



# Administrative Approval Action

Case File / Name: ASR-0094-2021  
DSLC - HWY 55

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

**LOCATION:** This site is located on the south side of New Bern Avenue, west of N Rogers Lane, at 5160 New Bern Ave.

**REQUEST:** Development of an existing, vacant Lot 7, zoned PD (Rogers Farm Master Plan), of a 1.29 acres/56,305 sf tract with 480 sf of right-of-way dedication leaving a net area of 1.28 acres/55,825 sf. A proposed drive-thru restaurant, building area of 2,501 :

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

MP-1-96 Rogers Farm Master Plan Redevelopment Tract & Z-45-96 - US 65 East.  
(Effective September 3, 1996) - rezoning PD with conditional uses.

**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 June 17, 2022 by Commercial Site Design.

## **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. Proposed amenity sf area totals, as shown on the coversheet data table & site plan sheet C3 are revised to match the provided total area for the development, in accordance with Sec.1.5.3.B and labeled on the site plan.
2. A detail for the bike rack and space maneuverability designs, per the Raleigh Transit Manual B.20.01, are provided with the Site Permit plans set.
3. A detail of the SWS enclosure is provided and dimensioned in accordance with Sec.7.2.5.C and SWS Design Manual.
4. Proposed retaining walls comply with design requirements noted in Sec.7.2.8.D.7 and the TW/BW grade levels are listed along the entire walls on the Grading sheet C4.



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5. Elevations sheets and transparency design calculation tables are revised for the North, East & South elevation details, labeling the LF length or building widths for the enclosed building structures and demonstrate compliance with UDO Sec.1.5.9.B. And transparency calculations for the West elevation are removed, since the facade side fronts a private easement.

## Engineering

6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

## Stormwater

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

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Public Access Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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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:***

## General

1. Comply with all recorded plat conditions noted in MP-1-96.

## Stormwater

2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.



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4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

☒ **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:***

## General

1. Comply with all conditions of Z-45-96 and MP-1-96

## Engineering

2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A fee-in-lieu for 1 ft of sidewalk along New Bern Avenue, Rogers Farm Drive, and North Rogers Lane shall be paid to the City of Raleigh (UDO 8.1.10).
5. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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## Stormwater

6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

## Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 street trees along New Bern Ave, 10 street trees along N Rogers Lane and 9 street trees along Rogers Farm Drive.
10. A public infrastructure surety for 19 total street trees (5 along New Bern Ave, 5 along N Rogers Lane and 9 along Rogers Farm Drive) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

## General

1. All street lights and street signs required as part of the development approval are installed.
2. Final inspection of all right of way street trees by Urban Forestry Staff.

## Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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:





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**3-Year Expiration Date:** November 17, 2025

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

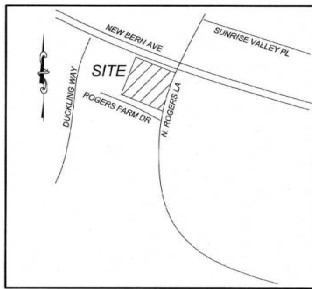
**4-Year Completion Date:**

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: *Daniel L. Stegall* Date: 07/21/2022  
Development Services Dir/Designee

Staff Coordinator: **Jermont Purifoy**



VICINITY MAP

# Hwy 55

## TRACK WEST PARTNERS

445 BISHOP ST NW

ATLANTA, GEORGIA

PHONE: (404) 913-9131

Matt@Trackwestpartners.com

ADMINISTRATIVE SITE PLAN CASE NUMBER: ASR-0094-2021

MP-1-96 & SUB-S-58-02

SITE ADDRESS: 5160 NEW BERN AVENUE  
RALEIGH, NORTH CAROLINA 27610

CSD PROJECT NUMBER: TRW-2109

## SHEET INDEX

- C-1 RECORD PLAT
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-3a SOLID WASTE TRUCK TURN PLAN
- C-4 GRADING & EROSION CONTROL PLAN
- C-5 UTILITY PLAN
- C-6 LANDSCAPE PLAN
- C-7 LIGHTING PLAN
- C-8 BMP STORMWATER DETAILS
- C-9 BMP STORMWATER DETAILS
- A1 ARCHITECTURAL ELEVATIONS
- A2 ARCHITECTURAL ELEVATIONS
- AS2 ARCHITECTURAL ELEVATIONS

### PRIMARY STREET DESIGNATION

PER 10-54-18 THE PRIMARY STREET DESIGNATION FOR LOT 7 SHALL BE NEW BERN AVENUE AND NORTH RODGERS LANE.

### NOTE:

ALL PRIVATE STORM DRAINAGE & STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

### STORMWATER NARRATIVE:

THE DEVELOPMENT OF THIS SITE WILL RESULT IN THE ADDITION OF 32,886 SF OF IMPERVIOUS SURFACE AREA AND THE INSTALLATION OF STORMWATER WATER QUALITY TREATMENT DEVICES AND RUNOFF DETENTION INFRASTRUCTURE. THE WATER QUALITY TREATMENT DEVICES ARE SIZED TO PROVIDE TREATMENT OF THE DESIGN WATER QUALITY VOLUME FOR THE FIRST 1.0" OF RAINFALL IN THE POST-DEVELOPMENT CONDITION PER NCDES GUIDELINES. THE RUNOFF DETENTION INFRASTRUCTURE IS DESIGNED TO DETAIN AND RELEASE THE RUNOFF GENERATED BY THE 2 YEAR AND 10 YEAR, 24 HOUR STORM EVENTS AT OR BELOW PRE-DEVELOPMENT RUNOFF RATES.

SITE INFORMATION																			
OWNER:	OF EDDOWATER, LLC 330 PASSAIC AVE, SUITE 110 FAIRVIEW, NJ 07043-2029																		
DEVELOPER:	TRACK WEST PARTNERS 445 BISHOP ST NW ATLANTA, GA 30318 PHONE: (404) 913-9131 Matt@Trackwestpartners.com																		
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 6310 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121																		
ZONING:	PLANNED DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICT CASE 1 MP-1-96, 2-45-98 BASE ZONING DISTRICT (MP-1-96) CO DISTRICT																		
LOT 7 EXISTING USE:	VACANT																		
LOT 7 PROPOSED USE:	EATING ESTABLISHMENT WITH DRIVE THRU																		
SITE ADDRESS:	5160 NEW BERN AVENUE																		
PARCEL IDENTIFICATION NUMBER:	1734-34-5171																		
PARKING REQUIREMENTS:	1 SPACE PER 36 SF PUBLIC SPACE 1,133 SF OF PUBLIC SPACE = 31 SPACES REQUIRED																		
PARKING PROVIDED:	32 REGULAR SPACES 2 HANDICAP SPACES 34 TOTAL SPACES																		
BICYCLE PARKING:	SHORT TERM 4 SPACES REQUIRED / PROVIDED LONG TERM 4 SPACES REQUIRED / PROVIDED																		
BUILDING SETBACKS:	<table border="1"> <thead> <tr> <th>REQUIRED PER UDO</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>PRIMARY STREET (NORTH)</td> <td>37 FEET</td> </tr> <tr> <td>PRIMARY STREET (EAST)</td> <td>10.5 FEET</td> </tr> <tr> <td>SIDE STREET (WEST)</td> <td>5 FEET</td> </tr> <tr> <td>REAR STREET (SOUTH)</td> <td>77.1 FEET</td> </tr> <tr> <td>BUILDING SETBACKS</td> <td>82.3 FEET</td> </tr> <tr> <td>10' MIN. 1-21</td> <td></td> </tr> <tr> <td>ORD. TO 10' MIN. 1-21</td> <td></td> </tr> <tr> <td>AGGREGATE FRONT YARD AND REAR YARD CORNER LOT SIDE YARD</td> <td></td> </tr> </tbody> </table>	REQUIRED PER UDO	PROVIDED	PRIMARY STREET (NORTH)	37 FEET	PRIMARY STREET (EAST)	10.5 FEET	SIDE STREET (WEST)	5 FEET	REAR STREET (SOUTH)	77.1 FEET	BUILDING SETBACKS	82.3 FEET	10' MIN. 1-21		ORD. TO 10' MIN. 1-21		AGGREGATE FRONT YARD AND REAR YARD CORNER LOT SIDE YARD	
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AGGREGATE FRONT YARD AND REAR YARD CORNER LOT SIDE YARD																			
LOT 7 AREA (EXISTING)	55,305 SF OR 1.29 ACRES																		
LOT 7 W/4 DEDICATION	490 SF																		
LOT 7 AREA (AFTER W/4 DEDICATION)	55,825 SF OR 1.28 ACRES																		
OFF-SITE IMPROVEMENTS AREA:	6,985 SF OR 0.16 ACRES																		
DISTURBED AREA:	60,465 SF OR 1.38 ACRES																		
LOT 7 EXISTING IMPERVIOUS AREA:	0 SF OR 0 ACRES																		
LOT 7 PROPOSED IMPERVIOUS AREA:	32,886 SF OR 0.74 ACRES																		
OFF-SITE EXISTING IMPERVIOUS AREA:	3,341 SF OR 0.07 ACRES																		
OFF-SITE PROPOSED IMPERVIOUS AREA:	6,154 SF OR 0.14 ACRES																		
PROPOSED BUILDING AREA:	2,490 SF - 1 STORY - 24 FEET HEIGHT (40 MAX PLUS 1" PER ADDITIONAL SETBACK PER MP-1-96)																		
WATER:	CITY OF RALEIGH PUBLIC UTILITIES																		
SEWER:	CITY OF RALEIGH PUBLIC UTILITIES																		
AMENITY AREA LOT 7:	REQUIRED = 10' OR 5,631 SF PROVIDED = 108' OR 5,634 SF = NET AREA + MINUS RIGHT-OF-WAY DEDICATION																		
TREE CONSERVATION AREA:	NOT REQUIRED - LESS THAN 2 ACRES																		
RIGHT OF WAY DEDICATION:	TOTAL AREA DEDICATED = 480 SF																		

### REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12-7-2021	REVISE PER ASR COMMENTS #1	EDH
2	03-18-2022	REVISE PER ASR COMMENTS #2	EDH
3	06-17-2022	REVISE PER ASR COMMENTS #3	EDH

### Administrative Site Review Application

Revised and enhanced October 2018. See the City of Raleigh Form 804-001 (Page 10/2021) (1/18/2021)

This form is required when submitting site plans as shown in the attached Development Ordinance (UDO) Section 10.2. Please check the appropriate building type and section for the applicable development plan or section.

Office Use Only: Case # \_\_\_\_\_ Planner (print) \_\_\_\_\_

Please review UDO Section 10.2.2 as amended by first change case 10-14-11 to determine the site plan fee. If submitted for review as a "Plan" fee is waived. If site plan fee verification request can be submitted online via the UDO 10.2.2 (Section 10.2.2). Note: There is a fee for site verification service.

Site Plan Fee: ☐ No ☒ Yes ☐ Two ☐ Three ☐ Four ☐ Five ☐ Six ☐ Seven ☐ Eight ☐ Nine ☐ Ten ☐ Eleven ☐ Twelve ☐ Thirteen ☐ Fourteen ☐ Fifteen ☐ Sixteen ☐ Seventeen ☐ Eighteen ☐ Nineteen ☐ Twenty

Building Type: ☐ Commercial ☒ Residential ☐ Industrial ☐ Office ☐ Other

Development name: HWY 51

Inside City limits? ☒ Yes ☐ No

Property address: 5160 and 5160 New Bern Avenue

Site # (in sq ft): 1734345171

Please describe the project: Includes an addition, expansion, and storage of use.

Construction of new building establishment with other building and associated parking and utilities.

Current Property Owner/Developer Contact Name: Cory B. Bess

Address: 445 Bishop St NW, Suite 110, Fairview, NJ 07043

Company: CSD Engineering LLC, 1100 Corporate Office

Address: 615 US Hwy 40, Suite 111, Fairview, NJ 07043

Phone: (919) 848-6121

Address: 6111 Creedmoor Road, Raleigh, NC 27613

Phone: (919) 848-6121

Email: matt@trackwestpartners.com

Page 1 of 2

Printed on: 12/1/2021

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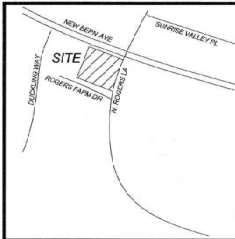
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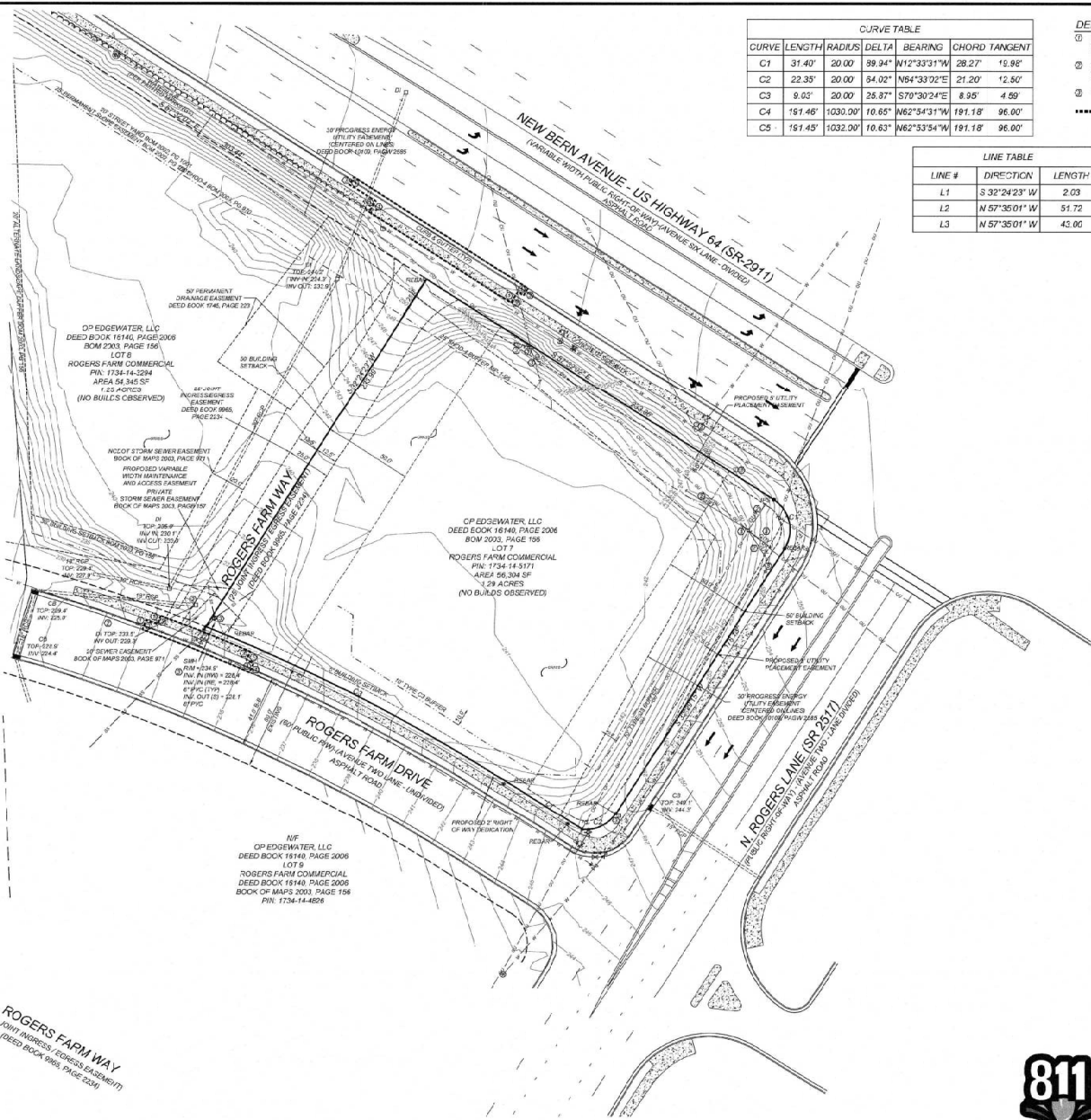
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VICINITY MAP  
NTS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD TANGENT
C1	31.40'	20.00'	89.34°	N12°33'31"W	28.27' 19.98'
C2	22.35'	20.00'	54.02°	N54°33'02"E	21.20' 12.50'
C3	9.03'	20.00'	25.87°	S70°30'24"E	8.35' 4.59'
C4	151.48'	1032.00'	10.65°	N62°54'31"W	191.18' 96.00'
C5	151.48'	1032.00'	10.63°	N62°53'34"W	191.18' 96.00'

**DEMOLITION KEYNOTES:**

① REMOVE EXISTING ITEM. COORDINATE REMOVAL WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.

② RELOCATE EXISTING ITEM. COORDINATE RELOCATION WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.

③ ITEM TO REMAIN.

\*\*\*\*\* SAWCUT LINE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 32°24'23" W	2.03
L2	N 57°35'01" W	51.72
L3	N 57°35'01" W	43.00

**FLOOD INFORMATION**

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FLD-1 R.M. COMMUNITY FAVEL NUMBER 3120173400L WITH AN EFFECTIVE DATE OF MAY 02, 2006.

- GENERAL NOTES:**
1. THE INFORMATION SHOWN HEREIN WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY: COMMERCIAL SITE DESIGN, PLLC 817 CEDARWOOD ROAD, SALEM, NC 27163, TELEPHONE: 919-888-1121.
  2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- LEGEND**
- EXISTING IRON PIPE
  - IRON PIPE SET
  - SOFT HOLE
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - TELEPHONE RESECTOR
  - TELEPHONE MANHOLE
  - ELECTRIC BOX
  - LIGHT POLE
  - POWER POLE
  - CURB INLET
  - STORM DRAINAGE MANHOLE
  - YARD INLET
  - STORM DRAIN
  - OVERHEAD UTILITIES
  - UNDERGROUND ELECTRIC
  - UNDERGROUND TELEPHONE
  - WATER LINE
  - SANITARY SEWER LINE
  - GAS LINE
  - FENCE LINE

ROGERS FARM WAY  
JOINT EGRESS, EGRESS EASEMENT  
(DEED BOOK 1945, PAGE 234)

REVISIONS		DATE	DESCRIPTION
1	AS SHOWN	05-25-2021	REVISED FOR COMMENTS #1
2	AS SHOWN	05-25-2021	REVISED FOR COMMENTS #2
3	AS SHOWN	06-17-2022	REVISED FOR COMMENTS #3
NO.	DATE		

**COMMERCIAL SITE DESIGN**

10194-402 FAX: (919) 888-1141  
WWW.COMMERCIALSITEDESIGN.COM

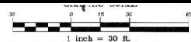
CLIENT: TRACK WEST PARTNERS  
446 BISHOP ST NW  
ATLANTA, GA 30315  
MANAGER: MANG Trachwestpartners.com

5160 NEW BERN AVENUE  
RALEIGH, NORTH CAROLINA 27610

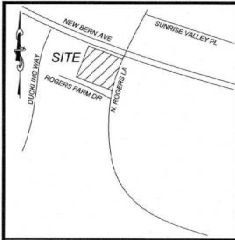
**EXISTING CONDITIONS / DEMOLITION PLAN**

**811**

Know what's below.  
Call before you dig.  
nc811.org or 1-800-632-4949



PROJECT NO.	TRW-2100
ALPHABETIC	TRW-2100-01
DRAWN BY	LDH
SCALE	1" = 30'
DATE	05-25-2021
DESIGN NO.	C-2



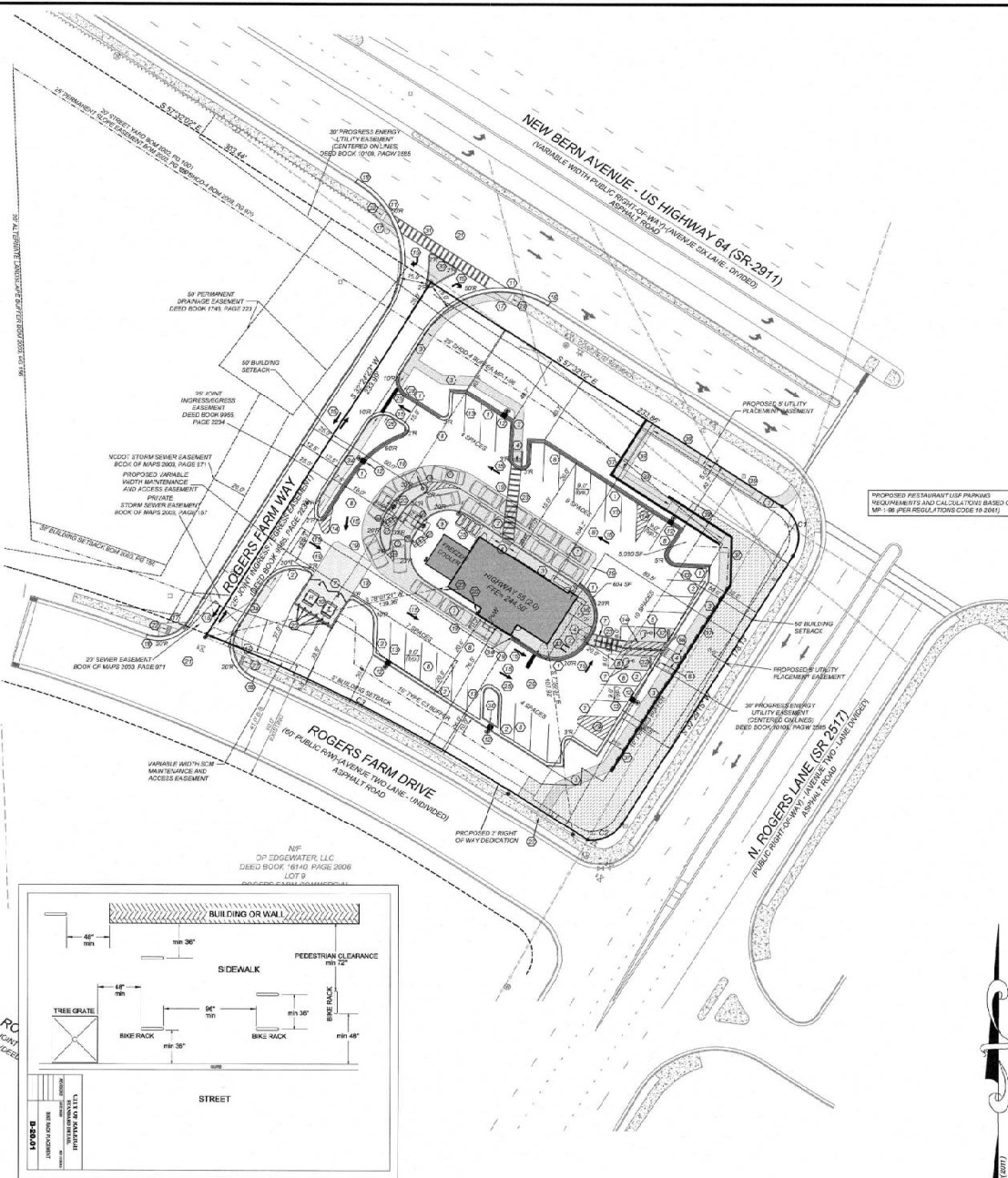
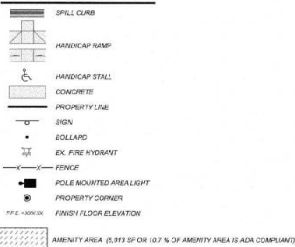
**811**  
Know what's below.  
Call before you dig.  
nc811.org or 1-800-432-4949

VICINITY MAP  
NTS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD TANGENT
C1	31.40'	20.00'	99.34'	N12°33'31"E	28.27' 19.98'
C2	22.35'	20.00'	54.02'	N64°33'22"E	21.20' 12.90'
C3	101.48'	1032.00'	10.23'	N62°33'54"W	191.18' 96.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 57°35'11"W	51.93'

SITE LEGEND



- SITE KEYNOTES:**
- CONSTRUCT 2' CONCRETE SPILL CURB AND GUTTER PER DETAIL SHEET
  - CONSTRUCT 2' CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
  - CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
  - CONSTRUCT NON-ADA COMPLIANT CONCRETE SIDEWALK REQUIRED BY CITY
  - ADA RAMP: PROVIDE MINIMUM 8' x 8' LANDING ON MAXIMUM SLOPE IN ANY DIRECTION AT TOP AND BOTTOM OF ALL RAMP FLATS. RAMP FLATS SHALL NOT EXCEED 3% OF RISE BETWEEN LANDINGS. SEE DETAIL.
  - HANDICAP PARKING STALL
  - INSTALL HANDICAP PARKING SIGN PER DETAIL SHEET
  - INSTALL 15' MIN ACCESSIBLE HANDICAP PARKING SIGN PER DETAIL SHEET
  - CONCRETE PAVEMENT PER DETAIL SHEET
  - ASPHALT PAVEMENT PER DETAIL SHEET
  - TRANSFORMER PAD BY GENERAL CONTRACTOR. PER ELECTRICAL COMPANY SPECIFICATIONS. (COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY)
  - CONSTRUCT CUMBER PAD. MINIMUM 6" CONCRETE WITH 4" ABC BASE, AND TRAP ENCLOSURE WITH GATES. SEE ARCHITECTURAL SHEETS FOR DETAIL. MATERIALS TO MATCH BUILDING. SOLID WASTE SERVICE WILL BE PROVIDED BY A PRIVATE CONTRACTOR/VENDOR
  - NC DOT CURB PER NC DOT STANDARDS AND SPECIFICATIONS
  - POLE MOUNTED AREA LIGHT. SEE LIGHTING PLAN
  - PAINT 4" WIDE STRIPE, WHITE
  - PAINT 4" WIDE STRIPE @ 45:1 FEET APART
  - PAINT TRAFFIC ARROWS PER DETAIL SHEET
  - SITE IDENTIFICATION SIGN
  - NC DOT ADA RAMP PER NC DOT STANDARDS AND SPECIFICATIONS
  - CONCRETE CURB AND GUTTER
  - ASPHALT/CONCRETE TRANSITION PER DETAIL
  - INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
  - MATCH EXISTING ASPHALT PAVEMENT
  - MATCH EXISTING CONCRETE SIDEWALK
  - PAINT CROSSWALK PER DETAIL SHEET
  - LOADING PUMP
  - PAINT 24" STOP BAR PER NC DOT STANDARDS
  - PAINT "DO NOT ENTER" PER NC DOT STANDARDS
  - MENU BOARD. COORDINATE WITH OWNER
  - SEE ARCHITECTURAL PLANS
  - INSTALL "STOP" AND "DO NOT ENTER" SIGN PER NC DOT AND MUTD STANDARDS
  - CONCRETE CURB AND GUTTER PER DETAIL SHEET
  - CONCRETE MEDIAN PER NC DOT AND MUTD STANDARDS
  - CROSSWALK PER NC DOT AND MUTD STANDARDS
  - CONCRETE WHEEL STOP PER DETAIL SHEET
  - INSTALL 12' LUNGERS FOR SHORT TERM BMT PARKING PER CITY DETAIL B.20.01, 30' STREET AND 30' CLEAR FROM BACK OF CURB WITH PRECISE TRAIL CLEARANCE
  - HANDICAP. COORDINATE WITH ARCHITECT
  - INSTALL 1/4" SPS LOCKER FOR LONG TERM BMT PARKING. SEE DETAIL SHEET
  - OUTDOOR SEATING TO BE PERMITTED SEPARATELY
  - RETRAINING WALL DESIGN BY STRUCTURAL ENGINEER
  - CONCRETE PLUMB. SEE DETAIL SHEET
  - ADA RAMP WITH UNIFORM AND PEDESTAL RAMP PER DETAIL SHEET

**velodomeshellers**

300 SERIES BICYCLE LOCKERS

300 SERIES BICYCLE LOCKERS

300 SERIES BICYCLE LOCKERS

**COMMERCIAL SITE DESIGN**

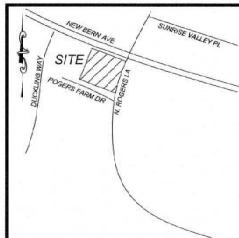
CLIENT: TRACK WEST PARTNERS  
448 BISHOP ST NW  
RALEIGH, NC 27601  
PHONE: (404) 913-9131  
Mailing@trackwestpartners.com

5160 NEW BERN AVENUE  
RALEIGH, NORTH CAROLINA 27610

**Hyway 55**

DATE: 08-25-2021  
SHEET NO: C-3





# VICINITY MAP

## UTILITY KEYNOTES

1. 1" DOMESTIC WATER METER, CONTRACTOR SHALL COORDINATE WITH CITY.
1. 1" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GRADE HEATED INSULATED ENCLOSURE.
- 2" DOMESTIC WATER SERVICE, CONTRACTOR SHALL COORDINATE WITH CITY.
- 2" PVC SANITARY SEWER LINE.
- 8" STAINLESS STEEL TAPPING SLEEVE WITH 1" VALVE, CONTRACTOR SHALL COORDINATE WITH CITY.
- SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
- TRAFFIC RATED SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
- EXISTING (DO NOT REMOVE).
- TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE LOCATION AND SIZE WITH ELECTRIC UTILITY.
- 1000 GALLON GREASE TRAP, SEE DETAIL SHEETS.
- 1" IRRIGATION WATER METER, CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR.
- 1" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GRADE HEATED INSULATED ENCLOSURE, CONTRACTOR SHALL COORDINATE WITH CITY.
- POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN.
- COORDINATE IRRIGATION CONNECTION WITH IRRIGATION CONTRACTOR.
- UNDERGROUND ELECTRIC SERVICE, CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY.
- UNDERGROUND TELEPHONE SERVICE, CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
- IRRIGATION SLEEVES PER UTILITY LESSEE.
- NEW SANITARY SEWER MANHOLE TO ENSURE 9" MIN. OF HORIZONTAL SEPARATION BETWEEN SANITARY SEWER MANHOLE AND PROPOSED STORM DRAINAGE INFRASTRUCTURE, CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH.

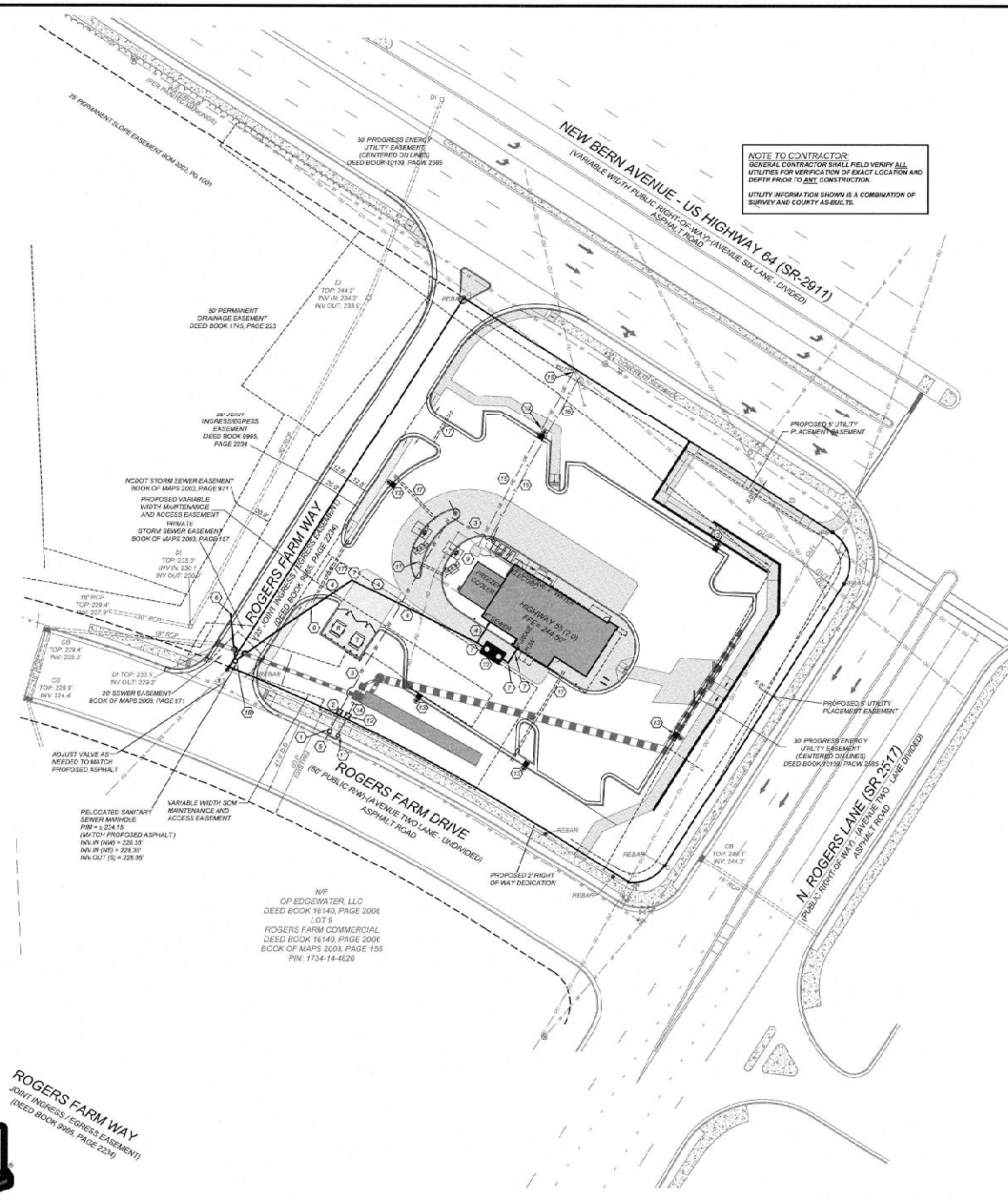
## UTILITY LEGEND

- |                                                  |                           |
|--------------------------------------------------|---------------------------|
| — 10" — DRAINAGE UTILITIES                       | ● SEWER CLEAN OUT         |
| — SANITARY SEWER                                 | ● FIRE HYDRANT ASSEMBLY   |
| — 10" — UNDERGROUND ELECTRIC                     | ● SANITARY SEWER MANHOLE  |
| — 1" — TELEPHONE LINE                            | ● POLE MOUNTED AREA LIGHT |
| — 3" — GAS LINE                                  | ● WATER METER             |
| — 4" — WATER LINE                                | ● BACKFLOW PREVENTER      |
| — IRRIGATION SLEEVE                              | ● SIMMER CONNECTION       |
| — 1" — 10" COORDINATE WITH IRRIGATION CONTRACTOR | ● WATER VALVE             |
| ● UTILITY POLE                                   | ● GREASE TRAP             |



Know what's below.  
Call before you dig.  
nc811.org or 1-800-532-4949

ROGERS FARM WAY  
JOINT OWNERS, ROGERS FARMWAY  
(DEED BOOK 2005, PAGE 225)



## CITY OF RALEIGH STANDARD UTILITY NOTES:

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 IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FURNISH SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 10' FROM A PRIVATE WELL, OR 8' FROM A PUBLIC WELL.
  - B) WHEN INSTALLING WATER BOD SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 1' IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE MINIMUM ALLOWED IS THE EXISTING MINIMUM A DEVIATE THROUGH WITH THE ELEVATION OF THE WATERMAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE OF MAIN TO THE OUTSIDE OF MAIN.
  - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OR WATERLINE OR GREASE ENCASEMENT EXTENDING 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - D) 2' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES UNLESS OR MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & STORM SEWER CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & STORM SEWER CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER CORPUS DETAILS W41 & S40.
  - 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 APPOINTED PLAN WORK 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. 0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4' MINIMUM COVER IS REQUIRED ON ALL RISING MAINS.
6. IF IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN RECEIVING DEVELOPMENT OF A SITE, UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES ABANDONING TRAP AT MAIN A RENEWAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL 1" THIN X COVER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 12" WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES & 1.5" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 10' MINIMUM FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES LOCATED AT THE BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LARGER THAN 1.5" ABOVE THE FIRST FLOOR MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDEM, USACE & RCFM FOR ANY REPAIR, BUFFER, WETLAND & FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
11. NCDEM RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN) EXTENDING & SERVICE TIES WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS 100 PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT: 919.984.3141 OR TMC@CITYOFRALEIGH.ORG FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PREVENTION DEVICES ARE REQUIRED BASED ON DESIGN OF PUBLIC HAZARD INVOLVED IS 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) STANDARD OR BE ON THE LIST OF QUALIFIED CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT: JACQUE HANLEY AT (919) 984.3141 OR TMC@CITYOFRALEIGH.ORG FOR MORE INFORMATION.

REV	DATE	DESCRIPTION	BY
1	12-1-2021	REVISED PER ASH COMMENTS #1	DDP
2	02-29-2022	REVISED PER ASH COMMENTS #2	DDP
3	06-17-2022	REVISED PER ASH COMMENTS #3	DDP

**COMMERCIAL SITE DESIGN**

WWW.CSTDESIGN.COM

887 GREENBORO ROAD  
RALEIGH, NORTH CAROLINA 27608

CLIENT: TRACK WEST PARTNERS  
446 BISHOP ST NW  
ATLANTA, GA 30318  
MARIQU@TRACKWESTPARTNERS.COM

5160 NEW BERN AVENUE  
RALEIGH, NORTH CAROLINA 27610

**Hyatt 55**

5160 NEW BERN AVENUE  
RALEIGH, NORTH CAROLINA 27610

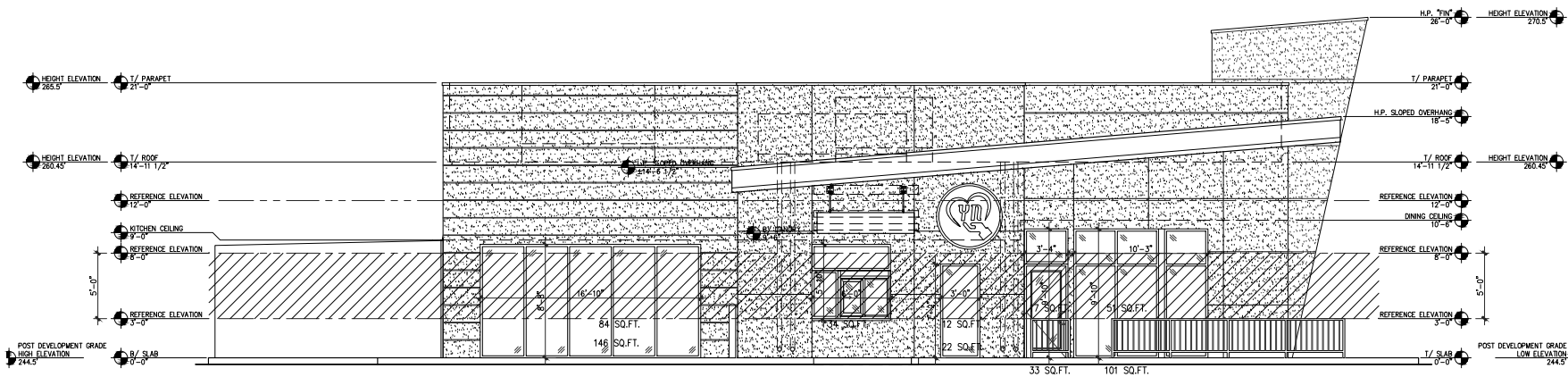
UTILITY PLAN

PROJECT NO: TRW-2019  
CLIENT: TRACK WEST PARTNERS  
DESIGNER: CST  
SCALE: 1"=20'  
DATE: 08-25-2021  
SHEET NO: C-5

<b>HWY 55</b>		1
PROJECT NO.	TRW-2106	
FILENAME	TRW2106-LS	
DRAWN BY	DDH	
SCALE	1" = 30'	
DATE	08-25-2021	
SHEET NO	C-6	

[illegible]

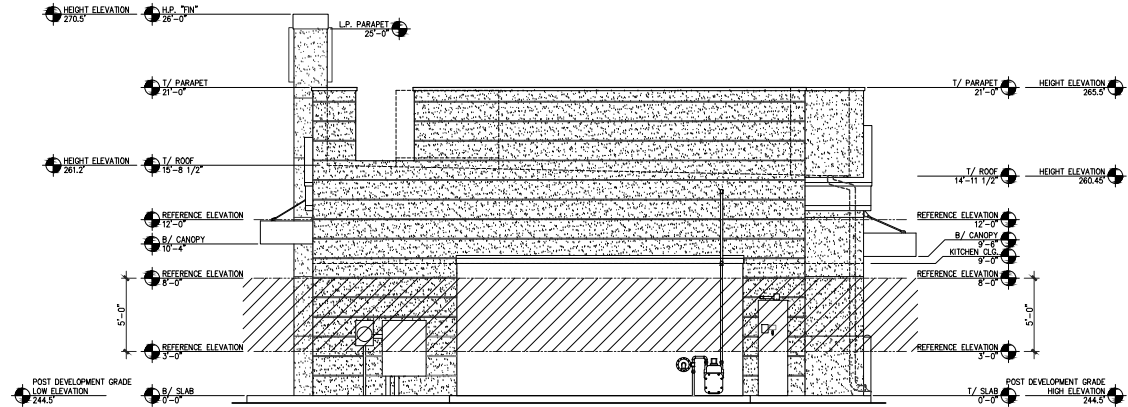
TRANSPARENCY CALCULATIONS					
ELEVATION	S.F. OF WALL (BETWEEN 0' AND 12')	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED (BETWEEN 0' AND 12')	3' TO 8' TRANSPARENCY REQ.	GLAZING AREA PROVIDED BETWEEN 3'&8'
EAST ELEVATION N. ROGER'S FARM	466 SQ.FT.	155 S.F. (33%)	217 SQ. FT.	78 S.F. (50% OF 33%)	142 SQ. FT.



TRANSPARENCY CALCULATIONS					
ELEVATION	S.F. OF WALL (BETWEEN 0' AND 12')	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED (BETWEEN 0' AND 12')	3' TO 8' TRANSPARENCY REQ.	GLAZING AREA PROVIDED BETWEEN 3'&8'
SOUTH ELEVATION ROGER'S FARM DRIVE	947 SQ.FT.	315 S.F. (33%)	336 SQ. FT.	158 S.F. (50% OF 33%)	181 SQ. FT.

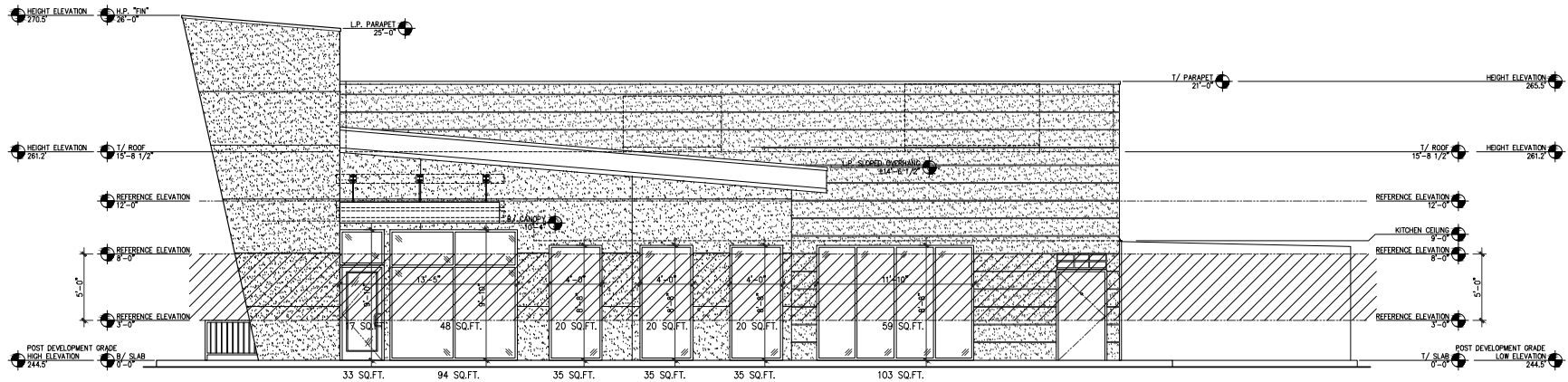


UDO, 19TH SUPPLEMENT  
 SEC. 15.9. TRANSPARENCY:  
 B. GENERAL REQUIREMENTS  
 4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN BOX AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.



1 WEST ELEVATION - ROGER'S FARM WAY  
 SCALE: 1/4" = 1'-0"

TRANSPARENCY CALCULATIONS					
ELEVATION	S.F. OF WALL (BETWEEN 0' AND 12')	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED (BETWEEN 0' AND 12')	3' TO 8' TRANSPARENCY REQ.	GLAZING AREA PROVIDED BETWEEN 3' & 8'
WEST ELEVATION ROGER'S FARM WAY	466 SQ. FT.	N/A	0 SQ. FT.	N/A	0 SQ. FT.



2 NORTH ELEVATION - NEW BERN AVENUE  
 SCALE: 1/4" = 1'-0"

TRANSPARENCY CALCULATIONS					
ELEVATION	S.F. OF WALL (BETWEEN 0' AND 12')	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED (BETWEEN 0' AND 12')	3' TO 8' TRANSPARENCY REQ.	GLAZING AREA PROVIDED BETWEEN 3' & 8'
NORTH ELEVATION NEW BERN AVENUE	947 SQ. FT.	315 S.F. (33%)	334 SQ. FT.	158 S.F. (50% OF 33%)	183 SQ. FT.

LMIT Project No. 21342

**INRD**  
 ARCHITECTS & ENGINEERS  
 2000 Highway 55, Suite 200  
 Raleigh, NC 27603  
 (919) 844-7222 (919) 844-3300  
 A Division of LMIT Associates

PRELIMINARY NOT FOR  
 CONSTRUCTION

PROJECT: HIGHWAY 55  
 3D PROTOTYPE  
 EAST RALEIGH, NORTH CAROLINA  
 DRAWING: EXTERIOR ELEVATIONS

Revisions

THRU ADDENDUM "A"  
 REVISION DATE

PROJECT DATE

02/07/2022

Drawn By  
 CDK

Checked By  
 GRL

Sheet No.

A202