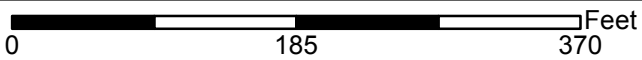
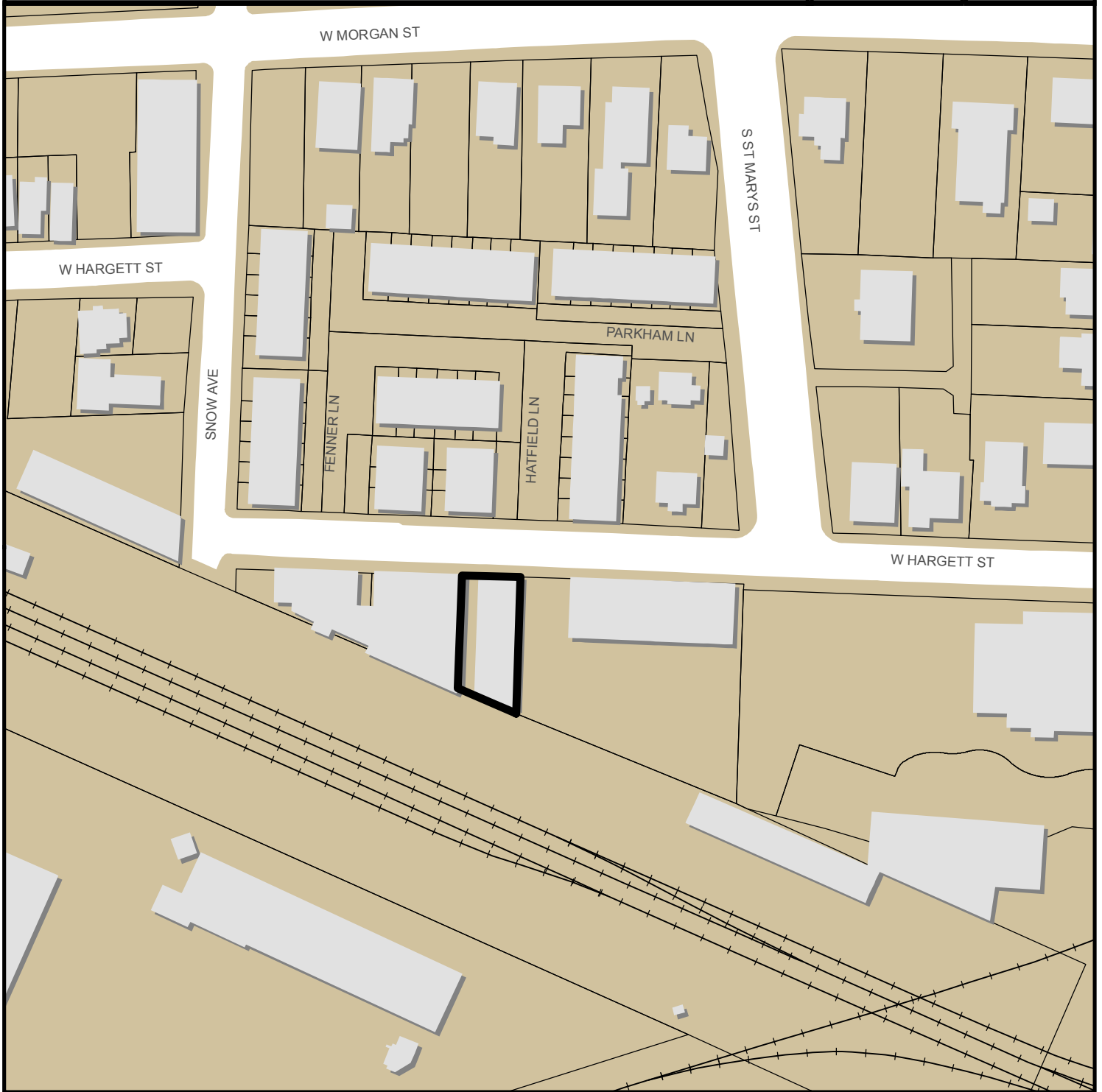


# KRAV MAGA SR-39-2017



Zoning: **DX-5-UL w/SRPOD**  
CAC: **Hillsborough**

Drainage Basin: **Rocky Branch**  
Acreage: **0.13**  
Sq. Ft.: **4,600**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**

Applicant: **Snowland LLC.**  
Phone: **(919) 834-9891**



# Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

SR-39-17

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

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <span style="font-size: 1.5em; font-family: cursive;">510237</span> Assigned Project Coordinator  Assigned Team Leader <span style="font-size: 1.5em; font-family: cursive;">D. Stegall</span>
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
<b>GENERAL INFORMATION</b>		
Development Name <b>Krav Maga</b>		
Zoning District <b>DX-5-UL</b>	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use <b>Indoor Recreation - Martial Arts Studio</b>		
Property Address(es) <b>731 W. Hargett St., Raleigh, NC 27603</b>		Major Street Locator: <b>West Hargett St.</b>
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. <b>1703384404</b>	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input checked="" type="checkbox"/> Other: If other, please describe: <u>Indoor Recreation - Martial Arts Studio</u>		
<b>WORK SCOPE</b>	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.  <b>Change of use from warehouse to indoor recreation. Parking requirements are unchanged due to DX district and Sec. 7.1.3.D of the Raleigh UDO</b>	
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE  <b>Streetscape and Street protective yard should not be required per Sec 8.5.1.B.3 and Sec 7.2.2.C</b>	
<b>CLIENT/DEVELOPER/OWNER</b>	Company <b>Snowland LLC</b> Name (s) <b>Bill Mooney</b> Address <b>1720 Capital Blvd. Raleigh, NC 27604</b> Phone (919) 834-9891 ext 107 Email <b>bill@tannisroot.com</b> Fax <b>(919)834-2090</b>	
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>Site Collaborative</b> Name (s) <b>Graham Smith</b> Address <b>727 West Hargett St. Ste. 101</b> Phone <b>919.805.3586</b> Email <b>graham@sitecollaborative.com</b> Fax	

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) DX-5-UL	Proposed building use(s) Indoor Recreation
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 4,600
Overlay District	Proposed Building(s) sq. ft. gross 4,600
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.13 AC	Total sq. ft. gross (existing & proposed) 4,600
Off street parking: Required <input type="checkbox"/> Provided <input type="checkbox"/>	Proposed height of building(s) 20'
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1 <sup>st</sup> Floor 15'
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 4,600 SF acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 4,600 SF acres/square feet	If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
<p>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.</p> <p>I hereby designate <u>Graham Smith</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u>William J Mooney</u> Date <u>4.04.17</u></p> <p>Printed Name <u>William J Mooney</u></p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>	

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist 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, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓
f) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓
h) Proposed Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓
j) 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. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<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 plan 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 or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

**DEMOLITION NOTES**

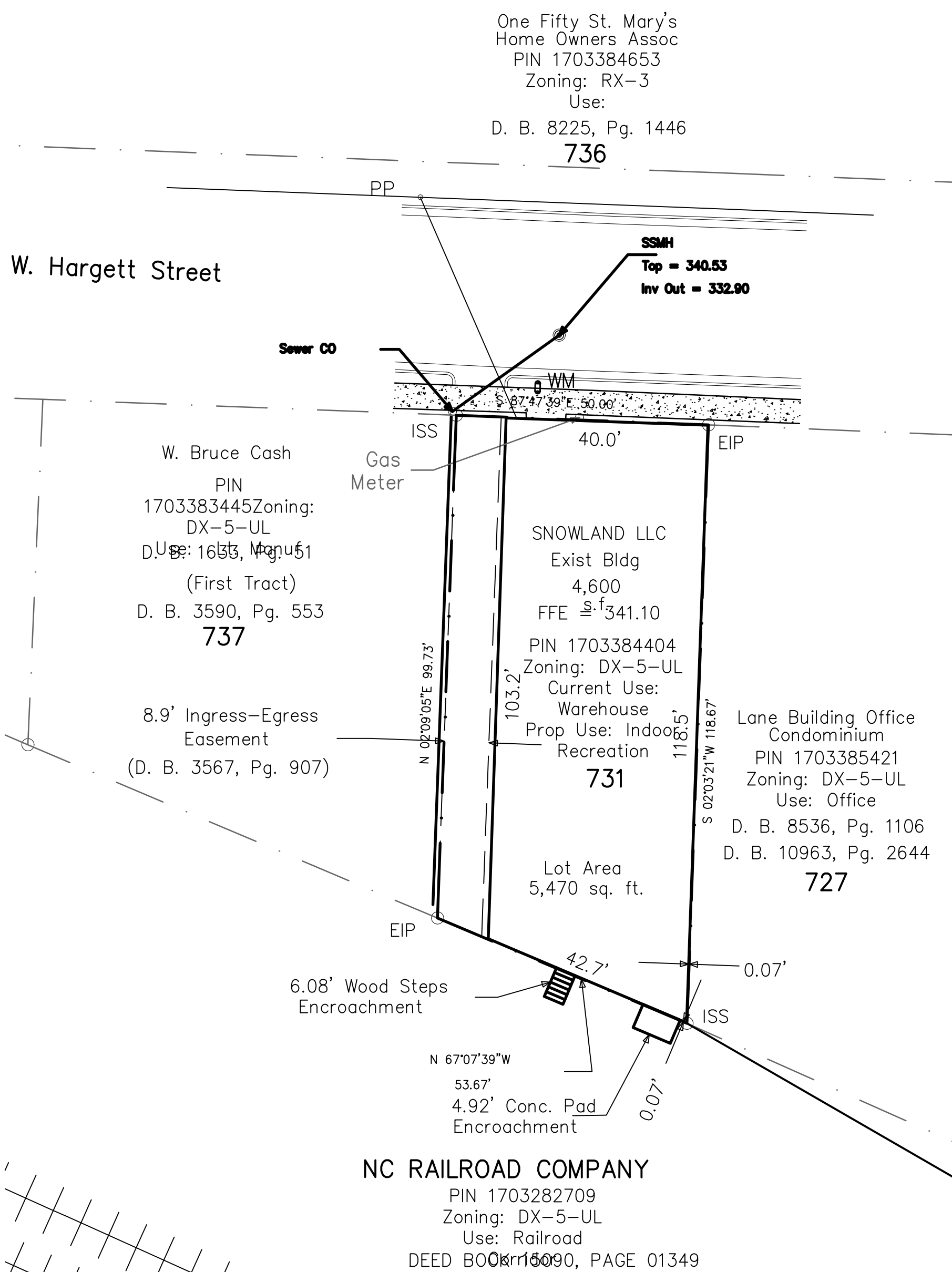
1. THE CONTRACTOR SHALL NOTIFY THE N.C. ONE CALL CENTER AT 1-800-632-4949 PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO STARTING WORK.
3. ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOT MAKE ANY LANE CLOSURES OR CHANGES TO THE EXISTING TRAVEL PATTERNS ON ANY PUBLIC STREET WITHOUT PRIOR APPROVAL FROM THE CITY OF RALEIGH TRANSPORTATION DEPARTMENT AND/OR NCDOT.
5. LANE CLOSURE, TRAFFIC CONTROL PLAN, OR PEDESTRIAN CONTROL PLAN TO BE COORDINATED WITH APPROPRIATE CITY AND/OR NCDOT STAFF PRIOR TO ANY CONSTRUCTION IN PUBLIC RIGHT-OF-WAY
6. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING REMOVAL AND DISPOSAL OF MATERIALS AND DEBRIS.
7. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR SANITARY SEWER AND WATER REMOVALS AND RELOCATIONS.
8. RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH THE LOCAL UTILITY PROVIDER(S).
9. WHERE UTILITIES (TO BE REMOVED) IMPACT THE FOOTPRINT OF THE NEW BUILDING, CONTRACTOR SHALL EXCAVATE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF PIPE, AND 1 FOOT BELOW TO REMOVE UNSUITABLE SOILS, IF UNSUITABLE SOILS EXIST.
10. CLEANOUTS LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION THAT ARE TO REMAIN, SHALL BE PROTECTED FROM DAMAGE AND RAISED TO FLUSH WITH NEW GRADE.
11. ELECTRICAL OR GAS UTILITY SERVICES TO BE REMOVED SHALL BE REMOVED AND RELOCATED (AS INDICATED) BY THE UTILITY PROVIDER. CONTRACTOR SHALL SCHEDULE AND COORDINATE THIS WORK WITH THE APPROPRIATE SERVICE PROVIDER. ALL SERVICES SHOULD BE RE-INSTALLED PRIOR TO THE INSTALLATION OF PAVEMENT, SIDEWALKS, CURB AND GUTTER, OR OTHER PERMANENT FEATURES.
12. REMOVE EXISTING CONCRETE (WHERE REQUESTED) TO FIRST COLD JOINT OR SAWCUT JOINT TO OBTAIN A CLEAN EDGE FOR NEW CONSTRUCTION. SAWCUT EXISTING ASPHALT DRIVE AT LIMITS OF NEW CURBING TO OBTAIN A CLEAN EDGE.
13. CONTRACTOR SHALL RETAIN AND STOCKPILE CONCRETE WHEELSTOPS WHICH ARE IN USEABLE CONDITION FOR RE-INSTALLATION AT THE END OF THE PROJECT.
14. CONTRACTOR SHALL RESTORE THE LAYDOWN AND STAGING AREA TO ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE OWNER, PRIOR TO DEMOBILIZATION AT THE CONCLUSION OF THE PROJECT.
15. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS PERFORMED IN ACCORDANCE WITH SPECIFICATIONS, GEOTECHNICAL REPORT, AND SITE PLAN.
16. ALL FENCING TO BE REMOVED SHALL BE REMOVED AT NEXT NEAREST POLE.
17. ALL GRAVEL TO BE REMOVED (SURFACE OR SUBSURFACE) TO BE STOCKPILED AND REUSED ON SITE WHERE POSSIBLE.
18. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
19. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFFSITE UNLESS OTHERWISE NOTED ON THIS PLAN.
20. ALL TREES TO BE REMOVED SHALL BE GROUND DOWN TO A MINIMUM DEPTH OF 12" BELOW PROPOSED FINISH GRADE.
21. SEE SEDIMENT AND EROSION CONTROL PLANS FOR CONSTRUCTION ENTRANCES, INLET PROTECTION, AND OTHER ASSOCIATED MEASURES.
22. SEE ARCHITECTURE SHEETS FOR DEMOLITION SEQUENCING.

**GRADING NOTES**

1. ORIGINAL TOPOGRAPHIC INFORMATION SHOWN AS 'EXISTING' ON THIS PLAN HAS BEEN COMPILED FROM SURVEY DATA PROVIDED BY JOHN A. EDWARDS AND COMPANY. CONTRACTOR TO FIELD VERIFY ALL INFORMATION AND REPORT ANY DISCREPANCIES.
2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
3. INSPECTOR REFERS TO AUTHORIZED REGULATORY AGENCY SEDIMENTATION AND EROSION CONTROL INSPECTOR OR HIS/HER REPRESENTATIVE. FIELD INSPECTIONS MAY REQUIRE ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE INSPECTOR, CLIENT, AND/OR CLIENT'S REPRESENTATIVES.
4. CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CITY OF RALEIGH EROSION AND SEDIMENT CONTROL MANUAL.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL METHODS DURING CONSTRUCTION, AND THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT EROSION CONTROL METHODS AFTER CONSTRUCTION IS COMPLETE, IF ANY PERMANENT METHODS ARE REQUIRED.
6. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
7. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
8. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL THE REGULATORY AUTHORITY FOR AN INSPECTION.
9. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES EVERY 7 DAYS AND AFTER EACH SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) AND DOCUMENT WITH INSPECTION REPORTS.
10. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
11. LOCATE STOCKPILES UPSLOPE FROM EROSION CONTROL MEASURES. ALL SOIL STOCK PILES SHALL HAVE APPROPRIATE EROSION CONTROL PER THE LATEST VERSION OF THE CITY OF RALEIGH EROSION AND SEDIMENT CONTROL MANUAL INCLUDING SEEDING AND SILT FENCE AROUND THE BASE OF THE STOCK PILE.

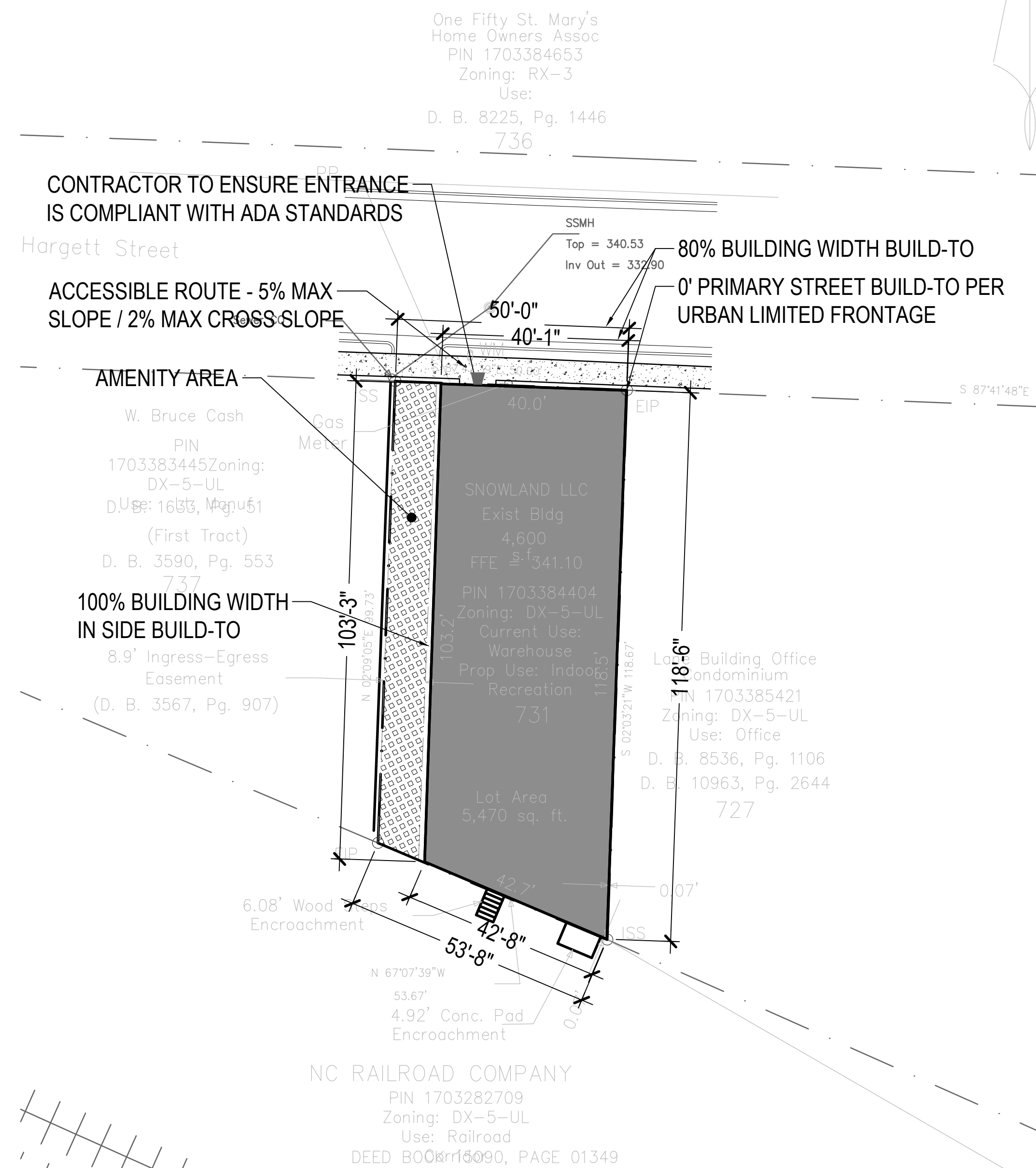
**GENERAL SITE NOTES**

1. ALL ON SITE PERIMETER CURB & GUTTER SHALL BE 24" (6" CURB & 18" GUTTER) UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALEIGH STANDARD.
3. CURB & GUTTER TO SLOPE (NEGATIVE OR POSITIVE) SAME AS PAVEMENT EDGE. PONDING OF WATER IS PROHIBITED.
4. PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS.
5. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED ON THE PLANS.
6. BUILDING AND ROADWAY STAKE OUT TO BE PERFORMED BY A REGISTERED LAND SURVEYOR. ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
7. GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT.
8. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE.
9. GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
10. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
11. ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
12. ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
13. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
14. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD SURVEY PERFORMED BY JOHNNY EDWARDS AND ASSOCIATES. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
15. ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
16. TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD).
17. ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
18. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING.
19. THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
20. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
21. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
22. SIDEWALKS ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)



1 EXISTING CONDITIONS

SCALE: 1"=20'-0"



1 PROPOSED CONDITIONS

SCALE: 1"=20'-0"

PARKING CALCULATIONS					
USE	AREA (SF)	VEHICLE PARKING			
		Description	Required	Provided	
EXISTING	WAREHOUSE	4,600	1 space / 600 SF (office) 1 space / 3,000 SF of indoor area	4	0*
PROPOSED	INDOOR RECREATION	4,600	1 space / 300 SF	15	0*

\* PER SEC 7.1.3.D OF THE RALEIGH UDO, NO PARKING IS REQUIRED IN A DOWNTOWN DISTRICT (DX) FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA.

AMENITY AREA REQUIREMENTS				
DISTRICT	GROSS LOT AREA (SF)	PERCENT (%)	REQUIRED (SF)	PROPOSED (SF)
DX	5,470	10	547	900

**LANDSCAPE REQUIREMENTS**

**STREET TREES:**  
Hargett Street  
Total Frontage = 50'  
Required: None per Raleigh UDO Sec 8.5.1.B.3

**STREET PROTECTIVE YARD (SPY):**  
Hargett Street  
Total Frontage = 50'  
Required: None per Raleigh UDO Sec 7.2.2.C

GRADING LEGEND	
KEY	DESCRIPTION
---	ACCESSIBLE ROUTE

IMPERVIOUS CALCULATION	
DESCRIPTION	AREA (SQ.FT.)
DISTURBED AREA	4,600
Impervious (Pre-Development)	4,600
Impervious (Post-Development)	4,600

**NOTE:**  
THIS SURVEY DATA WAS COMPILED BY STANCIL & ASSOCIATES PROFESSIONAL LAND SURVEYOR ON 5.22.2008

SCALE: 1" = 20'



727 W. Hargett Street, Ste. 101  
Raleigh, NC 27603 | 919.805.3596



REUSE OF DOCUMENT  
This document is the property of Site Collaborative, Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative, Inc.

**KRAV MAGA RALEIGH**  
**Snowland LLC**  
 731 West Hargett Street, Raleigh, NC 27603

PROJECT NUMBER:  
17012

PROJECT PHASE:  
ADMINISTRATIVE SITE PLAN

DATE:  
4.10.2017

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:

L100