

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan
Building and Development Type (Check all that apply)		Site Transaction History
Detached	General	Subdivision case #: _____
Attached	Mixed use	Scoping/sketch plan case #: _____
Townhouse	Civic	Certificate of Appropriateness #: _____
Apartment	Cottage Court	Board of Adjustment #: _____
Tiny house	Frequent Transit	Zoning Case #: _____
Open lot	Development Option	Design Alternate #: _____
GENERAL INFORMATION		
Development name:		
Inside City limits?	Yes	No
Property address(es):		
Site P.I.N.(s):		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). Proposed improvements consist of 8 apartment buildings, a pool/clubhouse, and the necessary parking and site infrastructure.		
<b>Current Property Owner(s):</b>		
Company: Mitchell Mill LLC		Title:
Address:		
Phone #:	Email:	
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>		
Relationship to owner:	Lessee or contract purchaser	Owner's authorized agent      Easement holder
Company: Advanced Civil Design	Address:	

Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b>	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

**DEVELOPMENT TYPE + SITE DATE TABLE**  
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____
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**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br <u>84</u> 2br <u>108</u> 3br <u>24</u> 4br or more _____	
# of lots:	Is your project a cottage court?      Yes      No
	A frequent transit development?      Yes      No

Continue to Applicant Signature Block on Page Three.

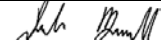
**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 

Date:

Printed Name:

# ADMINISTRATIVE SITE REVIEW

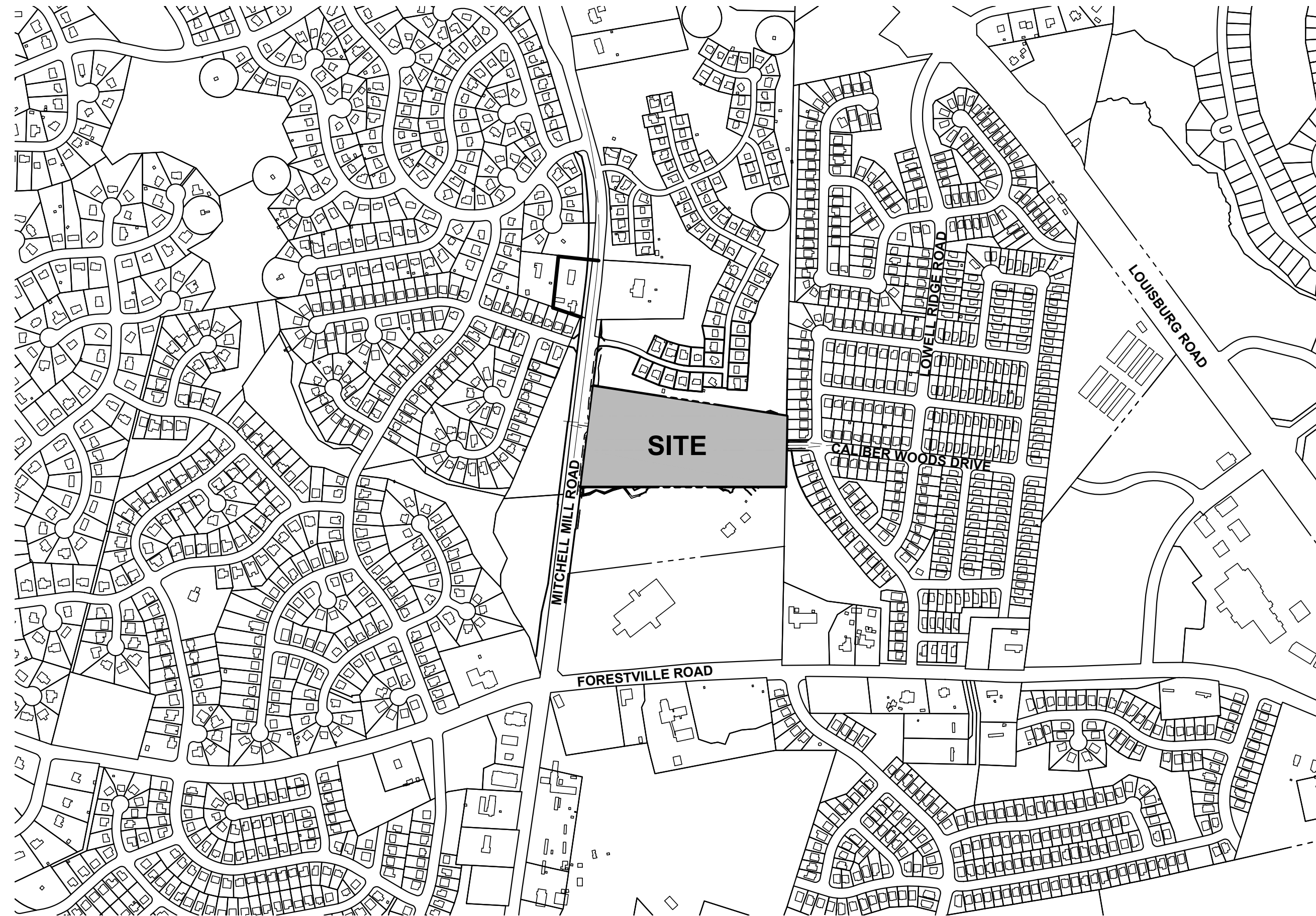
# MITCHELL MILL APARTMENTS

## CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

### 2024

#### SITE DATA TABLE

<b>PROPERTY INFORMATION:</b>	
PIN:	1747379686
ADDRESS:	3805 MITCHELL MILL RD.
TOTAL SITE AREA:	10.462/455,731 ACRES/SF
<b>ZONING INFORMATION:</b>	
EXISTING ZONING:	RX-3-PL-CU (RESIDENTIAL MIXED USE-3 STORIES-CONDITIONAL USE)
CUD CASE NUMBER:	Z-82-2022
<b>DEVELOPMENT INFORMATION:</b>	
FRONTAGE TYPE:	PARKING LIMITED
BUFFER TYPE:	ZONE A PROTECTIVE YARD - TYPE 1 ZONE A PROTECTIVE YARD - TYPE 2
EXISTING USE:	VACANT
PROPOSED USE:	APARTMENT
EXISTING BUILDING AREA:	N/A
<b>PROPOSED BUILDING AREA:</b>	
APARTMENT	290,688 SF
TOTAL AREA:	290,688 SF
<b>BUILDING DIMENSIONAL STANDARDS:</b>	
<b>BUILDING HEIGHT:</b>	
APARTMENT BUILDINGS	BLDG. TYPE I - 46' 2" BLDG. TYPE II - 46' 0" BLDG. TYPE III - 46' 0"
<b>UNIT BREAKDOWN:</b>	
1-BR UNITS:	84
2-BR UNITS:	108
3-BR UNITS:	24
TOTAL UNITS:	216
GROUND FLOOR HEIGHT MINIMUM:	11'
PR. BUILDING HEIGHT:	3 STORY
GROUND STORY TRANSPARENCY:	20% MINIMUM
ACCESSORY STRUCTURE:	26' MAX
PR. ACCESSORY STRUCTURE:	N/A
PRIMARY STREET:	MITCHELL MILL ROAD
BUILDING SETBACKS:	PRIMARY STREET- 5' SIDE STREET- 5' SIDE LOT LINE- 0' OR 6' REAR LOT LINE- 0' OR 6'
<b>PARKING DIMENSIONAL STANDARDS:</b>	
PARKING SETBACKS:	PRIMARY STREET- 10' SIDE STREET- 10' SIDE LOT LINE- 0' REAR LOT LINE- 0'
<b>IMPERVIOUS AREA CALCULATIONS:</b>	
EX. IMPERVIOUS AREA:	0.0/0 ACRES/SF
PR. IMPERVIOUS AREA:	5.713/248,857 ACRES/SF
SITE COVERAGE:	5.713/10,462 = 54.6%
FLOOD HAZARD AREA:	NO, FEMA MAP PANEL #3720174700K
REQUIRED AMENITY AREA: (10% OF SITE AREA)	8.973 AC * 10% = 0.897 (39,087 SF)
PROVIDED AMENITY AREA:	.934 AC (40,703 SF)
<b>PARKING CALCULATIONS:</b>	
MAX PARKING ALLOWED	1.5(1BR)+2.25(2BR)+3(3BR) 1.5(84)+2.25(108)+3(24) = 441 SPACES MAX
TOTAL PROPOSED PARKING	306 SPACES
<b>ACCESSIBLE PARKING:</b>	
REQUIRED ACCESSIBLE PARKING:	301 TO 400 = 8 TOTAL (2 VAN)
TOTAL PROVIDED ACCESSIBLE PARKING:	20 SPACES
PROVIDED STANDARD ACCESSIBLE SPACES:	9 SPACES
PROVIDED VAN PARKING SPACES:	11 SPACES
<b>BICYCLE CALCULATIONS:</b>	
SHORT TERM BICYCLE PARKING	1 PER 20 UNITS 216 UNITS/20 = 10.8 = 11 SPACES
LONG TERM BICYCLE PARKING	1 PER 7 BR 372 BR / 7 = 53.1 = 54 SPACES

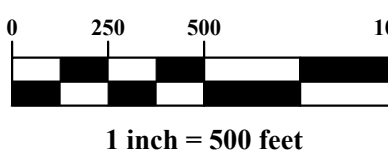


#### VICINITY MAP

SCALE: 1" = 500'



#### GRAPHIC SCALE



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EXTERIOR ELEVATIONS - BUILDING TYPE III	B3-EL
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#### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- CONTACT NC 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES TO VERIFY LOCATIONS, DEPTHS, AND ELEVATIONS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. ANY DIFFERENCES SHALL BE REPORTED TO THE OWNER, ENGINEER, AND ARCHITECT.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
- LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
- LOCATIONS AND SIZES SHOWN FOR WATER AND SEWER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
- PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
- THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
- HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CURRENT RALEIGH ENGINEERING STANDARD DRAWING STANDARD DRAWINGS.
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

#### Existing Site Data Table

Owner:	Mitchell Mill, LLC
Address:	3805 MITCHELL MILL RD
PIN #:	1747-37-9686
Tract Data:	D.B. 12985 Pg. 56
Map Data:	B.M. 1981, Pg. 452 (Lot 6)
Lot Area (square feet):	455,731
Lot Area (acres):	10.462



#### Proposed Site Data Table

	Acres	Square Feet
New Lot 1 Area:	3.625	157,910
New Lot 2 Area:	5.348	232,941
New R/W Area:	1.489	64,880
<b>Total Area:</b>	<b>10.462</b>	<b>455,731</b>

**ZONING CONDITIONS (Z-82-22):**  
Z-82-22 - 3805 Mitchell Mill Road, located on its north side approximately 1,000 feet west of Forestville Road, being Wake County PIN 1747379686. Approximately 10.41 acres rezoned to Residential Mixed Use-3 Stories-Parking Limited-Conditional Use (RX3-PL-CU).

**CONDITIONS DATED:** MARCH 10, 2023

- The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX-District shall be prohibited: (i) cemetery.
- There shall be no more than twenty-four (24) residential units within any singlebuilding that is located within five hundred (500) feet of the northern boundary of the property. There shall be no more than thirty-six (36) residential units within any single building that is located on all other portions of the property.
- For those buildings fronting along Mitchell Mill Road, there shall be no private, on-site vehicular parking areas located between the Mitchell Mill Road right-of-way and the building facade located closest and most parallel to the Mitchell Mill Road right-of-way.
- For those buildings fronting along Caliber Woods Drive, there shall be no private, on-site vehicular parking areas located between the Caliber Woods Drive right-of-way and the building facade located closest and most parallel to the Caliber Woods Drive right-of-way. However, this condition shall not prohibit vehicular parking areas located closer to the Caliber Woods Drive right-of-way than the closest and most parallel building facade so long as the vehicular parking areas are located to the sides of each building's facade located closest and most parallel to the Caliber Woods Drive right-of-way.
- The property owner shall pay to the City a total of \$20,000.00 to be placed in the fund designated for the City's Affordable Housing Program. The \$20,000.00 amount may be payable in four annual installments of \$5,000.00, with the first payment being due prior to the issuance of the first certificate of occupancy and with each other annual installment due on or before the same day of the successive years, although the property owner has a right to prepay any amounts due. Prior to the issuance of any building permit, this payment obligation shall be evidenced by a promissory note to the City. If a sale of the project or the property (or a portion thereof), including a sale of controlling interests of an ownership entity within the project, occurs subsequent to the issuance of the first building permit and prior to the payment in full of the sum described within this condition, any outstanding amount shall be paid prior to the change of ownership.

<b>OWNER</b> MITCHELL MILL, LLC 3301 BENSON DRIVE, SUITE 304 RALEIGH, NORTH CAROLINA 27619	<b>DEVELOPER</b> DEWITT CAROLINAS, INC. 3301 BENSON DRIVE, SUITE 103 RALEIGH, NORTH CAROLINA 27609 PHONE: 919-863-1000 CONTACT: NEIL KING EMAIL: NEIL.KING@DEWITTCAROLINAS.COM	<b>CIVIL ENGINEER</b> ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 102 CARY, NORTH CAROLINA 27511 PHONE: 919-481-6290 CONTACT: JAKE BUZZELL JBUZZELL@ADVANCEDCIVILDESIGN.COM	<b>ARCHITECT</b> PLANWORX ARCHITECTURE PA 5711 SIX FORKS ROAD, SUITE 100 RALEIGH, NORTH CAROLINA 27609 PHONE: 919-424-1946 CONTACT: TATE HOLT THOLT@PLANWORX.COM	<b>LANDSCAPE ARCHITECT</b> JDAVIS 510 SOUTH WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601 PHONE: 919-835-1500 CONTACT: SAWAKO BUSH SAWAKOB@JDAVISARCHITECTS.COM
				

**ADMINISTRATIVE SITE REVIEW**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**MITCHELL MILL APARTMENTS**  
 FOR  
**DEWITT CAROLINAS**  
**TITLE SHEET**

Issue Date: 02/14/2024  
 Date: 02/14/2024  
 Scale: 1" = 500'  
 Drawn By: JLB  
 Checked By: JDW

Project Number:  
**18-0004-742**  
 Drawing Number:  
**C.0.0**

**ASR-XXXX-2024**

PLAN PREPARED BY:  
 FIRM # C-2798  
 51 Kilmayne Drive  
 Suite 102  
 Cary, North Carolina 27511  
 ph 919.481.6290  
 fax 919.336.5127  
**ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS



# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan  Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: <u>Z-82-2022</u>
<input type="checkbox"/> Open lot		Design Alternate #: _____

### GENERAL INFORMATION

Development name: Mitchell Mill Apartments

Inside City limits? Yes  No

Property address(es): 3805 Mitchell Mill Road

Site P.I.N.(s): 1747-37-9686

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Proposed improvements consist of 8 apartment buildings, a pool/clubhouse, and the necessary parking and site infrastructure.

Current Property Owner(s): Mitchell Mill LLC

Company: Mitchell Mill LLC Title: Owner's Representative

Address: 3301 Benson Dr, Suite 304 Raleigh

Phone #: 919-533-5341 Email: neil.king@dewittcarolinas.com

Applicant Name (If different from owner. See "who can apply" in instructions):

Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder

Company: Advanced Civil Design Address: 51 Kilmayne Dr, Suite 102 Cary, NC 27511

Phone #: 919-460-2024 Email: jbuzzell@advancedcivildesign.com

**NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.**

Developer Contact:

Company: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Company: \_\_\_\_\_ Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

### DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): RX-3-PL-CU (10.462 Ac)	Existing gross floor area (not to be demolished): n/a
Gross site acreage: 10.462	Existing gross floor area to be demolished: n/a
# of parking spaces proposed: 260	New gross floor area: 290,688 sf
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new): 290,688 sf
Overlay District (if applicable):	Proposed # of buildings: 10
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Apartment	Proposed # of basement levels (UDO 1.5.7.A.6) n/a

### STORMWATER INFORMATION

Imperious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) 0 Proposed total (sf) 248,857	Existing (sf) 0 Proposed total (sf) 248,857

### RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 216	Total # of hotel bedrooms:
# of bedroom units: 1br 84 2br 108 3br 24 4br or more	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

### APPLICANT SIGNATURE BLOCK

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Signature: *Jake Buzzell* Date: 2/14/2024  
Printed Name: Jake Buzzell

PLAN PREPARED BY:  
FIRM # C-2798

51 Kilmayne Drive  
Suite 102  
Cary, North Carolina 27511  
ph 919.481.6290  
fax 919.336.5127

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS



PLAN PREPARED FOR:

**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MITCHELL MILL APARTMENTS**  
FOR  
**DEWITT CAROLINAS**  
ASR APPLICATION

Issue Dates:  
02/14/2024 ASR SUBMITTAL #1

Date: 02/14/2024  
Scale: NO SCALE

Drawn By: JLB  
Checked By: JDW

Project Number:  
**18-0004-742**

Drawing Number:  
**C.0.1**



PLAN PREPARED BY:  
FIRM # C-2798

51 Kilmoyne Drive  
Suite 102  
Cory, North Carolina 27511  
ph 919.481.6290  
for 919.336.5127

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS



PLAN PREPARED FOR:

DEBBIE YARBROUGH  
PIN: 1747-48-95681  
DB 9208, PG 2301  
BM 2001, PG 187  
0.15 AC.  
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS  
PIN: 1747-48-0217  
DB 3183, PG 1188  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

KEVIN & KESHIA BAILEY  
PIN: 1747-48-0266  
DB 9192, PG 745  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

**BM #1**  
CALIBER WOODS DR  
(EX. 55' PUBLIC R/W)

BRIGHTON COMMUNITY ASSOCIATION INC  
PIN: 1747-48-7340  
DB 10933, PG 717  
BM 2000, PG 1153  
0.58 AC.  
USE: OPEN SPACE

(NAD83-2011 ADJ)  
CONTROL CORNER:  
N: 778142.8930  
E: 2144317.3940

**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MITCHELL MILL APARTMENTS**  
FOR  
**DEWITT CAROLINAS**  
**EXISTING CONDITIONS**

Issue Date: 02/14/2024 ASR SUBMITTAL #1

Date: 02/14/2024  
Scale: 1" = 40'

Drawn By: JLB  
Checked By: JDW

Project Number:  
**18-0004-742**

Drawing Number:  
**C.1.0**

**LEGEND**

● Iron Pipe Found	-x-x-x-x-	Fence Line
○ Iron Pin Set	----	Edge of Pavement
▲ Railroad Spike	---WA---WA---	Underground Water Line
Light Pole	---OHE---	Overhead Electric Line
Mailbox	---ST---ST---	Storm Sewer Line
Traverse Point	---SA---SA---	Sanitary Sewer Line
PK Set	-----	Property Line
CATV Pedestal	-----	Ex. Property Line
Sign	-----	Ex. Right-of-Way
Gas Valve	-----	Ex. Easement Line
Pole Elec	-----	Setback
Pole Elec Tele	-----225-----	Ex. Major Contour(s)
Catch Basin	-----225-----	Ex. Minor Contour(s)
Curb Inlet	---G---G---	Underground Gas
Water Meter	---FO---	Underground Fiber Optic
Fire Hydrant	---E---	Underground Electric
Air Release Manhole	---OHE---	Overhead Electric
Water Valve		
Sanitary Cleanout		
Sanitary Manhole		

**Existing Site Data Table**

Owner:	Mitchell Mill, LLC
Address:	3805 MITCHELL MILL RD
PIN #:	1747-37-9686
Tract Data:	D.B. 12985 Pg. 56
Map Data:	B.M. 1981, Pg. 452 (Lot 6)
Lot Area (square feet):	455,731
Lot Area (acres):	10.462

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	41.17'	N20°10'59"W
L2	55.00'	N72°23'19"W
L3	37.03'	S59°39'01"W

- GENERAL NOTES**
- EXISTING ZONING OF PROPERTY IS RX-3-PL-CU.
  - BOUNDARY INFORMATION PROVIDED BY ADVANCED CIVIL DESIGN, INC.
  - TOPOGRAPHIC SURVEY PROVIDED BY ADVANCED CIVIL DESIGN, INC.
  - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORDED DRAWINGS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATION HEREON.
  - EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
  - EXISTING VEGETATION AND NATURAL AREAS WILL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.

**FLOOD NOTE**

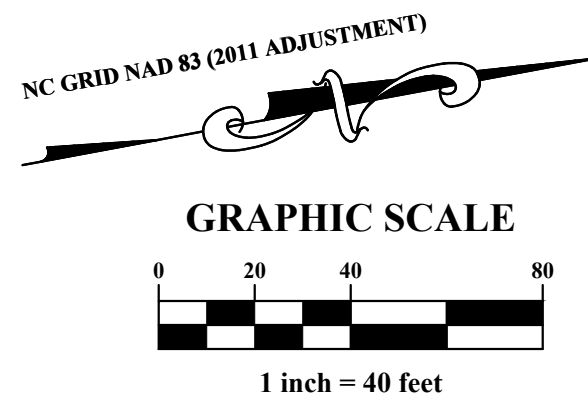
BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3720174700K WITH AN EFFECTIVE DATE OF JULY 19, 2022, IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

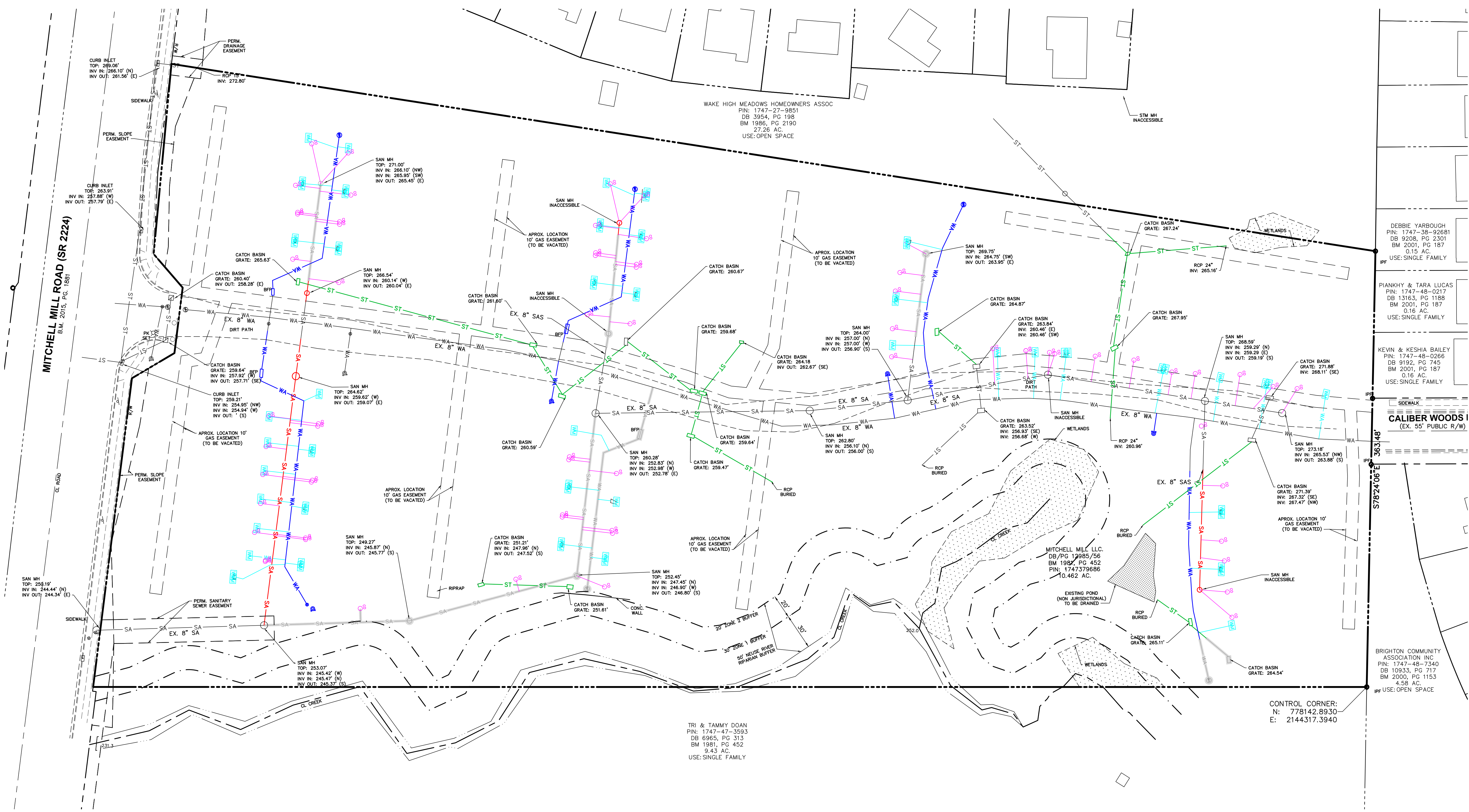
**BENCHMARKS**

SOURCE: Coordinates were derived by Real Time Network (RTN) Global Positioning System (GPS). This results in NAD 1983, 2011 Adjustment (CORS 96) and North American Vertical Datum of 1988 (NAVD 88) elevations using the continually operating reference stations (CORS) maintained by the North Carolina Geodetic Survey, Class A Survey, 0.033 feet positional accuracy, VRS Field Procedure, Geoid 18.

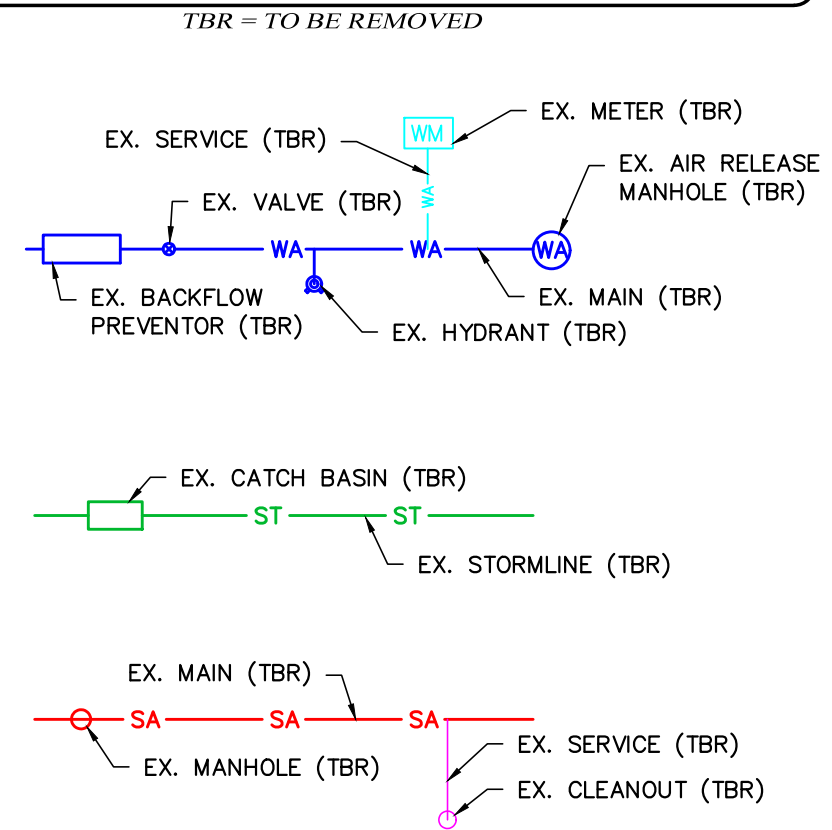
BM #1: PK Nail along the centerline of Caliber Woods Drive.  
N: 778200.9660  
E: 2144104.9640  
Elevation: 355.02'

NOTE: SURVEY INFORMATION COMPLETED BY ADVANCED CIVIL DESIGN, INC. IN 2023.

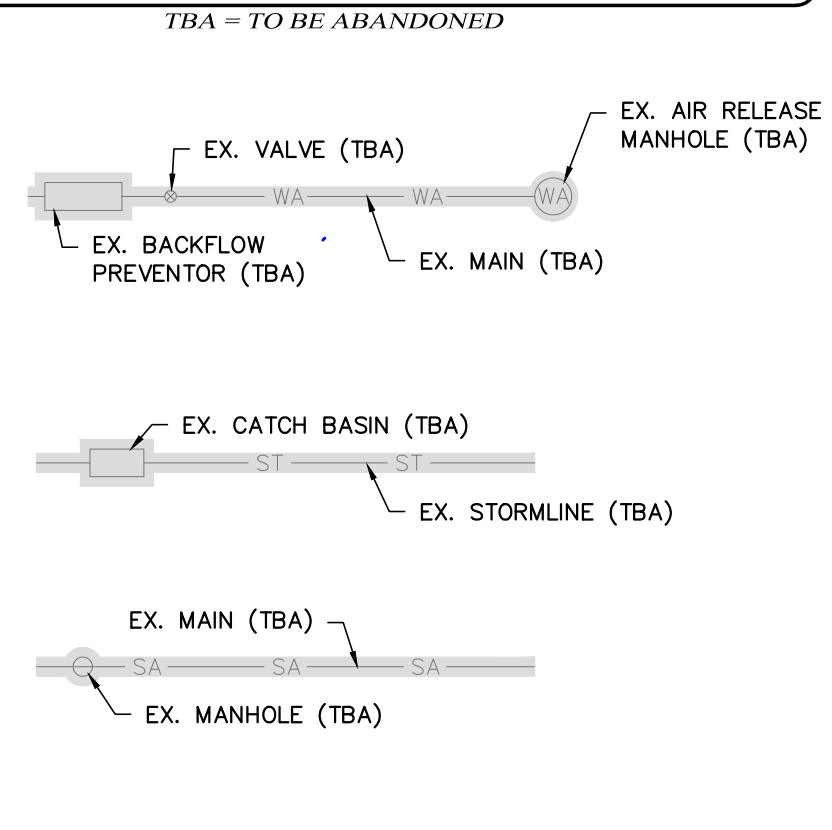




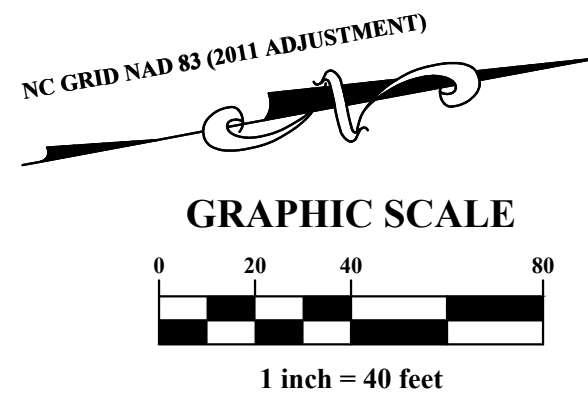
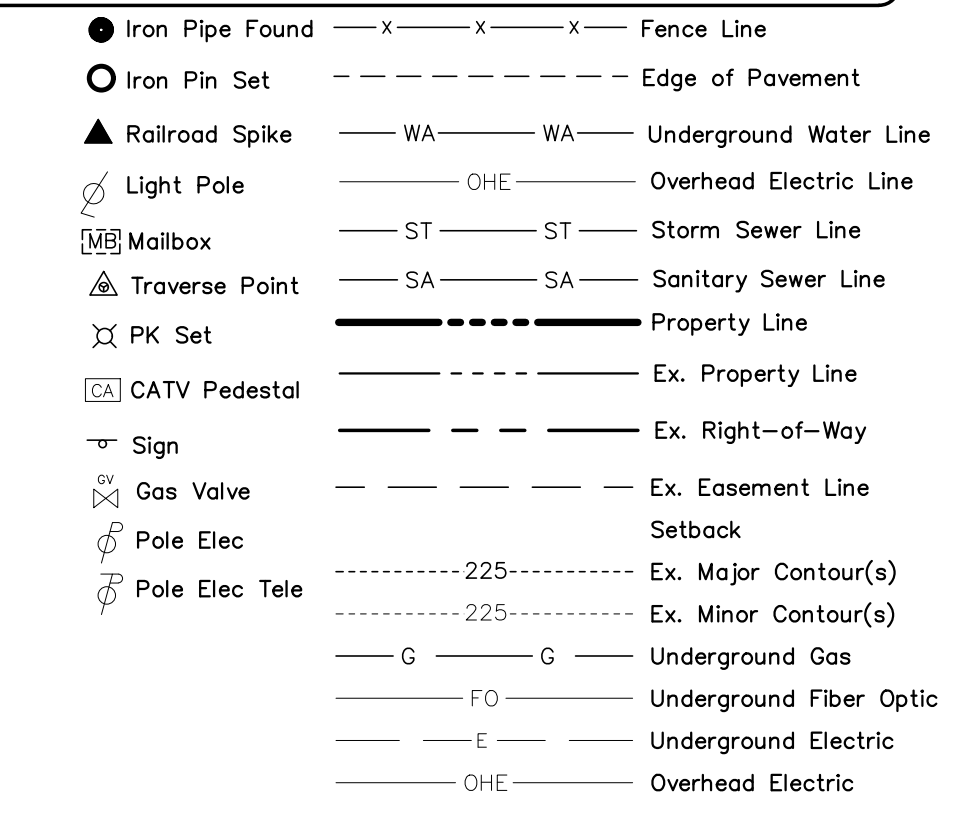
**DEMOLITION LEGEND**



**ABANDONMENT LEGEND**



**EXISTING CONDITIONS LEGEND**



PLAN PREPARED BY:  
FIRM # C-2738

51 Kimoyne Drive  
Suite 102  
Cory, North Carolina 27511  
ph 919.481.6290  
for 919.336.5127

**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

**Carolinans**  
**dewitt**

DEBBIE YARBROUGH  
PIN: 1747-38-92681  
DB 9208, PG 2301  
BM 2001, PG 187  
0.15 AC.  
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS  
PIN: 1747-48-0217  
DB 13163, PG 1188  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

KEVIN & KESHIA BAILEY  
PIN: 1747-48-0266  
DB 9192, PG 745  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MITCHELL MILL APARTMENTS**  
FOR  
**DEWITT CAROLINAS**  
**DEMOLITION PLAN**

MITCHELL MILL LLC.  
DB/PG 12985/56  
BM 1981, PG 452  
PIN: 1747379686  
10.462 AC.

EXISTING POND  
(NON JURISDICTIONAL)  
TO BE DRAINED

BRIGHTON COMMUNITY ASSOCIATION INC.  
PIN: 1747-48-7340  
DB 10933, PG 717  
BM 2000, PG 1153  
4.58 AC.  
RP USE: OPEN SPACE

CONTROL CORNER:  
N: 778142.8930  
E: 2144317.3940

Issue Dates:  
02/14/2024 ASR SUBMITTAL #1

Date: 02/14/2024  
Scale: 1" = 40'

Drawn By: JLB  
Checked By: JDW

Project Number:  
**18-0004-742**

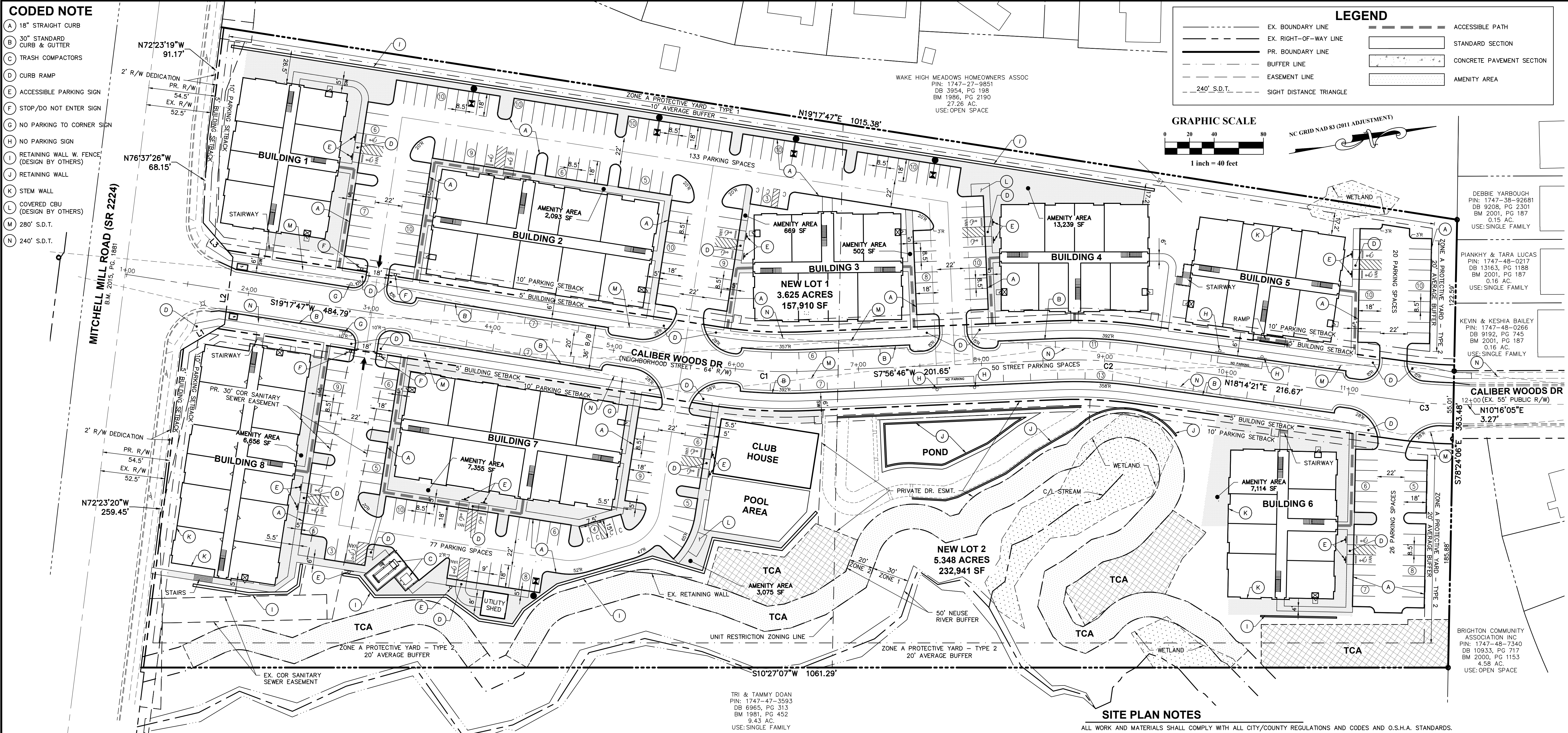
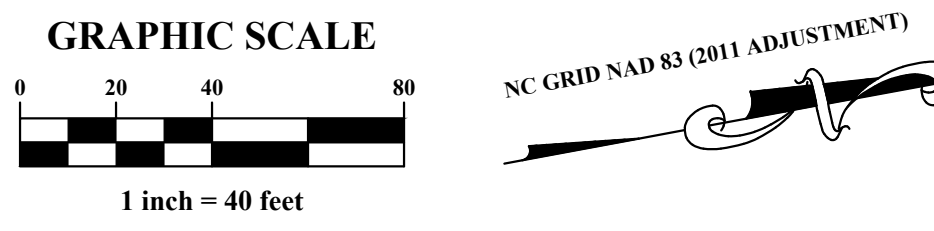
Drawing Number:  
**C.2.0**

**CODED NOTE**

- (A) 18" STRAIGHT CURB
- (B) 30" STANDARD CURB & GUTTER
- (C) TRASH COMPACTORS
- (D) CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) STOP/DO NOT ENTER SIGN
- (G) NO PARKING TO CORNER SIGN
- (H) NO PARKING SIGN
- (I) RETAINING WALL W. FENCE (DESIGN BY OTHERS)
- (J) RETAINING WALL
- (K) STEM WALL
- (L) COVERED CBU (DESIGN BY OTHERS)
- (M) 280' S.D.T.
- (N) 240' S.D.T.

**LEGEND**

- EX. BOUNDARY LINE
- EX. RIGHT-OF-WAY LINE
- PR. BOUNDARY LINE
- BUFFER LINE
- EASEMENT LINE
- 240' S.D.T.
- ACCESSIBLE PATH
- STANDARD SECTION
- CONCRETE PAVEMENT SECTION
- AMENITY AREA



**SITE DATA TABLE**

<b>PROPERTY INFORMATION:</b>	
PIN:	1747379686
ADDRESS:	3805 MITCHELL MILL RD.
TOTAL SITE AREA:	10.462/455,731 ACRES/SF
<b>ZONING INFORMATION:</b>	
EXISTING ZONING:	RX-3-PL-CU (RESIDENTIAL MIXED USE-3 STORIES-CONDITIONAL USE)
CUD CASE NUMBER:	Z-82-2022
<b>DEVELOPMENT INFORMATION:</b>	
FRONTAGE TYPE:	PARKING LIMITED
BUFFER TYPE:	ZONE A PROTECTIVE YARD - TYPE 1 ZONE A PROTECTIVE YARD - TYPE 2
EXISTING USE:	VACANT
PROPOSED USE:	APARTMENT
EXISTING BUILDING AREA:	N/A
<b>PROPOSED BUILDING AREA:</b>	
APARTMENT:	290,688 SF
TOTAL AREA:	290,688 SF

<b>BUILDING DIMENSIONAL STANDARDS CONT.:</b>	
GROUND FLOOR HEIGHT MINIMUM:	11'
PR. BUILDING HEIGHT:	3 STORY
GROUND STORY TRANSPARENCY:	20% MINIMUM
ACCESSORY STRUCTURE:	26' MAX
PR. ACCESSORY STRUCTURE:	N/A
PRIMARY STREET:	MITCHELL MILL ROAD
BUILDING SETBACKS:	PRIMARY STREET- 5' SIDE STREET- 5' SIDE LOT LINE- 0' OR 6' REAR LOT LINE- 0' OR 6'
<b>PARKING DIMENSIONAL STANDARDS:</b>	
PARKING SETBACKS:	PRIMARY STREET- 10' SIDE STREET- 10' SIDE LOT LINE- 0' REAR LOT LINE- 0'

<b>IMPERVIOUS AREA CALCULATIONS:</b>	
EX. IMPERVIOUS AREA:	0.0/0 ACRES/SF
PR. IMPERVIOUS AREA:	5.713/248,857 ACRES/SF
SITE COVERAGE:	5.713/10.462 = 54.6%
FLOOD HAZARD AREA:	NO, FEMA MAP PANEL #3720174700K
REQUIRED AMENITY AREA: (10% OF SITE AREA)	8.973 AC * 10% = 0.897 (39,087 SF)
PROVIDED AMENITY AREA:	.934 AC (40,703 SF)
<b>PARKING CALCULATIONS:</b>	
MAX PARKING ALLOWED	1.5(1BR)+2.25(2BR)+3(3BR) 1.5(84)+2.25(108)+3(24) = 441 SPACES MAX
TOTAL PROPOSED PARKING	306 SPACES
<b>ACCESSIBLE PARKING:</b>	
REQUIRED ACCESSIBLE PARKING:	301 TO 400 = 8 TOTAL (2 VAN)
TOTAL PROVIDED ACCESSIBLE PARKING:	20 SPACES
PROVIDED STANDARD ACCESSIBLE SPACES:	9 SPACES
PROVIDED VAN PARKING SPACES:	11 SPACES
<b>BICYCLE CALCULATIONS:</b>	
SHORT TERM BICYCLE PARKING	1 PER 20 UNITS 216 UNITS/20 = 10.8 = 11 SPACES
LONG TERM BICYCLE PARKING	1 PER 7 BR 372 BR / 7 = 53.1 = 54 SPACES

**Existing Site Data Table**

Owner:	Mitchell Mill, LLC
Address:	3805 MITCHELL MILL RD
PIN #:	1747-37-9686
Tract Data:	D.B. 12985 Pg. 56
Map Data:	B.M. 1981, Pg. 452 (Lot 6)
Lot Area (square feet):	455,731
Lot Area (acres):	10.462

**Proposed Site Data Table**

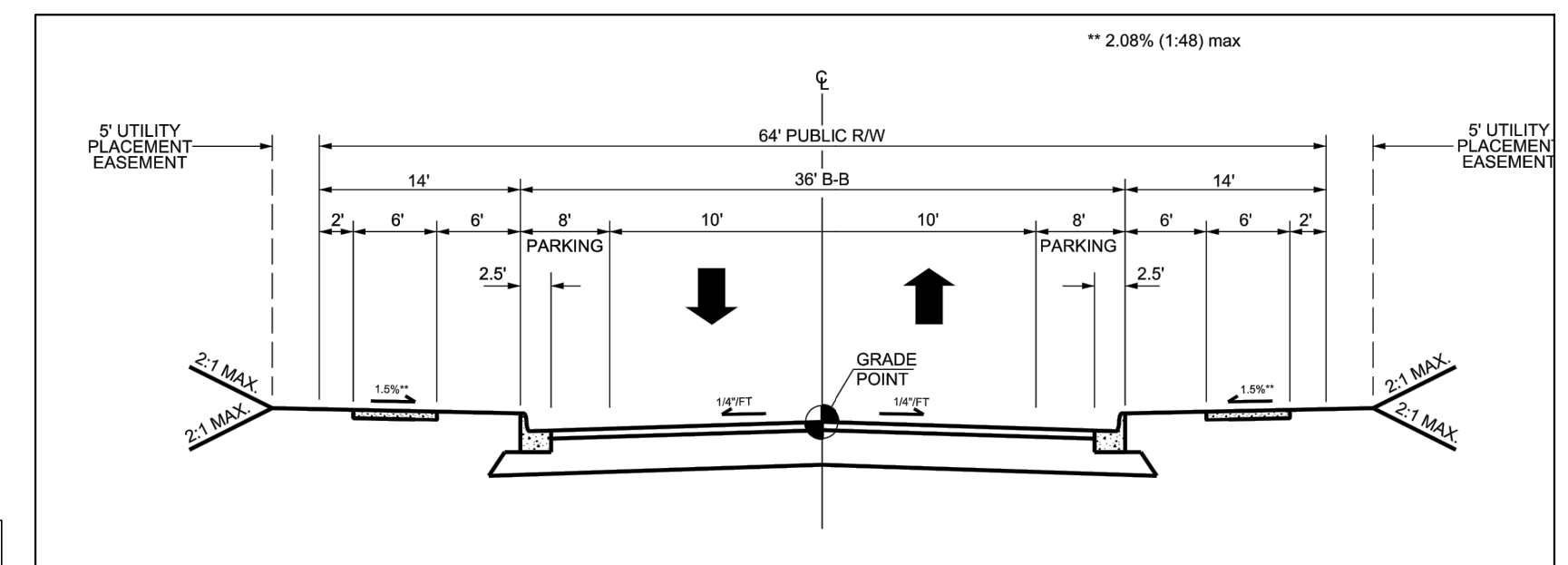
	Acres	Square Feet
New Lot 1 Area:	3.625	157,910
New Lot 2 Area:	5.348	232,941
New R/W Area:	1.489	64,880
Total Area:	10.462	455,731

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	011'21'01"	375.00'	74.29'	N13'37'16"E	74.17'
C2	010'17'35"	375.00'	67.37'	S13'05'33"W	67.28'
C3	007'58'16"	375.00'	52.17'	N14'15'13"E	52.13'

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	41.17'	N20'10'59"W
L2	55.00'	N72'23'19"W
L3	37.03'	S59'39'01"W



**GENERAL**

WALKWAY TYPE	SIDEWALK BOTH SIDES
PLANTING TYPE	TREELAWN
TREE SPACING	40' O.C. AVG
PARKING TYPE	PARALLEL ON 2 SIDES

**PAVEMENT DESIGN**

3" SP9.5A
8" ABC

C:\18-0004-742\NC\DWG\Production Drawings\DEVELOPMENT PLAN\0004-742-Site Plan.dwg Site Plan.dwg 10:29:32am Shutcherson

**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MITCHELL MILL APARTMENTS**  
FOR  
**DEWITT CAROLINAS**  
SITE PLAN

PLAN PREPARED BY:  
FIRM # C-2798

51 Kilmoyne Drive  
Suite 102  
Cary, North Carolina 27511  
ph 919.481.6290  
fax 919.336.5127

DEBBIE YARBROUGH  
PIN: 1747-38-92681  
DB 9208, PG 2301  
BM 2001, PG 187  
0.15 AC.  
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS  
PIN: 1747-46-0217  
DB 13163, PG 1188  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

KEVIN & KESHA BAILEY  
PIN: 1747-46-0286  
DB 9192, PG 745  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

BRIGHTON COMMUNITY ASSOCIATION INC  
PIN: 1747-48-7340  
DB 10933, PG 717  
BM 2000, PG 1153  
4.58 AC.  
USE: OPEN SPACE

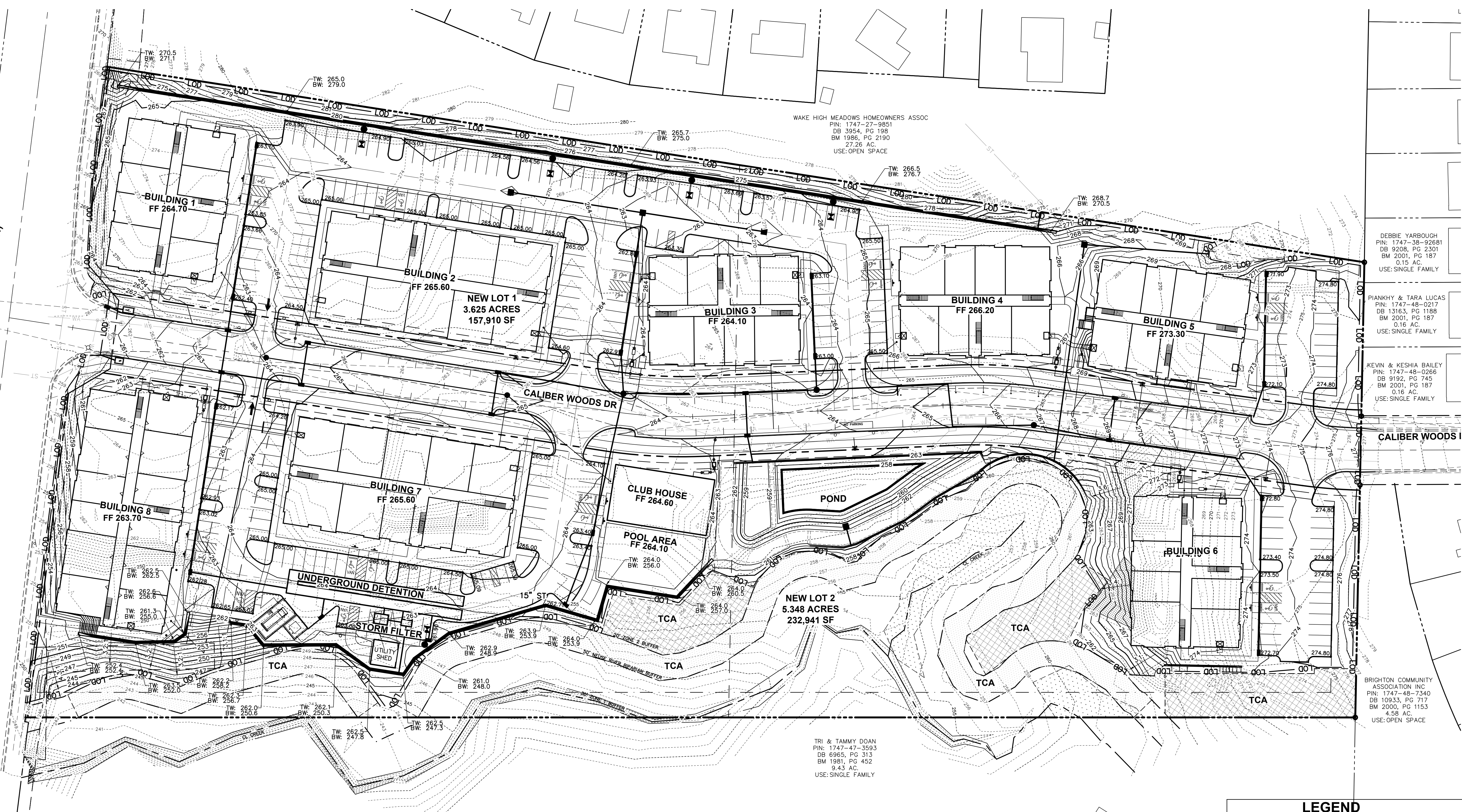
TRI & TAMMY DOAN  
PIN: 1747-47-3593  
DB 6965, PG 313  
BM 1981, PG 452  
9.43 AC.  
USE: SINGLE FAMILY

WAKE HIGH MEADOWS HOMEOWNERS ASSOC  
PIN: 1747-27-9851  
DB 3954, PG 198  
BM 1986, PG 2190  
27.26 AC  
USE: OPEN SPACE

Issue Date: 02/14/2024 ASR SUBMITTAL #1  
Date: 02/14/2024  
Scale: 1" = 40'  
Drawn By: JLB  
Checked By: JDW  
Project Number: 18-0004-742  
Drawing Number: C.3.0



MITCHELL MILL ROAD (SR 2224)

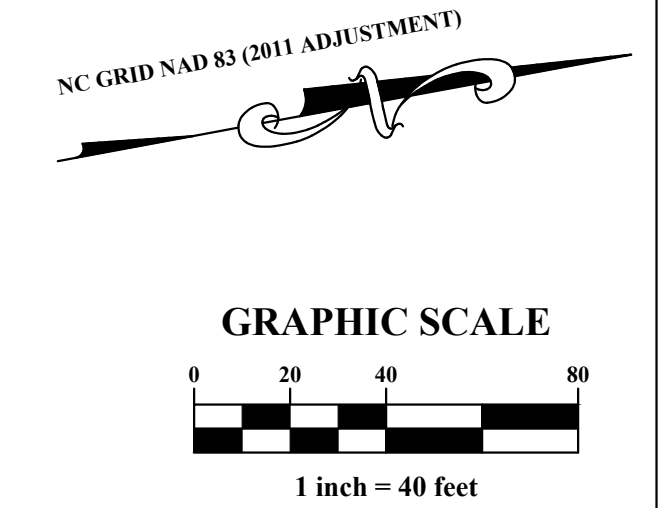


**STANDARD GRADING NOTES (AS APPLICABLE)**

1. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
2. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
3. PROPOSED GRADES BY SEPARATE PLAN CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM SEWER PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS, LIDS SHALL BE LABELED "STORM SEWER".
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
13. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS TXXX.XX. TOP OF CASTING ELEVATIONS DENOTED AS TC XXX.XX.
14. IN CASE ON AN EMERGENCY OR MAINTENANCE RELATED ISSUES WITH THE POND, THE HAND WHEEL AND PLUG VALVE IS TO BE USED TO DRAW DOWN THE POND AS MUCH AS POSSIBLE. IF POND IS TO BE DRAWN DOWN COMPLETELY, OWNER IS TO COORDINATE WITH CONTRACTOR TO BRING IN PUMP TO PUMP OUT REMAINING WATER.
15. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
16. LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
17. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
18. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
19. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

**SITE DEVELOPMENT DATA**

OVERALL SITE AREA:	10.462/455,731 ACRES/SF
EX. IMPERVIOUS AREA:	0.0/0 ACRES/SF
PR. IMPERVIOUS AREA:	5.713/248,857 ACRES/SF
SITE COVERAGE:	5.713/10,462 = 54.6%
FLOOD HAZARD AREA:	NO, FEMA MAP PANEL #3720174700K
NUJES RIVER BUFFER:	NO
WETLANDS:	NO



**LEGEND**

	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	LIMITS OF DISTURBANCE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SURFACE FLOW ARROW
	EXISTING GROUND ELEVATION
	EXISTING TOP CASTING
	PROPOSED GROUND ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP CASTING

**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MITCHELL MILL APARTMENTS**  
FOR  
**DEWITT CAROLINAS**  
**GRADING PLAN**

Issue Dates: 02/14/2024, ASR SUBMITTAL #1

Date: 02/14/2024  
Scale: 1" = 40'

Drawn By: JLB      Checked By: JDW

Project Number:  
**18-0004-742**

Drawing Number:  
**C.4.0**



PLAN PREPARED BY:  
FIRM # C-2798

DEBBIE YARBROUGH  
PIN: 1747-38-92681  
DB 9208, PG 2301  
BM 2001, PG 187  
0.15 AC.  
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS  
PIN: 1747-48-0217  
DB 13163, PG 1188  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

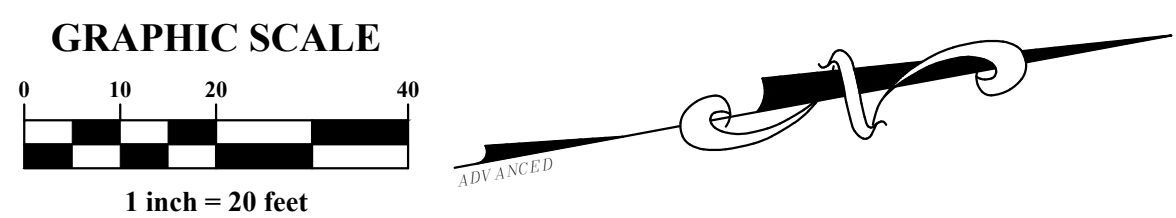
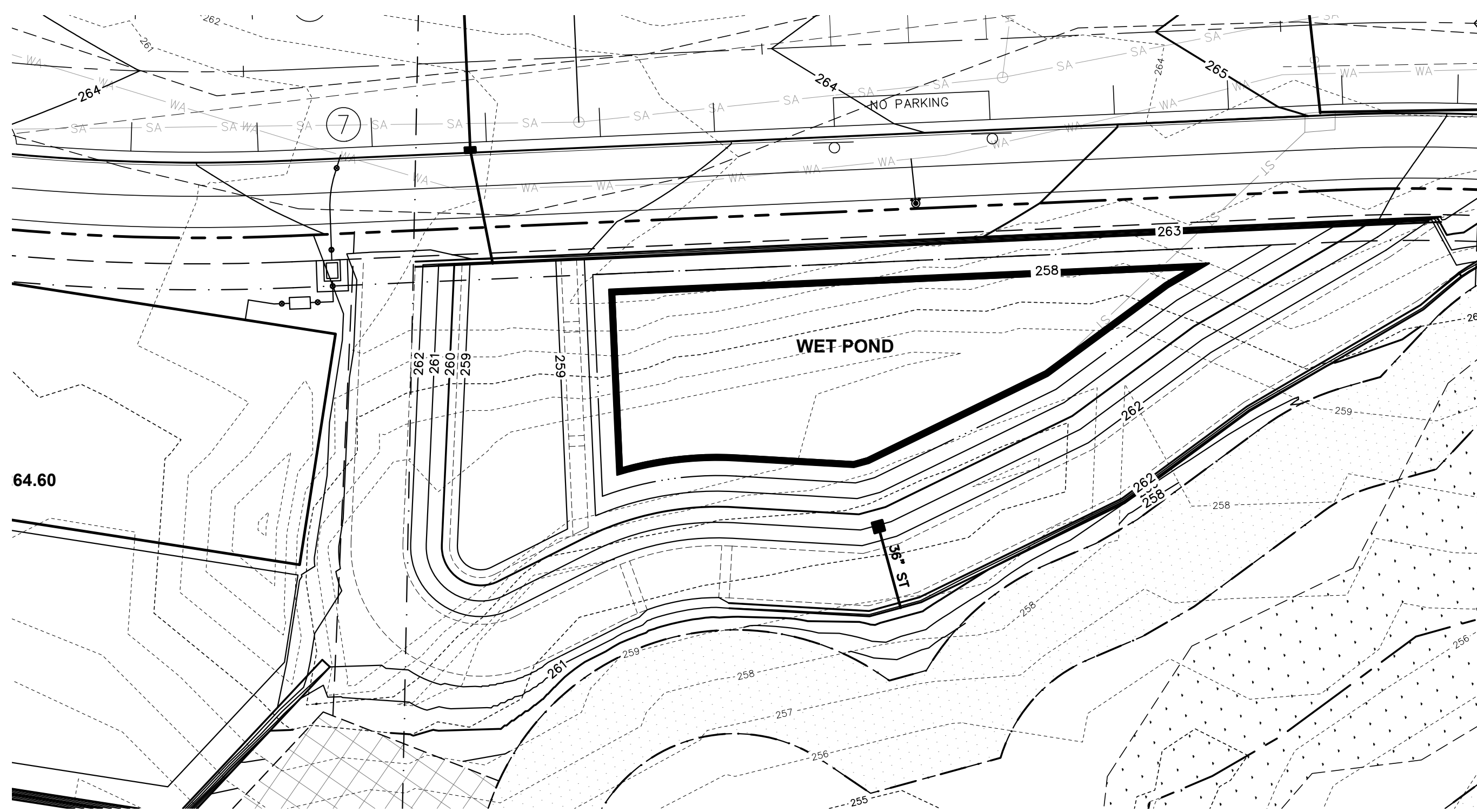
KEVIN & KESHIA BAILEY  
PIN: 1747-48-0266  
DB 9192, PG 745  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

BRIGHTON COMMUNITY ASSOCIATION INC  
PIN: 1747-48-7340  
DB 10933, PG 717  
BM 2000, PG 1153  
4.58 AC.  
USE: OPEN SPACE

PLAN PREPARED BY:  
FIRM # C-2798

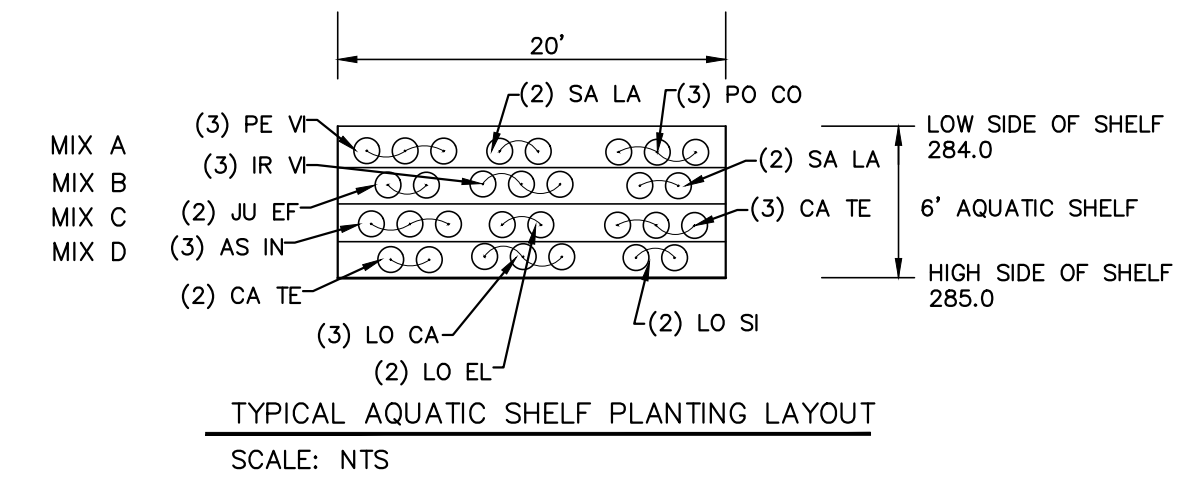
51 Kilmoyne Drive  
Suite 102  
Cory, North Carolina 27511  
ph 919.481.6290  
fax 919.336.5127

**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS



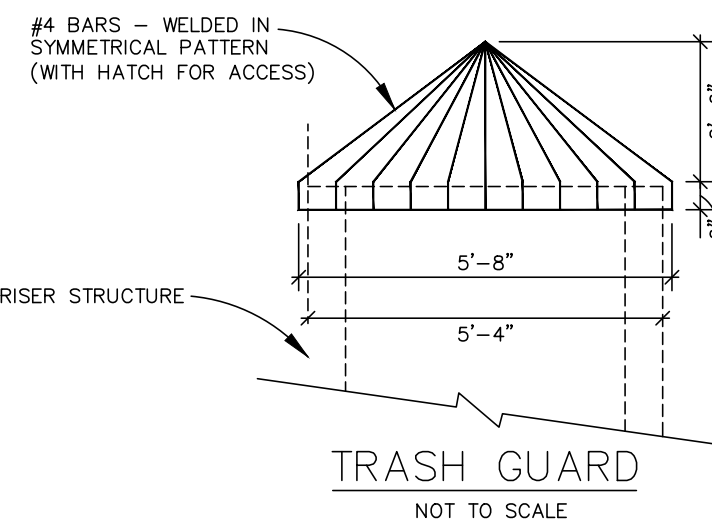
**GRASS AND HATCHING LEGEND**

- PROPOSED SOD AREAS
- STEEP SLOPE STABILIZATION
- PROPOSED RCA AREA
- AQUATIC SHELF



CODE	QTY.	BOT. NAME / COMMON NAME	SIZE	COND	SPACING
<b>MIX A EMERGENT DEEP (6"-3" BELOW WATER LEVEL)</b>					
PE VI	84	Peltandra virginica Arrow Arum	18"	plug	24" o.c. Field Locate
SA LA	56	Sagittaria latifolia Broad-Leaf Arrowhead	9"	plug	24" o.c. Field Locate
PO CO	84	Pontederia cordata Pickerel Weed	9"	plug	24" o.c. Field Locate
<b>MIX B EMERGENT SHALLOW (3"-0" BELOW WATER LEVEL)</b>					
IR VI	84	Iris virginica Blue Flag Iris	18"	plug	24" o.c. Field Locate
JU EF	56	Juncus effusus Common Rush	9"	plug	24" o.c. Field Locate
SA LA	56	Sagittaria latifolia Broad-Leaf Arrowhead	9"	plug	24" o.c. Field Locate
<b>MIX C EDGE (0"-3" ABOVE WATER LEVEL)</b>					
AS IN	84	Asclepias incarnata Swamp Milkweed	24"	plug	24" o.c. Field Locate
CA TE	56	Carex Tenax Quill Sedge	18"	plug	24" o.c. Field Locate
LO EL	56	Lobelia elongata Longleaf Lobelia	18"	plug	24" o.c. Field Locate
<b>MIX D SATURATED (3"-6" ABOVE WATER LEVEL)</b>					
CA TE	56	Carex Tenax Quill Sedge	18"	plug	24" o.c. Field Locate
LO CA	84	Lobelia cardinalis Cardinal Flower	18"	plug	24" o.c. Field Locate
LO SI	56	Lobelia siphilitica Great Blue Lobelia	24"	plug	24" o.c. Field Locate

NOTE:  
 1. SIZE INDICATED AT TIME OF PLANTING.  
 2. BERMLAND SOD IS REQUIRED FOR INTERNAL/EXTERNAL VEGETATED SIDE SLOPES AND THE TOP OF DAM OF THE SCM.



**STORMWATER MANAGEMENT SUMMARY - OUTLET POINT**

RETURN EVENT (YR)	PRE-DEV. RELEASE RATE (CFS)	POST-DEV. RELEASE RATE (CFS)
2	19.30	18.73
10	41.93	36.53
100	72.56	56.69

**WET DETENTION POND: BASIN SIZING, CALCULATIONS, AND REQUIREMENTS**

**REQUIRED SURFACE AREA FOR PERMANENT POOL**

TOTAL DRAINAGE AREA TO BASIN: 5.104 AC  
 IMPERVIOUS AREA DRAINING TO BASIN: 3.884 AC  
 PERCENT OF IMPERVIOUS FOR DRAINAGE AREA: 76.1%  
 PERMANENT POOL AVERAGE DEPTH: 6 FT.  
 SURFACE AREA/DRAINAGE AREA RATIO (SA/DA): 1.56  
 REQUIRED SURFACE AREA: SA = (1.56/100)\*(5.104 AC)\*(43,560 SF/AC) = 3,468 SF  
 PROVIDED SURFACE AREA: SA = 4,208 SF  
 SURFACE AREA PROVIDED > SURFACE AREA REQUIRED  
 4,208 SF > 3,468 SF

**REQUIRED VOLUME TO CONTROL THE 1" STORM**

RUNOFF COEFFICIENT (RV): STORM RUNOFF (IN) / STORM RAINFALL (IN)  
 PERCENT IMPERVIOUS (I): DRAINAGE AREA (AC) / IMPERVIOUS PORTION OF DA (AC)

RV = 0.05 + .009 \* (I)  
 = 0.05 + .009 \* (76.1)  
 = 0.735 IN/IN

REQ. VOL. FROM 1" OF RUNOFF = (DESIGN RAINFALL) \* (RV) \* (DRAINAGE AREA)  
 = (1" \* 0.735 IN/IN) \* (5.104 AC) \* (43,560 SF/AC) \* (1 FT/12 IN)  
 = 13,615 CF

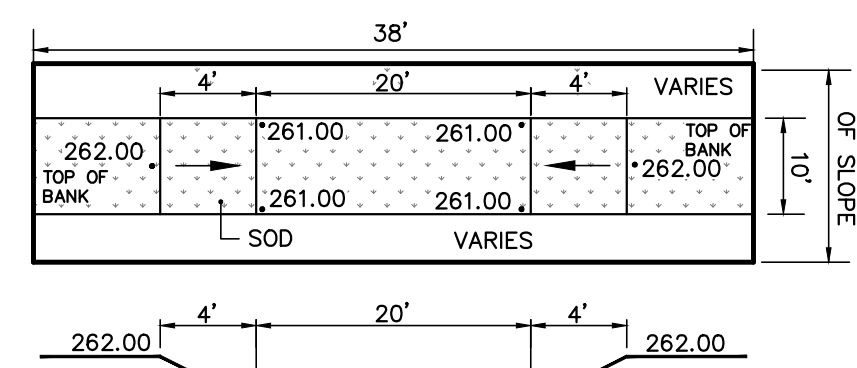
\* VOLUME FROM 1-INCH PROVIDED BETWEEN ELEVATIONS 260.4 AND 260.5

PROVIDED VOLUME FROM 1" OF RUNOFF = 59,614 CF

VOLUME PROVIDED > VOLUME REQUIRED  
 13,928 CF > 13,615 CF

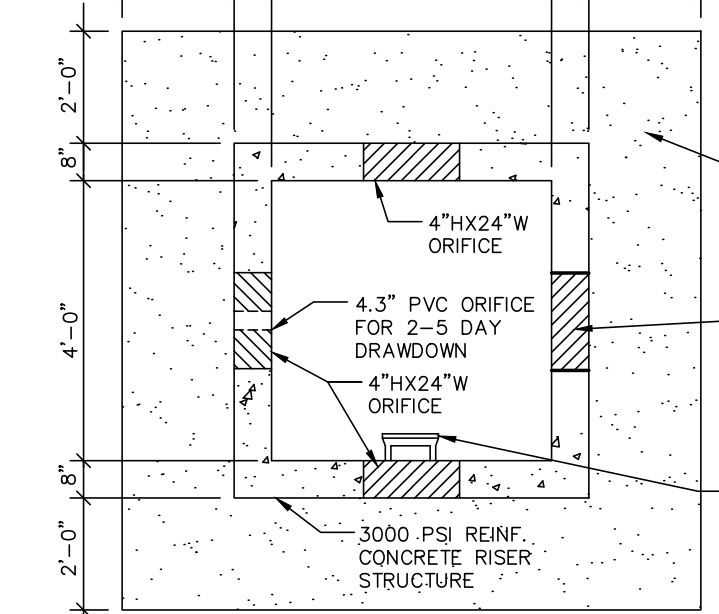
**CITY OF RALEIGH SCM REQUIREMENTS**

REQUIREMENT: THE POST-DEVELOPMENT PEAK RUNOFF RATE SHALL BE LIMITED TO THE PRE-DEVELOPMENT PEAK RUNOFF RATE FOR THE 1-YEAR, 24-HOUR AND THE 10-YEAR, 24-HOUR STORMS. SOMS SHALL STORE RUNOFF FROM A ONE-(1) INCH RAINFALL FROM THE SITE ABOVE THE PERMANENT POOL. THE DISCHARGE RATE FROM THE SCM SYSTEM FOLLOWING THE ONE-(1) INCH RAINFALL DESIGN STORM SHALL BE SUCH THAT THE RUNOFF DOES NOT DRAW DOWN TO THE PERMANENT POOL LEVEL IN LESS THAN TWO (2) DAYS AND THAT THE POND IS DRAWN DOWN TO THE PERMANENT POOL LEVEL WITHIN AT LEAST FIVE (5) DAYS.



**BASIN EMERGENCY SPILLWAY**

NO SCALE



**PLAN VIEW OF RISER STRUCTURE**

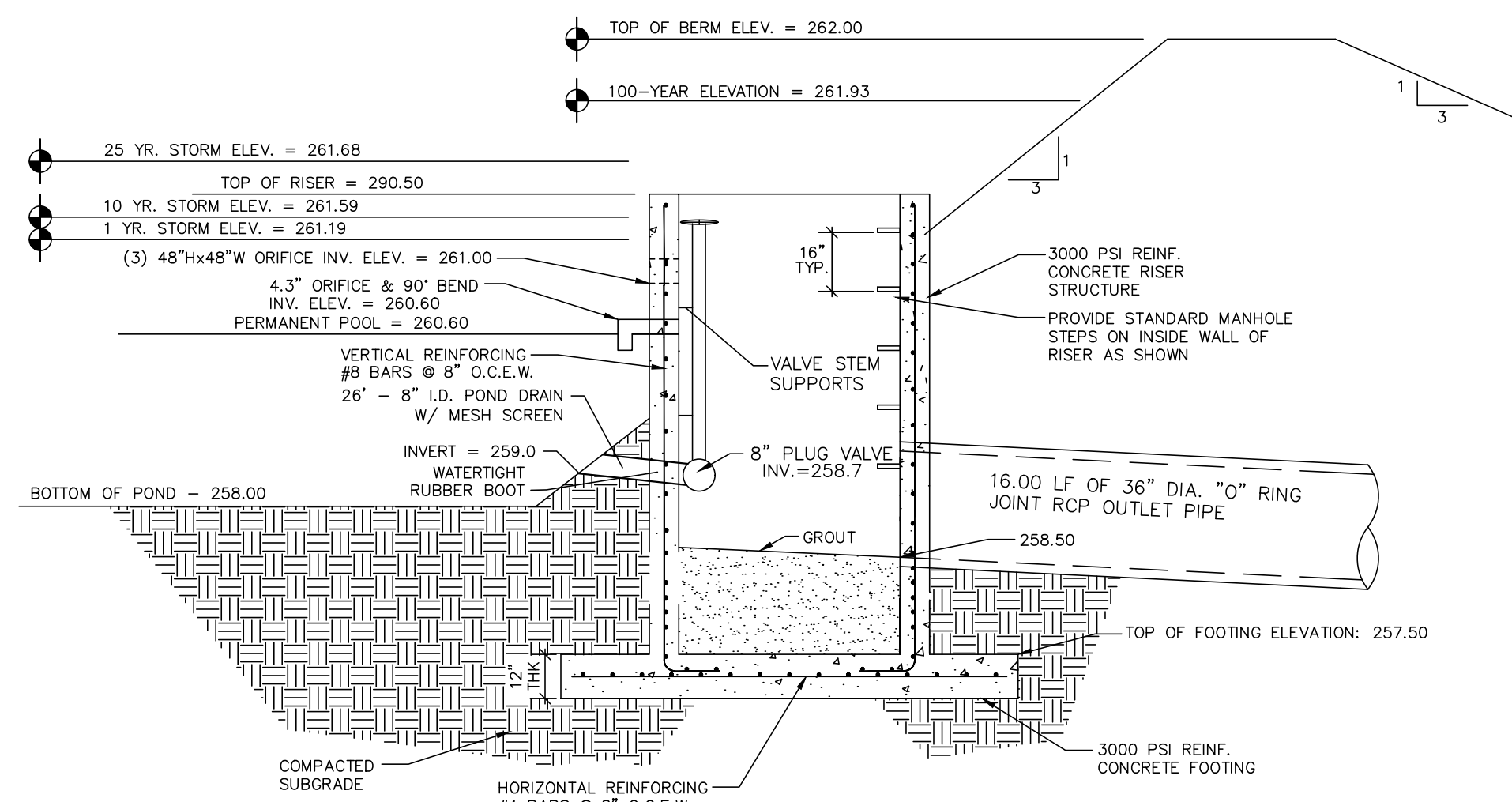
NOT TO SCALE

**BUOYANCY CALCULATIONS**

**WEIGHT OF CONCRETE (DOWNWARD FORCE)**  
 RISER: (2(4'x0.67') + 2(5.33x0.67')) x 14.5' = 181 CF  
 FOOTING: 1' x 9.33' x 9.33' = 87 CF  
 GROUT: 1' x 4' x 4' = 16 CF  
 CONCRETE VOLUME X CONCRETE DENSITY = (181 CF + 87 CF + 16 CF) X 150 LBS./CF = 42,600 LBS.

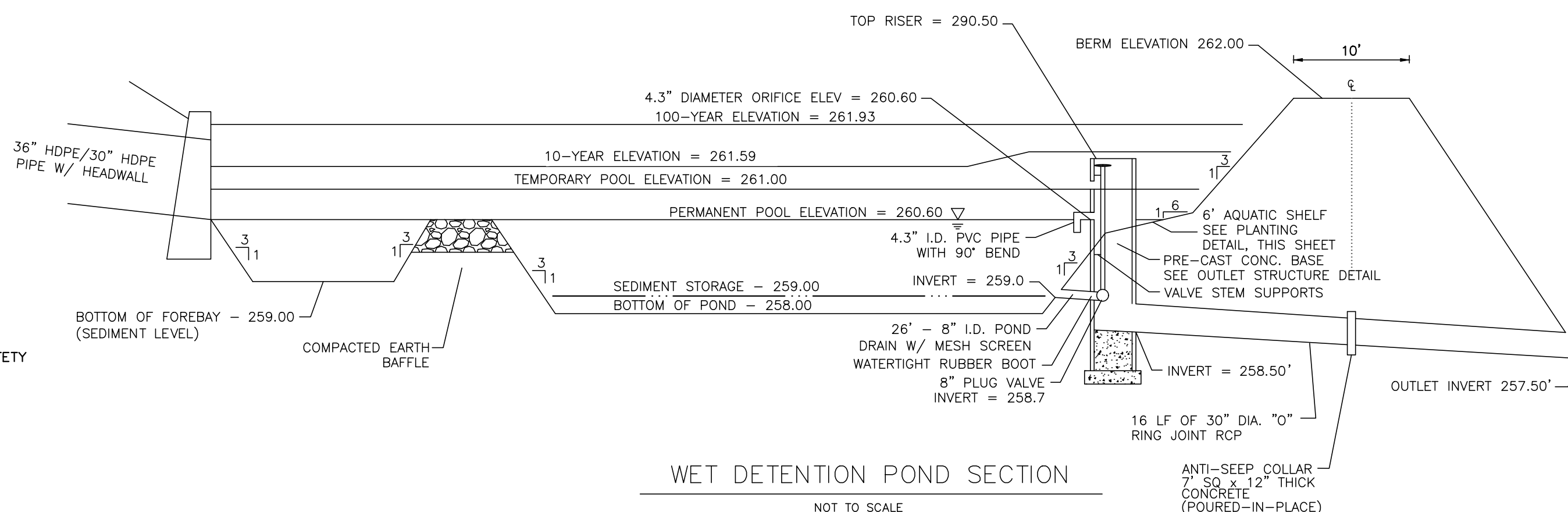
**WEIGHT OF WATER DISPLACED (UPWARD FORCE)**  
 RISER: 5.33' x 5.33' x 14.5' = 412 CF  
 FOOTING: 1' x 9.33' x 9.33' = 87 CF  
 WATER VOLUME X WATER DENSITY = (412 CF + 87 CF) X 62.4 LBS./CF X 1.15 FACTOR OF SAFETY = 35,808 LBS. < 42,600 LBS.

STRUCTURE WILL NOT FLOAT



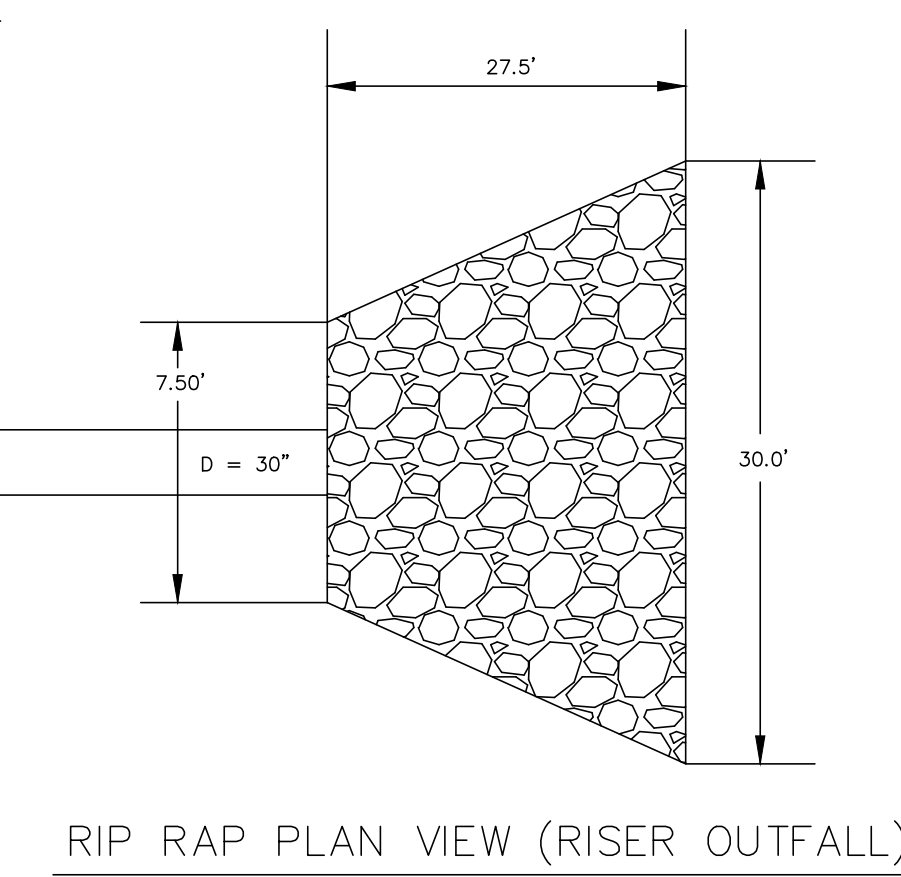
**WET DETENTION POND OUTLET STRUCTURE SECTION**

NOT TO SCALE



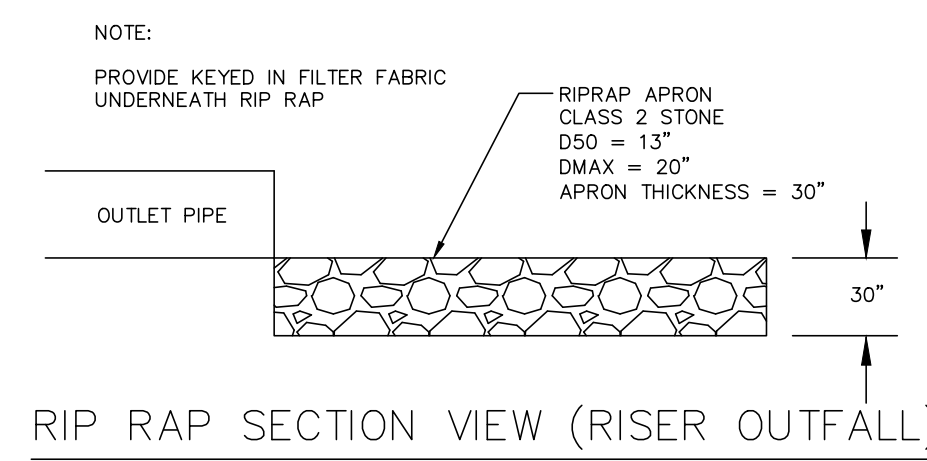
**WET DETENTION POND SECTION**

NOT TO SCALE



**RIP RAP PLAN VIEW (RISER OUTFALL)**

NOT TO SCALE



**RIP RAP SECTION VIEW (RISER OUTFALL)**

NOT TO SCALE

**ADMINISTRATIVE SITE REVIEW**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**MITCHELL MILL APARTMENTS**  
 FOR  
**DEWITT CAROLINAS**  
**SCM PLAN - WET POND**

Issue Dates:  
 02/14/2024: ASR SUBMITTAL #1

Date: 02/14/2024  
 Scale: 1" = 20'

Drawn By: JLB  
 Checked By: JDW

Project Number:  
 18-0004-742

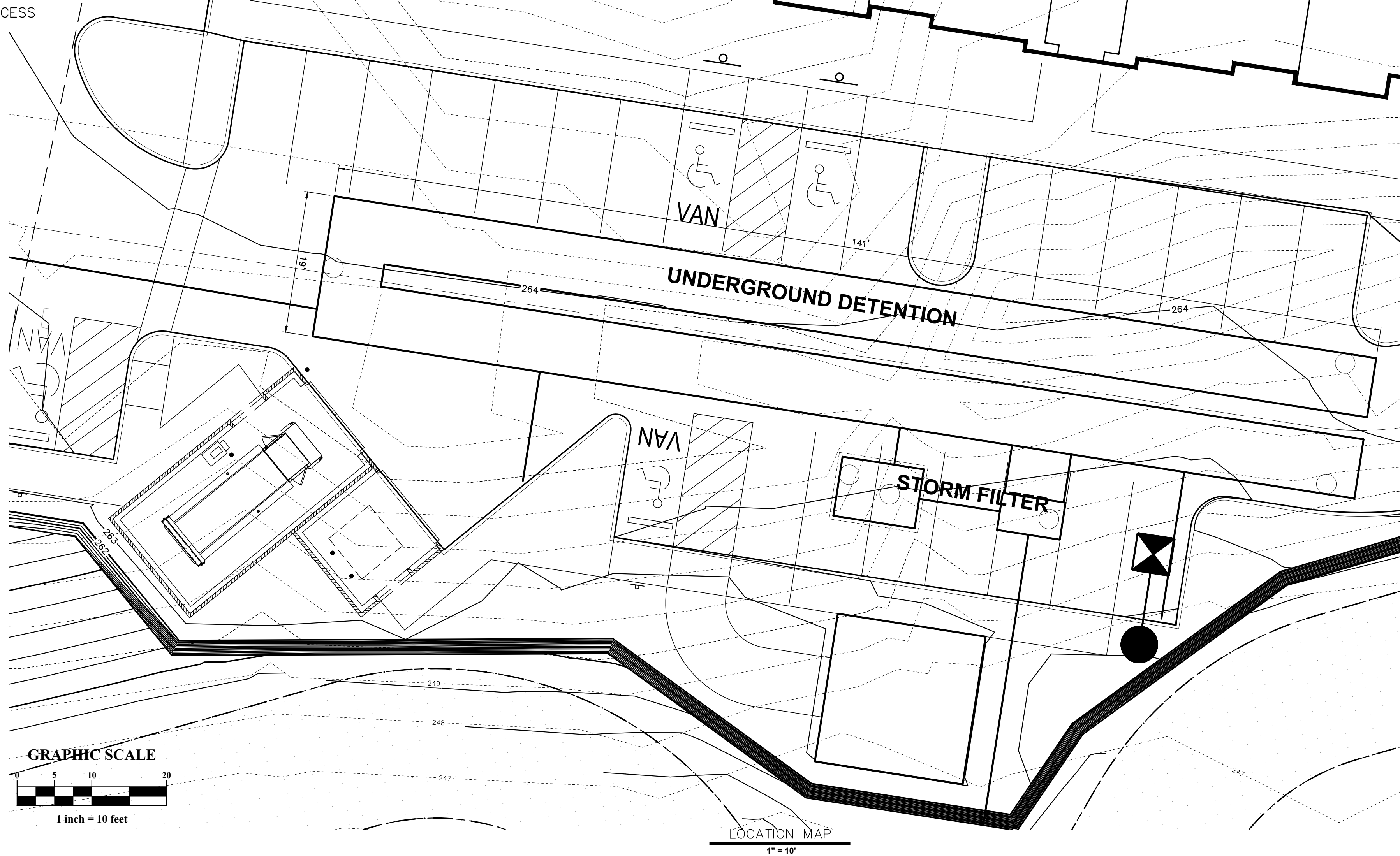
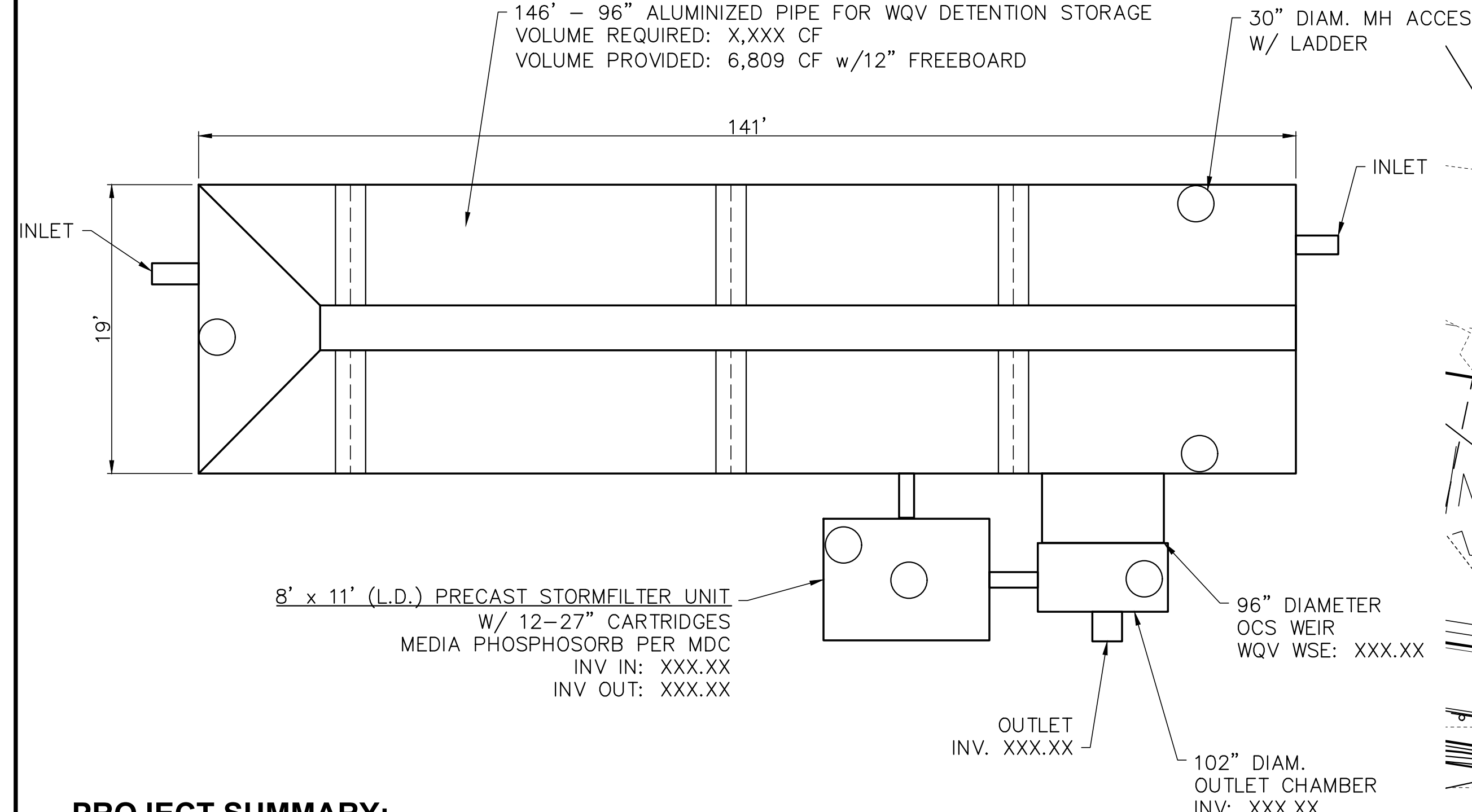
Drawing Number:  
**C.5.0**

PLAN PREPARED BY:  
 FIRM # C-2798

51 Kilmoyne Drive  
 Suite 102  
 Cary, North Carolina 27511  
 ph 919.481.6290  
 fax 919.336.5127



PLANNING ENGINEERS SURVEYORS



**PROJECT SUMMARY:**

CALCULATION DETAILS

LOADING= HS20/HS25  
APPROX. LINEAR FOOTAGE = 141 LF

STORAGE SUMMARY

STORAGE VOLUME REQUIRED = 4,495 CF  
PIPE STORAGE VOLUME = 7,389 CF  
BACKFILL STORAGE VOLUME = 0 CF  
TOTAL STORAGE PROVIDED = 6,809 CF w/12" FREEBOARD

PIPE DETAILS

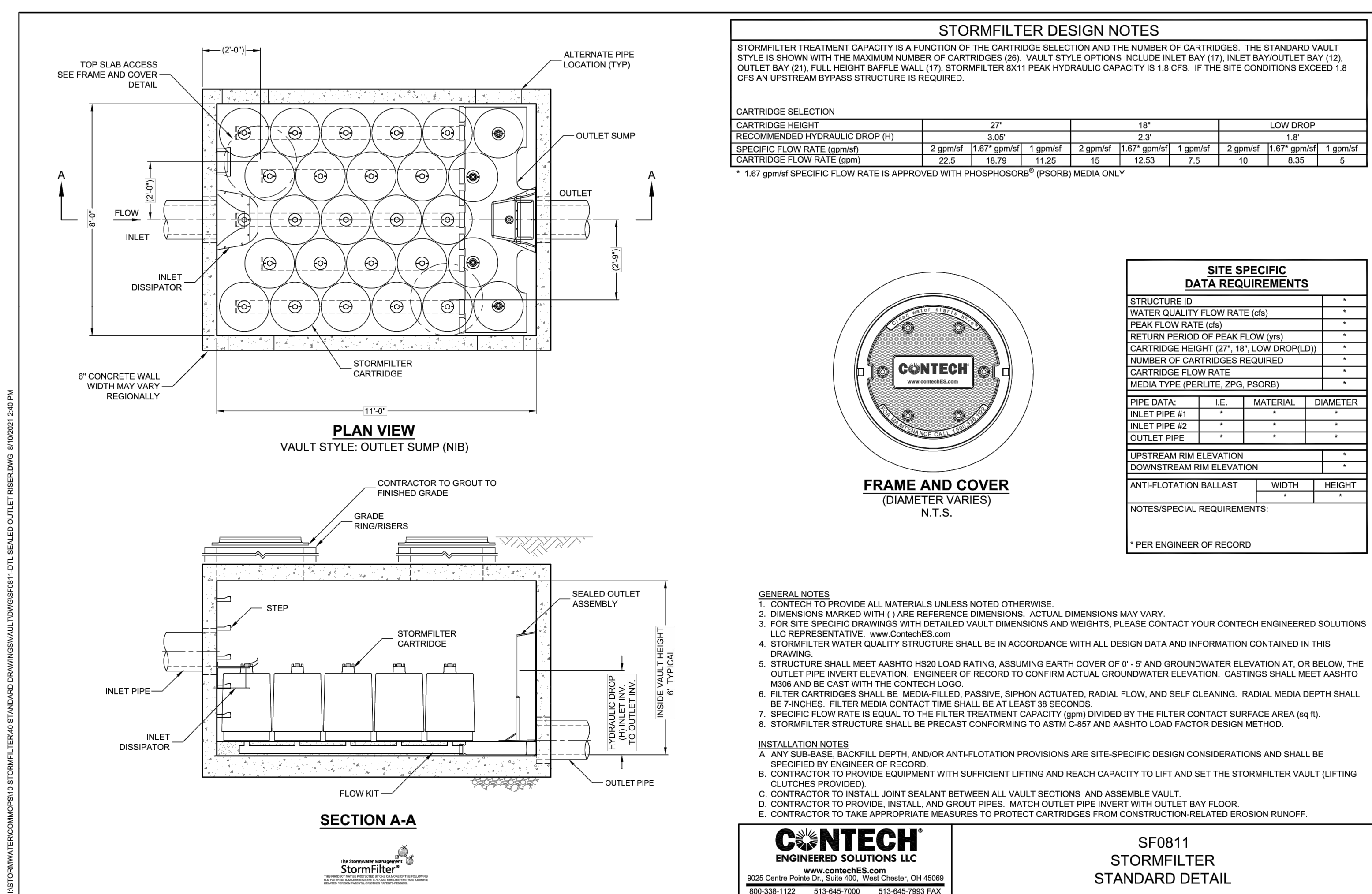
DIAMETER = 96"  
CORRUGATION = 5x1  
GAGE = 14  
COATING = ALT2  
WALL TYPE = SOLID  
BARREL SPACING = 36"

BACKFILL DETAILS

WIDTH AT ENDS = 12"  
ABOVE PIPE = 0"  
WIDTH AT SIDES = 12"  
BELOW PIPE = 0"

**NOTES:**

1. ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
2. ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
3. ALL RISERS AND STUBS ARE 2-2/3" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
4. RISERS TO BE FIELD TRIMMED TO GRADE.
5. QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
7. THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
8. THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.



PLAN PREPARED BY:  
FIRM # C-2798

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ADVANCED  
CIVIL DESIGN  
ENGINEERS SURVEYORS



ADMINISTRATIVE SITE REVIEW  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS  
FOR  
DEWITT CAROLINAS

SCM PLAN - UNDERGROUND DETENTION

Issue Dates:  
02/14/2024, ASR SUBMITTAL #1

Date: 02/14/2024  
Scale: AS NOTED

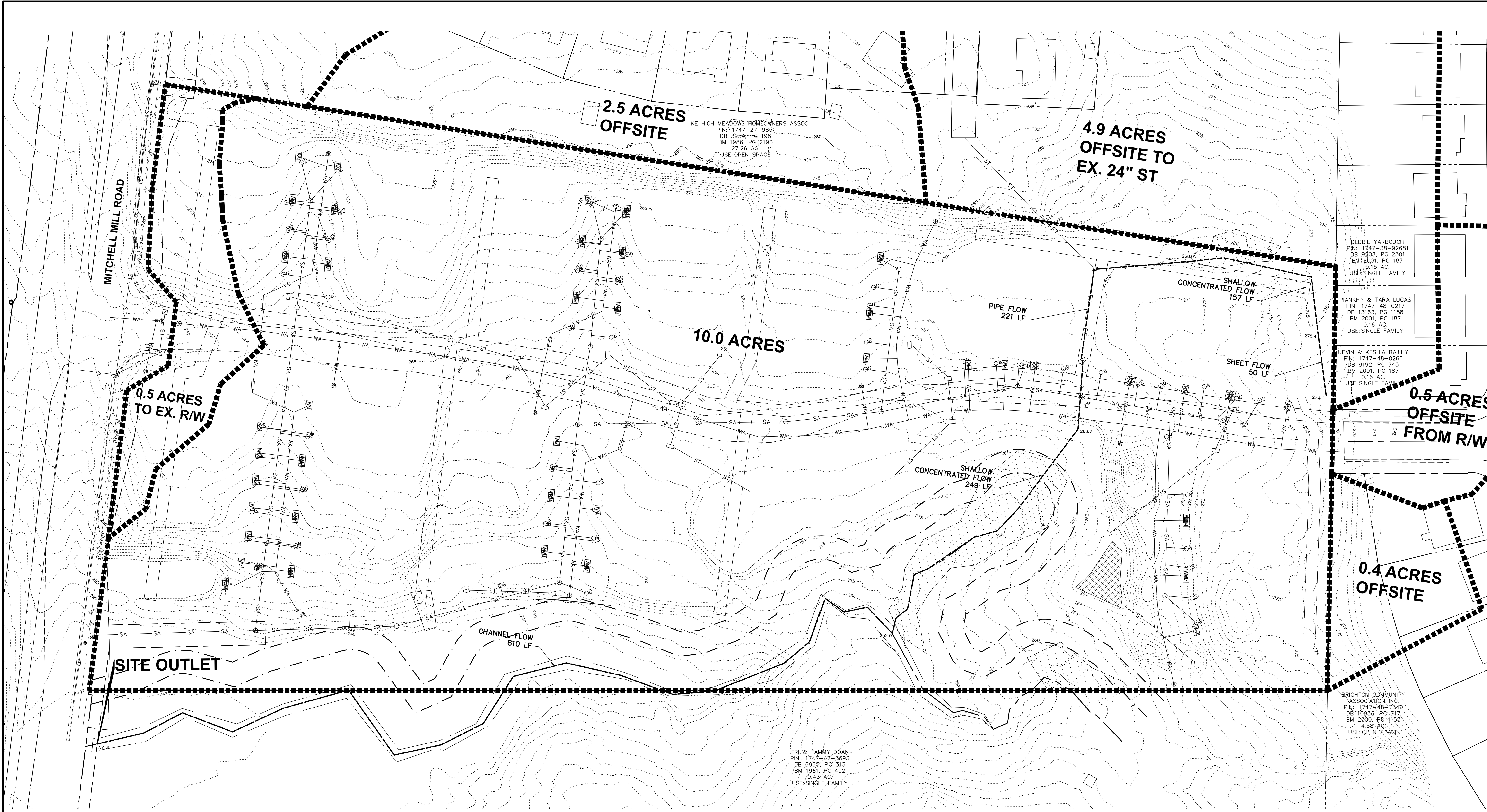
Drawn By: JLB  
Checked By: JWB

Project Number:  
18-0004-742

Drawing Number:  
C.5.1

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O:\18-0004-742\NC\DWG\Production Drawings\STORM\0004-742-Pre Trib Map.dwg Pre Dev Map Feb 22, 2024 1:04:05pm Shulcheson



**LEGEND**

- Iron Pipe Found
- Iron Pin Set
- ▲ Railroad Spike
- Light Pole
- Mailbox
- △ Traverse Point
- PK Set
- CATV Pedestal
- Sign
- Gas Valve
- Pole Elec
- Pole Elec Tele
- x --- x --- Fence Line
- Edge of Pavement
- Underground Water Line
- OHE Overhead Electric Line
- ST --- ST Storm Sewer Line
- SA --- SA Sanitary Sewer Line
- Property Line
- Ex. Property Line
- Ex. Right-of-Way
- Ex. Easement Line
- Setback
- 225 --- Ex. Major Contour(s)
- 225 --- Ex. Minor Contour(s)
- Underground Gas
- Underground Fiber Optic
- Underground Electric
- OHE Overhead Electric
- Existing Tributary Area

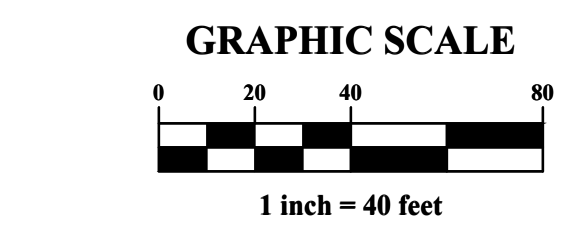
**Existing Site Data Table**

Owner:	Mitchell Mill, LLC
Address:	3805 MITCHELL MILL RD
PIN #:	1747-37-9686
Tract Data:	D.B. 12985 Pg. 56
Map Data:	B.M. 1981, Pg. 452 (Lot 6)
Lot Area (square feet):	<b>455,731</b>
Lot Area (acres):	<b>10.462</b>

**PRE-DEVELOPED FLOW**

Rational Method	Pre-Development Peak Runoff Rate (cfs)
	Outlet 1
2- year:	19.30
10- year:	41.93
25- year:	52.79
100- year:	72.56

TC = 15.2 MIN, CN = 74



PLAN PREPARED BY:  
FIRM # C-2798

**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

51 Kilmoyne Drive  
Suite 102  
Cory, North Carolina 27511  
ph 919.461.6290  
fax 919.336.5127

PLAN PREPARED FOR:

**dewitt**  
Carolinas

**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MITCHELL MILL APARTMENTS**  
FOR  
**DEWITT CAROLINAS**

**PRE-DEVELOPED STORMWATER PLAN**

Issue Dates:  
02/14/2024 ASR SUBMITTAL #1

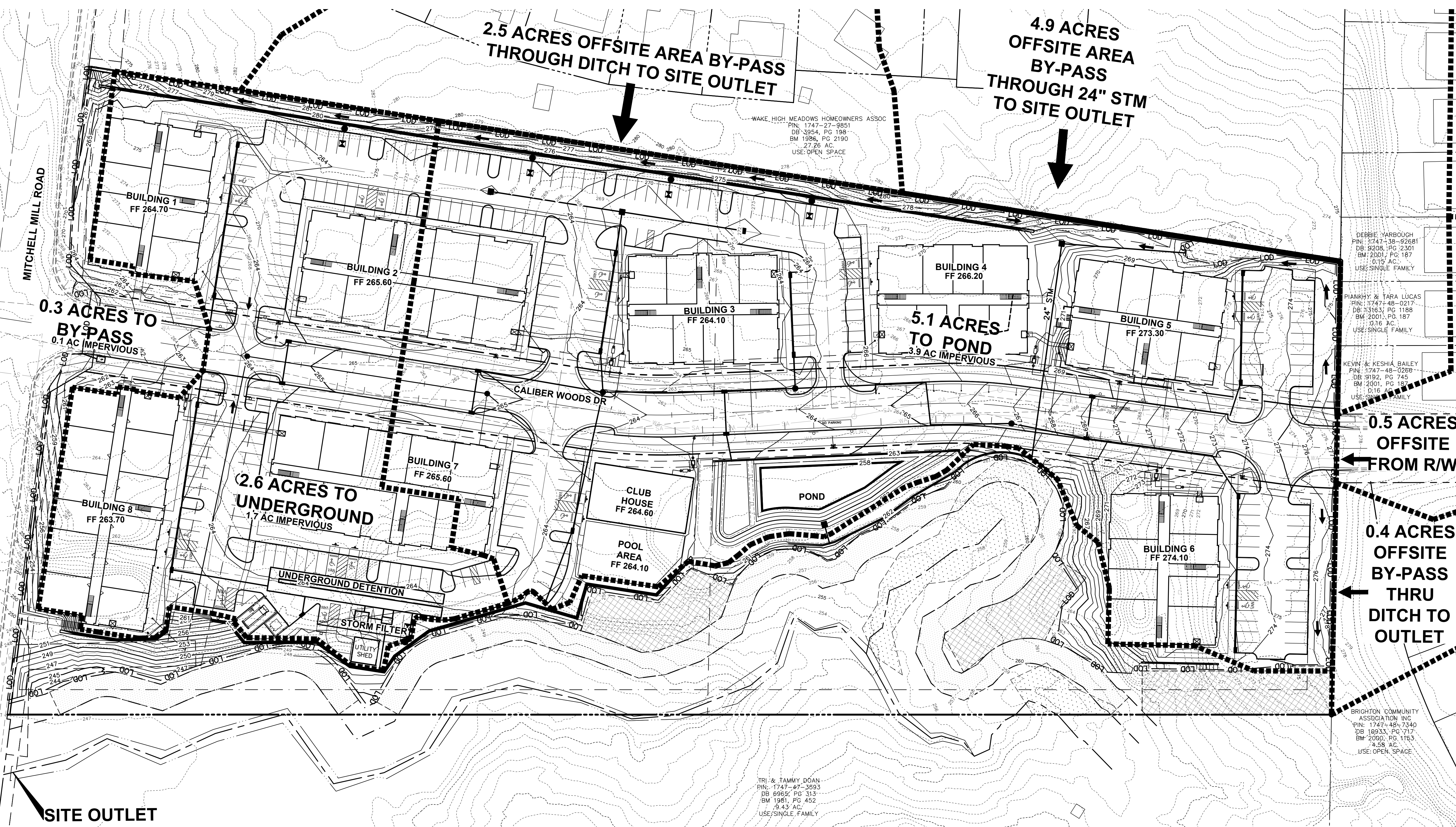
Date: 02/14/2024  
Scale: 1" = 40'

Drawn By: JLB  
Checked By: JDW

Project Number:  
**18-0004-742**

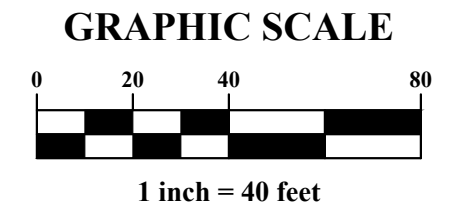
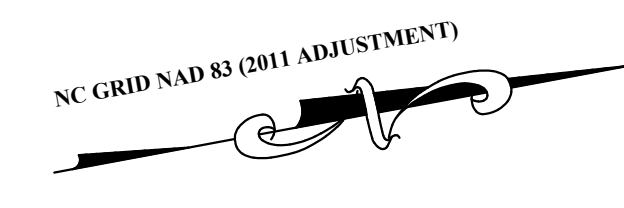
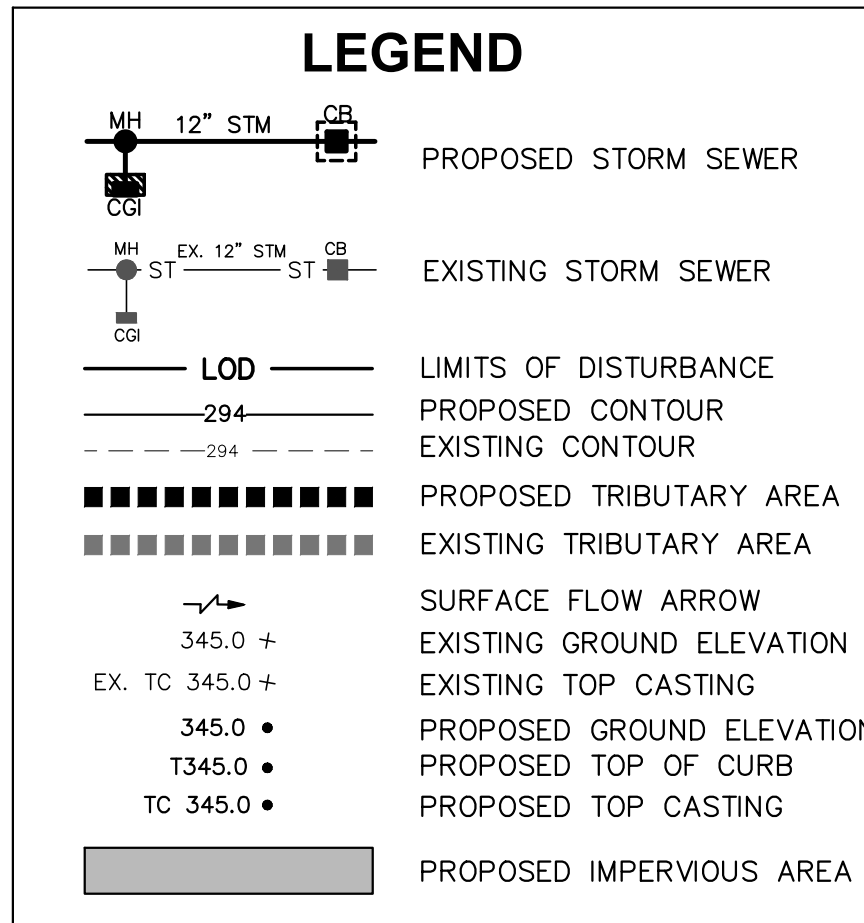
Drawing Number:  
**C.6.0**

O:\18-0004-742\NC\DWG\Production Drawings\STORM\0004-742-Post Trib Map.dwg Layout1 Feb 22, 2024 - 11:18:12am Shutcheson



**STANDARD GRADING NOTES (AS APPLICABLE)**

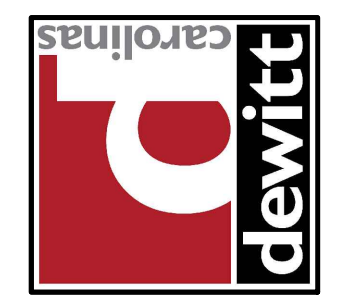
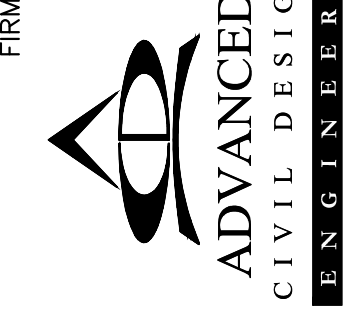
1. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
2. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
3. PROPOSED GRADES BY SEPARATE PLAN CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM SEWER PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS, LIDS SHALL BE LABELED "STORM SEWER".
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
13. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS TXXX.XX. TOP OF CASTING ELEVATIONS DENOTED AS TC XXX.XX.
14. IN CASE ON AN EMERGENCY OR MAINTENANCE RELATED ISSUES WITH THE POND, THE HAND WHEEL AND PLUG VALVE IS TO BE USED TO DRAW DOWN THE POND AS MUCH AS POSSIBLE. IF POND IS TO BE DRAWN DOWN COMPLETELY, OWNER IS TO COORDINATE WITH CONTRACTOR TO BRING IN PUMP TO PUMP OUT REMAINING WATER.
15. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
16. LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
17. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
18. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
19. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
20. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.



Rational Method	Pre-Development Peak Runoff Rate (cfs)	
	Outlet 1	
2- year:	19.30	
10- year:	41.93	
25- year:	52.79	
100-year:	72.56	
TC = 15.2 MIN, CN = 74		

Rational Method	Post-Development Peak Runoff Rate (cfs)	
	Outlet 1	
2- year:	18.73	
10- year:	36.53	
25- year:	43.73	
100-year:	56.69	
TC = 15.0 MIN, CN = 72		

PLAN PREPARED BY:  
FIRM # C-2798



ADMINISTRATIVE SITE REVIEW  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS  
FOR

DEWITT CAROLINAS  
POST-DEVELOPED STORMWATER PLAN

Issue Dates:  
02/14/2024: ASR SUBMITTAL #1

Date: 02/14/2024  
Scale: 1" = 40'

Drawn By: JLB  
Checked By: JWB

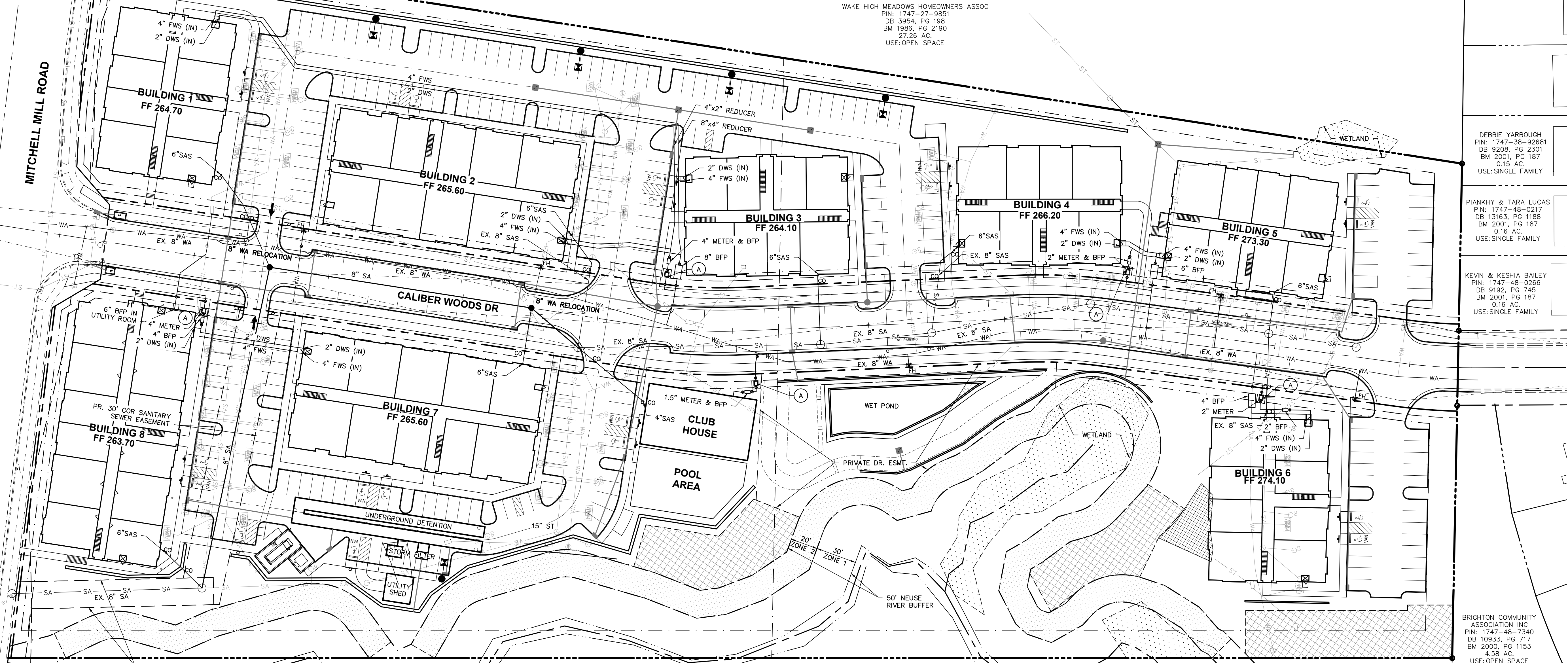
Project Number:  
**18-0004-742**

Drawing Number:  
**C.6.1**

51 Kilmoyne Drive  
Suite 102  
Cory, North Carolina 27511  
ph 919.461.6290  
for 919.336.5127

MITCHELL MILL ROAD

WAKE HIGH MEADOWS HOMEOWNERS ASSOC  
PIN: 1747-27-9851  
DB 3954, PG 198  
BM 1986, PG 2190  
27.26 AC.  
USE: OPEN SPACE



DEBBIE YARBROUGH  
PIN: 1747-38-92681  
DB 9208, PG 2301  
BM 2001, PG 187  
0.15 AC.  
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS  
PIN: 1747-48-0217  
DB 13163, PG 1188  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

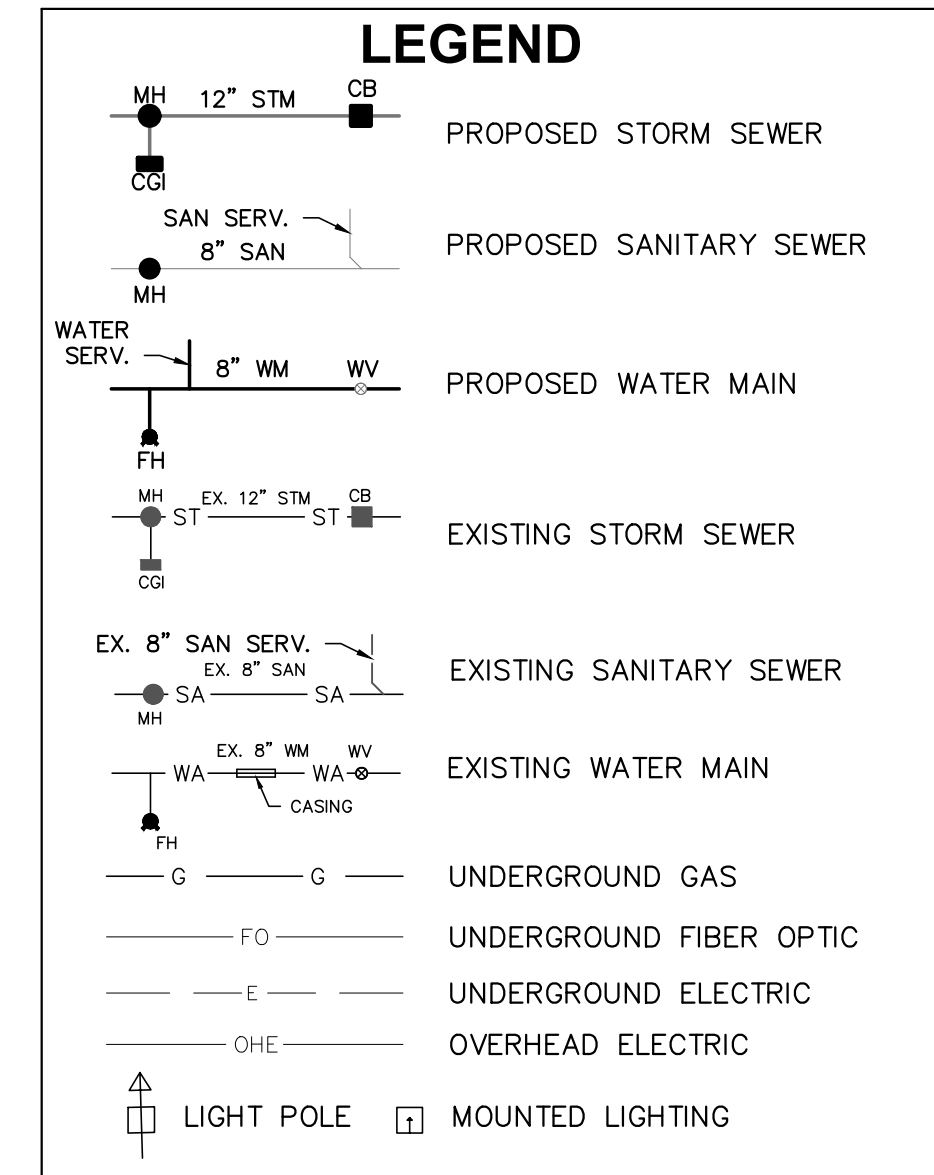
KEVIN & KESHIA BAILEY  
PIN: 1747-48-0266  
DB 9192, PG 745  
BM 2001, PG 187  
0.16 AC.  
USE: SINGLE FAMILY

BRIGHTON COMMUNITY ASSOCIATION INC  
PIN: 1747-48-7340  
DB 10933, PG 717  
BM 2000, PG 1153  
4.58 AC.  
USE: OPEN SPACE

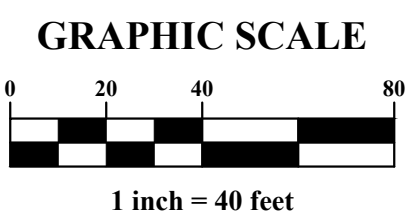
**STANDARD UTILITY NOTES (AS APPLICABLE):**

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
  - 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
  - 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
  - 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
  - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
  - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" 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)
  - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- 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
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property
- 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
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains
- 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 top at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 1.5" - 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
- Install 6" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- 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
- 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
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- 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 stephen.calverley@raleighnc.gov for more information
- 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. A Certificate of Compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information

TRI & TAMMY DOAN  
PIN: 1747-47-3593  
DB 6965, PG 313  
BM 1981, PG 452  
9.43 AC.  
USE: SINGLE FAMILY



**CODED NOTE**  
A CITY OF RALEIGH PUBLIC WATERLINE EASEMENT



PLAN PREPARED BY:  
FIRM # C-2798

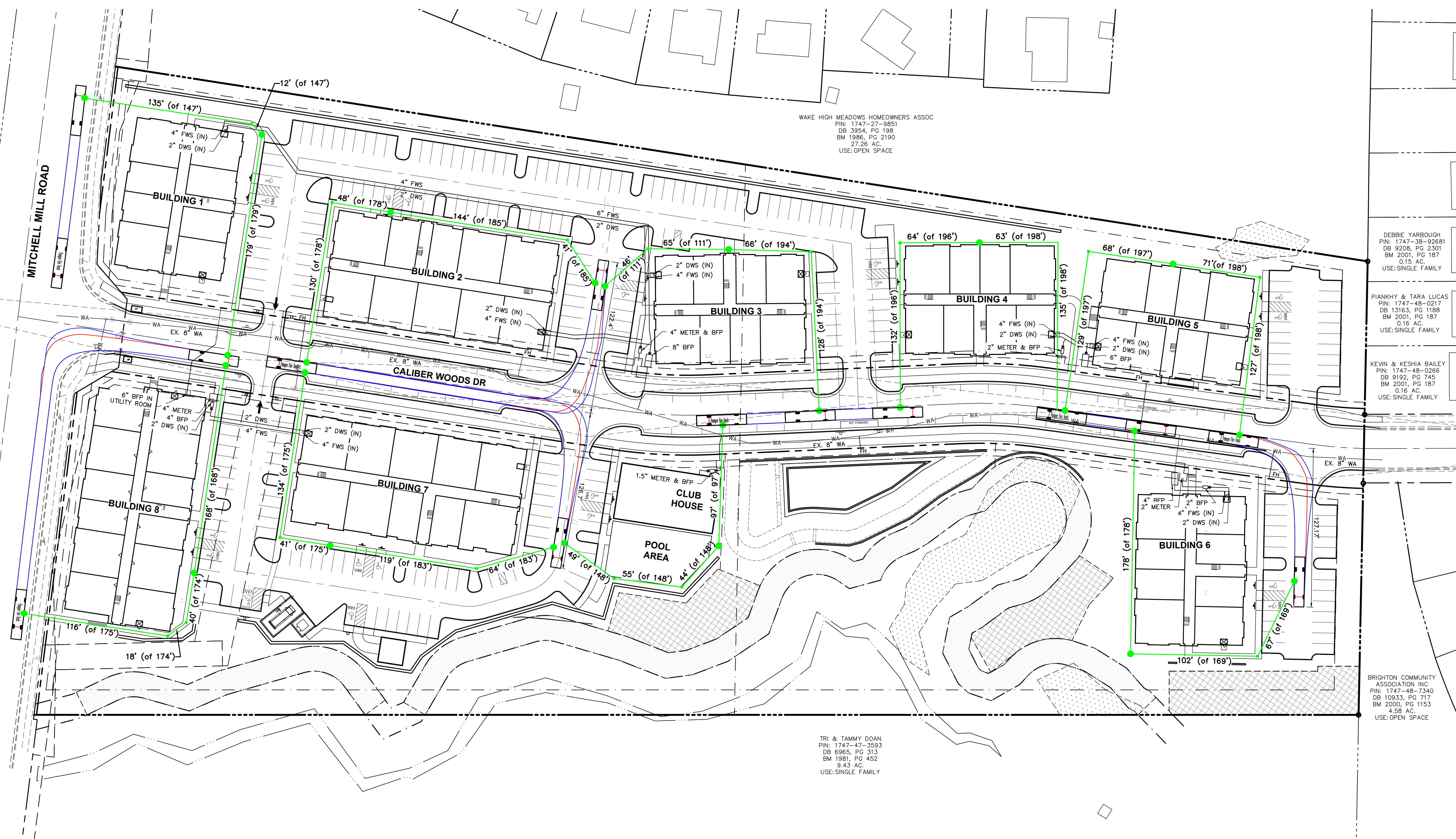


**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**MITCHELL MILL APARTMENTS**  
FOR  
**DEWITT CAROLINAS**  
**UTILITY PLAN**

Issue Dates:  
02/14/2024, ASR SUBMITTAL #1

Date: 02/14/2024  
Scale: 1" = 40'  
Drawn By: JLB  
Checked By: JWB  
Project Number:  
**18-0004-742**  
Drawing Number:  
**C.7.0**

51 Kilmoyne Drive  
Suite 102  
Cory, North Carolina 27511  
ph 919.481.6290  
fax 919.336.5127



WAKE HIGH MEADOWS HOMEOWNERS ASSOC  
 PIN: 1747-27-9851  
 DB 3954, PG 198  
 BM 1986, PG 2190  
 27.26 AC.  
 USE: OPEN SPACE

DEBBIE YARBOUGH  
 PIN: 1747-38-92681  
 DB 9208, PG 2301  
 BM 2001, PG 187  
 0.15 AC.  
 USE: SINGLE FAMILY

PIANKHY & TARA LUCAS  
 PIN: 1747-48-0217  
 DB 13163, PG 1188  
 BM 2001, PG 187  
 0.16 AC.  
 USE: SINGLE FAMILY

KEVIN & KESHIA BAILEY  
 PIN: 1747-48-0266  
 DB 9192, PG 745  
 BM 2001, PG 187  
 0.16 AC.  
 USE: SINGLE FAMILY

BRIGHTON COMMUNITY ASSOCIATION INC  
 PIN: 1747-48-7340  
 DB 10933, PG 717  
 BM 2000, PG 1153  
 4.58 AC.  
 USE: OPEN SPACE

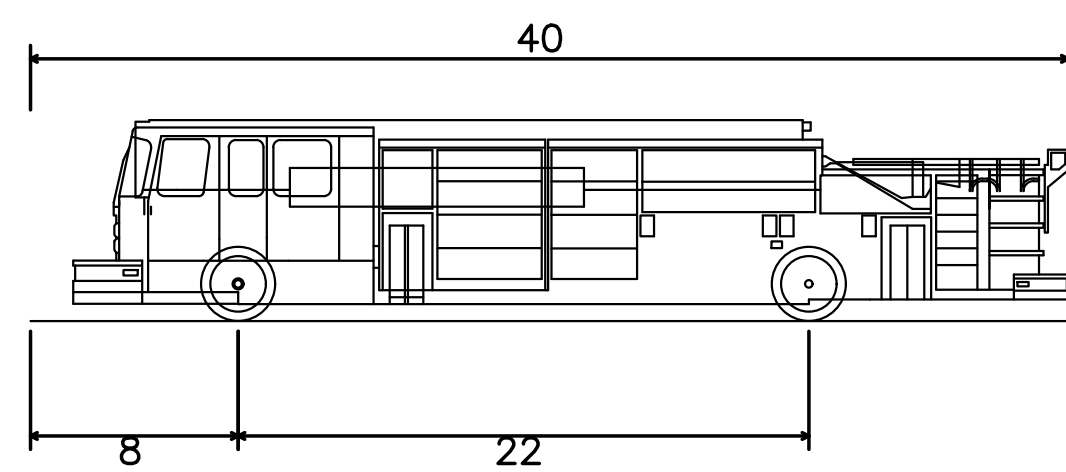
TRI & TAMMY DOAN  
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 DB 6965, PG 313  
 BM 1981, PG 452  
 9.43 AC.  
 USE: SINGLE FAMILY

**PLAN NOTES**

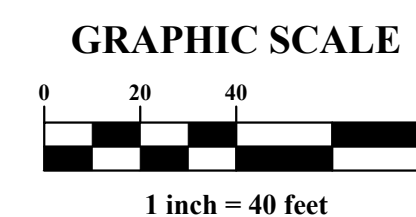
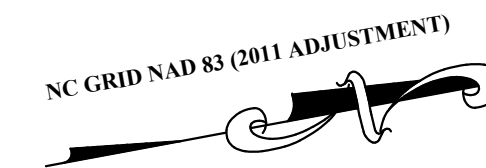
BUILDING CONTAINS NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

**LEGEND**

- EX. RIGHT-OF-WAY
- EX. BOUNDARY LINE
- PR. BOUNDARY LINE
- SETBACK LINE
- TRUCK BODY OVERHANG
- OUTER TIRE PATH
- HYDRANT HOSE PULL LINE



Pumper Fire Truck  
 Overall Length 40.000ft  
 Overall Width 8.167ft  
 Overall Body Height 7.745ft  
 Min Body Ground Clearance 0.656ft  
 Track Width 8.167ft  
 Lock-to-lock time 5.00s  
 Max Wheel Angle 45.00°



**ADMINISTRATIVE SITE REVIEW**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**MITCHELL MILL APARTMENTS**  
 FOR  
**DEWITT CAROLINAS**  
**FIRE DEPARTMENT ACCESS PLAN**

Issue Dates: 02/14/2024 ASR SUBMITTAL #1  
 Date: 02/14/2024  
 Scale: 1" = 40'  
 Drawn By: JLB  
 Checked By: JDW  
 Project Number: 18-0004-742  
 Drawing Number: **C.8.0**

PLAN PREPARED BY:  
 FIRM # C-2798  
  
 ADVANCED CIVIL DESIGN  
 ENGINEERS SURVEYORS  
 51 Kilmoyne Drive  
 Suite 102  
 Cary, North Carolina 27511  
 ph 919.481.6290  
 fax 919.336.5127

PLAN PREPARED FOR:  
  
 dewitt  
 CAROLINAS

**STORM**

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS: DATE BY: NOT TO SCALE

STANDARD DROP INLET

**SW-10.03**

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS: DATE BY: NOT TO SCALE

STANDARD JUNCTION BOX

**SW-10.04**

**TYPICAL MH FOR STORM SEWER**

PIPE SIZE	MH DIAMETER
12-24"	4'-0"
30-42"	5'-0"
48"	6'-0"
54"	6'-0"

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS: DATE BY: NOT TO SCALE

STANDARD CLASS "A" MANHOLE

**SW-10.05**

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS: DATE BY: NOT TO SCALE

DROP INLET CASTING

**SW-10.08**

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS: DATE BY: NOT TO SCALE

STANDARD DROP INLET CASTING

**SW-10.09**

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS: DATE BY: NOT TO SCALE

5' OM CATCH BASIN

**SW-10.01**

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS: DATE BY: NOT TO SCALE

STANDARD STORM MANHOLE COVER

**SW-10.10**

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS: DATE BY: NOT TO SCALE

CURB DRAIN DETAIL

**SW-10.12**

O:\18-0004-742NC\Drawings\Development\PLAN\0004-742-Details.dwg STANDARD DETAILS Feb 20, 2024 - 10:30:48am Shutcherson

PLAN PREPARED BY:  
FIRM # C-2798

51 Kilmayne Drive  
Suite 102  
Cary, North Carolina 27511  
ph 919.481.0290  
fax 919.336.9127

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

**carolinascivil**  
**dewitt**

**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MITCHELL MILL APARTMENTS**  
FOR  
**DEWITT CAROLINAS**

**STANDARD DETAILS**

Issue Dates:  
02/14/2024: ASR SUBMITTAL #1

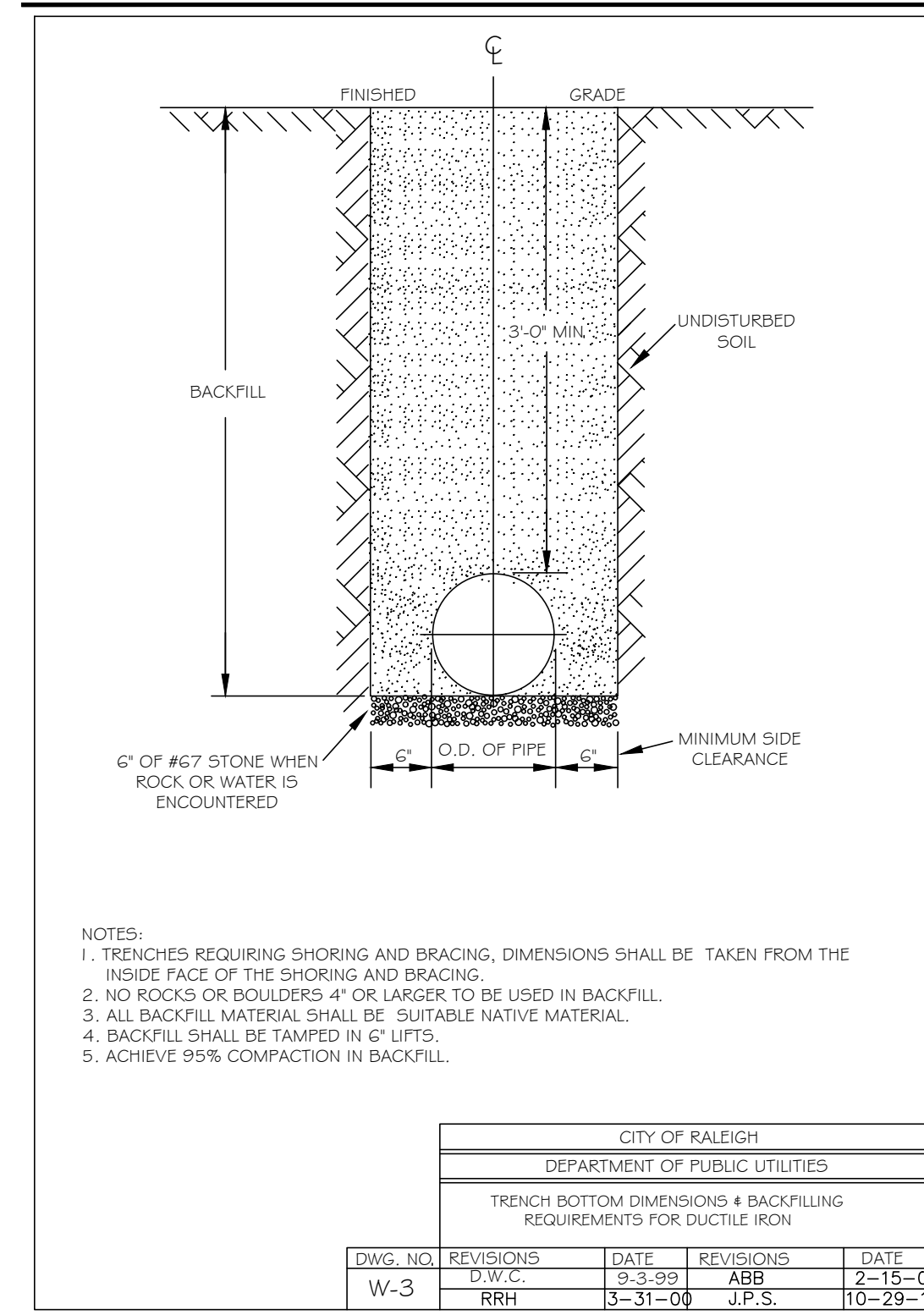
Date: 02/14/2024  
Scale: NO SCALE

Drawn By: JLB  
Checked By: JDW

Project Number:  
18-0004-742

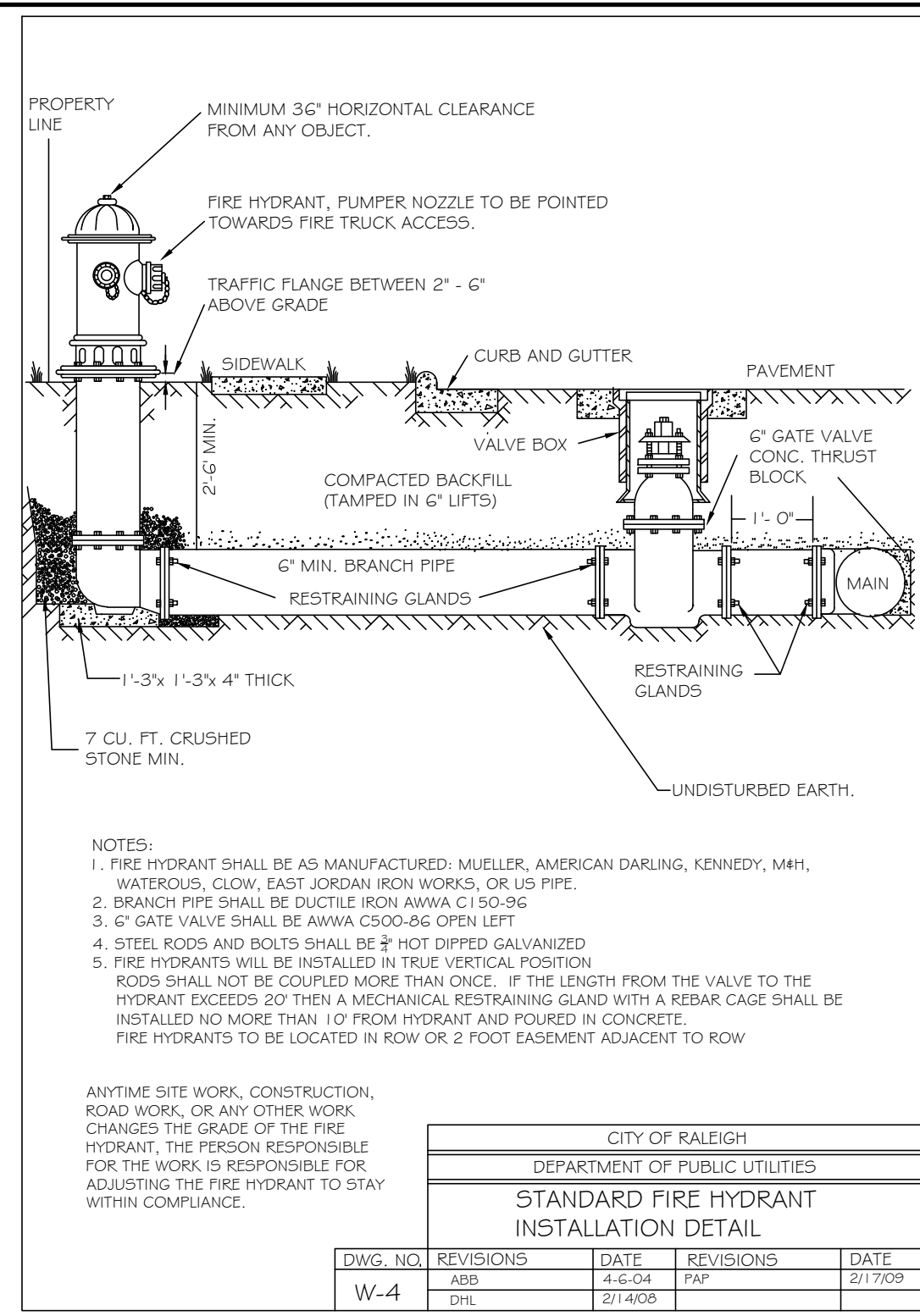
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**C.9.0**





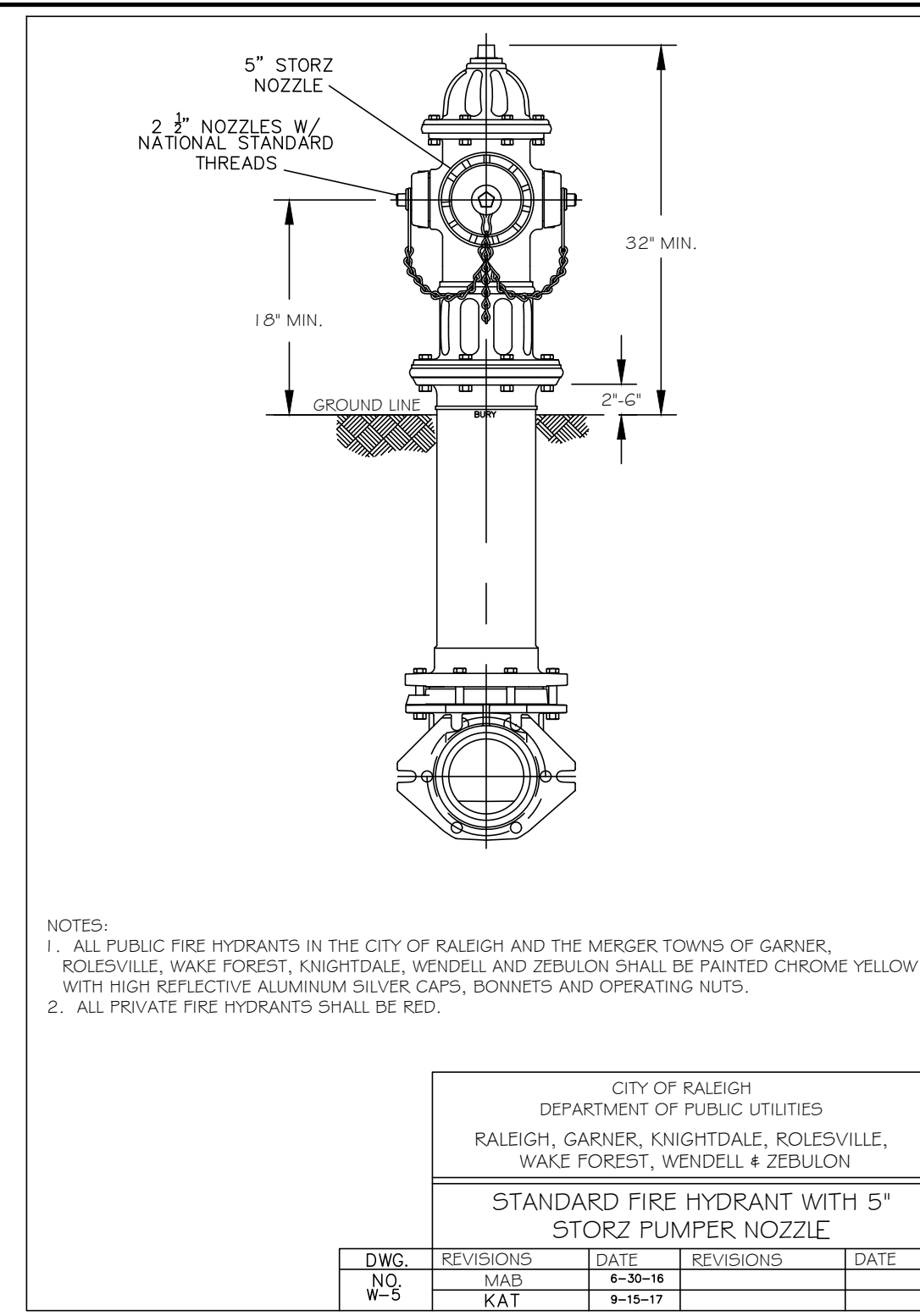
- NOTES:
- TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
  - NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
  - ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
  - BACKFILL SHALL BE TAMPED IN 6" LIFTS.
  - ACHIEVE 95% COMPACTION IN BACKFILL.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
D.W.C.	9-3-99		ABB	2-15-03	
W-3	RRH	3-31-06	J.P.S.	10-29-10	



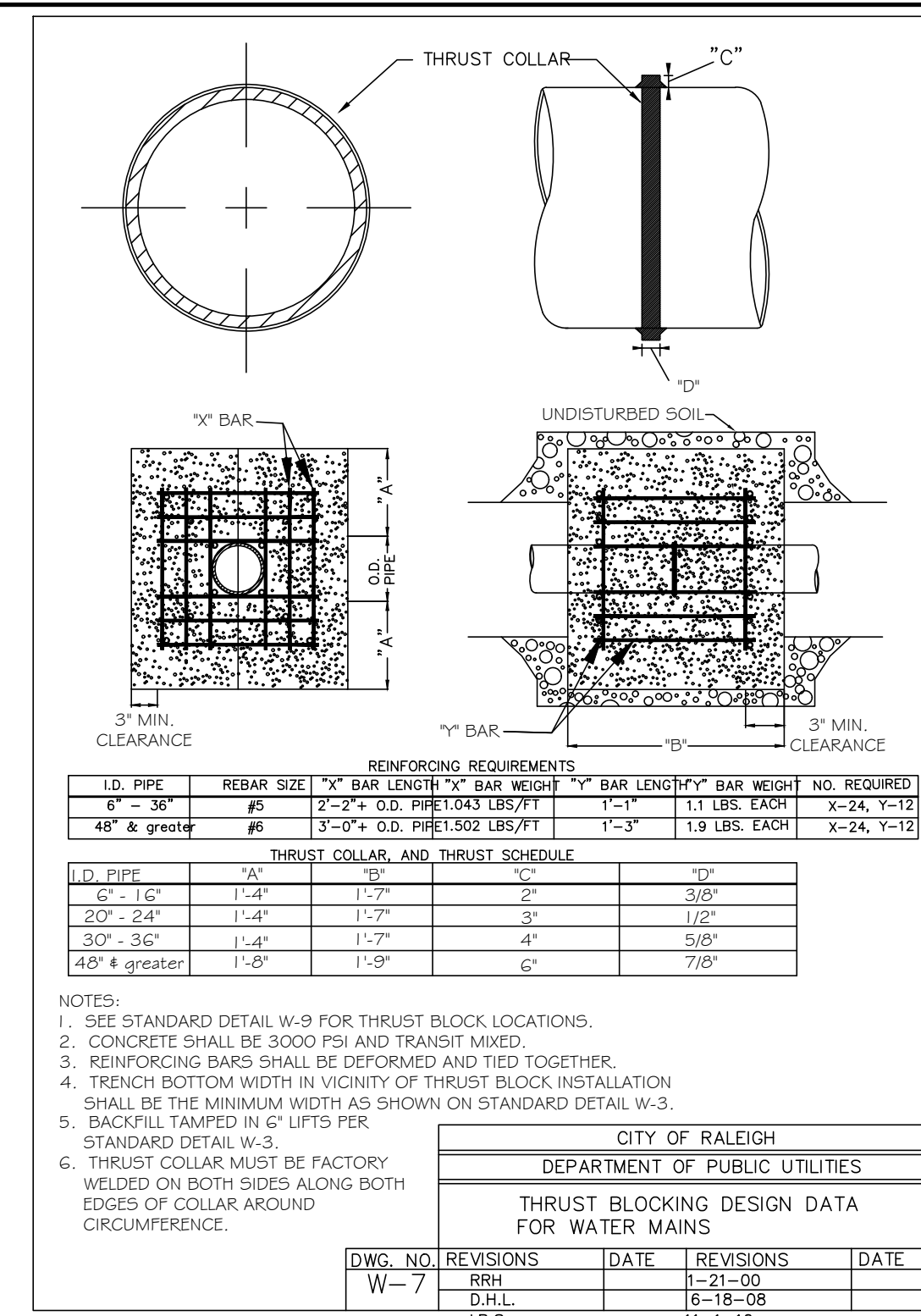
- NOTES:
- FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, MH, WATERLOUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
  - BRANCH PIPE SHALL BE DUCTILE IRON ANWVA C1 50-96
  - G GATE VALVE SHALL BE ANWVA C500-3G OPEN LEFT
  - STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED
  - FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
  - RODS SHALL NOT BE CURVED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
  - FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD FIRE HYDRANT INSTALLATION DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-4	ABB	4-6-04	FAP	2/17/09	
	DHL	2/14/05			



- NOTES:
- ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
  - ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD FIRE HYDRANT WITH 5\"/>					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-5	MAD	4-30-16			
	KAT	9-15-17			

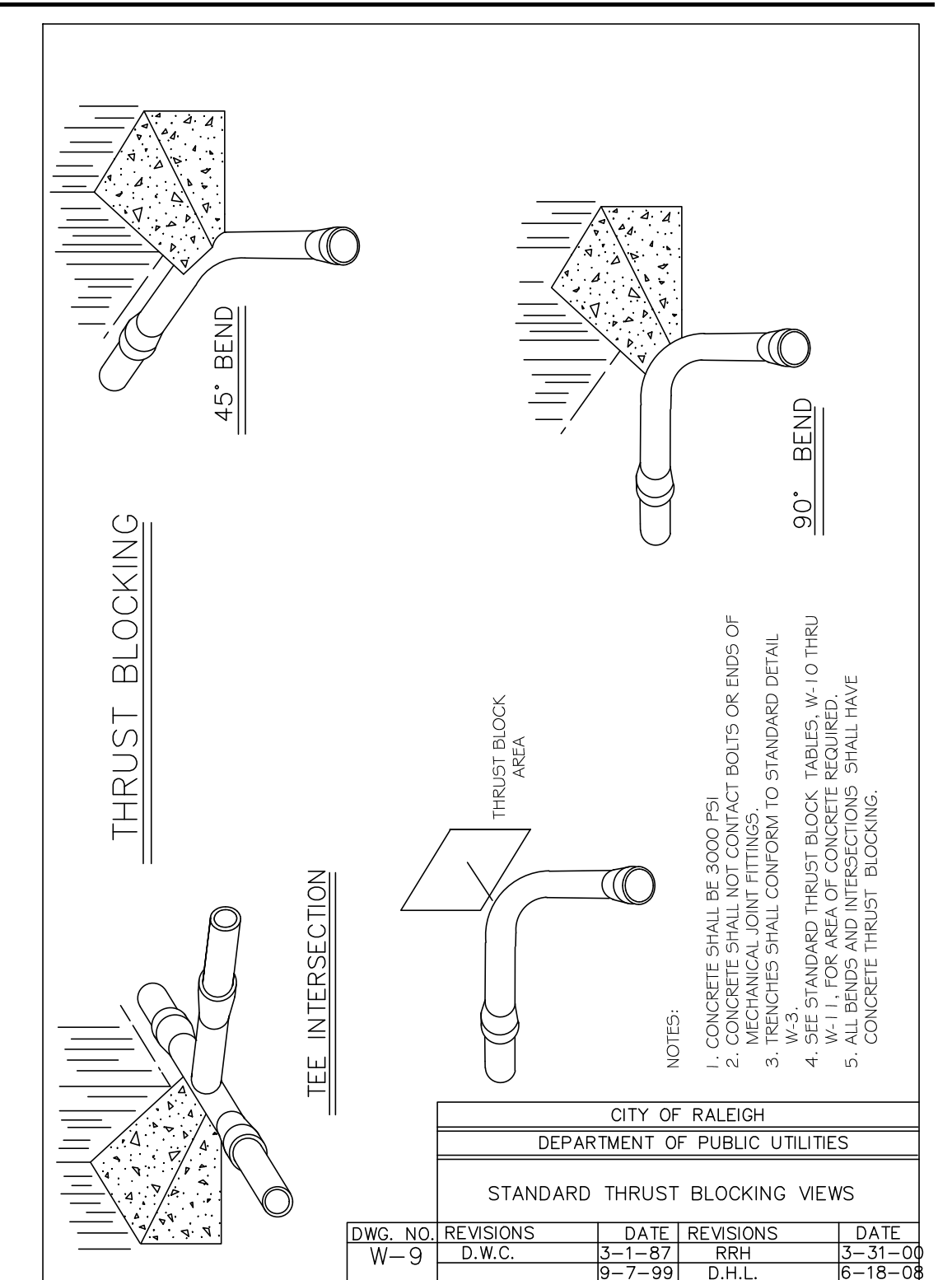


REINFORCING REQUIREMENTS					
I.D. PIPE	REBAR SIZE	X\"/>			
8" - 36"	#6	2'-2" O.D. PIPE 1302 LBS/FT	1"-1"	1.5 LBS. EACH	X-24, Y-12
48" & greater	#8	3'-0" O.D. PIPE 1502 LBS/FT	1"-3"	1.5 LBS. EACH	X-24, Y-12

THRUST COLLAR AND THRUST SCHEDULE					
I.D. PIPE	A"	B"	C"	D"	
8" - 16"	1.4"	1.7"	2"	3/8"	
20" - 24"	1.4"	1.7"	3"	1/2"	
30" - 36"	1.4"	1.7"	4"	5/8"	
48" & greater	1.8"	1.9"	6"	7/8"	

- NOTES:
- SEE STANDARD DETAIL W-9 FOR THRUST BLOCK LOCATIONS.
  - CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
  - REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
  - TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD DETAIL W-3.
  - BACKFILL TAMPED IN 6" LIFTS PER STANDARD DETAIL W-3.
  - THRUST COLLAR MUST BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
THRUST BLOCKING DESIGN DATA FOR WATER MAINS					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-7	RRH	1-21-00			
	D.H.L.	6-18-08			
	J.P.S.	11-1-10			

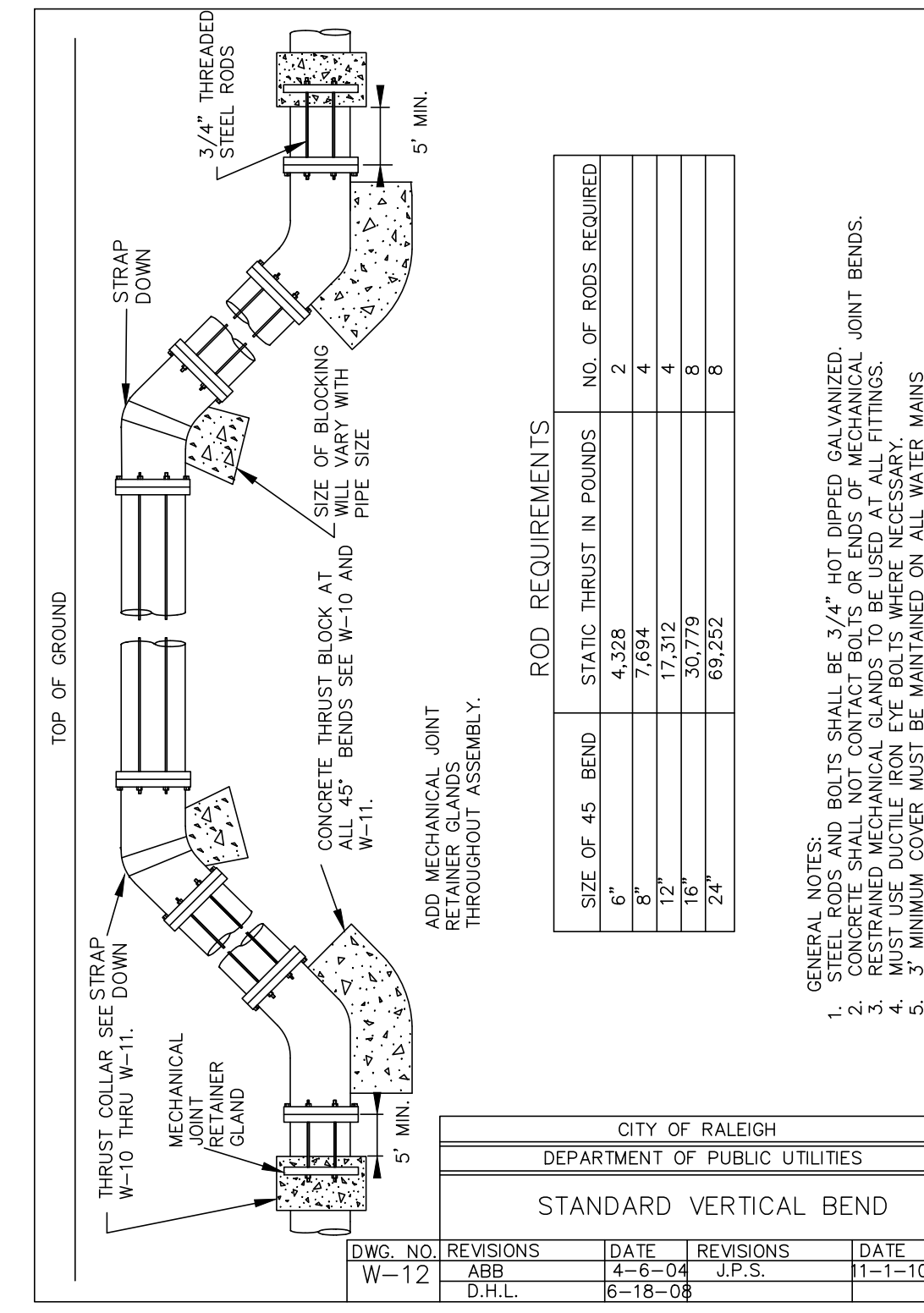


REINFORCING REQUIREMENTS					
I.D. PIPE	REBAR SIZE	X\"/>			
8" - 36"	#6	2'-2" O.D. PIPE 1302 LBS/FT	1"-1"	1.5 LBS. EACH	X-24, Y-12
48" & greater	#8	3'-0" O.D. PIPE 1502 LBS/FT	1"-3"	1.5 LBS. EACH	X-24, Y-12

THRUST COLLAR AND THRUST SCHEDULE					
I.D. PIPE	A"	B"	C"	D"	
8" - 16"	1.4"	1.7"	2"	3/8"	
20" - 24"	1.4"	1.7"	3"	1/2"	
30" - 36"	1.4"	1.7"	4"	5/8"	
48" & greater	1.8"	1.9"	6"	7/8"	

- NOTES:
- CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
  - MECHANICAL JOINT FITTINGS SHALL CONFORM TO STANDARD DETAIL W-3.
  - SEE STANDARD THRUST BLOCK TABLES, W-10 THRU W-11, BARS AND DIMENSIONS REQUIRED.
  - ALL BARS AND DIMENSIONS SHALL HAVE CONCRETE THRUST BLOCKING.

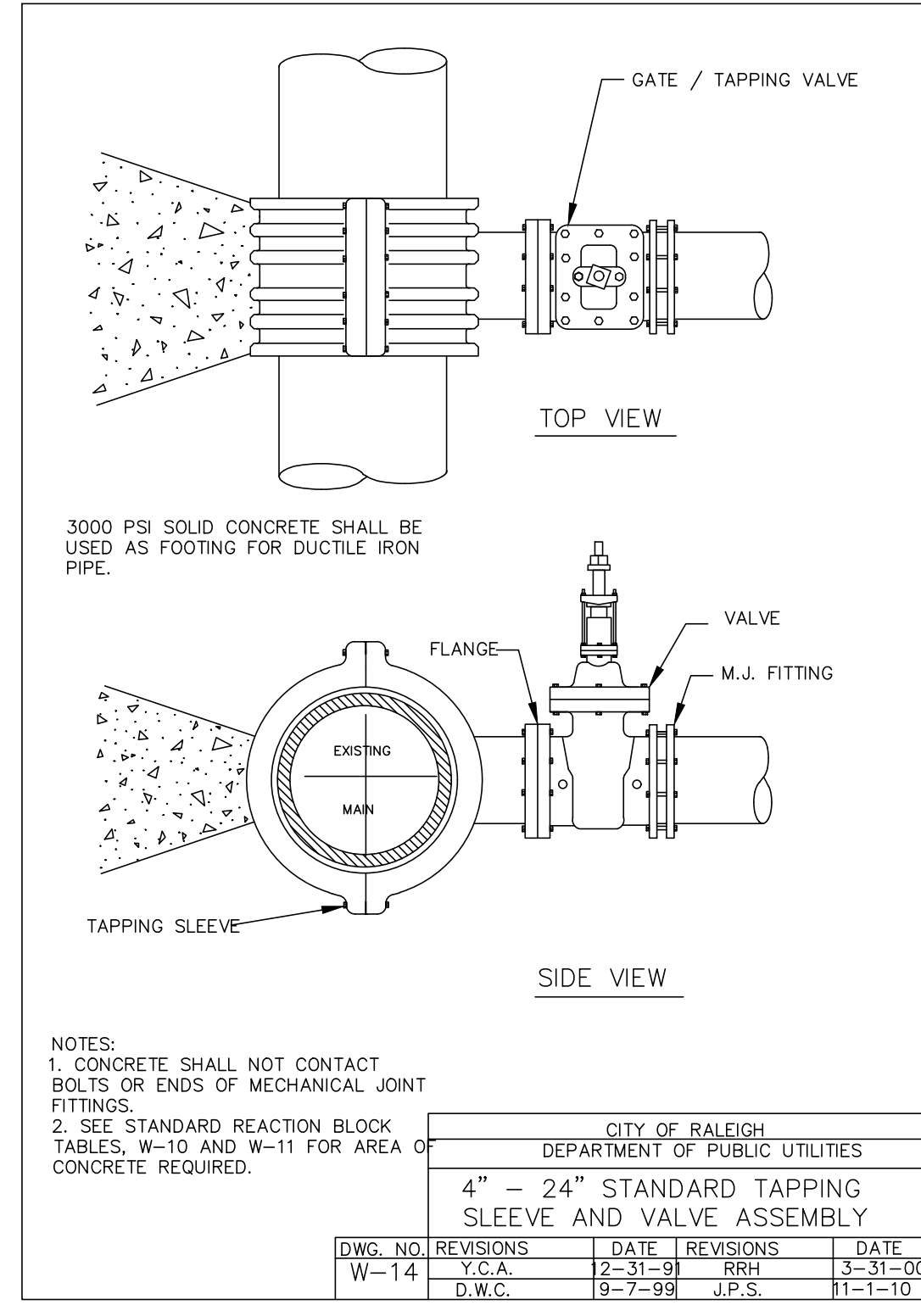
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD THRUST BLOCKING VIEWS					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-9	D.W.C.	3-1-82	RRH	3-31-00	
		8-7-99	D.H.L.	6-18-08	



ROD REQUIREMENTS		
SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NO. OF RODS REQUIRED
8"	4,328	2
12"	7,684	4
16"	17,312	6
20"	30,779	8
24"	69,232	8

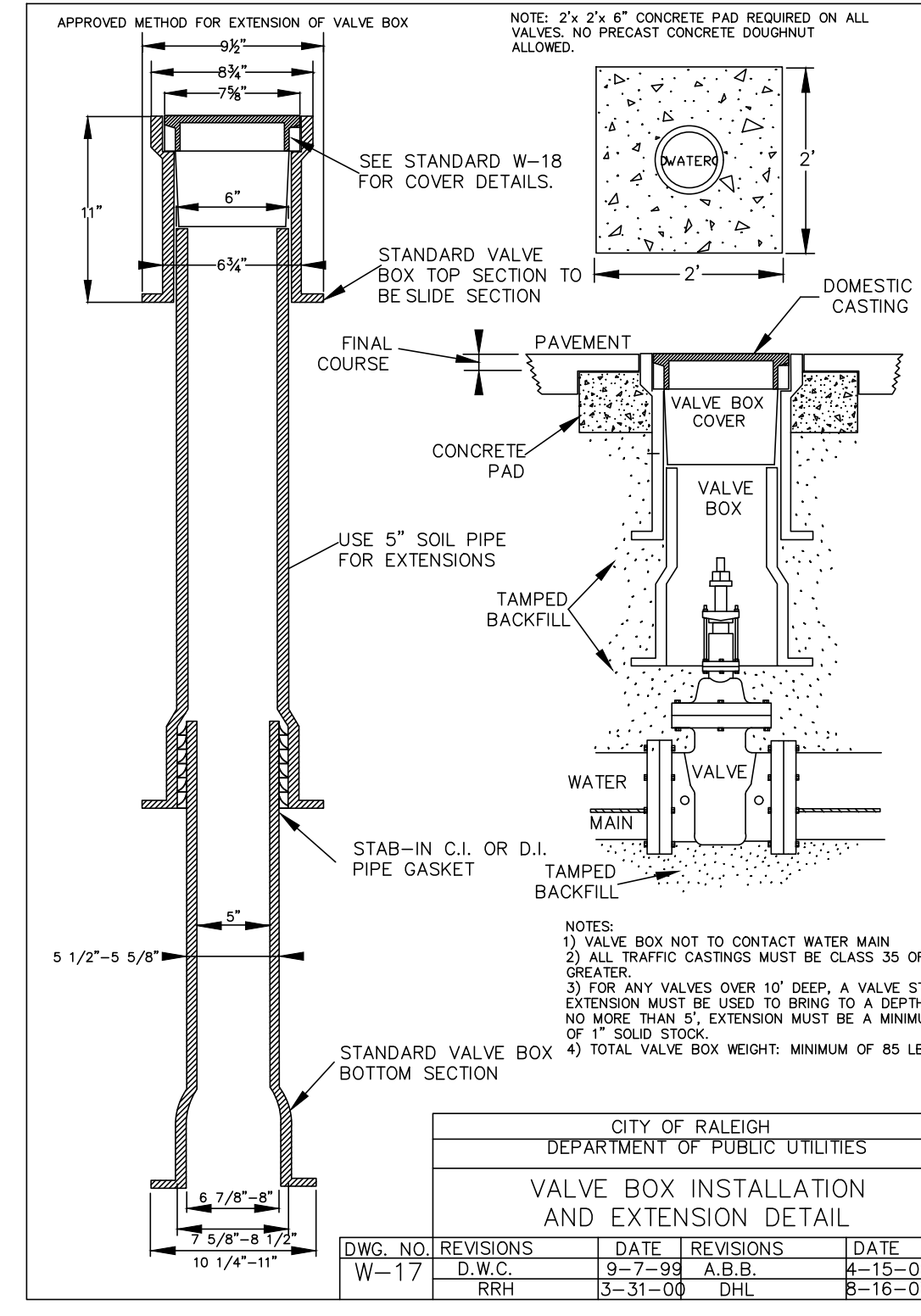
- GENERAL NOTES:
- STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED
  - CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
  - RESTRAINING GLANDS AND BOLTS SHALL BE GALVANIZED.
  - MUST USE DUCTILE IRON GLANDS WHERE NECESSARY.
  - 3" MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD VERTICAL BEND					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-12	ABB	4-6-04	J.P.S.	3-31-00	
	D.H.L.	6-18-08			



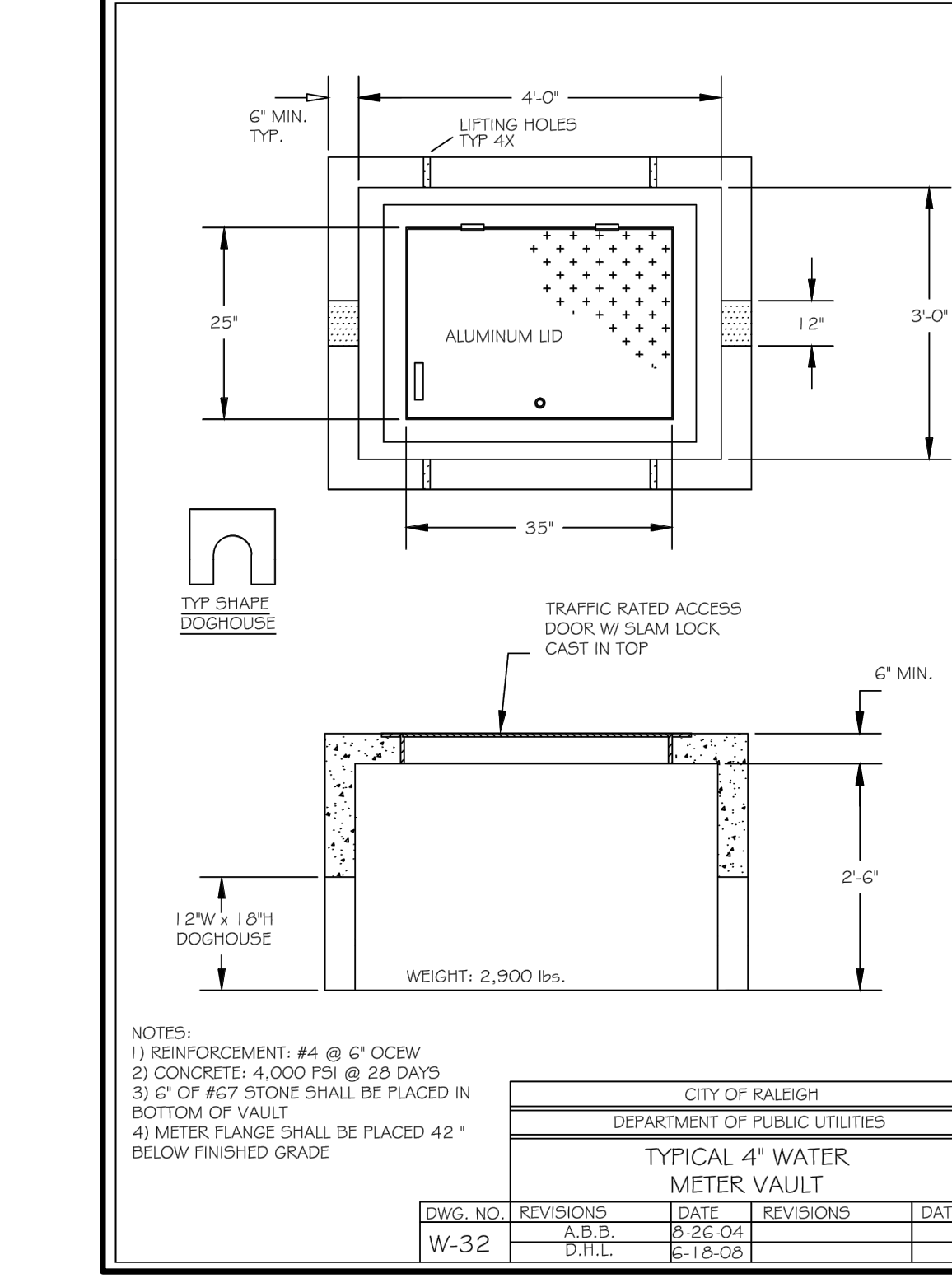
- NOTES:
- CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
  - SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-14	Y.C.A.	2-31-91	RRH	3-31-00	
	D.W.C.	9-7-99	J.P.S.	11-1-10	



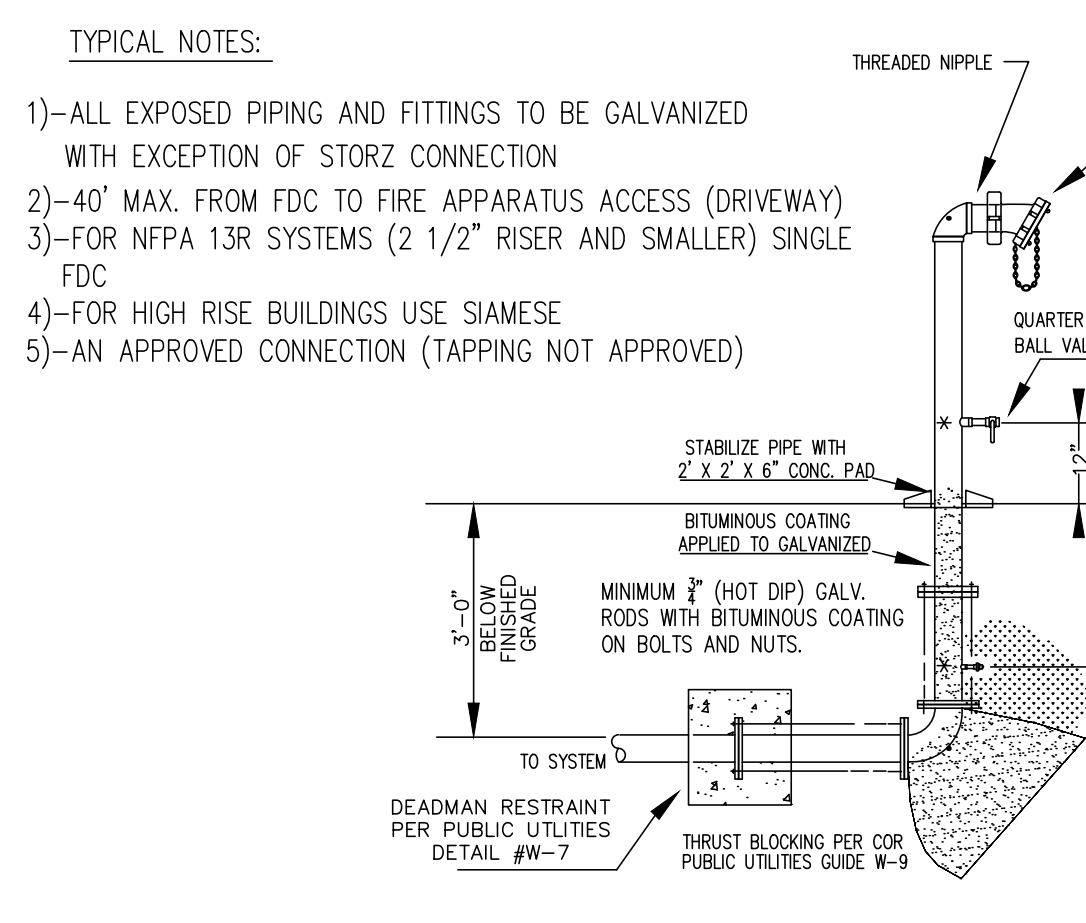
- NOTES:
- VALVE BOX NOT TO CONTACT WATER MAIN
  - ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
  - FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 8'. EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
  - TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
VALVE BOX INSTALLATION AND EXTENSION DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-17	D.W.C.	9-7-99	A.B.B.	4-15-04	
	RRH	3-31-00	DHL	8-16-07	



- NOTES:
- REINFORCEMENT: #4 @ 6" OC/W
  - CONCRETE: 4,000 PSI @ 28 DAYS
  - 6" OF #67 STONE SHALL BE PLACED IN BOTTOM OF VAULT
  - METER FLANGE SHALL BE PLACED 42" BELOW FINISHED GRADE

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
TYPICAL 4" WATER METER VAULT					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-32	A.B.B.	2-26-04			
	D.H.L.	6-18-08			



- TYPICAL NOTES:
- ALL EXPOSED PIPING AND FITTINGS TO BE GALVANIZED WITH EXCEPTION OF STORZ CONNECTION
  - 40' MAX. FROM FDC TO FIRE APPARATUS ACCESS (DRIVEWAY)
  - FOR NFPA 13R SYSTEMS (2 1/2" RISER AND SMALLER) SINGLE FDC
  - FOR HIGH RISE BUILDINGS USE SIAMASEE
  - AN APPROVED CONNECTION (TAPPING NOT APPROVED)

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
DEADMAN RESTRAINT PER PUBLIC UTILITIES DETAIL #W-7					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-7	RRH	1-21-00			
	D.H.L.	6-18-08			
	J.P.S.	11-1-10			

PLAN PREPARED BY:  
FIRM # C-2798

51 Kilmayne Drive  
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ph 919.481.0290  
fax 919.336.9127

ADVANCED  
CIVIL DESIGN  
ENGINEERS SURVEYORS

PLAN PREPARED FOR:  
Carolinans  
dewitt

ADMINISTRATIVE SITE REVIEW  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
MITCHELL MILL APARTMENTS  
FOR  
DEWITT CAROLINAS  
STANDARD DETAILS

Issue Dates:  
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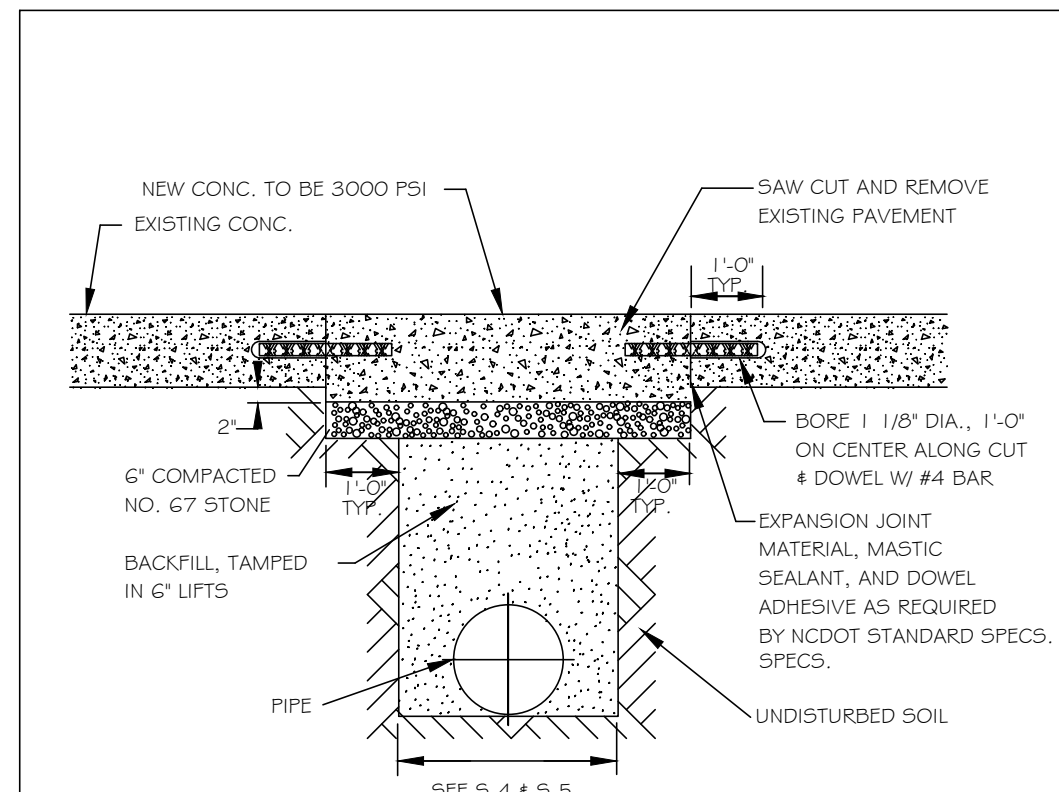
Date: 02/14/2024  
Scale: NO SCALE

Drawn By: JLB  
Checked By: JW

Project Number:  
18-0004-742

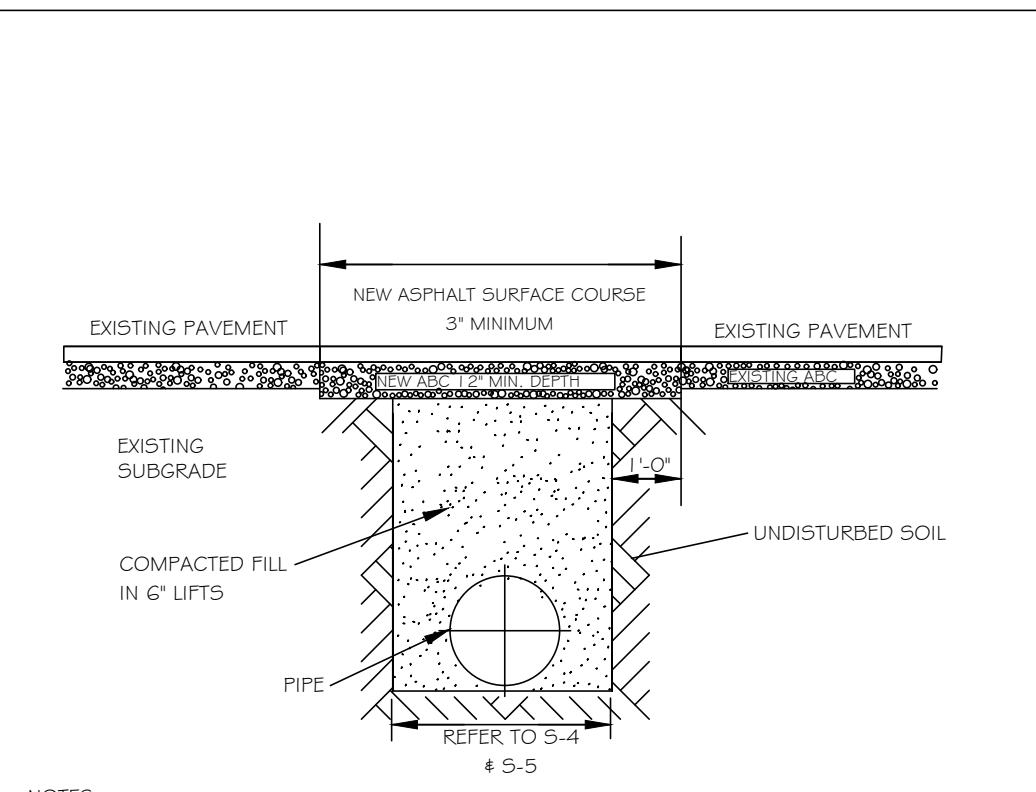
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**SEWER**



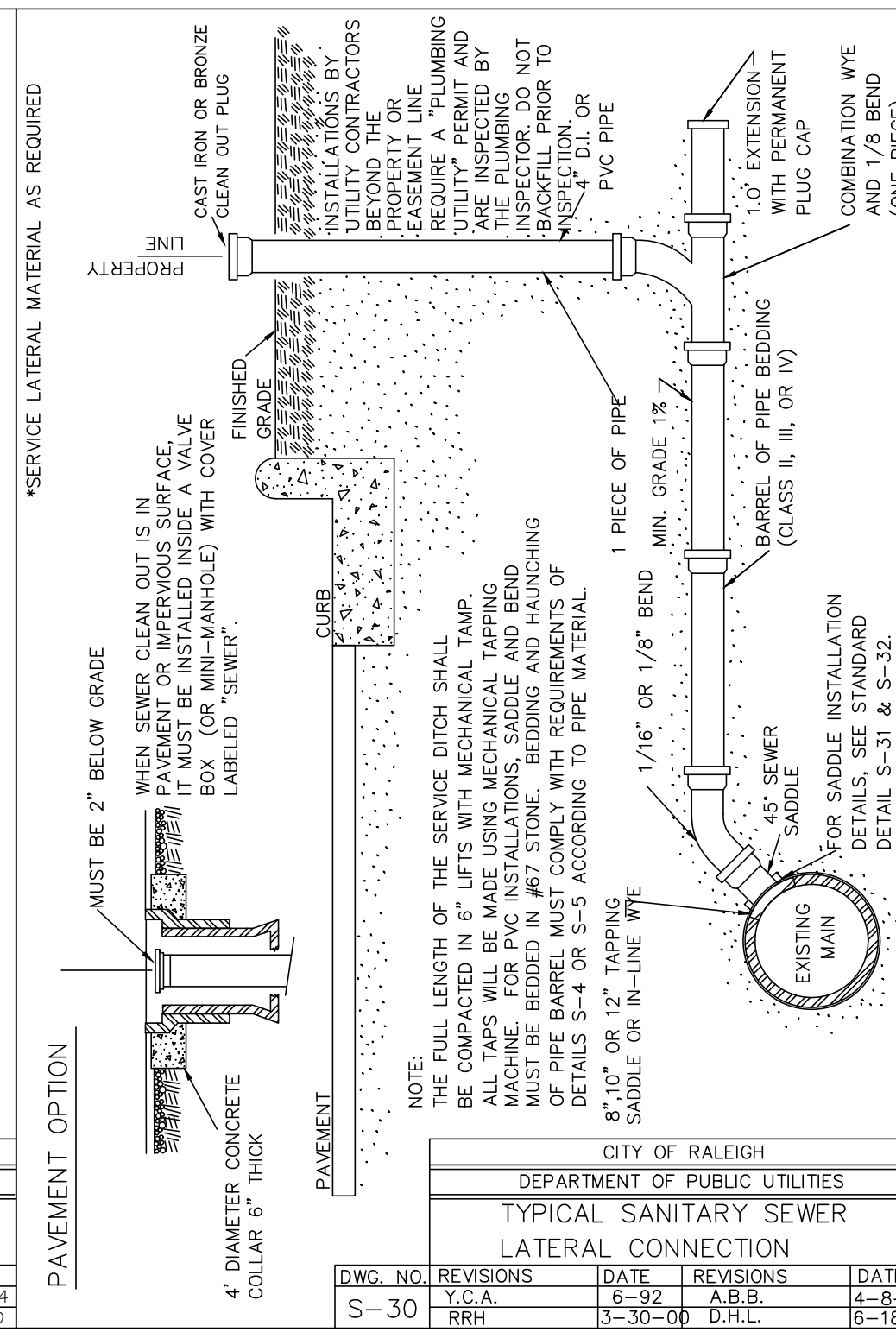
- NOTES:  
 1. See City of Raleigh standards for trenches and pipe bedding (S-4 & S-5) for additional details.  
 2. Pavement cuts over 5'-0" in width shall be reinforced to N.C.D.O.T. standards.  
 3. Pavement cuts shall be made with an appropriate saw cut machine.  
 4. Pavement cuts within NCDOT ROW shall conform to the approved on site encroachment permit.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD CONCRETE PAVEMENT PATCH DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-2	D.W.C.	6-23-99	A.B.B.	4-19-04	
	RRH	3-30-00	J.F.S.	0-8-10	



- NOTES:  
 1. IN NCDOT MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.  
 2. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.  
 3. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.  
 4. THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-60 AS MODIFIED BY NCDOT.  
 5. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.  
 6. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.  
 7. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.  
 8. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING (S-4 & S-5) FOR ADDITIONAL DETAILS.  
 9. NO HAND PATCHING ALLOWED.  
 10. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

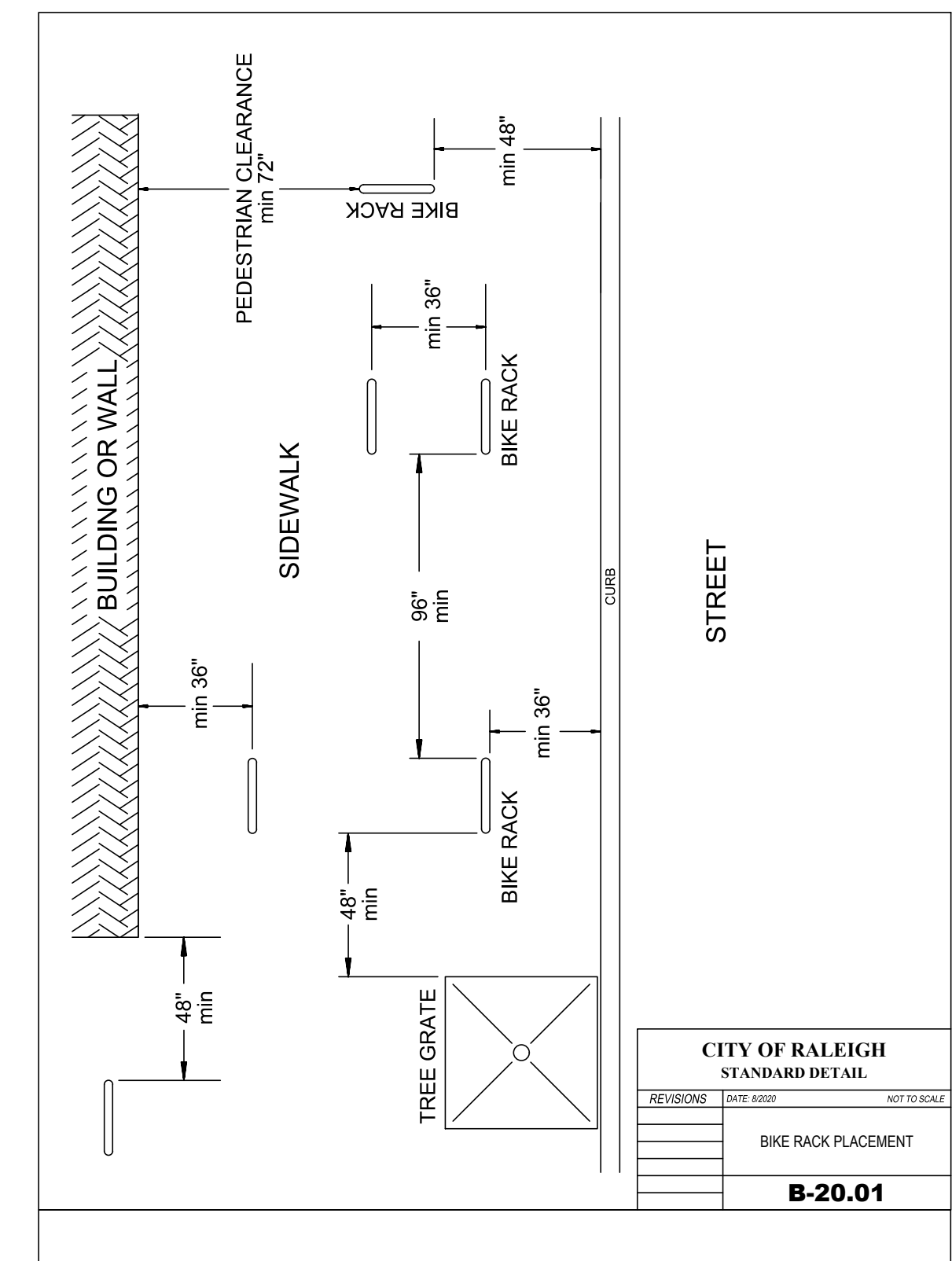
CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD ASPHALT PAVEMENT PATCH DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-3	D.W.C.	11-1-99	A.B.B.	4-19-04	
	RRH	3-30-00	J.F.S.	0-8-10	



- NOTES:  
 1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. THE TRACER WIRE SHALL BE BOND TOGETHER WITH AN APPROVED INDUSTRIAL CRIMP CONNECTOR TO THE TRACER WIRE PROVIDE ELECTRICAL CONTINUITY. CRIMPS SHALL BE SIMILAR TO THE CRIMP USED IN THE CLEAN OUT PLUG WITH THE TRACER WIRE BROUGHT UP OUTSIDE THE CLEANOUT ASSEMBLY AND WRAPPED AROUND THE STAKE TWICE AT A DEPTH OF APPROXIMATELY 12".  
 2. THE TRACER WIRE SHALL BE ALLOWED BETWEEN THE MAIN LINE TRACER WIRE AND THE LATERAL TRACER WIRE. THE TRACER WIRE SHALL BE PROVIDED WITH A 1/2" GAP BETWEEN THE TRACER WIRE AND THE LATERAL TRACER WIRE.  
 3. AND THE LATERAL TRACER WIRE SHALL BE PROVIDED WITH A 1/2" GAP BETWEEN THE TRACER WIRE AND THE LATERAL TRACER WIRE.  
 4. AND THE LATERAL TRACER WIRE SHALL BE PROVIDED WITH A 1/2" GAP BETWEEN THE TRACER WIRE AND THE LATERAL TRACER WIRE.

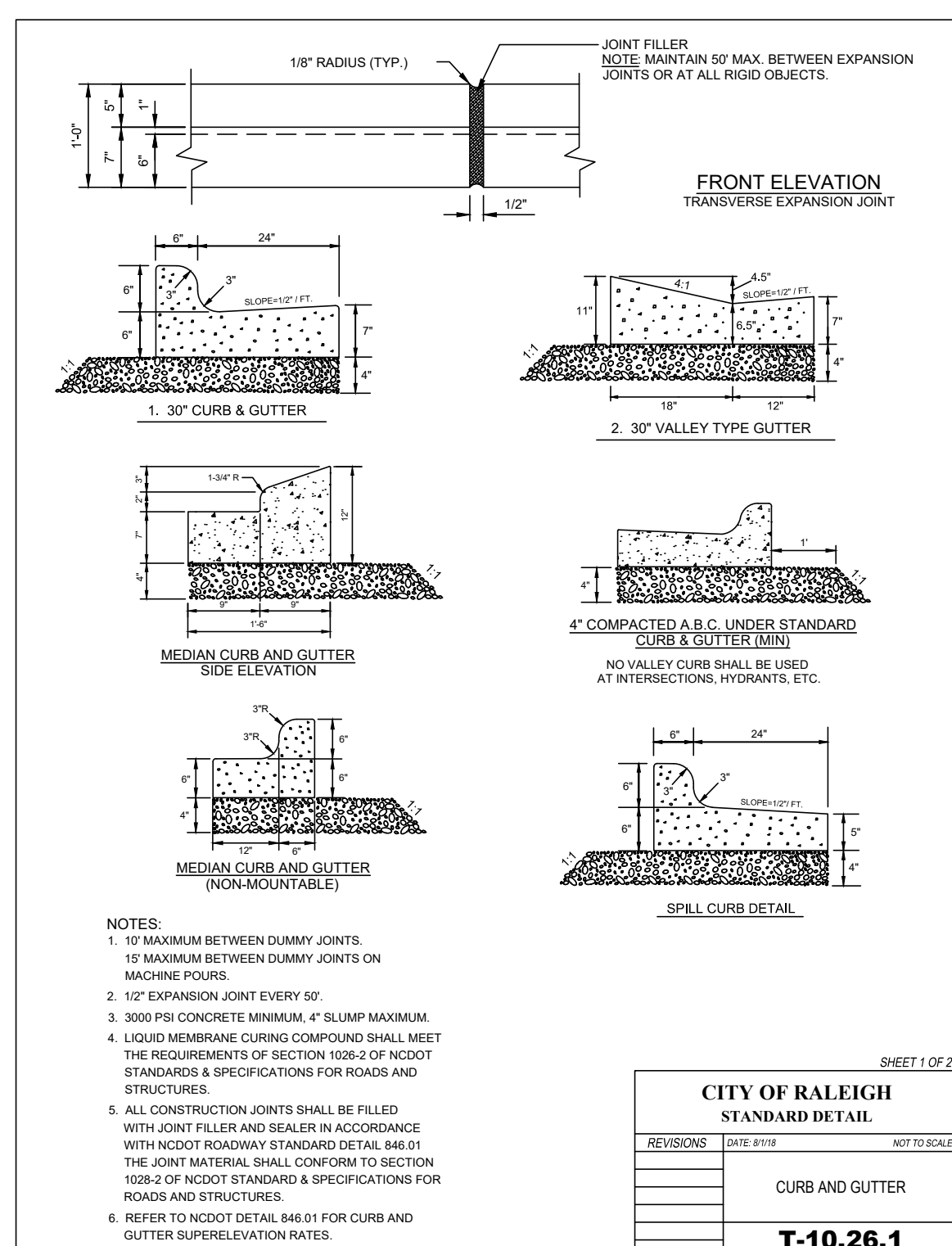
CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
TYPICAL SANITARY SEWER LATERAL TRACER WIRE					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-30	Y.C.A.	6-92	A.B.B.	4-8-04	
	RRH	3-30-06	D.H.L.	6-18-08	

**BICYCLE FACILITIES**



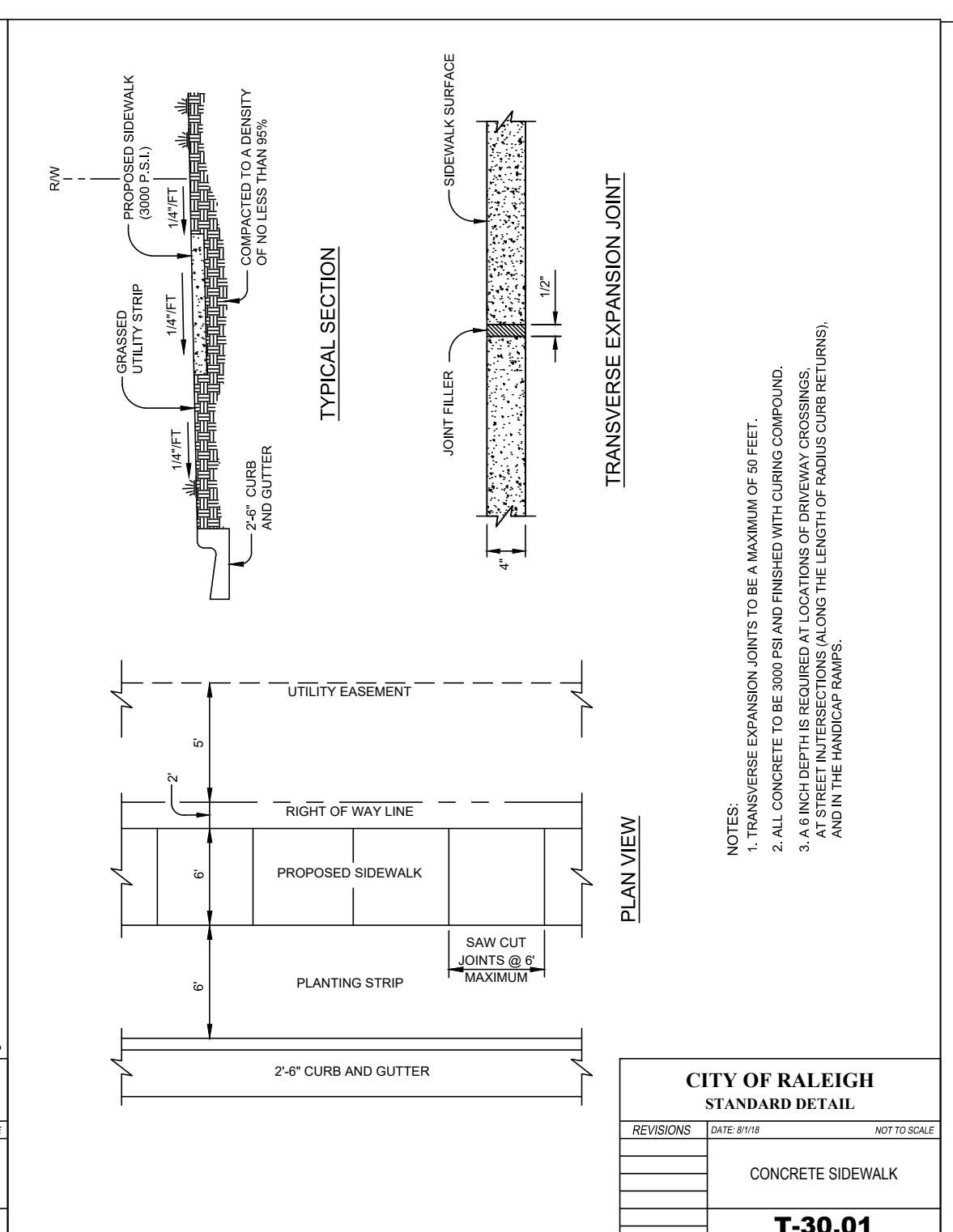
CITY OF RALEIGH			
STANDARD DETAIL			
REVISIONS	DATE	BY	NOT TO SCALE
BIKE RACK PLACEMENT			
<b>B-20.01</b>			

**TRANSPORTATION**

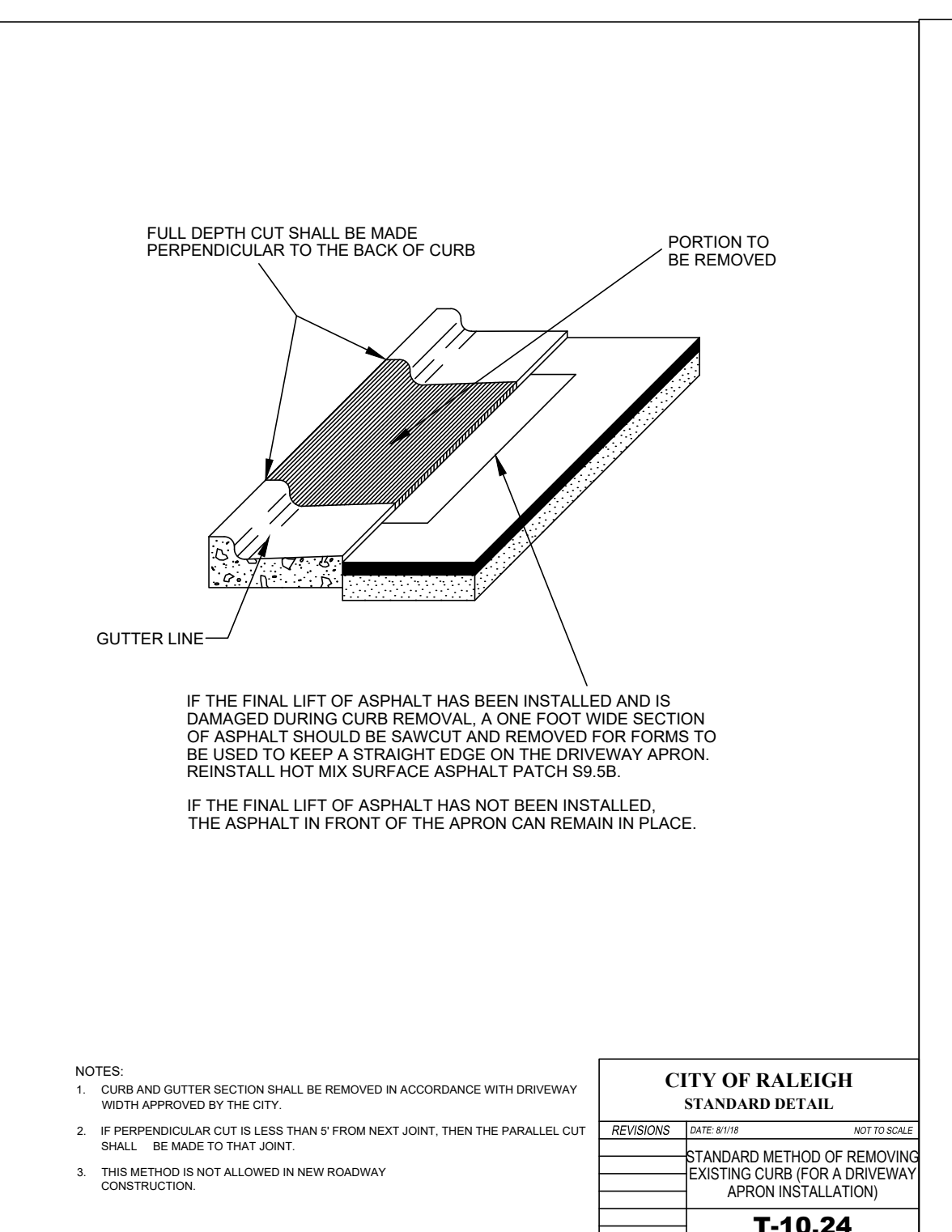


- NOTES:  
 1. 12" MAXIMUM BETWEEN CUMPLY JOINTS.  
 2. 10" MAXIMUM BETWEEN CUMPLY JOINTS ON MACHINE POURS.  
 3. 3000 PSI CONCRETE MINIMUM 4" SLUMP MAXIMUM.  
 4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 108-2 OF NCDOT STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.  
 5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01 THE JOINT MATERIAL SHALL CONFORM TO SECTION 108-2 OF NCDOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.  
 6. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

CITY OF RALEIGH			
STANDARD DETAIL			
REVISIONS	DATE	BY	NOT TO SCALE
CURB AND GUTTER			
<b>T-10.26.1</b>			



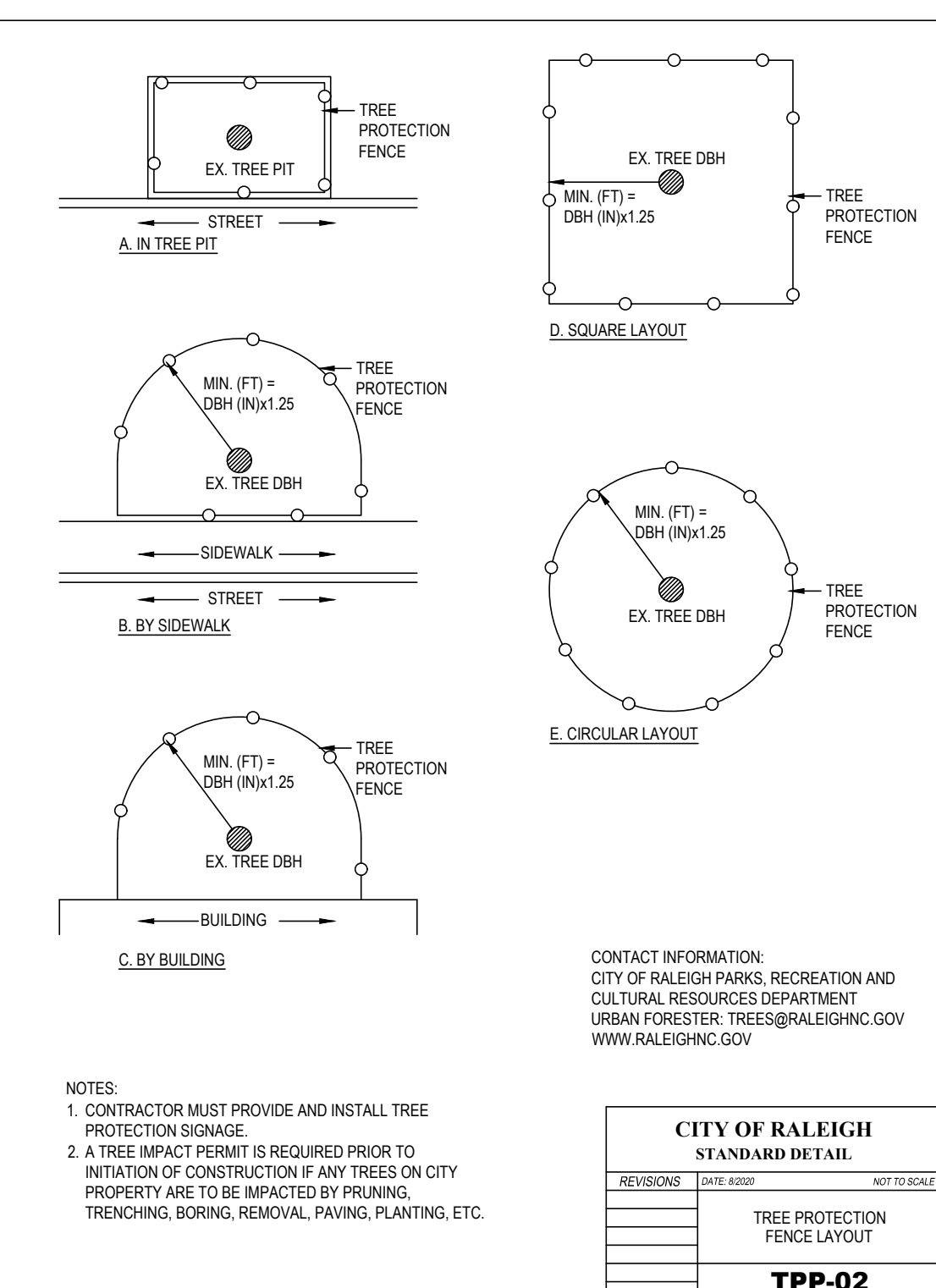
CITY OF RALEIGH			
STANDARD DETAIL			
REVISIONS	DATE	BY	NOT TO SCALE
CONCRETE SIDEWALK			
<b>T-30.01</b>			



- NOTES:  
 1. CURB AND GUTTER SECTION SHALL BE REMOVED IN ACCORDANCE WITH DRIVEWAY WIDTH APPROVED BY THE CITY.  
 2. IF PERPENDICULAR CUT IS LESS THAN 9" FROM NEXT JOINT, THEN THE PARALLEL CUT SHALL BE MADE TO THAT JOINT.  
 3. THIS METHOD IS NOT ALLOWED IN NEW ROADWAY CONSTRUCTION.

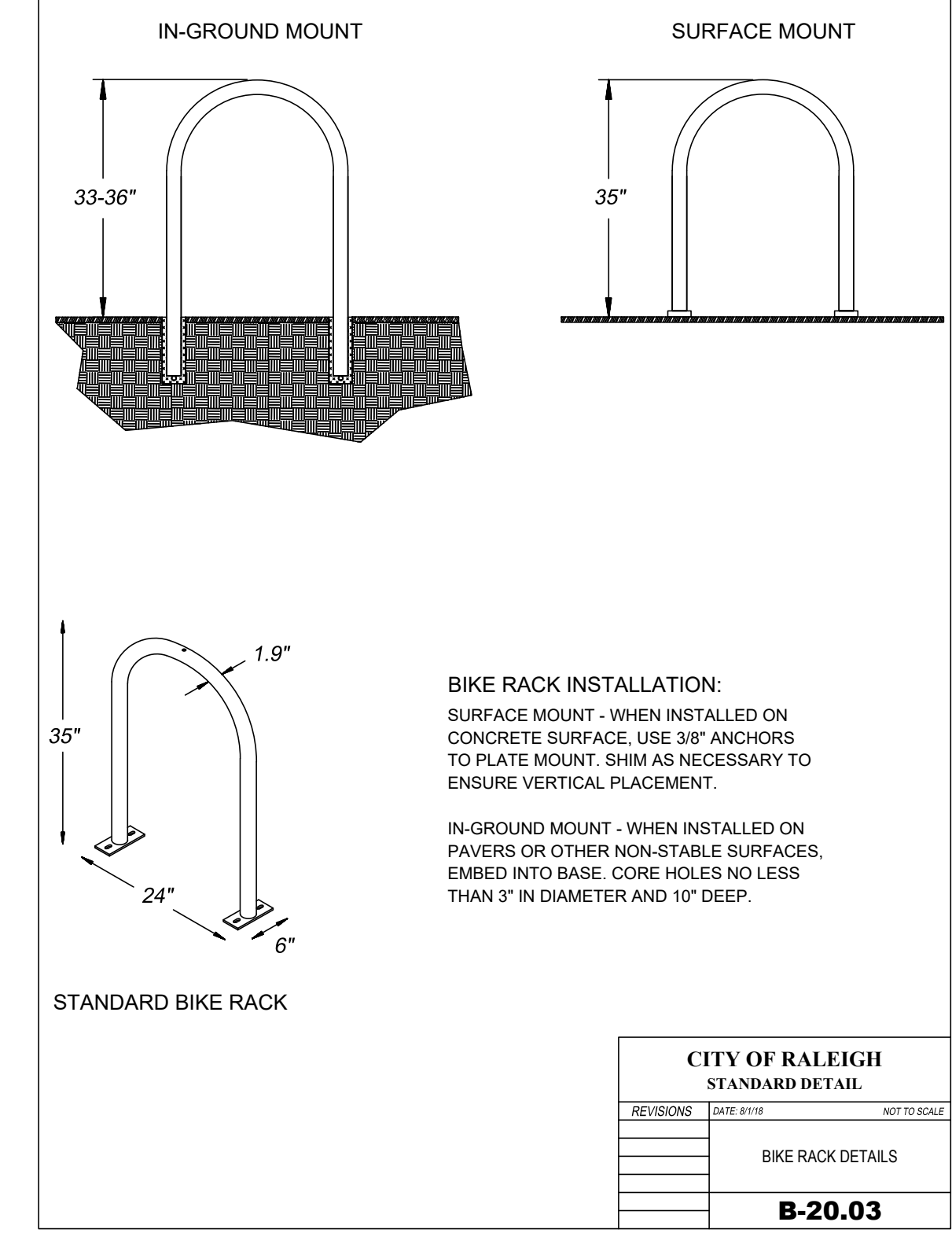
CITY OF RALEIGH			
STANDARD DETAIL			
REVISIONS	DATE	BY	NOT TO SCALE
STANDARD METHOD OF REMOVING EXISTING CURB FOR A DRIVEWAY APRON INSTALLATION			
<b>T-10.24</b>			

**TREE PROTECTION**



- NOTES:  
 1. CONTRACTOR MUST PROVIDE AND INSTALL TREE PROTECTION SIGNAGE.  
 2. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION IF ANY TREES ON CITY PROPERTY ARE TO BE IMPACTED BY PRUNING, TRENCHING, BORING, REMOVAL, PAVING, PLANTING, ETC.

CITY OF RALEIGH			
STANDARD DETAIL			
REVISIONS	DATE	BY	NOT TO SCALE
TREE PROTECTION FENCE LAYOUT			
<b>TPP-02</b>			



- BIKE RACK INSTALLATION:  
 SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.  
 IN-GROUND MOUNT - WHEN INSTALLED ON PAVERS OR OTHER NON-STABLE SURFACES, EMBED INTO BASE. CORE HOLES NO LESS THAN 3" IN DIAMETER AND 10" DEEP.

CITY OF RALEIGH			
STANDARD DETAIL			
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BIKE RACK DETAILS			
<b>B-20.03</b>			

**ADMINISTRATIVE SITE REVIEW**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**MITCHELL MILL APARTMENTS**  
 FOR  
**DEWITT CAROLINAS**  
**STANDARD DETAILS**

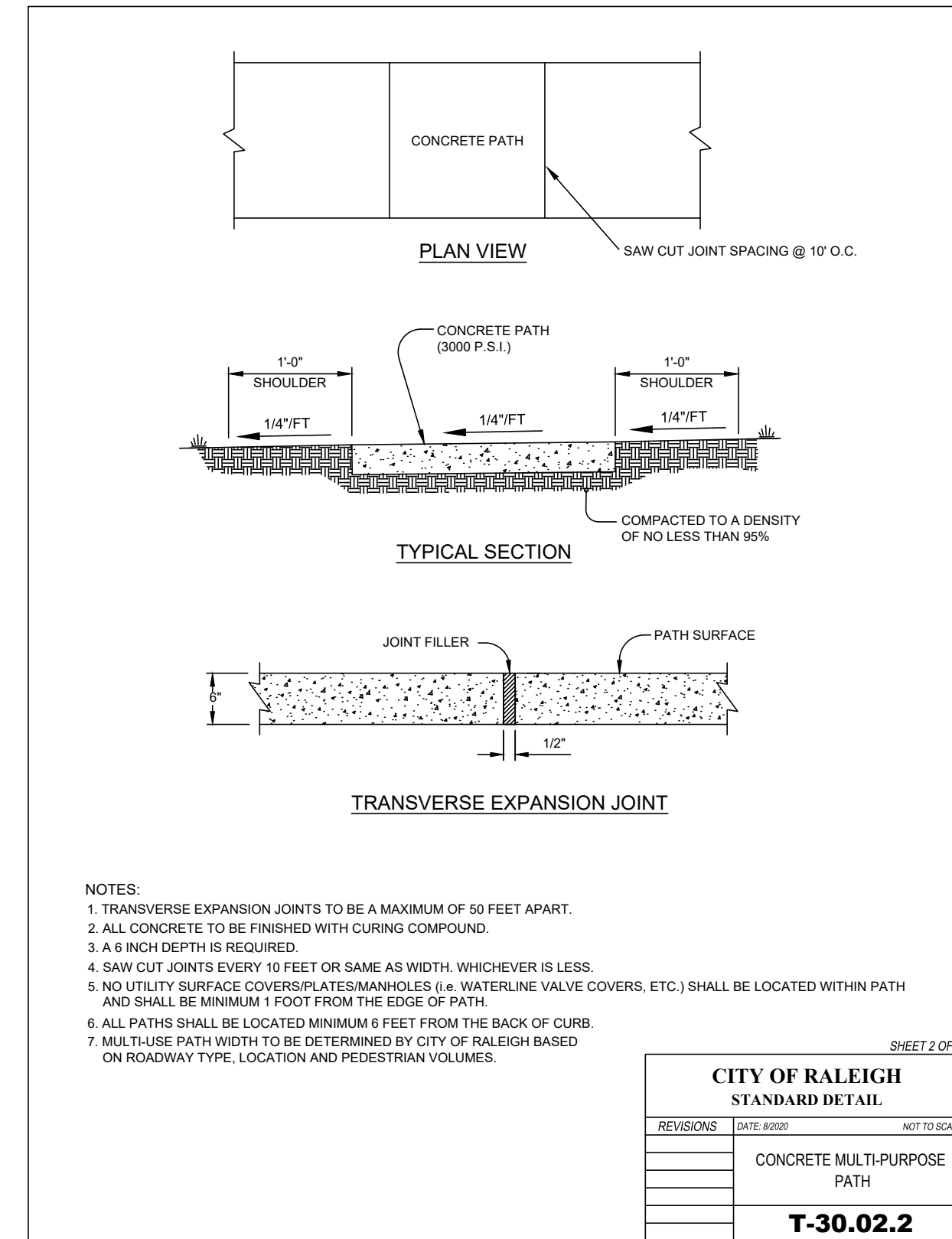
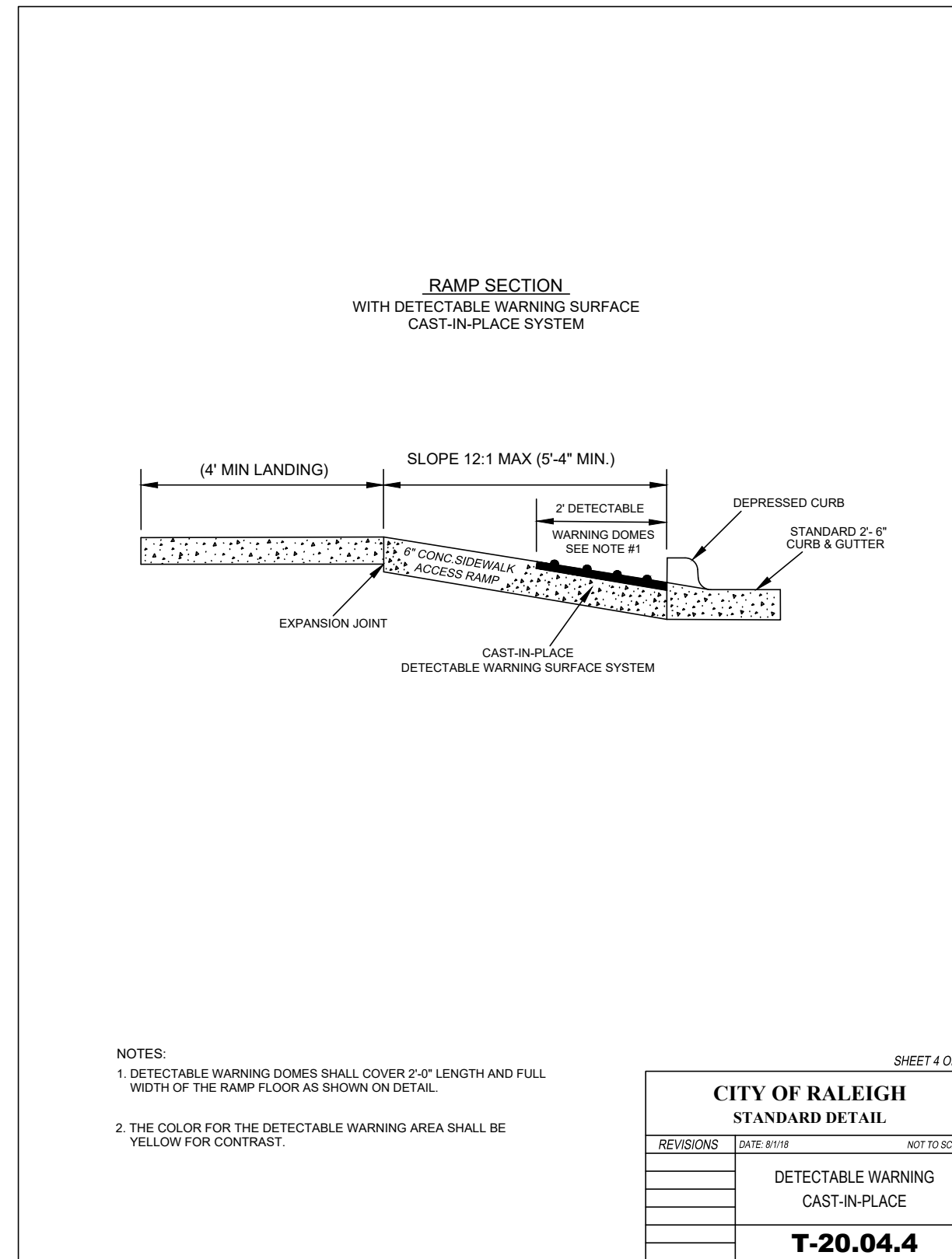
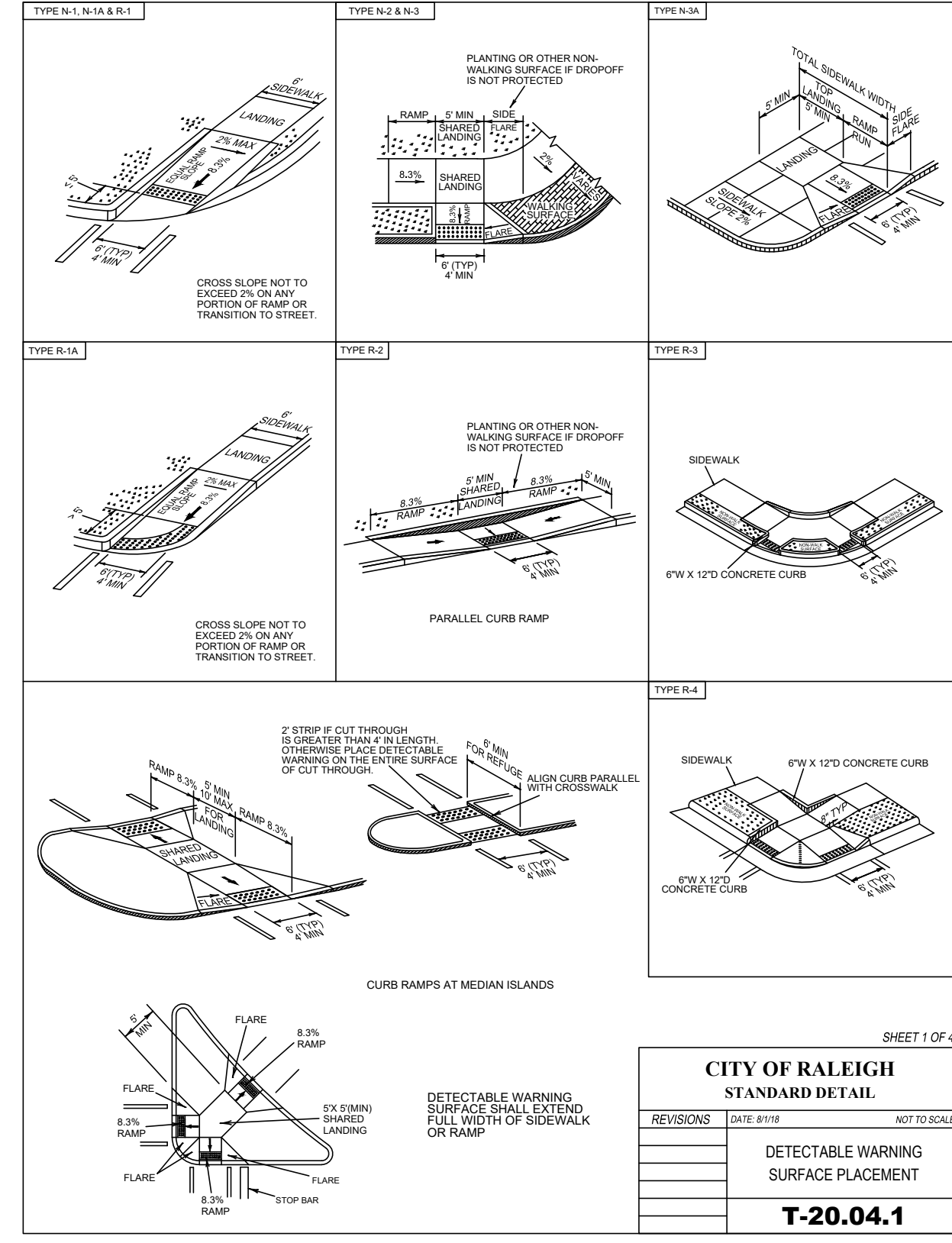
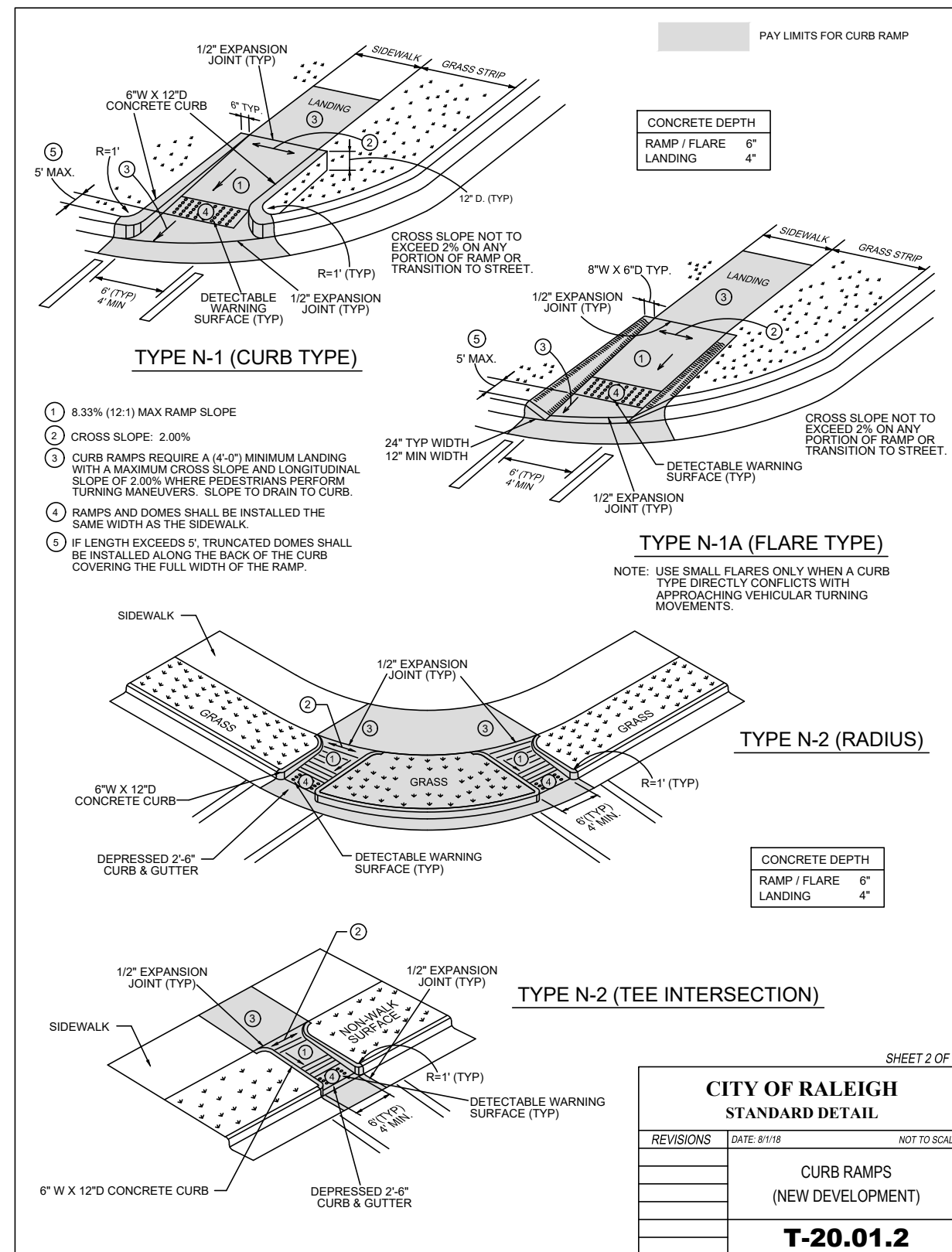
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 Drawing Number: **C.9.2**



PLAN PREPARED FOR:  
 FIRM # C-2798  
 PLAN PREPARED BY:  
 ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS  
 51 Kilmayne Drive  
 Suite 102  
 Cary, North Carolina 27511  
 ph 919.481.0290  
 fax 919.336.9127

TRANSPORTATION



O:\18-0004-742NC\Production Drawings\DEVELOPMENT PLAN\0004-742-Detail.dwg STANDARD DETAILS (4) Feb 20, 2024 - 10:31:07am Slutcherson

PLAN PREPARED BY:  
FIRM # C-2798

51 Kilmayne Drive  
Suite 102  
Cary, North Carolina 27511  
ph 919.481.0290  
fax 919.336.9127

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS



PLAN PREPARED FOR:

**ADMINISTRATIVE SITE REVIEW**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**MITCHELL MILL APARTMENTS**  
FOR  
**DEWITT CAROLINAS**  
**STANDARD DETAILS**

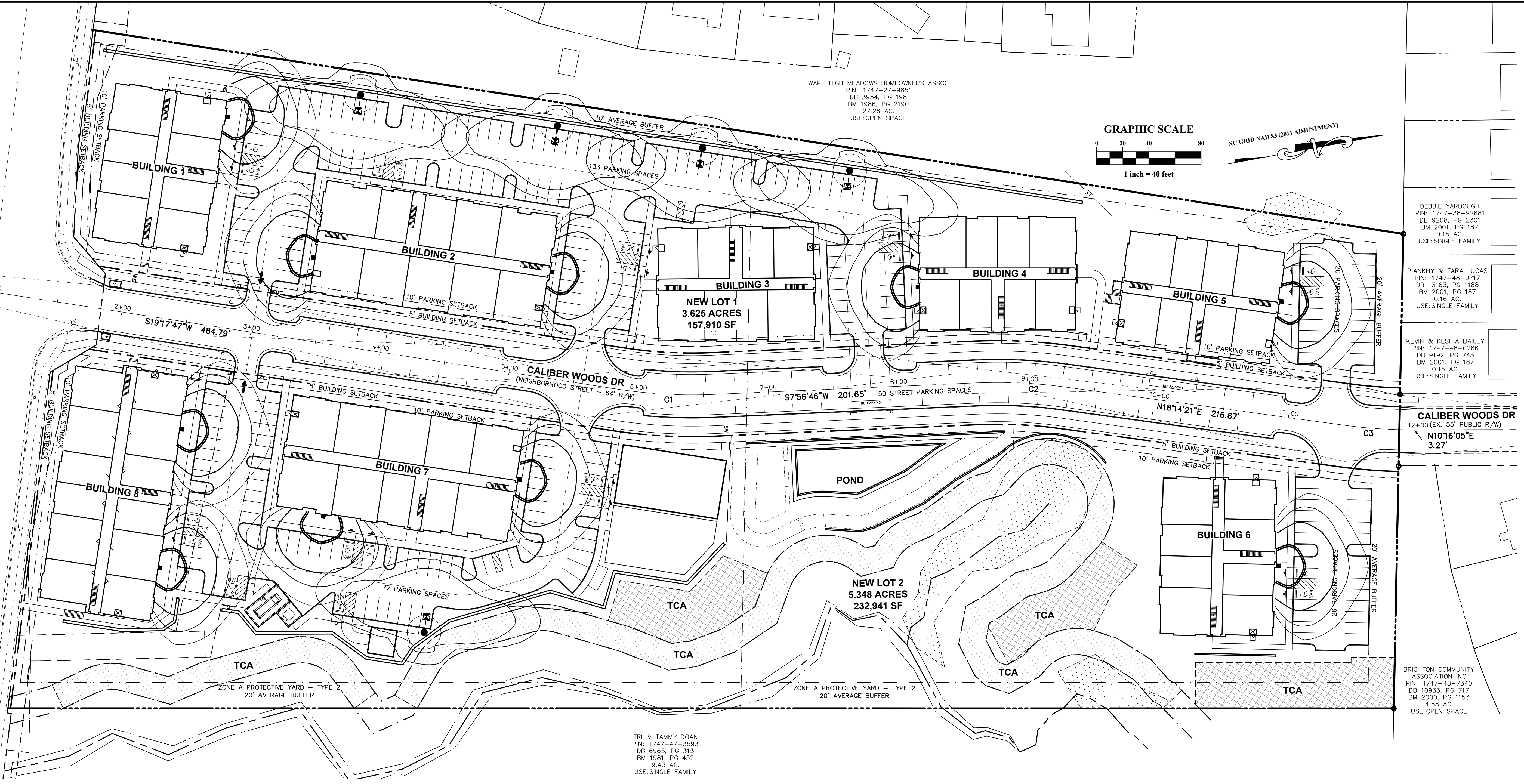
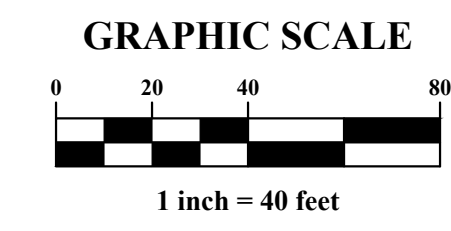
Issue Dates:	02/14/2024: ASR SUBMITTAL #1

Date:	02/14/2024
Scale:	NO SCALE
Drawn By:	JLB
Checked By:	JDW
Project Number:	18-0004-742
Drawing Number:	<b>C.9.3</b>

C:\18-0004-742\NC\DWG\Production Drawings\DEVELOPMENT PLAN\0004-742-Lighting Plan.dwg Site Lighting Plan Feb 20, 2024 - 10:31:18am Shutcherson

MITCHELL MILL ROAD (SR 2224)  
B.M. 2015, PG. 1881

WAKE HIGH MEADOWS HOMEOWNERS ASSOC  
PIN: 1747-27-9851  
DB 3954, PG 198  
BM 1986, PG 2190  
27.26 AC  
USE: OPEN SPACE



DEBBIE YARBOUGH  
PIN: 1747-38-92681  
DB 9208, PG 2301  
BM 2001, PG 187  
0.15 AC  
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS  
PIN: 1747-48-0217  
DB 13163, PG 1188  
BM 2001, PG 187  
0.16 AC  
USE: SINGLE FAMILY

KEVIN & KESHA BAILEY  
PIN: 1747-48-0266  
DB 9192, PG 745  
BM 2001, PG 187  
0.16 AC  
USE: SINGLE FAMILY

CALIBER WOODS DR  
12+00 (EX. 55' PUBLIC R/W)  
N10°16'05"E  
3.27'

BRIGHTON COMMUNITY ASSOCIATION INC  
PIN: 1747-48-7340  
DB 10933, PG 717  
BM 2000, PG 1153  
4.58 AC  
USE: OPEN SPACE

TRI & TAMMY DOAN  
PIN: 1747-47-3593  
DB 6985, PG 313  
BM 1981, PG 452  
9.43 AC  
USE: SINGLE FAMILY

PLAN PREPARED BY:  
FIRM # C-2738



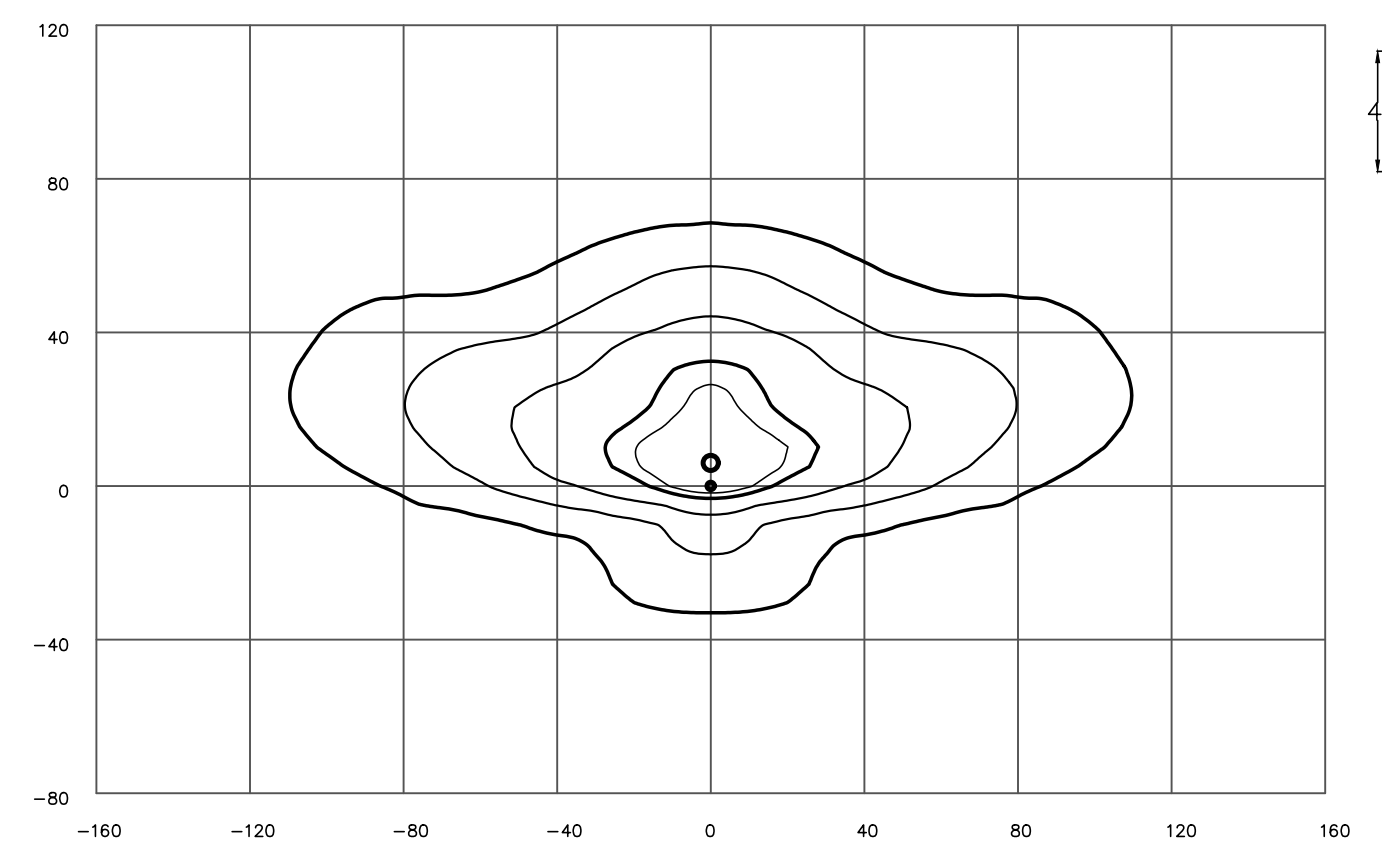
ADMINISTRATIVE SITE REVIEW  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
MITCHELL MILL APARTMENTS  
FOR  
DEWITT CAROLINAS  
SITE LIGHTING PLAN

Issue Dates:  
02/14/2024: ASR SUBMITTAL #1

Date: 02/14/2024  
Scale: 1" = 40'  
Drawn By: JLB  
Checked By: JDW  
Project Number:  
18-0004-742  
Drawing Number:  
SL1.0

ISOFOOTCANDLE CURVES

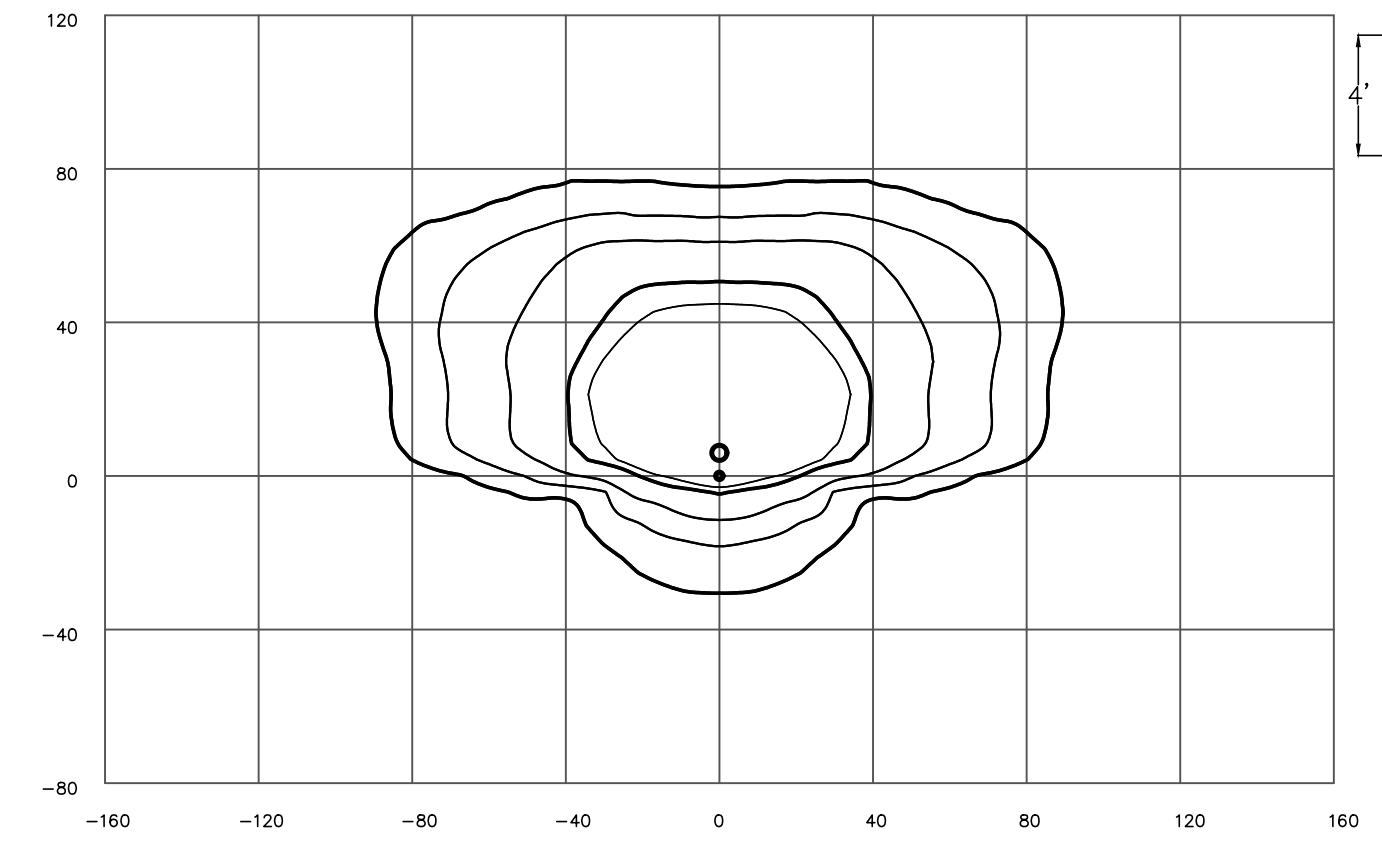
FIXTURE: LED 75 - AEL  
MOUNTING HEIGHT: 30 FT  
LIGHT SOURCE: 20 LED'S, 4000K, 70 CRI  
LUMENS = 8506  
PATTERN: TYPE II, B2-U0-C2(zero light at or above 90 degrees)  
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

ISOFOOTCANDLE CURVES

FIXTURE: LED 150 ROADWAY HOUSE SIDE SHIELD  
MOUNTING HEIGHT: 30 FT  
LIGHT SOURCE: 40 LED'S, 4000K, 70 CRI  
LUMENS = 13017  
PATTERN: TYPE IV, B2-U0-C2(zero light at or above 90 degrees)  
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

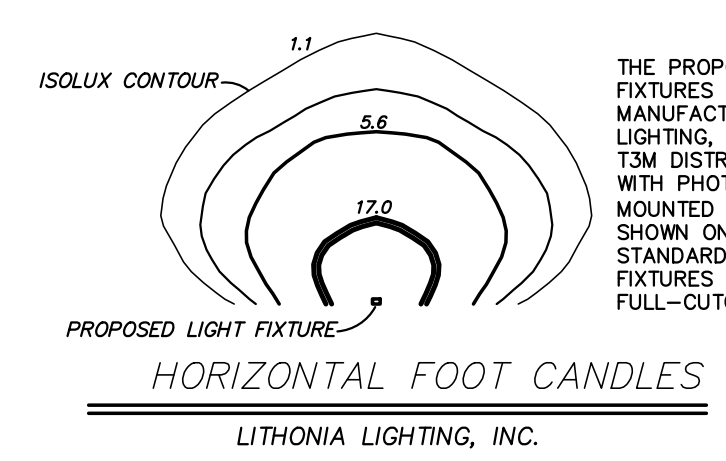
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	⊗	1.1 fc	2.3 fc	0.3 fc	7.7:1	3.7:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
⊗	A	5	LED 150w Roadway - Type IV - 4000K - House Side Shield	1	13017	0.85
■	B	10	LED 70w Roadway - Type II - 4000K	1	8506	0.85

NOTE: FIXTURES ARE TO BE FULL-CUTOFF

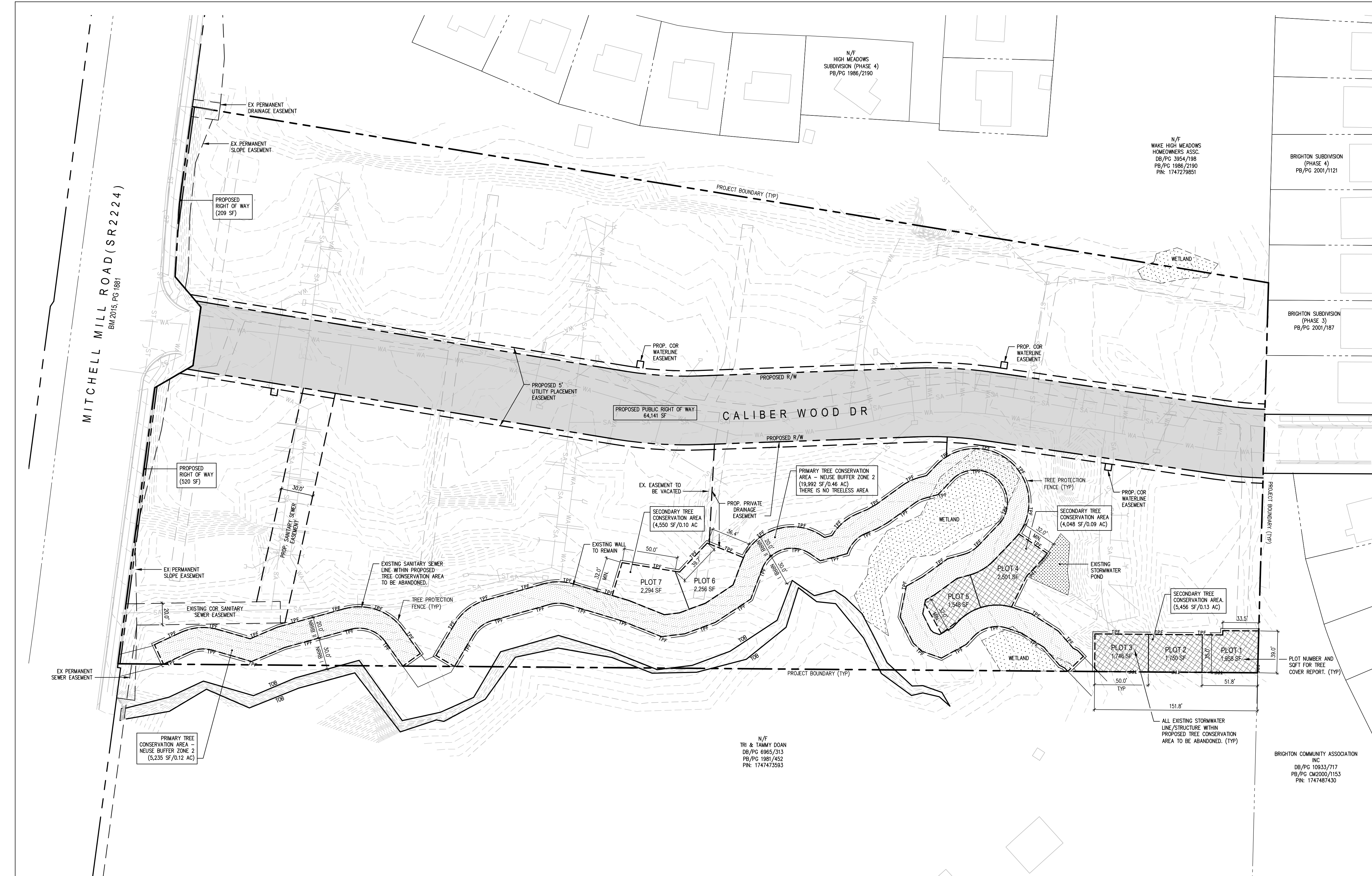


THE PROPOSED WALL LIGHTING FIXTURES ARE AS MANUFACTURED BY LITHONIA LIGHTING. SERIES OSW LED T.M. DISTRIBUTION AND 277V WITH PHOTO ELECTRIC CONTROL, MOUNTED 16" ABOVE GRADE AS SHOWN ON THE PLAN. STANDARD WHITE FINISH. FIXTURES ARE TO BE FULL-CUTOFF.

TRUCK COURT LIGHTING DATA

**LEGEND**

- EX. BOUNDARY LINE
- EX. RIGHT-OF-WAY LINE
- PR. RIGHT-OF-WAY LINE
- PR. BOUNDARY LINE
- SETBACK LINE
- STANDARD SECTION
- CONCRETE PAVEMENT SECTION
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- FLOODPLAIN FILL
- 20' OFFSET CIRCLE



Tree Conservation Plan Data Sheet  
UDO Article 9.1 Tree Conservation  
(include applicable information on the plan sheet)

Project Name: \_\_\_\_\_

Gross Site Acres: 10.46 ac  
Right-of-way to be dedicated with this project: 1.49 ac  
Net Site Acres: 8.97 ac

	Number of Acres	Percent of Tract
<b>UDO 9.1.4.A. Primary Tree Conservation Areas</b>		
1. Primary Tree Conservation Area - SHOD 1	0.00 ac	0.00 %
1. Primary Tree Conservation Area - SHOD 2	0.00 ac	0.00 %
2. Primary Tree Conservation Area - Parkway Frontage	0.00 ac	0.00 %
3. Primary Tree Conservation Area - CM	0.00 ac	0.00 %
4. Primary Tree Conservation Area - MPOD	0.00 ac	0.00 %
5. Primary Tree Conservation Area - Champion tree XX" dbh species	0.00 ac	0.00 %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.58 ac	6.46 %
7. Primary Tree Conservation Area - 45% Slopes	0.00 ac	0.00 %
8. Primary Tree Conservation Area - Thoroughfare	0.00 ac	0.00 %
<b>Subtotal of Primary Tree Conservation Areas:</b>	<b>0.58 ac</b>	<b>6.46 %</b>
<b>UDO 9.1.4.D.2 Tree Conservation Areas - Greenway</b>	<b>0.00 ac</b>	<b>0.00 %</b>
<b>UDO 9.1.4.B.1.a. &amp; b. Secondary Tree Conservation Areas</b> (include perimeter buffers and their alternate compliance areas)	<b>0.32 ac</b>	<b>3.57 %</b>
<b>UDO 9.1.4.B.1.c. &amp; d. Individual Tree Secondary Tree Conservation Areas</b> (include individual trees and their alternate compliance areas)	<b>0.00 ac</b>	<b>0.00 %</b>
<b>Subtotal of Secondary Tree Conservation Areas:</b>	<b>0.32 ac</b>	<b>3.57 %</b>
<b>TOTAL ALL TREE CONSERVATION AREA PROVIDED:</b>	<b>0.90 ac</b>	<b>10.03 %</b>
<b>UDO 9.1.9. Watershed Protection Overlay Districts</b>		
UWPOD - Wooded area (preserved)	0.00 ac	0.00 %
UWPOD - Wooded Area (planted)	0.00 ac	0.00 %
FWPOD - Wooded Area (preserved)	0.00 ac	0.00 %
FWPOD - Wooded Area (planted)	0.00 ac	0.00 %
SWPOD - Wooded Area (preserved)	0.00 ac	0.00 %
SWPOD - Wooded Area (planted)	0.00 ac	0.00 %

**TREE CONSERVATION PLAN LEGEND:**

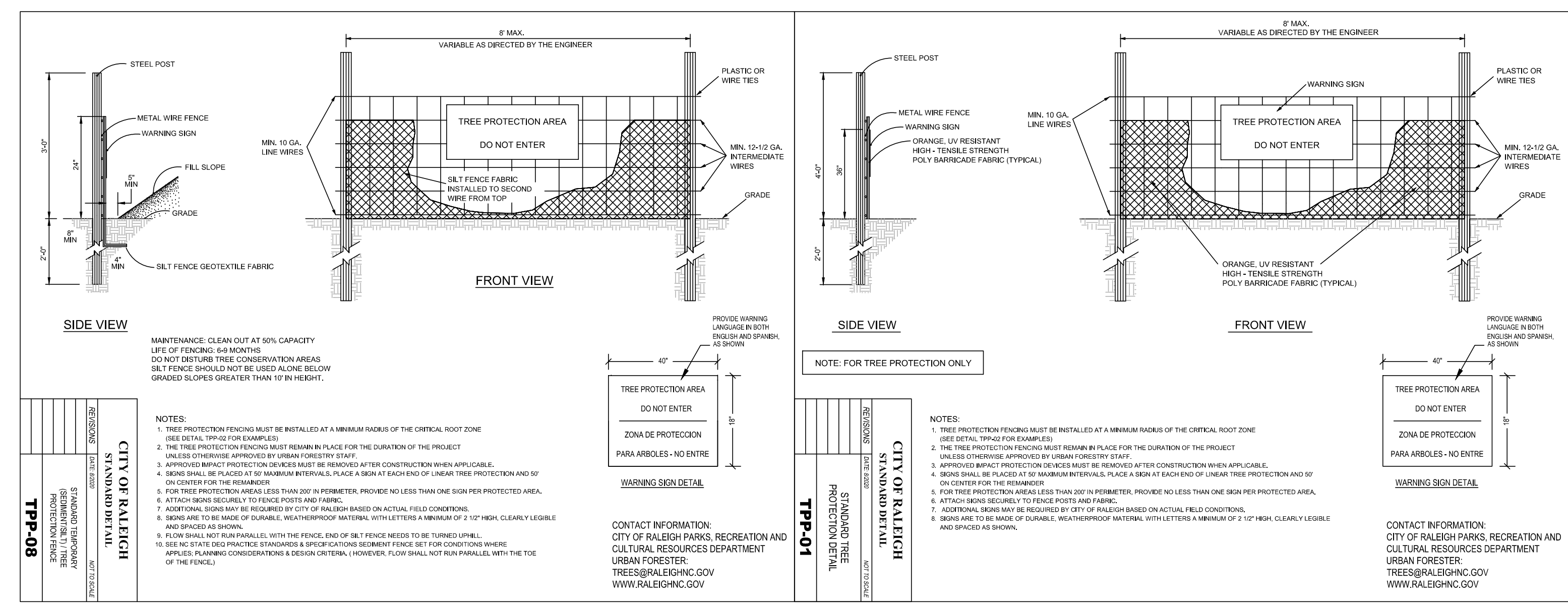
PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2

SECONDARY TREE CONSERVATION AREA

**NEUSE BUFFER ZONE II NOTE:**

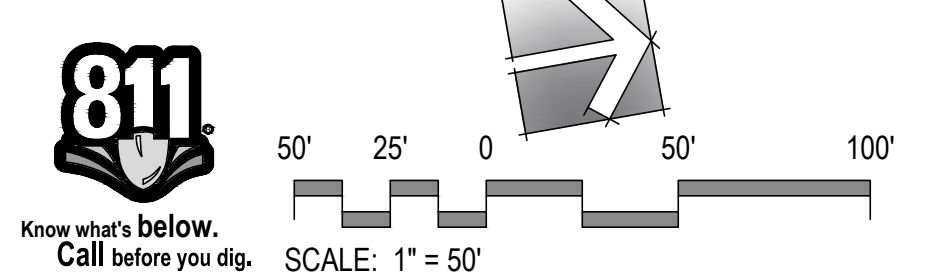
1. THE NEUSE BUFFER ZONE II INNER BOUNDARY IS TWENTY (20) FEET PARALLEL TO OUTER BOUNDARY.

REFER TO TREE COVER REPORT BY MICHAEL J. PERRY, NORTH CAROLINA REGISTERED FORESTER.



**ASR-XXXX-2024**  
REFERENCE: REZN-82-2022;  
SCOPE-102-203

**TREE CONSERVATION PLAN**



ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

Dewitt Carolinas  
**Mitchell Mill Apartments**  
 3805 Mitchell Mill Road  
 Raleigh, North Carolina 27616

JDAVIS  
 510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500  
 1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121  
 ASR-XXXX-2024 (Admin. Site Review)  
 REFERENCE: REZN-82-2022; SCOPE-102-203

PROJECT:	DEWITT-23023	DATE	
ISSUE:	Administrative Site Review	02.21.2024	
REVISIONS:			
DRAWN BY:	SB		
CHECKED BY:	KT		
CONTENT:	TREE CONSERVATION PLAN		

**L1.20**

2/21/2024 6:57 AM P:\3\proj\23023\_Mitchell Mill\40514c-LAND\DWG\23023-03-Mitchell-DOA1-ASR.dwg

**Dewitt Carolinas**  
**Mitchell Mill Apartments**  
 3805 Mitchell Mill Road  
 Raleigh, North Carolina 27616

ASR-XXXX-2024 (Admin. Site Review)  
 REFERENCE: REZN-82-2022, SCOPE-102-203

**City of Raleigh UDD Landscape & Screening Requirements**  
 Project: Mitchell Mill Apartments  
 Date: 02.20.2024 (Rev. xx.xx.2024)

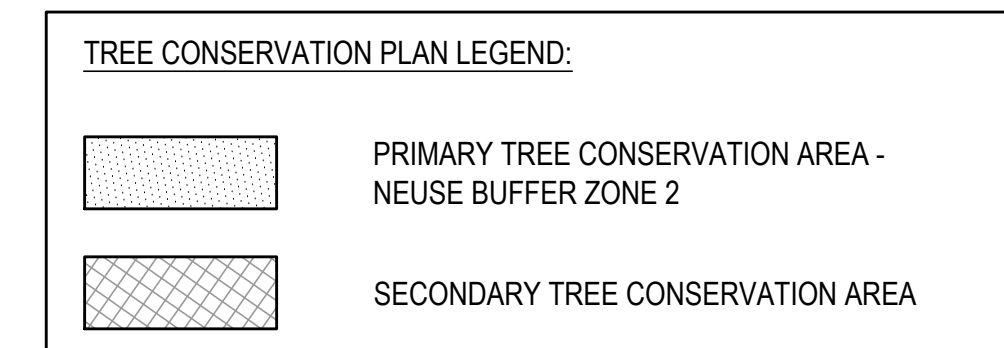
Zoning	Vehicle Parking Lot Plantings & Screening	RX-3-PL-CU
Neighborhood Street	Shade Trees Required (3' cal. 10' ht. per 2,000 sq ft)	75,992 / 2,000 = 38.0 EA
	Shade Trees Provided (3' cal. 10' ht.)	46 EA
	Vehicle Parking Lot Screening	253.2 x 0.3 = 76.0 EA
Street Trees (Mitchell Mill Road / SR 2224)	Evergreen Shrubs Required (18' ht. @ 30/100 LF)	84 EA
	Evergreen Shrubs Provided (18' ht. @ 30/100 LF)	84 EA
	Street Trees (Caliber Woods Drive)	420 LF
Neighborhood Street	Shade Trees Required (3' cal. 10' ht. @ 40' o.c. average) (round down)	2,014 / 40 = 50 EA
	Shade Trees Provided (3' cal. 10' ht. @ 40' o.c. average)	50 EA
	Protective Yard - Eastern property line	Zone A, Type 2, 20' Average Minimum Width
Protective Yard - Eastern property line	Length of yard (P Line 1,059 LF - TCA 248 LF - 603 LF - 152 LF)	56 LF
	Shade Trees Required (3' cal. 10' ht. @ 40' o.c. average) (round down)	2,014 / 40 = 50 EA
	Shade Trees Provided (3' cal. 10' ht. @ 40' o.c. average)	50 EA
	Deciduous Trees Provided	2 EA
	Evergreen Trees Provided	2 EA
	Total Shade Trees Provided	4 EA
	Understory Trees Required (50% of Total Required Trees)	2 EA
	Evergreen Trees Provided	2 EA
	Deciduous Trees Provided	2 EA
	Total Understory Trees Provided	4 EA
Protective Yard - Northern property line	Length of yard (P Line 118 LF + 182 LF - TCA 39 LF)	261 LF
	Shade Trees Required (3' cal. 10' ht. @ 40' o.c. average) (round down)	261 / 40 = 6 EA
	Shade Trees Provided (3' cal. 10' ht. @ 40' o.c. average)	6 EA
	Deciduous Trees Provided	1 EA
	Evergreen Trees Provided	1 EA
	Total Shade Trees Provided	2 EA
	Understory Trees Required (50% of Total Required Trees)	3 EA
	Evergreen Trees Provided	2 EA
	Deciduous Trees Provided	1 EA
	Total Understory Trees Provided	3 EA
Protective Yard - Western property line	Length of yard (P Line 118 LF + 182 LF - TCA 39 LF)	261 LF
	Shade Trees Required (3' cal. 10' ht. @ 40' o.c. average) (round down)	261 / 40 = 6 EA
	Shade Trees Provided (3' cal. 10' ht. @ 40' o.c. average)	6 EA
	Deciduous Trees Provided	1 EA
	Evergreen Trees Provided	1 EA
	Total Shade Trees Provided	2 EA
	Understory Trees Required (50% of Total Required Trees)	3 EA
	Evergreen Trees Provided	2 EA
	Deciduous Trees Provided	1 EA
	Total Understory Trees Provided	3 EA

- LANDSCAPE NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
  - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
  - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
  - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
  - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
  - ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3 INCHES, WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
  - ALL LAWN AREAS TO BE SEEDED OR/AND SOODED AS PER MANUFACTURER'S SPECIFICATIONS. REFER TO LANDSCAPE PLAN(S). ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBS EXIST.
  - HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE KOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
  - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
  - MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
  - TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
  - TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
  - TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.
  - CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
  - A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
  - THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

**PLANT LIST**

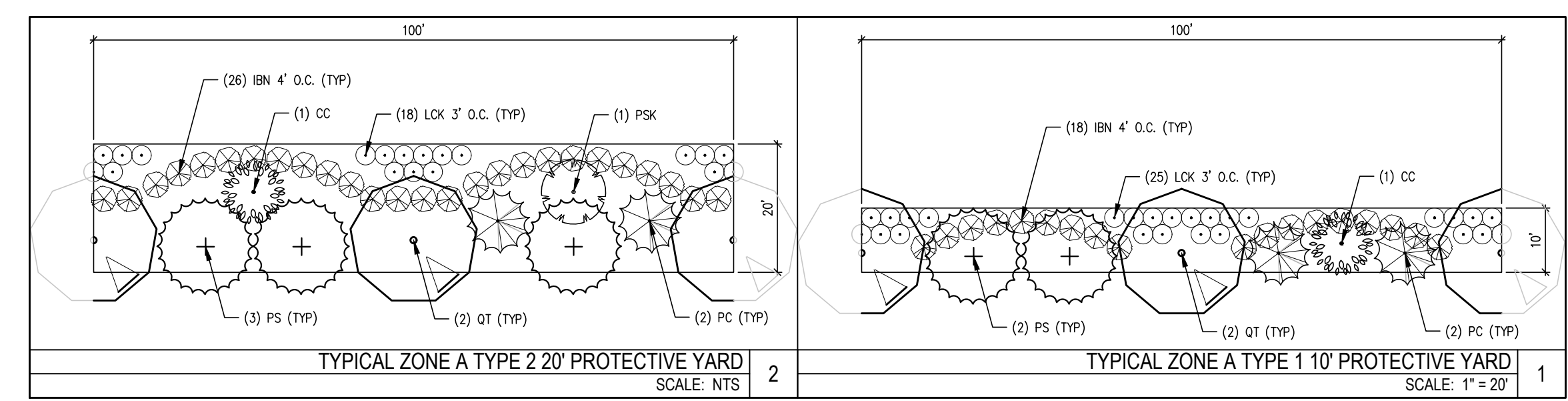
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	HEIGHT	SPREAD	REMARKS
<b>TREES</b>								
14	CC	Cercis canadensis 'Merlot'	Merlot Redbud	1.5" MIN	6' MIN	15'	15'	PY/Deciduous Understory Tree
12	GB	Ginkgo biloba (Male Only)	Maidenhair Tree	3" MIN	10' MIN	50'-80'	30'-40'	VPL/Deciduous Shade Tree
14	LT	Liriodendron tulipifera	Tulip Poplar	3" MIN	10' MIN	40'	70'-90'	Street Tree/Deciduous Shade Tree
26	PC	Prunus caroliniana	Carolina Cherry Laurel	1.5" MIN	6' MIN	15'-30'	15'-20'	PY/Evergreen Understory Tree
2	PSK	Prunus serotina 'Kwanzan'	Kwanzan Cherry	1.5" MIN	6' MIN	25'	25'	PY/Deciduous Understory Tree
30	PS	Prunus strobus	Eastern White Pine	3" MIN	10' MIN	50'	30'	PY/Evergreen Shade Tree
19	OC	Quercus coccinea	Scarlet Oak	3" MIN	10' MIN	50'-70'	40'-50'	VPL/Deciduous Shade Tree
36	QF	Quercus falcata	Southern Red Oak	3" MIN	10' MIN	75'	55'	Street Tree/Deciduous Shade Tree
26	QT	Quercus texana	Nutall Oak	3" MIN	10' MIN	75'	55'	PY/Deciduous Shade Tree
10	TD	Taxodium disticum	Bald Cypress	3" MIN	10' MIN	50'-70'	30'	Street Tree/Deciduous Shade Tree
15	UA	Ulmus americana 'Princeton'	Princeton American Elm	3" MIN	10' MIN	50'	40'	VPL/Deciduous Shade Tree
<b>SHRUBS</b>								
36	DP	Distylium 'PIDIST-H-PP#25_304'	Copperstone Distylium	24" MIN	3'-4'	4'-5'		Screening/Evergreen Shrub
241	IBN	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	24" MIN	6'-8'	8'-10'		PY/Evergreen Shrub
287	LCK	Loropetalum chinense 'Kurenai Daisui' USPP 27,74	Jazz Hands Bold Loropetalum	24" MIN	5'	5'		PY/Evergreen Shrub
48	VT	Viburnum tinus	Laurustinus Viburnum	24" MIN	6'-12'	6'-10'		Screening/Evergreen Shrub/Keep Hedge Form

- DECIDUOUS SHADE TREE - STREET TREE**
- (LT) LIRIODENDRON TULIPIFERA / TULIP POPLAR STREET TREE
  - (QF) QUERCUS FALCATA / SOUTHERN RED OAK STREET TREE
  - (TD) TAXODIUM DISTICUM / BALD CYPRESS STREET TREE
- DECIDUOUS SHADE TREES - VEHICLE PARKING LOT**
- (GB) GINKGO BILOBA / MAIDENHAIR TREE VEHICLE PARKING LOT SHADE TREE
  - (OC) QUERCUS COCCINEA / SCARLET OAK VEHICLE PARKING LOT SHADE TREE
  - (UA) ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM VEHICLE PARKING LOT SHADE TREE
- EVERGREEN SHRUBS - VEHICLE PARKING LOT SCREENING**
- (DP) DISTYLIUM 'PIDIST-H-PP#25\_304' COPPERSTONE DISTYLIUM VEHICLE PARKING LOT SCREENING SHRUB
  - (VT) VIBURNUM TINUS / LAURUSTINUS VIBURNUM VEHICLE PARKING LOT SCREENING SHRUB
- MISC**
- (L) LIGHT POLE WITH 20'R CLEARANCE
  - (F) FIRE HYDRANT WITH 10'R CLEARANCE
- REFER TO DETAILS ON THIS SHEET FOR PROTECTIVE YARD PLANT SYMBOLS.



SEE L9.10 & L9.11 FOR LANDSCAPE DETAILS AND NOTES

ALL MECHANICAL EQUIPMENT TO BE LOCATED ON TOP OF BUILDING AND SCREENED WITH PARAPET WALL. REFER TO BUILDING ELEVATION SHEET(S).



**NCOT TREE PLANTING REQUIREMENT:**

- MITCHELL MILL ROAD SPEED LIMIT: 45 MPH
- MIN. DISTANCE FROM EDGE OF TRAVEL LANE TO CENTER OF TREE WITH 4" CALIPER OR GREATER AT MATURITY: 12'
- PRIOR TO ADMINISTRATIVE SITE REVIEW APPROVAL, APPROVAL AND/OR DENIAL LETTER SHALL BE OBTAINED FROM NCOT FOR MITCHELL MILL ROAD STREET TREE PLANTINGS.

ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

PROJECT: DEWITT-23023 DATE: 02.21.2024  
 ISSUE: Administrative Site Review

REVISIONS:

DRAWN BY: SB  
 CHECKED BY: KT  
 CONTENT: CODE COMPLIANCE LANDSCAPE PLAN

**811**  
 Know what's below. Call before you dig.

SCALE: 1" = 50'

**L4.00**

2/21/2024 1:24 PM P:\23023\23023\_Mitchell-Mill-Apts-4c-LAND\DP\DWG\23023-Mitchell-SPO-ASR.dwg

**CITY TREE MANUAL OCTOBER 2021**

**CHAPTER 2 TREE PLANTING AND MAINTENANCE**

THIS CHAPTER OUTLINES THE STANDARDS FOR PLANTING AND MAINTAINING TREES ON PROPERTY OWNED OR CONTROLLED BY THE CITY OF RALEIGH.

**B. TREE PLANTING ON CITY PROPERTY**

THE PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT IS RESPONSIBLE FOR PLAN REVIEW, INSPECTION, MONITORING AND ENFORCEMENT ASSOCIATED WITH TREE PLANTING AND MAINTENANCE ON PROPERTY OWNED OR CONTROLLED BY THE CITY.

- DEVELOPMENT: PRIVATE CITIZEN OR CONTRACT PLANTING ON CITY OWNED OR CONTROLLED PROPERTY BY ANY INDIVIDUAL OR ORGANIZATION OTHER THAN THE CITY. THESE PROJECTS ARE AT THE EXPENSE OF THE REQUESTOR AND REQUIRE A TREE IMPACT PERMIT.
- PARTNERSHIP PLANTING UNDERTAKEN BY NON-PROFIT ORGANIZATIONS, PUBLIC-PRIVATE PARTNERSHIPS, AND CIVIC GROUPS. UNLESS WORK IS DONE UNDER STRICT GUIDANCE AND OVERSIGHT BY THE URBAN FORESTER, THESE PROJECTS ARE AT THE EXPENSE OF THE REQUESTOR AND REQUIRE A TREE IMPACT PERMIT.

**C. REQUESTS FOR TREE PLANTING**

- REQUESTS FOR TREE PLANTING AND TREE IMPACT PERMITS ARE EVALUATED IN THE ORDER IN WHICH THEY ARE RECEIVED.
- TREE PLANTING IS CONTINGENT ON THE PLANTING SEASON, AVAILABILITY OF PLANT MATERIAL, SITE SUITABILITY, STAFFING, AND FUNDING.
- THE URBAN FORESTER OR DESIGNEE WILL PRIORITIZE TREE PLANTING REQUESTS ACCORDING TO THE FOLLOWING CRITERIA:
  - NEEDS BASED: AREAS IDENTIFIED WITH THE GREATEST TREE CANOPY DEFICITS
  - PRE-IDENTIFIED LOCATIONS: AREAS EARMARKED FOR BEAUTIFICATION IMPROVEMENTS
  - ON DEMAND: CITY DEPARTMENTS, VOLUNTEER GROUPS, NEIGHBORHOODS, CITIZENS, AND DEVELOPMENT

**D. TREE QUALITY STANDARDS**

- GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARINGS, AND OTHER FEATURES INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTLING OR ROOT PRUNING AND A VISIBLE ROOT FLARE. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, OR CUTS ON LIMBS OVER 1/2 IN IN DIAMETER THAT ARE NOT COMPLETELY CLOSED, OR ROOT FLARE MORE THAN 2" BELOW SURFACE OF ROOT BALL WILL BE REJECTED.
- SPECIES SELECTION
  - SELECTED TREE SPECIES SHALL BE OF A CULTIVAR THAT IS SUPERIOR IN FORM AND DISEASE RESISTANCE. PREFERENCE WILL BE GIVEN TO STREET TREES GROWN SPECIFICALLY FOR URBAN CONDITIONS.
  - EXOTIC INVASIVE SPECIES ARE NOT PERMITTED.
  - TREES TO BE INSTALLED UNDER OVERHEAD POWERLINES SHALL HAVE A MATURE HEIGHT OF NO GREATER THAN 30FT.
  - ALL SPECIES SELECTIONS SHALL BE REVIEWED BY THE URBAN FORESTER OR DESIGNEE.
  - SPECIES DIVERSITY IS ENCOURAGED TO IMPROVE OVERALL URBAN FOREST HEALTH.
  - ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THIS MANUAL, THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 AND NURSERY STOCK, ANSI Z60.1 AND APPROVED CITY STANDARD DETAILS.
- ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS, DISEASES, AND CANKERS, IN HEALTHY CONDITION, AND FREE OF MECHANICAL DAMAGE AT THE TIME OF PLANTING AS DETERMINED BY URBAN FORESTRY STAFF.
- PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF LARGER SIZE MAY BE USED IF ACCEPTABLE TO URBAN FORESTER, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- LABEL EACH PLANT OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE.
- WHEN MORE THAN ONE PLANT OF ANY SPECIES IS PLANTED, ALL PLANT MATERIAL SHALL BE UNIFORM IN SIZE AND SHAPE WHEN POSSIBLE. ALL PLANT MATERIAL SHALL HAVE FULL FORM WITH EVEN-SPACED BRANCHING. ONE-SIDE PLANTS OR TIGHT ROW PLANTS ARE NOT ACCEPTABLE IF THE GROWTH HABIT IS ADVERSELY AFFECTED.
- TREE AND SHRUB MEASUREMENTS
  - MEASURE ACCORDING TO ANSI Z60.1 WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.
  - INSTALLATION SIZE FOR RIGHT OF WAY TREES:
    - SHADE TREES SHALL BE A MINIMUM OF 3" CALIPER AND 10' TALL.
    - UNDERSTORY TREES SHALL BE A MINIMUM OF 1.5" CALIPER FOR SINGLE STEM AND 6" TALL FOR BOTH SINGLE AND MULTI-STEMMED TREES.
- BALLED AND BURLAP (B&B), CONTAINER AND BARE ROOT PLANT MATERIALS
  - TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL WITH BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF TREE, RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE. BALLS SHALL BE FIRMLY WRAPPED WITH BIODEGRADABLE BURLAP AND SECURED WITH NAILS AS RECOMMENDED BY ANSI Z60.1.
  - THE ROOT FLARE SHALL BE APPARENT AT THE SURFACE OF THE ROOT BALL. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOT BALL IN ORDER TO ESTABLISH THE CORRECT GRADE. TREES SHALL BE REJECTED IF THE ROOT FLARE HAS BEEN BURIED LONG ENOUGH FOR THE STEM TO SPROUT ADVENTITIOUS ROOTS. TREES WITH LOOSE, BROKEN, PROCESSED, OR MANUFACTURED ROOT BALLS WILL NOT BE ACCEPTED.
  - CONTAINER-GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED EXTERIOR PLANTS GROWN IN A CONTAINER WITH WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. THE ROOT FLARE SHALL BE APPARENT AT SURFACE OF BALL. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOT BALL IN ORDER TO ESTABLISH THE CORRECT GRADE. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR KIND, TYPE, AND SIZE OF EXTERIOR PLANT REQUIRED.
  - BARE ROOT MATERIAL SHALL BE GROWN IN THE GROUND IN THE NURSERY WITHOUT ARTIFICIAL ROOT RESTRICTION DEVICES, SUCH AS CONTAINERS OR FABRIC BAGS, UNDER FAVORABLE GROWING CONDITIONS AND WHICH HAVE RECEIVED THE PROPER CULTURAL TREATMENT TO DEVELOP A WELL-BRANCHED ROOT SYSTEM. AFTER HARVEST, THE SOIL IS REMOVED FROM THE ROOTS.
- DELIVERY, STORAGE AND HANDLING
  - DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY.
  - HANDLE PLANTING STOCK BY ROOT BALL. HEAVY MATERIAL SHALL BE HANDLED WITH STRAPS ON THE ROOT BALL AND APPROPRIATE EQUIPMENT SUCH AS A SMALL SKID STEER LOADER.
  - DELIVER BARE-ROOT STOCK PLANTS FRESHLY DUG. IMMEDIATELY AFTER DIGGING UP BARE-ROOT STOCK, PACK ROOT SYSTEM IN WET STRAW, HAY, OR OTHER SUITABLE MATERIAL TO KEEP ROOT SYSTEM MOIST UNTIL PLANTING.
  - DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET EXTERIOR PLANTS IN THEIR APPROPRIATE ASPECT (SUN, FLATTED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST:
    - SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
    - DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
    - WATER ROOT SYSTEMS OF EXTERIOR PLANTS STORED ON-SITE WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY-WET CONDITION
    - HEEL-IN BARE-ROOT STOCK. SOAK ROOTS THAT ARE IN DRY CONDITION IN WATER FOR TWO HOURS. REJECT DRIED-OUT PLANTS.
- NURSERY
  - PLANTS SHALL BE GROWN WITHIN ONE COLD HARDINESS ZONE OF THE PROJECT SITE.
  - PROVIDE DIGITAL PHOTOS FROM THE NURSERY WITH HEIGHT IDENTIFIED FOR REVIEW BY THE URBAN FORESTER OR DESIGNEE PRIOR TO DIGGING OR SHIPPING. ALL TREES SHALL ALSO BE REVIEWED AND APPROVED PRIOR TO INSTALLATION EITHER AT PLACE OF PURCHASE, NURSERY, HOLDING YARD OR WORK SITE BY THE URBAN FORESTER OR DESIGNEE.

- OBSERVATION AND REJECTION
  - URBAN FORESTER OR DESIGNEE MAY OBSERVE TREES AT PLACE OF PURCHASE, NURSERY HOLDING YARD, OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. URBAN FORESTER RETAINS RIGHT TO OBSERVE TREES FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES IMMEDIATELY FROM PROJECT SITE.
- SUBSTITUTIONS
  - REQUESTS FOR SUBSTITUTION FOR THE LISTED PLANT MATERIAL MUST BE MADE TO THE URBAN FORESTER IN WRITING. THE REQUEST SHALL INCLUDE A MINIMUM OF 5 NURSERIES ATTEMPTED FOR LOCATION AND CONTACT INFORMATION. SUBSTITUTIONS WILL BE CONSIDERED IF THE LISTED MATERIAL CANNOT BE LOCATED OR CONFIRMED BY KNOWN SUPPLIERS. PLANT SUPPLIERS MUST BE RESEARCHED AND LOCATED PRIOR TO SUBMITTAL. IF PLANT MATERIAL SUBSTITUTIONS ARE TO BE MADE AFTER AWARD OF THE CONTRACT OR PERMIT, THE SUBSTITUTION MUST BE OF SIMILAR GROWTH HABIT, FORM, AND CHARACTERISTICS, SIMILAR IN SPECIFIED SIZE, AND EQUAL IN PRICE AND SUBJECT TO APPROVAL OR REJECTION BY THE URBAN FORESTER.
  - IF FOR ANY REASON TREES CANNOT BE INSTALLED ACCORDING TO THE PLANS A REQUEST SHALL BE MADE TO THE URBAN FORESTER IN WRITING. THE CONTRACTOR SHALL INFORM THE CITY AND ALTERNATE PLANTING LOCATIONS SHALL BE SELECTED FOR APPROVAL BY THE URBAN FORESTER.

**E. TREE QUALITY STANDARDS**

- PLEASE REFER TO CITY OF RALEIGH STANDARD DETAILS LOCATED AT RALEIGHCNC GOV
- LINEAR SPACING AND LOCATION
  - TREES WILL BE PLANTED IN ACCORDANCE WITH SPACING REQUIREMENTS DETAILED IN THE UNIFIED DEVELOPMENT ORDINANCE UNLESS OTHERWISE DIRECTED BY THE URBAN FORESTER OR DESIGNEE.
  - TREES TO BE INSTALLED UNDER OVERHEAD UTILITY LINES SHALL HAVE A MATURE HEIGHT OF NO GREATER THAN 30FT.
- GROUPED PLANTINGS
  - GROUPING TREES WHEREVER POSSIBLE AND DESIGNING TREE PITS OR MULCH AREAS THAT ALLOW SHARED ROOT SPACE PROVIDES A NUMBER OF BENEFITS TO THE HEALTH AND LONGEVITY OF URBAN TREES. DESIGNS THAT GROUP TREES ARE FAVORED OVER INDIVIDUAL PLANTINGS

**F. MAINTENANCE AND WARRANTY STANDARDS**

A TREE IMPACT PERMIT IS REQUIRED FOR MAINTENANCE ACTIVITIES

IT IS THE ADJACENT PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN THE MULCH RING OR TREE GRATE AROUND TREES IN THE RIGHT OF WAY AND PREVENT STRING TRIMMER OR MOWER DAMAGE.

A 2-YEAR WARRANTY AND MAINTENANCE PERIOD IS REQUIRED AFTER THE FINAL INSPECTION OF PERMITTED PLANTING.

- TREE AND PLANT MAINTENANCE
  - MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE STABILIZATION DEVICES, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP PLANTS FREE OF INSECTS AND DISEASE.
  - FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING, RUTTING OR DAMAGE BY EQUIPMENT OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
  - APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOSSING OF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.
- WATERING INSTRUCTIONS
  - PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES.
  - SCHEDULE WATERING TO COMPLY WITH THE CITY OF RALEIGH WATER CONSERVATION ORDINANCE.
  - WATERING VOLUMES SHOULD BE BASED UPON DELIVERY OF 1" INCH OF MOISTURE PER WEEK TO THE PLANT IF PRECIPITATION DOES NOT MEET THAT AMOUNT DURING THE ACTIVE GROWING SEASON DEFINED AS APRIL 1 THROUGH NOVEMBER 1.
  - SUPPLEMENTAL WATER SHALL BE APPLIED DURING THE ESTABLISHMENT PERIOD AS FREQUENTLY AS 3 TIMES PER WEEK AND DURING PERIODS OF DROUGHT OR EXCESSIVE HEAT.
  - USE A SLOW FLOW HOSE END DEVICE AND WATER EACH TREE AT THE BASE FOR SEVERAL MINUTES. COMMERCIALY AVAILABLE WATER BAGS ARE ACCEPTABLE. AT EACH VISIT MAKE SURE THE BAG IS EMPTY, THOROUGHLY SOAK THE ROOT BALL, THEN REFILL. THE BAG CHECKING THE EMITTERS ALLOW FREE FLOW OF WATER TO ENSURE THE BAG WILL DRAIN. ALL WATERING BAGS SHALL BE REMOVED FROM TREES STARTING NOVEMBER 1 UNTIL APRIL 1 OF FOLLOWING YEAR.
- MULCH
  - MAINTAIN A 3-INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH. TYPICAL MATERIAL IS SHREDDER HARDWOOD, PINE BARK, WOOD CHIPS OR PINE STRAW (NOT PERMITTED WITHIN 10' OF STRUCTURES).
  - MULCH TO THE DRIP LINE OF MATURE TREES.
  - DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS. ROOT FLARE SHALL BE VISIBLE AT BASE OF ALL PLANT MATERIAL.
  - KEEP MULCH FREE OF WEEDS, TRASH AND DEBRIS
  - THE MULCH RING PREVENTS STRING TRIMMER, MOWER AND OTHER MECHANICAL DAMAGE. IT ALSO IMPROVES SOIL QUALITY, MOISTURE AND TEMPERATURE EXCHANGE, AESTHETICS AND OVERALL HEALTH AND LONGEVITY OF THE URBAN TREE
- TREE GRATES
  - TREE GRATE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. MAINTAIN GRATES FREE OF WEEDS, TRASH AND DEBRIS
  - REPLENISH GRAVEL AS NEEDED TO MAINTAIN AN EVEN SURFACE. GRAVEL SHALL MATCH EXISTING MATERIAL, TYPICALLY GRAY REA GRAVEL OR 1/4" GRAVEL
  - NOTIFY URBAN FORESTER IF THE TREE GRATE IS GRIDLING TREE OR CAUSING DAMAGE TO TREE.
- PESTICIDE AND HERBICIDE APPLICATION
  - APPLY PESTICIDES AND OTHER CHEMICALS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH CITY OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY URBAN FORESTER BEFORE EACH APPLICATION IS PERFORMED OR AS SPECIFIED IN PERMIT
  - PRE-EMERGENT HERBICIDE: APPLY TO TREE, SHRUB AND GROUND COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
  - POST-EMERGENT HERBICIDE: APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- TREE PRUNING
  - ALL TREE PRUNING SHALL BE DONE BY OR UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST
  - ANSI A-300 PRUNING STANDARDS SHALL APPLY (CHAPTER 6).
- ROOT PRUNING
  - AREA FOR ROOT PRUNING MUST BE APPROVED BY AN ISA CERTIFIED ARBORIST TO PREVENT A HAZARDOUS TREE CONDITION (CHAPTER 6).
  - ACCEPTABLE METHODS OF CUTTING ARE BY SHARP HAND PRUNERS, LOPPERS, HAND SAW OR HYDRAULIC TOOLS. IMPLEMENT MUST LEAVE A CLEAN CUT.
  - IF EXCAVATION CAUSES PRUNED ROOTS OVER 1.5" IN DIAMETER TO REMAIN EXPOSED FOR MORE THAN 24 HOURS, ROOTS ON TREE SIDE SHALL BE KEPT MOIST. BACKFILL WITH TOPSOIL, MOIST MULCH, OR DRAPE WITH WET BURLAP.
  - WHERE CONCRETE IS POURED ADJACENT TO PRUNED ROOTS HEAVY DUTY PLASTIC SHALL BE INSTALLED AGAINST THE TREE SIDE OF THE PRUNED ROOTS TO PREVENT UPTAKE (TOXIC TO TREE)
- TREE REPLACEMENT OF WARRANTIED TREES
  - TREES SHALL BE REPLACED IN THE NEXT PLANTING SEASON IF THEY ARE MORE THAN 25% DEAD, IN RAPID DECLINE, ARE INFESTED BY INSECTS OR DISEASE, HAVE LOST THE NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING INCLUDING VANDALISM, INADEQUATE OR IMPROPER MAINTENANCE, OR ARE FAILING DUE TO OTHER CAUSES.
  - REPLACEMENT TREES INSTALLED AFTER THE 1ST YEAR OF A 2-YEAR WARRANTY/MAINTENANCE PERIOD SHALL GET A FULL 1 YEAR OF WARRANTY/MAINTENANCE FROM THE TIME OF PLANTING.
  - DEAD, DYING, DISEASED OR VANDALIZED TREES THAT ARE DESTROYED SHALL BE REMOVED WITHIN 15 BUSINESS DAYS.
  - REPLACEMENT TREE SPECIES MAY BE CHANGED WITH APPROVAL FROM URBAN FORESTER OR DESIGNEE.

- GUYING AND STAKING
  - DO NOT STAKE UNLESS THE TREE BECOMES UNSTABLE OR IT IS A HIGH WIND AREA.
  - REMOVE ALL STAKING MATERIAL AFTER 1 YEAR.
  - LEAVE SLIGHT SLACK IN TIE TO PROMOTE TRUNK TAPER.
  - UPRIGHT STAKING AND TYING: WHEN REQUIRED USE A MINIMUM OF 3 STAKES. SET VERTICAL, STAKES AND SPACE TO AVOID PENETRATING ROOT BALLS OR ROOT MASSES. SUPPORT TREES WITH TWO STRANDS OF THE WIRE ENCASED IN HOSE SECTIONS OR ARBORIST TAPE AT CONTACT POINTS WITH TREE TRUNK. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE. SPACE STAKES EQUALLY AROUND TREES AND ATTACH FLAGS TO EACH GUY WIRE FOR VISIBILITY.

**F. MAINTENANCE AND WARRANTY STANDARDS**

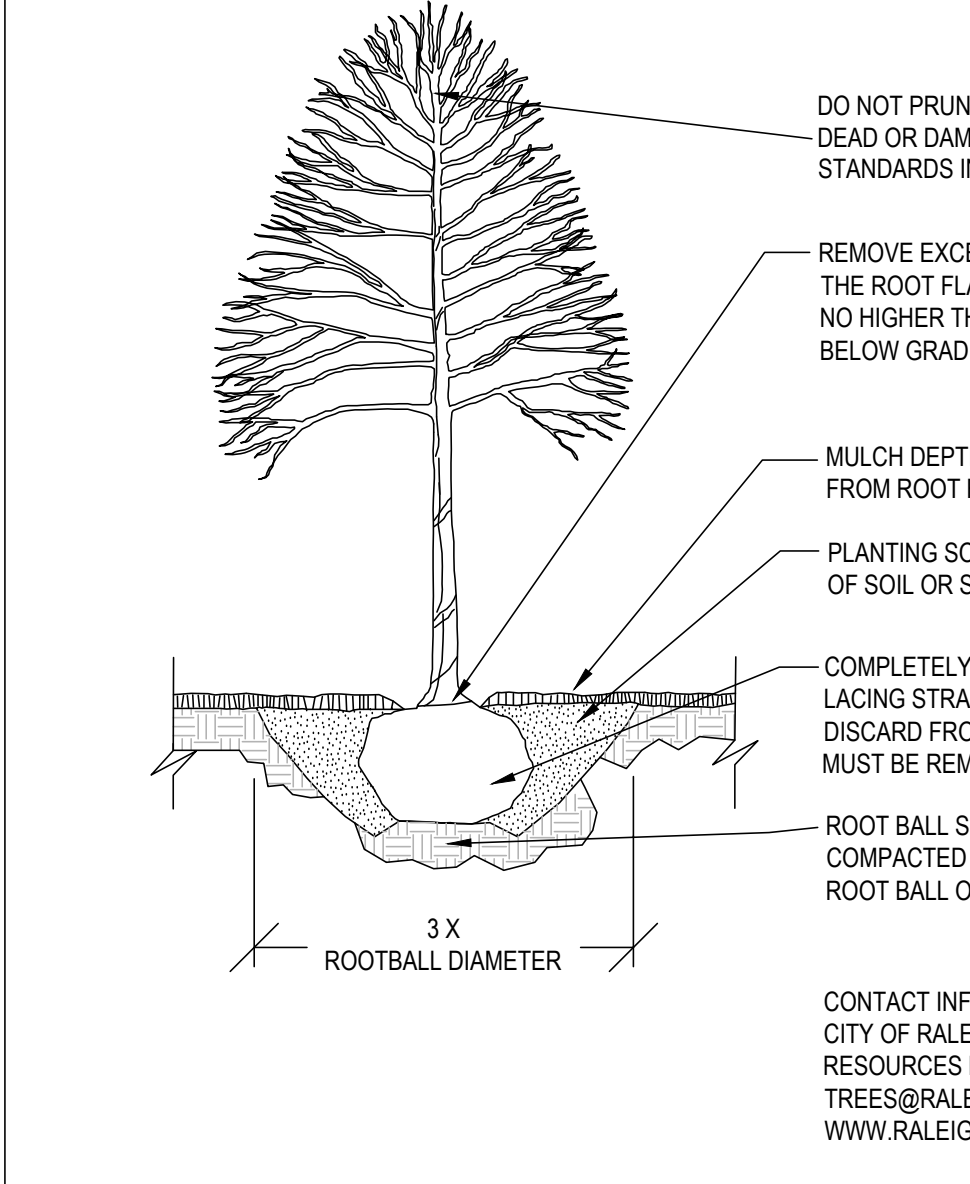
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- WATERING INSTRUCTIONS
  - PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES.
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  - WATERING VOLUMES SHOULD BE BASED UPON DELIVERY OF 1" INCH OF MOISTURE PER WEEK TO THE PLANT IF PRECIPITATION DOES NOT MEET THAT AMOUNT DURING THE ACTIVE GROWING SEASON DEFINED AS APRIL 1 THROUGH NOVEMBER 1.
  - SUPPLEMENTAL WATER SHALL BE APPLIED DURING THE ESTABLISHMENT PERIOD AS FREQUENTLY AS 3 TIMES PER WEEK AND DURING PERIODS OF DROUGHT OR EXCESSIVE HEAT.
  - USE A SLOW FLOW HOSE END DEVICE AND WATER EACH TREE AT THE BASE FOR SEVERAL MINUTES. COMMERCIALY AVAILABLE WATER BAGS ARE ACCEPTABLE. AT EACH VISIT MAKE SURE THE BAG IS EMPTY, THOROUGHLY SOAK THE ROOT BALL, THEN REFILL. THE BAG CHECKING THE EMITTERS ALLOW FREE FLOW OF WATER TO ENSURE THE BAG WILL DRAIN. ALL WATERING BAGS SHALL BE REMOVED FROM TREES STARTING NOVEMBER 1 UNTIL APRIL 1 OF FOLLOWING YEAR.
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  - MULCH TO THE DRIP LINE OF MATURE TREES.
  - DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS. ROOT FLARE SHALL BE VISIBLE AT BASE OF ALL PLANT MATERIAL.
  - KEEP MULCH FREE OF WEEDS, TRASH AND DEBRIS
  - THE MULCH RING PREVENTS STRING TRIMMER, MOWER AND OTHER MECHANICAL DAMAGE. IT ALSO IMPROVES SOIL QUALITY, MOISTURE AND TEMPERATURE EXCHANGE, AESTHETICS AND OVERALL HEALTH AND LONGEVITY OF THE URBAN TREE
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  - TREE GRATE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. MAINTAIN GRATES FREE OF WEEDS, TRASH AND DEBRIS
  - REPLENISH GRAVEL AS NEEDED TO MAINTAIN AN EVEN SURFACE. GRAVEL SHALL MATCH EXISTING MATERIAL, TYPICALLY GRAY REA GRAVEL OR 1/4" GRAVEL
  - NOTIFY URBAN FORESTER IF THE TREE GRATE IS GRIDLING TREE OR CAUSING DAMAGE TO TREE.
- PESTICIDE AND HERBICIDE APPLICATION
  - APPLY PESTICIDES AND OTHER CHEMICALS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH CITY OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY URBAN FORESTER BEFORE EACH APPLICATION IS PERFORMED OR AS SPECIFIED IN PERMIT
  - PRE-EMERGENT HERBICIDE: APPLY TO TREE, SHRUB AND GROUND COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
  - POST-EMERGENT HERBICIDE: APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- TREE PRUNING
  - ALL TREE PRUNING SHALL BE DONE BY OR UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST
  - ANSI A-300 PRUNING STANDARDS SHALL APPLY (CHAPTER 6).
- ROOT PRUNING
  - AREA FOR ROOT PRUNING MUST BE APPROVED BY AN ISA CERTIFIED ARBORIST TO PREVENT A HAZARDOUS TREE CONDITION (CHAPTER 6).
  - ACCEPTABLE METHODS OF CUTTING ARE BY SHARP HAND PRUNERS, LOPPERS, HAND SAW OR HYDRAULIC TOOLS. IMPLEMENT MUST LEAVE A CLEAN CUT.
  - IF EXCAVATION CAUSES PRUNED ROOTS OVER 1.5" IN DIAMETER TO REMAIN EXPOSED FOR MORE THAN 24 HOURS, ROOTS ON TREE SIDE SHALL BE KEPT MOIST. BACKFILL WITH TOPSOIL, MOIST MULCH, OR DRAPE WITH WET BURLAP.
  - WHERE CONCRETE IS POURED ADJACENT TO PRUNED ROOTS HEAVY DUTY PLASTIC SHALL BE INSTALLED AGAINST THE TREE SIDE OF THE PRUNED ROOTS TO PREVENT UPTAKE (TOXIC TO TREE)
- TREE REPLACEMENT OF WARRANTIED TREES
  - TREES SHALL BE REPLACED IN THE NEXT PLANTING SEASON IF THEY ARE MORE THAN 25% DEAD, IN RAPID DECLINE, ARE INFESTED BY INSECTS OR DISEASE, HAVE LOST THE NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING INCLUDING VANDALISM, INADEQUATE OR IMPROPER MAINTENANCE, OR ARE FAILING DUE TO OTHER CAUSES.
  - REPLACEMENT TREES INSTALLED AFTER THE 1ST YEAR OF A 2-YEAR WARRANTY/MAINTENANCE PERIOD SHALL GET A FULL 1 YEAR OF WARRANTY/MAINTENANCE FROM THE TIME OF PLANTING.
  - DEAD, DYING, DISEASED OR VANDALIZED TREES THAT ARE DESTROYED SHALL BE REMOVED WITHIN 15 BUSINESS DAYS.
  - REPLACEMENT TREE SPECIES MAY BE CHANGED WITH APPROVAL FROM URBAN FORESTER OR DESIGNEE.

- G. TREE PROTECTION
  - TREE PROTECTION PLAN IS REQUIRED FOR ANY ACTIVITY IMPACTING CITY TREES INTENDED TO REMAIN.
    - TREE PROTECTION PLAN SHALL INCLUDE ALL THAT APPLY
      - EXISTING TREES ON SITE
      - CRITICAL ROOT ZONES OF PROTECTED TREES
      - TREE PROTECTION FENCING DELINEATION AND SPECIFICATION
      - OTHER PRODUCTS FOR PROTECTION (MULCHMATTING/ETC.)
      - REMEDIATION
- TREE PROTECTION FENCING SHALL BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (CRZ) OF TREES (CRZ DEFINED AS RADIUS 1.25 FEET PER CALIPER INCH AT DBH FROM TRUNK OF TREE).
- TREE PROTECTION SIGNAGE REQUIRED EVERY 50 FEET.
- IF CONSTRUCTION OCCURS WITHIN THE CRZ AT LEAST 12" OF MULCH SHALL BE PLACED AND/OR LOGGING MATS WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE AND IDENTIFY ON PLAN.
- THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
- THERE WILL BE ZERO TOLERANCE FOR STORING OR PARKING VEHICLES, SUPPLIES, OR EQUIPMENT UNDER PROTECTED TREES.
- REMEDIATION INCLUDES BUT IS NOT LIMITED TO REPLACEMENT, PRUNING, SUPPLEMENTAL WATER, MULCH, NUTRITION (FERTILIZER, ORGANIC MATTER, ETC.), INSECT/DISEASE CONTROL, STAKING AND COMPACTION MITIGATION.
- AFTER CONSTRUCTION OR IMPACT PROTECTION DEVICES SHALL BE REMOVED. MULCH OR OTHER MATERIALS USED FOR A ROOT BUFFER SHALL BE REMOVED BY HAND WITHIN THE CRITICAL ROOT ZONE. IT MAY BE REMOVED MECHANICALLY BEYOND THIS ZONE. THERE SHALL BE 3" OF MULCH LEFT ON SITE AS DESCRIBED IN SECTION F.3 OF THIS CHAPTER.



- NOTES:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  - A TREE IMPACT PERMIT IS REQUIRED.
  - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE: 8/2021	NOT TO SCALE
10/2019		

TREE PLANTING DETAIL

TPP-03

NOTE: DETAIL TPP-03 IS FOR STREET TREE PLANTINGS. SEE DETAIL # 5 SHEET L9.11 FOR ALL OTHER TREES ON SITE



**ASR-XXXX-2024** (Admin. Site Review)

REFERENCE: REZN-82-2022; SCOPE-102-203

**Dewitt Carolinas**  
**Mitchell Mill Apartments**  
**3805 Mitchell Mill Road**  
**Raleigh, North Carolina 27616**

ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

PROJECT:	DEWITT-23023	DATE
ISSUE:	Administrative Site Review	02.21.2024
REVISIONS:		
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	CITY OF RALEIGH STANDARD	
	DETAILS AND NOTES FOR CITY TREE	

TITLE SCALE: NTS		11
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TITLE SCALE: NTS		10
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TITLE SCALE: NTS		9
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TITLE SCALE: NTS		8
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TITLE SCALE: NTS		7
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TITLE SCALE: NTS		5
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TITLE SCALE: NTS		4
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TITLE SCALE: NTS		3
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TITLE SCALE: NTS		2
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TITLE SCALE: NTS		1
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LANDSCAPE NOTES SCALE: NTS		4
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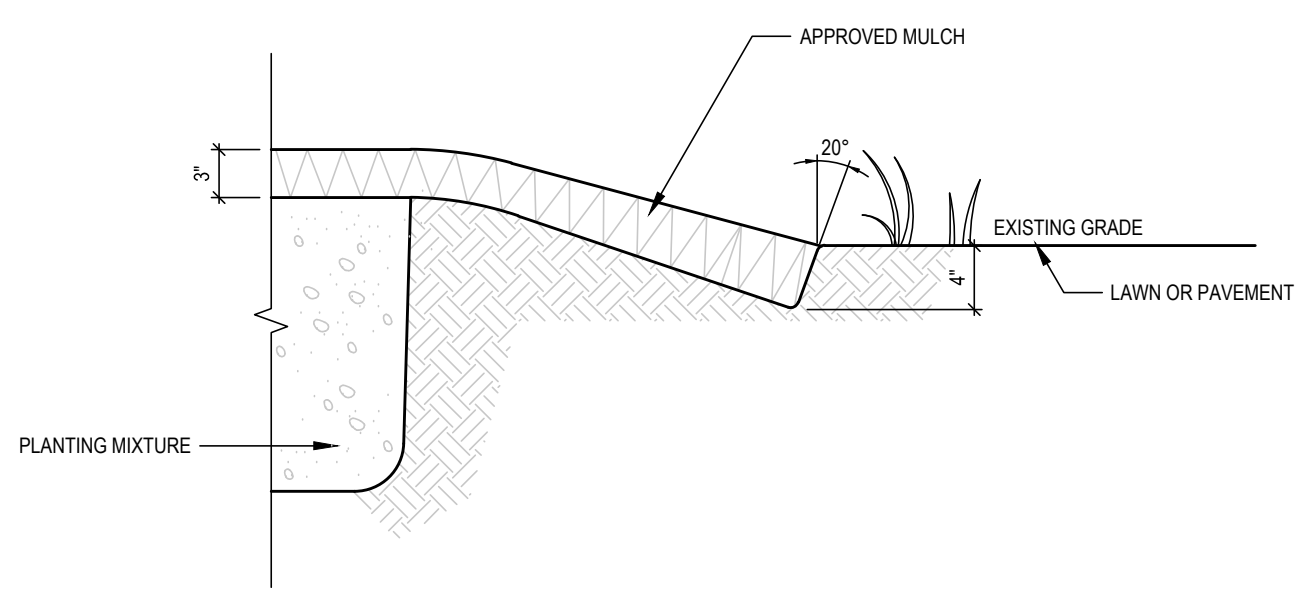
BED EDGING SCALE: NTS		3
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B & B SHRUB INSTALLATION SCALE: NTS		2
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CONTAINER PLANT INSTALLATION SCALE: NTS		1
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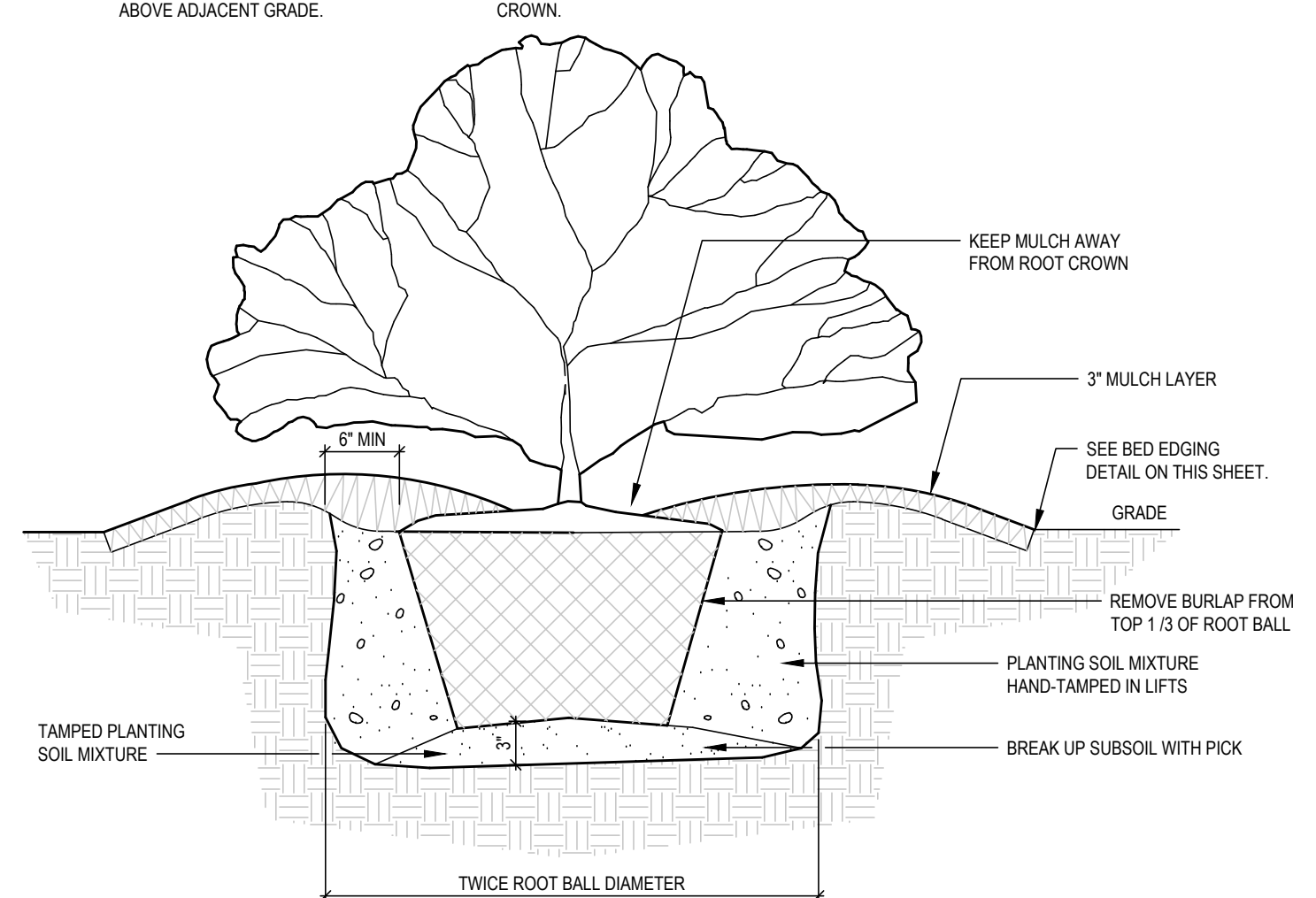
**LANDSCAPE NOTES:**

- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
- THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
- ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
- LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
- ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3 INCHES, WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
- ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURER'S SPECIFICATIONS. REFER TO LANDSCAPE PLANS). ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERM, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
- ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
- TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
- TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
- TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.
- CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
- A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).



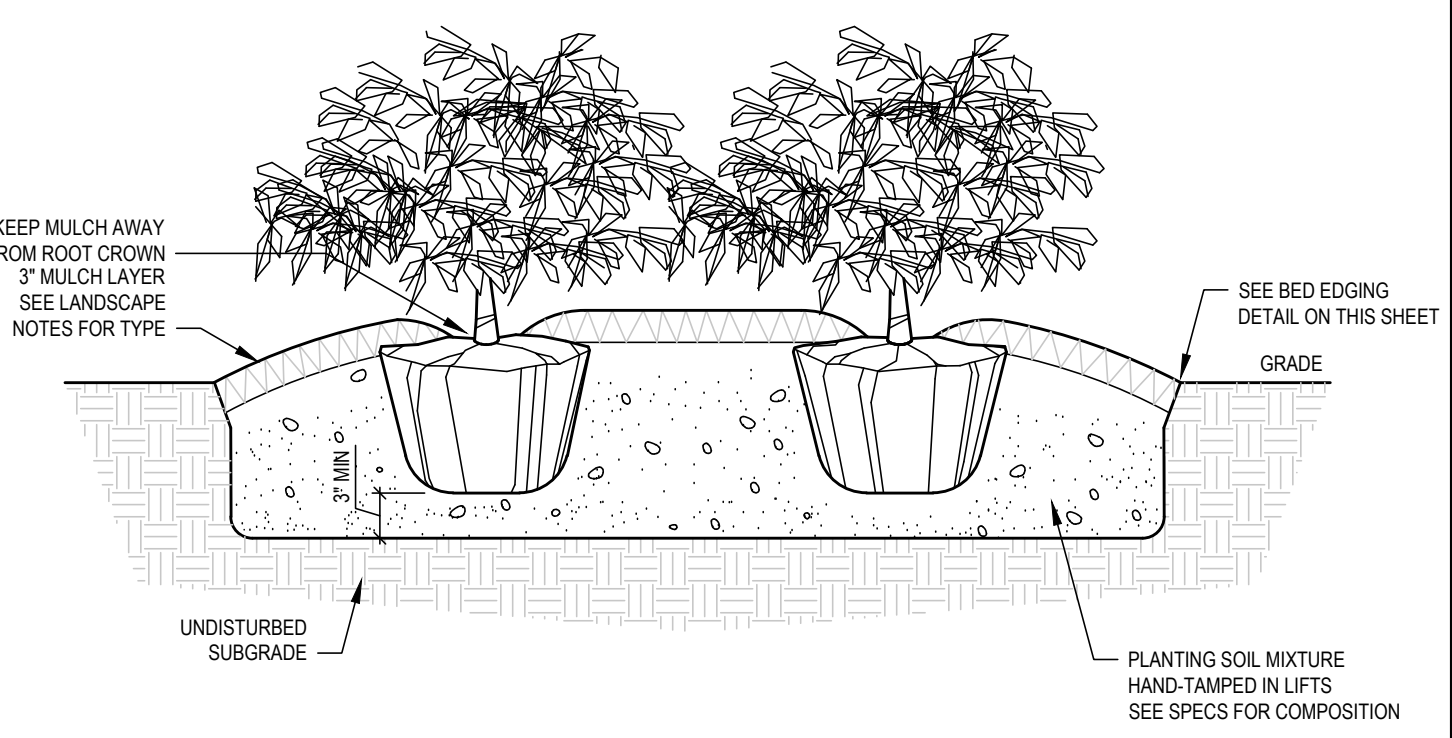
**SHRUB PLANTING NOTES**

- IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
- SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.
- SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.
- PROVIDE 2 INCH DEEP SAUCER AROUND SHRUB.
- KEEP MULCH AWAY FROM ROOT CROWN.
- THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.



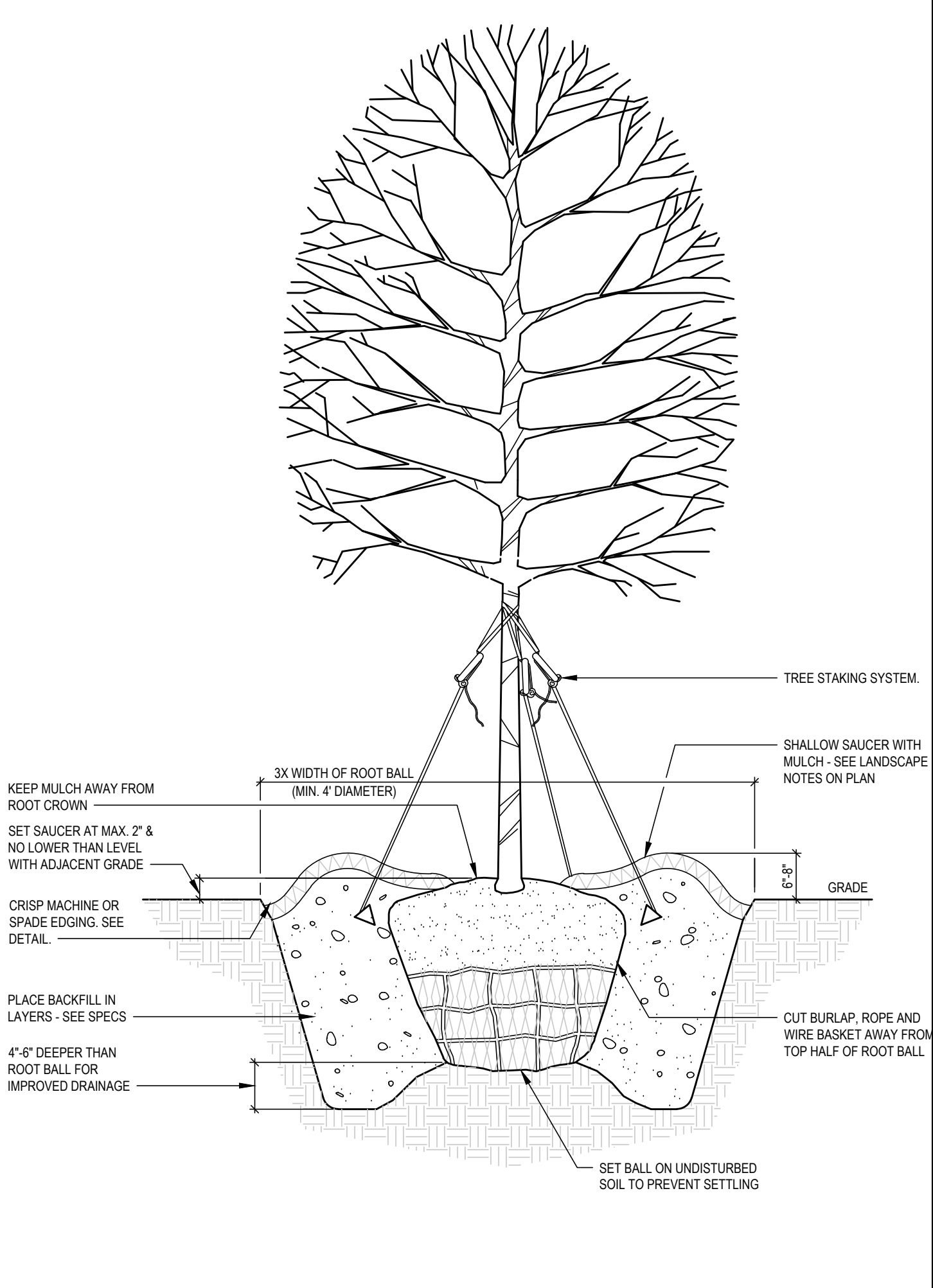
**MASS PLANTING NOTES**

- PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.
- CROWN PLANTING BED A MIN. OF 3 INCHES ABOVE ADJACENT GRADE EXCEPT IN COURTYARD SITUATIONS WHERE BEDS SHALL BE SLOPED TO NEAREST DRAIN BASIN.
- KEEP MULCH AWAY FROM ROOT CROWN.



**TREE PLANTING NOTES**

- MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.
- DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
- IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4\"/>



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ASR-XXXX-2024 (Admin. Site Review)  
REFERENCE: REZN-82-2022, SCOPE-102-203

Dewitt Carolinas  
**Mitchell Mill Apartments**  
3805 Mitchell Mill Road  
Raleigh, North Carolina 27616

PROJECT: DEWITT-23023      DATE: . . . . .

ISSUE: Administrative Site Review      02.21.2024

REVISIONS:

DRAWN BY: SB

CHECKED BY: KT

CONTENT: LANDSCAPE DETAILS AND NOTES

**L9.11**





**FRONT ELEVATION**



**SIDE ELEVATION**

ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER



**REAR ELEVATION**

**BUILDING TYPE 1**

Scale: 1/8" = 1'-0"



Administrative Site Review  
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002723

**Mitchell Mill Apartments**  
Dewitt Carolinas  
Raleigh, NC



**FRONT ELEVATION**



ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2\" BATTENS @ 24\" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER

**SIDE ELEVATION**



**REAR ELEVATION**

**BUILDING TYPE 2**

Scale: 1/8" = 1'-0"

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02-13-2024  
002723

**Mitchell Mill Apartments**  
Dewitt Carolinas  
Raleigh, NC





**FRONT ELEVATION**



**SIDE ELEVATION**

ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER



**REAR ELEVATION**

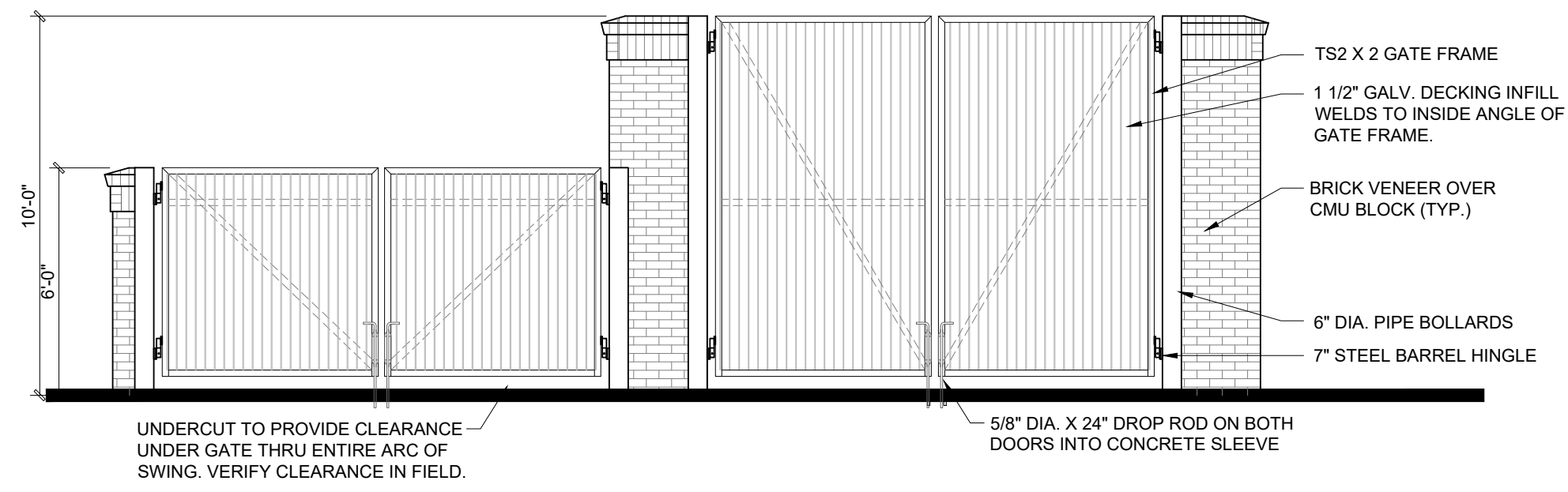
**BUILDING TYPE 3**

Scale: 1/8" = 1'-0"

Administrative Site Review  
02-13-2024  
002723

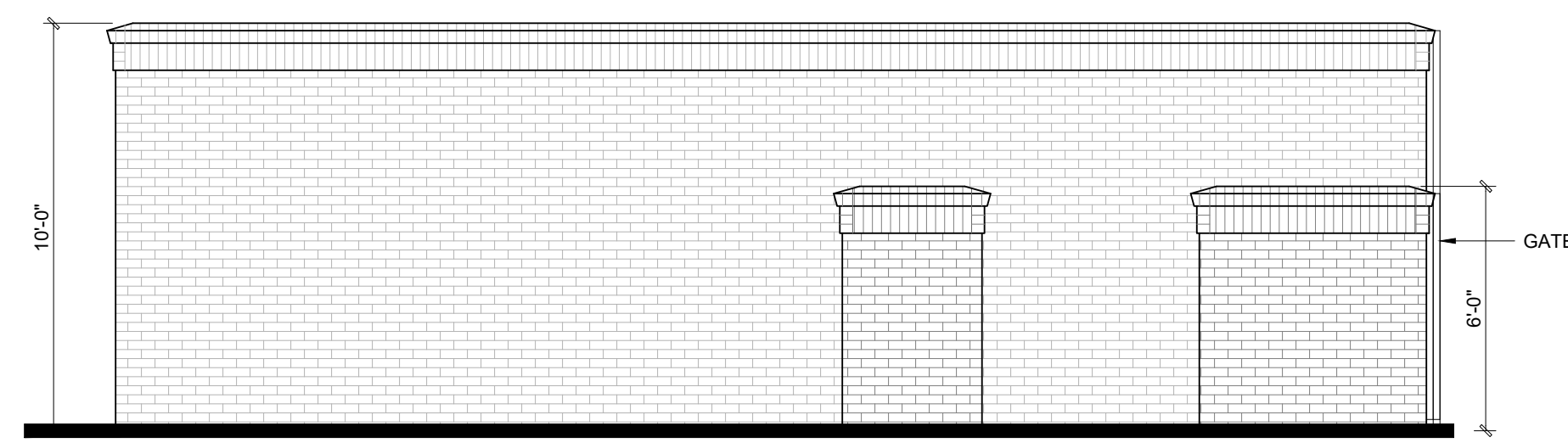
**Mitchell Mill Apartments**  
Dewitt Carolinas  
Raleigh, NC



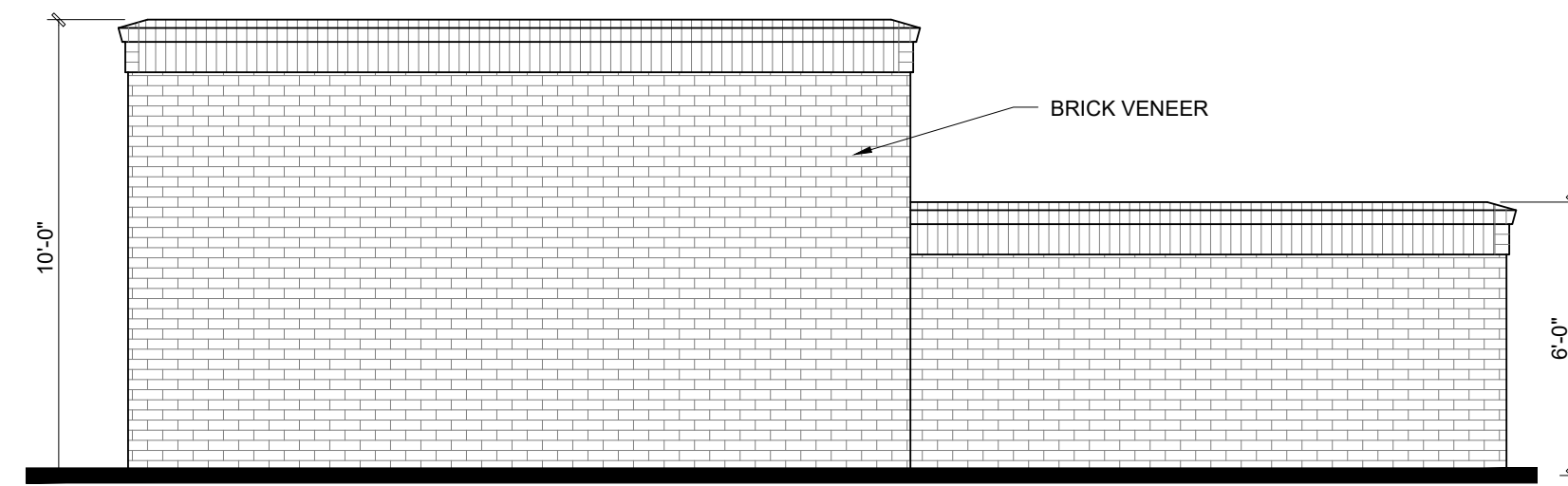


**FRONT ELEVATION**

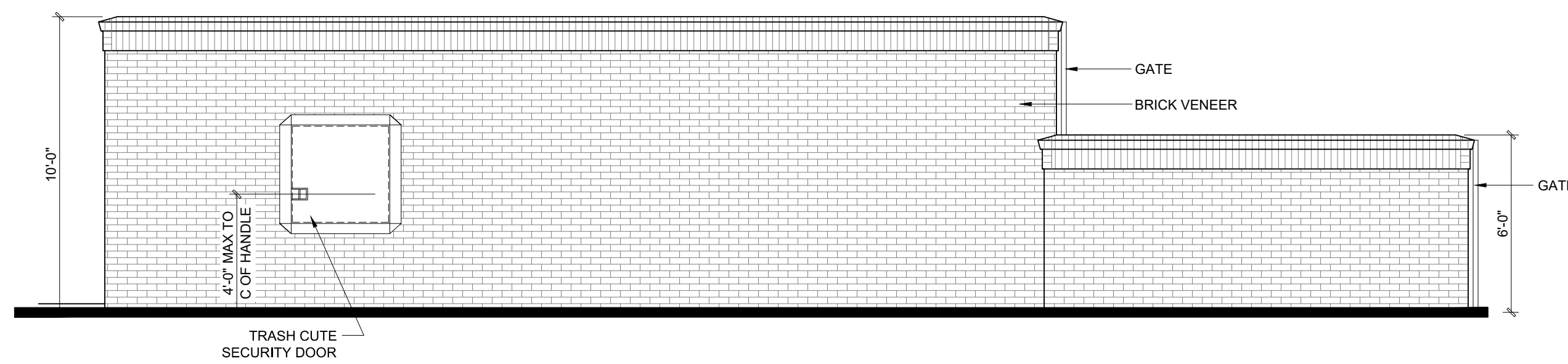
ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER



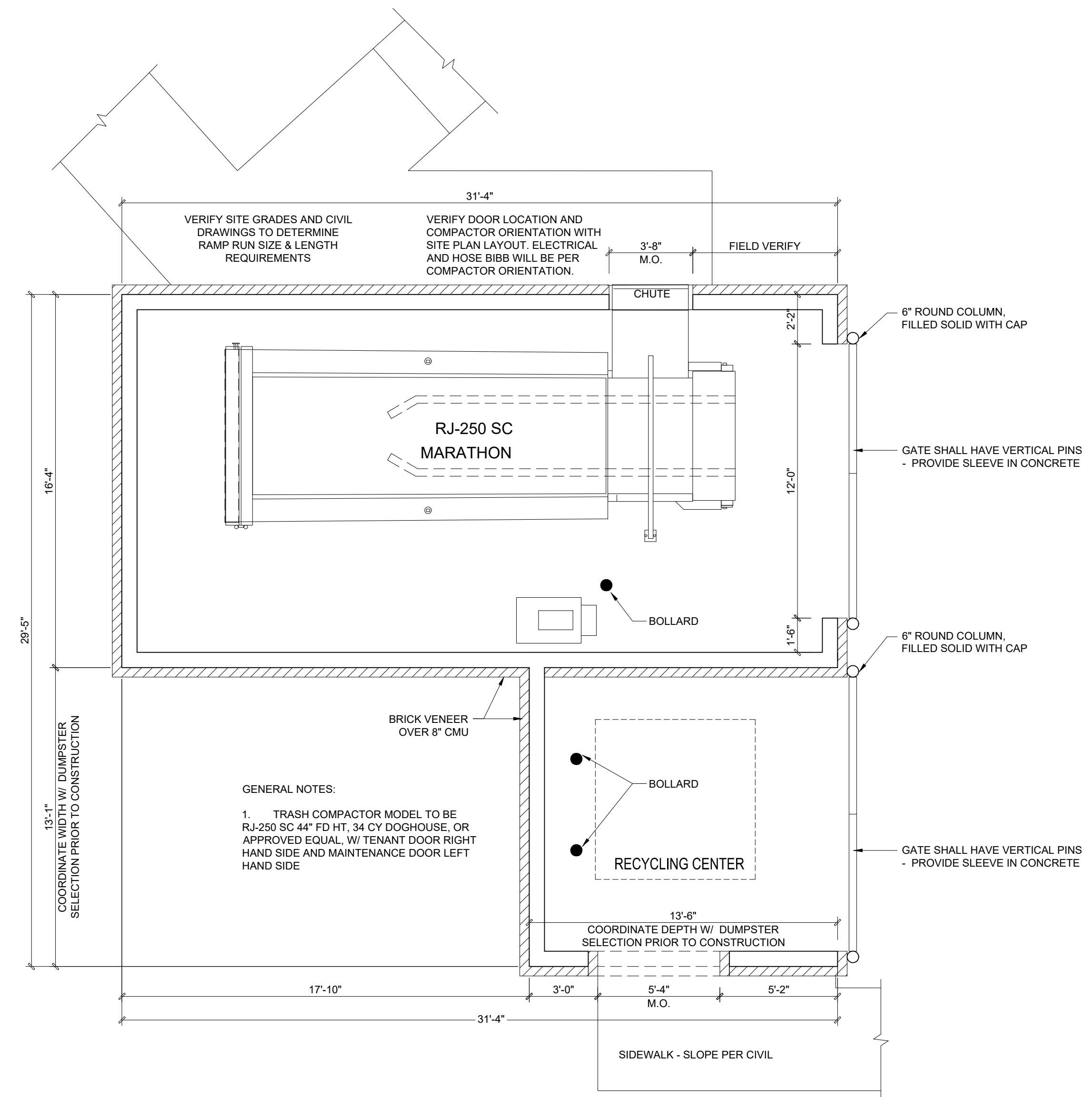
**LEFT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**



**FLOOR PLAN**

**TRASH COMPACTOR ENCLOSURE**

Scale: 1/4" = 1'-0"

