



Administrative Approval Action

Case File / Name: SUB-0024-2023
DSLC - Midtown Retail

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 7.45 acre site zoned CX-3-PL is located at the northeast corner of the intersection of Wake Forest and E. Six Forks Roads at 2904 Wake Forest Road.

REQUEST: This shopping center site was originally three lots with a proposed new lot (Lot 3) such that this shopping center now consists of four lots.

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

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 by MCADAMS.

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:

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

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

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval. The work in the right of way will be for the updated ADA ramps and associated crossings.

Urban Forestry

2. A tree impact permit must be obtained for the installation of tree protection fence around existing trees to remain along Wake Forest Road. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit or demolition permit, whichever comes first.

☒ **LEGAL DOCUMENTS** - Email to 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 checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
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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 Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

General

1. Provide copy of agreement of shopping center of shared parking and infrastructure

Engineering

2. A cross access agreement among the lots 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 within this time, further recordings and building permit issuance will be withheld.
3. A fee-in-lieu for those portions of sidewalk less than 6' in width along the frontage is paid to the City of Raleigh (UDO 8.1.10). However, the ADA ramps and crossings at driveways are to be updated
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
5. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater



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7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:

Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of right of way street trees/boundary trees along Wake Forest Road by Urban Forestry Staff.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: March 4, 2027

Record at least ½ of the land area approved.

5-Year Sunset Date: March 4, 2029

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 03/04/2024
Development Services Dir/Designee
Staff Coordinator: Mike Walters

MIDTOWN - RETAIL

2904 WAKE FOREST ROAD

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE #: SUB-0024-2023

RALEIGH, NORTH CAROLINA
PROJECT NUMBER: RAM-18010

DATE: APRIL 17, 2023

Design Envelope ID: 5AF65177-2385-48C5-A9F3-6A418D142654

Preliminary Subdivision Application
Planning and Development
Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | (919) 688-2000

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to Staffreview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)
Conventional Subdivision | Compact Development | Conservation Development | Cottage Court

NOTE: Subdivisions may require City Council approval if a Metro Park Overlay or Historic Overlay District.

GENERAL INFORMATION
Scoping/sketch plan case number(s): **N/A**
Development name (subject to approval): **Midtown-Retail**
Property Address(es): **2904 Wake Forest Road, Raleigh, NC**
Recorded Deed PIN(s): **1715230534**
What is your project type? ☐ Single family ☒ Apartment ☒ Townhouse ☐ Non-residential ☐ Other ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form.
Company: **RRPVP 601 Midtown Raleigh, LP | Owner/Developer Name and Title David Klepper**
Address: **1480 Envision Way, Chapel Hill, NC 27517**
Phone: **#919-617-4868** Email: **dklepper@grammralestate.com**
Company: **McAdams** Contact Name and Title: **Andy Padiak, Group Manager**
Address: **One Glenwood Avenue, Suite 201, Raleigh, NC 27603**
Phone: **#919-823-4300** Email: **padiak@mcadamsco.com**

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Design Envelope ID: 5AF65177-2385-48C5-A9F3-6A418D142654

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

ZONING INFORMATION
Gross site acreage: **17.23** ACRES
Zoning districts (if more than one, provide acreage of each): **CK-3-PL**
Overlay district: **N/A** Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # **2** Board of Adjustment (BOA) Case # **A**

STORMWATER INFORMATION
Existing Impervious Surface: Acres: **14.13** (Sum 14.13) Square Feet: **307,349** Proposed Impervious Surface: Acres: **14.13** Square Feet: **307,349**
Neuse River Buffer: ☒ Yes ☐ No Wetlands: ☒ Yes ☐ No
Is this a flood hazard area? ☐ Yes ☒ No
If yes, please provide the following:
Alluvial soil: **None**
Flood study: **None**
FEMA Map Panel #: **3720171500K**

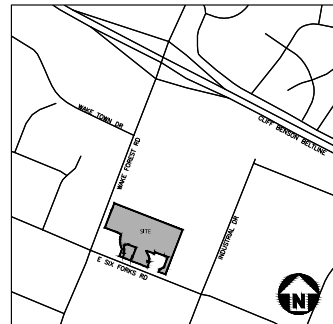
NUMBER OF LOTS AND DENSITY
Total # of townhouse lots: **0** Detached: **0** Attached: **0**
Total # of single-family lots: **N/A**
Proposed density for each zoning district (UDO 15.2.F): **0**
Total # of open space and/or common area lots: **0**
Total # of requested lots: **4** new lots

SIGNATURE BLOCK
The undersigned indicates that the property owner is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.
I, **Andy Padiak**, will serve as the agent regarding this application, and will receive and respond to administrative comments, resultant plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.
I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will only enter into the City of Raleigh staff review process after 15 days of receipt.
Signature: **Andy Padiak** Date: **04/17/2023**
Printed Name: **Andy Padiak** Title: **Group Manager**
Signature: **David Klepper** Date: **04/17/2023**
Printed Name: **David Klepper** Title: **Owner/Developer**

Please email your completed application to Staffreview@raleighnc.gov.

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VICINITY MAP
N.T.S.

SITE DATA

SITE ADDRESS:	2904 WAKE FOREST ROAD
PARCEL PIN NUMBER:	1715230534
EXISTING ZONING:	COMMERCIAL MIXED USE: CK-3-PL
OVERLAY DISTRICT:	NONE
SITE AREA:	OVERALL GROSS SITE AREA: 7.45 AC NET SITE AREA: ROW DEDICATION (LOT 1 + FRONTAGE): 0.049 AC PROPOSED LOT 1: 7.02 AC PROPOSED LOT 3: 0.38 AC
BUILDING SETBACK:	PRIMARY STREET: 5' OR 10' REAR LOT LINE: 10' OR 15' SIDE LOT LINE: 10' OR 15'
PARKING SETBACK:	PRIMARY STREET: 10' REAR LOT LINE: 10' OR 15' SIDE LOT LINE: 10' OR 15'
BUILD-TO (PARKING UNLIMITED):	PRIMARY STREET: WAKE FOREST RD (TRANSIT SERVICE, MIXED-USE STREET) E. 3RD STREET TO URBAN THROUGHFARE, MIXED-USE STREET LOT 1: (WAKE FOREST RD STREET FRONTAGE LENGTH = 238 LF) REQUIRED: 345 LF (FOR BUILDING WITHIN 0'-100' BUILD-TO) PROVIDED: NO NEW BUILDING PROPOSED LOT 3: (E. 3RD STREET FRONTAGE LENGTH = 130 LF) REQUIRED: 185 LF (FOR BUILDING WITHIN 0'-100' BUILD-TO) PROVIDED: NO NEW BUILDING PROPOSED
BLOCK PERMITTER:	VARIANCE REQUEST
WATERBODIES:	WATERBODIES: CREEK
PROPOSED/EXISTING PARKING:	2700/2700K
TREE CONSERVATION:	REQUIRED: 0.745 AC (10% OF NET SITE AREA) PROVIDED: 0 AC (NO QUALIFYING SECONDARY TREE CONSERVATION OR INDIVIDUAL TREES ON SITE)

NOTES

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 ENCRUSCH ON THE MINIMUM CORNER CLEARANCE.
2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGN OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BRANING 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 SPECIFICATIONS.
4. NO CHANGE IN IMPERVIOUS SURFACE AS A RESULT OF THIS SUBDIVISION.
5. THE COMPREHENSIVE PLAN WAS PREVIOUSLY AMENDED TO ELIMINATE THE PUBLIC STREET CROSSING THIS SITE. CONDITIONS PER RESOLUTION NO. (2022) 05-08, OF 8-22, SHERMAN GARDEN PLACE AND ROCKY HOLLOW STREET (SEE SHEET C020).
A. ALL DEVELOPMENT PLANS FOR TWO OR THREE STORES SHOULD INCLUDE A PRIMARY INTERNAL ACCESS DRIVE.
B. ALL DEVELOPMENT PLANS FOR FOUR OR MORE STORES SHOULD INCLUDE MAIN STREET, PARALLEL PARKING OR AVENUE 2-LANE UNDIVIDED.

SHEET INDEX

	PROJECT NOTES
C0.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.00	SUBDIVISION PLAN
C2.00	GRADING & UTILITY PLAN
C3.00	SITE DETAILS
C8.00	LANDSCAPE PLAN
L1.00	TREE CONSERVATION PLAN
L8.00	RECORDED PLAT

MAXIMUM IMPERVIOUS AREA ALLOCATION BY LOT	
LOT 1	LOT 3
IMPERVIOUS AREA: 3.85 AC	0.28 AC

NOTE: ADDITIONAL IMPERVIOUS AREA WILL REQUIRE A REVISION TO THIS SUBDIVISION PLAN AND SHALL INCLUDE A SHARE STORMWATER CONTROL MEASURE.

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) 896-2409 and the Public Utilities Department at (919) 996-4540, at least ten (10) business days 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 relocation 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 Stop and Possible Eviction from future work in the City of Raleigh.



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.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NC DOT STANDARDS, SPECIFICATIONS, AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT

ANDY PADIAK
padiak@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT

RAM REALTY ACQUISITIONS V. LLC
1480 ENVISION WAY
CHAPEL HILL, NORTH CAROLINA 27517

PROJECT DIRECTORY

RAM REALTY ACQUISITIONS V. LLC
1480 ENVISION WAY
CHAPEL HILL, NC 27517
PHONE: 919. 617. 6668

REVISIONS

NO.	DATE	REVISION
1	04.18.2023	REVISED PER CITY OF RALEIGH COMMENTS
2	07.15.2023	REVISED PER CITY OF RALEIGH COMMENTS
3	11.15.2023	REVISED PER CITY OF RALEIGH COMMENTS

PRELIMINARY SUBDIVISION PLANS FOR:

MIDTOWN-RETAIL
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: RAM-18010

SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE ANGLES OF CURVATURE, OR 30 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIIUS OF THE DRIVEWAY SHALL NOT ENDOSE ON THE MINIMUM CORNER CLEARANCE. REFERS TO SECTION 4.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTION INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THROUGHFARES.
3. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BRIMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION ON THE HIGHEST TRAVEL WAY IF NO CURB LINE EXISTS. REFERS TO SECTION 4.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
4. MUTUALITY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MUTUALITY STOP INSTALLATION WARRANTS CAN BE MET AND OBSERVED BY CITY COUNCIL APPROVAL.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN ANY "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED; THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CORRECTLY FOLLOW THE GRADES AND ALIGNMENTS SHOWN ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NCBILT" (811) OR (1-800-632-4946) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OF ANY EXCAVATION OR OTHER WORK. THE CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCBILT". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELATIONS (E.G. POWER POLES, TELEPHONE, FIBER, WATER, METE, ETC.).
12. PRIOR TO BEGINNING CONSTRUCTION, BEFORE EXCAVATION COMMENCES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT, DESIGNER, AND REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES BEING CONSTRUCTED.
13. ALL DISCREPANCIES AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DISCREPANCIES OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFORM DEVELOPMENT ORDINANCE (UDOD) DETAILS.
15. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (UDOD), 2020 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. TYPICAL AVERAGE SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM STANDARD FOR THE PROJECT. THE CURRENT TECHNOLOGICAL REPORT SHALL OVER-RISE ALL TYPICAL AVERAGE SECTIONS SHOWN, IF THE GEOLOGICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFICALLY BY USE PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRAVEL ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x20'x1000 PPM CONCRETE PAD.

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DISCREPANCIES OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29CFR PART 1926, SUBPART F, APPLICABLE TO EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SHIELDING SYSTEM BY A PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR SHALL NOTIFY "NCBILT" (811) OR (1-800-632-4946) 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 "NCBILT". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND DRAINAGE CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE DRAINAGE CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEO-TECHNICAL ENGINEER.

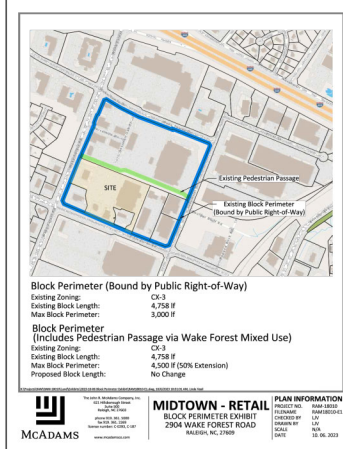
CITY OF RALEIGH PUBLIC UTILITIES
STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 30" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPUMPED RESERVOIR USED AS A SOURCE OF DRINKING WATER. ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FIBROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERBURN SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25" FROM A PRIVATE WELL OR 50" FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION INCLINED IN THE WATER MAIN IS 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.
 - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERBURN SPECIFICATIONS.
 - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" 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 OVER CROSSING DETAILS W-4.6 & S-4.9.
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN APPOINTED PLAN BOARD MEMBER BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. 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.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT IDENTIFIED IN THE EXISTING PLAN OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERMATE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONJUNCTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WHERE SANITARY SERVICES ARE SERVING A BUILDING INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH PRESSURES SHALL BE PROTECTED BY A BACKFLOW VALVE INSTALLED IN THE SERVICE LINE. SANITARY SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKFLOW VALVE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDM, USACE & RCP FIRM FOR ANY RCP BRIMM BUTTER, WITH AND RCP FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDDM / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GRADE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOR PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERT AT (919) 236-2334 OR STEPHEN.CALVERT@RALEIGH.ORG FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX 3 OF THE RULES GOVERNING PUBLIC UTILITIES 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 JONAH HARTLEY AT (919) 956-3923 OR JONAH.HARTLEY@RALEIGH.ORG FOR MORE INFORMATION.

ADDITIONAL UTILITY NOTES

1. ALL WATER MAINS, SERVICES AND THE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE, 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE S SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DERIVED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFORM DEVELOPMENT ORDINANCE (UDOD).
3. ALL TREE INFRINGEMENTS ALONG PUBLIC ROW LINES SHALL HAVE A 5'x5'x1' CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR UNITS (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 400 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHOD.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-1010, ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2024 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. 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.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. CONTRACTOR SHALL NOTIFY "NCBILT" (811) OR (1-800-632-4946) 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 "NCBILT". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2" MINIMUM COVER, BOTH ENDS SHALL BE CAPPED AND MARKED.

BLOCK PERIMETER EXHIBIT:



COMPREHENSIVE PLAN AMENDMENT:

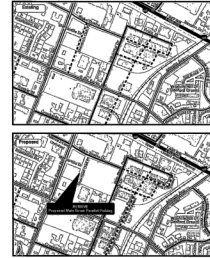
RESOLUTION NO. 2023-048
A RESOLUTION TO AMEND THE 2020 COMPREHENSIVE PLAN
CP-02 - Sherman Office Place
WHEREAS, the purpose of the 2020 Comprehensive Plan is to provide policy guidance to direct and coordinate the city, state, and the general public; and
WHEREAS, Map 7-1 Street Plan is the guiding document that identifies new public streets; and
WHEREAS, this amendment would remove a proposed Mixed Use Street that is no longer viable, and preserve consistency within the area;
WHEREAS, this amendment would add a new Policy AP-MT 21 Waterfront District Blocks that recommends specific on-site and off-site development plans for two or three stories should include a Primary Internal Access Drive, all development plans for four or more stories should include a Main Street, Parallel Parking or Avenue, 2-Lane Undivided with all development plans for four or more stories;
WHEREAS, these amendments were reviewed and discussed with public input, then
THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RALEIGH, NORTH CAROLINA that the 2020 Comprehensive Plan, Map 7-1 Street Plan, be amended and a new Policy AP-MT 21 be added as identified as CP-02-02 and shown in the Attachments A and B.
Adopted: November 15, 2022
Distribution: Planning - Young, Cren, Walter, Bell
Transportation - Moore, Nale, Byers

Resolution No. 2023-048
Amended 11/15/22

Page 2

Attachment A

Proposed to Amend the Street Plan



Resolution No. 2023-048
Amended 11/15/22

Page 1

Attachment B

Policy AP-MT 21 Waterfront District Blocks

Within the Waterfront District, all development plans for two or three stories should include a Primary Internal Access Drive, all development plans for four or more stories should include a Main Street, Parallel Parking or Avenue, 2-Lane Undivided.

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MIDTOWN RETAIL
PRELIMINARY SUBDIVISION PLAN
2904 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	REVISION
1	04. 18. 2023	REVISED PER CITY OF RALEIGH COMMENTS
2	07. 13. 2023	REVISED PER CITY OF RALEIGH COMMENTS
3	11. 15. 2023	REVISED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO. RAM-18010
FILENAME RAM18010-N1
CHECKED BY ARP
DRAWN BY JWL
SCALE NTS
DATE 04. 18. 2023

SHEET

PROJECT NOTES

C0.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



CLIENT

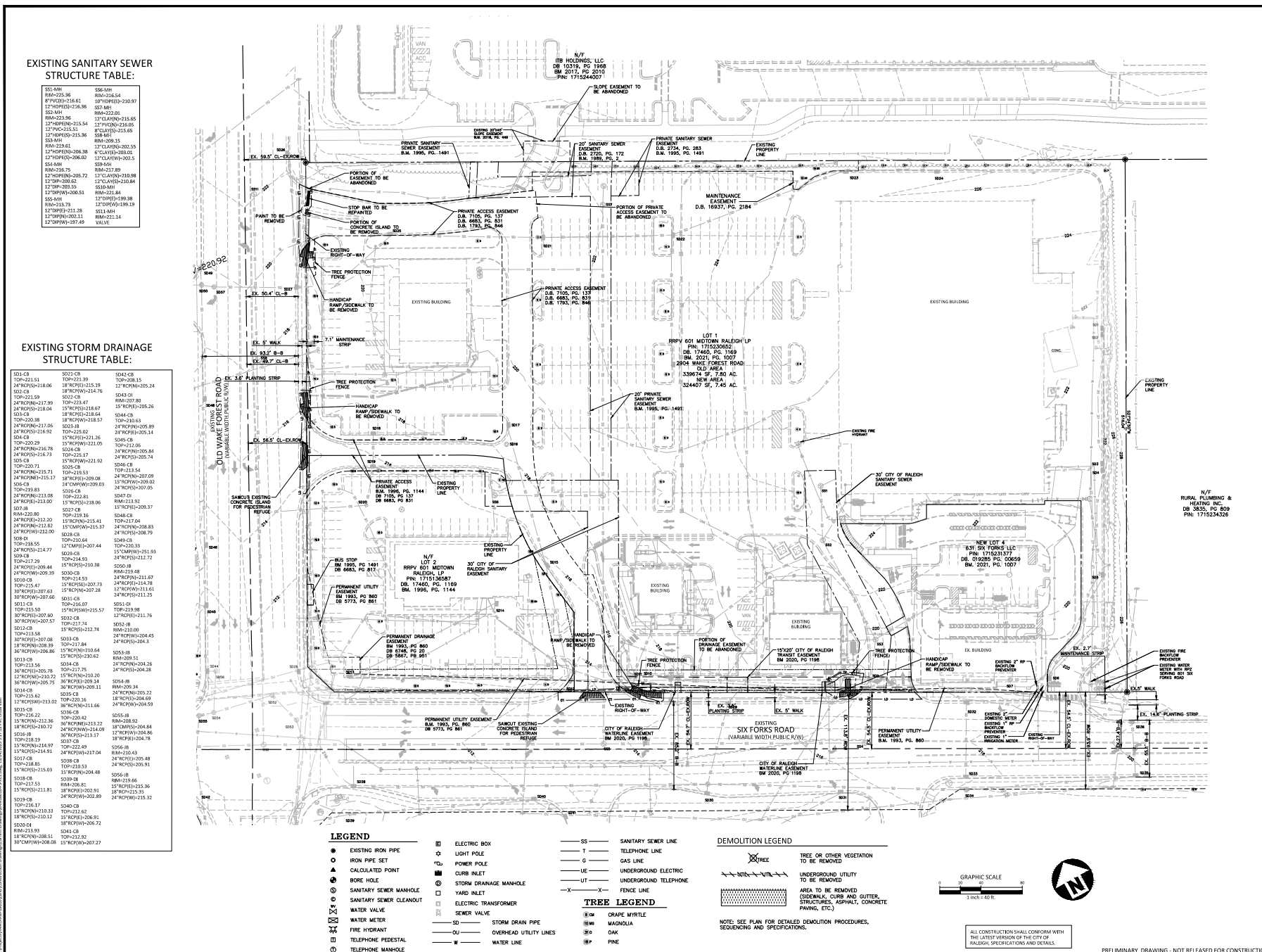
RAM REALTY ACQUISITIONS V, LLC
1480 ENVIRON WAY
CHAPEL HILL, NC 27517
PHONE: 919. 617. 6868

MIDTOWN RETAIL
PRELIMINARY SUBDIVISION PLAN
2904 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA

NO.	DATE	
1	04.18.2023	REVISED PER CITY OF RALEIGH COMMENTS
2	07.13.2023	REVISED PER CITY OF RALEIGH COMMENTS
3	11.15.2023	REVISED PER CITY OF RALEIGH COMMENTS

PROJECT NO.	RAM-18010
FILENAME	RAM18010-P5-XC1
CHECKED BY	JLB
DRAWN BY	JWL
SCALE	1"=40'
DATE	04.18.2023

PLAN
C1.00



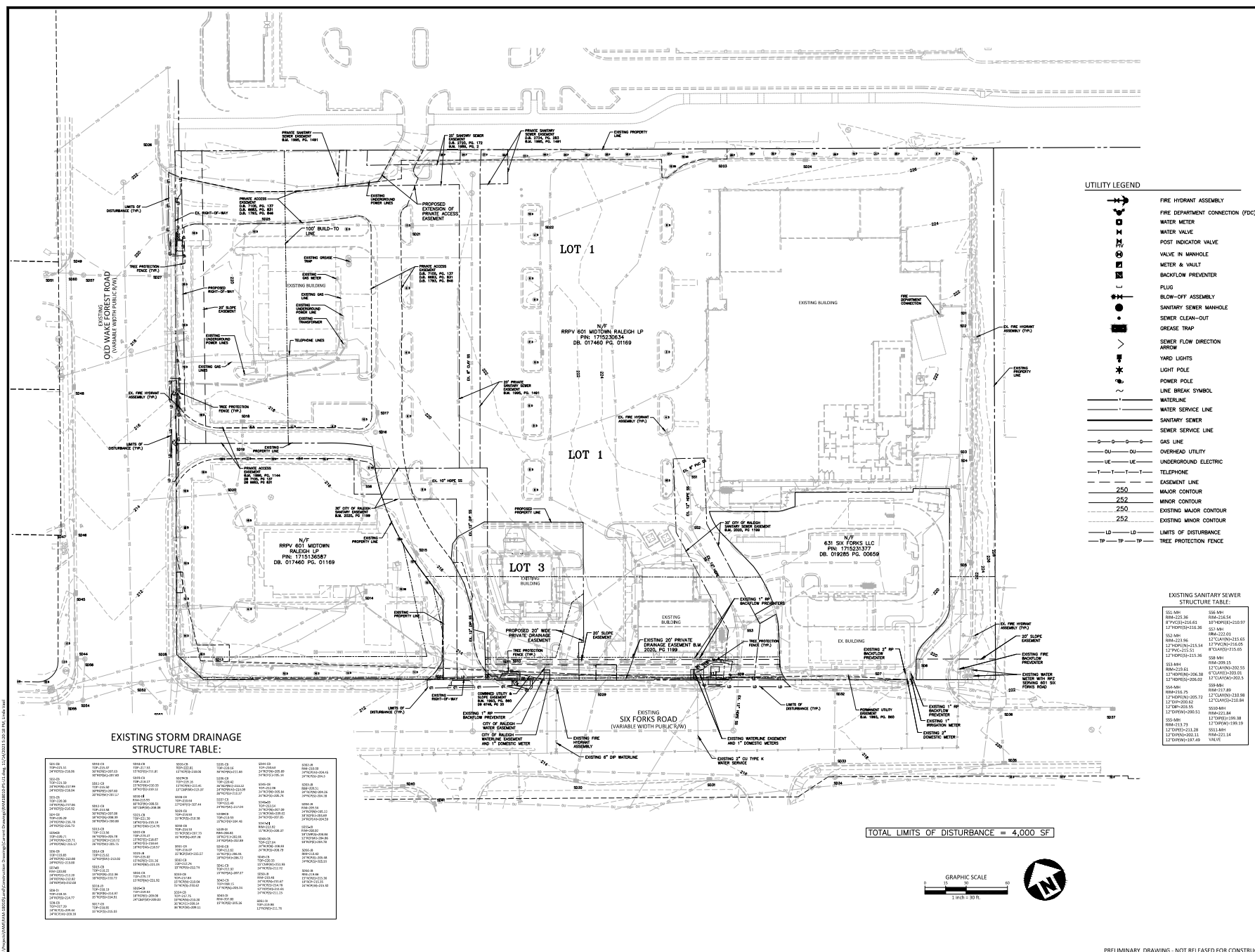


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MIDTOWN RETAIL
PRELIMINARY SUBDIVISION PLAN
2904 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04.18.2023	REVISED PER CITY OF RALEIGH COMMENT
2	07.13.2023	REVISED PER CITY OF RALEIGH COMMENT
3	11.16.2023	REVISED PER CITY OF RALEIGH COMMENT

PLAN INFORMATION

PROJECT NO.	RAM-18010
FILENAME	RAM18010-U1
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=30'
DATE	04. 18. 2023
SHEET	

GRADING AND UTILITY PLAN

C3.00

(Previous to) 06-06-98 AM, 18:01(7) and Constructive Penalties/Correctional Penalties 05-11 from 11 PM (10:04 5:25-10 PM Linda Mendi

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PHONE: 919. 617. 6868

MIDTOWN RETAIL
PRELIMINARY SUBDIVISION PLAN
2904 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA

REVISIONS

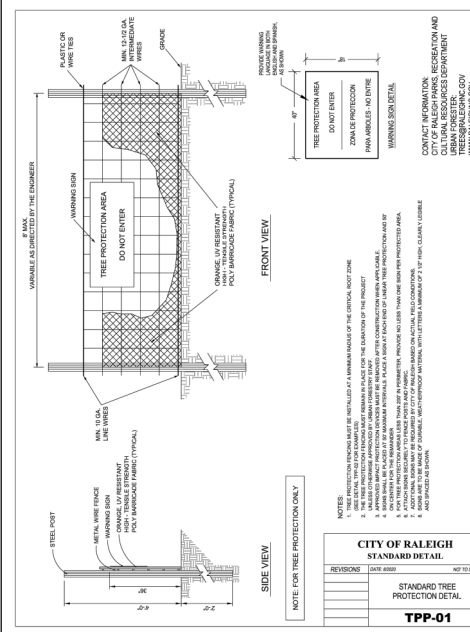
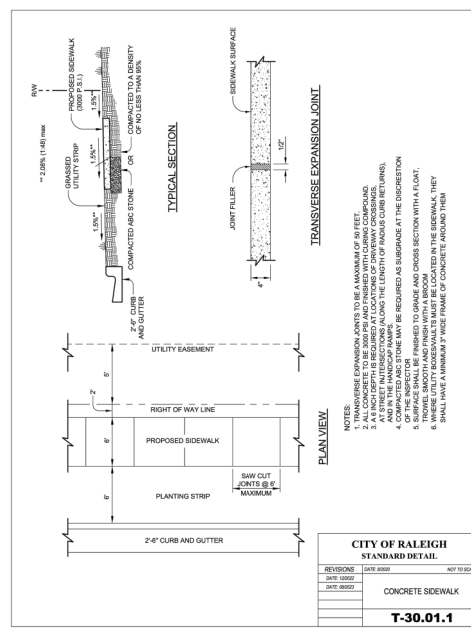
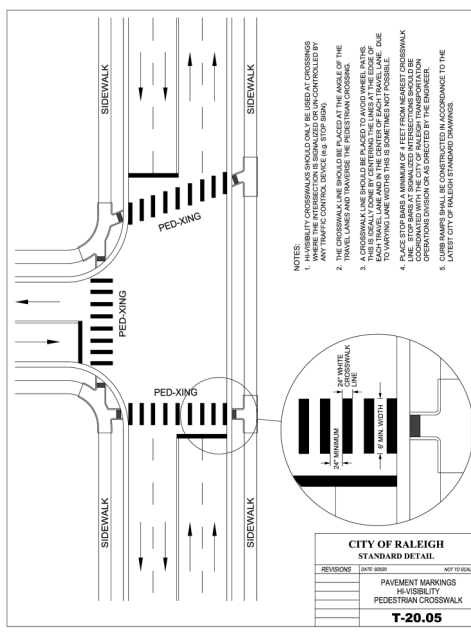
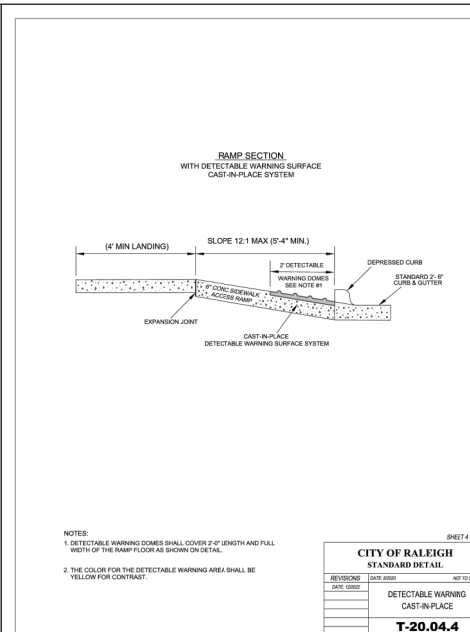
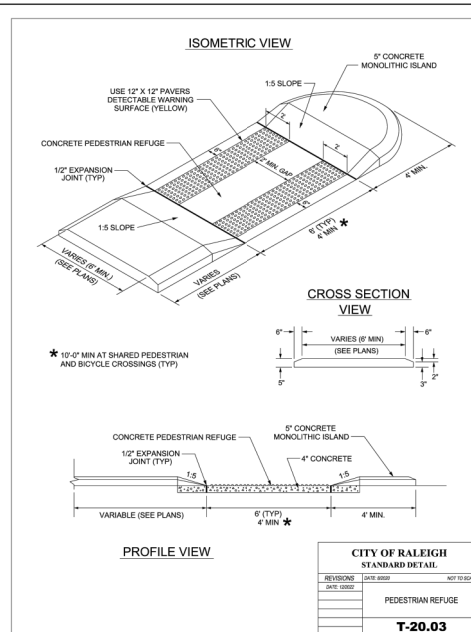
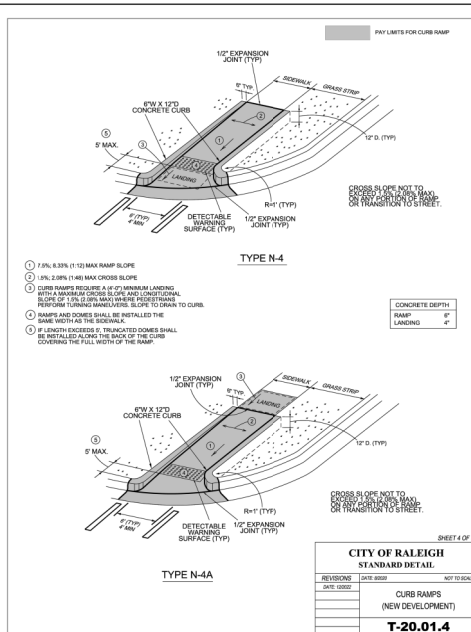
NO.	DATE	DESCRIPTION
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2	07.13.2023	REVISED PER CITY OF RALEIGH COMMENTS
3	11.15.2023	REVISED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION
PROJECT NO. RAM-18010
FILENAME RAM18010-N1
CHECKED BY ARP
DRAWN BY JW/L
SCALE NTS
DATE 04.18.2023
SHEET

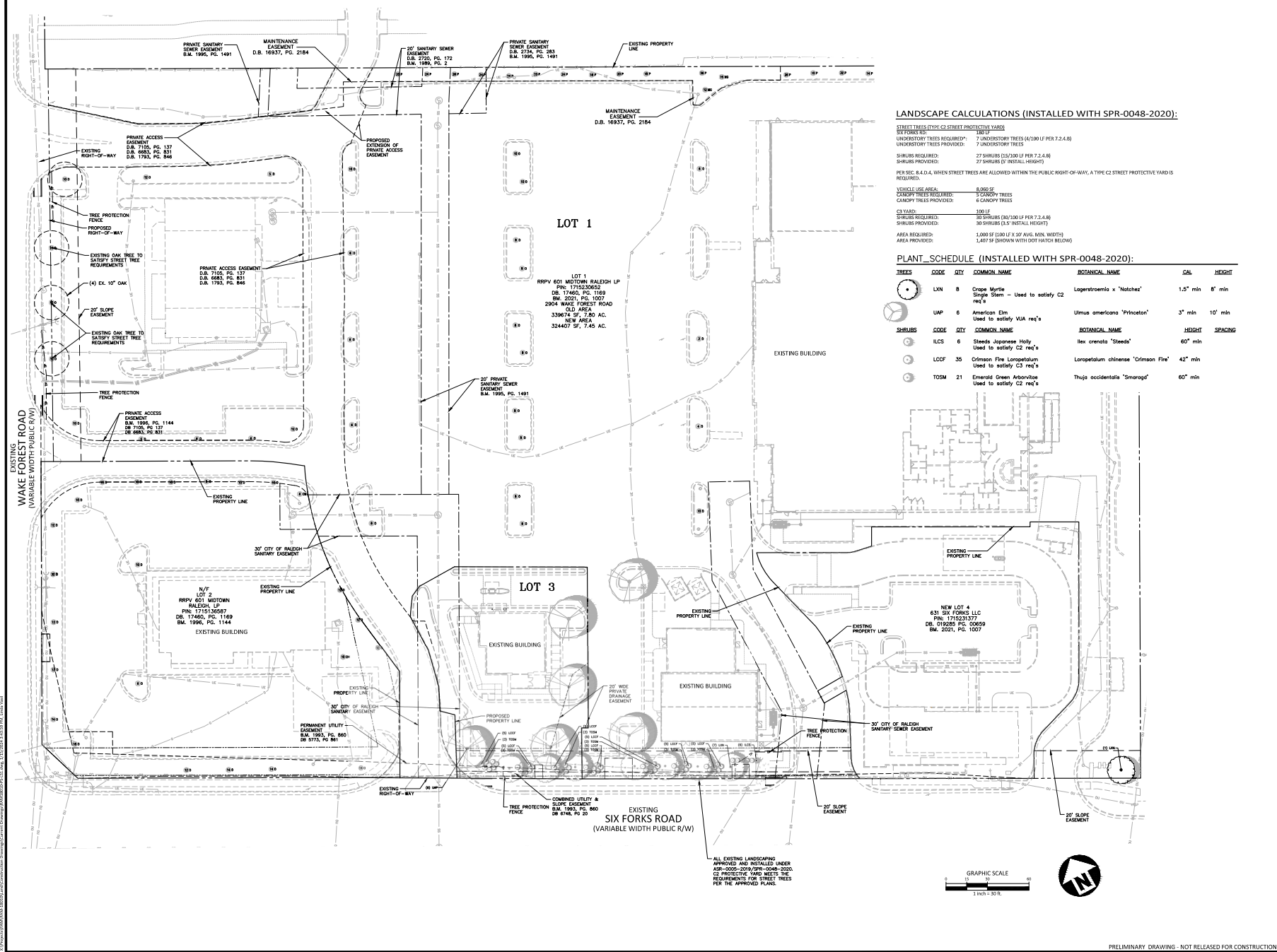
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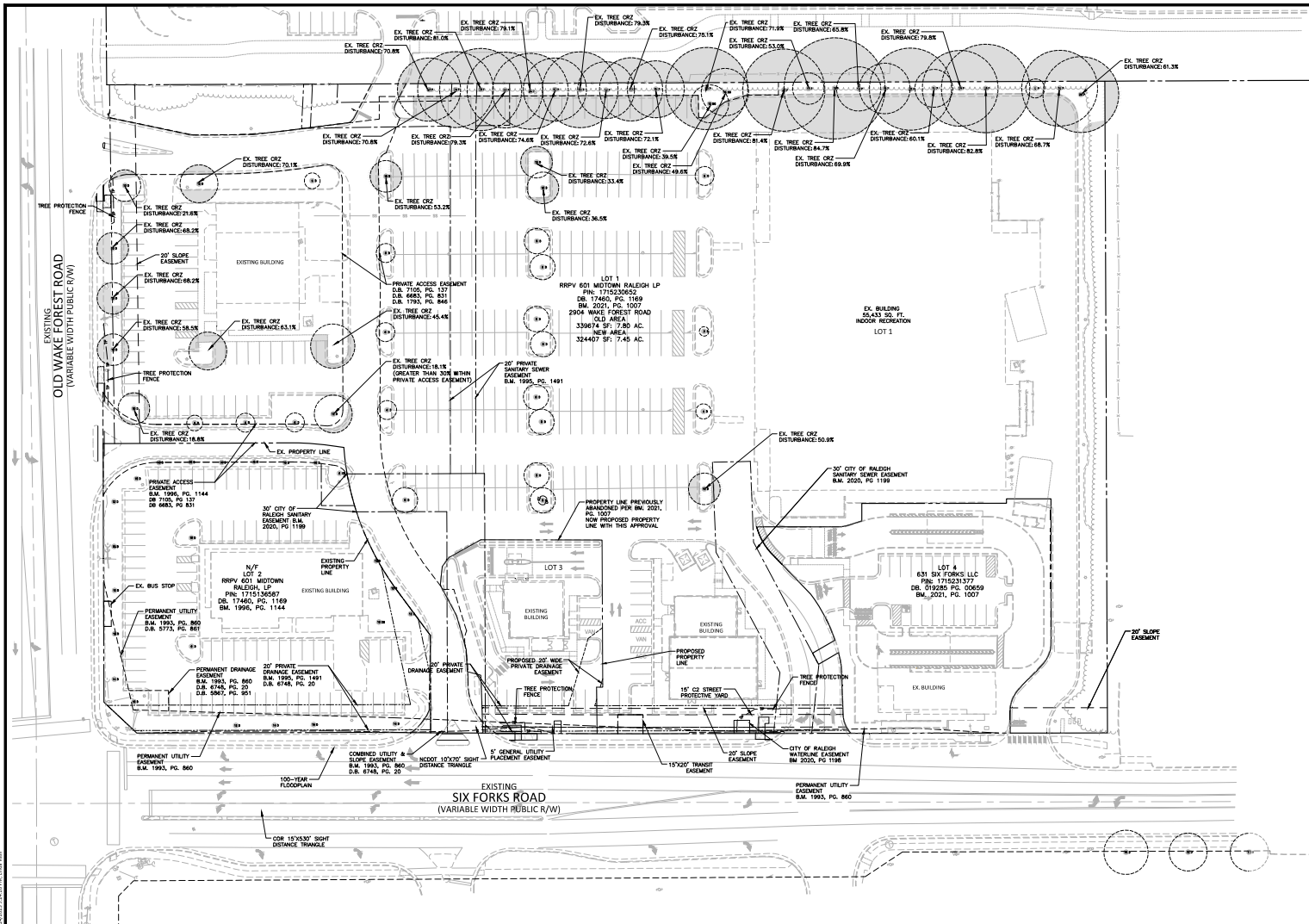
C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





SITE LEGEND

- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- 500-YR FLOODPLANE
- SECONDARY INDIVIDUAL TREE CONSERVATION AREA
- CRITICAL ROOT ZONE
- EXISTING HILLSLOPE DISTURBANCE TO CRITICAL ROOT ZONE

TREE LEGEND

- CH - CHINA
- PI - PINE
- DIAMETER INCH AT BREAST HEIGHT
- TYPE OF TREE

Tree Conservation Plan Data Sheet
1000 Acres & 1 Time Conservation
(Include applicable information on the plan sheet)

Project Name: **Midtown Retail**

Where Site Area	Percent
Highway Right-of-Way to be Substantiated with the project	7.45
Not Site Area	7.45
Number	Percent
6,000	67.30%

1000 & 1 A.A. Primary Tree Conservation Areas

1. Primary Tree Conservation Area - 10000.1	
2. Primary Tree Conservation Area - 10000.2	
3. Primary Tree Conservation Area - 10000.3	
4. Primary Tree Conservation Area - 10000.4	
5. Primary Tree Conservation Area - 10000.5	
6. Primary Tree Conservation Area - 10000.6	
7. Primary Tree Conservation Area - 10000.7	
8. Primary Tree Conservation Area - 10000.8	

Subtotal of Primary Tree Conservation Areas:

0.0	0.0
-----	-----

1000 & 1 A.B. Secondary Tree Conservation Areas

1. Secondary Tree Conservation Area - 10000.1	
2. Secondary Tree Conservation Area - 10000.2	
3. Secondary Tree Conservation Area - 10000.3	
4. Secondary Tree Conservation Area - 10000.4	
5. Secondary Tree Conservation Area - 10000.5	
6. Secondary Tree Conservation Area - 10000.6	
7. Secondary Tree Conservation Area - 10000.7	
8. Secondary Tree Conservation Area - 10000.8	

Subtotal of Secondary Tree Conservation Areas:

0.0	0.0
-----	-----

TOTAL ALL TREE CONSERVATION AREAS PROVIDED:

0.0	0.0
-----	-----

1000 & 1 B. Wetland Protection Overlay Districts

10000.1 - Wetland Area (proposed)	
10000.2 - Wetland Area (proposed)	
10000.3 - Wetland Area (proposed)	
10000.4 - Wetland Area (proposed)	
10000.5 - Wetland Area (proposed)	
10000.6 - Wetland Area (proposed)	
10000.7 - Wetland Area (proposed)	
10000.8 - Wetland Area (proposed)	

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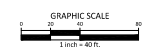
MIDTOWN RETAIL
PRELIMINARY SUBDIVISION PLAN
2904 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA

REVISIONS

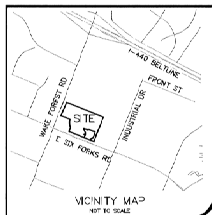
NO.	DATE
1	04.18.2023
2	07.11.2023
3	11.15.2023

PLAN INFORMATION
PROJECT NO. RAM-18010
FILENAME RAM18010-CD-TCL
CHECKED BY
DRAWN BY AAL
SCALE 1"=40'
DATE 04.18.2023
SHEET

TREE CONSERVATION PLAN
L8.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND UNDER MY SUPERVISION BEEN RECORDED IN BOOK 100 PAGE 10000. I CERTIFY THAT THE BOUNDARIES SET OUT HEREON ARE CORRECT AND THAT THE SURVEY INFORMATION SET OUT IN THIS BOOK WAS OBTAINED FROM THE SURVEYOR'S FIELD NOTES AND THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (UNLESS THIS SURVEY IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE SERVICE OF SURVEYING).

WHEN MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF January 2023.

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR 125472

RECORDED PROPERTIES ARE SUBJECT TO JOO 9.2 STORMWATER MANAGEMENT REGULATIONS

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLANNING & DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER DATE 3/6/2023

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A RECOMBINATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC ORS 140 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: CC-3-RF.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA FIRM COMMUNITY PANEL #32017500K DATED JULY 18, 2002.
7. REFERENCES: AS SHOWN.
8. ALL PRIVATE STORM DRAINAGE EASEMENTS AND STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
9. PROPERTY OWNER: HIRBY BOI MIDTOWN RALEIGH LP, 4807 PGA BLVD, PALM BEACH GARDENS, FL 33419.

THE CERTAIN AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP ON PLAT 30.3. ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN THE SAME BY JUDICIAL RECORD IN THE COURT RECORDS OF JUDICIAL OFFICE WHERE THE PROPERTY IS LOCATED AND AS EACH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN THE SAME.

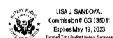
BOOK NO: 1284
PAGE NO: 1169
SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S)
HIRBY BOI MIDTOWN RALEIGH LP, A NORTH CAROLINA LIMITED PARTNERSHIP
BY: HIRBY BOI MIDTOWN RALEIGH LP, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: RAM REALTY ASSOCIATES V LLC, A EQUUMER LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Karen D. Oehler
NAME: KAREN D. OELER
TITLE: VICE PRESIDENT
BY: James W. Stine
NAME: JAMES W. STINE
TITLE: VICE PRESIDENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSES STATED THEREIN AND THAT HE OR SHE WAS NOT UNDER ANY UNLAWFUL INFLUENCE.

NAME OF SIGNED TITLE OF SIGNED
Date: January 11, 2023
Signed: Ugo J. Sanchez Official Seal
Printed Name: Ugo J. Sanchez
MY COMMISSION EXPIRES: May 19, 2023



THIS PLAT WAS TO BE RECORDED AFTER DATE OF 1/11/2023. THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS.



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CLIENT

RAM REALTY
4807 PGA BOULEVARD
PALM BEACH GARDENS, FLORIDA 33418

**MIDTOWN RETAIL
RECOMBINATION PLAT**
RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2022	ORIGINAL NOTES
2		
3		

PLAN INFORMATION

PROJECT NO.: RAM1800
FILENAME: RAM1800-0-F3
CHECKED BY: JBT
DRAWN BY: JBS
SCALE: NTS
DATE: 5.19.2022

SHEET

RECOMBINATION
PLAT

1-2

RCMP-0272-2022
DEMC-207605-20222

WAKE COUNTY, NC 29
TERRY L. BRUNER
REGISTERED OF RECORDS
PRESENTED & RECORDED ON
03/16/2023 11:13:59
BOOK: 128423 PAGE: 10415

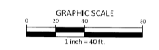
GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1.



LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- NEW FIRE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- ADDRESS
- COTTON SPIRALLE



LINE	BEARING	DISTANCE
L1	N 89°07'42" W	2.33
L2	N 89°07'32" W	26.40
L3	S 69°01'30" E	41.25
L4	N 69°07'26" W	12.50
L5	N 77°53'28" E	35.50
L6	S 80°25'28" W	18.43
L7	N 69°07'15" W	10.61
L8	N 69°23'28" E	20.94
L9	N 36°12'00" E	10.22
L10	N 31°05'45" E	13.00
L11	N 28°35'45" E	37.50
L12	S 87°24'19" E	37.26
L13	S 55°31'14" W	23.00
L14	S 2°25'31" W	17.40

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	212.50	102.40	N 0°11'03" E	23.87
C2	185.52	5.95	N 45°08'53" W	6.90
C3	200.00	37.73	N 61°04'31" W	35.06
C4	233.17	18.11	N 0°14'04" E	17.73
C5	125.45	9.82	N 10°07'57" E	9.80
C6	125.45	0.33	N 0°57'40" W	47.6
C7	50.00	12.44	N 0°04'04" W	23.23
C8	200.00	7.89	S 77°11'19" E	7.80
C9	200.00	12.10	S 43°26'38" W	18.53
C10	200.00	13.10	S 43°26'38" W	18.53

DAVE COUNTY, NC 36
TOWN OF BURNES
REGISTER OF DEEDS
PRESERVED & RECORDED ON
03/15/2023 12:11:05
BOOK: 182828 PAGE: 1004-28

RCMP-0272-2022
DEM0-007605-20222

LOT NO.	OLD SF.	OLD AC.	NEW SF.	NEW AC.
LOT 1	238674	7.80	321497	7.45
LOT 2	16621	0.38	-	-
LOT 4	-	-	11968	0.13
TOTAL	255295	8.18	356355	8.8

McADAMS
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RMO REALTY
4800 RICHMOND AVENUE
PALM BEACH GARDENS, FL 33418

MIDTOWN RETAIL RECOMBINATION PLAT

RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PLAN INFORMATION
PROJECT NO. RAM-18010
FILENAME RAM18010-F3
CHECKED BY JBT
DRAWN BY JBS
SCALE 1"=40'
DATE 9/19/2022
SHEET

RECOMBINATION PLAT