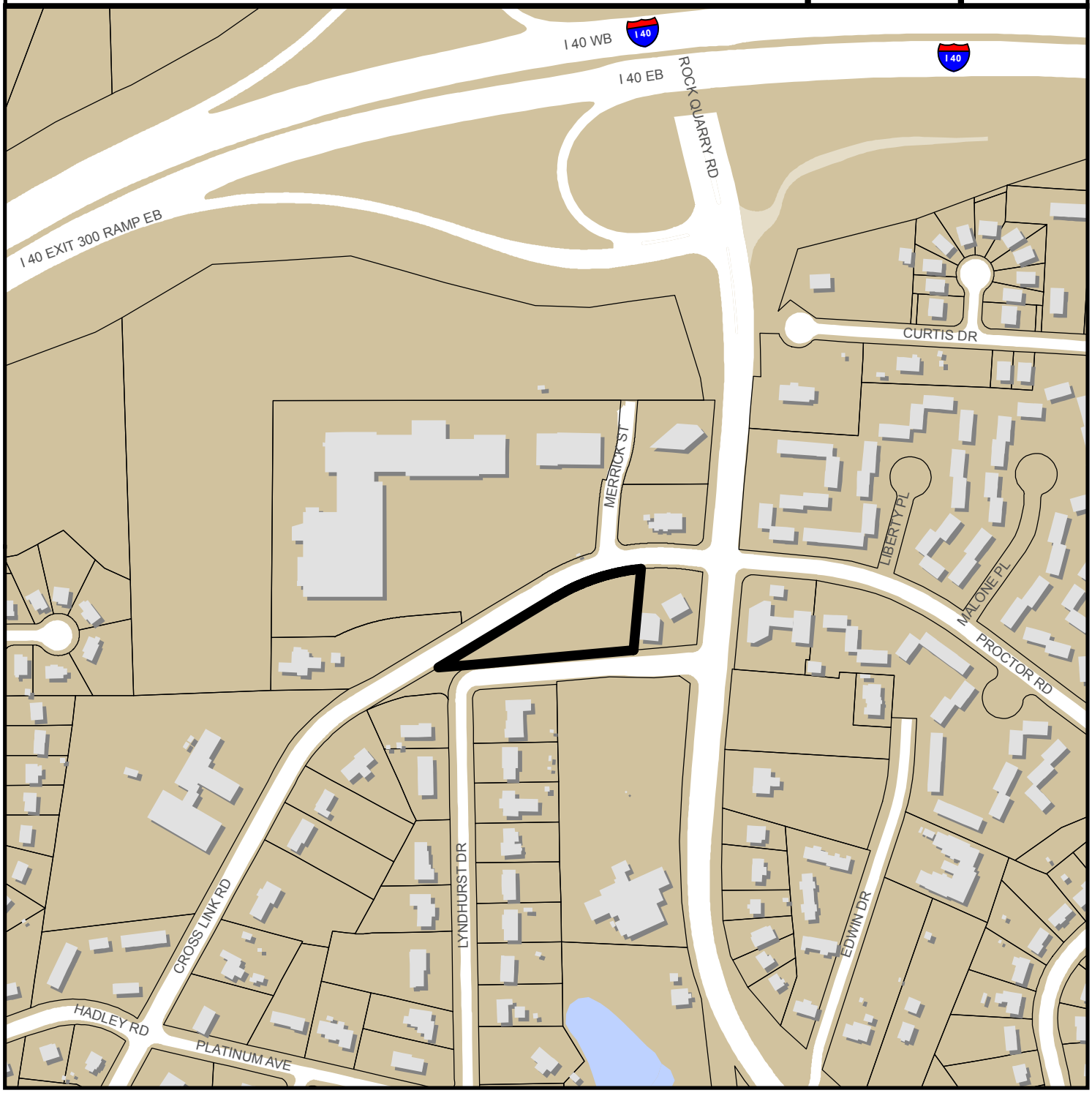
1600 CROSS LINK ROAD
SR-82-2016



Zoning: **CX-3-PL**
CAC: **South**
Drainage Basin: **Walnut Creek**
Acreage: **1.21**
Sq. Ft.: **9,000**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Johnny Edwards**
Phone: **(919) 828-4428**

Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

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

SR-82-16

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

BUILDING TYPE		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	■ General ☐ Mixed Use ☐ Open Lot	Transaction Number 490344 Assigned Project Coordinator Assigned Team Leader Walters

*Has your project previously been through the **Due Diligence or Sketch Plan Review** process? If yes, provide the transaction #*

GENERAL INFORMATION

Development Name: 1600 Cross Link Road

Zoning District: CX-3-PL | Overlay District (if applicable): | Inside City Limits? ■ Yes ☐ No

Proposed Use: Office

Property Address(es): 1600 Cross Link Road | Major Street Locator:

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

P.I.N. 1712496539 | P.I.N. | P.I.N. | 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 ☐ Retail ☐ Cottage Court
☐ Other: If other, please describe: _____

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.

Office and site improvements

DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/ OWNER

Company: York Properties, Inc. | Name (s): Hal Worth
Address: 2108 Clark Avenue, Raleigh, NC 27605
Phone: 919-863-8080 | Email: halworth@yorkproperties.com | Fax:

CONSULTANT (Contact Person for Plans)

Company: JAECO | Name (s): Johnny Edwards
Address: 333 Wade Ave, Raleigh, NC 27605
Phone: 919-828-4428 | Email: johnny@jaeco.com | Fax:

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) CX-3-PL	Proposed building use(s) RETAIL
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross 9,000
Total Site Acres Inside City Limits ☒ Yes ☐ No 1.2175 AC	Total sq. ft. gross (existing & proposed) 9,000
Off street parking: Required 30 Provided 34	Proposed height of building(s) XX'
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1st Floor XX'
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 0.00 AC acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 0.67 AC acres/square feet	**If Yes, please provide:**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 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 (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 development plan as approved by the City.

I hereby designate JOHNNY EDWARDS 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 10/6/16

Printed Name HAL WORTH

Signed _____ Date _____

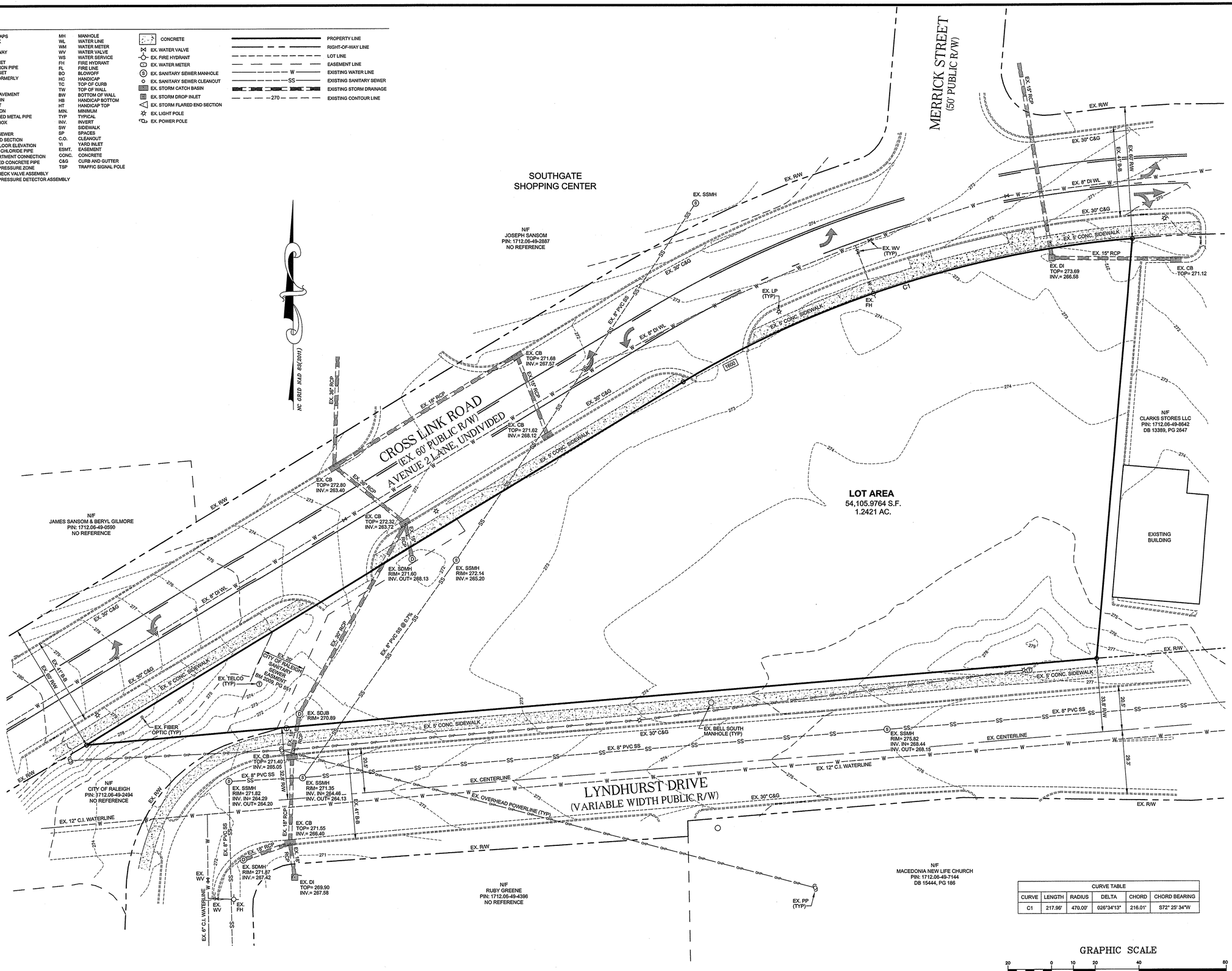
Printed Name _____

LEGEND

BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
R/W	RIGHT-OF-WAY	WV	WATER VALVE
AC.	ACREAGE	WS	WATER SERVICE
S.F.	SQUARE FEET	FH	FIRE HYDRANT
EIP	EXISTING IRON PIPE	FL	FIRE LINE
IPS	IRON PIPE SET	BO	BLOWOFF
N/F	NOW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX.	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	BW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
HW	HEADWALL	SW	SIDEWALK
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
FFE	FINISHED FLOOR ELEVATION	YI	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT.	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE	C&G	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE	TSP	TRAFFIC SIGNAL POLE
DCVA	DOUBLE CHECK VALVE ASSEMBLY		
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		

- CONCRETE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM CATCH BASIN
- EX. STORM DROP INLET
- EX. STORM FLARED END SECTION
- EX. LIGHT POLE
- EX. POWER POLE

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE
- EXISTING CONTOUR LINE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	217.99'	470.00'	026°34'13"	216.01'	S72° 25' 34"W

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

Seals

Project

1600 CROSS LINK RD.

Client

YORK PROPERTIES, INC.

SITE DATA

OWNER: JOSEPH M SANSOM
2701 LITTLE JOHN ROAD
RALEIGH, NC 27610-4227

ADDRESS: 1600 CROSS LINK ROAD
RALEIGH, NC 27610-4967

PIN: 1712.06-49-6539

LOT AREA: 54,105.9764 SF (1.2421 AC)

ZONING: CX-3-PL

CURRENT LAND USE: VACANT

REFERENCE: BM 2004, PG 289
WAKE COUNTY REGISTRY

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

Drawing Title

EXISTING CONDITIONS

Revisions

Number	Description	Date
.	.	.

Drawing Scale	1" = 20'
Drawn By	BF
Checked By	JAE, JR.
Date Issued	10/6/16

CE-1

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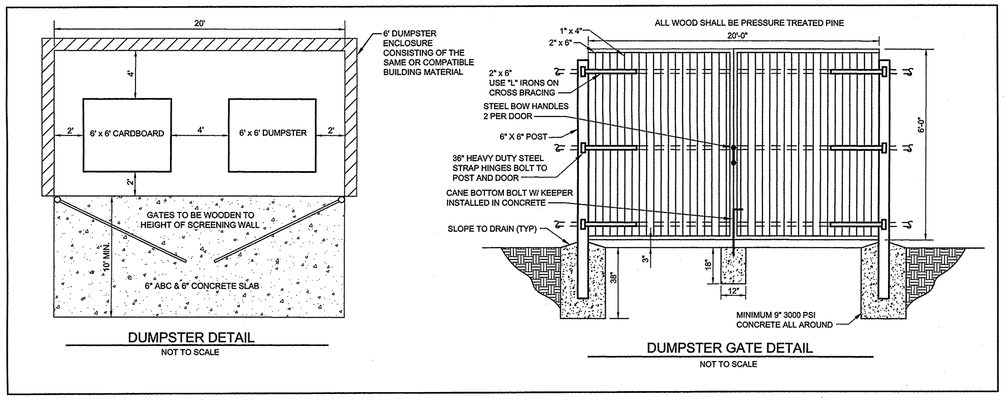

NC GRID NAD 83(2011)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	216.70'	468.00'	026°31'47"	214.77'	S72° 24' 23"W

LEGEND

BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
R/W	RIGHT-OF-WAY	WV	WATER VALVE
AC.	ACREAGE	WS	WATER SERVICE
S.F.	SQUARE FEET	FH	FIRE HYDRANT
EIP	EXISTING IRON PIPE	FL	FIRE LINE
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N/F	NOW OR FORMERLY	HC	HANDICAP
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CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
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- EX. FIRE HYDRANT
- EX. WATER METER
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- EX. SANITARY SEWER CLEANOUT
- EX. STORM CATCH BASIN
- EX. STORM DROP INLET
- EX. STORM FLARED END SECTION
- EX. LIGHT POLE
- EX. POWER POLE
- NEW WATER VALVE
- NEW WATER REDUCER
- NEW FIRE HYDRANT
- NEW WATER METER
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUT
- NEW STORM CATCH BASIN
- NEW STORM DROP INLET
- NEW STORM FLARED END SECTION

- PROPERTY LINE
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- LOT LINE
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE
- NEW WATER LINE
- NEW SANITARY SEWER
- NEW STORM DRAINAGE
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- DIVERSION DITCH
- AMENITY AREA

SOUTHGATE SHOPPING CENTER

N/F
JOSEPH SANSOM
PIN: 1712.06-49-2887
NO REFERENCE

MERRICK STREET
(50' PUBLIC R/W)

CROSS LINK ROAD
(EX. 60' PUBLIC R/W)
AVENUE 2 LANE, UNDIVIDED

LYNDHURST DRIVE
(VARIABLE WIDTH PUBLIC R/W)

N/F
JAMES SANSOM & BERYL GILMORE
PIN: 1712.06-49-0590
NO REFERENCE

N/F
CITY OF RALEIGH
PIN: 1712.06-49-2494
NO REFERENCE

N/F
RUBY GREENE
PIN: 1712.06-49-4396
NO REFERENCE

N/F
MACEDONIA NEW LIFE CHURCH
PIN: 1712.06-49-7144
DB 15444, PG 186

N/F
CLARKS STORES LLC
PIN: 1712.06-49-8642
DB 13389, PG 2647

EXISTING BUILDING

PROPOSED BUILDING 9000 SF TOTAL

SUITE 101 1500 SF	SUITE 102 1200 SF	SUITE 103 1200 SF	SUITE 104 1200 SF	SUITE 105 1200 SF	SUITE 106 1200 SF	SUITE 107 1500 SF

NEW AMENITY AREA
0.1337 AC. - (11.0 %)

NEW 20' PRIVATE DRAINAGE EASEMENT
NEW 4" CONC. MONOLITHIC ISLAND
NEW HC RAMP (TYP)
NEW 2' R/W DEDICATION
EX. 47' B-B
EX. 60' R/W
EX. 30' C&G
EX. 9' CONC. SIDEWALK
EX. R/W
EX. LP (TYP)
NEW 5' GENERAL UTILITY PLACEMENT EASEMENT
EX. 5' CONC. SIDEWALK
C1
13.5'
20'
NEW 30' C&G
NEW 5' CONC. SIDEWALK
16' x 340' SIGHT DISTANCE TRIANGLE
16' x 420' SIGHT DISTANCE TRIANGLE
NEW 30' C&G (TYP)
NEW 10' CONC. SIDEWALK
ACCESSIBLE PATH TO RIGHT-OF-WAY 5% MAX. AND 2% MAX. CROSS SLOPE
24'
9' (TYP)
18' (TYP)
VAN
NEW HC SIGN
NEW HC RAMP
11.5' (TYP) (@ C&G)
150'
60'
S 04° 59' 01" W
160.95'
NEW (4) BICYCLE PARKS
NEW DUMPSTER W/ ENCLOSURE MATCHING BUILDING MATERIALS
NEW 30' C&G (TYP)
NEW 6' CONC. SIDEWALK
NEW PATIO
NEW RETAINING WALL
NEW BIO-RETENTION POND
NEW PRIVATE DRAINAGE EASEMENT
15'
NEW 30' CITY OF RALEIGH SANITARY SEWER EASEMENT
EX. 30' CITY OF RALEIGH SANITARY SEWER EASEMENT BM 2005, PG 557
NEW 20' PRIVATE DRAINAGE EASEMENT
NEW 20' PRIVATE DRAINAGE EASEMENT
EX. TELCO (TYP)
EX. FIBER OPTIC (TYP)
S 85° 13' 19" W
460.03'
EX. BELL SOUTH MANHOLE (TYP)
EX. CENTERLINE
EX. OVERHEAD POWERLINE (TYP)
EX. PP (TYP)
33.8' R/W
20.5'
28.3'
41' B-B
EX. 60' R/W
N 58° 49' 59" E
316.54'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

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Seals

Project

1600 CROSS LINK RD.

Client

YORK PROPERTIES, INC.

Drawing Title

SITE PLAN

Revisions

Number	Description	Date
.	.	.

Drawing Scale 1" = 20'
Drawn By BF
Checked By JAE, JR.
Date Issued 10/6/16

CE-2

__ of __

X:\dwgs2014\York\Cross Link Road - Lot 7\PRELIMINARY\Civil Base.dwg, 10/6/2016 1:06:28 PM

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 ¾" 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.

LEGEND

BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
R/W	RIGHT-OF-WAY	WV	WATER VALVE
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NEW WATER VALVE
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PROPERTY LINE
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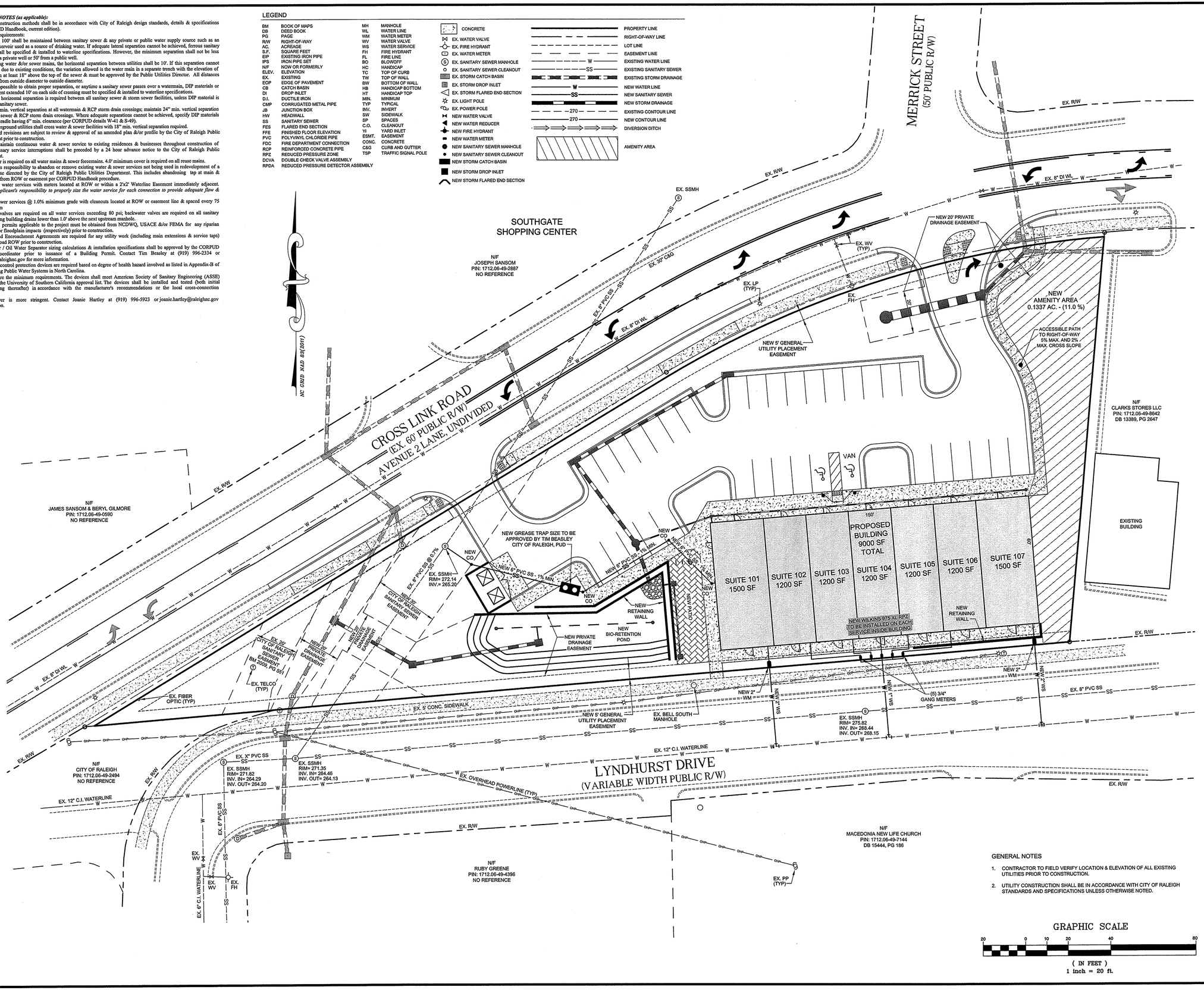
AMENITY AREA



GENERAL NOTES

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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Seals

Project

1600 CROSS LINK RD.

Client

YORK PROPERTIES, INC.

ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 996-2409, and the PUBLIC UTILITIES DEPARTMENT at (919)996-4540 at least twenty four hours prior to beginning any of their construction.

FAILURE to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstalation of any water or sewer facilites not inspected as a result of this notification failure.

FAILURE to call for Inspection, Install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Eviction from future work in the CITY OF RALEIGH.

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

Drawing Title

UTILITY PLAN

Revisions

Number	Description	Date

Drawing Scale	1" = 20'
Drawn By	BF
Checked By	JAE, JR.
Date Issued	10/6/16

CE-3

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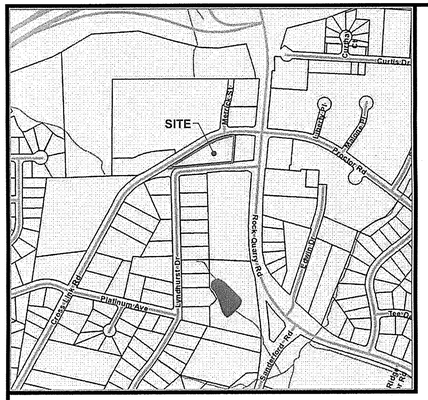
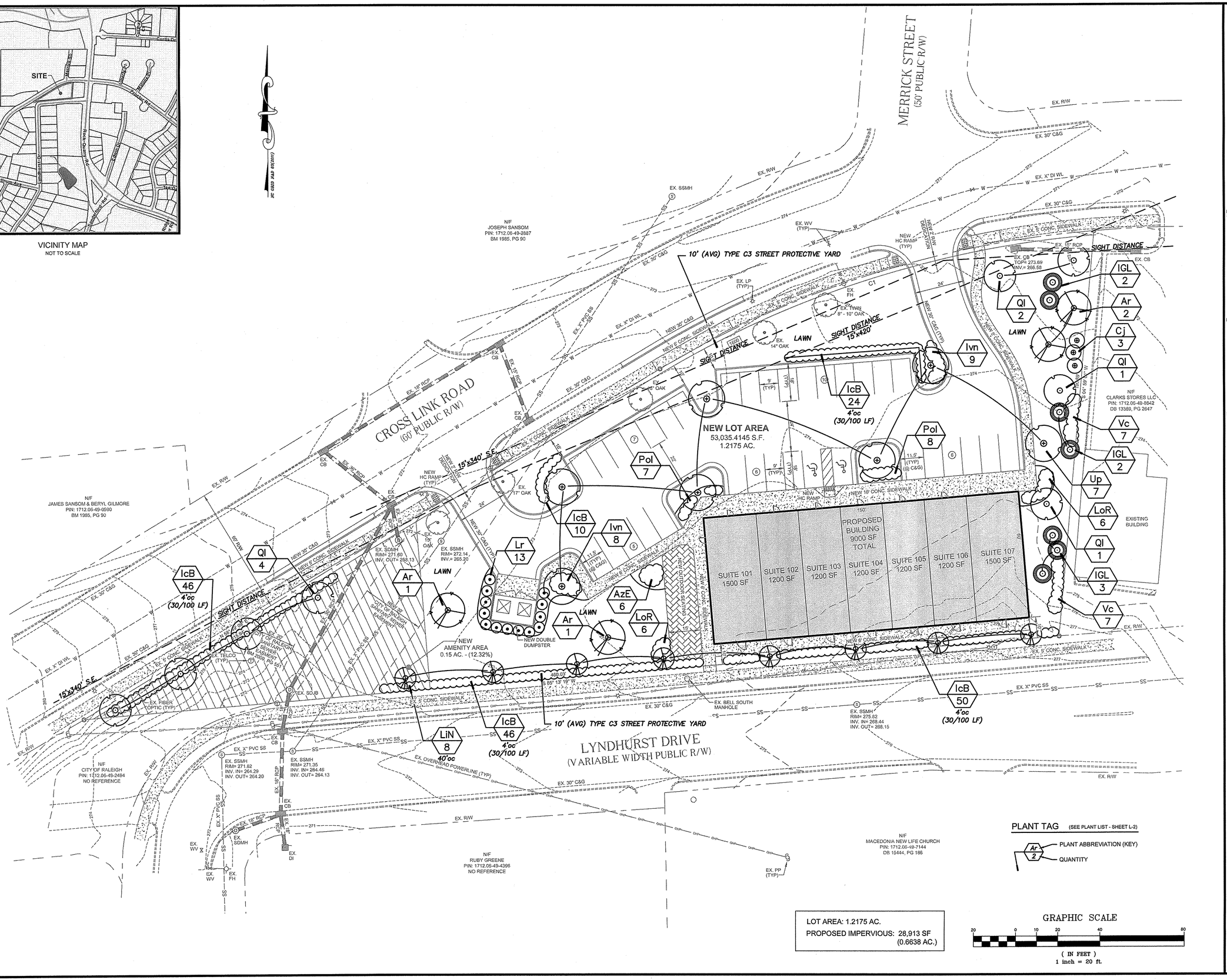


VICINITY MAP
NOT TO SCALE



LOT AREA: 1.2175 AC.
PROPOSED IMPERVIOUS: 28,913 SF
(0.6638 AC.)

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Seals

William B. Hood, PLLC ASLA PLA
LANDSCAPE ARCHITECTURE | LAND PLANNING

302 JEFFERSON ST.
RALEIGH, NC 27605

Project

1600 CROSS LINK RD.

Client

YORK PROPERTIES INC.

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SITE DATA

OWNER: JOSEPH M SANSOM
2701 LITTLE JOHN ROAD
RALEIGH, NC 27610-4227

ADDRESS: 1600 CROSS LINK ROAD
RALEIGH, NC 27610-4967

PIN: 1712.06-49-6539

OLD LOT AREA: 54,105.9764 SF (1.2421 AC)

NEW LOT AREA: 53,035.4145 SF (1.2175 AC)

NEW R/W DEDICATION: 1,070.5619 SF (0.0246 AC)

ZONING: CX-3-PL

CURRENT LAND USE: VACANT

REFERENCE: BM 2004, PG 289
WAKE COUNTY REGISTRY

Drawing Title

LANDSCAPE PLAN

Revisions

Number	Description	Date

Drawing Scale 1" = 20'
Drawn By BH
Checked By WH
Date Issued 9/6/16

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