



Administrative Approval Action

Case File / Name: ASR-0073-2020
Six and Atlantic

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located at the northwest corner of Atlantic Avenue and E Six Forks Road, with a street address of 2601 Atlantic Avenue.

REQUEST: Development of a 12,627 square foot commercial building and associated parking and site improvements on a 1.09 acre parcel zoned IX-3-PL.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 3, 2021 by The Site Group, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Demonstrate compliance with UDO Section 7.4 (Site Lighting).
2. Demonstrate compliance with UDO Section 7.2.5.D (Screening - Mechanical Equipment).
3. The SPR plans shall include a note stating the City will not be held liable if the slope easement is utilized for its intended purposes and it is the property owners responsibility to replace all required landscaping and amenity area in accordance with all City regulations.
4. Demonstrate compliance with UDO Section 7.1.7 D (Interior Parking Lot Landscaping) and verify the minimum dimensional and area requirements are met for required interior landscape islands.

Engineering

5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
6. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater



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7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A cross access agreement among the lots as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
5. A public infrastructure surety for street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).



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8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
9. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Atlantic Avenue.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: May 31, 2024

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

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

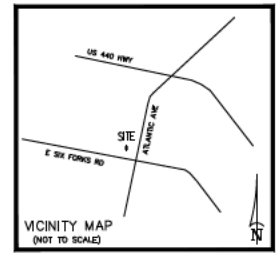
Signed: Alysis Bailey Taylor
Development Services Dir/Designee

Date: 02/01/2021

Staff Coordinator: Kasey Evans

HOBBS PROPERTIES SIX FORKS ROAD & ATLANTIC AVENUE Raleigh, North Carolina

ADMINISTRATIVE SITE REVIEW ASR-0073-2020



Administrative Site Review Application

This form is required when submitting site plans or information to fulfill Development Ordinance (UDO) Section 10.2.3. Please check the appropriate building types and include the plan checked document when submitting.

Office Use Only: Case # _____ Planner (print) _____

Building Type	General	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	<input type="checkbox"/> Subdivision case # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Submittal plan case # _____	<input type="checkbox"/> Submittal plan case # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Certificate of Appropriateness # _____	<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Board of Adjustment # _____	<input type="checkbox"/> Board of Adjustment # _____
	<input type="checkbox"/> Zoning Case # _____	<input type="checkbox"/> Zoning Case # _____
	<input type="checkbox"/> Administrative Decision # _____	<input type="checkbox"/> Administrative Decision # _____

Development name: Six and Atlantic
Location: 343 Six Forks Road, Suite 300, Raleigh, NC 27609
Property address: 343 Six Forks Road, Suite 300, Raleigh, NC 27609
Site # (ASR): 1715-32-5880
Please describe the scope of work, including any additions, alterations, and change of use.
The owner is seeking a 10,000 square foot building with associated parking and infrastructure. The property is currently vacant.

Current Property Owner/Developer Contact Name: Douglas M Hobbs LLC
NOTE: please attach purchase agreement when submitting this form.
Company: HOBBS PROPERTIES Title Owner
Address: 343 Six Forks Road, Suite 300
Phone #: 919-832-9999 Email: gmh@hobbsproperties.com
Applicant Name: Rana Hobbs Development
Company: HOBBS PROPERTIES Address: 343 Six Forks Road, Suite 300
Phone #: 919-832-9999 Email: gmh@hobbsproperties.com

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REQUIREMENT FROM A SITE DATA TABLE (Applicable to all developments)	
Existing site acreage: 1.00 AC (14,200 SF)	Existing gross floor area (not to be demolished): 0
Net site acreage: 1.00 AC (14,200 SF)	Net gross floor area: 10,000 SF
Net parking spaces required: 46	Total of gross (to remain and new): 10,000 SF
Net parking spaces provided: 46	Proposed # of buildings: 1
Overall building footprint: 10,000 SF	Proposed # of stories for each: 3
Proposed use: 10,000 SF, Office	

EXISTING IMPROVEMENTS		PROPOSED IMPROVEMENTS	
Storm: 12" (12" x 12")	Storm: 12" (12" x 12")	Storm: 12" (12" x 12")	Storm: 12" (12" x 12")
Sanitary: 12" (12" x 12")	Sanitary: 12" (12" x 12")	Sanitary: 12" (12" x 12")	Sanitary: 12" (12" x 12")
Water: 12" (12" x 12")	Water: 12" (12" x 12")	Water: 12" (12" x 12")	Water: 12" (12" x 12")
Electric: 12" (12" x 12")	Electric: 12" (12" x 12")	Electric: 12" (12" x 12")	Electric: 12" (12" x 12")
Gas: 12" (12" x 12")	Gas: 12" (12" x 12")	Gas: 12" (12" x 12")	Gas: 12" (12" x 12")

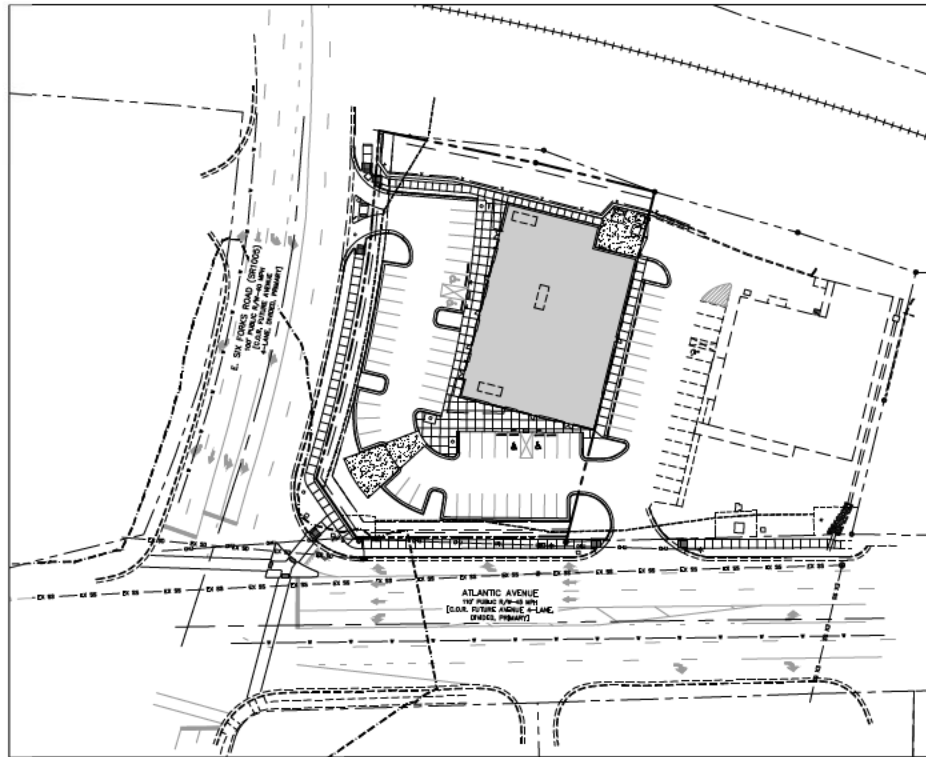
RESIDENTIAL DEVELOPMENTS	
Total # of building units: 0	Total # of building units: 0
Single-family units: 0	Single-family units: 0
Multi-family units: 0	Multi-family units: 0

REMARKS/NOTES	
Already designated: State Hwy, I-40 with The Site Group	In review per request regarding the application, historical and cultural resources information, to be reviewed per city board and approved for in any public meeting regarding this application.

System: *Site Group* Date: *9/15/20*
Planner: *Rana Hobbs*

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BUILDING HEIGHT CALCULATIONS:

	EXISTING MAX. GRADE ELEV.(FT)	EXISTING MIN. GRADE ELEV.(FT)	EXISTING AVG. GRADE ELEV.(FT)	PROPOSED MAX. GRADE ELEV.(FT)	PROPOSED MIN. GRADE ELEV.(FT)	PROPOSED AVG. GRADE ELEV.(FT)	TOP OF ROOF (FTE+14.17)(FT)	HEIG./MAX. HEIGHT (FT)
NORTH	217.5	214.4	215.95	218.0	215.0	216.5	233.17	14.17' / 50'
EAST	217.5	214.4	215.95	218.0	215.0	216.5	233.17	14.17' / 50'
SOUTH	217.5	214.4	215.95	218.0	215.0	216.5	233.17	14.17' / 50'
WEST	217.5	214.4	215.95	218.0	215.0	216.5	233.17	14.17' / 50'
TOTAL AVG.	217.5	214.4	215.95	218.0	215.0	216.5	233.17	14.17' / 50'

BUILDING CONFORMS WITH MAX. BUILDING HEIGHT RESTRICTIONS OF THE COR UO.

DRAWINGS INDEX:

- PA 1.0 COVER SHEET
- PA 2.0 EXISTING CONDITIONS & DEMOLITION PLAN
- PA 3.0 SITE LAYOUT PLAN
- PA 3.1 TRANSPORTATION & PLAN
- PA 3.2 VERTICAL (SHORT DISTANCE) PLAN
- PA 3.3 BUILD-TO-PLAN
- PA 4.0 GRADING PLAN
- PA 4.1 UTILITY PLAN
- PA 4.2 LIGHTING PLAN BY DUKE ENERGY
- PA 4.3 LANDSCAPE PLAN
- PA 5.0 SITE DETAILS
- PA 6.0 SITE DETAILS
- PA 7.0 SITE DETAILS
- PA 7.1 SITE DETAILS
- PA 7.2 SITE DETAILS
- PA 7.3 SITE DETAILS
- PA 7.4 SITE DETAILS
- PA 8.0 BUILDING ELEVATION (BY OTHERS)

A001

SITE DATA SUMMARY

PROJECT NAME:	HOBBS PROPERTIES
PROJ#:	1715-32-7025, 1715-32-5880
SITE ADDRESS:	2801 ATLANTIC AVE. RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
OVERLAY DISTRICT:	N/A
PLANNING REQUIREMENT:	PARKING LIMITED (EXISTING)
WATERSHED:	CHARLOTTE CREEK
RIVER BASIN:	NEUSE
TOTAL EXISTING ACREAGE:	1.00 AC/47,892 SF.
CURRENT USE:	VACANT
PROPOSED USE:	RETAIL SALES W/ OUTDOOR DISPLAY AREA
EXISTING BUILDING AREA:	0 SF
NEW BUILDING AREA:	12,627 SF.
REQUIRED OUTDOOR AVENUE AREA:	4,798 SF. (10.0% OF SITE)
PROMISE OUTDOOR AVENUE AREA:	4,823 SF. (10.0% OF SITE)
EXISTING IMPERVIOUS AREA:	0 SF/ 0.000 AC.
PROPOSED IMPERVIOUS AREA:	37,811 SF/ 0.868 AC.
TOTAL DISTURBED AREA:	50,438 SF/ 1.15 AC.
PARKING REQUIREMENTS (2801 ATL. AVE.):	1 SP/300 SF BLDG + 1 SP/600 SF ODA
PROPOSED PARKING SPACES:	50 (12,627/300 + 3500/600=48 REQ'D)
BI-CYCLE PARKING SPACES:	4 REQUIRED/ 4 PROVIDED (SP-ORT TERM)
PARKING REQUIREMENTS (2805 ATL. AVE.):	0.5 SP/300 SF BLDG + 1 SP/600 SF ODA
REQUIRED PARKING SPACES:	5,000/300 + 2,500/600 = 22 REQ'D
EXISTING PARKING SPACES:	25 REMAINING
BUILDING RETRACTIONS:	
FRONT:	3'
BACK:	0' OR 6'
REAR:	0' OR 6'
PARKING RETRACTIONS:	
FRONT:	10'
BACK:	0' OR 3'
REAR:	0' OR 3'

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.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DEED SURVEY BY JOHN V. PHELPS, JR. SURVEYORS.
- ALL CONSTRUCTION SHALL CONFORM TO A.S.A. STANDARDS.
- A PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720171000. EFFECTIVE DATE MAY 2, 2006.

OWNER:
HOBBS PROPERTIES
ATTN: GREG HOBBS
343 SIX FORKS RD., SUITE 300
RALEIGH, NC 27609
PHONE: (919) 832-9999
EMAIL: gmh@hobbsproperties.com

ARCHITECT:
INTEGRATED DESIGN, PA
ATTN: AILETTE DOLLE, AIA, LEED-AP
1111 CROOKER ROAD
RALEIGH, NC 27609
PHONE: (919) 832-4787
EMAIL: ailette.dolle@idncorp.com

Kasey Evans
Site Group, LLC
1111 Crooker Road
Raleigh, NC 27609
Phone: (919) 832-4787
Fax: (919) 832-2355
Email: kasey@sitegroup.net



NORTH

COVER SHEET

SCALE: 1" = 40'

(SHOWN WORLD FOR SCALE NOT PLANT)



[NOT FOR CONSTRUCTION]

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

THE SITE GROUP, PLLC
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
1111 Crooker Road
Raleigh, NC 27609
Phone: (919) 832-4787
Fax: (919) 832-2355
Email: info@sitegroup.net

ADMINISTRATIVE SITE PLAN (ASR-0073-2020) FOR:
SIX & ATLANTIC
2801 ATLANTIC AVENUE
RALEIGH, NORTH CAROLINA

Drawn By: RLA
Checked By: SRN

DATE: 15 SEP 2020
REVISED: 30 OCT 2020
30 JAN 2021

ADMINISTRATIVE SITE PLANS

COVER SHEET

Job Dwg No. SFAAHP

PA 1.0

	EXISTING MAX. GRAVE CLOS.(FT)	EXISTING MIN. GRAVE CLOS.(FT)	EXISTING AVG. GRAVE CLOS.(FT)	PROPOSED MAX. GRAVE CLOS.(FT)	PROPOSED MIN. GRAVE CLOS.(FT)	PROPOSED AVG. GRAVE CLOS.(FT)	TOP OF ROOF (STEEL+1.17)(FT)	HIGH-1/MAX. H2O-1/FT
NORTH	227.5	221.4	224.45	219.0	219.0	219.0	233.17	14.17 / 50
EAST	221.4	216.5	218.95	219.0	219.0	219.0	233.17	14.17 / 50
SOUTH	214.9	218.1	216.50	219.0	219.0	219.0	233.17	14.17 / 50
WEST	227.5	214.8	221.20	219.0	219.0	219.0	233.17	14.17 / 50
TOTAL AVG.	222.83	217.73	220.28	219.0	219.0	219.0	233.17	14.17 / 50

BUILDING CONFORMS WITH MAX. BUILDING HEIGHT RESTRICTIONS OF THE COR UDD.

CITY OF RALEIGH STAFF WILL ALLOW REQUIRED AMENITY AREA WITHIN THE EXISTING PERMANENT SLOPE EASEMENT ALONG SIX FORKS RD. SHOULD THE CITY OF RALEIGH UTILIZE THE EXISTING SLOPE EASEMENT FOR PLACEMENT OF A NEW SLOPE, THE REQUIRED AMENITY AREA WILL BE REPLACED, IN KIND, (OR PROVIDED ELSEWHERE ON-SITE) BY THE OWNER OF THE PROPERTY AT NO EXPENSE TO THE CITY OF RALEIGH.



PROJECT NAME:	103880 PROJECT
PROJECT:	1715-32-7835, 1715-32-58
STC ADDRESS:	2801 ATLANTIC AVE. BALTIMORE
ADMINISTRATION:	CITY OF BALTIMORE
ZONING:	IN-3-A
OVERLAY DISTRICT:	N/A
FINANCING REQUIREMENT:	PARKING LIMITED (CONTR)
MAX HEIGHT:	CONTRITE (CONTR)
MAX SIGNAGE:	NO SIGNAGE
TOTAL EXISTING AREAS:	1.08 AC/41,960 SQ
CURBNET USE:	N/A
PROPOSED USE:	RETAIL SALES W/ OUTDOOR DISPLAY AREA
EXISTING BUILDING AREA:	12,827 SQ
REQUIRED OUTDOOR ADJUTANT AREA:	4,769 SF (10.6% OF SITE)
PROPOSED OUTDOOR ADJUTANT AREA:	857 SF (10.6% OF SITE)
EXISTING PARKING SPACES:	0 SF/0.000 AC
PROPOSED PARKING SPACES:	37,811 SF/0.866 AC
TOTAL STRIPPED AREA:	38,780 SF/ 0.88 AC
PARKING REQUIREMENTS (2001 ATL. AVE.):	1 1/2% (200 SF) OF 8400 = 1 1/2% (200 SF) OF 8400
PROPOSED PARKING SPACES:	90 (12,827/140) = 90
EXISTING PARKING SPACES:	4 (REQUIRE) + PROPOSED (200) = 204
REQUIRE PARKING SPACES:	204
EXISTING PARKING SPACES:	204

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 (811) 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. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY JOAN Y. PHELPS, JR. SURVEYORS.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

TREE CONSERVATION EXEMPTION:

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

MECHANICAL ROOFTOP SCREENING (AS REQ'D):

ROOFTOP MOUNTED MECHANICAL EQUIPMENT SHALL TO BE PLACED SUCH THAT THEY ARE NOT VISIBLE FROM GROUND LEVEL FROM ADJACENT PROPERTY OR ADJACENT PUBLIC STREET RIGHT-OF-WAYS. SHOULD EQUIPMENT BE VISIBLE, ROOFTOP SCREENS MATCHING THE BUILDING TEXTURE, QUALITY, MATERIAL AND COLOR SHALL BE PROPOSED.

LANDSCAPING WITHIN THE PERMANENT SLOPE EASEMENT:

CITY OF RALEIGH STAFF WILL ALLOW REQUIRED PLANTINGS WITHIN THE EXISTING PERMANENT SLOPE EASEMENT ALONG SIX FORKS AND ATLANTIC AVENUES. SHOULD THE CITY OF RALEIGH UTILIZE THE EXISTING SLOPE EASEMENT FOR PLACEMENT OF A NEW SLOPE, THE REQUIRED LANDSCAPING WILL BE REPLACED, IN KIND, BY THE OWNER OF THE PROPERTY AT NO EXPENSE TO THE CITY OF RALEIGH.

LINE & HATCH LEGEND

LIVE & FINISH LEGEND

	PROPERTY BOUNDARY
	EX. INTERIOR/ADJ. LOT LINE
	ACCESS EASEMENT
	BUILDING SETBACK
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	OUTDOOR AMENITY AREA
	HEAVY DUTY PAVEMENT
	PRIVATE DRAINAGE EASEMENT
	CROSS ACCESS EASEMENT

NORTH
SITE
LAYOUT PLAN

SCALE: 1" = 20'

20

—

NOT FOR

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

ADMINISTRATIVE SITE PLAN (ASR-0073-2020) FOR:

Drawn	
By	RLA
Checked	
By	SRN

DATE:
15 SEP 2020
REVISED:
30 OCT 2020
03 JAN 2021

11

ADMINISTRATIVE SITE PLANS

SITE
LAYOUT
PLAN

Job Code	SFAAHP
Dwg No.	

PA
3.0

FIRE PROTECTION NOTES

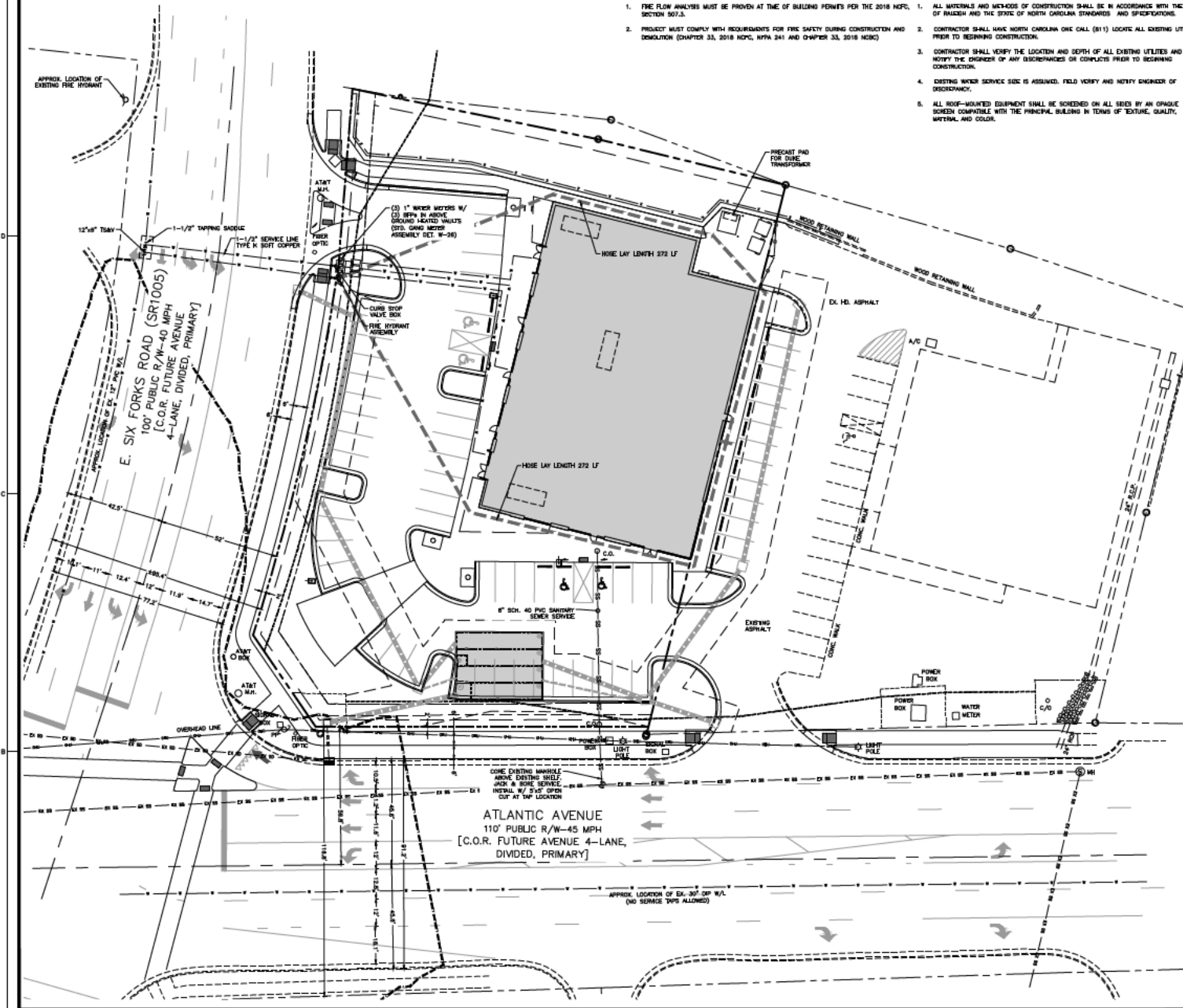
1. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS FOR THE 2018 NFPA, SECTION 907.3.
2. PROJECT MUST COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 33, 2018 NFPA, NFPA 241 AND CHAPTER 33, 2018 NFPA).

UTILITY 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.
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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. EXISTING WATER SERVICE SIDE IS ASSUMED. FIELD VERIFY AND NOTIFY ENGINEER OF DISCREPANCY.
5. ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCHEDULED ON ALL SIDES BY AN ORANGE SCHEDULES COMPLIANT WITH THE PRINCIPAL BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL AND COLOR.

GENERAL NOTES

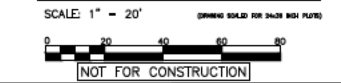
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5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. A PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720717500J EFFECTIVE DATE MAY 2, 2006.



LINE LEGEND	
---	PROPERTY BOUNDARY
---	DL. INTERIOR/ADJ. LOT LINE
---	ACCESS EASEMENT
---	BUILDING SETBACK
---	EXISTING WATER LINE
---	EXISTING SENDER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD POWER
---	EXISTING UNDERGROUND POWER
---	PROPOSED SANITARY SENDER



NORTH
UTILITY
PLAN



THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
1111 Oakleaf Road
Raleigh, NC 27605-1138 USA
Office: 919.833.4787
Fax: 919.833.4787
Email: info@thesitegroup.net

ADMINISTRATIVE SITE PLAN (ASR-0073-2020) FOR:
SIX & ATLANTIC
2601 ATLANTIC AVENUE
RALEIGH, NORTH CAROLINA

Drawn By: JHU
Checked By: SRN

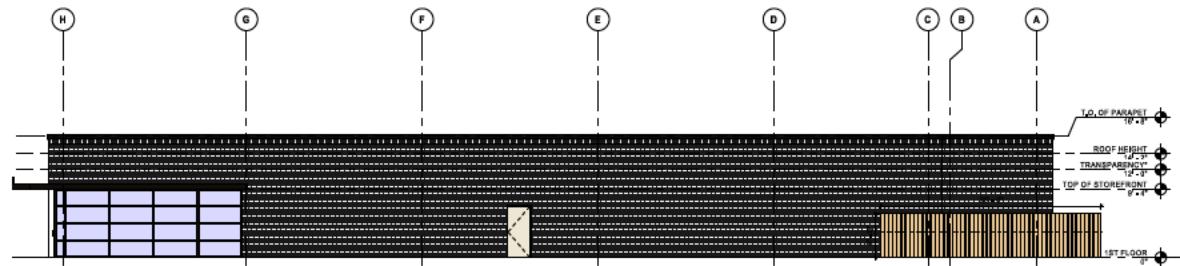
DATE:
15 SEP 2020
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03 JAN 2021

ADMINISTRATIVE
SITE PLANS

UTILITY
PLAN

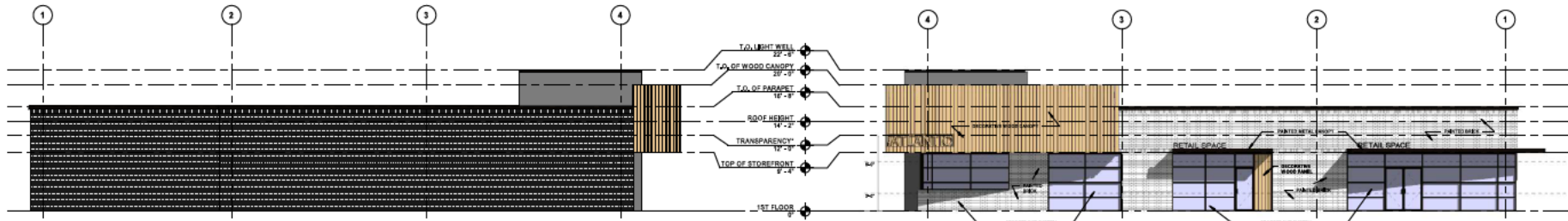
Job Code: SFAHP

Dwg No.
**PA
5.0**



C1 ELEVATION NORTH
Scale: 1/8" = 1'-0"

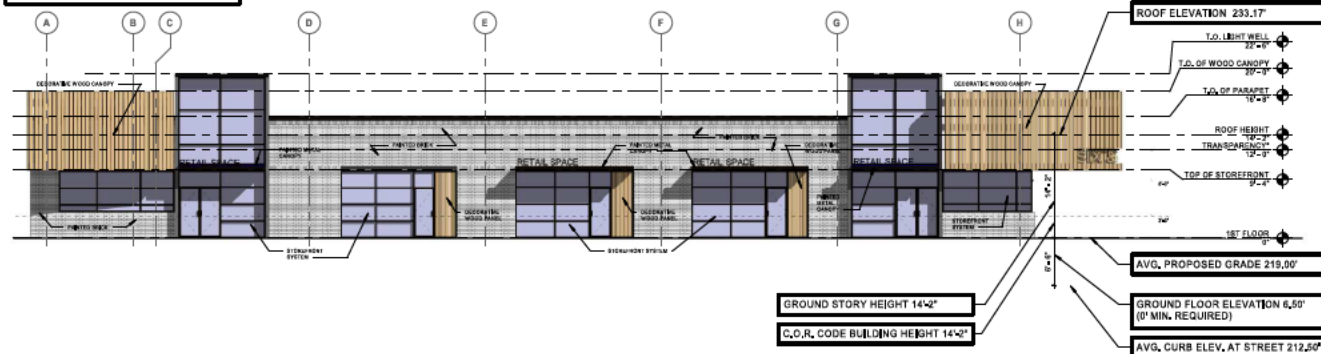
TRANSPARENCY (TRNSP.) CALCULATIONS*
1,140 SQ.FT. TOTAL (0'-12")
552 SQ.FT. TRNSP. (0'-12") (48% TOTAL)
323 SQ.FT. TRNSP. (3'-0") (58% TRNSP.)



B1 ELEVATION WEST
Scale: 1/8" = 1'-0"

TRANSPARENCY (TRNSP.) CALCULATIONS*
1,612 SQ.FT. TOTAL (0'-12")
768 SQ.FT. TRNSP. (0'-12") (48% TOTAL)
464 SQ.FT. TRNSP. (3'-0") (61% TRNSP.)

B3 ELEVATION EAST FACING ATLANTIC AVENUE
Scale: 1/8" = 1'-0"



A1 ELEVATION SOUTH FACING SIX FORKS ROAD
Scale: 1/8" = 1'-0"

PROPOSED ONLY
NOT FOR CONSTRUCTION

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HOBBS PROPERTIES

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DWG BY: HAM
CHK BY: JGD

DATE: 9-4-2020
PROGRESS
REVISIONS

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Drawing scaled for sheet plot.

SITE BUILDING
ELEVATIONS

JOB CODE: HPSFAA
DRAWING NUMBER

A001