Level 2

DEVELOPMENT SERVICES ASR-0058-2019

Administrative Site Review Application

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

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: _____ Planning Coordinator: _____

Building Type				Site Transaction History
☐	Detached	☑	General	Subdivision transaction #: _____
☐	Attached	☐	Mixed use	Sketch transaction #: 50703
☐	Apartment	☐	Open lot	Certificate of Appropriateness #: _____
☐	Townhouse	☐	Civic	Board of Adjustment #: _____
				Zoning Case #: OX-3
				Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Memory Road Office Building

Inside City limits? ☑ Yes ☐ No

Property address(es): 4902 Memory Road

Site P.I.N.(s): 1716-53-0394

Please describe the scope of work. Include any additions, expansions, and change of use.

Construct a 2 story office with parking lot (building permit will be submitted separately): a SCM has been incorporated for quality and quantity control and a transitional yard screening provided along the southern and back side of the property.

Current Property Owner/Developer Contact Name: Ash Fadel

NOTE: please attach purchase agreement when submitting this form.

Company: Cozy Homes LLC	Title: Owner
Address: 5520 Louisberg Road	
Phone #: 919-480-6721	Email: Office@Conzalpm.com
Applicant Name: Bryan Harris	
Company: Harris Engineering	Address: 5112 Bur Oak Circle
Phone #: 919-789-0744	Email: Office@Harriseng.net

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	**BUILDING DATA**
Zoning district (if more than one, please provide the acreage of each): OX-3	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 0.27	New gross floor area: 5,150
# of parking spaces required: 14	Total sf gross (to remain and new): 5,150
# of parking spaces proposed: 14	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): N/A	
Proposed use (UDO 6.1.4): Office	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0.21 Square Feet: 9,148
Is this a flood hazard area? ☐ Yes ☑ No If yes, please provide: Alluvial soils: _____ Flood stu_____ FEMA Map Panel #: _____	
Neuse River Buffer ☐ Yes ☑ No	Wetlands ☐ Yes ☑ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? ☐ Yes ☐ No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate Bryan Harris 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: 6 Aug 2019
Printed Name: Ash Fadel	

MEMORY ROAD OFFICE BUILDING

ADMINISTRATIVE SITE REVIEW

ASR-0058-2019

DEVELOPMENT SERVICES

Administrative Site Review Application

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

Raleigh

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Office Use Only: Transaction #: ____		Planning Coordinator: ____
Building Type		**Site Transaction History**
☐ Detached	☑ General	Subdivision transaction #:
☐ Attached	☐ Mixed use	Sketch transaction #: 50703
☐ Apartment	☐ Open lot	Certificate of Appropriateness #:
☐ Townhouse	☐ Civic	Board of Adjustment #:
		Zoning Case #: OX-3
		Administrative Alternate #:

GENERAL INFORMATION	
Development name: Memory Road Office Building	
Inside City limits? ☒ Yes ☐ No	
Property address(es): 4902 Memory Road	
Site P.I.N.(s): 1716-53-0394	
Please describe the scope of work. Include any additions, expansions, and change of use. Construct a 2 story office with parking lot (building permit will be submitted separately). This site is exempt from Sormwater per UDO Section 9.2.2.A.1.	
Current Property Owner/Developer Contact Name: Ash Fadel NOTE: please attach purchase agreement when submitting this form.	
Company: Cozy Homes LLC	Title: Owner
Address: 5520 Louisberg Road	
Phone #: 919-480-6721	Email: Office@Conzalpm.com
Applicant Name: Peter Cnossen	
Company: Jones & Cnossen Engineering	Address: 221 N. Salem St., Suite 001, Apex, NC 27502
Phone #: (919) 387-1174	Email: peter@jonescnossen.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	**BUILDING DATA**
Zoning district (if more than one, please provide the acreage of each): OX-3	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 0.27	New gross floor area: 3,612
# of parking spaces required: 9	Total sf gross (to remain and new): 3,612
# of parking spaces proposed: 9	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): N/A	
Proposed use (UDO 6.1.4): Office	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0.174 Square Feet: 7,583
Is this a flood hazard area? ☐ Yes ☒ No If yes, please provide: Alluvial soils: Flood stu FEMA Map Panel #:	
Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br:	4br or more:
# of lots:	Is your project a cottage court? ☐ Yes ☐ No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate Peter Cnossen 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 ac'knowledge that this application is subject to the filing calendar and submittal poolicyyyy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 6 Aug 2019
Printed Name: Ash Fadel	

VICINITY MAP
(N.T.S.)

GENERAL NOTES:

1. THE DEVELOPER IS: COZY HOMES LLC (CONTACT ENGINEER WITH ANY QUESTIONS)
2. THE ENGINEER IS: JONES & CNOSSEN ENGINEERING, PLLC, PO BOX 1062, APEX, NC 27502; (919) 387-1174.
3. THE SURVEYOR IS: RWK, PA ENGINEERING-SURVEYING
4. PIN #: 1716530394
5. DEED REFERENCE: BOOK- 016803 PAGE- 00615
6. ZONING: OX OFFICE
7. LOT WILL BE SERVED BY PUBLIC CITY WATER, SANITARY SEWER, AND SOLID WASTE SERVICES.
8. BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM SURVEYOR.
9. THE METER SETTERS SHALL BE PLACED ONE (1) FOOT WITHIN THE RIGHT-OF-WAY(UNLESS RESTRICTED BY SIDEWALK IN WHICH CASE WILL BE PLACED A REASONABLE DISTANCE FROM THE SIDEWALK BUT NO FURTHER THAN 6 FEET).
10. ALL EROSION CONTROL WORK SHALL CONFORM TO THE NCDENR STANDARDS AND SPECIFICATIONS.
11. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PERMANENT GROUNDCOVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS. (PER GENERAL STATUTE 113A-57 PARAGRAPH 2 & 3).
12. NO DISTURBED AREA SHALL BE ALLOWED TO REMAIN UNPROTECTED AND MUST BE MULCHED AND SEEDED WITHIN 14 DAYS OF WHEN WORK WAS CONDUCTED.
13. SEEDING SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET WITH THESE PLANS.
14. WORK WITHIN THE EXISTING RIGHT-OF-WAY SHALL CONFORM TO COR STANDARDS AND SPECIFICATIONS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY, OR STATE REQUIRED BUILDING PERMITS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THE SITE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY'S (ELECTRIC, GAS, TELEPHONE, ETC.)
18. THE CONTRACTOR SHALL BE AWARE OF ANY OVERHEAD POWER LINES AND SHALL TAKE ALL NECESSARY PRECAUTION TO ENSURE THAT PERSONNEL AND TRAFFIC ARE SAFE AT ALL TIMES.
19. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, CHARTED OR UNCHARTED, LOCATED OR UNLOCATED. ANY AND ALL WORK PERFORMED TO REPAIR UTILITIES DAMAGED BY THE UTILITY CONTRACTOR MUST MEET THE APPROVAL OF THE ASSOCIATED UTILITY COMPANY AND THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY SUCH REPAIRS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF ANY SUITABLE BACKFILL MATERIAL AND SHALL PLACE MATERIAL IN 12" LAYERS AND COMPACT SAID FILL TO A 95% STANDARD PROCTOR.
21. THE CONTRACTOR SHALL BE COGNIZANT OF THE EROSION CONTROL DEVICES DESIGNED FOR THIS PROJECT AND SHALL MAKE EVERY EFFORT TO ASSURE THAT ALL SUCH DEVICES ARE KEPT CLEAN AND IN APPROPRIATE WORKING ORDER. AFTER EACH STORM OR RAINFALL EVENT, ALL COLLECTED SEDIMENT SHALL BE REMOVED AND THE DEVICES RETURNED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL REIMBURSE ANY FINES, DUE TO EROSION CONTROL FAILURES, TO THE OWNER/DEVELOPER.
22. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL DURING ALL PHASES OF THIS CONSTRUCTION IN ACCORDANCE WITH COR STANDARDS.
23. ANY CHANGES OR DEVIATIONS FROM THESE PLANS NO MATTER HOW MINOR SHALL BE DONE ONLY WITH THE EXPRESS "PRE-APPROVAL" OF THE PROJECT ENGINEER.
24. IT IS REQUIRED BY THE STATE, THAT THE ENGINEER CERTIFY THE AS-BUILT CONDITIONS OF THE UTILITIES AFTER THEY HAVE BEEN CONSTRUCTED. IT IS THEREFORE NECESSARY THAT THE ENGINEER WITNESS AND MONITOR THE CONSTRUCTION PROCESS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER, WITH AT LEAST 48 HOURS OF ADVANCE NOTICE OF WHEN THE CONSTRUCTION WILL TAKE PLACE SO THAT PROPER INSPECTIONS CAN BE MADE.
25. OUR DESIGN STAFF AND THE CLIENT ARE AWARE AND WILL BE IN COMPLIANCE OF THE REQUIREMENTS IN THE SOLID WASTE DESIGN MANUAL. FOR THIS PROJECT WE WILL USE COR SOLID WASTE SERVICES (SWS) ROLL OUT CONTAINERS TO HANDLE TRASH NEEDS
26. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE CITY OF RALEIGH REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
27. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE.
28. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11
29. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
30. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE 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-CURRENT EDITION).
31. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
32. PHOTOMETRIC/SIGHT LIGHTING PLAN WILL BE DONE SEPARATELY.
33. SOLID WASTE WILL BE IN ROLL OUT CONTAINER ONTO MEMORY ROAD.

Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov Keyword "Right-of-Way Services.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation

SITE DATA TABLE		
OWNER:	Cozy Homes LLC	
OWNER ADDRESS:	5520 Louisburg Road	
TYPE OF PROJECT:	Commercial Site Plan	
COUNTY:	Wake	
SITE AREA:	0.27 Acre (11,667.64 SF)	
DISTURBED AREA:	0.30 Acre	
NO. OF EXISTING BLDS:	None	
NO. OF PROPOSED BLDGS:	1	
EXISTING IMPERVIOUS AREA:	0 Acres	
PROPOSED LOT IMPERVIOUS AREA:	0.174 Acre (7,583 SF)	
PROPOSED LOT PERCENT IMPERVIOUS:	65.0%	
SETBACKS FRONT:	Building: 10'	Parking: 10'
BACK:	0' or 6'	0' or 3'
SIDES:	0' or 6'	0' or 3'
LANDUSE AND CLASS:	Business	
PIN:	1716-53-0394	
DEED BOOK & PAGE #:	DB: 016803 Pg: 615	
ZONING:	OX-3-PL	
TOWNSHIP:	Neuse	
WATERSHED:	Falls	
PARKING SPACE CALCULATION	1 Space / 400 SF	
NUMBER OF SF OF BUILDING	3,612 (1,806 SF PER STORY)	
NUMBER OF REQUIRED PARKING SPACES	9	
NUMBER OF PARKING SPACES PROVIDED	9	
BICYCLE PARKING	Required:	Permitted:
SHORT TERM:	4	4
LONG TERM:	4	4
PHASE NUMBER	1	
NUMBER OF LOT(S)	1	
NUMBER OF UNITS	1	
BUILDINGS	1	
PUBLIC OPEN SPACE?	NO	
PUBLIC WATER (LF)	N/A	
WATERLINE STUB	1	
PUBLIC SEWER (LF)	N/A	
SEWER LINE STUB	1	
NEW PUBLIC STREET (LF)	N/A	
WIDENING OF PUBLIC STREET (SF)	899	
NEW PUBLIC SIDEWALK (SF)	288	
OUTDOOR AMENITY AREA (10% MIN)	Required: 1,167' SF	
	Provided: 1,232' SF	
BUILD TO (PRIMARY): 50% (0'/100')	43' (51%) 73' from R/W	

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 SITE PLAN
4 GRADING PLAN
5 DRAINAGE DELINEATION
6 LANDSCAPING PLAN
7 UTILITY PLAN
8 STORMWATER DETAILS
9 SEWER & WATER DETAILS
10 TRANSPORTATION DETAILS
11 BUILDING ELEVATIONS - 1
12 BUILDING ELEVATIONS - 2
13 CART CORRAL DETAIL

EXEMPTION NOTES:

1. THIS SITE CLAIMS EXEMPTION TO STORMWATER CONTROL MEASURES PER UDO SECTION 9.2.2.A.b.iiA.
2. THE MAXIMUM IMPERVIOUS SURFACE AREA FOR THE LOT SHALL NOT EXCEED 65% PER UDO SECTION 9.2.2.A.4.a.
3. CITY OF RALEIGH TC-6-19 SECTION A2b STATES THAT THE MINIMUM SITE AREA APPLICABLE TO BLOCK PERIMETER IN OX ZONING IS 5 ACRES. SINCE THE PROJECT SITE AREA (0.27 AC) IS LESS THAN 5 ACRES, THE PROJECT CLAIMS EXEMPTION FROM BLOCK PERIMETER REQUIREMENTS OF UDO ARTICLE 8.3.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescnossen.com

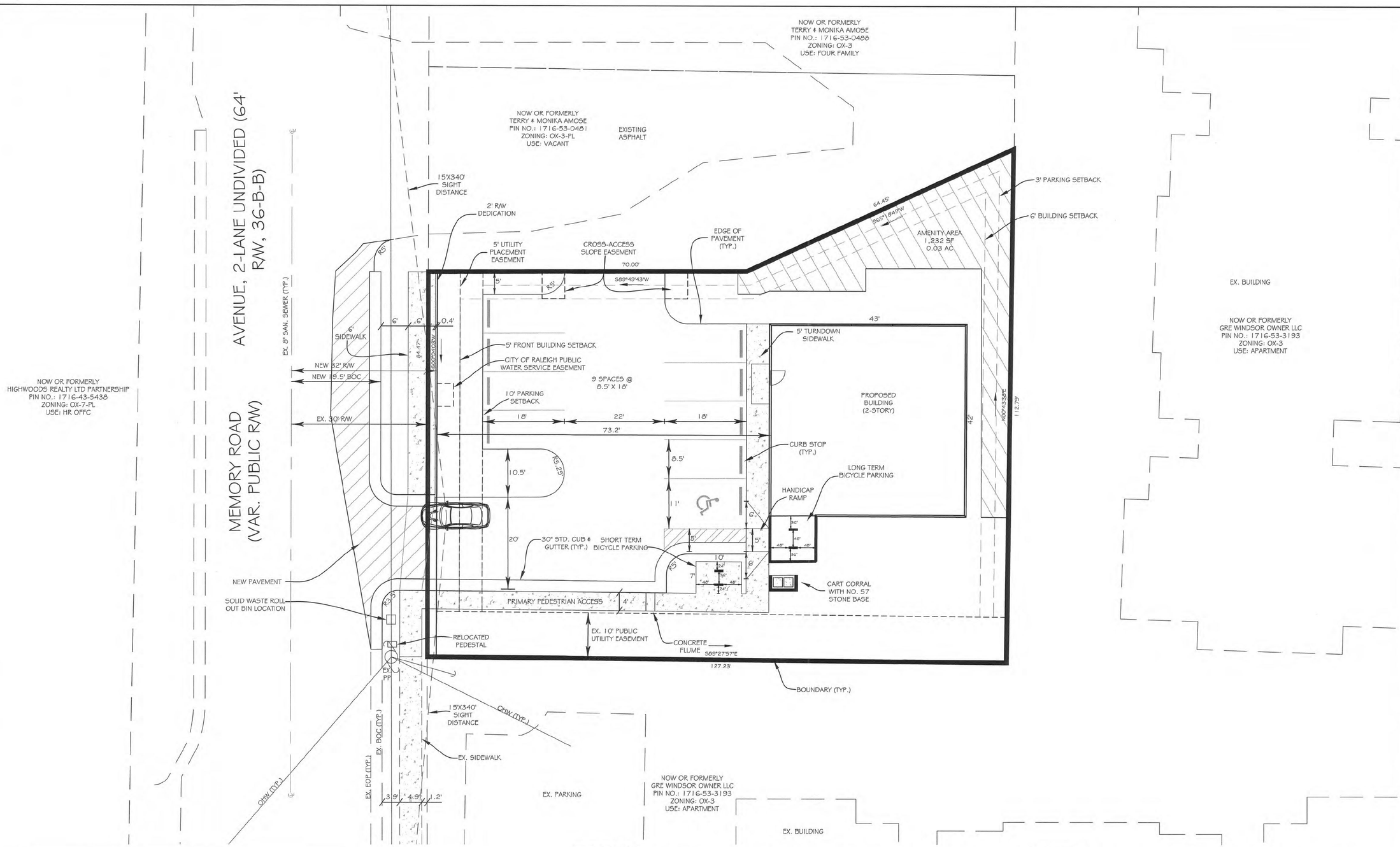
[redacted]

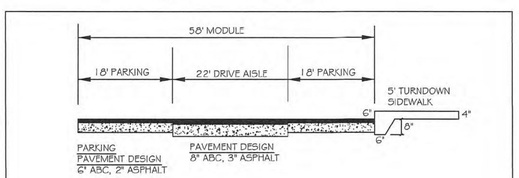
MEMORY ROAD OFFICE BUILDING
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

COVER SHEET

ASR-0058-2019

SCALE	DRAWN
N.T.S.	WCN
DATE	
JANUARY 18, 2021	
REVISION	
01/18/21	3rd CYCLE REVIEW
02/22/21	4th CYCLE REVIEW
SHEET	
1	
PROJECT	
2066	





PARKING LOT TYPICAL SECTION

N.T.S.

LOT IMPERVIOUS SURFACES:

BUILDING = 1,806 SF
LONG TERM BICYCLE STORAGE = 99 SF
PARKING = 3,721 SF
SIDEWALK = 747
CART CORRAL = 23 SF

TOTAL LOT IMPERVIOUS SURFACE AREA = 6,396 SF

SITE TRIANGLE NOTES:

1. THIS TABLE SUMMARIZES THE REQUIRED SIGHT DISTANCE ALONG MAJOR STREETS FOR A STOPPED VEHICLE TO CROSS THE MAJOR STREET. IF LOCATED ON A DIVIDED FACILITY, THE MEDIAN WIDTH IS NOT ACCOUNTED FOR IN THIS TABLE. WHERE THE MEDIAN WIDTH IS 20 FEET OR MORE FOR PASSENGER VEHICLE CROSSINGS, OR 40 FEET OR MORE FOR TRUCK CROSSINGS, THE REQUIRED SIGHT DISTANCE MAY BE BASED ON A TWO STOP CROSSING AND CONSIDERATION GIVEN TO THE WIDTH OF EACH ONE-WAY PAVEMENT AT A TIME. SEE FIGURE 9 (LOCATED IN CITY OF RALEIGH STREETS, SIDEWALKS, & DRIVEWAY ACCESS HANDBOOK; PAGE 31) FOR ILLUSTRATION OF SIGHT DISTANCE MEASUREMENTS.
2. WITHIN THE SIGHT TRIANGLE SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
3. DRIVER'S EYE HEIGHT SHALL BE 3.5 FEET ABOVE THE PAVEMENT FOR PASSENGER VEHICLES AND 6.00 FEET ABOVE THE PAVEMENT FOR TRUCKS
4. DRIVER'S EYE SHALL BE PLACED 15' FROM THE EDGE OF PAVEMENT.
5. OBJECT HEIGHT (APPROACHING VEHICLE) SHALL BE 4.25 FEET ABOVE THE CENTER OF TRAFFIC LANE

UTILITY NOTES:

1. EXISTING WATER LINE IS 16"
2. ALL WATER SERVICES SHALL BE 1" WITH A 1" METER FOR THE MAIN WATER SUPPLY AND $\frac{3}{4}$" WITH A $\frac{3}{4}$" INCH METER FOR IRRIGATION SUPPLY
3. ALL SEWER SERVICES SHALL BE 4"
4. NO EXISTING UTILITIES WILL NOT HAVE TO BE MOVED OR EXTENDED.

SOLID WASTE NOTE:
SMALL BUSINESS WILL NOT EXCEED TWO (2) INDIVIDUAL NINETY-SIX (96) GALLON ROLLOUT CONTAINER

TRANSPORTATION NOTES:

1. ALL HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH ENGINEERING STANDARD 20.11
2. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.
3. SLOPE EASEMENTS WILL NOT BE REQUIRED
4. IF ECORASTER IS NOT USED THEN THE EQUIVALENT TURF PAVERS MUST BE ABLE TO SUPPORT 10 TONS PER SQUARE FOOT.

N

0 5 10 20
GRAPHIC SCALE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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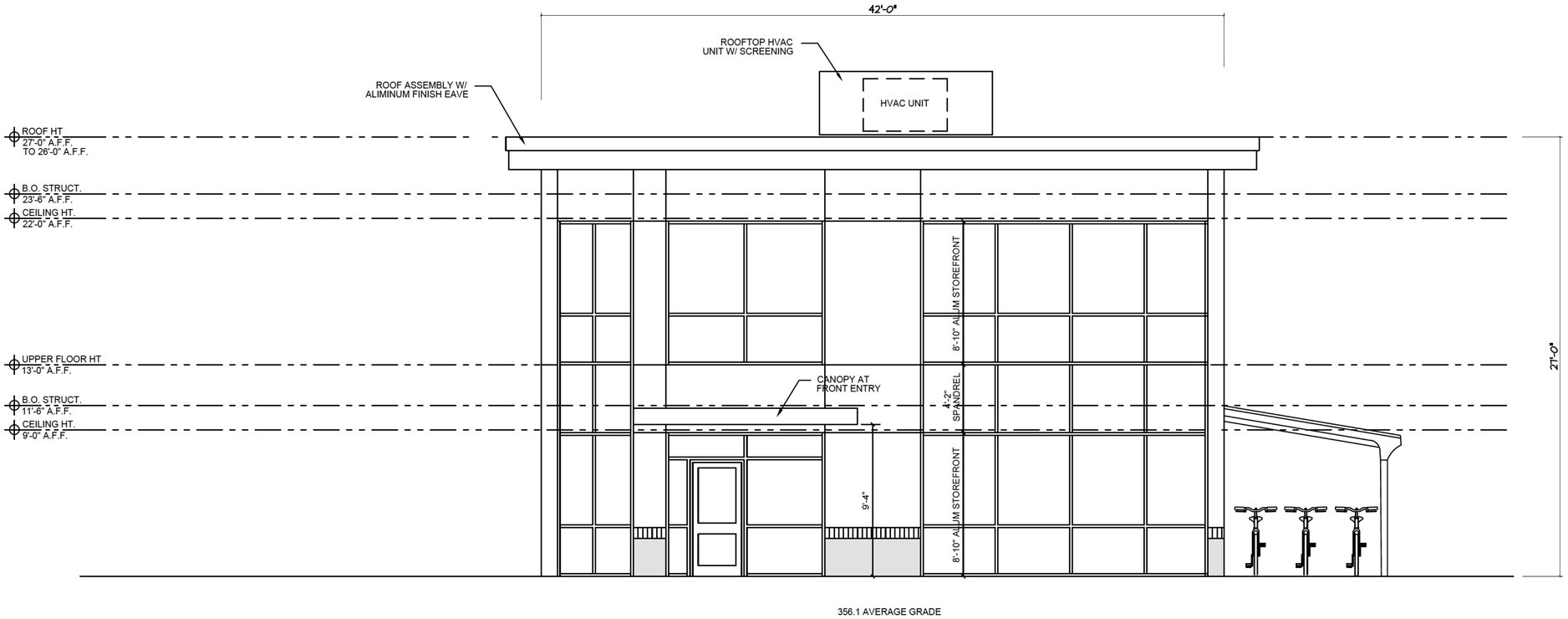
MEMORY ROAD OFFICE BUILDING
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH — WAKE COUNTY, NORTH CAROLINA

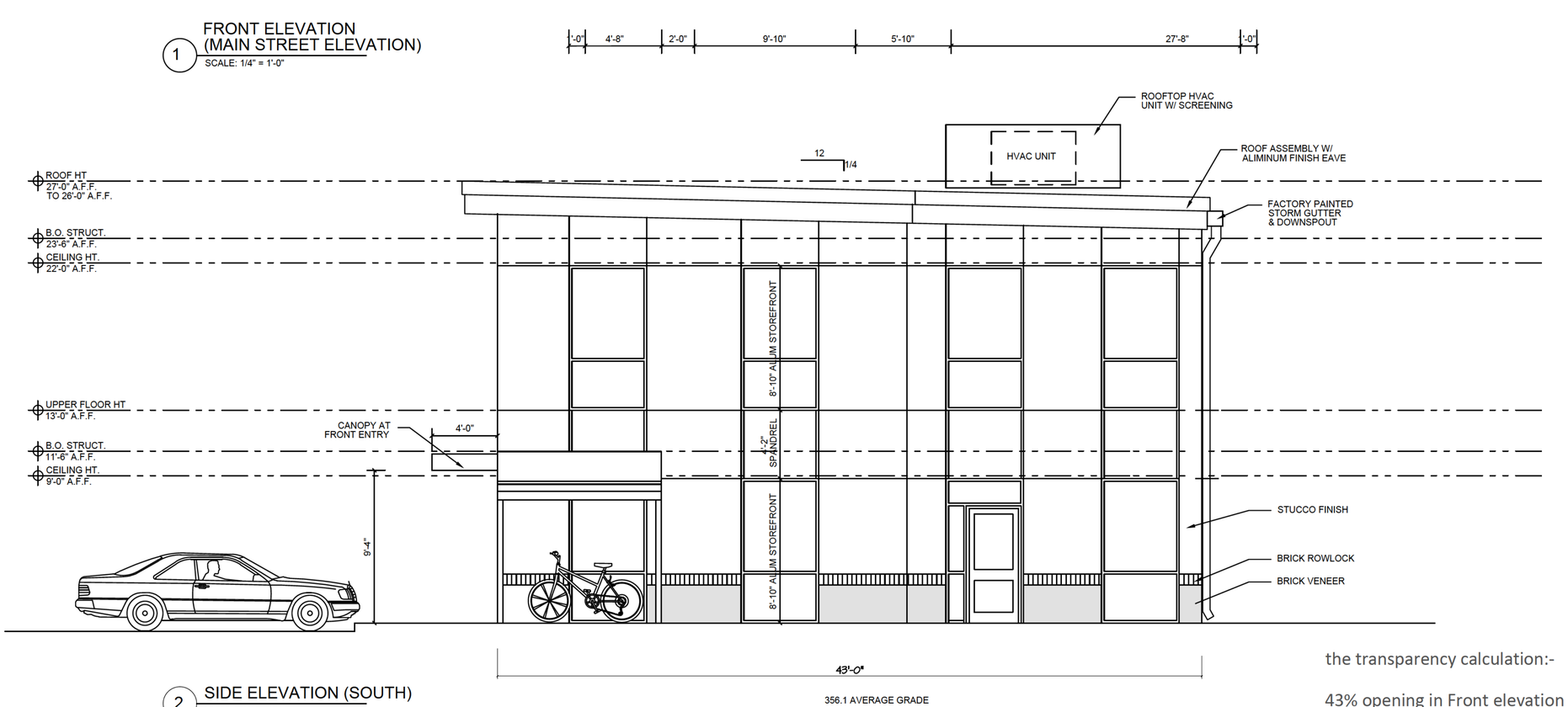
SITE PLAN

SCALE	1" = 10'
DRAWN	WCN
DATE	JANUARY 18, 2021
REVISION 01/18/21	3rd CYCLE REVIEW
02/22/21	4th CYCLE REVIEW
SHEET	3
PROJECT	2066



1 FRONT ELEVATION
(MAIN STREET ELEVATION)
SCALE: 1/4" = 1'-0"

TOTAL BUILDING HEIGHT FROM TOTAL AVERAGE GRADE



2 SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

the transparency calculation:-

43% opening in Front elevation
17% opening in Rear elevation
19% opening in North elevation
23% opening in South elevation

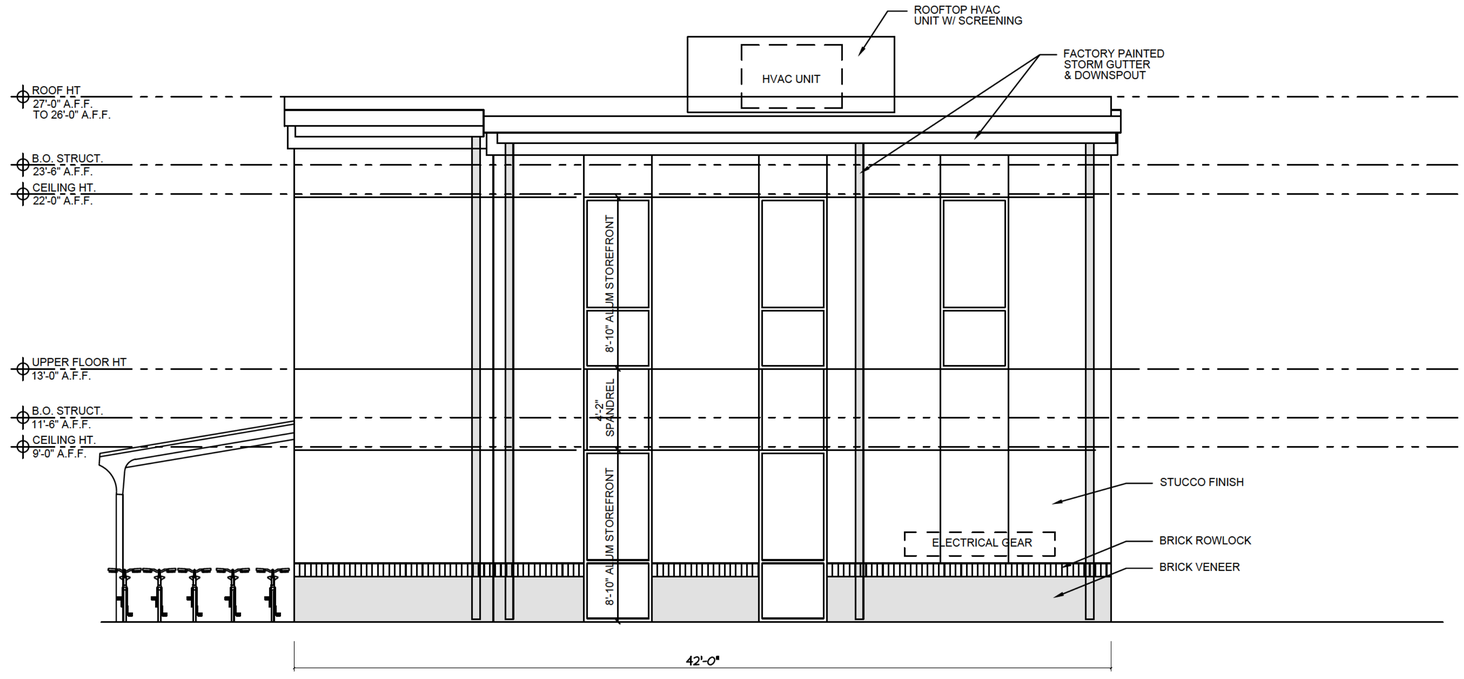
PROJECT FOR:

LOCATION:

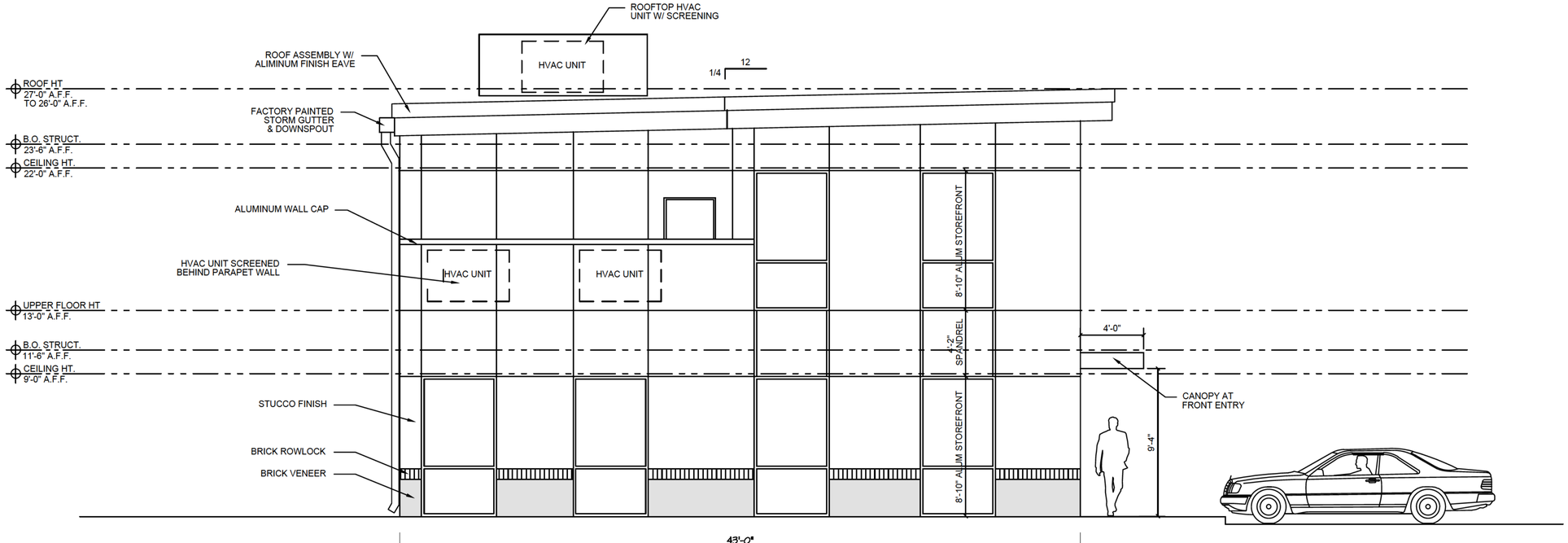
DEMIANA AIAD
demi@pyramidscontractors.com
office@conzalpm.com

Building Elevations
Memory Road Office Building

REVISION	REVISION 1	REVISION 2
1/8/2021	1/19/2021	2/16/2021



1 REAR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

the transparency calculation:-

43% opening in Front elevation
17% opening in Rear elevation
19% opening in North elevation
23% opening in South elevation

PROJECT FOR:

LOCATION:

DEMIANA AIAD
demi@pyramidscontractors.com
office@conzalpm.com

Building Elevations
Memory Road Office Building

REVISION	REVISION 1	REVISION 2
1/8/2021	1/19/2021	2/16/2021