Administrative Site Review Application

Office Use Only: Case #:



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.

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		Tier Three	Site Plan 🗸	
Building and Development Type (Check all that apply)		ype	Site Transaction History	
□ Detached □ General □ Attached □ Mixed use □ Townhouse □ Civic ✔ Apartment □ Cottage Court □ Tiny house □ Frequent Transit □ Open lot □ Development Option		ransit	Subdivision case #: N/A Scoping/sketch plan case #: SCOPE-0128-2022 Certificate of Appropriateness #: N/A Board of Adjustment #: N/A Zoning Case #: Z-106-97 & Z-66-01 Design Alternate #: N/A	
		GENERAL IN	IFORMATION	
Development name: Durant Roa		ments		
Inside City limits? Yes 🗸 No 🗌				
Property address(es): 10800 Durant Road, Raleigh, NC 27614				
Site P.I.N.(s): 1728054320				
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). Multifamily apartment development with four (4) apartment buildings and one (1) clubhouse.				
Current Property Owner(s): Chaucer Investments, LLC				
Company: Williams Realty & Building Co., Inc. Title: Property Owner & Developer				
Address: 3111 Glenwood Ave., Raleigh, NC 27612				
Phone #: (919) 781-7107 Email: Brandon.Watson@wrbco.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: BGE, Inc. (Ryan Fisher, PE) Address: 5440 Wade Park Blvd, Suite 102, Raleigh, NC 27607				

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Phone #: (984) 212-8825	Email: rfisher@bgeinc.com		
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.			
Developer Contact: Brandon Watson			
Company: Williams Realty & Building Co, Inc.		Title: Project Executive	
Address: 3111 Glenwood Ave, Raleigh, NC 27612			
Phone #: (919) 781-7107	Email: Brandon.Watson@wrbco.com		
Applicant Name: Ryan Fisher, PE			
Company: BGE, Inc.	Address: 5440 Wade Park Blvd., Suite 102, Raleigh, NC 27607		
Phone #: (984) 212-8825	Email: rfisher@bgeinc.com		

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)			
SITE DATA	BUILDING DATA		
Zoning district(s) (please provide the acreage of each): OX-4-CU	Existing gross floor area (not to be demolished): 0 SF		
Gross site acreage: 6.22 Acres	Existing gross floor area to be demolished: 0 SF		
# of parking spaces proposed: 232	New gross floor area: ±228,600 SF		
Max # parking permitted (7.1.2.C): N/A	Total sf gross (to remain and new): ±228,600 SF		
Overlay District (if applicable): N/A	Proposed # of buildings: 5		
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 4 & 2 (Clubhouse)		
Proposed use (UDO 6.1.4): Multi-unit Living	Proposed # of basement levels (UDO 1.5.7.A.6) 0		

STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) 6,102 Proposed total (sf) 161,031	Impervious Area for Compliance (includes ROW):		
	Existing (sf) <u>6,102</u> Proposed total (sf) <u>161,031</u>		

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS				
Total # of dwelling units: 176		Total # of hotel bedrooms: 0		
# of bedroom units: 1br <u>52</u> 2br <u>124</u> 3t	br <u>0</u>	4br or more 0		
# of lots: 1		Is your project a cottage court? Yes No		
		A frequent transit development? Yes No		

Continue to Applicant Signature Block on Page Three.

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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: 4/12/2023

Printed Name: Ryan Fisher, PE

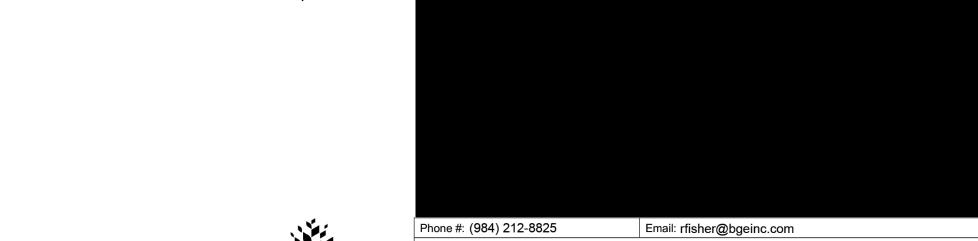
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ADMINISTRATIVE SITE REVIEW PLANS FOR:

DURANT ROAD APARTMENTS

10800 DURANT ROAD RALEIGH, NC 27614

APRIL 18TH, 2023



ZONING CONDITIONS - Z-66-01

RIO FALLS DR

DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF CR 7107 OF THE RALEIGH PLANNING COMMISSION

CITY OF RALEIGH

 REIMBURSEMENT VALUES FOR ADDITIONAL RIGHT-OF-WAY SHALL BE DETERMINED BY THE THEN PREVAILING RATE BASED UPON THE EXISTING ZONING, R-4.
 2.11.ZONING CONDITION DOES NOT AFFECT SITE PLAN.

3. THE PROPERTY SUBJECT TO THIS ZONING SHALL BE DEVELOPED UNDER A COMMON DEVELOPMENT PLAN WITH THE REMAINDER OF THE TRACT ALREADY ZONED O&I-CUD AND KNOWN BY WAKE COUNTY PIN 1728.01 05 3430. SUCH A COMMON DEVELOPMENT PLAN SHALL INCLUDE COMMON UNITY OF DEVELOPMENT CRITERIA, COMMON SIGN CRITERIA, A COMMON LANDSCAPING PLAN, COMMON INTERNAL DRIVES, AND COMMON PARKING. ONE COMMON ENTRANCE SHALL BE ESTABLISHED ON DURANT ROAD TO PROVIDE ACCESS TO THIS SITE AND THE REMAINDER OF THE TRACT ALREADY ZONED O&I-I CUD AND KNOWN BY WAKE COUNTY PIN 1728.01 05 3430.

4. ALL REFUSE CONTAINERS AND HVAC UNITS WILL BE MAINTAINED WITHIN ENCLOSURES MADE OF SIMILAR MATERIAL AS THE PRINCIPAL BUILDING T SCREEN THEM FROM DIRECT VIEW OF NEARBY RESIDENTIAL DEVELOPMENT AND FROM VIEW OF THE PUBLIC STREET RIGHT-OF-WAY.

4.1. DUMPSTERS WILL BE KEPT IN AN ENCLOSURE FOR COLLECTION, HVAC UNITS WILL BE LOCATED IN ROOF PITS. GARBAGE WILL BE SCREENED FROI

1 THE ZONING DISTRICT WITHIN THIS ZONING AREA WAS PARTIALLY DEVELOPED VIA THE ALTA OAKRIDGE PROJECT (SP-53-07

5. EXTERIOR LIGHTING SHALL BE AIMED DOWNWARD AND SHIELDED SO AS TO PREVENT DIRECT VIEW OF THE LIGHT SOURCE FROM ADJACEN PROPERTIES. OUTSIDE TRANSITIONAL PROTECTIVE YARDS, FREE STANDING LIGHT POLES SHALL NOT EXCEED EIGHTEEN (18) FEET IN HEIGHT.

5.1. EXISTING LIGHTING WILL BE PROVIDED WITH FULL-CUTOFF LIGHT FIXTURES WITH POLES THAT DO NOT EXCEED 18 FEET IN HEIGHT.

6. THIRTY DAYS PRIOR TO ITS FILING WITH LOCAL GOVERNMENTAL REVIEW AGENCIES, A COPY OF THE SITE PLAN OR SUBDIVISION PLAN FOR THE SUBJECT PROPERTY WILL BE FORWARDED BY FIRST CLASS MAIL TO THE PARTIES LISTED BY THE WAKE COUNTY TAX OFFICE AS OWNERS OF PROPERTY KNOWN BY WAKE COUNTY PIN NUMBERS: 1718.02 95 8172 (TAYLOR); 1718.02 95 9034 (TAYLOR); 1718.02 95 9060 (SODAGAR); 1728.13 04 0937 (GODWIN)

6.1. A COPY OF THE SITE PLAN HAS BEEN SENT TO THE REFERENCED PARTIES BY ATTEMPTING TO MATCH PREVIOUS PINS TO CURRENT PINS.

7. AT THE TIME OF INITIAL SITE PLAN OR SUBDIVISION APPROVAL, THE PROPERTY SUBJECT TO THIS REZONING SHALL JOIN THE UNITY OF DEVELOPMENT CRITERIA ALREADY IN PLACE FOR THE REMAINDER OF THE TRACT ALREADY ZONED 0&I-1 CUD AND KNOWN BY THE WAKE COUNTY PIN NUMBER 1728.0°

15 3430. 7.1. THIS UNITY OF DEVELOPMENT PLAN WOULD HAVE BEEN FORMULATED, IF REQUIRED, WITH THE INITIAL SITE PLAN SUBMITTAL WITHIN THIS ZONING

8. THE FOLLOWING USES, OTHERWISE PERMISSIBLE WITHIN THE O&I-1 ZONING CLASSIFICATION WILL NOT BE ALLOWED ON THIS PROPERTY:

- THE FOLLOWING USES, OTHERWISE PERMISSIBLE WITHIN THE 0&I-1 ZONING CLASSIFICATION WILL NOT BE ALLOWED ON THIS PRO a. CEMETERY;
- b. ROOMING HOUSE, BOARDING HOUSE, LODGING HOUSE OR TOURIST HOME
 c. ORPHANAGE;

28.13 04 2980 (HIGH); AND 1727.13 04 2843 (RED)

d. CORRECTIONAL/PENAL FACILITY.

8.1 THE LISTED USES ARE NOT PROPOSED WITH THIS PROJECT.

12.1. TREE SURVEY IS INCLUDED WITH THIS SUBMITTAL.

ARCHITECT:

CLINE DESIGN

919-833-6413

125 N. HARRINGTON ST

CONTACT: JENNA HORRIGAN,

AIA, NCARB, LEED APBD+C

RALEIGH, NC 27603

13.1. GREENWAY HAS BEEN DESIGNED AND PROPOSED TO MEET THIS CONDITION.

- TO SUPPLEMENT THE MINIMUM STREET PROTECTIVE YARDS OTHERWISE REQUIRED BY THE RALEIGH CITY CODE, THE PROPERTY OWNER SHALL:

 a. PROVIDE LANDSCAPED FOCAL AREAS AT ALL PROJECT CORNERS THAT ARE CREATED BY INTERSECTIONS OF PUBLIC STREETS OR THE
 INTERSECTION OF A PRIVATE DRIVEWAY WITH DURANT ROAD. WITHIN THESE LANDSCAPED AREAS, IN ADDITION TO PERENNIAL AND ANNUAL
 LANDSCAPE MATERIALS, IDENTIFICATION WALLS AND FENCES AT LEAST 3 ½ FEET IN HEIGHT, GATE HOUSES AT LEAST TWELVE (12) FEET IN
 HEIGHT, ARBORS, ARTWORK, PEDESTRIAN WALKWAYS AND IDENTIFICATION SIGNAGE MAY BE INSTALLED. THESE AREAS WILL BE DESIGNED AND
- CONSTRUCTED TO PROVIDE AN IDENTIFICATION OF THE PROPERTY, CONFORM TO ALL SITE TRIANGLE REQUIREMENTS AND PROVIDE LEVEL OF UNIFORMITY BETWEEN RESULTING PROJECTS.

 a.a. FOCAL AREAS HAVE BEEN PROVIDED WITH PREVIOUS DEVELOPMENT PLANS,
- AN EVERGREEN HEDGE WHICH SHALL REACH FORTY-TWO INCHES (42") IN HEIGHT AT THREE (3) YEARS TO SCREEN THE VIEW OF CARS SHALL BE PLACED WITHIN THE STREET PROTECTIVE YARD WHEN THE YARD IS WITHIN FIFTY (50") FEET OF PARKING SPACES. THE HEDGE SHALL RUN THE ENTIRE LENGTH OF ALL PARKING SPACES, EXCEPT WHEN THE HEDGE REACHES THE INTERSECTIONS OF PUBLIC STREETS OR THE INTERSECTION OF A PRIVATE DRIVEWAY AND A PUBLIC STREET. SUCH INTERSECTIONS SHALL BE CONSTRUCTED AND LANDSCAPED IN ACCORDANCE WITH THE RALEIGH CITY CODE.
 b.a. REFER TO LANDSCAPE PLAN.

10.NO BUILDING LOCATED WITHIN 100 FEET OF THE FUTURE RIGHT-OF-WAY OF DURANT ROAD SHALL EXCEED TWO (2) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT; NO BUILDING LOCATED WITHIN 200 FEET OF THE FUTURE RIGHT-OF-WAY OF DURANT ROAD SHALL EXCEED THREE (3) STORIES OR FORTY-FIVE (45) FEET; NO BUILDING LOCATED WITHIN 300 FEET OF THE FUTURE RIGHT-OF-WAY LINE OF DURANT ROAD SHALL EXCEED FOUR (4) STORIES OR FIFTY-FIVE (55) FEET IN HEIGHT, UNLESS SAID BUILDING IS A CHURCH OR PLACE OF WORSHIP, IN WHICH CASE CONSTRUCTION FOR THE SANCTUARY OR PRIMARY PLACE OF WORSHIP OR RELIGIOUS ORNAMENTATION SUCH AS A STEEPLE OR MINARET SHALL NOT BE LIMITED IN HEIGHT BY THESE CONDITIONS AND SHALL BE SUBJECT TO THE HEIGHT LIMITS OF RALEIGH CITY CODE SECTION 10-2076.

10.1.THIS CONDITION HAS BEEN MET. REFER TO THE SITE PLAN FOR LINES DENOTING THE DISTANCE AND HEIGHT REQUIREMENTS TO VERIFY THIS

11.NO FENCE GREATER THAN FOUR (4) FEET IN HEIGHT MAY BE INSTALLED WITHIN TWENTY (20) FEET OF THE FUTURE DURANT ROAD RIGHT-OF-WAY ANY FENCE INSTALLED BETWEEN TWENTY (20) AND FIFTY (50) FEET OF THE FUTURE DURANT ROAD RIGHT-OF-WAY SHALL BE SCREENED SEVENTY-FIVE PERCENT (75%) BY PLANTINGS.

11.1.NO FENCING IS PROPOSED.

12.PRIOR TO ANY LAND DISTURBING ACTIVITY BY THE PROPERTY OWNER ON THE SITE, AN INVENTORY WILL BE TAKEN OF ALL HEALTHY TREES ON THE SITE, EXCLUDING ALL TREES WITHIN THE LARGE POWER EASEMENT TRAVERSING THE SITE AND INCLUDING ALL TREES WITHIN THE BUFFER AREAS, GREATER THAN FIFTEEN (15) INCHES IN DIAMETER AT BREAST HEIGHT, AT LEAST TWENTY PERCENT (20%) OF THOSE TREES WILL BE PRESERVED. ONCE PRESERVED, TREES MAY BE TREATED OR REMOVED WHEN THE CITY ARBORIST OR OTHER PUBLIC OFFICIAL DESIGNATED BY THE RALEIGH CITY MANAGER CERTIFIES IT DISEASED OR A NUISANCE TO THE AREA. NOTHING IN THIS CONDITION SHALL PRECLUDE THE REMOVAL OF ANY AND ALL TREES DEEMED NECESSARY BY THE OWNER OF THE LARGE POWER EASEMENT TRAVERSING THE SITE.

IS.AT THE TIME OF SITE PLAN APPROVAL OR SUBDIVISION WHICHEVER COMES FIRST, A GREENWAY CONNECTION, 40 FEET IN WIDTH, WILL BE PROVIDED ALONG THE FULL LENGTH OF THE SOUTHERN PROPERTY LINE OF THE SITE TO THE COMMON BOUNDARY WITH FALLS RIVER PROPERTIES GROUP, LLC THEN TURNING NORTH AND RUNNING ALONG THE WESTERN PROPERTY LINE ENDING AT THE SOUTHERN RIGHT-OF-WAY LINE FOR SHADOW LANE ROAD (THE EAST-WEST STREET PROVIDING ACCESS TO THIS SITE FROM RAVEN RIDGE ROAD).

14. VEHICULAR AND PEDESTRIAN CROSS-ACCESS WILL BE PROVIDED TO THE PROPERTY TO THE SOUTHEAST, OWNED BY FALLS RIVER PROPERTIES GROUP, LLC AND KNOWN BY WAKE COUNTY PIN NUMBER 1728.13 04 8957 AT THE TIME OF SITE PLAN OR SUBDIVISION APPROVAL WHICHEVER COMES FIRST.

14.1.CROSS-ACCESS HAS BEEN PROVIDED TO THE EASTERN PROPERTY.

ENGINEER:

RALEIGH, NC 27607

984-212-8825

5440 WADE PARK BLVD, SUITE 102

CONTACT: RYAN FISHER, P.E.

BGE, INC

PROJECT OWNER AND CONSULTANT INFORMATION

ZONING CONDITIONS - Z-106-97

. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF CR-7107 OF THE RALEIGH PLANNING COMMISSION.

1.1. CR 7107 HAS BEEN SUPERSEDED BY THE CURRENT CITY OF RALEIGH STORMWATER DESIGN MANUAL.

 REIMBURSEMENT VALUES, FOR ADDITIONAL RIGHT-OF-WAY REQUIRED BY THE CITY'S DEVELOPMENT REGULATIONS OF FALLS OF THE NEUSE ANI DURANT ROADS, SHALL BE AT THE THEN PREVAILING RATE BASED UPON THE RURAL RESIDENTIAL AND R-4 ZONING.
 2.1.ZONING CONDITION DOES NOT AFFECT SITE PLAN.

3. THERE SHALL BE NO MORE THAN ONE PRIMARY FULL SERVICE ACCESS TO FALLS OF THE NEUSE ROAD.

3.1. SUBJECT PROPERTY DOES NOT HAVE ACCESS ON FALLS OF THE NEUSE ROAD.

4. UNLESS SAID BUILDING IS A CHURCH OR PLACE OF WORSHIP, IN WHICH CASE CONSTRUCTION FOR THE SANCTUARY OR PRIMARY PLACE OF WORSHIP OR RELIGIOUS ORNAMENTATION SUCH AS A STEEPLE OR MINARET SHALL NOT BE LIMITED IN HEIGHT BY THESE CONDITIONS AND SHALL BE SUBJECT TO THE HEIGHT LIMITS OF RALEIGH CITY CODE SECTION 10-2076, NO BUILDING LOCATED ACROSS THE RIGHT-OF-WAY FROM PROPERTY ZONED R-4 ANI WITHIN 100 FEET OF THE FUTURE RIGHT-OF-WAY OF DURANT ROAD SHALL EXCEED TWO (2) STORIES (35 FEET), NO BUILDING LOCATED ACROSS THI RIGHT-OF-WAY FROM PROPERTY ZONED R-4 AND WITHIN 200 FEET OF THE FUTURE RIGHT-OF-WAY OF DURANT ROAD SHALL EXCEED THREE (3) STORIES (45 FEET), NO BUILDING LOCATED ACROSS THE RIGHT-OF-WAY FROM PROPERTY ZONED R-4 AND WITHIN 300 FEET OF THE FUTURE RIGHT-OF-WAY OF DURANT ROAD SHALL EXCEED FOUR (4) STORIES (55 FEET) AS SHOWN ON THE ATTACHED EXHIBIT ENTITLED "REZONING EXHIBIT", PREPARED BY ETD, PAND DATED FEBRUARY (5, 1998.

4.1. THIS CONDITION HAS BEEN MET. REFER TO THE SITE PLAN FOR LINES DENOTING THE DISTANCE AND HEIGHT REQUIREMENTS TO VERIFY THIS CONDITION HAS BEEN MET.

5. NO BUILDING LOCATED WITHIN 100 FEET OF THE PROPERTY LISTED BY THE WAKE COUNTY TAX OFFICE AS PIN NUMBER 1718.02 86 7092 SHALL EXCEED TWO (2) STORIES (25 FEET) SO LONG AS SAID PROPERTY SHALL MAINTAIN ITS CHIPPENT TONING OF PURAL RESIDENTIAL.

5. NO BUILDING LOCATED WITHIN 100 FEET OF THE PROPERTY LISTED BY THE WAKE COUNTY TAX OFFICE AS PIN NUMBER 1718.02 86 7092 SHALL EXCEE TWO (2) STORIES (35 FEET) SO LONG AS SAID PROPERTY SHALL MAINTAIN ITS CURRENT ZONING OF RURAL RESIDENTIAL.
5.1.REFERENCED PROPERTY COULD NOT BE LOCATED VIA WAKE COUNTY IMAPS, BUT NO BUILDLING IS PROPOSED WITHIN 100' OF A PROPERTY THA IS RESIDENTIALLY ZONED.

6. ALL REFUSE CONTAINERS AND HEATING AND AIR-CONDITIONING UNITS AREA WILL BE MAINTAINED WITHIN ENCLOSURES MADE OF SIMILAR MATERIAL AS THE PRINCIPAL BUILDING TO SCREEN THEM FROM DIRECT VIEW FROM ADJACENT R-4 AND RR ZONED LOTS OR FROM THE PUBLIC STREET RIGHT-OF-WAY.

6.1. HVAC UNITS WILL BE LOCATED IN ROOF PITS. GARBAGE WILL BE SCREENED FROM VIEW IN AN ENCLOSURE.

7. EXTERIOR LIGHTING SHALL BE AIMED DOWNWARD AND SHIELDED SO AS TO PREVENT DIRECT VIEW OF THE LIGHT SOURCE FROM ADJACENT RR AND R-4 ZONED PROPERTIES ABUTTING DURANT ROAD. OUTSIDE TRANSITIONAL PROTECTIVE YARDS, FREE STANDING LIGHT POLES SHALL NOT EXCEED EIGHTEEN (18) FEET IN HEIGHT.

7.1.EXTERIOR LIGHTING HAS BEEN PROVIDED WITH FULL-CUTOFF LIGHT FIXTURES WITH POLES THAT DO NOT EXCEED 18 FEET IN HEIGHT.

8. THIRTY DAYS PRIOR TO ITS FILING WITH LOCAL GOVERNMENT REVIEW AGENCIES, A COPY OF ANY SITE PLAN OR SUBDIVISION PLAN FOR THE SUBJECT PROPERTY SHALL BE FORWARDED BY FIRST CLASS MAIL TO THE PARTIES LISTED BY THE WAKE COUNTY TAX OFFICE AS OWNERS OF PIN NUMBERS 1718.16 94 1335,1718.16 94 1520, 1718.16 94 2327, 1718.16 94 2784, 1718.16 94 2784, 1718.16 94 2892, 1718.16 94 1822, 1718.16 94 3913, 1718.16 94 1901, 1718.02 95 1050, 1718 15 4326, 1718 15 78 6401, AND 1718 15 64 8947

8.1. A COPY OF THE SITE PLAN HAS BEEN SENT TO THE REFERENCED PARTIES BY ATTEMPTING TO MATCH PREVIOUS PINS TO CURRENT PINS
9. THE FOLLOWING USES. OTHERWISE PERMISSIBLE WITHIN THE 0&I-1 ZONING CLASSIFICATION, WILL NOT BE ALLOWED ON THIS PROPERTY:

- 9.1. CEMETERY
 9.2. ROOMING HOUSE, BOARDING HOUSE, LODGING HOUSE OR TOURIST HOME.
- 9.3. ORPHANAGE.
 9.4. CORRECTIONAL/PENAL FACILITY.
- THE LISTED USES ARE NOT PROPOSED WITH THIS PROJECT.

 10. TO SUPPLEMENT THE MINIMUM STREET PROTECTIVE YARDS OTHI
- TO SUPPLEMENT THE MINIMUM STREET PROTECTIVE YARDS OTHERWISE REQUIRED BY THE RALEIGH CITY CODE, THE PROPERTY OWNER SHALL:
 10.1. PROVIDE A STREET PROTECTIVE YARD NOT LESS THAN THIRTY (30) FEET IN WIDTH.
 10.1.1. THOROUGHFARE BUFFER IS PROVIDED.
 10.2. PROVIDE LANDSCAPED FOCAL AREAS AT ALL PROJECT CORNERS THAT ARE CREATED BY INTERSECTIONS OF PUBLIC STREETS OR THE INTERSECTION OF A PRIVATE DRIVEWAY WITH FALLS OF THE NEUSE OR DURANT ROADS. WITHIN THESE LANDSCAPED AREAS, IN ADDITION TO
- PERENNIAL AND ANNUAL LANDSCAPE MATERIALS, IDENTIFICATION WALLS OR FENCES AT LEAST 3 1/2 FEET IN HEIGHT, GATE HOUSES AT LEAST TWELVE (12) FEET IN HEIGHT, ARBORS, ARTWORK, PEDESTRIAN WALKWAYS AND IDENTIFICATIONS SIGNAGE MAY BE INSTALLED. THESE AREAS WII BE DESIGNED AND CONSTRUCTED TO PROVIDE AN IDENTIFICATION OF THE PROPERTY, CONFORM TO SITE TRIANGLE REQUIREMENTS AND A LEVEL OF UNIFORMITY BETWEEN RESULTING PROJECTS.

 10.2.1. FOCAL AREAS HAVE BEEN PROVIDED WITH PREVIOUS DEVELOPMENT PLANS.

 10.3. STREET PROTECTIVE YARDS SHALL CONTAIN THE FOLLOWING VEGETATION:

 CALIPER
 CIRCUMFERENCE
 HEIGHT
 RATE

 CANOPY TREES
 3.0"
 10.99"
 9.0" **
 3 PER 50 LINEAR FEET

 JUDERSTORY TREES
 2.0"
 6.38"
 7.0" **
 1 PER 60 LINEAR FEET

 HEDGE SHRUBS EVERGREEN
 42" AT 3 YRS.
 30" ON CENTER

 NON-HEDGE EVERGREEN SHRUBS
 42" AT 3 YRS.
 1 PER 50 LF

NON-HEDGE EVERGREEN SHRUBS

**AT INSTALLATION

10.3.1. REFER TO LANDSCAPE PLAN

SURVEYOR:

CANOY SURVEYING

1154 SHONELE LANE

CONTACT: ADAM CANOY

STEM, NC 27581

984-377-2626

11. AN EVERGREEN HEDGE WHICH SHALL REACH FORTY-TWO INCHES (42") IN HEIGHT AT THREE (3) YEARS TO SCREEN THE VIEW OF CARS SHALL BE PLACED WITHIN THE STREET PROTECTIVE YARD WHEN THE YARD IS WITHIN FIFTY FEET (50") OF PARKING SPACES. THE HEDGE SHALL RUN THE ENTIRE LENGTH OF ALL PARKING SPACES, EXCEPT WHEN THE HEDGE REACHES THE INTERSECTIONS OF PUBLIC STREETS OR THE INTERSECTION OF A PRIVATE DRIVEWAY WITH A PUBLIC STREET. SUCH INTERSECTIONS SHALL BE CONSTRUCTED AND LANDSCAPED IN ACCORDANCE WITH CONDITION I.2 ABOVE AND RALEIGH CITY CODE 10-2082.6(B).

2. STREET PROTECTIVE YARDS MAY CONTAIN BERMS, WALLS, FENCES, SIDEWALKS, DRIVEWAY CROSSINGS, UTILITY SERVICES AND UTILITY LINES, IPES, TRANSFORMERS AND METERS IN ACCORDANCE WITH CODE SECTION 10-2075(E).

12.1.CONDITION NOTED.

3. AT THE TIME OF INITIAL SITE PLAN OR SUBDIVISION APPROVAL, A UNITY OF DEVELOPMENT PLAN WILL BE FORMULATED FOR ALL BUILDING ON THE

AT THE TIME OF INITIAL SITE PLAN OR SUBDIVISION APPROVAL, A UNITY OF DEVELOPMENT PLAN WILL BE FORMULATED FOR ALL BUILDING ON THE
SITE ASSURING COMPLEMENTARY ARCHITECTURAL STYLE, CONSTRUCTION MATERIALS AND CROSS-ACCESS WAYS.
 13.1.THIS UNITY OF DEVELOPMENT PLAN WOULD HAVE BEEN FORMULATED, IF REQUIRED, WITH THE INITIAL SITE PLAN SUBMITTAL WITHIN THIS ZONING
DISTRICT.

14. A TWENTY (20) FOOT BUFFER AND A SIX FOOT HIGH CLOSED FENCE OR WALL SHALL BE MAINTAINED AT PETITIONER'S EXPENSE ADJACENT TO THE PROPERTY LISTED BY THE WAKE COUNTY TAX OFFICE AS PIN NUMBER 1718.02 86 7092 SO LONG AS SAID PROPERTY MAINTAINS ITS CURRENT ZONING OF RURAL RESIDENTIAL.

14.1.THIS SUBJECT PROPERTY DOES NOT ABUT ANY PROPERTIES WITH RESIDENTIAL ZONING.

OWNER:

CHAUCER INVESTMENTS, LLO

111 GLENWOOD AVE

RALEIGH NC 27612

LANDSCAPE ARCHITECT

125 N. HARRINGTON ST.

CONTACT: CALEB ROBINSON.

RALEIGH, NC 27603

PLA, GGP, LEED GA

CLINE DESIGN

919-833-6413

Administrative Site Review Application

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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 Attached Townhouse Apartment Tiny house Open lot	General Mixed use Civic Cottage Court Frequent Transit Development Option	Subdivision case #: N/A Scoping/sketch plan case #: SCOPE-0128-2022 Certificate of Appropriateness #: N/A Board of Adjustment #: N/A Zoning Case #: Z-106-97 & Z-66-01 Design Alternate #: N/A		
GENERAL INFORMATION				

GENERAL INFORMATION

Development name: Durant Road Apartments

Inside City limits? Yes ✓ No □

Property address(es): 10800 Durant Road, Raleigh, NC 27614

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

Multifamily apartment development with four (4) apartment buildings and one (1) clubhouse.

Current Property Owner(s): Chaucer Investments, LLC

PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

Company: Williams Realty & Building Co., Inc.

Address: 3111 Glenwood Ave., Raleigh, NC 27612

Phone #: (919) 781-7107

Email: Brandon.Watson@wrbco.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: BGE, Inc. (Ryan Fisher, PE)

Address: 5440 Wade Park Blvd, Suite 102, Raleigh, NC 27607

REVISION 1.23.23

GENERAL NOTES

ALL CONSTRUCTION AND MARERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF

APPLICABLE.

2. THE CONTRACTOR(S) SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.

3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY

THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.

4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.

5. ALL SURVEY INFORMATION PROVIDED TO BGE, RALEIGH, NORTH CAROLINA OFFICE BY CANOY SURVEYING IN DIGITAL FORMAT.

6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CURB AND GUTTER

AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.

7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE STATED ON PLANS.

8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN,

ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SI OR PARKED VEHICLE.

9. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.

10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.

ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 CONTRACTOR(S) TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO
LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AN PER ADA

ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE
RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
 WHEELCHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG
STANDARDS AND ADAAG SPECIFICATIONS.

ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
ALL ABOVE GROUND 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 SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN
EXISTING ROUTES AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLAINT WITH THE UBLIC

RIGHTS OR WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER GUIDANCE.

PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR(S) SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH

PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR(S) SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919-996-249 TO SET UP THE MEETING. THE CONTRACTOR(S) SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST

AN TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON www.raleighnc.gov. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO right: Right-Of-Way OBSTRUCTION PERMIT TO right: Right-Of-Way OBSTRUCTION DEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

Phone #: (984) 212-8825 Email: rfisher@bgeinc.com NOTE: please attach purchase agreement or contract, lease or easement when submitting this form. Developer Contact: Brandon Watson Company: Williams Realty & Building Co, Inc. Title: Project Executive Address: 3111 Glenwood Ave, Raleigh, NC 27612 Phone #: (919) 781-7107 Email: Brandon.Watson@wrbco.com Applicant Name: Ryan Fisher, PE Company: BGE, Inc. Address: 5440 Wade Park Blvd., Suite 102, Raleigh, NC 27607 Phone #: (984) 212-8825 Email: rfisher@bgeinc.com

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): OX-4-CU	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 6.22 Acres	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 232	New gross floor area: ±228,600 SF
Max # parking permitted (7.1.2.C): N/A	Total sf gross (to remain and new): ±228,600 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 5
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 4 & 2 (Clubhouse)
Proposed use (UDO 6.1.4): Multi-unit Living	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION			
Imperious Area on Parcel(s):	Impervious Area for Compliance		
6 102 161 021	(includes ROW):		
Existing (sf) 6,102 Proposed total (sf) 161,031	Existing (sf) 6,102 Proposed total (sf) 161,031		
·			
RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS			
Total # of dwelling units: 176	Total # of hotel bedrooms: 0		
# of bedroom units: 1br <u>52</u> 2br <u>124</u> 3br <u>0</u>	4br or more 0		
# of lots: 1	Is your project a cottage court? Yes No		
	A frequent transit development? Yes No		

Continue to Applicant Signature Block on Page Three.

OTES SOLID WASTE INSPECTION STATEMENT

raleighnc.gov

Page 2 of 3

SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
 THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

FIRE DEPARTMENT NOTES

THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA TYPE 13R).
 FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURE ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
 FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.
 ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5. DETAIL WILL BE PROVIDED IN SITE PERMIT REVIEW PLANS.

AN ALTERNATE MEANS OF COMPLIANCE IS PROPOSED TO UTILIZE THE INTERNATIONAL FIRE CODE WITH

RIGHT-OF-WAY OBSTRUCTION NOTES

STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH

. A PERMIT WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGH.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.

THE CITY OF RALEIGH REQUIRES AND APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON AY

PUBLIC STREET OR SIDEWALK AND NCDOT 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 NCODT "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 (MUTCH). ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

BLDG 4 - ASR SOUTH ELEVATION | BLDG 5 - ASR SOUTH ELEVATION OVERLAY DISTRICT PROPOSED R/W DEDICATION SITE NET ACREAGE PROPOSED RESIDENTIAL UNIT TOTAL 1 BEDROOM 2 BEDROOM UDO Art. 3.2 Base DimensiOnal Standards UDO Sec. 3.2.4 Apartment Building OUTDOOR AMENITY ARE 0.66 AC 28749.6 SI 6.16 x 10% = 0.62 AC BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) - OX-FROM SIDE STREET (MIN) - OX-FROM SIDE LOT LINET (MIN) - OX-0 OR 6 F PARKING SETBACKS FROM PRIMARY STREET (MIN) - 0 FROM SIDE STREET (MIN) - OX-FROM SIDE LOT LINE (MIN) - OX-FROM REAR LOT LINE (MIN) - OX UDO Art. 3.3 HEIGHT REQUIREMENT MAX HEIGHT BUILDING HEIGHT WITHIN 200'

SHEET LIST TABLE

COVER SHEET

GENERAL NOTES

EXISTING CONDITIONS

FIRE ACCESS PLAN

GRADING & DRAINAGE PLAN

OVERALL CODE PLANTING PLAN

UTILITY PLAN

SCM DETAILS
LIGHTING PLAN

| PLANT SCHEDULE

TREE LOCATION PLAN
TREE PROTECTION PLAN

TREE PROTECTION FENCE

BLDG 2, 3 & 5 - ROOF PLAN

BLDG 4 - FIRST FLOOR PLAN

BLDG 4 - THIRD FLOOR PLAN

| BLDG 2 - ASR SOUTH ELEVATION

BLDG 3 - ASR SOUTH ELEEVATION

BLDG 4 - ROOF PLAN

BLDG 1 - AMENITY FIRST FLOOR PLAN

BLDG 2, 3 & 5 - FIRST FLOOR PLAN

BLDG 2, 3 & 5 - THIRD FLOOR PLAN

BLDG 1 AMENITY - ASR NORTH ELEVATION

DEMOLITION PLAN & TREE SURVEY

NUMBER

TC2.00

ASR1.1

ASR 1.4

ASR 1.5

ASR1.6

BUIDLING HEIGHT WITHIN 400'

UDO Sec. 7.1.2 REQUIRED PARK

PROVIDED (INC. 14 H/C SPACES)

SPACE PER 20 UNITS, MIN 4

SHORT-TERM BICYCLE PARKING

LONG-TERM BICYCLE PARKING

UDO Art. 7.1 PARKING

ATTENTION CONTRACTORS

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

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

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

hat's below

REVISION 1.23.23

ST TABLE

SHEET TITLE

DESIGNED BY:

DRAWN BY:

REVIEWED BY:

PLAN

OOR PLAN

VILLIAMS REAL' BUILDING CO.,

RANT ROAD
PARTMENTS
0800 DURANT ROAD

VER SHEE

MARY

NOT FOR CONSTRUCTION FILE NUMBER:

10631-00 DATE: 04/18/2023

C0-0

\\Projects\Williams Realty\10631-00 - Durant Rd\03 - DWG\PlanSheets\Administrative Site Review\C0-0 COVER SHEET.dwg Layo

NO WORK WITHIN NCDOT OR CITY OF RALEIGH RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL

EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER CONDITION.

SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY CANOY SURVEYING. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH CAROLINA DEPT. OF TRANSPORTATION NCDOT AS APPLICABLE.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT AUTHORIZATION IS SUBJECT TO A FINE. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE CITY OF RALEIGH.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND THE CITY OF RALEIGH.

ALL STANDARD NUMBERS REFER TO THE NCDOT STANDARD DETAILS AND SPECIFICATIONS AND THE LATEST EDITION OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON BUILDING.

IN ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

CONTACT APPROPRIATE UTILITY COMPANIES TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

GRADING NOTES

THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE GEOTECHNICAL ENGINEERS SPECIFICATIONS AND IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION REPORT PREPARED BY GEOTECHNOLOGIES ON AUGUST 22, 2022. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 3:1.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO

ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES, UNLESS OTHERWISE

ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.

CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE

LIMITS OF CLEARING SHOWN ON GRADING AND DRAINAGE PLAN ARE BASED UPON THE APPROXIMATE

CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING,

SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.

THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.

ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF RALEIGH.

EROSION CONTROL NOTES

TOTAL AREA DISTURBED = 3.7 AC

LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.

PRIOR TO CLEARING AND EARTHWORK ACTIVITIES THE CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH INSPECTOR; INSTALL EROSION CONTROL DEVICES SPECIFIED AND AS INDICATED ON THE DRAWINGS, AND THEN OBTAIN AN APPROVED GRADING PERMIT. DURING EACH PHASE OF SITE CONSTRUCTION THE CONTRACTOR SHALL ADJUST, RELOCATE AND/OR REINSTALL AS APPLICABLE ALL EROSION CONTROL DEVICES AND SEDIMENT DISCHARGE FROM

ALL "STD." NUMBERS REFER TO THE CITY OF RALEIGH GUIDELINES FOR LAND DISTURBING ACTIVITIES AND THE NCDOT STANDARD DETAILS AND SPECIFICATIONS.

ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.

ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

ALL AREAS MUST BE SEEDED AND MULCHED WITHIN 14 CALENDAR DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.

ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.

SLOPES SHALL BE GRADED NO STEEPER THAN 3:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (APPENDIX B - CHAPTER 21)

DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.

DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SEDIMENTATION POLLUTION CONTROL ACT OF 1973, THE LOCAL JURISDICTIONAL AGENCY, THE APPROVED EROSION CONTROL PERMIT, AND THESE PLANS AND SPECIFICATIONS.

SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. ALL DISTURBED AREAS SHALL BE NONEROSIVE AND SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT AND ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE. SLOPES SHALL BE STABILIZED WITHIN 14 CALENDAR DAYS.

THE SEDIMENT TRAPS AND DIVERSION DITCHES SHALL BE CLEANED OUT WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.

ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO THE OWNER.

SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCING WHEN IT BECOMES 6-INCHES DEEP AT THE FENCE. THE FENCING WILL BE REPAIRED AS NECESSARY TO MAINTAIN SUFFICIENT BARRIER.

ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO THE PLANS AND SPECIFICATIONS TO MAINTAIN A VIGOROUS. DENSE VEGETATIVE COVER.

ALL DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO CONTROL EROSION, RIP-RAP WILL CONSIST OF 50 TO 125 POUND STONES PLACED AT ALL HEADWALLS. AND WHERE NOTED ON CONSTRUCTION DRAWINGS. (SEE DETAIL SHEET FOR OUTFALL PIPE SIZE CHART)

ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS DIRECTED BY THE CITY INSPECTOR.

WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:

A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN A EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES. B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE IMMEDIATELY UPON

NOTIFICATION BY THE CITY INSPECTOR AND/OR THE OWNER.

FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION CONTROL LAWS.

ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.

THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.

INSTALL SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION AND AS INDICATED ON PLANS.

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.

A TEMPORARY DIVERSION SWALE MAY BE USED IN LIEU OF SILT FENCE WHERE RUNOFF CAN BE DIRECTED TO A TEMPORARY SEDIMENT TRAP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.

CONTRACTOR TO PROTECT THE EXISTING EXPOSED SANITARY SEWER MANHOLES AT ALL TIMES DURING THE CONSTRUCTION.

PERFORM A FINAL DEMUCKING OF ALL SEDIMENT CONTROL DEVICES AND RESTABILIZATION OF ANY DISTURBED AREAS BEFORE DEMOBILIZATION.

CITY OF RALEIGH STANDARD NOTES

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT DURANT ROAD ARE TO BE COORDINATED WITH THE CITY OF RALEIGH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE CITY INSPECTOR.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF RALEIGH.

SEALED SHOP DRAWINGS BY A PROFESSIONAL ENGINEER FOR RETAINING WALL (BY OTHERS) MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF RALEIGH IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE.

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT RALEIGH DEPARTMENT OF TRANSPORTATION

NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE RALEIGH DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRE REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.

ANY WORK WITHIN THE R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY NCDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH NCDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-6200 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-620 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.

RIGHT OF WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-620.

CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-620.

DEVELOPER TO CONTACT NCDOT DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND NCDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

GROUND STABILIZATION NOTES

OR EXEMPTIONS SHALL APPLY:

SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND AU SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

CONDITIONS - IN MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS

ALL SLOPES 50' IN LENGTH OR GREATER SHALL APPLY THE GROUND COVER WITHIN 7 DAYS EXCEPT WHEN THE SLOPE IS FLATTER THAN 4:1. SLOPES LESS THAN 50' SHALL APPLY GROUNDCOVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 3:1, THE 7 DAY-REQUIREMENT APPLIES.

ANY SLOPED AREA FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT.

SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1.

ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.

FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (15A NCAC 04A. 0105), STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACT.

PORTIONS OF A SITE THAT ARE LOWER IN ELEVATION THAN ADJACENT DISCHARGE LOCATIONS AND ARE NOT EXPECTED TO DISCHARGE DURING CONSTRUCTION MAY BE EXEMPT FROM THE TEMPORARY GROUND COVER REQUIREMENTS IF IDENTIFIED ON THE APPROVED E&SC PLAN OR ADDED BY THE PERMITTING AUTHORITY.

UTILITY NOTES

THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (NC811) AT 811 OR (800)632-4949 TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.

CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND RESPECTIVE UTILITY COMPANY REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION. GRADING. OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.

CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SEWER, WATER, AND COMMUNICATION CONDUITS.

ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE PER DUKE ENERGY STANDARDS

ALL UTILITIES ARE TO BE UNDERGROUND.

SEEDBED PREPARATION NOTES

GRADE SLOPES AND FILLS - THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 14 WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING. BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER. DEVICES. OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

GROUND COVER - WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 15 WORKING DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.

SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.

LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTION SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.

IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME ACCORDING TO SEEDING SPECIFICATIONS.

IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT.

LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

RETAINING WALL NOTES

INDICATED.

PRIOR TO ANY EXCAVATION.

DESIGN OF ALL RETAINING WALLS IS TO BE PER INTERNATIONAL BUILDING CODE SECTION 1610.3.

CONTRACTOR SHALL PROVIDE DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A NC LICENSED ENGINEER, AND SHALL SUBMIT TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO

A NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY, ENGINEER AND OWNER THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERING DRAWINGS IN COMPLIANCE WITH INTERNATIONAL BUILDING

PAVING. GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR NCDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- 2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- 3. TRAFFIC CONTROL ON ALL NCDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- 5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- 6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH

THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE

WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED. THE CONTRACTOR

SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE

- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER
- 10. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- 11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO NCDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- 13. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL): 1 (VERTICAL) OR FLATTER UNLESS
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY. INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE.
- 16. SEED. WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- 17. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- 18. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

ATTENTION CONTRACTORS

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

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

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

DESIGNED BY: DRAWN BY: BGE

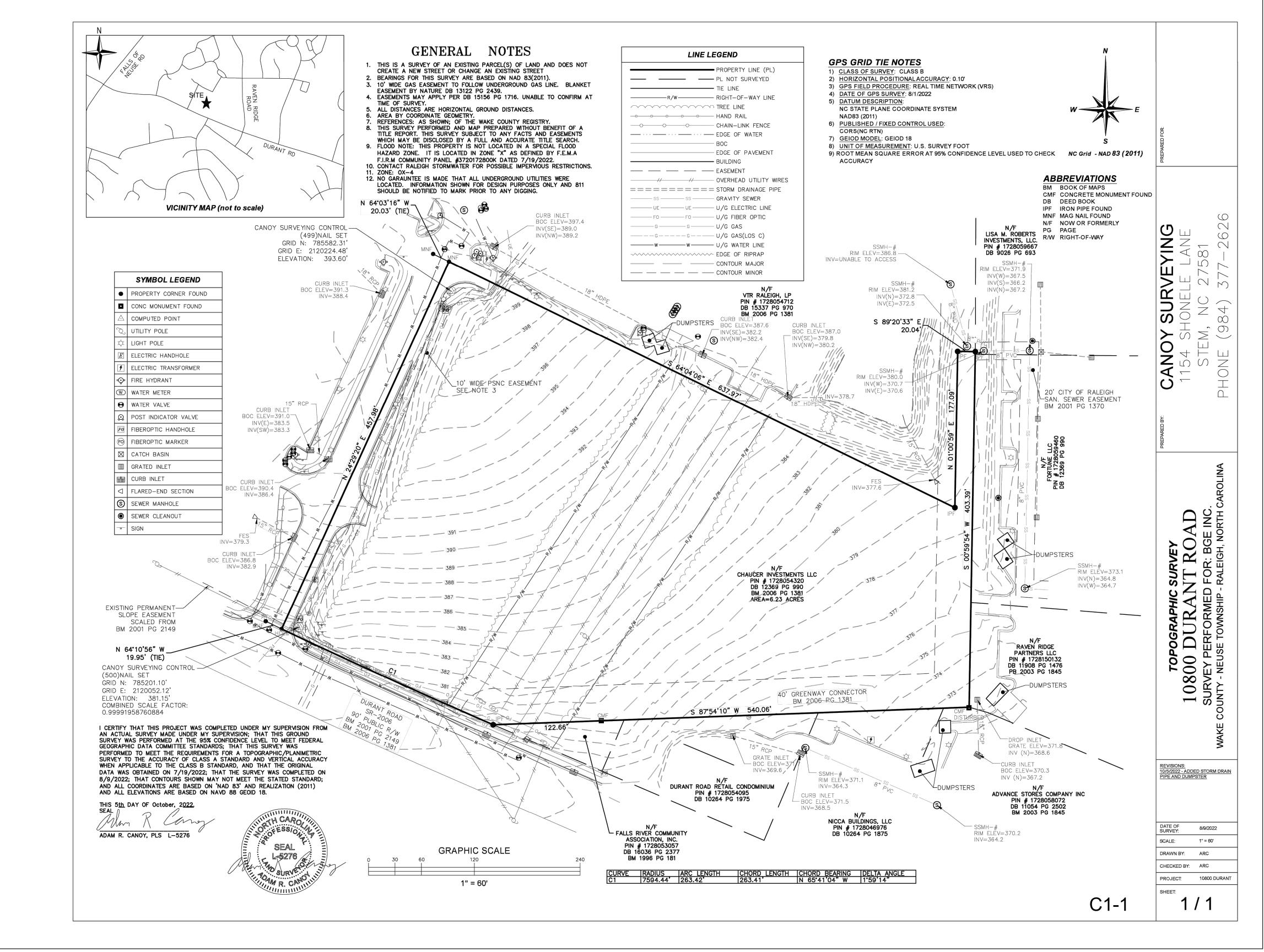
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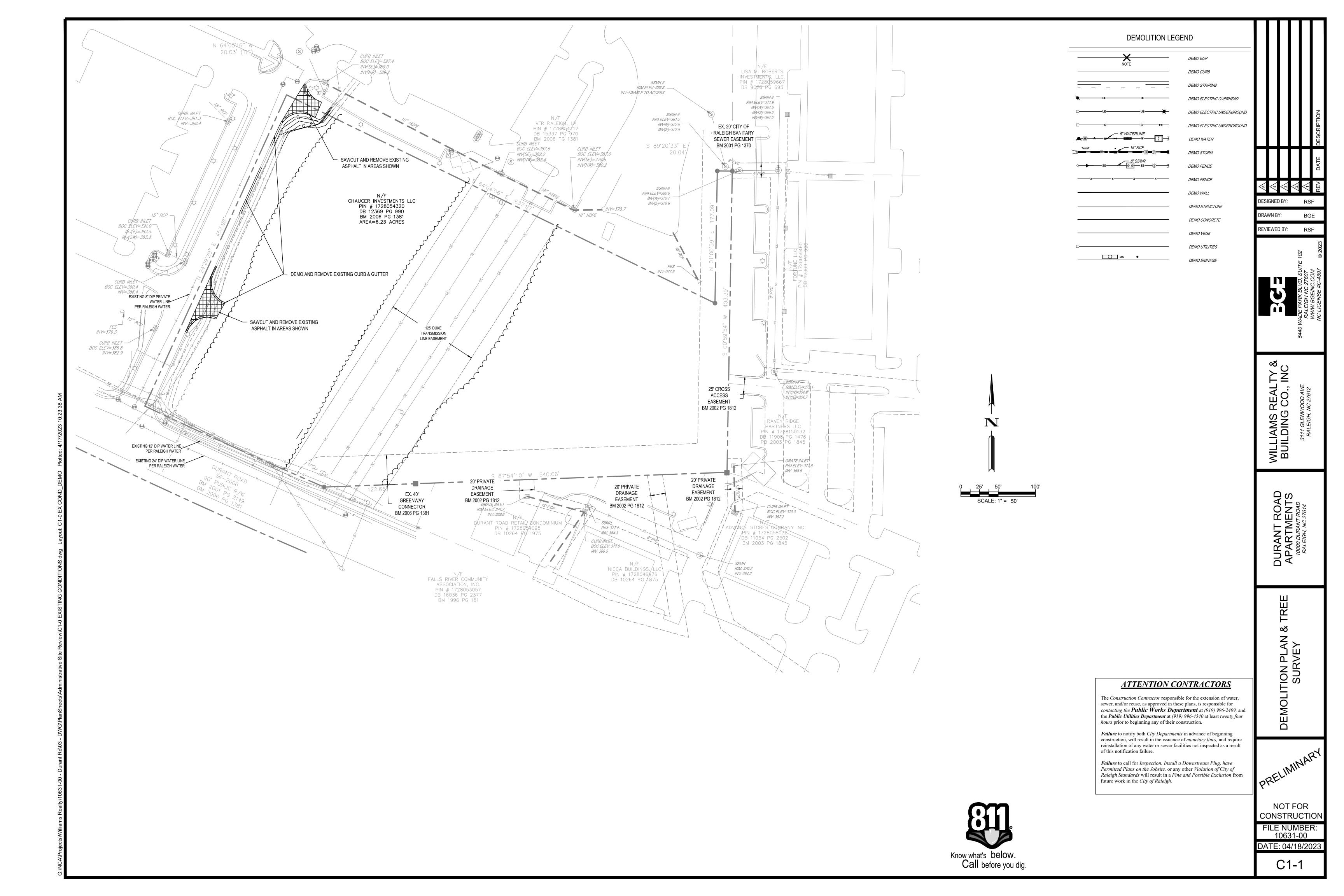
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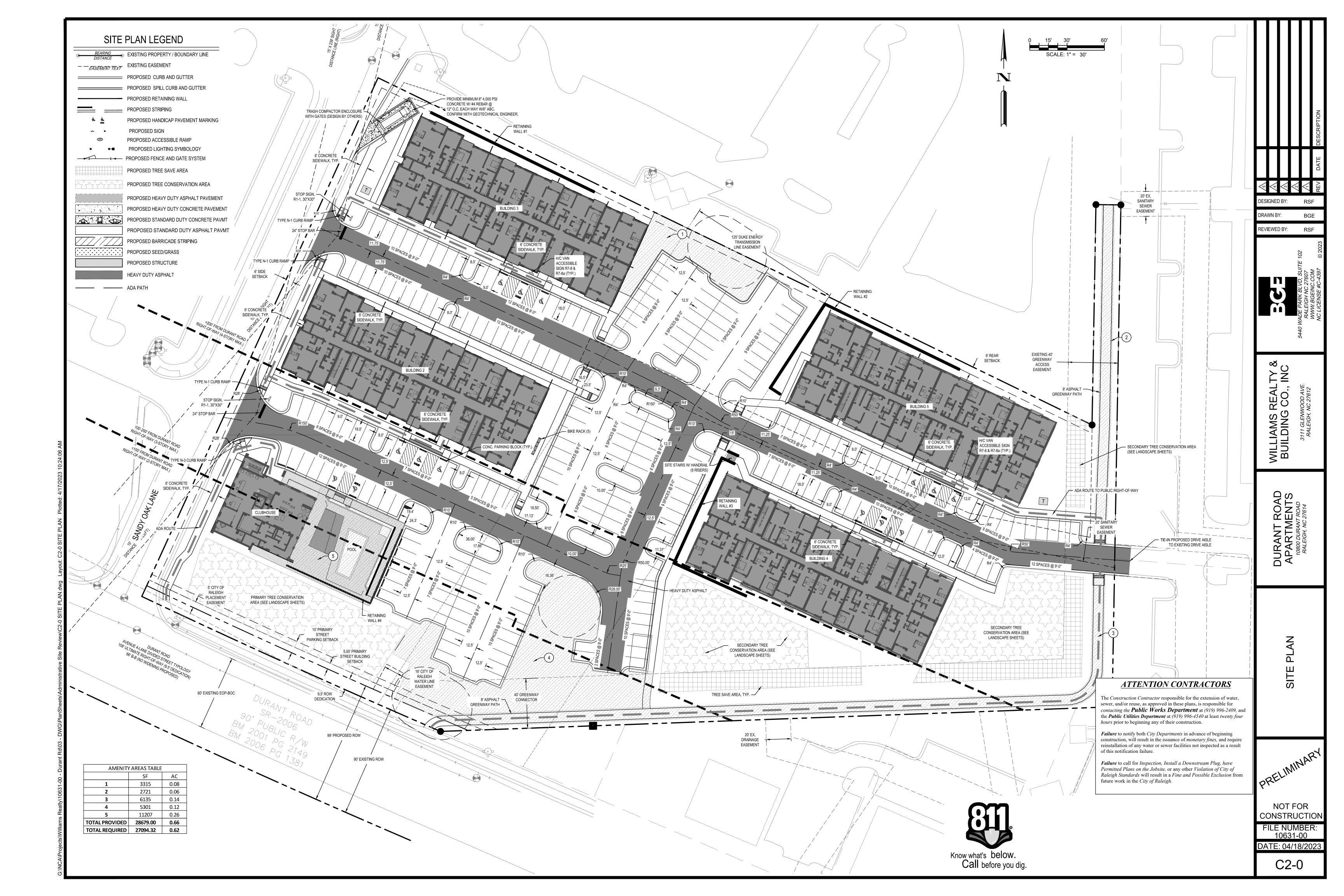
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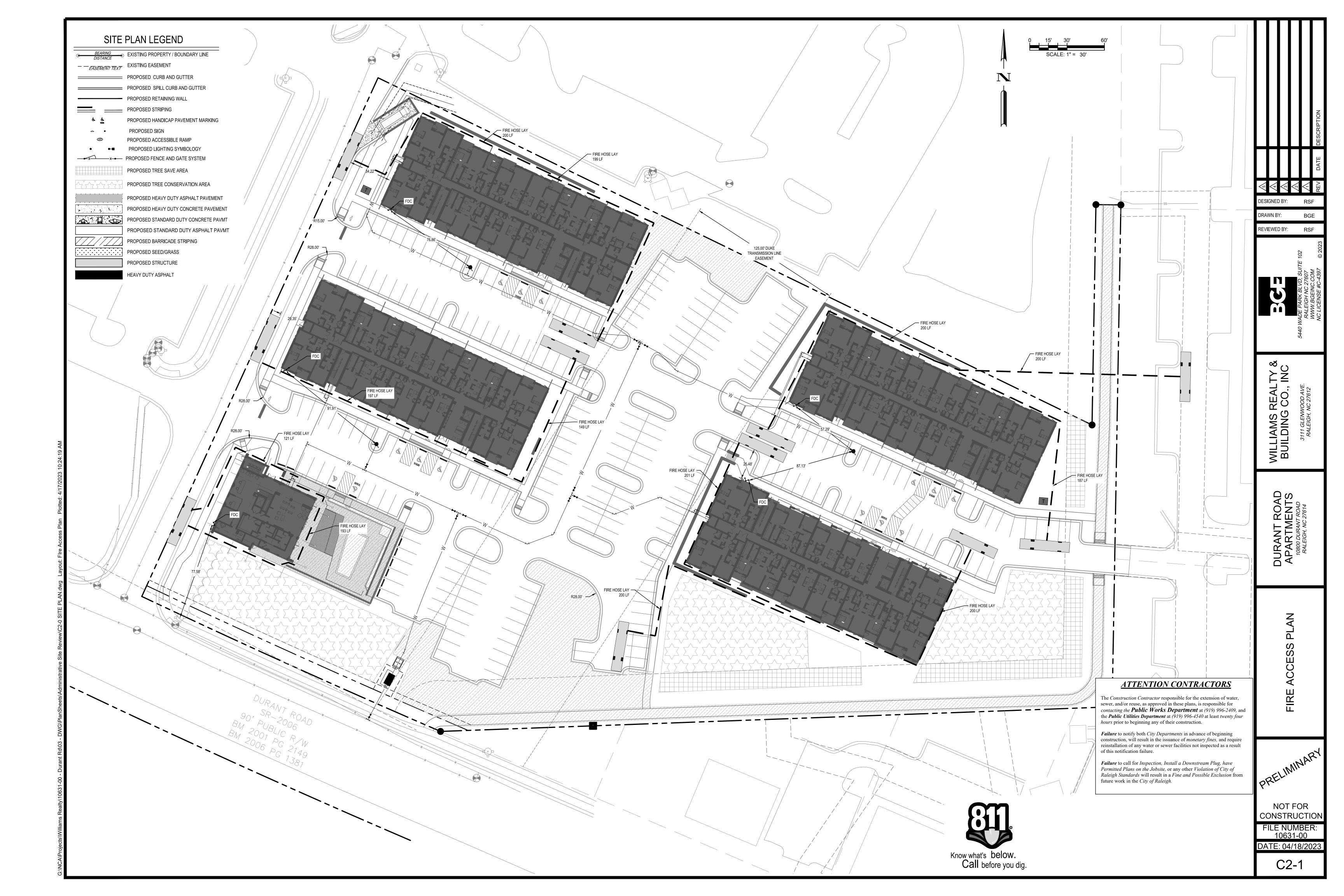
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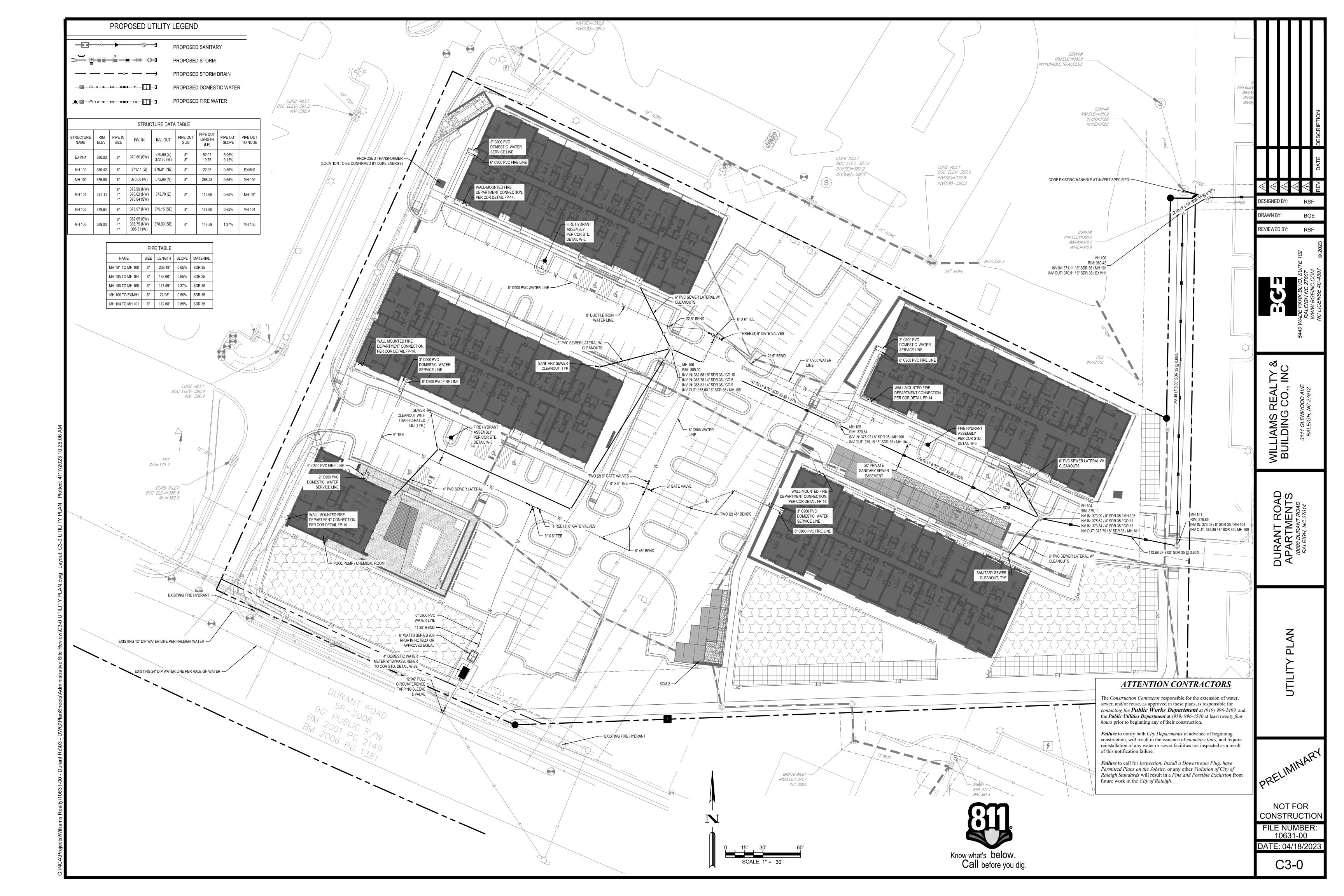
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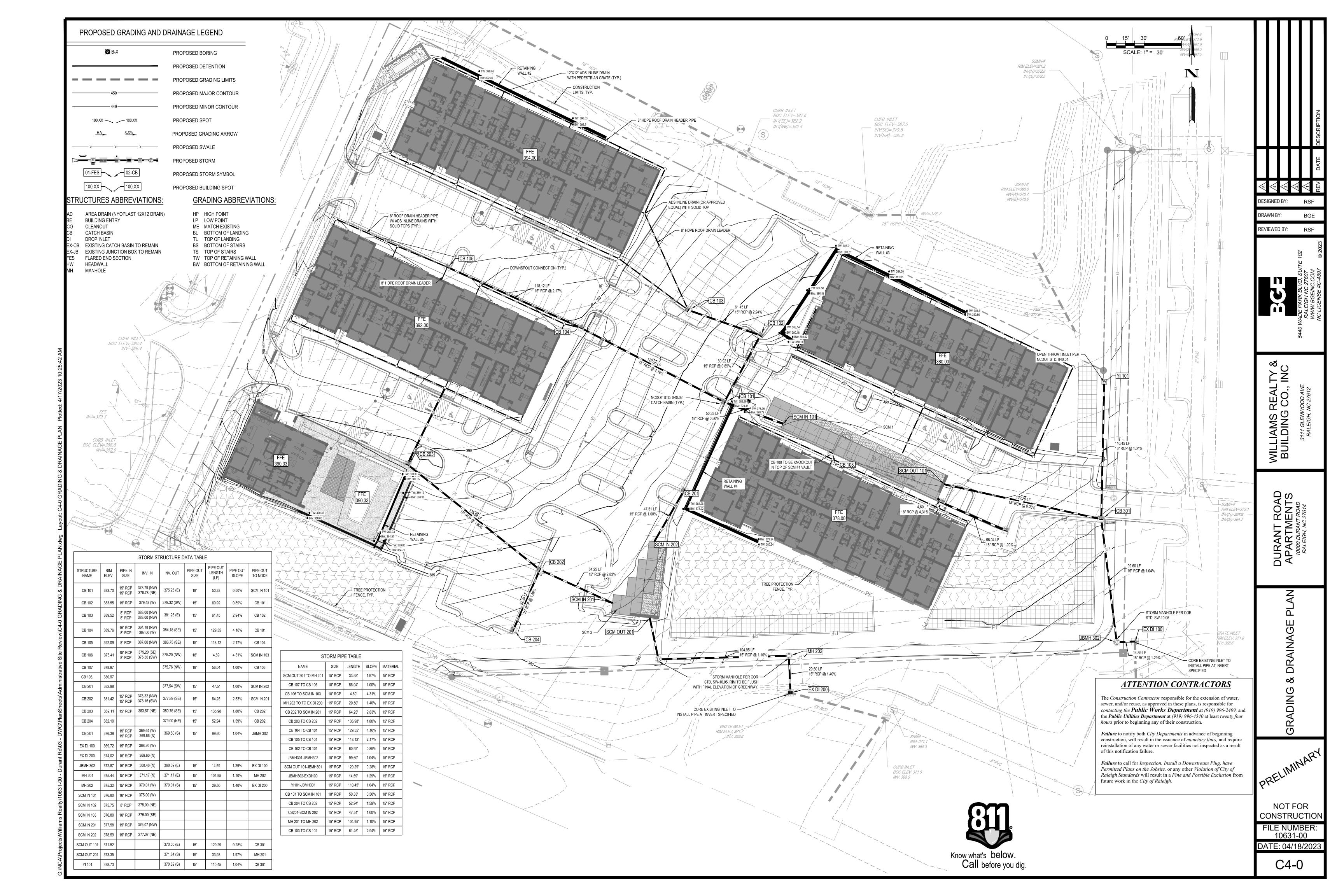


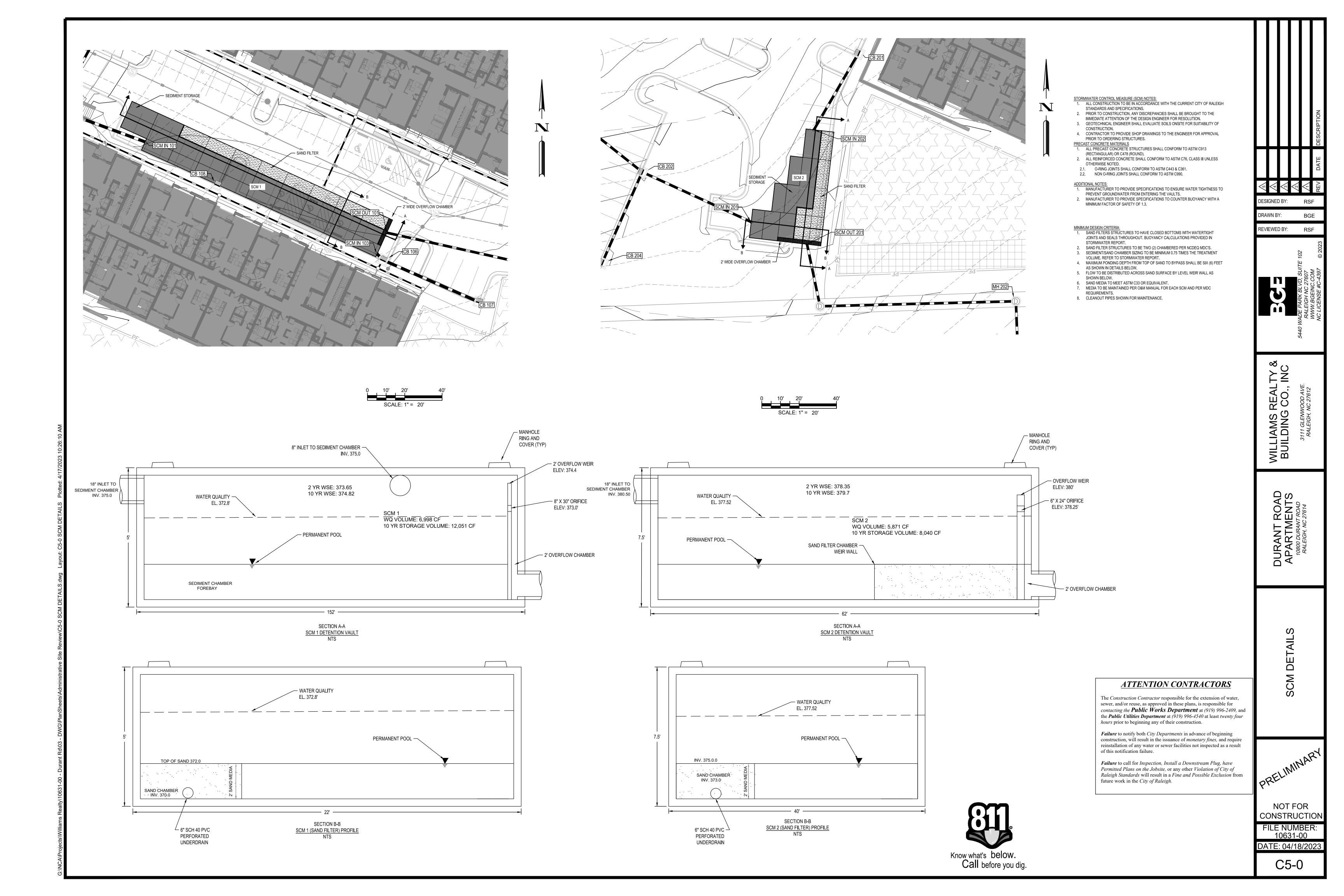


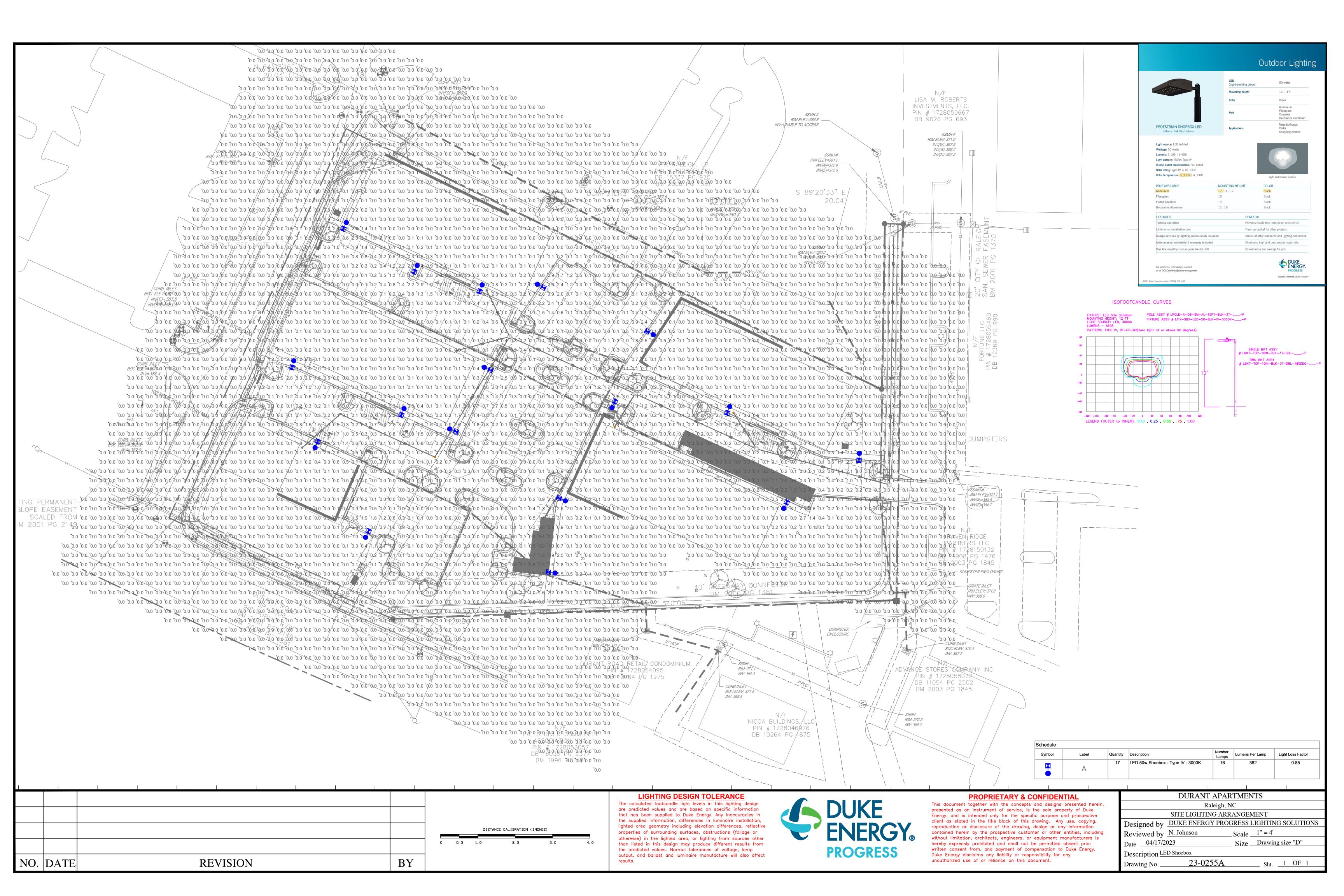


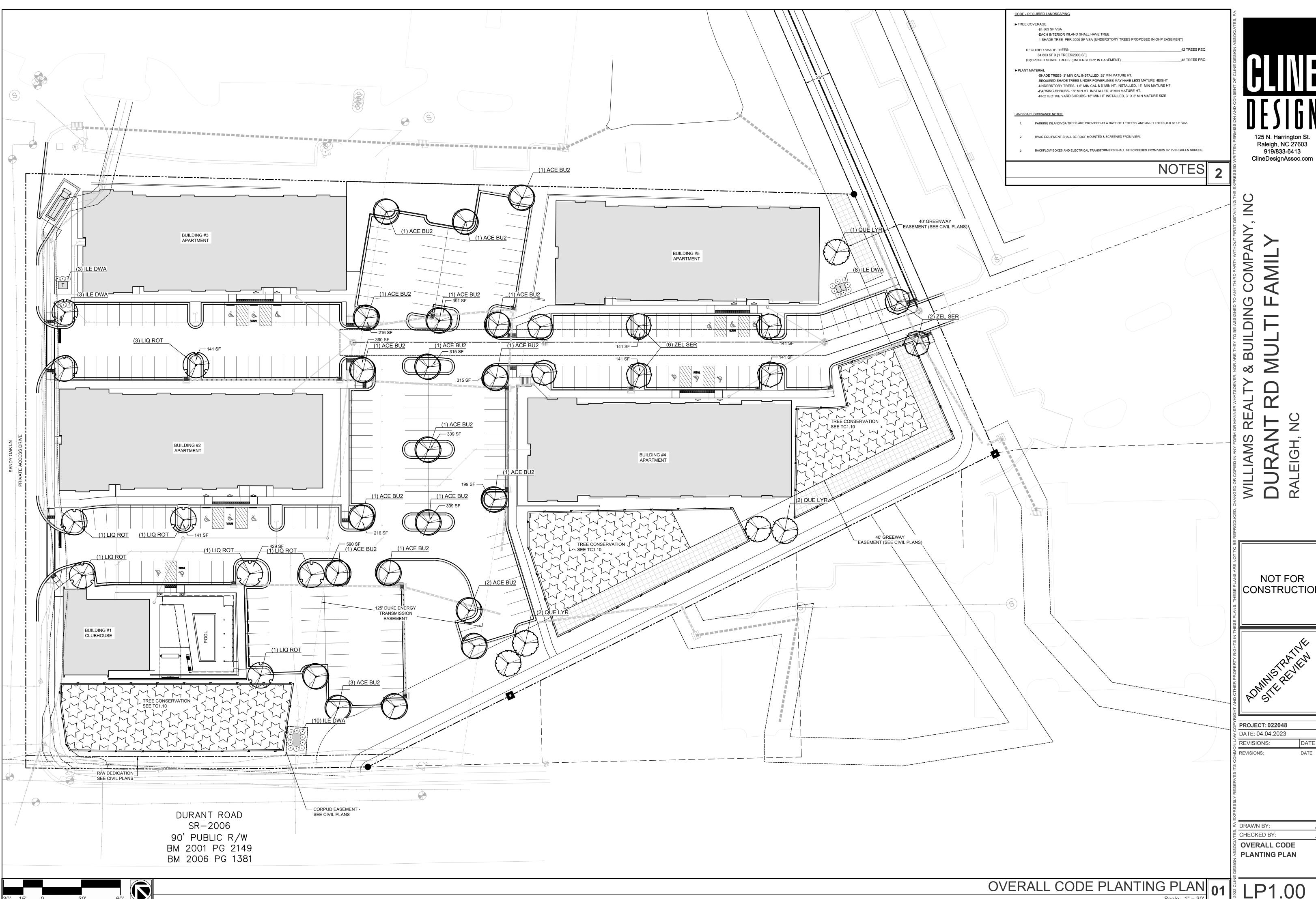












Raleigh, NC 27603 919/833-6413

NOT FOR CONSTRUCTION



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OP.	PROJECT: 022048	
× ×	DATE: 04.04.2023	
N N	REVISIONS:	DATE
MM	REVISIONS:	DATE

DRAWN BY: CHECKED BY: OVERALL CODE

DATE DATE REVISIONS:

DRAWN BY:

CHECKED BY: PLANTING DETAILS

Plant Schedule 01

THOROUGHLY TILL IN PLANTING MIXTURE AMENDMENTS TO A MIN. DEPTH OF 12" IN

ENTIRE BED AREA. WORK SOIL TO A LOOSE, UNIFORM TEXTURE.

HAND-TAMP BACKFILL TO REMOVE VOIDS/AIR POCKETS. WATER IMMEDIATLY AFTER INSTALLATION UNTIL NO MORE WATER IS ABSORBED. SEE SOIL PREPARATION AND AMENDMENT NOTES

REFER TO LANDSCAPE PLANS AND SCHEDULE FOR SPECIES, PLANT SO THAT ROOT BALL IS LEVEL WITH PREPARED SOIL MIX 3" MIN. MULCH AS SPECIFIED (KEEP MULCH 1/2" DEEP AT CROWN, INSTALL GROUNDCOVER AFTER MULCHING) FINISHED GRADE TO SLOPE AWAY 4" DEEP "V" TRENCH AROUND ENTIRE BED (TYP.) AMENDED SOIL MIX, MOUNDED 2" ABOVE FINISHED GRADE

Typical Groundcover Planting 06

PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.

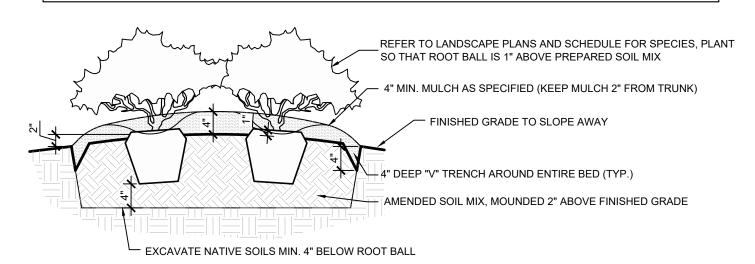
SCARIFY SIDES AND BOTTOM OF PLANTING PIT. BACKFILL PLANTING PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 6" LAYERS, HAND-TAMPED,

TO REMOVE VOIDS.

WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.

- EXCAVATE NATIVE SOILS MIN. 4" BELOW ROOT BALL

ROOTBALL IS TO BE DISTURBED SO THAT ROOTS WILL GROW OUT INTO SOIL MIX SEE SOIL PREPARATION AND AMENDMENT NOTES



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY

- DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

- MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP. LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

ROOT BALL SHALL BE PLACED DIRECTLY ON

ROOT BALL ONLY.

CONTACT INFORMATION:

TREES@RALEIGHNC.GOV WWW.RALEIGHNC.GOV

COMPACTED SUBGRADE. HANDLE TREE BY THE

RESOURCES DEPARTMENT URBAN FORESTER:

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL

Typical Shrub Planting

Landscape Maintenance Notes

A. Fertilization: Avoid any nitrogen fertilization of cool-season grasses, such as tall fescue, after the February application until September. Fertilize lawns three times per year September 15, October 31, and February 15 according to soil test. Fertilize warm season grasses once during growing season per

B. Pruning: Purpose of pruning is to improve heath and vigor of woody plants, adjustments to the foliage and branching density for visual screens and managing competition, and improving the appearance of trees and shrubs. Pruning shall be limited to removal of dead wood or branches for trees or for sight distances/safety reasons for the first year. The ANSI A300 Tree Care Operations standards SHALL be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges.

1. Shrubs in buffers allowed to remain full to ground and 6'-8' height. 2. Shrubs in streetscape buffer trimmed to continuous soft hedges below trees.

3. Shrubs in planting islands kept trimmed to 36" maximum height.

C. Pest Control: Pre-emergent weed control for lawns and shrub beds may be applied in February. Chemical treatment for insect infestation and disease may be applied and shall be specific to the problem.

D. Mulching: Mulching shall be maintained at a depth of 2"-3" in plant beds. Mulch shall be reapplied every year.

E. Mowing primary fescue lawns shall be maintained at a height of 3". Secondary turf areas may be maintained higher and less frequently. Warm season grasses shall be mowed as needed during the growing season to maintain the recommended height of the species of turf grass.

F. Plant protection: Avoid excess intrusion into the root zone area of established plantings. Install tree protection fencing as shown during construction.

G. Watering: If any irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.

H. Maintenance notes for Bioretenion Basin plant materials:

1. Visually inspect and repair erosion around bioretension areas on a monthly basis.

2. Inspect mulch cover monthly and replace any void area as needed. additional mulch shall be applied in the spring where needed.

3. Remove and replace all dead or diseased vegetation twice annually. Treat all diseased shrubs and trees as needed to insure proper growth.

4. All plant materials shall be watered by hand for two weeks after installation.

5. Replace any deficient stakes or wires whenever needed.

6. Remove all trash weekly.

Landscape Planting Notes

1. Verification of total landscape material quantities as shown on the landscape plans and in the plant list shall be the responsibility of the landscape contractor. The landscape architect shall be notified of any discrepancies prior to final bidding or installation.

2. All landscape materials shall conform to the most recent American Standards for Nursery Stock established by the American Association of Nurserymen (A.A.N.).

3. Soil analysis shall be obtained by landscape contractor prior to planting. See Soil Preparation and Amendment Notes

4. Shrub bed area preparation is highly preferred to individually dug holes.

5. Trees with root flare covered by more than 1.5" of soil will be rejected prior to installation.

6. Landscape material placed in prepared holes shall be properly backfilled prior to the end of the working day.

7. All saucers shall be soaked with water and mulched immediately following installation. 8. All prepared ground cover and annual bed installations shall be properly soaked and mulched prior to the end of the day.

9. Landscape Architect shall approve any on-site plant storage area for accessibility, shade conditions, healing-in mulch material and temporary watering methods.

11. All root balls removed from containers shall be scarified by hand prior to placement and back filling with prepared soils. Hand tools are not to be used to scarify root balls.

10. Lift and set the tree by root ball only. Do not lift using the tree trunk. Do not use tree trunk as a lever.

12. All rope and wrapping twine shall be cut and removed from around the upper parts of the root ball. Metal basket wires and burlap shall be pulled back and tucked under the edges of the saucer rings on all trees and large shrubs. All synthetic burlap shall be removed from plant balls prior to back filling.

13. All plant beds or raised saucer rings shall be edged with smooth, continuous curves.

14.All plant material shall be planted at heights as illustrated in plant details. 15. Tree guying shall be performed within a week of planting. The landscape contractor shall be responsible for removing all tree guying strapping and stakes after the first full growing season or one year, which ever

16. B & B as listed under "root" in the plant list indicates balled and burlapped.

17. Contractor shall verify locations of underground utilities prior to planting. Any exposed or uncovered lines shall be shown to general contractor prior to backfilling. 18. All plant beds and raised saucer rings shall be graded to provide adequate drainage and shall be mulched as specified.

19. All materials, planting and landscape work shall conform to the current municipal authority's standard specifications and details. 20. All landscape areas that are not planted and mulched or paved shall be seeded or sodded per owner's direction, unless otherwise noted.

21. Tree protection fence shall be installed, inspected and approved prior to the issuance of any grading or other permits.

22. First year pruning of tree crown shall be limited to removal of dead & damaged wood. 23. The owner shall be responsible for the maintenance of all required landscaping by

-keeping lawns mowed

-maintaining plants disease free

-keeping all planting beds groomed and weed free per municipality requirements (except in areas of preserved existing natural vegetation i.e. thickets) -keeping all planting beds free from trash, debris and other materials, after the first year from planting.

24. The owner shall be responsible for the replacement of any required planting, which is removed or dies after the first year from the date of planting. Such replacement shall occur during the next planting season. 25. Trees within Municipality Right-of Way to be planted from October 1st to April 30th only. 26. Use of pine straw mulch is prohibited.

Soil Preparation and Amendment Notes

1. Soil samples shall be taken and submitted to independent source; results to be sent to Landscape Architect. Per recommendation of soils report; landscape contractor to supplement soil with lime, macronutirents and micronutrients

3. Contractor to amend soil with organic material and/or sand to yield the final soil ratio: -33.3% Sand/Silt

-33.3% Organic Material *

* Organic material to be Compost made solely from plant-based products. Peat moss is allowed in sandy soils

4. Native soil, Lime, Nutrients and Amendments to be tilled to a minimum width of 3-5 x root ball for trees. Shrub and groundcover planting areas shall be tilled to a minimum 4" below rootball or a minimum 12"

Landscape Maintenance Notes 03

HEIGHT

6' MIN

Planting and Soil Notes 02

REMARKS

PLANT SCHEDULE

SHRUBS

ILE DWA

TREES BOTANICAL NAME ACE BU2 ACER BUERGERIANUM LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' LIQ ROT QUE LYR QUERCUS LYRATA ZEL SER ZELKOVA SERRATA

BOTANICAL NAME **ILEX CORNUTA 'DWARF BURFORD'**

COMMON NAME CALIPER TRIDENT MAPLE 1.5" MIN **ROUND-LOBED SWEET GUM** 3" MIN OVERCUP OAK

JAPANESE ZELKOVA 3" MIN

HEIGHT SPREAD REMARKS COMMON NAME DWARF BURFORD HOLLY

ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE. 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY

ROOTBALL DIAMETER

1. TREES MUST MEET THE TREE QUALITY STANDARDS

ADEQUATE DRAINAGE OF ALL PLANTING PITS.

IN CH. 2 OF THE CITY TREE MANUAL

2. CONTRACTOR IS RESPONSIBLE FOR

(POSITIVE DRAINAGE AWAY FROM PIT)

3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.

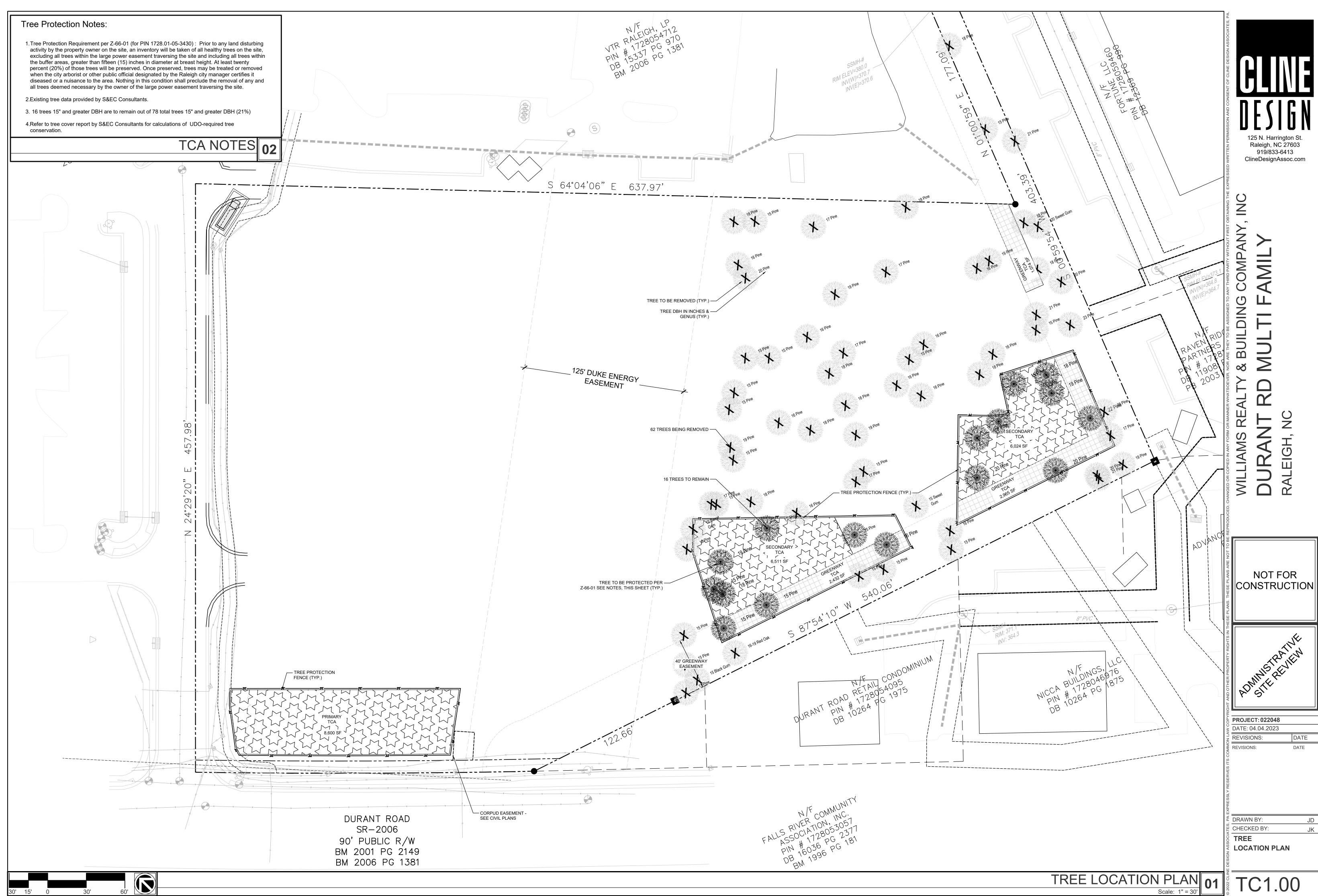
> STANDARD DETAIL REVISIONS DATE: 8/2020 TREE PLANTING DETAIL

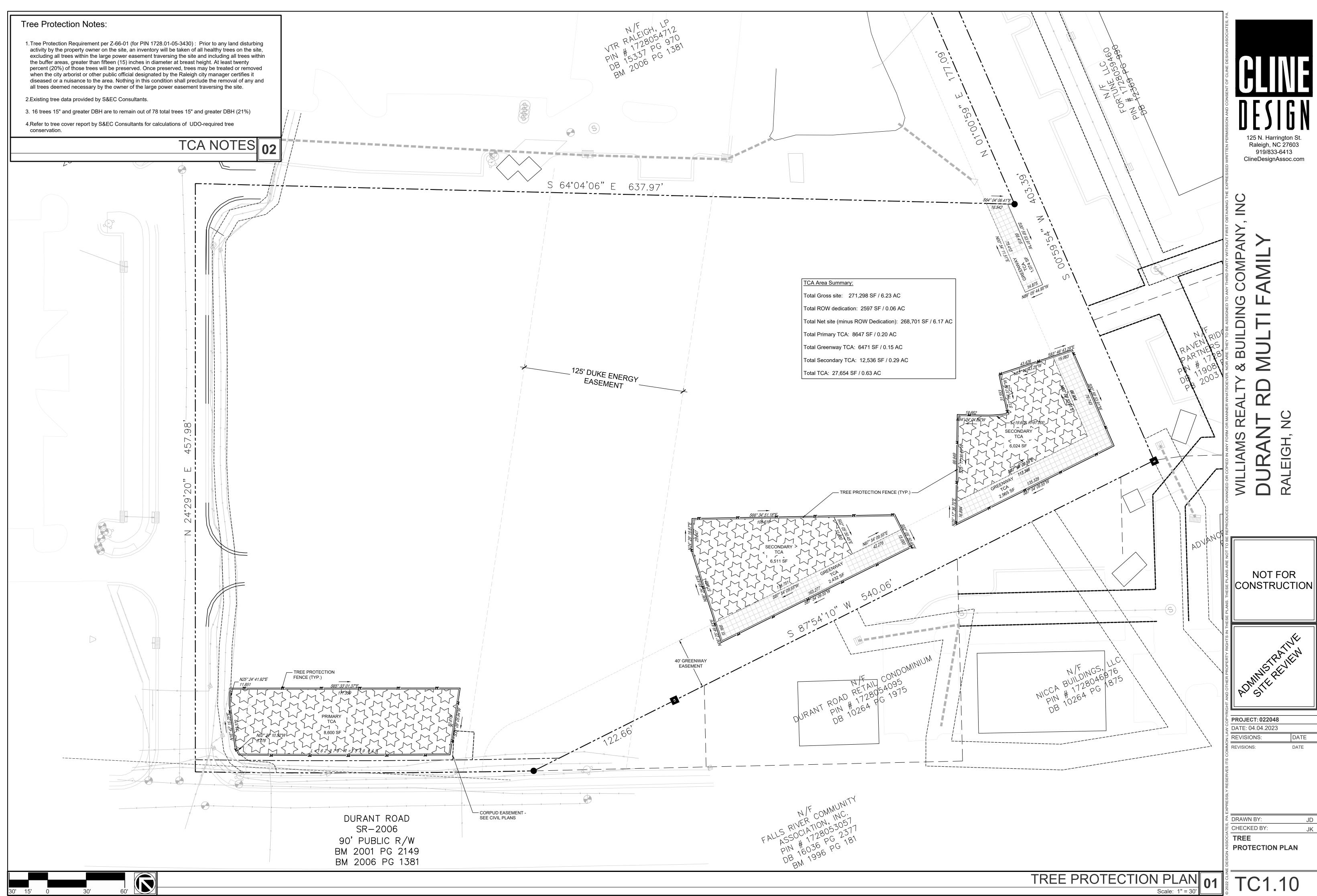
CITY OF RALEIGH

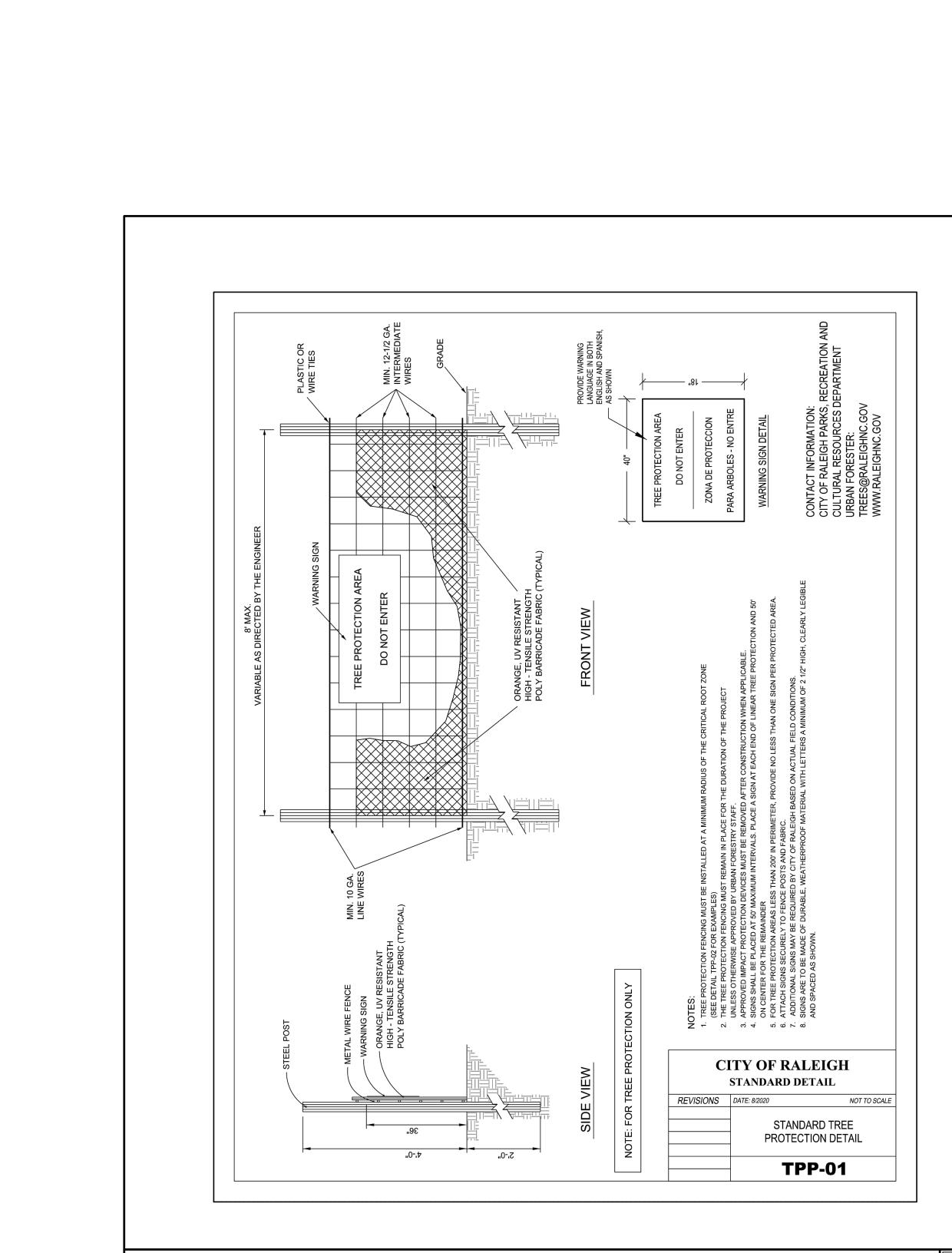
TPP-03

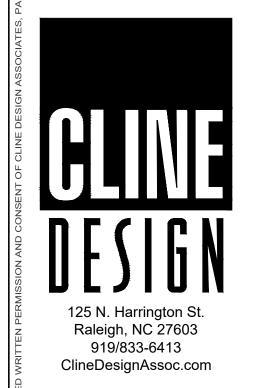
Typical Tree Planting 04

4. A TREE IMPACT PERMIT IS REQUIRED. 5. ELECTRICAL OUTLETS AND OTHER UTILITIES AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.









BUILDING COMPANY, INC IAMS RE DURANT RALEIGH, NC

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PROJECT: 022048

DATE: 04.04.2023

REVISIONS:

REVISIONS: DATE

DRAWN BY: CHECKED BY: TREE PROTECTION
DETAILS

TREE PROTECTION FENCE 01 TC2.00





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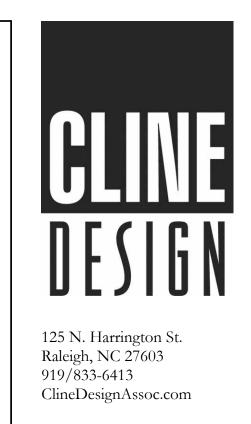
REVISIONS: HESE DATE: 04/12/2023

REVISIONS: DATE

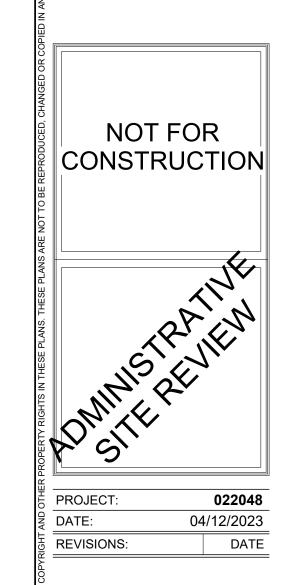
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CHECKED BY: JH

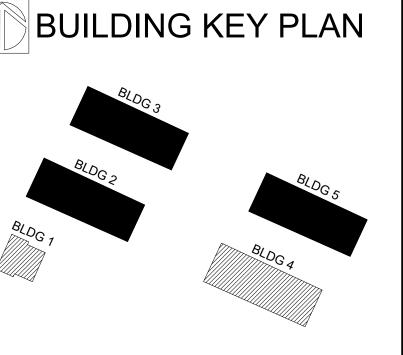
BLDG 1 - AMENITY
FLOOR & ROOF PLANS

ASR1.0



MILLIAMS REALTY & BUILDING COMPANY, INC DURANT RD MULTI FAMILY RALEIGH, NC



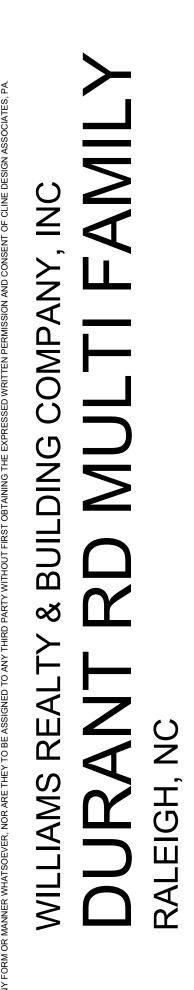


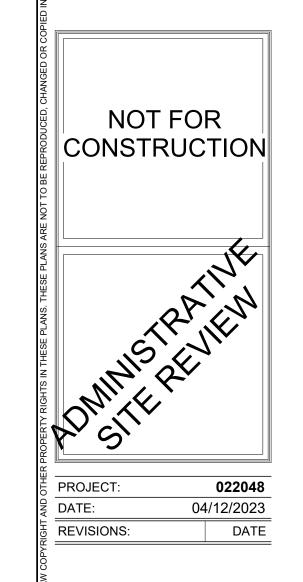
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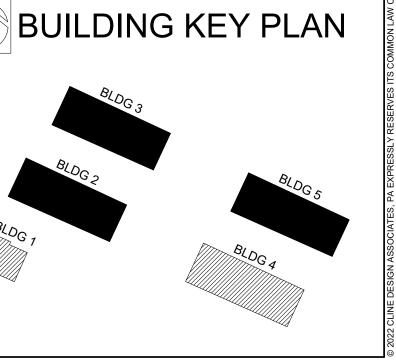
BLDG 2, 3 & 5 - FIRST
& SECOND FLOOR
PLANS

ASR1.1





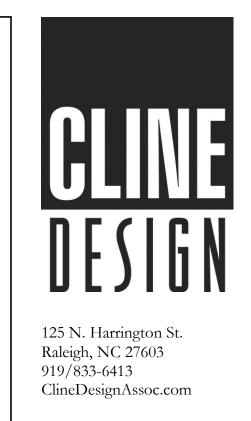




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CHECKED BY: JH

BLDG 2, 3, 5 - THIRD &
FOURTH FLOOR
PLANS

ASR1.2



WILLIAMS REALTY & BUILDING COMPANY, INC DURANT RD MULTI FAMILY RALEIGH, NC

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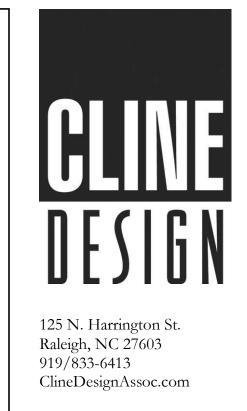
NOT FOR LANGE DANS THESE PLANS. THESE PLANS THE PLANS

PROJECT: 022048
DATE: 04/12/2023
REVISIONS: DATE

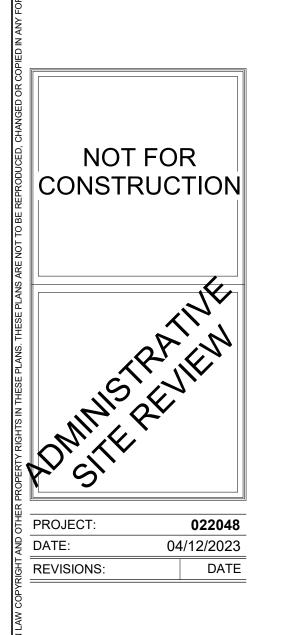
DRAWN BY: KR
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BLDG 2, 3, 5 - ROOF
PLAN

ASR1.3



WILLIAMS REALTY & BUILDING COMPANY, INC DURANT RD MULTI FAMILY RALEIGH, NC



DRAWN BY: KR
CHECKED BY: JH

BLDG 4 - FIRST & SECOND FLOOR PLANS

ASR SECOND FLOOR PLANS



WILLIAMS REALTY & BUILDING COMPANY, INC

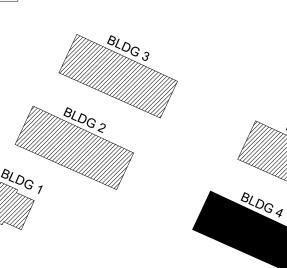
DURANT RD MULTI FAMILY

RALEIGH, NC

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BUILDING KEY PLAN



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CHECKED BY: JH

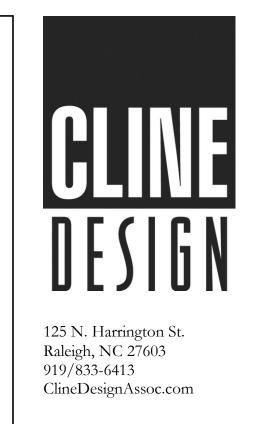
BLDG 4 - THIRD &
FOURTH FLOOR
PLANS

ASR1.5

PROJECT:

DATE:
REVISIONS:

04/12/2023 DATE



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CHECKED BY: JH BLDG 4 - ROOF PLAN ASR1.6

BUILDING KEY PLAN

BLDG 4 - ROOF PLAN

1/8" = 1'-0"

125 N. Harrington St. Raleigh, NC 27603 919/833-6413

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> 022048 04/12/2023

PROJECT: DATE: REVISIONS: DATE

DRAWN BY: KR CHECKED BY: JH **BLDG 1 - AMENITY EXTERIOR ELEVATIONS**

M65 - PRE-FABRICATED_ METAL CANOPY; BRNZ

FG: 391.06' EG: 390.80'

__ M65 - PRE-FABRICATED METAL CANOPY; BRNZ

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ASR2.2

BLDG 2 - ASR SOUTH ELEVATION

FG: 391.00' EG: 389.51'

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PROJECT: DATE: 04/12/2023 DATE **REVISIONS:**

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PROJECT: 022048 DATE: 04/12/2023 REVISIONS: DATE

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BLDG 4 - ASR SOUTH ELEVATION

ELEVATIONS

DESIGN

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Raleigh, NC 27603
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BLDG 5 - EXTERIOR
ELEVATIONS