

AA #3945 / SR-5-19, 301 N. West Street Transaction# 583336

- LOCATION:This site is located on the west side of N. West Street, south of the intersection
of W. North Street and N. West Street, at 301 N. West Street.REQUEST:Change of Use of a 13,691 square foot existing building (Industrial Use) to a
multiple use (office, restaurant, or bar, and retail, all on a 0.4 acre tract zoned
DX-12-SH.DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:One Design Adjustment has been approved for this project, noted below.
1. Design Adjustment related to public right-of-way dedication relief due to
 - Design Adjustment related to public right-of-way dedication relief due to location within the William Christmas Plan, not fully constructing the required 16' -SH frontage where the existing building that is not being moved restricts full streetscape build out, and relief from block perimeter standards.
- 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 3/01/19 by Crumpler Consulting Services, 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:

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

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

☑ **LEGAL DOCUMENTS** - Email to <u>legaldocumentreview@raleighnc.gov</u>. 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.

	City Code Covenant	Slope Easement
	Stormwater Maintenance Covenant	Transit Easement
	Utility Placement Easement	Cross Access Easement
\boxtimes	Sidewalk Easement	Public Access Easement



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		Other:
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⊠ **<u>RECORDED MAP(S)</u>** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

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

Engineering

 A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

⊠ **<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 or 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. The applicant shall provide proof of compliance with the encroachments into both Railroad Right of Ways (Norfolk-Southern, and CSX) by submitting a signed agreement or lease indicating that the existing and/or proposed encroachments are acceptable with each.
- 3. Provide fire flow analysis.

Engineering

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



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- 5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
- 6. The public sidewalk along the property frontage shall be constructed with a 2' paver band to match the surrounding streetscape and the pavement scoring shall be in accordance with the 2'x2' Capital Grid pattern.

Stormwater

19. Any impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on the lot. The impervious restriction must be recorded on a plat prior to building permit.

Urban Forestry

20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree in a tree grate along N. West Street.

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

- 1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- 2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services Development Engineering program.
- 4. All street lights and street signs required as part of the development approval are installed.
- 5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services Development Engineering program.
- 6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
- 7. Final inspection of all right of way street trees by Urban Forestry Staff.



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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

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: 4-24-2022

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.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Bin Ze Date: <u>4/24/19</u>

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



DEVELOPMENT SERVICES DEPARTMENT

Per Section 10.2.18:C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

	Project Name	301 N W	Vest St					
JECT	Development Case Number	SR-5-19	9					
PROJECT	Transaction Number	583336						
	Design Adjustment Number	DA - 21	- 2019					
•	Staff recommendation based upon t	he findin	ngs in the applicable code(s):					
	UDO Art. 8.3 Blocks, Lots, Acce		UDO Art. 8.5 Existing Streets					
	UDO Art. 8.4 New Streets		Raleigh Street Design Manual					
	Staff SUPPORTS 🖌 DOES NOT SUPP		the design adjustment request.					
		DEP	PARTMENTS					
	Dev. Services Planner		City Planning					
	Development Engineering		Transportation					
	Engineering Services		Parks & Recreation and Cult. Res.					
ISE	Public Utilities							
NO4	CONDITIONS:							
STAFF RESPONSE								
Deve	elopment Services Director or Desig	nee Actic	ON: APPROVE APPROVE WITH CONDITIONS DENY					
\sum	Di Di	WIEL G	G. Knoch PE 4/24/19					
	U		Gr. Krshle, PE <u>4/24/19</u> Perrene Minischer 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).

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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 V NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

YES 🗸 NO 🗌

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



 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 🗌

STAFF FINDINGS

Staff supports the request for relief pertaining to block perimeter standards. The existing building is remaining and is in the path of any future road extension. Also, railroad right-of-way exists where access to cross at this time has been denied.

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Staff Response Article 8.4 New Streets



DEVELOPMENT DEPARTMENT

- A. The requested design adjustment meets the intent of this Article; YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
 - YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
 - YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and YES NO
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection. Y

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STAFF FINDINGS

Staff Response Article 8.5 Existing Streets



DEVELOPMENT SERVICES DEPARTMENT

- A. The requested design adjustment meets the intent of this Article; YES V NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

YES 🗸 NO 🗌

- C. The requested design adjustment does not increase congestion or compromise safety; YES VINO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

E. The requested design adjustment has been designed and certified by a Professional Engineer.
 YES V NO

STAFF FINDINGS

Staff supports the request for relief from right-of-way dedication or curb movement and relief from full build out of the streetscape. The proposed development exists within the original William Christmas Plan for Raleigh. Not requiring dedications or moving curb lines or requiring additional public right-of-way dedications is consistent with all other development in this area.

Staff supports the request for relief from full streetscape build out due to the existing building facade not being changed with this proposed development. The streetscape is being fully constructed where existing conditions allow and are being built as close to the standard as possible where the existing building is remaining.

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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.

Б	Project Name 301 N. West Stre	et			
PROJECT	Case Number SR-5-19				
ρŖ	Transaction Number 583336				
ER	Name 303 N. WEST, LLC A	ttn: Gabe Guillois	· · · · · · · · · · · · · · · · · · ·		
OWNER	Address PO BOX 6309			City RALEIGH	
õ	State NC	Zip Code 27628	3	Phone 919-656-4937	
L,	Name Josh Crumpler	·····	Firm Cru	mpler Consulting Services, PLLC	
CONTACT	Address 2308 Ridge Road			City Raleigh	
CO	State NC	Zip Code		Phone	
	I am seeking a Design Adjustment	from the requirem	ents set fort	h in the following:	
	UDO Art. 8.3 Blocks, Lots, Acces	is in the second se	- 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		
ST	Raleigh Street Design Manual		- See page 5 for findings		
REQUEST	Provide details about the request; (please attach a memorandum if additional space is needed):				
REC	A design adjustment is being requested to seek relief of the requirement for block perimeter requirement due to existing development surrounding parcels due to the the site not being conducive to a stub street and to seek relief for the required sidewalk section in front of the existing structure.				

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By figning this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Land Detter	5/13/17
Owner/Owner's Representative Signature	Date

CHECKLIST	
Signed Design Adjustment Application	✓ Included
Page(s) addressing required findings	✓ Included
Plan(s) and support documentation	
Notary page (page 6) filled out; Must be signed by property owner	
First Class stamped and addressed envelopes with completed notification letter	
Submit all documentation, with the exception of the required addressed envelopes a	and letters to
designadiustments@raleighnc.gov.	
Deliver the addressed envelopes and letters to:	
Development Services, Development Engineering	
One Exchange Plaza, Suite 500	
Raleigh NC, 27601	

For Office Use Only	RECEIVED DATE:	DA -	-	

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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



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 design adjustment meets the intent of the article as the site meets all other portions of the article with the exception of block perimeter which can not be meet due to the existing site layout of developed properties and the requested pedestrian access is not allowed by the adjoining railroad right of way. Additionally the existing building onsite is to remain which restricts the design.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The design adjustment meets the intent of the comprehensive plan as this site would not impact any future City throughfare plans.

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

The requested design adjustment does not increase congestion as traffic flows and patterns are not being altered.

D. The requested design adjustment does not create any lots without direct street Frontage;

The requested design adjustment does not create any lots without direct street frontage.

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.

The requested design adjustment is deemed reasonable due to the presence of existing buildings and the adjoining uses are incompatible due to the site being adjacent to the railroad right of way that will not grant access.

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 streets currently provides adequate travel ways and meets the minimum width required for the section. The design constructs the sidewalk section where it can meet the require width due to the existing structure and the portions that does not meet the required width are the portions in front of the existing structure that is to remain. The site is located within the William Christmas plan which would require no additional right of way dedication and additional roadway widening.

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

The design adjustments meets the intent of the comprehensive plan as the streetscape section is being met as all components are being installed, just the width of the sidewalk in front of the existing structure that is to remain. The site is located within the William Christmas plan which would require no additional right of way dedication and additional roadway widening.

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

The requested design adjustment does not increase congestion as traffic flows and patterns are not being altered.

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

Additional maintenance is not being created as the streetscape section components are not changing just the planting location.

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

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

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Article 8.4, New 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;
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

- C. 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;
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

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

C. 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

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

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Individual Acknowledgement



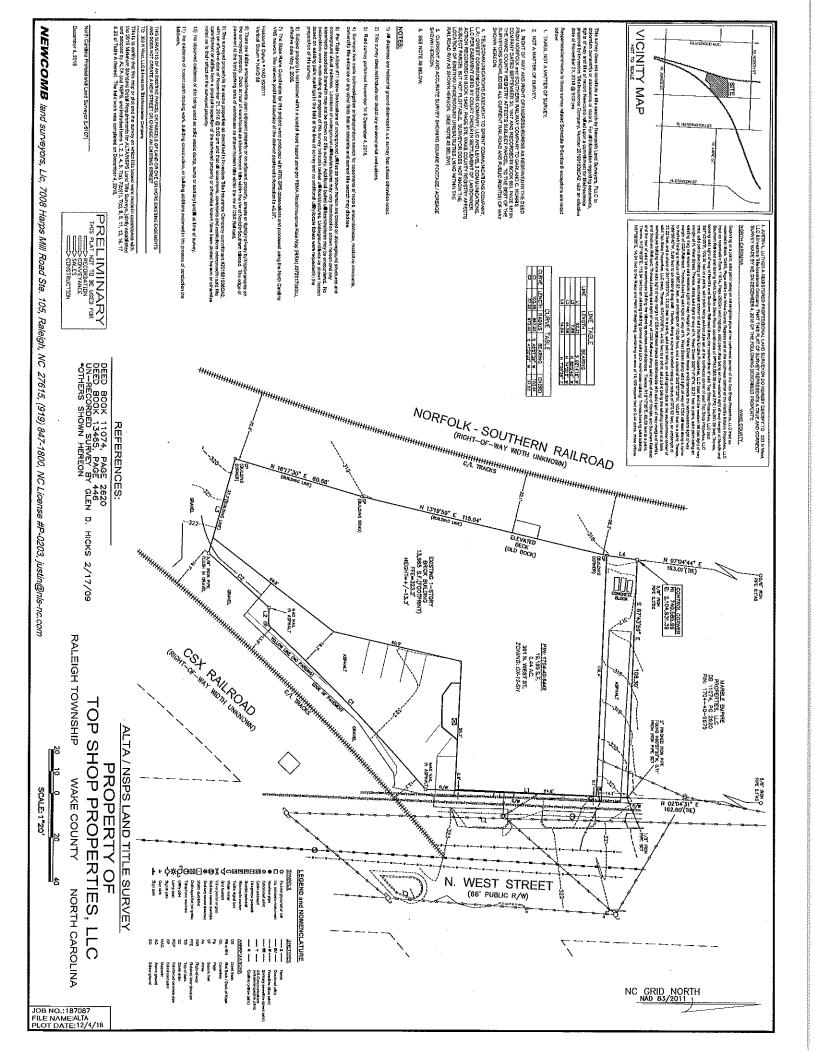
STATE OF NORTH CAROLINA	INDIVIDUAL
I, COLTNEYINE ELITS EAST GOLDVIEL GUILLOIS acknowledged the due execution of	personally appeared before me this day and
This the <u>13</u> day of	March , 2019.
CATHERINE ELLIS EASTER (SEAL)Notary Public North Carolina Wake County	Notary Public Callee Eller Earle
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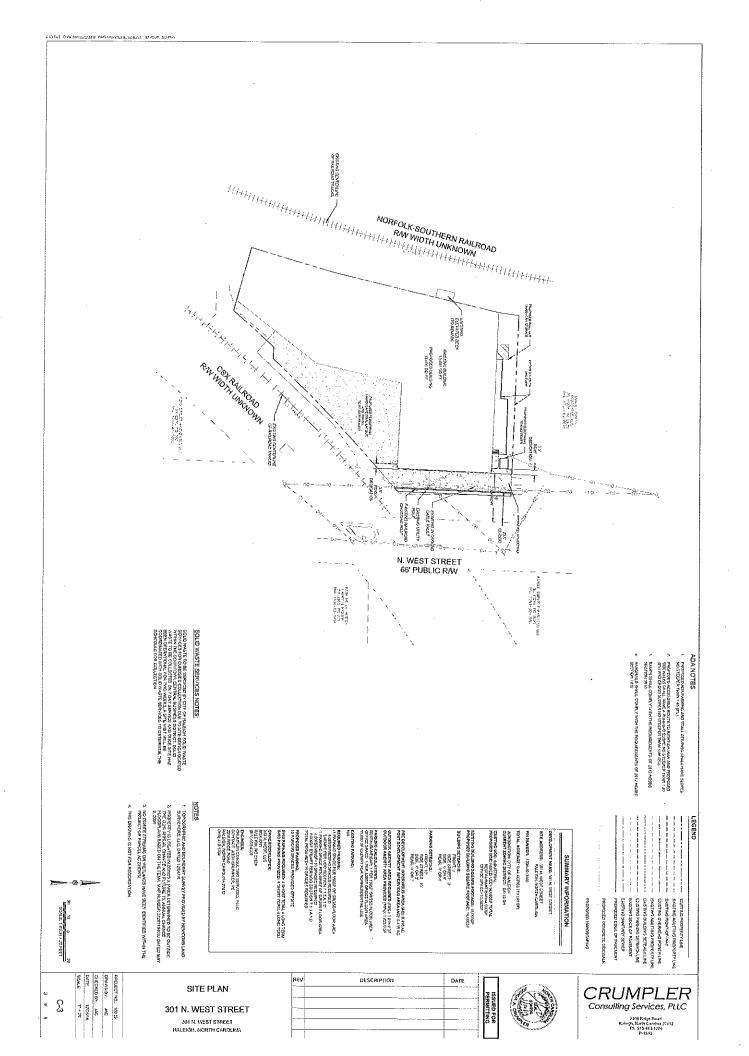
My Commission Expires: December 12, 2022

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REVISION JAN. 30, 18





Other: If other, please describe:	N	W. LANE ST.	GLENWOOD AVE.	N. WEST STREET	
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		(for UDO Districts only)			SERVIC DEPARTI
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Dev City Code Section 10.2.8.0.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapte 6 of the UDD), indicate impacts on parking requirements. Change of use from industrial us to mixed use containing office and restaurant of administrative AE. Containing office and restaurant of administrative AE. CLINT/DEVELOPER/ OWNER Containing office and restaurant of your project requires either a design adjustment, or Section 10 - Alternate Administrative AE. Name (a) Gabe Guillois CLINT/DEVELOPER/ OWNER Company 303 N. West, LLC Name (a) Gabe Guillois Address PO Box 6309, Raleigh, NC 27628 Prone 919-656-4937 Immi gguillois@atlasstark.com Fax Consult NATT (Scattact Researcher) Prone 919-656-4937 Immi gguillois@atlasstark.com Fax Consult NATT (Scattact Researcher) Prone 919-413-1704 Email josh@crumplerconsulting.com Fax Pace 10 P3 WWW.RALEIGHNC.GOV Revision 05 Developmental Propesed building value guillois in the site of a grade building value guillois in the site of a grade building value guillois in the site of a grade building value guillois in the site of a grade building value guillois in the site of a grade building value guillois in the site of a grade guillois in the site of a guillois in	Mixed Residential				Hotels/Motels 🔳 Office
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Design ADMINATERNET Administrative AE CUENT/DEVELOPER/ OWNER Company 303 N. West, LLC Name (a) Gabe Guillois Address PO Box 6309, Raleigh, NC 27628 Phone 919-656-4937 Email gguillois@attasstark.com Fax CONSULTANT (context preventor) Company Crumpler Consulting Services, PLLC Name (a) Joshua Crumpler, PE Address 2308 Ridge Road, Raleigh, NC 27612 Phone 919-413-1704 Email josh@crumplerconsulting.com Fax Profe 919-413-1704 Email josh@crumplerconsulting.com Fax Address 2308 Ridge Road, Raleigh, NC 27612 Phone 919-413-1704 Email josh@crumplerconsulting.com Fax PAGE 1 0F3 WWW.RALEIGHNC.GOV REVISION 92 REVISION 92 Zening District(20DX-12-SH Propored Building(1) qt. tp. ross 13,961 Ortacle 200 Fax TractStacArcs Inste City Umits Pres No Totalsp.n.grossed subling(1) qt. tp. ross 13,961 Ortacle 201 Solid Preventorship 201 Colfidentification of Adjustment() acad BA Colligheditor 113 (Solid Total 13,961 Orocold 13,961 Ortacle 211 Colligheditor 113 (Solid Total 13,961 Ortacle 201 Conditional Use District Base BA Colligheditor 113 (Solid Total 13,961 Ortacle 211 Colligheditor 113 (Non-Residential Condo School Telecommunication Tower Religious Instit describe:	Shop tutions Resid	ping Center	Hotels/Motels Office Banks Industri Retail Cottage
Detectorement Address PO Box 6309, Raleigh, NC 27628 Phone 919-656-4937 Email gguillois@atlasstark.com Fax Consummer Company Crumpler Consulting Services, PLLC Name (s) Joshua Crumpler, PE Address 2308 Ridge Road, Raleigh, NC 27612 Phone 919-413-1704 Email josh@crumplerconsulting.com Fax Phone 919-413-1704 Email josh@crumplerconsulting.com Fax PAGE 10F3 WWW.RALEIGHNC.GOV REVISION 05 DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments) Eacling information Zoning Information Building unit(All Mixed Use Fax WWW.RALEIGHNC.GOV REVISION 05 These that modified provide the screage of each: Developments) Building unit(All Mixed Use Three that modified provide the screage of each: Developments) Building unit(All Mixed Use These that modified provide the screage of each: Proposed Building Use; All Bac Building Use; All Mixed Use Thotal Structure aparting is equified 10 Provided Q Provided Q Provided Q COM Consideration Appropriatescip Structure Fax Calling beight of 3 th Block Building Use; All Mixed Use B		Non-Residential Condo School Telecommunication Tower Religious Institution describe:	shop stutions Resid se project work s impacts on par	ping Center	Hotels/Motels Office Banks Industri Retail Cottage hanges of use, or
Phone 919-656-4937 Enail gguillois@atlasstark.com Fax CONSULTANT (Contact Person for Plans) Company Crumpler Consulting Services, PLLC Name (s) Joshua Crumpler, PE Address 2308 Ridge Road, Raleigh, NC 27612 Phone 919-413-1704 Email josh@crumplerconsulting.com Fax PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05 DEVELOPMENT TYPE & STE DATA TABLE (Applicable to all developments) Zoning information Building teformation Zoning tistuic(3)DX-12-SH Proposed Building(sol, tepos 13,061 Proposed Building(sol, tepos 13,061 Transer than oxidiarity provide the acroage of eacls. Easting tegline(sist, tepos 13,061 Proposed Building(sol, tepos 13,061 TrabalSite.Across mode City times Type Sign 0 Totalata, tepos 30,061 Proposed Building(sol, tepos 13,061 TrabalSite.Across mode City times Type Sign 0 Totalata, tepos 30,061 Proposed Building(sol, tepos 13,061 Total Site.Across mode City times Type Sign 0 Proposed Building(sol, tepos 13,061 Proposed Building(sol, tepos 13,061 Total Site.Across mode City times Type Sign 0 Proposed Building(sol, tepos 13,061 Proposed Building(sol, tepos 13,061 Did Control of Adjuatment) care #A Colling beight of 3 th Floor 21 th Proposed Building(sol, tepos 10,061 <td>Duplex Other: If other, please c</td> <td>Non-Residential Condo School Telecommunication Tower Religious Institute describe: Per City Code Section 10.2.8.D.1, summarize the occupancy (per Chapter 6 of the UDO), indicate Change of use from industrial us Per City Code Chapter 8, summarize if your proj</td> <td>Shop tutions Resid e project work s impacts on part to mixed us</td> <td>ping Center</td> <td>Hotels/Motels Office Banks Industri Retail Cottage hanges of use, or ffice and restauran</td>	Duplex Other: If other, please c	Non-Residential Condo School Telecommunication Tower Religious Institute describe: Per City Code Section 10.2.8.D.1, summarize the occupancy (per Chapter 6 of the UDO), indicate Change of use from industrial us Per City Code Chapter 8, summarize if your proj	Shop tutions Resid e project work s impacts on part to mixed us	ping Center	Hotels/Motels Office Banks Industri Retail Cottage hanges of use, or ffice and restauran
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ILE: D:\CCS\Projects\2018\18035-Atlas West Street\Base\ LAYOUT: Cove

SITE PLANS FOR

301 N. WEST STREET

301 N. WEST STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: XX-XX-XX CITY OF RALEIGH TRANSACTION NUMBER: XXXXXX

PREPARED FOR: 303 N. WEST, LLC P.O. BOX 6309 RALEIGH, NC 27628 (919) 656-4937

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3-B.

	CRUMPLER	Consulting Services, PLLC	2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704 P-1533
		JED F	
DATE			
DESCRIPTION			
REV.			
	COVER	301 N. WEST STREET	301 N. WEST STREET RALEIGH, NORTH CAROLINA
DRAW	Ξ:	JAC	; ; /18 0'

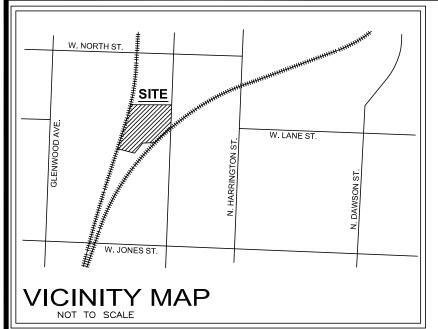
CALL 48 HOURS BEFORE YOU DIG



ONE-CALL CENTER 1-800-632-4949

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

SHEET	DESCRIPTION
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	GRADING AND
	STORMDRAINAGE PLAN
C-5	UTILITY PLAN
C-6	LANDSCAPING PLAN
D-1	DETAILS
D-2	DETAILS



I, JUSTIN L. LUTHER A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO 303 N West, LLC & Investors Title Insurance Company THAT THIS PLAT OF SURVEY REPRESENTS A TRUE AND CORRECT SURVEY MADE BY ME ON DECEMBER 4, 2018 OF THE FOLLOWING DESCRIBED PROPERTY:

NORTH CAROLINA

WAKE COUNTY

Beginning at a point, said point being an existing iron pipe at the northwest corner of the Top Shop Properties, LLC tract as recorded in Book 13465, Page 446 in the Wake County Registry and at the southwest corner of the Marble Empire Properties, LLC tract as recorded in Book 11074, Page 2620 in said registry, said point also being on the eastern right of way margin of Norfolk and Southern Railroad and having North Carolina State Plane coordinates of N=740.585.99 feet and E=2.104.931.39 feet: Thence. leaving said right of way of Norfolk and Southern Railroad along the northern line of said Top Shop Properties, LLC tract S87°43'59"E, 108.30 feet to a point, said point being an iron pipe set at the northeast corner of said Top Shop Properties, LLC tract, said point also being at the southeast corner of said Marble Empire Properties, LLC tract and the western 66 foot right of way margin of N. West Street; Thence, along said right of way of N. West Street S02°14'18"W, 92.21 feet to point, said point being an existing mag nail where said western right of way margin of N. West Street meets and intersects the northwestern right of way margin of CSX Railroad; Thence, leaving said right of way of N. West Street along said right of way of CSX railroad along a curve to the left having a radius of 967.92 feet, an arc length of 103.66 feet, and a chord of S45°57'39"W, 103.61 feet to a point; Thence, N88°00'40"W, 7.89 feet to an existing mag nail; Thence, along a curve to the left having a radius of 973.92 feet, an arc length of 37.22 feet, and a chord of S41°30'23"W, 37.22 feet to a point, said point being an existing iron pipe at the southernmost corner of said Top Shop Properties. LLC tract: Thence. N74°20'05"W, 44.58 feet to a point, said point being the existing corner of a brick warehouse building where said right of way margin of CSX Railroad meets and intersects with said right of way margin of Norfolk and Southern Railroad; Thence, leaving said right of way of CSX Railroad along said right of way of Norfolk and Southern Railroad and the rear of said brick warehouse building the following courses and distances: Thence, N16°17'30"E, 60.58 feet to a point; Thence, N13°19'59"E, 115.04 feet to an existing building corner of said brick warehouse building; Thence, leaving said building N07°26'26"E, 14.04 feet to the Place and Point of Beginning, containing an area of 19,189 square feet or 0.44 acres, more or less.

LINE TABLE

44.5

CURVE TABLE

103.66 967.92 <u>S 45*57'3</u>

.22 973.92 S 41'30'2

BE/

LENGTH

CURVE LENGTH RADIUS BEARIN

LINE

This survey does not constitute a title search by Newcomb Land Surveyors, PLLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record Newcomb relied upon a commitment for title insurance prepared by Investors Title Insurance Company, Number 201801008CA2, with an effective date of November 21, 2018 @ 5:00 pm.

Responses/comments to those survey related Schedule B-Section II exceptions are noted below:

1. TAXES, NOT A MATTER OF SURVEY.

2. NOT A MATTER OF SURVEY.

3. RIGHT OF WAY AND RIGHT OF INGRESS/EGRESS AS RESERVED IN THE DEED FROM NORFOLK and SOUTHERN RAILWAY COMPANY TO GARLAND C. NORRIS COMPANY DATED SEPTEMBER 30, 1947 AND RECORDED IN BOOK 981, PAGE 181 IN THE WAKE COUNTY REGISTRY AFFECTS SUBJECT PARCEL. TO THE BEST OF THE SURVEYORS KNOWLEDGE ALL CURRENT RAILROAD AND PUBLIC RIGHT(S) OF WAY SHOWN HEREON.

4. TELECOMMUNICATIONS EASEMENT TO SPRINT COMMUNICATIONS COMPANY, L.P.; QWEST COMMUNICATIONS COMPANY, LLC AND LEVEL 3 COMMUNICATIONS, LLC PER EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN BOOK 15487, PAGE 578, WAKE COUNTY REGISTRY AFFECTS SUBJECT PARCEL BUT NOT PLOTTABLE. SURVEYOR DOES NOT KNOW THE LOCATION OF EXISTING UNDERGOUND LINES/UTILITIES LYING WITHIN THE RAILROAD R/W AS SHOWN HEREON. (SEE NOTE #5 BELOW)

5. CURRENT AND ACCURATE SURVEY SHOWING SQUARE FOOTAGE / ACREAGE SHOWN HEREON.

6. SEE NOTE #8 BELOW.

NOTES:

- 1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.
- 2) This survey does not include nor depict any environmental evaluations.

3) Field survey performed November 14 & December 4, 2018.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

5) Per Table A item #11 below the locations of underground utilities as shown hereon are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon and any easements associated therewith may not be shown on this survey. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Underground lines as shown hereon based on existing paint markings in the field at the time of survey and no additional utility locate tickets were requested in the preparation of this survey.

6) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720170400J, effective date May 2, 2006.

7) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

Horizontal Datum = NAD 83/2011 Vertical Datum = NAVD 88

8) There are visible encroachments upon adjacent property or on adjacent property, streets or right(s)-of-way by improvements on the surveyed property. Deck at rear of warehouse as shown hereon falls within the r/w of Norfolk-Southern railroad. The edge of pavement at the front parking area of warehouse as shown hereon falls within the r/w of CSX Railroad.

9) The surveyed property is the same properties as described in Investors Title Insurance Company commitment #201801008CA2, with an effective date of November 21, 2018 @ 5:00 pm and that all easements, covenants and restrictions referenced in said title commitment or visible from a physical inspection of the surveyed property or otherwise known have been plotted hereon or otherwise noted as to their effect on the surveyed property.

10) No observed evidence of site being used as solid waste dump, sump or sanitary landfill at time of survey.

11) No evidence of recent earth moving work, building construction, or building additions ovserved in the process of conduction the fieldwork.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

TO: 303 N West, LLC & Investors Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17 & 20 of Table A thereof. The field work was completed on December 4, 2018.

North Carolina Professional Land Surveyor (L-5107)

December 4, 2018



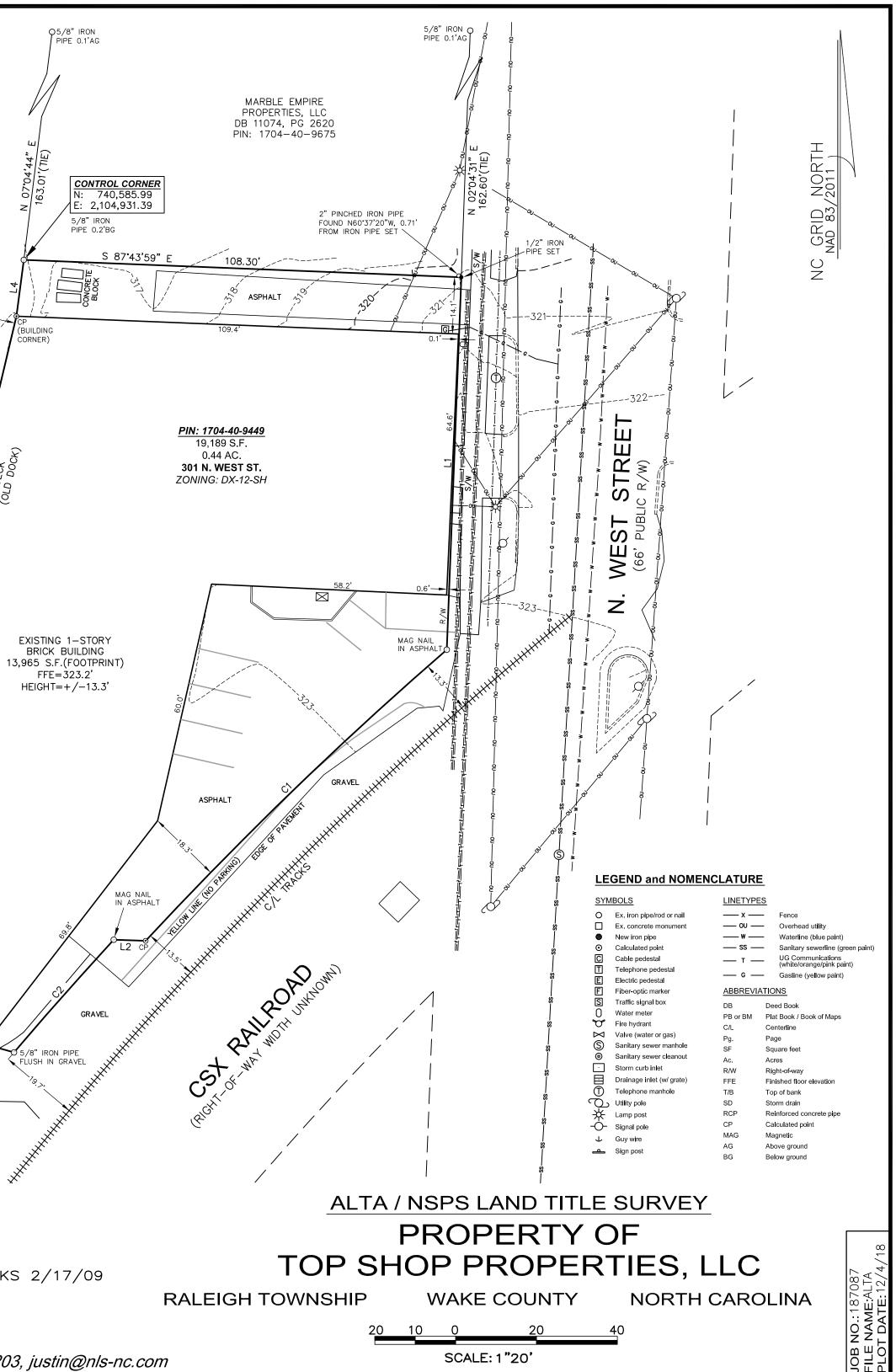
REFERENCES:

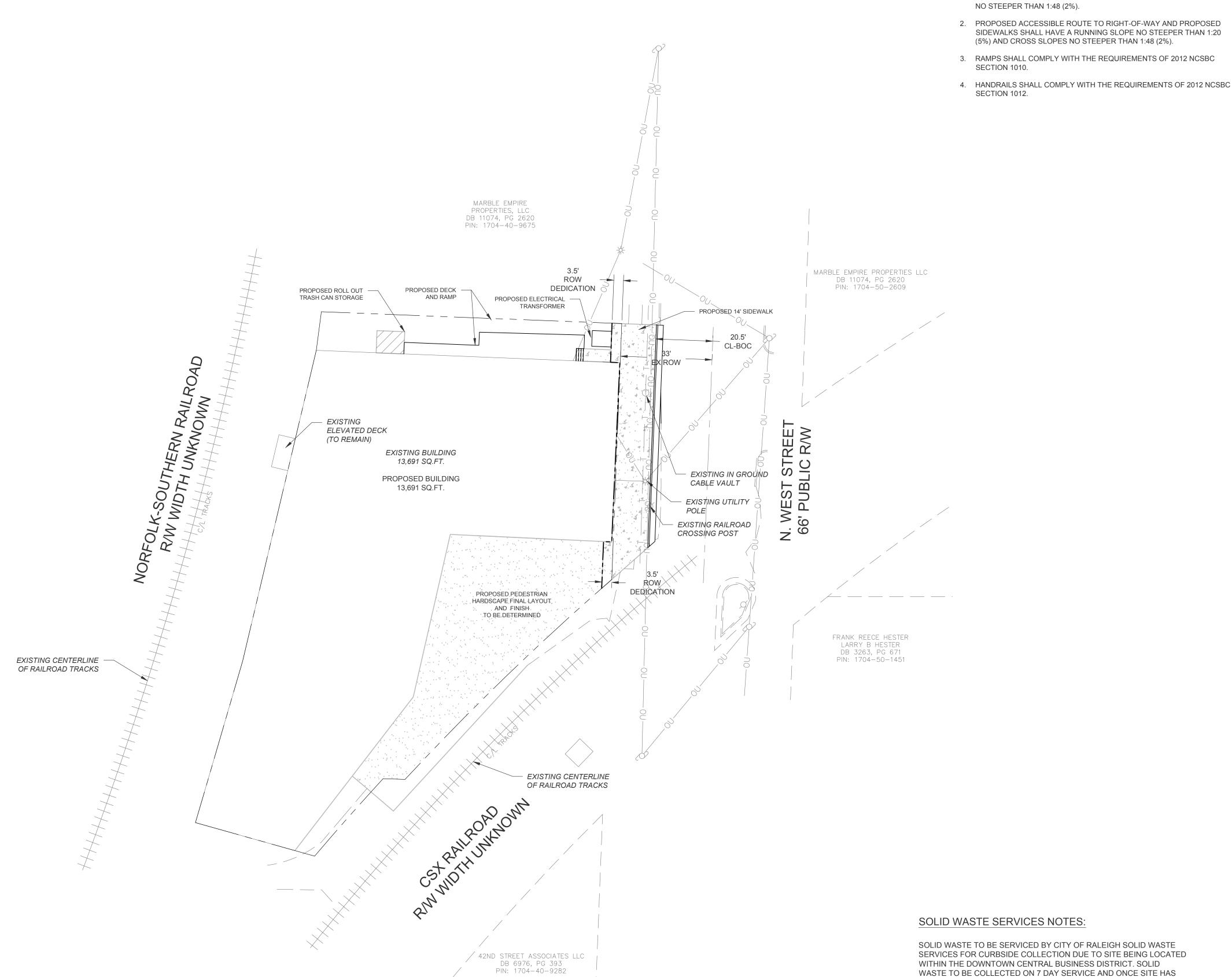
DEED BOOK 11074, PAGE 2620 DEED BOOK 13465, PAGE 446 UN-RECORDED SURVEY BY GLEN D. HICKS 2/17/09 *OTHERS SHOWN HEREON

NEWCOMB land surveyors, Llc, 7008 Harps Mill Road Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203, justin@nls-nc.com

NRING 02'14'18" W 88'0'40" W 74'20'5" W N 7'26'26" E	HILLHILL (RIGHT-OF-WAY WDTH UNKNOW) CA RACKS HILLHILLHILLHILLHILLHILLHILLHILLHILL	-22.1'
FOLK	PO.58' C. RACKS WILLIAM RIGHT-OF-WAY WD C. RACKS WILLIAM	N 13'19'59" E 115.04'
NOR		Built
	N 16-17'30" E 60.58'	(BUILDING BEND)
11111111111111111111111111111111111111	/	37.2'(BUILDING LINE)
		/

4D





SERVICES FOR CURBSIDE COLLECTION DUE TO SITE BEING LOCATED WITHIN THE DOWNTOWN CENTRAL BUSINESS DISTRICT. SOLID WASTE TO BE COLLECTED ON 7 DAY SERVICE AND ONCE SITE HAS BEEN OPERATIONAL FOR TWO WEEKS, A SITE VISIT WILL BE COORDINATED WITH SOLID WASTE SERVICES TO DETERMINE THE SCHEDULE FOR COLLECTION.

LEGEND

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES

ADA NOTES

SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20

					EXISTING P
					EXISTING A
					EXISTING F
OHW	— онw	— онw——	— онw	— OHW ———	EXISTING C
					EXISTING A
					EXISTING B
					EXISTING P
					EXISTING E
SS	— ss —	— ss —	— ss ——	– ss ——	EXISTING S
					PROPOSED
					PROPOSED
					PROPOSED

PROPERTY LINE ABUTTING PROPERTY LINE RIGHT-OF-WAY OVERHEAD POWER LINE ABUTTING PROPERTY LINE BUILDING SETBACK LINE PARKING SETBACK LINE EDGE OF PAVEMENT SANITARY SEWER D EDGE OF PAVEMENT

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es

U

S

g

D CONCRETE SIDEWALK

D HARDSCAPING

SUMMARY INFORMATION

	SUMMARY INFORMATION
DEVELOPME	NT NAME: 301 N. WEST STREET
	SS: 301 N. WEST STREET RALEIGH, NORTH CAROLINA
PIN NUMBER	: 1704-40-9449
TOTAL ACRE	AGE: 0.44 ACRES (19,189 SF)
	N: CITY OF RALEIGH NING DISTRICT: DX-12-SH
	E: INDUSTRIAL ISE: MIXED USE=14,000SF TOTAL RESTAURANT/BAR=4,000SF OFFICE SPACE=10,000SF
	ILDING SQUARE FOOTAGE: 14,000SF BUILDING SQUARE FOOTAGE: 14,000SF
	TBACKS: FRONT: 3' SIDE STREET: 3' SIDE: 0' OR 6' REAR: 0' OR 6'
	TBACKS: FRONT: 10' SIDE STREET: 10' SIDE: 0' OR 3' REAR: 0' OR 3'
	PMENT IMPERVIOUS AREA (AC): 0.418 AC OPMENT IMPERVIOUS AREA (AC): 0.418 AC
	MENITY AREA REQUIRED (10%): 1,918.9 SF Menity area provided (10%): 1,925.0 SF
RESTAURAN OFFICE SPAC	LCULATIONS: [/BAR: 1 PER 150SF GROSS FLOOR AREA E: 1 PER 400SF GROSS FLOOR AREA EMPT FOR NONRESIDENTIAL USE
existing pa N/A	RKING:
4,000SF/15 EXEMPT PI -1 PARKING S 4,000SF/400 6,000SF EX	ARKING: SPACE PER 150SF OF GROSS FLOOR AREA OSF=0 SPACES REQUIRED ER UDO SECTION 7.1.3.A.1.D SPACE PER 400SF OF GROSS FLOOR AREA OSF=10 SPACES REQUIRED EMPT PER UDO SECTION 7.1.3.A.1.D IRED=10 SPACES REQUIRED
PROPOSED F 10 PARKING S	PARKING: SPACES PROVIDED OFFSITE
	G REQUIRED: 4 SHORT TERM, 4 LONG TERM G PROVIDED: 4 SHORT TERM, 4 LONG TERM
OWNER/DEVI 303 N. WEST, BOX 6309 RALEIGH, NC (919) 656-493	LLC 27628
CONTACT: JC 2308 RIDGE F	RTH CAROLINA 27612

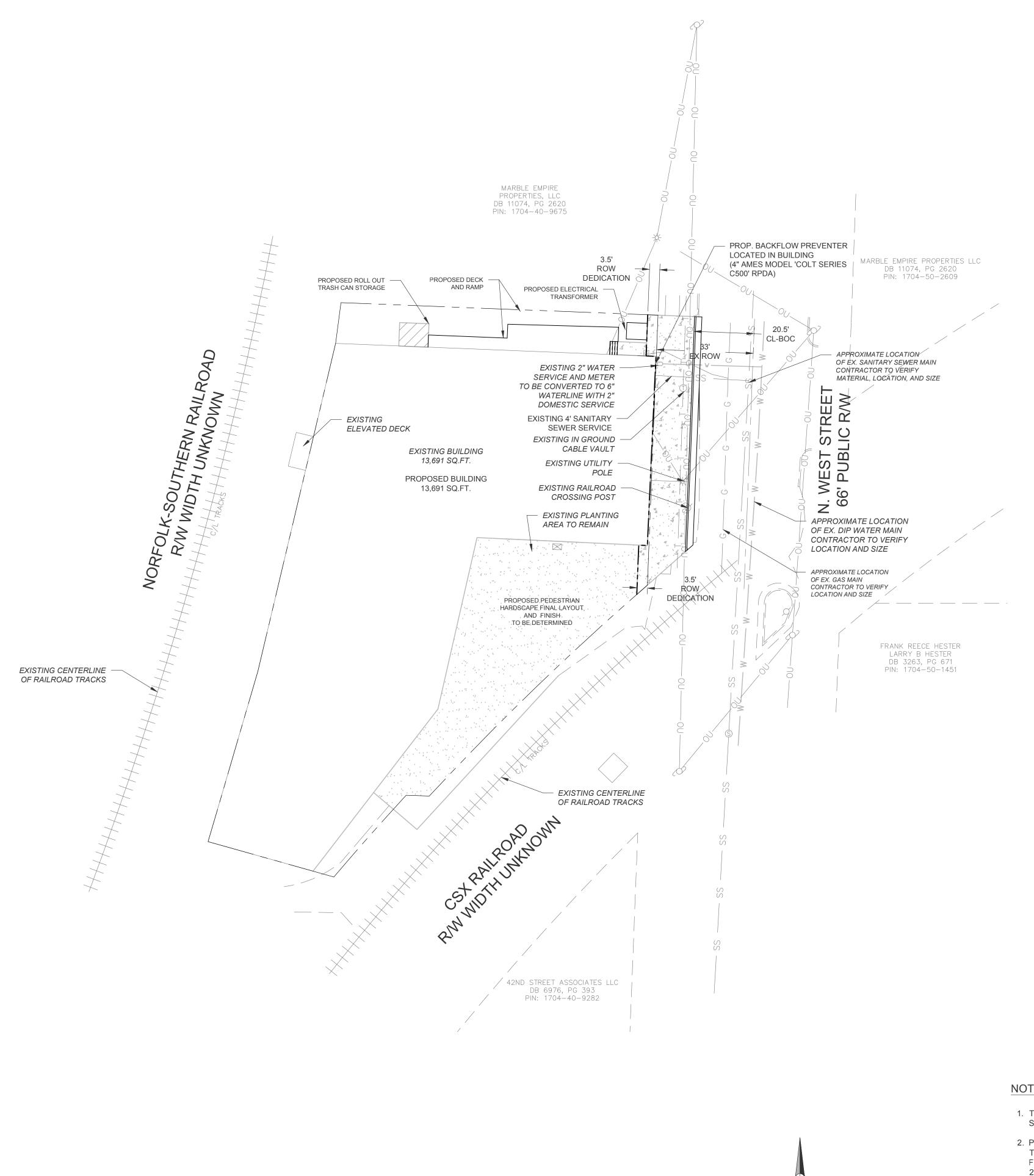
ISSUED FOR PERMITTING DATE IPTION SCR D > STREE AN Ч WEST ST NORTH (ST SITE N. WE ΣĹ 301 EIG 301 PROJECT NO.: 18035

DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	12/28/18
SCALE:	1" = 20'

NOTES

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, LLC, DATED 12/04/18.
- 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.

20 10 SCALE: 1 INCH = 20 FEET



NOTES

20

10

SCALE: 1 INCH = 20 FEET

20

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, LLC, DATED 12/04/18.
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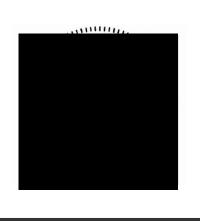
LEGEND

	EXISTING ABUTTING PROPERTY LINE			
	EXISTING RIGHT-OF-WAY			
OHW OHW OHW OHW OHW OHW	EXISTING OVERHEAD POWER LINE			
	EXISTING ABUTTING PROPERTY LINE			
	EXISTING BUILDING SETBACK LINE			
	EXISTING PARKING SETBACK LINE			
	EXISTING EDGE OF PAVEMENT			
SS SS SS SS SS	EXISTING SANITARY SEWER			
	PROPOSED EDGE OF PAVEMENT			
	PROPOSED CONCRETE SIDEWALK			
	PROPOSED HARDSCAPING			
CITY OF RALEIGH UTILITY NOTES				

— – – — – – — – – — EXISTING PROPERTY LINE

- 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. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE ACCORDING TO CORPUD STANDARDS. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- 7. INSTALL 2" 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 STEPHEN CALVERLEY AT (919) 996-2334 OR STEVEN.CALVERLEY@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.goc FOR MORE INFORMATION





ISSUED FOR

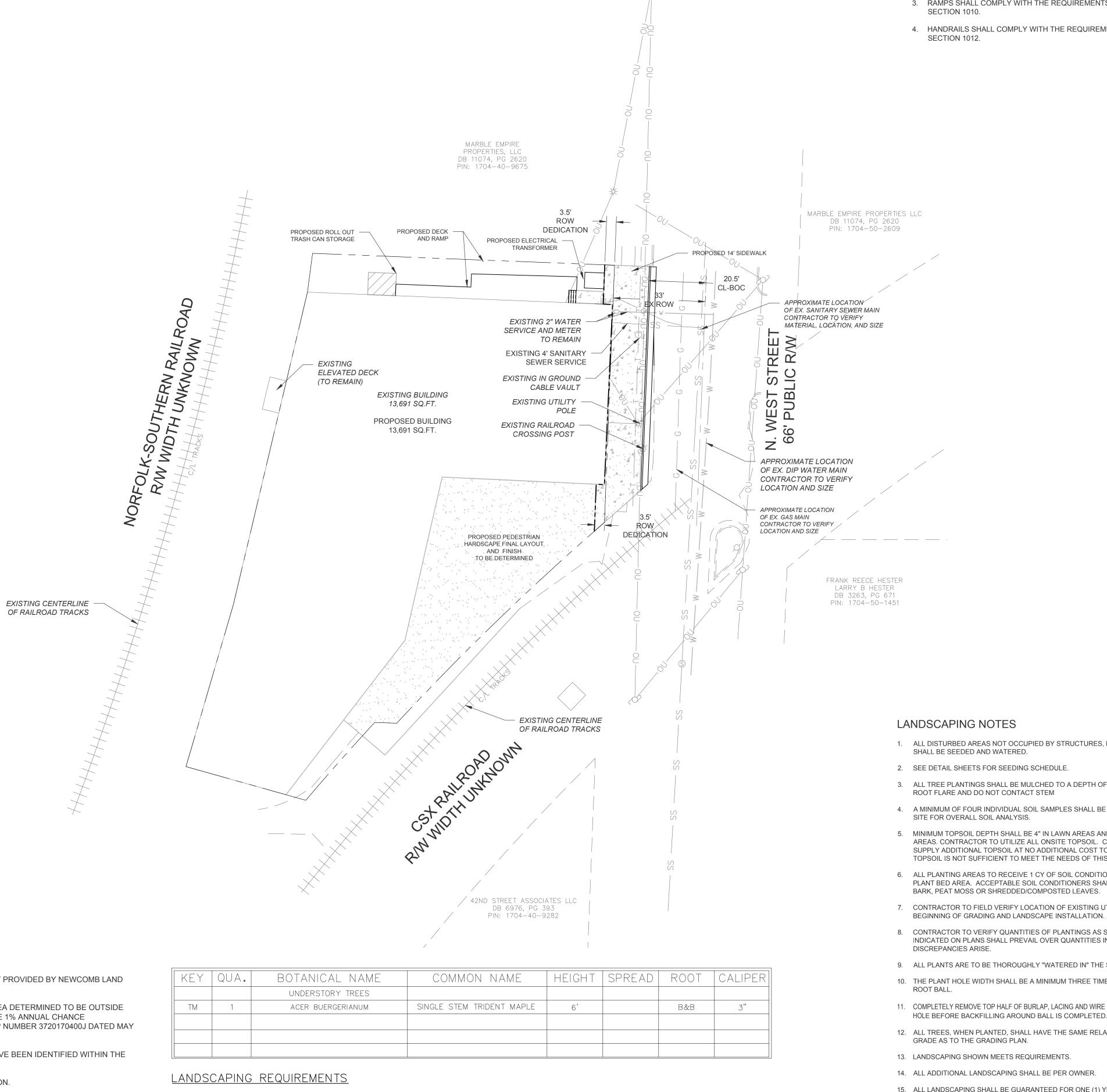
PERMITTING

301 N WEST STRFFT	301 N. WEST STREET	RALEIGH, NORTH CAROLINA
	301 N WEST STRFFT	301 N. WEST STREET 301 N. WEST STREET 301 N. WEST STREET

2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY

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C-5



NOTES

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, LLC, DATED 12/04/18.
- 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.

KEY	QUA.	BOTANICAL NAME
		UNDERSTORY TREES
TM	1	ACER BUERGERIANUM

REQUIREMENT: 1 TREE PER 40LF=79LF/40LF=2 TREES PROVIDED: 0 TREES DUE TO PROXIMITY TO OVERHEAD AND BELOW GROUND UTILITIES

ADA NOTES

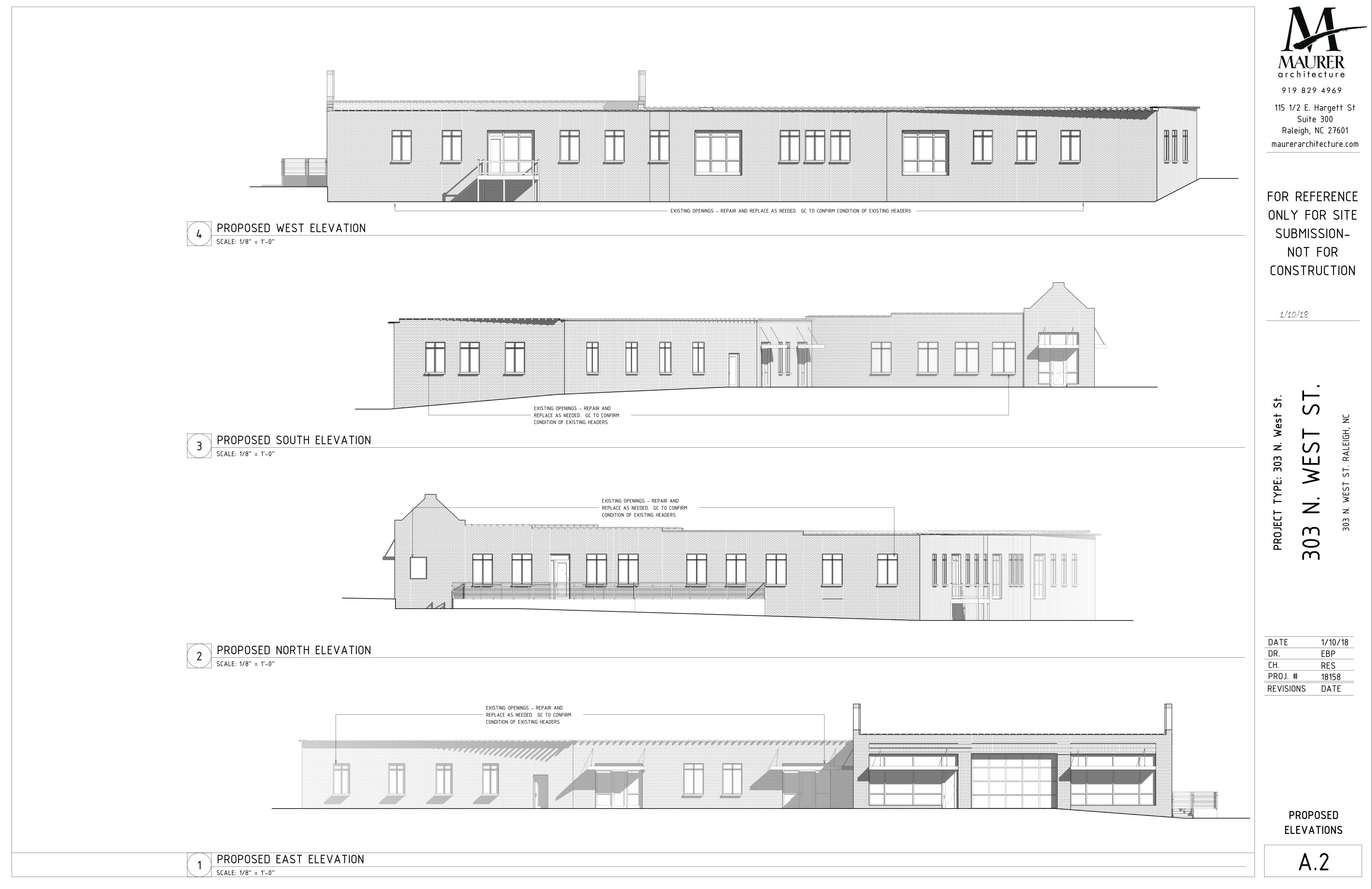
- 1. PROPOSED ADA PARKING AND STALL STRIPING S NO STEEPER THAN 1:48 (2%).
- 2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WA SIDEWALKS SHALL HAVE A RUNNING SLOPE NO S (5%) AND CROSS SLOPES NO STEEPER THAN 1:48
- 3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS
- 4. HANDRAILS SHALL COMPLY WITH THE REQUIREM

15. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) Y ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT V THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE LEGEND

		1			
SHALL HAVE SLOPES	— – – — – – – – – – – – – EXISTING PROPERTY LINE			LLC	01
AY AND PROPOSED STEEPER THAN 1:20				es, P	arolina 27612 13-1704 33
8 (2%). TS OF 2012 NCSBC	— — — — — — — — — — — EXISTING ABUTTING PROPERTY LINE	Ĩ	J.	Services 2308 Ridge Road	
MENTS OF 2012 NCSBC	— — — — — — — — — — — EXISTING PARKING SETBACK LINE				Raleigh, North Ph. 919-4 P-15
				ting	Ralei
	PROPOSED EDGE OF PAVEMIENT PROPOSED CONCRETE SIDEWALK		Ϋ́	nsultir	
		Ī		Col	
	PROPOSED HARDSCAPING				
	PLANTING REQUIREMENTS				
	1.1 GENERAL PRODUCT REQUIREMENTS A. PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT				
	 A. PROVIDE A STRUCTURAL PLANTING SOLE USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS: 1. 3/4" EXPANDED SLATE 80% 2. SANDY CLAY LOAM 20% 				
	 3. PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS. B. COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD APPROXIMATELY 18% TO THE CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT, IN ADDITION TO THE NATURAL SETTLING PROCESS. 				
	1.2 STRUCTURAL SOIL COMPONENTS: A. SIZE 3/4" ROTARY KILN EXPANDED SLATE				
	 ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE. UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE 	ISSUED FOR PERMITTING			
	LOOSE: 55 LBS./C.F. TO 60 LBS./C.F.) 3. SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127) 4. GRADATION: 3/4" - #4 SIZE				
	SIEVE SIZE % PASSING 1" 100 3/4" 90-100 3/8" 10-50	DATE			
	 3/8" 10-50 #4 0-10 5. TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131 MODIFIED METHOD FM 1-T096. NO MORE THAN 28% OF THE WEIGHT OF THE 				
	AGGREGATE MUST BE LOST TO DEGRADATION. B. SANDY CLAY LOAM: SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED				
	WITH "PLANTING SOIL" TEXTURE: 40 - 65% SAND				
	15 - 25% SILT 20 - 35% CLAY 2 - 5 % ORGANIC MATTER				
	3.0 PREPARATION: A. GENERAL:	NO			
	 STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698) 	ESCRIPTION			
	 B. PREPARING SUBGRADE: 1. THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE: REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS. 2. DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL. 	DES(
	 LOOSEN HARD SPOTS; UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY. PERFORATED UNDERDRAIN SYSTEM (IF USED): INSTALL UNDER DRAIN SYSTEM, WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN. 				
	 3.3 INSTALLATION OF STRUCTURAL SOIL MIX: A. GENERAL: 1. INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED 				
	 UNDER AND AROUND EACH PIPE. CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES. 	REV.			
	 B. PLACING AND COMPACTING STRUCTURAL SOIL: 1. PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE. PERFORM A MINIMUM OF TWO 	BR			
	PASSES, OF NOT LESS THAN 10 SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE				
, PAVING OR PLANTINGS	 STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED. 2. FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES 				
	COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.		AN	Н	
F 3". KEEP MULCH 3" FROM	3.5 TREE PIT PREPARATION: A. TREE PIT EXCAVATION:	Ē	Ч Г Х	REE	TREET CAROLINA
E TAKEN THROUGHOUT THE	 EXCAVATE THE TREE PIT USING THE FOLLOWING PROCEDURE: a. EXCAVATE THE STRUCTURAL SOIL MIX TO A DEPTH EQUAL TO THE HEIGHT OF THE ROOT BALL OF THE TREE TO BE PLANTED. REMOVE THE STRUCTURAL SOIL TO WITHIN NO MORE THAN ONE FOOT OF THE EDGE OF THE PAVED AREA. 			-ST	
ND 12" IN LANDSCAPED CONTRACTOR SHALL O OWNER IF EXISTING IS PROJECT.	b. PLACE THE TREE IN THE PIT AND BACKFILL AS DESCRIBED BELOW AS SOON AS POSSIBLE.c. NO TREE PIT SHALL REMAIN EXCAVATED FOR MORE THAN 2 HOURS UNLESS FORMS ARE USED.		ANDSCAPING	WEST	WEST
ONER FOR EACH 75 SF OF ALL BE PULVERIZED PINE	 B. TREE PIT BACKFILL PLANTING MIX: BACKFILL TREE PIT USING THE FOLLOWING PROCEDURE: a. REMOVE ANY WOODEN FORMS. IMMEDIATELY PLACE THE TREE IN THE PIT AS DETAILED AND REPLACE THE EXCAVATED STRUCTURAL SOIL WITH EITHER OF THE FOLLOWING: 		רט אר	Ż	301 N. RALEIGH,
UTILITIES BEFORE	 b. PLANTING SOIL FOR TREES AS SPECIFIED c. HAND TAMP THE PLANTING MIX IN 12 INCH LIFTS UNTIL THE PIT IS FILLED TO THE SPECIFIED GRADE. 	4	Ĺ	301	RA
SHOWN. PLANTINGS INDICATED IN PLANT LIST IF	 d. DO NOT USE EXCAVATED SOIL AS ENGINEERED FILL TO SUPPORT PAVING OR STRUCTURES. EXCESS EXCAVATED STRUCTURAL SOIL MIX MAY BE USED FOR OTHER PLANTING BACKFILL OPERATIONS. 				
E SAME DAY AS PLANTED.	TREE CONSERVATION AND LANDSCAPING NOTES:				
E BASKET AND DISCARD FROM	-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT				
E BASKET AND DISCARD FROM D. ATIONSHIP TO FINISHED	CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE. -TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT			.: 18035	5
	TO PLANT TREES IN THE PUBLIC RIGHT OF WAY IF REQUIRED.	DRAWI CHECK		JAC : JAC	
		DATE:		12/28/1	
YEAR AFTER FINAL WILL BE GUARANTEED FROM E.	N 20 10 0 20	SCALE		ı − ∠U'	
		I.			

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SCALE: 1 INCH = 20 FEET



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