



Administrative Site Review Application

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

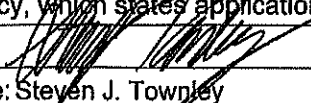
This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: <u>ASP-0066-2019</u> Planning Coordinator: <u>Purifoy</u>			
Building Type		Site Transaction History	
<input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: 2415 Atlantic Ave Urban Axe			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 2415 Atlantic Ave.			
Site P.I.N.(s): 1715-20-8898			
Please describe the scope of work. Include any additions, expansions, and change of use. Change of use from Light Manufacturing (Print Shop) to indoor recreation; no change in building area; decrease in impervious area.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: NTB-Fuquay, LLC c/o Aston Properties, Inc.		Title: _____	
Address: 610 E. Morehead St., Suite 100 Charlotte, North Carolina 28202			
Phone #: 704-366-7337		Email: besmith@astonprop.com	
Applicant Name: NTB-Fuquay, LLC c/o Aston Properties, Inc.			
Company: Aston Properties		Address: 610 E. Morehead St., Suite 100 Charlotte, NC 28202	
Phone #: 704-366-7337		Email: besmith@astonprop.com	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-PL	Existing gross floor area (not to be demolished): 7530
	Existing gross floor area to be demolished: 0
Gross site acreage: 0.77	New gross floor area: 0
# of parking spaces required: 25	Total sf gross (to remain and new): 7,530
# of parking spaces proposed: 29	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Light Manufacturing(Print Shop)	
Proposed use (UDO 6.1.4): Indoor Recreation	

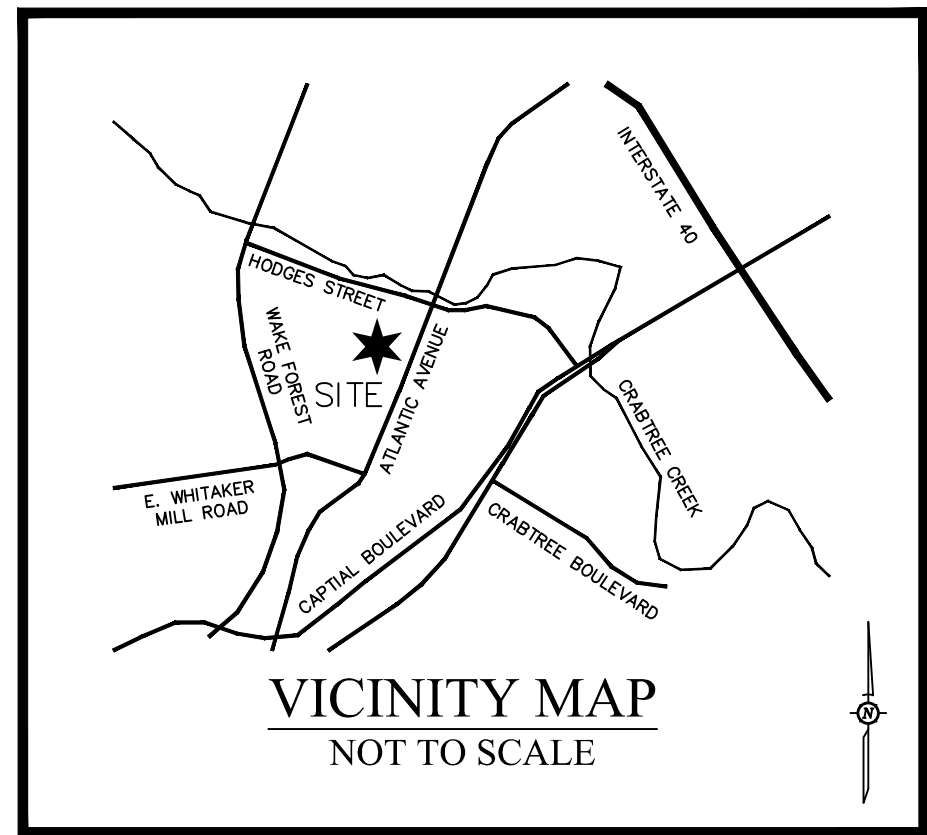
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.59 Square Feet: 25,734	Proposed Impervious Surface: Acres: 0.57 Square Feet: 24,929
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: 3720171500J; May 2, 2006	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>The Site Group, PLLC</u> 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: 8/30/19
Printed Name: Steven J. Townley	

URBAN AXE

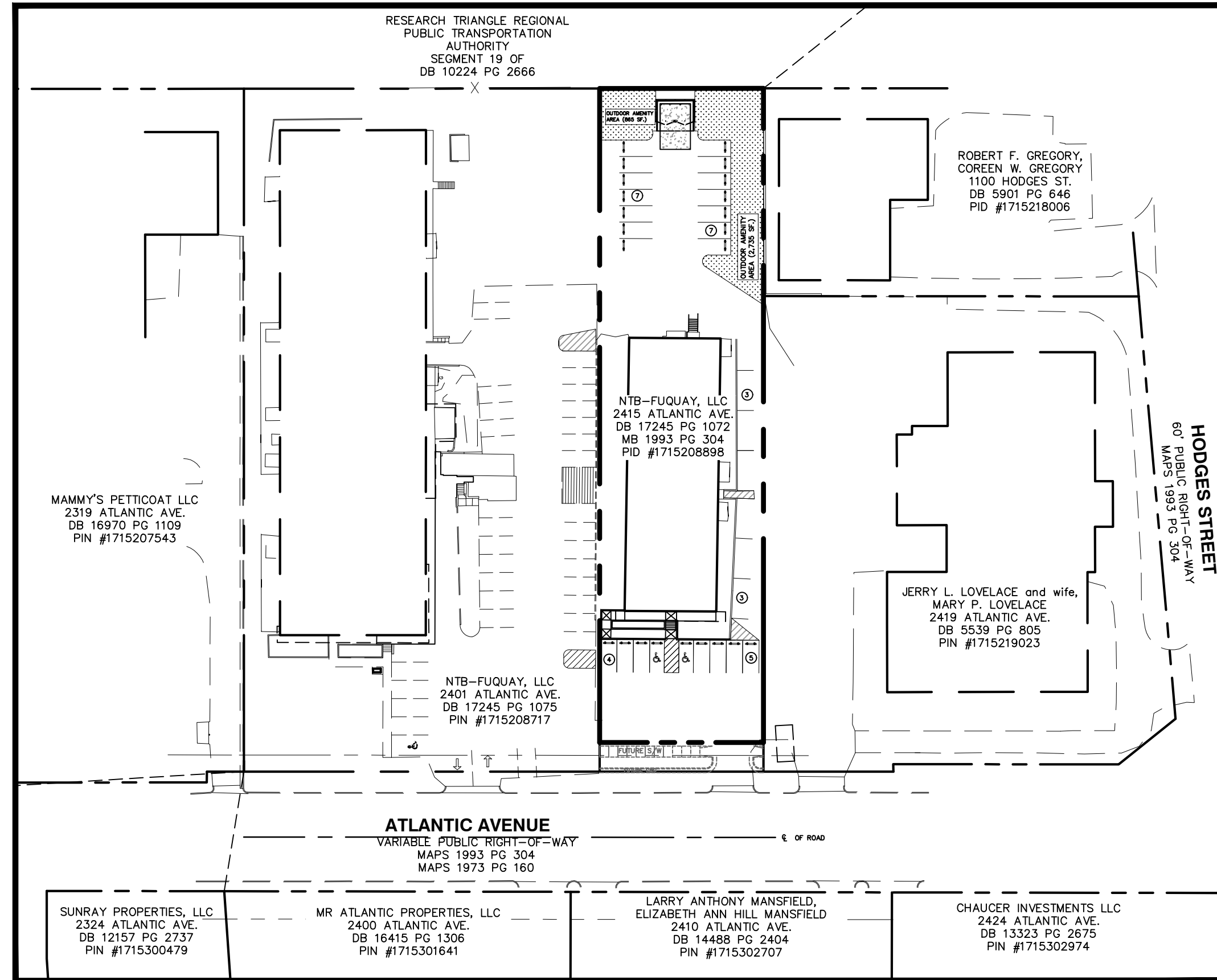
2415 ATLANTIC AVENUE Raleigh, North Carolina ADMINISTRATIVE SITE PLANS



DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-PL	Existing gross floor area (not to be demolished): 7,530 SF
Gross site acreage: 77 Ac.	Existing gross floor area to be demolished: 0 SF
# of parking spaces required: 25	New gross floor area: 0 SF
# of parking spaces proposed: 29	Total sf gross (to remain and new): 7,530 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Light Manufacturing (Print Shop)	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Indoor Recreation	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.59 Ac. Square Feet: 25,734 SF	Proposed Impervious Surface: Acres: 0.57 Ac. Square Feet: 24,929 SF
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Flood stu: FEMA Map Panel #: 3720171500J; May 2, 2006	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: # of bedroom units: 1br: 2br: 3br: 4br or more:	Total # of hotel units: Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
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Signature: <i>Byron E. Smith</i>	Date: <i>8/29/19</i>
Printed Name: <i>Byron E. Smith</i>	

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REVISION 06.05.19
raleighnc.gov



SITE DATA SUMMARY

- PROJECT NAME: URBAN AXE
- PROJECT ADDRESS: 2415 ATLANTIC AVENUE, RALEIGH NC
- PIN NUMBERS: 1715-20-8898
- CURRENT OWNER: NTB-FUQUAY LLC
- EXISTING ZONING: IX-3-PL
- EXIST LOT SIZE: 0.77 AC / 33,961 SF
- PROPOSED R/W DEDICATION: 0.033 AC / 1,436 SF
- NET LOT SIZE AFTER R/W DEDICATION: 0.74 AC / 32,255 SF
- CURRENT USE: LIGHT MANUFACTURING (PRINTING)
- PROPOSED USE: INDOOR RECREATION
- EXISTING BUILDING SF: 7,530 SF
- MAXIMUM BUILDING HEIGHT: 50' (3 STORY)
- PROPOSED BUILDING HEIGHT: 16.6 (EXISTING)
- PARKING REQUIREMENT: 7,530/300 = 25 SPACES REQ'D
- INDOOR RECREATION (1 SPACE/300 SF.): 29 SPACES (INCLUDING 2 HANDICAP SPACES)
- PROPOSED PROVIDED: 4 SHORT TERM; 0 LONG TERM
- BICYCLE PARKING REQUIRED/PROVIDED:
- BUILDING SETBACKS (MINIMUMS):
- PRIMARY STREET: 3'
- SIDE YARD: 0' or 6'
- REAR YARD: 0' or 6'
- WATERSHED: CRABTREE CREEK
- RIVER BASIN: NEUSE
- REQUIRED OPEN SPACE: N/A
- REQUIRED AMENITY AREA: 0.074 AC. / 3,226 SF. (10%)
- PROPOSED AMENITY AREA: 0.083 AC. / 3,600 SF. (11.3%)
- EXISTING IMPERVIOUS AREA: 0.59 AC. / 25,734 SF
- PROPOSED IMPERVIOUS AREA: 0.57 AC. / 24,929 SF
- PROPOSED DISTURBED AREA: 0.3 AC. / ±14,950 SF
- OWNER: NTB-FUQUAY LLC
- C/O: ASTON PROPERTIES, INC.
- ATTN: BRYAN SMITH, P.E.
- 610 E. MOREHEAD ST., SUITE 100
- CHARLOTTE, NC 28202
- (704) 319-4921
- EMAIL: besmith@astonprop.com
- CONTACT PERSON: THE SITE GROUP
- ATTN: EDWIN SCOFIENZA, P.E.
- 1111 Oberlin Road
- Raleigh, NC 27605
- (919) 835-4787 PH
- (919) 839-2255 FAX
- EMAIL: eds@thesitegroup.net

GENERAL NOTES:

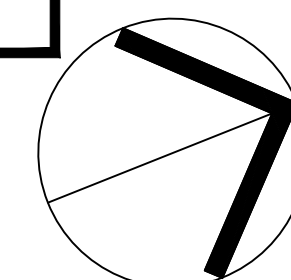
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BASE INFORMATION IS TAKEN FROM A SURVEY FROM R.B. PHARR & ASSOCIATES, P.A. DATED JULY 24, 2018. ADDITIONAL BASE INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND IS NOT FIELD VERIFIED.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

CONTACT:
ED SCOFIENZA, PE
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: eds@thesitegroup.net

OWNER:
NTB-FUQUAY, LLC
C/O: ASTON PROPERTIES, INC.
ATTN: BRYAN SMITH, P.E.
610 E. MOREHEAD ST., SUITE 100
CHARLOTTE, NC 28209-2699
PHONE: (704) 319-4921
EMAIL: besmith@astonprop.com

DRAWINGS INDEX:

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS & DEMO PLAN
SITE 200	SITE LAYOUT PLAN
SITE 300	GRADING PLAN
SITE 400	UTILITY PLAN
SITE 500	LANDSCAPE PLAN
SITE 600	SITE DETAILS
SITE 601	SITE DETAILS
A-1	BUILDING ELEVATIONS



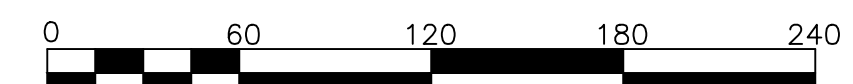
NORTH

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

COVER SHEET

SCALE: 1" = 60'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



DISTURBED AREA: 14,950 SF (0.3 AC.)

Nitrogen loading calculation for additions or expansions

acres of existing impervious area = 0.5908 acres
acres of existing managed open space = 0.1435 acres
acres of proposed new impervious surfaces = -0.0266 acres

The following are calculated by the spreadsheet:

Pounds of nitrogen from new impervious surfaces (lbs) = -0.5639 lbs
Remaining open space (acres) = 0.1701 acres

Apportioned open space (acres) = -0.008 acres
Area associated with loading from "new" development (ac) = -0.0346 acres

Nitrogen loading associated with the new development = 16.567 lb/ac/yr

Total pounds of nitrogen assoc w/ new development = -0.5735 lb

Pounds of nitrogen required to be removed = -0.4489 lb

Pounds of nitrogen removed through BMPs = 0 lb

Cost for buydown = -\$381.80

IMPERVIOUS AREA SUMMARY - PRE VS. POST DEVELOPMENT CONDITION

SINCE POST DEVELOPMENT IMPERVIOUS AREA IS LESS THAN EXISTING IMPERVIOUS AREA; NUTRIENT REMOVAL IS NOT REQUIRED.

FLOODPLAIN NOTE:

THIS SITE IS IN SPECIAL FLOOD HAZARD AREAS ZONE 'X' AND ZONE 'AE' AS SHOWN ON FIRM PANEL 3720171500J DATED MAY 2, 2006.

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

STORMWATER RUNOFF CONTROL EXEMPTION:

THIS SITE IS EXEMPT FROM STORMWATER CONTROL REQUIREMENTS PER UDO SECTION 9.2.2.E.2.e: COMPLIANCE WITH STORM RUNOFF LIMITATIONS RESULTS IN NO BENEFIT TO CURRENT AND FUTURE DOWNSTREAM DEVELOPMENT [SITE IS IN FLOODPLAIN].

NUTRIENT REMOVAL EXEMPTION:

THIS SITE IS EXEMPT FROM PROVIDING ACTIVE NUTRIENT REMOVAL FACILITIES BECAUSE THE POST DEVELOPMENT IMPERVIOUS AREA IS LESS THAN THE PRE-DEVELOPMENT IMPERVIOUS AREA RESULTING IN A NET REDUCTION OF NUTRIENT DISCHARGE FROM THE SITE.

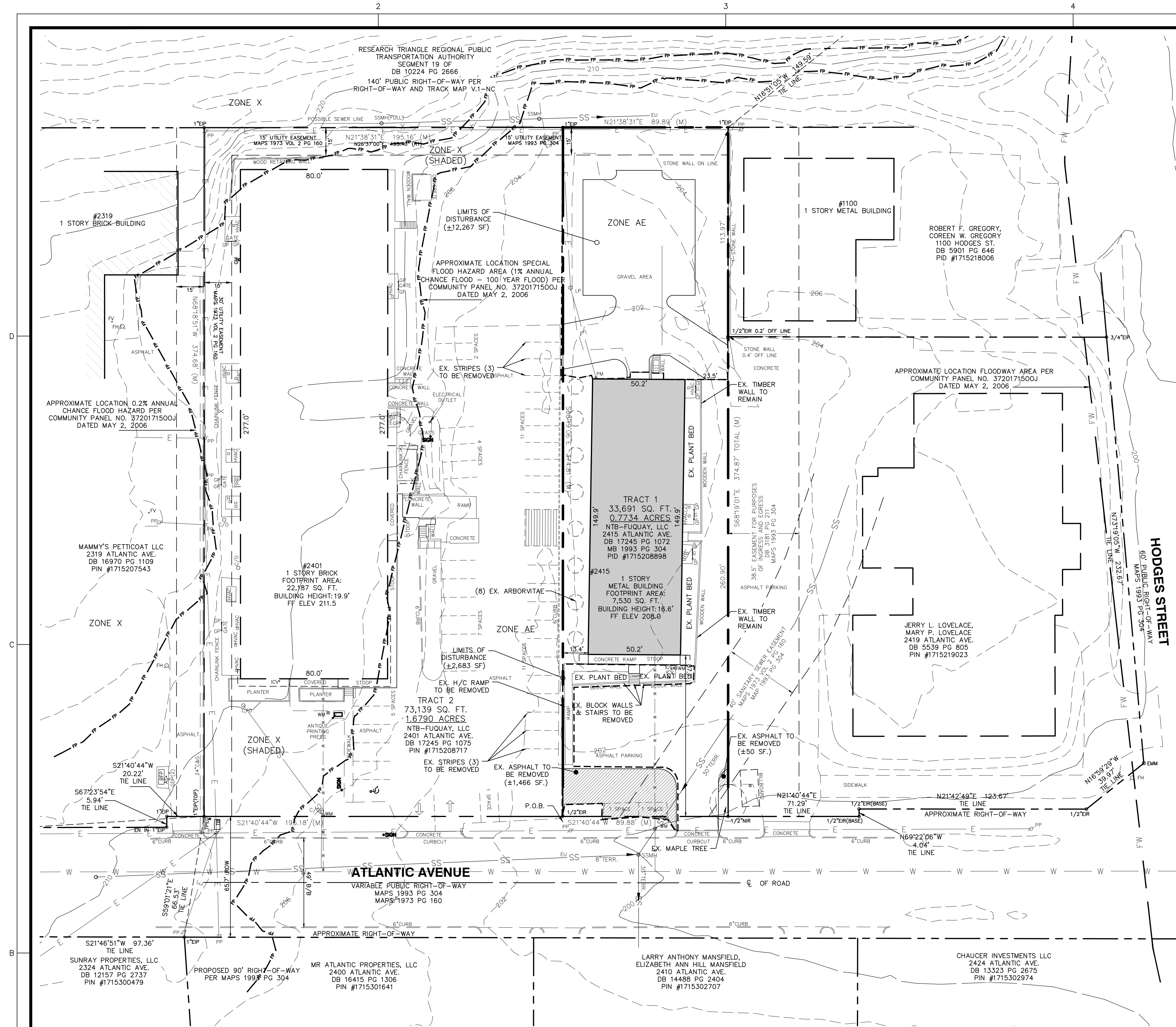
PARKING CALCULATIONS:

EXISTING USE: PRINT SHOP (LIGHT MANUFACTURING)
REQUIRED: 1/600 SF. OFFICE + 1/3,000 SF. ADDITIONAL INDOOR SPACE
1500/600 = 6,030/3,000 = 5 REQUIRED

PROPOSED USE: INDOOR RECREATION
REQUIRED: 1/200 SF. BUILDING AREA
7,530/300 = 25 REQUIRED
PROVIDED: 29 SPACES (INCL. 2 HANDICAP SPACES)
REQUIRED INCREASE > 10 SPACES; THEREFORE SITE PLAN REVIEW REQUIRED
REQUIRED SHORT TERM BICYCLE PARKING: 1/5,000 SF.; MINIMUM 4 REQUIRED
PROVIDED SHORT TERM BICYCLE PARKING: 4 SPACES

ROW DEDICATION CALCULATION:

ATLANTIC AVENUE CLASSIFICATION: AVENUE, 4 LANE DIVIDED
1/2 OF 104' ROW REQUIRED
1/2 OF 76' B-B STREET REQUIRED
DISTANCE FROM C/L OF STREET TO EX. ROW: 36'
52' - 36' = 16' ROW DEDICATION REQUIRED
DISTANCE FROM C/L TO B/C: 24.5'
38' - 24.5' = 13.5' ROAD WIDENING REQUIRED

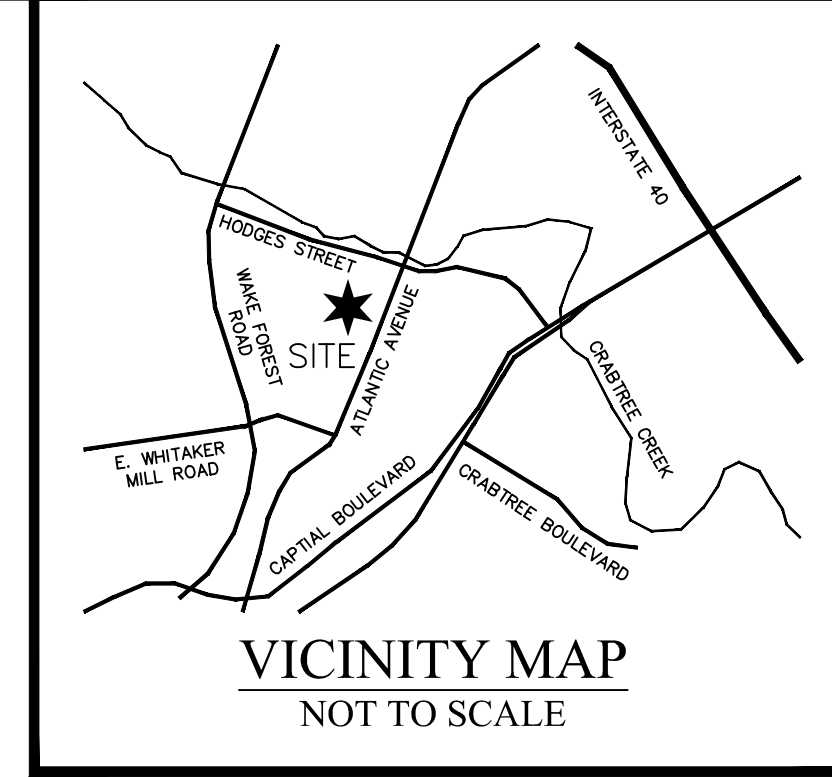
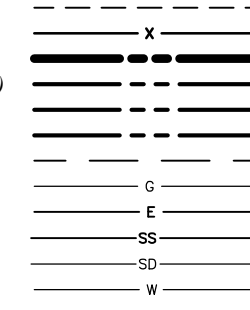


LEGEND:

BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CO - CLEAN OUT
DB - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FY - FIRE VALVE
G - GATE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
H, HVAC - HEATING, VENTILATION, AIR COND.
ICV - IRRIGATION CONTROL VALVE
LP - LIGHT POLE
(M) - MEASURED
MB - MAP BOOK
NGS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NTS - NOT TO SCALE
OHLNG - OVERHUNG
PB - POWER BOX
PID - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
POB - POINT OF BEGINNING
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
RW - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
WB - WATER BOX
WM - WATER METER
WT - WATER VALVE

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
GAS LINE
POWER LINE
SANITARY SEWER PIPE
STORM DRAIN PIPE
WATER LINE



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 COMMERCE RD
RALEIGH, NC 27605-1136 USA
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Fax: 919.839.2255
E Mail: ed@thesitegroup.net

ADMINISTRATIVE SITE PLANS FOR:
URBAN AXE

2415 ATLANTIC AVENUE
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: EFS

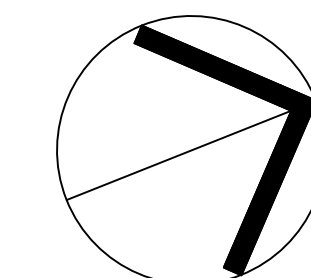
DATE:
29 AUG 2019

SITE PLAN

EXISTING CONDITIONS PLAN

Job Code: AAAUA

Dwg No.
SITE 100



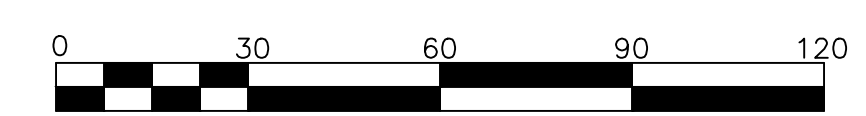
NORTH

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

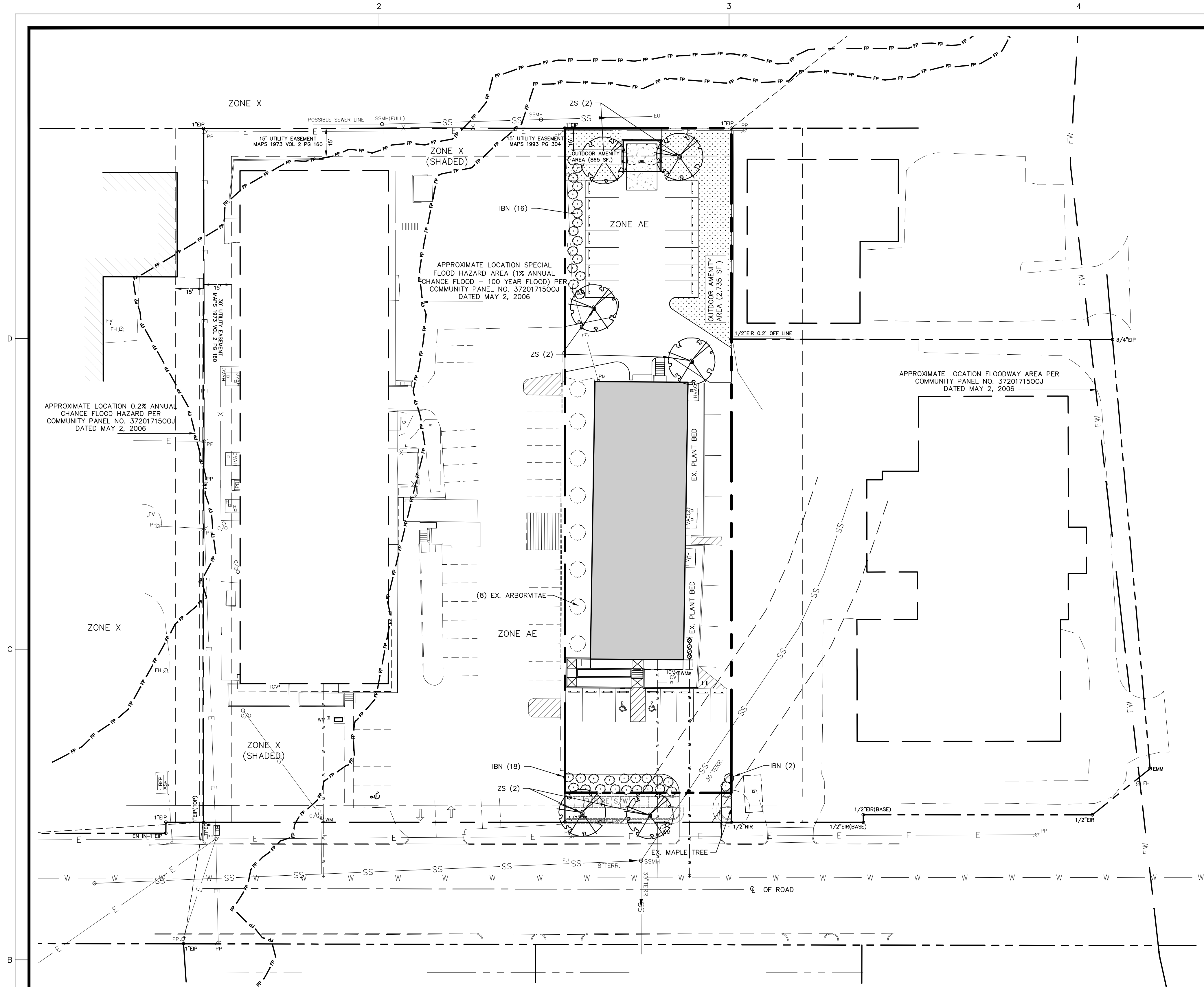
EXISTING CONDITIONS PLAN

SCALE: 1" = 30'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



DISTURBED AREA: 14,950 SF (0.3 AC.)



OVERALL ONSITE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
CANOPY TREES							
ZS	5	ZELKOVA SERRATA "VILLAGE GREEN"	VILLAGE GREEN ZELKOVA	8-10'	2" CAL.	B&B	MATCHING
SHRUBS	E						
IBN	11	ILEX CORNUTA "BURFORDI NANA"	DWARF BURFORD HOLLY	24" HT (MIN)	3 GAL.	CONT.	MATCHING

PLANTING NOTES:

LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN
MULCH: MULCH ALL BED AREAS WITH HARDWOOD MULCH TO A DEPTH OF 3".

NOTE:

- ANY TREES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2.5'.
- ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

AMENITY AREA CALCULATIONS:

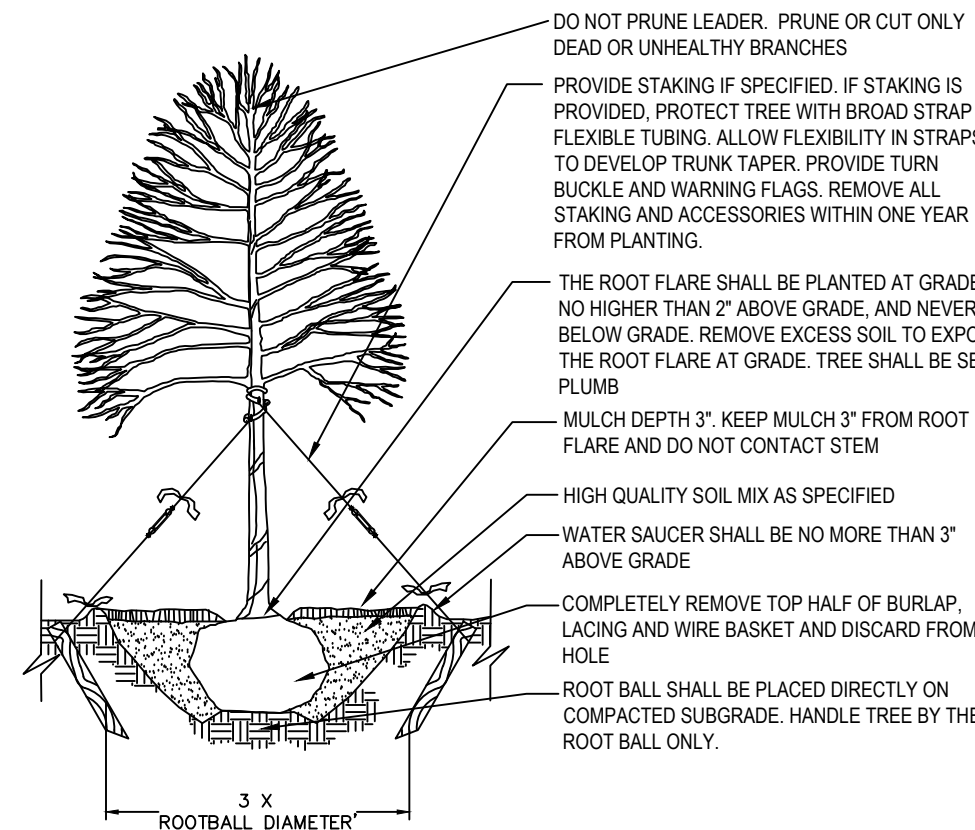
REQUIRED AMENITY AREA: 0.07 AC. / 3,226 SF. (10%)
PROPOSED AMENITY AREA: 0.08 AC. / 3,600 SF. (10.5%)

STREET TREE PLANTING:

REQUIRED: 1 TREE 40' O.C. (AVE): 89.88'/40 = 2 TREES REQ'D
1 EXISTING; TWO ADDED TO MEET MAXIMUM SPACING REQUIREMENT.

FLOODPLAIN NOTE:

THIS SITE IS IN SPECIAL FLOOD HAZARD AREAS ZONE 'X' AND ZONE 'AE' AS SHOWN ON FIRM PANEL 3720171500J DATED MAY 2, 2006.



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

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

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	BY
TREE PLANTING DETAIL		
PRCR-03		

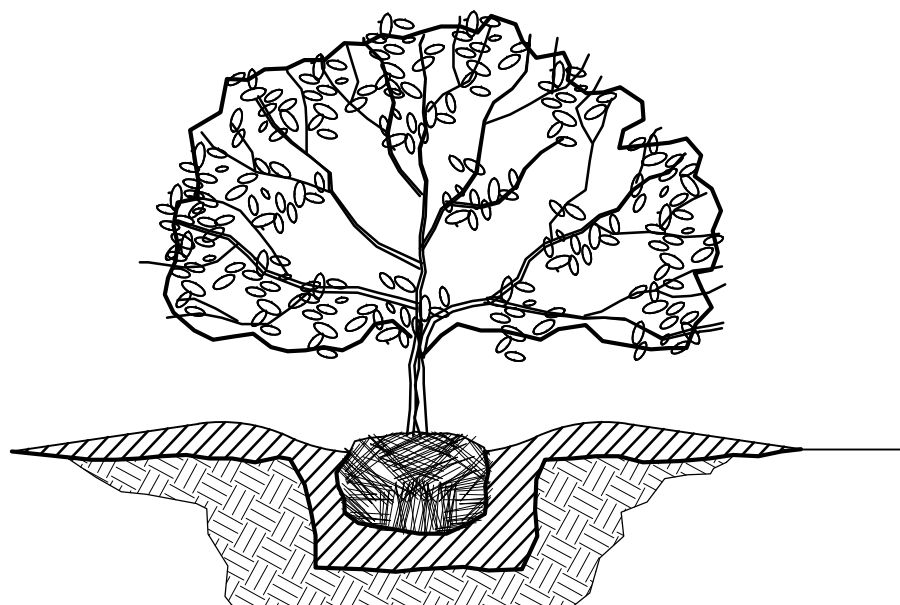
To promote aeration and percolation in heavy soil, plant rootball above existing grade as shown.

Provide an earth saucer for water retention.

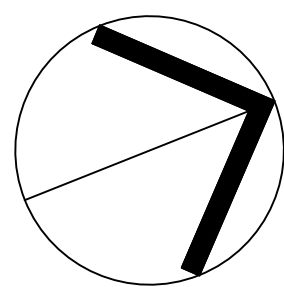
Backfill with 80% parent material and 20% decomposed organic material by volume well mixed as approved by the architect.

Provide 6" minimum of backfill on each side of rootball to promote rapid reestablishment.

Provide minimum 4" thick pine straw in 5' wide planting bed or as directed on plans.



SHRUB PLANTING DETAIL
N.T.S.

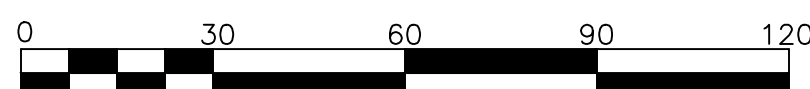


NORTH

LANDSCAPE PLAN

SCALE: 1" = 30'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



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

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ADMINISTRATIVE SITE PLANS FOR:

URBAN AXE

2415 ATLANTIC AVENUE
RALEIGH, NORTH CAROLINA

Drawn By: JHU
Checked By: EFS

DATE:
29 AUG 2019

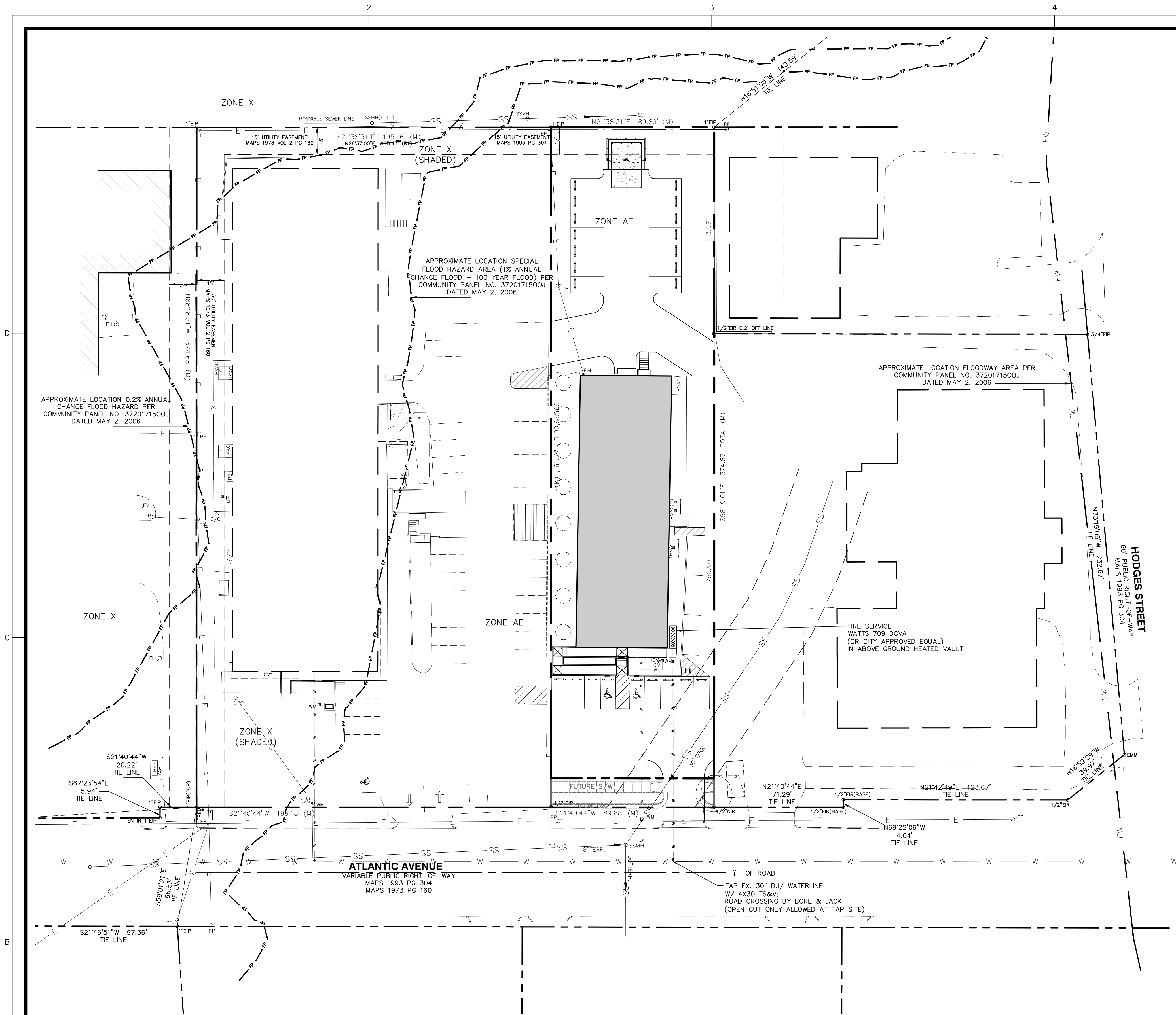
SITE PLAN

LANDSCAPE PLAN

Job Code: AAAUA

Dwg No.
SITE
500

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UTILITY NOTES

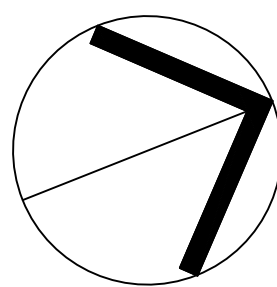
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2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
7. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.
8. CONTRACTORS ABANDONING WATER SERVICES SHALL REMOVE THE ENTIRE SERVICE STUB. WHEN AVAILABLE, A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK. IF EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CORPORATION STOP SHALL BE TURNED OFF AND CAPPED. A 16" PVC PIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE CAPPED CORPORATION STOP, WRAPPED AT LEAST 3 TIMES WITH CAUTION TAPE TO IDENTIFY AN ABANDONED TAP. ALL REMAINING PORTIONS OF THE SERVICE STUB SHALL BE REMOVED FROM THE MAIN TO THE RIGHT OF WAY LINE AND SHALL BE DISPOSED OF PROPERLY. WATER MAIN ABANDONMENT MUST BE PERFORMED IN ACCORDANCE WITH A PLAN APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. SERVICE AND MAIN ABANDONMENT REQUIRES A STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT AT 919-996-2409.

GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BASE INFORMATION IS TAKEN FROM A SURVEY FROM R.B. PHARR & ASSOCIATES, P.A. DATED JULY 24, 2018. ADDITIONAL INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND IS NOT FIELD VERIFIED.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSLINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSLINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES 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.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

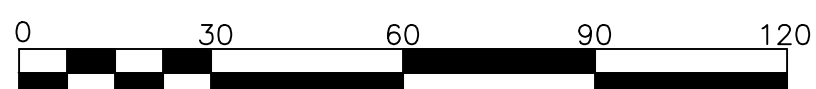


NORTH

UTILITY PLAN

SCALE: 1" = 30'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



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

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

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E Mail: ed@thesitegroup.net

ADMINISTRATIVE SITE PLANS FOR:

URBAN AXE
2415 ATLANTIC AVENUE
RALEIGH, NORTH CAROLINA

Drawn
By: JHJ
Checked
By: EFS

DATE:
29 AUG 2019

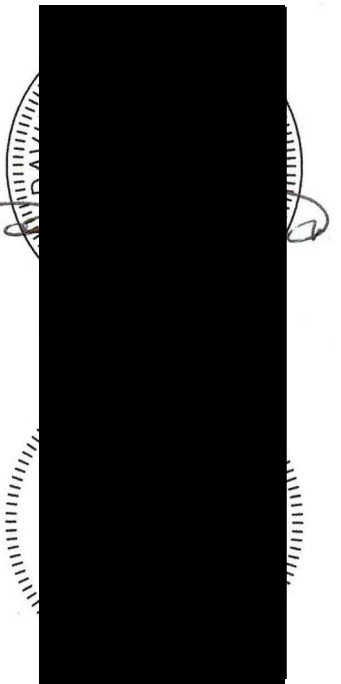
SITE
PLAN

UTILITY
PLAN

Job
Code: AAUUA

Dwg No.
SITE
400

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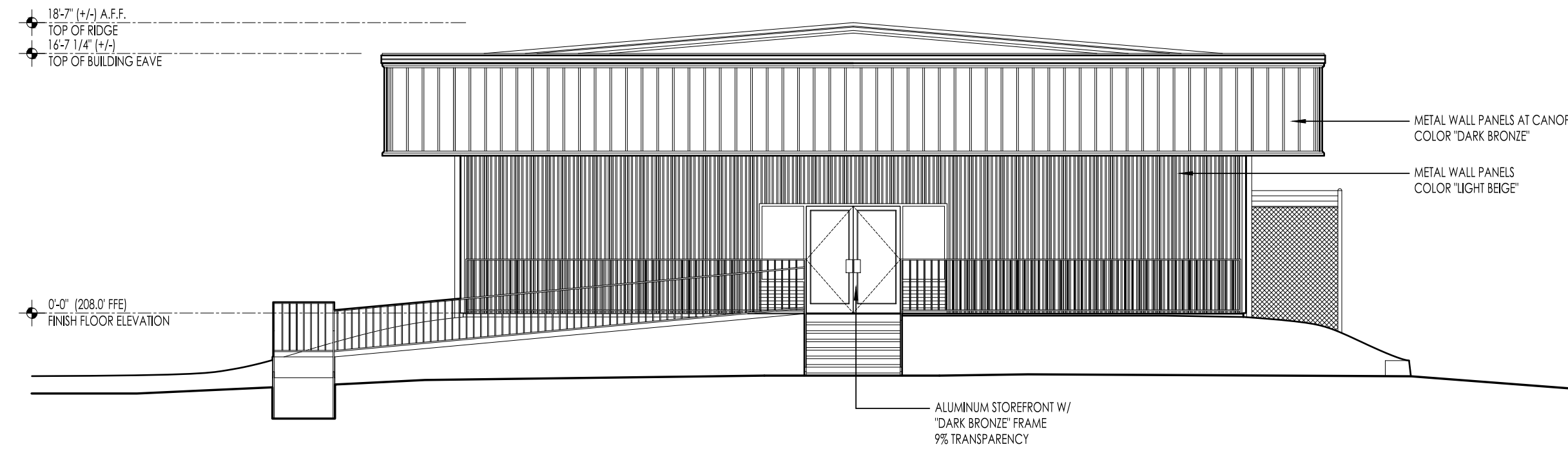
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DWG BY:
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CHK BY:
DVS
DATE: 08/29/19
REV NO DATE

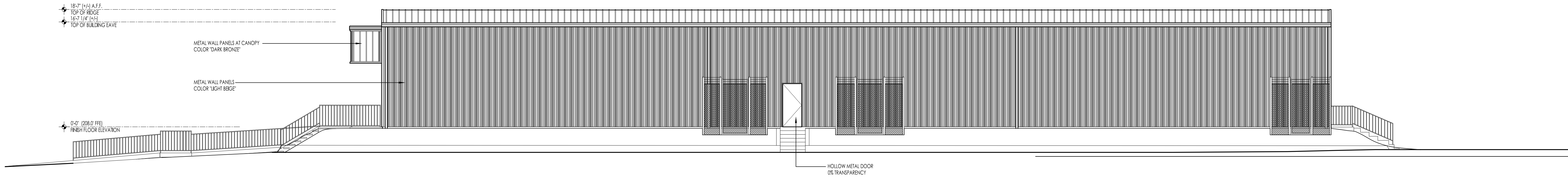
EXISTING EXTERIOR
ELEVATIONS

SHEET NUMBER

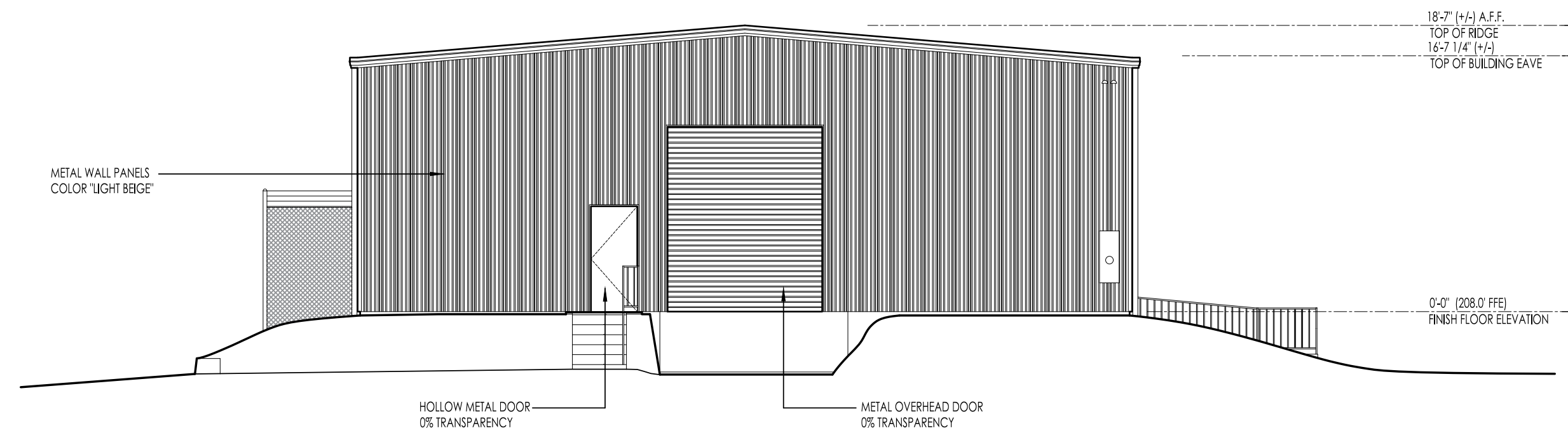
A-1



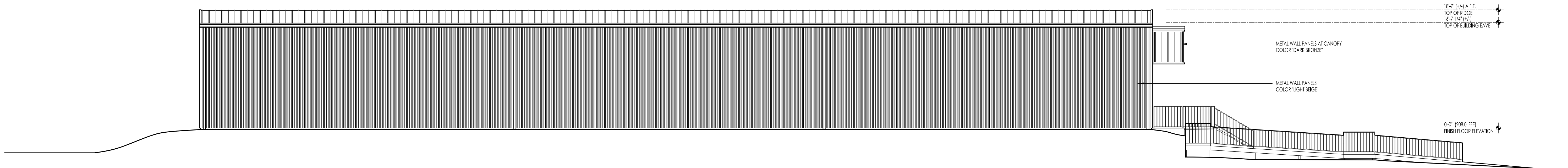
01 EXISTING EAST ELEVATION
A-1 SCALE: 1/8"=1'-0"



02 EXISTING NORTH ELEVATION
A-1 SCALE: 1/8"=1'-0"



03 EXISTING WEST ELEVATION
A-1 SCALE: 1/8"=1'-0"



04 EXISTING SOUTH ELEVATION
A-1 SCALE: 1/8"=1'-0"