

Administrative Approval Action

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

City of Raleigh

AA # 3922 / SR-113-18, Rosewater Kitchen and Bar Transaction# 578254

LOCATION: This site is located on the northeast side of Six Forks Road, just south of the

intersection of Six Forks and Dartmouth Roads at 110 Park at North Hills Street.

REQUEST: A 1,016 square foot expansion to an existing 2,250 square foot restaurant

(totaling 3,266 SF), all on a 0.44. acre site zoned PD (MP-3-16).

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

One Design Adjustment has been approved for this project, noted below.

1. Due to existing conditions, a Design Adjustment has been approved waiving

the block perimeter requirement (8.3).

2. 5' Utility placement easement (UDO Article 8.5.)

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 01/23/19 by The John R. McAdams Co., Inc.

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:

<u>BUILDING PERMITS</u> – 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 applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement <u>or</u> lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).
- 2. Provide fire flow analysis.

SR-113-18, Rosewater Kitchen and Bar



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

Engineering

3. A fee-in-lieu for 1' of sidewalk width across the 24' frontage shall be paid to the City of Raleigh (UDO 8.1.10).

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. All street lights and street signs required as part of the development approval are installed.
- 4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services - Development Engineering program.

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 reapproval 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: 2-28-2022

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.

Justi lugo

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Staff Coordinator: Michael Walters

_____ Date: <u>2/28/1</u>9

Design Adjustment Staff Response



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 Name	Rosewater Kitchen and Bar					
ECT	Development Case Number	SR-113-18					
PROJECT	Transaction Number	578254	÷				
	Design Adjustment Number	DA - 11	- 201	9			
	Staff recommendation based upon t	he findings	in the	applica	hle code(s):		
7	✓ UDO Art. 8.3 Blocks, Lots, Acce		7		Art. 8.5 Existing Streets	#0 ABARA 88 (0)	
	UDO Art. 8.4 New Streets			Raleig	h Street Design Manual		
	Staff SUPPORTS DOES NOT SUPP						
		DEPAR	TMEN	TS			
	Dev. Services Planner			City P	lanning	national national and a state of the state o	
	Development Engineering	Cuit 2-18-	₩ □	Trans	portation		
	Engineering Services			Parks	& Recreation and Cult. Res.		
SE	Public Utilities				and the state of t		
NO	CONDITIONS:						
(ESF		THE WALLSON					
STAFF RESPONSE							
STA							
:							
			,				
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			/	Г		-	
υev	elopment Services Director or Design	nee Action	: Mai	PROVE [APPROVE WITH CONDITIONS	DENY	
Mariano.					, , , ,		
$\overline{\mathcal{D}}$	DA	JIEW G.	KING	· PE	2/28/19		
Auth	ofized Signature Educate Power Provider Director may put begin a d	epink PEN	ا مُسِمَعَ الله	MANARU	Date 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 8.3 Blocks Lots, Access



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 \(\bigcap \)
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 ☐
ST/	AFF FINDINGS
The inea deve Dev	f is in support of the proposed design adjustment to the block perimeter requirements of Article 8.3. PD zoning requires a 4000' maximum block length. The actual block length is approximately 6300 ar feet. The site lies within the North Hills East PD (MP-3-16) for which a series of private streets was eloped for site interconnectivity. The concept of private street connectivity predates the current Unified elopment Ordinance through cases MP-6-05 and S-62-07. The site layout of developed properties nibits a public street connection through the associated site plan.

Staff Response Article 8.5 Existing Streets



A.	The requested design adjustment meets the intent of this Article; YES NO O
В.,	The requested design adjustment conforms with the Comprehensive Plan and adopted City plans; YES NO
C.	
D.	The requested design adjustment does not create additional maintenance responsibilities for the City; and YES NO
Е.	The requested design adjustment has been designed and certified by a Professional Engineer. YES NO NO NO NO NO NO NO NO
Sī	AFF FINDINGS
fron which Fore	off is in support of a design adjustment to the 5' utility placement easement along the Six Forks Road intage. The site frontage is approximately 23 feet. Six Forks Road is a NCDOT maintained facility for each NCDOT will not allow street trees in the ROW or require a permit for the existing trees. Urban restry has determined that the street trees on private property satisfy the street tree requirement. See ached e-mails.

Kidd, Kevin

From:

Kidd, Kevin

Sent:

Wednesday, January 30, 2019 11:08 AM

To:

Metcalf, Mary Ann

Subject:

FW: [External] Rosewater kitchen & Bar (SPEC-18115) Street Tree Along Six Forks Road

Thanks

Kevin Kidd CPESC, CFM
Engineering Reviewer
Development Engineering Division
City of Raleigh Development Services Department
One Exchange Plaza, 5th Floor
PO Box 590
Raleigh, NC 27602
919-996-4035
http://www.raleighnc.gov

From: Morris, Kyle D < kdmorris1@ncdot.gov> Sent: Wednesday, January 30, 2019 9:56 AM

To: Padiak, Andy <padiak@mcadamsco.com>; Wheeler, Millard S <mwheeler@ncdot.gov> **Cc:** Kidd, Kevin <Kevin.Kidd@raleighnc.gov>; Brennan, Sean P <spbrennan@ncdot.gov>

Subject: RE: [External] Rosewater kitchen & Bar (SPEC-18115) Street Tree Along Six Forks Road

Andy,

No street tree permit will be required for the existing trees at this site. Let me know if you need anything else.

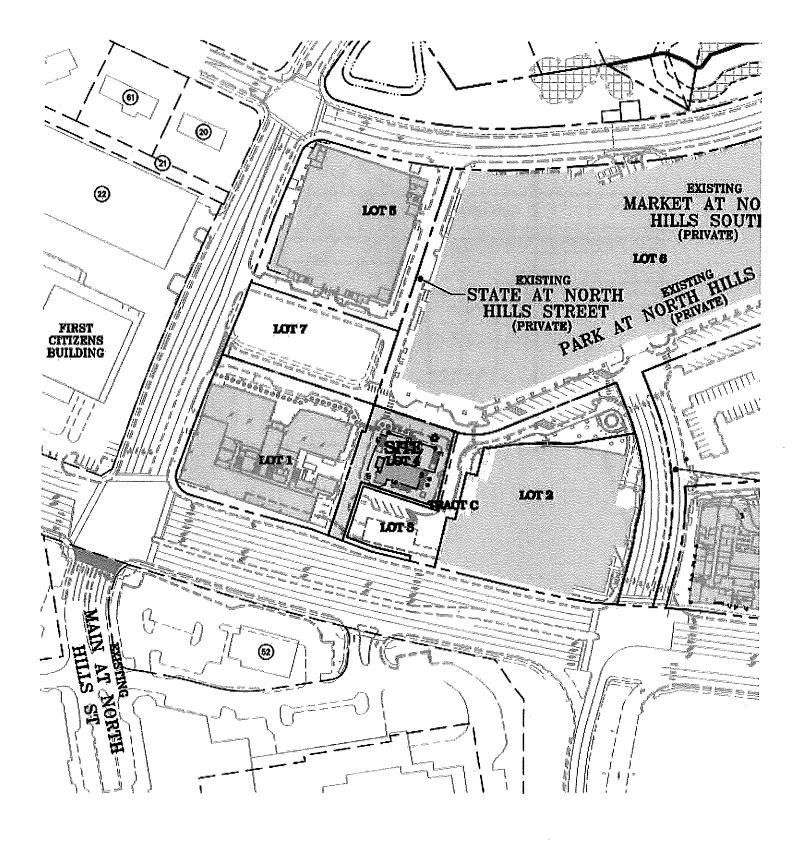
Thanks, **Kyle Morris**Assistant District Engineer
Division 5/District 1
Department of Transportation

919-733-3213 office kdmorris1@ncdot.gov

4009 District Drive (Physical Address) Raleigh, NC 27607

1575 Mail Service Center (Mailing Address) Raleigh, NC 27699-1575







Design Adjustment Application



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

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.

C	Project Name Rosewater Kitchen and Bar				
PROJECT	Case Number SR-113-18				
Transaction Number 578254					
8.	Name Farm Table Wake F	orest - Laszlo Lukad	csi		
OWNER	Address 960 Gateway Comi	mons Circle	City Wake Forest		
ō	State NC	Zip Code 27587	·	Phone 919-567-6714	
ь	Name Linda Vasil		Firm McAdams		
CONTACT	Address 2905 Meridian Parkway			City Durham	
00	State NC	Zip Code 27713		Phone 919-287-0902	
	I am seeking a Design Adjustme	ent from the requirem	ents set forti	h in the following:	
	UDO Art. 8.3 Blocks, Lots, Ac	cess	- See page 2	for findings	
	UDO Art. 8.4 New Streets		- See page 3	for findings	
	UDO Art. 8.5 Existing Streets		- See page 4	for findings	
<u> </u> =	Raleigh Street Design Manua	1	- See page 5	for findings	
REQUEST	Provide details about the reque	est; (please attach a m	emorandum	if additional space is needed):	
REC		sign variance to the maxin	num Block Perli	meter length referenced under UDO Section	
	8.3.2.A.				
	•				
It is ti	he responsibility of the applicant to p	rovide all pertinent infor	mation needed	for the consideration of this request.	
Appli	cant must be the Property Owner.	·		·	
Duci	oning this document I have he wal	nauladas tha informa	tian an thic s	pplication is, to my knowledge, accurate.	
Dy Si	grining typs document; i flereby ack	nowledge the miorina	LION ON LINS A	ipplication is, to my knowledge, accurate. $1-2-19$	
Own	Owner/Owner's Representative Signature Date				
	CKLIST			<u> </u>	
	ed Design Adjustment Application		·	✓ Included	
	Page(s) addressing required findings				
	Plan(s) and support documentation				
-	Notary page (page 6) filled out; Must be signed by property owner Included				
	Class stamped and addressed e				
	nit all documentation, with the e	xception of the requir	ed addressed	l envelopes and letters to	
* Common Common	nadjustments@raleighnc.gov. er the addressed envelopes and	lattare tas			
	er the addressed envelopes and lopment Services, Development E				
	Exchange Plaza, Suite 500				
	gh NC, 27601				
	Office Use Only	RECEIVED DATE:	er estelling film House	DA	

Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



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 requested design adjustment meets the intent of this Article because there are man made barriers that prohibit the extension of a public street within this project boundary that could have any benefit for the public street network. Six Forks Road is separated from Park at North Hills Street by a +/-12 foot tall retaining wall.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
 - The Comprehensive Plan does not show a public street adjacent to the proposed site area therefore meeting the intent of this Article per Section 8.3.6.A.
- The requested design adjustment does not increase congestion or compromise Safety;
 - The design adjustment does not increase congestion or compromise safety because there are no congestion or safety issues at this time and the project does not change traffic flow.
- D. The requested design adjustment does not create any lots without direct street Frontage;

The design adjustment does not create any lots without direct street frontage per Section 8.3.6.D.

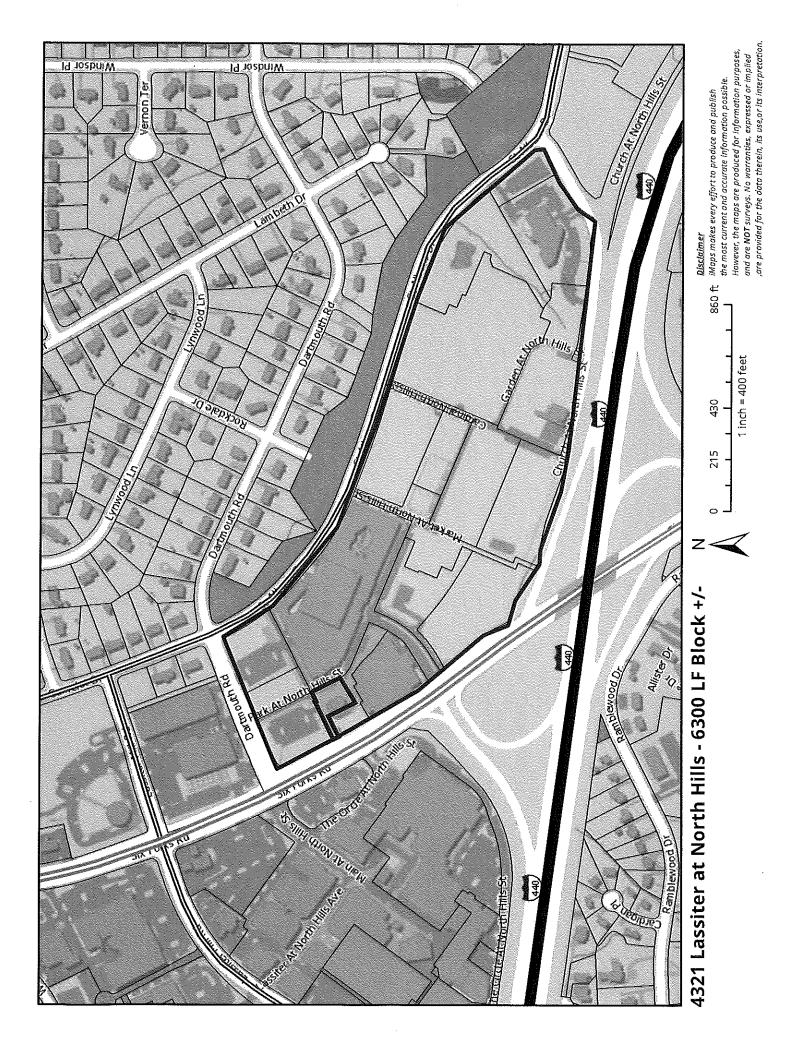
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 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.

Per Section 8.3.6.E.2 and 8.3.6.E.3, the site is located within the North Hills East Development Plan area which provides private street access to mixed use buildings within the site. Existing buildings and North Hills amenity areas prohibit the extension of a public road through the development, however private streets allow multiple access points to public Right-of-Ways.

Individual Acknowledgement



STATE OF NORTH CAROLINA COUNTY OF Wale	INDIVIDUAL
I, Abbie Grener Stanley— Linda Vasil acknowledged the due execution of	, a Notary Public do hereby certify that personally appeared before me this day and f the forgoing instrument.
This the day of _ day	January, 2011. Notary Public Agrilants
My Commission Expires: 10/03	-bag



Design Adjustment Application



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 Name Rosewater Kitchen and Bar						
PROJECT						
PRC	Transaction Number 578254					
R	Name Farm Table Wake Forest - Laszlo Lukacsi					
OWNER	Address 960 Gateway Commons Circle City			City Wake F	ke Forest	
М	State NC	Zip Code 27587		Phone 919-567-6714		
H	Name Linda Vasil	Firm McAdams				
CONTACT	Address 2905 Meridian Parkway	City Durham				
SON	State NC Zip Code 27713			Phone 919-287-0902		
)	I am seeking a Design Adjustment		ents set forth			
	UDO Art. 8.3 Blocks, Lots, Acces		- See page 2			
	UDO Art. 8.4 New Streets		- See page 3			
	UDO Art. 8.5 Existing Streets		- See page 4			
 	Raleigh Street Design Manual		- See page 5	<u> </u>		
REQUEST	Provide details about the request;				nace is needed):	
Applic	ne responsibility of the applicant to provi cant must be the Property Owner. cning this document, thereby acknow			•	o my knowledge, accurate.	
Own	Wowner's Representative Signature				02-18-19 Date	
Own	NOMILE 2 Kebi esentative signature				Date	
CHE	CKLIST					
Signe	ed Design Adjustment Application				☑ Included	
Page	Page(s) addressing required findings					
Plan(lan(s) and support documentation					
Nota	otary page (page 6) filled out; Must be signed by property owner Included					
	Class stamped and addressed enve				✓ Included	
	it all documentation, with the excep	ption of the require	d addressed	envelopes an	d letters to	
	nadjustments@raleighnc.gov.	-u				
	er the addressed envelopes and lett					
	opment Services, Development Engir	naarina			·	

RECEIVED DATE:

DA -

Raleigh NC, 27601
For Office Use Only

Article 8.5 Existing Streets Administrative Design Adjustment Findings



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 existing cross-section dimensions for Six Fork Road exceeds all required dimensions for a 6 Lane Divided Street Type with the exception of a 5' wide sidewalk. We are requesting the allowance of the existing 5' wide sidewalk built with the North Hills East PD to remain. The 5' General Utility Placement Easement does not exist for the adjacent developments along Six Forks Road and was not a requirement under the North Hills East PD. We are requesting the general easement be waived for the approximately 24' site frontage.

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

The requested design adjustment conforms with the Comprehensive Plan and adopted City plan.

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

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

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

The design adjustment does not create additional maintenance responsibilities for the City. We are requesting the 5' General Utility Placement Easement to be waived along the approximately 24' site frontage along Six Fork Road. The 5' General Utility Placement Easement does not exist for the adjacent developments along Six Forks Road and was not a requirement under the North Hills East PD. We are also requesting that the 5' wide sidewalk along Six Forks Road be accepted in lieu of the 6' wide sidewalk for 24' approx. site frontage.

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

N/A

Individual Acknowledgement



STATE OF NORTH CAROLINA COUNTY OF Durham	INDIVIDUAL
I, Erica P. MCDWell Linda Vasil acknowledged the due execution of the f	, a Notary Public do hereby certify that personally appeared before me this day and forgoing instrument.
This the 18th day of Febr	wany 2019.
COMMISSION EXPIRES 10/4/2021	Notary Public Enica P. M. Come Of
CONFISCION Expires: 10.04.21	

ROSEWATER KITCHEN & BAR

110 PARK AT NORTH HILLS STREET RALEIGH, NORTH CAROLINA

Administrative Site Review Application SERVICES (for UDO Districts only) Transaction Number Attached Mixed Use Assigned Project Coordinato Apartment Open Lot las your project previously been through the **Due Diligence or Sketch Plan Review** process? If yes, provide the transaction t Site work for a new addition to be added to the existing restaurant building **DESIGN ADJUSTMEN OR ADMIN ALTERNATE** Company Farm Table Wake Forest Name (s) Laszlo Lukacsi Address 960 Gateway Commons Circle, Wake Forest NC 27587 Phone 919-569-6714 Email laszlofarmtotable@gmail.com Fax Name (s) Linda Vasil Address 2905 Meridian Parkway, Durham NC 27713 Phone 919-287-0902 Email vasil@mcadamsco.com WWW.RALEIGHNC.GOV

ALL CONSTRUCTION SHALL CONFORM WITH THE

LATEST VERSION OF THE CITY OF RALEIGH AND

of this notification failure.

CURRITUCK DR. 1

future work in the City of Raleigh.

NCDOT STANDARDS. SPECIFICATIONS AND DETAILS.

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) 996-2409,

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

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

RAMBLEWOOD DR.

reinstallation of any water or sewer facilities not inspected as a result

E ROWAN ST.

VICINITY MAP

N.T.S.

COMPUTER DR

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)				
Zoning Information	Building Information			
Zoning District(s) PD	Proposed building use(s) Restaurant			
If more than one district, provide the acreage of each	Existing Building(s) sq. ftt. gross 2,250 Sf			
Overlay District: P.D. Will all the second of the second o	Proposed Building(s) sq. ft. gross 1,016 sf			
Total Site Acres Inside City Limits ves No 0.44 AC	Total sq. ft. gross (existing & proposed) 3,266 sf			
Offistreet parking: Required 14 Provided 14 (See plan)	Proposed height of building(s) 14'-6" (Addition)			
COA (Certificate of Appropriateness) case #	# of stories 1			
BOA (Board of Adjustment) case # Ap	Ceiling height of 1st Floor 13'-6"			
CUD (Conditional Use District) case # Z-				
Stormwater Informat				
Existing Impervious Surface No Change acres/square feet	Flood Hazard Area Ves No			
Proposed Impervious Surface See Plan	If Yes, please provide:			
Neuse River, Buffer Yes No. Wetlands Yes No.	FEMA Map Panel #			
FOR RESIDENTIAL DEVELO	PMENTS			
1. Total # Of Apartment, Condominium or Residential Units 0	oom Units: 1br O 2br O 3br O 4br or more O			
2. Total # Of Congregate Care Or Life Care Dwelling Units 0				
3. Total Number of Hotel Units 0				
SIGNATURE BLOCK (Applicable to all developments) In filing this plan as the property owner(s), t/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successor 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 Andy Padiak 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.				
			/we have read, acknowledge and affirm that this project is conforming to all applic	ation requirements applicable with the proposed developme
John Kane, Manager				
	70. 70 1 15 10			
Printed Name 1777 - 72 upp out to the control of th				
	Date of the state			
Trinted Name 1: 200 Control of the c	<u> </u>			

ADMINISTRATIVE SITE PLAN

PROJECT NUMBER: SPEC-18115
CITY OF RALEIGH TRANSACTION #: 578254
CITY OF RALEIGH CASE #: SR-113-18
NORTH HILLS EAST PD #: MP-3-16
DATE: NOVEMBER 28, 2018
REVISED: DECEMBER 21, 2018

<u>NOTES</u>

1. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE OR 20' FROM THE INTERSECTION OF THE RIGHT—OF—WAY LINES, WHICHEVER IS GREATER. NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.

2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY—FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

3. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND

4. TRACT C MAY BE DEVELOPED FOR UP TO 40,000 SQUARE FEET OF RETAIL AND 100 RESIDENTIAL DWELLING UNITS AND 300,000 SQUARE FEET OF OFFICE. OPEN SPACE AND/OR RECREATIONAL USES SHALL BE PERMITTED.

SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
 THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE.
- 3. REFUSE WILL BE KEPT INSIDE THE NEW STORAGE ROOM AND BE BROUGHT TO THE CURB FOR COLLECTION IN 96 GALLON

TOTAL ALLOWED IMPERVIOUS	43.03 AC. OR 1,8	374,191 SF (SEE	NOTE BELOW)
	PROPOSED		REMAINING
	<u>ACREAGE</u>	<u>SF</u>	ALLOCATION SF
PRIVATE AND PUBLIC STREETS	12.8	557,568	1,316,623
OT 1(NHE TOWER 2)	1.01	43,996	1,272,627
OT 2, 3 & 4(CAPTRUST TOWER & PROPOSED ROSEWATER KITCHEN & BAR)	1.96	85,378	1,187,250
OT 5(104 DARTMOUTH-MULTIFAMILY SITE)	1.2	52,272	1,134,978
OT 6(PARK & MARKET BUILDING	4.16	181,210	953,768
OT 7, 8, & 9(HYATT TEMPORARY ASPHALT PARKING)	2.04	88,862	864,906
OT 10(CHUY'S RESTAURANT	0.27	11,761	853,144
OT 11(PLAZA PARK)	0.23	10,019	843,126
OT 12(TEMPORARY GRAVEL PARKING)	1.75	76,230	766,896
OT 13(MIDTOWN GREEN)	2.11	91,912	674,984
OT 14(MIDTOWN PLAZA)	2.71	118,048	556,936
OT 15(THE CARDINAL)	4.48	195,149	361,788
OT 16(THE CARDINAL II)	2.24	97,574	264,214
LOT 17(ASPHALT PARKING LOT)	1.06	46,174	218,040

ACRES OF TREE CONSERVATION = 45.29 AT 95% IMPERVIOUS = 43.03 ACRES OF IMPERVIOUS AREA ALLOWED

Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SHEET INDEX

A-2.12

C-1 EXISTING CONDITIONS
C-2 DEMOLITION PLAN
C-3 OVERALL SITE PLAN
C-4 SITE/LANDSCAPE PLAN
C-5 UTILITY PLAN
D-1 SITE DETAILS
A-2.00 FLOOR PLAN - RENOVATED
A-2.10 ELEVATION - RENOVATED

SITE DATA

TOTAL SITE AREA	19,167 SF / 0	.44 AC
EXISTING ZONING	LOT 4, TRACT	C - NORTH HILLS EAST PD # MP-3-16
EXISTING USE	•	AURANT, LOT 4 TAURANT, LOT 2, CAPTRUST TOWER
PROPOSED USE		
BUILDING HEIGHT	MAXIMUM 30	5' (PER MP-3-16)
	PROPOSED 26	.6' - EXISTING, 14.5' - ADDITION
PARKING	REQUIRED 15	SPACES (SEE PARKING DATA TABLE)
	PROPOSED 15	SPACES (SEE PARKING DATA TABLE)
HC PARKING	REQUIRED 1 S	PACE
	PROPOSED 1 S	SPACE (VAN ACCESSIBLE)
IMPERVIOUS AREA	EXISTING 11,	746 SF
	PROPOSED 11,	746 SF
OPEN SPACE	INE GOINED	% OF PD AREA % X 78.72 AC. = 11.81 SF
	0.7	62 AC. — TREE CONSERVATION AREA 6 AC. — MIDTOWN PARK 2 AC. — CARDINAL I AND CARDINAL II
	TO ⁻	TAL OPEN SPACE PROVIDED = 12.10 AC. (15.4)

ELEVATION - RENOVATED

PARKING DATA

EXISTING BANK OF AMERICA TOWER	RETAIL: OFFICE:	13,070 SF 1 SPACE PER 300 SF (PER MP-3-16) 13,070/300 = 44 SPACES 284,197 SF 1 SPACE PER 300 SF 284,197/300 = 948 SPACES SUBTOTAL = 992 SPACES 10% LANDSCAPE PARKING REDUCTION 34% REDUCTION FOR NORTH HILLS PD TOTAL REQUIRED = 590 SPACES PARKING IN DECK = 725 SPACES SURPLUS PARKING = 135 SPACES
EXISITNG AC MARRIOTT SITE PARKING REQUIREMENTS MET BY USE OF BANK OF AMERICA TOWER PARKING DECK		2,265 SF 1 SPACE PER 300 SF (PER MP-3-16) 2,265/300 = 8 SPACES 135 ROOMS 1 SPACE PER ROOM 135 SPACES SUBTOTAL = 143 SPACES 10% LANDSCAPE PARKING REDUCTION 34% REDUCTION FOR NORTH HILLS PD TOTAL REQUIRED = 85 SPACES SURPLUS PARKING IN DECK = 50 SPACES
ROSEWATER KITCHEN & BAR PARKING REQUIREMENT MET WITH SHARED, STREET AND BANK OF AMERICA TOWER PARKING DECK		3,266 SF 1 SPACE PER 150 SF 3,266/150 = 22 SPACES 34% REDUCTION FOR NORTH HILLS PD TOTAL REQUIRED = 15 SPACES 5 SPACES (SHARED PARKING) 3 SPACES (ALONG PARK STREET) 7 SPACES (BANK OF AMERICA DECK) SURPLUS PARKING IN DECK = 43 SPACES

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams

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CONTACT

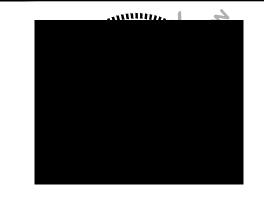
ANY PADIAK padiak@mcadamsco.com PHONE: 919. 287. 0780

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FARM TABLE RESTAURANT 960 GATEWAY COMMON CIRCLE WAKE FOREST, NC 27857 PHONE: 919. 569. 6714

PROJECT DIRECTORY

ARCHITECT
PLANWORX ARCHITECTURE, P.A.
5711 SIX FORKS ROAD
RALEIGH, NC 27609
PHONE: 919. 424. 1948

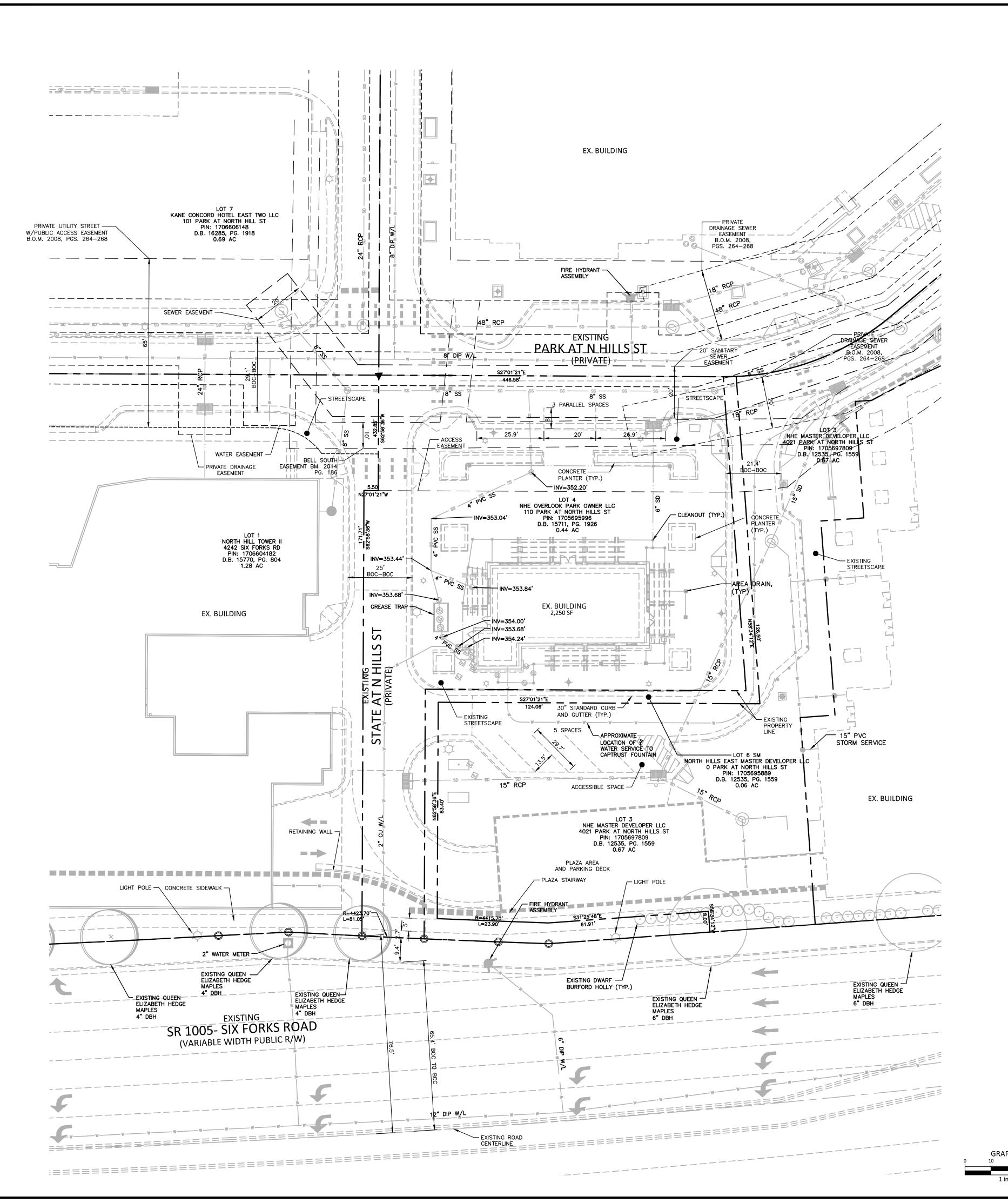


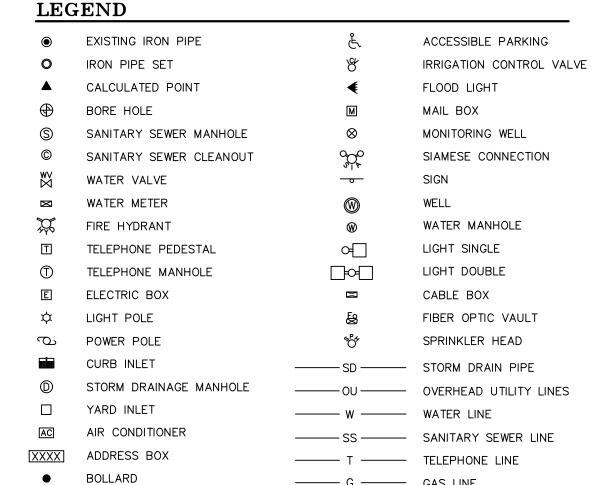
REVISIONS

NO. DATE
1. 12. 21. 2018 REVISED PER CITY OF RALEIGH COMMENTS
2. 01. 23. 2019 REVISED PER CITY OF RALEIGH COMMENTS

ADMINSTRATIVE SITE PLAN FOR:

ROSEWATER
KITCHEN & BAR
RALEIGH, NC
PROJECT NUMBER: SPEC-18115





———UE ——— UNDERGROUND ELECTRIC

—X———X— FENCE LINE

FIRE CONNECTION

GREASE PIT

FIBER OPTIC MARKER



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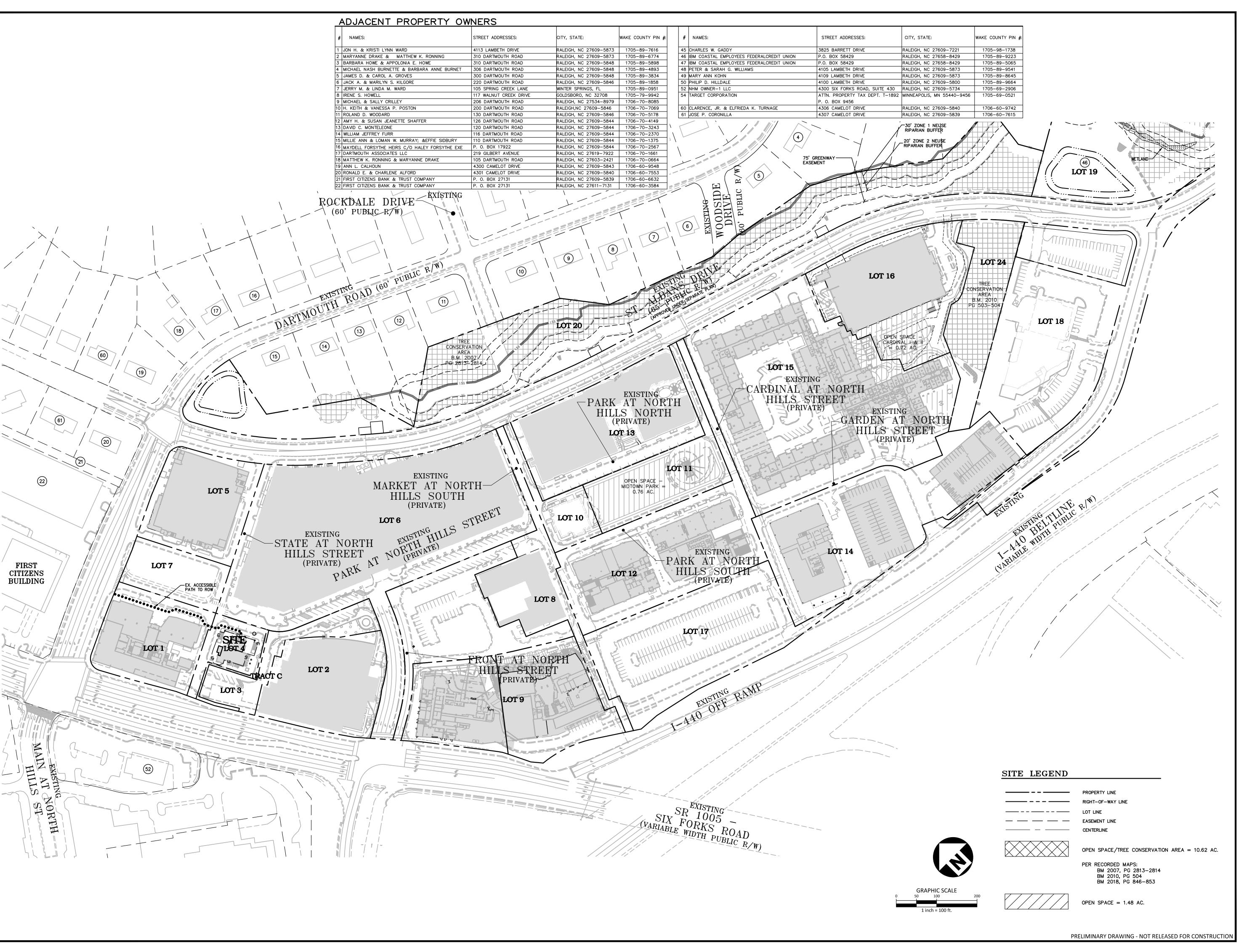
REVISIONS

1. 12-21-2018 - REVISED PER CITY OF RALEIGH COMMENTS 2. 01-23-2019 - REVISED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO. SPEC-18115 SPEC18115-XC1 FILENAME CHECKED BY DRAWN BY SCALE 1"=20' DATE 11. 27. 2018 SHEET

EXISTING





MCADAMS

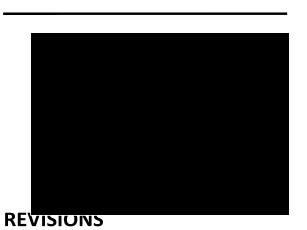
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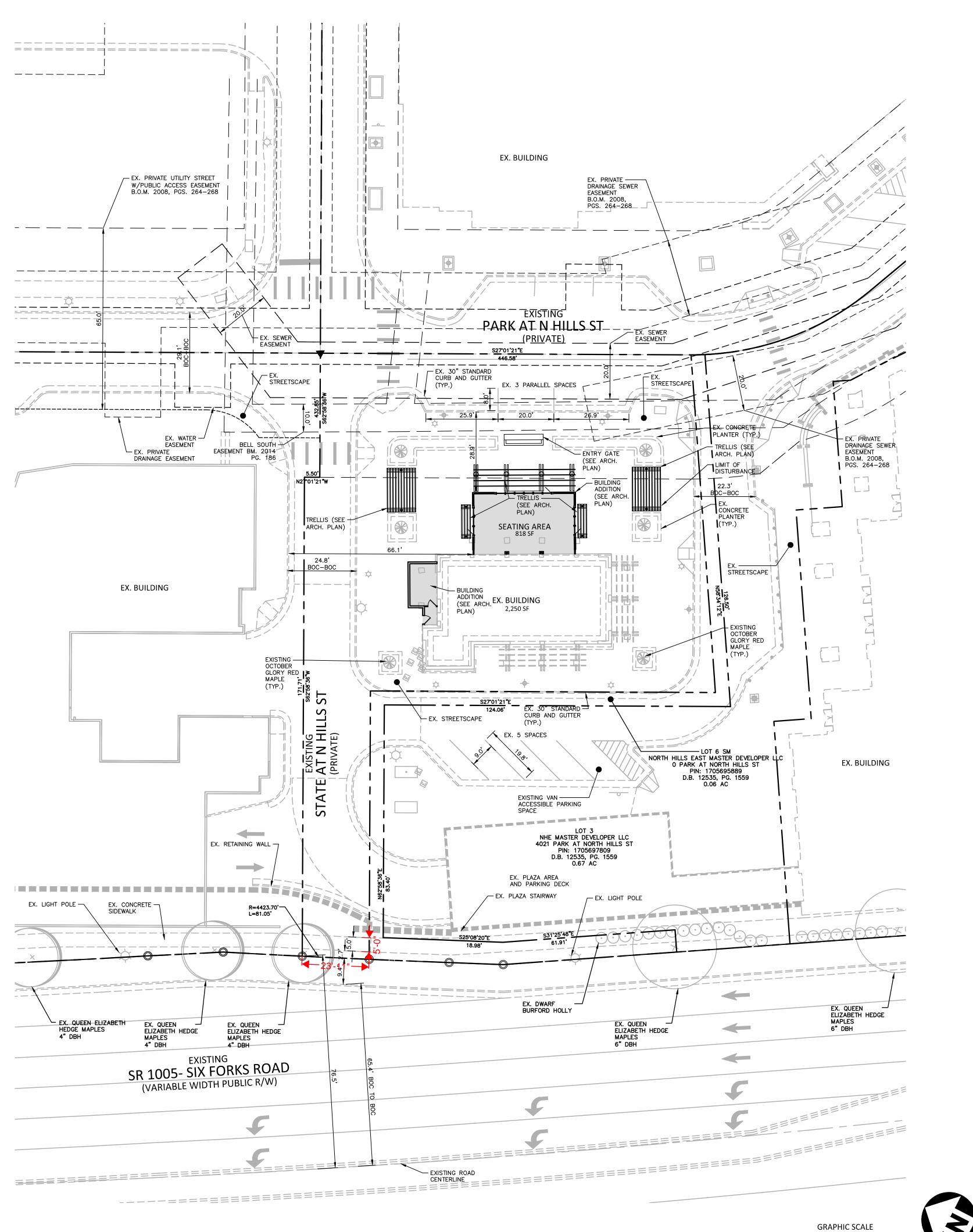
PLAN INFORMATION

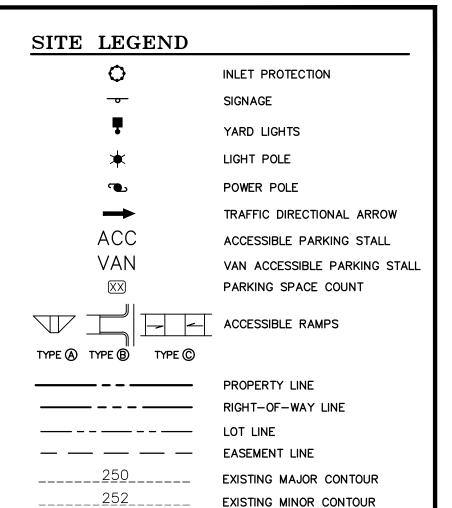
PROJECT NO. SPEC-18115 FILENAME SPEC18115-OAS1 CHECKED BY DRAWN BY

SCALE 1"=100' DATE 11. 27. 2018

SHEET

OVERALL SITE PLAN





SITE PLAN NOTES

- 1. ALL CONSTRUCTION SHALL BE TO CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- 2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM CITY OF RALEIGH STANDARDS SET FORTH IN THE STREETS, SIDEWALK AND DRIVEWAY ACCESS HANDBOOK OR THE CONDITIONS NOTED ON THIS PLAN, WHICHEVER IS MORE STRINGENT.
- 3. PRIOR TO CONSTRUCTION PLAN APPROVAL, NORTH CAROLINA DIVISION OF WATER QUALITY APPROVAL IS REQUIRED FOR ALL NEUSE BUFFER DISTURBANCES.
- 4. AT ALL PROPOSED ACCESS POINTS ONTO THE PUBLIC STREET SYSTEM, THE DEVELOPER IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, DRAINAGE DEVICES, TRAFFIC SIGNAL CONTROL BOXES, SEWER CLEANOUTS, FIRE HYDRANTS, METER VAULTS, UTILITY POLES, STREET LIGHTS, CATCH BASINS OR SIMILAR OBJECTS WITHIN 23 FEET OF THE CENTERLINE. CONSTRUCTION DRAWINGS SHALL PROVIDE AN INSET SHOWING ALL DIMENSIONS AND OTHER INFORMATION REQUIRED FOR CONSTRUCTION. THE CONSULTING ENGINEER WILL CORRECT ANY ERRORS OR OMISSIONS UNCOVERED IN THE FIELD.
- 6. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION SHALL BE WITHIN A SIGHT TRIANGLE. STREET TREES SHALL BE "LIMBED UP" BETWEEN TWO AND EIGHT FEET ABOVE THE BACK OF CURB.
- 8. ALL DIMENSIONS AND RADII ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. "B-B" INDICATES A BACK OF CURB TO BACK OF CURB DIMENSION.

EXISTING LANDSCAPING AS APPROVED WITH NORTH HILLS EAST HARDSACPE AND LANDSCAPE PLANS (CASE#S-40-06) WILL REMAIN IN PLACE.

COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE)



The John R. McAdams Company, Inc. 2905 Meridian Parkway

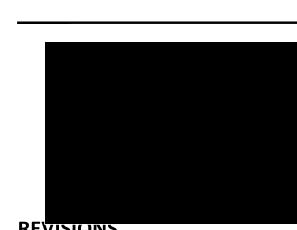
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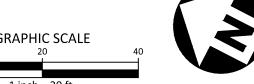
REVISIONS

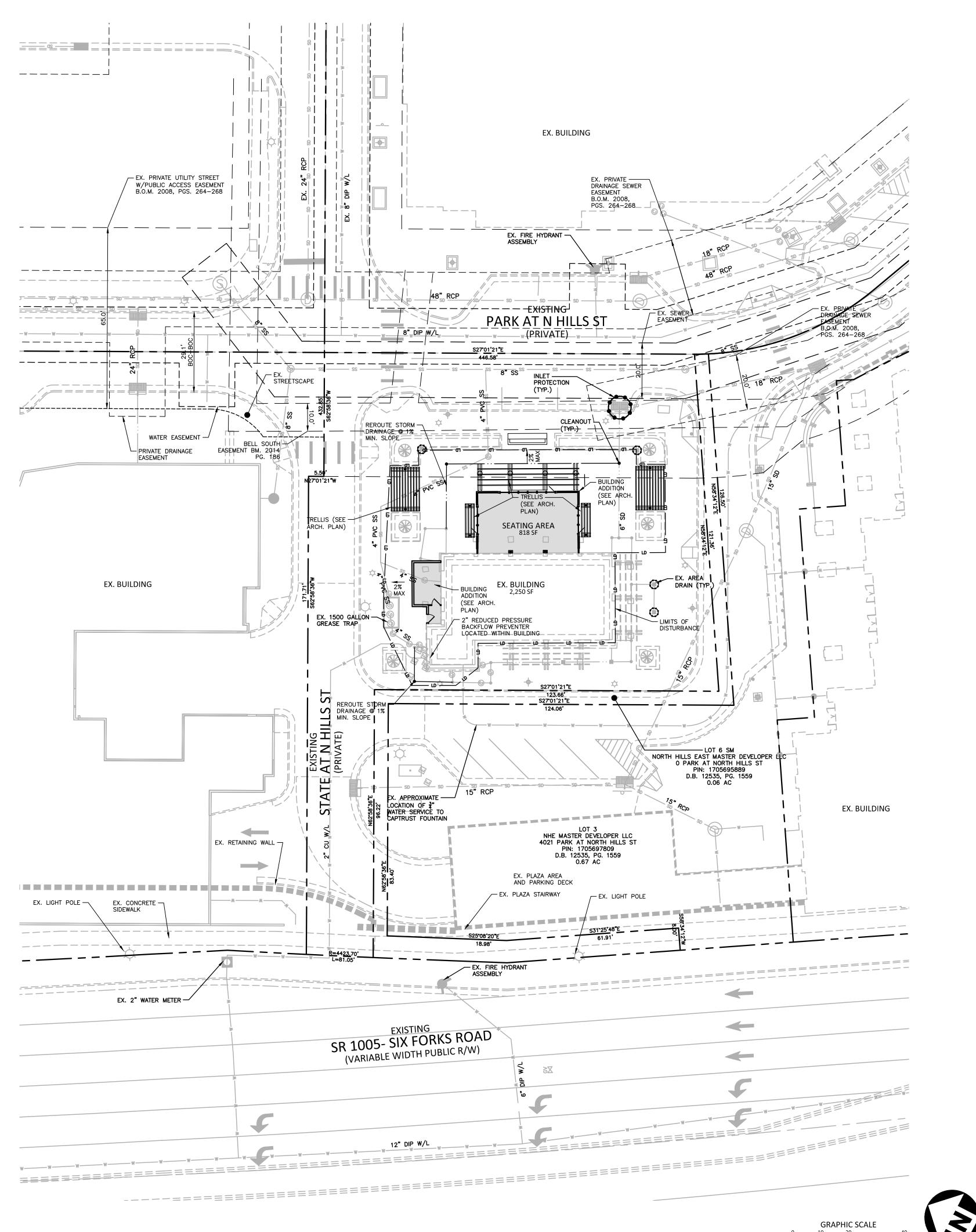
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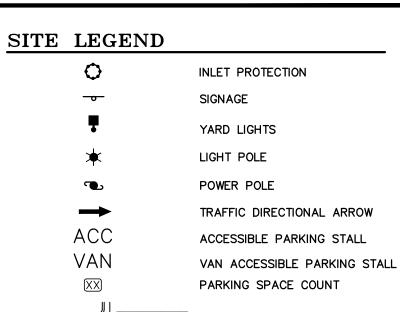
PLAN INFORMATION

PROJECT NO. SPEC-18115 FILENAME SPEC18115-S1 CHECKED BY DRAWN BY 1"=20' SCALE DATE 11. 27. 2018 SHEET

SITE PLAN







ACCESSIBLE RAMPS PROPERTY LINE

RIGHT-OF-WAY LINE EASEMENT LINE EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER

2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).

3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

4. ALL STREETS MUST BE KEPT CLEAN AT ALL TIMES

5. ALL STORM PIPES SHALL BE THOROUGHLY FLUSHED OF SEDIMENT FOLLOWING SITE STABILIZATION.

TOTAL AREA DISTURBED = 0.15 ACRES

EXISTING LANDSCAPING AS APPROVED WITH NORTH HILLS EAST HARDSACPE

AND LANDSCAPE PLANS (CASE#S-40-06) WILL REMAIN IN PLACE. COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE)



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PROJECT NO. SPEC-18115 SPEC18115-U1 FILENAME CHECKED BY DRAWN BY 1"=20' SCALE DATE 11. 27. 2018 **SHEET**



