



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 type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option
Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____	

GENERAL INFORMATION

Development name: Atlas Stark New Bern Retail

Inside City limits? Yes No

Property address(es): 3601 New Bern Avenue

Site P.I.N.(s): 1724-45-5199

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Removal of ex. surface parking and installation of a new 6,900 sq.ft. retail building.

Current Property Owner(s): Gabriel Guillois

Company: NEW BERN DEVELOPMENT LLC Title: Manager

Address: PO Box 6309 Raleigh NC 27628

Phone #: 919-289-1338 Email: GGUILLOIS@ATLASSTARK.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

Company: _____ Address: _____

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Gabriel Guillois	
Company: Gabriel Guillois	Title: Manager
Address: 2020 Progress Ct Suite 130A Raleigh NC 27608	
Phone #: 919-289-1338	Email: GGUILLOIS@ATLASSTARK.COM
Applicant Name: Gabriel Guillois	
Company: Gabriel Guillois	Address: 2020 Progress Ct Suite 130A Raleigh NC 27608
Phone #: 919-289-1338	Email: GGUILLOIS@ATLASSTARK.COM

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-5	Existing gross floor area (not to be demolished): 5,374 SQ.FT.
Gross site acreage: 1.23 AC.	Existing gross floor area to be demolished: 0 SQ.FT.
# of parking spaces proposed: 58	New gross floor area: 6,900 SQ.FT.
Max # parking permitted (7.1.2.C): 89	Total sf gross (to remain and new): 12,274 SQ.FT.
Overlay District (if applicable): TOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): RESTAURANT	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): RETAIL	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>47,238</u> Proposed total (sf) <u>45,480</u>	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel bedrooms: N/A
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots: N/A	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 4.

APPLICANT SIGNATURE BLOCK

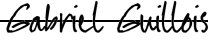
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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 development 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.

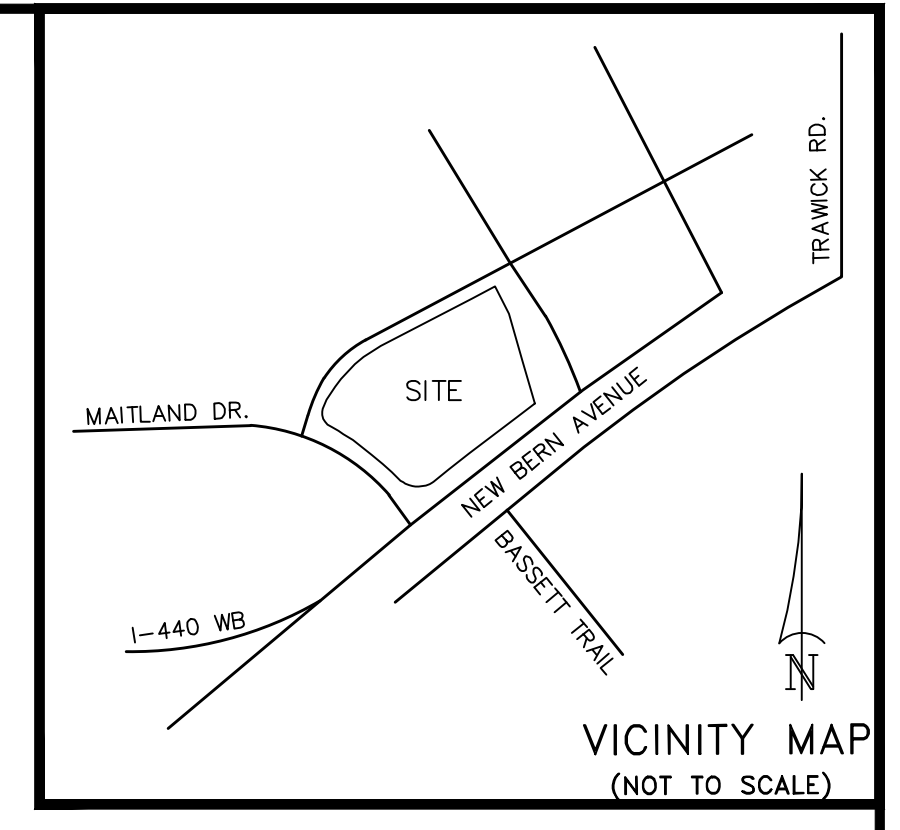
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested 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.

DocuSigned by: 	
Signature:	Date: 09/27/2024
B2D6B81BCB76479... Gabriel Guillois	
Printed Name:	Date:
Signature:	Date:
Printed Name:	

ATLAS STARK NEW BERN RETAIL

3601 NEW BERN AVE.

RALEIGH, NORTH CAROLINA



ASR-XXXX-2024

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Design Envelope ID: E3970F9C3081-4811-8495-640C020204

Phone #: _____ Email: _____

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Signature: _____ Date: _____
 Printed Name: _____
 Signature: _____ Date: _____
 Printed Name: _____

CLEANOUT NOTES

ANY SEWER CLEANOUTS PLACED IN THE PAVEMENT SHALL BE TRAFFIC-RATED PER COR - SEE SITE 601 FOR STANDARD DETAIL S-30.

FLOODPLAIN NOTE:

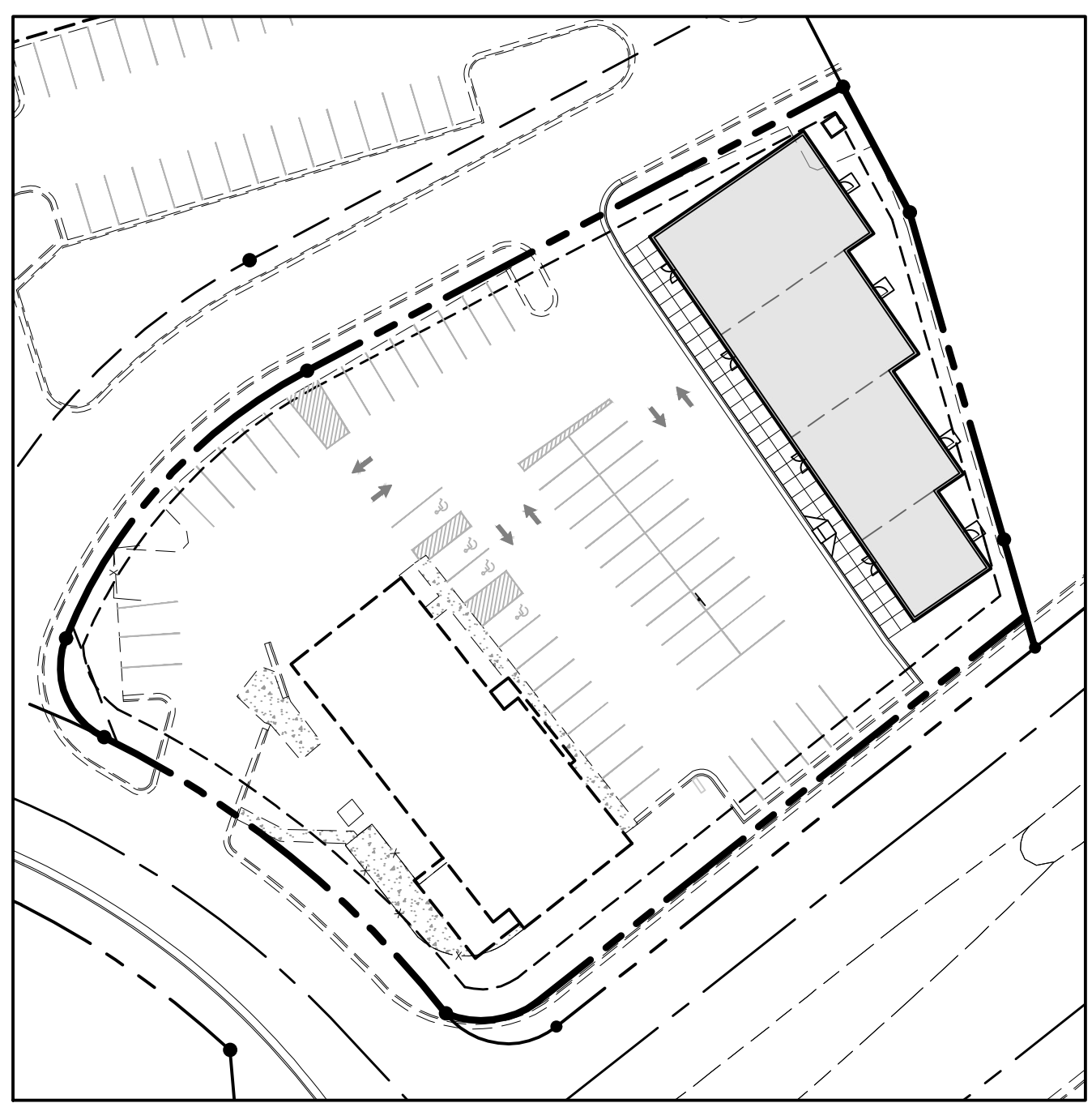
NO PORTION OF THIS SITE IS LOCATED IN A FLOOD HAZARD AREA ZONE ACCORDING TO FIRM PANEL 372017D400K DATED JULY 19, 2022

TREE CONSERVATION EXEMPTION:

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

PROJECT SCOPE NOTE:

THIS PROJECT PROPOSES THE CONSTRUCT OF A 6,900 SQUARE FOOT MULTI-TENANT BUILDING FOR RETAIL USE ON THE PROPERTY. PARKING SPACES LOCATED ON THE EAST PORTION OF THE PARCEL WILL BE REMOVED TO ACCOMMODATE THE PROPOSED BUILDING.



DRAWINGS INDEX:

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS & DEMOLITION PLAN
SITE 200	SITE LAYOUT PLAN
SITE 300	GRADING & STORM DRAINAGE PLAN
SITE 301	IMPERVIOUS SURFACE PLAN
SITE 400	UTILITY & SITE LIGHTING PLAN
SITE 500	LANDSCAPE PLAN
SITE 600	SITE DETAILS
SITE 601	SITE DETAILS
A1.00	BUILDING ELEVATIONS

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, TOPOGRAPHY, AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY NEWCOMB LAND SURVEYORS, LLC, DATED FEBRUARY 18TH, 2021. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720171300K EFFECTIVE DATE JULY 19, 2022.
- THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS DUE TO SITE AREA IN UDO SEC. 8.3.2.A.S.B.

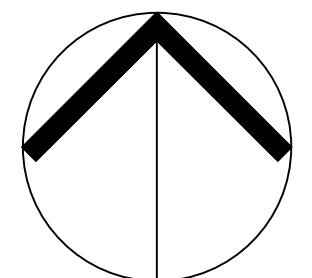
TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- 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.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 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.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - *MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - *PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - *AMERICAN DISABILITY ACT (ADA REQUIREMENTS);
 - *RALEIGH STREET DESIGN MANUAL (RSDM).
- 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.

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER	N/A
NUMBER OF LOTS	1
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	2
LIVABLE BUILDINGS	2
PUBLIC WATER (LF)	0 LF
PUBLIC GRAVITY SEWER (LF)	0 LF
PUBLIC STREET (LF)	0 LF
PUBLIC SIDEWALK (LF)	0 LF
WATER SERVICE STUBS	1*
SEWER SERVICE STUBS	1*

*STUB COUNT INCLUDES TIE-IN POINTS THAT NEED TO BE INSPECTED



NOT FOR CONSTRUCTION

NORTH COVER SHEET

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

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

DISTURBED AREA = 21,658 SF. / 0.50 AC.

OWNER:
 NEW BERN DEVELOPMENT LLC
 ATTN: GABRIEL GUILLOIS
 PO BOX 6309
 RALEIGH, NC 27628
 PHONE: (919) 289-1338
 EMAIL: GGUILLOIS@ATLASSTARK.COM

CONTACT/CIVIL ENGINEER:
 THE SITE GROUP, PLLC
 ATTN: SAMUEL R. NYE, PE
 1111 OBERLIN ROAD
 RALEIGH, NC 27605
 PHONE: (919) 996-9136
 FAX: (919) 839-2255
 EMAIL: SRN@thesitegroup.net

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department at (919) 996-2409**, and the **Public Utilities Department at (919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans on the Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
 1111 OBERLIN ROAD
 RALEIGH, NC 27605-1136 USA
 Office: 919.835.4787
 Fax: 919.839.2255
 E-Mail: SRN@thesitegroup.net

ASR DRAWINGS FOR (ASR-XXXX-2024):
ATLAS STARK NEW BERN RETAIL
 3601 NEW BERN AVE., RALEIGH, NC
 WAKE COUNTY

Drawn By: **BRK**
 Checked By: **SRN**

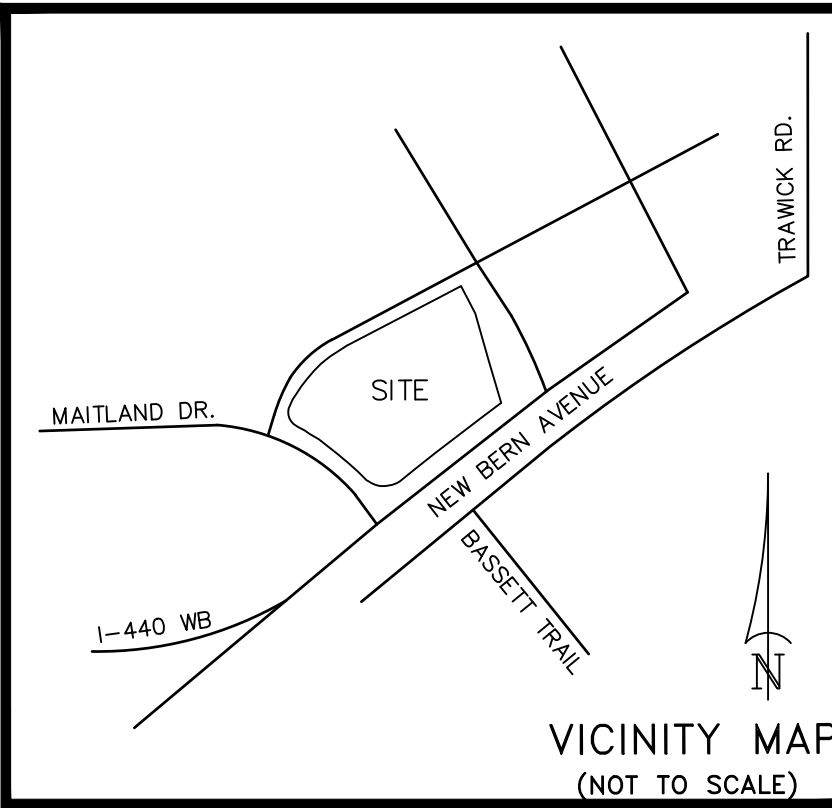
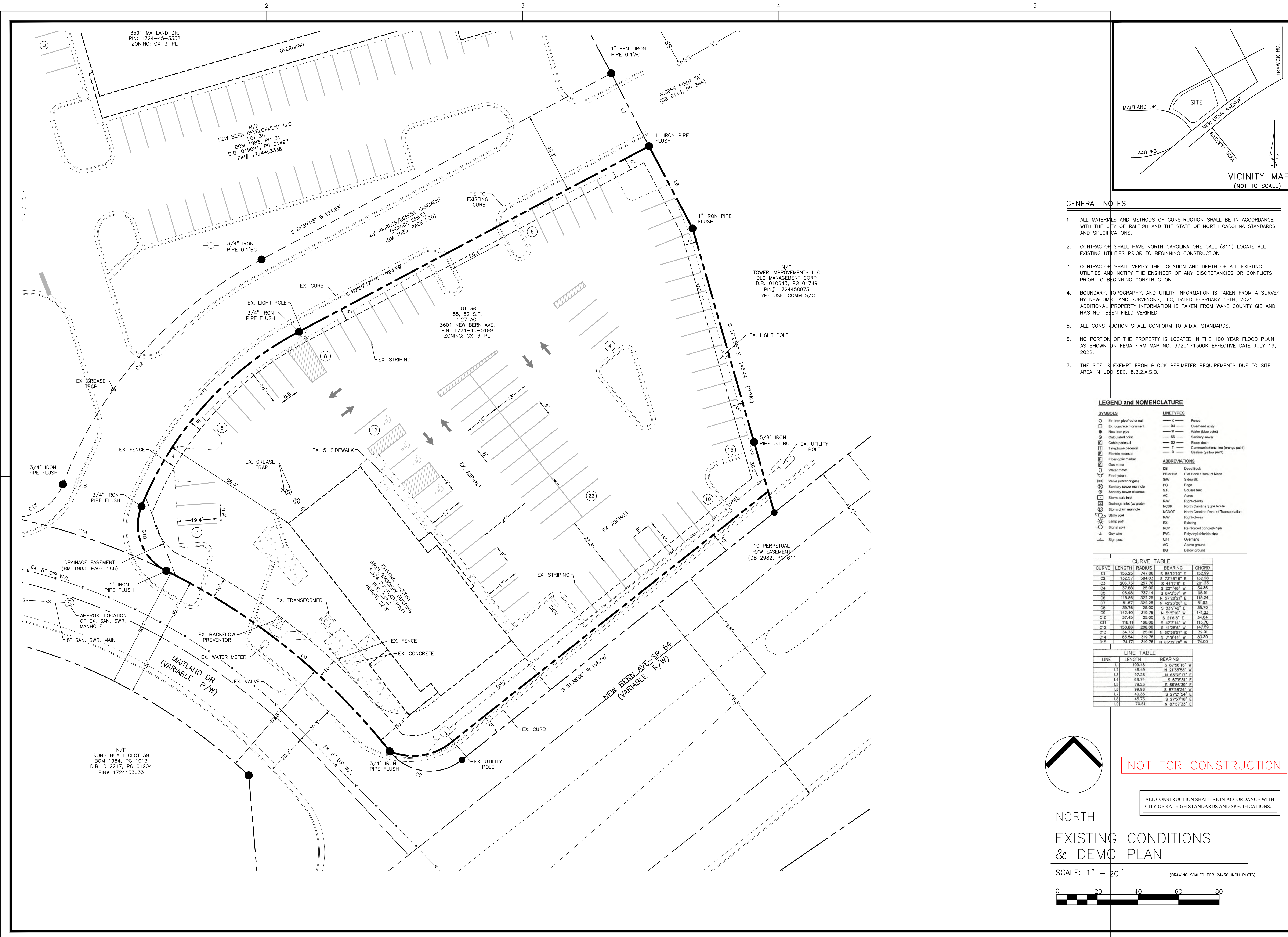
DATE: 27 SEP 2024

ADMINISTRATIVE SITE REVIEW

COVER SHEET

Job Code: **ASTMR**

Dwg No. **001**



- GENERAL NOTES**
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 7. THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS DUE TO SITE AREA IN UDD SEC. 8.3.2.A.S.B.

LEGEND and NOMENCLATURE

SYMBOLS	LINE TYPES
○	Ex. iron pipe/rod or nail
□	Ex. concrete monument
●	New iron pipe
○	Calculated point
○	Curve pedestal
○	Telephone pedestal
○	Electric pedestal
○	Fluoroptic marker
○	Gas meter
○	Water meter
○	Fire hydrant
○	Valve (water or gas)
○	Sanitary sewer manhole
○	Sanitary sewer cleanout
○	Storm curb inlet
○	Drainage inlet (at grate)
○	Storm drain manhole
○	Utility pole
○	Lamp post
○	Signal pole
○	Guy wire
○	Sign post
—x—	Fence
—OU—	Overhead utility
—W—	Water (blue paint)
—SS—	Sanitary sewer
—S—	Storm drain
—T—	Communications line (orange paint)
—G—	Gasline (yellow paint)

ABBREVIATIONS

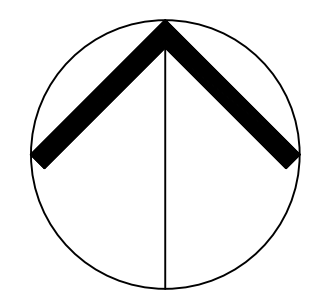
DB	Deed Book
FB or BM	Final Book / Book of Maps
SW	Sidewalk
PG	Page
S.F.	Square feet
AC	Acre
R/W	Right-of-way
NGSR	North Carolina State Route
NGDOT	North Carolina Dept. of Transportation
R/W	Right-of-way
EX	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
OH	Overhang
AG	Above ground
BG	Below ground

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	153.25	747.08	S 86°32'10" E	115.39
C2	132.57	584.03	S 73°45'10" E	132.28
C3	206.73	257.76	S 44°17'6" E	201.23
C4	37.88	23.00	S 22°14'6" W	34.36
C5	95.98	737.14	S 84°33'57" W	95.91
C6	115.86	322.25	N 57°28'21" E	115.24
C7	51.57	322.25	N 42°23'26" E	51.52
C8	39.76	25.00	S 83°39'42" E	35.70
C9	142.40	319.76	N 81°10'18" W	141.23
C10	37.45	25.00	S 21°10' E	34.04
C11	118.11	168.08	S 42°21'14" W	115.70
C12	130.88	208.08	S 41°28'8" W	147.59
C13	34.73	25.00	N 60°38'57" E	32.01
C14	83.54	319.76	N 71°3'44" W	83.30
C15	74.17	319.76	N 86°52'29" W	74.00

LINE TABLE

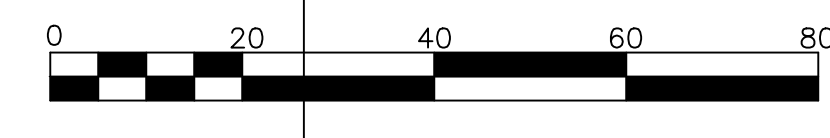
LINE	LENGTH	BEARING
L1	109.48	S 87°56'18" W
L2	46.49	N 21°35'58" W
L3	97.28	N 63°32'17" E
L4	68.74	S 87°28'31" E
L5	78.23	S 66°56'39" E
L6	99.98	S 87°58'26" W
L7	40.35	S 22°21'54" E
L8	45.73	S 27°57'18" E
L9	70.51	N 87°57'43" E



NORTH

EXISTING CONDITIONS & DEMO PLAN

SCALE: 1" = 20'



NOT FOR CONSTRUCTION

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 Fax: 919.839.2255
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DATE:
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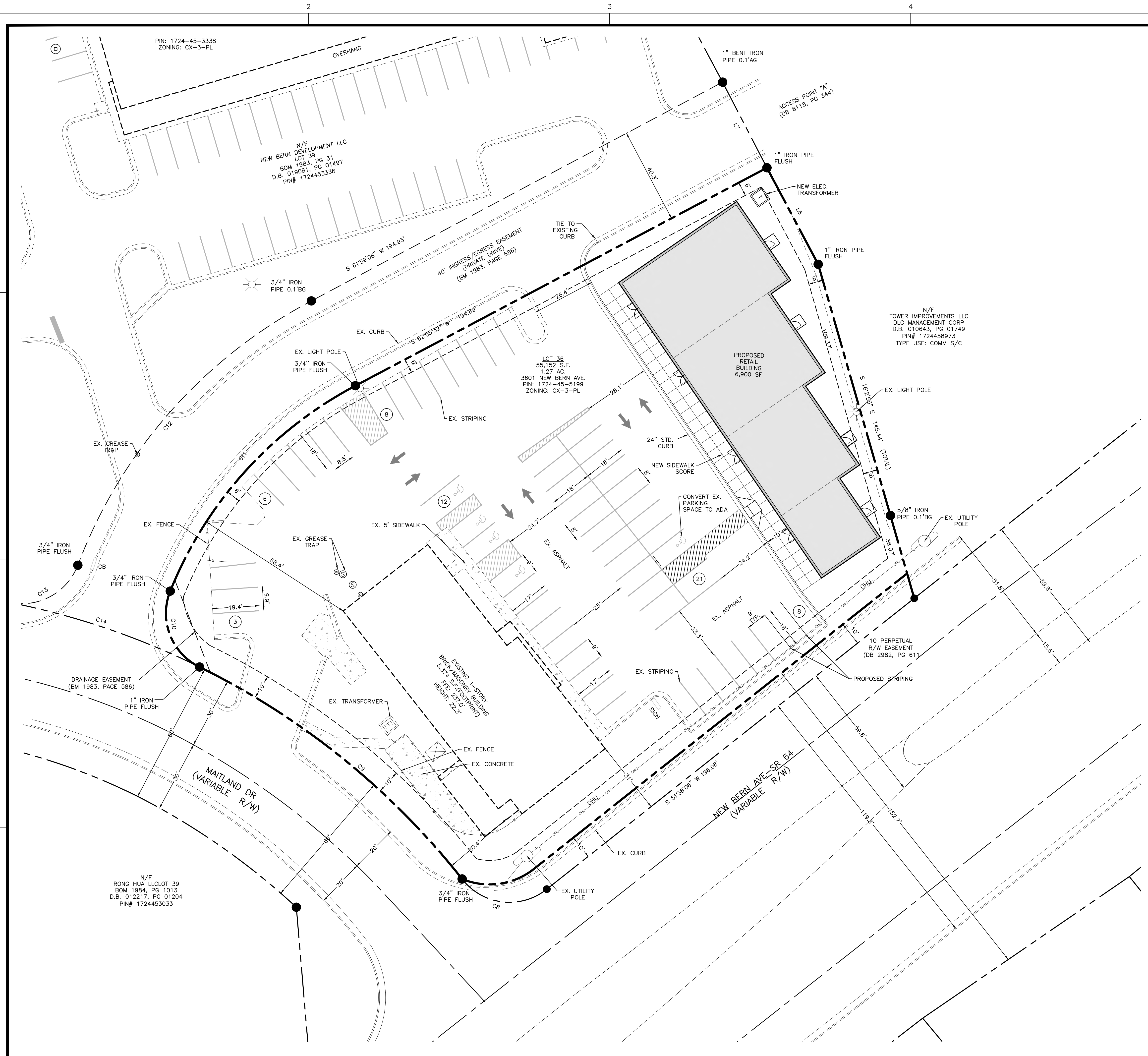
ADMINISTRATIVE SITE REVIEW

EXISTING CONDITIONS & DEMO PLAN

Job Code: **ASTMR**

Dwg No.
SITE 100

Copyright © 2024 The Site Group, PLLC. ALL RIGHTS RESERVED.



SITE DATA SUMMARY

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EXISTING SITE ACREAGE:	1.23 AC
JURISDICTION:	CITY OF RALEIGH
ZONING:	COMMERCIAL MIXED USE (CX-5)
CURRENT USE:	RESTAURANT
OVERLAY DISTRICT:	TRANSIT OVERLAY DISTRICT (-TDO)
PROPOSED USE:	RESTAURANT (EXISTING BLDG) RETAIL (NEW BLDG)
MAX. BUILDING HEIGHT:	80' MAX & 5 STORIES
PROPOSED BUILDING SF:	±6,900 SF
EXISTING VEHICULAR PARKING:	86 SPACES(4 ACCESSIBLE)
PROPOSED VEHICULAR PARKING:	58 SPACES (5 ACCESSIBLE)
MAX. VEHICULAR PARKING ALLOWED:	5,374 REST. SF @ 1/100 SF = 54 6,900 RETL. SF @ 1/200 SF = 35 89
MIN. BICYCLE PARKING:	4 REQ'D / 4 PRO'D (SHORT TERM) 0 REQ'D / 0 PRO'D (LONG TERM)
BUILDING SETBACKS:	
PRIMARY STREET	5' MIN
SIDE STREET	5' MIN
SIDE LOT LINE	0 OR 6' MIN
REAR LOT LINE	0 OR 6' MIN

LINE LEGEND

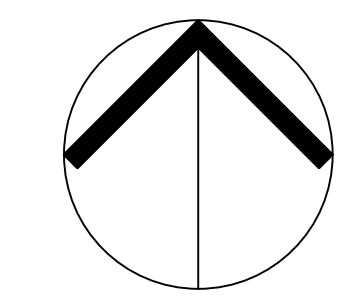
	PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING FENCE LINE
	EXISTING FENCE LINE
	EXISTING RETAINING WALL

HATCH LEGEND

	EXISTING CONCRETE
--	-------------------

GENERAL NOTES

- ALL MATERIALS AND METHODS OF THE 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, TOPOGRAPHY, AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY NEWCOMB LAND SURVEYORS, LLC, DATED FEBRUARY 18TH, 2021. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720171300K EFFECTIVE DATE JULY 19, 2022.
- THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS DUE TO SITE AREA IN UDO SEC. 8.3.2.A.S.B.

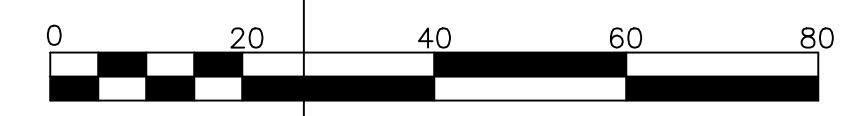


NORTH

SITE LAYOUT & STAKING PLAN

SCALE: 1" = 20'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

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

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC.
 111 S. COLEMAN ST., 4TH FLOOR
 RALEIGH, NC 27605-1136 USA
 Office: 919.835.4787
 Fax: 919.839.2255
 E-Mail: SRN@thesitegroup.net

ASR DRAWINGS FOR (ASR-XXXX-2024):
**ATLAS STARK
 NEW BERN RETAIL**
 3601 NEW BERN AVE., RALEIGH, NC
 WAKE COUNTY

Drawn By: **BRK**
 Checked By: **SRN**

DATE:
 27 SEP 2024

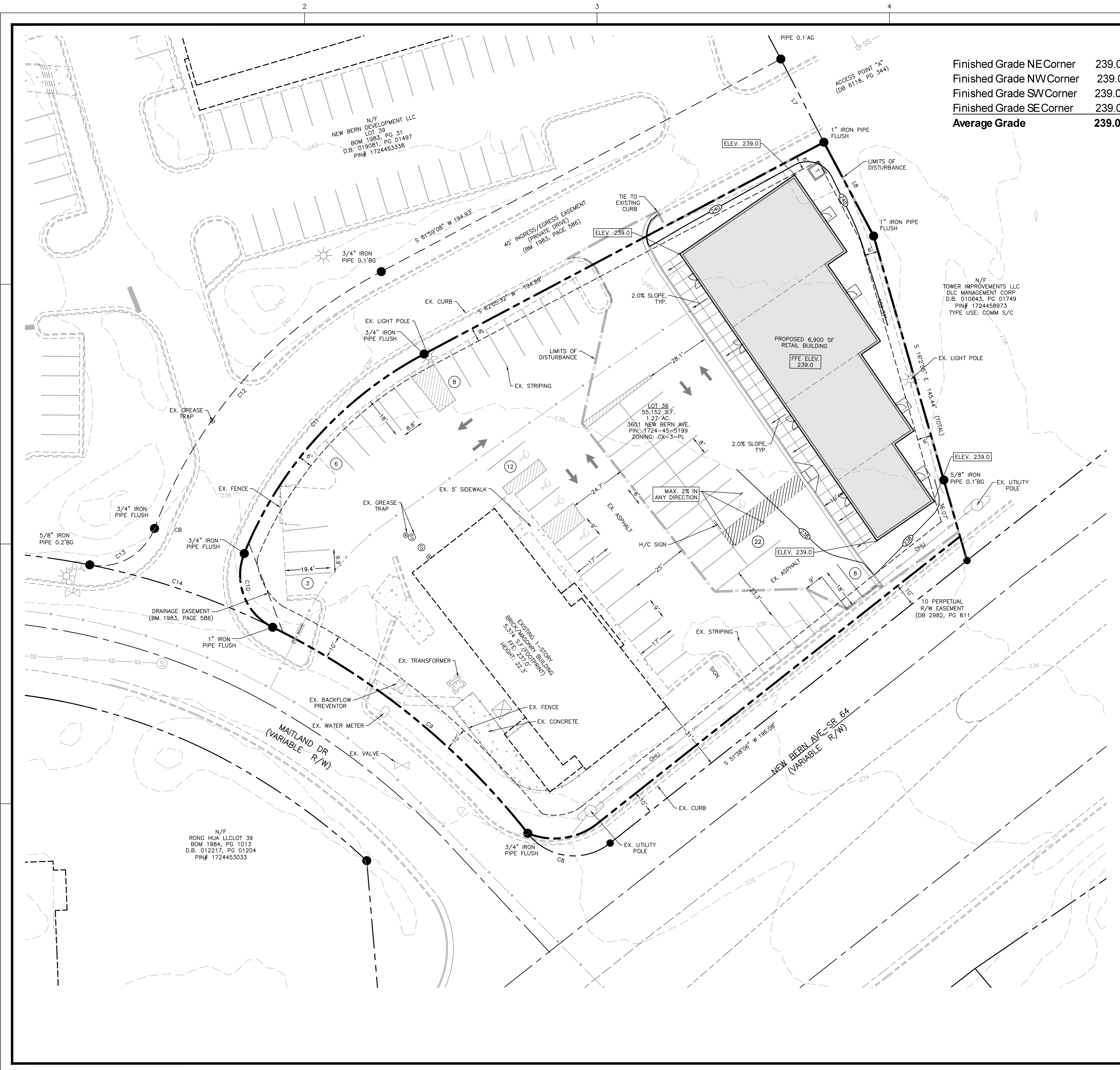
ADMINISTRATIVE SITE REVIEW

SITE LAYOUT & STAKING PLAN

Job Code: **ASTMR**

Dwg No.
**SITE
 200**

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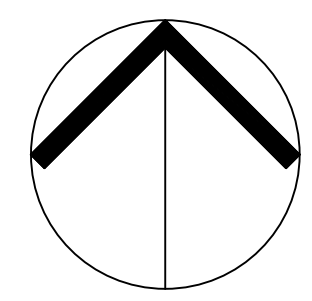


Finished Grade NE Corner	239.0
Finished Grade NW Corner	239.0
Finished Grade SW Corner	239.0
Finished Grade SE Corner	239.0
Average Grade	239.0

- 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.
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 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

- GRADING NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
 - EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
 - IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
 - THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
 - THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
 - ALL SLOPES EQUAL TO 2:1 SHALL BE STABILIZED WITH PERMANENT SLOPE RETENTION OR A SUITABLE COMBINATION OF PLANTINGS AND RETENTION DEVICES.
 - SLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 SHALL BE STABILIZED WITH PERMANENT GROUND COVER, NOT WITH TURF GRASS.

- GRADING & EROSION CONTROL 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.
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 - A NCDOT PERMIT IS REQUIRED PRIOR TO STARTING ANY WORKING IN THE NCDOT RIGHT OF WAY. ANY CHANGES RESULTING FROM NCDOT'S REVIEW WILL REQUIRE AN SPR REVISION, WHICH SHALL BE REVIEWED AND APPROVED BY CITY STAFF.

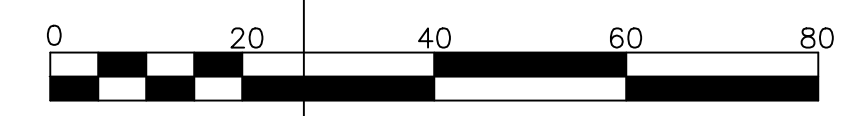


NORTH

GRADING & STORM DRAINAGE PLAN

SCALE: 1" = 20'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



DISTURBED AREA= 21,658 SF./ 0.50 AC.

NOT FOR CONSTRUCTION

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 E Mail: SRN@thesitegroup.net

ASR DRAWINGS FOR (ASR-XXXX-2024):
ATLAS STARK
NEW BERN RETAIL
 3601 NEW BERN AVE., RALEIGH, NC
 WAKE COUNTY

Drawn By: **BRK**
 Checked By: **SRN**

DATE:
 27 SEP 2024

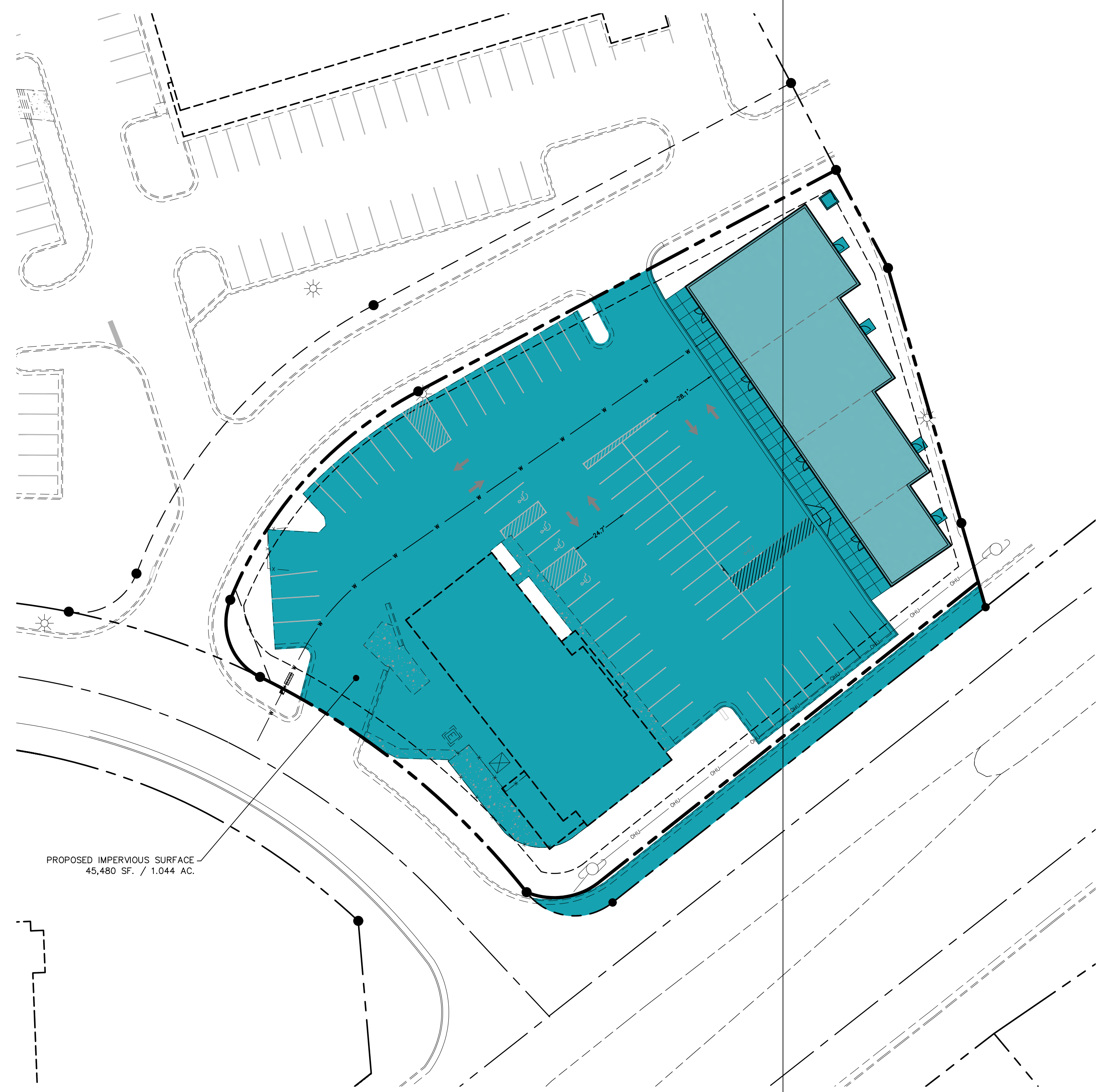
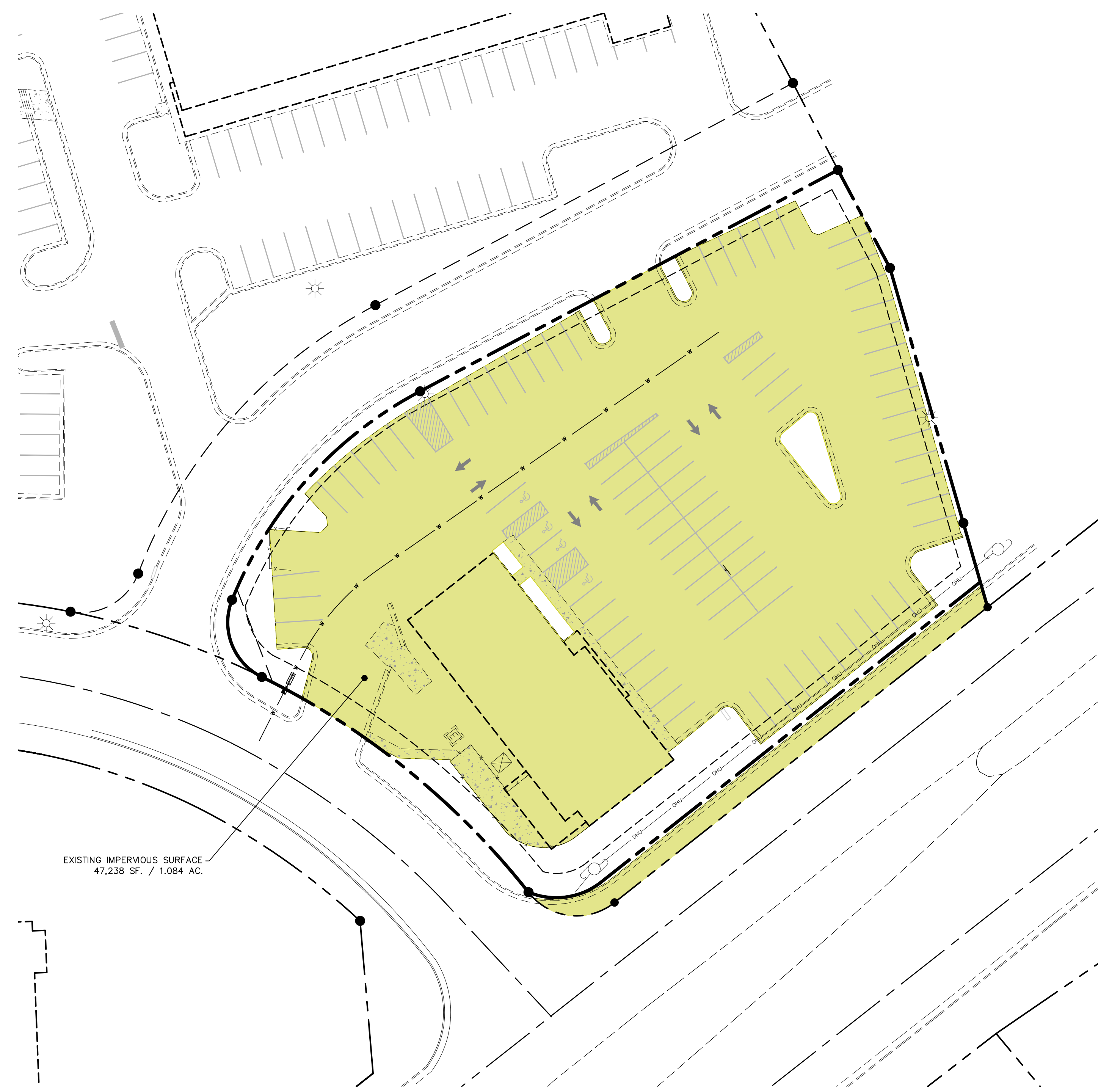
ADMINISTRATIVE SITE REVIEW

GRADING & STORM DRAINAGE PLAN

Job Code: **ASTMR**

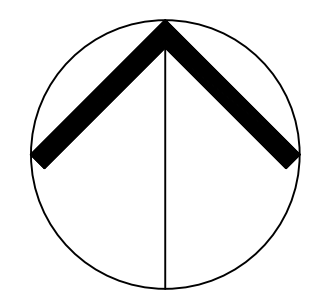
Dwg No.
SITE 300

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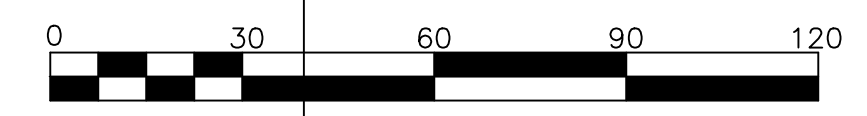
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NORTH
 IMPERVIOUS
 SURFACE PLAN

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

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PRELIMINARY FOR REVIEW ONLY

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ASR DRAWINGS FOR (ASR-XXXX-2024):
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NEW BERN RETAIL
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 WAKE COUNTY

Drawn By: **BRK**
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DATE:
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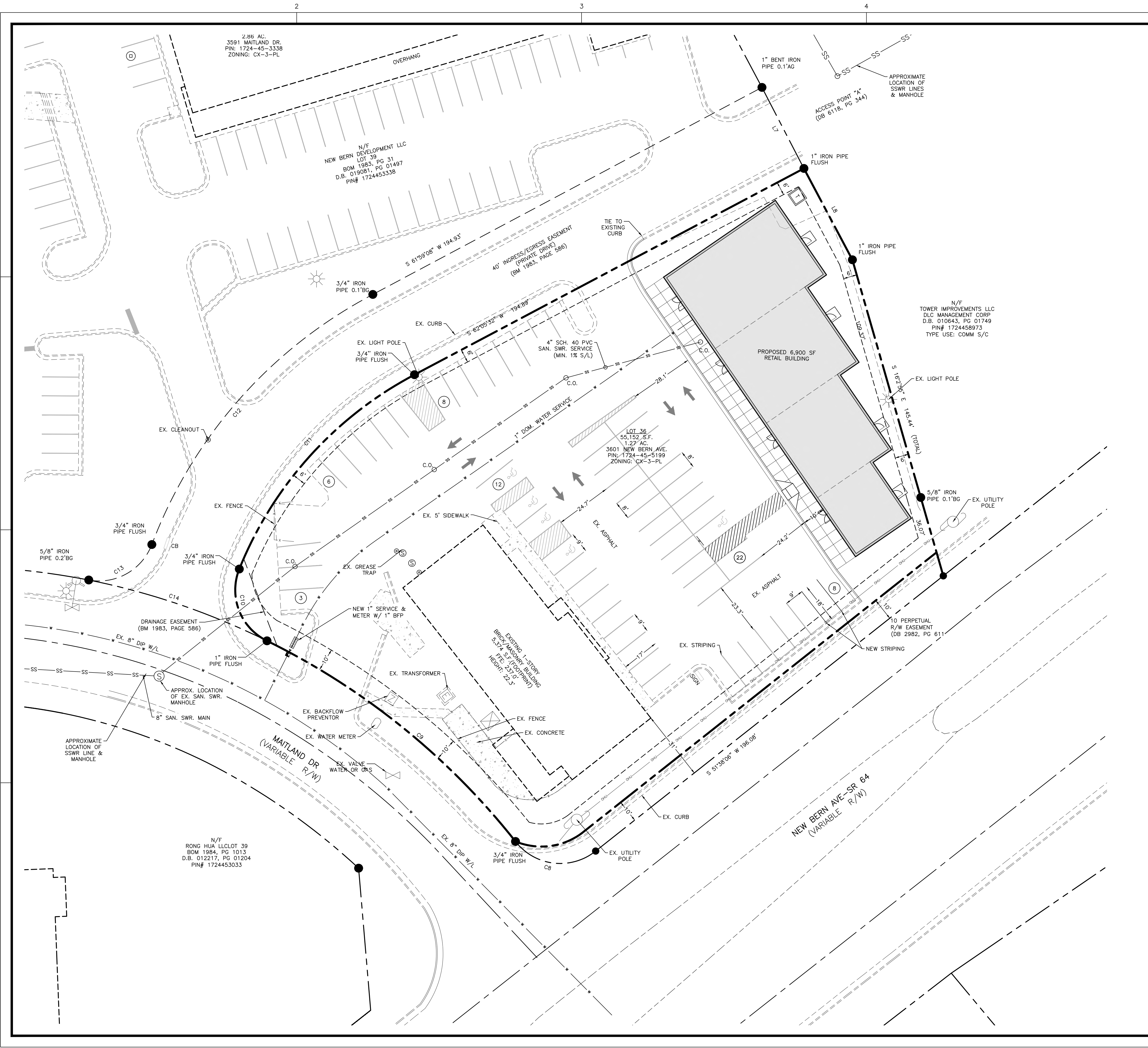
ADMINISTRATIVE SITE REVIEW

IMPERVIOUS SURFACE PLAN

Job Code: **ASTMR**

Dwg No.
SITE 301

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GENERAL NOTES

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6. NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720171300K EFFECTIVE DATE JULY 19, 2022.
7. THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS DUE TO SITE AREA IN UDO SEC. 8.3.2.A.S.B.

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.
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. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
5. 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.
6. 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.
7. ALL EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM ROW OF EASEMENT.
8. CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.(CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).
9. A NCDOT PERMIT IS REQUIRED PRIOR TO STARTING ANY WORKING IN THE NCDOT RIGHT OF WAY.

LIGHTING NOTES:

1. EXISTING SITE LIGHTING TO REMAIN. NEW WALL BUILDING MOUNTED ENTRANCE LIGHTING FOR BUILDING INGRESS AND EGRESS TO BE PROVIDED BY THE ARCHITECT DURING BUILDING PERMIT REVIEW.

ATTENTION CONTRACTORS

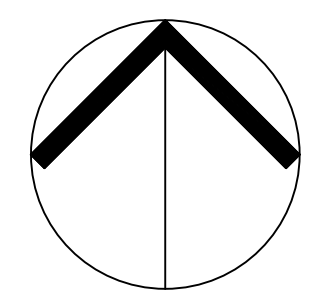
The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

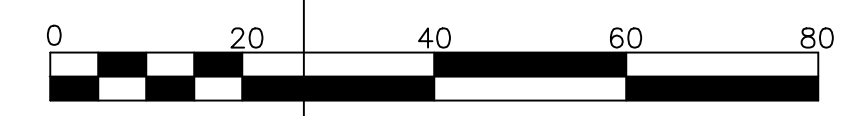
NOT FOR CONSTRUCTION

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**NORTH
UTILITY &
SITE LIGHTING PLAN**

SCALE: 1" = 20' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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ASR DRAWINGS FOR (ASR-XXXX-2024):
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NEW BERN RETAIL**
3601 NEW BERN AVE., RALEIGH, NC
WAKE COUNTY

Drawn By: **BRK**
Checked By: **SRN**

DATE:
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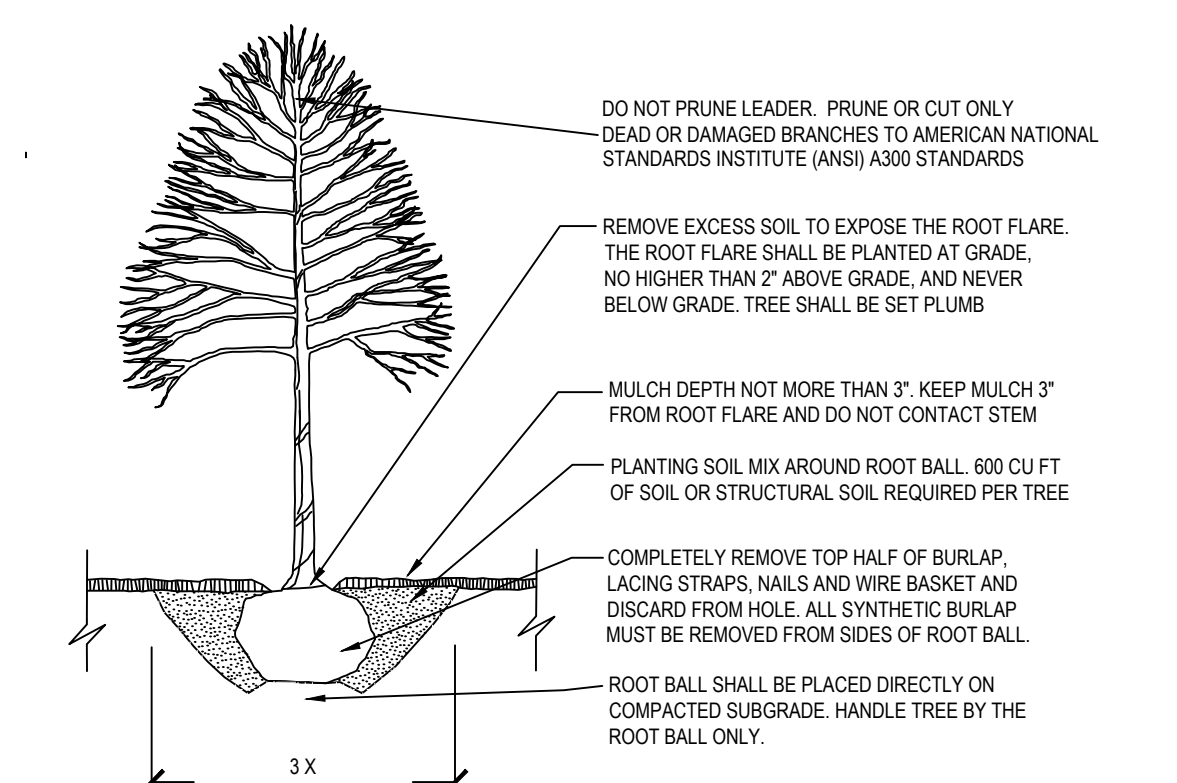
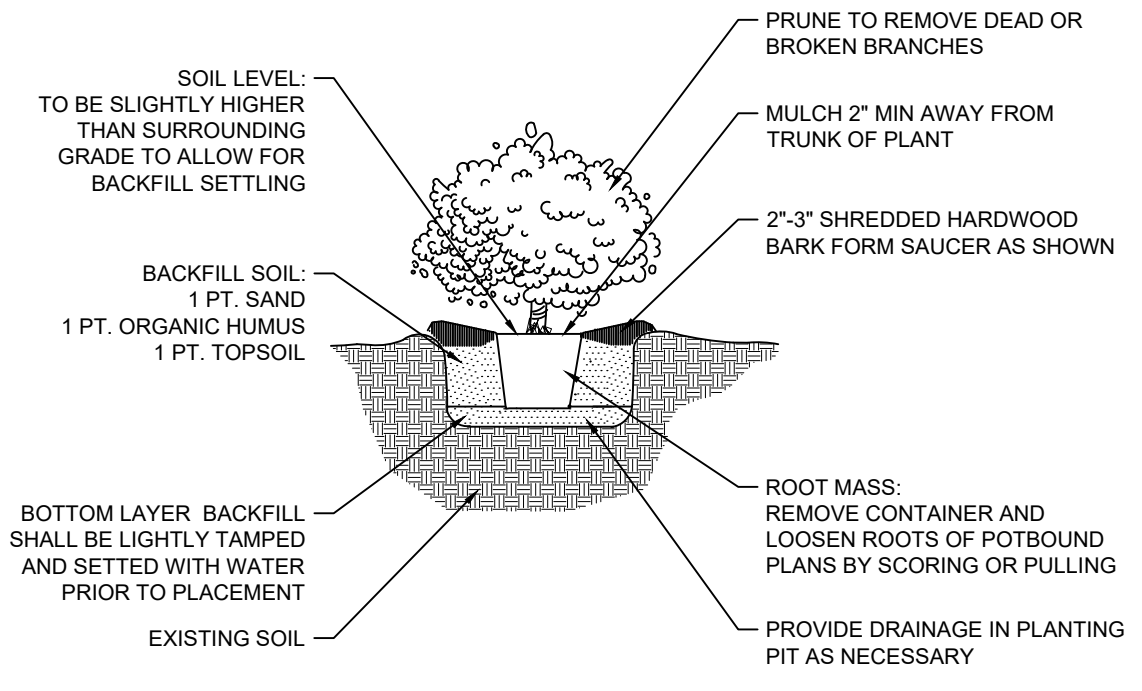
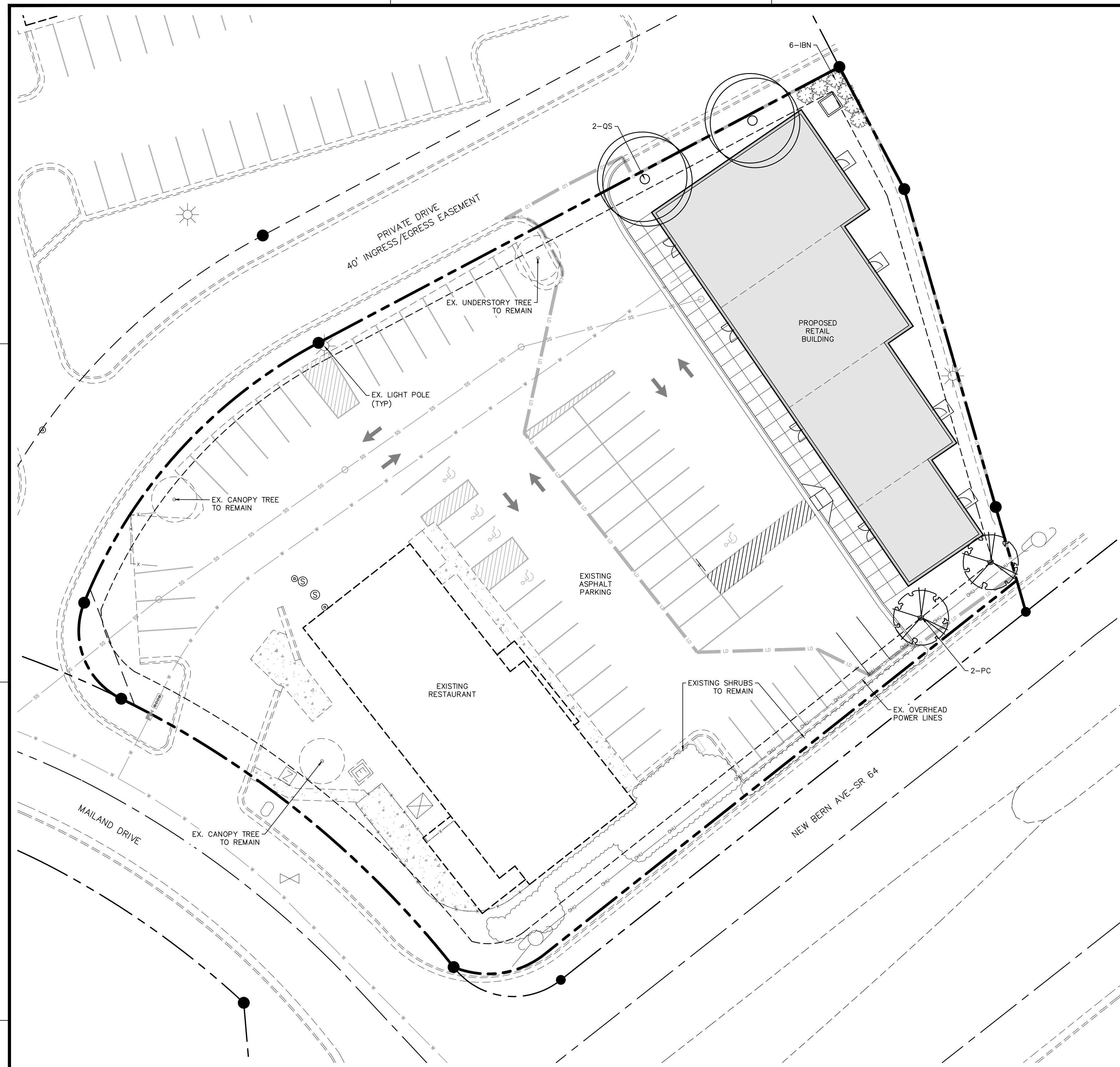
ADMINISTRATIVE
SITE REVIEW

UTILITY &
SITE
LIGHTING
PLAN

Job Code: **ASTMR**

Dwg No.
**SITE
400**

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NOTES:

- 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.
- SHRUBS WILL HAVE A MINIMUM 1 YEAR WARRANTY FROM DATE OF INSTALLATION.

NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS

SHRUB PLANTING DETAIL
SPD-01

NOTES:

- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
- TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH
STANDARD DETAIL
TREE PLANTING DETAIL
TPP-03

OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	MATURE HEIGHT/CROWN	ROOT	REMARKS	LOCATION
SHADE TREES									
QS	2	QUERCUS SHUMARDII	SHUMARD OAK	10'	3" CAL.	50'/50'	B&B	DECIDUOUS	FOUNDATION
UNDERSTORY TREES									
PC	2	PISTACHIA CHINENSIS	CHINESE PISTACHE	10'	2" CAL.	25'/25'	B&B	DECIDUOUS	STREET TREE
SHRUBS									
IBN	6	ILEX CORNUATA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT MIN.	3 GAL.	5'/5'	CONT.	EVERGREEN	SCREEN

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

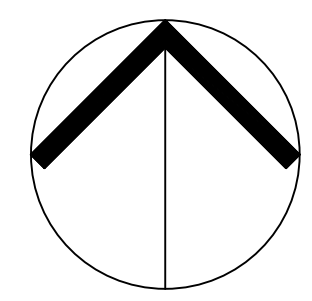
MULCH: MULCH ALL BED AREAS WITH SHREDDED PINE MULCH TO A DEPTH OF 3".

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'.
- ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

GENERAL NOTES

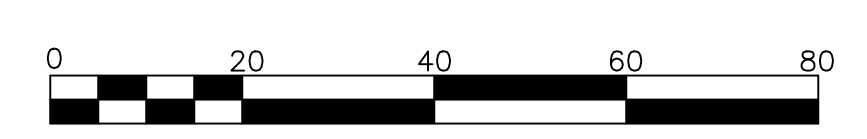
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NORTH

SITE LAYOUT & STAKING PLAN

SCALE: 1" = 20'



NOT FOR CONSTRUCTION

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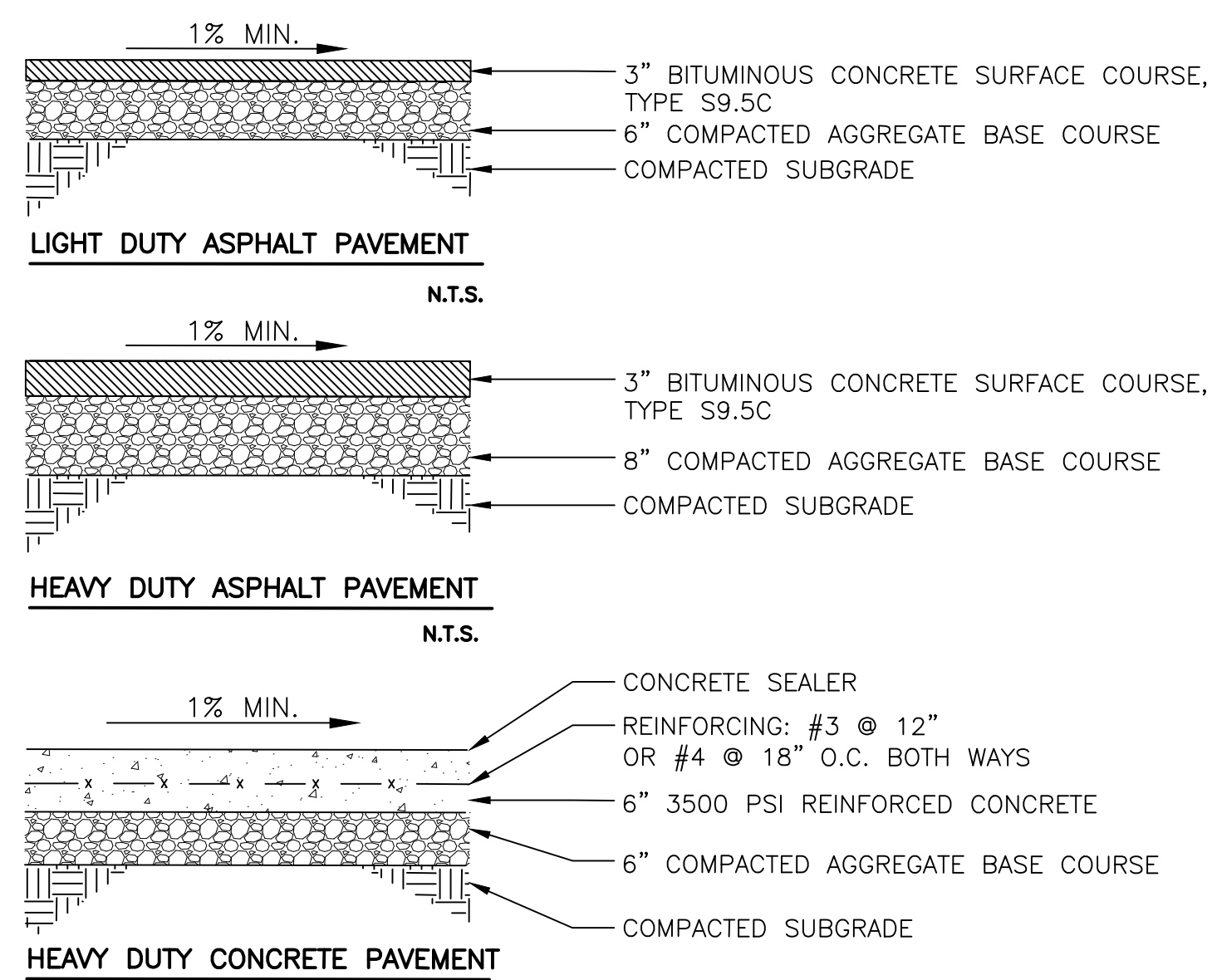
ADMINISTRATIVE SITE REVIEW

SITE LAYOUT & STAKING PLAN

Job Code: **ASTMR**

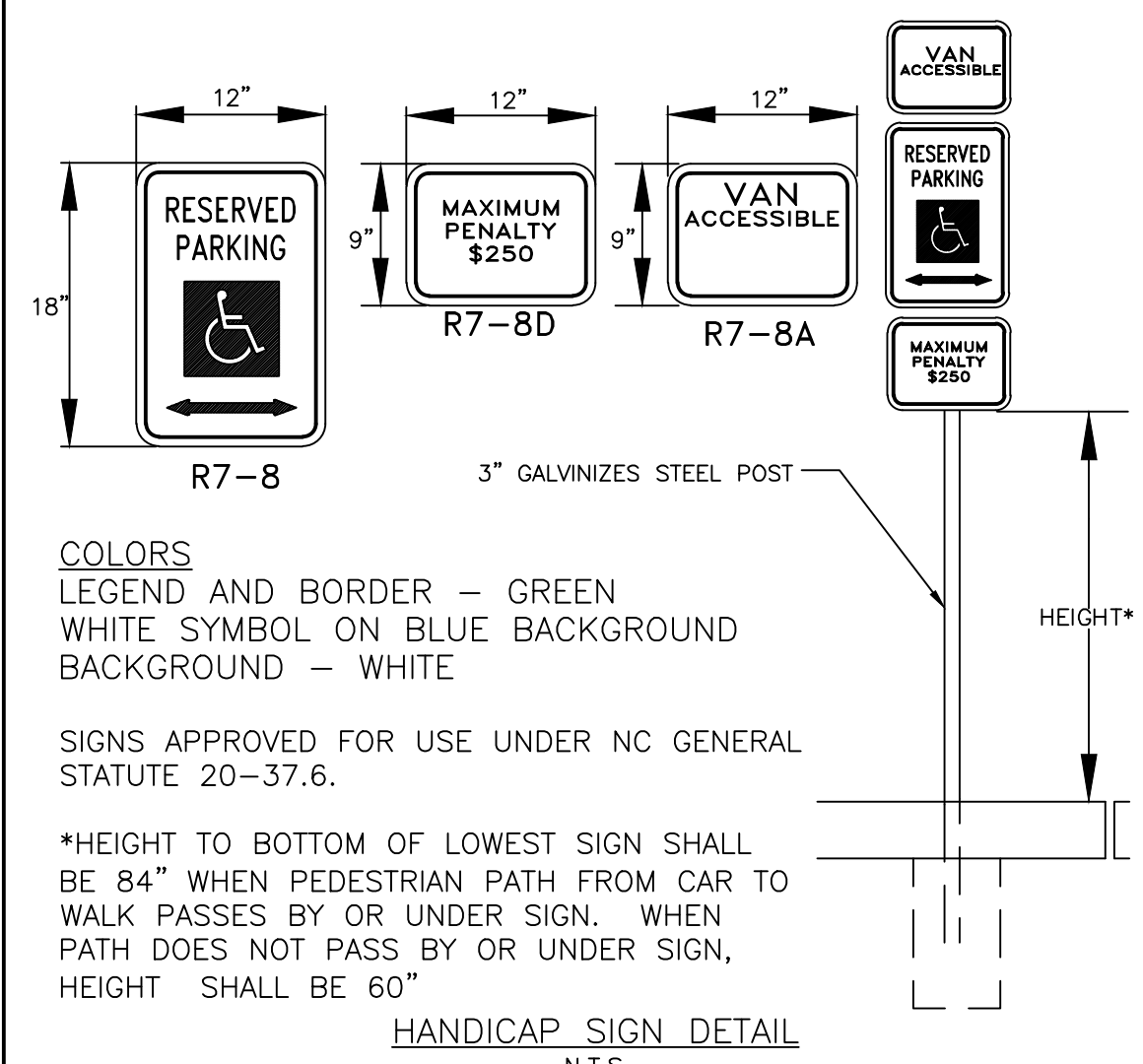
Dwg No. **SITE 500**

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TYPICAL PAVING SECTIONS
N.T.S.

NOTE:
FINAL PAVEMENT SECTIONS TO BE REVIEWED AND APPROVED BY
GEOLOGICAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

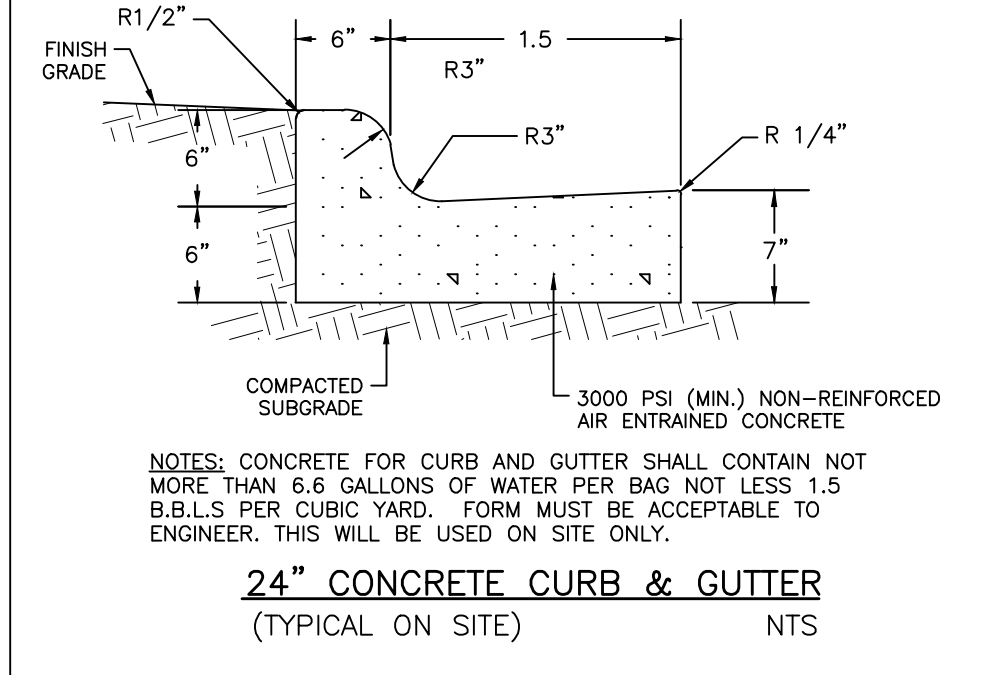


COLORS
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

SIGNS APPROVED FOR USE UNDER NC GENERAL
STATUTE 20-37.6.

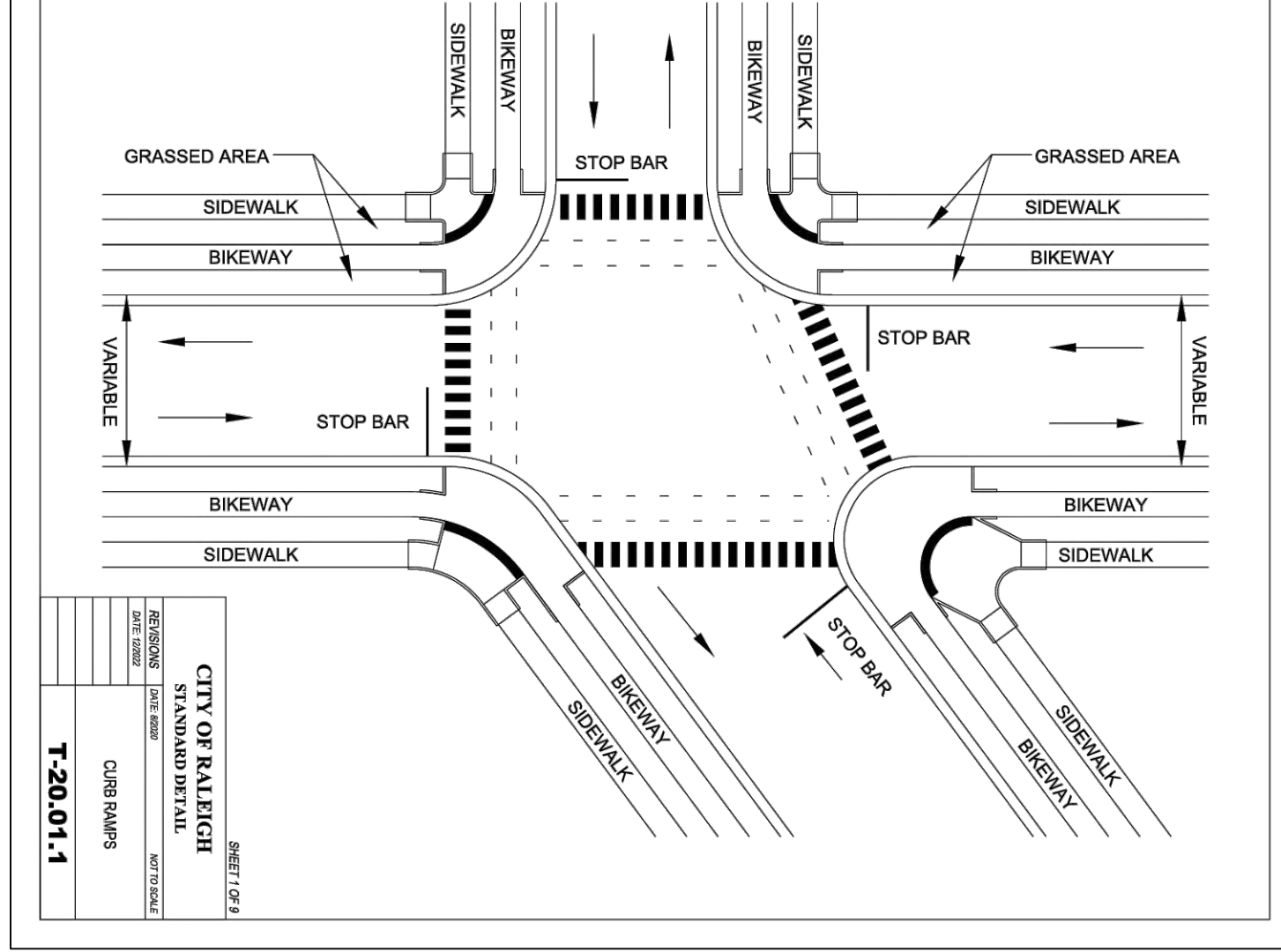
*HEIGHT TO BOTTOM OF LOWEST SIGN SHALL
BE 84\"/>

HANDICAP SIGN DETAIL
N.T.S.



NOTES: CONCRETE FOR CURB AND GUTTER SHALL CONTAIN NOT
MORE THAN 6.6 GALLONS OF WATER PER BAG NOT LESS 1.5
S.B.L.S PER CUBIC YARD. FORM MUST BE ACCEPTABLE TO
ENGINEER. THIS WILL BE USED ON SITE ONLY.

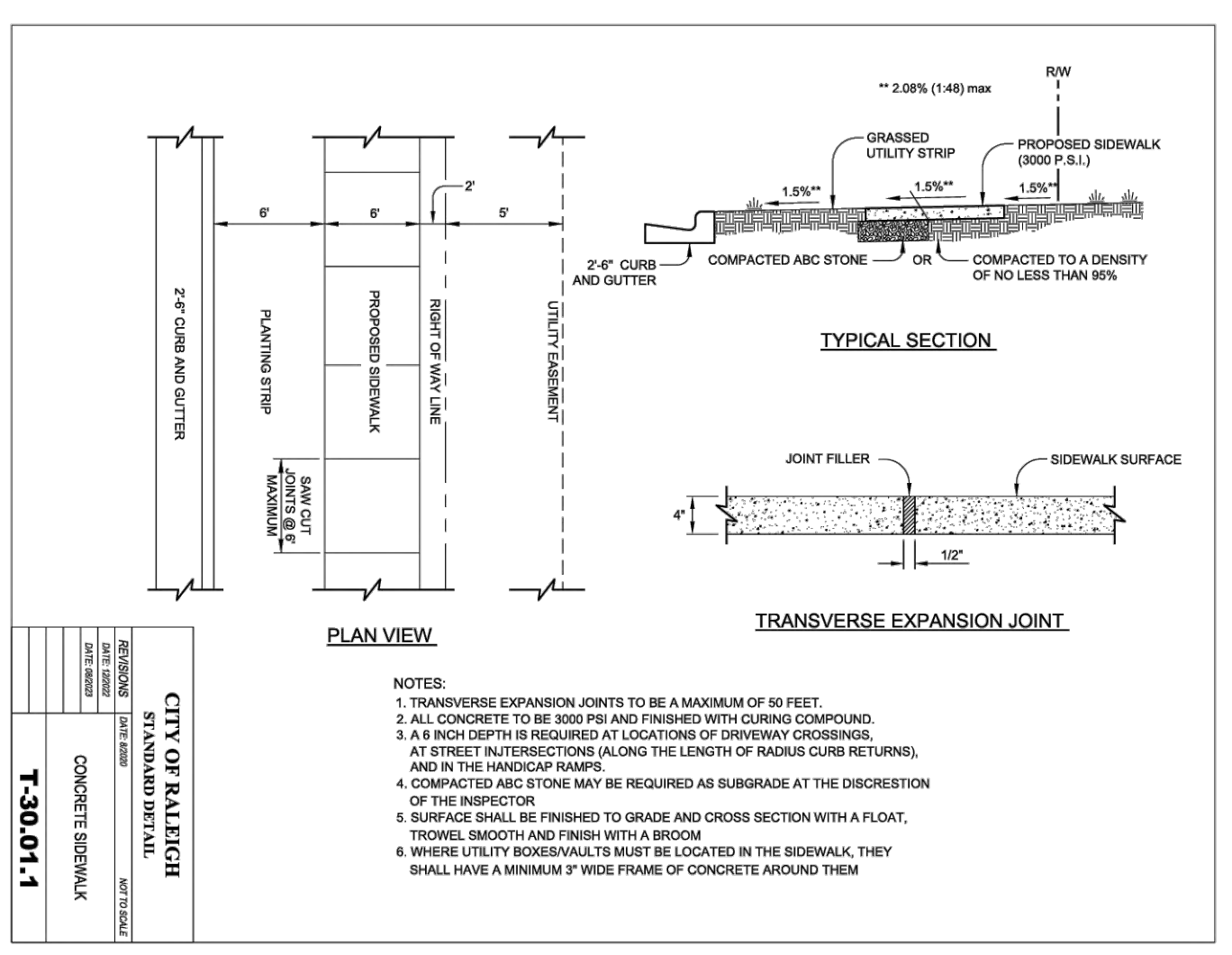
24\"/>



CITY OF RALEIGH
CURB RAMP NOTES

- CITY OF RALEIGH STANDARD CURB RAMP HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
- CURB RAMP SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMP SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
- DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
- THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
- NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1\"/>

CITY OF RALEIGH STANDARD DETAIL			
REVISION	DATE	BY	NOT TO SCALE
CURB RAMP NOTES			
T-20.01.8			

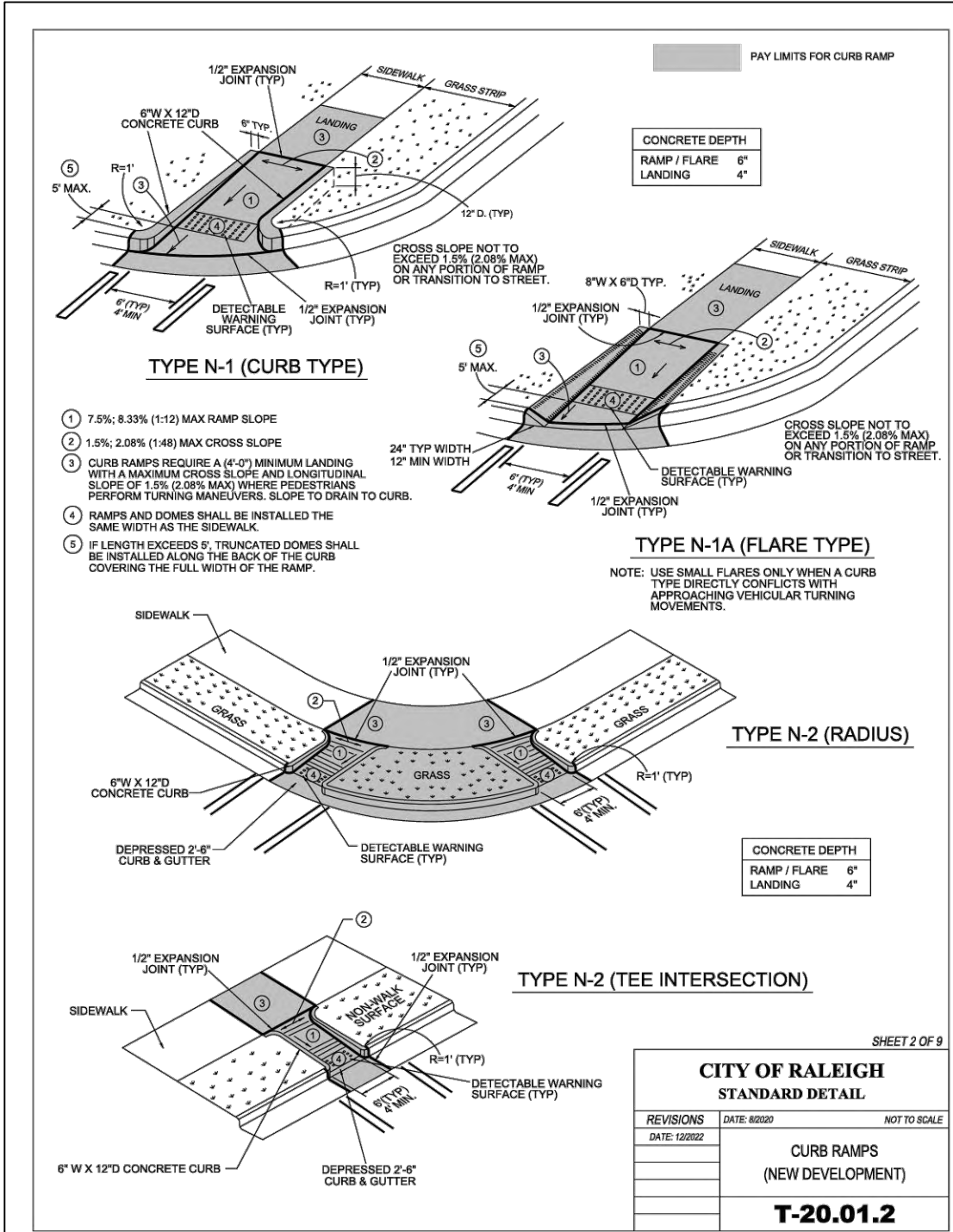


TYPICAL SECTION

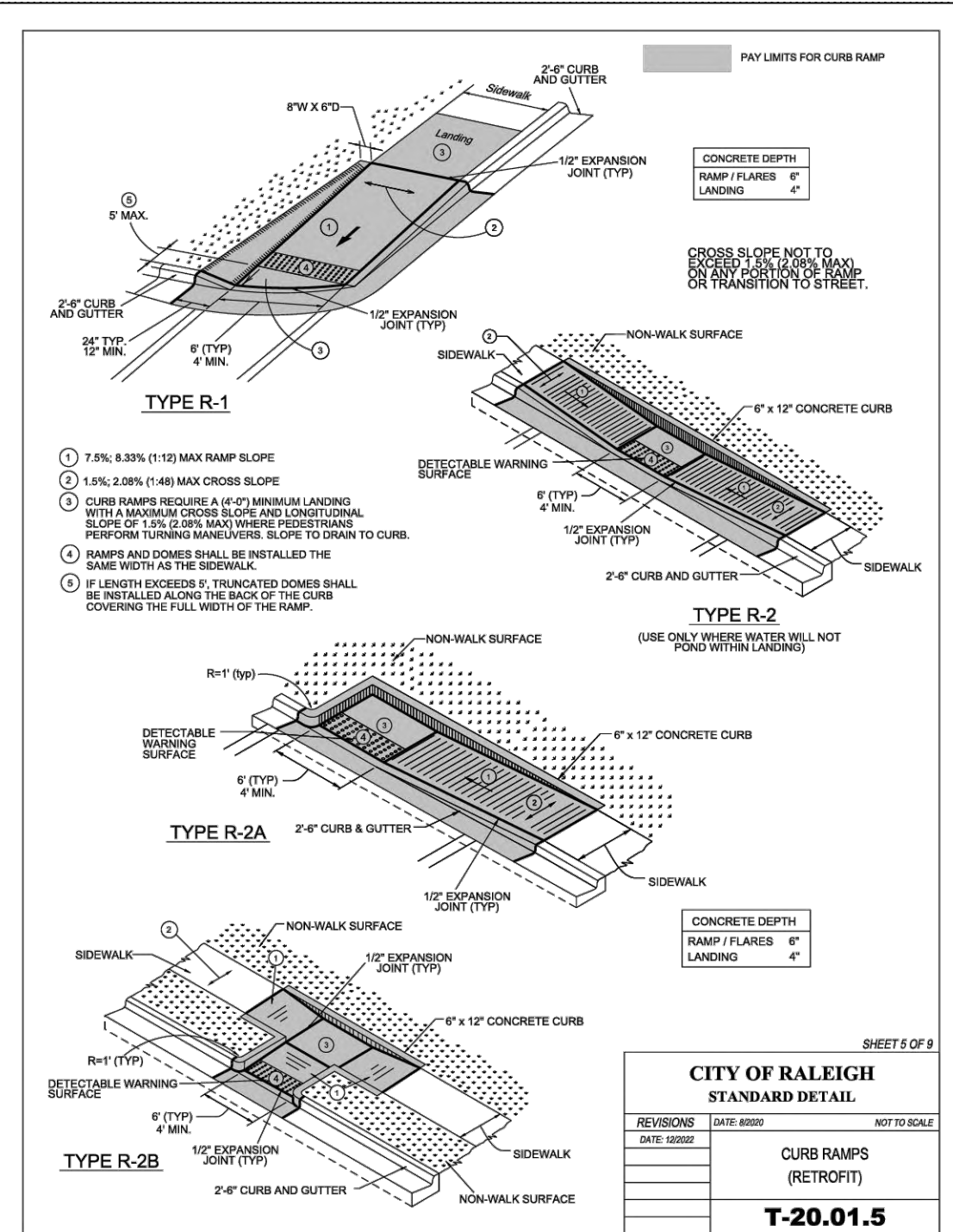
TRANSVERSE EXPANSION JOINT

- NOTES:
- TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
 - ALL CONCRETE TO BE 3000 PSI AND FINISHED WITH CURING COMPOUND.
 - A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS ALONG THE LENGTH OF PARKING CURB RETURNS, AND IN THE HANDICAP RAMPS.
 - COMPACTED ABC STONE MAY BE REQUIRED AS SUBGRADE AT THE DISCRETION OF THE INSPECTOR.
 - SURFACE SHALL BE FINISHED TO GRADE AND CROSS SECTION WITH A FLAT, TROWEL SMOOTH AND FINISH WITH A BROOM.
 - WHERE UTILITY BOXES/WALKS MUST BE LOCATED IN THE SIDEWALK, THEY SHALL HAVE A MINIMUM 3\"/>

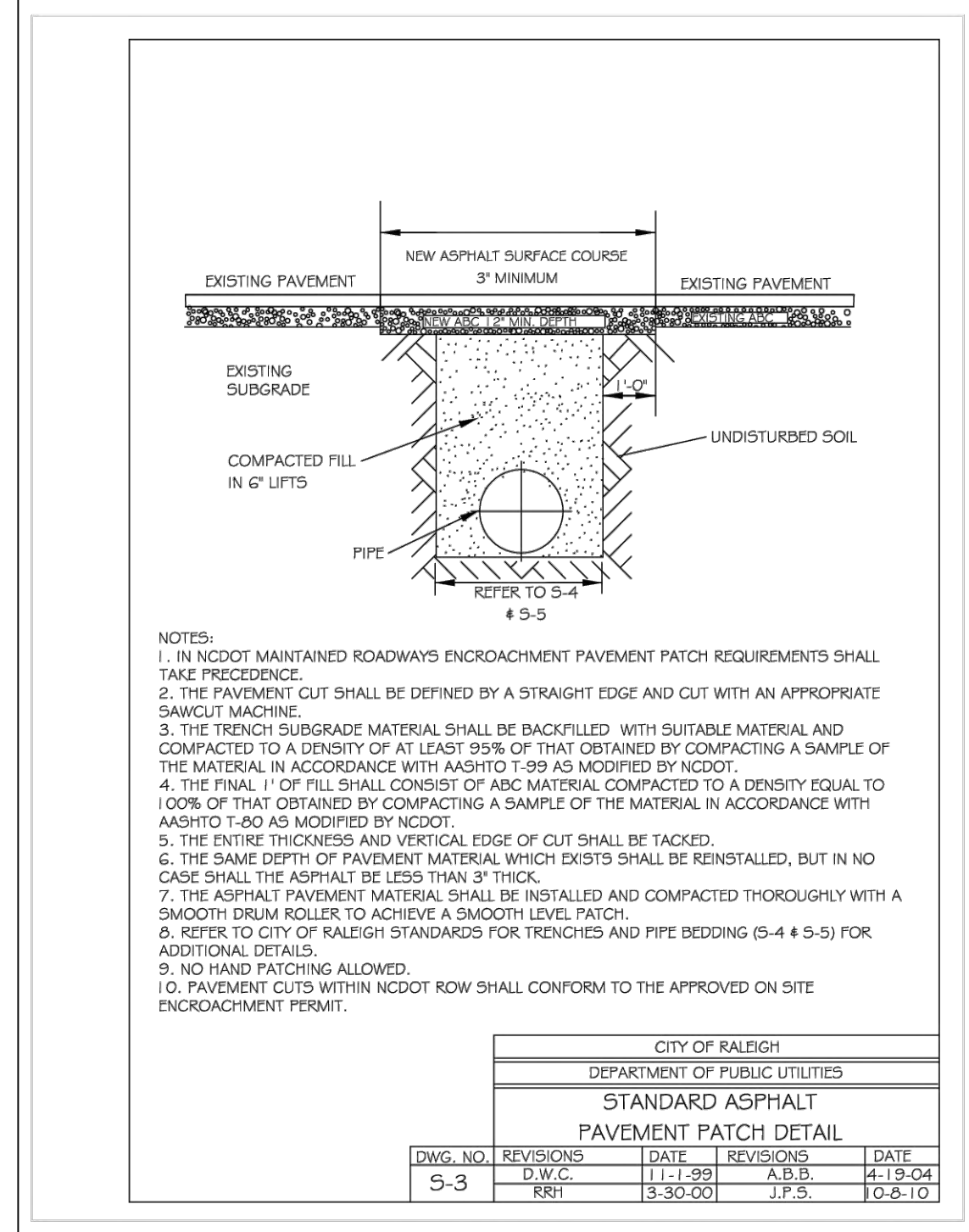
CITY OF RALEIGH STANDARD DETAIL			
REVISION	DATE	BY	NOT TO SCALE
CURB RAMP NOTES			
T-20.01.1			



CITY OF RALEIGH STANDARD DETAIL			
REVISION	DATE	BY	NOT TO SCALE
CURB RAMP NOTES			
T-20.01.2			



CITY OF RALEIGH STANDARD DETAIL			
REVISION	DATE	BY	NOT TO SCALE
CURB RAMP NOTES			
T-20.01.5			



- NOTES:
- IN NCDOT MAINTAINED ROADWAYS ENCRUSTATION PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
 - THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
 - THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
 - THE FINAL 1\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES STANDARD ASPHALT PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-3	D.W.C.	11-1-99	A.B.S.	4-19-04
		3-30-00	J.P.S.	10-5-10

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 JOHNS CROFT RD.
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E-Mail: SRN@thesitegroup.net

ASR DRAWINGS FOR (ASR-XXXX-2024):
ATLAS STARK
NEW BERN RETAIL
3601 NEW BERN AVE., RALEIGH, NC
WAKE COUNTY

Drawn By: **MRK**
Checked By: **SRN**

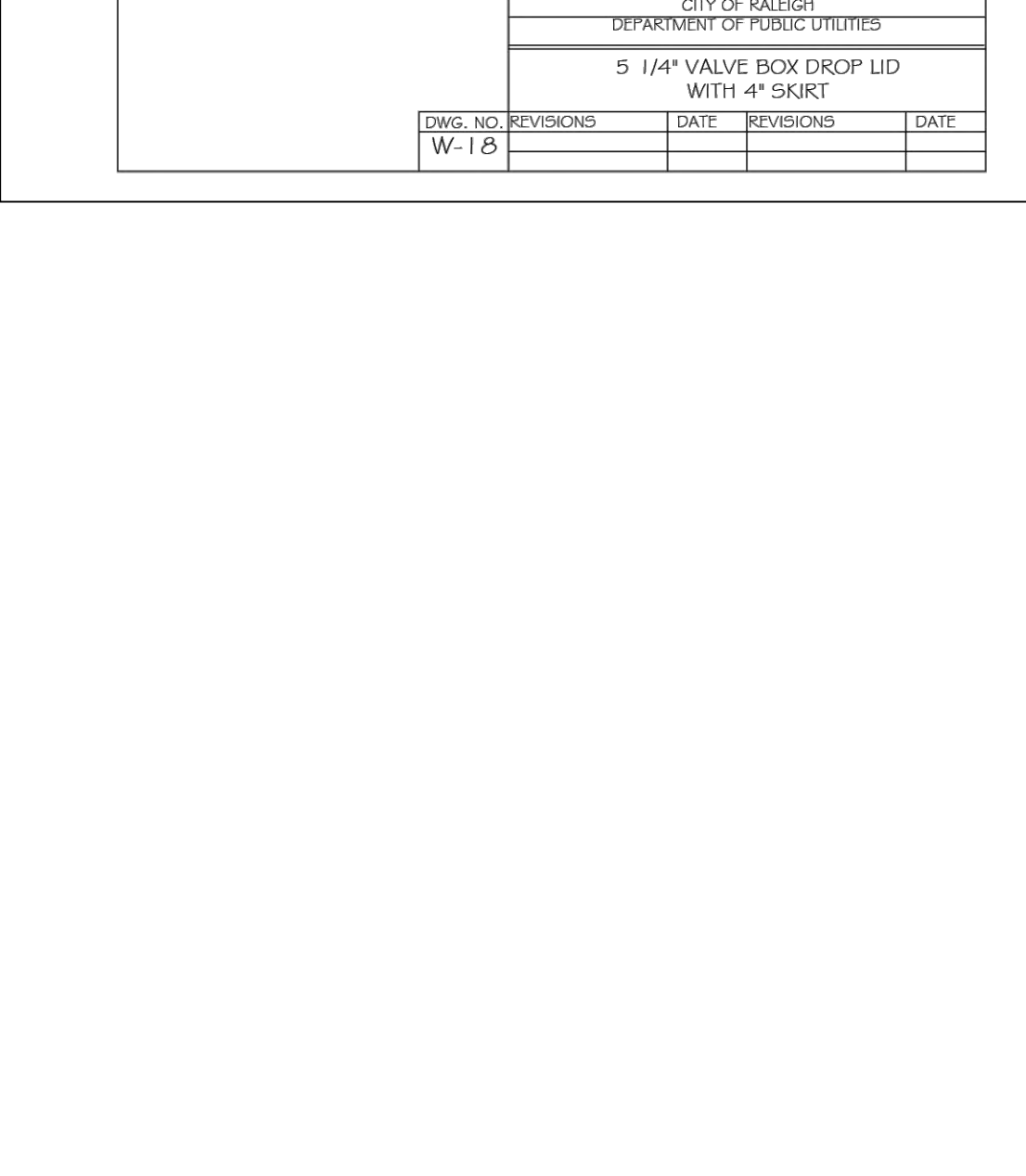
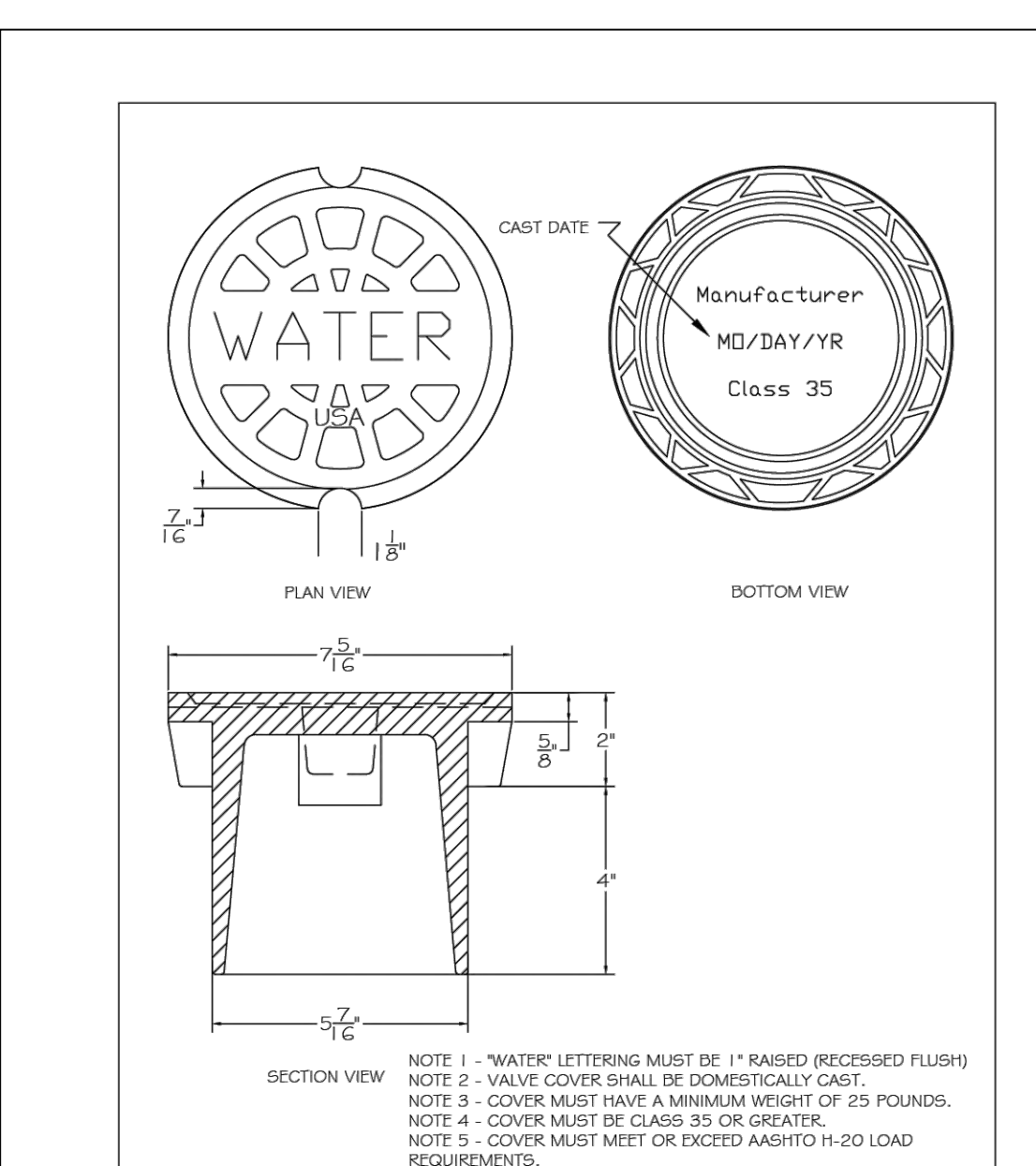
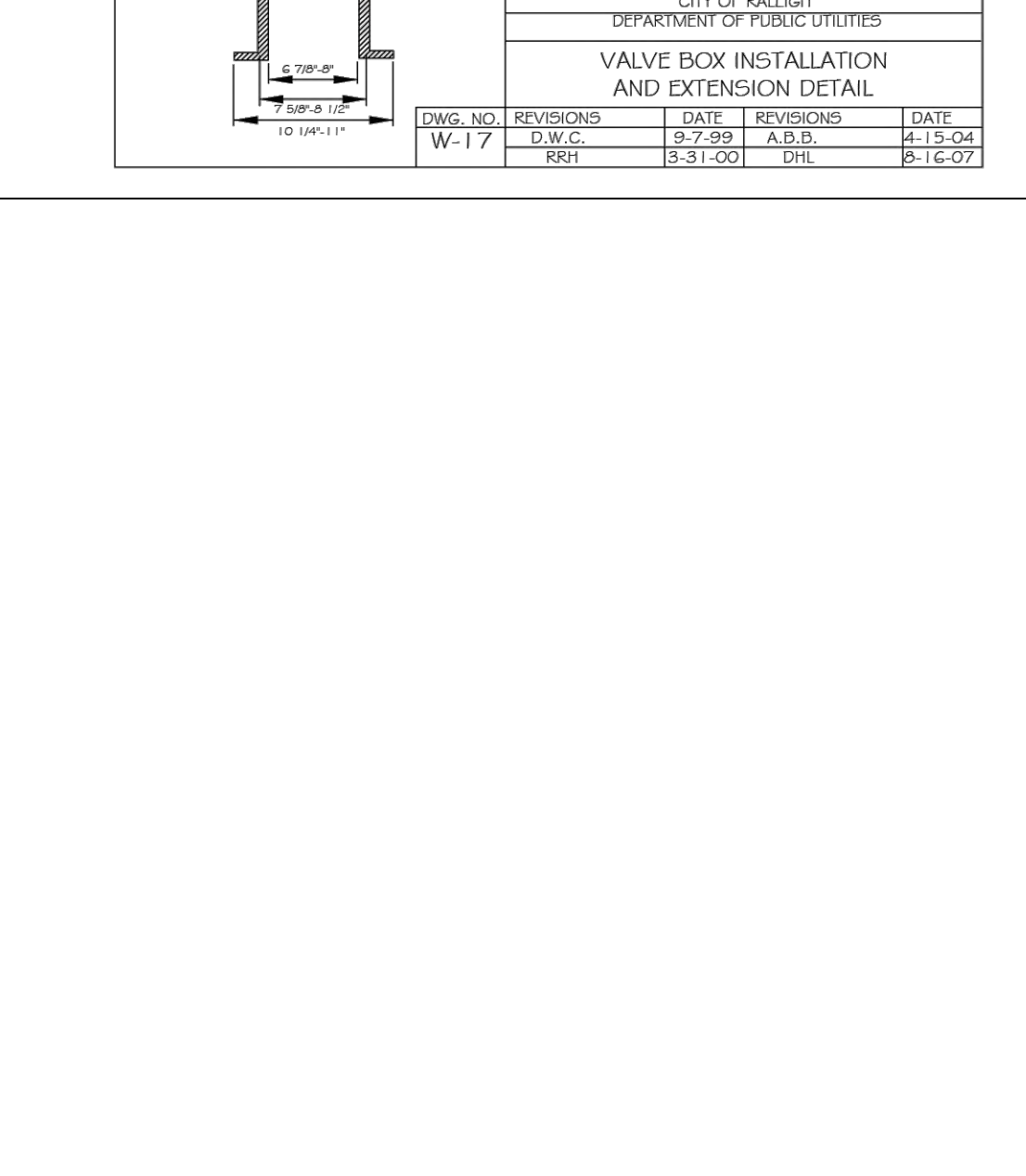
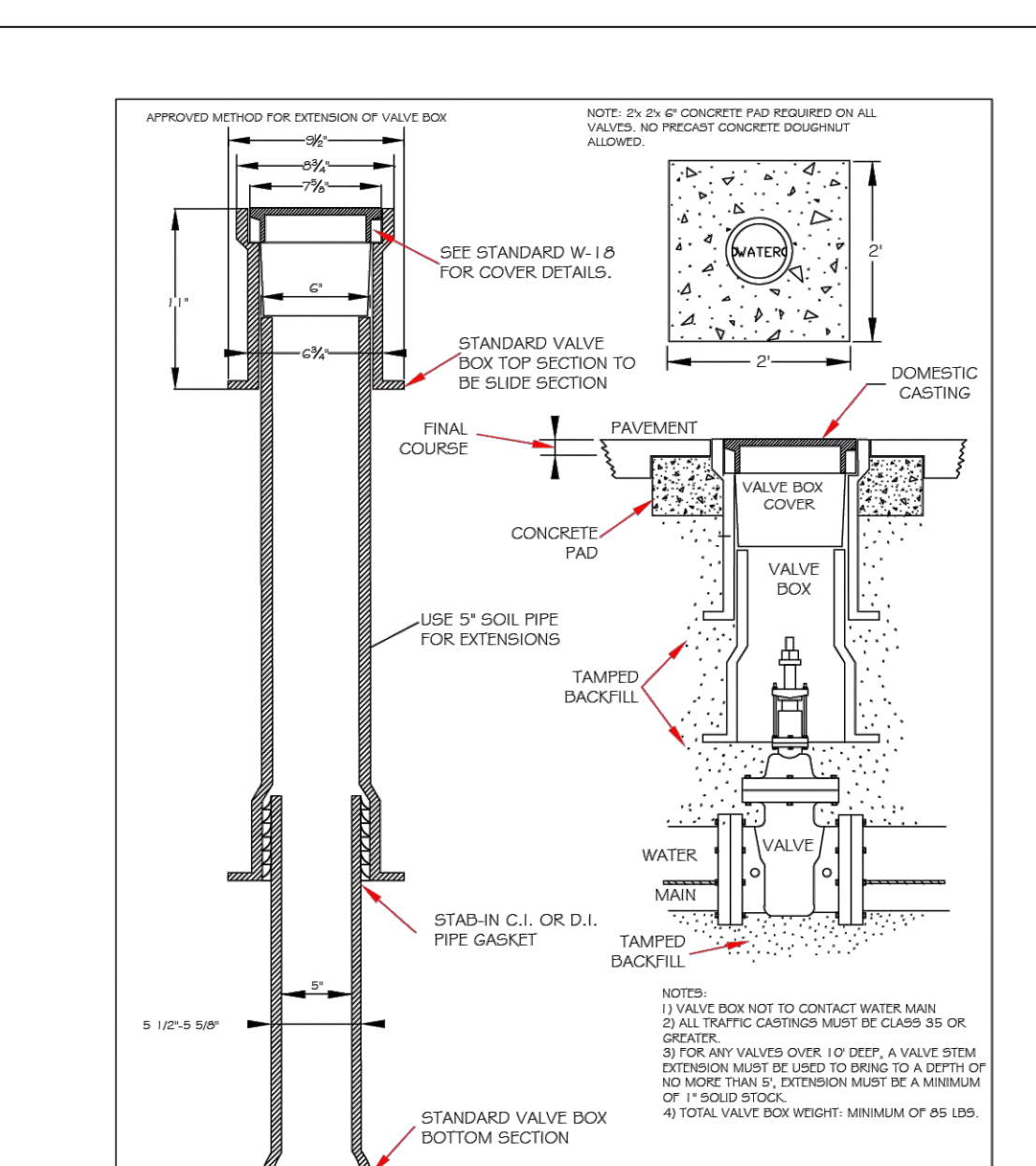
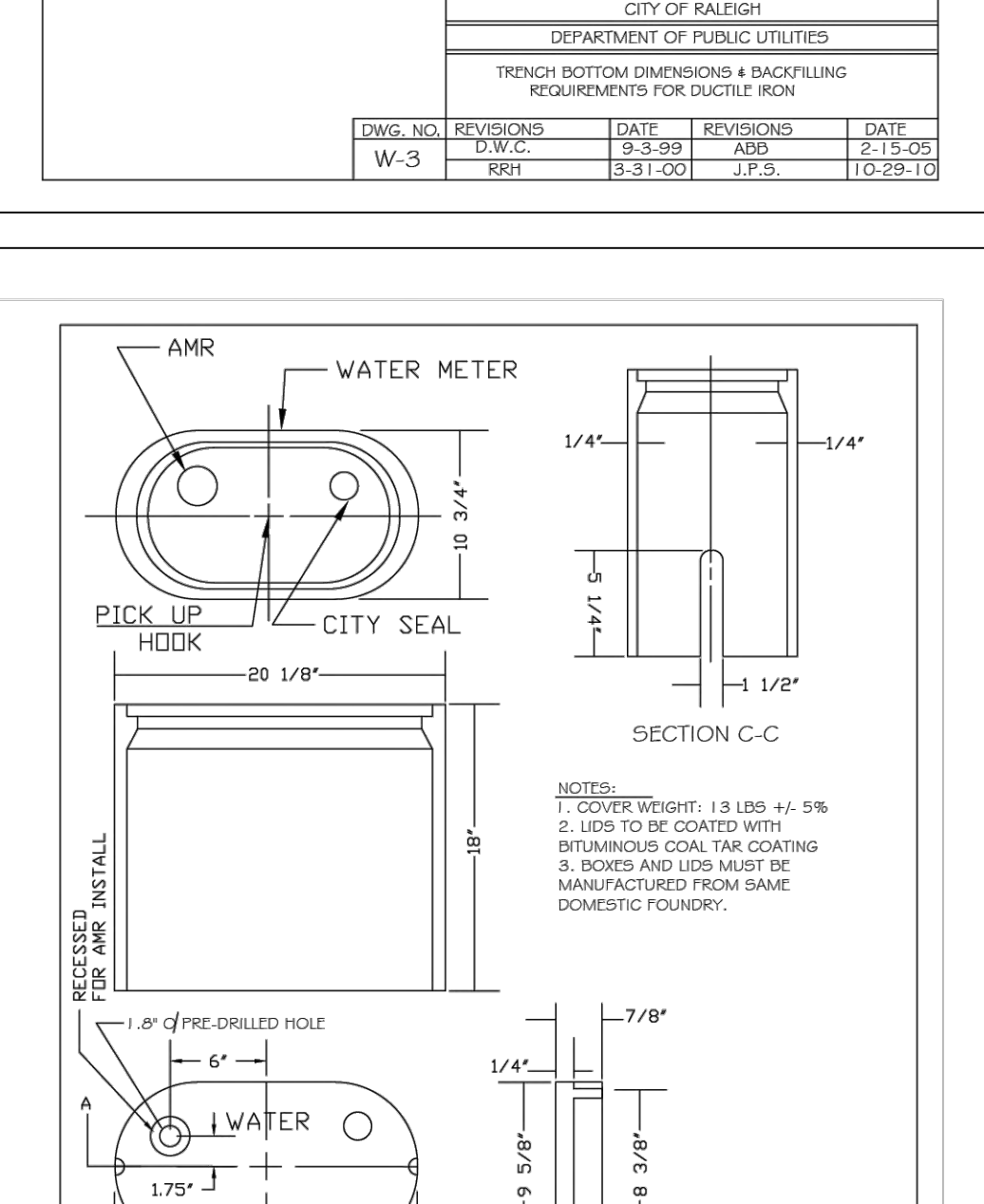
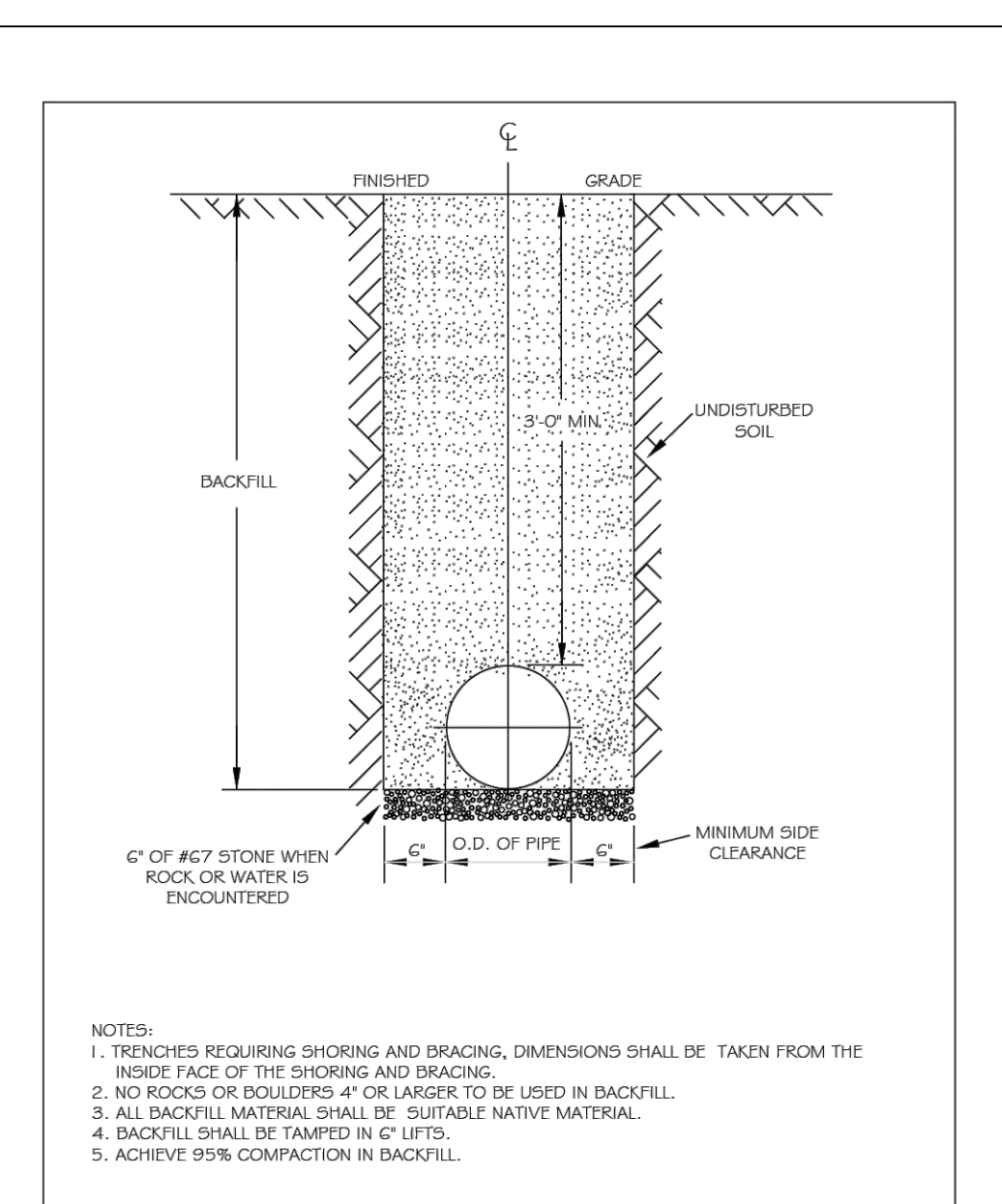
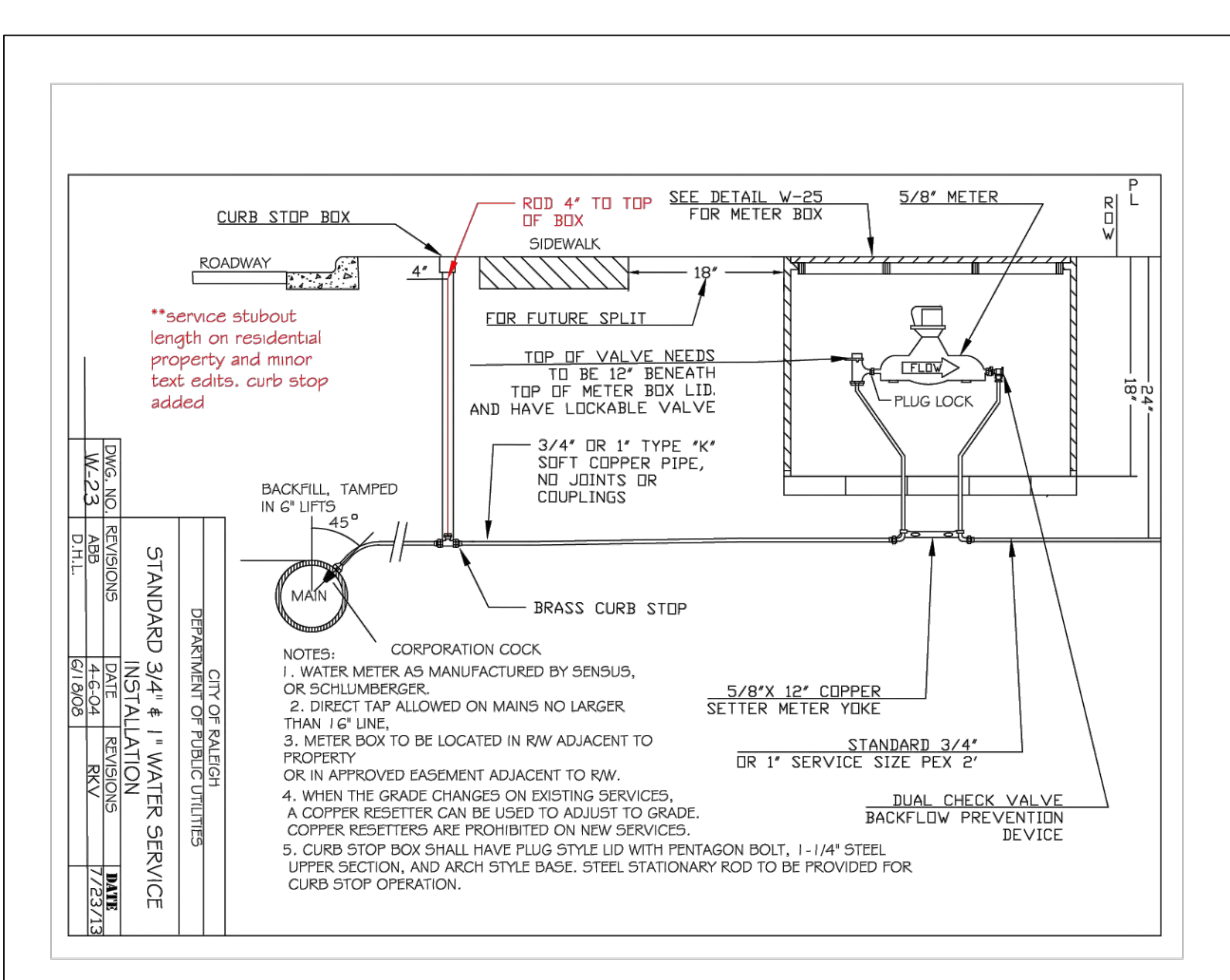
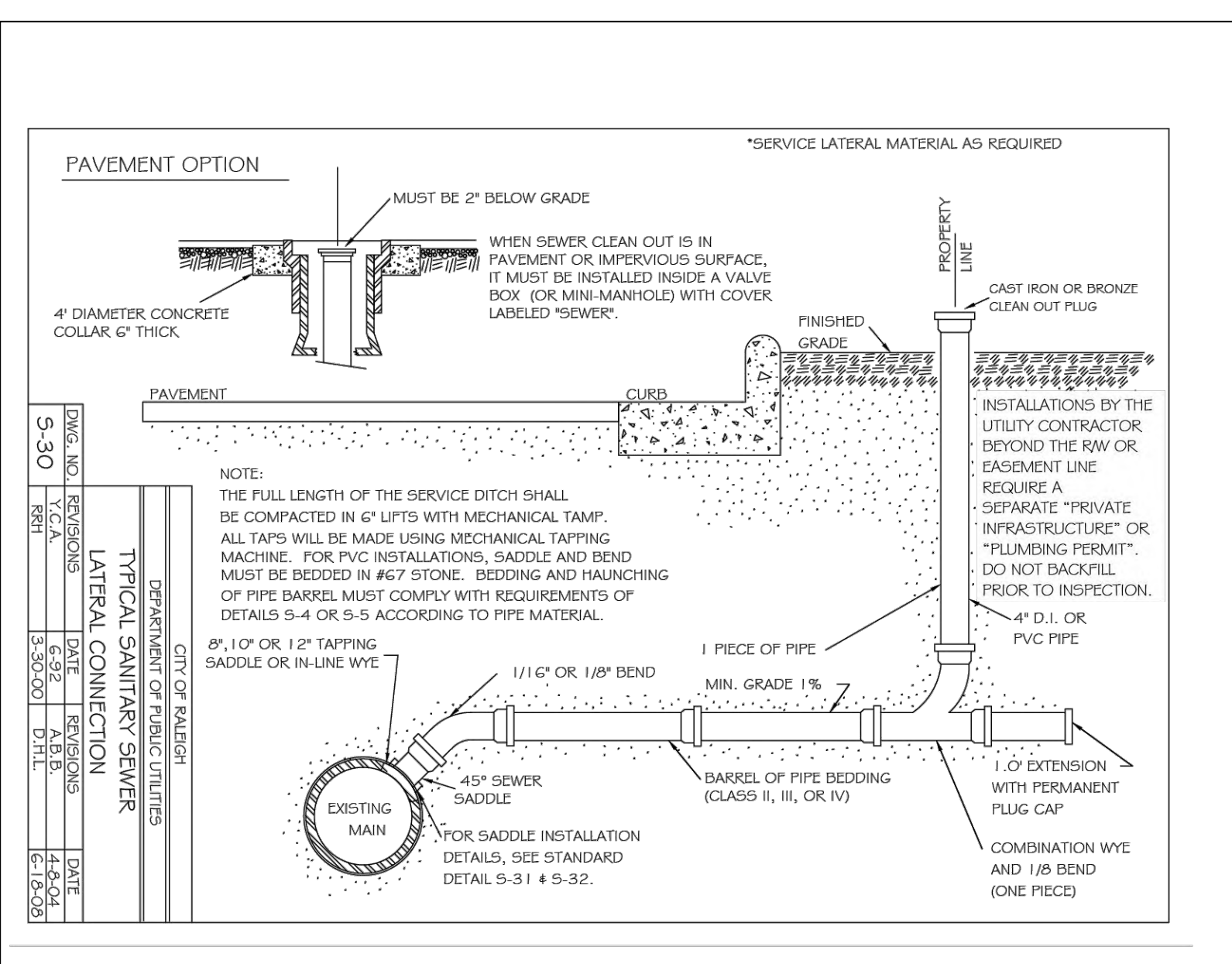
DATE:
27 SEPT 2024

ADMINISTRATIVE
SITE REVIEW

SITE
DETAILS

Job Code: **ASTMR**

Dwg No.
SITE 600



THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC
 1111 Old Salem Road
 Raleigh, NC 27605-1136 USA
 Office: 919.835.4787
 Fax: 919.839.2255
 E Mail: SRN@thesitegroup.net

ASR DRAWINGS FOR (ASR-XXXX-2024):
ATLAS STARK
NEW BERN RETAIL
 3601 NEW BERN AVE., RALEIGH, NC
 WAKE COUNTY

Drawn By: **MRK**
 Checked By: **SRN**

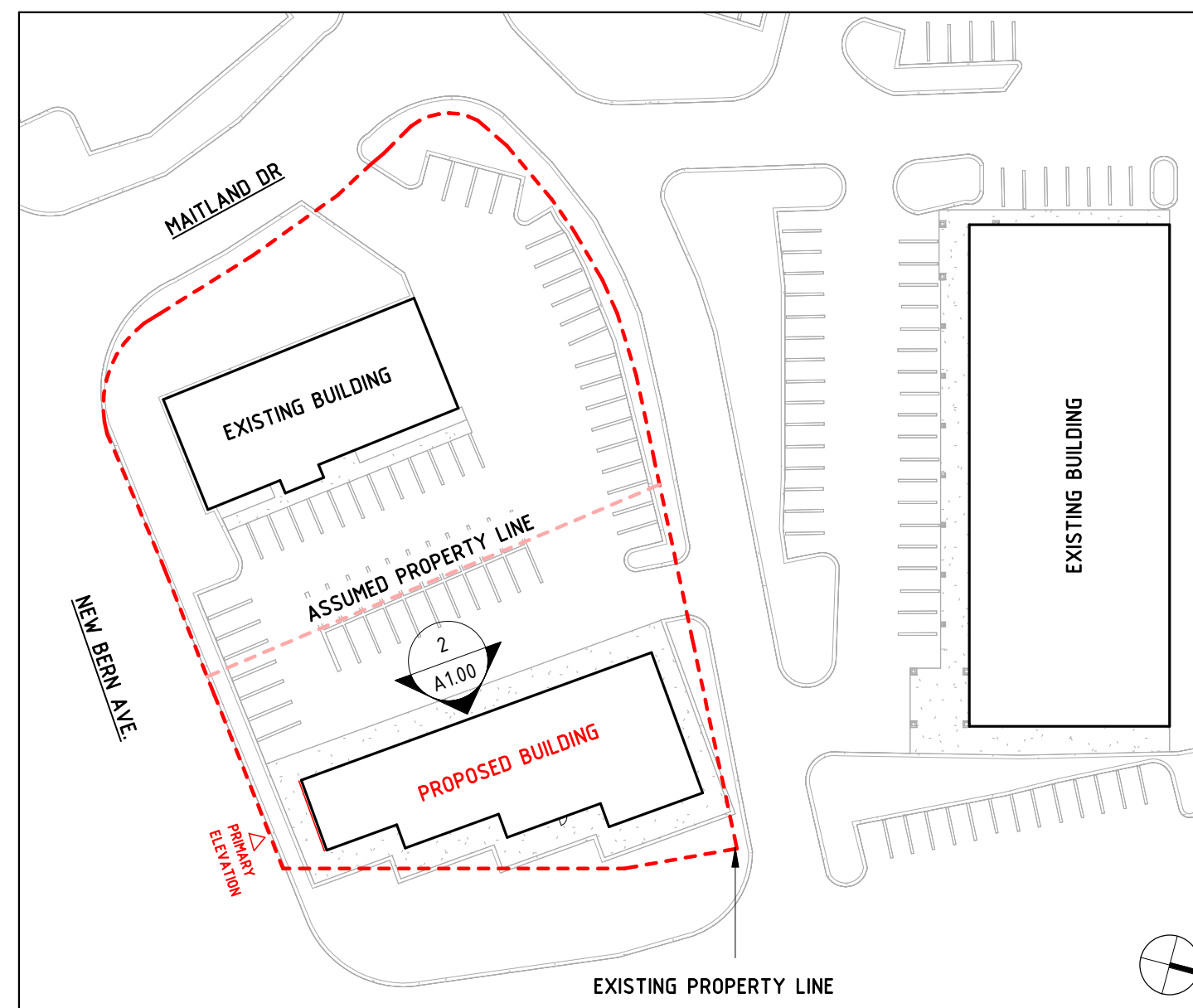
DATE: **PROGRESS**

ADMINISTRATIVE SITE REVIEW

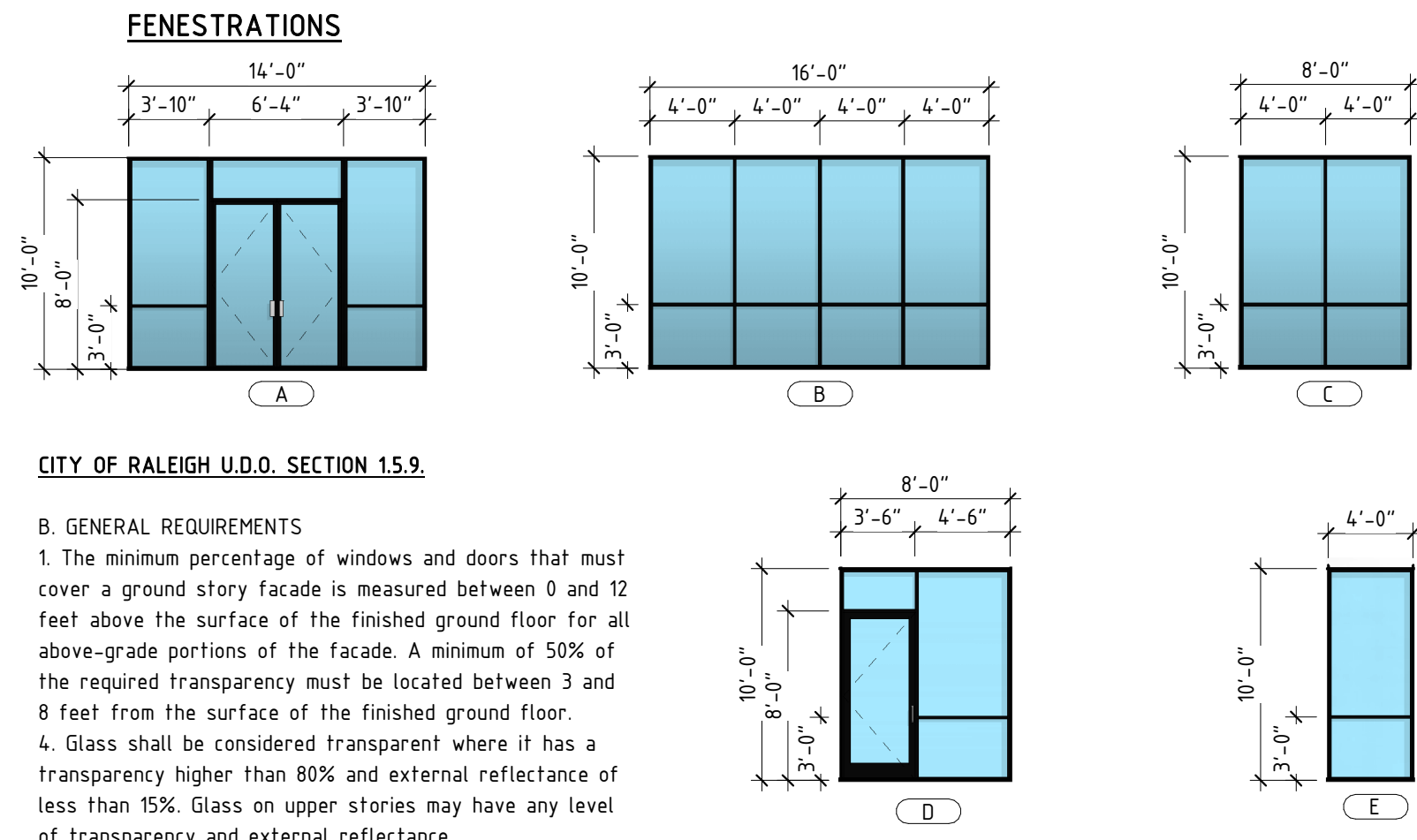
SITE DETAILS

Job Code: **ASTMR**

Dwg No. **SITE 601**

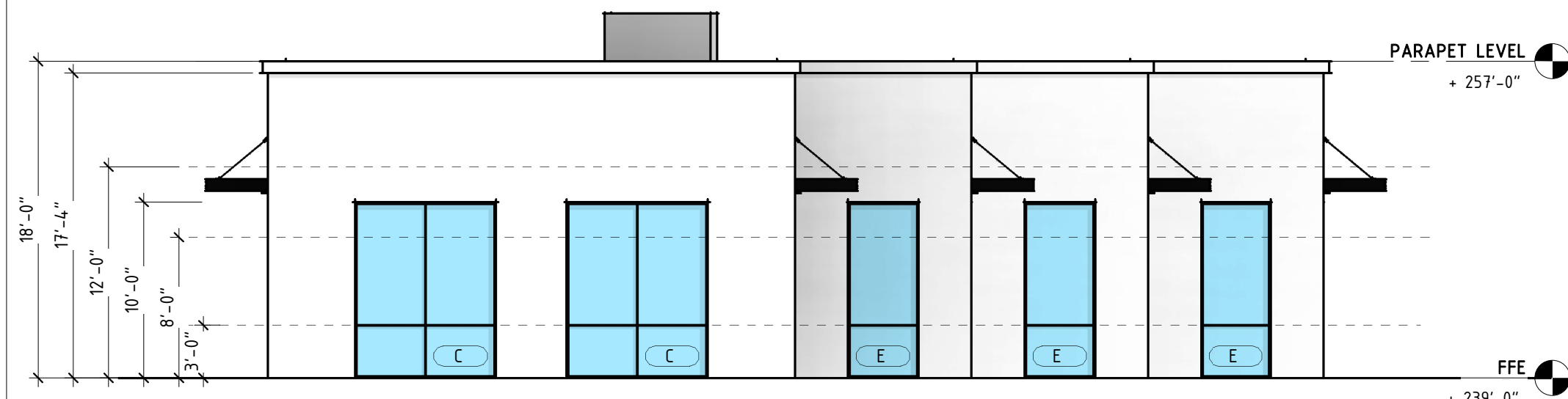


8 KEY PLAN
SCALE: 1/64" = 1'-0"



FENESTRATIONS

CITY OF RALEIGH U.D.O. SECTION 15.9.
B. GENERAL REQUIREMENTS
1. The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 12 feet above the surface of the finished ground floor for all above-grade portions of the facade. A minimum of 50% of the required transparency must be located between 3 and 8 feet from the surface of the finished ground floor.
4. Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.



7 SOUTH-EAST ELEVATION - PRIMARY ELEVATION
SCALE: 1/8" = 1'-0"

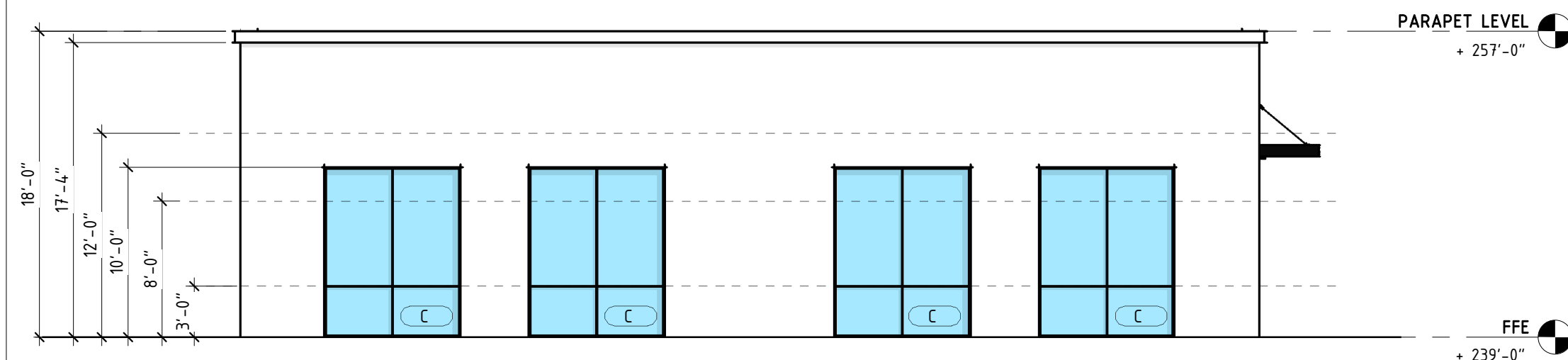
SOUTH-EAST PRIMARY ELEVATION TRANSPARENCY TABLE

TRANSPARENCY REQUIREMENTS FOR A GENERAL BUILDING (GROUND STORY) PER UDO 3.2.5: **33% (MIN)**

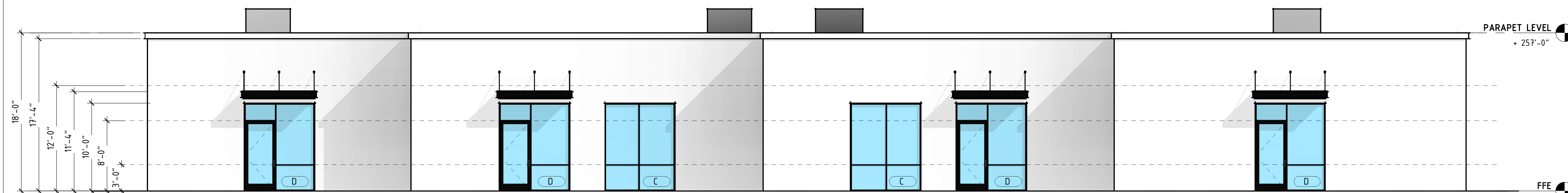
GROUND FLOOR	WITHIN 0-12 FT	WITHIN 3-8 FT
OVERALL AREA	720 SF	--
TRANSPARENCY REQUIRED	238 SF (33% OF 720 SF)	119 SF (50% OF 238 SF)
TRANSPARENCY PROVIDED	280 SF	140 SF

Finished Grade NE Corner	239.0
Finished Grade NW Corner	239.0
Finished Grade SW Corner	239.0
Finished Grade SE Corner	239.0
Average Grade	239.0

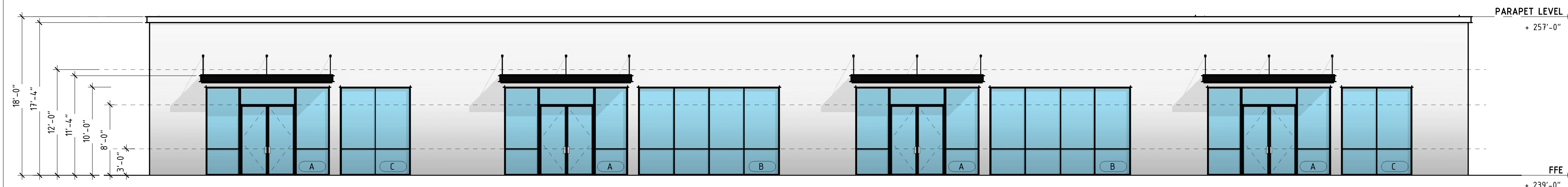
AVERAGE GRADE NOTE: 239 is existing and proposed average grade on all elevations



6 NORTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



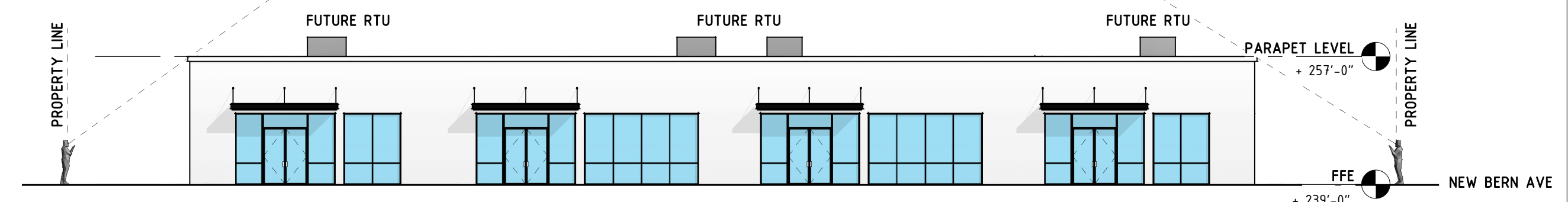
5 NORTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



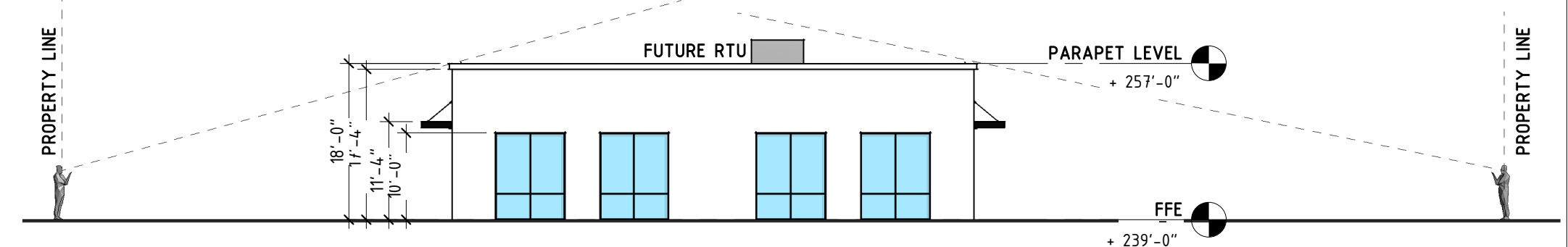
4 SOUTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING & FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 LINE OF SIGHT DIAGRAM - 2
SCALE: 1/16" = 1'-0"



3 LINE OF SIGHT DIAGRAM - 1
SCALE: 1/16" = 1'-0"

FOR SITE REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT TYPE: SHELL BUILDING

NEW BERN

3601 NEW BERN AVE, RALEIGH, NC 27610

DATE	09.04.2024
DR.	AK
CH.	RS
PROJ. #	22149

REVISIONS		
NO.	DESCRIPTION	DATE

UDO EXTERIOR
ELEVATION
COMPLIANCE
DRAWINGS

A1.00