

DEME MOTORS SR-7-2017



0 300 600 Feet

Zoning: **IX-3 w/ SHOD-2**

CAC: **North**

Drainage Basin: **Perry Creek**

Acreage: **1.0**

Sq. Ft.: **1,428**

Planner: **Martha Lobo**

Phone: **(919) 996-2664**

Applicant: **Qomaq, Ahmed**





Administrative Approval Action

SR-7-17 / Deme Motors
Transaction # 500763, AA # 3818

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the west side of Becky Circle. The site is addressed at 7209 Becky Circle, which is inside City limits.

REQUEST: Development of a 1.00 acre tract zoned IX-3 with SHOD-2 overlay into a general building for commercial use with 1,800 SF of gross floor area.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

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 submitted by Khaled Al-Zoubi of IC Engineering, Inc.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

GENERAL

1. On the Concurrent Plans, landscape plans shall be revised to show landscaped terminal parking islands will be provided for the southwestern row of parking to show compliance with UDO 7.1.7.D.3.
2. On the Concurrent Plans, landscape plans shall be revised to show details for all proposed landscape plantings and clearly demonstrate compliance with UDO 7.2.7.
3. On the Concurrent Plans, the elevation sheet(s) will be updated so the elevation profiles are labelled correctly with regards to the building façade being represented.
4. On the Concurrent Plans, transparency calculations will be provided for the street-facing building façade and will comply with UDO Section 3.2.5 and 1.5.9 design standards.
5. On the Concurrent Plans, landscape plans shall be revised to show the proposed BMP will meet screening requirements of UDO 7.2.6.

ENGINEERING

6. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



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STORMWATER

7. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
8. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
9. Next Step: 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.
10. Next Step: The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on all plans for permitting and on the recorded map.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

11. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right Of Way and/or Easement Dedications, and Tree Save Areas.
12. Provide fire flow analysis.

ENGINEERING

13. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.
14. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
15. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

STORMWATER

16. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
17. Next Step: The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;
18. Next Step: The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas



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shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

19. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.



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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 6-14-2021

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:(Planning Dir./Designee)

Date: 6/14/18

Staff Coordinator: Ryan Boivin

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Deme Motors	
	Development Case Number	SR-7-17	
	Transaction Number	500763	
	Design Adjustment Number	DA - 6 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

HORAZETH W. DITCHIE, PE, MPA
ENGINEERING AND INFRASTRUCTURE MANAGER

Date

6/14/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for a Design Adjustment regarding Block Perimeter. The existence of a blue line stream at the rear of the property and the presence of existing development is not conducive for additional street connections at this location.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name DEME MOTORS	
	Case Number SR-7-17	
	Transaction Number 500763	
OWNER	Name AHMAD QOMAG	
	Address 8012 Criswell Crescent Rd	City Raleigh
	State NC	Zip Code 27615 Phone 919-961-7044
CONTACT	Name KHALED AL-ZOUBI, PE	Firm IC ENGINEERING INC
	Address 5409 DILLARD DR	City RALEIGH
	State NC	Zip Code 27606 Phone 919-271-0051
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	
UDO 8.3.2 (MAXIMUM BLOCK PERMITER) not met. Building a road for additional access is not feasible.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner's Representative Signature: *Khaled Al-Zoubi* Date: 2/27/18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The proposed site plan does not increase the length of the perimeter of the existing block.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The block has been developed as a mixed land use of industrial and residential.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The Site is a car dealership, with direct street frontage.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The Site is a car dealership, with direct street frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

There are existing structures that obstruct any new roads.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Stephen R. Barker, a Notary Public do hereby certify that
Khaled Al-Zoubi personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 27th day of February, 2018.



Notary Public Stephen R. Barker

My Commission Expires: Sept 10, 2019

N/F
ROBUCK FAMILY, LLC
DB 008119 PG 00930
PIN: 1727045709
ZONING: IX-3

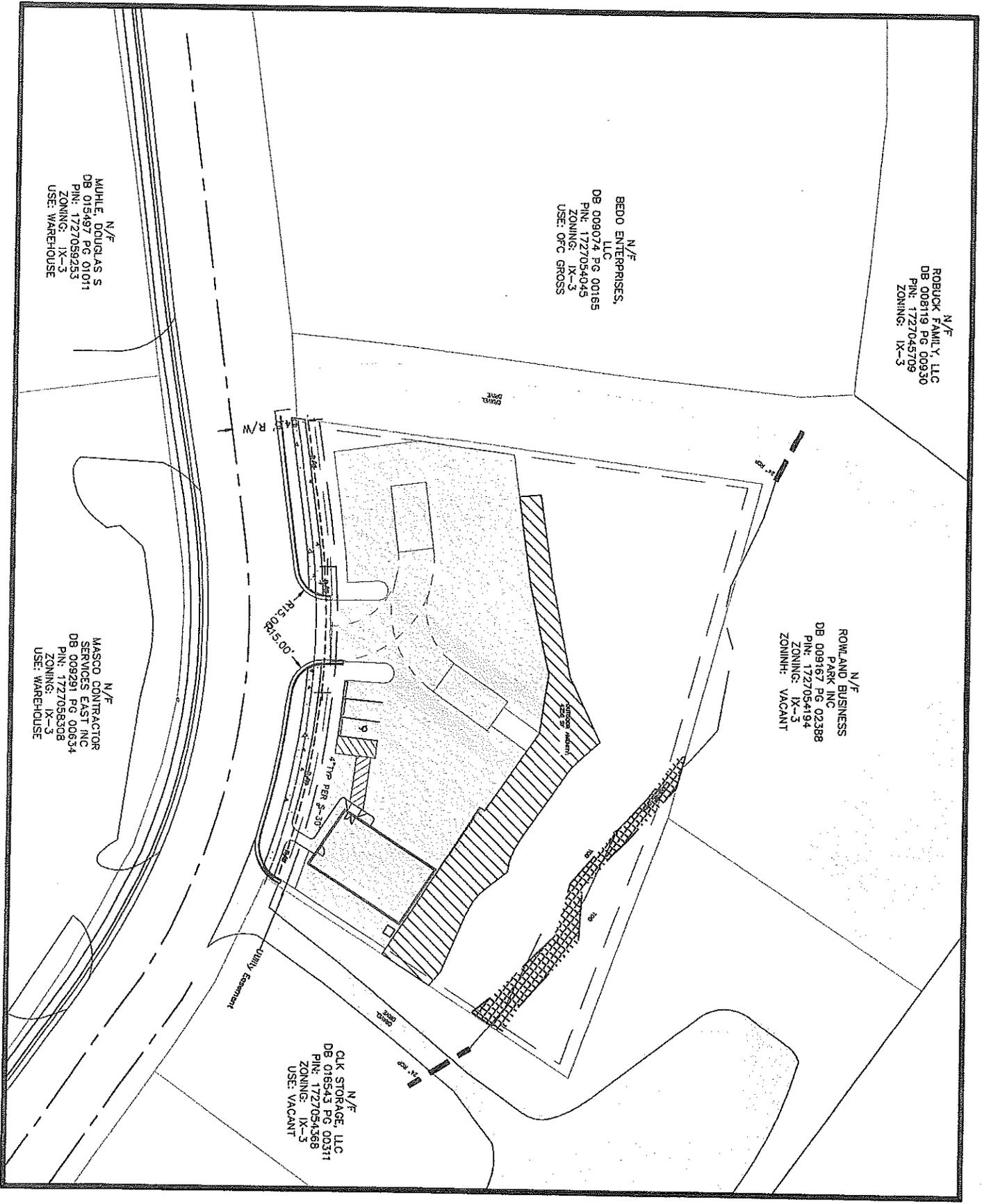
N/F
ROWLAND BUSINESS
PARK INC
DB 009167 PG 02398
PIN: 1727054194
ZONING: IX-3
ZONINH: VACANT

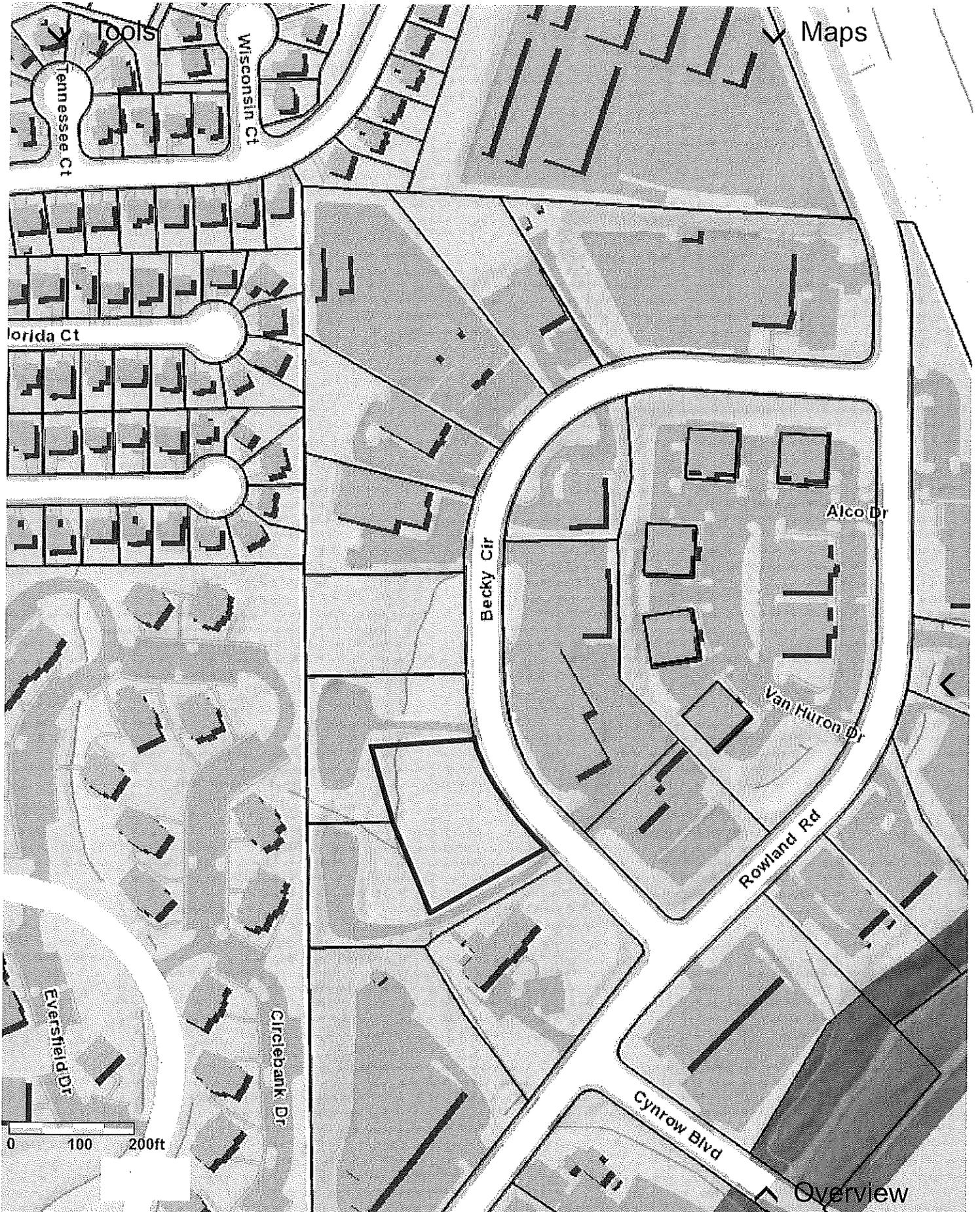
N/F
BEDO ENTERPRISES,
LLC
DB 009074 PG 00165
PIN: 1727054045
ZONING: IX-3
USE: OFC GROSS

N/F
MUHLE, DOUGLAS S
DB 015497 PG 01011
PIN: 1727059253
ZONING: IX-3
USE: WAREHOUSE

N/F
MASCO CONTRACTOR
SERVICES EAST INC
DB 009291 PG 00634
PIN: 1727058308
ZONING: IX-3
USE: WAREHOUSE

N/F
CLK STORAGE, LLC
DB 016543 PG 00311
PIN: 1727054368
ZONING: IX-3
USE: VACANT





SHEET INDEX:

- 00: COVER SHEET
- C-1.0: SITE PLAN
- C-2.0: EROSION CONTROL PLAN
- C-3.0: GRADING PLAN
- C-3.1: STORMWATER PLAN
- C-3.2: DRAINMAP-EXIST
- C-3.3: DRAINMAP-PROP
- C-3.4: STORMWATER DETAILS
- C-4.0: UTILITY PLAN
- C-4.1: UTILITY DETAILS
- C-5.0: LANDSCAPING PLAN
- B-1.0: BUILDING FLOOR PLAN
- B-2.0: BUILDING ELEVATIONS



VICINITY MAP
1" = 1000'



N/F ROWLAND BUSINESS PARK INC
DB 009167 PG 02388
PIN: 1727054194
ZONING: IX-3
ZONINH: VACANT

N/F BEDO ENTERPRISES, LLC
DB 009074 PG 00165
PIN: 1727054045
ZONING: IX-
USE: OFC GROSS

N/F CLK STORAGE, LLC
DB 016543 PG 00311
PIN: 1727054368
ZONING: IX-3
USE: VACANT

N/F MASCO CONTRACTOR SERVICES-EAST INC
DB 009291 PG 00634
PIN: 1727058308
ZONING: IX-
USE: WAREHOUSE

BUILDING SETBACK DATA:

- IX-3
- FRONT: 3 FEET
- SIDE: 3 FEET
- REAR: 0 OR 6 FEET
- OUTDOOR AMENITY AREA 10%

PARKING SETBACK DATA:

IX-3

- FRONT: 10 FEET
- SIDE: 10 FEET
- REAR: 0 OR 3 FEET

- SITE NOTES:**
- OWNER: QOQAQ PROPERTIES LLC
 - DESCRIPTION: LOT 5 ROWLAND BUSINESS PARK
 - PLAT: BM2006-PG02510
 - DB 12550 PG 2582
 - PIN: 1727055295
 - ZONING: RALEIGH: IX-3; SHOD-2
 - USE:
 - EXISTING: VACANT, WOODED
 - PROPOSED: VEHICLE SALES
 - TRACT SIZE: 1.00 AC
 - LIMITS OF DISTURBANCE: 0.75 ACRES
 - PARKING
 - REQUIRED: 3 SPACES
 - OUTDOOR AMENITY AREA:
 - REQUIRED: 42,563 SF X 10% = 4,256 SF
 - PROVIDED: 4,256 SF

Administrative Site Review Application (for UDO Districts only)

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfa: 919-996-1831
 ECHOFORM Satellite Office: 18337 - 1391 Lindfield Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
Transaction Number	
Assigned Project Coordinator	
Assigned Team Leader	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: **DEME MOTORS**

Zoning District: **IX-3** Overlay District (if applicable): **SHOD-2** Inside City Limits? Yes No

Proposed Use: **AUTO SALES**

Property Address(es): **7209 BECKY CIRCLE** Major Street Location:

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1727055295** P.I.N. P.I.N. P.I.N.

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Duplex Telecommunications Tower Religious Institutions Residential Care Retail
 Other: if other, please describe: **AUTO SALES (on-line)**

WORK SCOPE Per City Code Section 10.2.8.3.2, summarize the project work scope. For additional changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
DEVELOP LOT TO BE USED FOR AUTO SALES

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative At: **UDO 8.3.2 (MAXIMUM BLOCK PERMITER)**

CLIENT/DEVELOPER/OWNER Company: **QOQAQ PROPERTIES, LLC** Name (if): **AHMAD QOQAQ**
 Address: **8012 Criswell Crescent Raleigh, NC 27615**
 Phone: **919-961-7044** Email: **DQOQAQ@AOL.COM** Fax:

CONSULTANT (Contact Person for Plans) Company: **IC ENGINEERING INC** Name (if): **KHALED AL-ZOUBI**
 Address: **5409 DILLARD DR**
 Phone: **919-271-0051** Email: **KHALED@ENGINEERINGINC.COM** Fax:

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

Zoning Information	Building Information
Zoning District(s) IX-3	Proposed building use(s) SALES
If more than one district, provide the acreage of each:	Existing building(s) sq. ft. gross 0
Overlay District SHOD-2	Proposed Building(s) sq. ft. gross 1800
Total Site Acres Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1	Total sq. ft. gross (existing & proposed) 1800
Off street parking: Required 3 Provided 20	Proposed height of building(s) 12
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st floor 8'
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface **0** acres/square feet Flood Hazard Area Yes No
 Proposed Impervious Surface **17,532** acres/square feet If Yes, please provide: Alluvial Soils FEMA Map Panel # Flood Study
 Neuse River Buffer Yes No Wetlands Yes No

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care or Life Care Dwelling Units	6. Infill Development 2,3,7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

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.

I hereby designate **IC ENGINEERING, INC** 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.

Signed: Date: **04/05/17**
 Printed Name: **AHMAD QOQAQ (owner)**

Signed: _____ Date: _____
 Printed Name: _____

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NOT FOR CONSTRUCTION

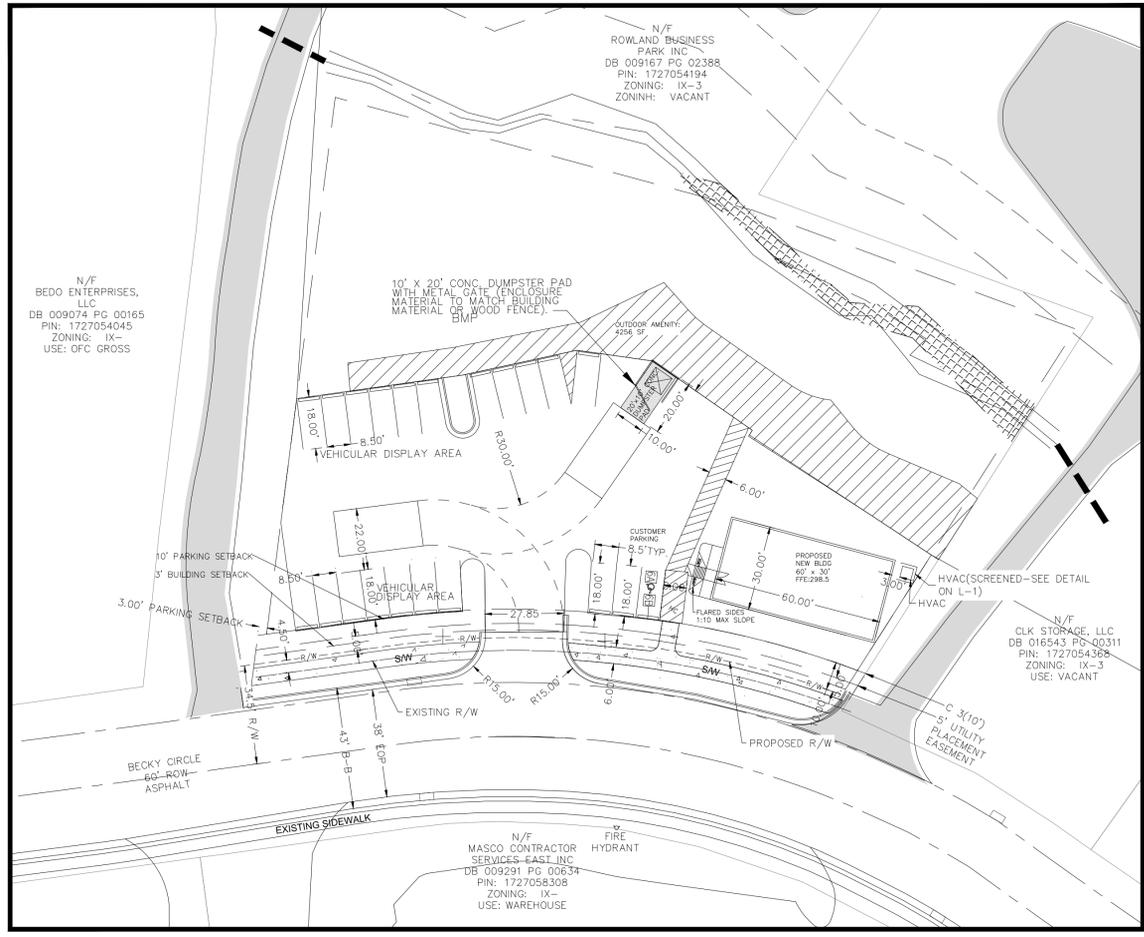
5121 KAPLAN DRIVE
 RALEIGH, NC 27606
 (919) 271-0051
 WWW.ICENGINEERING.COM
 C-1316

DEME MOTORS
 PIN: 1727055295
 RALEIGH, NORTH CAROLINA
 SR-7-17 #800763

PROJECT NO.

DRAWING NAME:
COVER

SHEET NO.
00



NOTES:

- ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- BOUNDARY INFORMATION, NEUSE BUFFER AND CONTOURS TAKEN FROM SURVEY CONDUCTED BY MIKE STOKES, PLS OF STOKES SURVEYING & MAPPING, PLLC ON FEB 28, 2017.
- REFERENCED BM2006-PG2510.
- PLANAMETRICS WERE OBTAINED FROM WAKE COUNTY GIS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
- ALL PARKING SIGNAGE WILL BE ADA COMPLIANT.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- SITE LESS THAN 2 ACRES. NO TREE CONSERVATION PLAN REQUIRED. NO IMPACTS WITHIN ZONE 1 OF NRB IS PERMITTED.
- SOLID WASTE PLAN:
 - SMALL BUSINESS MAY BE ALLOWED CURBSIDE COLLECTION SERVICE BY THE CITY, AND CURBSIDE RECYCLING SERVICE, PROVIDED THAT REFUSE GENERATION FOR THE BUILDING DOES NOT EXCEED TWO (2) INDIVIDUAL NINETY-SIX (96) GALLON ROLL-OUT REFUSE CONTAINERS.
 - IF REFUSE GENERATION EXCEEDS 9.1, PROPERTY IS TO BE SERVED BY ON-SITE DUMPSTER AND COMMON COLLECTION FACILITIES AS NOTED IN THE SOLID WASTE COLLECTION DESIGN MANUAL, AS AMENDED, AND REFUSE COLLECTION MUST BE CONTRACTED WITH A PRIVATE REFUSE HAULER.

BUILDING SETBACK DATA:

- IX-3
- FRONT: 3 FEET
- SIDE: 3 FEET
- REAR: 0 OR 6 FEET
- OUTDOOR AMENITY AREA 10%

PARKING SETBACK DATA:

IX-3

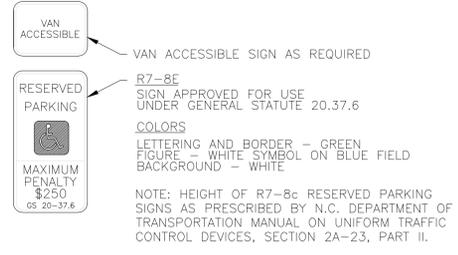
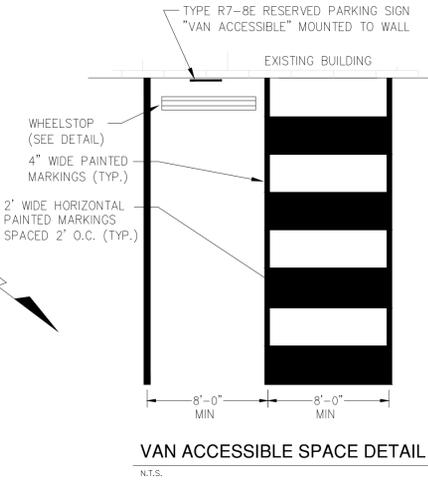
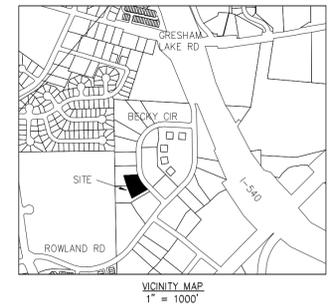
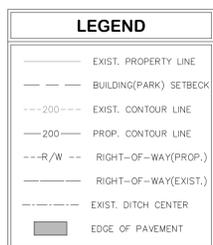
- FRONT: 10 FEET
- SIDE: 10 FEET
- REAR: 0 OR 3 FEET

SITE NOTES:

- OWNER: QOMAO PROPERTIES LLC
- DESCRIPTION: LOT 5 ROWLAND BUSINESS PARK
- PLAT: BM2006-PG02510
- DB 12550 PG 2582
- PIN: 1727055295
- ZONING: RALEIGH: IX-3; SHOD-2
- USE:
 - EXISTING: VACANT, WOODED
 - PROPOSED: VEHICLE SALES
- TRACT SIZE: 1.00 AC
- LIMITS OF DISTURBANCE: 0.75 ACRES
- PARKING
 - REQUIRED: 3 SPACES
 - 2 SPACES + 1 HANDICAP
- OUTDOOR AMENITY AREA:
 - REQUIRED: 42,563 SF X 10% = 4,256 SF
 - PROVIDED: 4,256 SF

PARKING CALCULATION

DISPLAY AREA=15400 SF
 $15400 / 4500 = 3.4$ SPACES
 OR
 GROSS FLOOR AREA=1500 SF
 $1500 / 1000 = 2$ SPACES
 REQUIRED
 3 SPACES

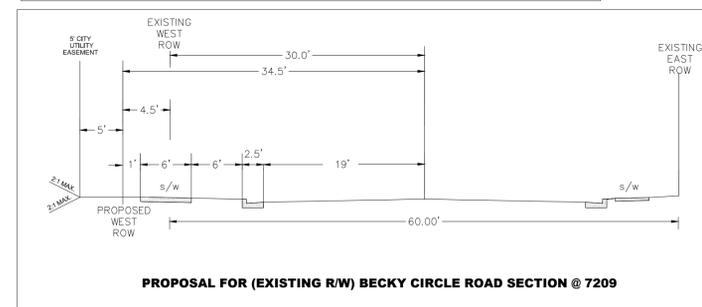
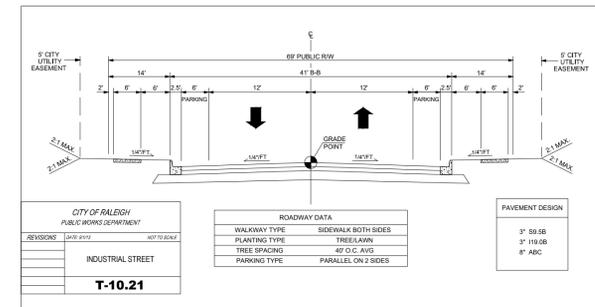


HANDICAP ACCESSIBLE SIGN MOUNTED ON WALL

N.T.S.

☐ VAN ACCESSIBLE PARKING SPACE

☐ HANDICAP ACCESSIBLE SIGN MOUNTED ON WALL

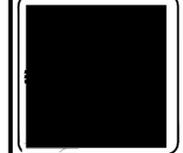


NO.	REVISIONS	DATE	BY
7			
6			
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4			
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2			
1	COR TRC & DEME MOTORS	04/28/17	



ENGINEER OF RECORD
KHALED AL-ZOUBI, PE
PROJECT MANAGER
RTW

DRAWN BY
SCALE
FIRST ISSUE DATE
12/01/16



IC ENGINEERING, INC.
C-1316

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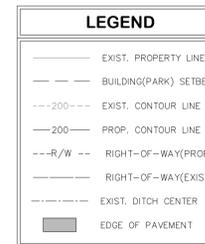
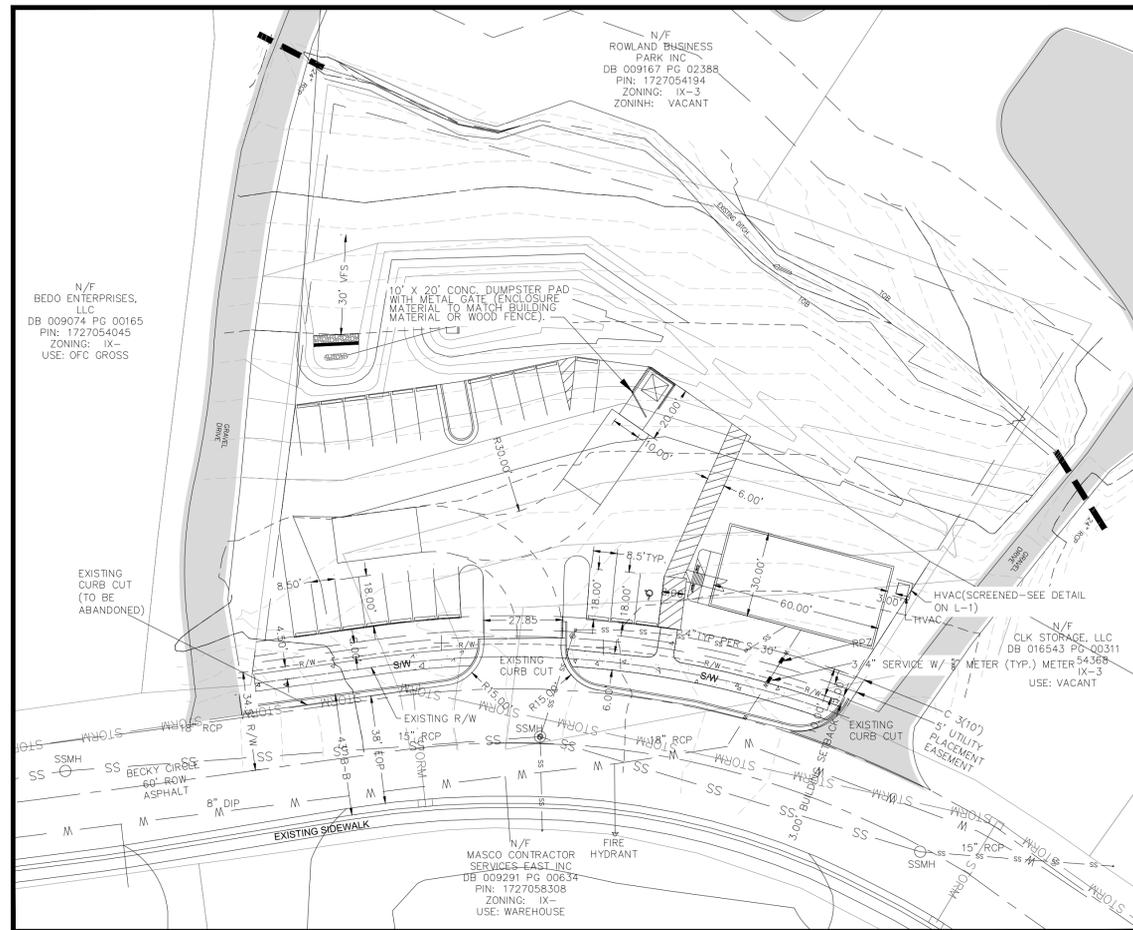
DEME MOTORS
PIN: 1727055295
RALEIGH, NORTH CAROLINA

SITE PLAN
SR-7-17 #500763

PROJECT NO.

DRAWING NAME:
BUILDING

SHEET NO. C-1.00



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, sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 20' from a private well or 50' from a public well. When installing water & 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 waterline 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 force mains. 4.0' minimum cover is required on all raise 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 services from ROW or easement per CORPUD Handbook procedure.
- Install 1/2" 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.
- Cross-connection / 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.



ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2400, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

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

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

BUILDING SETBACK DATA:

- IX-3
- FRONT: 3 FEET
- SIDE: 3 FEET
- REAR: 0 OR 6 FEET
- OUTDOOR AMENITY AREA 10%

PARKING SETBACK DATA:

- IX-3
- FRONT: 10 FEET
- SIDE: 10 FEET
- REAR: 0 OR 3 FEET

GENERAL UTILITY NOTES

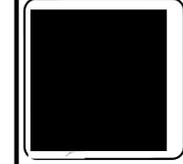
- ALL WATER AND SEWER CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
- CONTRACTOR SHALL CALL NORTH CAROLINA ONE CALL AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION ON SITE TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN INDEPENDENT LOCATOR SERVICE. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- THE CONTRACTOR, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER LINE TO INCLUDE A REDUCED PRESSURE ZONE CONTAINMENT ASSEMBLY FROM THE CITY OF RALEIGH APPROVED ASSEMBLIES LIST. (TYPE: RP, MANUFACTURER: FLOMATIC, MODEL: RPZ, SIZE: 0.75)

SEWER LINE CONSTRUCTION NOTES

- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING BRASS CASTINGS.
- MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED 12" ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
- MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
 - 4" SEWER SERVICE - 1.00% SLOPE
 - 6" SEWER SERVICE - 1.00% SLOPE
 - 8" SEWER SERVICE - 0.50% SLOPE
- UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
- SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM, UNTIL ACCEPTANCE OF NEW CONSTRUCTION HAS BEEN MADE BY THE LOCAL GOVERNING AUTHORITY. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM.

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ENGINEER OF RECORD	DATE
PROJECT MANAGER	DATE
DRAWN BY	DATE
SCALE	DATE



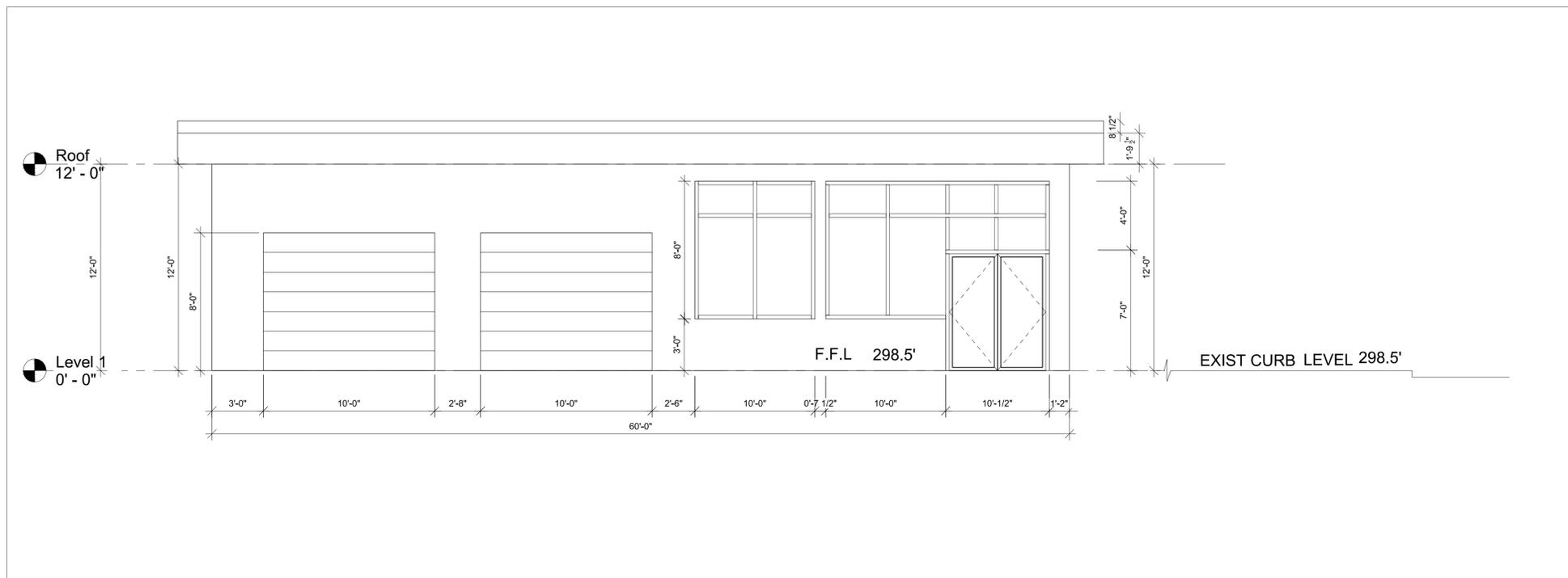
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 C-1316

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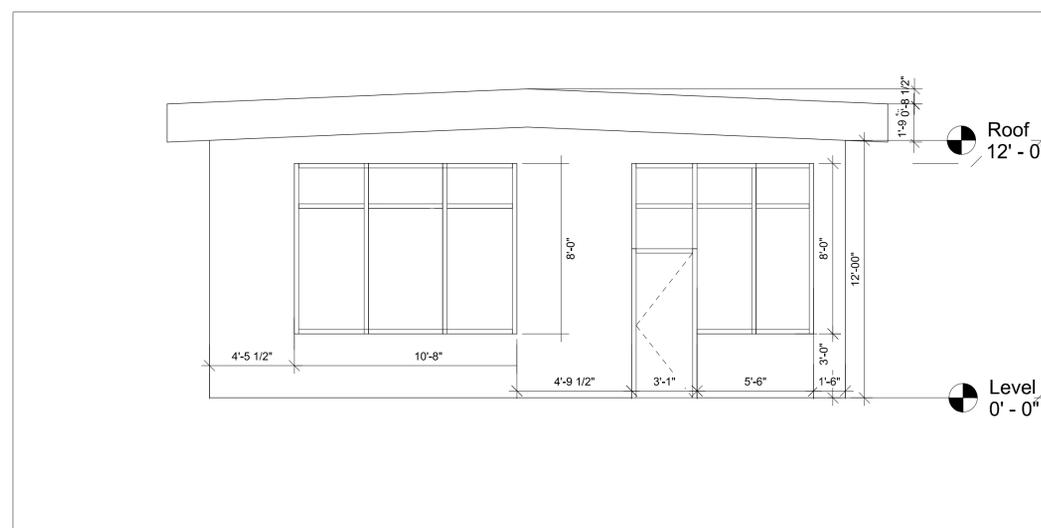
DEME MOTORS
 PIN: 172705295
 RALEIGH, NORTH CAROLINA

UTILITY PLAN
 SR-7-17 #500763

PROJECT NO.	
DRAWING NAME:	C-4.00
SHEET NO.	



SOUTH ELEVATION

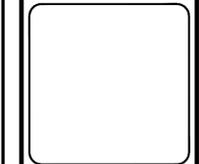


EAST ELEVATION

TRANSPARENCY
 $10.67 \times 8 + 5.5 \times 8 + 3.08 \times 11 = (163.24) \text{SF}$
 $163.24 / (30 \times 12) = 0.45$

NOT FOR
 CONSTRUCTION

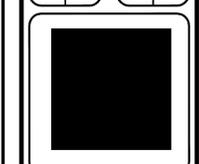
NO.	REVISIONS	DATE	BY
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1	COR TRC & DEME MOTORS	04/28/17	



ENGINEER OF RECORD
 RIMLED ALZOUBI PE
 PROJECT MANAGER
 R/W

DRAWN BY

 SCALE
 FIRST ISSUE DATE
 12/01/16



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 C7316

DEME MOTORS
 PIN: 1727055295
 RALEIGH, NORTH CAROLINA

BUILDING FLOOR PLAN
 SR-7-17 #500763

PROJECT NO.
 DRAWING NAME:
 BUILDING
 SHEET NO.
 B-1.00