



Administrative Approval Action

Case File / Name: ASR-0077-2024
DSLC - Atlas Stark New Bern Ave Retail

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 generally located on the north side of New Bern Avenue, northeast of the intersection of New Bern Avenue and Maitland Drive, with a common street address of 3601 New Bern Avenue.

REQUEST: Development of an approximately 6,900 square foot, one-story retail building and removal of existing surface parking. The subject property is approximately 1.23 acres in size and zoned CX-5.

Variance: (BOA-0009-2025) approved a variance from UDO Section 5.5.1.H.1 to allow a 1 story building and a variance from UDO Section 5.5.1.e and 3.4.7.C2 to allow 33% of the building width to be located in the primary build-to.

**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 December 29, 2025 by Atlas Stark Barrett Drive I, LLC.

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. Add the variance (BOA-0009-2025) approval document to the SPR plan set.
2. Sheet SITE 500 (Landscape plan) Amenity Area - shade in and label the required amenity area. Also provide required and proposed square footage of amenity area to verify code conformance. (UDO Sections 3.2.5 A4 and 1.5.3)
3. Demonstrate compliance with the pedestrian access requirements set forth in UDO Section 3.4.7.E. Site plan shows a building entrance facing New Bern Avenue, however, this is not present on the building elevations.

Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Public Utilities

1. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☒ **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:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (3) street trees along Maitland Dr.
2. A public infrastructure surety for (3) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: January 26, 2029



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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.

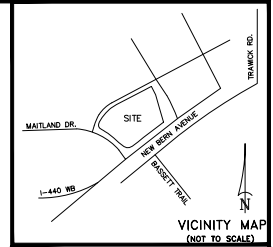
Signed: Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov,
CN=Keegan.McDonald@raleighnc.gov
Date: 2026.01.26 09:49:41-05'00' Date: 01/26/2026
Development Services Dir/Designee
Staff Coordinator: Sara Rogan

ATLAS STARK NEW BERN RETAIL

3601 NEW BERN AVE.

RALEIGH, NORTH CAROLINA

ASR-0077-2024



Administrative Site Review Application

Planning and Development Services Center - One Raleigh Place, Suite 400, Raleigh, NC 27601-1700 (919) 996-0000

This form is required when submitting any plan or information to the Planning and Development Services Center (PDSC) for review. It is to be completed by the applicant or their representative. The form is to be completed and submitted to the PDSC along with the plan or information being submitted. The form is to be completed and submitted to the PDSC along with the plan or information being submitted. The form is to be completed and submitted to the PDSC along with the plan or information being submitted.

Site Plan Title: The Two Site Plan (Check all that apply)

Detached	Attached	Detached	Attached
Detached	Attached	Detached	Attached
Detached	Attached	Detached	Attached
Detached	Attached	Detached	Attached
Detached	Attached	Detached	Attached

Development name: Atlas Stark New Bern Retail

Owner: City of Raleigh

Property address: 3601 New Bern Avenue

Site ID: 1724-45-5100

Please describe the scope of work. Include any additions, deletions, and/or changes (DO NOT SCALE).

Removal of on-site parking and installation of a new 6,900 sq ft retail building.

Current Property Owner: Current Owner

Current Owner: Current Owner

Address: PO Box 6309 Raleigh, NC 27608

Phone: (919) 996-1338

Applicant Name: Current Owner

Address: 2025 Progress Ct Suite 130A Raleigh, NC 27608

Phone: (919) 996-1338

Applicant Name: Current Owner

Address: 2025 Progress Ct Suite 130A Raleigh, NC 27608

Phone: (919) 996-1338

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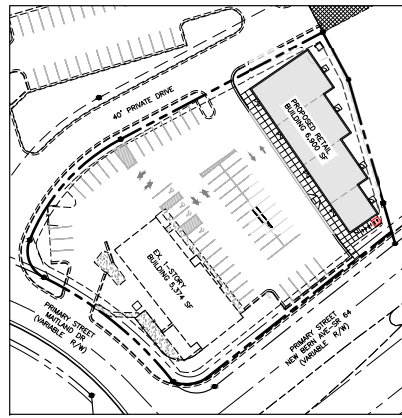
Address: 2025 Progress Ct Suite 130A Raleigh, NC 27608

Phone: (919) 996-1338

Applicant Name: Current Owner

Address: 2025 Progress Ct Suite 130A Raleigh, NC 27608

Phone: (919) 996-1338



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 UDD SEC. 6.3.2.3.5.8.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED)

NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LAND, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@CITYOFRALEIGH.ORG.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCOT ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPEP 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 TCPEP 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 PROPOSED 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.

DRAWINGS INDEX:

- SITE 001 COVER SHEET
- SITE 100 EXISTING CONDITIONS & DEMOLITION PLAN
- SITE 200 SITE LAYOUT PLAN
- SITE 201 FIRE PROTECTION PLAN
- SITE 300 GRADING & STORM DRAINAGE PLAN
- SITE 301 IMPERVIOUS SURFACE PLAN
- SITE 400 UTILITY PLAN
- SITE 401 SITE LIGHTING PLAN
- SITE 500 LANDSCAPE PLAN
- SITE 600 SITE DETAILS
- SITE 601 BUILDING ELEVATIONS

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER	N/A
NUMBER OF LOTS	N/A
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	N/A
WATER MAINS (L/F)	0 L/F
PUBLIC GRAVITY SEWER (L/F)	0 L/F
PUBLIC STREET (L/F)	0 L/F
PUBLIC SIDEWALK (L/F)	0 L/F
WATER SERVICE STUBS	14
SEWER SERVICE STUBS	14
STUB COUNT INCLUDES TIE-IN POINTS THAT NEED TO BE INSPECTED	

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2499, and the Public Utilities Department at (919) 996-4548 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 restoration 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.

OWNER:

NEW BERN DEVELOPMENT LLC
ATTN: CAROL GULLIOS
PO BOX 6309
RALEIGH, NC 27608
PHONE: (919) 289-1338
EMAIL: GULLIOS@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) 833-2255
EMAIL: SRN@thesitegroup.net



NORTH

COVER SHEET

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

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

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

SITE DATA SUMMARY

PROJECT NAME:	ATLAS STARK NEW BERN RETAIL
PIN:	1724-45-5109
SITE ADDRESS:	3601 NEW BERN AVE.
EXISTING SITE ACREAGE:	1.23 AC
JURISDICTION:	CITY OF RALEIGH
ZONING:	COMMERCIAL MIXED USE (CM-X)
CURRENT USE:	RESTAURANT
OVERLAY DISTRICT:	TRANSIT OVERLAY DISTRICT (-TOD)
PROPOSED USE:	RESTAURANT (EXISTING BLDG)
PROPOSED BUILDING SF:	RETAIL (NEW BLDG)
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
MIN. LOT DIMENSIONS:	8 RECD./ 8 PROD. (SHORT TERM) 4 RECD./ 4 PROD. (LONG TERM)
MIN. LOT AREA REQUIRED:	N/A
MAX. LOT AREA REQUIRED:	N/A
MIN. LOT WIDTH REQUIRED:	N/A
MIN. OUTDOOR AMENITY AREA:	108
BUILDING SETBACKS:	5' MIN.
PARADE SETBACKS:	5' MIN.
PRIMARY STREET:	0 OR 6' MIN.
SIDE STREET:	0 OR 6' MIN.
REAR LOT LINE:	0 OR 6' MIN.
REAR LOT LINE:	10' MIN.
REAR LOT LINE:	0 OR 3' MIN.
REAR LOT LINE:	5' MIN.
FLOOR HEIGHTS:	11' MIN.
GROUND STORY HEIGHT:	9' MIN.

LIST OF RETAIL USES NOT ALLOWED PER UDD 5.5.1.B

THE FOLLOWING IS A LIST OF PROHIBITED USES PER UDD SECTION 5.5.1.B

1. CEMETERY.
2. OUTDOOR SPORTS OR ENTERTAINMENT FACILITY.
3. VEHICLE SALES.
4. VEHICLE REPAIR (MAJOR).
5. VEHICLE REPAIR (COMMERCIAL VEHICLE).
6. CAR WASH.
7. DRIVE-THRU FACILITY WITH THE EXCEPTION OF PHARMACIES.
8. VEHICLE FUEL SALES.
9. SELF-SERVICE STORAGE.
10. WAREHOUSE & DISTRIBUTION

SEE DRAWINGS FOR (ASR-0077-2024):
ATLAS STARK
NEW BERN RETAIL
3601 NEW BERN AVE., RALEIGH, NC
WAKE COUNTY

Drawn By: BRK
Checked By: SRN

DATE: 27 SEP 2024

REVISED:

15 JAN 2025

08 MAY 2025

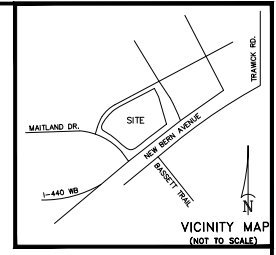
29 DEC 2025

ADMINISTRATIVE SITE REVIEW

COVER SHEET

Job Code: ASTMR

Dwg No. SITE 001

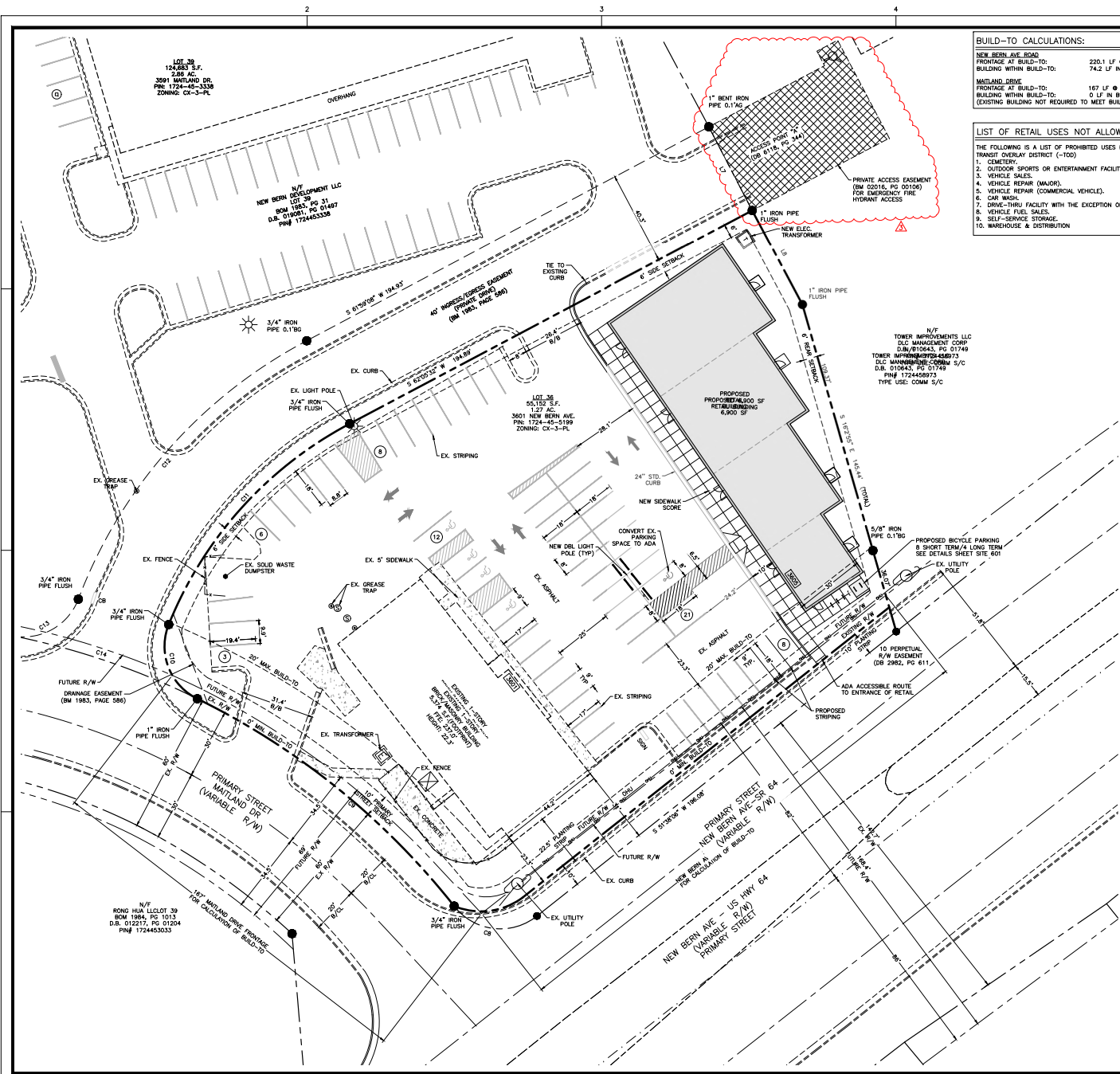


CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	153.71	74.108	87° 22' 58" W	133.89
C2	132.57	58.61	S 72° 06' 12" E	133.28
C3	123.71	231.7	S 72° 06' 12" E	202.93
C4	77.84	250.0	S 24° 41' 48" W	24.64
C5	66.89	221.7	S 24° 41' 48" W	24.64
C6	115.86	222.25	N 62° 02' 38" W	115.24
C7	102.77	222.25	N 62° 02' 38" W	102.24
C8	38.74	25.0	S 83° 52' 42" E	35.35
C9	38.74	25.0	S 83° 52' 42" E	35.35
C10	37.43	25.0	S 91° 15' 18" E	34.54
C11	150.88	58.68	S 42° 16' 12" W	149.29
C12	150.88	58.68	S 42° 16' 12" W	149.29
C13	54.73	25.0	N 60° 02' 38" W	53.60
C14	53.54	31.71	N 60° 02' 38" W	52.40
C15	74.71	31.76	N 60° 02' 38" W	74.00

LINE	LENGTH	BEARING
1	109.48	S 87° 56' 16" E
2	46	N 20° 30' 36" W
3	9.83	N 83° 52' 42" E
4	68.74	S 67° 52' 12" E
5	76.21	S 67° 52' 12" E
6	28.93	S 87° 22' 58" W
7	40.50	S 87° 22' 58" W
8	49.70	S 24° 41' 48" W
9	49.70	S 24° 41' 48" W

►

Dwg No.
SITE
100



BUILD-TO CALCULATIONS:

NEW BERN AVE. ROAD
FRONTAGE AT BUILD-TO: 220.1 LF @ 20' BUILD-TO MAX DISTANCE
BUILDING WITHIN BUILD-TO: 74.2 LF IN BUILD-TO (33.7% PROV./33% MIN. REQ'D)

MAITLAND DRIVE
FRONTAGE AT BUILD-TO: 167 LF @ 20' BUILD-TO MAX DISTANCE
BUILDING WITHIN BUILD-TO: 0 LF IN BUILD-TO (0% PROV./50% MIN. REQ'D)
(EXISTING BUILDING NOT REQUIRED TO MEET BUILD-TO)

- LIST OF RETAIL USES NOT ALLOWED PER UDO 5.5.1.8**
- THE FOLLOWING IS A LIST OF PROHIBITED USES PER UDO SECTION 5.5.1.8
TRANSIT OVERLAY DISTRICT (-TOD)
1. COMMERCE;
 2. OUTDOOR SPORTS OR ENTERTAINMENT FACILITY;
 3. VEHICLE SALES;
 4. VEHICLE REPAIR (MAJOR);
 5. VEHICLE REPAIR (COMMERCIAL VEHICLE);
 6. CAR WASH;
 7. DRIVE-THRU FACILITY WITH THE EXCEPTION OF PHARMACIES;
 8. VEHICLE FUEL SALES;
 9. SELF-SERVICE STORAGE;
 10. WAREHOUSE & DISTRIBUTION

SITE DATA SUMMARY	
PROJECT NAME:	ATLAS STARK NEW BERN RETAIL
FIN:	1724-45-5199
SITE ADDRESS:	3601 NEW BERN AVE.
EXISTING SITE ACREAGE:	1.23 AC
JURISDICTION:	CITY OF RALEIGH
ZONING:	COMMERCIAL MIXED USE (CX-5)
CURRENT USE:	RESTAURANT
OVERLAY DISTRICT:	TRANSIT OVERLAY DISTRICT (-TOD)
PROPOSED USE:	RESTAURANT (EXISTING BLDG)
PROPOSED BUILDING SF:	44,800 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:	8 REQ'D / 8 PROVIDED (SHORT TERM) 4 REQ'D / 4 PROVIDED (LONG TERM)
LOT DIMENSIONS:	
- MIN. LOT AREA REQUIRED:	N/A
- MAX. LOT AREA REQUIRED:	N/A
- MIN. LOT WIDTH REQUIRED:	N/A
- MIN. OUTDOOR AMENITY AREA:	10%
BUILDING SETBACKS:	
- PRIMARY STREET:	5' MIN.
- SIDE STREET:	5' MIN.
- REAR LOT LINE:	0 OR 4' MIN.
- REAR LOT LINE:	0 OR 4' MIN.
PARKING SETBACKS:	
- PRIMARY STREET:	10' MIN.
- SIDE STREET:	0 OR 3' MIN.
- REAR LOT LINE:	0 OR 3' MIN.
- ALLEY:	5' MIN.
FLOOR HEIGHTS:	
- GROUND STORY HEIGHT:	11' MIN.
- UPPER STORY HEIGHT:	11' MIN.

- 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, TOPOGRAPHY, AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY NEIGHBOR LAND SURVEYORS, LLC, DATED FEBRUARY 18TH, 2021. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 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.5.B.

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
X	EXISTING FENCE LINE
---	EXISTING FENCE LINE
---	EXISTING RETAINING WALL
---	BUILD TO LINE

HATCH LEGEND

[Hatch Pattern]	CONCRETE
-----------------	----------



SITE LAYOUT & STAKING PLAN

SCALE: 1" = 20'

(DRAWING SCALED FOR 24X36 INCH PLOTS)

THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 Glenview Road
Raleigh, NC 27605
Office: 919.850.4787
Fax: 919.850.4788
E-Mail: SRN@thesitegroup.net

SEE DRAWINGS FOR (ASR-0077-2024):
**ATLAS STARK
NEW BERN RETAIL**
WAKE COUNTY

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

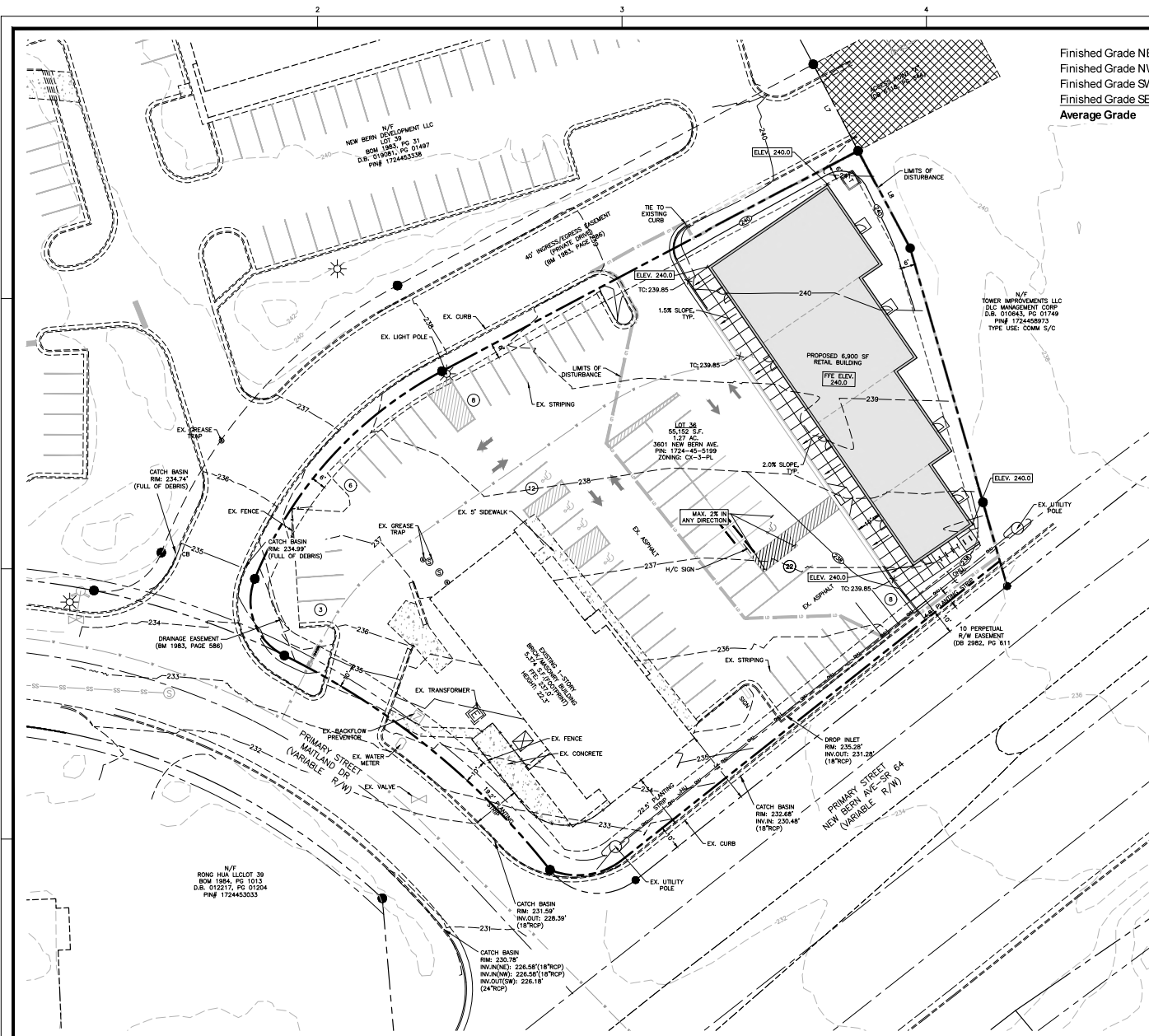
DATE: 27 SEP 2024
REVISED:
17 JAN 2025
08 MAY 2024
29 DEC 2025

**ADMINISTRATIVE
SITE REVIEW**

**SITE
LAYOUT &
STAKING PLAN**

Job Code: **ASTMR**

Dwg No. **SITE 200**



Finished Grade NE Corner	240.0
Finished Grade NW Corner	240.0
Finished Grade SW Corner	240.0
Finished Grade SE Corner	240.0
Average Grade	240.0

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 NEWCOMB LAND SURVEYOR DATED OCTOBER 27TH 2022. TOPOGRAPHIC ELEVATIONS TAKEN FROM WAKE COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

GRADING NOTES

1. 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.
2. 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.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
4. 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.
5. THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
6. THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
7. ALL SLOPES EQUAL TO 2:1 SHALL BE STABILIZED WITH PERMANENT SLOPE RESTORATION OR A SUITABLE COMBINATION OF PLANTING AND RESTORATION DEVICES.
8. SLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 SHALL BE STABILIZED WITH PERMANENT GROUNDCOVER, NOT WITH TURF GRASS.

GRADING & EROSION CONTROL 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. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
5. 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.
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9. THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
11. A NCDOT FORM IS REQUIRED PRIOR TO STARTING ANY WORKING IN THE NC DOT RIGHT OF WAY. ANY CHANGES RESULTING FROM NC DOT'S REVIEW WILL REQUIRE AN SPR REVISION, WHICH SHALL BE REVIEWED AND APPROVED BY CITY STAFF.



NORTH
GRADING &
STORM DRAINAGE PLAN

SCALE: 1" = 20'



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

ACTIVE STORMWATER CONTROL EXEMPTION:
PROJECT PROPOSES AN IMPERVIOUS SURFACE DECREASE. UDD EXEMPTS ACTIVE STORMWATER CONTROLS FOR "SUBSTITUTION OF BUILT-UPON AREA WHEN ALL THE STANDARDS OF SEC. 10.3.4.E ARE MET" PER UDD 9.2.2.3.b.

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E-Mail: SRN@thesitegroup.net

SEE DRAWINGS FOR (ASR-0077-2024):
ATLAS STARK RETAIL
NEW BERN RETAIL
3601 NEW BERN AVE., RALEIGH, NC
WAKE COUNTY

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

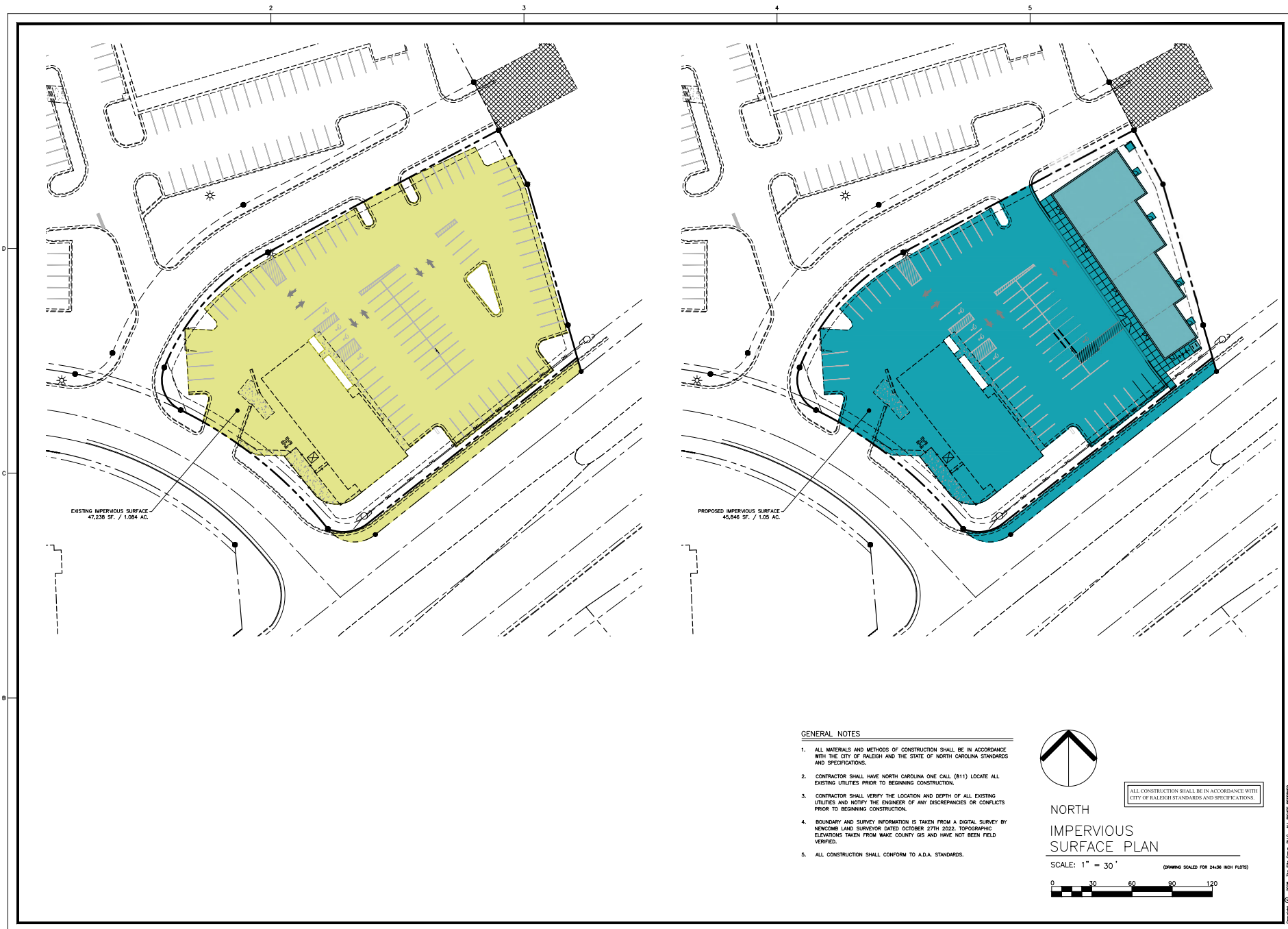
DATE: 27 SEP 2024
REVISED:
17 JAN 2025
08 MAY 2025
29 DEC 2025

ADMINISTRATIVE
SITE REVIEW

GRADING & STORM
DRAINAGE
PLAN

Job Code: **ASTMR**

Dwg No. **SITE 300**

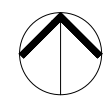


EXISTING IMPERVIOUS SURFACE
47,238 SF. / 1.084 AC.

PROPOSED IMPERVIOUS SURFACE
45,846 SF. / 1.05 AC.

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 NEWCOMB LAND SURVEYOR DATED OCTOBER 27TH 2022. TOPOGRAPHIC ELEVATIONS TAKEN FROM WAKE COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



NORTH
IMPERVIOUS
SURFACE PLAN

SCALE: 1" = 30'

(DRAWING SCALED FOR 34.38 INCH PLOTS)



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

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ASR DRAWINGS FOR (ASR-0077-2024):
ATLAS STARK
NEW BERN AVE., RALEIGH, NC
WAKE COUNTY

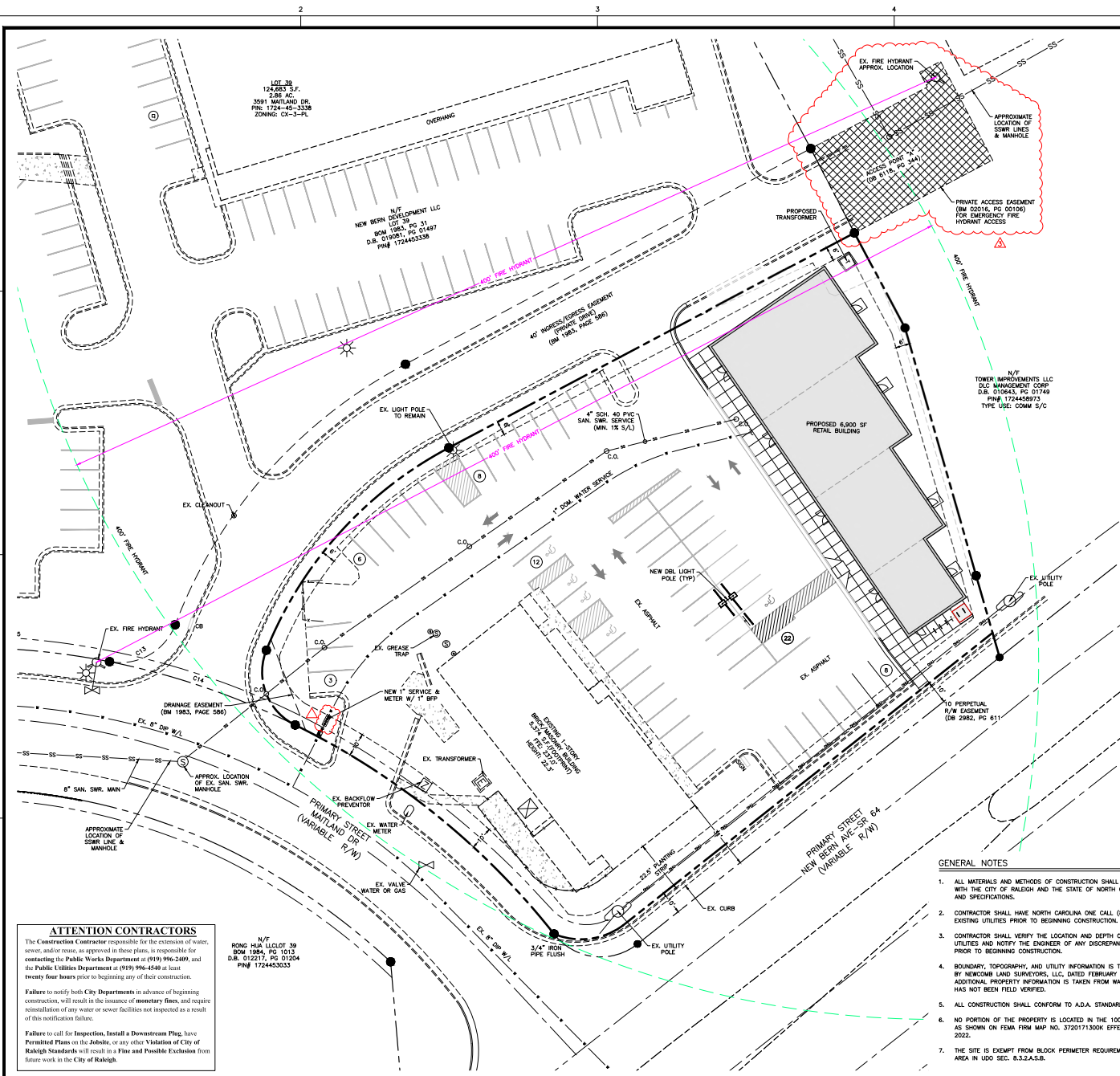
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ADMINISTRATIVE
SITE REVIEW

IMPERVIOUS
SURFACE
PLAN

Job Code: **ASTMR**
Dwg No.: **SITE 301**



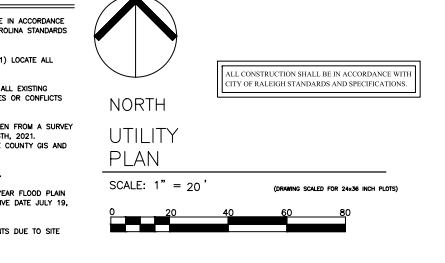
- STANDARD UTILITY NOTES (AS APPLICABLE):**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
 2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN 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 ENCLOSURE 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 CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS 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. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
 5. 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.
 6. 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 7. 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 ROW & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 8. INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION PROVIDE ADEQUATE FLOW & PRESSURE.
 9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' UNLESS FEET MAXIMUM.
 10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDO, USACE &/OR FEMA FOR ANY BRANRAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 12. NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 13. GREASE INTERCEPTOR/OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FSD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UIC / BLDG PERMIT. CONTACT (919)996-4516 OR FOODSERVICE@raleighnc.gov FOR MORE INFORMATION.
 14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UIC / BLDG PERMIT. CONTACT (919)996-5923 OR CROSS.CONNECTION@raleighnc.gov FOR MORE INFORMATION.
 15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.
- 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 DIAGNOSTIC 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 (MAN) & 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.

CLEANOUT NOTES

ANY SEWER CLEANOUTS PLACED IN THE PAVEMENT SHALL BE TRAFFIC-RATED PER COR - SEE SITE 801 FOR STANDARD DETAIL S-30.

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 (911) 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, TOPOGRAPHY, AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY NICHOLAS LAND SURVEYORS, LLC, DATED FEBRUARY 18TH, 2021. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
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 UDD SEC. 8.3.2.A.S.B.



ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, 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 reinstatement 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.

N/E
RONG HUA LLOOT 39
SCM 1984, PG 10.3
D.B. 012217, PG 01204
P/N 1724450353

SEE DRAWINGS FOR (ASR-0077-2024):

ATLAS STARK RETAIL

NEW BERN RETAIL

3601 NEW BERN AVE., RALEIGH, NC

WAKE COUNTY

Drawn By: **BRK**

Checked By: **SRN**

DATE: 27 SEP 2024

REVISED:

- 17 JAN 2025
- 08 MAY 2025
- 29 DEC 2025

ADMINISTRATIVE SITE REVIEW

UTILITY PLAN

Job Code: **ASTMR**

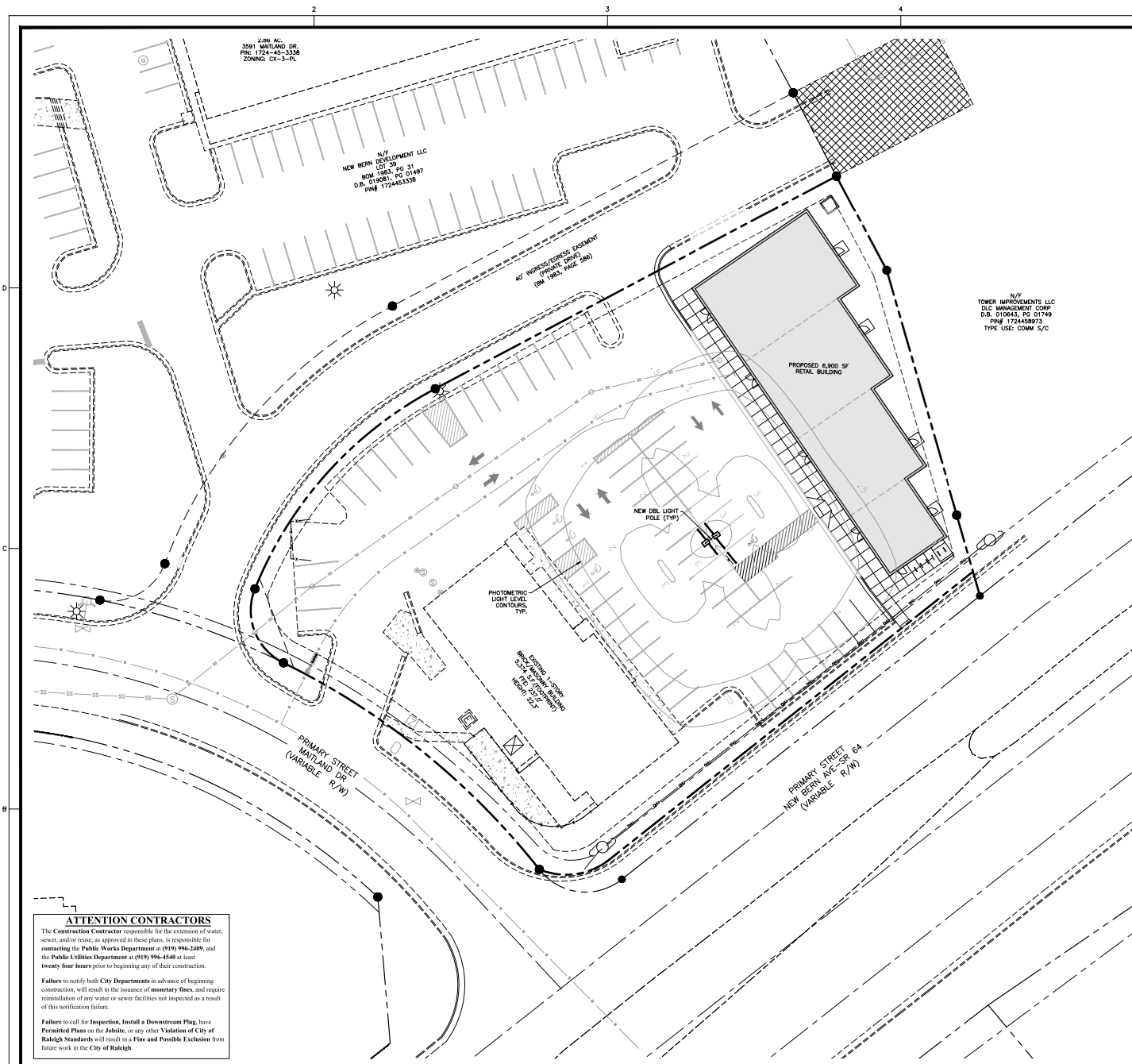
Dwg No. **SITE 400**

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THE SITE GROUP

CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

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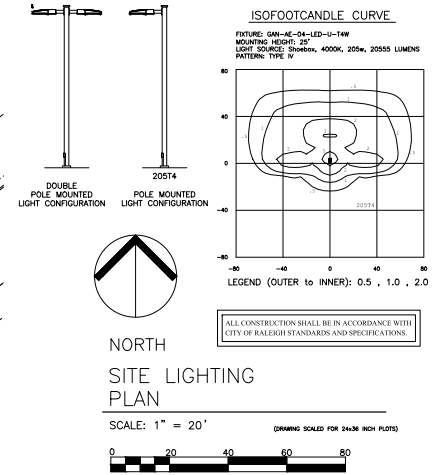
- GENERAL NOTES**
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 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. BOUNDARY, 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 MONITOR.
 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 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.5.B.
- GENERAL LIGHTING NOTES**
1. LIGHT POLES ARE TO BE LOCATED 20' (MIN) AWAY FROM CANOPY TREES.
 2. DUKE ENERGY PROGRESS SERVICE IS AVAILABLE FOR THIS SITE. FINAL PHOTOMETRICS TO BE PER DUKE ENERGY LAYOUT.

Outdoor Lighting
Shoobox LED

The energy efficient Shoobox LED light fixture is a decorative, contemporary design with a modern, industrial look that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoobox LED provides excellent color rendering along with a controlled light pattern that allows light to be directed only where you want it. Available in black, white, bronze, grey or white with black to four fixtures per pole.

LED Light (existing fixture)	4000K, 5000 watts
Mounting heights	30' - 35'
Colors	Black, White, Bronze
Poles	Thompson CD55H only 1 or 2 fixtures per pole. Decorative square metal.

Note: 30' pole available in black or bronze only.



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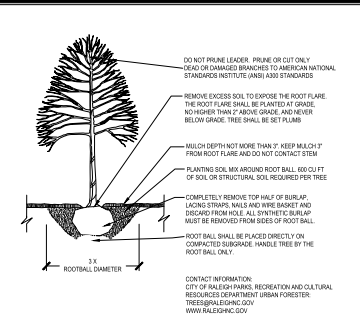
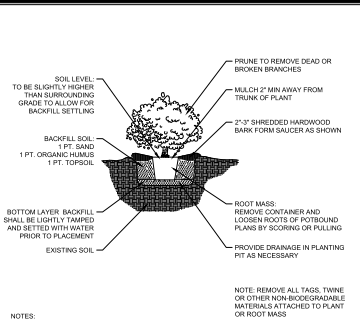
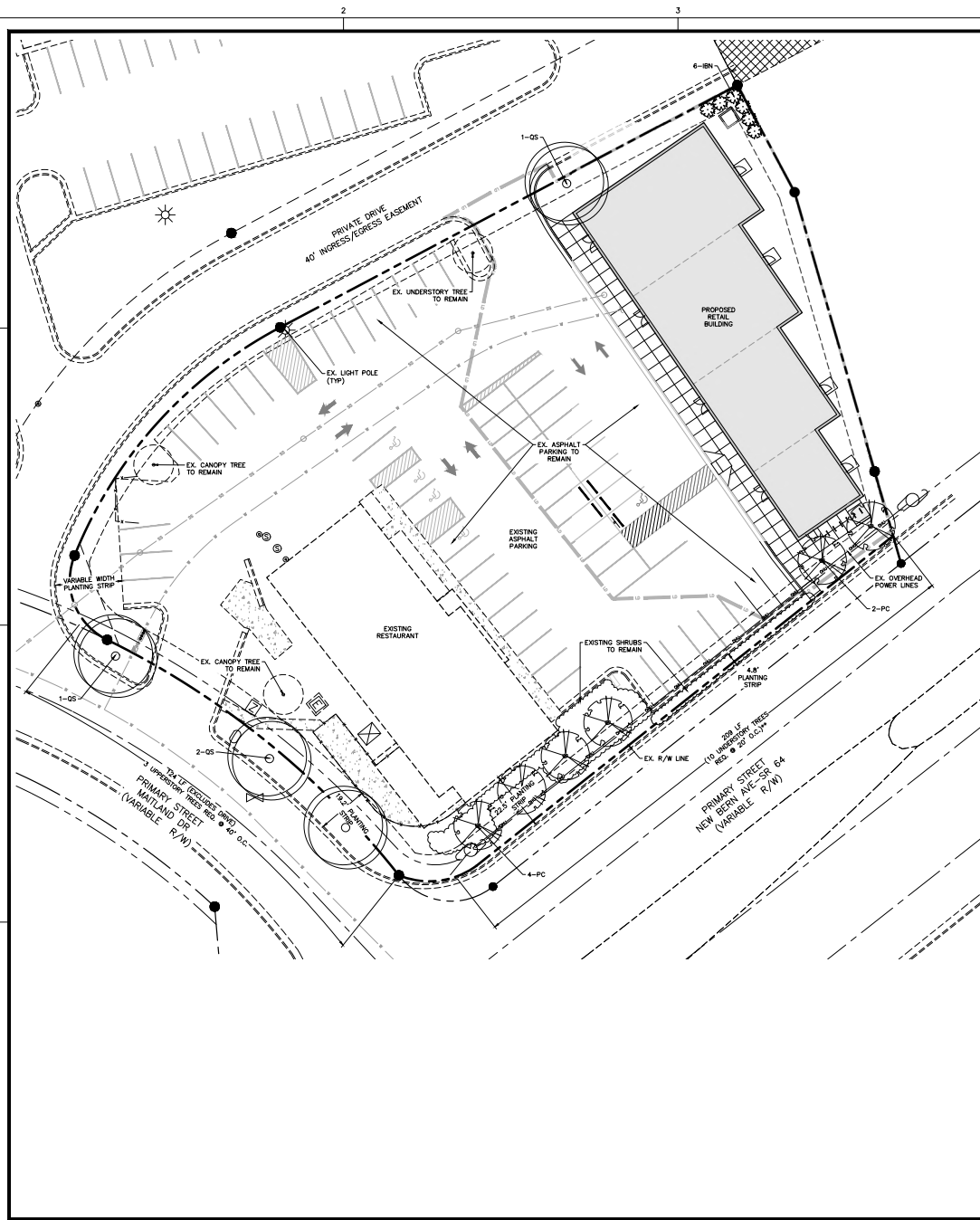
SEE DRAWINGS FOR (ASR-0077-2024):
ATLAS STARK
NEW BERN RETAIL
3601 NEW BERN AVE., RALEIGH, NC
WAKE COUNTY

Drawn By: BRK
Checked By: SRN

DATE: 17 JAN 2025
REVISED:
17 JAN 2025
08 MAY 2025
30 DEC 2025

Job Code: ASTMR

SITE 401



- NOTES:
1. TO PROMOTE AERATION AND PERCOLATION IN HEAVY SOIL, PLANT ROOTBALL ABOVE EXISTING GRADE AS SHOWN.
 2. PROVIDE AN EARTH SAUCER FOR WATER RETENTION.
 3. BACKFILL WITH 80% PARENT MATERIAL AND 20% DECOMPOSED ORGANIC MATERIAL BY VOLUME. WELL MIXED AS APPROVED BY THE ARCHITECT.
 4. PROVIDE 6\"/>
 5. PROVIDE MINIMUM 4\"/>
 6. SHRUBS WILL HAVE A MINIMUM 1 YEAR WARRANTY FROM DATE OF INSTALLATION.

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

OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	MATURE HEIGHT/CROWN	ROOT	REMARKS	LOCATION
SHADE TREES									
QS	4	QUERCUS SHUMMERE	SHUMARD OAK	10'	3" CAL.	50'/50'	B&B	DECIDUOUS	FOUNDATION, STREET
UNDERSTORY TREES									
PC	6	PISTACHIA CHINENSIS	CHINESE PISTACHE	10'	1.5" CAL.	25'/25'	B&B	DECIDUOUS	STREET TREE
SHRUBS									
BN	6	ILEX CORNUTA 'BURFORDI NANA'	DWARF BURFORD HOLLY	24" HT MIN.	3 CAL.	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 SUPPLIED 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; C.C. = ON-CENTER; (O) = TO REMAIN

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

NOTE:

1. ANY TREES IN SIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.
2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.
3. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDING DETAIL, TPP-03.
4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

STREET TREE REQUIREMENT CALCULATIONS:

NEW BERN AVE:	209 LF.
UNDERSTORY TREES REQUIRED (1/20'):	10 REQ'D
UNDERSTORY TREES PROVIDED:	6 PROV'D
WATLAND DR:	124 LF.
SHADE TREES REQUIRED (1/40'):	3 REQ'D
SHADE TREES PROVIDED:	3 PROV'D

*NOTE: STREET TREE REQUIREMENTS CANNOT BE MET DUE TO THE EXISTING LIMITED PLANTING STRIP WIDTH. THE PARKING ON-SITE IS EXISTING AND THE ROAD HAS LATELY BEEN WIDENED OVER THE YEARS LEAVING ONLY A 4.5' WIDE PLANTING STRIP BETWEEN THE ROADWAY CURB AND THE ON-SITE PARKING CURBS.

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, TOPOGRAPHY, AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY NICHOLSON LAND SURVEYORS, LLC, DATED FEBRUARY 18TH, 2021. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
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.



NORTH
LANDSCAPE
PLAN

SCALE: 1" = 20'



NOT FOR CONSTRUCTION

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

THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
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E-Mail: SNG@thesitegroup.net

SEE DRAWINGS FOR (ASR-0077-2024):
ATLAS STARK
NEW BERN RETAIL
3601 NEW BERN AVE., RALEIGH, NC
WAKE COUNTY

Drawn By: TEA
Checked By: BDM

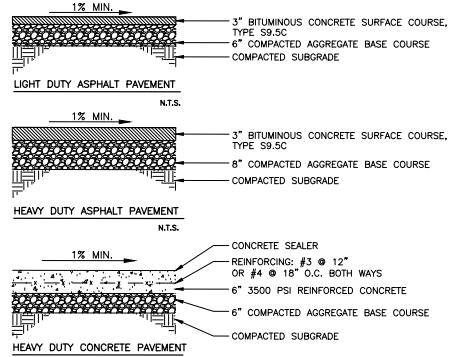
DATE: 27 SEP 2024
REVISED:
17 JAN 2025
08 MAY 2025
29 DEC 2025

ADMINISTRATIVE SITE REVIEW

LANDSCAPE PLAN

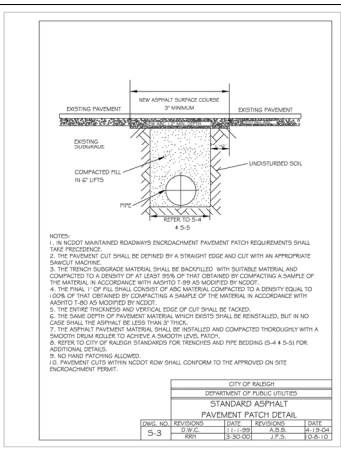
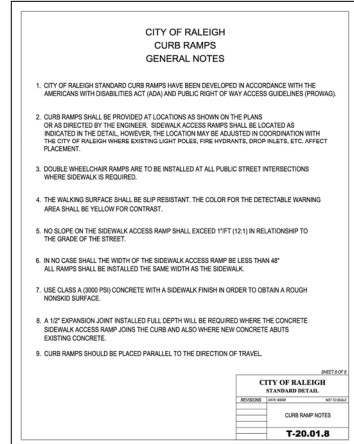
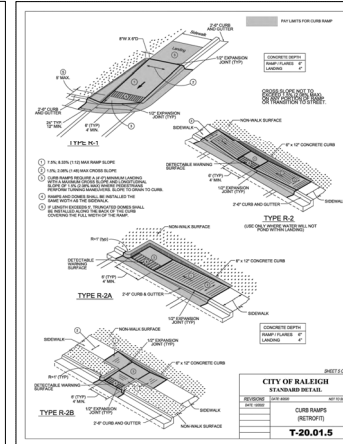
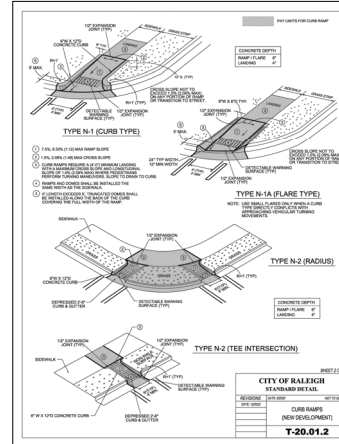
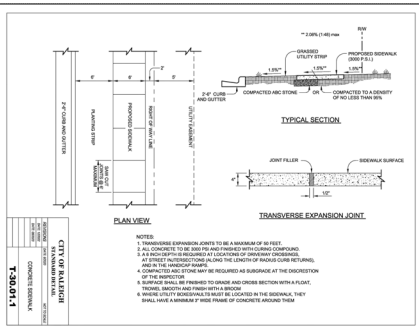
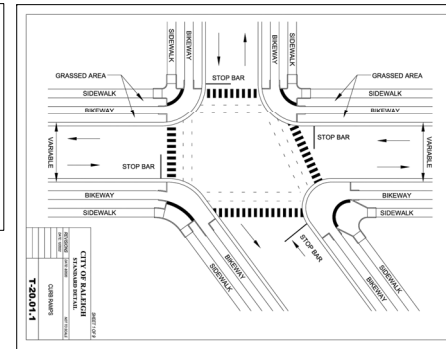
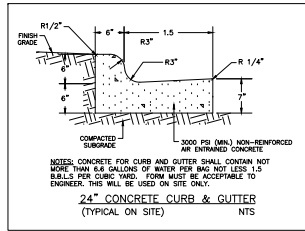
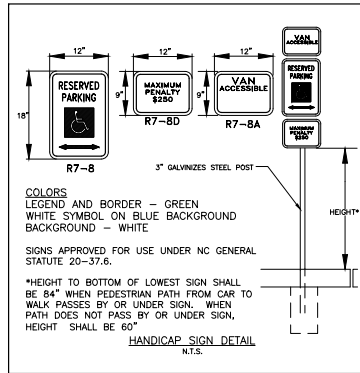
Job Code: ASTMR

Dwg No. SITE 500



TYPICAL PAVING SECTIONS
N.T.S.

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



THE SITE GROUP
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E-Mail: SRN@thesitegroup.net

ASR DRAWINGS FOR (ASR-0077-2024):
ATLAS STARK
NEW BERN RETAIL
3601 NEW BERN AVE., RALEIGH, NC
WAKE COUNTY

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

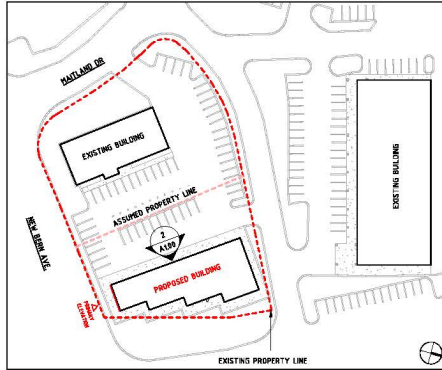
DATE: 27 SEP 2024
REVISED: 17 JAN 2025
29 DEC 2025

ADMINISTRATIVE SITE REVIEW

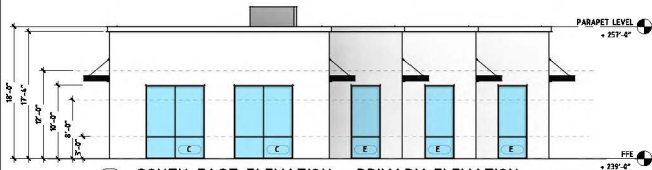
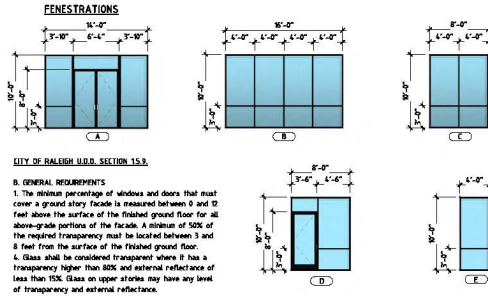
SITE DETAILS

Job Code: **ASTMR**

Dwg No. **SITE 600**



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



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

SOUTH-EAST PRIMARY ELEVATION TRANSPARENCY TABLE

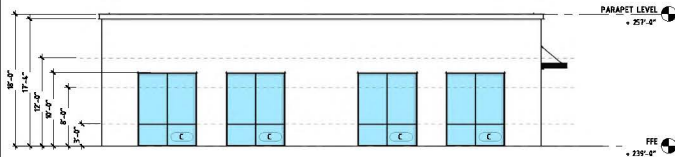
TRANSPARENCY REQUIREMENTS FOR A GENERAL BUILDING GROUND STORY PER UDO 3.5.3.33X (MIN)

GROUND FLOOR	WITHIN 0-12 FT	WITHIN 3-8 FT
OVERALL AREA	720 SF	---
TRANSPARENCY REQUIRED	238 SF (33% OF 720 SF)	119 SF (26% OF 238 SF)
TRANSPARENCY PROVIDED	280 SF	160 SF

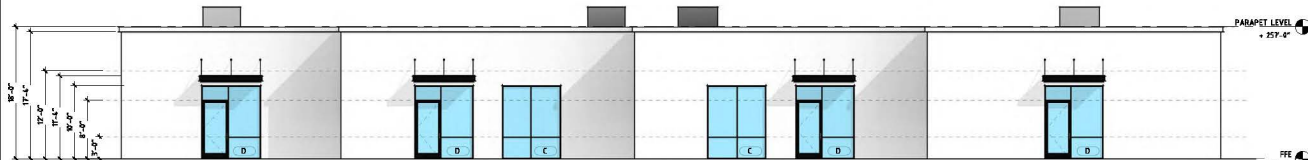
Finished Grade NE Corner 239.0
Finished Grade NW Corner 239.0
Finished Grade SW Corner 239.0
Finished Grade SE Corner 239.0

Average Grade 239.0

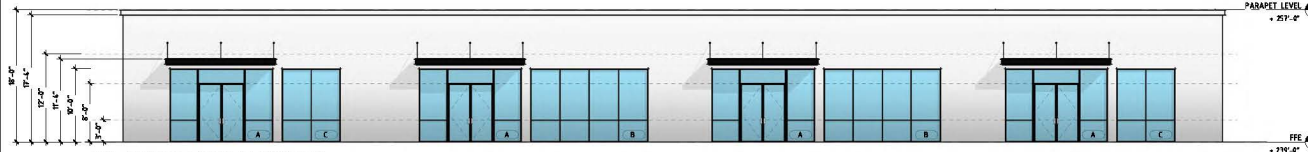
AVERAGE GRADE NOTE: 239 is existing and proposed average grade on all elevations



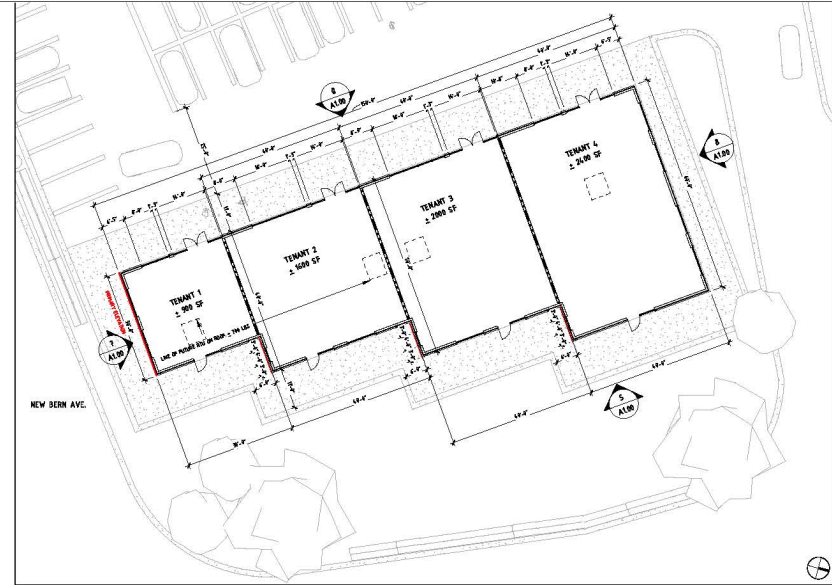
6 NORTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



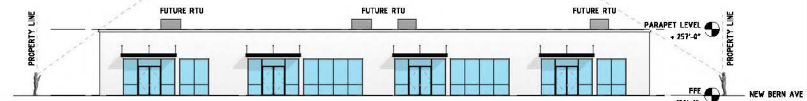
5 NORTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



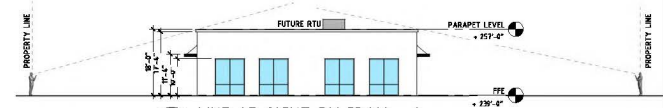
4 SOUTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



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"