

# TAVERNA AGORA SP-20-2014



0 62.5 125 250 375 Feet

Zoning: **BUS**  
CAC: **North Central**  
Drainage Basin: **Pigeon House**  
Acreage: **0.22**  
Square Feet: **5,241**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **LM Restaurants, Inc.**  
Phone: **(919) 851-0858**





# Planning & Development

SP-20-14

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input checked="" type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>392824</b> Assigned Project Coordinator  Assigned Team Leader
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name **Taverna Agora**

Proposed Use **Restaurant**

Property Address(es) **326 Hillsborough Street, Raleigh, NC 27603**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
17035943	0067	JK	

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe: Commercial

<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. Construction consists of a renovation to an existing commercial building with a small expansion to the rear of the building and a fire line extension for fire protection within the building.
<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A
<b>CLIENT (Owner or Developer)</b>	Company <b>LM Restaurants, Inc</b> Name (s) <b>Bruce Knight</b>
	Address <b>6510 Chapel Hill Road, Raleigh, NC 27607</b>
	Phone <b>919-851-0858</b> Email <b>bknight@lmrest.com</b> Fax
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>LandDesign</b> Name (s) <b>David Gastel</b>
	Address <b>510 Glenwood Avenue, Suite 317, Raleigh, NC 27603</b>
	Phone <b>919-838-9331</b> Email <b>dgastel@landdesign.com</b> Fax

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

Zoning Information	Building Information
Zoning District(s) BUS	Proposed building use(s) Restaurant
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 4,920
Overlay District DOD	Proposed Building(s) sq. ft. gross 321
Total Site Acres 0.22 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 5,241
Off street parking Required NO Provided N/A	Proposed height of building(s) 1 story
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.55
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 0.55 (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface 0.22 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

We comply with the Comprehensive Plan 2030 as the plan calls for future land use of Central Business District, which one of the categories is commercial which our site currently is and will remain.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

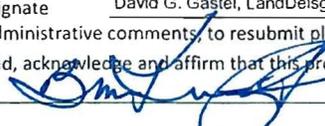
1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate David G. Gastel, LandDeisgn to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 4.04.14

Signed \_\_\_\_\_ Date \_\_\_\_\_

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY STAFF

YES

N/A

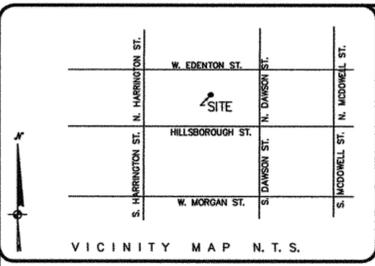
YES

NO

N/A

General Requirements

1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



**LEGEND**

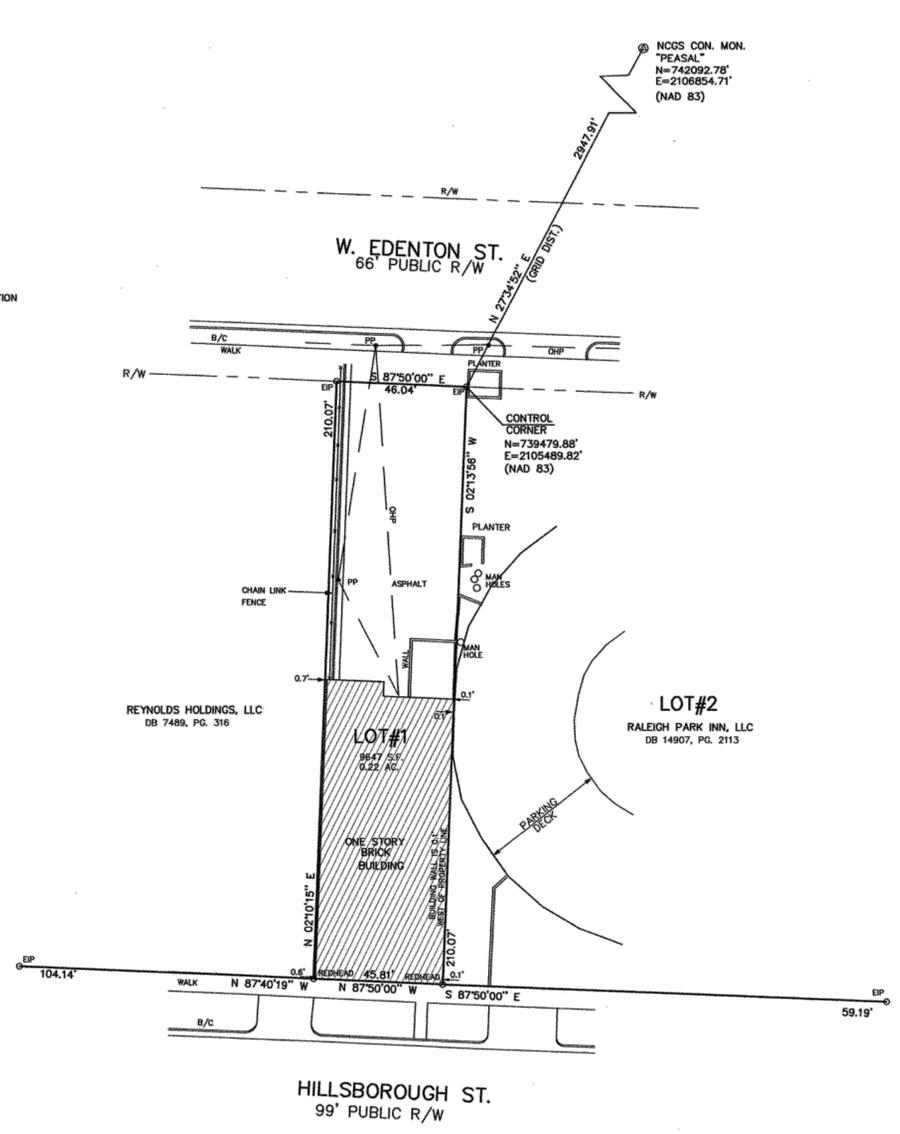
---	LINES SURVEYED	W.V. ---	WATER VALVE
---	LINES NOT SURVEYED	F.D.C. ---	FIRE DEPARTMENT CONNECTION
E.I.P. ---	EXISTING IRON PIPE	G.M. ---	GAS METER
I.P.S. ---	IRON PIPE SET		
C.M.S. ---	CONCRETE MONUMENT SET		
E.C.M. ---	EXISTING CONCRETE MONUMENT		
P.K.S. ---	P.K. NAIL SET		
E.P.K. ---	EXISTING P.K. NAIL		
R/W ---	RIGHT OF WAY		
D.B. ---	DEED BOOK		
P.P. ---	POWER POLE		
O.H.P. ---	OVER HEAD POWER		
R.R.S. ---	RAILROAD SPIKE		
(1234) ---	ADDRESSES		
⊙ ---	PARKING SPACES IN BAY		

O a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
 O b. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.  
 O c. Anyone of the following:  
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;  
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or  
 3. That the survey is a control survey.  
 O d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.  
 O e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

*[Signature]*  
 Professional Land Surveyor

This parcel is located in the RALEIGH Planning Jurisdiction.  
 NORTH CAROLINA  
 WAKE COUNTY

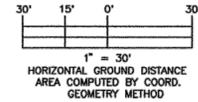
I, Barry L. Scott, certify that this plot was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 11398, page 728 etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book SEE, page SEE; that this plot was prepared in accordance with the G.S. 47-30 as amended. Witness my original signature, registration number and seal this 20th day of DECEMBER, A.D. 2013.



LOT 1, PROPERTY OF ZACHARY TAYLOR, TRUSTEE AND ROUNDABOUT PARTNERS LLC AS RECORDED IN B.O.M.. 2008, PG. 1596 W.C.R.

**NOTES:**  
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP # 3720170300J EFFECTIVE DATE: MAY 2, 2006  
 PROPERTY IS LOCATED IN ZONE X  
 MAY 2, 2006 FEMA MAP IS THE CURRENT FLOOD ZONE MAP FOR THE PROPERTY

**PLAT REFERENCE**  
 MAP ENTITLED "BOUNDARY SURVEY FOR H. ARTHUR SANDMAN, ET AL" BY MICHAEL D. BARR-DATED 01-29-98 BOM 2008, PG. 1596 W.C.R.

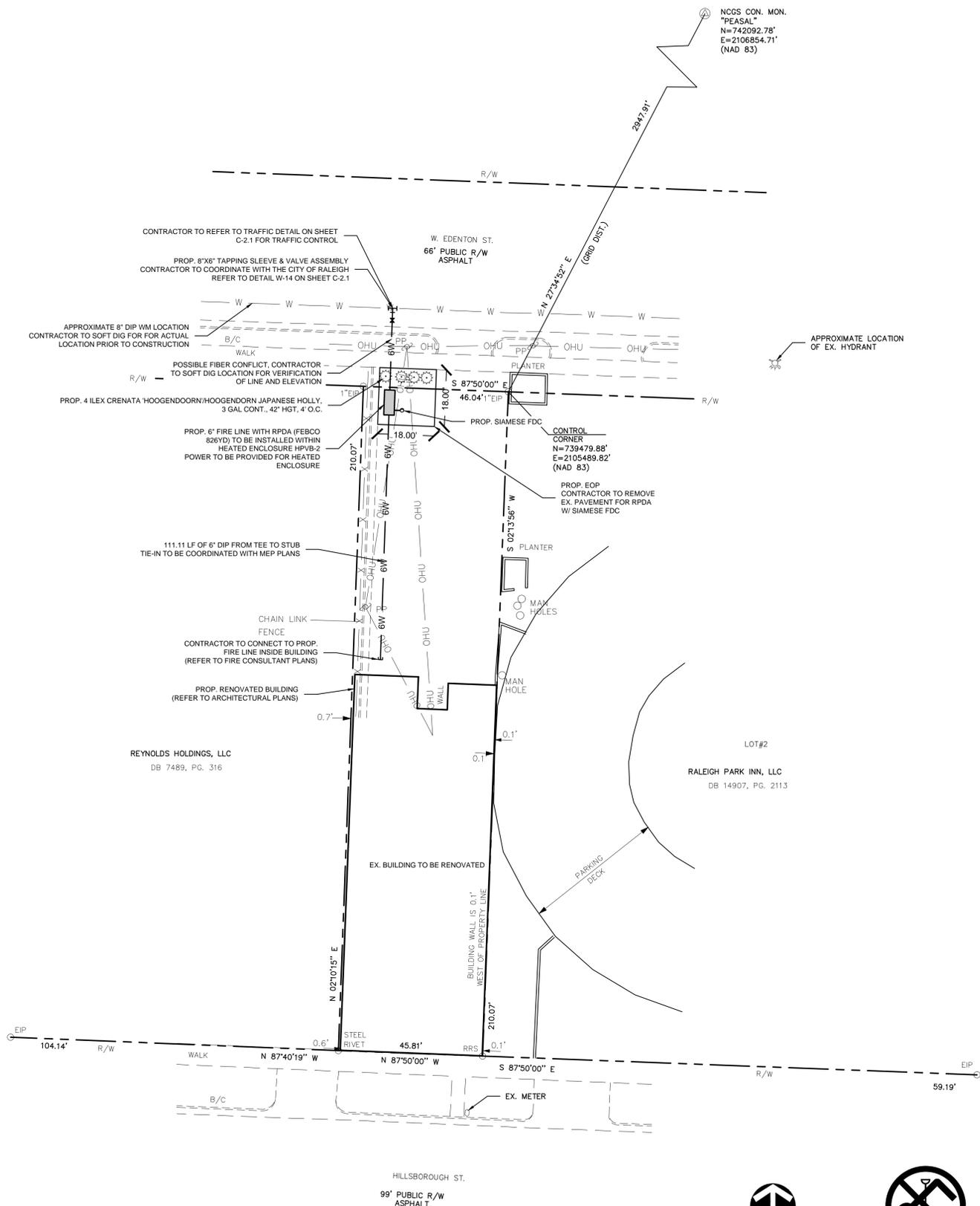


**B. L. SCOTT & CO.**  
 PROFESSIONAL LAND SURVEYORS  
 110 W. HARRINGTON ST., SUITE 100  
 RALEIGH, NC 27603  
 PHONE: 919.836.9331  
 FAX: 919.836.9332  
 www.LandDesign.com  
 NC Engineering Firm License # C-0658  
 JOB NO : 13-12-01

**MHC, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**  
**326 HILLSBOROUGH ST. -- RALEIGH, N.C.**  
 BOUNDARY SURVEY  
 PROPERTY OF  
 ZONED: BUS RML TAX MAP: PARCEL(S):  
 TOWNSHIP: RALEIGH COUNTY: WAKE  
 PIN(S): 1705994387  
 STATE OF NORTH CAROLINA, U.S.A.

DATE: 12-05-13	DESIGNED BY: DGG
FIELD BK: M385/44	DRAWN BY: SJK
SURVEYED BY: BLS	CHECKED BY: DGG
DATE: 12-05-13	SCALE: 1"=30'
DATE: 12-05-13	PROJECT #: 7514009
DATE: 12-05-13	SHEET #:

ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



**PARCEL A DEVELOPMENT SUMMARY:**

PARCEL ID:	1703594367
PROPERTY OWNER:	LM RESTAURANTS, INC.
EXISTING ZONING:	BUS
OVERLAY DISTRICT:	DOD
USE:	COMMERCIAL
EXISTING PROPOSED:	COMMERCIAL
TOTAL SITE ACREAGE:	± 0.22 ACRES (9,583 SF)
IMPERVIOUS AREA:	
EXISTING:	± 0.22 ACRES
PROPOSED:	± 0.00 ACRES
TOTAL:	± 0.22 ACRES
BUILDING/STRUCTURE AREA:	
EXISTING:	± 4,920 SF
PROPOSED:	± 321 SF
TOTAL:	± 5,241 SF

**GENERAL NOTES:**

1. SURVEY PROVIDED BY: B. L. SCOTT & CO. P.O. BOX 12493 RALEIGH, NC 27605
2. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, PREVIOUS DESIGN DOCUMENTS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. SHOULD UNCHARTED, OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH ALL UTILITY COMPANIES SERVING THIS AREA. THE CONTRACTOR IS TO COORDINATE FULLY WITH THE UTILITY COMPANIES ON THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DEMOLITION, CONSTRUCTION, AND EXCAVATION.
5. CONTRACTOR SHALL VERIFY AND PROTECT ALL PUBLIC UTILITIES. ANY WORK ASSOCIATED WITH SAID UTILITIES TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANY.
6. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.
7. PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES AND SHALL BE THOROUGHLY FAMILIAR WITH CONDITIONS OF SAID PERMITS AND INSPECTION REQUIREMENTS.
8. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE THE CONSTRUCTION LIMITS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC ARE PROTECTED FROM INJURY.
11. LANDDESIGN SHALL NOT BE IN CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR ACTUAL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS NOT UNDER THE EMPLOYMENT OF LANDDESIGN.
12. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS INCLUDING UNDERGROUND UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
13. ALL LINEAR FOOTAGE FOR ALL UTILITY PIPES ARE APPROXIMATE, ACTUAL INSTALLED QUANTITIES MAY VARY.
14. CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REPLACEMENT FOR UTILITY INSTALLATION.

**GENERAL NOTES:**

- 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) 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
    - b) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
    - c) 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
    - d) 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.
  6. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI
  7. 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 HELVEY AT (919) 212-5923 OR JOANIE.HELVEY@RALEIGHNC.GOV FOR MORE INFORMATION.

**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) 516-2159, AND THE **PUBLIC UTILITIES DEPARTMENT** AT (919) 996-6500 AT LEAST **TWENTY FOUR HOURS** PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

**FAILURE** TO NOTIFY BOTH **CITY DEPARTMENTS** IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF **MONETARY FINES**, AND REQUIRE REINSTALLATION 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 **JOB SITE**, OR ANY OTHER **VIOLATION OF CITY OF RALEIGH STANDARDS** WILL RESULT IN A **FINE AND POSSIBLE EXCLUSION** FROM FUTURE WORK IN THE **CITY OF RALEIGH**.

**URBAN FORESTRY NOTES:**

1. SITE IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS UNDER SECTION 9.1.2 OF THE CITY OF RALEIGH UDO, SEPTEMBER 2013, AS THE SITE IS LESS THAN 2 ACRES.

**TRANSPORTATION NOTES:**

1. SITE IS EXEMPT FROM ROW DEDICATION IN ACCORDANCE WITH THE WILLIAM CHRISTMAS BOUNDARY PLAN EXCEPTION REFER TO EXCEPTION LETTER SUBMITTED WITH PLANS.

**FIRE NOTES:**

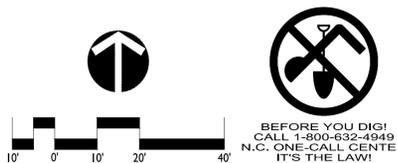
1. FIRE FLOWS AROUND THE AREA SHOW THERE IS ADEQUATE FLOW FOR FIRE HYDRANTS. HYDRANT AT THE CORNER OF N. DAWSON ST. & W. EDENTON ST., ONE BLOCK FROM SITE, HAS TEST FLOW @ 20 PSI OF 7.153.8 GPM. ADDITIONAL FLOW INFORMATION SHALL BE OBTAINED FOR BUILDING REVIEW.

**SITE/ZONING NOTES:**

1. SITE ADMINISTRATION EXEMPTION UNDER SECTION 10-2132.2(A)(3) SITE PLAN LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT AND ARE LESS THAN TEN THOUSAND (10,000) SQUARE FEET FOR NEW STRUCTURES AND FOR EXPANSIONS AND ADDITIONS TO EXISTING STRUCTURES THAT CONTAIN A COMBINED AREA OF LESS THAN TEN THOUSAND (10,000) SQUARE FEET. PROVIDED THESE EXCEPTION SHALL NOT APPLY TO PROPERTIES SUBJECT TO SEC. 10-2132.2(B)(4) SITE PLANS.
2. SITE IS EXEMPT FROM LANDSCAPING REQUIREMENTS UNDER SECTION 7.2.2 OF THE CITY OF RALEIGH UDO, SEPTEMBER 2013, AS NO NEW SITE WORK IS DONE ON THE SITE.

**STORMWATER NOTES:**

1. SITE IS EXEMPT FROM BOTH STORMWATER NITROGEN AND PRE-POST DETENTION REGULATIONS UNDER NEW CODE AS NO NEW IMPERVIOUS IS ADDED TO THE SITE.
2. SITE IS EXEMPT FROM EROSION CONTROL REQUIREMENTS AS SQUARE FOOTAGE OF DENUDEED IS LESS THAN 12,000 SF.
  - TOTAL DENUDEED = 167.68 SF



BEFORE YOU DIG! CALL 1-800-832-4949 N.C. ONE-CALL CENTER IT'S THE LAW!



04/04/14

**REVISIONS:**

DATE: 4/4/2014  
 DESIGNED BY: DGG  
 DRAWN BY: JIK  
 CHECKED BY: DGG  
 SCALE: 1"=30'  
 PROJECT #: 7514009  
 SHEET #:

**C-2.0**

ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.