

Administrative Site Review Application

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



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

Office Use Only: Transaction #: <u>ASR-0092-299</u>		Planning Coordinator: <u>BOIVIN</u>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Ashton Properties-O'Reilly Auto Parts			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 2401 Atlantic Ave. Raleigh NC 27604			
Site P.I.N.(s): 1715-20-8717			
Please describe the scope of work. Include any additions, expansions, and change of use. CHANGE OF USE FROM PRINT SHOP TO AUTO PARTS STORE AND WAREHOUSE			
Current Property Owner/Developer Contact Name: BRYAN SMITH NOTE: please attach purchase agreement when submitting this form.			
Company: NTB-FUQUAY, LLC		Title: SENIOR PROJECT MANAGER	
Address: 610 E. MOREHEAD ST. SUITE 100, CHARLOTTE, NC 28202			
Phone #: (704) 319-4921		Email: besmith@ashtonprop.com	
Applicant Name: BYRAN SMITH			
Company: ASHTON PROPERTIES		Address: 610 E. MOREHEAD ST. SUITE 100, CHARLOTTE, NC 28202	
Phone #: (704) 319-4921		Email: besmith@ashtonprop.com	

→ ED SCONFIENZA ~~ED@THESTEGROUP.NET~~
ED@THESTEGROUP.NET

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-PL	Existing gross floor area (not to be demolished): 22,187 SF.
	Existing gross floor area to be demolished: NONE
Gross site acreage: 1.68 AC.	New gross floor area: No New Floor Area
# of parking spaces required: 19	Total sf gross (to remain and new): 22,187 SF.
# of parking spaces proposed: 45	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Light Manufacturing (Print Shop)	
Proposed use (UDO 6.1.4): Auto Parts Store	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.11 Acres Square Feet: 48,530SF	Proposed Impervious Surface: Acres: 1.06 Square Feet: 46,675
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu: _____	
FEMA Map Panel #: 3720171500J Dated May 2, 2006	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: NONE	Total # of hotel units: NONE
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Ed Sconfienza, P.E., The Site Group, PLLC to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:

Date:

Printed Name: Steven J. Townley

Administrative Site Review Checklist

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

Use this checklist as a guide for Administrative Site Review submittals requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notice is required for projects that:

1. Include new buildings greater than 25,000 square feet, or additions that represent a 10% increase in building area or 25,000 square feet (whichever is greater), AND;
2. The subject property is located within 100 feet of a property that is zoned: R-1, R-2, R-4, R-6, R-10

If your project requires mailed notice, [click here to download the letter template](#) and other helpful information.

Please check one of the following:

- Yes, my project meets the mailed notification requirement and my letters are provided with this application.
The mailed notification is not applicable for my project.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Cover sheet and/or second sheet: include project name and location; site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s), Frontage Type, Current Use(s), Proposed Use(s), Building Square Footage(s), residential density and unit data, existing and proposed parking calculations</i>); general notes; sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500' and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>parking, driveways, alleys</i>); and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Demolition plan: Clearly indicate items to be removed	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Proposed site plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, parking, storage areas, service areas, etc.</i>); setback/build-to lines; proposed property lines; streetscape; mechanical equipment (<i>HVAC, generators, etc.</i>); sidewalks, walkways, trails; solid waste facilities; parking and parking calculations (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3</i>); open space and/or greenways; transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Square footages for proposed and existing uses; Parking calculations; amenity area calculations; Setback/Build-to; transitional protective yard type (UDO Section 7.2.4.A); street protective yard type (UDO Section 7.2.4.B).</i>)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please continue to page two >

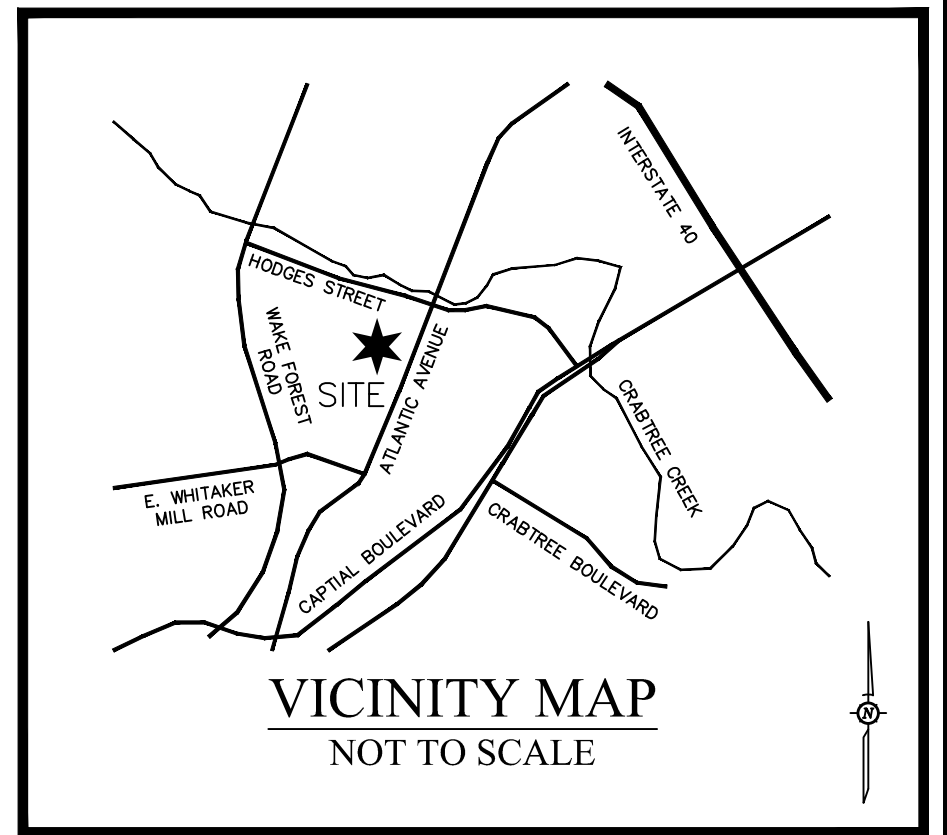
GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
5. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; structural improvements with finished floor elevations; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Proposed stormwater plan: include preliminary stormwater quantity and quality summary and calculations package. If not required, provide notes indicating such and reference UDO section on front cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); Include Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Architectural Elevations showing existing and/or proposed building height per UDO Section 1.5.7., 2.3, 3.2., and 3.3., transparency per UDO Section 1.5.9., 2.3 and 3.2, and blank wall area per UDO Section 1.5.10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: Revisions to previously approved site plans must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SITE PLANS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. List date of previously approved site plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Provide updated site data table including building square footages, parking calculations, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

O'REILLY AUTO PARTS

2401 ATLANTIC AVENUE Raleigh, North Carolina ADMINISTRATIVE SITE PLANS



DEVELOPMENT SERVICES

Administrative Site Review Application

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Office Use Only: Transaction #:	Planning Coordinator:																		
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Development name: Ashton Properties-O'Reilly Auto Parts

Inside City limits? ☒ Yes ☐ No

Property address(es): 2401 Atlantic Ave. Raleigh NC 27604

Site P.I.N.(s): 1715-20-8717

Please describe the scope of work. Include any additions, expansions, and change of use.
CHANGE OF USE FROM PRINT SHOP TO AUTO PARTS STORE AND WAREHOUSE

Current Property Owner/Developer Contact Name: BRYAN SMITH
NOTE: please attach purchase agreement when submitting this form.

Company: NTB-FUQUAY, LLC Title: SENIOR PROJECT MANAGER

Address: 610 E. MOREHEAD ST. SUITE 100, CHARLOTTE, NC 28202

Phone #: (704) 319-4921 Email: bsmith@ashtonprop.com

Applicant Name: BRYAN SMITH

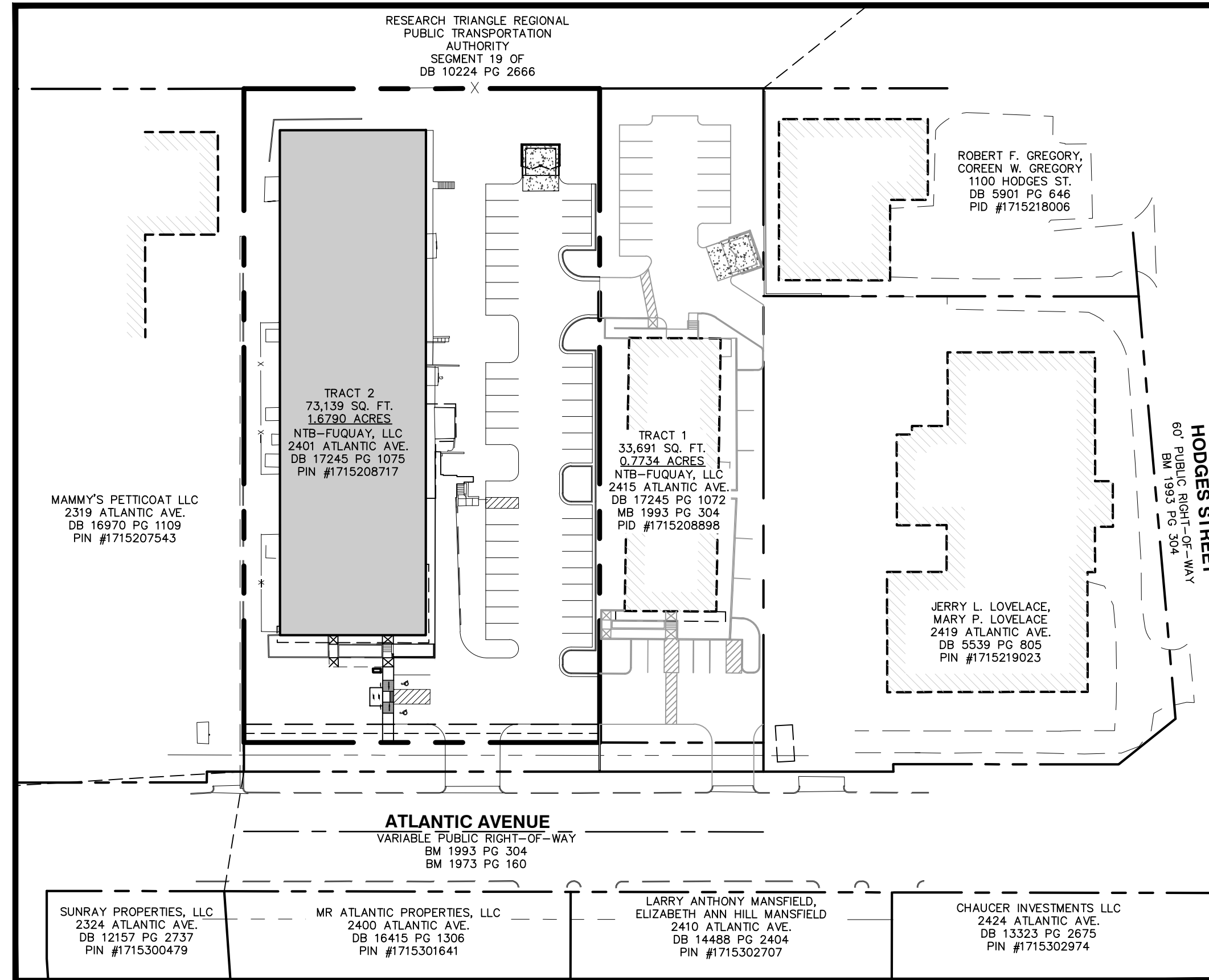
Company: ASHTON PROPERTIES Address: 610 E. MOREHEAD ST. SUITE 100, CHARLOTTE, NC 28202

Phone #: (704) 319-4921 Email: bsmith@ashtonprop.com

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REVISION 05.01.19

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PARKING SETBACKS:

REQUIRED (MINIMUM DISTANCES)

FROM PRIMARY STREET: 10'
FROM SIDE STREET: 10'
FROM SIDE LOT LINE: 0' OR 3'
FROM REAR LOT LINE: 0' OR 3'
FROM ALLEY: 5'

PROVIDED

FROM PRIMARY STREET: 10'
FROM SIDE STREET: N/A
FROM SIDE LOT LINE (EAST): 2'
FROM REAR LOT LINE: 30'
FROM ALLEY: N/A

SITE DATA SUMMARY

- | | |
|---------------------------------------|---|
| 1. PROJECT NAME: | O'REILLY AUTO PARTS |
| 2. PROJECT ADDRESS: | 2401 ATLANTIC AVENUE, RALEIGH NC |
| 3. PIN NUMBERS: | 1715-20-8717 |
| 4. CURRENT OWNER: | NTB-FUQUAY LLC |
| 5. EXISTING ZONING: | IX-3-PL |
| 6. EXISTING LOT SIZE: | 1.679 AC / 73,137 SF. |
| 7. PROPOSED R/W DEDICATION: | 0.072 AC / 3,124 SF. |
| 8. NET LOT SIZE AFTER R/W DEDICATION: | 1.607 AC / 70,013 SF. |
| 9. CURRENT USE: | LIGHT MANUFACTURING (PRINT SHOP) |
| 10. PROPOSED USE: | RETAIL SALES |
| 11. EXISTING BUILDING SF: | 22,187 SF. |
| 12. MAXIMUM BUILDING HEIGHT: | 50' (3 STORY) |
| 13. EXISTING BUILDING HEIGHT: | 16.6' |
| 14. PARKING REQUIREMENT: | 3,600/300 = 12 SPACES REQ'D |
| 15. RETAIL (1 SPACE/300 SF.): | 18,587/3000 = 7 SPACES REQ'D |
| 16. WAREHOUSE (1 SPACE/3,000 SF.): | 45 SPACES (2 HANDICAP SPACES) |
| 17. PROPOSED PROVIDED: | 4 SHORT TERM |
| 18. BICYCLE PARKING PROVIDED: | |
| 19. BUILDING SETBACKS: | |
| 20. STREET YARD: | 10' |
| 21. SIDE YARD: | 5' |
| 22. REAR YARD: | 5' |
| 23. WATERSHED: | CRABTREE CREEK |
| 24. RIVER BASIN: | NEUSE |
| 25. REQUIRED OPEN SPACE: | N/A |
| 26. REQUIRED AMENITY AREA: | 0.16 AC / 7,314 SF. (10%) |
| 27. PROPOSED AMENITY AREA: | 0.17 AC / 7,594 SF. (10.4%) |
| 28. EXISTING IMPERVIOUS AREA: | 1.12 AC / 48,572 SF. |
| 29. PROPOSED IMPERVIOUS AREA: | 1.06 AC / 46,067 SF. |
| 30. PROPOSED DISTURBED AREA: | 0.61 AC / 26,750 SF. |
| 31. OWNER: | NTB-FUQUAY LLC
ATTN: BRYAN SMITH
610 E. MOREHEAD ST. SUITE 100
CHARLOTTE, NC 28202
(704) 319-4921
EMAIL: bsmith@ashtonprop.com |
| 32. CONTACT PERSON: | THE SITE GROUP
ATTN: EDWIN SCOFENZA
1111 OBERLIN ROAD
RALEIGH, NC 27605
(919)835-4787 PH
(919) 839-2255 FAX
EMAIL: EFS@thesitegroup.net |

GENERAL NOTES:

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

DEVELOPMENT TYPE + SITE DATA TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-PL	Existing gross floor area (not to be demolished): 22,187 SF.
Gross site acreage: 1.68 AC.	Existing gross floor area to be demolished: NONE
# of parking spaces required: 19	New gross floor area: No New Floor Area
# of parking spaces proposed: 45	Total of gross (to remain and new): 22,187 SF.
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Light Manufacturing (Print Shop)	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Auto Parts Store	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.11 Area: 48,508 SF	Proposed Impervious Surface: Acres: 1.06 Area: 46,067 SF
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Flood etc.	
FEMA Map Panel #: 2701710001 Dated May 2, 2006	
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: NONE	Total # of hotel units: NONE
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate E3 SCOFENZA, P.A., The Site Group, PLLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submital policy, which states applications will expire after 180 days of inactivity.

Signature: [Signature] Date: 11/6/19

Printed Name: Steven J. Topping

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FLOODPLAIN NOTE:

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

TREE CONSERVATION EXEMPTION:

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

STORMWATER RUNOFF CONTROL EXEMPTION:

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

NUTRIENT REMOVAL EXEMPTION:

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

PARKING CALCULATIONS:

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

PROPOSED USE: 3,600 SF RETAIL
18,587 SF WAREHOUSE
REQUIRED: 1/300 SF RETAIL AREA = 3,600/300 = 12
1/3000 SF WAREHOUSE AREA = 18,587/3000 = 7
TOTAL = 19 REQUIRED

PROVIDED: 45 SPACES (INCLUDING 2 HANDICAP SPACES)
REQUIRED INCREASE > 10 SPACES; THEREFORE SITE PLAN REVIEW REQUIRED.

REQUIRED SHORT TERM BICYCLE PARKING: 1/5,000 SF; MINIMUM 4 REQUIRED
PROVIDED SHORT TERM BICYCLE PARKING: 4 SPACES

ROW DEDICATION CALCULATION:

ATLANTIC AVENUE CLASSIFICATION: AVENUE, 4 LANE DIVIDED
1 OF 104' ROW REQUIRED = 52'
2 OF 76' B-B STREET REQUIRED = 38'

DISTANCE FROM C/L OF STREET TO EX. ROW: 36'
52' - 36' = 16' ROW DEDICATION REQUIRED

DISTANCE FROM C/L TO B/C: 24.5'
38' - 24.5' = 13.5' ROAD WIDENING REQUIRED

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

OWNER:
NTB-FUQUAY, LLC
ATTN: BRYAN SMITH
610 E. MOREHEAD ST. SUITE 100
CHARLOTTE, NC 28209-2699
PHONE: (704) 319-4921
EMAIL: bsmith@ashtonprop.com

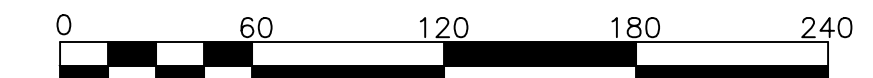
DRAWINGS INDEX:	
SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS & DEMO PLAN
SITE 200	SITE LAYOUT PLAN
SITE 300	GRADING PLAN
SITE 400	UTILITY PLAN
SITE 500	LANDSCAPE PLAN
SITE 600	SITE DETAILS
A-001	BUILDING ELEVATIONS (BY OTHERS)



COVER SHEET

SCALE: 1" = 60'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

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

THE SITE GROUP

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

1111 OBERLIN ROAD

RALEIGH, NC 27605-1136 USA

Office: 919.835.4787

Fax: 919.839.2255

E Mail: ed@thesitegroup.net

ADMINISTRATIVE SITE PLANS FOR:

O'REILLY AUTO PARTS

2401 ATLANTIC AVENUE

RALEIGH, NORTH CAROLINA

Drawn By: SWJ

Checked By: EFS

DATE:

05 NOV 2019

SITE PLANS

COVER SHEET

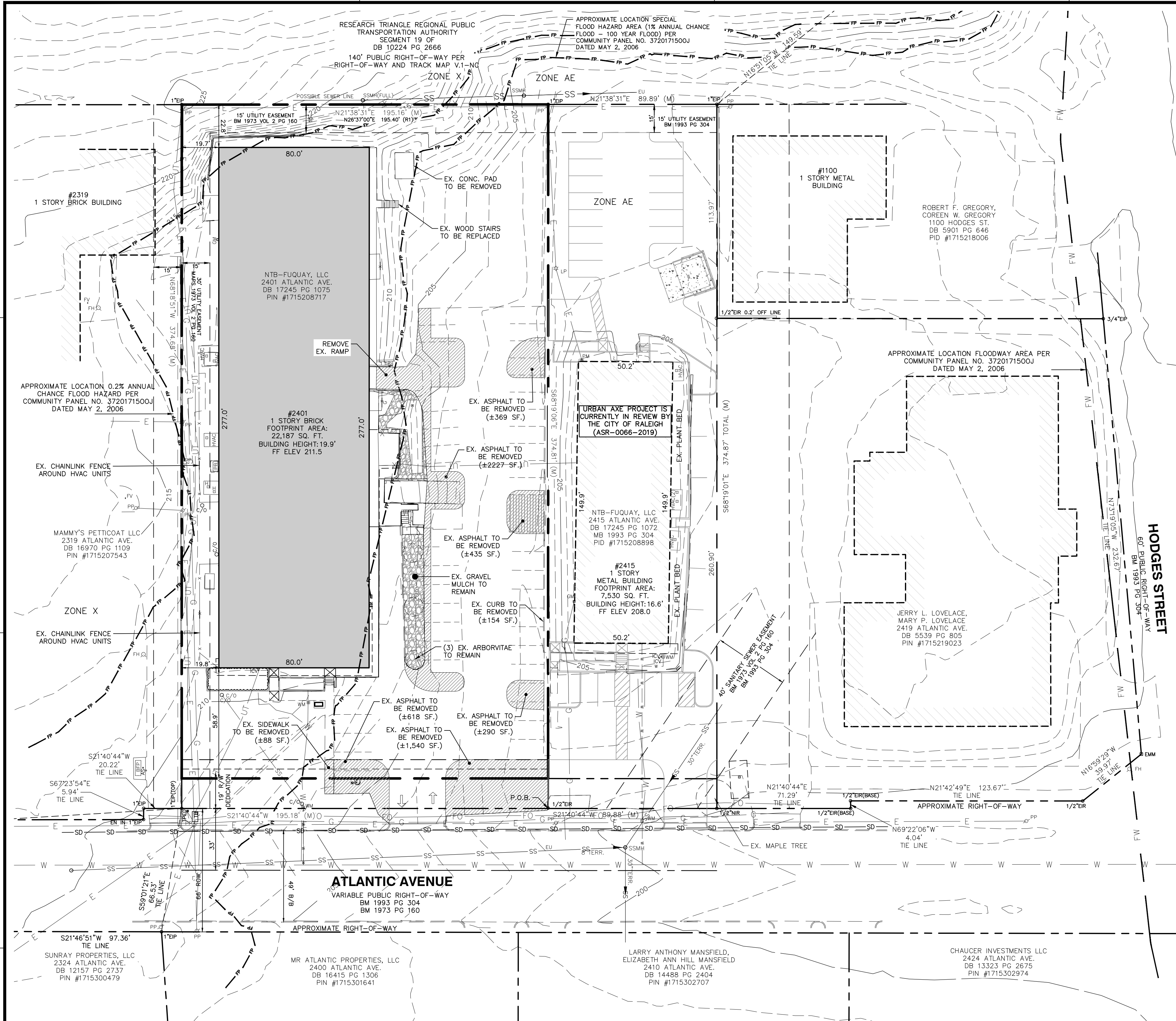
Job Code

AAOR

Dwg No.

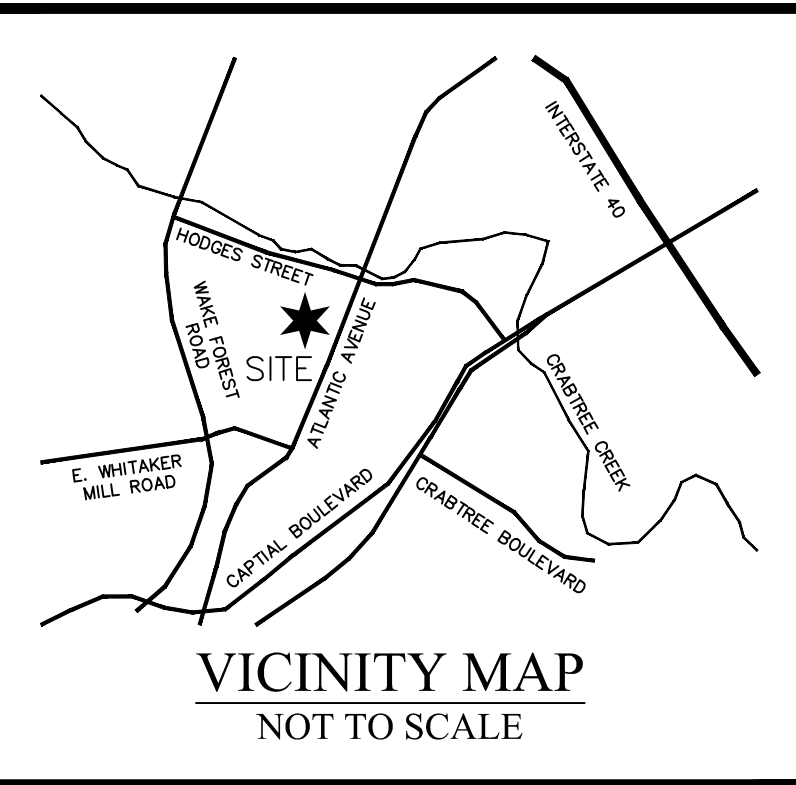
SITE 001

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

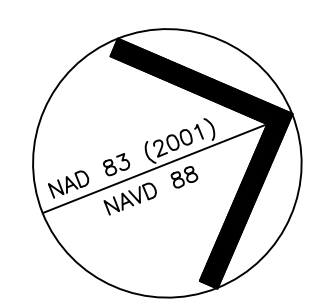
- LINE LEGEND:**
- EASEMENT
 - FENCE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - GAS LINE
 - POWER LINE
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - WATER LINE



- GENERAL NOTES:**
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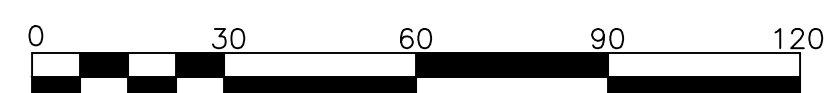
FLOODPLAIN NOTE:

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



NORTH
EXISTING
CONDITIONS PLAN

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



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

NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
111 Commerce Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: ed@thesitegroup.net

ADMINISTRATIVE SITE PLANS FOR:

O'REILLY AUTO PARTS

2401 ATLANTIC AVENUE
RALEIGH, NORTH CAROLINA

Drawn By: **SWJ**
Checked By: **EFS**

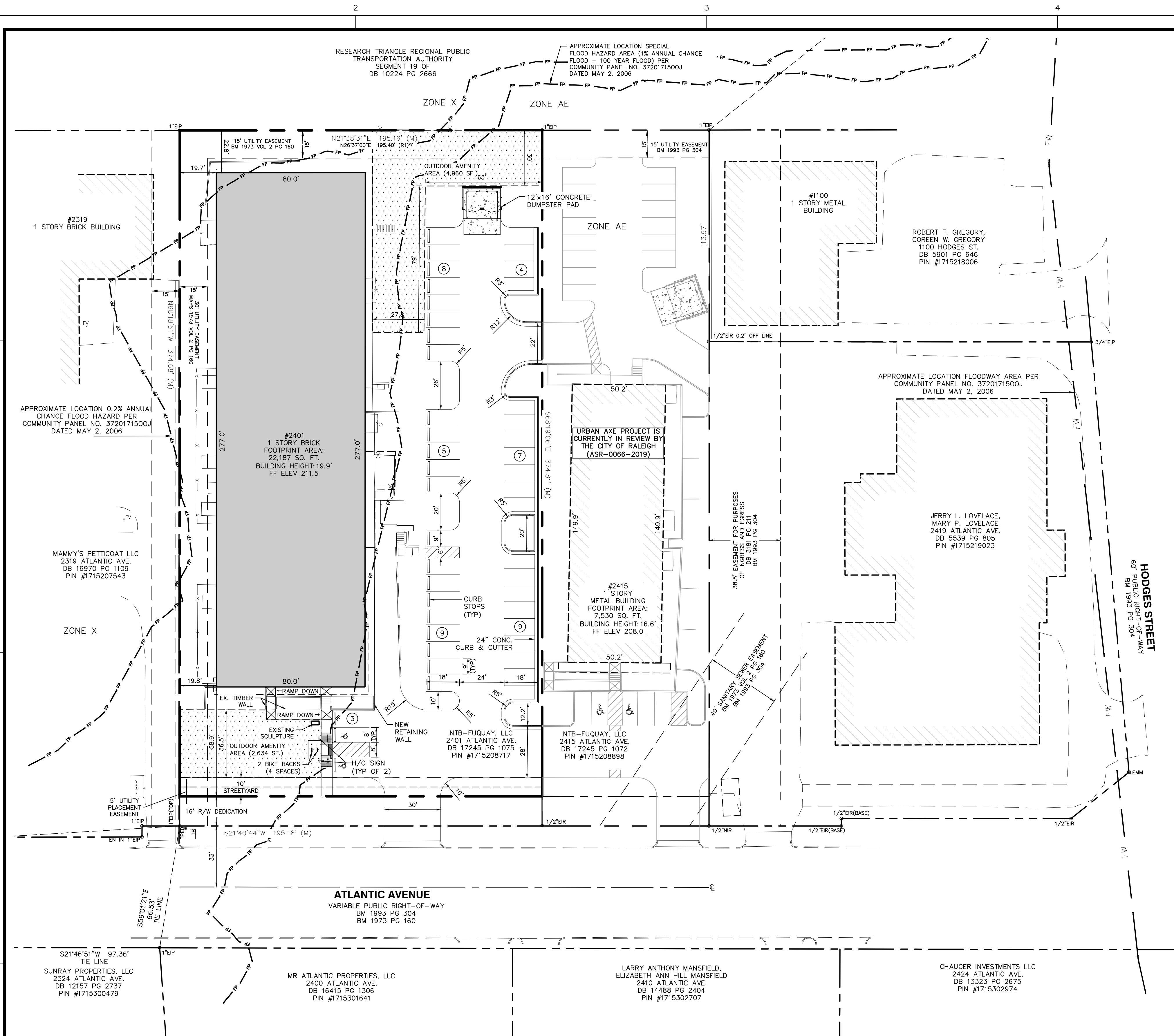
DATE:
05 NOV 2019

SITE PLAN

EXISTING CONDITIONS PLAN

Job Code: **AAOR**

Dwg No.
SITE 100



SITE DATA SUMMARY

1. PROJECT NAME:	O'REILLY AUTO PARTS
2. PROJECT ADDRESS:	2401 ATLANTIC AVENUE, RALEIGH NC
3. PIN NUMBERS:	1715-20-8717
4. CURRENT OWNER:	NTB-FUQUAY LLC
5. EXISTING ZONING:	IX-5-PL
6. EXISTING LOT SIZE:	1.679 AC / 73,137 SF.
7. PROPOSED R/W DEDICATION:	0.072 AC / 3,124 SF.
8. NET LOT SIZE AFTER R/W DEDICATION:	1.607 AC / 70,013 SF.
9. CURRENT USE:	LIGHT MANUFACTURING (PRINT SHOP)
10. PROPOSED USE:	RETAIL SALES
11. EXISTING BUILDING HEIGHT:	22.187 SF.
12. EXISTING BUILDING HEIGHT:	50' (3 STORY)
13. PARKING REQUIREMENT:	16.6'
14. BUILDING SETBACKS:	
15. STREET YARD:	10'
16. SIDE YARD:	5'
17. REAR YARD:	5'
18. WATERSHED:	CRABTREE CREEK
19. RIVER BASIN:	NEUSE
20. REQUIRED OPEN SPACE:	N/A
21. REQUIRED AMENITY AREA:	0.16 AC. / 7,314 SF. (10%)
22. PROPOSED AMENITY AREA:	0.17 AC. / 7,594 SF. (10.4%)
23. EXISTING IMPERVIOUS AREA:	1.12 AC. / 48,572 SF.
24. PROPOSED IMPERVIOUS AREA:	1.06 AC. / 46,067 SF.
25. PROPOSED DISTURBED AREA:	0.61 AC. / 26,750 SF.
26. OWNER:	NTB-FUQUAY LLC ATTN: BRYAN SMITH 610 E. MOREHEAD ST. SUITE 100 CHARLOTTE, NC 28202 EMAIL: bsmith@astonprop.com
27. CONTACT PERSON:	THE SITE GROUP ATTN: EDWIN SCOFENIZA 1111 OBERLIN ROAD RALEIGH, NC 27605 (919)835-4787 PH (919) 839-2255 FAX EMAIL: EFS@thesitegroup.net

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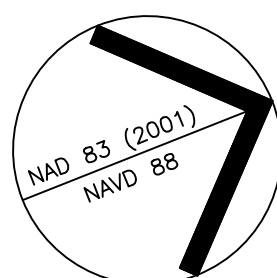
THIS SITE IS IN SPECIAL FLOOD HAZARD AREAS ZONE 'X' AND ZONE 'AE' AS SHOWN ON FIRM PANEL 3720171500J DATED MAY 2, 2006

TREE CONSERVATION EXEMPTION:

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

AMENITY AREA CALCULATION:

SITE AREA = 73,137 SF * 10% = 7,314 SF AMENITY AREA REQUIRED
AMENITY AREA PROVIDED = 7,314 SF



NORTH
SITE LAYOUT &
STAKING PLAN

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



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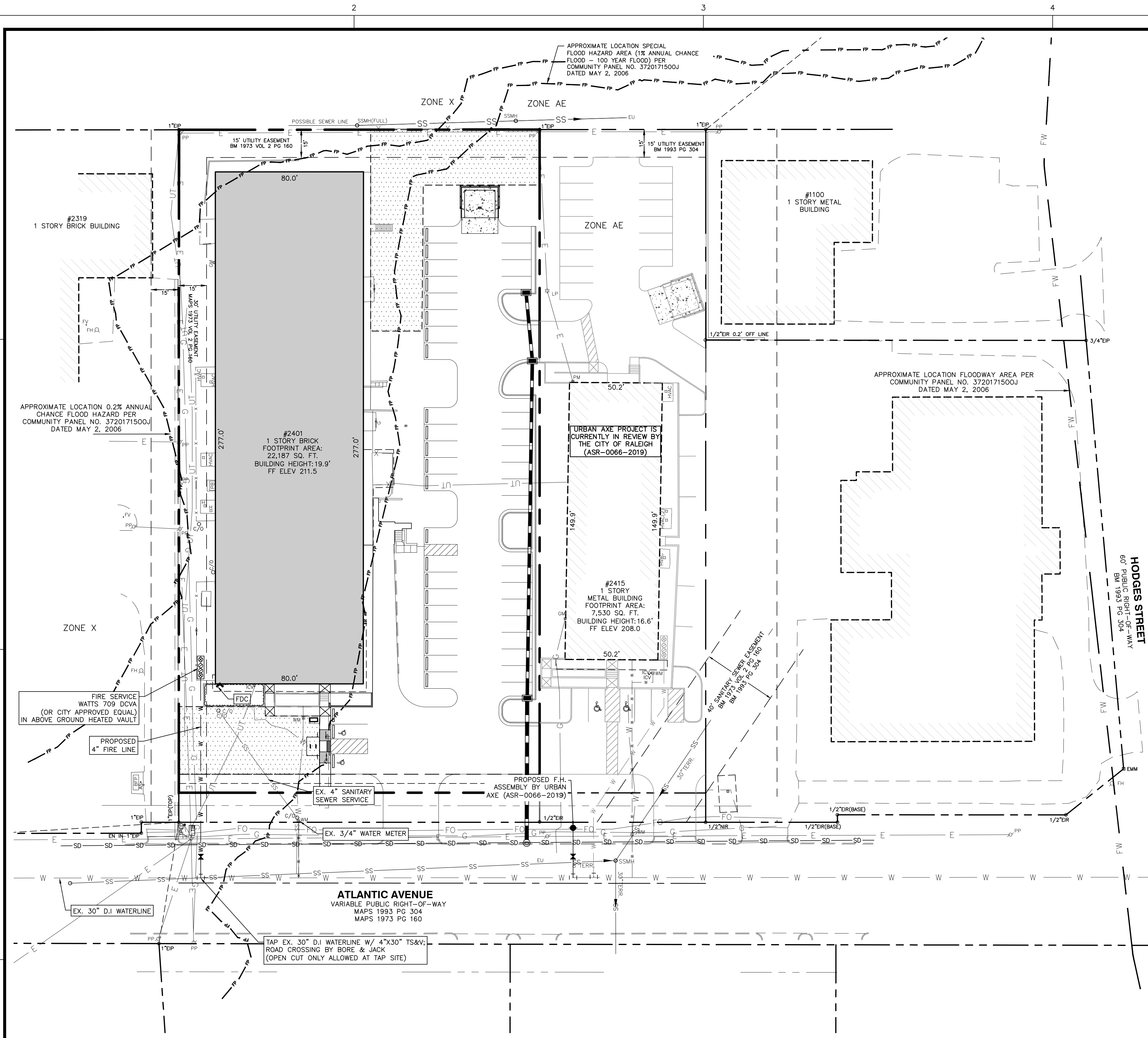
SITE PLAN

SITE LAYOUT AND STAKING PLAN

Job Code: AAOR

Dwg No.
SITE
200

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UTILITY NOTES

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

GENERAL NOTES:

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STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT 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 CORPUD DETAILS W-41 & S-49).
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- - - EX. EASEMENT
- SD--- EXISTING STORM
- PROPOSED STORM
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- SS--- EXISTING SANITARY SEWER
- E --- EXISTING OVERHEAD POWER LINE
- G --- EXISTING GAS LINE
- FO--- EXISTING FIBER OPTIC LINE
- UT--- EXISTING TELEPHONE LINE
- LIMITS OF DISTURBANCE
- - - FEMA FLOODWAY BOUNDARY
- FP--- FLOODPLAIN BOUNDARY

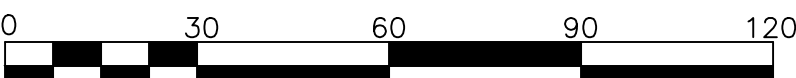


NORTH

UTILITY PLAN

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