

Zoning: CX-7-CU CAC: Northwest Drainage Basin: Little Briar Acreage: 0.95 Sq. Ft.: 2,855

Planner: Danaiel Stegall Phone: (919) 996-2712

Applicant: Jon Callahan Phone: (919) 828-4428





Administrative Approval Action

Coastal Credit Union at Brier Creek Parkway: SR-13-18, Transaction# 545528, AA# 3797

LOCATION:This site is located on the northwest side of the intersection of Brier Creek
Parkway and Skyland Ridge Parkway. The address is 7870 Brier Creek
Parkway and the PIN is 0768489192.REQUEST:Development of a 0.95 acre tract for a banking facility in a Commercial Mixed-
Use zoning district (CX-7-CU – see zoning conditions of Z-37-14). The applicant
is proposing a 2,855 square foot facility with drive-thru and 13 parking spaces.

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 submitted by Jon R. Callahan at John A. Edwards & Company.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note:

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

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

ENGINEERING

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

STORMWATER

- Stormwater control plan demonstrating comformance with approved Stormwater plan for S-69-15 shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
- 3. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

GENERAL

- 4. Provide a minimum of 4 long term bicycle parking spaces and detail in accordance with UDO Section 7.1.8.
- 5. Provide the City of Raleigh Development Services Department a copy of a shared refuse collection facility agreement between the owner of property at 7870 Brier Creek Parkway/0768489192 and an adjoining site.



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Coastal Credit Union at Brier Creek Parkway: SR-13-18, Transaction# 545528, AA# 3797

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

- 6. Comply with all conditions of Z-37-14.
- 7. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications.
- 8. Provide fire flow analysis.

ENGINEERING

- 9. A fee in the amount of \$4500 is to be paid to the City of Raleigh as contribution to a future bus shelter. See Z-37-14 condition 4.
- 10. <u>Next Step:</u> 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

11. A final plat must be recorded with the Wake County Register of Deeds office for City of Raleigh Water Line Easement dedication

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

- 12. 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.
- 13. <u>Next Step:</u> All street lights and street signs required as part of the development approval are installed.
- 14. <u>Next Step:</u> Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services Development Engineering program.
- 15. An impervious surface as-built survey shall be reviewed and accepted by the by the Engineering Services Department;



Administrative Approval Action

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

Coastal Credit Union at Brier Creek Parkway: SR-13-18, Transaction# 545528, AA# 3797

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: 5-10-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

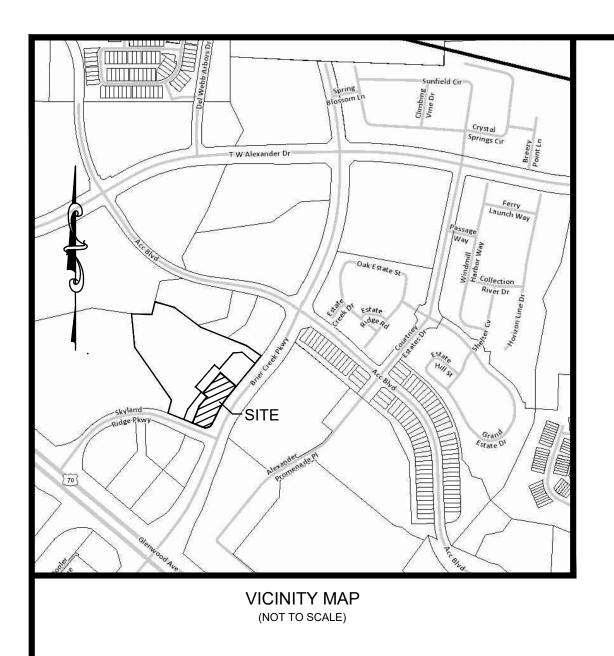
4-Year Completion Date:

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.

- Beg/e Date: 5/10/2018 Signed: (Planning Dir./Designee) Staff Coordinator: Daniel L. Stegall

Coastal Credit Union at Brier Creek Parkway: SR-13-18, Transaction# 545528, Z-37-14, AA# 3797



SITE DATA

SITE ADDRESS:	7870 BRIER CREEK F	PARKWAY		
WAKE COUNTY PIN#:	0768489192			
ZONING:	CX-7-CU			
SITE AREA:	0.9538 AC (41,548 SF) - BM2016 PG00199		
EXISTING USE:	VACANT			
PROPOSED USE:	BANK (OFFICE)			
BUILDING AREA:	2,855 SF			
BUILDING HEIGHT:	21'-11" (SEE SHEET A	(2.00)		
EXISTING IMPERVIOUS:	3,083 SF (0.07 AC)			
ALLOWED IMPERVIOUS:	19,166 SF (0.44 AC)			
PROPOSED IMPERVIOUS:	16,873 SF (0.39 AC)	_		
PARKING:	REQUIRED	PROVIDED		
	2,855 SF (BANK) @ 1 SPACE/400 = 8 SPACES	13 SPACES*		
SHORT-TERM BICYCLE PARKING	1/10,000 SF; MIN. 4	4 SPACES		
LONG-TERM BICYCLE PARKING	1/5,000 SF; MIN. 4	4 SPACES		
BUILD-TO:				
BRIER CREEK PARKWAY (0' - 100')**	**	**		
BUILDING SETBACKS:	STREET: 5' SIDE/REAR: 0' OR 6' ALLEY: 5'	STREET: 21.08' SIDE/REAR: 45.18' ALLEY: -		
PARKING SETBACKS:	STREET: 10' SIDE/REAR: 0' OR 3' ALLEY: 5'	STREET: 15' SIDE/REAR: 9.55' ALLEY: -		
*THE STORMWATER MANAGEMENT POND PROVIDING TREATMENT FOR THE OVERALL DEVELOPMENT DETAINS STORMWATER TO BETTER THAN PRE-DEVELOPMENT LEVELS FOR THE 2-, 10-, AND 30-YR STORM FOR THE PROVIDED PARKING GREATER THAN 150% OF THE REQUIRED AS REQUIRED BY THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 7.1.2.D.1. THE SUBJECT SITE IS IN COMPLIANCE WITH THE				

SECTION 7.1.2.D.1. THE SUBJECT SITE IS IN COMPLIANCE WITH THE MAXIMUM IMPERVIOUS AREA ALLOWED BY BM2016 PG 198, AND THUS IS IN COMPLIANCE WITH THE CALCULATIONS PROVIDED FOR THE OVERALL DEVELOPMENT. **25% BUILD-TO AS REQUIRED BY ZONING CONDITION #2 IS MET VIA

PROPOSED BUILDING ON SUBJECT LOT (LOT 3 AS SHOWN ON BM 2016 PG199) AND ADJACENT LOT (LOT 2). SEE SHEET C-2.1 FOR DETAIL. NOTE: SITE LIGHTING WILL BE VERIFIED FOR COMPLIANCE AT CONCURRENT REVIEW

INDEX

-	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-2.1	BUILD-TO EXHIBIT
C-3.0	UTILITY PLAN
C-4.0	GRADING PLAN
C-5.0	DETAILS
LA-1	LANDSCAPE PLAN
A2.00	EXTERIOR ELEVATIONS

SOLID WASTE INSPECTIONS STATEMENT SOLID WASTE COLLECTION SERVICE IS PROVIDED VIA AN EXISTING DUMPSTER PROVIDED ON SITE BY THE OVERALL DEVELOPMENT. CONTAINERS FOR THE SUBJECT APPLICATION WILL BE STORED IN A DEDICATED ROOM AND WASTE TRANSPORTED TO THE EXISTING DUMPSTER BY THE APPLICANT.

HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88

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

COASTAL CREDIT UNION ADMINISTRATIVE SITE REVIEW SR-13-18; TRANS. #545528 7870 BRIER CREEK PARKWAY RALEIGH, NORTH CAROLINA <u>Z-37-14 – Brier Creek (May 5, 2015)</u> FEBRUARY 20, 2018

Zoning Conditions and Compliance Explanations

1. The following principal uses shall be prohibited on the property: adult establishment.

Proposed use for subject site is Office (Bank).

2. There shall be a build-to area along Brier Creek Parkway, between a minimum of zero (0) feet to a maximum of one-hundred (100) feet, as measured perpendicular to the Brier Creek Parkway public right-of-way. The minimum percentage of building width in this build-to area shall be twenty-five percent (25 %). This minimum percentage of building width in the build-to area shall be counted against the entirety of the property's frontage and not on a lot-by-lot basis in the event of a subdivision of the property. Each building located within the build-to area along Brier Creek Parkway shall have a minimum of one building entrance facing Brier Creek Parkway, and direct pedestrian access shall be provided between this street-facing entrance and the public sidewalk located along Brier Creek Parkway.

		BUILD-TO CALCULATIONS					
	FRONTAGE LENGTH (PER BM2016 PG199)	BUILD-TO LENGTH	BUILD-TO PERCENT				
LOT 2 (SR-99-17)	186.02	136.8'					
LOT 3 (SR-13-18)	290.72'	64.7'					
TOTAL	476.74'	201.5	42.3%				

AND NOT ON A LOT-BY-LOT BASIS'

3. The maximum development intensities for the property shall be one of the following scenarios at the election of the property owner:

1. 54,000 square feet of Commercial land uses, of which no more than 20,000 square feet may be used for Commercial land uses other than Medical and Office land uses; or

30,600 SF Medical (SR-11-15) + 6,129 SF Medical (SR-99-17) =1,513 SF Retail (SR-99-17) + 2,855 SF Retail (SR-13-18) = 1.564 SF Restaurant (SR-99-17) =

Total (commercial non-medical, non-office) = Total (overall) =

2. 34,000 square feet of Medical and Office land uses and a hotel with up to 150 rooms; or

Development proceeding under option #1.

References to land uses in this condition shall have the meaning as ascribed in the Allowed Principal Use Table (UDO Section 6.1.4). Election of the specific scenario will occur prior to the issuance of the first building permit, or the recording of a subdivision plat, whichever occurs first. However, this shall not preclude the subsequent election of another scenario so long as it complies with this condition. The election and any amendment thereto will be in writing and recorded with the Wake County Register of Deeds. Any amendment to the initial election requires the consent of the City Planning Director, as evidenced by the signature of the City Planning Director on the recorded instrument, and which consent shall be given if the subsequent election complies with this condition.

Acknowledged

4. Prior to the issuance of a building permit for new development or recording of a subdivision plat, whichever occurs first, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement along Brier Creek Parkway shall be approved by the Public Works Department and the easement deed approved by the City Attorney's Office. Prior to the issuance of a certificate of occupancy for new development, the property owner shall pay to the City an amount of \$4,500 as contribution toward the future installation of a bus shelter

Existing 15'x20' Transit Easement provided along Brier Creek Parkway frontage, and recorded at BM2006 PG1668.



 $5,932 SF \le 20,000 SF$ *42,661 SF* ≤ *54,000 SF*

36,729 SF

4,368 SF

1,564 SF

APRIL 18, 2018 MAY 4, 2018

OWNER/DEVELOPER:

TOA-DMC 1, LLC

2501 Blue Ridge Road, Suite 330 Raleigh, N.C. 27607 Phone: (919) 417-8800

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY

CONSULTING ENGINEERS NC LICENSE F-0289 333 WADE AVENUE, RALEIGH NC 27605 PHONE: (919) 828-4428 FAX: (919) 828-4711 EMAIL: INFO@JAECO.COM

Administrative Site Review Application (for UDO Districts only)



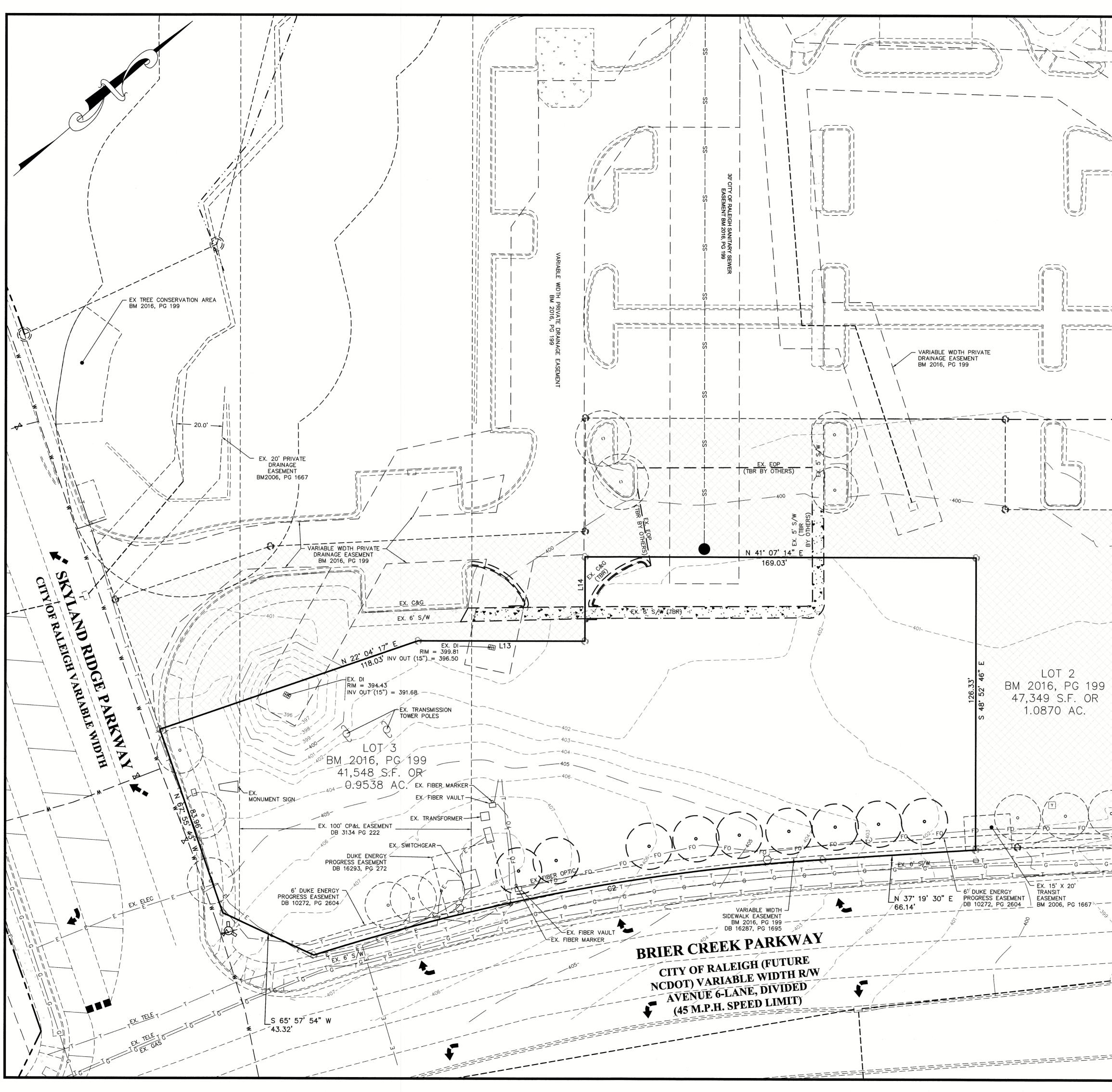
DEVELOPMENT SERVICES DEPARTMEN1

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

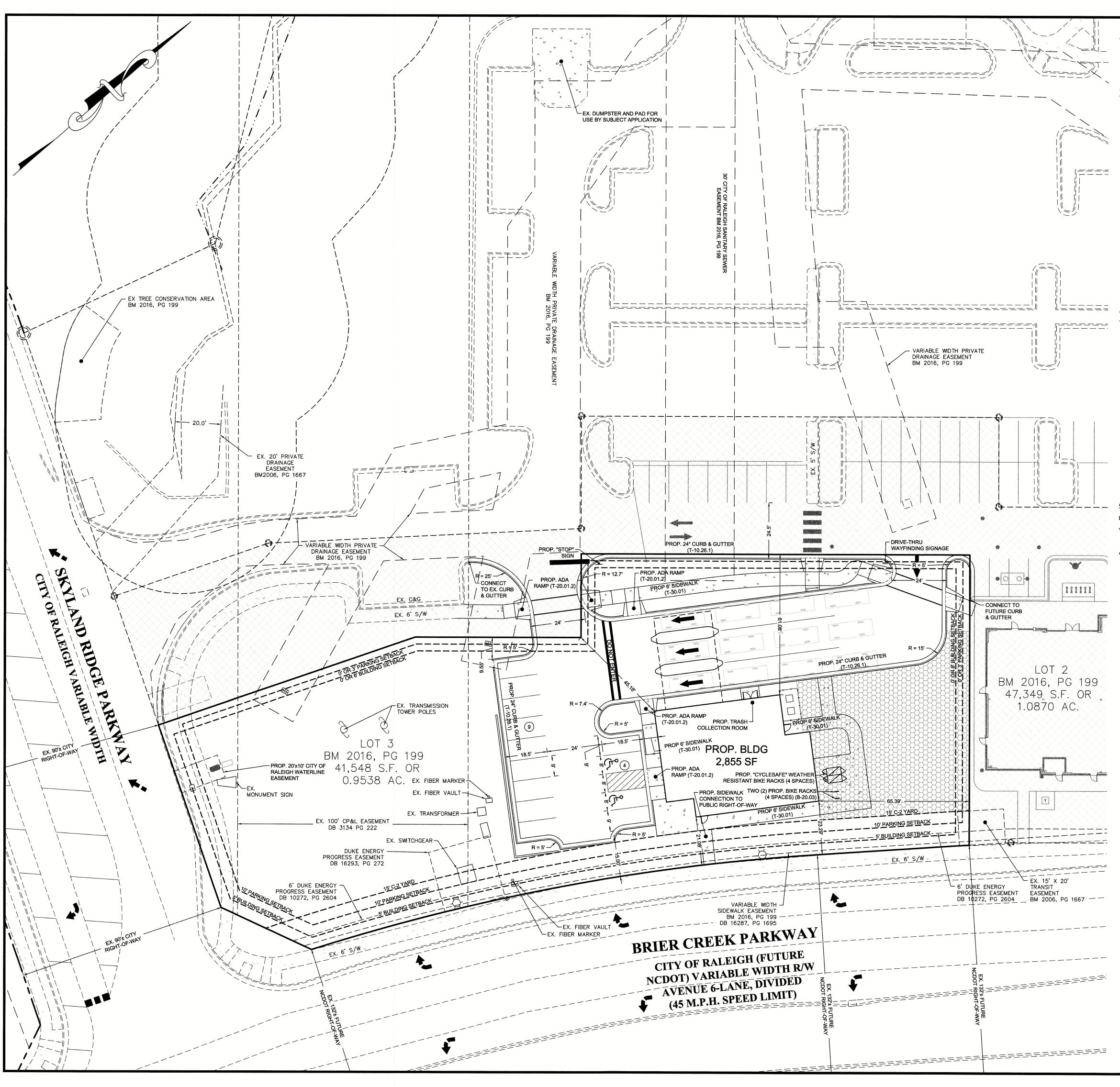
When sub	mitting plans, p	lease check the app	ropriate building	type and incl	ude the Plan C	Checklist doo	cument.
		BUILDING TY	PE			FOR O	FFICE USE ONLY
Detached	General					Tra	nsaction Number
Attached			lixed Use				
Apartment			pen Lot			Assigne	d Project Coordinator
Townhouse						Assi	gned Team Leader
Has your project previou	sly been through	the Due Diligence or S	Sketch Plan Review	process? If yes	, provide the tro	insaction # 5	40838
		GEI	NERAL INFORMAT	ION			
Development Name Co	oastal Credit	t Union					
Zoning District CX-7	7-CU	Overlay District (if a	pplicable)		Inside City Lir	nits? 🔳 Ye	es 🗆 No
Proposed Use Bank	(office)						
Property Address(es) 78	370 Brier Cr	eek Parkway		Major Stree	t Locator:		
Wake County Property Id	dentification Num	ber(s) for each parcel	to which these guid	lelines will app	bly:		
P.I.N. 0768489192	2 P.I.N	1.	P.I.N.		F	P.I.N.	
What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building Duplex Telecommunication Tower Religious Institutions Residential Condo Residential Condo 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. Proposed 2,855 SF bank building with drive-thru, supporting parking, and other associated site improvements							
DESIGN ADJUSTMENT Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE Administrative AE							
	Company TOA-DMC 1, LLC Name (s)						
CLIENT/DEVELOPER/ OWNER	Address 2501 Blue Ridge Rd; Suite 330; Raleigh, NC 27607						
	Phone (919) 417-8800 Email			Fax		
	Company Jo	hn A. Edwards	& Company	Name (s)	Jon R. Ca	Illahan, F	Р.Е.
CONSULTANT (Contact Person for	Address 333	3 Wade Avenue	; Raleigh, NC	27605			
Plans)) 828-4428	Email info@		n	Fax (9	19) 828-4711
PAGE 1 OF 3	L	WWW	.RALEIGHN	C.GOV		REV	ISION 05.13.16

DEVELOPMENT TYPE & SITE DATA 1	ABLE (Applicable to all developments)			
Zoning Information	Building Information	Building Information		
Zoning District(s) CX-7-CU	Proposed building use(s) Bank	Proposed building use(s) Bank		
If more than one district, provide the acreage of each: -	Existing Building(s) sq. ft. gross -	Existing Building(s) sq. ft. gross -		
Overlay District -	Proposed Building(s) sq. ft. gross 2,855 SF	Proposed Building(s) sq. ft. gross 2,855 SF		
Total Site Acres Inside City Limits 🔳 Yes 🛛 No 0.95	Total sq. ft. gross (existing & proposed) 2,855	Total sq. ft. gross (existing & proposed) 2,855 SF		
Off street parking: Required 8 Provided 13	Proposed height of building(s) 21'-11"			
COA (Certificate of Appropriateness) case #	# of stories 1	# of stories 1		
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 14'	Ceiling height of 1 st Floor 14'		
CUD (Conditional Use District) case # Z- 37-14				
Stormwate	r Information			
Existing Impervious Surface 0.07/3,083 acres/square feet	Flood Hazard Area 🗆 Yes 🔳 No			
Proposed Impervious Surface 0.39/16,873 acres/square feet	If Yes, please provide:			
Neuse River Buffer 🛛 Yes 🔳 No Wetlands 🖓 Yes 🔳 No	Alluvial Soils Flood Study FEMA Map Panel #			
FOR RESIDENTIA	L DEVELOPMENTS			
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more	n Units: 1br 2br 3br 4br or more		
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7	velopment 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? Yes No				
SIGNATURE BLOCK (Appli	cable to all developments)			
In filing this plan as the property owner(s), I/we do hereby agree and firr and assigns jointly and severally to construct all improvements and make approved by the City. I hereby designate <u>Jon R. Callahan, P.E.</u> receive and respond to administrative comments, to resubmit plans on n application. I/we have read, acknowledge and affirm that this project is conforming t use. Signed <u>Daniele</u> Printed Name <u>Mike Daniels</u> <u>VP Coaste</u> Signed	all dedications as shown on this proposed development plan as to serve as my agent regarding this application, by behalf and to represent me in any public meeting regarding the coall application requirements applicable with the proposed deve Date 2-20-201 Date Credit Union	to is elopment <u>8</u>		
Printed Name				

WWW.RALEIGHNC.GOV



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<u> </u>		
		JOHN A. EDWARDS & COMPANY
		Consulting Engineers
		and Land Surveyors
		NC License F-0289
		333 Wade Ave., Raleigh, N.C. 27605
		Phone: (919) 828-4428
		Fax: (919) 828-4711 E-mail: info@jaeco.com
		www.jaeco.com
·		
		COASTAL
		CREDIT UNION
		7870 BRIER CREEK PARKWAY
		RALEIGH, NC 27617
		Client
		Client
		TOA-DMC 1, LLC
		2501 BLUE RIDGE ROAD
		SUITE 330
		RALEIGH, NC 27607
X		
		LEGEND BM BOOK OF MAPS
		DB DEED BOOK PG PAGE
		N/F NOW OR FORMERLY R/W RIGHT OF WAY
		EÍP EXISTING IRON PIPE EMAG EXISTING MAG NAIL
		ECM EXISTING CONCRETE MONUMENT IPS IRON PIPE SET
žo da se		MAGS MAG NAIL SET CP COMPUTED POINT SS SANITARY SEWER
		CO SANITARY SEWER CLEAN OUT MH MANHOLE
		TMH TELEPHONE MANHOLE TF ELECTRICAL TRANSFORMER
		CB STORM CATCH BASIN WV WATER VALVE
		RCP REINFORCED CONCRETE STORM PIPE CONC CONCRETE
×		SSMH SANITARY SEWER WM WATER METER
		LP LIGHT POLE MW MONITORING WELL CATV CABLE PEDESTAL
		FH FIRE HYDRANT TBR TO BE REMOVED
		TBRL TO BE RELOCATED
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		XXX DENOTES ADDRESS
		PROPERTY LINE
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		EXISTING
		CONDITIONS
		Revisions
		Number Description Date
· · · · · · · · · · · · · · · · · · ·		Number Description Date 1 PER CITY COMMENTS 04/18/18
		2 PER CITY COMMENTS 05/04/18
<u>=</u> :		
	LIMIT OF LOT 2 IMPROVEMENTS BY OTHERS	
	LIMIT OF LOT 2 IMPROVEMENTS BY OTHERS BEING PROCESSED WITH THE CITY OF RALEIGH UNDER TRANSACTION #536248, CASE #SR-99-17	
	BEING PROCESSED WITH THE CITY OF RALEIGH UNDER TRANSACTION #536248, CASE #SR-99-17	DRAWING SCALE: 1" = 20' DRAWN BY: TCT CT
H :	BEING PROCESSED WITH THE CITY OF RALEIGH	DRAWING SCALE: 1" = 20' DRAWN BY: TCT CHECKED BY: JRC
	BEING PROCESSED WITH THE CITY OF RALEIGH UNDER TRANSACTION #536248, CASE #SR-99-17	DRAWING SCALE: 1" = 20' DRAWN BY: TCT CT



GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS. 2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF
- INCONVENIENCE TO TRAFFIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- 6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE. 7. THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- 8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- 9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED 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 (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

TRANSPORTATION NOTES:

- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAILS T-20.01 - T-20.04.
- 3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
- 4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- 5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10.01 - T-10.06.
- 6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
- 7. TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

AMENITY AREA CALCULATION

EXISTING LOT AREA (BM2016 PG199) 41,548 SF (0.95 AC) 10% REQUIRED AMENITY AREA 4,155 SF (0.10 AC)

AMENITY AREA PROVIDED

4,602 SF (0.11 AC) (11.1%)

PROPOSED IMPERVIOUS CALC. IMPERVIOUS AREA ALLOWED .. .19,166 SF PROPOSED IMPERVIOUS AREA... ..16,873 SF

LIMIT OF LOT 2 IMPROVEMENTS BY OTHERS



JOHN A. EDWARDS & COMPANY **Consulting Engineers** and Land Surveyors

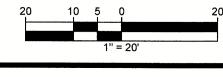
NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com

www.jaeco.com

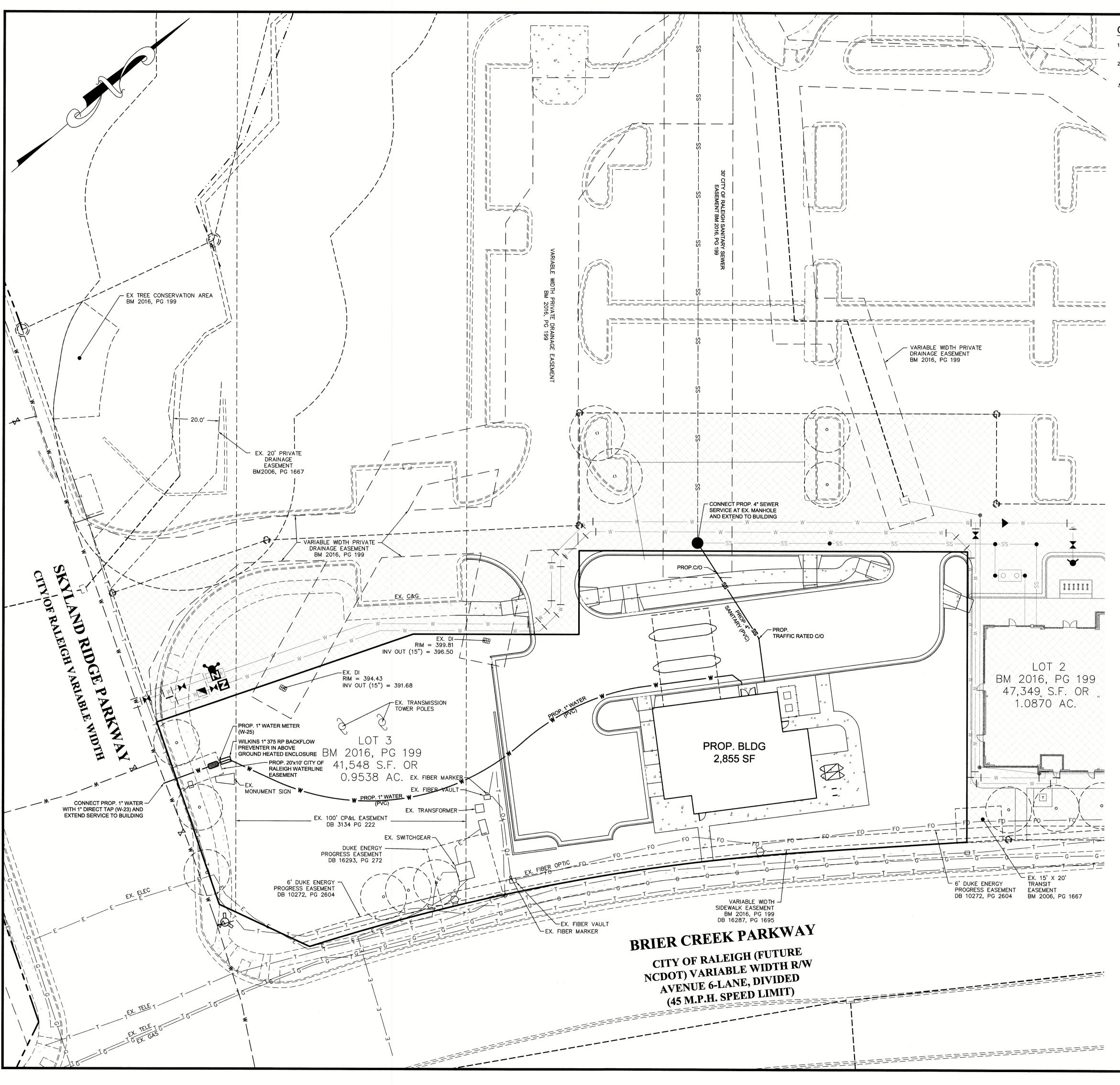
COASTAL **CREDIT UNION** 7870 BRIER CREEK PARKWAY RALEIGH, NC 27617

TOA-DMC 1, LLC 2501 BLUE RIDGE ROAD **SUITE 330** RALEIGH, NC 27607

	BOOK DEED PAGE NOW RIGHT EXIST EXIST EXIST EXIST EXIST EXIST EXIST SANIT MAC EXIST EXIST SANIT SANIT SANIT SANIT ELECT STORI WATEI ELECT STORI WATEI CONC SANIT WATEI CONC SANIT MANH TELEF ELECT STORI WATEI CONC SANIT MANH TELEF ELECT STORI WATEI CONC SANIT CABLE FIRE I TO BE TO BE TO BE TO BE CONC SANIT MONIT CABLE FIRE I TO BE TO BE TO BE TO BE TO BE CONC SS OH	PHONE MAN RICAL TRAI A CATCH B R VALVE ORCED CON RETE ARY SEWER POLE ORING WELL E PEDESTAL HYDRANT E REMOVED E RELOCATE TES BRICK TES CONCR TES ADDRES PR PR PR STI STI STI V CO PP	IPE AIL ETE MON CLEAN HOLE NSFORME ASIN ICRETE C CL ED ETE SS OPERTY OP. LINE SEMENT TER LINE SEMENT TER LINE SEMENT TER LINE SEMENT TER LINE	OUT ER STORM WAY LI WAY LI NOT S E POWER LINE E () S	PIPE NE SUR VE YED LINE SSMH
	21	TE P	LAr	N	
Revision	S				
Number	Descriptio	on			Date
1	PER CITY	COMMENTS			04/18/18
2	PER CITY	COMMENTS			05/04/18
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BEING PROCESSED WITH THE CITY OF RALEIGH UNDER TRANSACTION #536248, CASE #SR-99-17



GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

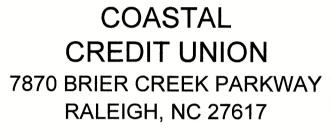
- STANDARD UTILITY NOTES (as applicable): 1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition) 2. Utility separation requirements
 - a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline 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 &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation
 - allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director.
 - All distances are measured from outside diameter to outside diameter
 - c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
 - 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 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49) 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 amended plan &/or profile 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 forcemains. 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 being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement
- per CORPUD Handbook procedure 7. Install ³/₄" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately
- adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection 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; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
- 10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE
- &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction. 11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- 12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
- 13. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of
- Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control
- program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information



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TOA-DMC 1, LLC 2501 BLUE RIDGE ROAD **SUITE 330** RALEIGH, NC 27607

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LIMIT OF LOT 2 IMPROVEMENTS BY OTHERS BEING PROCESSED WITH THE CITY OF RALEIGH UNDER TRANSACTION #536248, CASE #SR-99-17