: 919.438.3694 EMAIL: SEAN@GROUNDED-ENGINEERING.COM

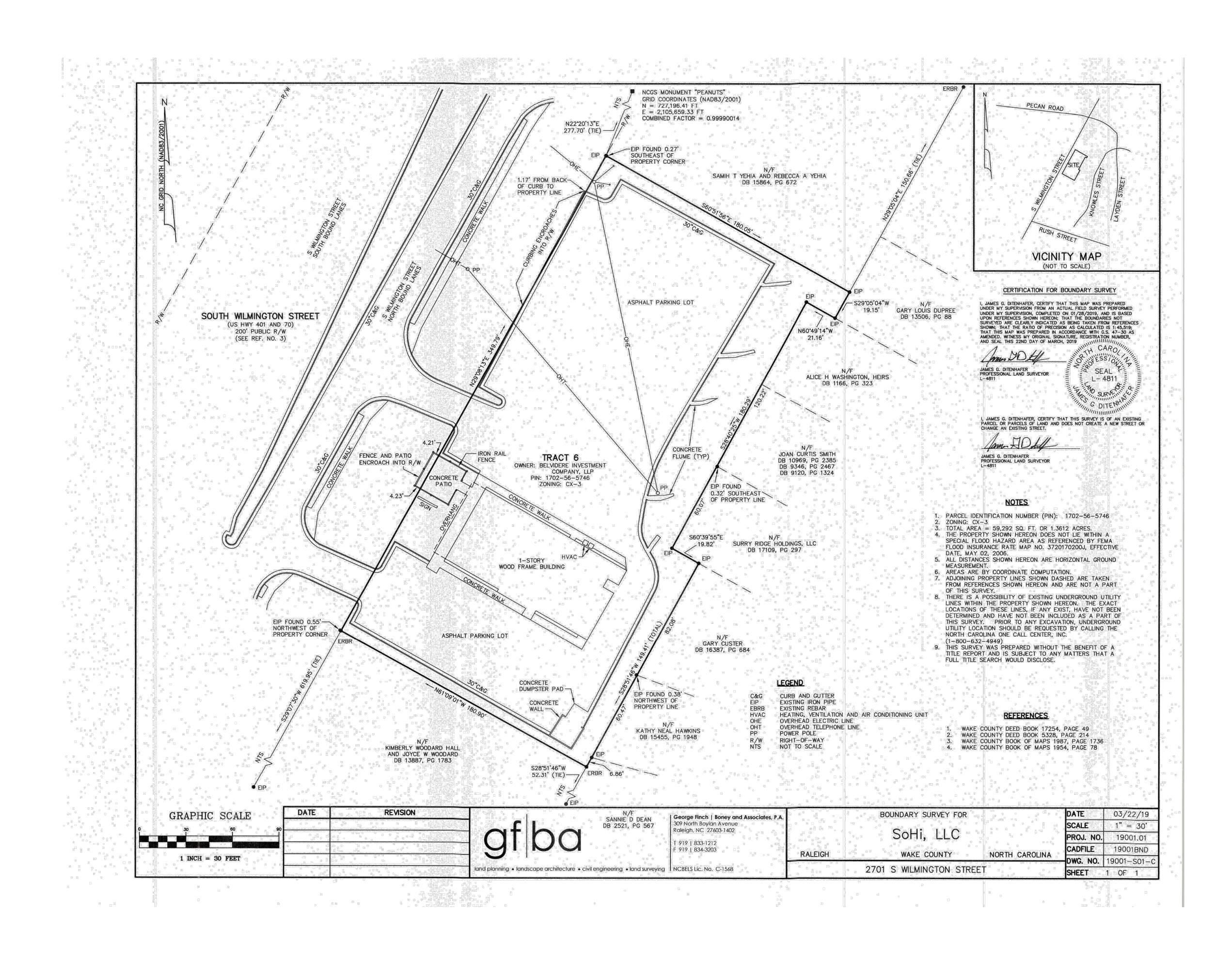
SITE DATA SUMMARY

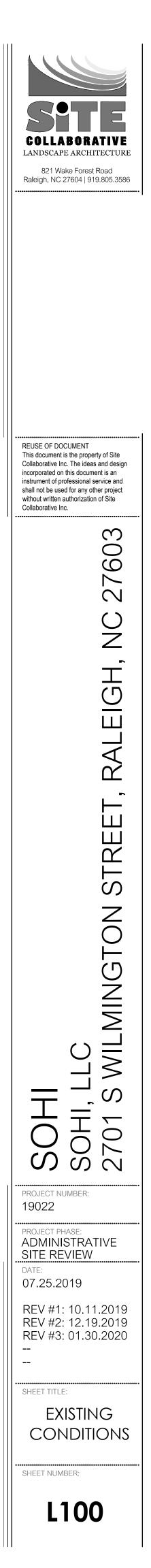
ЛЕ	SOHI
REET ADDRESS	2701 S. WILMNGTON ST., RALEIGH, NC 27603
	1.36 ACRES
NING	CX-3
TRICT(S)	NONE
BER	1702565746
BER	0005710
DEED PAGE	BM 017422 / PG 000492
OSS BUILDING AREA	5,461 SF
LDING USE	RESTAURANT
ROSS BUILDING AREA	24,549 SF
UILDINGS USES	RESTAURANT, RETAIL, OFFICE, LIGHT MANUFACTURING, INDOOR RECREATION
ERVIOUS AREA	46,200 SF
IPERVIOUS AREA	43,580 SF
IN IMPERVIOUS AREA	-2,620 SF
DISTURBED	76,500 SF (1.76) AC

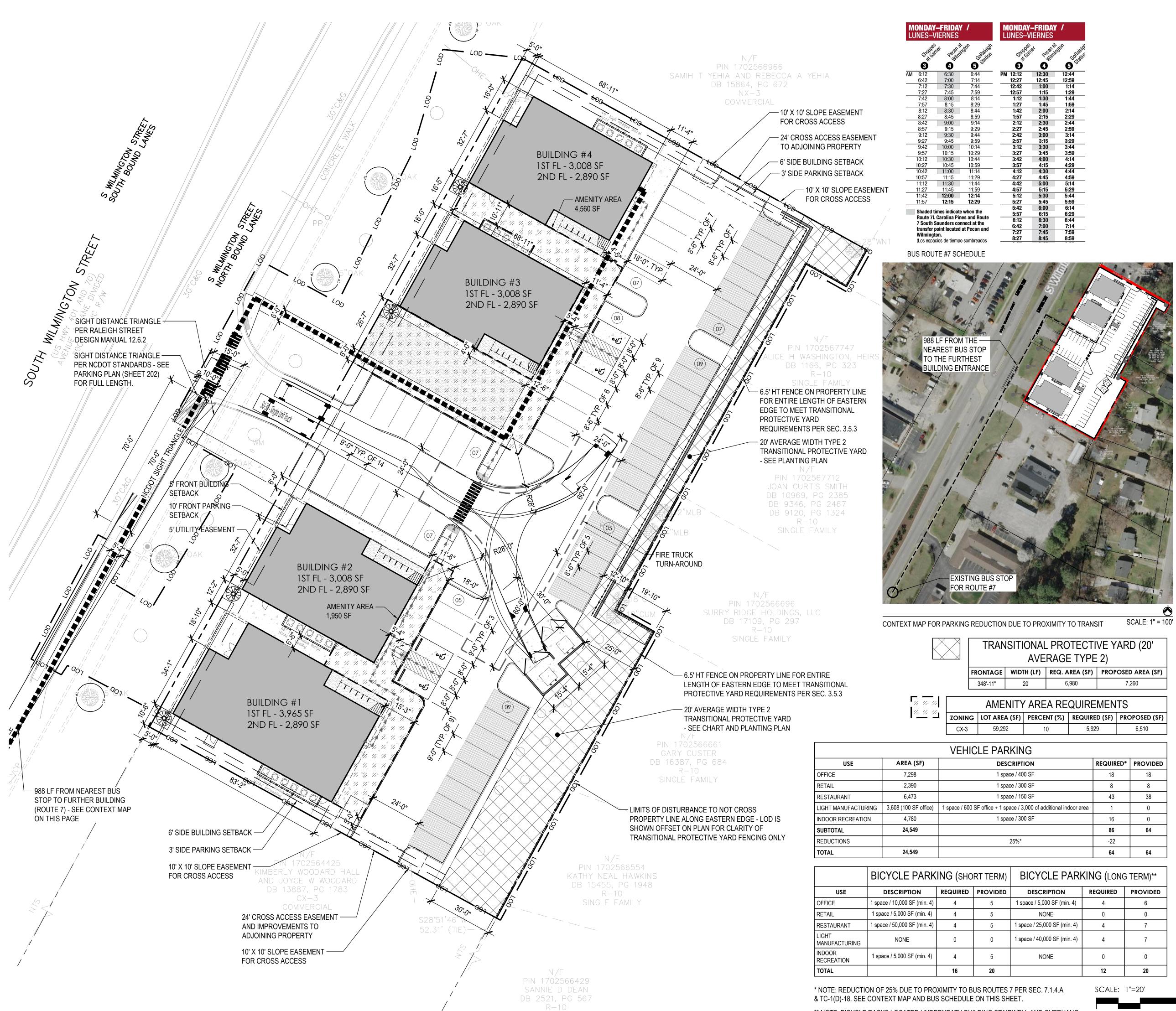
CONTACT INFORMATION

301 FAYETTEVILLE ST. UNIT 2808 CONTACT: DAVID MEEKER EMAIL: DAVIDCMEEKER@GMAIL.COM









** NOTE: BICYCLE RACKS LOCATED UNDERNEATH BUILDING STAIRWELL AND OVERHANG TO SATISFY CITY LONG-TERM BICYCLE PARKING REQUIREMENT.

	REQUIRED*	PROVIDED
	18	18
	8	8
	43	38
dditional indoor area	1	0
	16	0
	86	64
	-22	
	64	64

RIPTION	REQUIRED	PROVIDED	
00 SF (min. 4)	4	6	
ONE	0	0	
000 SF (min. 4)	4	7	
000 SF (min. 4)	4	7	
DNE	0	0	
	12	20	
7.1.4.A	SCALE:	1''=20'	



- 1. ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALEIGH STANDARD.
- SIDEWALKS ALONG RIGHT-OF-WAY ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 3. ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS.PONDING OF WATER IS PROHIBITED.
- 4. PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS - MAX SPACING @ 10'
- 5. THROUGHOUT PROJECT SITE, ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- 6. BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- 7. GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE. GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
- THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
- LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD ANY FIELD CHANGES, ALONG WITH ANY PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET UNDER CONTRACT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
- 18. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNER'S REPRESENTATIVE PER ALL APPLICABLE REGULATIONS.
- 19. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR'S ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- ALL DEMOLITION. AND ANY SUBSEQUENT CONSTRUCTION. SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- 21. TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 22. ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- 23. ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
- 24. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- 25. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.



REUSE OF DOCUMENT This document is the property of Site Collaborative Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative Inc.

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PROJECT NUMBER:

PROJECT PHASE:

SITE REVIEW

07.25.2019

SHEET TITLE:

SHEET NUMBER:

ADMINISTRATIVE

REV #1: 10.11.2019

REV #2: 12.19.2019

REV #3: 01.30.2020

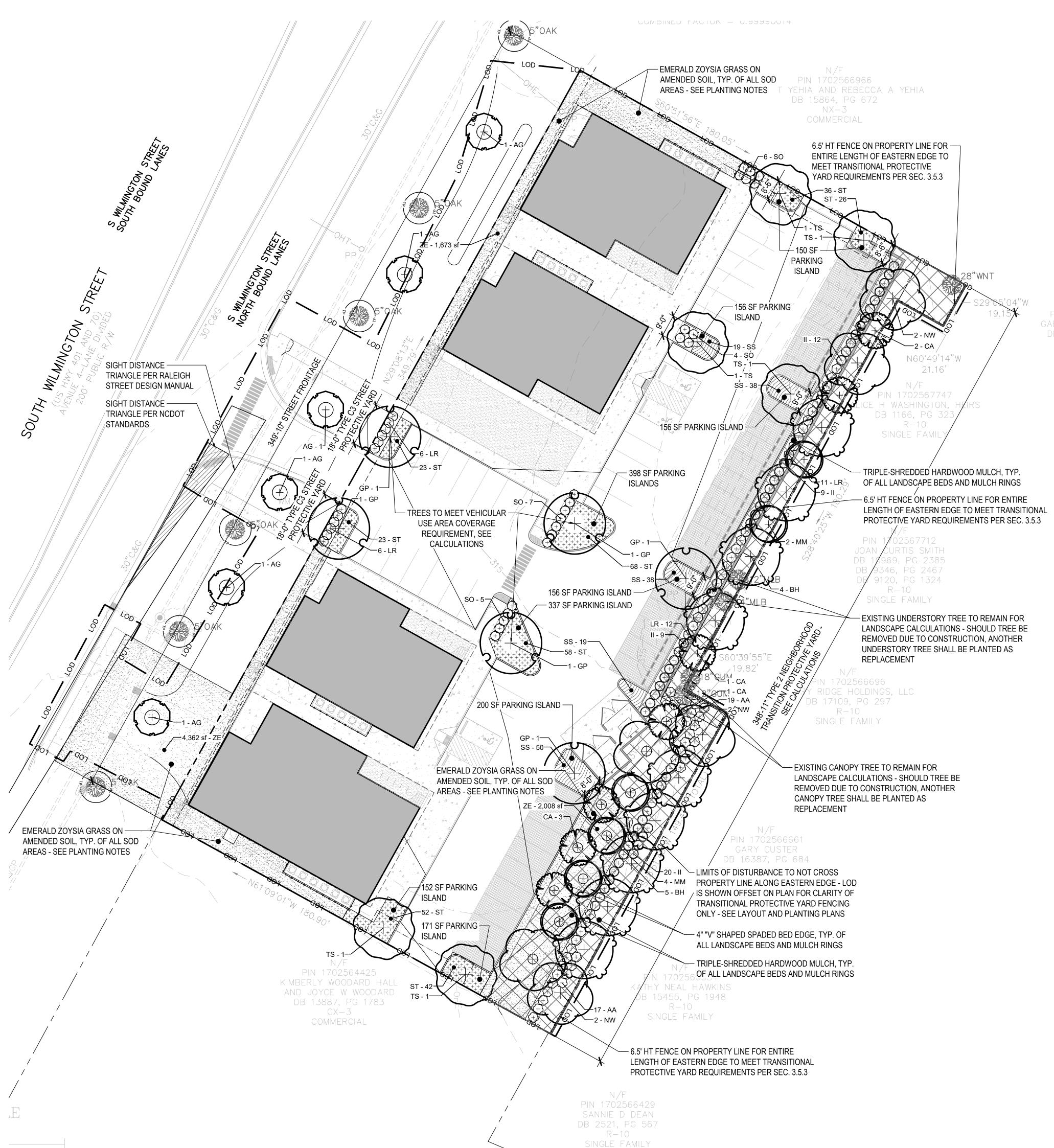
LAYOUT

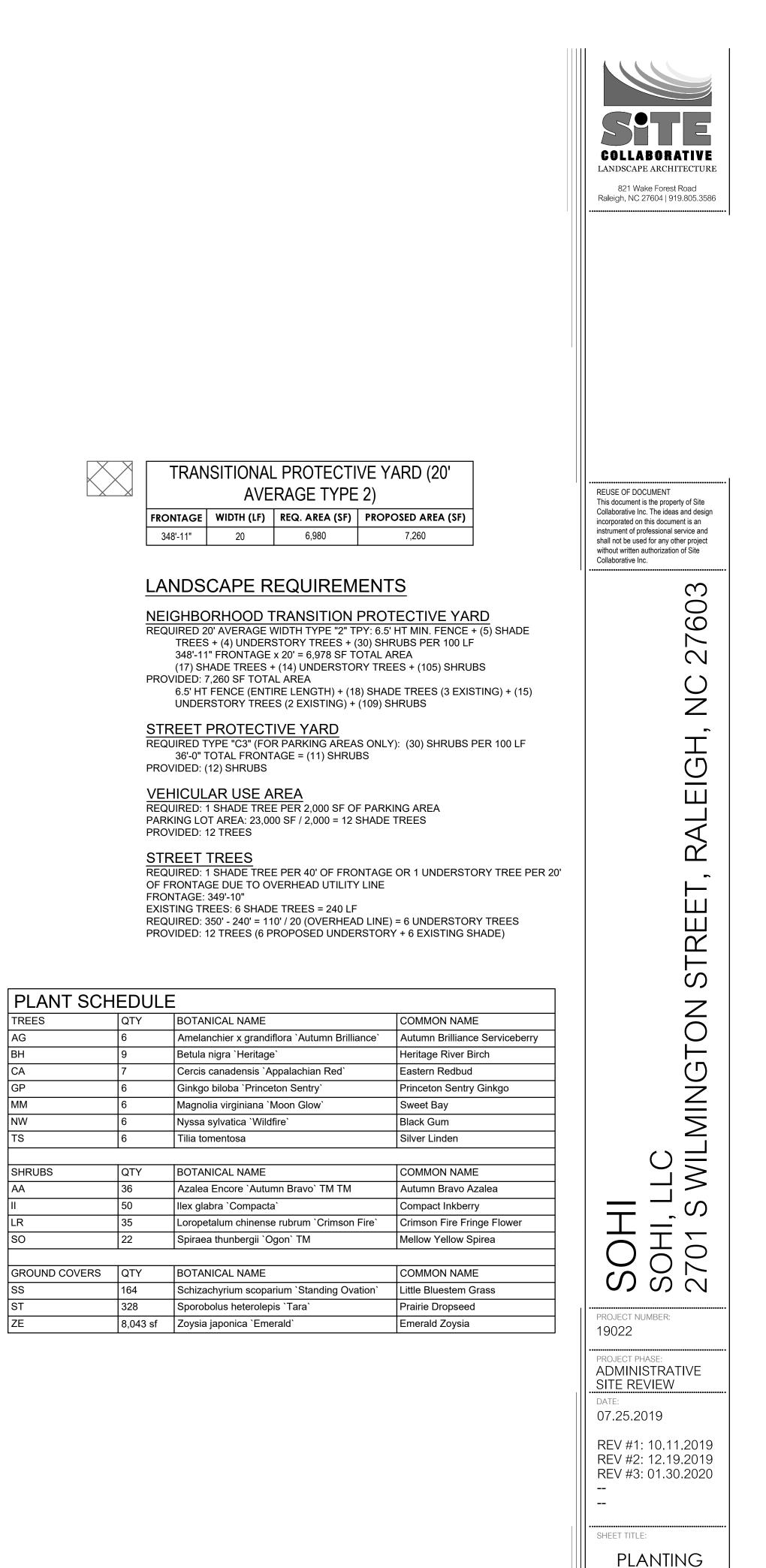
PLAN

L200

19022

DATE:





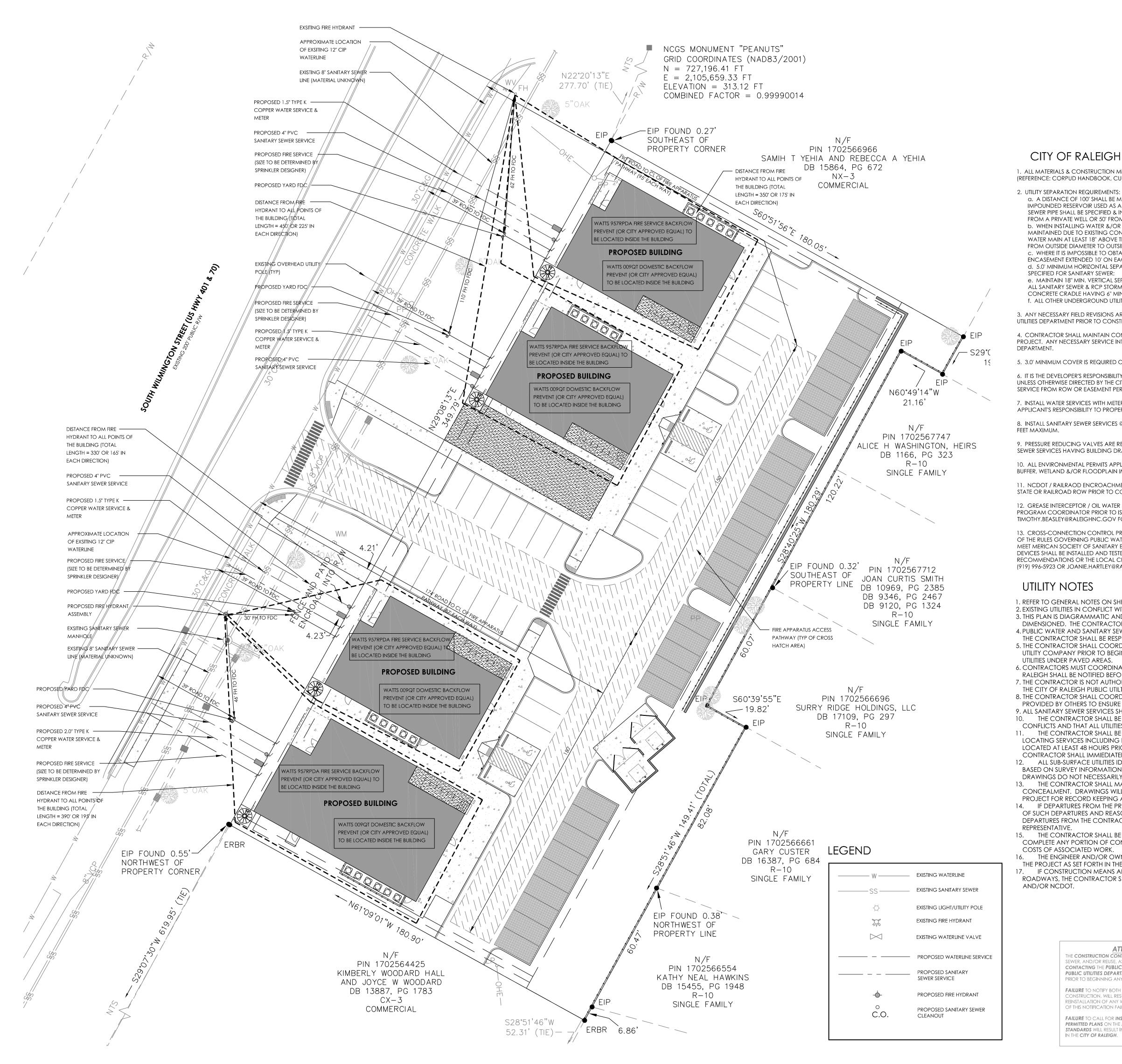
PLAN

L400

SHEET NUMBER:

SCALE: 1"=20'







4909 Liles Road Raleigh, NC 27606 919.438.3694 (0) Firm License C-3898

ALL CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

COLLABORATIVE ANDSCAPE ARCHITECTUF 727 W. Hargett Street, Ste. 101 Raleigh, NC 27603 |

CITY OF RALEIGH STANDARD UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DESTAILS, & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).

a. 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;

b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THE 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 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; d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS

e. 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); f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

3. 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.

4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES

5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OR 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.

7. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' 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.

8. INSTALL SANITARY SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR

9. 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.

10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ AND USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

11. NCDOT / RAILRAOD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.

12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY 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.

13. 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 AR THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET MERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON TEH 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.

1. REFER TO GENERAL NOTES ON SHEETS PROVIDED BY SITE COLLABORATIVE.

- 2. EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED.
- 3. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF PROPOSED UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS. 4. PUBLIC WATER AND SANITARY SEWER LINE SIZES AND MATERIALS ARE BASED ON INFORMATION PROVIDED BY THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THIS INFORMATION.
- 5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE
- 6. CONTRACTORS MUST COORDINATE ALL SITE UTILITY INSPECTIONS WITH CITY OF RALEIGH PUBLIC UTILITIES INSPECTOR. THE CITY OF RALEIGH SHALL BE NOTIFIED BEFORE ANY WORK TAKES PLACE. 7. THE CONTRACTOR IS NOT AUTHORIZED TO USE UNMETERED WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT
- THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR TEMPORARY METER AND SERVICE OPTIONS. 8. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER AND SANITARY SEWER SERVICES WITH THE BUILDING PLANS PROVIDED BY OTHERS TO ENSURE THE CONNECTION LOCATION AND ELEVATION ARE COORDINATED.
- 9. ALL SANITARY SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2.0%. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UNDERGROUND UTILITIES TO ENSURE THERE ARE NO CONFLICTS AND THAT ALL UTILITIES MEETING THE MINIMUM CITY OF RALEIGH COVER AND SEPARATION REQUIREMENTS. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE
- CONTRACTOR SHALL IMMIEDIATELY NOTIFY THE OWNERS REPRESENTATIVES OF ANY DISCREPANCIES OR CONFLICTS. 12. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION, FIELD OBSERVATIONS, AND OTHER RECORD DRAWINGS WHICH MAY BE AVAILABLE. THESE DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.
- 13. THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS WILL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING AND AT THE CONCLUSION OF CONSTRUCTION.
- 14. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE FOR 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
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND
- 16. 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.
- 17. IF CONSTRUCTION MEANS AND METHODS REQUIRE ANY TEMPORARY LANE CLOSURES OR SIDEWALK CLOSURES ALONG PUBLIC ROADWAYS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RALEIGH

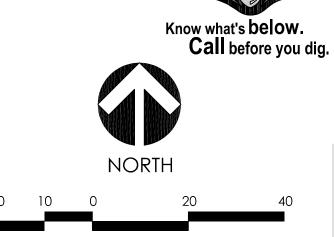


ATTENTION CONTRACTORS

THE **CONSTRUCTION CONTRACTOR** RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-5450 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF **MONETARY FINES**, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE. OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.



GRAPHIC SCALE

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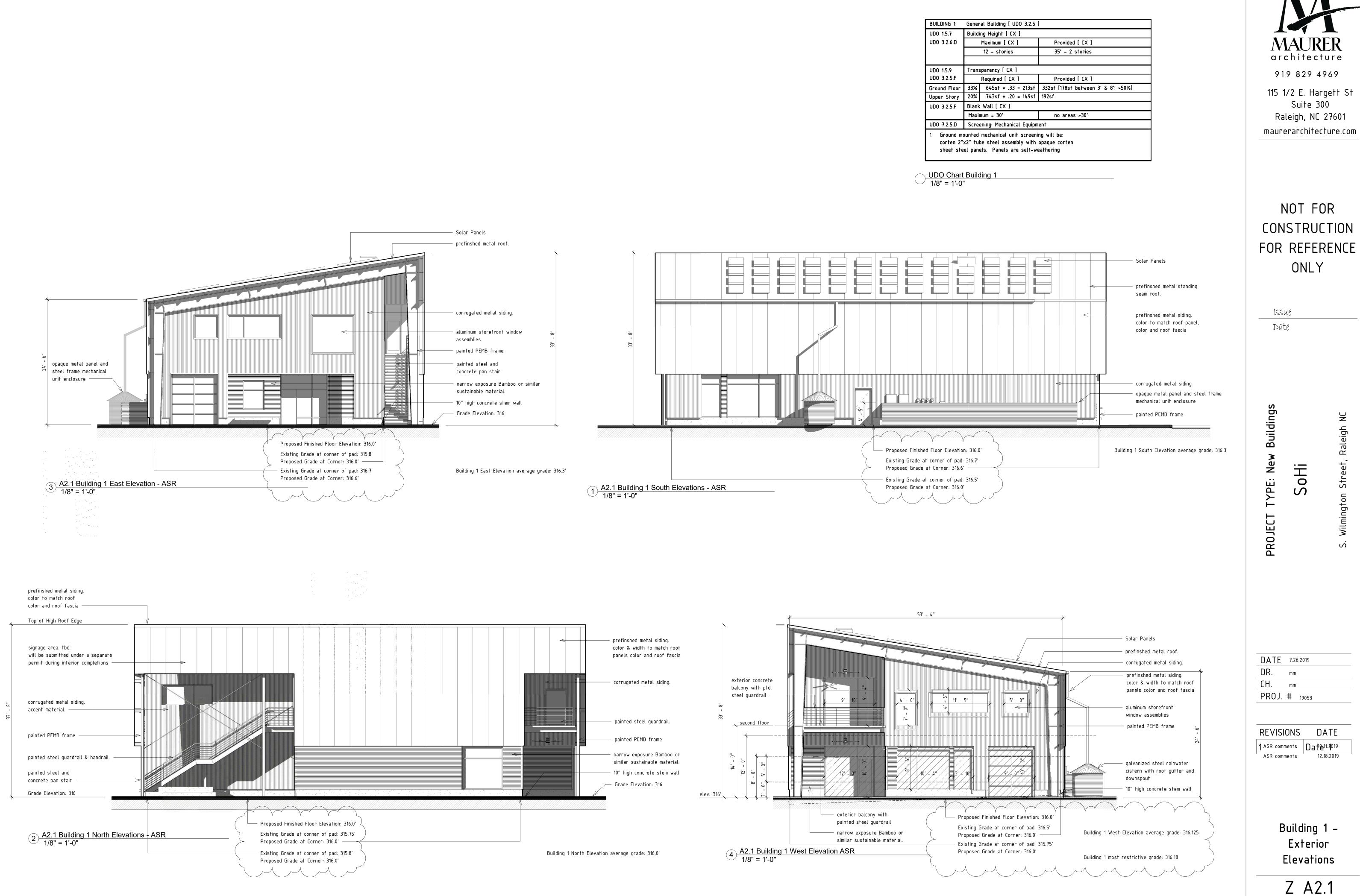
07.26.2019 REV #1 - 10.03.2019 REV #2 - 12.19.2019 REV #3 - 01.30.2020

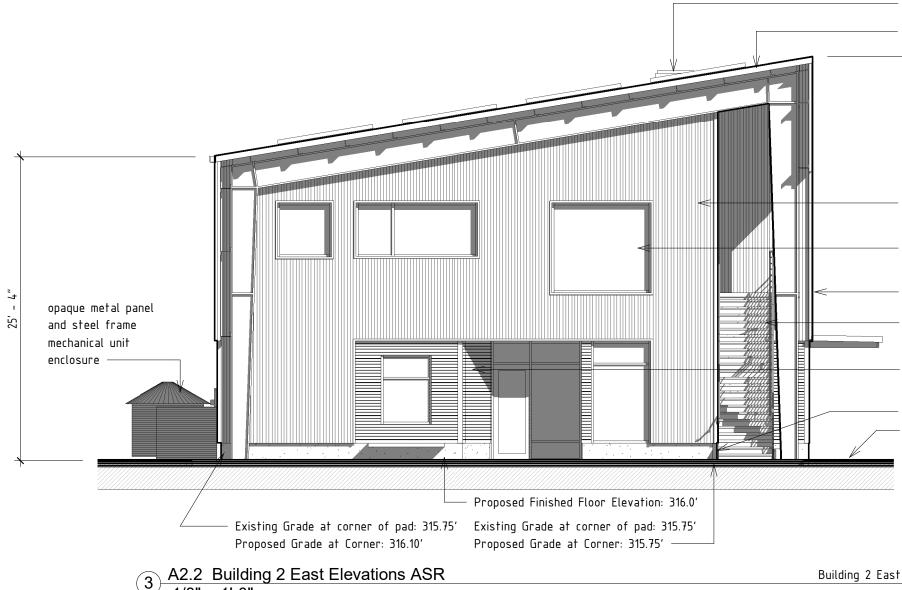
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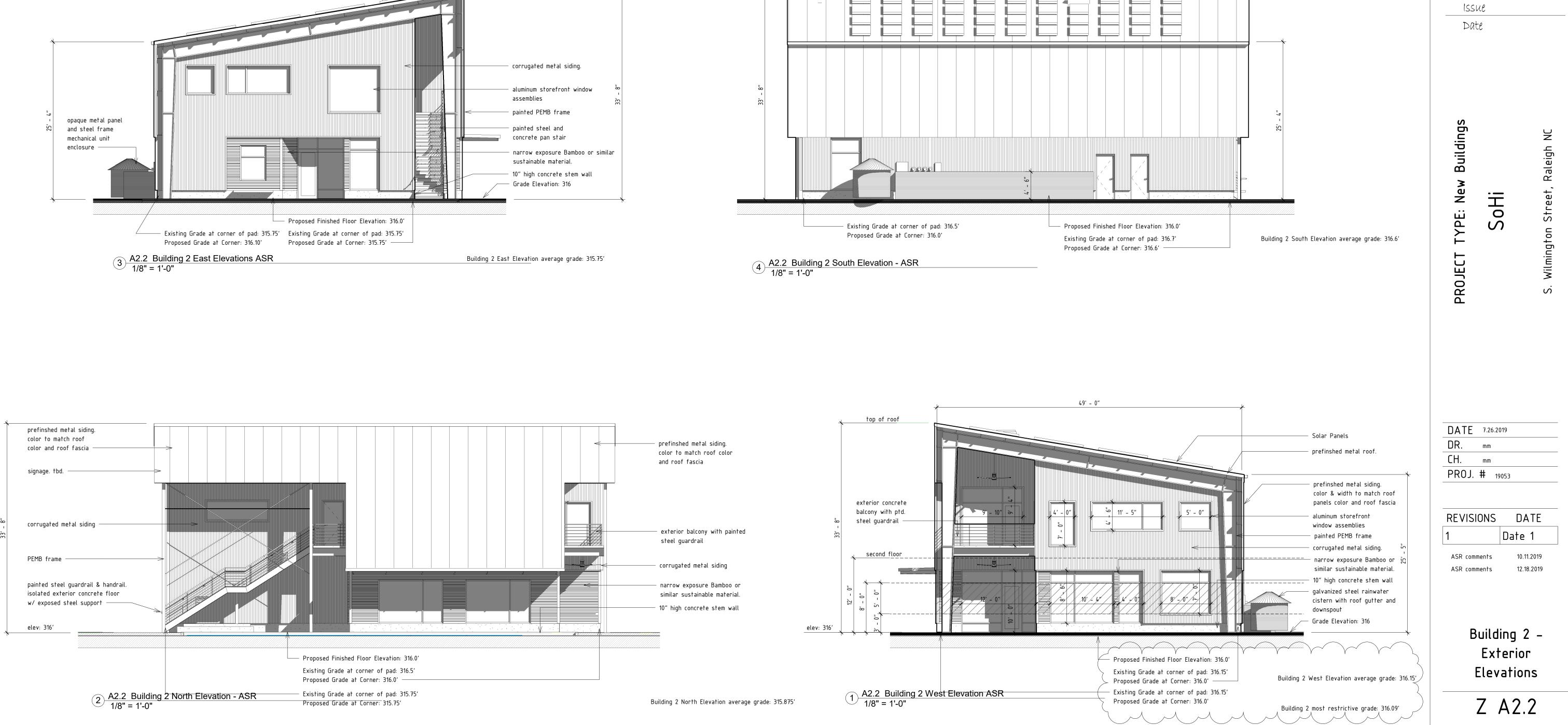
SITE UTILITY PLAN

SHEET NUMBER:



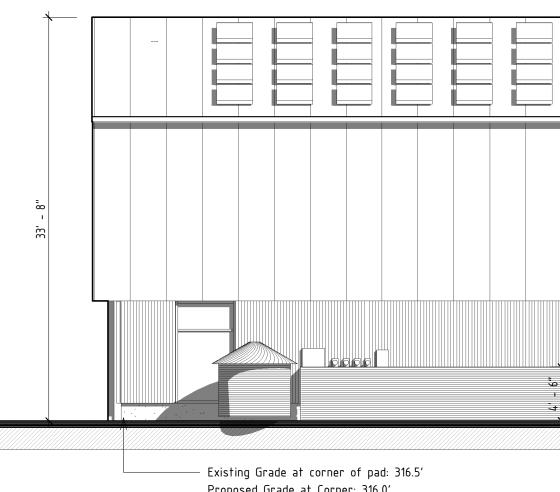






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BUILDING 2:	General Building [UDO 3.2.5]		
UDO 1.5.7	Building Height [CX]		
UDO 3.2.6.D	Maximum [CX]	Provided [CX]	
	12 - stories	35′ – 2 stories	
UDO 1.5.9	Transparency [CX]		
UDO 3.2.5.F	Required [CX] Provided [CX]		
Ground Floor	33% 593sf * .33 = 196sf	297sf [168sf between 3' & 8': >50%]	
Upper Story	20% 721sf * .20 = 144sf 195sf		
UDO 3.2.5.F	Blank Wall [CX]		
Maximum = 30' no areas >30'		no areas >30'	
UDO 7.2.5.D Screening: Mechanical Equipment			
 Ground mounted mechanical unit screening will be: corten 2"x2" tube steel assembly with opaque corten sheet steel panels. Panels are self-weathering 			

– Solar Panels prefinshed metal roof.



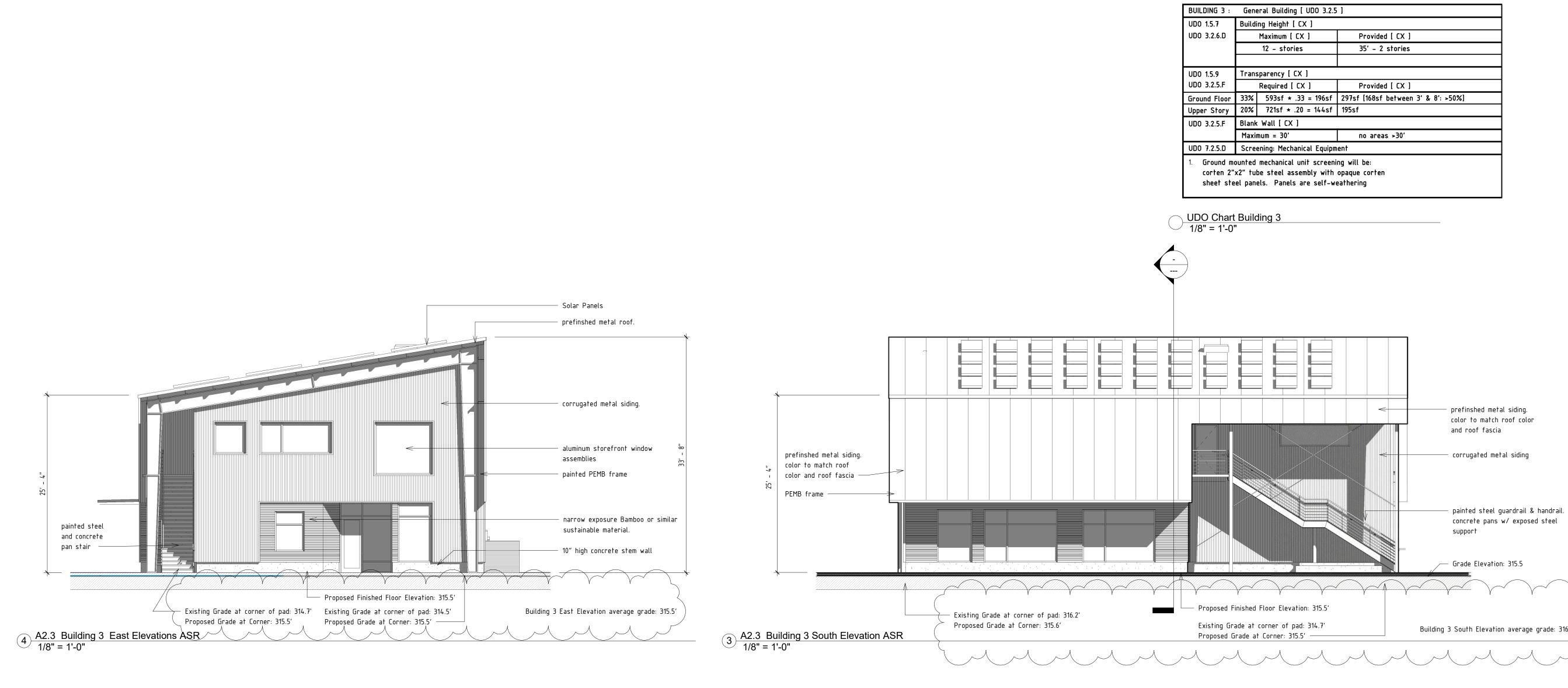


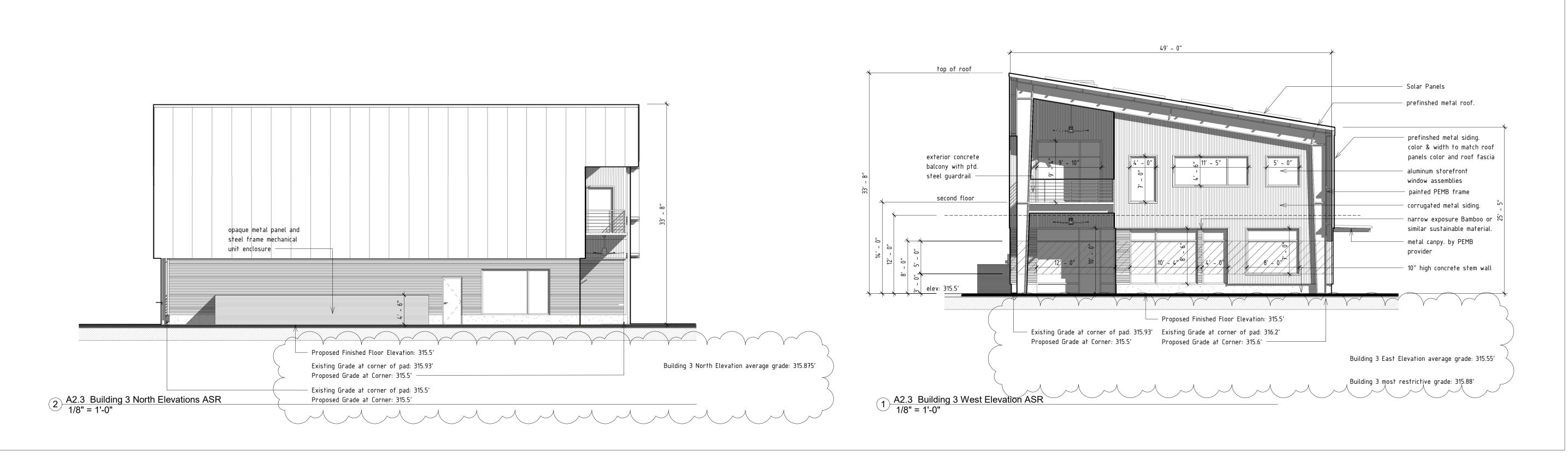
UDO Chart Building 2 1/8" = 1'-0"



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DING 3 :	DING 3 : General Building [UDO 3.2.5]				
1.5.7	Building Height [CX]				
3.2.6.D		Maximum [CX]	Provided [CX]		
		12 – stories	35' – 2 stories		
1.5.9	Trans	sparency [CX]			
3.2.5.F	Required [CX]		Provided [CX]		
nd Floor	33%	593sf * .33 = 196sf	297sf [168sf between 3' & 8': >50%]		
er Story	20%	721sf * .20 = 144sf	195sf		
3.2.5.F	Blank Wall [CX]				
	Maximum = 30' no areas >30'				
7.2.5.D	Screening: Mechanical Equipment				
Ground mounted mechanical unit screening will be: corten 2″x2″ tube steel assembly with opaque corten sheet steel panels. Panels are self-weathering					

Building 3 South Elevation average grade: 316.6' m 2



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Exterior Elevations

Z A2.3

