

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

| Site Plan Tier: Tier Two Site Plan <input checked="" type="checkbox"/> | | Tier Three Site Plan <input type="checkbox"/> |
|---|---|---|
| Building and Development Type (Check all that apply) | | Site Transaction History |
| <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> General | Subdivision case #: _____ |
| <input type="checkbox"/> Attached | <input type="checkbox"/> Mixed use | Scoping/sketch plan case #: _____ |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic | Certificate of Appropriateness #: _____ |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Cottage Court | Board of Adjustment #: _____ |
| <input type="checkbox"/> Tiny house | <input type="checkbox"/> Frequent Transit Development Option | Zoning Case #: _____ |
| <input type="checkbox"/> Open lot | | Design Alternate #: _____ |
| GENERAL INFORMATION | | |
| Development name: Embargo | | |
| Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |
| Property address(es): 701 Glenwood Avenue, Raleigh, NC 27605 | | |
| Site P.I.N.(s): 1704-42-5222 | | |
| Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). Adding containers as accessory structures to be used for bars and seating areas. Primary use is existing restaurant. | | |
| Current Property Owner(s): CityPlat Modalia LLC | | |
| Company: CityPlat Modalia LLC (JON SEELBINDER) | | Title: Member |
| Address: 107 Fayetteville St, STE 400 | | |
| Phone #: (919) 649-2154 | | Email: jon@thelocalicon.com |
| Applicant Name (If different from owner. See "who can apply" in instructions): | | |
| Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder | | |
| Company: NA | | Address: |

| | |
|---|---|
| Phone #: | Email: |
| NOTE: please attach purchase agreement or contract, lease or easement when submitting this form. | |
| Developer Contact: JON SEELBINDER | |
| Company: CityPlat Modalia LLC | Title: Member |
| Address: 107 Fayetteville St, STE 400 | |
| Phone #: (919) 866-4510 | Email: jon@thelocalicon.com |
| Applicant Name: Patrick Barbeau, PE | |
| Company: Timmons Group | Address: 3410 Trinity Road, Raleigh, NC 27607 |
| Phone #: (919) 866-4510 | Email: patrick.barbeau@timmons.com |

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

| SITE DATA | BUILDING DATA |
|---|---|
| Zoning district(s) (please provide the acreage of each): NX-3-UG | Existing gross floor area (not to be demolished): 1,250 SF |
| Gross site acreage: 0.32 AC | Existing gross floor area to be demolished: 0 SF |
| # of parking spaces proposed: N/A | New gross floor area: N/A |
| Max # parking permitted (7.1.2.C): 13 | Total sf gross (to remain and new): 1,250 SF |
| Overlay District (if applicable): N/A | Proposed # of buildings: 1 |
| Existing use (UDO 6.1.4): Restaurant | Proposed # of stories for each: 1 |
| Proposed use (UDO 6.1.4): Restaurant | Proposed # of basement levels (UDO 1.5.7.A.6) N/A |

STORMWATER INFORMATION

| | |
|---|--|
| Imperious Area on Parcel(s): Existing (sf) <u>12,318</u> Proposed total (sf) <u>12,118</u> | Impervious Area for Compliance (includes ROW): Existing (sf) <u>12,318</u> Proposed total (sf) <u>12,118</u> |
|---|--|

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

| | |
|---|---|
| Total # of dwelling units: NA | Total # of hotel bedrooms: |
| # of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____ | |
| # of lots: | Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No |
| | A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No |

Continue to Applicant Signature Block on Page Three.


APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

| | |
|--|------------------|
| Signature: Patrick Barbeau  <small>Digitally signed by Patrick Barbeau DN: E=Patrick.Barbeau@simmons.com CN=Patrick Barbeau Date: 2024.08.02 11:26:54-0400'</small> | Date: 08/02/2024 |
| Printed Name: Patrick Barbeau | |

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Office Use Only: Case #: Planner (print):
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Site Plan Tier: Tier Two Site Plan [checked] Tier Three Site Plan []
Building and Development Type (Check all that apply): General [checked], Attached [], Townhouse [], Apartment [], Tiny house [], Open lot []
Site Transaction History: Subdivision case #, Scoping/sketch plan case #, Certificate of Appropriateness #, Board of Adjustment #, Zoning Case #, Design Alternate #
GENERAL INFORMATION: Development name: Embargo, Inside City limits? Yes [checked] No [], Property address(es): 701 Glenwood Avenue, Raleigh, NC 27605, Site P.I.N.(s): 1704425222
Current Property Owner(s): CityPlat Modalia LLC, Company: CityPlat Modalia LLC (JON SEEBINDER) Title: Member, Address: 107 Fayetteville St, STE 400, Phone #: (919) 649-2154, Email: jon@thelocalicon.com
Applicant Name (if different from owner. See "who can apply" in instructions): Relationship to owner: [] Lessee or contract purchaser [] Owner's authorized agent [] Easement holder

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Address: 107 Fayetteville St, STE 400
Phone #: (919) 649-4510 Email: jon@thelocalicon.com
Applicant Name: Patrick Barbeau, PE
Company: Timmons Group Address: 3410 Trinity Road, Raleigh, NC 27607
Phone #: (919) 866-4510 Email: patrick.barbeau@timmons.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)
SITES DATA: Zoning district(s) (please provide the acreage of each): NX-3-UG Existing gross floor area (not to be demolished): 1,250 SF
BUILDING DATA: Existing gross floor area to be demolished: 0 SF
of parking spaces proposed: N/A New gross floor area: N/A
Max # parking permitted (7.1.2.C): 13 Total # of gross (to remain and new): 1,250 SF
Overlay District (if applicable): N/A Proposed # of buildings: 1
Existing use (UDO 6.1.4): Restaurant Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Restaurant Proposed # of basement levels (UDO 1.5.7.A.6) N/A

STORMWATER INFORMATION
Imperious Area on Parcel(s): Imperious Area for Compliance (includes ROV):
Existing (sf) 12,318 Proposed total (sf) 12,118
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS
Total # of dwelling units: NA Total # of hotel bedrooms:
of bedroom units: 1br 2br 3br 4br or more
of lots: Is your project a cottage court? Yes No A frequent transit development? Yes No

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Signature: Patrick Barbeau Date: 08/20/24
Printed Name: Patrick Barbeau

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TIER TWO - ASR SUBMITTAL
EMBARGO
TIER 2 SITE PLAN
701 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA 27605
WAKE COUNTY

OWNER/DEVELOPER:
CITYPLAT MODALIA LLC
107 FAYETTEVILLE ST STE 400
RALEIGH, NC 27601
JONATHAN SEEBINDER
(919) 649-2154
JON@THELOCALICON.COM

SURVEYOR:
SUMMIT COASTAL SURVEYING
209 LLOYD ST #240
CARRBORO, NC 27609
(919) 306-7379
JHFLEENER@SUMMITCOASTAL.COM

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PATRICK BARBEAU, PE
(919) 866 - 4512
PATRICK.BARBEAU@TIMMONS.COM

Sheet List Table
Sheet Number Sheet Title
C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0 SITE PLAN
C2.1 FIRE APPARATUS ROUTING
C2.2 WASTE SERVICES PLAN
C3.0 GRADING AND STORM DRAINAGE PLAN
C5.0 UTILITY PLAN
C6.0 LANDSCAPE PLAN
C6.1 LANDSCAPE DETAILS
C7.0 NOTE AND DETAILS
A110 FIRST FLOOR PLAN
A111 FIRST FLOOR OCCUPANCY PLAN
A120 SECOND FLOOR PLAN
A121 SECOND FLOOR OCCUPANCY PLAN
A130 THIRD FLOOR PLAN
A131 THIRD FLOOR OCCUPANCY PLAN
A200 BUILDING ELEVATIONS
A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS - TRANSPARENCY

CONTAINER DATA TABLE
NAME TOTAL AREA (SQFT)
RESTROOMS 640
TRASH STORAGE 160
BAR 800
ICE / STORAGE 225
STORAGE 320
OFFICE 480
OPEN USE / SEATING / WALKWAY 2560
CONTAINER SPACE
OPEN DECK SPACE 2653
FIRST FLOOR OPEN ASSEMBLY SPACE 3015
TOTAL CONTAINER 4630
TOTAL INCREASED SQUARE FOOTAGE 7763
EXISTING BUILDING 1245
65% OF EXISTING BUILDING 809
PROPOSED BAR AREA IS LESS THAN 65% OF EXISTING BUILDING AREA

GENERAL NOTE

- 1. ALL CONTRACTORS SHALL VISIT THE PROJECT TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION. BY SUBMITTING A BID, THE CONTRACTOR AND HIS SUBCONTRACTORS ARE CONFIRMING THAT THEY HAVE VISITED THE SITE AND HAVE INCLUDED IN THEIR BID ANY ADDITIONAL ITEMS OF CONSTRUCTION THAT MAY BE REQUIRED DUE TO EXISTING SITE CONDITIONS.
2. REVISIONS TO PLANS SHALL REQUIRE RESUBMISSION FOR REVIEW/APPROVAL.
3. ANY FUTURE DEVELOPMENT SHALL BE SUBMITTED FOR REVIEW/APPROVAL.
4. THE DEVELOPER SHALL BE AWARE THAT SUBSEQUENT APPLICATION FOR ZONING AND BUILDING PERMITS CONSTITUTES THE DEVELOPERS UNDERSTANDING AND ACCEPTANCE OF THESE COMMENTS.
5. ALCOHOLIC BEVERAGE SALES WILL NOT EXCEED 60% OF TOTAL ANNUAL SALES FOR THIS FACILITY.
6. CONEX BOXES (ACCESSORY STRUCTURES) ARE A MAXIMUM OF 1,800 SF.
7. PER UDO SEC 10.2.8.B.2.A, PROJECT TO BE REVIEWED AS A TIER 2 SITE PLAN SINCE TOTAL ADDITION OF ACCESSORY STRUCTURES IS LESS THAN 10,000 SQUARE FEET.

PER SKETCH PLAN MEETING NOTES 10/18/2023

- 1. PROPOSED CONEX CONTAINER USES WILL BE ACCESSORY STRUCTURES TO THE EXISTING RESTAURANT.
2. PER UDO SEC 6.4.10.C.1 RESTAURANT AND ACCESSORY STRUCTURES ARE CLASSIFIED AS AN EATING ESTABLISHMENT WHERE ALCOHOL SALES SHALL BE LESS THAN 70% OF TOTAL ANNUAL SALES.
3. TOTAL BAR USE SQUARE FOOTAGE MUST BE LESS THAN 65% OF EXISTING RESTAURANT AREA TO MEET UDO SEC 6.4.10.C.1 (SEE CONTAINER DATA TABLE ABOVE).
4. MIXED USE DISTRICT SECTION 3.2.5 GENERAL BUILDING APPLIES TO THIS PROJECT.
5. FUTURE BIKE LANE ALONG PEACE STREET TO BE PAID AS A FEE-IN-LIEU.

EXEMPTIONS

- 1. SITE IS DISTURBING LESS THAN 12,000 SQ FT, THEREFORE LAND DISTURBING/MASS GRADING PERMIT IS NOT NEEDED.
2. PER UDO SEC. 8.3.2.A.2.b BLOCK PERIMETER DOES NOT APPLY PER NX-3 ZONING; BLOCK PERIMETER ONLY APPLIES TO SITES LARGER THAN 5 ACRES.
3. PER UDO 9.2.2.A.3.a SITE IS EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES SINCE IS A REDEVELOPMENT AND THERE WILL BE A NET DECREASE IN IMPERVIOUS AREA OF 200 SQ FT.



VICINITY MAP
1" = 150'

SITE DATA TABLE
PROJECT NAME: EMBARGO
PROPERTY OWNER: CITYPLAT MODALIA LLC
107 FAYETTEVILLE ST STE 400
RALEIGH NC 27601-2916
APPLICANT: CITYPLAT MODALIA LLC
107 FAYETTEVILLE ST STE 400
RALEIGH NC 27601-2916
PIN(S): 1704425222
DEED REFERENCE: DB 018217 PG 00552
PROPERTY ADDRESS: 701 GLENWOOD AVE, RALEIGH, NC 27605
TOWNSHIP: RALEIGH
EXISTING ZONING: NEIGHBORHOOD MIXED USE (NX-3-UG)
PROPOSED ZONING: NEIGHBORHOOD MIXED USE (NX-3-UG)
EXISTING USE: EATING ESTABLISHMENT
PROPOSED USE: EATING ESTABLISHMENT
EXISTING SITE AREA: 13,939.20 SF (0.32 AC)
PROPOSED SITE AREA: 13,939.20 SF (0.32 AC)
EXISTING IMPERVIOUS: 12,318 SF (0.28 AC)
PROPOSED IMPERVIOUS: 12,118 SF (0.28 AC)
BLOCK PERIMETER: DOES NOT APPLY PER NX-3 ZONING; BLOCK PERIMETER ONLY APPLIES TO SITES LARGER THAN 5 ACRES
OUTDOOR AMENITY AREA:
REQUIRED: 0.03 ACRES = 10%
PROVIDED: 0.03 ACRES = 10%
SETBACKS AND BUFFERS SUMMARY:
FRONT STREET: BUILDING = 5 FT PARKING = 10 FT
SIDE STREET: BUILDING = 5 FT PARKING = 10 FT
SIDE: BUILDING = 6 FT PARKING = 3 FT
REAR: BUILDING = 6 FT PARKING = 3 FT
EXISTING BUILDING INFORMATION:
TOTAL GROSS S.F.: 1,250 SF
EXISTING BUILDING HEIGHT: 15' - 3 1/2" (1 STORY)
PARKING SUMMARY:
MINIMUM REQUIRED PARKING SPACES: CITY OF RALEIGH: N/A
MAXIMUM ALLOWED PARKING SPACES: CITY OF RALEIGH: 1 SPACE PER 100 SF OF GROSS FLOOR AREA
PROVIDED PARKING SPACES: N/A
BICYCLE PARKING REQUIRED: SHORT-TERM: 1 SPACE PER 50,000 SF OF GROSS FLOOR AREA
LONG-TERM: 1 SPACE PER 25,000 SF OF GROSS FLOOR AREA
TOTAL: 4 SPACES MINIMUM
BICYCLE PARKING PROVIDED: SHORT-TERM: N/A
LONG-TERM: N/A
TOTAL: N/A

4. Table of Applicable Standards
Standard UDO Sections Tier 1 Tier 2 Tier 3
Amenity Sec. 1.5.3; 7.2.6 -- e
Setbacks Chapters 2, 3 a,d a,d
Build-To Chapters 1, 2, 3 a,d a,d
Height Chapters 1, 2, 3, 4, 5, 6, 7, 11 a,d a,d
Pedestrian Access Chapters 1, 2, 3, 4, 7, 8, 10 a,d a,d
Transparency Chapters 1, 3, 7 a,d a,d
Blank Wall 1.1.11; 1.5.10; Chapter 3 a,d a,d
Ground Floor Elevation Chapters 1, 2, 3 a,d a,d
Parking Setbacks Chapters 1, 2, 3, 4, 5, 6 a a
Transition Chapters 2, 3, 4, 5, 6 -- a,c
Landscaping Chapters 5, 6, 7 g *
Protective Yard Chapters 2, 3, 4, 5, 6, 7, 8 * *
Parking Chapters 3, 4, 5, 6, 7 * *
Parking Structure Design and Screening Chapters 3 and 7 a,d o,d
Lighting Chapters 3, 4, 5, 6, 7, 10 a,d a,d
Site Access Chapter 8 a,d a,d
Driveway Chapters 1, 2, 3, 5, 6, 7, 8, 9 a,d a,d
Signage Chapters 6, 7, 10 a a,a
Tree Conservation/Preservation Article 9.1 -- *
Forestation 9.1.9 c *
Stormwater 9.2 * *
Public Improvements
Right of way dedication Chapter 8 -- *
Road widening/construction/utilities Chapter 8 f f
Curb and gutter Chapter 8 -- *
Sidewalk Chapter 8 b b
Tree lawn/Street trees Chapter 8 b b
Transit infrastructure Article 8.11 -- c
Bus Shelter Article 8.11 -- c
Key: -- Not Applicable * Applicable
Footnotes:
a - Not applicable to the existing improvements on the site at the time of site plan review.
b - Required only when the site is located in the DR District or subject to an urban frontage.
c - Not applicable to a change in use of an existing building(s).
d - Applicable if demolition and reconstruction of an entire structure is proposed.
e - Applicable to establishing a civic use on vacant property and any Tier One or Two Site Plan involving the total demolition of all buildings on site, excluding like-for-like reconstruction.
f - Art. 8.7 Utilities is applicable if the development is voluntarily connecting to city water or city sewer for the first time.
g - Screening requirements as described in Sec. 7.2.5 and Sec. 7.2.6 are applicable.

EXISTING BUILDING HAD A CHANGE OF USE FROM AUTO SERVICE TO RESTAURANT PERMITTED UNDER BLDNR 42469-2022



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDEQ STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
DATE
08/02/2024
DRAWN BY
332
DESIGNED BY
P. BARBEAU
CHECKED BY
P. BARBEAU
SCALE
AS SHOWN

TIMMONS GROUP
EMBARGO
NORTH CAROLINA LICENSE NO. C-1652
RALEIGH - WAKE COUNTY - NORTH CAROLINA
COVER SHEET
JOB NO. 62824
SHEET NO. C0.0

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102, Raleigh, NC 27607
TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
EMBARGO
RALEIGH - WAKE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.
62824
SHEET NO.
C1.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

SURVEY NOTES

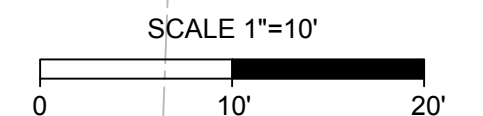
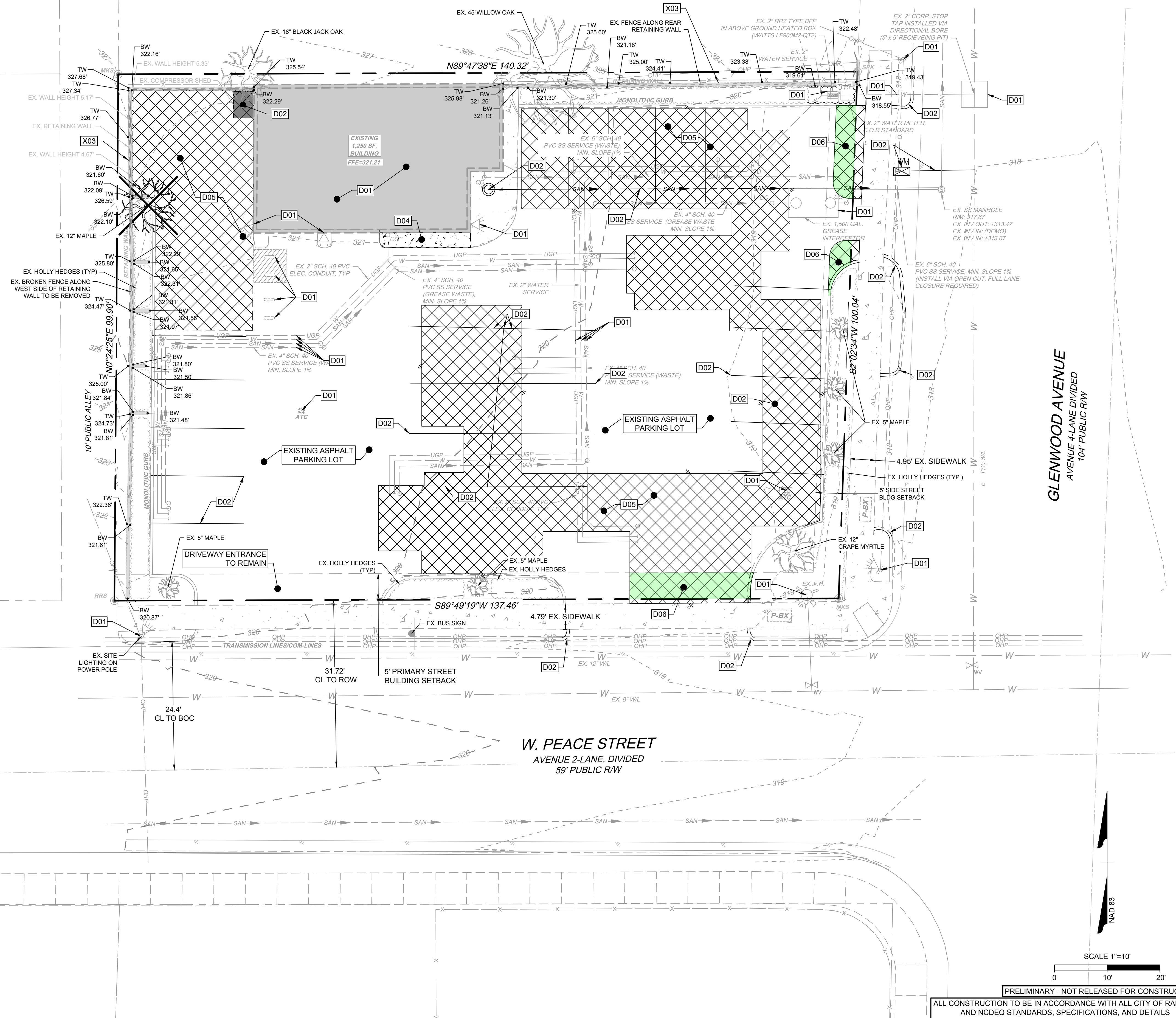
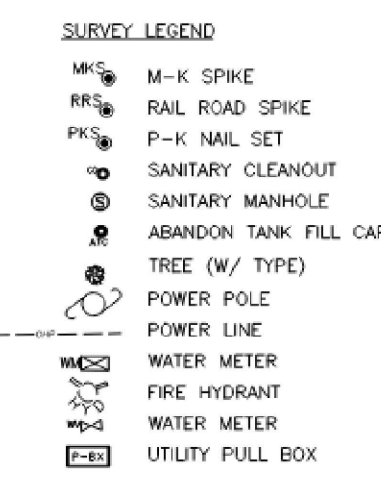
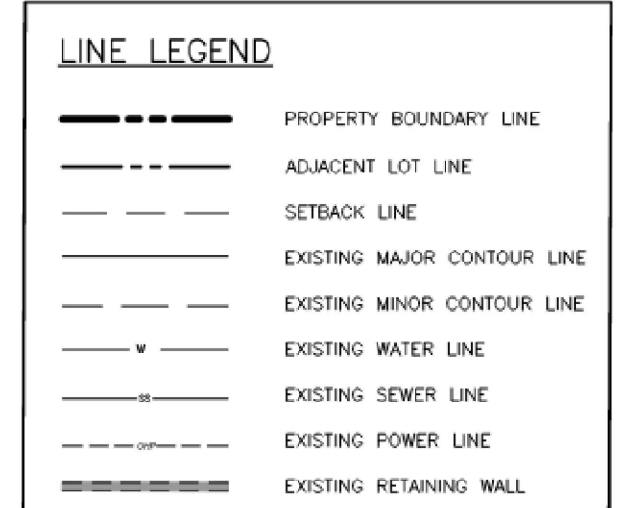
- ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY SUMMIT COASTAL SURVEYING, DATED AUGUST 3, 2021. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
- OTHER SOURCES OF INFORMATION INCLUDE CITY OF RALEIGH GIS AND NC ONE MAP.
- NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3720170400K (EFFECTIVE 07-19-2022)
- RECORDED PROPERTY DATA:
4.1. DB 18217, PG 552, 553, 554, 555
- EXISTING IMPERVIOUS AREA = 0.28 ACRES
- THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.

DEMOLITION NOTES

- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE. CONTRACTOR TO OBTAIN, REFERENCE, AND UTILIZE ALL AVAILABLE ENVIRONMENTAL REPORTS (PHASE 1 ESA, ASBESTOS, ETC.) FROM DEVELOPER.
- ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
- REMOVE/DEMOLISH/ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AN APPROVAL OF THE INSPECTOR. REFER TO EROSION CONTROL PLAN.
- REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION. (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
- SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
- THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
- CONTRACTOR TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION, EITHER ONSITE OR IN PUBLIC ROW, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- WATER AND SEWER ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS INCLUDING DISCONNECT FROM THE MAIN AND REMOVAL OF SERVICES FROM THE RIGHT-OF-WAY.
- ANY EXISTING UNIDENTIFIED SEPTIC SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT NO CHARGE TO THE OWNER
- VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
- EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
- GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. WITH THE DEVELOPER
- CONTRACTOR SHALL NOTIFY APPROPRIATE DEPARTMENTS PRIOR TO BEGINNING ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.

| DEMOLITION KEYNOTES | |
|---------------------|---|
| NUMBER | DESCRIPTION |
| D01 | EXISTING FEATURE TO REMAIN. |
| D02 | REMOVE EXISTING FEATURE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR TO COORDINATE AS NEEDED WITH LOCAL MUNICIPALITY, INSPECTORS, AND/OR UTILITY COMPANIES. |
| D03 | RELOCATE AND MODIFY EXISTING FEATURE TO REMAIN IN SERVICE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR TO COORDINATE AS NEEDED WITH LOCAL MUNICIPALITY, INSPECTORS, AND/OR UTILITY COMPANIES. |
| D04 | EXISTING CONCRETE TO BE SAW CUT AND REMOVED FOR INSTALLATION OF ADA RAMP |
| D05 | EXISTING ASPHALT TO BE SAW CUT AND REMOVED FOR CONCRETE SLABS (TYP.) CONTRACTOR TO LOCATE EXISTING UTILITIES AND NOT DAMAGE EXISTING UTILITIES DURING ASPHALT REMOVAL |
| D06 | EXISTING IMPERVIOUS ASPHALT TO BE REMOVED AND REPLACED WITH PERVIOUS AREA. TOTAL AREA: 200 SQ FT |
| X | TREE TO BE REMOVED |

| EXISTING CONDITIONS KEYNOTES | |
|------------------------------|---|
| NUMBER | DESCRIPTION |
| X01 | (2) U-TYPE SURFACE MOUNTED BICYCLE RACKS (4 SPACES LONG TERM) WITH HIGH BICYCLE COVER. REFER TO DETAIL. |
| X02 | (2) U-TYPE SURFACE MOUNTED BICYCLE RACKS (4 SPACES SHORT TERM). REFER TO DETAIL. |
| X03 | EXISTING WALL. WE RECOMMEND STRUCTURAL INTEGRITY OF RETAINING WALL TO BE VERIFIED BY A STRUCTURAL ENGINEER. |



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P. BARBEAU
SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
EMBARGO
RALEIGH - WAKE COUNTY - NORTH CAROLINA
SITE PLAN

JOB NO.
62824
SHEET NO.
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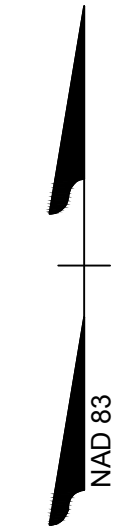
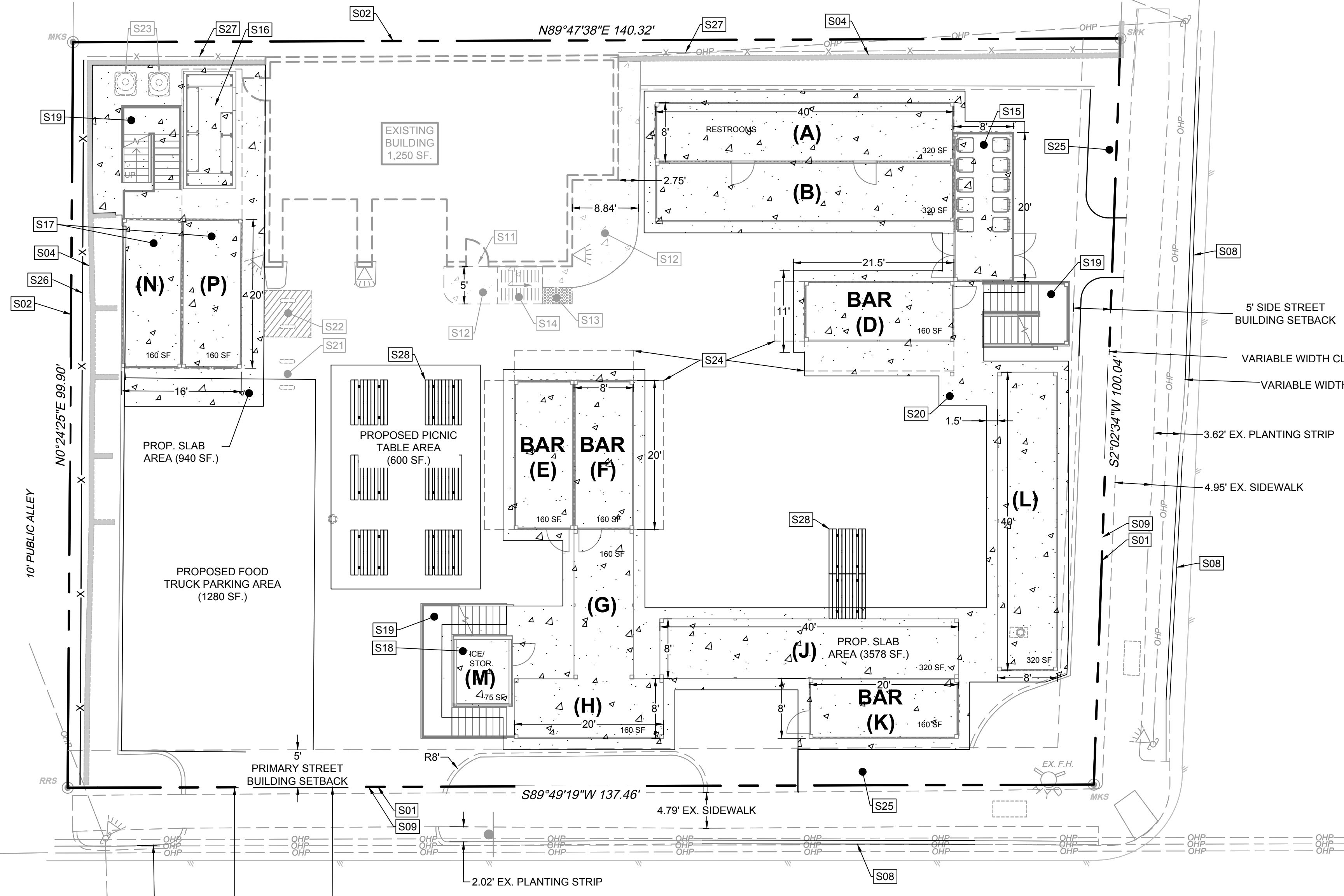
| CONTAINER | USE | AREA (SQFT) |
|---------------------|-----------------|-------------|
| FIRST FLOOR | | |
| A | RESTROOMS | 320 |
| B | OPEN | 320 |
| C | TRASH STORAGE | 160 |
| D | BAR | 160 |
| E | BAR | 160 |
| F | BAR | 160 |
| G | OPEN | 160 |
| H | OPEN | 160 |
| J | OPEN | 320 |
| K | BAR | 160 |
| L | OPEN | 320 |
| M | ICE / STORAGE | 75 |
| N | STORAGE | 160 |
| P | STORAGE | 160 |
| | OPEN SPACE | 3015 |
| SECOND FLOOR | | |
| M | ICE / STORAGE | 75 |
| Q | RESTROOMS | 320 |
| R | OPEN | 320 |
| S | SEATING | 160 |
| T | SEATING | 320 |
| U | BAR | 160 |
| V | SEATING | 160 |
| W | SEATING | 320 |
| X | OFFICE | 160 |
| Y | OFFICE | 320 |
| | OPEN DECK SPACE | 1207 |
| THIRD FLOOR | | |
| | OPEN DECK SPACE | 1446 |

| SITE LAYOUT KEYNOTES | |
|----------------------|--|
| NUMBER | DESCRIPTION |
| S01 | RIGHT-OF-WAY (TYP.) |
| S02 | PROPERTY BOUNDARY (TYP.) |
| S04 | EXISTING RETAINING WALL |
| S08 | 6" CURB TO MATCH EXISTING CURB |
| S09 | FOR FUTURE BIKE LANE; TO BE FEE-IN-LIEU |
| S11 | EXISTING BUILDING PRIMARY ENTRANCE |
| S12 | EXISTING CONCRETE SIDEWALK (REFER TO PLANS FOR WIDTH DIMENSIONS) |
| S13 | TURNED-DOWN SIDEWALK & ADA RAMP (TYPE R-2A) |
| S14 | SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES) |
| S15 | CONEX CONTAINER TO BE USED AS ROLL-OUT-TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| S16 | PROPOSED WALK IN FREEZER STORAGE. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| S17 | CONEX CONTAINERS TO BE USED AS STORAGE AND PREP SPACE. SECOND FLOOR CONTAINERS TO BE USED AS OFFICE SPACE. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| S18 | PROPOSED ICE MACHINE. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| S19 | PROPOSED STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| S20 | PROPOSED CONCRETE FOUNDATION SLABS FOR CONEX CONTAINERS. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| S21 | EXISTING 2 SHORT-TERM BICYCLE PARKING SPACES/100' MAXIMUM FROM BUILDING ENTRANCE PER U.D.O. SECTION 7.1.8.B.2 BICYCLE RACKS TO BE SPACED 3' O.C.) |
| S22 | EXISTING 2 COVERED LONG-TERM BICYCLE PARKING (300' MAXIMUM FROM BUILDING ENTRANCE PER U.D.O. SECTION 7.1.8.B.2 BICYCLE RACKS TO BE SPACED 3' O.C.) |
| S23 | EXISTING HVAC UNITS |
| S24 | PROPOSED OVERHEAD CANOPY/AWNING. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| S25 | PROPOSED PLANTING AREAS |
| S26 | REPLACE EXISTING BROKEN FENCE TO MEET FALL PROTECTION CODE AND MATCH EXISTING FENCE. 42" MINIMUM SAFETY RAILING/FENCE AT ALL AREAS TALLER THAN 30". (DESIGNED BY OTHERS) |
| S27 | EXISTING FENCE TO BE REPAIRED AS NECESSARY TO MEET FALL PROTECTION CODE. 42" MINIMUM SAFETY RAILING/FENCE AT ALL AREAS TALLER THAN 30". (DESIGNED BY OTHERS) |
| S28 | PICNIC TABLE (TYP.) |

- SITE LAYOUT NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
 - AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
 - PARKING SPACES ARE 9' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
 - TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY OR AS DIRECTED IN THE PLAN.
 - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

| NAME | TOTAL AREA (SQFT) |
|--|-------------------|
| RESTROOMS | 640 |
| TRASH STORAGE | 160 |
| BAR | 800 |
| ICE / STORAGE | 225 |
| STORAGE | 320 |
| OFFICE | 480 |
| OPEN USE / SEATING / WALKWAY | 2560 |
| CONTAINER SPACE | |
| OPEN DECK SPACE | 2653 |
| FIRST FLOOR OPEN ASSEMBLY SPACE | 3015 |
| TOTAL CONTAINER | 4630 |
| TOTAL INCREASED SQUARE FOOTAGE | 7763 |
| EXISTING BUILDING | 1245 |
| 65% OF EXISTING BUILDING | 809 |
| PROPOSED BAR AREA IS LESS THAN 65% OF EXISTING BUILDING AREA | |

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SCALE 1"=10'
0 10' 20'

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NORTH CAROLINA LICENSE NO. C-1652
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RALEIGH - WAKE COUNTY - NORTH CAROLINA
FIRE APPARATUS ROUTING

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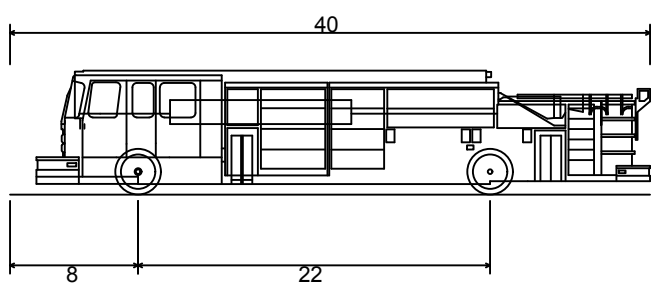
LEGEND:

| | |
|---------------------------------|-----------------------|
| DISTANCE FROM FIRE HYDRANT | — FH — FH — FH — FH — |
| DISTANCE FROM FIRE TRUCK ACCESS | — FH — FH — FH — FH — |

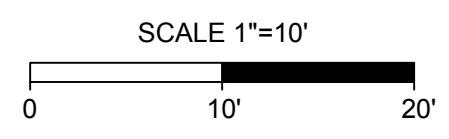
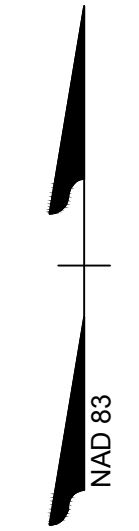
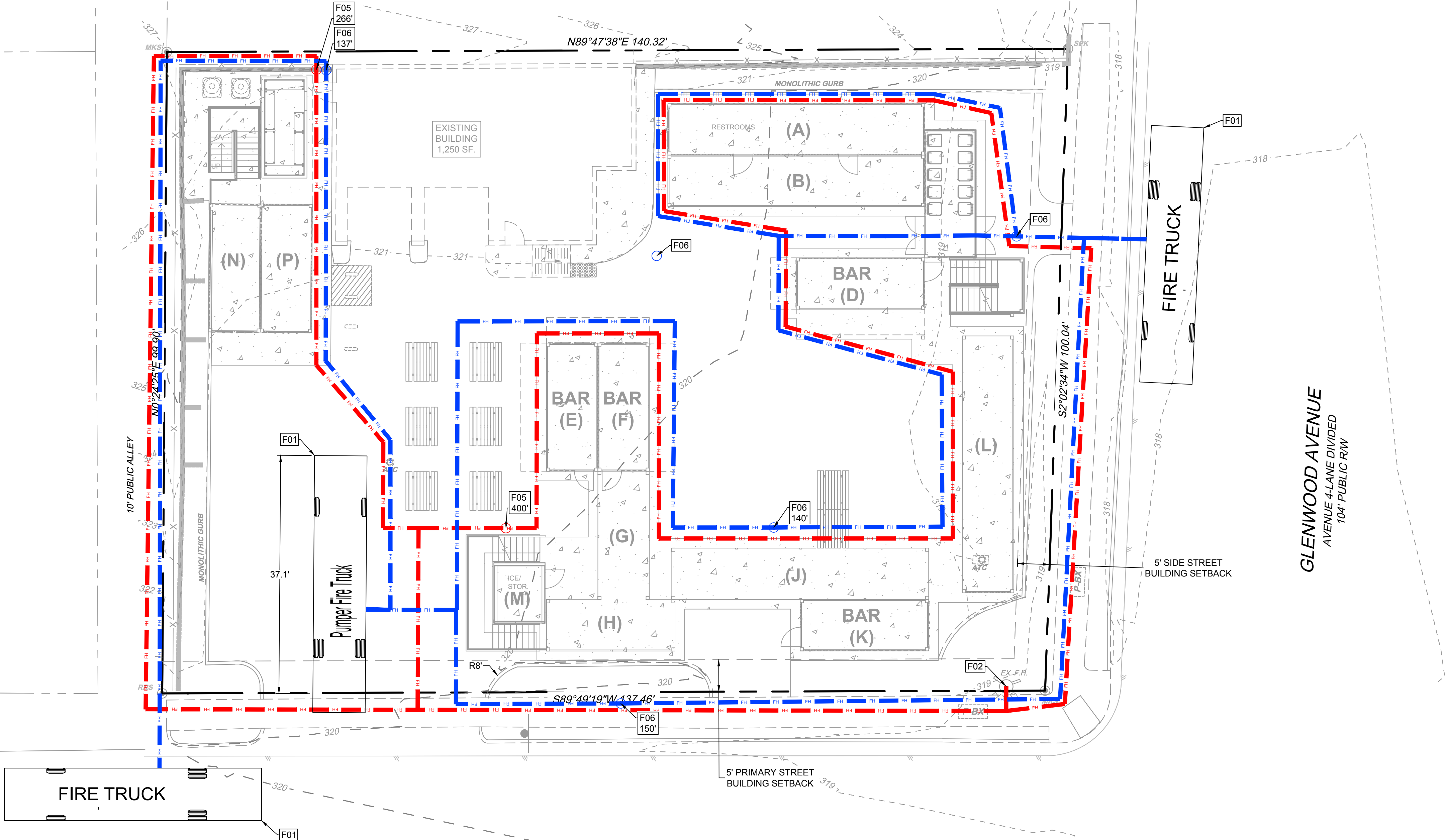
FIRE TRUCK EXIT & HYDRANT ACCESS KEYNOTES

| NUMBER | DESCRIPTION |
|--------|---|
| F01 | FIRE TRUCK (TYP.) |
| F02 | FIRE HYDRANT |
| F03 | FIRE DEPARTMENT CONNECTION |
| F05 | < 400 LF FROM HYDRANT (PULL-THE-HOSE-METHOD) |
| F06 | < 150 LF FROM FIRE TRUCK (PULL-THE-HOSE-METHOD) |

- NOTE:**
- CONTAINERS WILL NOT HAVE A SPRINKLER SYSTEM
 - ALLOWED HOSE PULLS FOR FIRE TRUCK = 150 LF
 - ALLOWED HOSE PULLS FOR HYDRANT = 400 LF



Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



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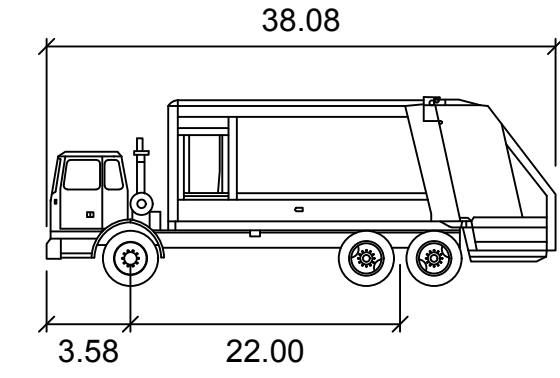
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WASTE SERVICES PLAN

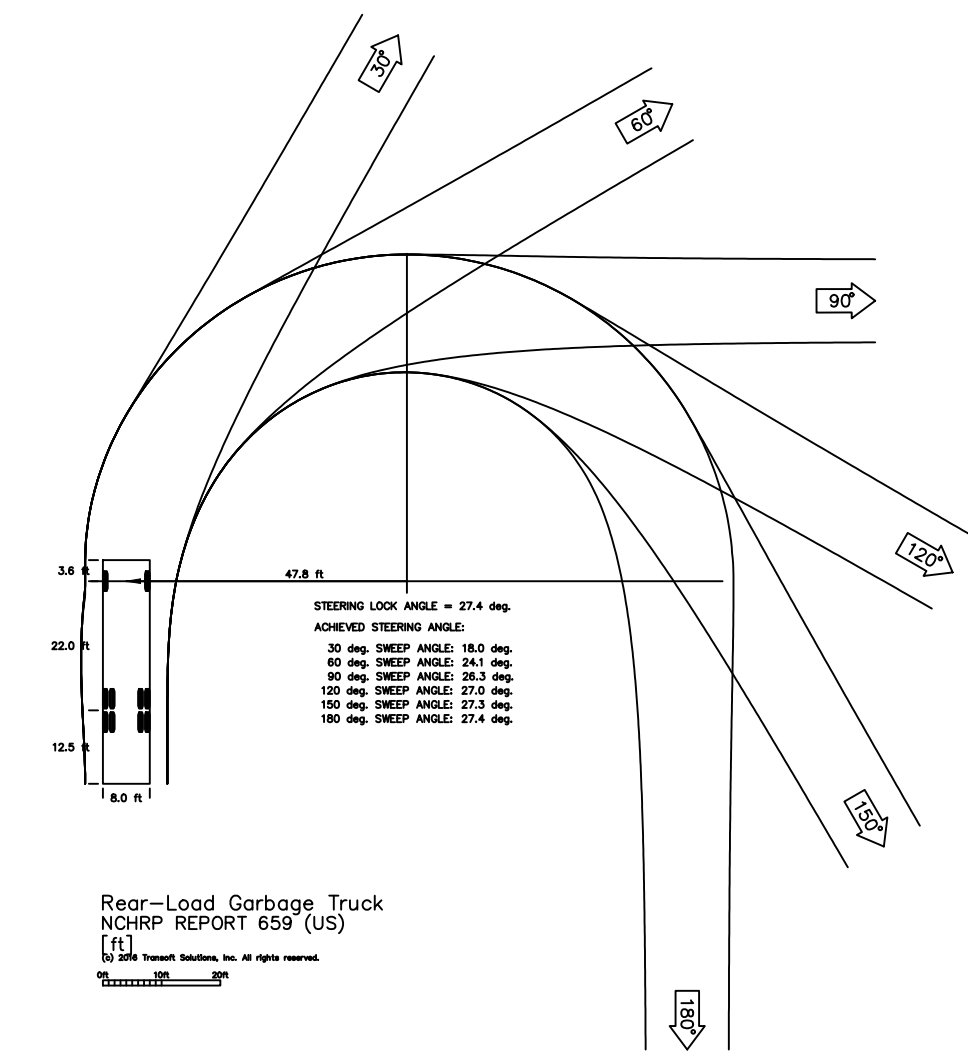
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Rear-Load Garbage Truck

| feet | |
|-------------------|--------|
| Width | : 8.00 |
| Track | : 8.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 27.4 |

REAR LOAD GARBAGE TRUCK PROFILE
NTS



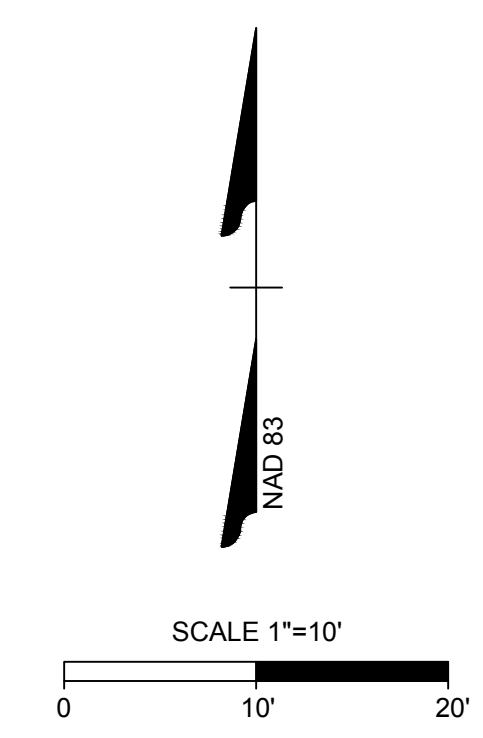
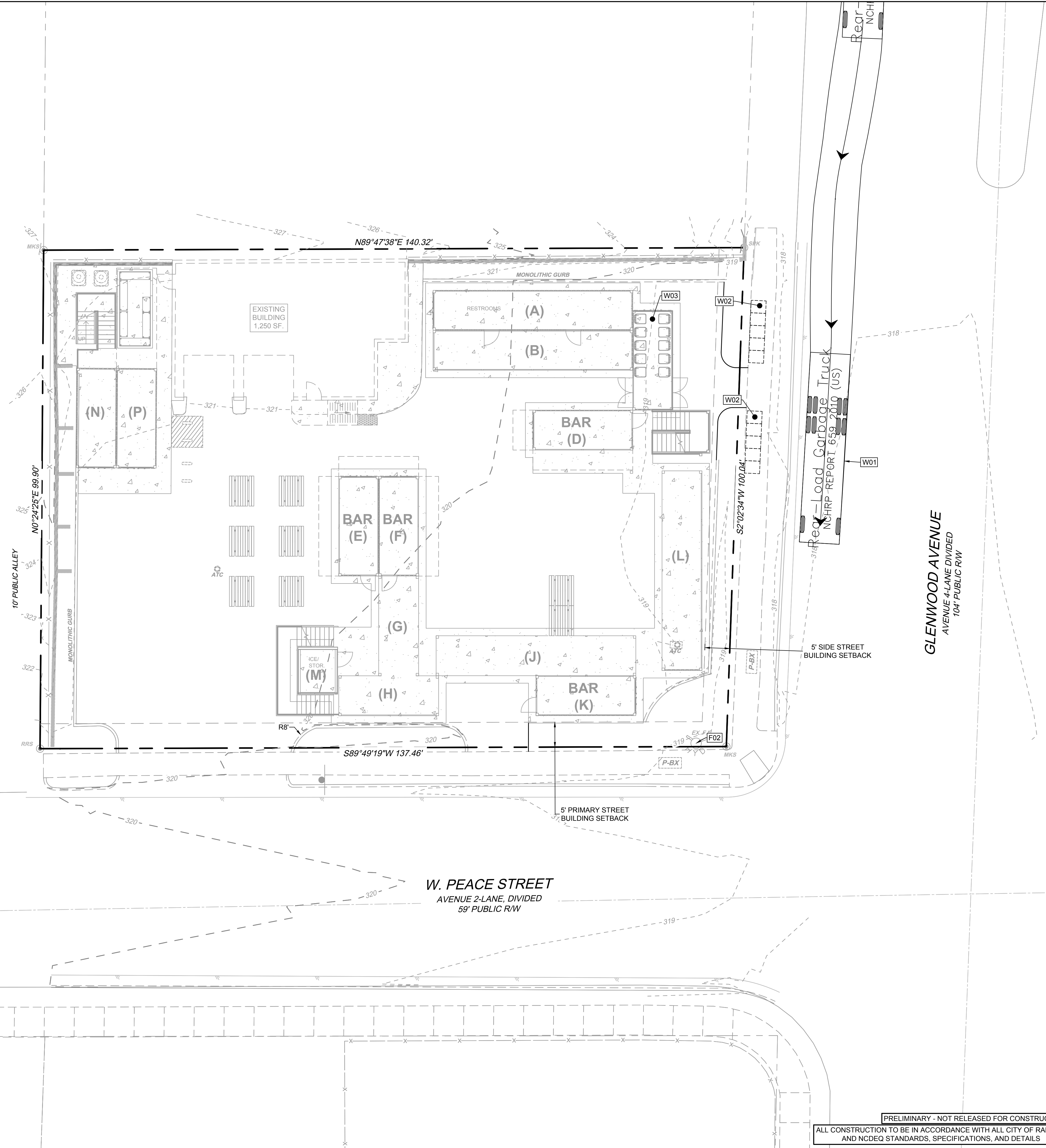
REAR LOAD GARBAGE TRUCK TURN TEMPLATE
NTS

WASTE SERVICE NOTES:

- SOLID WASTE CONTAINERS WILL BE STORED IN THE TRASH ENCLOSURE CONEX CONTAINER.
- FOR TRASH PICK UP, THE ROLL OUT CARTS WILL BE PLACED ON THE SIDEWALK ALONG GLENWOOD AVE.

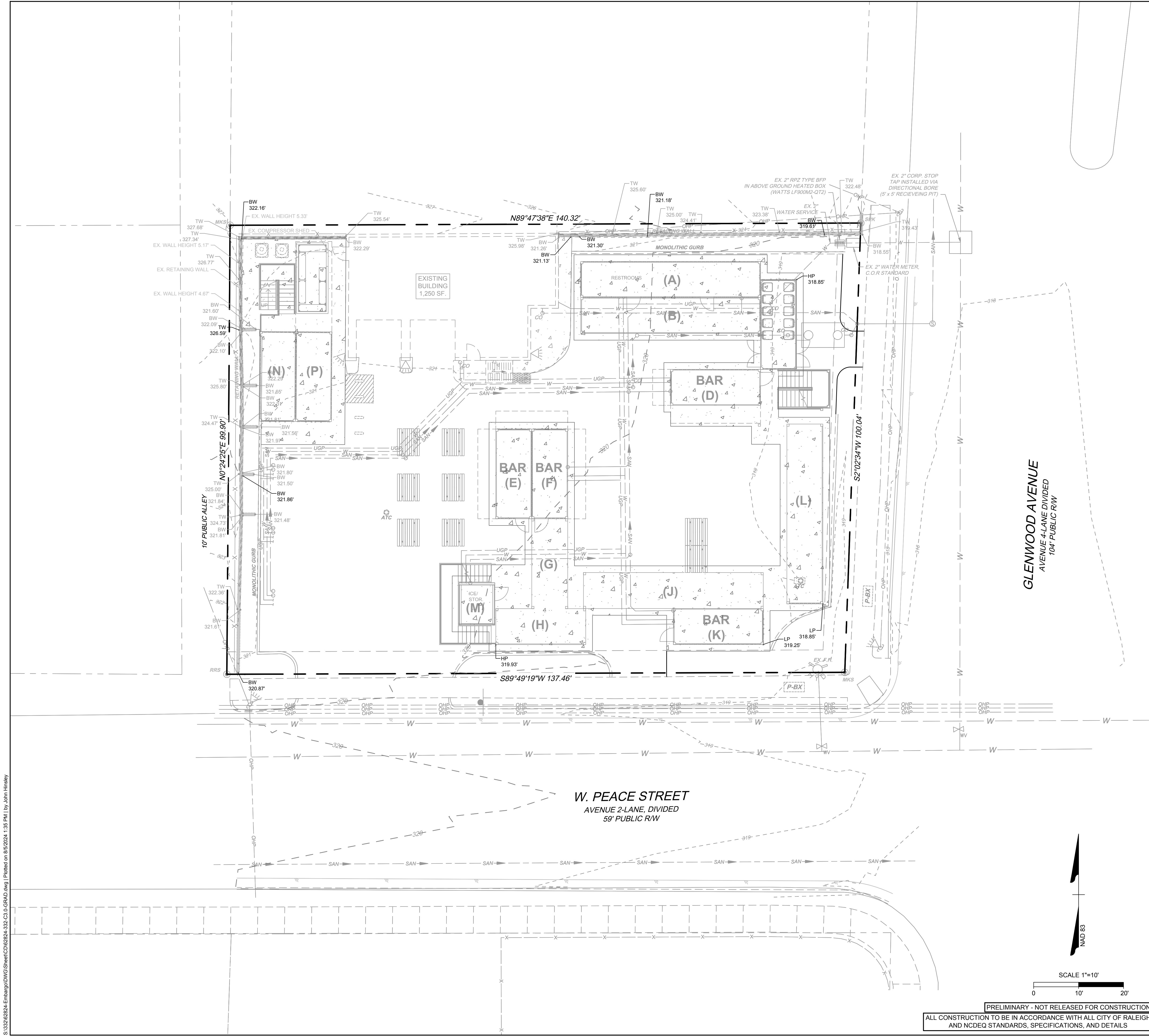
WASTE SERVICE SITE KEYNOTES

| NUMBER | DESCRIPTION |
|--------|-------------------------------------|
| W01 | WASTE SERVICE TRUCK (TYP.) |
| W02 | ROLL OUT CONTAINER COLLECTION POINT |
| W03 | ROLL OUT CONTAINER STORAGE LOCATION |



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GRADING AND STORM DRAINAGE NOTES

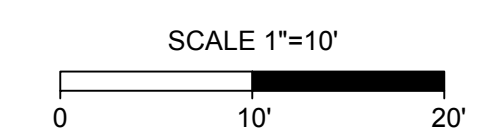
- CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3 DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
- A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
- ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
- ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
- ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
- A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
- ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
- CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
- IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
- SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
- EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
- ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.

| AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT per UDO Sec. 1.5.7.A. (TC-4-20) | | | |
|---|--------------------------------|----------|---------------|
| Building/Elevations | Post-development grades (feet) | | |
| | High (HP) | Low (LP) | Average Grade |
| W. Peace St | 319.93 | 319.25 | 319.6 |
| Glenwood Ave | 318.85 | 318.85 | 318.9 |

SPOT ELEVATION LEGEND
 TC = TOP OF CURB
 ME = MATCH EXISTING
 GND = GROUND
 SWK = SIDEWALK
 TW = TOP OF WALL
 BW = BOTTOM OF WALL
 HP = HIGH POINT
 FC = FLUSH CURB
 EP = EDGE OF PAVEMENT
 PVMT = PAVEMENT

GLENWOOD AVENUE
 AVENUE 4-LANE DIVIDED
 104' PUBLIC R/W

W. PEACE STREET
 AVENUE 2-LANE, DIVIDED
 59' PUBLIC R/W



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GRADING AND STORM DRAINAGE PLAN

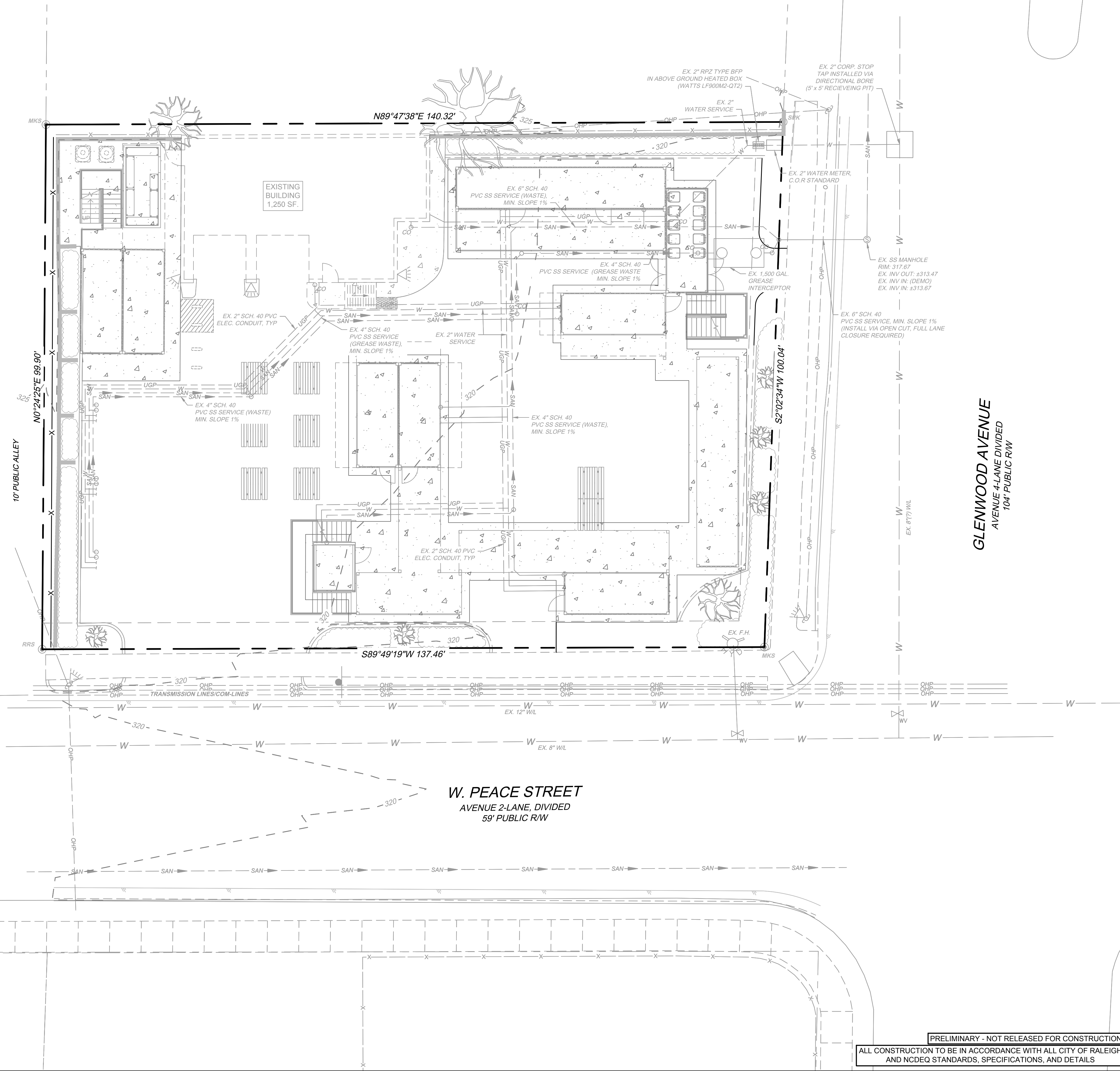
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GENERAL NOTES:
 ALL UTILITIES ARE TO BE CONSIDERED AS EXISTING.
 UTILITY EXTENSIONS FOR THE PROPOSED CONEX CONTAINER LOCATIONS ARE TO BE COMPLETED AND PERMITTED IN PHASE 1 OF THE YARD CONSTRUCTION.
 NO ADDITIONAL UTILITY EXTENSIONS ARE PROPOSED FOR THIS PROJECT.

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| DATE | 08/02/2024 |
| DRAWN BY | 332 |
| DESIGNED BY | P. BARBEAU |
| CHECKED BY | P. BARBEAU |
| SCALE | AS SHOWN |

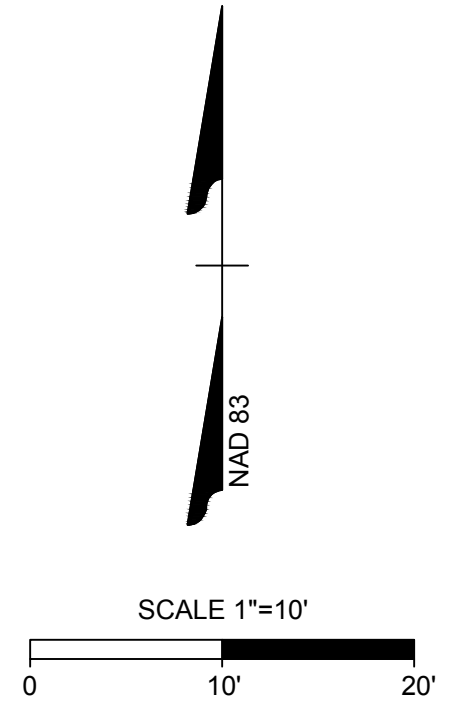
TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

EMBARGO
 RALEIGH - WAKE COUNTY - NORTH CAROLINA

UTILITY PLAN

JOB NO. 62824
 SHEET NO. C5.0

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| PLANT SCHEDULE | | | | | | | |
|------------------|---------------------------------|-------|--------|-------------------|-------------------------------|------------------------------|-----------------------------|
| SYMBOL | TREE DECIDUOUS SHADE TREE | QTY. | | BOTANICAL NAME | COMMON NAME | MIN. INSTALLATION SIZE | COMMENTS |
| | | REQ'D | PROV'D | | | | |
| UNDERSTORY TREES | | | | | | | |
| | TDM | | 2 | ACER BUERGERIANUM | TRIDENT MAPLE | 3" MIN CAL & 10' MIN/HT. | SITE AESTHETIC IMPROVEMENTS |
| SHRUBS | | | | | | | |
| | DBH | | 10 | ILEX CORNUTA | 'DWARF BURFORD' CHINESE HOLLY | 24" HT. | SITE AESTHETIC IMPROVEMENTS |

| CITY OF RALEIGH LANDSCAPE REQUIREMENTS | | | |
|--|---|----------|----------|
| REQUIREMENT | CALCULATION | REQUIRED | EXISTING |
| STREET TREES: | | | |
| U.D.O. SEC. 8.5.5.B PEACE STREET (AVENUE 2-LANE, DIVIDED) 1 TREE PER 40 LF OF FRONTAGE | 66.09 LF FRONTAGE / 40 FEET = 1.65 TREES | 2 TREES | 3 TREES |
| U.D.O. SEC. 8.5.6.B GLENWOOD AVE (AVENUE 4-LANE, DIVIDED) 1 TREE PER 40 LF OF FRONTAGE | 63.38 LF OF FRONTAGE / 40 FEET = 1.58 | 2 TREES | 3 TREES |

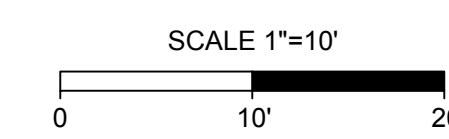
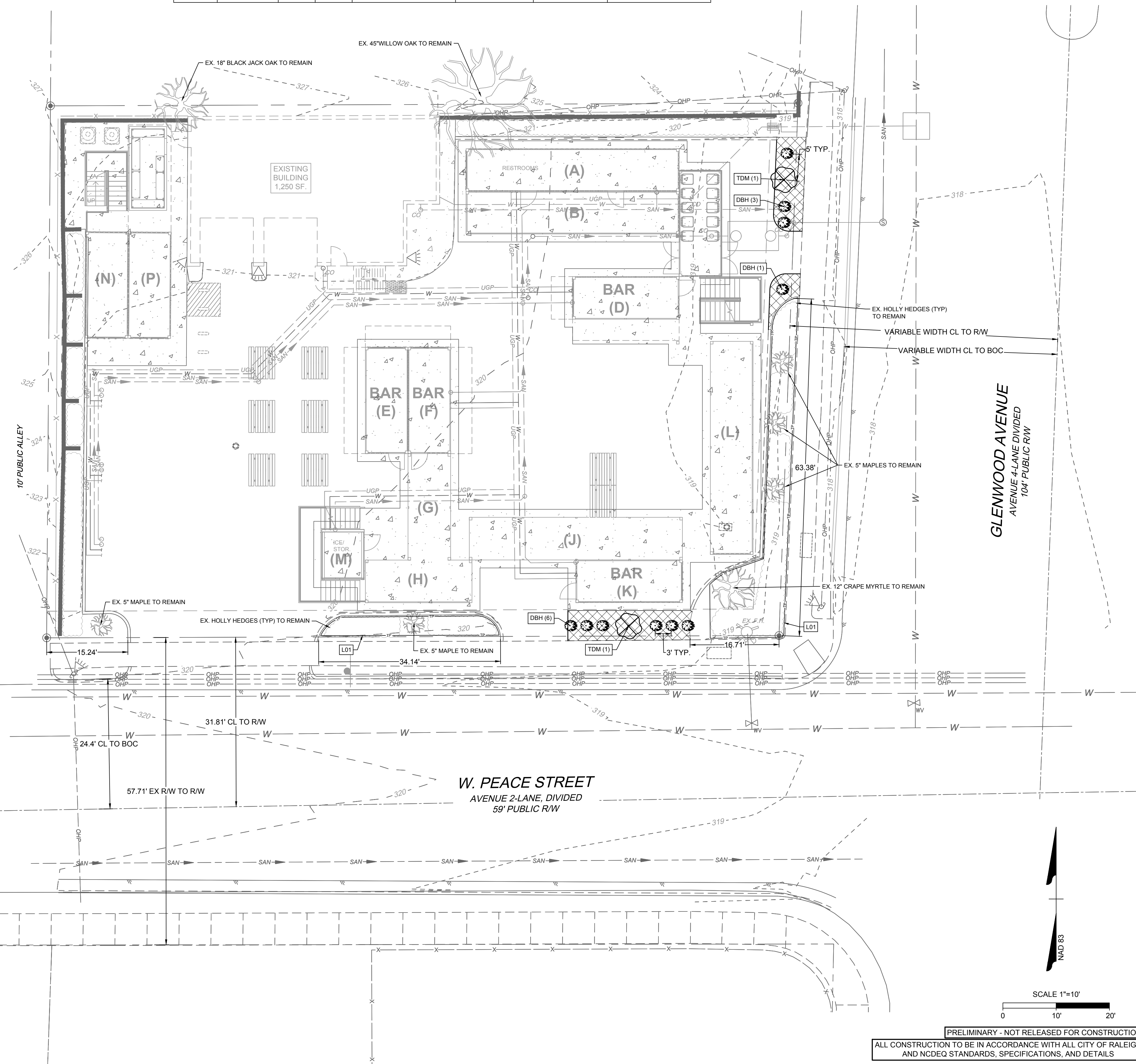
- LANDSCAPE NOTES:**
- PRE-CONSTRUCTION**
- PRIOR TO CONSTRUCTION LOCATE ALL UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. PROTECT ALL UTILITIES. REPAIR ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF CONSTRUCTION.
 - CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF NORTH CAROLINA.
 - VERIFY ALL PLANT MATERIAL QUANTITIES ON PLANS PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND MUST BE VERIFIED.
 - PLANT MATERIAL SUBSTITUTIONS CAN ONLY OCCUR WITH PRIOR WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
 - PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A BUILDING OR ZONING PERMIT AN ON-SITE PRE-CONSTRUCTION CONFERENCE SHALL TAKE PLACE WITH THE DEVELOPER AND THE ADMINISTRATOR TO REVIEW PROCEDURES FOR THE PROTECTION AND MANAGEMENT OF ALL LANDSCAPE ELEMENTS TO REMAIN.
 - ALL PLANT MATERIALS ARE SUBJECT TO LANDSCAPE ARCHITECT APPROVAL BEFORE, DURING, AND AFTER INSTALLATION.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
 - ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.

- CONSTRUCTION/INSTALLATION**
- CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
 - CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
 - INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO MATERIAL WILL NOT INTERFERE WITH SIGHT DISTANCES.
 - THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2'-6" BUMPER OVERHANG FROM THE BACK OF CURB.
 - ALL TREES MUST BE GUYED OR STAKED AS DETAILED.
 - AREAS DAMAGED FROM PLANT RELOCATION OR OTHER ACTIVITIES OF LANDSCAPE CONTRACTOR TO BE RESEDED AND ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE. IT MAY BE NECESSARY TO TRUCK IN NON-CITY WATER TO MEET PLANT NEEDS.
 - USE HERBICIDES, PESTICIDES, AND FERTILIZER IN A MANNER CONSISTENT WITH THE FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT AND IN ACCORDANCE WITH LABEL RESTRICTIONS.
 - ALL LAWN AREAS TO BE SEEDED SHALL USE A LOCALLY GROWN COMMERCIAL MIX MEETING LATEST STATE OF NORTH CAROLINA AGRICULTURE STANDARDS FOR SEED AND PLANT CERTIFICATION.
 - PLANTING BEDS TO BE COMPLETELY COVERED WITH A MINIMUM 4" DEPTH OF MATERIAL FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER. REFER TO LANDSCAPE SCHEME FOR MATERIAL SPECIFICATIONS.
 - MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN MATERIAL PER SPECIFICATIONS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE MATERIAL FROM PLANTS. DO NOT PLACE MULCH IN CONTACT WITH THE TREE TRUNK. KEEP A MINIMUM OF 4" AWAY FROM TREE TRUNK OR BASE OF PLANT.
 - MULCH AND NO-MOW MIXES SHALL BE REPLISHED AS NEEDED, ESPECIALLY AFTER HEAVY RAIN EVENTS. IF NO-MOW MIX GERMINATES AT A RATE OF LESS THAN 80%, THEN REMOVE OTHER SPECIES AND RESEED.

- INSPECTIONS/GUARANTEE**
- LANDSCAPE CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR UPON COMPLETION OF LANDSCAPE INSTALLATION. CONTRACTOR WILL VERIFY COMPLETENESS INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY LANDSCAPE ARCHITECT.
 - PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
 - CONTRACTOR TO GUARANTEE ALL PLANT MATERIALS FOR ONE FULL YEAR AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. WARRANTY PERIOD SHALL BEGIN UPON CERTIFICATE OF OCCUPANCY OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER COMES FIRST.

- SITE LANDSCAPE NOTES:**
- PROPERTY IS LESS THAN 2 ACRES AND DOES NOT QUALIFY FOR REQUIRED TREE CONSERVATION AREAS PER UDO SEC. 9.1.2
 - ALL EXISTING VEGETATION SHOWN ON LANDSCAPE PLAN IS TO REMAIN.

| EXISTING CONDITIONS KEYNOTES | |
|------------------------------|--|
| NUMBER | DESCRIPTION |
| L01 | PROPOSED TREE PROTECTION FENCING. REFER TO CITY OF RALEIGH DETAIL ON SHEET 7.0 |



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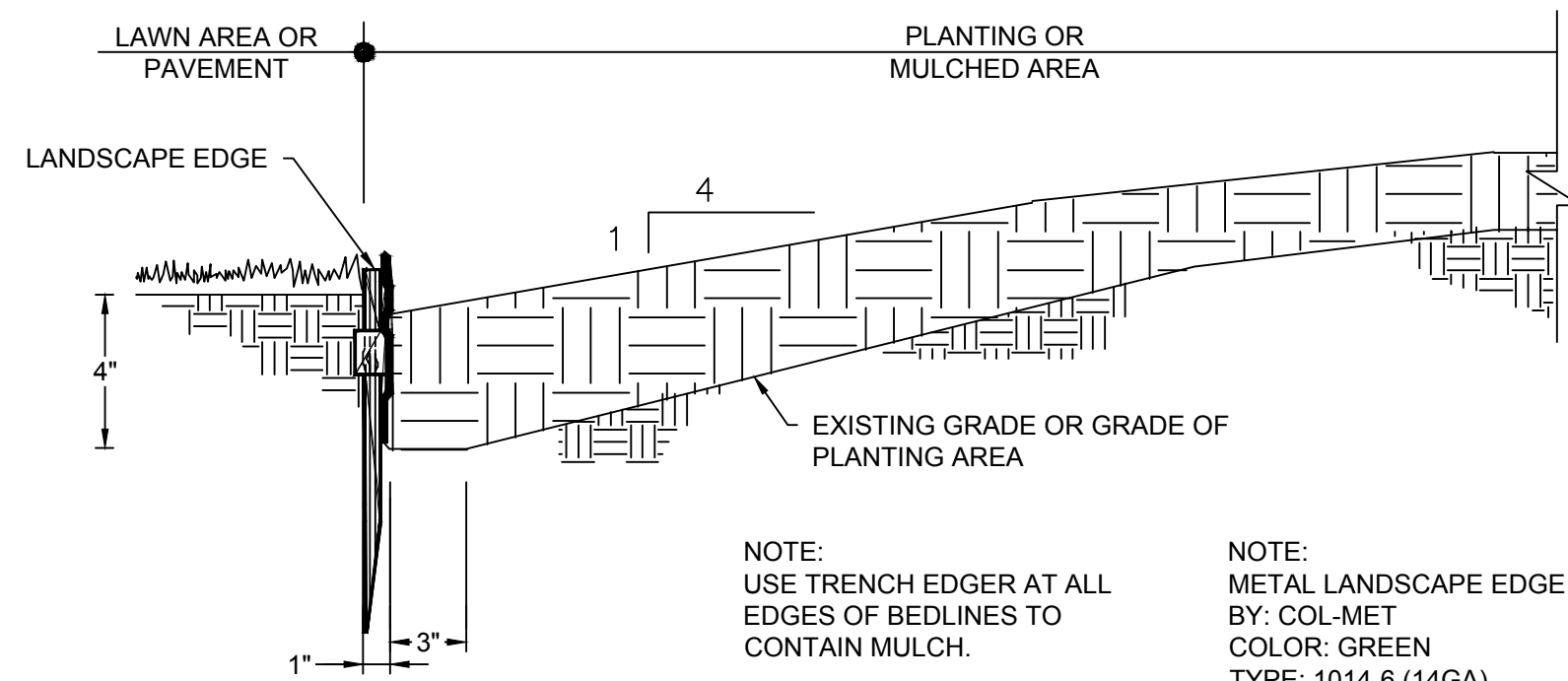
NORTH CAROLINA LICENSE NO. C-1652

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RALEIGH - WAKE COUNTY - NORTH CAROLINA
LANDSCAPE PLAN

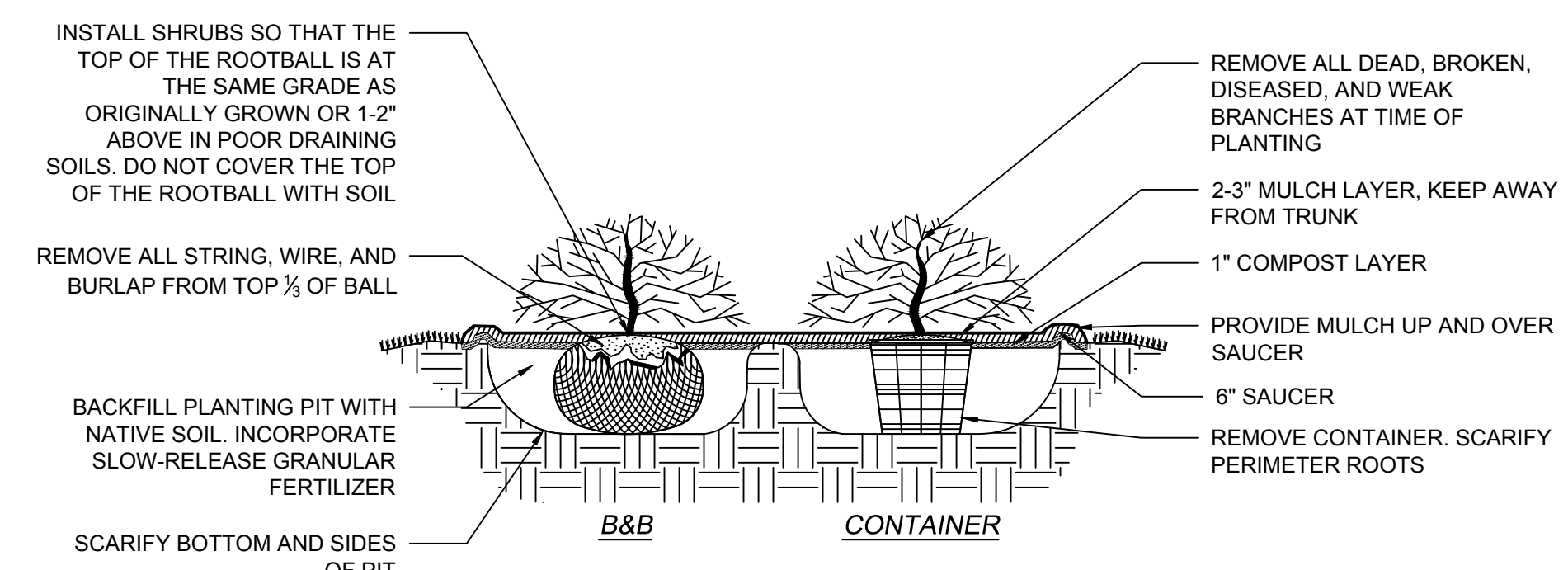
JOB NO.
62824
SHEET NO.
C6.0

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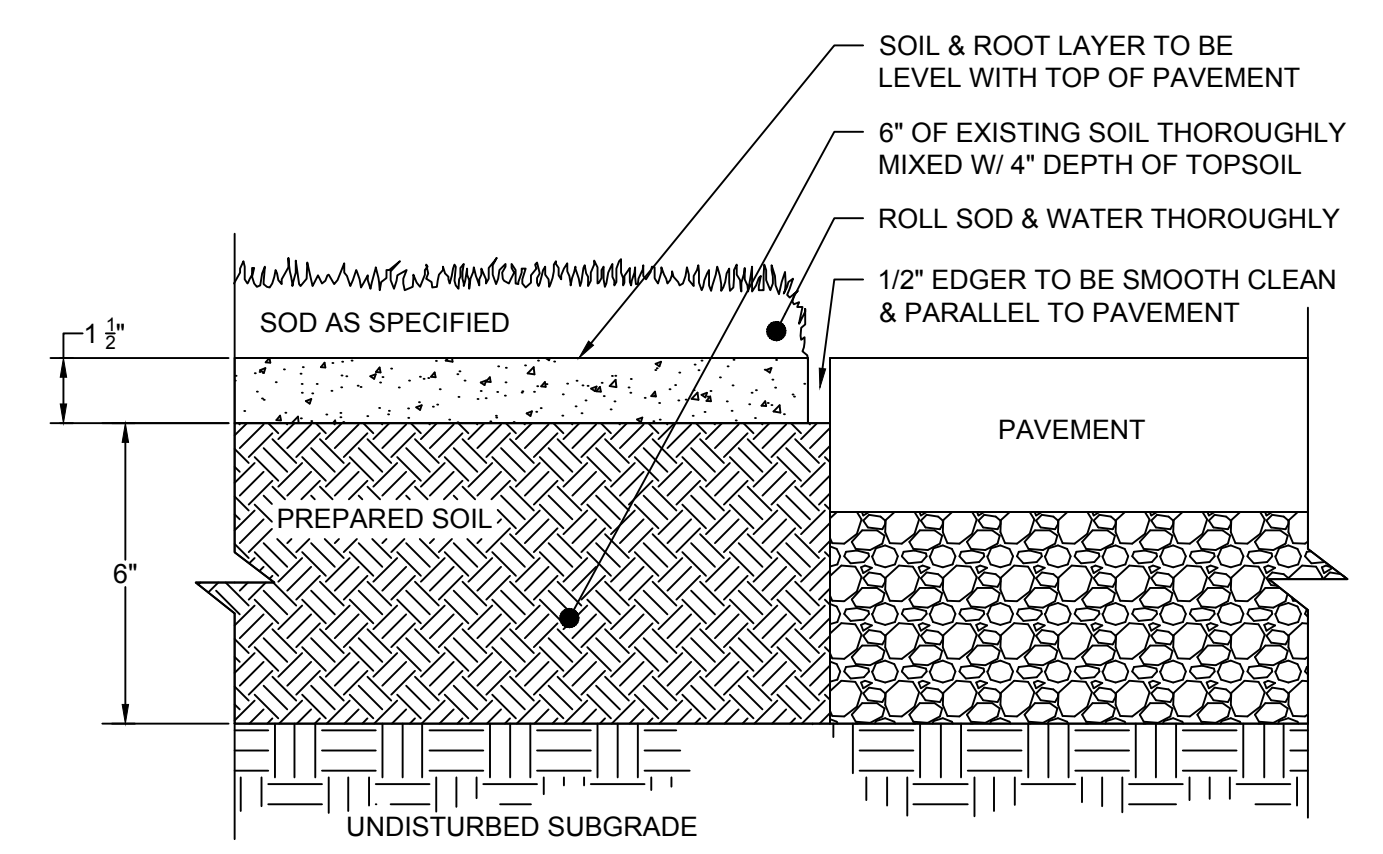
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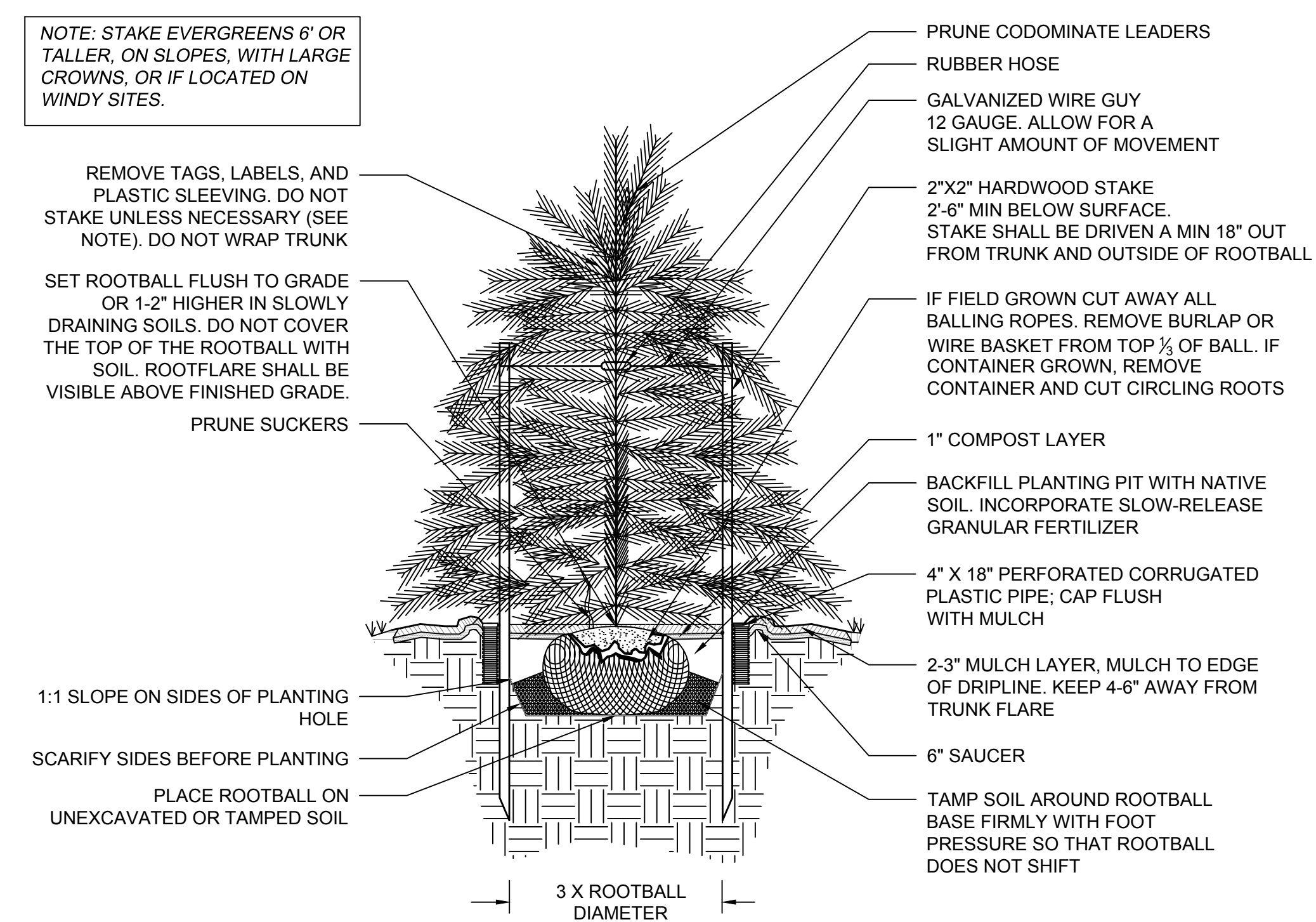
1 TRENCH EDGER DETAIL
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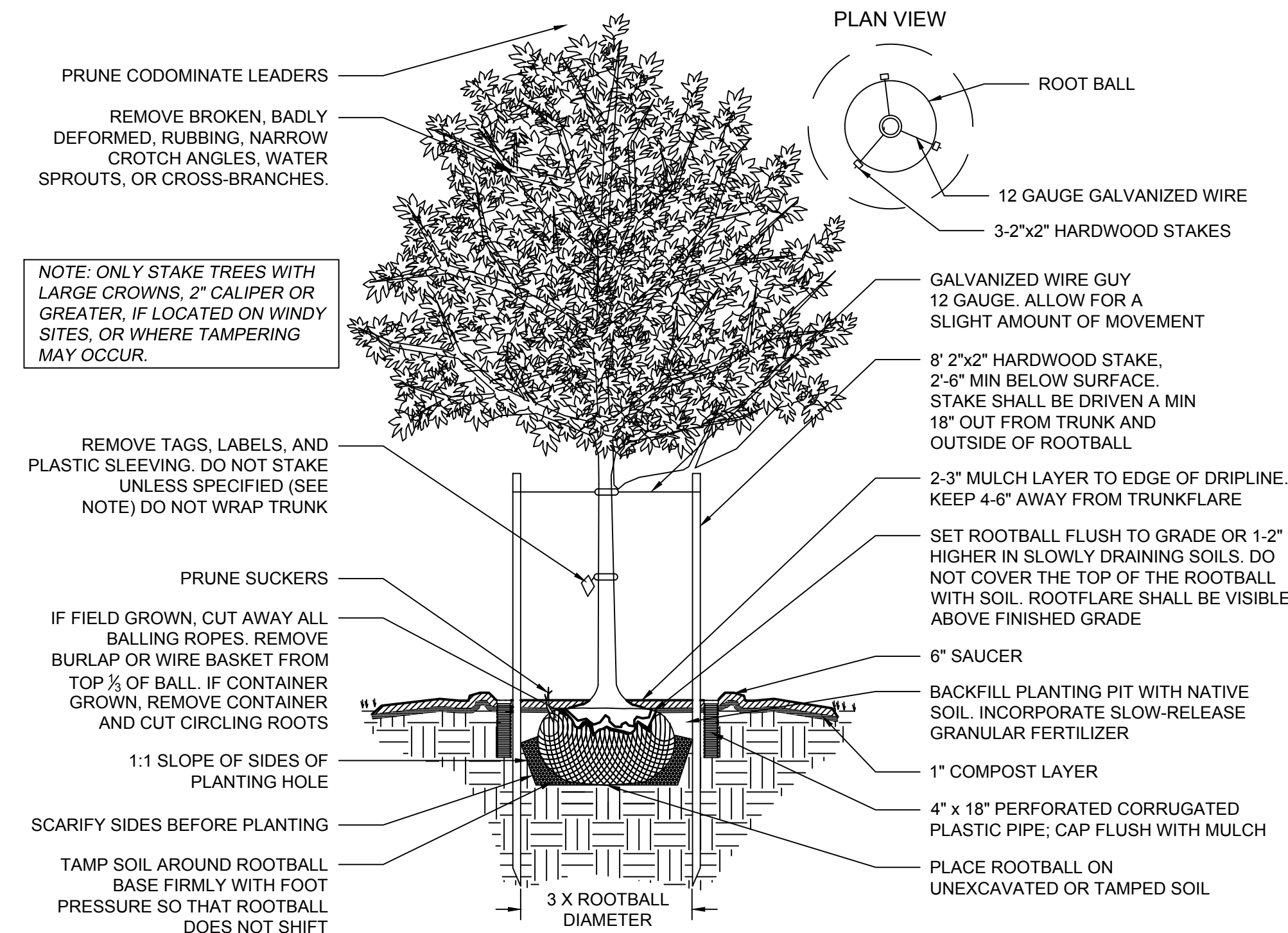
2 SHRUB DETAIL
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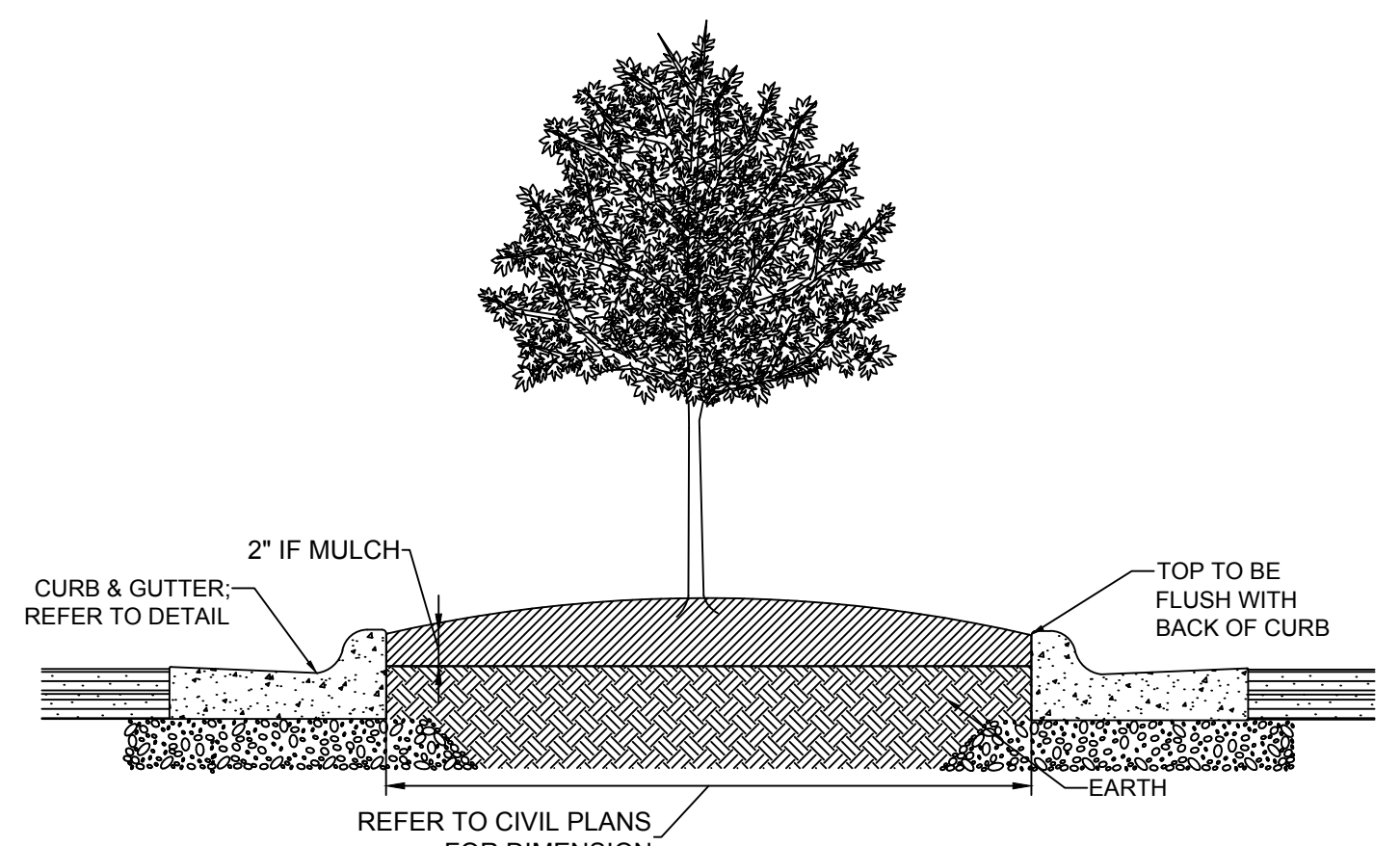
5 SOD DETAIL
NOT TO SCALE



3 EVERGREEN TREE - STAKING SPECIFIED
NOT TO SCALE



4 DECIDUOUS TREE - STAKING SPECIFIED
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6 LANDSCAPE ISLAND DETAIL
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LANDSCAPE DETAILS

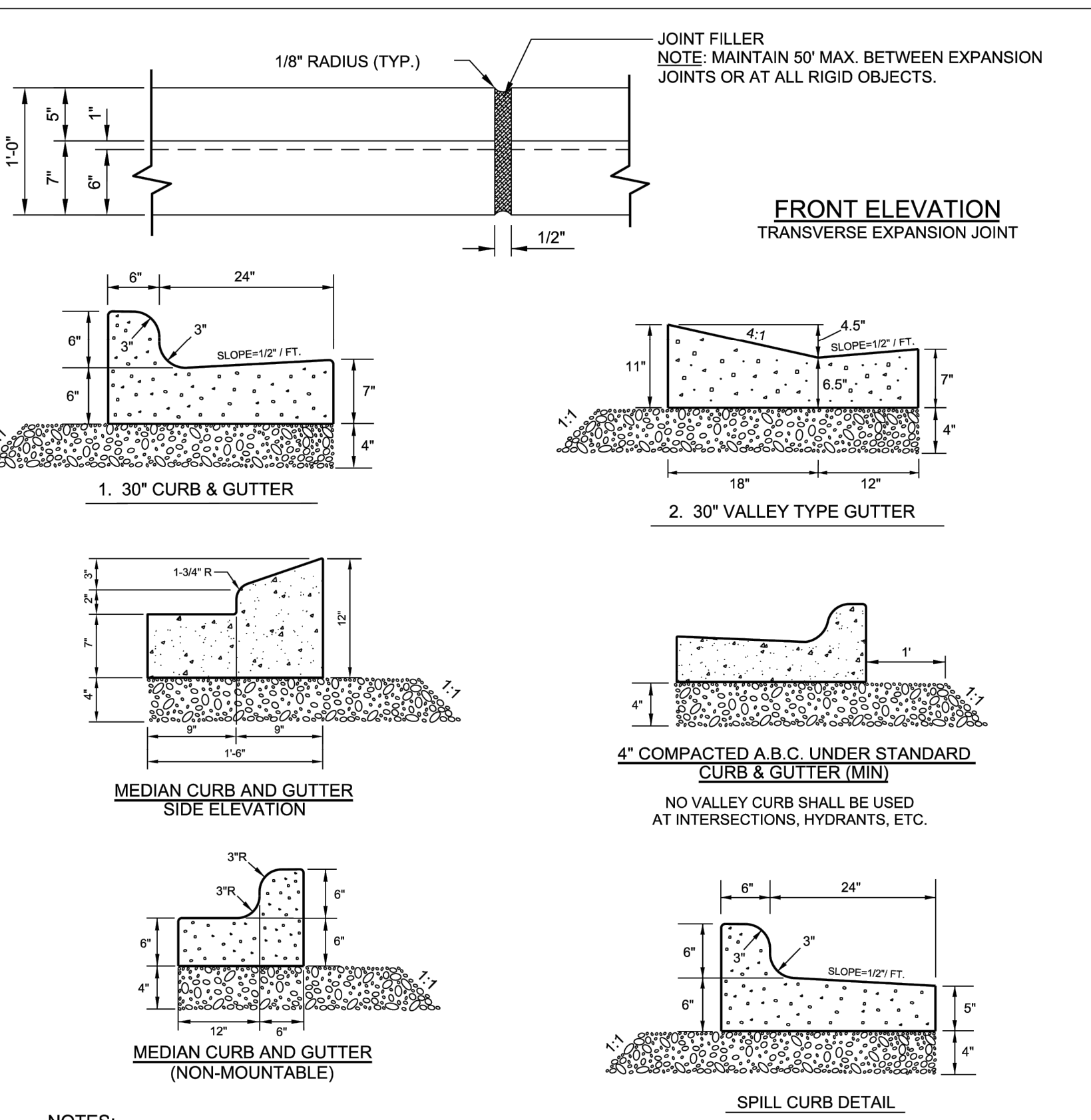
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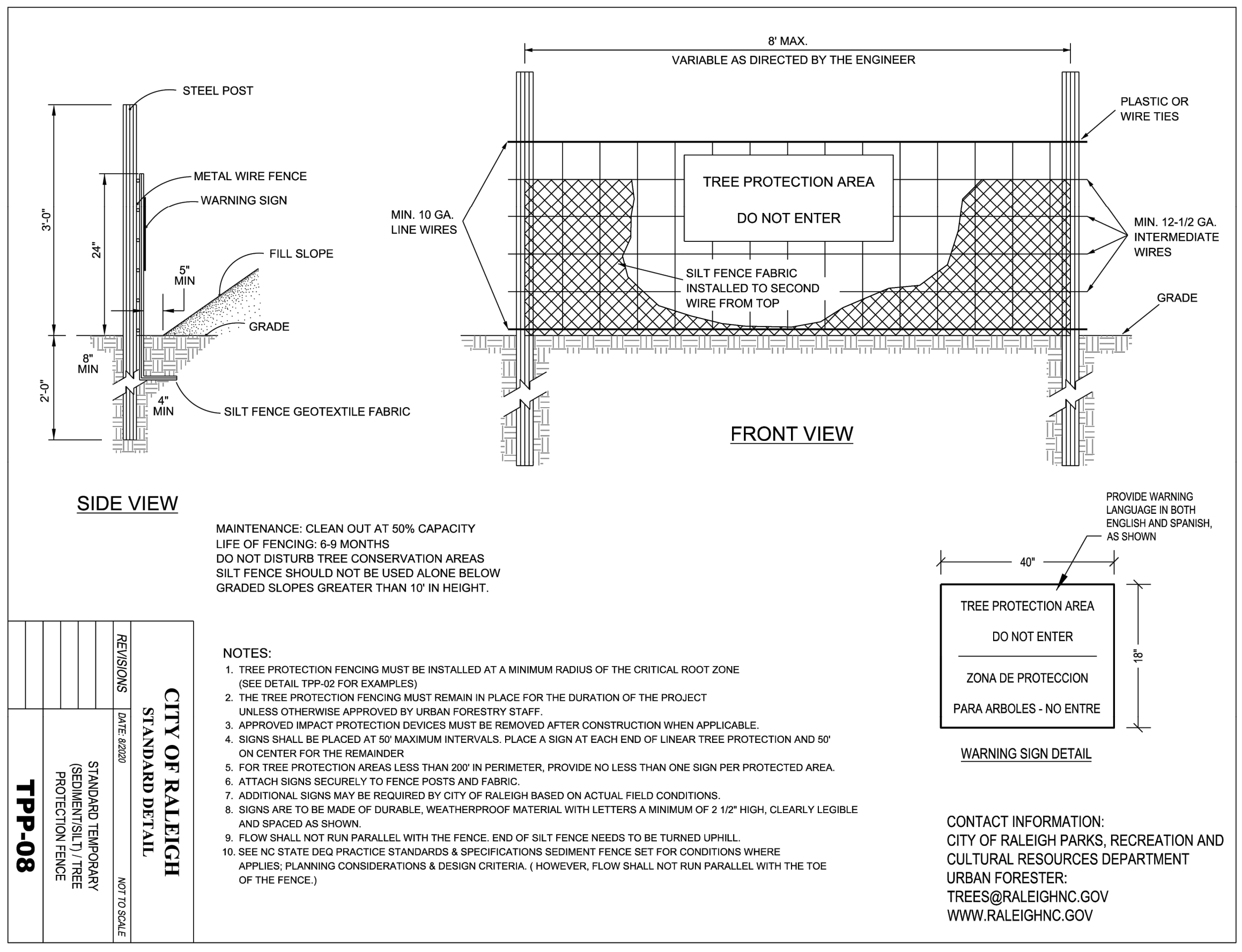
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- NOTES:
- 10' MAXIMUM BETWEEN DUMMY JOINTS.
 - 15' MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.
 - 1/2" EXPANSION JOINT EVERY 50'.
 - 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.
 - LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1028-2 OF NCDOT STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.
 - ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01. THE JOINT MATERIAL SHALL CONFORM TO SECTION 1028-2 OF NCDOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.
 - REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

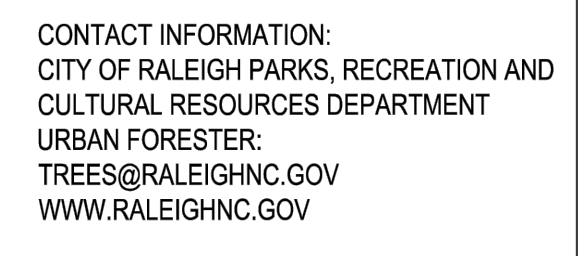
SHEET 1 OF 2

| CITY OF RALEIGH STANDARD DETAIL | | |
|------------------------------------|-------|--------------|
| REVISIONS | DATE | NOT TO SCALE |
| | 02/20 | |
| CURB AND GUTTER | | |
| T-10.26.1 | | |



- MAINTENANCE: CLEAN OUT AT 50% CAPACITY
LIFE OF FENCING: 6-8 MONTHS
DO NOT DISTURB TREE CONSERVATION AREAS
SILT FENCE SHOULD NOT BE USED ALONE BELOW GRADED SLOPES GREATER THAN 10' IN HEIGHT.
- NOTES:
- TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL TPP-02 FOR EXAMPLES)
 - THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
 - APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
 - SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER.
 - FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
 - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 - ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
 - SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 2 1/2" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.
 - FLOW SHALL NOT RUN PARALLEL WITH THE FENCE. END OF SILT FENCE NEEDS TO BE TURNED UP HILL.
 - SEE NC STATE DEC PRACTICE STANDARDS & SPECIFICATIONS SEDIMENT FENCE SET FOR CONDITIONS WHERE APPLIES, PLANNING CONSIDERATIONS & DESIGN CRITERIA. (HOWEVER, FLOW SHALL NOT RUN PARALLEL WITH THE TOE OF THE FENCE.)

| CITY OF RALEIGH STANDARD DETAIL | | |
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| REVISIONS | DATE | NOT TO SCALE |
| | 08/2020 | |
| STANDARD TEMPORARY SEDIMENT/SILT/TREE PROTECTION FENCE | | |
| TPP-08 | | |



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

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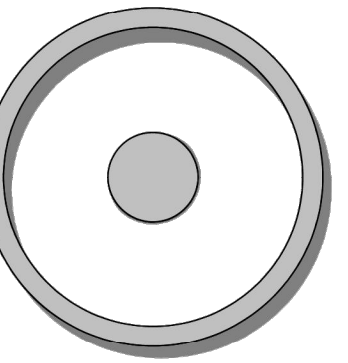
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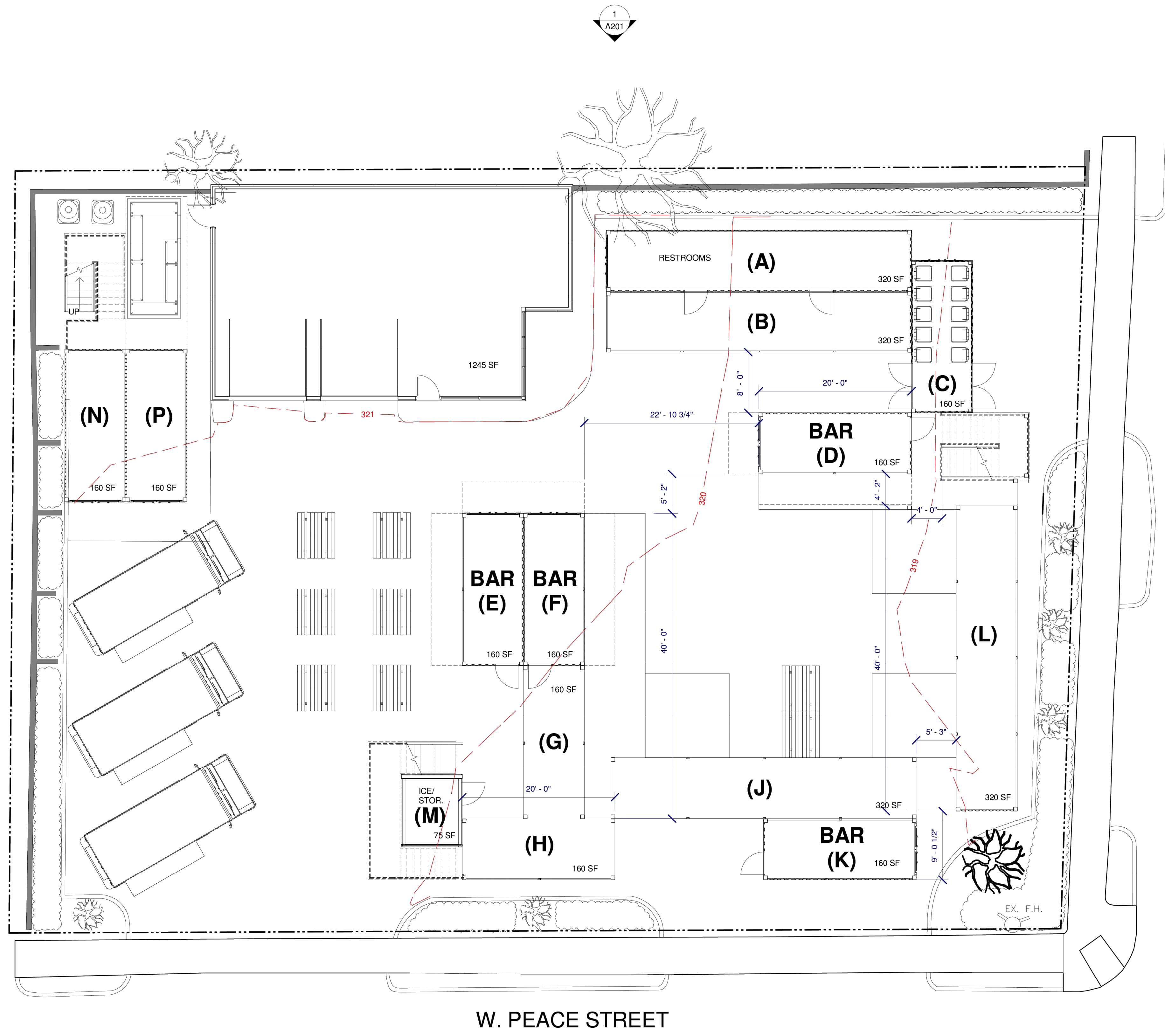
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drawn by:
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checked by:
FTM
project no:
23-108

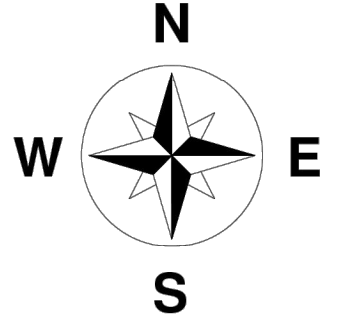
FIRST FLOOR PLAN

A110



| CONTAINER | AREA |
|---------------|----------------|
| A | 320 SF |
| B | 320 SF |
| C | 160 SF |
| D | 160 SF |
| E | 160 SF |
| F | 160 SF |
| G | 160 SF |
| H | 160 SF |
| J | 320 SF |
| K | 160 SF |
| L | 320 SF |
| M | 75 SF |
| N | 160 SF |
| P | 160 SF |
| TOTAL: | 2795 SF |

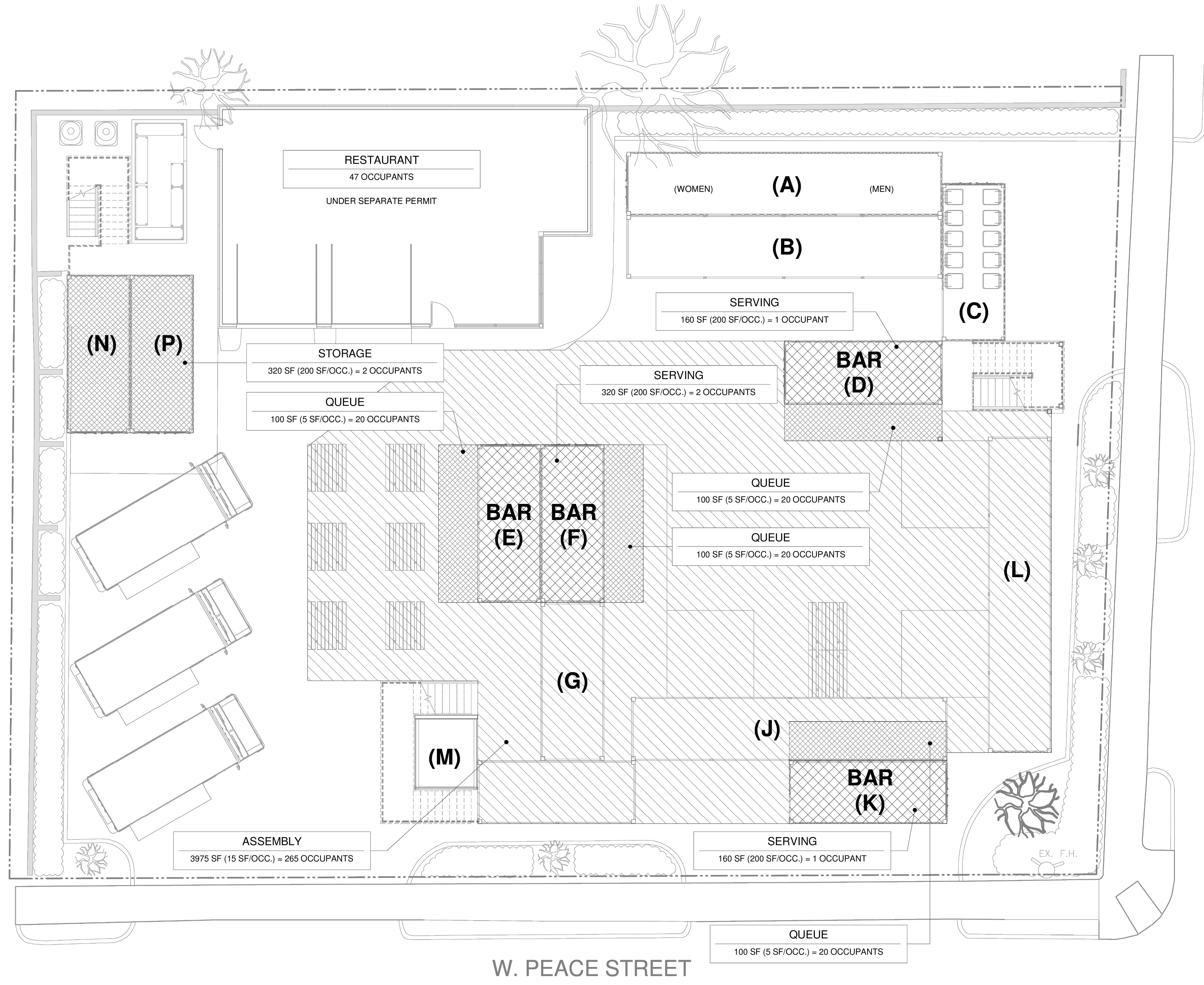
GLENWOOD AVE.



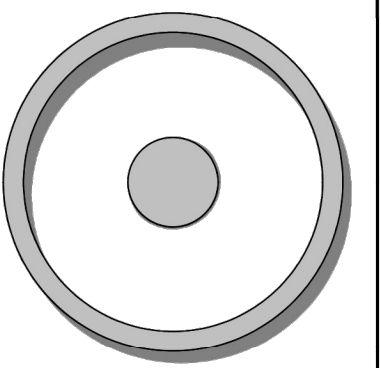
W. PEACE STREET

FIRST FLOOR PLAN
1/8" = 1'-0" 1

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FIRST FLOOR OCCUPANCY PLAN 1
1/8" = 1'-0"



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revisions:

| Revision | Date | Description |
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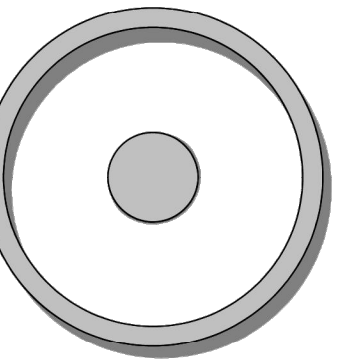
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FIRST FLOOR
OCCUPANCY PLAN

A111

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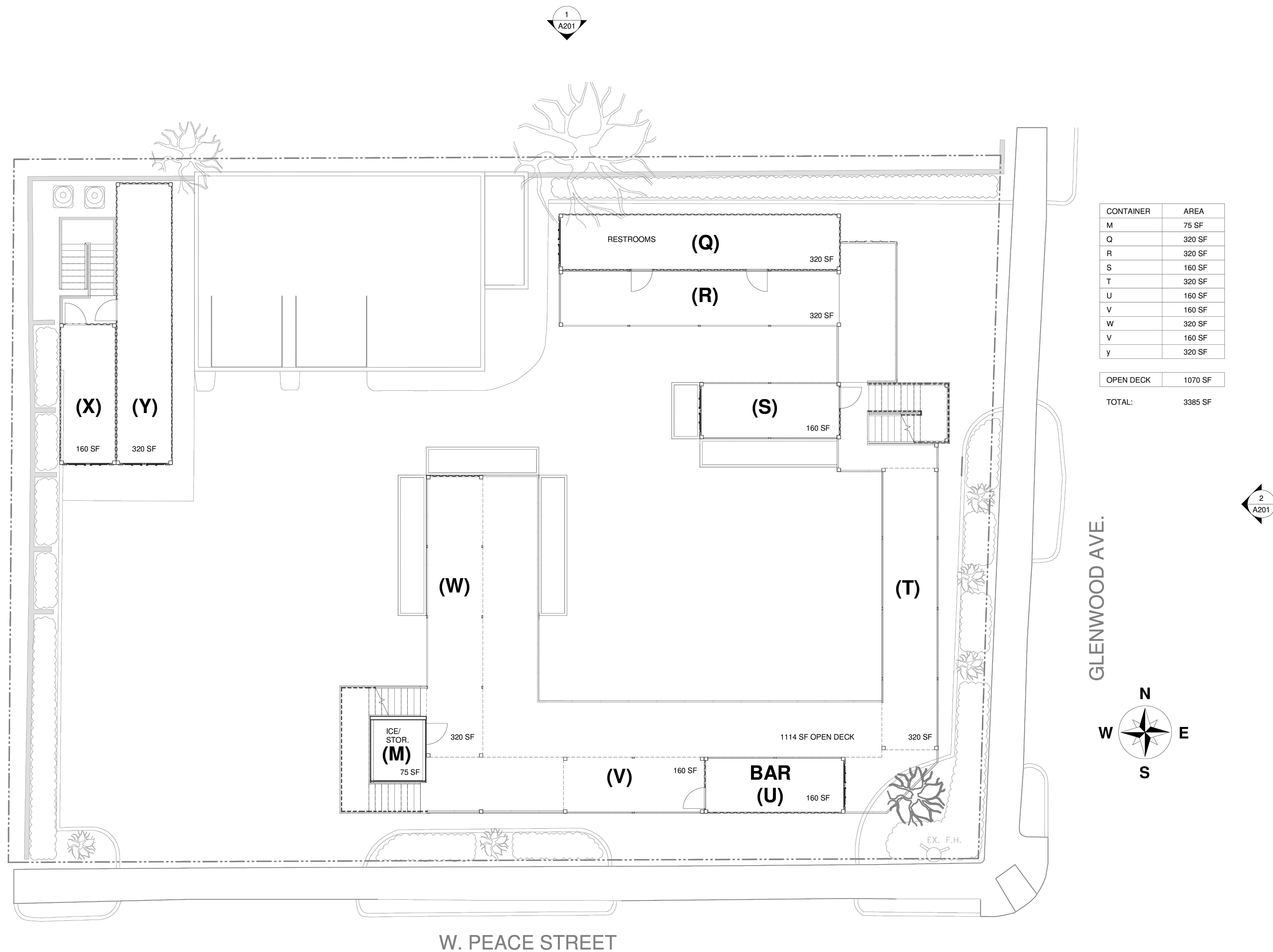
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KKJ
checked by:
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project no:
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SECOND FLOOR PLAN

A120

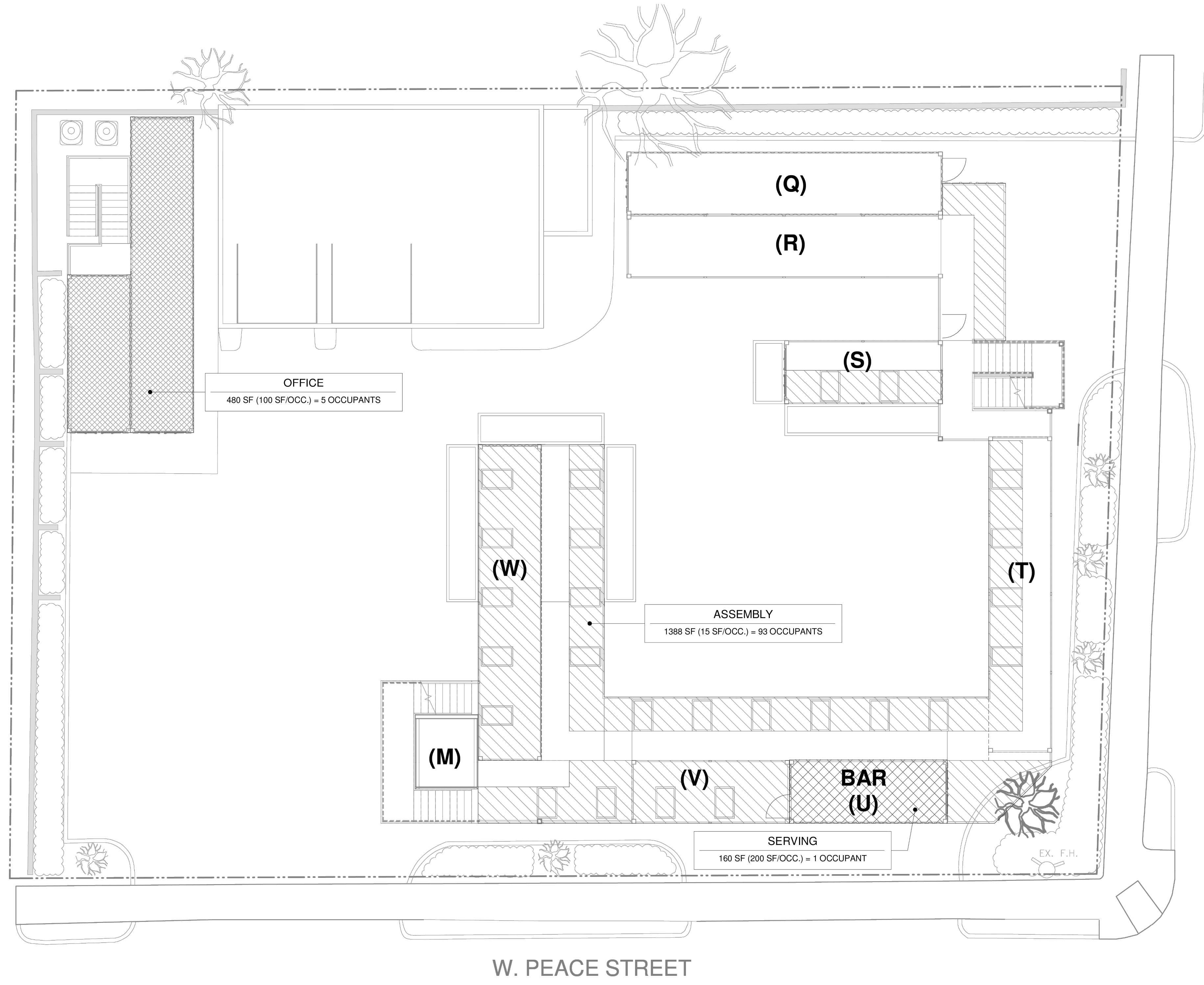
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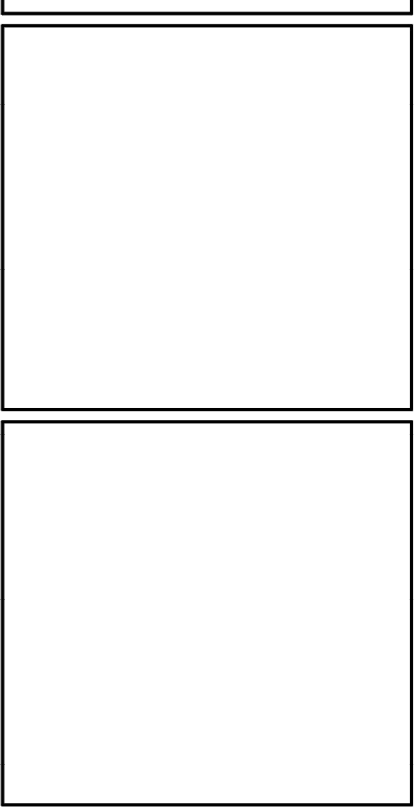
| CONTAINER | AREA |
|-----------|---------|
| M | 75 SF |
| Q | 320 SF |
| R | 320 SF |
| S | 160 SF |
| T | 320 SF |
| U | 160 SF |
| V | 160 SF |
| W | 320 SF |
| V | 160 SF |
| y | 320 SF |
| | |
| OPEN DECK | 1070 SF |
| TOTAL: | 3385 SF |

SECOND FLOOR PLAN 1
1/8" = 1'-0"

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SECOND FLOOR OCCUPANCY PLAN 1
1/8" = 1'-0"



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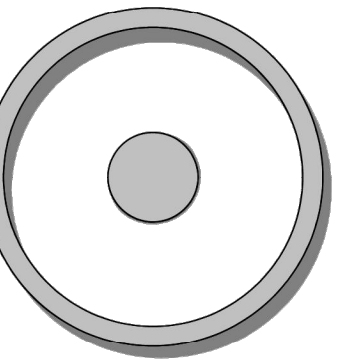
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drawn by:
MLA
checked by:
FTM
project no:
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SECOND FLOOR OCCUPANCY PLAN

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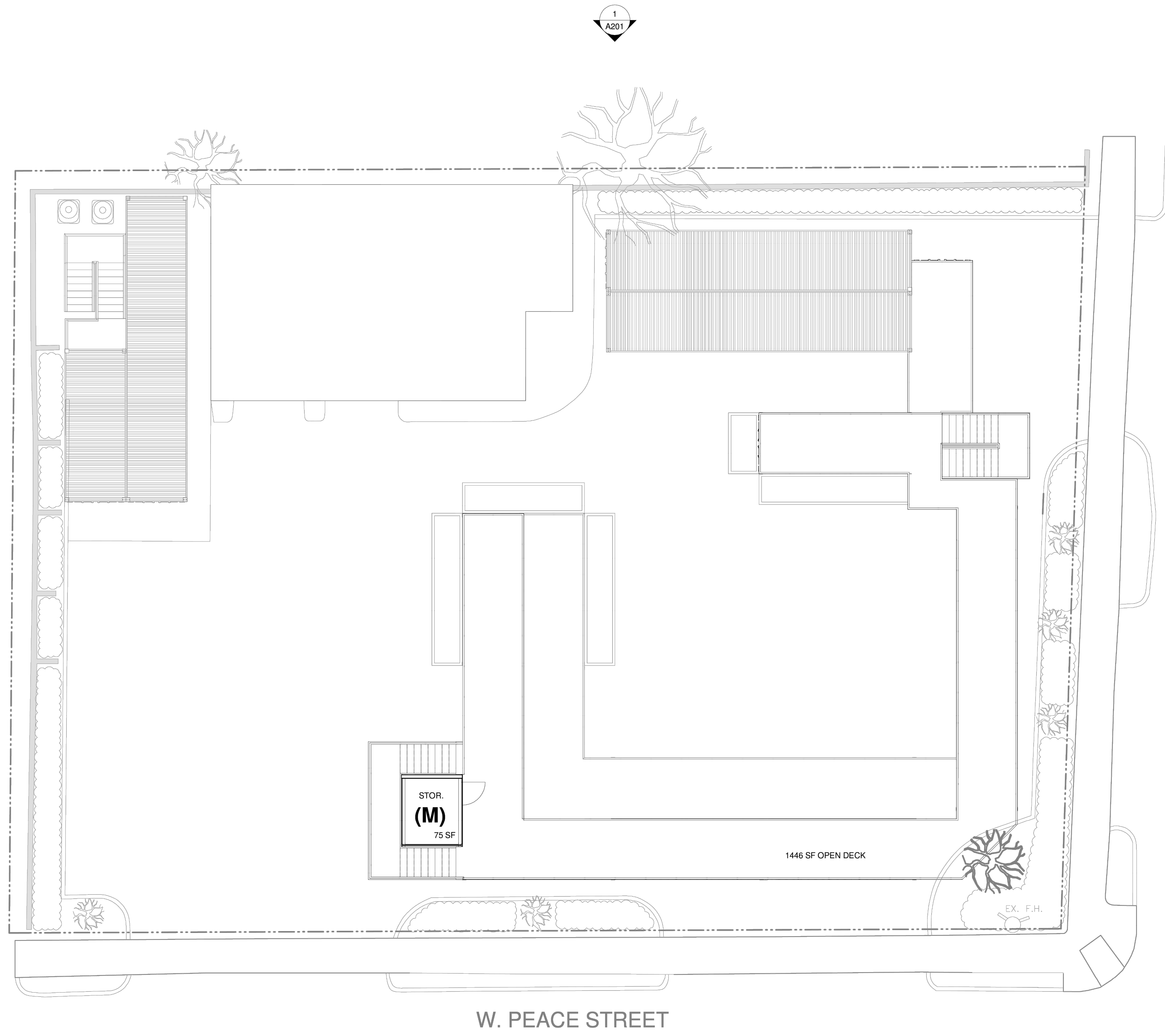
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THIRD FLOOR PLAN

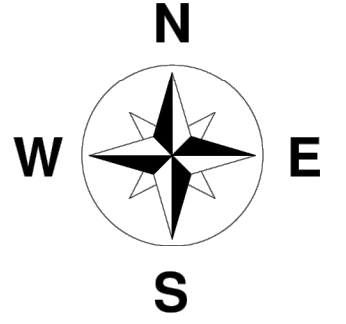
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| CONTAINER | AREA |
|---------------|----------------|
| M | 75 SF |
| OPEN DECK | 1446 SF |
| TOTAL: | 1521 SF |



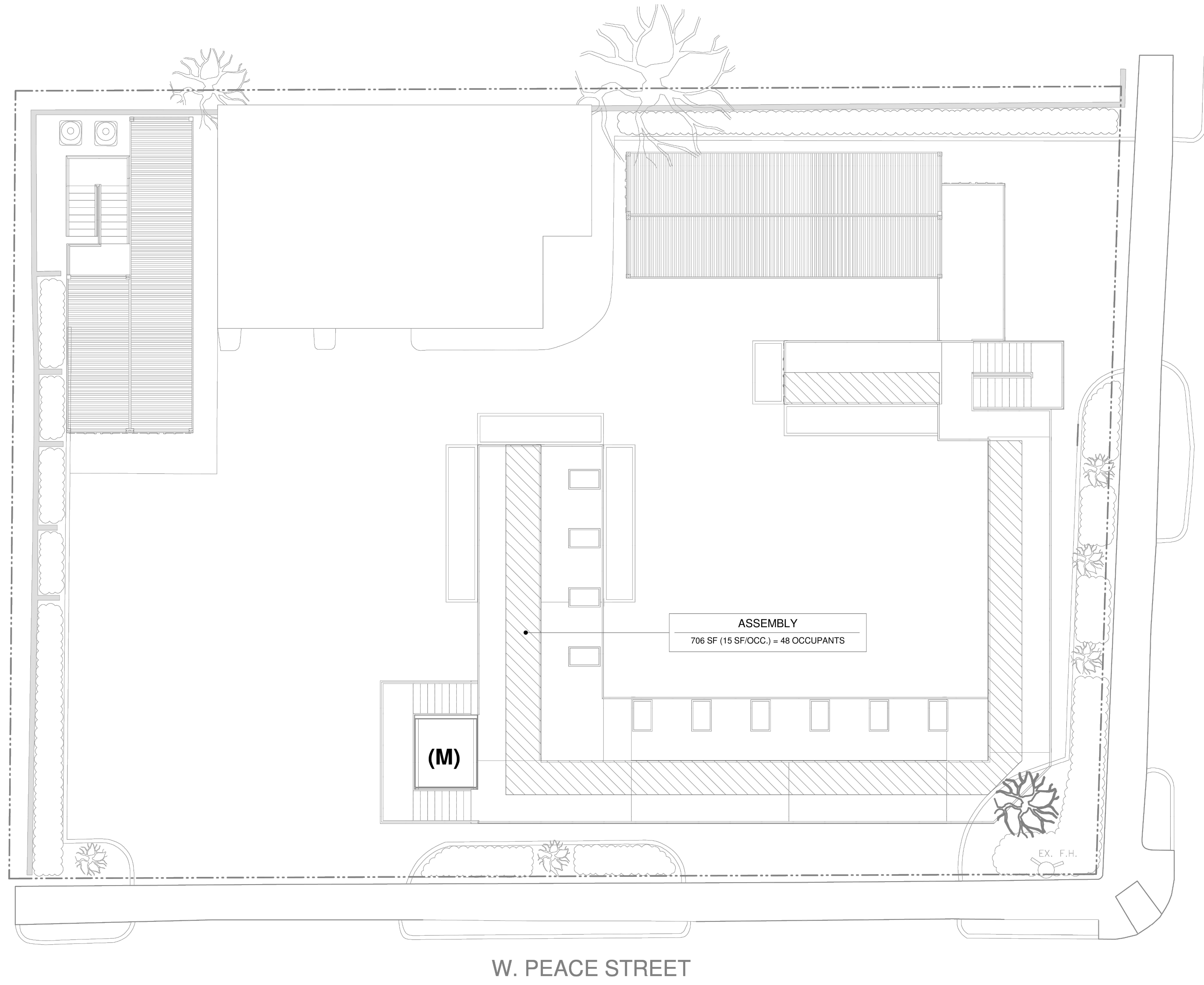
THIRD FLOOR PLAN 1
1/8" = 1'-0"

1
A201

2
A200

2
A201

1
A200



THIRD FLOOR OCCUPANCY PLAN 1
 1/8" = 1'-0"

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THIRD FLOOR
 OCCUPANCY PLAN

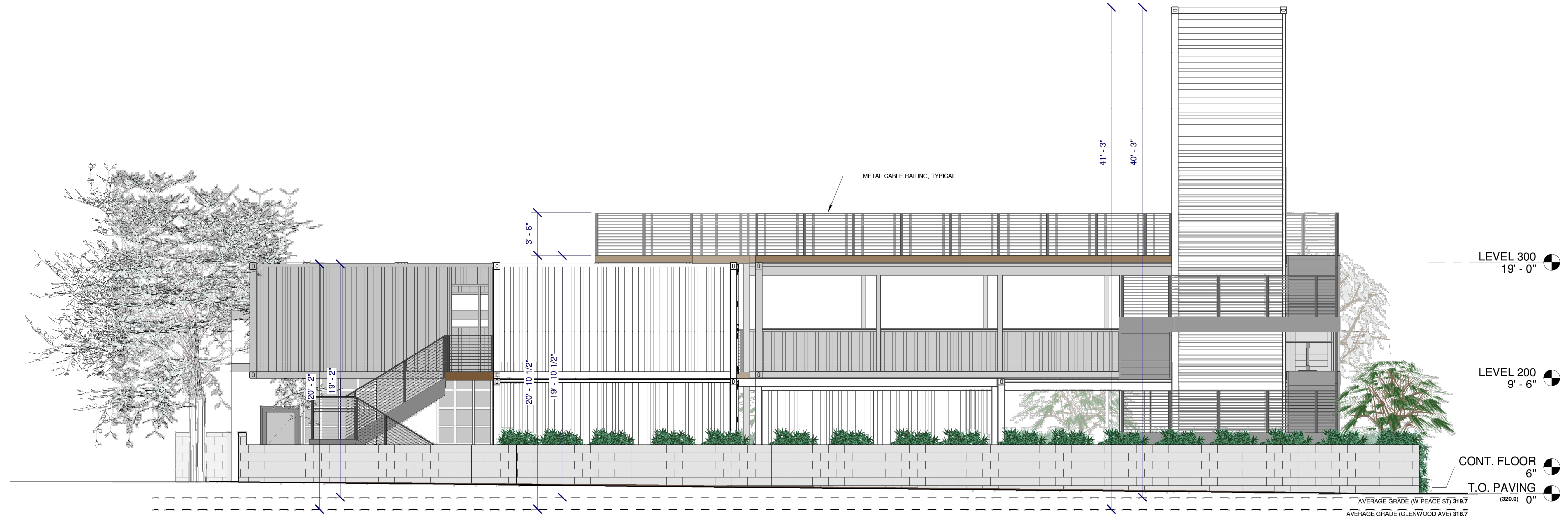
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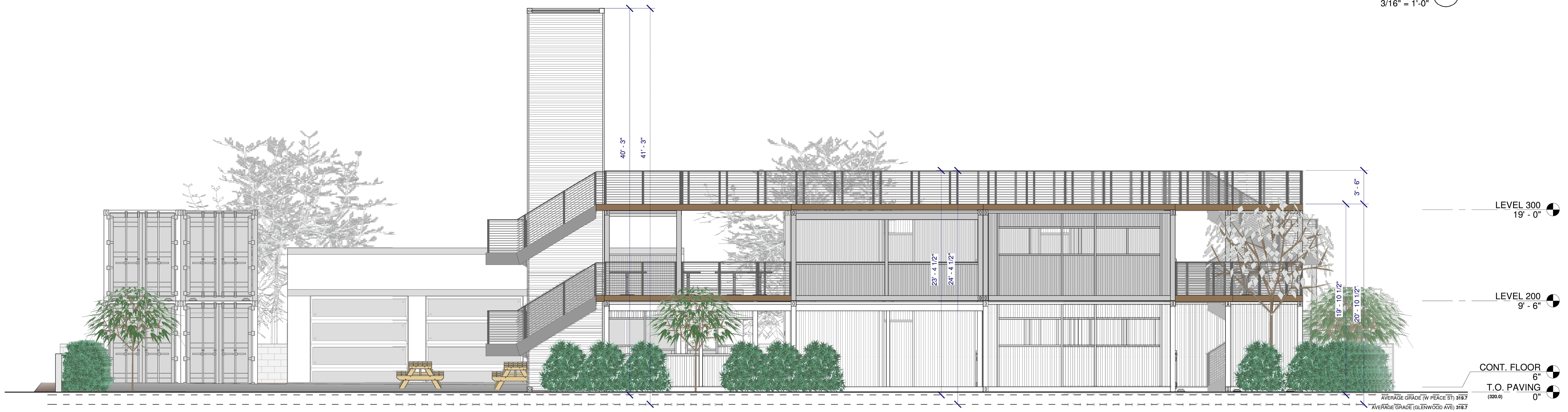
EXTERIOR FINISH LEGEND

| THE YARD- RALEIGH | |
|-------------------|---------------|
| PT-1 | PAINT COLOR 1 |
| PT-2 | PAINT COLOR 2 |



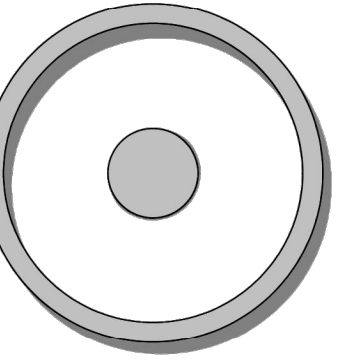
WEST ELEVATION 2

3/16" = 1'-0"



SOUTH ELEVATION 1

3/16" = 1'-0"



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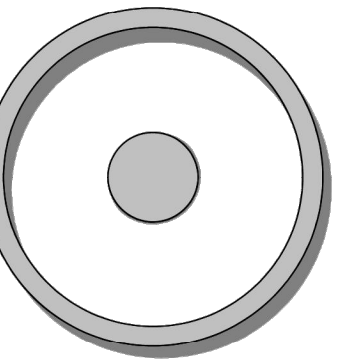
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BUILDING ELEVATIONS

A200

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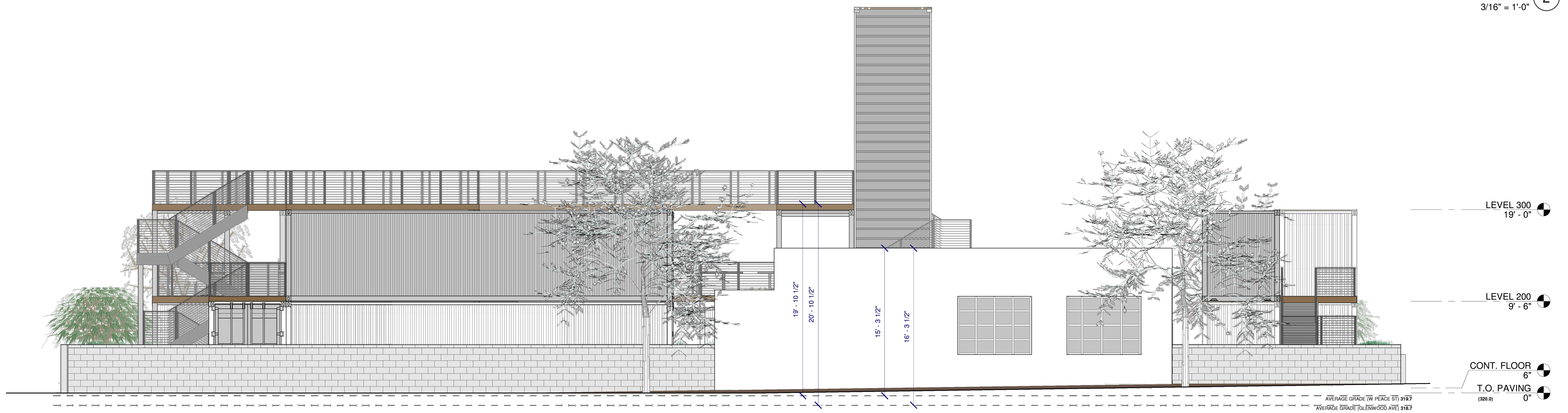
| EXTERIOR FINISH LEGEND | |
|------------------------|---------------|
| THE YARD- RALEIGH | |
| PT-1 | PAINT COLOR 1 |
| PT-2 | PAINT COLOR 2 |



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EAST ELEVATION ②
3/16" = 1'-0"



NORTH ELEVATION ①
3/16" = 1'-0"

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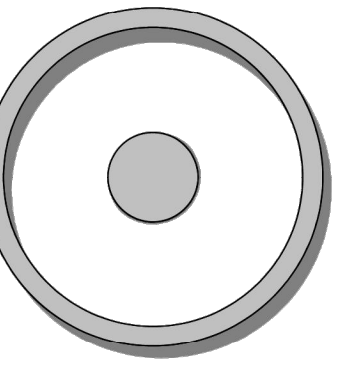
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BUILDING ELEVATIONS

A201

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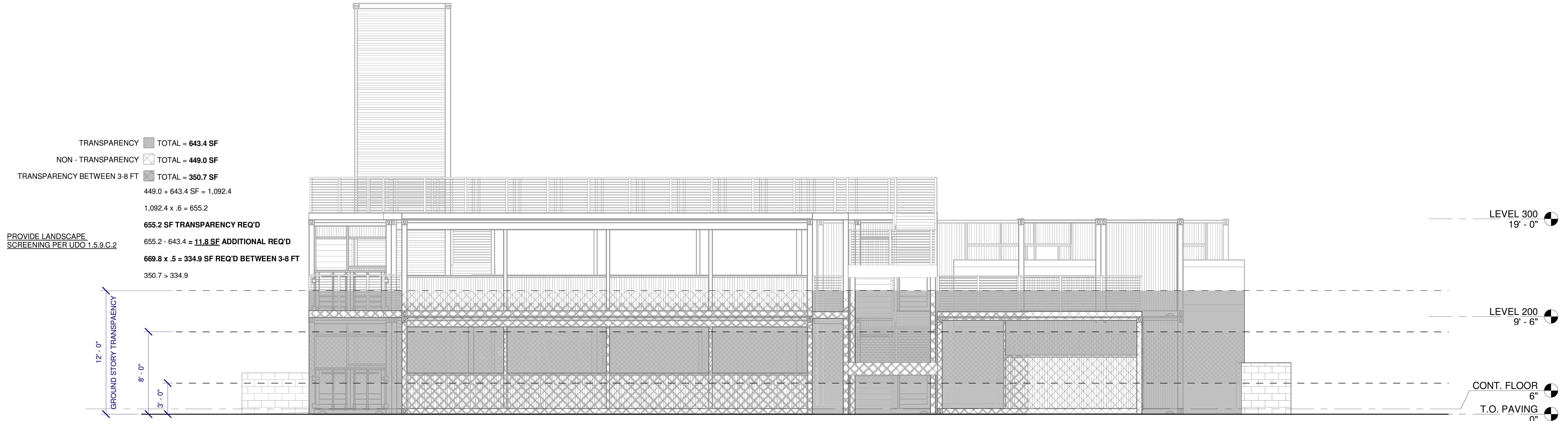
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BUILDING ELEVATIONS
 - TRANSPARENCY

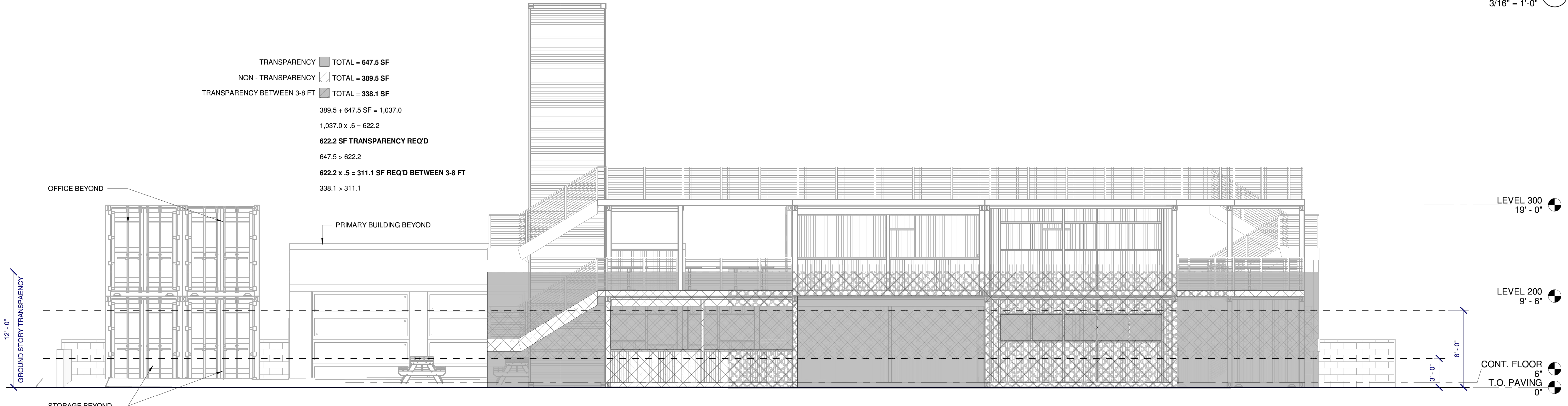
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EAST ELEVATION - TRANSPARENCY
 3/16" = 1'-0" **2**



SOUTH ELEVATION - TRANSPARENCY
 3/16" = 1'-0" **1**