



# Administrative Approval Action

Case File / Name: ASR-0028-2023

## AFFORDABLE HOUSING - CASITAS AQUI II APARTMENTS

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

- LOCATION:** This 0.51 acre site identified as 1201 Brookside Drive is located on Brookside Drive, north of Glascock Street, south of Frank Street, east of Norris Street, and west of Edmund Street. The property is zoned R-10 and located southeast of Conn Elementary School within the Oakwood Park Neighborhood Conservation Overlay District (NCOD-Oakwood Park).
- REQUEST:** This project, known as Casitas Aqui II, includes development of multi-unit living, parking, infrastructure, and amenity areas. The existing detached house and accessory structures will be demolished to construct a 3-story, 17,220 square foot building with 22 apartment units. The development will utilize the Frequent Transit Development Option, including the criteria to include affordable housing. This development option allows exceeding 12 units if twenty percent (20%) of the 10 additional units meet affordable housing standards. There will be 2 affordable units in this building. The site will also include 15 parking spaces.
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A
- 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 September 27, 2023 by Swift Partners 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. Demonstrate compliance with UDO Section 7.4 (Site Lighting) by providing a Lighting Plan for development.

### **Engineering**

2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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- This lots are exempt per UDO Section 9.2.2.A.1 as a commercial lot of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

### General

- The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

### Engineering

- A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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4. A cross access agreement among the lots identified as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

### Stormwater

5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
6. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

☒ **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 plats, but cannot be approved.

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

### General

1. A demolition permit shall be obtained.

### Urban Forestry

2. A public infrastructure surety for 2 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Brookside Drive.

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

### General



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1. Development shall comply with UDO Section 2.7.1.G4 and any other relevant sections and requirements related to affordable housing as a Frequent Transit Development Option (FTDO) development. A number of units equal to at least twenty percent (20%) shall be affordable for households earning sixty percent (60%) of the Area Median Income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy. The property owner of development approved under this section shall provide an annual report to the City to demonstrate compliance with the requirements of this section. The report shall utilize a form prescribed by the City and shall be submitted in accordance with a schedule set by the City. Affordable units used to meet the requirements of this section shall be constructed concurrently with the project's market rate units (UDO Section 5.5.1.G.2.ii).
2. Final inspection of all right of way street trees by Urban Forestry Staff.
3. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

### Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**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 must take place by the following dates:

#### **3-Year Expiration Date:** October 11, 2026

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: Daniel L. Stogall Date: 10/11/2023  
Development Services Director/Designee

Staff Coordinator: Jessica Gladwin



# CASITAS AQUI II

1201 BROOKSIDE DR RALEIGH, NC 27604

CITY OF RALEIGH ASR-0028-2023 SUBMITTAL

SUBMITTED ON 04.28.2023

REVISION 1 ON: 07.14.2023

REVISION 2 ON: 09.13.2023

REVISION 3 ON: 09.27.2023

## Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2000



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

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

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

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		<b>Site Transaction History</b>
<b>Building and Development Type</b> (Check all that apply)		Subdivision case # <u>RCMP-0154-2023</u> Scoping/sketch plan case # <u>SCOPE-0030-2023</u> Certificate of Appropriateness # _____ Board of Adjustment # _____ Zoning Case # _____ Design Alternative # _____
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option	
<b>GENERAL INFORMATION</b>		
Development name: <u>CASITAS AQUI II</u> Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Property address(es): <u>1113 &amp; 1201 BROOKSIDE DR RALEIGH, NC 27604</u>		
Site P.I.N.(s): <u>1714141150, 1714141166</u> Please describe the scope of work. Include any additions, expansions, and uses (UDO § 1.4): <b>WE ARE PROPOSING TO BUILD AN APARTMENT BUILDING WITH 22 UNITS AND ASSOCIATED INFRASTRUCTURE.</b>		
Current Property Owner(s): <u>LONG JAM LLC</u> Title: <u>MANAGING MEMBER</u> Company: <u>LONG JAM LLC</u> Address: <u>PO BOX 28257 RALEIGH, NC 27611</u> Phone #: <u>919-369-5435</u> Email: <u>MATT@JAMMYPOP.COM</u> Applicant Name (if different from owner. See "who can apply" in instructions): _____ Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: <u>LONG JAM LLC</u> Address: <u>PO BOX 28257 RALEIGH, NC 27611</u>		

Page 1 of 3

revisions 1,2,3,23  
raleigh.gov

Phone #: <u>919-369-5435</u>	Email: <u>MATT@JAMMYPOP.COM</u>
Developer Contact: <u>MATT TOMASLO</u>	
Company: <u>CASITAS AQUI LLC</u>	Title: <u>MANAGING MEMBER</u>
Address: <u>PO BOX 28257 RALEIGH, NC 27611</u>	
Phone #: <u>919-369-5435</u>	Email: <u>MATT@JAMMYPOP.COM</u>
Applicant Name: <u>LUKE PERKINS, PE</u>	
Company: <u>SWIFT PARTNERS, PLLC</u>	Address: <u>414 FAYETTEVILLE ST RALEIGH, NC 27601</u>
Phone #: <u>919-735-1862</u>	Email: <u>LUKE.PERKINS@SWIFT-PARTNERS.COM</u>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)			
SITE DATA		BUILDING DATA	
Zoning district(s) (please provide the acreage of each): <u>R-10</u>	Existing gross floor area (not to be demolished): <u>0 SF</u>	Total of gross floor area to be demolished: <u>0 SF</u>	
Gross site acreage: <u>0.49 AC</u>	Existing gross floor area to be demolished: <u>1,508 SF</u>	New gross floor area: <u>17,220 SF</u>	
# of parking spaces proposed: <u>15</u>	Total of gross floor area (new): <u>17,220 SF</u>	Total of gross floor area (new): <u>17,220 SF</u>	
Max # of parking permitted (7.7 L.C. 1.5A) UNIT	Proposed # of buildings: <u>1</u>	Proposed # of stories for each: <u>3</u>	
Overlay District (if applicable): <u>NCOD</u>	Proposed # of basement levels (UDO 1.5.7.A.6) <u>0</u>		
Existing use (UDO § 1.4): <u>SINGLE FAMILY LIVING</u>	Proposed # of basement levels (UDO 1.5.7.A.6) <u>0</u>		
Proposed use (UDO § 1.4): <u>MULTI FAMILY LIVING</u>			
STORMWATER INFORMATION			
Impervious Area on Parcel(s): Existing (sf) <u>3,391</u>	Proposed total (sf) <u>13,009</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>3,391</u>	Proposed total (sf) <u>13,684</u>
RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS			
Total # of dwelling units: <u>22</u>	Total # of hotel bedrooms: <u>0</u>		
# of bedroom units: 1br <u>22</u>	2br	3br	4br or more
# of lots: <u>1</u>	Is your project a cottage court? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	A frequent transit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

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(b)) 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(b)), 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: <u>MATT TOMASLO</u>	Date: <u>09/19/23</u>

RE: Casitas Aqui Apartments (ASR-0028-2023 & ASR-0029-2023) SWS Approval 9.12.2023

Staley, Marion <Marion.Staley@raleigh.gov>  
To: Elizabeth Shelton  
Cc: Ron Morris, Matt Tomaso, Elizabeth Shelton, SWS Code Compliance DN  
Re: Yes/No to the request for review and approval

Evening Greetings Elizabeth,

The solid waste management plan for this development is approved. Please make sure the SWS service letter is stamped on the cover of the plan for other reviewers to see.

Peaceful Regards,

Marion

Marion O. Staley  
Code Compliance Supervisor  
Code Compliance Division  
City of Raleigh - Solid Waste Services  
919-996-0410 - Office  
919-219-5437 - Cell  
919-212-4290 - Fax

## Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.00	EXISTING COVERINGS AND DEMOLITION PLAN
C1.01	RECOMMENDATION PLAT
C3.00	SITE PLAN
C5.00	GRADING AND DRAINAGE PLAN
C5.01	UTILITY PLAN
C6.00	SITE DETAILS
C6.01	TRAFFIC DETAILS
C6.02	BIKE PARKING DETAILS
L5.00	PLANTING PLAN
A0.01	ARCHITECTURAL ELEVATIONS SHEET

## GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES. NO LOCATING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO ALL NEIGHBORING PROPERTY OWNERS PRIOR TO BEGINNING EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON EXISTING INFORMATION. LOCATIONS FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- IF EXISTING UTILITIES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH OPERATIONS AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER OBTAIN A SIGN IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (8,000 LBS DURING ALL PHASES OF CONSTRUCTION) AND VERTICAL CONSTRUCTION SHALL BEGIN.

## AFFORDABLE UNIT CALCULATIONS

BASIS LINE UNITS	12
NUMBER OF UNITS OVER 12	10
AFFORDABLE UNITS REQUIRED (80%)	2
TOTAL UNITS	22

## WE ARE PROPOSING 2 AFFORDABLE UNITS

## SOLID WASTE:

WE WILL HAVE TWO 4-YARD DUMPSTERS ON CASTERS TO BE STORED IN THE TRASH ROOM. ON PICKUP DAY THE DUMPSTER WILL BE ROLLED OUT TO THE CONCRETE PAD FOR GFL PICKUP ON BROOKSIDE DR. WE HAVE PROVIDED OUR WILL-SERVE LETTER FROM GFL BELOW.



September 7, 2023

Elizabeth Shelton  
Swift Partners  
414 Fayetteville St  
Suite 402  
Raleigh, NC 27601

Attn: Elizabeth

This is a letter of support for trash and recycling services for your project being developed at 1113 & 1201 Brookside Dr. for Casitas Aqui Apartments.

We have reviewed the plans and have found that GFL Environmental can safely perform all needed services.

Current design plans call for:

## North Building (22 1-bedroom/studio affordable units)

- 2x 4 cubic yard dumpsters on casters (Trash and Cardboard)
- Adequately spaced trash service room with roll-up doors for access
- Dumpsters to be rolled out to the sidewalk and around to the shared driveway on a concrete pad on pickup day(s)
- Pick up 2x a week (to be adjusted as needed)
- Owner's facilities property management will roll out the dumpsters to be collected from the concrete pad to Brookside Dr. and then roll them back to the trash service room after pickup
- GFL will pickup on Mondays and Thursdays or Tuesdays and Fridays between approximately 7-10 am. Days and times are subject to change without notice.
- Property management is aware of the pickup times to ensure that dumpsters will not block ROW

## South Building (22 1-bedroom/studio affordable units)

- 1x 4 cubic yard dumpsters on casters (Trash Only)
- Adequately spaced trash service room with roll-up doors for access
- Dumpsters to be rolled out to the sidewalk and around to the shared driveway on a concrete pad on pickup day(s)
- Pick up 2x a week (to be adjusted as needed)
- Owner's facilities property management will roll out the dumpsters to be collected from the concrete pad to Brookside Dr. and then roll them back to the trash service room after pickup
- GFL will pickup on Mondays and Thursdays or Tuesdays and Fridays between approximately 7-10 am. Days and times are subject to change without notice.
- Property management is aware of the pickup times to ensure that dumpsters will not block ROW

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service and that design specs have not changed.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at [jara.staley@raleigh.gov](mailto:jara.staley@raleigh.gov).

Sincerely,  
Jara Staley  
Account Manager  
GFL Environmental - Raleigh  
3741 Conquest Drive  
Garner NC 27529  
(919) 427-2399



## VICINITY MAP

## SITE DATA

PROJECT NAME:	CASITAS AQUI II
SITE ADDRESS:	1113 & 1201 BROOKSIDE DR RALEIGH, NC 27604
COUNTY:	WAKE
PARCEL P.N.#:	1714141166
PARCEL OWNER:	LONG JAM LLC
PARCEL AREA:	21,562 SF / 0.495 AC
TOTAL SITE GROSS ACREAGE:	21,562 SF / 0.495 AC
NET ACREAGE:	21,164 SF / 0.48 AC
CURRENT ZONING:	R-10 NCOD (OAKWOOD PARK)
PROPOSED ZONING:	R-10 NCOD (OAKWOOD PARK)
EXISTING LAND USE:	SINGLE FAMILY LIVING
PROPOSED LAND USE:	MULTI-FAMILY LIVING
FLOOD PLAN DATA:	NA
RIVER BARR:	NA
DEVELOPMENT TYPE:	APARTMENT
MAX BUILDING HEIGHT:	40' / 3 STORIES
PROPOSED BUILDING HEIGHT:	33' / 3'
PROPOSED NUMBER OF UNITS:	22
TREE CONSERVATION AREA:	NA
TOTAL UNITS OF DISTURBANCE:	17,031 SF / 0.39 AC
EXISTING IMPERVIOUS AREA:	0.08 AC / 3,391 SF
MAXIMUM IMPERVIOUS AREA ALLOWED:	0.21 AC / 9,084 SF
PROPOSED IMPERVIOUS AREA:	0.21 AC / 9,084 SF
ADJACENT AREA REQUIRED:	2,116 SF
ADJACENT AREA PROVIDED:	2,151 SF
PARKING DATA:	
REQUIRED PARKING:	1.0 MAX / 187
PROPOSED PARKING:	15
TOTAL PARKING:	15
BIKE PARKING REQUIRED:	4 (SHORT TERM / 3 LONG TERM)
BIKE PARKING PROVIDED:	4 (SHORT TERM / 4 LONG TERM)

## RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT AFFECTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LINE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@RALEIGH.GOV.
- THE STREET LINE SIDEWALK CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCOD STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TYPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 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.
- ALL TYPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
  - RALEIGH STREET DESIGN MANUAL (RSDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PHYSICALLY DISABLED. EXISTING AND ANTICIPATED PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND THE RALEIGH STREET DESIGN MANUAL (RSDM) FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## OAKWOOD PARK NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT / NCOD:

- Minimum lot size (residential): 6,000 square feet.
- Minimum lot width (residential): 55 feet.
- Maximum lot width (residential): 80 feet.



SWIFT PARTNERS PLLC  
414 FAYETTEVILLE ST  
RALEIGH, NC 27601  
  
LUKE PERKINS  
919-735-1862  
LUKE.PERKINS@SWIFT-PARTNERS.COM

SWIFT PARTNERS



414 FAYETTEVILLE ST  
RALEIGH, NC 27601  
FIRST LICENSE: P-2197



No.	Date	Description
1	07-14-2023	COR ASIR Revision 1
2	09-13-2023	COR ASIR Revision 2
3	09-27-2023	COR ASIR Revision 3

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDOT, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY SWIFT PARTNERS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

- EXISTING CONDITION NOTES:

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. HORIZONTAL DATUM IS NAD 83/2011 AND VERTICAL DATUM IS NAVD83.
3. THIS DRAWING DOES NOT CONFORM TO NCS, GSA-300, AND THEREFORE IS NOT FOR RECORDATION.
4. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION / MARKING SERVICES PERFORMED BY STEWART INC. AND THE AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
5. SURVEY INFORMATION COLLECTED BY TURNING POINT LAND SURVEYORS
6. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
7. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.

1. REFER TO SHEET C3.00 FOR GENERAL NOTES

- [illegible]

1. ABBREVIATIONS FOR SPECIFIC HARDSCAPE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND AND ARE USED THROUGHOUT THE DRAWING SET'S HARDSCAPE & FURNISHINGS PLANS, PAVING PATTERN PLANS AND SITE DETAILS.
2. REFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, SAMPLES, SHOP DRAWINGS, QUALITY ASSURANCE REQUIREMENTS, EXECUTION REQUIREMENTS, AND FOR FURTHER PRODUCT INFORMATION NOT INCLUDED IN THIS SCHEDULE.
3. CONTRACTOR TO SUBMIT COLOR SAMPLES AND PHYSICAL MOCKUPS FOR ALL CAST IN PLACE CONCRETE FOR APPROVAL BY LANDSCAPE ARCHITECT.

[illegible][illegible]

1. END ALL IN-PAVING PATTERNS WITH A FULL OR HALF SIZE PAVING UNLESS OTHERWISE NOTED. USE OVERLAP PATTERNS WHEN PATTERNS END ON A LINE SMALLER THAN HALF SIZE.
2. LAYOUT OF IN-PAVING PATTERNS AND CONCRETE JOINTS AS NOTED ON THIS PLAN. REFERENCE LAYOUT PLAN FOR OTHER PAVED LAYOUT AND LAYOUT OF DRIVEWAYS.
3. PAVING ABUTTING TRUNCATED CORMER SHALL BE A CONTRAST TO CORNER.
4. ALIGN ALL TRUNCATED CORMER PAVING JOINTS WITH ABUTTING PAVING JOINTS.
5. PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAVEMENT.
6. PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
7. ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.
8. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
9. ALL ANGLES TO DEGREES UNLESS OTHERWISE NOTED.
10. ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN.
11. FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

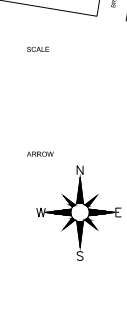
1. ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEADING OUT TO PUBLIC THOROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PERIOD STRIPS.
2. ALL PAVEMENT STRIPING (EXCEPT INCLUDING PARKING BAY STRIPING) SHALL BE THERMOPLASTIC REPAINT. MATERIALS AND DIMENSIONS SHALL CONFORM TO ADOPTED STANDARDS AND SPECIFICATIONS. PARKING BAY STRIPING SHALL BE WHITE REFLECTIVE PAINT.
3. CROSSWALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH STATE DOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH MANNER AS TO CROSSWALK TO ALL HANDICAPPED PEDESTRIAN CROSSING POINTS OR PERPENDICULAR TO THE ROADWAY OR DRIVE LANE.
4. ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE.

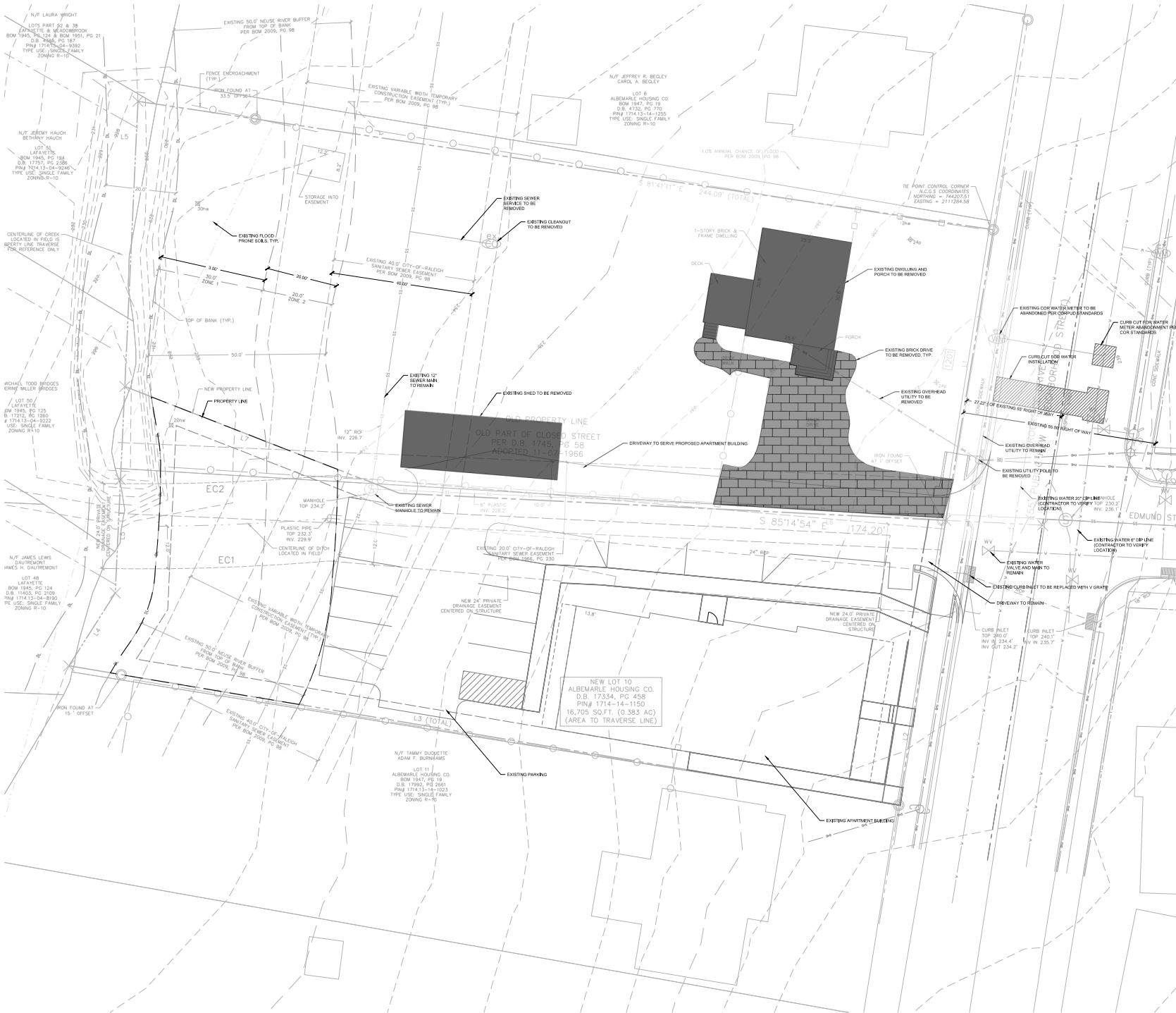
[illegible]

4. WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET ORHORIZONTALLY FROM EXISTING OR PROPOSED BENCHMARKS, INTERIOR CORNERS OR BENCHMARKS PROVIDED A SUFFICIENT HORIZONTAL SEPARATION IN EITHER CASE.
5. THE WATER MAINS IN LINDEN A SEPARATE TRENCH WITH THE ELEVATION OF THE BOTTOM OF THE TRENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE WATER MAINS.
6. THE WATER MAINS IN LINDEN A SEPARATE TRENCH AS THE SEWER WITH THE WATER MAINS LOCATED OVER THE SEWER. THE TRENCH SHALL BE 18 INCHES DEEPER THAN THE SEWER. THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. CROSSING A WATER MAIN OVER A SEWER, PERMITTING IS NECESSARY FOR THE WATER MAIN TO CROSS OVER THE SEWER. THE CROSSING SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THE BOTTOM OF THE SEWER IS AT LEAST 18 INCHES DEEPER THAN THE WATER MAIN AND THE SEWER SHALL BE PROTECTED BY WATER MAINS PREVENT AT EACH SEWER SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE PROTECTED BY A 12 INCH THICK CONCRETE SLAB THAT IS EQUIVALENT TO WATER MAIN STANDARDS FOR A DEPTH OF 10 FEET OR THE CASE OF THE POINT OF CROSSING.
8. CROSSING A WATER MAIN UNDER A SEWER, PERMITTING IS NECESSARY FOR THE WATER MAIN TO CROSS UNDER THE SEWER. THE CROSSING SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THE BOTTOM OF THE SEWER IS AT LEAST 18 INCHES DEEPER THAN THE WATER MAIN AND THE SEWER SHALL BE PROTECTED BY WATER MAINS PREVENT AT EACH SEWER SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE PROTECTED BY A 12 INCH THICK CONCRETE SLAB THAT IS EQUIVALENT TO WATER MAIN STANDARDS FOR A DEPTH OF 10 FEET OR THE CASE OF THE POINT OF CROSSING.
9. SEPARATION OF SANITARY BENCHMARKS AND STORM BENCHMARKS.
10. A 3' VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM BENCHMARK AND SANITARY BENCHMARKS. THE SANITARY AND STORM LINES SHALL BE CONSTRUCTED OF FERMUS MATERIALS.

1. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 48" DIA.
2. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN GRASS, OR WOODED AREAS SHALL HAVE THEIR TOPS 18" INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFLUXION SHALL BE SET 24" ABOVE GRADE.
3. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
  - SEWER SERVICE - 2.0% (1/50)
  - SEWER MAINS - 0.5% (1/200)
  - STORM MAINS - 0.3% (1/333)
4. UNLESS OTHERWISE NOTED, LOCATE SANITARY SEWER CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MANHOLE SPACING BETWEEN CLEANOUTS SHALL BE 75' TO 100'.
5. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS D OUTLET PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE SET TO THE FOLLOWING:
  - SEWER SERVICE - 12" DIA
  - SEWER SERVICE - 18" DIA
  - SEWER MAINS - 24" DIA
  - STORM MAINS - 36" DIA
6. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM ALL DEBRIS OR OTHER CONTAMINANTS ENTERING THE SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH UPSTREAM AND DOWNSTREAM OF THE CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED FROM THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPES AND APPURTENANCES SHALL BE PROTECTED FROM ALL DEBRIS OR OTHER CONTAMINANTS ENTERING THE SYSTEM. MEANS TO CLEAN THE INTERIOR OF THE EXISTING SYSTEM, CONSTRUCTION TO REMOVE DEBRIS AND PLUG DOWN TO OCCUPANCY, SHALL BE PROVIDED.
7. ALL MANHOLES COVER SHALL BE PAINTED TO COLOR, LATERAL/VERTICAL REQUIREMENTS.

4. ASSOCIATED, ALL WATERTIGHTS SHALL BE DOUBLE BURNED MEETING THE REQUIREMENTS OF ANBARAWA CITY PRESSURE CLASS 300 OR 350 FT COPPER TYPE-B PER ASTM 88. IF PVC WATERTIGHT IS INDICATED ON THE PLAN IT SHALL MEET THE REQUIREMENTS OF ANBARA CLASS 200.
5. ALL WATERTIGHTS SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
6. TESTING NOTES:
  - A. LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN ANBARA CDS.
  - B. ANBARA TEST PRESSURE SHALL BE 10 PSI FOR COVERS, AND 200 PSI FOR THE PIPES.
  - C. FOR THE BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS AFTER A CONTAMINATION IS INDICATED THEN THE DECONTAMINATION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL THE WATER IS CLEAN.
  - D. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED FIRST. THEREAFTER, CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS BY ADDING SODIUM THIOSULFATE. ALL HEAVILY CHLORINATED WATER OFFERS FOR DISPOSAL.
7. COVER LIDS, COVERS, PIPE INGRANTS AND OTHER APPARATUS TO MEET THE LOCAL PROTECTIONAL REQUIREMENTS.





414 FAYETTEVILLE ST  
RALEIGH NC 27601  
PHOTO LICENSE: P-2197

No.	Date	Description
1	03/27/2020	ISSUED FOR PERMIT
2	04/15/2020	FOR ASSESSMENT
3	04/15/2020	FOR ASSESSMENT

### SURVEY LEGEND:

△	SURVEY CONTROL POINT
○	EXISTING IRON PIPE
□	EXISTING CONCRETE MONUMENT
●	COMPUTED POINT
○	STORM DRAIN MANHOLE
○	STORM DRAIN CURB INLET
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
○	SANITARY FORCEMAIN VALVE
○	HYDRANT
○	WATER METER
○	WATER METER
○	WATER MANHOLE
○	WATER VAULT
○	WELL
○	GAS VALVE
○	GAS METER
○	TELEPHONE MANHOLE
○	TELEPHONE PEDestal
○	TV MANHOLE
○	TV PEDestal
○	FIBER OPTIC WITNESS POST
○	FIBER OPTIC BOX
○	ELECTRIC MANHOLE
○	ELECTRIC METER
○	ELECTRIC BOX
○	UTILITY POLE
○	GUY WIRE
○	GUY POLE
○	LIGHT POLE
○	MANHOLE
○	TRAFFIC SIGNAL BOX
○	TRAFFIC SIGNAL POST
○	MONITORING WELL
○	BOILING LOCATION
○	BEULINE
○	BRICK
○	FINISHED FLOOR ELEVATION
○	DECEASED TREE
○	OVERSHOOT TREE
○	BUSH
○	WIRE FENCE
○	CHAIN LINK FENCE
○	UNDERGROUND TELEPHONE LINE
○	UNDERGROUND FIBER OPTIC LINE
○	UNDERGROUND GAS LINE
○	UNDERGROUND ELECTRIC LINE
○	UNDERGROUND WATER LINE
○	SANITARY SEWER LINE
○	STORM DRAIN LINE
○	OVERHEAD WIRE
○	UNKNOWN DESTINATION
○	CONCRETE SURFACE
○	PAVED ROAD PAV
○	POLYMER CONCRETE PIPE
○	HIGH-DENSITY POLYETHYLENE PIPE
○	REINFORCED CONCRETE PIPE
○	CORRUGATED METAL PIPE
○	CATCH-BASIN

### TREE LEGEND:

△	AMERICAN HOLLY
△	EASTERN RED CEDAR
△	ORANGE WHITE
△	SOUTHERN MAGNOLIA
△	EASTERN SYCAMORE
△	LONGLEAF PINE
△	RED OAK

EXAMPLE: 100R = 10' RED OAK

### DEMOLITION LEGEND:

1	REMOVE BUILDING
2	REMOVE ASPHALT
3	REMOVE GRAVEL
4	REMOVE BRICK WALKWAY
5	REMOVE CONCRETE
6	REMOVE REBAR
7	REMOVE VEGETATION
8	REMOVE WATER LINE
9	REMOVE SANITARY SEWER LINE
10	REMOVE STORM DRAINAGE
11	REMOVE FENCE
12	TREE PROTECTION FENCE
13	LIMITS OF DISTURBANCE
14	COORDINATE LIGHT POLE REMOVAL
15	REMOVE TREE
16	REMOVE TREELINE
17	REMOVE WHEEL STOP
18	REMOVE CURB & GUTTER
19	REMOVE BRICK

NOTES:  
1. SEE SHEET C0.10 FOR GENERAL AND DEMOLITION NOTES.

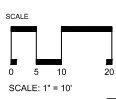
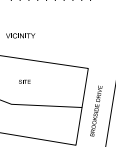
SCALE: 1" = 10'

VICINITY



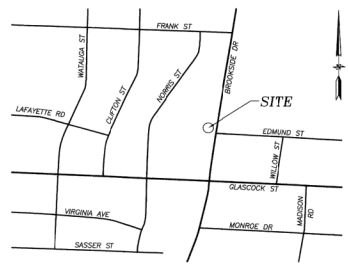
414 FAYETTEVILLE ST  
RALEIGH NC 27601  
PHOTO LICENSE: P-2197

No.	Date	Description
1	03/27/2020	ISSUED FOR PERMIT
2	04/15/2020	FOR ASSESSMENT
3	04/15/2020	FOR ASSESSMENT



EXISTING CONDITIONS AND DEMOLITION PLAN



VICINITY MAP  
(N.T.S.)

- LEGEND**
- Property Line
  - Property Line (not surveyed)
  - Center Line
  - Old R/W Line
  - Right-of-Way Line
  - Easement Line
  - Drain Line
  - Water Line
  - Sanitary Sewer
  - Overhead Utility
  - Chain Link Fence
  - Wood Fence
  - Welded Wire Fence
  - Existing Iron Pipe
  - Iron Pipe Set (Unless Otherwise Designated)
  - Existing Concrete Monument
  - Concrete Monument Set
  - Computed Corner
  - PK Nail
  - Cable TV Box
  - Telephone Box
  - Power Box
  - Light Pole
  - Utility Pole
  - Drop Inlet
  - Storm Drainage Manhole
  - Curb Inlet
  - Water Valve
  - Fire Hydrant
  - Existing Water Meter (3/4" Service Line)
  - Proposed Water Meter (3/4" Service Line)
  - Proposed Sewer Manhole
  - Existing Sewer Clean Out (4" service line)
  - Proposed Sewer Clean Out (4" service line)
  - EIP - Existing Iron Pipe
  - NIP - Iron Pipe Set
  - DB - Deed Book
  - PG - Page
  - R/W - Right of Way
  - TM - Tax Map
  - N/F - Now or Formerly
  - XXX - DENOTES ADDRESS

NOTES:

TOWNSHIP: RALEIGH

PIN: 1714.13-14-1166

1714.13-14-1150

ZONING: R-10 NCOD (OAKWOOD PARK)

INSIDE CITY LIMITS: YES

TOTAL ACRES: 0.882 ACRES

TOTAL # OF LOTS: 2

TYPE USE: SINGLE FAMILY

THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720171400K, EFFECTIVE JULY 19, 2022.

METHOD OF COMPUTATION IS COORDINATE COMPUTATION

NO ORIGINAL ADDRESSES WILL BE AFFECTED NOR CHANGED AS A RESULT OF THIS RECORDING.

Recombined properties are subject to Section 9.2 (Stormwater Management) of the Raleigh's Unified Development Ordinance.

All domestic services, fire lines, and private mains must be installed entirely on the lot for which it serves.

REFERENCE:

D.B. 19635, PG 559 (OLD LOT 9 & PART OF CLOSED STREET)

D.B. 19280, PG 1023 (OLD LOT 10 & PART OF CLOSED STREET)

D.B. 13437, PG 1599 (DEED OF EASEMENT OLD LOT 9 & PART OF CLOSED STREET)

D.B. 13451, PG 308 (DEED OF EASEMENT OLD LOT 10 & PART OF CLOSED STREET)

BOM 1947, PG 19

BOM 1956, PG 38

BOM 1966, PG 230

BOM 2009, PG 98

STREET CLOSING RESOLUTION PER D.B. 1745, PG 58 ADOPTED 11-07-1966

Areas identified as Neuse River Riparian Buffer shall be maintained in perpetuity in their natural or mitigated condition. No person shall fill, grade, excavate, or perform any other land disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structure nor add any additional impervious surface, nor allow animal grazing or watering or any other agricultural use on such protected areas without written authorization of the Division of Water Quality (DWQ) or compliance with the Riparian Buffer Protection Rules (15A NCAC 2B .0233 or .0259). This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it.

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the map or plot and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple.

Signature(s) of property owner(s):

OWNER OF NEW LOT 9, LONG JAM, LLC by  
MATTHEW B. TOMASULO (member/manager)

OWNER OF NEW LOT 10, CASITAS AQUIL LLC by  
MATTHEW B. TOMASULO (member/manager)

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is  $1/10,000$ ; that the boundaries not surveyed are shown as broken lines plotted from information found in Book \_\_\_\_\_, Page \_\_\_\_\_; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 25TH day of MAY, 2023.

Signed: *Jeffrey H. Davis*



N/F JEREMY HAUCH  
BETHANY HAUCH  
LOT 51  
LAFFAYETTE  
BOM 1945, PG 124  
D.B. 17757, PG 2386  
PIN# 1714.13-04-9246  
TYPE USE: SINGLE FAMILY  
ZONING R-10

N/F MICHAEL TODD BRIDGES  
KATHERINE MILLER BRIDGES  
LOT 50  
LAFFAYETTE  
BOM 1945, PG 124  
D.B. 17212, PG 1260  
PIN# 1714.13-04-9222  
TYPE USE: SINGLE FAMILY  
ZONING R-10

N/F JAMES LEWIS  
DAUTREMONT  
JAMES H. DAUTREMONT  
LOT 48  
LAFFAYETTE  
BOM 1945, PG 124  
D.B. 11403, PG 2109  
PIN# 1714.13-04-8190  
TYPE USE: SINGLE FAMILY  
ZONING R-10



State of North Carolina, County of Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

OWNER NEW LOT 9, LONG JAM, LLC by  
MATTHEW B. TOMASULO (member/manager)

Date: August 16<sup>th</sup>, 2023.

(Official Seal)

*Leslie Anne Buchanan*

Printed Name: Leslie Anne Buchanan, Notary Public

My commission Expires: 02-11-2028

State of North Carolina, County of Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

OWNER OF NEW LOT 10, CASITAS AQUIL LLC by

~~RECORDED~~ *Matthew B. Tomasulo (member/manager)* MATTHEW B. TOMASULO (member/manager)

Date: August 16<sup>th</sup>, 2023.

(Official Seal)

*Leslie Anne Buchanan*

Printed Name: Leslie Anne Buchanan, Notary Public

My commission Expires: 02-11-2028

This survey is of another character, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

*Emily K. Bacon*  
Registered Land Surveyor

This plot or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.

*Emily K. Bacon* 8.28.23  
Planning and Development Officer/Wake County Review Officer

FILED FOR REGISTRATION

DATE

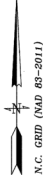
TAMMY L. BRUNNER

REGISTER OF DEEDS

WAKE COUNTY

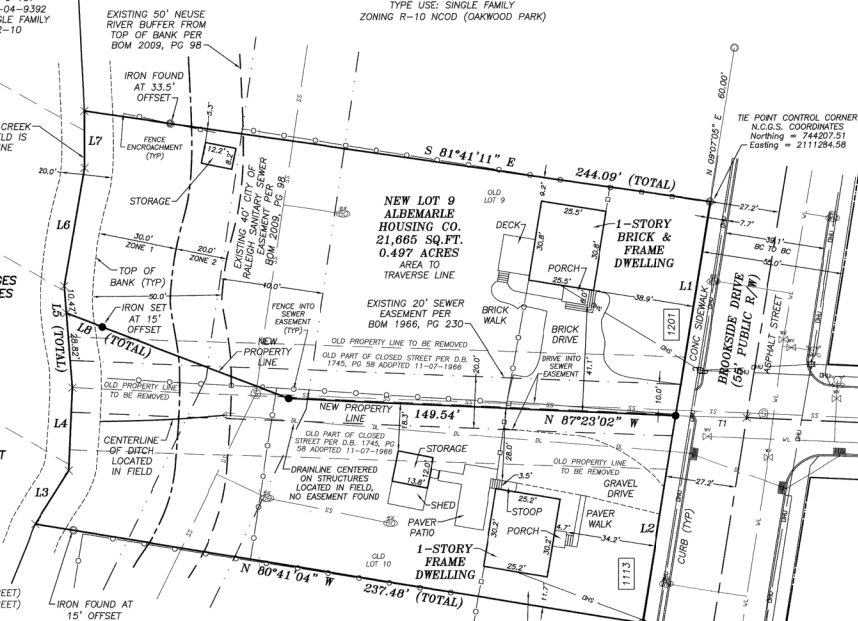
BY: ASSISTANT DEPUTY

TIME



THIS PLAT IS NOT TO BE RECORDED AFTER THE DAY OF SEPTEMBER 23, 2023. (ONE) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS OUT OF THE CITY LIMITS.

N/F JEFFREY R. BEGLEY  
CAROL A. BEGLEY  
LOT 8  
ALBEMARLE HOUSING CO.  
BOM 1947, PG 19  
D.B. 4732, PG 770  
PIN# 1714.13-14-1255  
TYPE USE: SINGLE FAMILY  
ZONING R-10 NCOD (OAKWOOD PARK)



LINE	LENGTH	BEARING
L1	83.62'	S09°07'35"W
L2	80.92'	S09°07'35"W
L3	24.37'	N32°17'44"E
L4	32.00'	N02°25'32"E
L5	39.29'	N04°35'32"W
L6	48.18'	N02°40'12"E
L7	22.05'	N00°13'57"W
L8	91.86'	N68°56'19"W

N/F TAMMY DUQUETTE  
ADAM F. BURNHAMS  
LOT 11  
ALBEMARLE HOUSING CO.  
BOM 1947, PG 19  
D.B. 17992, PG 2661  
PIN# 1714.13-14-1023  
TYPE USE: SINGLE FAMILY  
ZONING R-10 NCOD (OAKWOOD PARK)

DESCRIPTION	LOT AREAS
OLD LOT 9	+17,848 SQ.FT. +0.409 ACRES
OLD PART OF CLOSED STREET	+4,920 SQ.FT. +0.113 ACRES
RECOMBINATION AREA 1	-1,174 SQ.FT. -0.027 ACRES
RECOMBINATION AREA 2	+71 SQ.FT. +0.002 ACRES
OVERALL NEW LOT 9	+21,665 SQ.FT. +0.497 ACRES

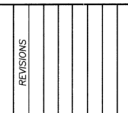
DESCRIPTION	LOT AREAS
OLD LOT 10	+10,414 SQ.FT. +0.239 ACRES
OLD PART OF CLOSED STREET	+5,254 SQ.FT. +0.121 ACRES
RECOMBINATION AREA 1	+1,174 SQ.FT. +0.027 ACRES
RECOMBINATION AREA 2	-71 SQ.FT. -0.002 ACRES
OVERALL NEW LOT 10	+16,771 SQ.FT. +0.385 ACRES

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.



REVISIONS

OWNER: NEW LOT 9, LONG JAM, LLC by MATTHEW B. TOMASULO (member/manager)  
F.D. BOX 28257  
RALEIGH, NC 27611  
OWNER: NEW LOT 10, CASITAS AQUIL LLC by MATTHEW B. TOMASULO (member/manager)  
F.D. BOX 28257  
RALEIGH, NC 27611

**TURNING POINT SURVEYING PLLC**  
4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612  
FAX 800-948-0213 PH 919-781-0234  
License No: P-0121

**RECOMBINATION MAP**  
NEW LOTS 9 & 10  
ALBEMARLE HOUSING CO.  
1201 & 1113 BROOKSIDE DRIVE  
WAKE COUNTY NORTH CAROLINA  
RALEIGH

DATE: 05-25-2023

DRAWN BY: LB/JDC

CHK'D BY: JHD

JOB NO.: C-1056-2

SCALE: 1" = 30'

C.N. = 28022-2

DWG. NO.

C-1056-2

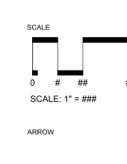
SHEET 1 OF 1



414 FAYETTEVILLE ST  
RALEIGH NC 27601  
PERM LICENSE P-2197

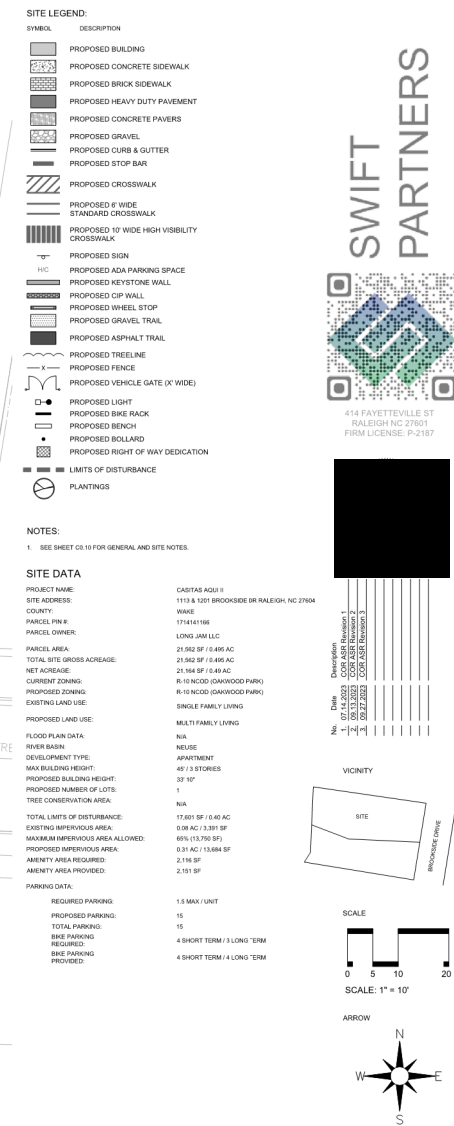


No.	Date	Description
1	05/25/2023	CONTRACT SIGNATURE
2	05/25/2023	CONTRACT SIGNATURE
3	05/25/2023	CONTRACT SIGNATURE



DATE: 05/25/2023  
DRAWN BY: LB/JDC  
CHECKED BY: JHD  
PROJECT: J2023  
SHEET TITLE: RECOMBINATION PLAT

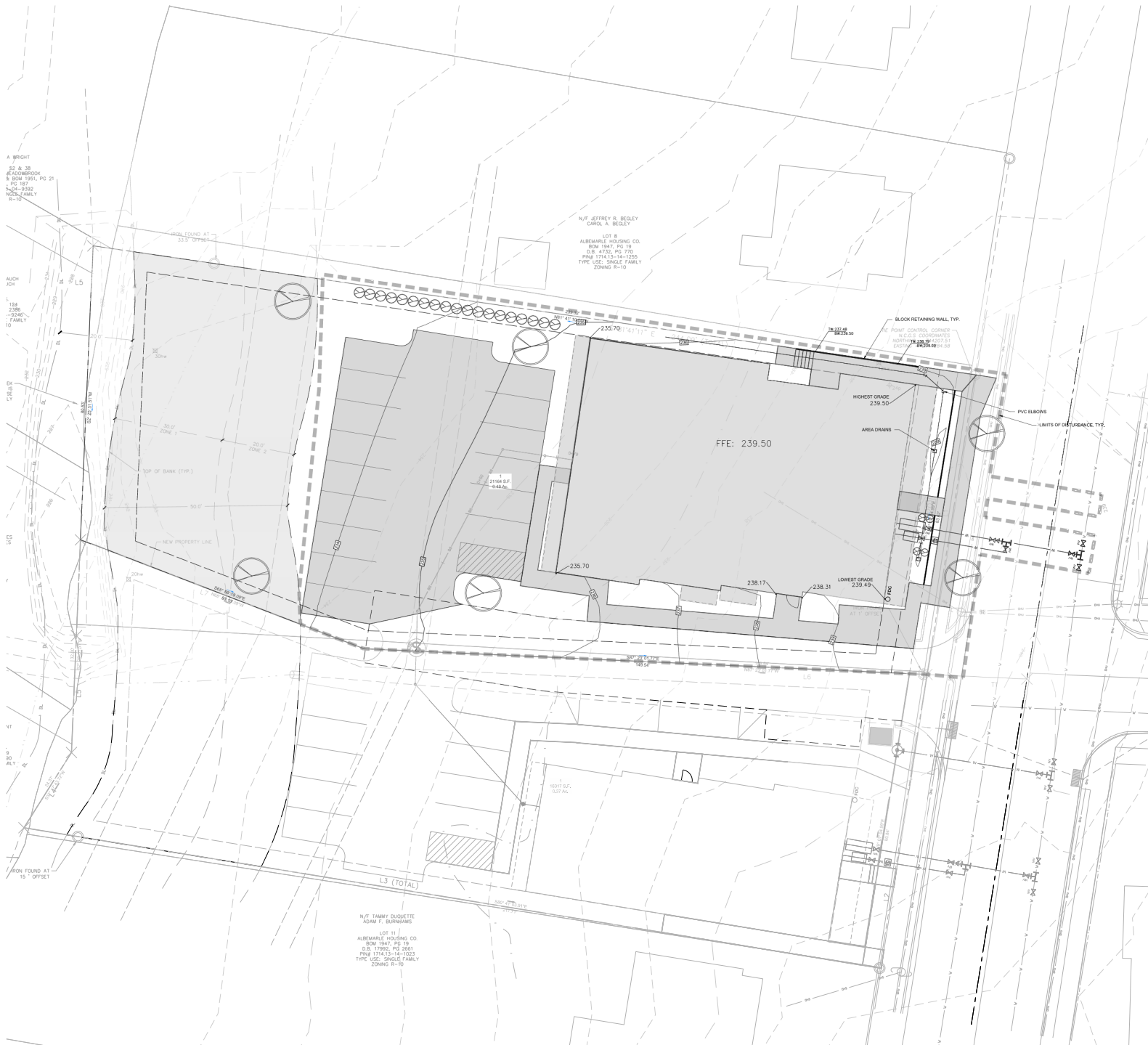
C1.01



DATE: 09.27.2023  
CHECKED BY: aaa  
DRAWN BY: aaa  
PROJECT: CASITAS AQUÍ II  
PROJECT #: 202309

SHEET NO. **C3.00**

SHEET TITLE  
**SITE PLAN**



GRADING LEGEND:

SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM DRAINAGE
	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	HUMP OBSTRUCTOR
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOP OF WALL
	BOTTOM OF WALL

NOTES:

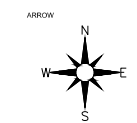
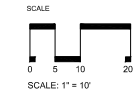
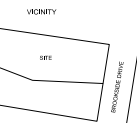
1. SEE SHEET C3.10 FOR GENERAL AND GRADING NOTES.

AVERAGE GRADE CALCULATIONS	
LOWEST PROPOSED GRADE (FT)	239.49
HIGHEST PROPOSED GRADE (FT)	239.50
FINISHED FLOOR ELEVATION (FT)	239.50
AVERAGE GRADE (FT)	239.50

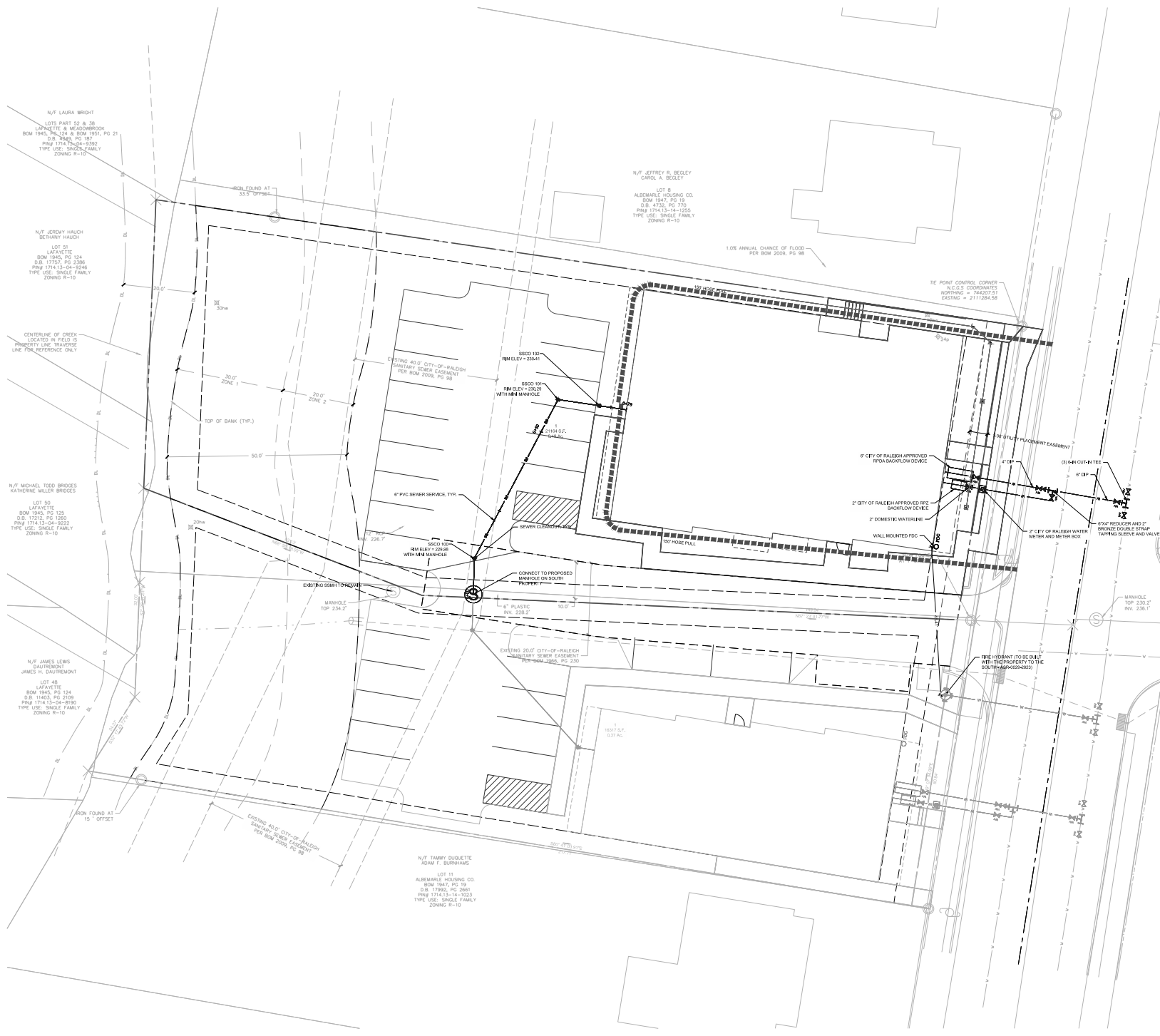
IMPERVIOUS AREA ALLOCATION	
NET SITE AREA (SF)	21164.00
65% MAXIMUM IMPERVIOUS (SF)	13756.60
PROPOSED IMPERVIOUS AREA (SF)	13684.00
IMPERVIOUS AREA PERCENTAGE (%)	64.66



No.	Date	Description
1	10/1/2023	CONCEPT DESIGN
2	10/1/2023	CONCEPT DESIGN
3	10/1/2023	CONCEPT DESIGN
4	10/1/2023	CONCEPT DESIGN
5	10/1/2023	CONCEPT DESIGN
6	10/1/2023	CONCEPT DESIGN
7	10/1/2023	CONCEPT DESIGN
8	10/1/2023	CONCEPT DESIGN
9	10/1/2023	CONCEPT DESIGN
10	10/1/2023	CONCEPT DESIGN
11	10/1/2023	CONCEPT DESIGN
12	10/1/2023	CONCEPT DESIGN
13	10/1/2023	CONCEPT DESIGN
14	10/1/2023	CONCEPT DESIGN
15	10/1/2023	CONCEPT DESIGN
16	10/1/2023	CONCEPT DESIGN
17	10/1/2023	CONCEPT DESIGN
18	10/1/2023	CONCEPT DESIGN
19	10/1/2023	CONCEPT DESIGN
20	10/1/2023	CONCEPT DESIGN







- UTILITY LEGEND:**
- | SYMBOL | DESCRIPTION                         |
|--------|-------------------------------------|
| — W —  | EXISTING WATERLINE                  |
| — W —  | PROPOSED WATERLINE                  |
| — SS — | EXISTING SANITARY SEWER LINE        |
| — SS — | PROPOSED SANITARY SEWER LINE        |
| ⊕      | PROPOSED FIRE HYDRANT               |
| ⊕      | PROPOSED WATER VALVE                |
| ⊕      | EXISTING SANITARY SEWER MANHOLE     |
| ⊕      | PROPOSED SANITARY SEWER MANHOLE     |
| ⊕      | PROPOSED CLEANOUT                   |
| ⊕      | PROPOSED FDC                        |
| ⊕      | PROPOSED BACKFLOW METER             |
| ⊕      | PROPOSED POST INDICATOR VALVE (PIV) |
| ⊕      | GREASE INTERCEPTOR                  |
| ⊕      | 300' HYDRANT COVERAGE CIRCLE        |
| —      | LIMITS OF DISTURBANCE               |

- NOTES:**
1. SEE SHEET C6.00 FOR GENERAL AND UTILITY NOTES.
- CITY OF RALEIGH STANDARD UTILITY NOTES:**
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications reference: CORPUD Handbook, current edition.
  2. Utility separation requirements:
    - a) A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source such as an underground reservoir used as a source of drinking water.
    - b) Adequate lateral separation shall be maintained between sanitary sewer pipe shall be specified & installed to meet specifications. However, the minimum separation shall be 10' from the top of the sewer to the top of the water main.
    - c) When installing water & sewer mains, the horizontal separation between utilities shall be 10'. If the separation cannot be maintained due to existing conditions, the separation shall be the water main in a separate trench with the elevation of the water main at least 10' above the top of the sewer & shall be approved by the Public Utilities Director.
    - d) All distances are measured from outside diameter to outside diameter.
    - e) Where it is impossible to obtain proper separation, or install a sanitary sewer passes over a watermain, DIP material or steel encasement extended 10' on each side of crossing must be specified & installed to satisfy specifications.
    - f) 6.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities unless DIP material is specified for sanitary sewer.
    - g) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete grade having 1" min. thickness per CORPUD detail (P-1 & S-4).
    - h) All other underground utilities shall cross sewer & sewer facilities with 18" min. vertical separation required.
    - 3. Any necessary DIP encasement are subject to review & approval of an unexcused dip log profile by the City of Raleigh Public Utilities Department prior to construction.
    - 4. Contractor shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
    - 5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
    - 6. 3.0' minimum cover is required on all water mains & sewer laterals; 4.0' minimum cover is required on all outfall mains.
    - 7. If in the contractor's responsibility to relocate or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning, tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
    - 8. Install 12" copper" water services with meters located at ROW or within a 2'x2' Weathered Encasement immediately adjacent, (SEE) it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
    - 9. Install 4" PVC sewer services @ 1.2% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
    - 10. Pressure reducing valves are required on all water services exceeding 80 psi. Backwater valves are required on all sanitary sewer services having building drains lower than 12" above the next upstream manhole.
    - 11. All environmental permits applicable to the project must be obtained from NCDWQ, USACE, RFP FESA for any riparian buffer, wetland, or floodplain impacts (immediately) prior to construction.
    - 12. NCDDOT Flooded Encasement Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
    - 13. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FCO Program Coordinator prior to issuance of a UCI Bldg Permit, Contact (919) 998-4558 or [publicutilities@raleigh.gov](mailto:publicutilities@raleigh.gov) for more information.
    - 14. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approved list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. A Certificate of Compliance shall also be obtained from the RW Cross-Connection Coordinator for each device prior to issuance of a UCI Bldg Permit, Contact (919) 998-5920 or [crossconnection@raleigh.gov](mailto:crossconnection@raleigh.gov) for more information.

414 FAYETTEVILLE ST  
RALEIGH NC 27601  
FIRM LICENSE: P-2187

No.	Date	Description
1	01/15/2023	CONTRACT REVISION 1
2	02/01/2023	CONTRACT REVISION 2
3	02/01/2023	CONTRACT REVISION 3

VICINITY

SCALE

SCALE: 1" = 10'

ARROW

DATE: 03/27/2023  
DRAWN BY: JMM  
CHECKED BY: JMM  
PROJECT: C6.00

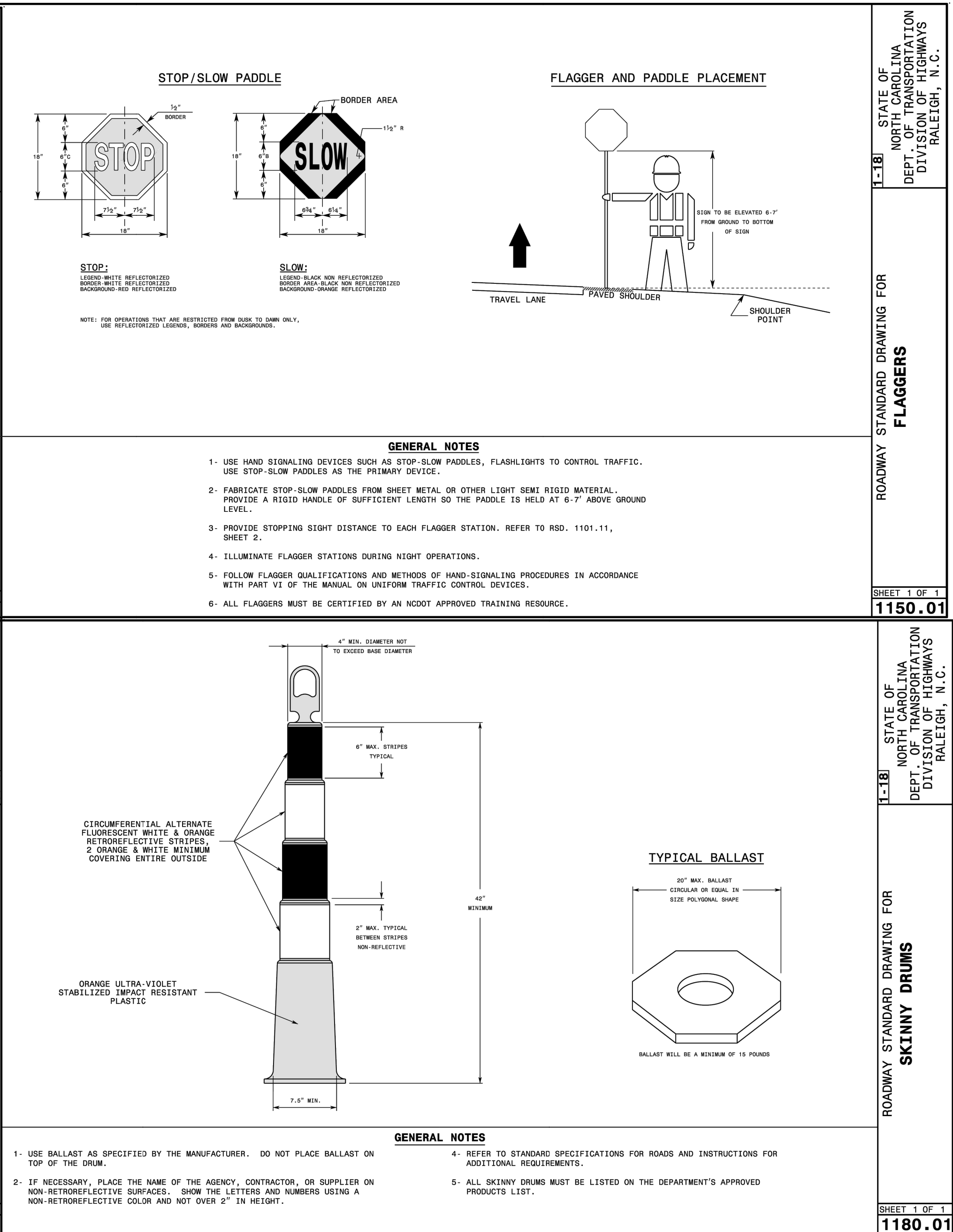
SHEET 1111  
SHEET NO.  
C6.00

UTILITY PLAN













**Designed for these bikes**

**Steadyrack's Classic Bike Rack is best for:**  
Road, Hybrid, BMX

Designed for bikes with:

Wheel Diameter: 20" – 29"  
Tire Width: Up to 2.1"  
Maximum Weight: 35kg / 77lbs  
No fenders/mudguards

BIKE RACKS UNDER AWNING WILL BE VERTICAL LIKE THE ABOVE STEADY RACK OR SIMILAR

[illegible]

VICINITY



SCALE

ARROW

DATE: 09/27/2023  
CHECKED BY: LAP  
DRAWN BY: LAP  
PROJECT: CASITAS AQUIL II  
PROJECT #: 202309

SHEET NO.

C9.02

SHEET TITLE  
**BIKE PARKING DETAILS**

**SITE LEGEND:**

SYMBOL	DESCRIPTION
[Solid Grey Box]	PROPOSED BUILDING
[Dashed Grey Box]	PROPOSED CONCRETE SIDEWALK
[Cross-hatched Box]	PROPOSED BRICK SIDEWALK
[Diagonal Lines Box]	PROPOSED HEAVY DUTY PAVEMENT
[Stippled Box]	PROPOSED CONCRETE PAVERS
[Dotted Box]	PROPOSED GRAVEL
[Horizontal Lines Box]	PROPOSED CURB & GUTTER
[Vertical Lines Box]	PROPOSED STOP BAR
[Diagonal Lines Box]	PROPOSED CROSSWALK
[Horizontal Lines Box]	PROPOSED 6' WIDE STANDARD CROSSWALK
[Vertical Lines Box]	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
[Circle with X]	PROPOSED SIGN
[Circle with Dashed Line]	PROPOSED ADA PARKING SPACE
[Circle with Dashed Line]	PROPOSED KEYSTONE WALL
[Circle with Dashed Line]	PROPOSED CP WALL
[Circle with Dashed Line]	PROPOSED WHEEL STOP
[Circle with Dashed Line]	PROPOSED GRAVEL TRAIL
[Circle with Dashed Line]	PROPOSED ASPHALT TRAIL
[Circle with Dashed Line]	PROPOSED FENCE
[Circle with Dashed Line]	PROPOSED VEHICLE GATE (K' WIDE)
[Circle with Dashed Line]	PROPOSED LIGHT
[Circle with Dashed Line]	PROPOSED WIRE RACK
[Circle with Dashed Line]	LIMITS OF DISTURBANCE
[Circle with Dashed Line]	PLANTINGS

#### NOTES:

- SEE SHEET C-10 FOR GENERAL AND SITE NOTES.
- THE SITE WILL BE CONFORMING TO THE EXCEPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH LANDSCAPE DEVELOPMENT CODE SECTION 8.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- DUE TO SITE CONSTRAINTS, WE ARE PROPOSING THAT THE TREES FOR THE LANDSCAPED BLANDS BE LOCATED TO A NEARBY LOCATION CLOSE ENOUGH TO THE PARKING.

#### LANDSCAPING REQUIREMENTS:

BROOKSIDE DRIVE (NEIGHBORHOOD YIELD)  
REQUIREMENT: 1 UNDERSTORY TREE PER 40 LF + 53 LF / 40 LF + 2 TREES  
PROVIDED: 2 STREET TREES & 4 SHADE TREES

#### TREE CONSERVATION AND LANDSCAPING NOTES:

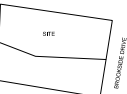
- THE SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNLIMPT DEVELOPMENT ORDINANCE SECTION 8.1.2 TREE CONSERVATION APPLICABILITY.
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

#### LANDSCAPING NOTES:

- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYPICAL.
- STREET TREE PLANTINGS SHALL ADHERE TO THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 2" KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 6" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ON-SITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 100 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PLANTERED PINE BARK, PINE MOSS OR SHREDS OF COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITY OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL BE PLANT OVER QUANTITIES INDICATED TO BE PLANTED BY THE CONTRACTOR.
- ALL PLANTS ARE TO BE THOROUGHLY WATERED BY THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

No.	Date	Description
1	01/11/2023	CONTRACT REVISION 1
2	01/11/2023	CONTRACT REVISION 2
3	01/11/2023	CONTRACT REVISION 3

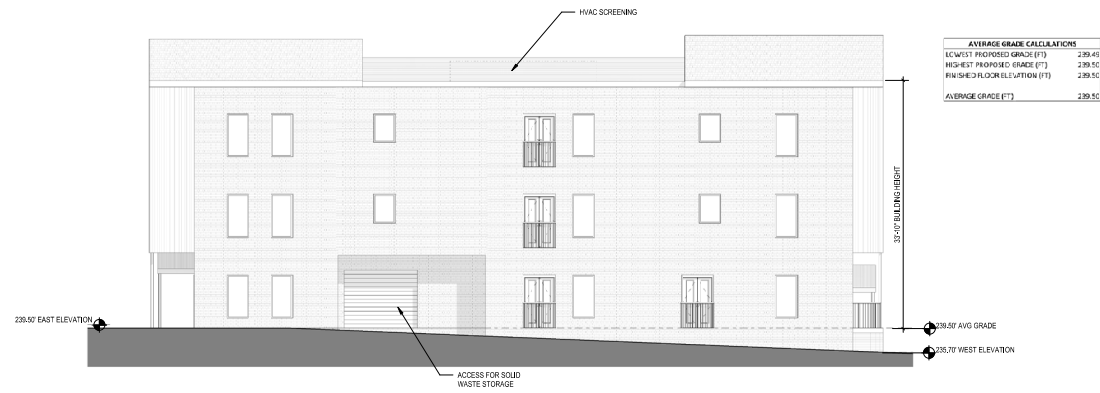
#### VICINITY



#### ARROW



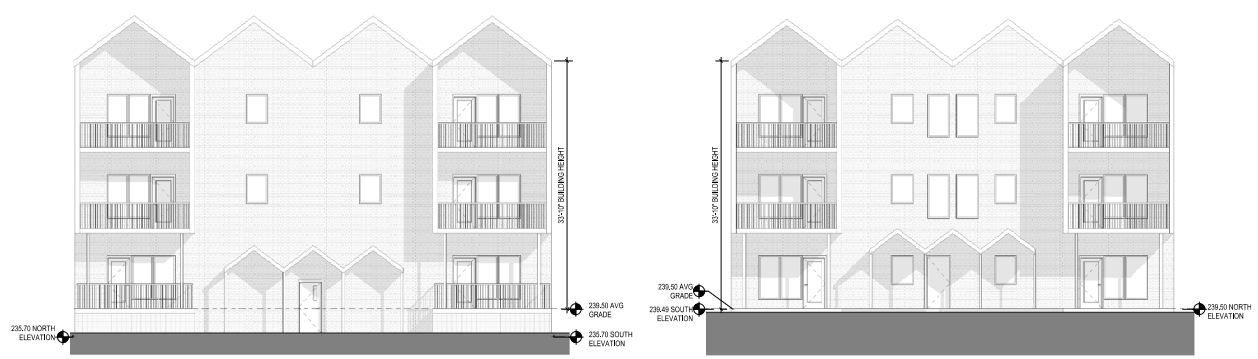
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	AT PLANTING	CONTAINER	MATURE
TM	2	ACER FLORIDANUM	TREBANT MAPLE	10-4"	3.0"	8-10'
BSM	4	ACER FLORIDANUM	SOUTHERN SUGAR MAPLE	10-4"	3.0"	8-10'
H	23	ILEX VOMITORIA	DWARF HOLLY	4-6"	3.0"	6-8"



7 | ASR BUILDING ELEVATION - N BUILDING - NORTH  
1/8" = 1'-0"



6 | ASR BUILDING ELEVATION - N BUILDING - SOUTH  
1/8" = 1'-0"



5 | ASR BUILDING ELEVATION - N BUILDING - WEST  
1/8" = 1'-0"

4 | ASR BUILDING ELEVATION - N BUILDING - EAST  
1/8" = 1'-0"

SCALE

NOT FOR CONSTRUCTION

ASR SUBMISSION  
09.12.23

PROJECT

**BROOKSIDE**  
1113 & 1201 BROOKSIDE DRIVE  
RALEIGH, NC

REVISIONS

No.	Description	Date

PROJECT DATA

DATE: 09.12.23  
DRAWN: CL  
CHECKED: FB  
PRINTING: ASR SUBMISSION

SHEET DATA

**NORTH BUILDING**

SHEET NO.

**ASR-01**