



Administrative Approval Action

Case File / Name: ASR-0022-2021
Grove Barton Commons

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Glenwood Ave (US 70), south of Lynn Road at 4820 Grove Barton Road.

REQUEST: Development of a 1.00 acre/43,561 sf tract, zoned CX-3-PK into a proposed 11,277 sf building with Retail, Restaurant & Indoor Recreation. The proposed site will require shared parking from the adjoining Lot 1 as shown in the preliminary ASR parking plans set.

Board of Adjustment Case (BOA-0037-2021): Approved August 9, 2021, variances for the 50 ft zoning setbacks, landscaping and streetscape design requirements from Grove Barton Rd, per the Parkway (PK) frontage requirements in UDO Section 3.4.3.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUB-S-15-2018: DSLC - Preliminary Subdivision/Preliminary Subdivision

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated August 17, 2021 by Commercial Site Design, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Revise the calculated amenity areas shown on the site data table and the area shown on site plan sheet C2. Amenity totals shown on sheet C2 do not match the site information table.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry



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5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plans, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Record a Shared Parking Agreement document for parking compliance, with the neighboring lot(s), and include a copy of the document with or as a part of the plan set.
2. Provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues, and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO Section 7.1.5).
3. Comply with all conditions of BOA-0037-2021.

Stormwater

4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following



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must take place by the following dates:

3-Year Expiration Date: January 27, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor*
Development Services Dir/Designee

Date: 09/30/2021

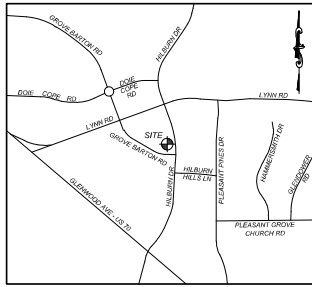
Staff Coordinator: **Jermont Purifoy**

GROVE BARTON COMMONS

SITE ADDRESS: 4820 GROVE BARTON ROAD
RALEIGH, WAKE COUNTY, NORTH CAROLINA

CSD PROJECT NUMBER: JEC-2101

ADMINISTRATIVE SITE PLAN CASE# ASR-0022-2021



VICINITY MAP
1" = 1000'

CONTACTS

ZONING CITY OF RALEIGH DEVELOPMENT SERVICES 919-996-2064	SANITARY SEWER CITY OF RALEIGH PUBLIC UTILITIES 919-996-2197
SIGNAGE CITY OF RALEIGH DEVELOPMENT SERVICES 919-996-2472	GAS FNC 817-726-2427
BUILDING & INSPECTIONS CITY OF RALEIGH DEVELOPMENT SERVICES 919-996-1303	ELECTRIC DUKE POWER 800-453-5307
STREET & HIGHWAY DATA CITY OF RALEIGH TRANSPORTATION 919-996-2408	TELEPHONE AT&T 877-438-0441
NCDOT 919-753-3213	FIRE CITY OF RALEIGH DEVELOPMENT SERVICES 919-996-2197
WATER CITY OF RALEIGH PUBLIC UTILITIES 919-996-2176	CABLE SPECTRUM
STORM SEWER CITY OF RALEIGH STORM WATER SERVICES 919-996-3230	

RIGHT-OF-WAY OBSTRUCTION NOTES:

- LANE AND SIDEWALK CLOSURES OR DETOURS PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND / OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. rightofwayrequests@raleighnc.gov FOR APPROVAL.
- THE CITY OF RALEIGH AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL, SIGNAGE, AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NCDOT ROADWAY STANDARD DRAWING MANUAL, AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND / OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	6-24-2021	ASR COMMENTS #1	STH
2	8-17-2021	ASR COMMENTS #2	RCW

Administrative Site Review Application

Planning and Development Customer Services Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2200



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, as amended by text change case TC-14-19 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 <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	Site Transaction History
Building Type	Subdivision case #: 5-15-15
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civil
GENERAL INFORMATION	
Development name: Grove Barton Commons	
Property address(es): 4820 Grove Barton Road	
Site P.I.N.(s): 0787329162	
Please describe the scope of work. Include any additions, expansions, and change of use.	
Construct a new two-story building for indoor recreation (escape rooms), restaurant (eating establishment) and retail.	
Current Property Owner/Developer Contact Name: Matt Samuel (Current Property Owner)	
NOTE: please attach purchase agreement when submitting this form.	
Company: FNC GROVE BARTON LLC Title: Member / Manager	
Address: 5323 Spring Valley Rd. STE 250, Dallas, TX 75254	
Phone #: (646) 807-8060 Email: mattsamuel@niagaraholdings.com	
Applicant Name: Brian Soltz	
Company: Commercial Site Design PLLC Address: 8312 Creedmoor Road, Raleigh, NC 27613	
Phone #: 919-948-6121 Email: soltz@csdesign.com	

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DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PK	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.00	Existing gross floor area to be demolished: 0
# of parking spaces required: 49	New gross floor area: 15,277 SF
# of parking spaces proposed: SEE SHEET C-2b	Total # of gross (to remain and new): 15,277 SF
Overlay District (if applicable):	Total # of buildings: 1
Existing use (UDO 6.1.4): None	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): Indoor Recreation, Eating Establishments & Retail	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.47	Proposed Impervious Surface: Acres: 0.77 Square Feet: 33,754
In this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Flood study: FEMA Map Panel #: Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: NOT APPLICABLE	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
# of lots:	
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate Commercial Site Design, PLLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submit policy, which states applications will expire after 180 days of inactivity.	
Signature: <i>Matt Samuel</i>	Date: 7-24-21
Printed Name: Matt Samuel	

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SHEET INDEX

- C-1a EXISTING CONDITIONS
- C-1b CURRENT RECORDED PLAT
- C-2 SITE PLAN
- C-2a SOLID WASTE SERVICE TRUCK TURN PLAN
- C-2b OVERALL PARKING PLAN
- C-3 GRADING PLAN
- C-4 UTILITY PLAN
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAP DETAILS
- G1 FIRST FLOOR PLAN
- G2 SECOND FLOOR PLAN
- G3.0 ELEVATIONS-REAR
- G3.1 ELEVATIONS-FRONT
- G4 ELEVATIONS SIDE
- G5 SOLID WASTE ENCLOSURE DETAILS
- G6 ROOF PLAN
- G7 ROOFTOP LINE OF SIGHT DETAILS
- G8 PHOTOMETRIC PLAN
- G9 PHOTOMETRIC PLAN - EXISTING SITE LIGHTING

SITE INFORMATION

OWNER:	FNC GROVE BARTON, LLC 5323 SPRING VALLEY ROAD, SUITE 250 DALLAS, TX 75254 RALEIGH, NC 27615		
DEVELOPER:	JOHN 2021, LLC 6147 TUDOR PLACE LINDEN, NC 28356 PHONE: 813-505-1016 escapocapital@gmail.com		
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 948-6121 Soltz@csdesign.com		
ZONING:	CX-3PK		
EXISTING USE:	VACANT		
PROPOSED USE:	INDOOR RECREATION (ESCAPE ROOMS), RESTAURANT AND RETAIL		
SITE ADDRESS:	4820 GROVE BARTON ROAD		
PARCEL IDENTIFICATION NUMBER:	0787329162		
PARKING REQUIREMENTS:	RETAIL: 1,623 SF / 300 = 5.41 RESTAURANT: 5,389 / 160 = 22.86 OR 110 SEATS / 5 = 22 INDOOR RECREATION: 0.255 / 300 = 20.85 TOTAL MINIMUM: 46 SPACES MAXIMUM @ 150%: 74 SPACES		
PARKING PROVIDED:	SEE SHEET C-3b FOR OVERALL PARKING PLAN		
BICYCLE PARKING & REMOTE PARKING CALCULATIONS:	SHORT TERM 12 SPACES REQUIRED / PROVIDED LONG TERM 4 SPACES REQUIRED / PROVIDED		
BUILDING SETBACKS:	PRIMARY STREET (SOUTH) SIDE (EAST) SIDE (WEST) REAR (NORTH)	REQUIRED 5 FEET 5 FEET 5 FEET	PROVIDED 30.5 FEET 91.0 FEET 26.3 FEET 125.4 FEET
PARKING SETBACKS:	PRIMARY STREET (SOUTH) SIDE (EAST) SIDE (WEST) REAR (NORTH)	REQUIRED 10 FEET 0 OR 3 FEET 0 OR 3 FEET 0 OR 3 FEET	PROVIDED 30.5 FEET 0 FEET 0 FEET 0 FEET
TOTAL SITE AREA:	43,561 SF OR 1.00 ACRES		
DISTURBED AREA:	33,859 SF OR 0.75 ACRES		
EXISTING IMPERVIOUS AREA:	20,587 SF OR 0.47 ACRES		
PROPOSED IMPERVIOUS AREA:	33,754 SF OR 0.77 ACRES		
IMPERVIOUS DIFFERENCE:	+13,167 INCREASE		
BUILDING DATA:	11,277 SF, 2 STORY - 30 FEET HIGH		
WATER:	CITY OF RALEIGH PUBLIC UTILITIES		
SEWER:	CITY OF RALEIGH PUBLIC UTILITIES		
AMENITY AREA:	REQUIRED: 10.6 SF OR 4,356 SF PROVIDED: 10.6 SF OR 4,356 SF		
TREE CONSERVATION AREA:	PROVIDED PER S-15-18 BOM 2019, PG 105		

BOARD OF ADJUSTMENT CASE # BOA-037-2021 APPROVED AUGUST 9, 2021

A VARIANCE TO UDO SECTION 3.4.2.C1, WHICH REQUIRES A MINIMUM FIFTY-FOOT WIDE BUILDING SETBACK FROM PRIMARY STREETS, IN ORDER TO LOCATE A BUILDING AND QUARTER ENCLOSURE WITH A TWENTY-FOOT (20) SETBACK FROM GROVE BARTON ROAD; A VARIANCE TO UDO SECTION 3.4.3.C2, WHICH REQUIRES A MINIMUM FIFTY-FOOT WIDE PARKING SETBACK FROM PRIMARY STREETS, IN ORDER TO LOCALIZE FIVE EXISTING PARKING SPACES (16.2) FROM GROVE BARTON ROAD AND PERMIT CONSTRUCTION OF 2 NEW PARKING SPACES (32) FROM GROVE BARTON ROAD; A VARIANCE TO UDO SECTION 3.4.3.E1, WHICH REQUIRES A 50 FOOT LANDSCAPED PROTECTIVE YARD, IN ORDER TO PERMIT CONSTRUCTION AND EXISTING IMPROVEMENTS AS SHOWN ON THE ATTACHED SITE PLAN AND PERMIT VARIANCE TO UDO SECTION 3.4.3.C1, WHICH REQUIRES SITE PLANS TO COMPLY WITH STREETScape REQUIREMENTS, IN ORDER TO KEEP THE EXISTING STREETScape.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



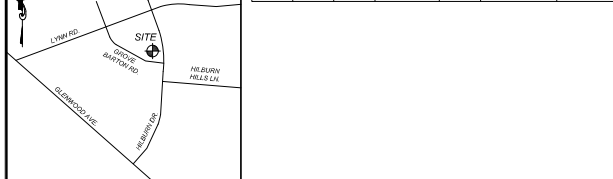
Know what's below.
Call before you dig.
811 or 800-632-4849



COMMERCIAL
SITE DESIGN

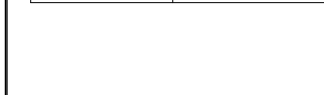
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613

(919) 948-6121, FAX: (919) 948-3741
WWW.CSDESIGN.COM



VICINITY MAP
NTS

OWNER:	3300 GARDEN BAYTON, LLC 1722 SPOON VALLEY ROAD, SUITE 250 DALLAS, TX 75244 PHONE: 972-351-2783															
DEVELOPER:	JOHN 2021, LLC 1147 TUDOR PLACE LEANDER, TX 75255 PHONE: 972-535-0216 ESCAPED@john2021@gmail.com															
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8712 CRENSHAW ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: 919-848-0101 info@csdesign.com															
ENGINEER:	CS&S VACANT															
ZONING:	UFGA															
PROPOSED USE:	INDOOR RECREATION (ESCAPE ROOMS), RESTAURANT AND RETAIL															
SITE ADDRESS:	4820 GARDEN BAYTON ROAD															
PARCEL IDENTIFICATION NUMBER:	0787229962															
PARKING REQUIREMENTS:	RETAIL : 1033 SF / 300 A-1 RESTAURANT : 1,330 SF / 300 A-1 INDOOR RECREATION : 1585 / 1000 20+25 TOTAL MINIMUM # OF SPACES MAXIMUM 17500 : 15 SPACES															
PARKING PROVIDED:	SEE SHEET C-28 FOR OVERALL PARKING PLAN															
BI-CYCLE PARKING & KIOSK PARKING CALCULATIONS:	BI-CYCLE PARKING 4 SPACES REQUIRED / PROVIDED LONG TRAIL 4 SPACES REQUIRED / PROVIDED															
DRIVEWAYS SETBACKS	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>WEST</td> <td>5' FEET</td> <td>5' FEET</td> </tr> <tr> <td>SOUTH</td> <td>5' FEET</td> <td>5' FEET</td> </tr> <tr> <td>EAST</td> <td>5' FEET</td> <td>10' FEET</td> </tr> <tr> <td>NORTH</td> <td>0 OR 6 FEET</td> <td>10.5 FEET</td> </tr> </tbody> </table>		REQUIRED	PROVIDED	WEST	5' FEET	5' FEET	SOUTH	5' FEET	5' FEET	EAST	5' FEET	10' FEET	NORTH	0 OR 6 FEET	10.5 FEET
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EAST	0 OR 3 FEET	0 FEET														
NORTH	0 OR 3 FEET	0 FEET														
TOYOTA SITE AREA	42,959 SF OR 10 ACRES															
TOTAL SITE AREA	12,881 SF OR 0.27 ACRES															
EXISTING SURFACED AREA	12,881 SF OR 0.27 ACRES															
PROPOSED IMPROVED AREA	13,774 SF OR 0.27 ACRES															
NET SURFACED DIFFERENCE:	993 SF OR 0.02 ACRES															
BUILDING DATA	61,737 SQ. FT. STORY: 30 FEET HIGH															
WATER:	CITY OF RALEIGH PUBLIC UTILITIES															
SEWER:	CITY OF RALEIGH PUBLIC UTILITIES															
AMENITY AREA	REQUIRED : 1616 OR 4.36 SF PROVIDED : 1441 SF OR 4.89 SF															
TRAIL CRENSHAW AREA:	PROVIDED PER 5-15-18 ORDINANCE PER 105															



A VARIANCE TO UDD SECTION 3.4.3.2.1, WHICH REQUIRES A MINIMUM FIFTY-FOOT WIDE BUILDING SETBACK FROM PRIMARY STREETS, IN ORDER TO LOCATE A BUILDING AND JUMPISTER ENCLASURE WITH A THIRTY-FOOT (30') SETBACK FROM GROVE BARTON ROAD, A VARIANCE TO UDD SECTION 3.4.3.2.2, WHICH REQUIRES A MINIMUM FIFTY-FOOT WIDE BUILDING SETBACK FROM PRIMARY STREETS, IN ORDER TO LEGALIZE FIVE EXISTING PARKING SPACES 16.2' FROM GROVE BARTON ROAD AND PE IN CONSTRUCTION OF 2 NEW PARKING SPACES 30.5' FROM GROVE BARTON ROAD, A VARIANCE TO UDD SECTION 3.4.2.1, WHICH REQUIRES A 50-FOOT LANDSCAPED SEPARATE YARD, IN ORDER TO PERFORM THE PROPOSED AND EXISTING IMPROVEMENTS AS SHOWN ON THE ATTACHED SITE PLAN, AND A VARIANCE TO UDD SECTION 3.4.2.5, WHICH REQUIRES SITE PLANS TO COMPLY WITH STREETSCAPE REQUIREMENTS, IN ORDER TO KEEP THE EXISTING STREETSCAPE.

- ① CONSTRUCT 2" CONCRETE SPALLING CURB AND GUTTER PER DETAIL SHEET
- ② CONSTRUCT 2" CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
- ③ CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
- ④ CONSTRUCT CONCRETE HANDICAP RAMP PER DETAIL SHEET
- ⑤ HANDICAP PARKING STALL
- ⑥ INSTALL HANDICAP PARKING SIGN PER DETAIL SHEET
- ⑦ INSTALL "VAN ACCESSIBLE" HANDICAP PARKING SIGN PER DETAIL SHEET
- ⑧ CONCRETE PAVEMENT PER DETAIL SHEET
- ⑨ ASPHALT PAVEMENT PER DETAIL SHEET
- ⑩ TRANSFORM PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECIFICATIONS, (COORDINATE SITE AND LOCATION WITH UTILITY COMPANY)
- ⑪ CONSTRUCT DUMPER PAD MINIMUM 4" CONCRETE WITH 4" AC BASE, AND FINISH WITH GRASS WITH GATES, SEE ARCHITECTURAL SHEETS FOR DETAIL MATERIALS TO MATCH BUILDING. SOLO WASTE SERVICES WILL BE PROVIDED BY PRIVATE WASTE CONTRACTOR / HAULER.
- ⑫ CONCRETE WHEELS, STOP PER DETAIL SHEET
- ⑬ RELOCATE EXISTING POLE MOUNTED AREA LIGHT
- ⑭ REGRADE PAVEMENT MINIMUM 5% SLOPING 2% MAXIMUM SLOPE IN ANY DIRECTION AT TOPS AND BOTTOMS OF ALL RAMP RADIUS, RAMP RADIUS SHALL BE 30' MIN. 30' OF USE OF IMPERVIOUS LAWNS, SEE DETAIL
- ⑮ INSTALL (4) BARRICADES FOR SHORT TERM BIKE PARKING PER CITY DETAIL BUILDING, 38" APART AND 3' CLEAR FROM BACK OF CURB WITH 1' PEDESTRIAN TRAIL
- ⑯ INSTALL (4) BIKE LOCKER FOR LONG TERM BIKE PARKING, SEE DETAIL SHEET
- ⑰ MATCH EXISTING CONCRETE CURB & GUTTER
- ⑱ RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER
- ⑲ ASPHALT / CONCRETE TRANSITION PER DETAIL SHEET
- ⑳ DELIVERY RAMP
- ㉑ MATCH EXISTING ASPHALT
- ㉒ PAINT 4" WIDE STRIPE, WHITE
- ㉓ PAINT 4" WIDE STRIPE @ 45° 2' APART
- ㉔ INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
- ㉕ MATCH EXISTING CONCRETE SIDEWALK
- ㉖ LONG TERM BIKE PARKING WITH BUILDING, SEE FLOOR PLAN DETAIL SHEET
- ㉗ INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
- ㉘ ADA RAMP HANDICAP, COORDINATE WITH ARCHITECT.

CONCRETE CURB & GUTTER

HANDICAP RAMP

HANDICAP STALL

CONCRETE

PRIORITY LINE

SIGN

BOLLARD

EXISTING FIRE HYDRANT

FENCE

EXISTING POLE MOUNTED AREA LIGHT

PROPERTY CORNER

EXISTING TREE

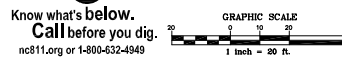
FINISH FLOOR ELEVATION

DRIVEWAY AREA (4,500 SF OR 10.6%)

ADA ACCESSIBLE ROUTE
(5.0% MAXIMUM LONGITUDINAL SLOPE)
(2.0% MAXIMUM CROSS SLOPE EXCLUDING RAMPS)

SIDWALK

SEE GRID MAP 83



**COMMERCIAL
SITE DESIGN**

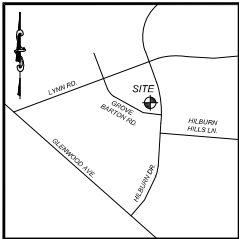
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WWW.COMMDESIGN.COM

807 CREAMOOR ROAD
RALEIGH, NORTH CAROLINA 27605

GROVE BARTON COMMONS
4820 GROVE BARTON ROAD
SALEIGH, WAKE COUNTY, NORTH CAROLINA

SITE PLAN

PROJECT NO.	JEC-2101
FILENAME	JEC2101-C02-SP
DRAWN BY	STH
SCALE	1" = 20'
DATE	3/9/2021
SHEET NO.	C-2



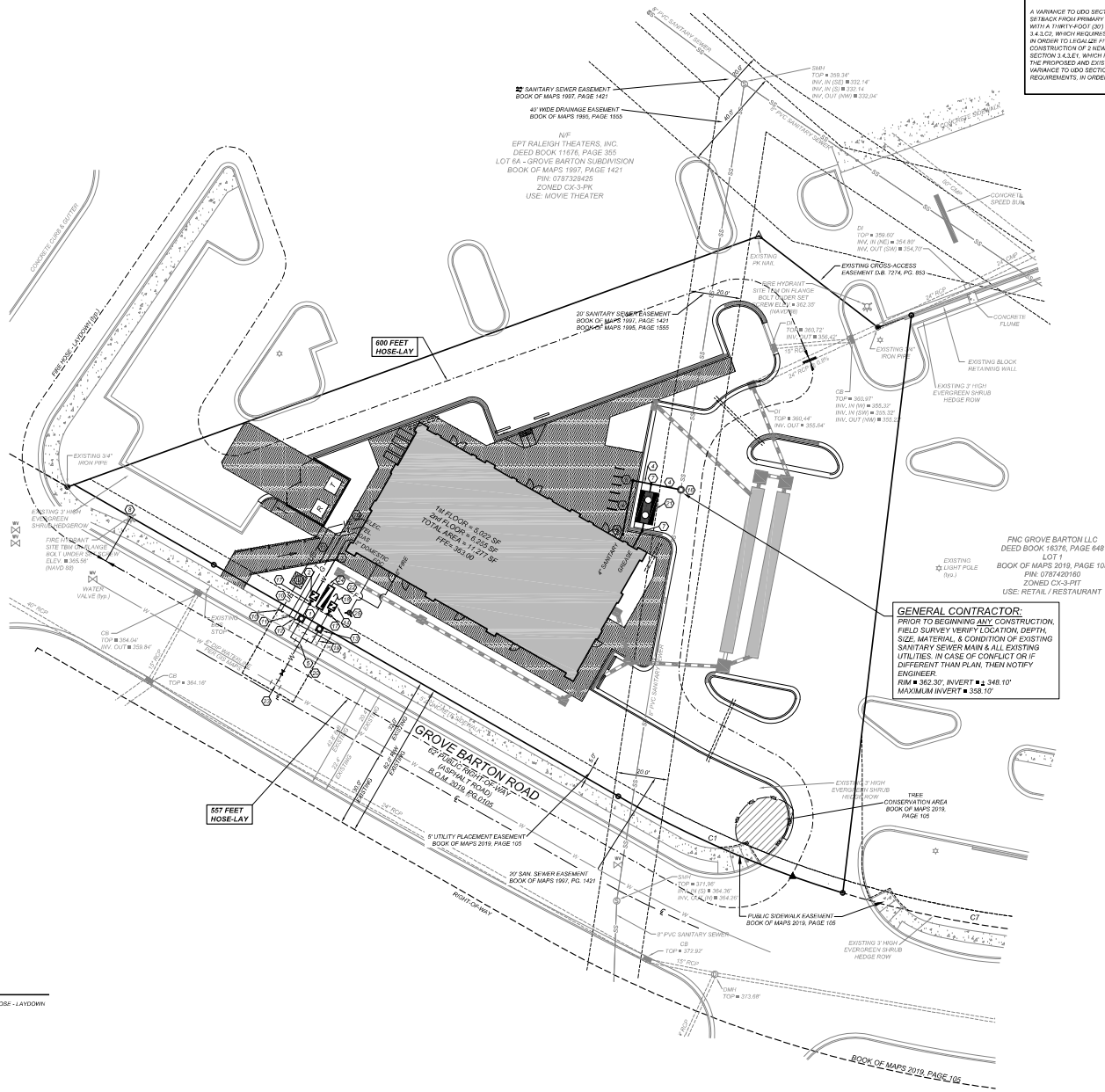
VICINITY MAP
NTS

UTILITY KEYNOTES:

- 2" DOMESTIC WATER METER, CONTRACTOR SHALL COORDINATE WITH CITY.
- 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER (MODEL 1-1/2" WATTS WHIRLPOOL OR CITY APPROVED EQUIVALENT) IN ABOVE GROUND HEATED AND INSULATED ENCLOSURE. CONSTRUCT LEVEL CONCRETE PAD. CONTRACTOR SHALL COORDINATE WITH CITY.
- 2" TYPE K COPPER DOMESTIC PRIVATE WATER SERVICE PER CITY STANDARDS. CONTRACTOR SHALL COORDINATE WITH CITY. ALL WATER LINES SHALL HAVE A FINAL COVER DEPTH OF 3'-0" IN HIGH TRAFFIC AREAS AND 4'-0" IN TRAFFIC AREAS UNLESS OTHERWISE NOTED.
- 4" PVC SANITARY SEWER SERVICE @ 1/4" INCH PER FOOT MINIMUM SLOPE WITH 5'-0" COVER UNLESS OTHERWISE NOTED, BIDDING PER SPECIFICATIONS.
- 6" SADDLE WITH 1" CORPORATION COCK. CONTRACTOR SHALL FIELD LIVERY SDR AND LOCATION OF EXISTING WATER LINE PRIOR TO ANY CONSTRUCTION AND COORDINATE WITH CITY.
- SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
- TRAFFIC RATED SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
- EXISTING FIRE HYDRANT
- TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE LOCATION AND SIZE WITH ELECTRIC UTILITY.
- UNDERGROUND ELECTRIC SERVICE, CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY.
- UNDERGROUND TELEPHONE SERVICE, CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
- GAS SERVICE, CONTRACTOR SHALL COORDINATE WITH GAS COMPANY. GAS COMPANY TO EXTEND SERVICE TO BUILDING PAD.
- 5/8" IRRIGATION WATER METER, CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR.
- 1/4" BRASS BACKFLOW PREVENTER (WATTS WHIRLPOOL OR APPROVED EQUIVALENT) IN ABOVE GRADE HEATED ENCLOSURE PER CITY OF RALEIGH STANDARDS. CONTRACTOR SHALL COORDINATE WITH CITY.
- POLY MONUMENT AREA LIGHT. ALL LIGHT WIRING TO BE CONTINUOUS AND RUN FROM PANELS TO LOT LIGHTS WITH NO SPLICES. (RELOCATE LIGHTS)
- INSTALL NEW SANITARY SEWER DOORHOUSE MANHOLE PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- INSTALL SERVICE VALVES PER CITY STANDARDS.
- COORDINATE IRRIGATION CONNECTION WITH IRRIGATION CONTRACTOR FOR CONTRIBUTION AND SIZES.
- REPLACE AND REPAIR EXISTING SIDEWALK IN CURB AS NEEDED PER CITY AND NCDOT SPECIFICATIONS.
- OPEN CUT / ASPHALT PATCH PER CITY OF RALEIGH AND NCDOT SPECIFICATIONS.
- 1500 GALLON TRAFFIC RATED GREASE TRAP. CONTRACTOR SHALL COORDINATE MAKE AND MODEL WITH OWNER AND CITY.
- 6" DIP FIRE LINE PER CITY OF RALEIGH.
- 6" FULL CIRCUMFERENCE STAINLESS STEEL 4" TAPPING SLEEVE AND VALVE PER CITY OF RALEIGH.
- 6" FIRE BACKFLOW PREVENTER (AMES 300SS OR APPROVED EQUIVALENT) IN ABOVE GROUND HOT BOX. CONTRACTOR SHALL COORDINATE WITH CITY.
- 6" FIRE DEPARTMENT CONNECTION.

UTILITY LEGEND

- | | | | | | |
|---------|----------------------|---|-------------------------|-----|---------------------|
| — (U) — | OVERHEAD UTILITIES | ● | SEWER CLEAN OUT | --- | FIRE HOSE - LAYDOWN |
| — (S) — | SANITARY SEWER | ▼ | FIRE HYDRANT ASSEMBLY | | |
| — (E) — | UNDERGROUND ELECTRIC | ○ | SANITARY SEWER MANHOLE | | |
| — (T) — | TELEPHONE LINE | ■ | POLE MOUNTED AREA LIGHT | | |
| — (G) — | GAS LINE | ■ | WATER METER | | |
| — (W) — | WATER LINE | ■ | BACKFLOW PREVENTER | | |
| — (I) — | IRRIGATION SLEEVE | ■ | SHIMMER CONNECTION | | |
| — (C) — | CONCRETE CURB | ■ | WATER VALVE | | |
| ● | UTILITY POLE | ■ | GREASE TRAP | | |



BOARD OF ADJUSTMENT CASE # BOA-037-2021 APPROVED AUGUST 9, 2021.

A VARIANCE TO UDD SECTION 3.4.3.C1, WHICH REQUIRES A MINIMUM FIFTY-FOOT WIDE BUILDING SETBACK FROM PRIMARY STREETS, IN ORDER TO LOCATE A BUILDING AND CLUMPER ENCLOSURE WITHIN A FORTY-FOOT (40') SETBACK FROM GROVE BARTON ROAD. A VARIANCE TO UDD SECTION 3.4.3.C2, WHICH REQUIRES A MINIMUM FIFTY-FOOT WIDE PARKING SETBACK FROM PRIMARY STREETS, IN ORDER TO LOCATE FIVE EXISTING PARKING SPACES 30.3' FROM GROVE BARTON ROAD AND IN-PART CONSTRUCTION OF 2 NEW PARKING SPACES 30.3' FROM GROVE BARTON ROAD. A VARIANCE TO UDD SECTION 3.4.3.E1, WHICH REQUIRES A 50-FOOT LANDSCAPED PROTECTIVE YARD, IN ORDER TO PERMIT THE PROPOSED AND EXISTING IMPROVEMENTS AS SHOWN ON THE ATTACHED SITE PLAN, AND A VARIANCE TO UDD SECTION 3.4.3.C3, WHICH REQUIRES SITE PLANS TO COMPLY WITH STREETSCAPE REQUIREMENTS, IN ORDER TO KEEP THE EXISTING STREETSCAPE.

REVISIONS		BY
NO.	DATE	DESCRIPTION
1	6-24-21	AST REVIEW COMMENTS #1
2	8-12-21	AST REVIEW COMMENTS #2

**COMMERCIAL
SITE DESIGN**

WWW.LANDDESIGN.COM

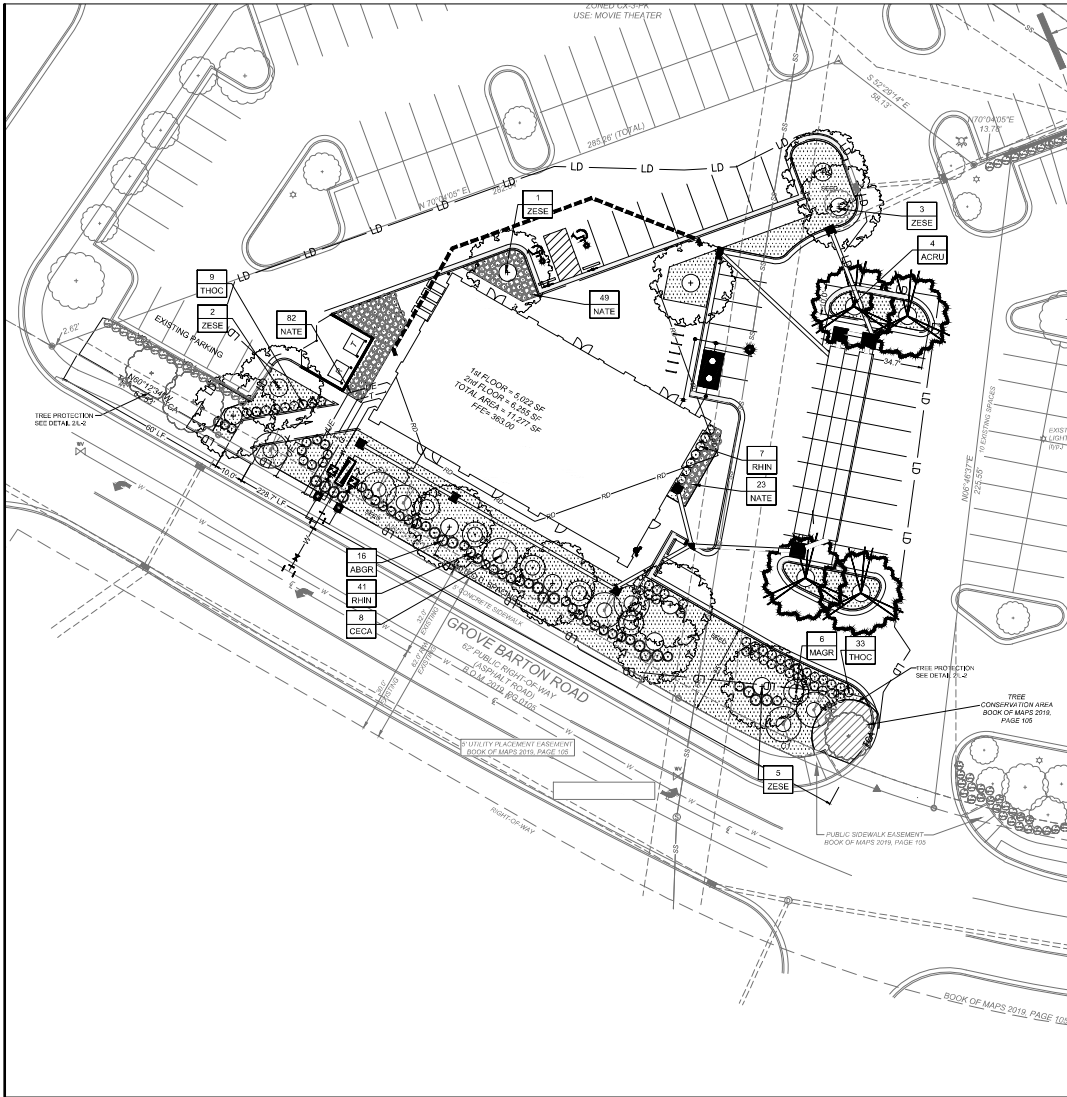
(979) 848-0211 FAX: (979) 848-7741

807 CLEVELAND ROAD
RALEIGH, NORTH CAROLINA 27603

OWNER:
FNC GROVE BARTON, LLC
5323 SPRING VALLEY ROAD
DALLAS, TX 75254

GROVE BARTON COMMONS
4820 GROVE BARTON ROAD
RALEIGH, WAKE COUNTY, NORTH CAROLINA

PROJECT NO. JEC-2101
PLANNED BY JEC-CON-UP
DRAWN BY STH
SCALE: 1" = 20'
DATE: 3/8/2021
SHEET NO. C-4



LANDSCAPE AND PLANTING NOTES

- A. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES).
- B. ALL NEW PLANTING AREAS (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.) SHALL BE FINE GRADED PRIOR TO INSTALLATION. FINE GRADING SHALL CONSIST OF UNCOMPACTED SOIL THAT IS HAND RAKED, SMOOTH, AND FREE OF DEBRIS (NO STONES, ROOTS, OR ANY OTHER MATERIAL GREATER THAN 1" IN SIZE).
- C. TILL SOIL TO A DEPTH OF 24" FOR TREES AND SHRUBS AND 8" FOR GRASS/TURF. AMEND THE TOP 24" OF SOIL FOR TREES AND SHRUBS AND TOP 8" OF SOIL FOR GRASS/TURF TO MEET TOPSOIL PLANTING MIX STANDARDS AS REQUIRED BY SPECIFICATIONS.
- D. CONTRACTOR IS REQUIRED TO PERFORM SOIL TESTS TO DETERMINE SOIL NUTRIENT REQUIREMENTS FOR ALL GRASS/TURF, SOD, PLANT, TREE, SHRUB, AND GROUND COVER AREAS. CONTRACTOR TO SUBMIT SOIL TEST TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MOBILIZATION.
- E. IN ADDITION TO THE SOIL MIXTURE, CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING SOIL AMENDMENTS, AS INDICATED BY SOIL TESTS, AS WELL AS, AN ADEQUATE DRAINAGE SYSTEM FOR PLANTING BEDS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ENVIRONMENT SUITABLE FOR THE GROWTH OF HEALTHY PLANT MATERIAL. THE LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL SOIL AMENDMENTS AND EVALUATION OF EXISTING SOIL DURING CONSTRUCTION. REFER TO PLANTING DETAILS FOR INFORMATION ON PLANTING BED PREPARATIONS. ALL PLANTING BEDS WILL BE PROBED BY THE LANDSCAPE ARCHITECT TO DETERMINE DEPTH AND SOIL QUALITY FOLLOWING INSTALLATION.
- F. ALL PLANTING BEDS AND SOD/TURF SEED AREAS TO RECEIVE AN AMENDED SOIL MIXTURE. SOIL MIX SHALL BE COMPOSED OF 75% EXISTING SOIL, 15% ORGANIC MATERIAL, AND 10% SAND. SUPPLEMENT SOIL MIX WITH NITROGEN CONCENTRATION AS DETERMINED BY SOIL TEST RESULTS.
- G. SITE LIGHT POLES GREATER THAN 15' TALL MUST BE A MINIMUM OF 30' AWAY FROM ALL TREES. SITE LIGHT POLES LESS THAN 15' TALL MUST BE A MINIMUM OF 15' AWAY FROM ALL TREES.
- H. ENSURE ALL TREES ARE A MINIMUM OF 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES). CONTACT LANDSCAPE ARCHITECT IF FIELD MODIFICATIONS ARE REQUIRED.
- I. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATIONS TO THE APPROVED PLANS. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- J. ALL DISTURBED AREAS SHALL BE LANDSCAPED (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.). ALL AREAS NOT DESIGNATED AS PLANTING BEDS OR SOD ARE TO BE SEED WITH GRASS SEED UNTIL A PERMANENT STAND OF GRASS IS ESTABLISHED PER THE SPECIFICATIONS.
- K. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
- L. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- M. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES, SIGNS, UNDERGROUND UTILITIES, OR ANY OTHER SITE FEATURES, CONTACT LANDSCAPE ARCHITECT BEFORE PLANTING.
- N. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED AND SAID MATERIAL AS SPECIFIED IS ALSO AVAILABLE AT TIME OF INSTALLATION. NO SUBSTITUTIONS WILL BE APPROVED.
- O. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING PLANS TO DETERMINE FINAL QUANTITIES. PROMPTLY REPORT ANY DISCREPANCIES WHICH MAY AFFECT BIDDING. GRAPHIC REPRESENTATION OF PLANTS SHALL SUPERCEDE QUANTITIES LISTED IN THE PLANT SCHEDULE.
- P. ROOT TYPE MAY BE FREELY SUBSTITUTED FOR BALLED AND BURLAPPED OR CONTAINER GROWN PLANTS (UNLESS NOTED AS SPECIMEN TREES ON PLANT SCHEDULE). ALL OTHER SPECIFICATIONS ARE TO REMAIN UNCHANGED (HEIGHT, WIDTH, ETC.).
- Q. FOR ALL TREES, SHRUBS, GROUNDCOVERS AND SOD - CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE, "PREEM" OR EQUAL TO ALL PLANT BED AREAS AND PROVIDE DOCUMENTATION OF QUANTITY AND PRODUCT USED TO LANDSCAPE ARCHITECT PRIOR TO FINAL PROJECT APPROVAL.
- R. FOR ALL SEEDING GRASS/TURF - REMOVE WEEDS BEFORE SEEDING. WHERE WEEDS ARE PRESENT, APPLY SELECTIVE HERBICIDES TO ELIMINATE ALL WEEDS. DO NOT USE PRE-EMERGENCE HERBICIDES.
- S. CONTRACTOR IS TO PROVIDE OWNER AN ESTABLISHED, HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQ FT AREA AND BARE SPOTS ARE NOT TO EXCEED 8 BY 8 INCHES.
- T. ALL PLANT MATERIAL MUST BE PLANTED IN CORRELATION WITH THE APPROPRIATE GROWING SEASON OF INDIVIDUAL PLANT REQUIREMENTS. SOME PERENNIALS MAY REQUIRE A SPRING PLANTING IN ORDER TO SURVIVE A FULL WINTER DORMANCY.
- U. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DOCUMENT AND SPECIFICATIONS. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS.
- V. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING THE PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.

IRRIGATION NOTES

- A. ALL SODDED TURF AREAS (SEEDING AREAS EXCLUDED) ARE TO BE IRRIGATED WITH SPRAY HEADS AND ALL PLANTING AREAS TO BE IRRIGATED WITH DRIP IRRIGATION. ALL PHASES OF INSTALLATION TO BE INSPECTED BY LANDSCAPE ARCHITECT.
- B. CONTRACTOR TO PROVIDE IRRIGATION CONTROLLER WITH WEATHER STATION TO OPTIMIZE WATER CONSERVATION.
- C. CONTRACTOR SHALL VERIFY THAT AVAILABLE WATER PRESSURE IS ADEQUATE FOR IRRIGATION SYSTEM. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ANY DISCREPANCIES AND REPORT SAID DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- D. CONTRACTOR TO PROVIDE IRRIGATION LAYOUT DESIGN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MOBILIZATION.
- E. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF WATER METERS, BACKFLOW PREVENTORS, VALVES, ELECTRIC WIRING FOR THE IRRIGATION SYSTEM, ALL SLEEVING, ALL FITTINGS, ADAPTERS, ETC. TO COMPLETE THE IRRIGATION SYSTEM.
- F. CONTRACTOR SHALL ADJUST ALL HEADS IN FIELD TO ENSURE MAXIMUM COVERAGE, AND ELIMINATE OVERTHROW ONTO PAVED AREAS, BUILDING AND WALL SURFACES (LOCATE HEADS 3' CLEAR OF ALL HARDSCAPE SURFACES). ALL AUTOMATIC VALVES SHALL BE INSTALLED IN A VALVE BOX AS SPECIFIED, COORDINATE SLEEVES WITH GENERAL CONTRACTOR.
- G. CONTRACTOR SHALL COORDINATE PIPING LAYOUT WITH LANDSCAPE PLAN TO ENSURE PIPES DO NOT INTERFERE WITH ROOT BALLS OF TREES OR ROWS OF SHRUBS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- H. CONTRACTOR SHALL VERIFY THAT ALL LOCAL AND STATE CODES ARE BEING OBSERVED.
- I. CONTRACTOR TO PROVIDE THRUST BLOCKS ON 3" MAIN AT ALL BENDS AND TURNS.
- J. PROVIDE IRRIGATION TO ALL STREET TREES WITHIN PROJECT LIMITS.
- K. PROVIDE GATE VALVES AT DOWNSTREAM SIDE OF BACKFLOW AND AT HYDRAULIC CONTROLLERS.
- L. CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FUNCTIONING IRRIGATION SYSTEM FOR ALL GRASS/TURF AND PLANTING AREAS WITHIN PROJECT CONSTRUCTION LIMITS.
- M. PLANS SHALL INCLUDE A COMPLETE SEPARATION OF SHRUB AND TURF AREAS. PLANS SHALL INCLUDE CONTROLLER, ALL SLEEVING, ELECTRIC VALVES, HEADS, LATERALS, MAINS, DRIP LINES CONNECTIONS TO EQUIPMENT, AND ALL OTHER COMPONENTS NECESSARY FOR A WORKING IRRIGATION SYSTEM.
- N. ALL CONTROLLERS, VALVES AND HEADS TO BE MADE BY THE SAME MANUFACTURER.
- O. BACKFLOW PREVENTOR TO BE PROVIDED BY CONTRACTOR AND SHALL CONFORM TO REQUIREMENTS OF LOCAL AUTHORITIES.
- P. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER BOX.

MAINTENANCE NOTES

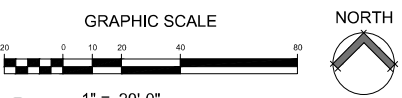
- A. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DESIRED FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E. THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
- B. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SHALL BE REPLACED DURING THE NEXT PLANTING SEASON, AND THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SHALL BE DURING THE NEXT PLANTING SEASON.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	PLANTING HT.	ROOT	REMARKS	MATURE HT. / CROWN SPREAD
ACRU	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3.5" CAL MIN.	14" HT MIN.	B&B	PARKING LOT TREE	40-50 FT. / 25-35 FT.
ZESE	11	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3.5" CAL MIN.	14" HT MIN.	B&B	MATCHED SPECIMEN	40-60 FT. / 30-50 FT.
MAGR	6	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	2" CAL MIN.	8" HT MIN.	B&B	EVERGREEN MATCHED SPECIMEN	15-20 FT. / 7-10 FT.
CICA	8	CERCIS CANADENSIS 'RISING SUN'	RISING SUN REDBUD	3.5" CAL MIN.	6" HT MIN.	B&B	MATCHED SPECIMEN	8-12 FT. / 8-12 FT.
THOC	42	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	3" HT MIN.	3" HT MIN.	CONT.	LANDSCAPE BUFFER 3 FT. HT MIN	34 FT. / 4-5 FT.
RHIN	48	RHAPHIOLEPSIS INDICA	PINK INDIAN HAWTHORNE	24" MIN.	24" MIN.	CONT.	EVERGREEN SHRUB	4-6 FT. / 4-6 FT.
NATE	155	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL.		CONT.	ORNAMENTAL GRASS	1-2 FT. / 1-2 FT.
ABGR	16	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" MIN.	24" MIN.	CONT.	EVERGREEN SHRUB	3-5 FT. / 3-5 FT.

NOTE: FESCUE SEED - REFER TO WRITTEN SPECS. AND NOTES ON THIS SHEET.

- NOTE:
- STEEL EDGING AROUND ALL LANDSCAPE BEDS AND SIDEWALK
 - DOUBLE HARDWOOD MULCH UNDER ALL PLANTINGS
 - ALL TREES AND SHRUBS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK



CAUTION!!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



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DATE: 03/18/21

NO. 1 REVISION

NO. 2 REVISION

NO. 3 REVISION

NO. 4 REVISION

NO. 5 REVISION

NO. 6 REVISION

NO. 7 REVISION

NO. 8 REVISION

NO. 9 REVISION

NO. 10 REVISION

NO. 11 REVISION

NO. 12 REVISION

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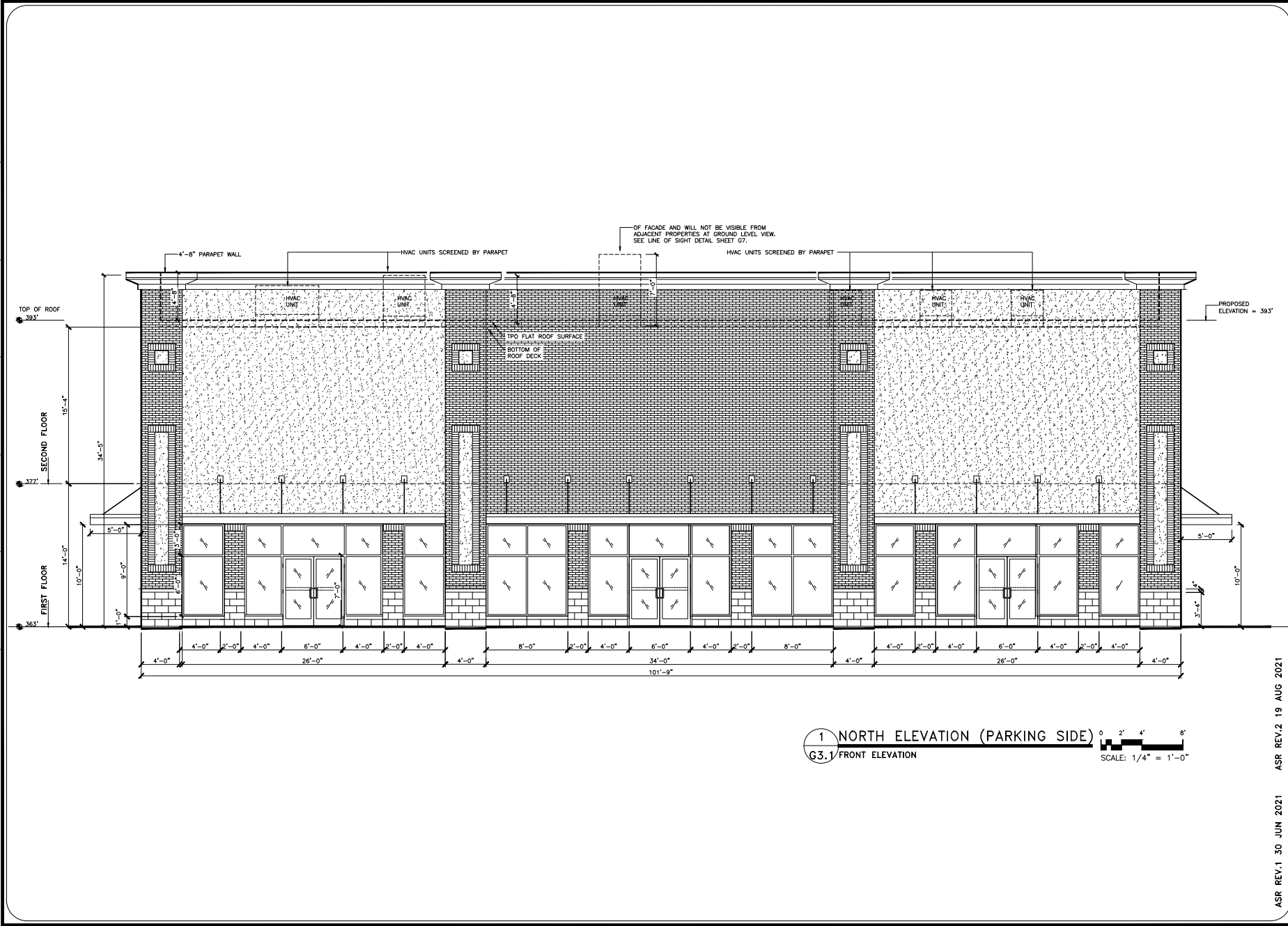
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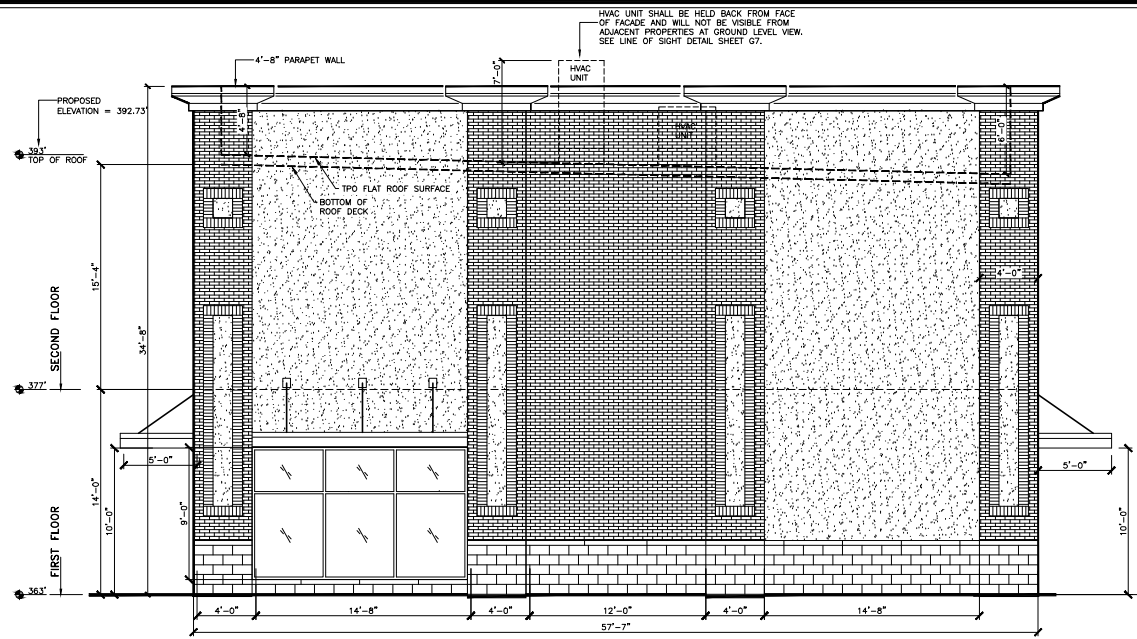
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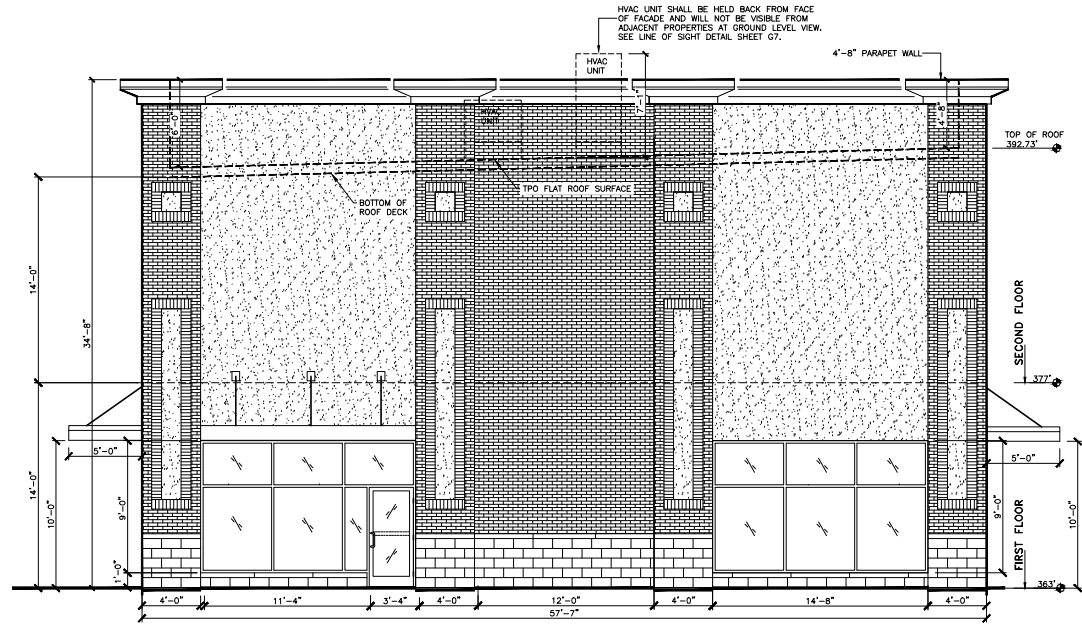
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 SCALE: 3/4" = 1'-0"



2 WEST ELEVATION
 G4 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
 G4 LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

ASR REV.1 30 JUN 2021 ASR REV.2 19 AUG 2021

PE JENKINS CONSULTING ENGINEERS, P.A. OFFICE: 10000 SPANGLER ROAD, SUITE 100, RALEIGH, NC 27613 OFFICE: 10000 SPANGLER ROAD, SUITE 100, RALEIGH, NC 27613 OFFICE: 10000 SPANGLER ROAD, SUITE 100, RALEIGH, NC 27613	
PROJECT: GROVE BARTON COMMONS 4820 GROVE BARTON ROAD RALEIGH, NC 27613 SHEET: ELEVATIONS-SIDE G4	DESIGNED / CHECKED BY: K. DOBSON DRAWN BY: JKA, MJA PROJECT #: 2021-02-05 DATE: 19 AUG 2021
FINAL DRAWING FOR REVIEW PURPOSES ONLY FINAL DRAWING FOR CONSTRUCTION OWNER/TENANT: M. DANCOCK CONTRACTOR/BUILDER:	19 AUG 2021