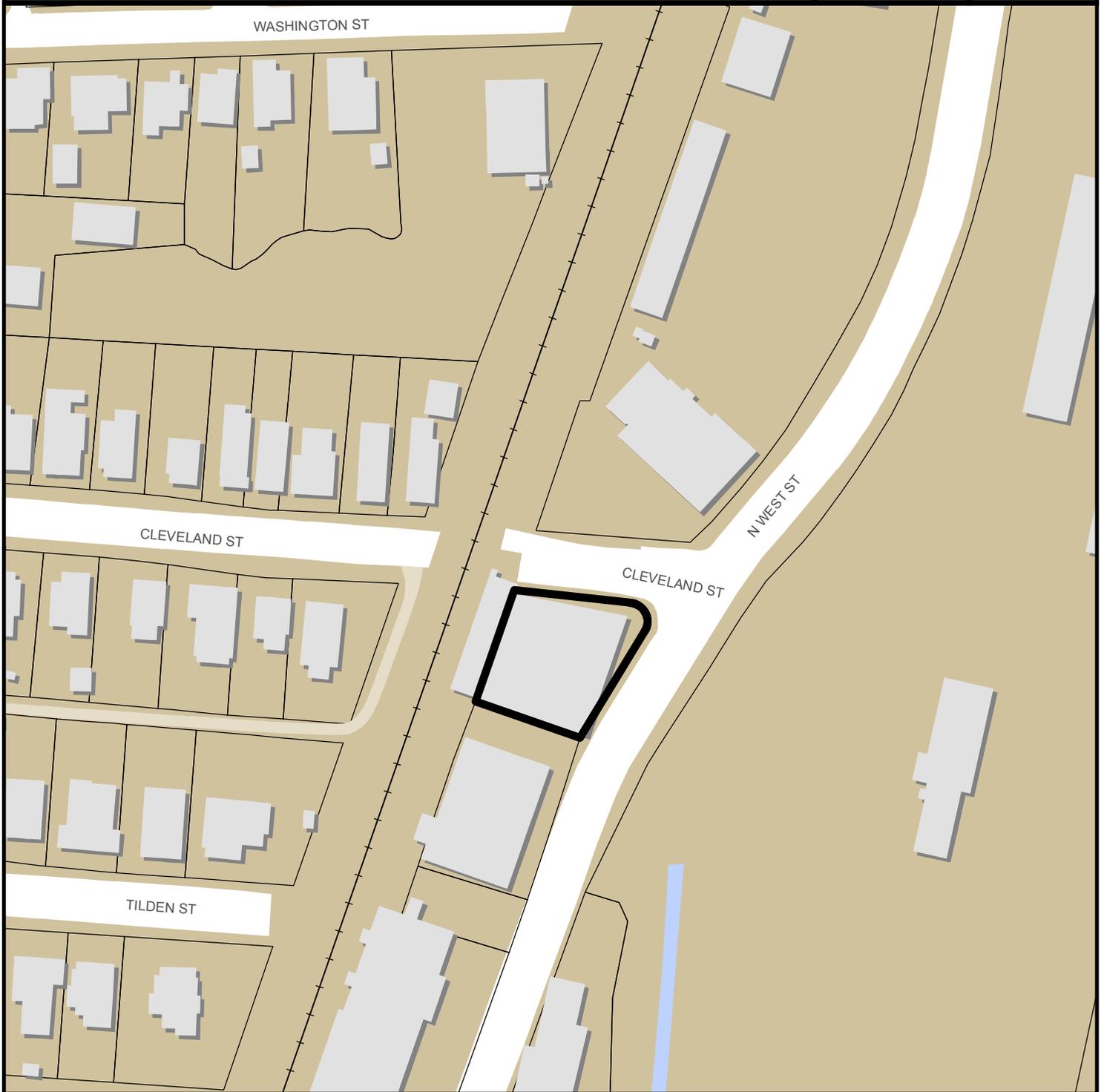


911 N. WEST STREET SR-74-2017



0 185 370 Feet

Zoning: **IX-3**

CAC: **Mordecai**

Drainage Basin: **Pigeon House**

Acreage: **0.3**

Sq. Ft.: **13,281**

Planner: **Daniel Stegall**

Phone: **(919) 996-2712**

Applicant: **Jennifer Wagner**

Phone: **(919) 866-4739**





Administrative Approval Action

911 North West Street Office and Retail: SR-74-17
Transaction# 528039, AA# 3775

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 at the southwest corner of intersection North West Street and Cleveland Street. The address is 911 North West Street and the PIN number is 1704534156.

REQUEST: Proposed change of use for an existing building on 0.299 acres for 5,814 square feet of retail space and 11,775 square feet of office space in a 17,589 square foot structure. The site is zoned Industrial Mixed Use (IX-3). There are 26 remote parking spaces located 1,660 feet from the main entrance of the building. The required outdoor amenity area will be partially located in the railroad right of way and permitted via a signed lease agreement with Norfolk and Southern Railroad.

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

A variance has been approved by the Board of Adjustment for this project, noted below:

1. January 8, 2018, the Board of Adjustment granted complete relief in the amount of required off-street parking called for in Section 7.1.2.C. of the Unified Development Ordinance which equates to a 44 parking space reduction, as well as a 1,000' variance to the maximum distance allowed for remote parking as set forth in Section 7.1.5.B. of the Unified Development Ordinance, as well as a variance to allow for remote parking on property not located in the same contiguous zoning district as set forth in Section 6.4.7.C. of the Unified Development Ordinance, in order to permit a change of use of an existing building to 5,814 SF of retail uses and 11,775 SF of office uses that results in zero off-street parking spaces on-site and remote parking that is located 1,660 feet from the .3 acre site zoned Industrial Mixed-Use-3 and located at 911 N. West Street. Reference A-7-18.

A Design Adjustment has been approved by the Development Services Director Designee for this project, noted below:

2. A Design Adjustment granting relief from the required streetscape and approval of an alternate streetscape

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 Jennifer Wagner of Stewart Incorporated.

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.*



Administrative Approval Action

911 North West Street Office and Retail: SR-74-17
Transaction# 528039, AA# 3775

City of Raleigh
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(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Proof of an offsite parking lease agreement for parking within 1,660 feet for employee parking shall be provided to fulfill the required parking. The applicant shall provide a signed agreement indicating that off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the off-street parking no longer be provided on these off-site parcels or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance.
2. Proof of lease agreement with the Norfolk & Southern Railroad to permit tenet controlled items in the railroad right of way shall be provided. This includes the area of the dock with amenity area.
3. Provide fire flow analysis.
4. Compliance with long term bicycle parking and construction details shall be provided prior to issuance of a building permit.

ENGINEERING

5. 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.
6. 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.
7. A sidewalk deed of easement for any public sidewalk on Private Property 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.
8. That a Surety in the amount of 125% of the cost of any public improvements that are not installed and inspected is paid to the Development Services Department in accordance with code section 8.1.3 of the UDO
9. 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.

PUBLIC UTILITIES

10. A Final Plat must be recorded at the Wake County Register of Deeds office for the necessary City of Raleigh Sanitary Sewer Easement Dedication.



Administrative Approval Action

911 North West Street Office and Retail: SR-74-17
Transaction# 528039, AA# 3775

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
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STORMWATER

- 11. These lots are exempt per UDO Section 9.2.2.A, but are subject to impervious limitations of subsection A.4.

URBAN FORESTRY

- 12. Payment of a fee-in-lieu will be required for 4 street trees.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

- 13. 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.
- 14. 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.
- 15. Next Step: All street lights and street signs required as part of the development approval are installed.
- 16. 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.
- 17. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
- 18. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas 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: 3-28-2021

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: 3/28/2018

Staff Coordinator: Daniel L. Stegall

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	911 N. West St.	
	Development Case Number	SR-74-2017	
	Transaction Number	528039	
	Design Adjustment Number	DA - 8 - 2017	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input checked="" 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 SUPPORTS <input checked="" 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 <i>DK</i>	<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

HERBERT W. RUTZKE, PE, MPA
DEVELOPMENT ENGINEERING MANAGER

3/13/2018
Date

*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 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- 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 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

Because of the location of the existing building a slight modification of the streetscape will be required. Additionally, because of the location of the existing building, a portion of the 5' utility placement easement will not be able to be dedicated. This meets the intent of this article and conforms to the comprehensive plan by providing the streetscape and utility placement easement to the extent possible based on existing building location and does not create additional maintenance or compromise safety.

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

Because of the location of the existing building a slight modification of the streetscape will be required. Additionally, because of the location of the existing building, a portion of the 5' utility placement easement will not be able to be dedicated. This meets the intent of this article and conforms to the comprehensive plan by providing the streetscape and utility placement easement to the extent possible based on existing building location and does not create additional maintenance or compromise safety.

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 911 N West St		
	Case Number		
	Transaction Number 528039		
OWNER	Name Atlas Stark Holdings		
	Address PO BOX 6309		City Raleigh
	State NC	Zip Code 27638	Phone 919.656.4937
CONTACT	Name Jennifer Wagner		Firm Stewart
	Address 421 Fayetteville St. Suite 400		City Raleigh
	State NC	Zip Code 27601	Phone 919.866.4829
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input 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 checked="" 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):		
<p>This project proposes to increase the right-of-way along N. West St. from 60' to 64'. A 6' planting strip and 6' sidewalk will be added. A 5' general utility easement will also be added. A portion of the planting strip and will be less than the required 6' due to the placement of the existing building. Additionally, the 5' utility easement cannot continue for the length of the sidewalk where the corner of the existing building protrudes into the right-of-way. The proposed 64' right-of-way dedication will also decrease where the existing building would further encroach into the right-of-way.</p>			

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

2/18/18
Date

CHECKLIST	
Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input 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 8.5 Existing Streets

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;

Per the COR UDO "Administrative design adjustments approved by the Public Works Director pursuant to Sec. 8.4.1.E. may be appropriate when an existing building would impede roadway expansion." The existing building does not allow enough room for a 6' planting strip or 5' utility easement along the entire length of the frontage.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The proposed improvements conform to Policy T 1.5; they maintain the warehouse feel of the neighborhood.

- C. The requested design adjustment does not increase congestion or compromise safety;

The proposed design provides additional multi-modal access to the site.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

Proposed improvements to existing streets do not create additional maintenance responsibilities.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

Joe Puckett, PE, of Stewart has designed these proposed improvements.

Raleigh Street Design Manual

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 the Raleigh Street Design Manual;
The existing building does not allow enough room for a 6' planting strip or 5' utility easement.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The proposed improvements conform to Policy T 1.5; they maintain the warehouse feel of the neighborhood.
- C. The requested design adjustment does not increase congestion or compromise safety;
The proposed design provides additional multi-modal access to the site.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
Proposed improvements to existing streets do not create additional maintenance responsibilities.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
Joe Puckett, PE, of Stewart has designed these proposed improvements.

Individual Acknowledgement



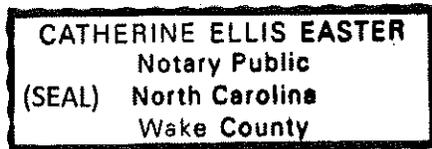
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF wake

INDIVIDUAL

I, Catherine Ellis Easter, a Notary Public do hereby certify that
Gabriel Guillois personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 8th day of February, 2018.



Notary Public Catherine Ellis Easter

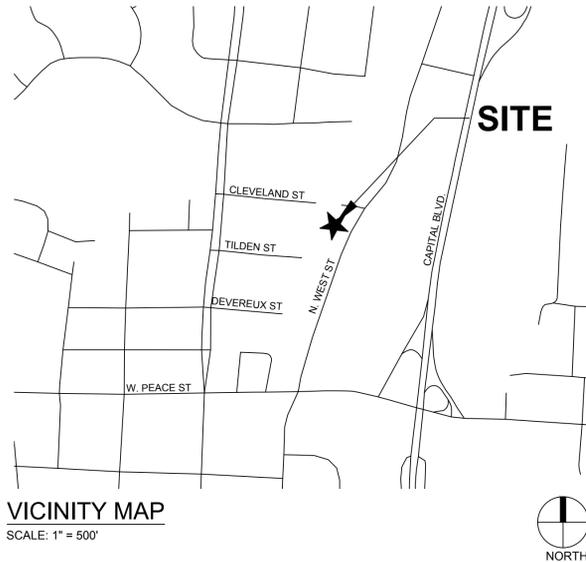
My Commission Expires: December 12, 2022

911 N. WEST ST.

911 N. WEST ST.
RALEIGH, NC 27603

CITY OF RALEIGH SITE PLAN SUBMITTAL

SUBMITTED ON SEPTEMBER 1, 2017
RESUBMITTED ON SEPTEMBER 29, 2017
RESUBMITTED ON OCTOBER 27, 2017
RESUBMITTED ON JANUARY 17, 2018



VICINITY MAP
SCALE: 1" = 500'

SITE DATA	
PROJECT NAME:	911 N. WEST ST
SITE ADDRESS:	911 N. WEST ST, RALEIGH, NC 27605
COUNTY:	WAKE
PARCEL PIN #:	1704534156
PARCEL OWNER:	911 N WEST LLC
EXISTING PARCEL AREA*	0.299 AC (13,064 SF)
PROPOSED NEW PARCEL AREA*	0.295 (12,832 SF)
TOTAL DISTURBED/ PROJECT AREA:	0.13 AC (5,663 SF)
CURRENT ZONING:	INDUSTRIAL/MIXED-USE (IX-3)
EXISTING LAND USE:	WAREHOUSE
PROPOSED USE:	OFFICE/RETAIL
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	OFFICE/RETAIL
MAX BUILDING HEIGHT:	50'
PROPOSED BUILDING HEIGHT:	25' 8"
EXISTING IMPERVIOUS AREA:	0.291 AC (12,657 S.F.)
PROPOSED IMPERVIOUS AREA:	0.288 AC (12,535 S.F.)

PARKING SUMMARY			
PROVIDED PARKING	REQUIRED	PROVIDED	
REGULAR 9'x18' SPACES	49	26*	
COMPACT 8'x18' SPACES	0	0	
VAN ACCESSIBLE 11'x18' SPACES	1	0*	
TOTAL VEHICULAR PARKING SPACES	50	61	
BIKE PARKING	12	14	
PARKING RATIO: 1 SPACE PER 300 SF RETAIL SPACE AND 1 SPACE PER 400 SF OFFICE SPACE. GROSS RETAIL AND OFFICE FLOOR AREA: 17,589, S.F. 5,814 SF/300 = 20 SPACES, 11,775 SF/400 = 30 SPACES TOTAL = 20 + 30 = 50 SPACES			
OFFICE BIKE PARKING: SHORT TERM: 1 PER 10,000 SF, MIN 4 LONG TERM BIKE PARKING: 1 SPACE PER 5,000 SF, MIN. 4 (COVERED) RETAIL BIKE PARKING: 1 SPACE PER 5,000 SF, MIN 4			
* REDUCED PARKING PROVIDED OFFSITE PER BOA CASE A-7-18. SEE SHEET 3.10 FOR DETAILS			

SHEET INDEX	
SHEET #	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.10	OFF-SITE PARKING
C5.00	GRADING PLAN
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
C9.30	UTILITY DETAILS
SW1.0	EXISTING IMPERVIOUS
SW2.0	PROPOSED IMPERVIOUS
A300	BUILDING ELEVATIONS

APPLICATION

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

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 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	<input type="checkbox"/> General <input checked="" 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 # 520489

GENERAL INFORMATION

Development Name: g11 West
 Zoning District: IX-3
 Overlay District (if applicable):
 Inside City Limits? Yes No

Proposed Use: retail and office
 Property Address(es): 911 N. West Street
 Major Street Locator:
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N.	P.I.N.	P.I.N.	P.I.N.
1704534156			

What is your project type?
 Mixed Residential
 Duplex
 Other: if other, please describe:
 Apartment
 Elderly Facilities
 Schools
 Religious Institutions
 Hospitals
 Shopping Center
 Residential Condo
 Hotels/Motels
 Office
 Industrial Building
 Retail
 Cottage Court

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.
 Upfits to building interior and site upgrades including sidewalk improvements. Change of use from warehouse and office to office and retail.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act.
 (Design adjustment requires a sketch and right of way dedication due to existing building encroaching into the right of way. Additionally, if a site, selected parking was required by the Board of Adjustment.)

CLIENT/DEVELOPER/OWNER: Company: Atlas Stark Holdings
 Name (I): Gabriel Guillois
 Address: PO Box 6309, Raleigh, NC 27628
 Phone: 919-656-4937
 Email: gguillois@atlasstark.com
 Fax:

CONSULTANT (Contact Person for Plans): Company: Stewart
 Name (I): Jennifer Wagner
 Address: 421 Fayetteville Street, Suite 400, Raleigh, NC 27601
 Phone: 919-866-4739
 Email: jwagner@stewartinc.com
 Fax:

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information		Building Information	
Zoning District(s): IX-3	Proposed building use(s): Retail and Office	Existing Building(s) sq. ft. gross	
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross	Proposed Building(s) sq. ft. gross	17,589
Overlay District	Total sq. ft. gross (existing & proposed)		17,589
Total Site Acres: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No .30, with street ROW dedication = .48	Proposed height of building(s)		
Off street parking: Required: 49 Provided: 26	# of stories: 2		
COA (Certificate of Appropriateness) case #	CEILING HEIGHT OF 1 ST FLOOR		
BOA (Board of Adjustment) case # A-7-18			
CUO (Conditional Use District) case # 2-			
Stormwater Information			
Existing Impervious Surface: 12,657 sf	acres/square foot	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: 12,535 sf	acres/square foot	If Yes, please provide:	
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study
		FEMA Map Panel #	
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 Jennifer Wagner, Stewart 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: <i>Gabriel Guillois</i>	Date: 1/16/18		
Printed Name: Gabriel Guillois			
Signed: _____	Date: _____		
Printed Name: _____			

APPLICANT/OWNER

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

ARCHITECT



421 FAYETTEVILLE STREET FIRM LICENSE # C-1051
RALEIGH, NC 27601 WWW.STEWARTINC.COM
T 919.380.8750 PROJECT # C17105

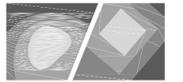
STEWART INC. - CIVIL
CONTACT: JOE PUCKETT, PE, LEED AP
PROJECT MANAGER
919.866.4829 (T)
919.380.8752 (F)
JPUCKETT@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: JENNIFER WAGNER, PLA, LEED AP
LANDSCAPE ARCHITECT
919.866.4739 (T)
919.380.8752 (F)
JWAGNER@STEWARTINC.COM



MAURER ARCHITECTURE
115.5 EAST HARGETT STREET SUITE 300
RALEIGH, NC 27601
CONTACT: ROB SARLE, RA
919.829.4969 (T)
919.829.0860 (F)
ROB@MAURERARCHITECTURE.COM

ATLAS STARK HOLDINGS
PO BOX 6309
RALEIGH, NC 27638
CONTACT: GABRIEL GUILLOIS
919.656.4937 (T)
gguillois@atlasstark.com



STEWART

101 N. TRYON ST., SUITE 1400
CHARLOTTE, NC 28202
T: 704.334.7925

FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # 17105

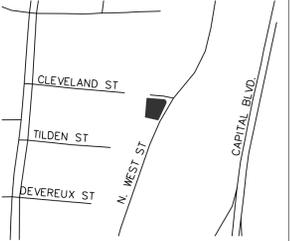
Client:

ATLAS STARK HOLDINGS
PO BOX 6309
RALEIGH, NC 27638
T: 919.656.4937

Project:

911 N. WEST ST

Vicinity map:



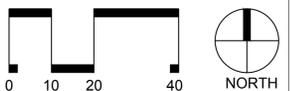
Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

SITE PLAN

No.	Date	Description
1	09.01.17	ADMIN SITE SUBMITTAL
2	09.29.17	ADMIN SITE SUBMITTAL
3	10.27.17	ADMIN SITE SUBMITTAL
4	01.17.18	ADMIN SITE SUBMITTAL



SCALE: 1"=20'

Title:

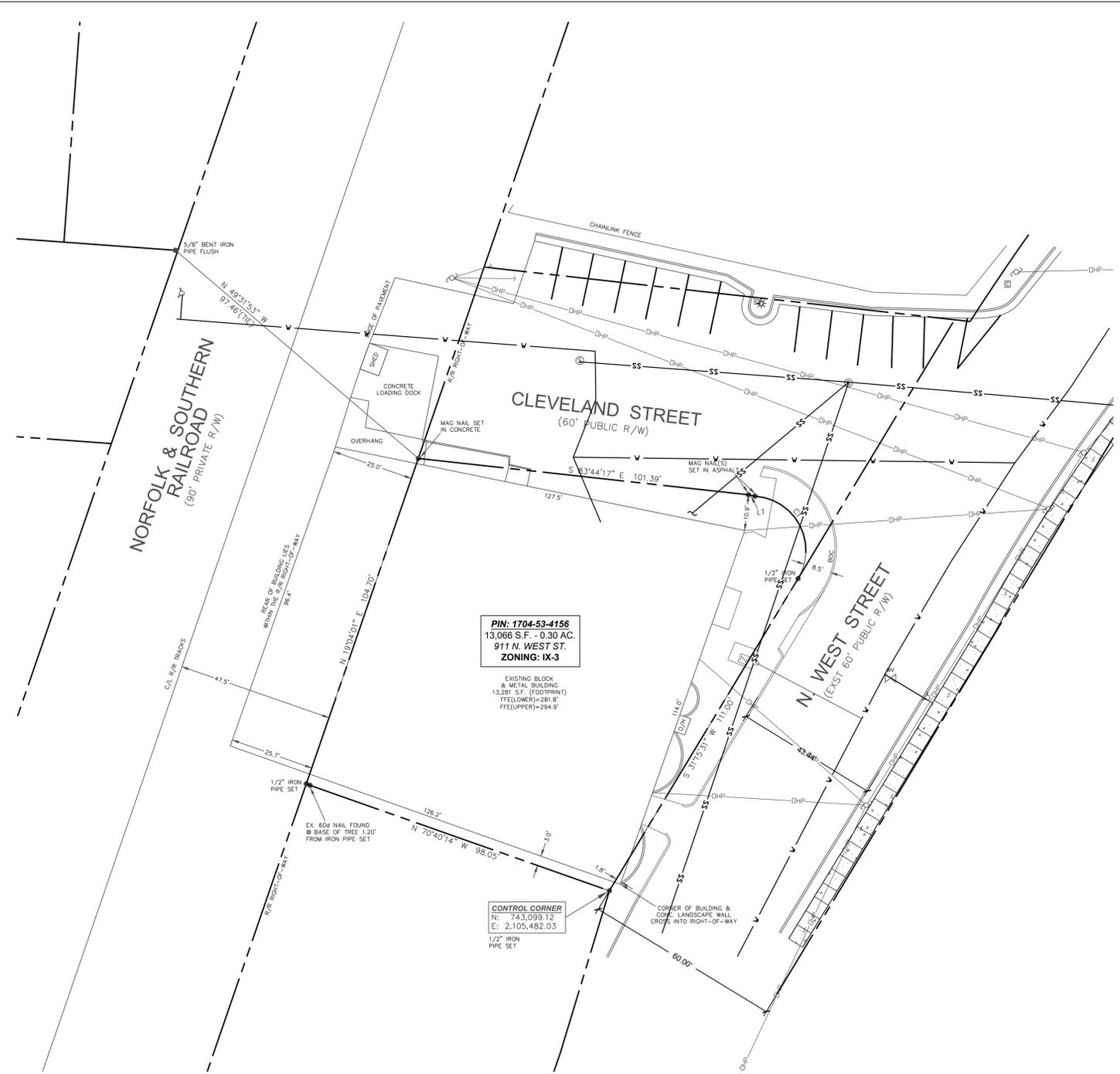
**EXISTING
CONDITIONS**

Project number: C17105 Sheet:
Date: 01.17.2018
Drawn by: CJ
Approved by: JLW **C1.00**

SURVEY LEGEND:

- △ SURVEY CONTROL POINT
- EIP EXISTING IRON PIPE
- ECM EXISTING CONCRETE MONUMENT
- COMPUTED POINT
- ⊙ STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ SANITARY FORCEMAIN VALVE
- ⊙ HYDRANT
- ⊙ WATER VALVE
- ⊙ WM WATER METER
- ⊙ WM WATER MANHOLE
- ⊙ W WATER VAULT
- ⊙ W WELL
- ⊙ X GAS VALVE
- ⊙ GM GAS METER
- ⊙ T TELEPHONE MANHOLE
- ⊙ TPED TELEPHONE PEDESTAL
- ⊙ TV MANHOLE
- ⊙ TV PEDESTAL
- ⊙ FOWP FIBER OPTIC WITNESS POST
- ⊙ FIBER OPTIC BOX
- ⊙ EM ELECTRIC MANHOLE
- ⊙ EM ELECTRIC METER
- ⊙ EB ELECTRIC BOX
- ⊙ U UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ TRAFFIC SIGNAL POST
- ⊙ MW MONITORING WELL
- ⊙ BOR BORING LOCATION
- ⊙ BOLLARD
- ⊙ SIGN
- FF+267,18' FINISHED FLOOR ELEVATION
- ⊙ DECIDUOUS TREE
- ⊙ EVERGREEN TREE
- ⊙ BUSH
- X — WIRE FENCE
- O — CHAIN LINK FENCE
- T — UNDERGROUND TELEPHONE LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- G — UNDERGROUND GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- OHW — OVERHEAD WIRES
- U — UNIDENTIFIED LINE
- — — UNKNOWN DESTINATION
- CONCRETE SURFACE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CB CATCH BASIN

NOTE: Agreement for elements in the railroad right-of-way included in submittal.



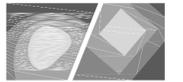
PIN: 1704-53-4156
13,066 S.F. - 0.30 AC.
911 N. WEST ST.
ZONING: IX-3

CONTROL CORNER
N: 743,099.12
E: 2,105,482.03
1/2" IRON PIPE SET

SURVEY NOTES:

- REFER TO C3.00 FOR GENERAL NOTES.
- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD88.
- THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. NO UTILITY DESIGNATION/MARKING SERVICES WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
- SURVEY INFORMATION BASED ON FIELD SURVEY BY NEWCOMB LAND SURVEYORS LLC COMPLETED ON JULY 29, 2017.
- TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 372017400J DATED MAY 2, 2006.
- NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.

C:\2017\C17105 - 911 N West Street\DWG\1 - Design\Sheets\C17105-C1.00-Existing Conditions.dwg Jan 17, 2018 - 10:44am



STEWART

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PROJECT # 17105

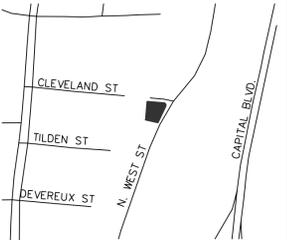
Client:

ATLAS STARK HOLDINGS
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RALEIGH, NC 27638
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Project:

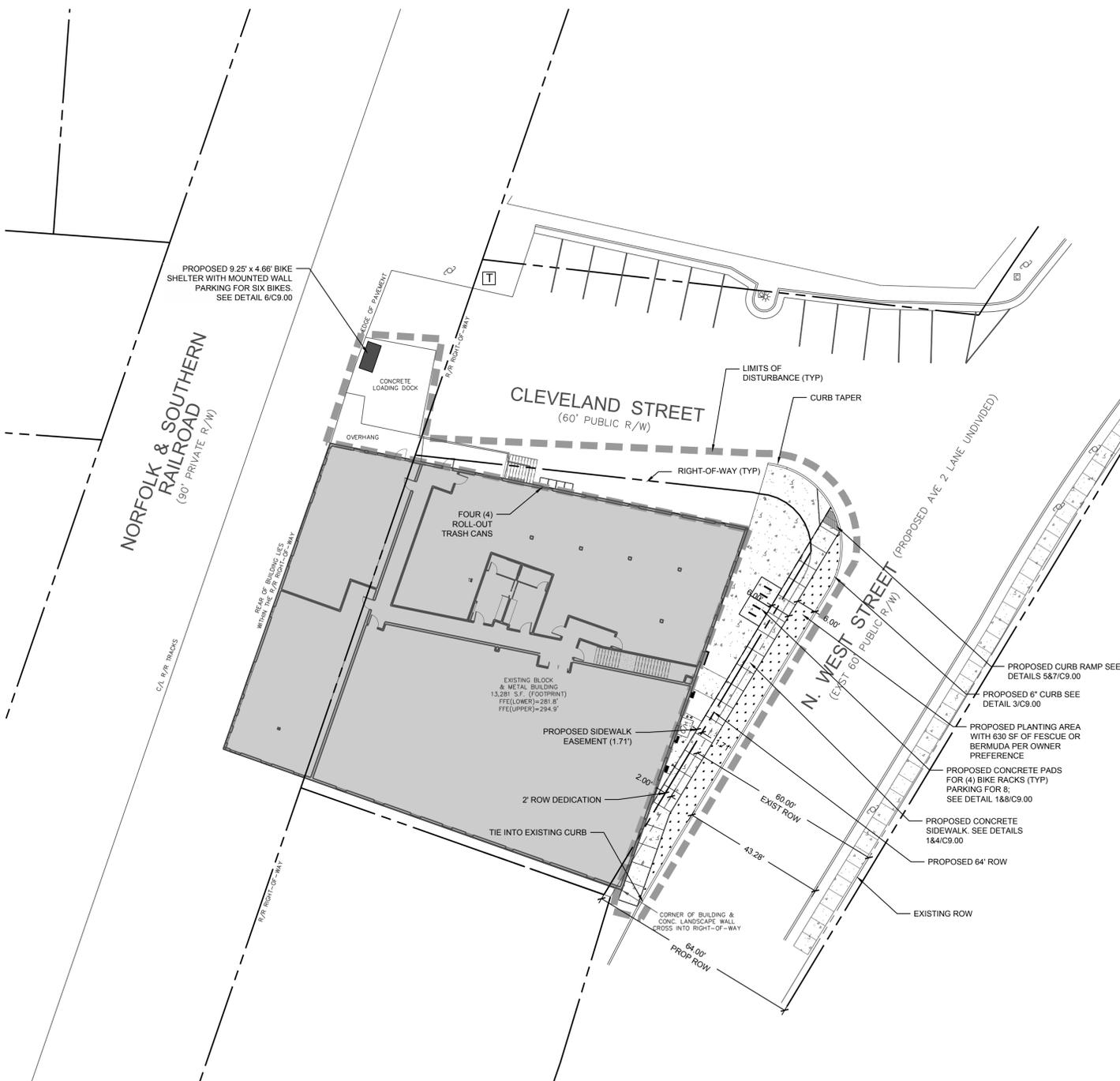
911 N. WEST ST

Vicinity map:



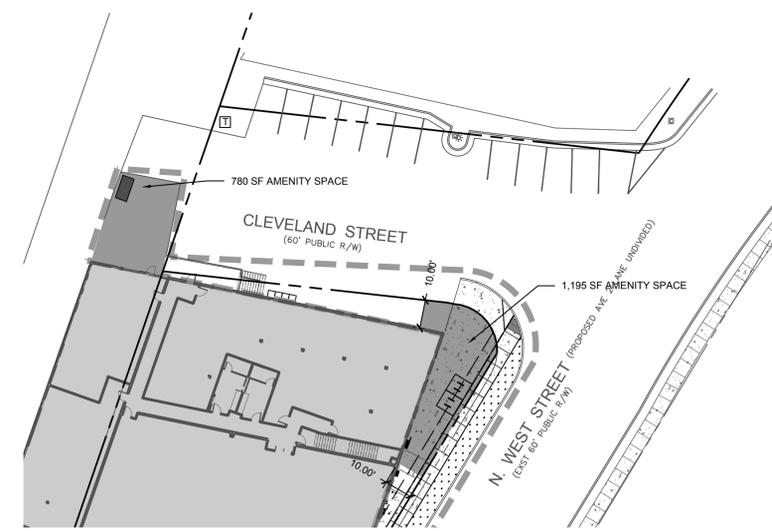
SITE LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED TURF
- PROPOSED CURB & GUTTER
- LIMITS OF DISTURBANCE



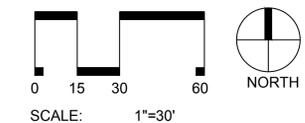
OUTDOOR AMENITY AREA FOR IX-3	
REQUIRED:	1,283 SF
PROVIDED:	1,785 SF

*BASED ON NEW PARCEL SIZE WITH ADJUSTED ROW OF 12,832 SF
**PER SEC 3.2.5, OUTDOOR AMENITY AREA (MIN.) = 10% OF LOT



AMMENITY AREA EXHIBIT

scale: 1" = 30'



GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- SOLID WASTE WILL BE HANDLED WITH (4) ROLL-OUT TRASH CARTS COLLECTED BY THE CITY OF RALEIGH.

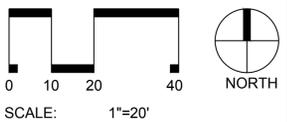
SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN RADI TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6'0" WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- SIGHT TRIANGLES - NOTHING OVER 24" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (85% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE OF 6- FEET OR A MAXIMUM CROSS SLOPE OF 1:48 CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL SURFACE FEATURES INCLUDING, BUT NOT LIMITED TO: HARDSCAPE, PAVEMENT, WALKWAYS, CURB & GUTTER, STRIPING, MANHOLES, CATCH BASINS, HYDRANTS, VALVES, METERS, BACKFLOW HOT BOX(ES), CLEANOUTS, RETAINING WALLS, TRANSFORMERS, LANDSCAPING, AND TREES. UTILITY AS-BUILTS SHALL INCLUDE PIPE AND STRUCTURE INVERT ELEVATIONS, SLOPES, MATERIAL, AND SIZE FOR ALL UTILITIES INSTALLED AS PART OF THE PROJECT.
- THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES 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 OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

Issued for:

SITE PLAN

No.	Date	Description
1	09.01.17	ADMIN SITE SUBMITTAL
2	09.29.17	ADMIN SITE SUBMITTAL
3	10.27.17	ADMIN SITE SUBMITTAL
4	01.17.18	ADMIN SITE SUBMITTAL

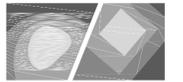


Title:

SITE PLAN

Project number: C17105 Sheet:
Date: 01.17.2018
Drawn by: CJJ
Approved by: JLW

C3.00



STEWART

101 N. TRYON ST., SUITE 1400
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PROJECT #: 17105

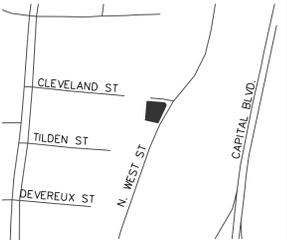
Client:

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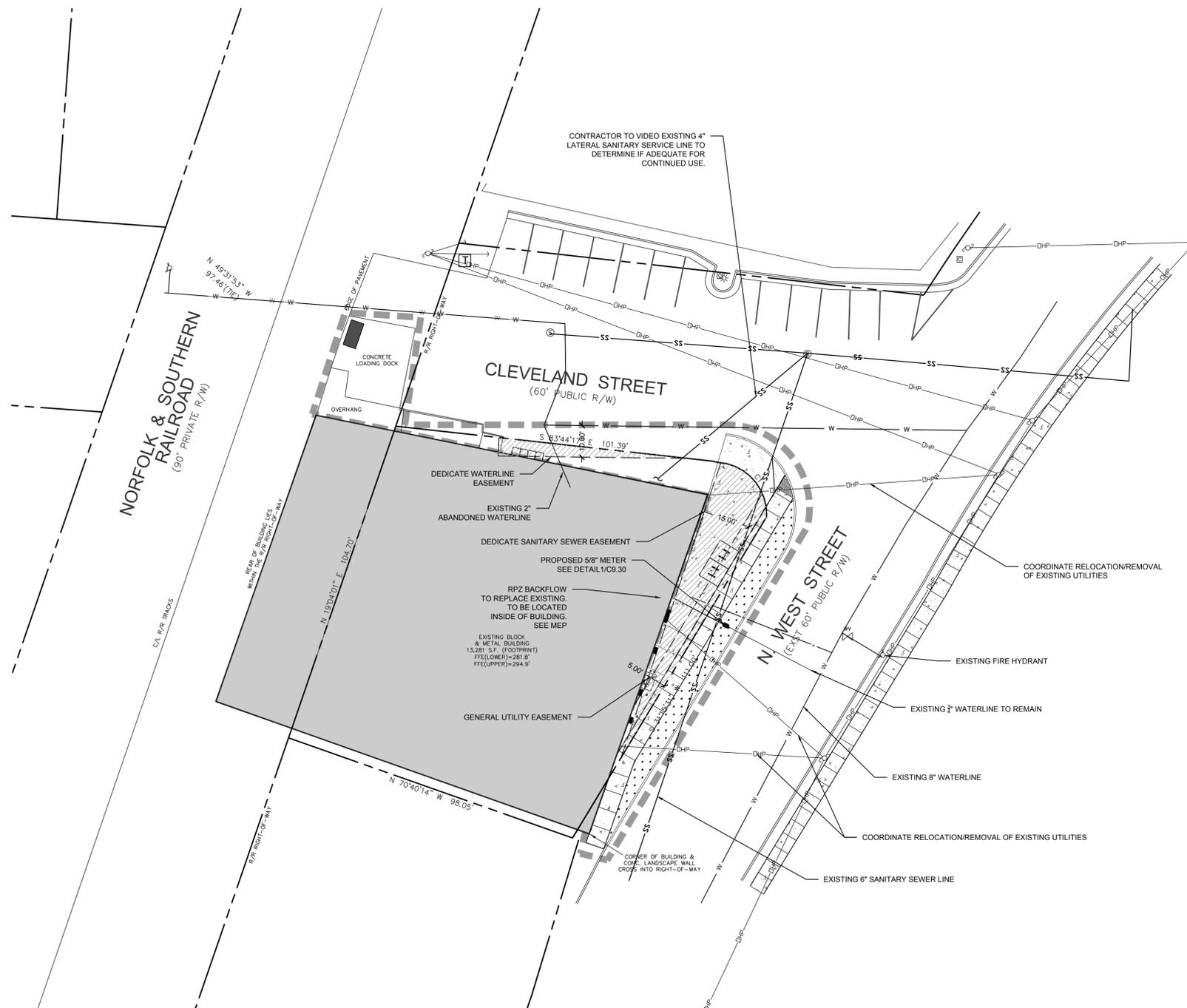
911 N. WEST ST

Vicinity map:



UTILITY LEGEND

- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ▬▬▬ LIMITS OF DISTURBANCE
- ⊞ TRANSFORMER



UTILITY NOTES:

1. REFER TO SHEET C3.00 FOR GENERAL NOTES.
2. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
3. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
4. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
5. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
7. THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.

8. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
9. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
10. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURBS AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
11. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

PROPOSED UTILITY SEPARATION:

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:
 - a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR
 - b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

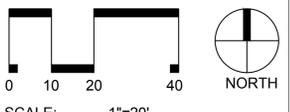
SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

1. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

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SITE PLAN

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2	09.29.17	ADMIN SITE SUBMITTAL
3	10.27.17	ADMIN SITE SUBMITTAL
4	01.17.18	ADMIN SITE SUBMITTAL



Title:

UTILITY PLAN

Project number: C17105 Sheet:
Date: 01.17.2018
Drawn by: CJJ
Approved by: JWP **C6.00**

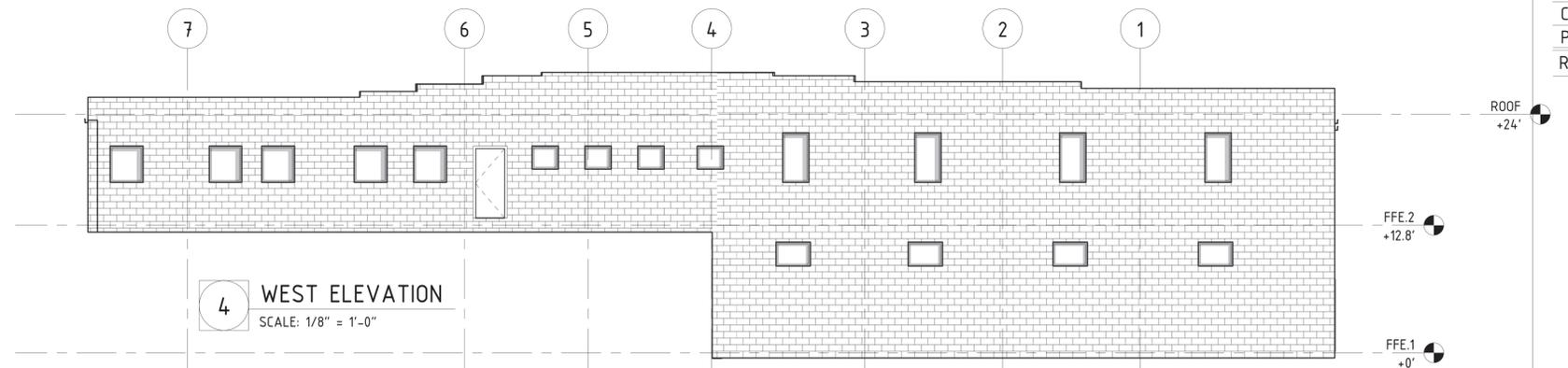
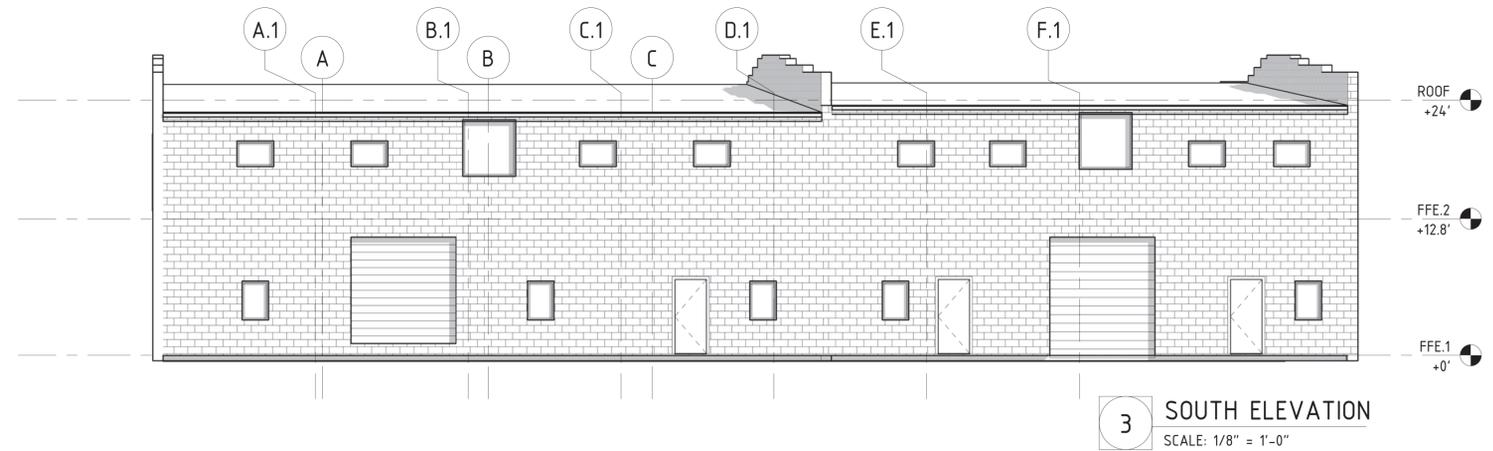
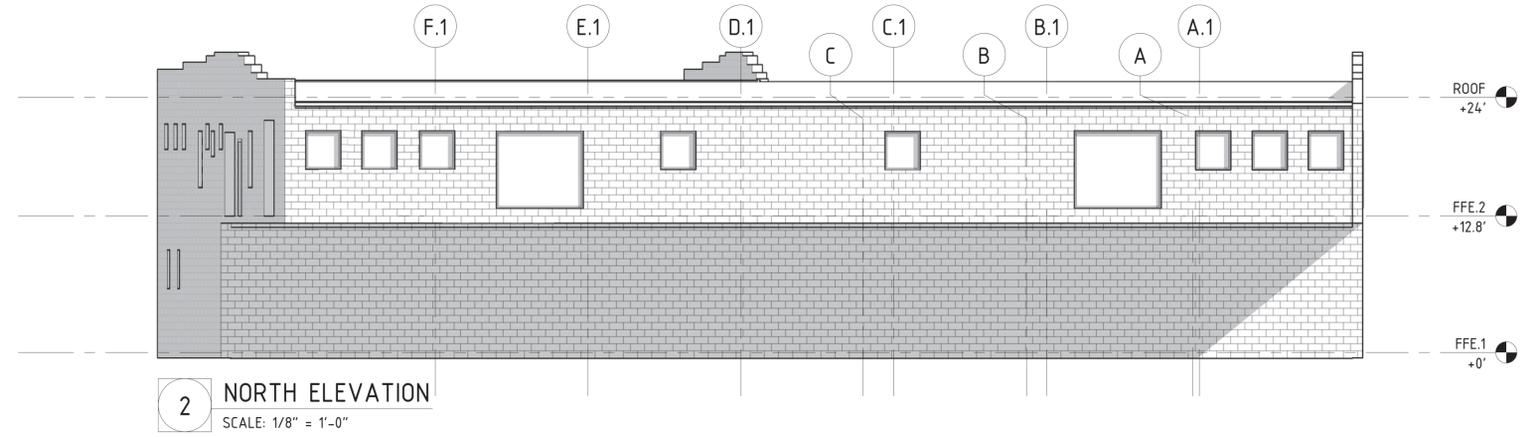
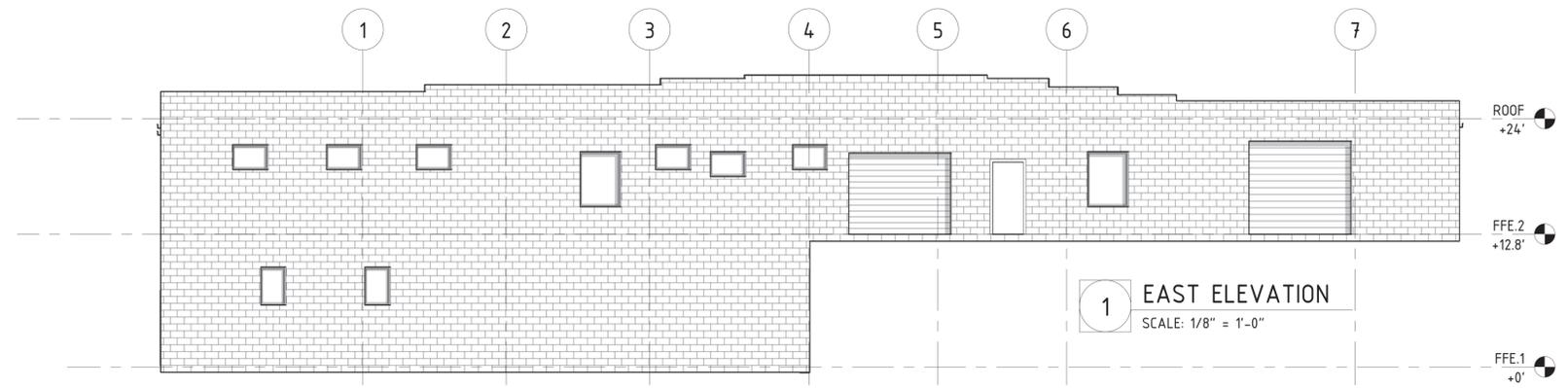
NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

09.01.2017

911 NW SHELL

911 NORTH WEST STREET
RALEIGH, NORTH CAROLINA

DATE	02/08/17
DR.	Author
CH.	Checker
PROJ. #	#####
REVISIONS	DATE



ELEVATIONS

A300