



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-0101-2019</u>		Planning Coordinator: <u>PURIFY</u>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: <u>A-133-19</u>	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: <u>1310 S. Person Street</u>			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <u>1308 & 1310 S. Person St</u>			
Site P.I.N.(s): <u>1703830201, 1703739164</u>			
Please describe the scope of work. Include any additions, expansions, and change of use. <u>Change of use from existing warehouse to shopping center use.</u>			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: <u>FH Person, LLC</u>		Title: <u>Owner</u>	
Address: <u>2321 Blue Ridge Rd, Suite 201</u>			
Phone #: <u>919-443-0262</u>		Email: <u>corey@mergecap.com</u>	
Applicant Name: <u>Jason G. Meadows, P.E.</u>			
Company: <u>Wake Land Design, PLLC</u>		Address: <u>P.O. Box 408 Clayton, NC 27520</u>	
Phone #: <u>919-889-2614</u>		Email: <u>jason@wakelanddesign.com</u>	

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	Existing gross floor area (not to be demolished): 28,276
	Existing gross floor area to be demolished: 0
Gross site acreage: 0.86 ac	New gross floor area: 287
# of parking spaces required: 81	Total sf gross (to remain and new): 28,563
# of parking spaces proposed: 2	Proposed # of buildings: 0
Overlay District (if applicable):	Proposed # of stories for each: 1 STORY + MEZZANINE
Existing use (UDO 6.1.4): Warehouse	
Proposed use (UDO 6.1.4): Shopping Center	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.86 AC Square Feet: 37,482 SF	Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
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:	Total # of hotel units:
# 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 Jason G. Meadows, P.E. 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: 12/02/19
Printed Name: Corey Masohn, Manager	

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.

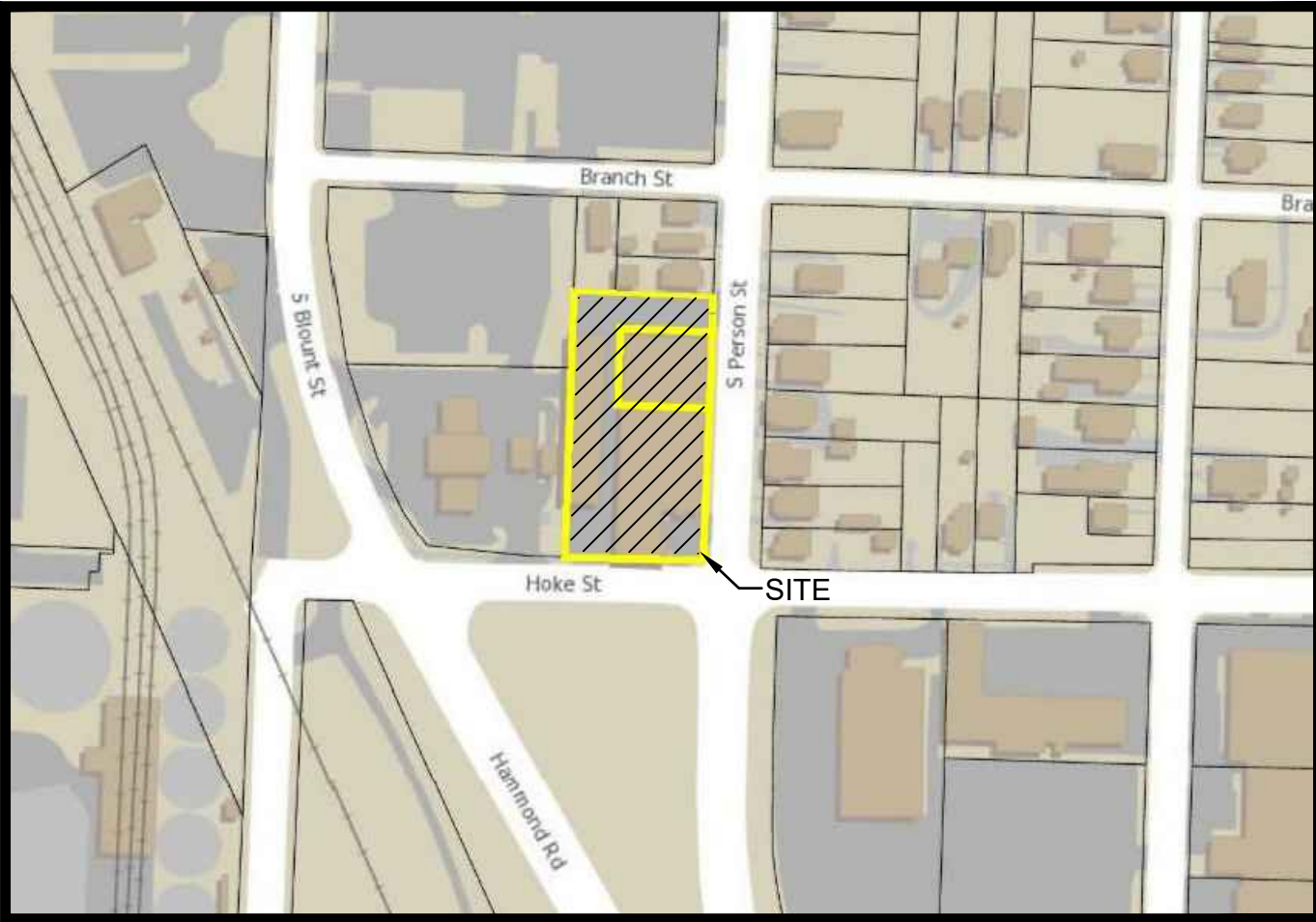
GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Cover sheet and/or second sheet: Include project name and location; site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s), Frontage Type, 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. List date of previously approved site plan.	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



1310 S. PERSON STREET

ADMINISTRATIVE SITE REVIEW PLANS

ASR-SR-XXXX-2019

RALEIGH, NORTH CAROLINA

DECEMBER 3, 2019

SITE DATA	
PROPERTY OWNER:	904 OBERLIN PARTNERS, LLC 3304 SIX FORKS RD. SUITE 100 RALEIGH, NC 27609
SITE ADDRESS:	1308, 1310 S. PERSON ST.
LOT SIZE: BEFORE R/W DEDICATION AFTER R/W DEDICATION	38,995 SF (0.895 AC.) 37,960 SF (0.871 AC.)
WAKE COUNTY PIN #:	1703830201, 170379164
ZONING DISTRICT:	IX-3
EXISTING USE:	WAREHOUSE
PROPOSED USE:	SHOPPING CENTER
STREET CLASSIFICATION:	S. PERSON - 4-LANE AVE - PARALLEL PARKING (ONE-WAY) HOKE ST - 2-LANE AVE UNDIVIDED
STREETSCAPE REQUIRED:	S. PERSON - 10' SIDEWALK, 6' TREE LAWN HOKE ST. - 6' SIDEWALK, 6' TREE LAWN
STREETSCAPE PROVIDED:	VARIES - SEE PLAN AND DETAILS FOR PROPOSED SECTION (DESIGN ADJUSTMENT TO BE SUBMITTED FOR ALTERNATE STREETSCAPE) (FEE-IN-LIEU FOR HOKE STREET SIDEWALK IMPROVEMENTS)
REQUIRED PARKING:	28,563 SF SHOPPING CENTER @ 1 SPACE / 350 SF = 81 SPACES
PROVIDED PARKING:	2 SPACES (INCLUDING 1 VAN ACCESSIBLE)
BICYCLE PARKING REQUIRED:	SHORT TERM: RESTAURANT/BAR - 1 SPACE PER 50,000 SF, MIN. OF 4 = (4 SPACES) RETAIL - 1 SPACE PER 5,000 SF, MIN. OF 4 = (4 SPACES) INDOOR RECREATION - 1 SPACE PER 5,000 SF, MIN OF 4 = (4 SPACES) LONG TERM: RESTAURANT/BAR - 1 SPACE PER 25,000 SF, MIN OF 4 = (4 SPACES) LIGHT MANF. - 1 SPACE PER 40,000 SF, MIN OF 4 = (4 SPACES)
PROVIDED:	SHORT TERM: 12 SPACES LONG TERM: 8 SPACES
AMENITY AREA REQUIRED:	3,796 SF (10%)
PROVIDED:	5,400 SF (14.2%)

INDEX

CE-1	EXISTING CONDITIONS & DEMOLITION PLAN
CE-2	SITE PLAN
CE-3	UTILITY & FIRE APPARATUS PLAN
CE-4	GRADING AND DRAINAGE PLAN
CE-5	LANDSCAPING PLAN
CE-6	SITE DETAILS
A-1	BUILDING ELEVATIONS
A-2	BUILDING ELEVATIONS

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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

SOLID WASTE INSPECTIONS STATEMENT
THE PROJECT PROPOSES TO UTILIZE A
STANDARD DUMPSTER ENCLOSURE TO BE
COLLECTED BY A PRIVATE COLLECTION
SERVICE.

OWNER:

FH PERSON, LLC
2321 Blue Ridge Rd. Suite 200
Raleigh, N.C. 27607
corey@mergecap.com

CIVIL ENGINEER:

WLD

WAKE LAND DESIGN, PLLC

NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

TREE CONSERVATION EXEMPTION
THIS PROJECT SITE IS LESS THAN 2.0
ACRES AND IS THEREFORE EXEMPT FROM
TREE CONSERVATION IN ACCORDANCE
WITH UDO 9.1.2

STORMWATER TREATMENT EXEMPTION
THIS PROJECT SITE IS REDUCING THE
OVERALL IMPERVIOUS COVERAGE AND IS
THEREFORE EXEMPT FROM STORMWATER
CONTROLS ACCORDANCE WITH UDO
9.2.2.A.3.c

DEVELOPMENT SERVICES

Administrative Site Review Application

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Raleigh

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Office Use Only: Transaction #: _____ Planning Coordinator: _____

Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: A-133-19	
		Zoning Case #: _____	
		Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: 1310 S. Person Street

Inside City limits? ☐ Yes ☐ No

Property address(es): 1308 & 1310 S. Person St

Site P.I.N.(s): 1703830201, 170379164

Please describe the scope of work. Include any additions, expansions, and change of use.
Change of use from existing warehouse to shopping center use.

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

Company: FH Person, LLC Title: Owner

Address: 2321 Blue Ridge Rd, Suite 201

Phone #: 919-443-0262 Email: corey@mergecap.com

Applicant Name: Jason G. Meadows, P.E.

Company: Wake Land Design, PLLC Address: P.O. Box 408 Clayton, NC 27520

Phone #: 919-889-2614 Email: jason@wakelanddesign.com

Page 1 of 2

REVISION 05.01.19

raleighnc.gov

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	Existing gross floor area (not to be demolished): 28,276
	Existing gross floor area to be demolished: 0
Gross site acreage: 0.86 ac	New gross floor area: 287
# of parking spaces required: 81	Total sf gross (to remain and new): 28,563
# of parking spaces proposed: 2	Proposed # of buildings: 0
Overlay District (if applicable):	Proposed # of stories for each: 1 STORY + MEZZANINE
Existing use (UDO 6.1.4): Warehouse	
Proposed use (UDO 6.1.4): Shopping Center	

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0.86 AC Square Feet: 37,482 SF

Proposed Impervious Surface:
Acres: 0.846 AC Square Feet: 36,840 SF

Is this a flood hazard area? ☐ Yes ☐ No

If yes, please provide:
Alluvial soils: _____
Flood stu: _____
FEMA Map Panel #: _____
Neuse River Buffer ☐ Yes ☐ No Wetlands ☐ Yes ☐ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units:	Total # of hotel units:
# 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 Jason G. Meadows, P.E. 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: 12/02/19

Printed Name: Corey Maschin, Manager

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REVISION 05.01.19

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NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCEING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

SITE DATA

PARCEL 1

PORTION OF LOTS 10 & 13

OWNER PERSON STREET 1318 LLC

PIN 1703.16-83-0201

REFERENCES: DB 14810, PG 780, BM 1885, PG 76

ZONING IX-3

AREA 8,118 S.F. (0.1864 AC.)

PARCEL 2

LOT 9, 14, 20, 21 & PORTIONS OF LOT 10 & 13

OWNER STATE DISTRIBUTING CORPORATION (PER TITLE REPORT)

PIN 1703.16-73-9164

REFERENCES: DB 1988, PG 569, DB 1807, PG 121, DB 1533, PG 214.

ZONING IX-3

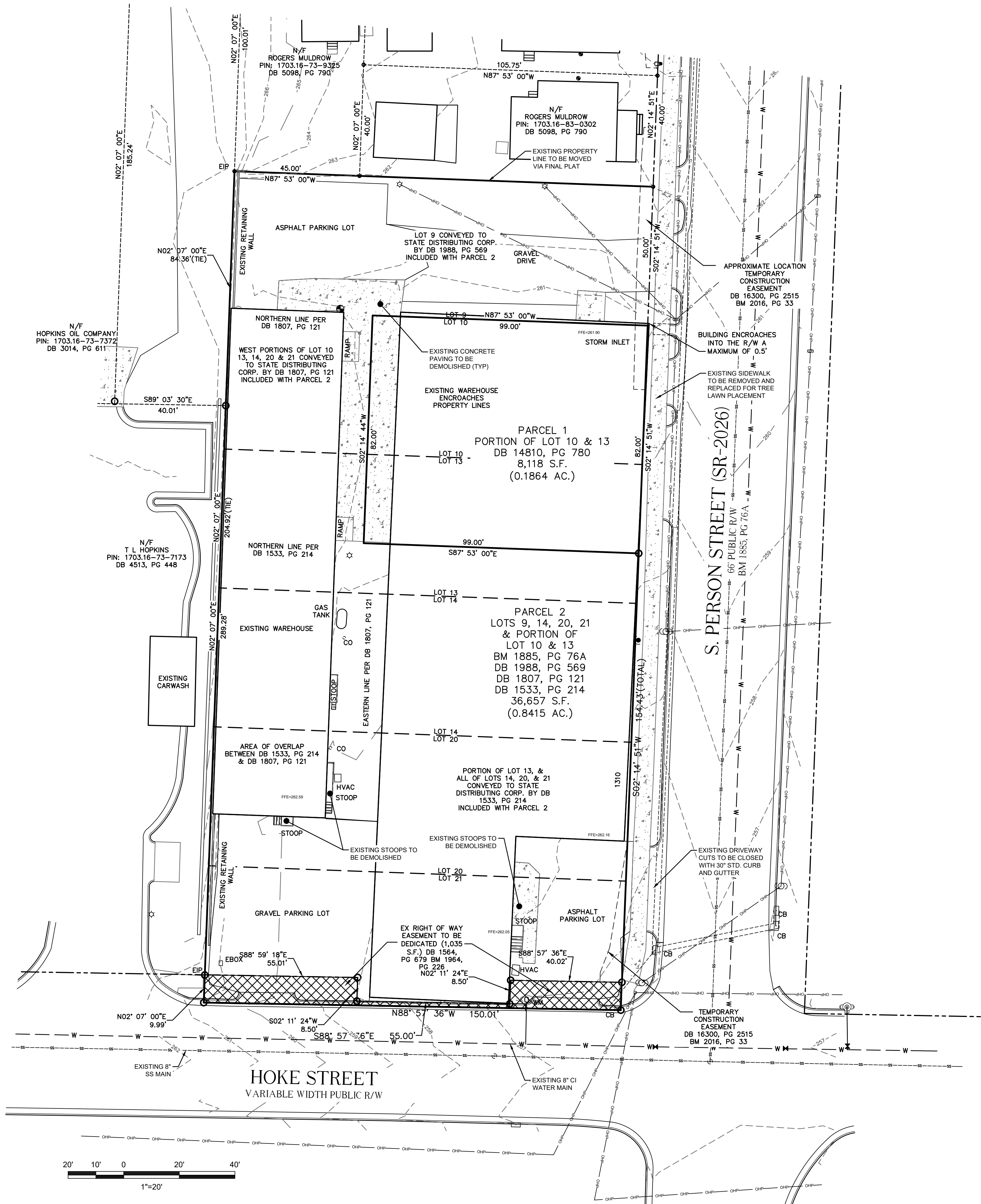
AREA 36,657 S.F. (0.8415 AC.)

SURVEYOR'S NOTES

1. All distances are horizontal ground.
2. All dimensions are in feet unless otherwise noted.
3. All areas computed using coordinates from measured field data.
4. The ALTA/NSPS Land Title Survey shown hereon is NOT FOR RECORDATION.
5. This survey satisfies all state-required minimum standards.
6. The horizontal datum is NAD 83(2011)
7. Improvements within any offsite easement or servitudes benefiting the subject properties are as shown on survey.
8. The subject properties are located within an area having a Zone Designations "X" by FEMA Panels 3720170300J & with an effective date of May 2, 2006. subject property is located in a flood hazard area.
9. Monuments have been placed at all major corners of the boundary of the subject property, unless already marked by existing monuments or unable to set due to concrete or inside building. Monuments include iron pipes, iron pipes with a cap and tack, mag nails, railroad spikes, concrete nails and concrete monuments.
10. No observed evidence of current earth moving work, building construction or building additions.
11. The site was localized utilizing Real-Time Kinematic (RTK) Global Positioning System (GPS) solutions referencing the Continuously Operating Reference Station (CORS) network base station NCRD, Raleigh, NC.
12. All references are made to the Wake County Registry.
13. No evidence of recent street construction or sidewalk construction or repairs was observed at the time of survey. Surveyor has no knowledge of proposed right of way changes.
14. There is no observed evidence of cemeteries or burial grounds on the property.
15. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
16. There is no observed evidence of wetland markers.
17. No zoning report was provided at the time of the survey, zoning listed is per Wake County GIS

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
ENAIL	EXISTING NAIL FOUND
ERF	EXISTING RAIL FOUND
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAG	MAG NAIL SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE STORM PIPE
PP	POWER POLE
GUY	GUY ANCHORS
⊗	PROPOSED INSERTION VALVE
⊕	EXISTING FIRE HYDRANT
⊖	PROPOSED FIRE HYDRANT
⊗	EXISTING WATER VALVE
⊖	PROPOSED WATER VALVE
⊗	EXISTING WATER REDUCER
⊖	PROPOSED WATER REDUCER
⊗	EXISTING WATER METER
⊖	PROPOSED WATER METER
⊗	EXISTING HOT BOX
⊖	PROPOSED HOT BOX
○	EXISTING MANHOLE
●	PROPOSED MANHOLE
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LINE NOT SURVEYED
---	EASEMENT LINES
---	OVERHEAD ELECTRICAL LINES
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING STORM DRAINAGE LINE
---	PROPOSED STORM DRAINAGE LINE



NC GRID NAD 83(2011)



WAKE LAND DESIGN, PLLC
CIVIL ENGINEERING
PROJECT MANAGEMENT
LAND PLANNING
RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

Seal

Subconsultants

Client

Merge Capital
2321 BLUE RIDGE RD. # 202
RALEIGH, NC 27607
mergecap.com

Project

**1310 S. PERSON ST.
REDEVELOPMENT**

Process

**ADMINISTRATIVE SITE
REVIEW**

Revisions		
Number	Description	Date

Approvals

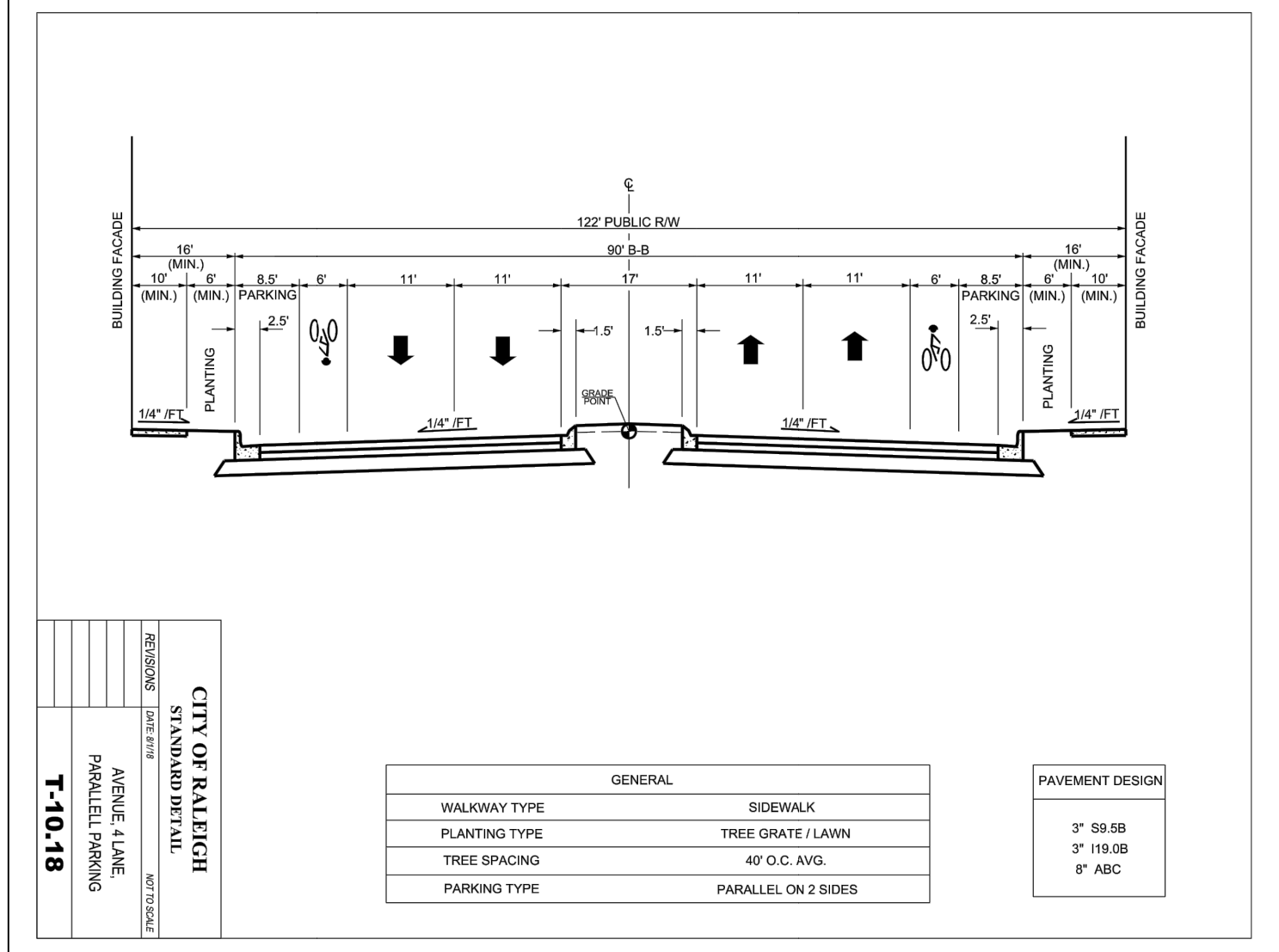
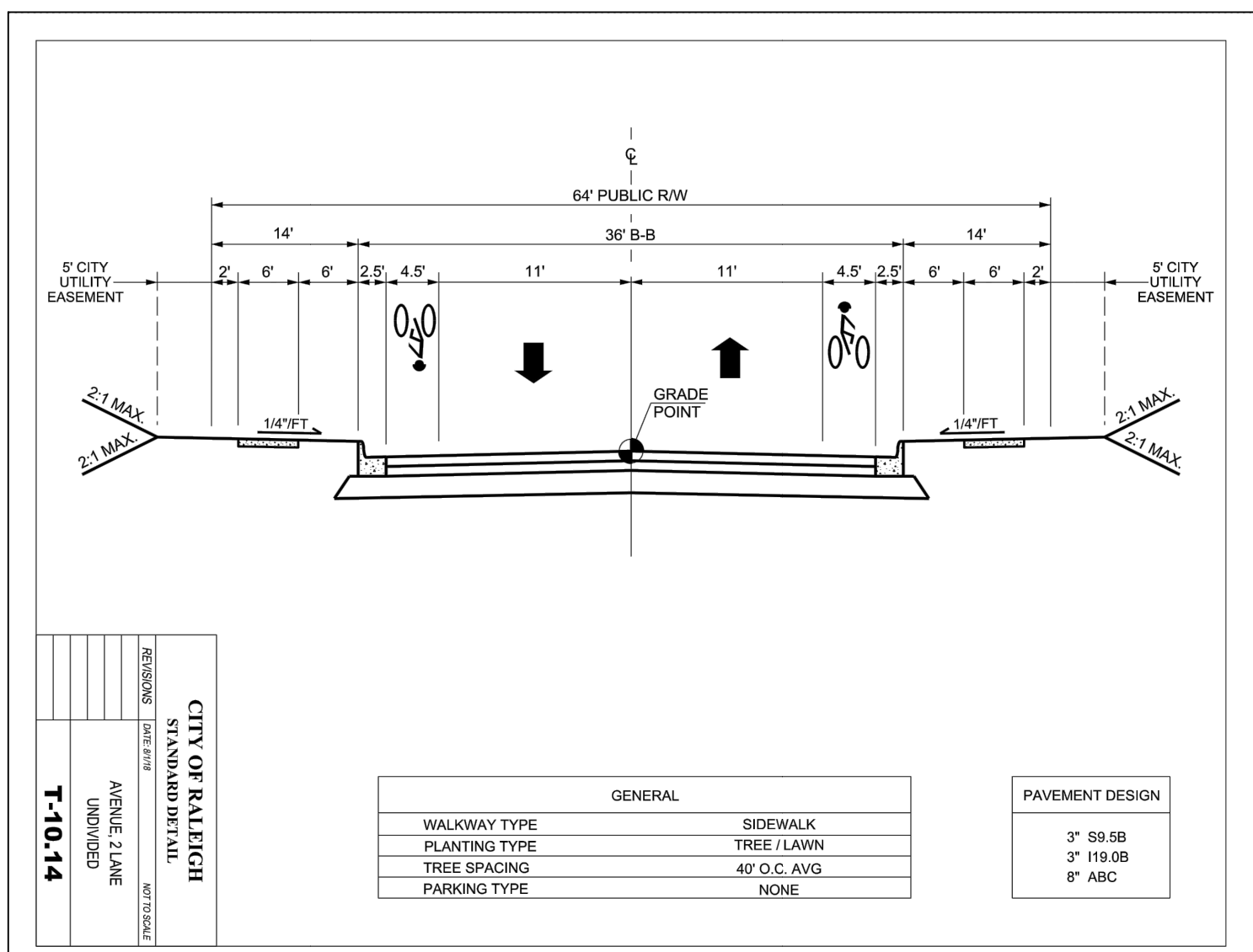
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**EXISTING CONDITIONS
& DEMOLITION PLAN**

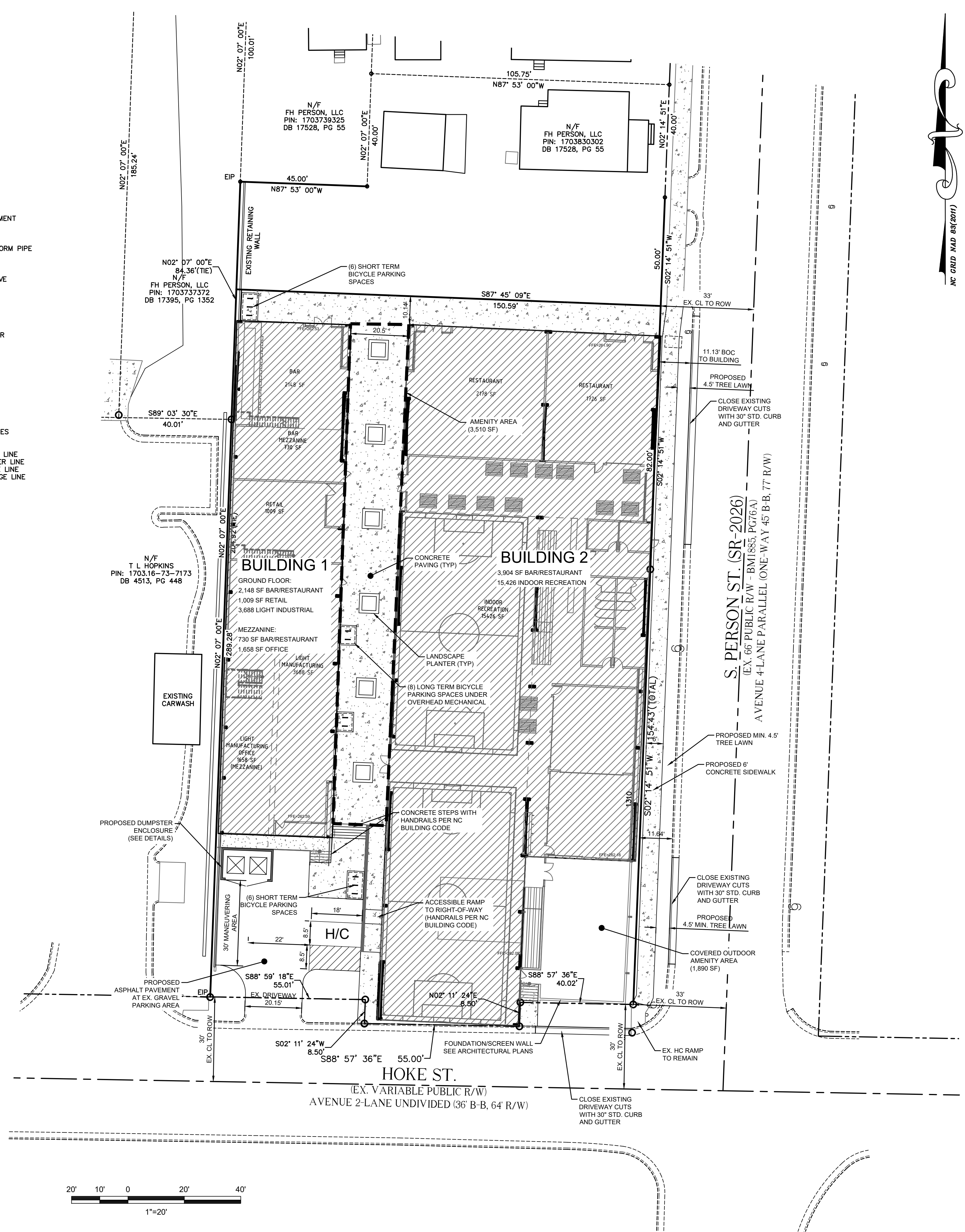
Sheet Number

CE-1

Date Issued 12/03/19

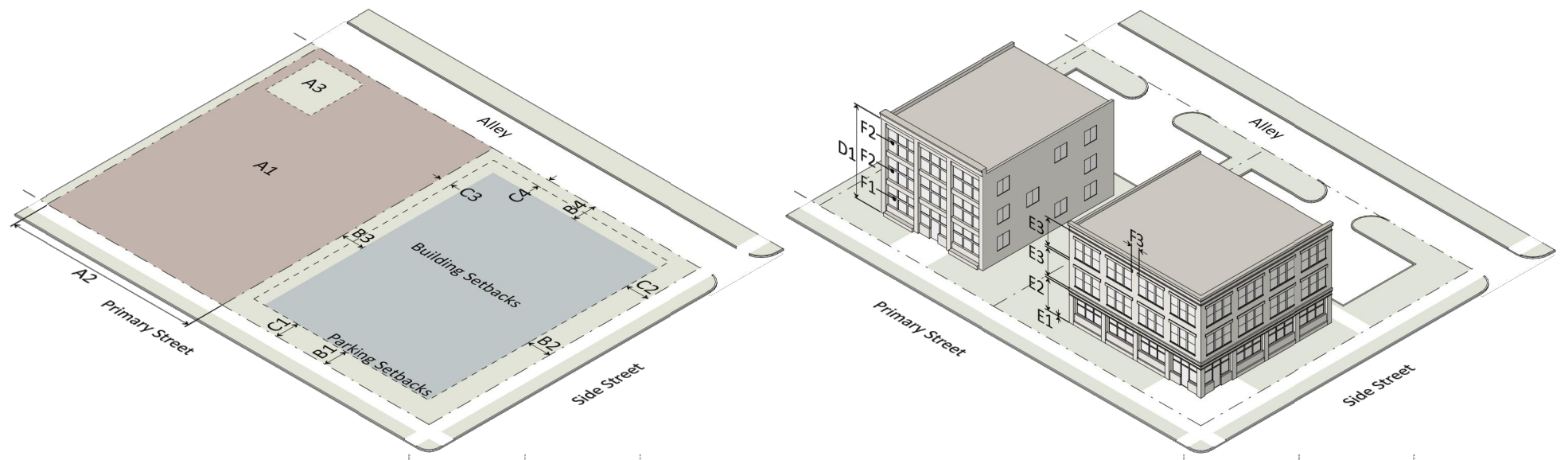


- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - EIP EXISTING IRON PIPE
 - EMAG EXISTING MAG NAIL
 - EPK EXISTING PK NAIL
 - ERRS EXISTING RAILROAD SPIKE
 - ENAIL EXISTING NAIL FOUND
 - ERF EXISTING RAIL FOUND
 - ECM EXISTING CONCRETE MONUMENT
 - IPS IRON PIPE SET
 - MAG MAG NAIL SET
 - OP COMPUTED POINT
 - RCP REINFORCED CONCRETE STORM PIPE
 - PP POWER POLE
 - GU GUY ANCHORS
 - PROPOSED INSERTION VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - EXISTING WATER REDUCER
 - PROPOSED WATER REDUCER
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - EXISTING HOT BOX
 - PROPOSED HOT BOX
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LINE NOT SURVEYED
 - EASEMENT LINES
 - OVERHEAD ELECTRICAL LINES
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING STORM DRAINAGE LINE
 - PROPOSED STORM DRAINAGE LINE



CHAPTER 3. MIXED USE DISTRICTS | Article 3.2. Base Dimensional Standards
Sec. 3.2.5. General Building

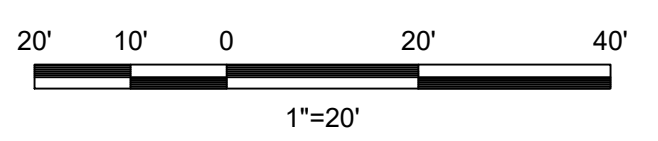
Sec. 3.2.5. General Building



	OP-, OX- NX-, CX-	DX-	IX-
A. Lot Dimensions			
A1 Area (min)	n/a	n/a	n/a
A2 Area (max)	10 acres (NX-only)	n/a	n/a
A3 Width (min)	n/a	n/a	n/a
A4 Outdoor amenity area (min)	10%	10%	10%
B. Building/Structure Setbacks			
B1 From primary street (min)	5'	3'	3'
B2 From side street (min)	5'	3'	3'
B3 From side lot line (min)	0' or 6'	0' or 6'	0' or 6'
B4 From rear lot line (min)	0' or 6'	0' or 6'	0' or 6'
B4 From alley (min)	5'	5'	5'
C. Parking Setbacks			
C1 From primary street (min)	10'	10'	10'
C2 From side street (min)	10'	10'	10'
C3 From side lot line (min)	0' or 3'	0' or 3'	0' or 3'
C4 From rear lot line (min)	0' or 3'	0' or 3'	0' or 3'
C4 From alley (min)	5'	5'	5'

	OP-, OX- NX-, CX-	DX-	IX-
D. Height			
D1 Principal building (max)	Set by district	Set by district	Set by district
D2 Accessory structure (max)	25'	25'	25'
E. Floor Heights			
E1 Ground floor elevation (min)	0'	0'	0'
E2 Ground story height, floor to floor (min)	11'	13'	11'
E3 Upper story height, floor to floor (min)	9'	9'	9'
F. Transparency			
F1 Ground story (min)	33%	50%	20%
F2 Upper story (min)	20%	20%	20%
F3 Blank wall area (max)	30'	30'	50'
G. Allowed Building Elements			
Balcony, awning			

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.



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Project
1310 S. PERSON ST. REDEVELOPMENT

Process
ADMINISTRATIVE SITE REVIEW

Revisions		
Number	Description	Date

Approvals

Drawing Title
SITE PLAN

Sheet Number
CE-2

Date Issued 12/03/19

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
 - Utility separation requirements:
 - 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 wateline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - 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.
 - 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 wateline specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - 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).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 - 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.
 - 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.
 - 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
 - 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.
 - Install 3/4" copper* water services with meters located at ROW or within a 2'x2' 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.*
 - Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
 - 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.
 - 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.
 - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
 - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
 - 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. Contact Joanie Hartley at (919)-996-5923 or joanie.hartley@raleighnc.gov for more information.

CONSTRUCTION NOTES:

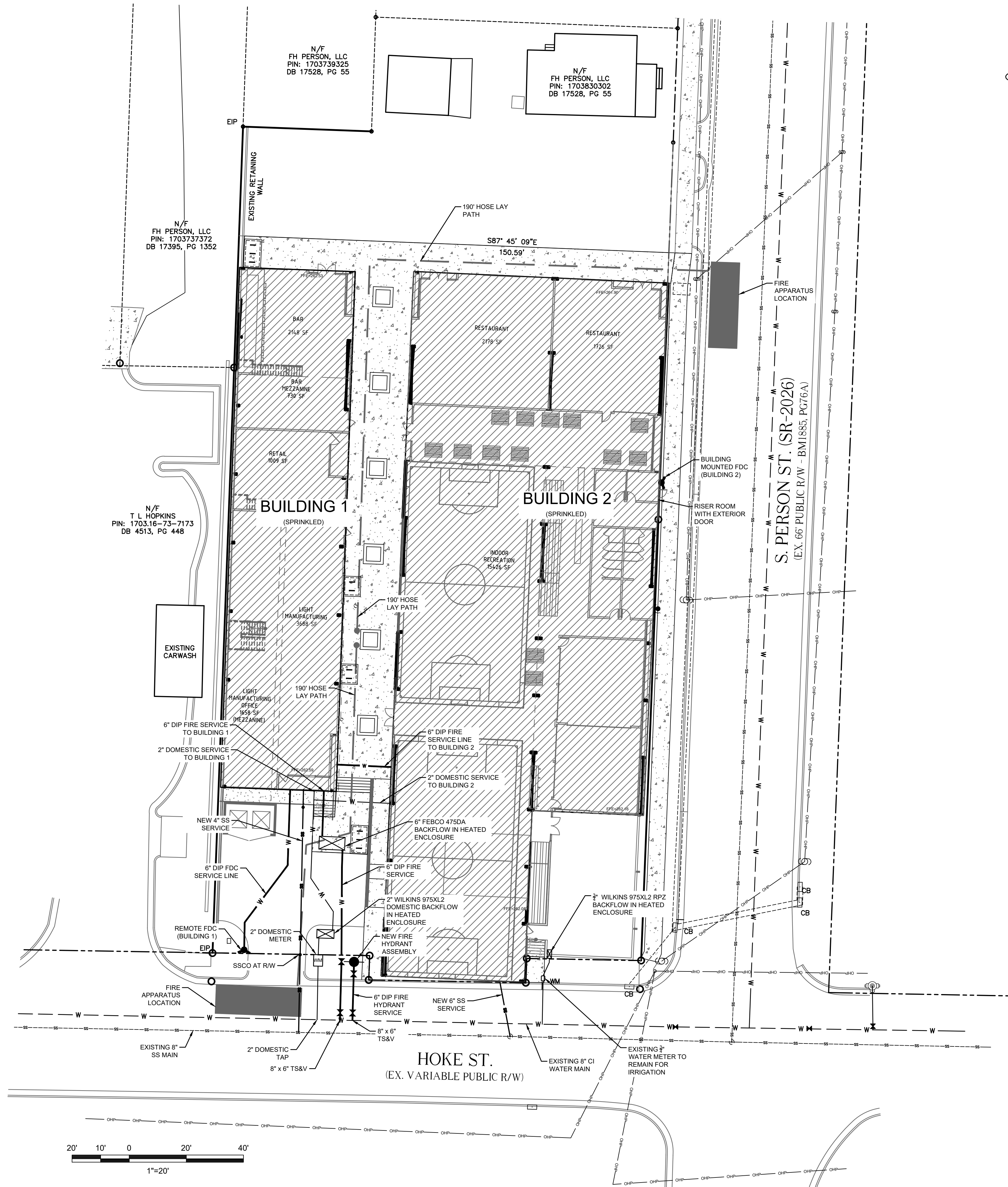
- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.(CHAPTER 33, 2018 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2018 NC BUILDING CODE).

LEGEND

BM BOOK OF MAPS
DB DEED BOOK
PG PAGE
N/F NOW OR FORMERLY
R/W RIGHT OF WAY
EIP EXISTING IRON PIPE
EMAG EXISTING MAG NAIL
EPK EXISTING PK NAIL
ERRS EXISTING RAILROAD SPIKE
ENAIL EXISTING NAIL FOUND
ERF EXISTING RAIL FOUND
ECM EXISTING CONCRETE MONUMENT
IPS IRON PIPE SET
MAG MAG NAIL SET
CP COMPUTED POINT
RCP REINFORCED CONCRETE STORM PIPE
PP POWER POLE
GUY GUY ANCHORS

⊗ PROPOSED INSERTION VALVE
⊕ EXISTING FIRE HYDRANT
⊖ PROPOSED FIRE HYDRANT
⊗ EXISTING WATER VALVE
⊖ PROPOSED WATER VALVE
⊗ EXISTING WATER REDUCER
⊖ PROPOSED WATER REDUCER
⊗ EXISTING WATER METER
⊖ PROPOSED WATER METER
⊗ EXISTING HOT BOX
⊖ PROPOSED HOT BOX
○ EXISTING MANHOLE
● PROPOSED MANHOLE

--- BOUNDARY LINE
--- RIGHT OF WAY LINE
--- LINES NOT SURVEYED
--- EASEMENT LINES
--- OVERHEAD ELECTRICAL LINES
--- EXISTING WATER LINE
--- W PROPOSED WATER LINE
--- SS EXISTING SANITARY SEWER LINE
--- SS PROPOSED SANITARY SEWER LINE
--- EXISTING STORM DRAINAGE LINE
--- PROPOSED STORM DRAINAGE LINE



WLD

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Project

1310 S. PERSON ST.
REDEVELOPMENT

Process

ADMINISTRATIVE SITE
REVIEW

Revisions

Number	Description	Date

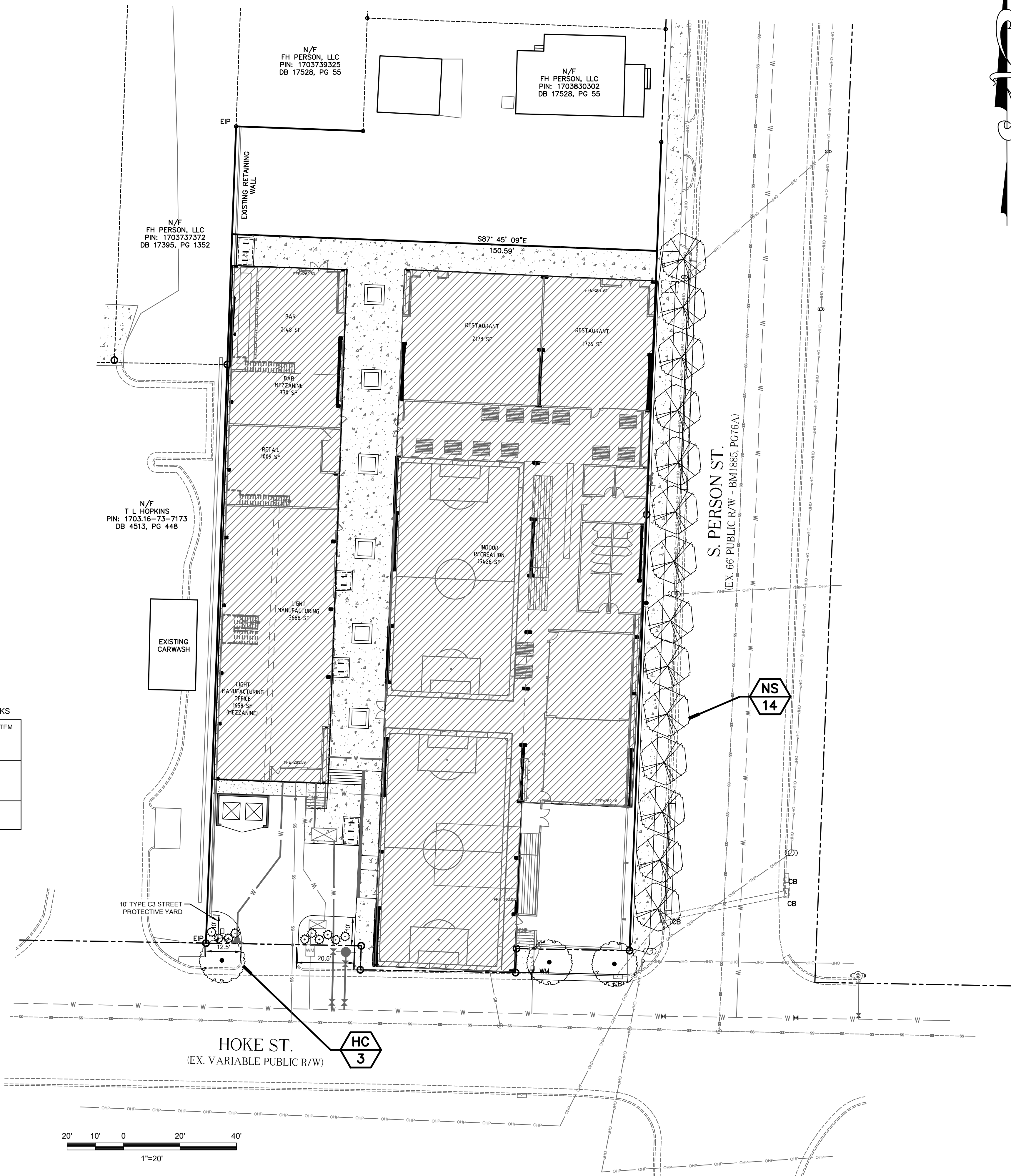
Approvals

UTILITY & FIRE
APPARATUS PLAN

Sheet Number

CE-4

Date Issued 12/03/19



NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

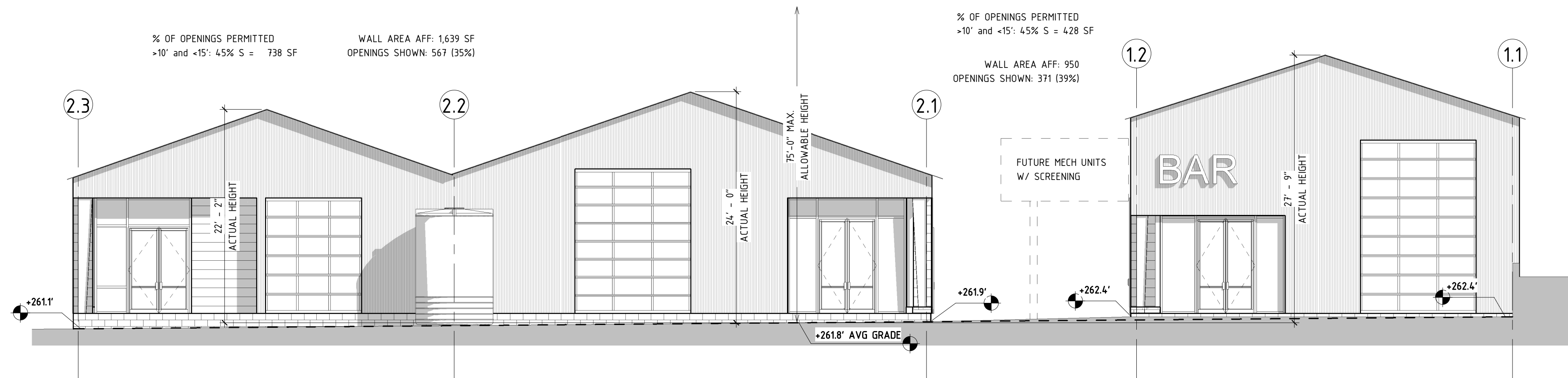
12-03-19

ADMINISTRATIVE SITE REVIEW
1310 S. PERSON ST
1310 S. PERSON ST RALEIGH, NORTH CAROLINA

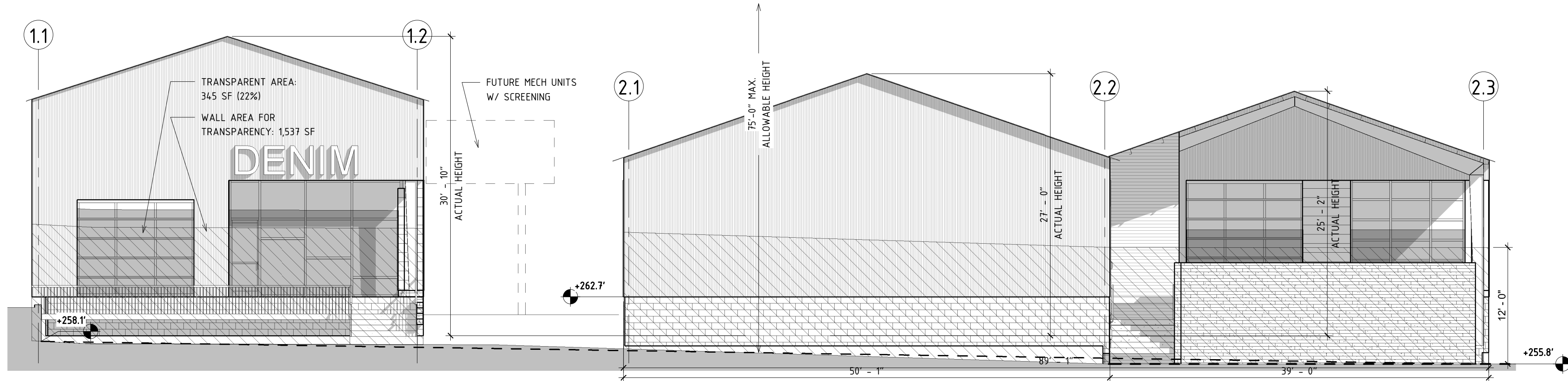
DATE	12-03-19
DR.	DEB
CH.	DSM
PROJ. #	19030
REVISIONS	DATE

TRANSPARENCY
DIAGRAMS

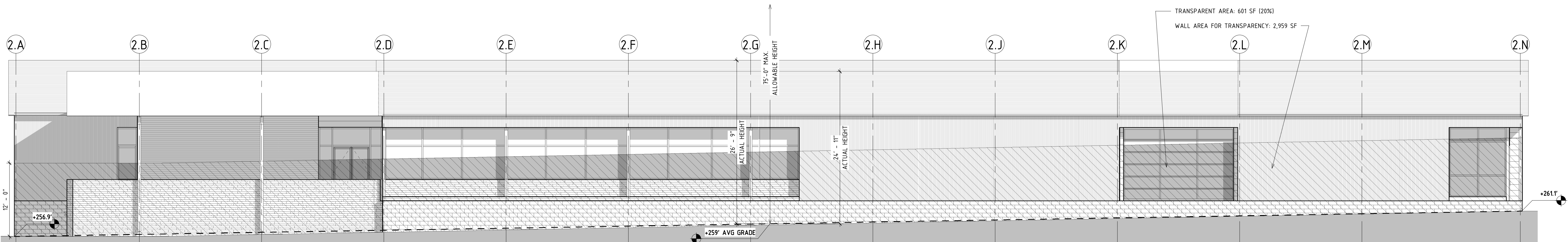
A-1



3 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED HOKE STREET (SOUTH) ELEVATION TRANSPARENCY DIAGRAM
SCALE: 1/8" = 1'-0"



1 PROPOSED PERSON STREET ELEVATION (EAST) TRANSPARENCY DIAGRAM
SCALE: 1/8" = 1'-0"

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NOT FOR
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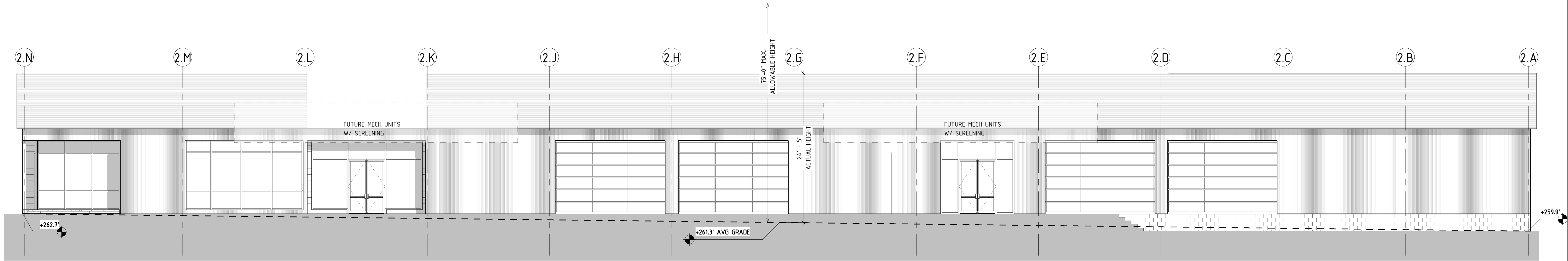
12-03-19

ADMINISTRATIVE SITE REVIEW
1310 S. PERSON ST
1310 S. PERSON ST RALEIGH, NORTH CAROLINA

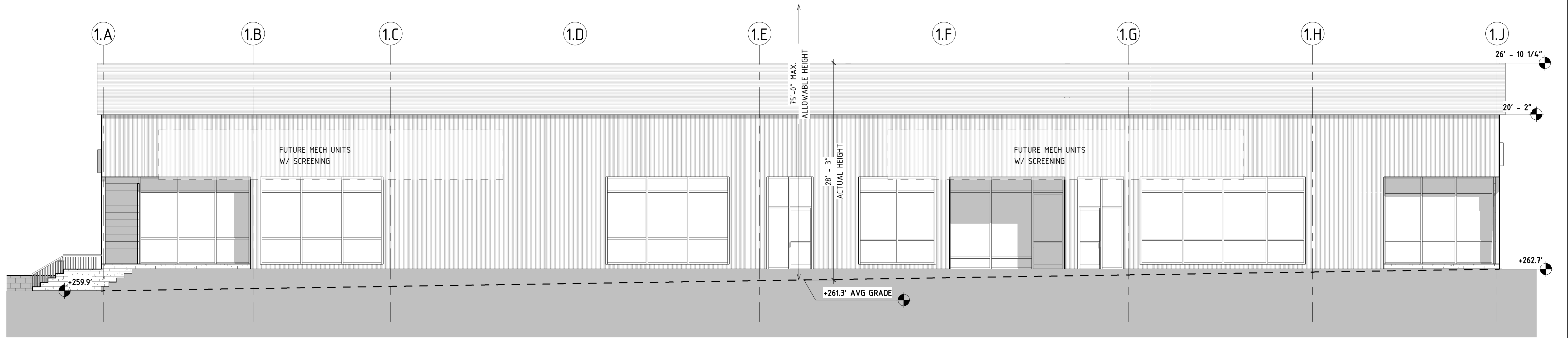
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ELEVATIONS
FOR REFERENCE

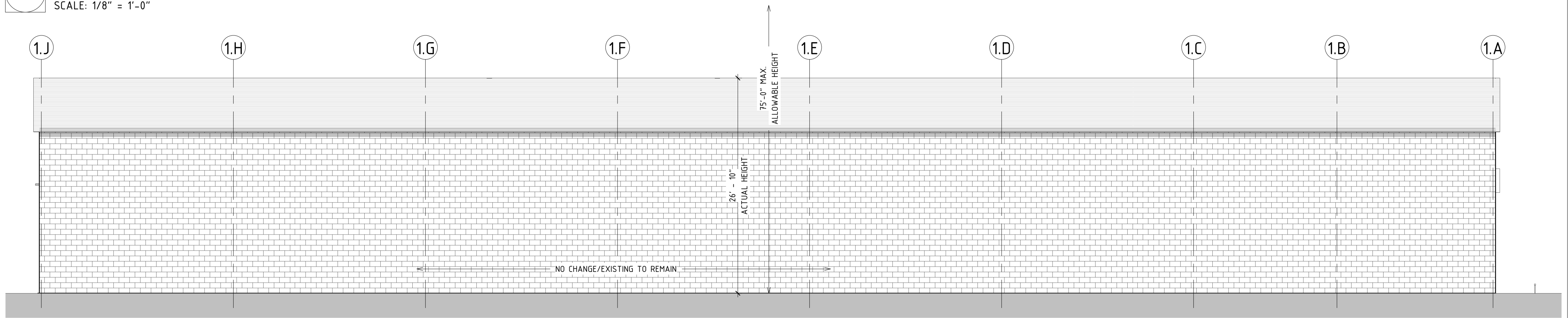
A-2



3 PROPOSED BUILDING 2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED BUILDING 1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED BUILDING 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"