



# Administrative Approval Action

**SR-67-18 710 W. Johnson Street  
Transaction# 563555 AA#3887**

**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 Glenwood Ave, south of Peace Street at 710 W. Johnson Street.

**REQUEST:** Development of a .16 acre tract zoned CX-5-UL of an existing structure 1,457 sf with interior alterations of an existing building in addition to a proposed addition of a 2<sup>nd</sup> story addition of 2, 296 gross square feet totaling an overall gsf of 3,753 of building.

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** Design Adjustment request to maintain an existing substandard drive aisle is supported. Existing aisle is 9.4', while Raleigh Street Design Manual Article 9.5 states the minimum drive aisle is 12'. Building façade is not being altered with the proposed development and the existing nonconformity is not being exacerbated.

**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 10/23/2018 by *Eric L Thompson & Associates P.C.*

## 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:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

**CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Concurrent Site Review plans:***

**Engineering**

1. 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.

**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 type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input type="checkbox"/>	Utility Placement Easement	<input checked="" type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:



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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 Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

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

## Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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. The amenity area calculations square footage (sf) shown on floor plan and Amenity table illustration on Sheet A0006 will need to be recalculated (added) & revised to reflect to correct sum at permit review submittal. The amenity area calculations shown on the floor plan do not match the sum of the sf shown on the table.

## Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

3. A cross access agreement among the lots identified as PINs 1704319739 and 1704410749 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
5. The approved Peace Street Streetscape will need to be shown on the building permit plans to be properly constructed in the field.

## Public Utilities

6. Sanitary sewer service of adjacent property must be field surveyed to verify if it is in conflict with proposed wall design. A sketch must be submitted at building permits showing that it either is not in conflict with proposed wall, a wall design adjustment if it is in conflict, or a re-routed sanitary sewer service not in conflict with proposed wall design.



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7. A Certificate of Compliance for approved backflow preventors must be digitally affixed to the plans and will remain in effect until the next scheduled test date.

### Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree in new tree pit along W. Johnson St.

### *The following are required 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. 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. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. Final inspection of new tree pit and tree planting of right of way street tree by Urban Forestry Staff.

**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: 11-5-2021**

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: 11/5/2018

Staff Coordinator: Jermon Purifoy



# Staff Response Raleigh Street Design Manual



DEVELOPMENT  
SERVICES  
DEPARTMENT

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;  
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 additional maintenance responsibilities for the City; and  
YES  NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
YES  NO

## STAFF FINDINGS

Staff supports the request to maintain the existing substandard driveway as it passes past the existing building. The drive aisle as shown exists today prior to the proposed development. There are no proposed changes that affect the existing facade and further exacerbate an existing nonconformity.

# 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.

<b>PROJECT</b>	Project Name 710 W Johnson St		
	Case Number SR-67-18		
	Transaction Number 563555		
<b>OWNER</b>	Name Johnson 710 LLC		
	Address 500 Westover Dr. Suite 17443		City Sanford
	State NC	Zip Code 27330	Phone
<b>CONTACT</b>	Name Jennifer Truman		Firm Matthew Konar Architect
	Address 611 W Club Blvd		City Durham
	State NC	Zip Code 27701	Phone 919.792.8105
<b>REQUEST</b>	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 checked="" 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):		
The property owner is requesting a design adjustment to be allowed to maintain the existing driveway width for the existing one-way drive aisle to the east of the existing building. The existing one-way driveway is documented as 9.4' wide at it's narrowest point where it is bound on each side by the existing property line and the existing building, respectively. Per UDO 8.3 and RSDM 9.5, the minimum drive aisle width for new one-way driveways is 12'. The proposed development will not change the existing building or existing east property line. Therefore a design adjustment from the width requirement is requested to maintain the existing condition.			

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.

*[Signature]*

Owner/Owner's Representative Signature

6 OCTOBER 2018

Date

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](mailto: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;  
by maintaining the existing conditions of drive aisle width.
  
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
because the Comprehensive Plan respects the maintenance of existing conditions.
  
- C. The requested design adjustment does not increase congestion or compromise Safety;  
by maintaining the existing conditions of drive aisle width.
  
- D. The requested design adjustment does not create any lots without direct street Frontage;  
by maintaining the existing conditions of drive aisle width.
  
- 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.

The design adjustment is reasonable based on condition 2 above. The location of the existing building limits the width of the existing drive aisle from being widened.



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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 the Raleigh Street Design Manual;  
by maintaining the existing drive aisle width.
  
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
the Comprehensive Plan respects the maintenance of existing conditions.
  
- C. The requested design adjustment does not increase congestion or compromise safety;  
by maintaining the existing conditions of drive aisle width.
  
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
is on private property. The requested design adjustment maintains the existing conditions of drive aisle width.
  
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
Yes. The PE for the design adjustment is Eric Thompson.  
Refer to submitted plans for SR-67-18 and T#563555

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF ~~NORTH CAROLINA~~ OHIO  
COUNTY OF Montgomery

INDIVIDUAL

I, Kimberly Bolin, a Notary Public do hereby certify that  
Timothy Wood personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 6 day of October, 2018.



Kimberly Bolin  
Notary Public, State of Ohio  
My Commission Expires 05-04-2022

Notary Public

Kimberly Bolin

My Commission Expires: 05/04/22



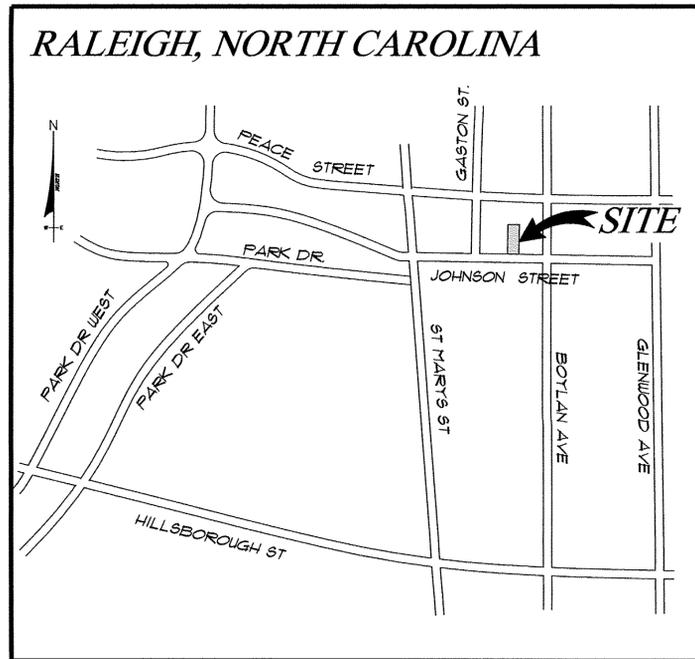
# PROPOSED SITE & LANDSCAPING PLAN

## TO SERVE

# 710 W. JOHNSON STREET

## RALEIGH, NORTH CAROLINA

CASE #: SR-67-18  
 TRANSACTION NUMBERS: #55116 & 563555



VICINITY MAP  
NO SCALE

SHEET INDEX	
Description	Sht. No.
EXISTING CONDITIONS	1
PROPOSED	2
DETAILS	3,4

**Developer/Agent:**

ANDREW MARTIN  
 500 WESTOVER DRIVE, SUITE 17443  
 SANFORD, NC 27330

**Administrative Site Review Application**  
 (for UDO Districts only)



**DEVELOPMENT SERVICES DEPARTMENT**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831  
 Litchford Satellite Office | 8320 - 130 Litchford 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	Transaction Number Assigned Project Coordinator Assigned Team Leader
<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 55116

**GENERAL INFORMATION**

Development Name: 710 W. Johnson Street  
 Zoning District: CX-5-UL Overlap District (if applicable): Inside City Limits?  Yes  No  
 Proposed Use: Bar  
 Property Address(es): 710 W. Johnson St. Raleigh, NC Major Street Locator:  
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:  
 P.I.N. 1704-31-9739 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  Telecommunication Tower  Religious Institutions  Residential Condo  Retail  Cottage Court  
 Other: If other, please describe: Bar

**WORK SCOPE**  
 Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
 Interior Alteration of Existing Building and Addition of Second Story

**DESIGN ADJUSTMENT OR ADMIN ALTERNATE**  
 Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE  
 N/A

**CLIENT/DEVELOPER/OWNER**  
 Company Name (s) Andrew Martin  
 Address 500 Westover Drive, Suite 17443 Sanford, NC 27330  
 Phone Email Fax

**CONSULTANT (Contact Person for Plans)**  
 Company Eric L. Thompson & Associates, P.C. Name (s) Eric L. Thompson  
 Address PO Box 356 Morrisville, NC 27560  
 Phone 919-612-4141 Email ethompson@eltapc.com Fax N/A

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) CX-5-UL	Proposed building use(s) Bar
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 1457 SF
Overlay District N/A	Proposed Building(s) sq. ft. gross 2296 SF
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6,920 SF	Total sq. ft. gross (existing & proposed) 3753 SF
Off street parking: Required 8 Provided 8	Proposed height of building(s) 24'-0"
COA (Certificate of Appropriateness) case # N/A	# of stories 2
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 <sup>st</sup> Floor 8'-6" EXISTING
CUD (Conditional Use District) case # 2- N/A	
Stormwater Information	
Existing Impervious Surface 6,920 SF acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 6,920 SF acres/square feet	If Yes, please provide: Alluvial Soils FEMA Map Panel # Flood Study
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 2.2.7
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 Eric L. Thompson 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: Andrew S. Martin Date: 7/19/18  
 Printed Name: Andrew S. Martin, Authorized Agent  
 Signed: 1026 Washington St, Raleigh, NC 27605 Date:  
 Printed Name:

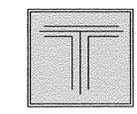
- OWNER/APPLICANT:  
 JOHNSON T10 LLC  
 500 WESTOVER DR. #1443  
 SANFORD, NORTH CAROLINA 27330  
 CONTACT: ANDREW MARTIN
- EXISTING USE: BAR
- PROPOSED USE:  
 BAR WITH PROPOSED ADDITIONAL SQUARE FOOTAGE
- SKETCH DESIGN PLAN REVIEW NUMBER: TR-551166
- WAKE COUNTY PIN: 1704-31-9739
- DEED BOOK 16794 PAGE 2688
- BOOK OF MAPS 1989 PAGE 1141
- CURRENT RALEIGH ZONING: CX-5-UL
- TOWNSHIP: RALEIGH
- SITE PROJECT AREA : 6,920 SF
- EST. DISTURBED AREA: NONE
- IMPERVIOUS AREA CALCULATIONS:  
 EXISTING IMPERVIOUS SURFACE: 6,920 SF  
 PROPOSED IMPERVIOUS SURFACE: 6,920 SF
- STREET TREE PLANTINGS  
 ALL STREET TREES WILL BE PLANTED IN ACCORDANCE WITH THE RALEIGH UDO & CITY TREE STANDARDS
- NO PORTION OF THIS PROJECT SITE IS WITHIN A FEMA FLOOD HAZARD ZONE  
 PER FEMA FIR1 MAP 3720110400J DATED 5/2/2006
- SETBACK REQUIREMENTS PER UDO SECTION 3.2.5  
 BUILDING  
 FROM PRIMARY STREET: 5 FT  
 FROM SIDE LOT LINE: 0 OR 6 FT  
 FROM REARLOT LINE: 0 OR 6 FT  
 PARKING  
 FROM PRIMARY STREET: 10 FT  
 FROM SIDE LOT LINE: 0 OR 3 FT  
 FROM REARLOT LINE: 0 OR 3 FT  
 TRANSPARENCY REQUIREMENTS PER UDO SECTION 3.2.5  
 GROUND STORY: 33% MIN.  
 UPPER STORY: 20% MIN.  
 (SEE ARCHITECTURAL DRAWINGS FOR CALCULATIONS)  
 BUILD-TO REQUIREMENTS PER UDO SECTION 3.4.1.C  
 90% OF BUILDING WIDTH IN PRIMARY BUILD-TO OF 0 FT - 20 FT  
 EXCEPTION FOR ADDITION TO EXISTING BUILDING PER UDO SECTION 3.4.2.C.3.A.1  
 THE PROPOSED ADDITION TO THE EXISTING BUILDING IS TOWARD THE STREET FRONT  
 OUTDOOR AMENITY AREA REQUIREMENT PER UDO SECTION 3.2.5  
 10% OF LOT AREA  
 CALCULATIONS:  
 LOT AREA: 6,920 SF  
 REQUIRED AMENITY AREA: 692 SF  
 575 SF PROVIDED IN FRONT OF BUILDING  
 119 SF PROVIDED ON SECOND LEVEL  
 (SEE ARCHITECTURAL DRAWINGS)  
 PARKING REQUIREMENTS - SEE SHEET 2  
 PER UDO SECTION 8.3, FOR CX-5-UL ZONING, THE MAXIMUM BLOCK PERIMETER IS 3,000 LF  
 PROJECT BLOCK PERIMETER IS 1,381 LF  
 NO GRADING WILL TAKE PLACE AND ALL DEVELOPMENT WILL TAKE PLACE AT EXISTING GRADE

CASE #: SR-67-18  
 TRANSACTION NUMBERS: #55116 & 563555

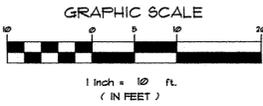
**ERIC L. THOMPSON & ASSOCIATES, P.C.**  
 CIVIL ENGINEERING & LAND SURVEYING

P.O. BOX 356  
 MORRISVILLE, NORTH CAROLINA  
 27560 www.eltapc.com TEL. (919) 612-4141  
 FIRM LIC. No. C-2131

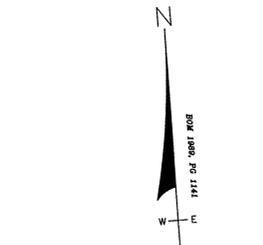
JULY 2018







**NOTE:**  
The existing utilities shown are representative only and are based on information supplied by the respective utility owners and on field observation. The CONTRACTOR is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 81, Article 5, The Underground Damage Prevention Act. The CONTRACTOR is solely responsible for the protection of existing utilities during the construction of the PROJECT. All potential conflicts shall be located sufficiently in advance to allow for adjustments to avoid interference between the existing and proposed utilities.



**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 watertight 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 watertight 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 reviews 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.
- 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 site 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) 250-7825 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 Jeanie Helvey at (919) 212-5923 or jeanie.helvey@raleighnc.gov for more information.

BOUNDARY & LOCATION SURVEY BY:  
TURNING POINT SURVEYING, PLLC  
4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612  
JUNE 2, 2011

N/F NBEHEL REAL ESTATE HOLDING L.L.C.  
D.B. 16034, PG 959

BIKE RACKS  
ALL BIKE RACKS TO CONFORM TO UDO SECTION 113.B.1.1.1 AND IN ACCORDANCE WITH COR DETAIL B-20.01 ON SHEET 4 OF 4 OF THESE PLANS

DURING THE CONCURRENT REVIEW PHASE OF THIS PROJECT, THE SEWER SERVICE FOR THE ADJACENT PROPERTY WILL BE TRACED FROM THE CLEANOUT TO THE BUILDING AND ANY DESIGN ADJUSTMENT WILL BE MADE ACCORDINGLY.

W. JOHNSON STREET  
(60' PUBLIC R/W)

**PROPOSED IMPROVEMENTS**

SCALE: 1" = 10'

N/F  
606 GASTON STREET L.L.C.  
D.B. 16330, PG 1029

LOT 13  
DEVEREUX  
PROPERTY  
D.B. 16575,  
PG 265

N/F HOUSING AUTHORITY  
CITY OF RALEIGH  
D.B. 2422, PG 119

CROSS ACCESS AGREEMENT  
DEED BOOK 4141 PAGE 116 WORD

CROSS ACCESS TO BE ALLOWED IF DEEMED NECESSARY BY SITE REVIEW PROCESS FOR THIS UNDEVELOPED PARCEL

**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) 516-2159 and the **Public Utilities Department** at (919) 996-4540 at least 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 reinstallation 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.

**PARKING CALCULATIONS**

VEHICLE EXISTING REQUIRED PARKING BY UDO TABLE 113.C CALCULATION				
BUILDING AREA	USE	AREA	RATIO	
EXISTING FIRST LEVEL INTERIOR	BAR	1451 SF	1 SP/SPACE / 150 SF	9.1 SPACES
VEHICLE PROPOSED REQUIRED PARKING BY UDO TABLE 113.C CALCULATION				
BUILDING AREA	USE	AREA	RATIO	
EXISTING FIRST LEVEL INTERIOR	BAR	1451 SF	1 SP/SPACE / 150 SF	9.1 SPACES
SECOND LEVEL INTERIOR AREA	BAR	29 SEATS	OR 1 SP/SPACE / 5 SEATS	5.8 SPACES
OUTDOOR AREAS	BAR	616 SF	1 SP/SPACE / 150 SF	4.1 SPACES
OUTDOOR COVERED DINING AREA	BAR	813 SF	OR 1 SP/SPACE / 5 SEATS	0 SPACES
OUTDOOR UNCOVERED DINING AREA	BAR	1546 SF	OR 1 SP/SPACE / 5 SEATS	11.2 SPACES
				<b>TOTAL PARKING: 30.8 SPACES</b>
VEHICLE PROPOSED PARKING PER URBAN FRONTAGE REDUCTIONS IN UDO SECTION 113.C.3 AND UDO SECTION 113.C.8				
BUILDING AREA	USE	AREA	RATIO	
FIRST LEVEL INTERIOR AREA	BAR	1451 SF	1 SP/SPACE / 50.0 SF	2.9 SPACES
SECOND LEVEL INTERIOR AREA	BAR	616 SF	1 SP/SPACE / 50.0 SF	1.2 SPACES
TOTAL INTERIOR AREA	BAR	2073 SF		
OUTDOOR COVERED DINING AREA	BAR	813 SF	1 SP/SPACE / 50.0 SF	1.6 SPACES
OUTDOOR UNCOVERED DINING AREA	BAR	518 SF	0 SP/SPACE / 518 SF	0.0 SPACES
25% OF INTERIOR AREA (2046 X 0.25) PER 113.C.8	BAR	1028 SF	1 SP/SPACE / 50.0 SF	2.1 SPACES
REST OF OUTDOOR UNCOVERED DINING AREA	BAR			
				<b>TOTAL PARKING: 1.8 SPACES</b>
VEHICLE PROPOSED PARKING SPACES PROVIDED: <b>8 SPACES</b>				
BICYCLE PROPOSED REQUIRED PARKING PER UDO TABLE 113.C CALCULATION				
BUILDING AREA	USE	AREA	RATIO	
FIRST LEVEL INTERIOR AREA	BAR	1451 SF	1 SP/SPACE / 50.0 SF	2.9 SPACES
SECOND LEVEL INTERIOR AREA	BAR	616 SF	1 SP/SPACE / 50.0 SF	1.2 SPACES
OUTDOOR AREAS	BAR	813 SF	1 SP/SPACE / 50.0 SF	1.6 SPACES
OUTDOOR COVERED DINING AREA	BAR	1546 SF	1 SP/SPACE / 50.0 SF	3.1 SPACES
OUTDOOR UNCOVERED DINING AREA	BAR	1028 SF	1 SP/SPACE / 50.0 SF	2.1 SPACES
				<b>TOTAL PARKING: 10.9 SPACES</b>
OR A MINIMUM OF 4 SHORT-TERM AND 4 LONG-TERM BICYCLE SPACES REQUIRED				
BICYCLE PROPOSED PARKING SPACES PROVIDED: <b>8 SPACES</b>				
ALL BICYCLE SPACES PROVIDED UNDER COVER ON FIRST LEVEL AS SHOWN ON SITE PLAN				

**TREE PLANTING DETAIL**

TREE #	PLANTING NAME	ORGANIC NAME	MATURE HEIGHT/CROWN SPREAD	CALIPER HEIGHT AT PLANTING
1	OKLAHOMA REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	15' HEIGHT & WIDTH AT MATURITY	3" CALIPER MIN. 5' MIN. FIRST BRANCH HEIGHT

**STREET CLASSIFICATION**

SECTION 323 - C MAIN STREET PARALLEL PARKING  
EXISTING RIGHT-OF-WAY WIDTH: 60'  
FUTURE RIGHT-OF-WAY WIDTH: 13'  
6.4' RIGHT-OF-WAY DEDICATION REQUIRED  
1 STREET TREE REQUIRED AT 40' O.C. AVERAGE  
PROJECT FRONTAGE: 55.1'

**LOADING AREA**

LOADING AREA FOR THE SITE FROM PRE-ESTABLISHED AREA LOCATED ON GLENWOOD AVENUE

**BLOCK PERIMETER**

PER UDO SECTION 8.3, FOR CX-5-UL ZONING, THE MAXIMUM BLOCK PERIMETER IS 3,000 LF  
PROJECT BLOCK PERIMETER IS 1,381 LF

NO GRADING WILL TAKE PLACE AND ALL DEVELOPMENT WILL TAKE PLACE AT EXISTING GRADE

NOTE: STREET MEASURED IN THE FIELD TO DETERMINE ROADWAY CENTERLINE. 6.4' RIGHT-OF-WAY DEDICATION REQUIRED FOR 1/2 OF THE FUTURE 13' RIGHT-OF-WAY



UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES INCLUDING SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY CITY CODE. THESE FACILITIES HAVE BEEN APPROVED BY THE CITY OF RALEIGH AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY WRITTEN APPROVAL. PUBLIC SANITARY SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.

- TRANSPORTATION SERVICES \_\_\_\_\_
- PUBLIC UTILITIES \_\_\_\_\_
- CONSERVATION ENGINEER \_\_\_\_\_
- PLANNING \_\_\_\_\_

CASE #: SR-67-18  
TRANSACTION NUMBERS: #55116 & 563555

ERIC L. THOMPSON & ASSOCIATES, P.C.  
CIVIL ENGINEERING & LAND SURVEYING  
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TEL (919) 612-4141  
FIRM LIC. No. C-2131

DATE:	JULY 2018	SCALE:	AS SHOWN	DRAWN BY:	ELT	CHECKED BY:	ELT
				PER CITY OF RALEIGH REVIEW	ELT	PER CITY OF RALEIGH REVIEW	ELT
				REVISIONS	BY	DATE	

SITE & LANDSCAPING PLAN TO SERVE  
110 W. JOHNSON STREET  
RALEIGH, NORTH CAROLINA  
Proposed