



Administrative Approval Action

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

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:

☒ **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:

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.

☒ **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"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	Utility Placement 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

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.

☒ **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:

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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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:

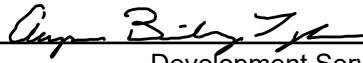
3-Year Expiration Date: February 18, 2023

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

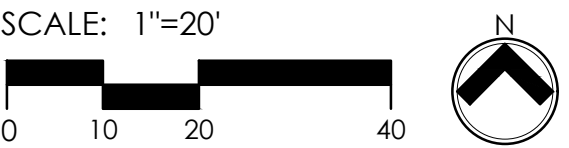
4-Year Completion Date:

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.

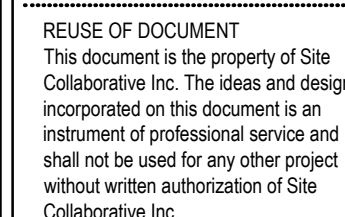
I hereby certify this administrative decision.

Signed:  Date: 02/19/2020
Development Services Dir/Designee
Staff Coordinator: Ryan Boivin





L200



PROJECT NUMBER:
19022

PROJECT PHASE:
ADMINISTRATIVE
SITE REVIEW

DATE:
07.25.2019

REV #1: 10.11.2019
REV #2: 12.19.2019
REV #3: 01.30.2020

SHEET NUMBER:

TRANSITIONAL PROTECTIVE YARD (20' AVERAGE TYPE 2)			
FRONTAGE	WIDTH (LF)	REQ. AREA (SF)	PROPOSED AREA (SF)
348'-11"	20	6,980	7,260

NEIGHBORHOOD TRANSITION PROTECTIVE YARD

REQUIRED 20' AVERAGE WIDTH TYPE "2" TYP: 6.5' HT MIN. FENCE + (5) SHADE
TREES + (4) UNDERSTORY TREES + (30) SHRUBS PER 100 LF
348'-11" FRONTAGE x 20' = 6,978 SF TOTAL AREA
(17) SHADE TREES + (14) UNDERSTORY TREES + (105) SHRUBS
PROVIDED: 7,260 SF TOTAL AREA
6.5' HT FENCE (ENTIRE LENGTH) + (18) SHADE TREES (3 EXISTING) + (15)
UNDERSTORY TREES (2 EXISTING) + (109) SHRUBS

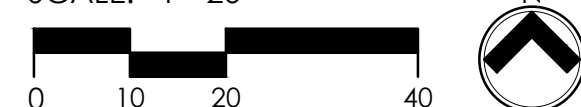
REQUIRED TYPE "C3" (FOR PARKING AREAS ONLY): (30) SHRUBS PER 100 LF
36'-0" TOTAL FRONTAGE = (11) SHRUBS
PROVIDED: (12) SHRUBS

REQUIRED: 1 SHADE TREE PER 2,000 SF OF PARKING AREA
PARKING LOT AREA: 23,000 SF / 2,000 = 12 SHADE TREES
PROVIDED: 12 TREES

REQUIRED: 1 SHADE TREE PER 40' OF FRONTAGE OR 1 UNDERSTORY TREE PER 20'
OF FRONTAGE DUE TO OVERHEAD UTILITY LINE
FRONTAGE: 349'-10"
EXISTING TREES: 6 SHADE TREES = 240 LF
REQUIRED: 350' - 240' = 110' / 20 (OVERHEAD LINE) = 6 UNDERSTORY TREES
PROVIDED: 12 TREES (6 PROPOSED UNDERSTORY + 6 EXISTING SHADE)

PLANT SCHEDULE			
TREES	QTY	BOTANICAL NAME	COMMON NAME
AG	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
BH	9	Betula nigra 'Heritage'	Heritage River Birch
CA	7	Cercis canadensis 'Appalachian Red'	Eastern Redbud
GP	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo
MM	6	Magnolia virginiana 'Moon Glow'	Sweet Bay
NW	6	Nyssa sylvatica 'Wildfire'	Black Gum
TS	6	Tilia tomentosa	Silver Linden
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
AA	36	Azalea Encore 'Autumn Bravo' TM TM	Autumn Bravo Azalea
II	50	Ilex glabra 'Compacta'	Compact Inkberry
LR	35	Loropetalum chinense rubrum 'Crimson Fire'	Crimson Fire Finge Flower
SO	22	Soraea thunbergii 'Ogon' TM	Mellow Yellow Spiraea
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
SS	164	Schizachyrium scoparium 'Standing Ovation'	Little Bluestem Grass
ST	328	Sporobolus heterolepis 'Tara'	Prairie Dropseed
ZE	8,043 sf	Zoysia japonica 'Emerald'	Emerald Zoysia

SCALE: 1"=20'



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

CITY OF RALEIGH STANDARD UTILITY NOTES

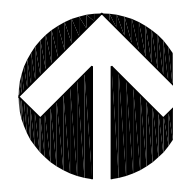
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER 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 &/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.
 - 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.
 - 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 &/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 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.
- 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.
- INSTALL SANITARY 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 NCDOWQ AND USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR 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 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 MERICAN 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

- REFER TO GENERAL NOTES ON SHEETS PROVIDED BY SITE COLLABORATIVE.
- EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED.
- 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.
- 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.
- 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 UTILITIES UNDER PAVED AREAS.
- 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.
- 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.
- 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.
- ALL SANITARY SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
- 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.
- 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 IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVES OF ANY DISCREPANCIES OR CONFLICTS.
- 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.
- 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.
- 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 REPRESENTATIVE.
- 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 COSTS OF ASSOCIATED WORK.
- 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.
- 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 AND/OR NCDOT.



Know what's below.
Call before you dig.



NORTH



GRAPHIC SCALE

ATTENTION CONTRACTORS

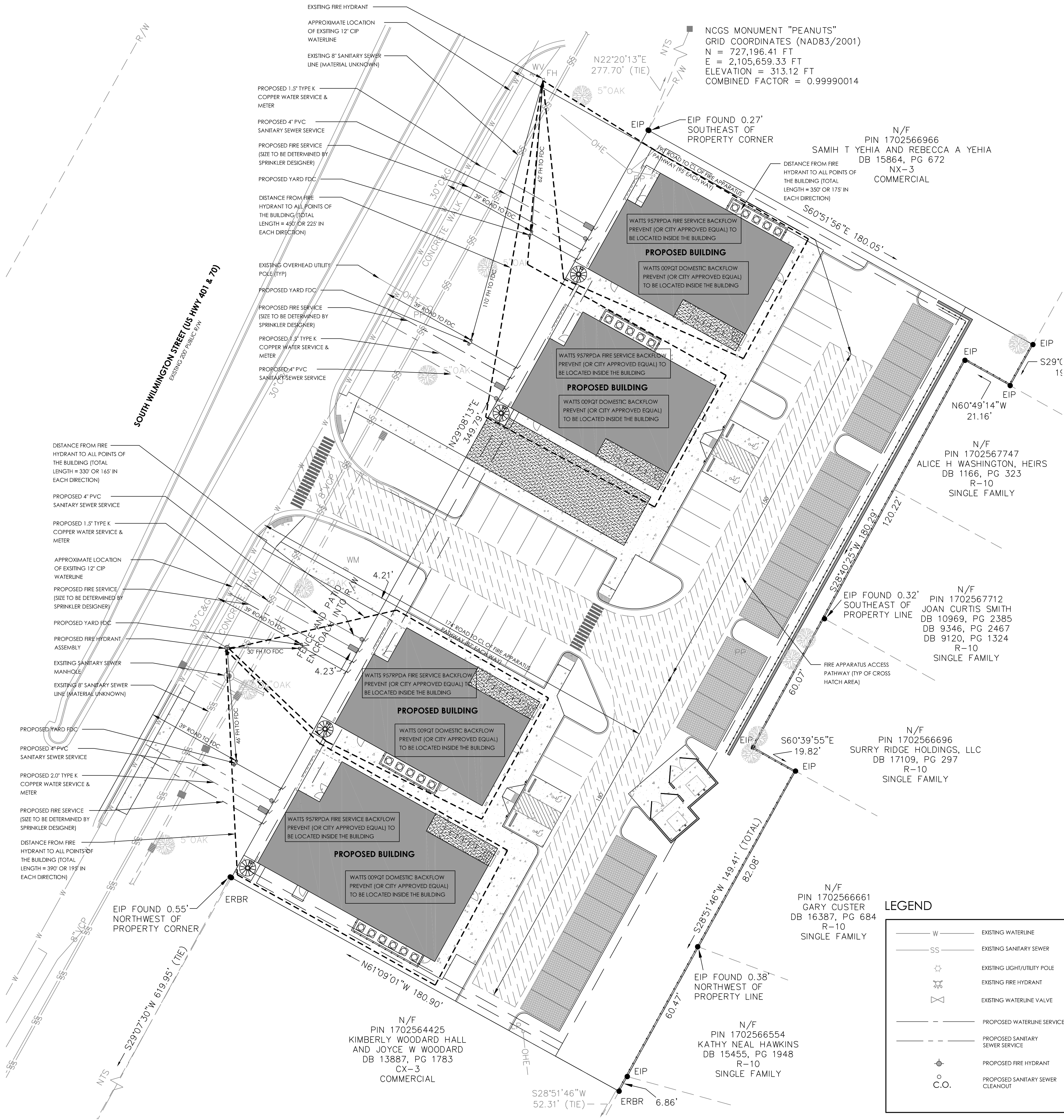
THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409 AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-5450 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR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

LEGEND

W	EXISTING WATERLINE
SS	EXISTING SANITARY SEWER
☼	EXISTING LIGHT/UTILITY POLE
⛑	EXISTING FIRE HYDRANT
⋈	EXISTING WATERLINE VALVE
- - -	PROPOSED WATERLINE SERVICE
- - -	PROPOSED SANITARY SEWER SERVICE
⛑	PROPOSED FIRE HYDRANT
○ C.O.	PROPOSED SANITARY SEWER CLEANOUT



NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

Issue

Date

PROJECT TYPE: New Buildings

SoHi

S. Wilmington Street, Raleigh NC

DATE 7.26.2019

DR. mm

CH. mm

PROJ. # 19053

REVISIONS DATE

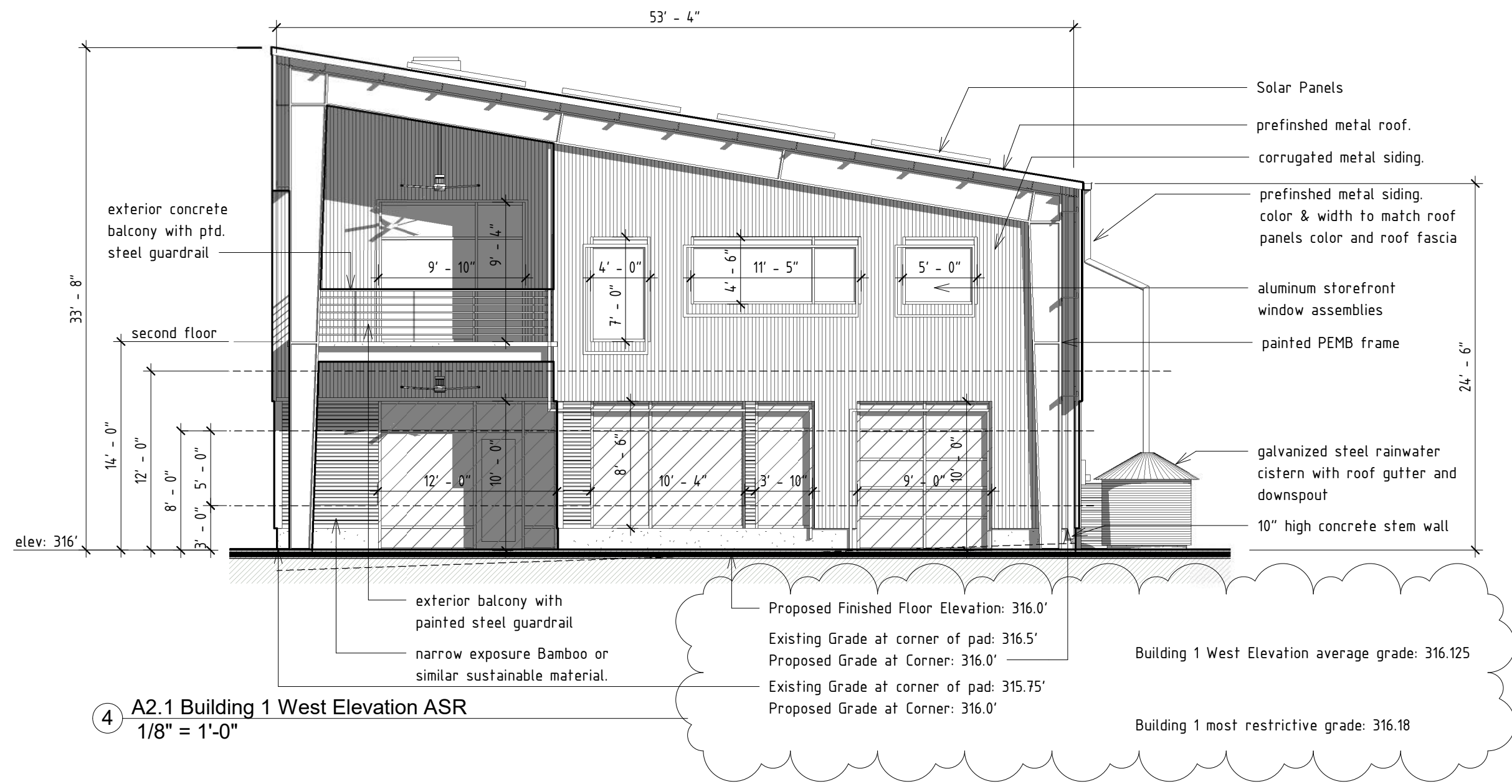
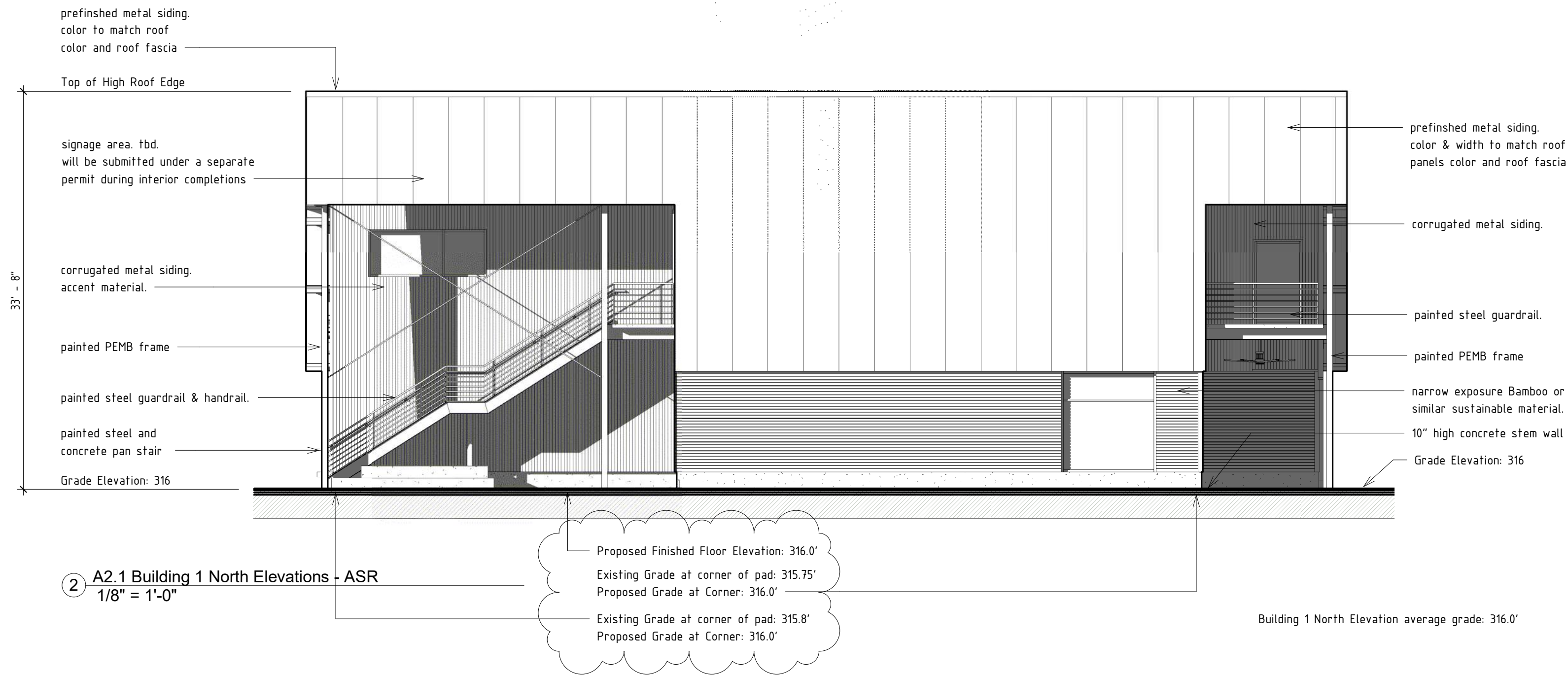
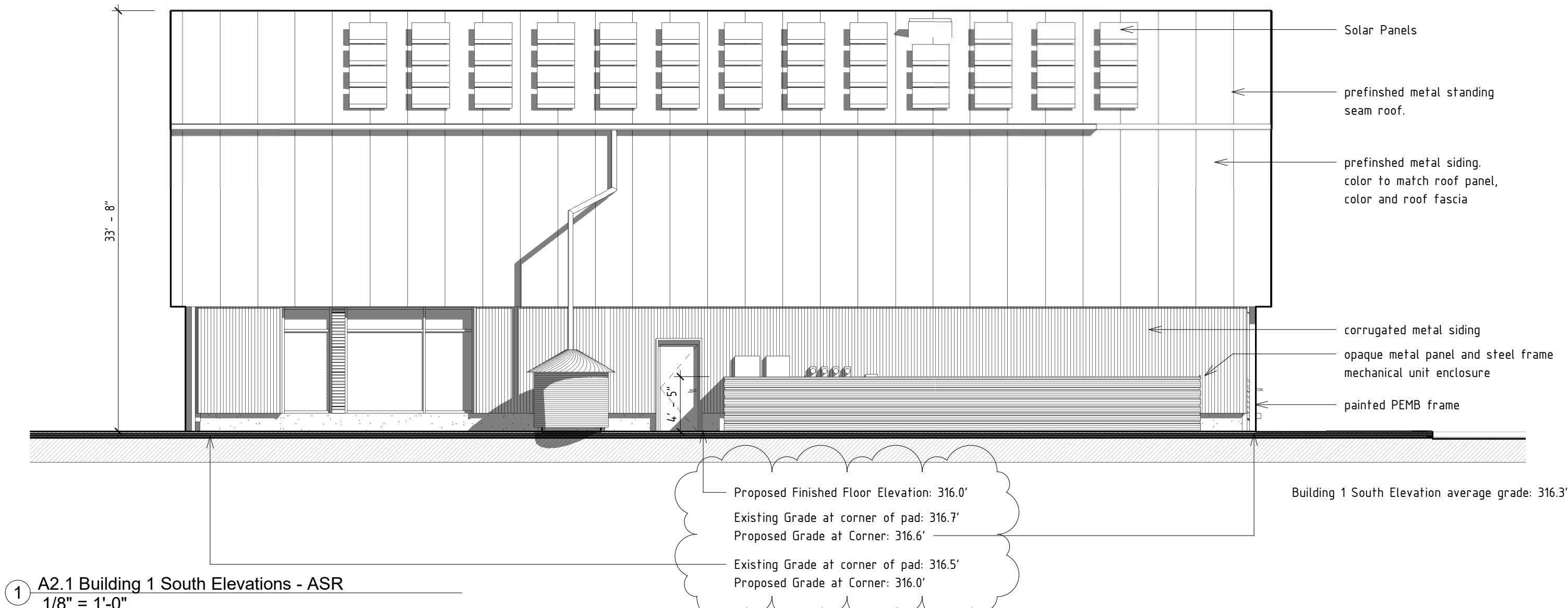
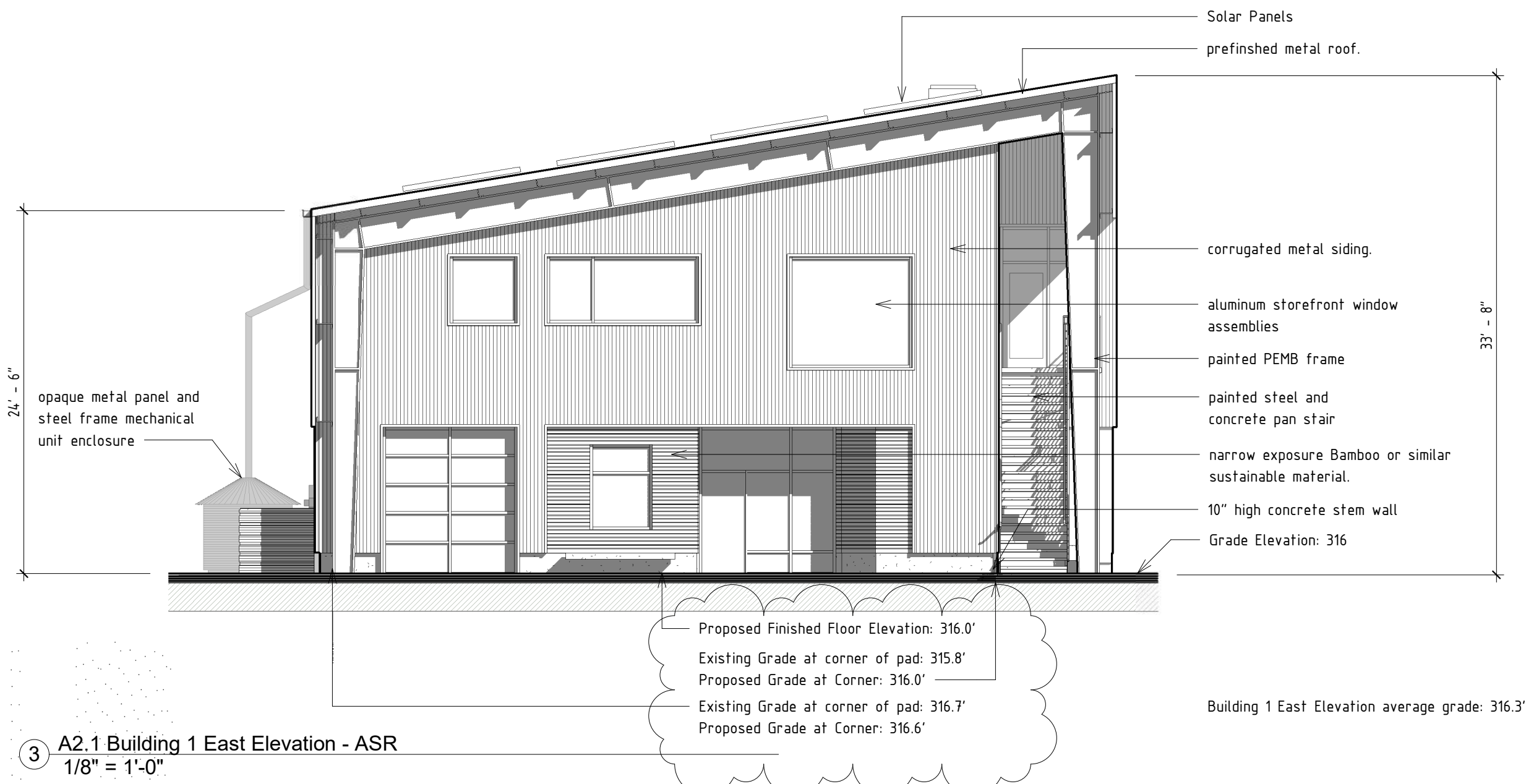
1 ASR comments Date 11/10/19
ASR comments 12.18.2019

Building 1 -
Exterior
Elevations

Z A2.1

BUILDING 1: General Building [UDO 3.2.5]			
UDO 15.7 UDO 3.2.6.D	Building Height [CX]		
	Maximum [CX]		Provided [CX]
	12 - stories		35' - 2 stories
UDO 15.9 UDO 3.2.5.F	Transparency [CX]		
	Required [CX]		Provided [CX]
	Ground Floor 33% 645sf * .33 = 213sf 332sf (178sf between 3' & 8': >50%)		
Upper Story	20% 743sf * .20 = 149sf 192sf		
UDO 3.2.5.F	Blank Wall [CX]		
	Maximum = 30'		no areas >30'
UDO 7.2.5.D	Screening: Mechanical Equipment		
1. Ground mounted mechanical unit screening will be: corten 2"x2" tube steel assembly with opaque corten sheet steel panels. Panels are self-weathering			

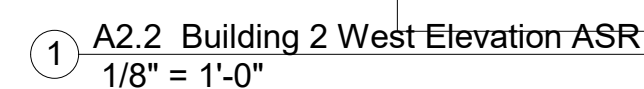
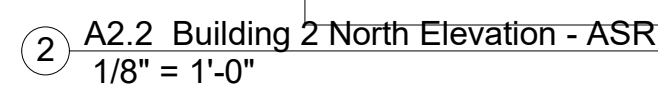
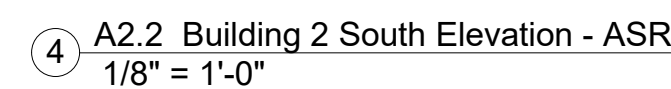
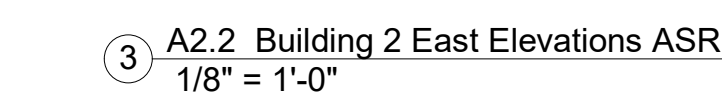
UDO Chart Building 1
1/8" = 1'-0"



Date _____

S. Wilmington Street, Raleigh NC

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

Z A2.2

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

Issue

Date

PROJECT TYPE: New Buildings

SoHi

S. Wilmington Street, Raleigh NC

DATE 7.26.2019
DR. mm
CH. mm
PROJ. # 19053

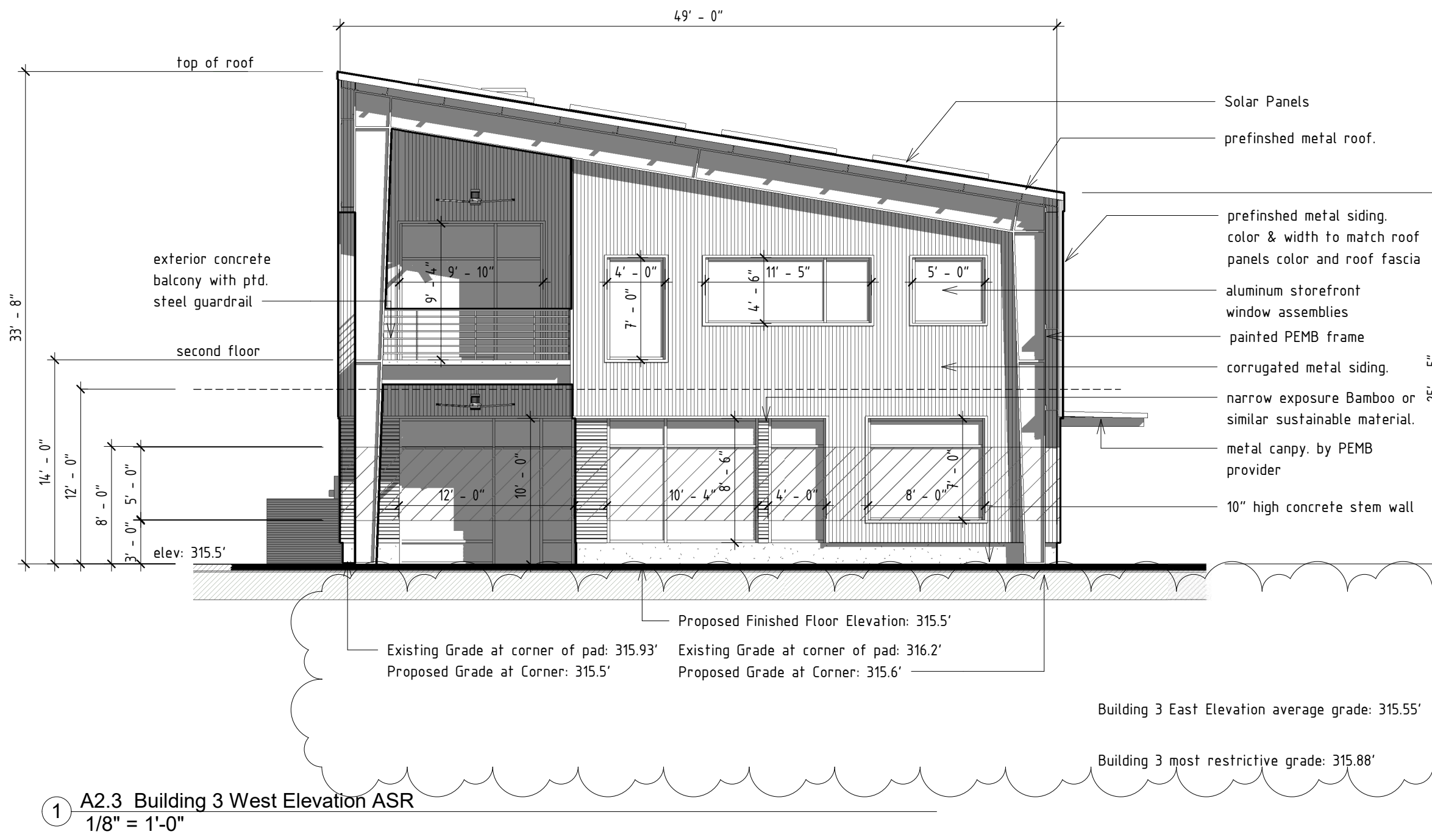
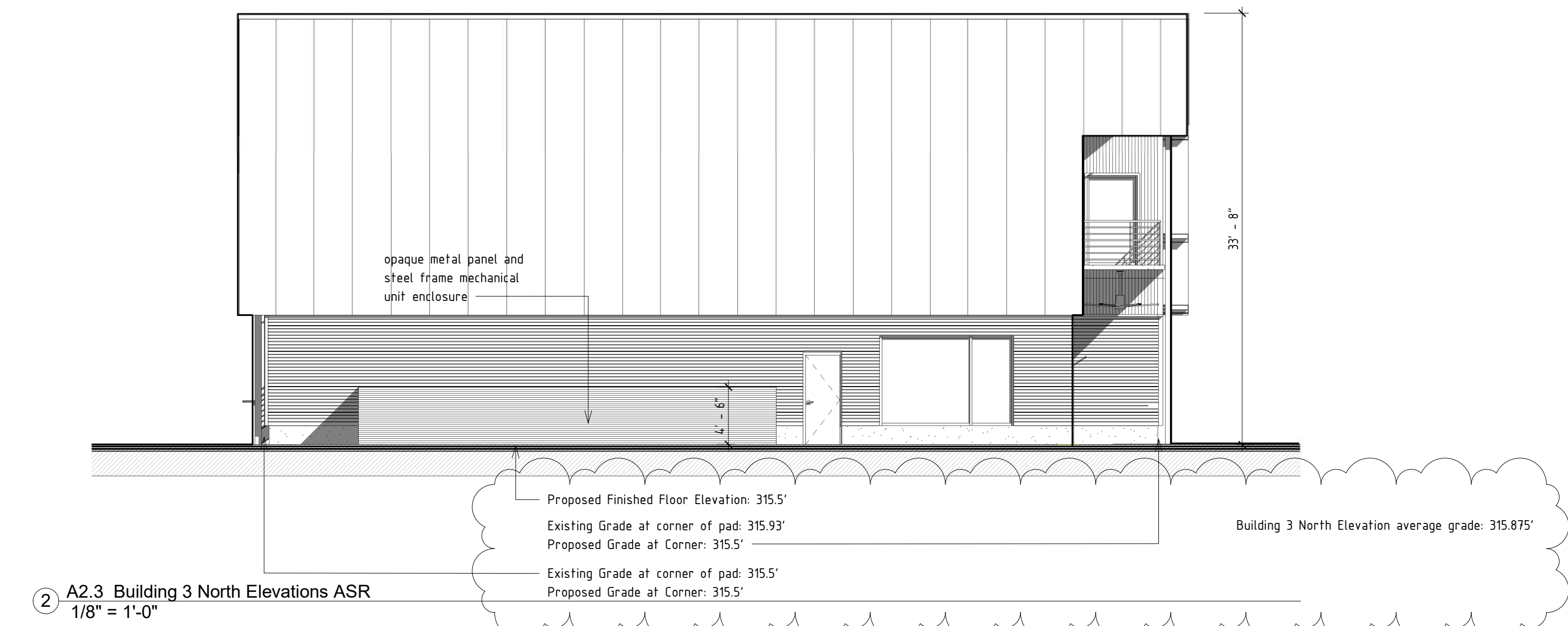
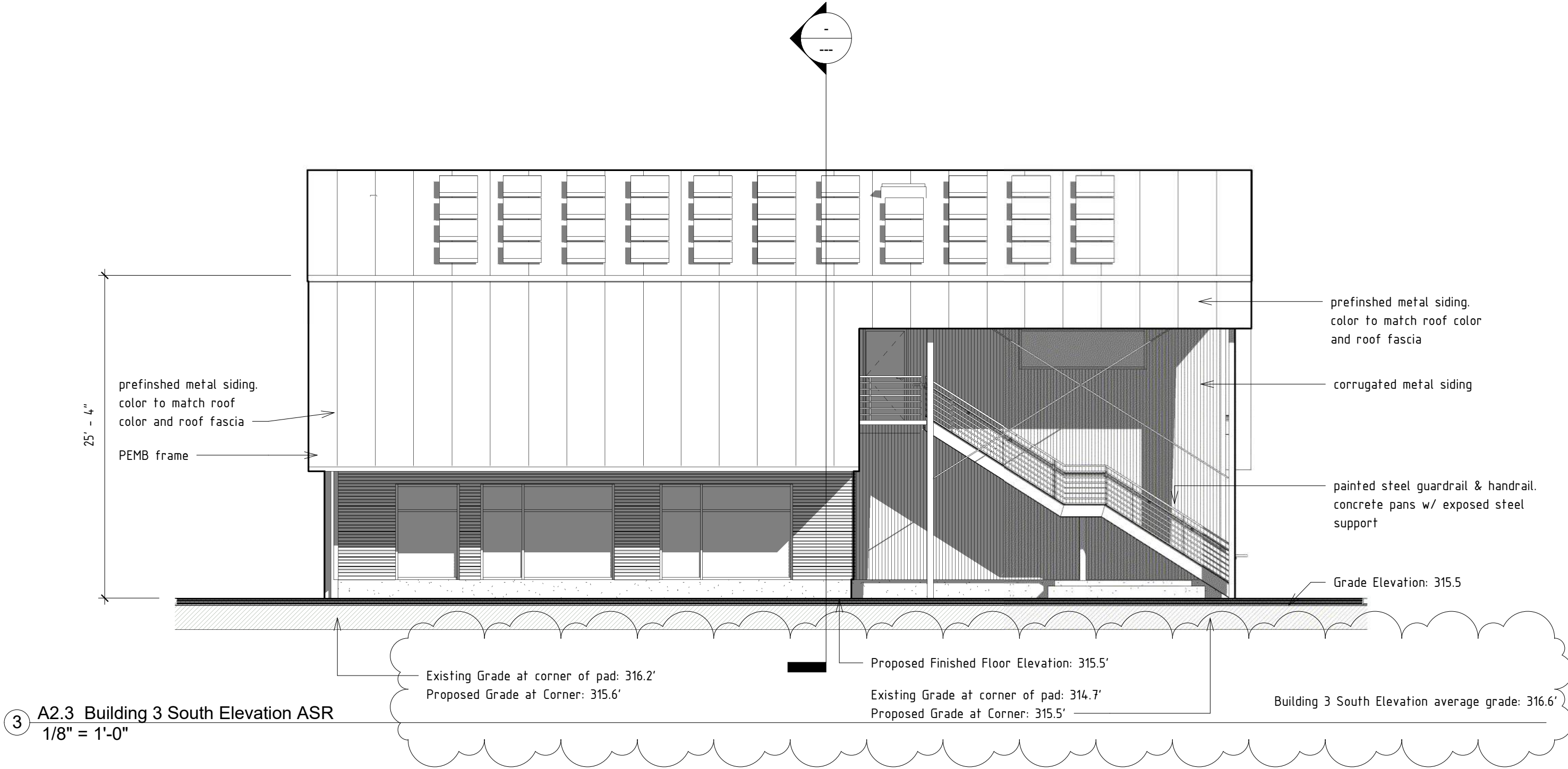
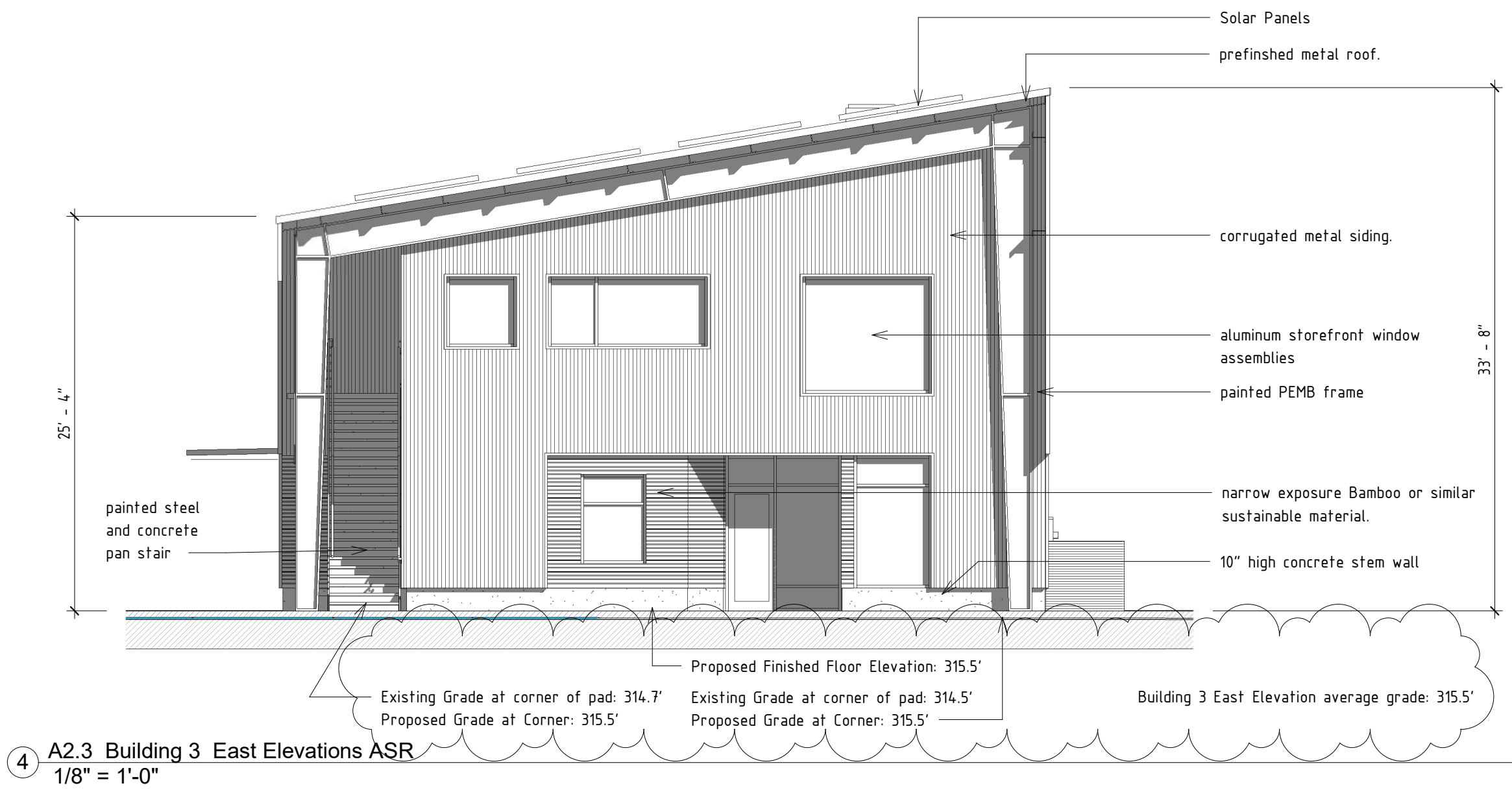
REVISIONS	DATE
1	Date 1
ASR comments	10.11.2019
ASR comments	12.18.2019

Building 3 -
Exterior
Elevations

Z A2.3

BUILDING 3 : 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'
UDO 7.2.5.D	Screening: Mechanical Equipment	
1. Ground mounted mechanical unit screening will be: corten 2"x2" tube steel assembly with opaque corten sheet steel panels. Panels are self-weathering		

UDO Chart Building 3
1/8" = 1'-0"



NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

Issue

Date

PROJECT TYPE: New Buildings

SoHi

S. Wilmington Street, Raleigh NC

DATE 7.26.2019

DR. mm

CH. mm

PROJ. # 19053

REVISIONS DATE

1 Date 1

ASR comments 10.11.2019

ASR comments 12.18.2019

Building 4 -
Exterior
Elevations

Z A2.4

BUILDING 3 : 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'		
UDO 7.2.5.D	Screening: Mechanical Equipment		
1. Ground mounted mechanical unit screening will be: corten 2"x2" tube steel assembly with opaque corten sheet steel panels. Panels are self-weathering			

UDO Chart Building 4
1/8" = 1'-0"

