

Administrative Site Review Application

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



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

Office Use Only: Case #: _____ Planner (print): _____

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

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan
Building and Development Type (Check all that apply)		Site Transaction History
Detached	General	Subdivision case #: _____
Attached	Mixed use	Scoping/sketch plan case #: _____
Townhouse	Civic	Certificate of Appropriateness #: _____
Apartment	Cottage Court	Board of Adjustment #: _____
Tiny house	Frequent Transit	Zoning Case #: _____
Open lot	Development Option	Design Alternate #: _____
GENERAL INFORMATION		
Development name: _____		
Inside City limits? Yes No		
Property address(es): _____		
Site P.I.N.(s): _____		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). _____		
Current Property Owner(s):		
Company: _____		Title: _____
Address: _____		
Phone #: _____		Email: _____
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: _____		Address: _____

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

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

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS			
Total # of dwelling units:	Total # of hotel bedrooms:		
# of bedroom units: 1br _____ 2br <u>10</u> 3br _____ 4br or more _____			
# of lots:	Is your project a cottage court?	Yes	No
	A frequent transit development?	Yes	No

Continue to Applicant Signature Block on Page Three.


APPLICANT SIGNATURE BLOCK

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

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

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

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

Signature: 	Date: 05/08/2024
Printed Name: Stuart Cullinan	

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Site Plan Tier: Tier Two Site Plan <input checked="" type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	
Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option
Subdivision case #: _____ Scoping/sketch plan case #: SCOPE-0002-2024 Certificate of Appropriateness #: COA-0077-2023 Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____	
GENERAL INFORMATION	
Development name: 317 East Jones St	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 317 E. Jones St. Raleigh, NC 27601	
Site P.I.N.(s): 1704806035	
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).	
ASR for proposed multi-use apartment building on an existing lot.	
Current Property Owner(s): COPERNICA PROPERTIES LLC	
Company: _____	Title: _____
Address: 319 SEAWELL AVE. RALEIGH, NC 27601	
Phone #: (919) 398-3927	Email: STUART@LOCALPOSTNC.COM
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: _____	Address: _____

Phone #: _____	Email: _____
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: STUART CULLINAN	
Company: COPERNICA PROPERTIES, LLC	Title: OWNER
Address: 319 SEAWELL AVE. RALEIGH, NC 27601	
Phone #: (919) 398-3927	Email: STUART@LOCALPOSTNC.COM
Applicant Name: STUART CULLINAN	
Company: COPERNICA PROPERTIES	Address: 319 SEAWELL AVE. RALEIGH, NC 27601
Phone #: (919) 398-3927	Email: STUART@LOCALPOSTNC.COM

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): OX-3-DE	Existing gross floor area (not to be demolished): 0
Gross site acreage: 0.338	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 11	New gross floor area: 5,660 SF
Max # parking permitted (7.1.2.C): 15	Total sf gross (to remain and new): 5,660 SF
Overlay District (if applicable): HOD-G	Proposed # of buildings: 2
Existing use (UDO 6.1.4): Vacant lot	Proposed # of stories for each: 2-story
Proposed use (UDO 6.1.4): Multi-unit living	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf) 7,621 Proposed total (sf) 7,721	Impervious Area for Compliance (Includes ROW): Existing (sf) 8,483 Proposed total (sf) 8,818

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 10	Total # of hotel bedrooms: 0
# of bedroom units: 1br _____ 2br 10 _____ 3br _____ 4br or more _____	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

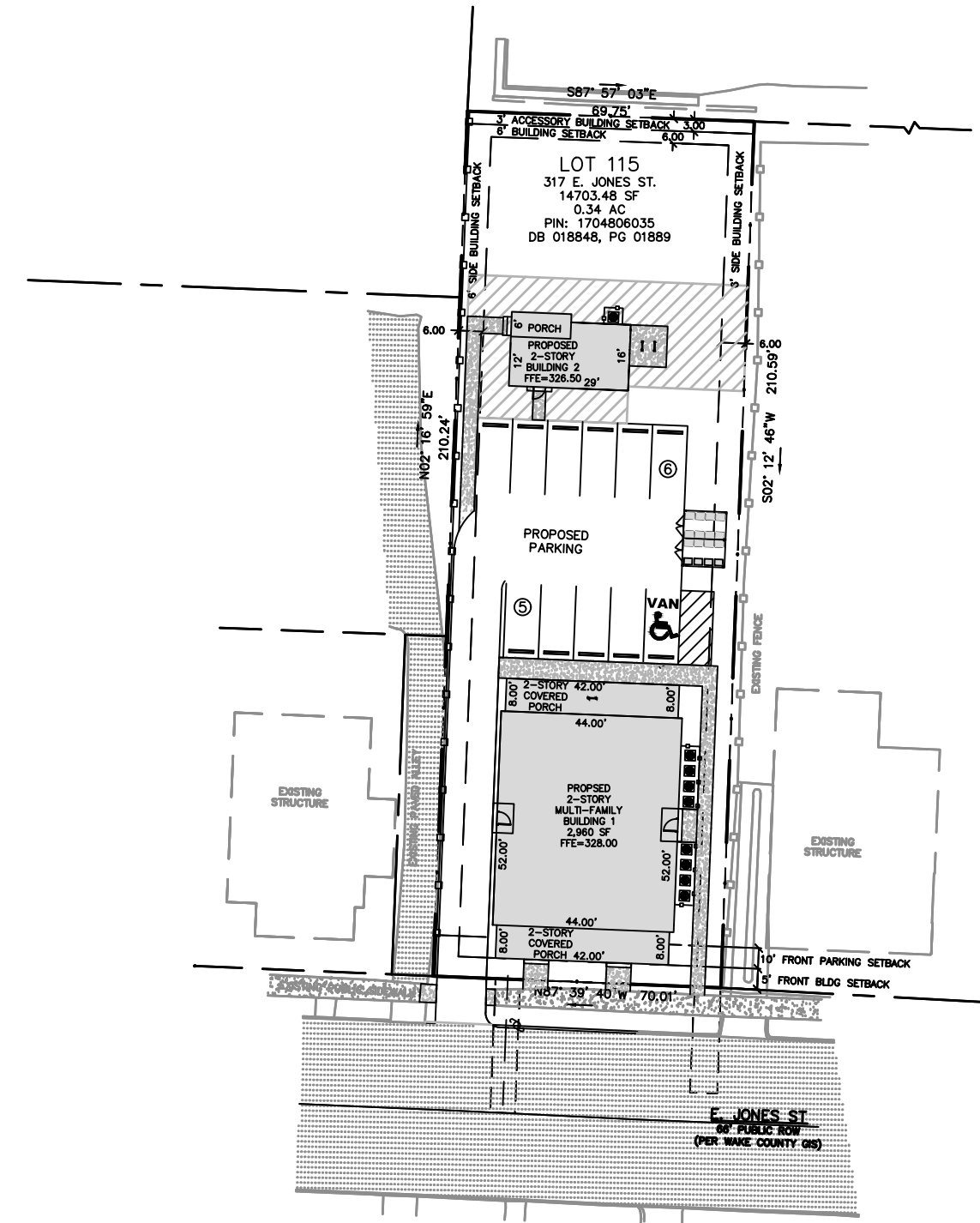
TIER 2 ADMINISTRATIVE SITE REVIEW SUBMITTAL FOR 317 E. JONES ST.

COA CASE NUMBER: COA-0077-2023
ASR CASE NUMBER: ASR-0XXX-2024

OWNER
COPERNICA PROPERTIES, LLC
319 SEAWELL AVE
RALEIGH, NC 27601

CIVIL ENGINEER
DANIEL J. MCGLAMERY, PE
DRY- MCGLAMERY ENGINEERING, PLLC
821 WAKE FOREST RD
RALEIGH, NC 27604
PHONE: (704) 960-0180
daniel.mcglamery@dryengineering.com

LANDSCAPE ARCHITECT
GRAHAM SMITH
SITE COLLABORATIVE, INC.
821 WAKE FOREST RD
RALEIGH, NC 27604
PHONE: (919) 805-3586
graham@sitecollaborative.com



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.	
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Signature:	Date: 05/08/2024
Printed Name: Stuart Cullinan	

Please ensure Historic Preservation is routed.
-Notes for Planning.

SITE DATA INFORMATION

PROJECT NAME: 317 EAST JONES ST.
PROJECT ADDRESS: 317 EAST JONES ST. RALEIGH, NC 27601

GROSS SITE ACREAGE: 0.338 ACRES (14,703 SF)
ROW DEDICATION: 0.000 ACRES (0,000 SF)
NET SITE ACREAGE: 0.338 ACRES (14,703 SF)

ZONING DISTRICT: OX-3-DE
OVERLAY DISTRICT: HISTORIC (HOD-G)
PROPOSED USE: MULTI-UNIT LIVING (ALLOWED)
EXISTING BUILDING: N/A SF
PROPOSED BUILDING: BUILDING 1: 4,316 SF (TOTAL GROSS FLOOR AREA)
BUILDING 2: 799 SF (TOTAL GROSS FLOOR AREA)
REQ'D LOT AREA/UNIT: N/A
TOTAL LOT AREA: 7,500 SF MIN. < 14,703 SF
LOT WIDTH: N/A

FRONTAGE REQUIREMENTS - DE (DETACHED):

AMENITY AREA REQUIREMENTS:
REQUIRED AMENITY AREA = 10% (50% MUST BE ADA COMPLIANT)
LOT AREA INSIDE RIGHT-OF-WAY: 0.338 ACRES
REQ'D AMENITY AREA = 10%*0.338 AC = 0.034 AC. (1,472 SF)
PROVIDED AMENITY AREA = 0.04 AC. (1,602 SF)

BUILDING DIMENSIONAL REQUIREMENTS:
FRONT SB: 5 FT (MIN.) 5 FT MIN.(PROVIDED)
SIDE STREET SB: 5 FT (MIN.) N/A FT
SIDE LOT LINE SB: 0 OR 6 FT (MIN.) 6 FT MIN. (PROVIDED)
REAR LOT LINE SB: 0 OR 6 FT (MIN.) 6 FT MIN. (PROVIDED)
ALLEY SB: 4 OR 20 FT (MIN.) 4 FT (PROVIDED)

PARKING DIMENSIONAL REQUIREMENTS
FRONT SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED)
SIDE STREET SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED)
SIDE LOT LINE SB: 0 FT (MIN.) 74 FT MIN. (PROVIDED)
REAR LOT LINE SB: 0 FT (MIN.) 74 FT (PROVIDED)
ALLEY SB: 4 FT (MIN.) 4 FT (PROVIDED)

TRANSPARENCY REQUIREMENTS
GROUND STORY: 20%(MAX)
UPPER STORY: 15%(MAX)
BLANK WALL: 35 FT

BUILDINGS AND STRUCTURES SHALL BE CONGRUOUS WITH THE HEIGHT OF TYPICAL WELL RELATED NEARBY BUILDINGS AND STRUCTURES IN THE OVERLAY DISTRICT, AND CONGRUOUS WITH THE CHARACTER OF THE HISTORIC LANDMARK, AS SET FORTH IN THE HISTORIC DEVELOPMENT STANDARDS BELOW OR AS DEFINED IN THE DESIGNATION DOCUMENTS OR NOMINATION.

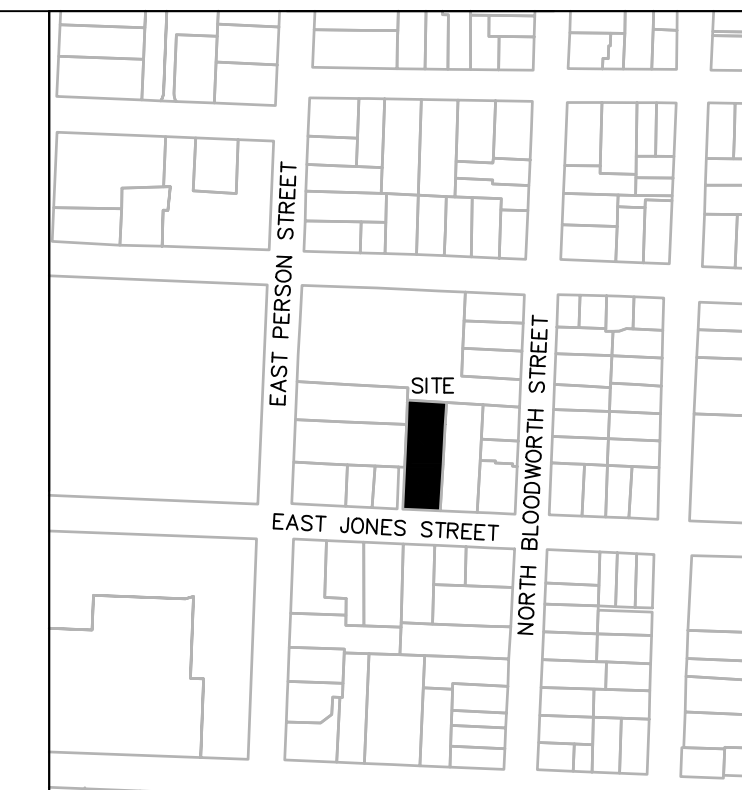
HEIGHT ALLOWED: 50' / 3 STORIES MAX
HEIGHT PROPOSED: 25'-4"
RESIDENTIAL INFILL RULES WILL APPLY.

DRAWING LIST

- C-0.0 COVER SHEET
- C-1.0 EXISTING CONDITIONS PLAN
- C-1.1 DEMOLITION PLAN
- C-2.0 STAKING AND MATERIALS PLAN
- C-4.0 GRADING AND DRAINAGE PLAN
- C-5.0 UTILITY PLAN
- C-6.2 SITE DETAILS
- L400 PLANTING PLAN
- A-100 BUILDING 1 FLOOR PLANS
- A-101 BUILDING 1 ELEVATIONS
- A-102 BUILDING 2 FLOOR PLAN AND ELEVATIONS

PUBLIC IMPROVEMENTS QUANTITY TABLE

NUMBER OF LOT(S)	1
LOTS NUMBER(S) BY PHASE	1
NUMBER OF UNITS	1
LIVABLE BUILDINGS	1
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS?	1
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY STEVE P. CARSON (PLS L-4752) ON JULY 24, 2023. BATEMAN CIVIL SURVEY COMPANY, PC, 2524 RELIANCE AVENUE, APEX, NC 27539

ACTIVE STORMWATER CONTROL MEASURES EXEMPTION

THIS LOT IS EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES PER UDO SECTION 9.2.2.A PROVIDED THE MAXIMUM IMPERVIOUS AREA LIMITS ARE NOT EXCEEDED.

CROSS ACCESS EXEMPTION

THIS DEVELOPMENT WILL BE EXEMPT FROM THE CROSS ACCESS REQUIREMENT PER UDO 8.3.5.D.5.b (TC-6-19). SPECIFICALLY, THIS SECTION SAYS THE SITE PLAN IS EXEMPT FROM THE CROSS-ACCESS REQUIREMENTS AS E. JONES ST. IS CLASSIFIED AS A NEIGHBORHOOD STREET, A TYPE OF LOCAL STREET.

BLOCK PERIMETER EXEMPTION

SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b.

THERE IS A MINIMUM SITE AREA TO MEET THIS REQUIREMENT PER ZONING DESIGNATION. ZONING DISTRICT FOR DEVELOPMENT SITE IS OX-3-DE AND THE DEVELOPMENT GROSS ACREAGE IS 0.34 AC; THE MINIMUM SITE AREA FOR OX-3-DE IS 5 ACRES. THEREFORE, THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENT FOR THIS DEVELOPMENT.

TREE CONSERVATION

TREE CONSERVATION NOT REQUIRED AS SITE IS LESS THAN 2.0 ACRES TOTAL.

SOLID WASTE COMPLIANCE

THE SITE WILL UTILIZE CITY OF RALEIGH SOLID WASTE (INDIVIDUAL ROLL CARTS PER UNIT). SITE IS COMPLIANT WITH CITY OF RALEIGH SOLID WASTE DESIGN MANUAL FOR DRIVEWAY WIDTH AND RADIUS REQUIREMENTS.

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA:	7,621 SF
PROPOSED IMPERVIOUS AREA:	100 SF
TOTAL IMPERVIOUS AREA:	7,721 SF
TOTAL SITE AREA:	14,723 SF
TOTAL SITE IMPERVIOUS %:	52.5%

PARKING CALCULATIONS

PARKING REQUIREMENTS

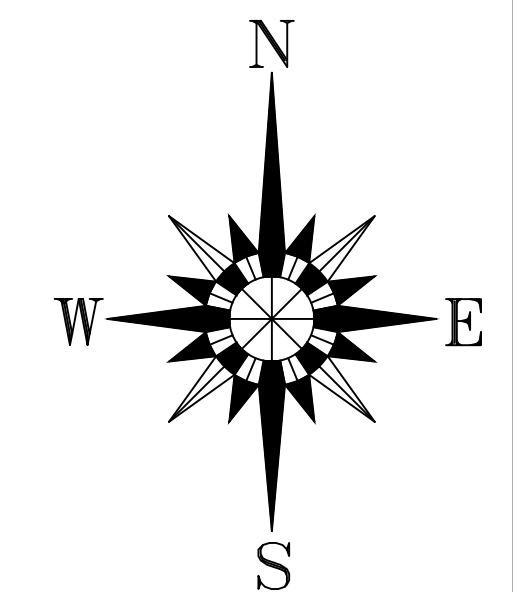
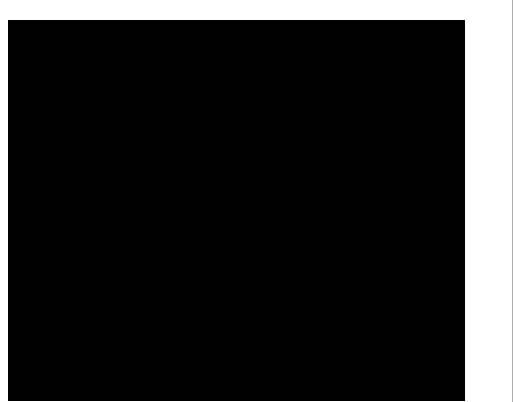
EXISTING PARKING: N/A
PROPOSED PARKING: 11 SPACES
MAXIMUM ALLOWED: 15 SPACES
TOTAL REQUIRED: 0 SPACES
PARKING PROVIDED: 15 SPACES
MAXIMUM PARKING: 1.5 SP/UNIT * 9 UNIT = 15 SPACES
BICYCLE PARKING:

1 SP. PER 20 UNITS, MIN. 4 SPACES. (SHORT TERM)
10 UNITS/20 MIN. SPACES = 0.5 = 4 (4 MIN.)
1 SP. PER 7 BEDROOMS FOR 10 OR MORE BEDROOMS (LONG TERM)
10 BEDROOMS / 7 = 2 LONG TERM SPACE(S)

REQUIRED: 4 SHORT TERM SPACES, 2 LONG TERM SPACES
PROVIDED: 4 SHORT TERM SPACES, 2 LONG TERM SPACES



NC FIRM LICENSE #P-1305



317 EAST JONES ST.
WAKE COUNTY
NORTH CAROLINA
DRY- MCGLAMERY ENGINEERING, PLLC
821 WAKE FOREST RD
RALEIGH, NC 27604

DME PROJECT NO: 2024007

ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	1ST ASR REVIEW	05-08-2024

DRAWN BY TJF
CHECKED BY DJM
SCALE: 1" = 50'
0 25 50 100

COVER SHEET

C-0.0



GENERAL NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS #3720170400K, DATED 07/19/2022 & #3720170300K, DATED 07/19/2022.
6. SITE ZONED IN WAKE COUNTY "OX-3" PER WAKE COUNTY GIS.
7. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE DEVELOPMENT REGULATIONS.

CLASS OF SURVEY: **A**
 POSITIONAL ACCURACY: 0.07'
 TYPE OF GPS FIELD PROCEDURE: **NC REAL TIME NETWORK**
 DATES OF SURVEY: **JUNE 2023**
 DATUM/EPOCH: **NADES / NAVD 88 / NSRS 2011 / SPC**
 GEOID MODEL: **18**
 COMBINED GRID FACTOR(S): **0.99990838**
 UNITS: **US SURVEY FEET**

LOT INFORMATION

OWNER: **COPERNICA PROPERTIES LLC**
 PIN: **1704806035**
 DEED: **DB 18848 PG 1889-1891**
 ADDRESS: **317 E. JONES ST. RALEIGH, NC**
 LOT AREA: **14,703 SF / 0.338 AC**

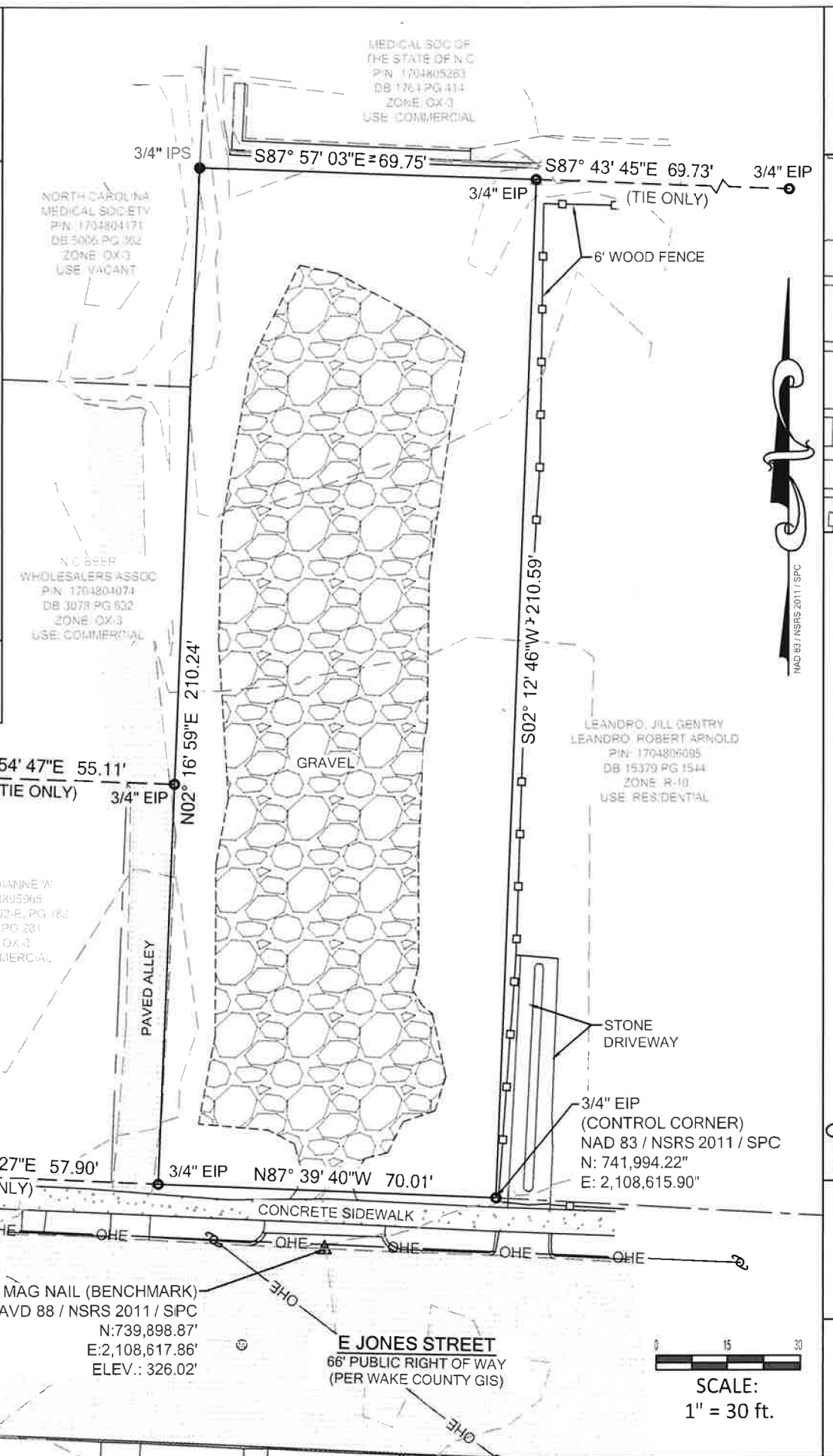
GRAVEL: **7,621 SF**
 EXISTING IMPERVIOUS: **7,621 SF**
 EXISTING PERCENT IMPERVIOUS: **51.83%**

REFERENCES:
 DB 18848 PG 1889-1891

LEGEND

- BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPUTED POINT
- UTILITY POLE
- FIRE HYDRANT
- UTILITY VALVE
- TELEPHONE FEDESTAL
- CATCH BASIN
- DROP INLET
- UTILITY MANHOLE
- GUY WIRE
- AIR CONDITIONING UNIT
- CLEAN OUT
- WATER METER
- UTILITY HAND HOLE
- ELECTRIC BOX/TRANSFORMER
- OVERHEAD LINE
- EASEMENT
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- TIE LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- PAVEMENT
- BRICK SIDEWALK
- GRAVEL DRIVEWAY
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON REBAR
- IPS IRON PIPE SET
- DB DEED BOOK
- PG PAGE
- BM BOOK OF MAPS

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.



BATEMAN CIVIL SURVEY COMPANY
 ENGINEERS • SURVEYORS • PLANNERS

2524 RELIANCE AVENUE, APEX, NC 27539
 PHONE: (919) 577-1088 FAX: (919) 577-1081
 INFO@BATEMANCIVILSURVEY.COM
 NCBELS FIRM C-2378

VICINITY MAP - NTS

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:1,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.

I, STEVEN P. CARSON, IN ACCORDANCE WITH G.S. 47-30 F. 11-C-1, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

I FURTHER CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 99 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE HORIZONTAL ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD; AND THAT THE ORIGINAL DATA WAS OBTAINED ON 06/30/23 AND 7/5/23, AND ALL COORDINATES ARE BASED ON NAD 83 / NSRS 2011 / SPC. ALL ELEVATIONS ARE BASED ON NAVD 88.

DATE: 7/24/23
 STEVEN P. CARSON, PLS.
 NC LICENSE NO. L-4752

BOUNDARY & TOPOGRAPHICAL SURVEY
 EXCLUSIVELY FOR
NFH DEVELOPMENT, LLC
 317 E. JONES STREET, RALEIGH, NC
 RALEIGH TOWNSHIP, WAKE COUNTY
 DATE: 07/06/23 DRAWN BY: JFK CHECKED BY: SPC
 REFERENCE: DB 18848 PG 1889 BCS# 230359 SCALE: 1" = 30'

EXISTING
 CONDITIONS PLAN
C-1.0

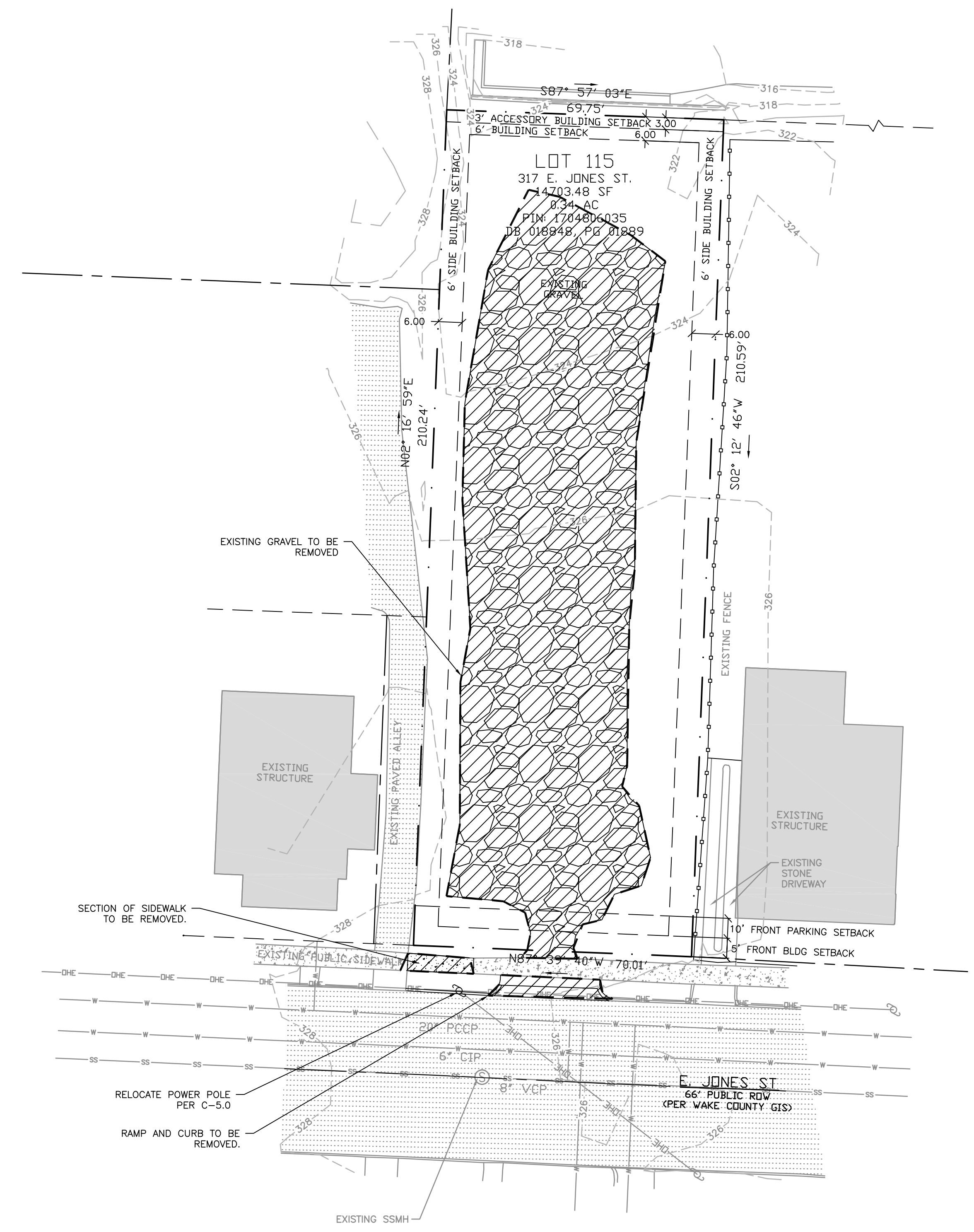
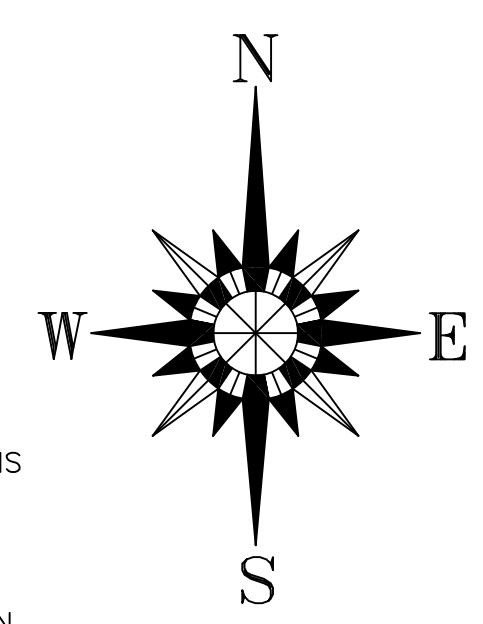
VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ALL PERMITS.
2. EXISTING WELL AND SEPTIC SYSTEM ABANDONMENTS OR REMOVALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY STANDARDS
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OWNER AND UTILITY COMPANY FOR DEMOLITION OR RELOCATION OF APPLICABLE UTILITIES, IE, GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, DUCT BANK, ETC. CONTRACTOR IS ALSO RESPONSIBLE FOR SCHEDULING, SEQUENCING, AND PROVIDING TEMPORARY MEASURES OF SERVICE FOR ALL APPLICABLE UTILITIES. EXISTING UTILITIES SHALL PROVIDE CONTINUOUS SERVICE THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE. THE OWNER WILL PAY TO MOVE OR REPAIR ANY UTILITIES ENCOUNTERED DURING CONSTRUCTION WHICH ARE NOT IDENTIFIED ON CONSTRUCTION DOCUMENTS OR SITE SURVEY.
5. ALL MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND DISPOSED OF PER LOCAL ORDINANCES.
6. SAW-CUT CONCRETE AND ASPHALT PAVEMENT, SIDEWALK OR CURB AND GUTTER BEFORE EXCAVATION WHERE CONSTRUCTION PLANS SHOW TIE-INS.
7. E. JONES ST. SHALL REMAIN OPEN AND UNOBSTRUCTED TO TRAFFIC AT ALL TIMES.
8. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION PER WORK AREA TRAFFIC CONTROL HANDBOOK STANDARDS. (W.A.T.C.H)
9. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OR INSTALLATION WORK ALONG E. JONES ST. WITH THE CITY OF RALEIGH.
10. REPAIR OR REPLACE ANY ADJACENT CONCRETE CURBING AND/OR SIDEWALK DAMAGED AS PART OF DEMOLITION PROCESS.



317 EAST JONES ST.
317 EAST JONES ST., RALEIGH, NC 27601
WAKE COUNTY
NORTH CAROLINA

DRYE-McGLAMERY
ENGINEERING, PLLC
821 WAKE FOREST RD
RALEIGH, NC 27604

DME PROJECT NO: 2024007

ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	1ST ASR REVIEW	05-08-2024

DRAWN BY T.J.F.
CHECKED BY D.J.M.

SCALE: 1" = 20'

DEMOLITION PLAN

SITE DATA INFORMATION

PROJECT NAME: 317 EAST JONES ST.
 PROJECT ADDRESS: 317 EAST JONES ST.
 GROSS SITE ACREAGE: 0.338 ACRES (14,703 SF)

ROW DEDICATION: 0.000 ACRES (0,000 SF)
 NET SITE ACREAGE: 0.338 ACRES (14,703 SF)

ZONING DISTRICT: OX-3-DE
 OVERLAY DISTRICT: HISTORIC (HOD-G)
 PROPOSED USE: MULTI-UNIT LIVING (ALLOWED)
 EXISTING BUILDING: N/A SF
 PROPOSED BUILDING: BUILDING 1: 4,613 SF (TOTAL GROSS FLOOR AREA)
 BUILDING 2: 799 SF (TOTAL GROSS FLOOR AREA)

REQ'D LOT AREA/UNIT: N/A
 TOTAL LOT AREA: 7,500 SF MIN. < 14,703 SF
 LOT WIDTH: N/A

AMENITY AREA REQUIREMENTS:
 REQUIRED AMENITY AREA = 10% (50% MUST BE ADA COMPLIANT)
 LOT AREA INSIDE RIGHT-OF-WAY: 0.338 ACRES
 REQ'D AMENITY AREA = 10%*0.338 AC = 0.034 AC. (1,472 SF)
 PROVIDED AMENITY AREA = 0.03 AC. (1,500 SF)

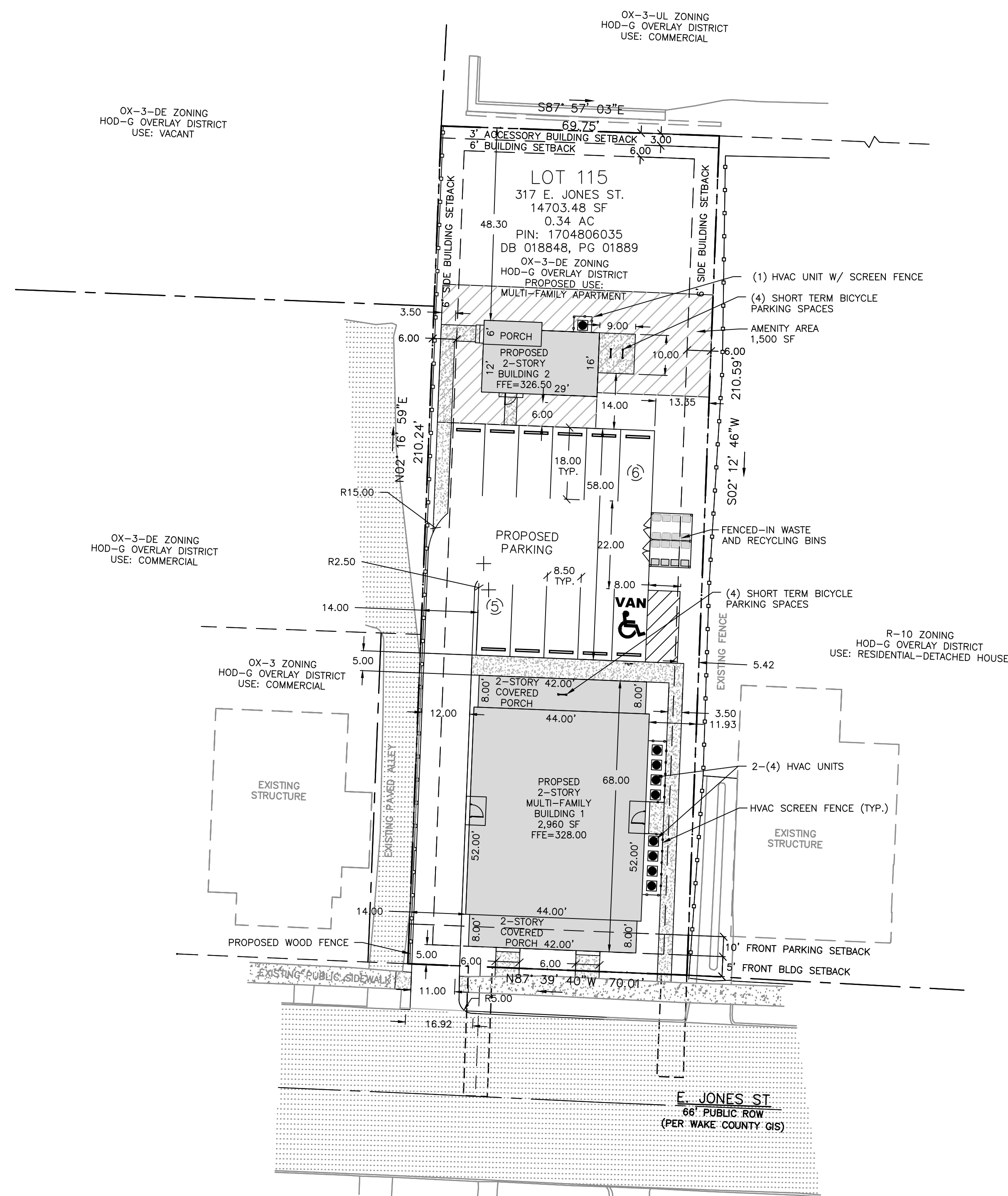
BUILDING DIMENSIONAL REQUIREMENTS:
 FRONT SB: 5 FT (MIN.) 5 FT MIN.(PROVIDED)
 SIDE STREET SB: 5 FT (MIN.) N/A FT
 SIDE LOT LINE SB: 0 OR 6 FT (MIN.) 6 FT MIN. (PROVIDED)
 REAR LOT LINE SB: 0 OR 6 FT (MIN.) 6 FT MIN. (PROVIDED)
 ALLEY SB: 4 OR 20 FT (MIN.) 4 FT (PROVIDED)

PARKING DIMENSIONAL REQUIREMENTS:
 FRONT SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED)
 SIDE STREET SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED)
 SIDE LOT LINE SB: 0 FT (MIN.) 74 FT MIN. (PROVIDED)
 REAR LOT LINE SB: 0 FT (MIN.) 74 FT MIN. (PROVIDED)
 ALLEY SB: 4 FT (MIN.) 4 FT MIN. (PROVIDED)

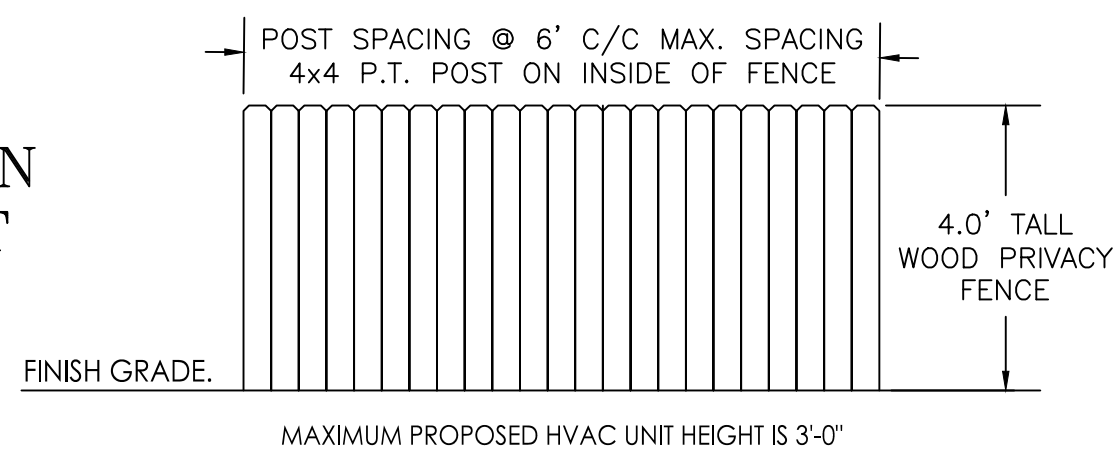
TRANSPARENCY REQUIREMENTS:
 GROUND STORY: 20%(MAX)
 UPPER STORY: 15%(MAX)
 BLANK WALL: 35 FT

BUILDINGS AND STRUCTURES SHALL BE CONGRUOUS WITH THE HEIGHT OF TYPICAL WELL RELATED NEARBY BUILDINGS AND STRUCTURES IN THE OVERLAY DISTRICT, AND CONGRUOUS WITH THE CHARACTER OF THE HISTORIC LANDMARK, AS SET FORTH IN THE HISTORIC DEVELOPMENT STANDARDS BELOW OR AS DEFINED IN THE DESIGNATION DOCUMENTS OR NOMINATION.

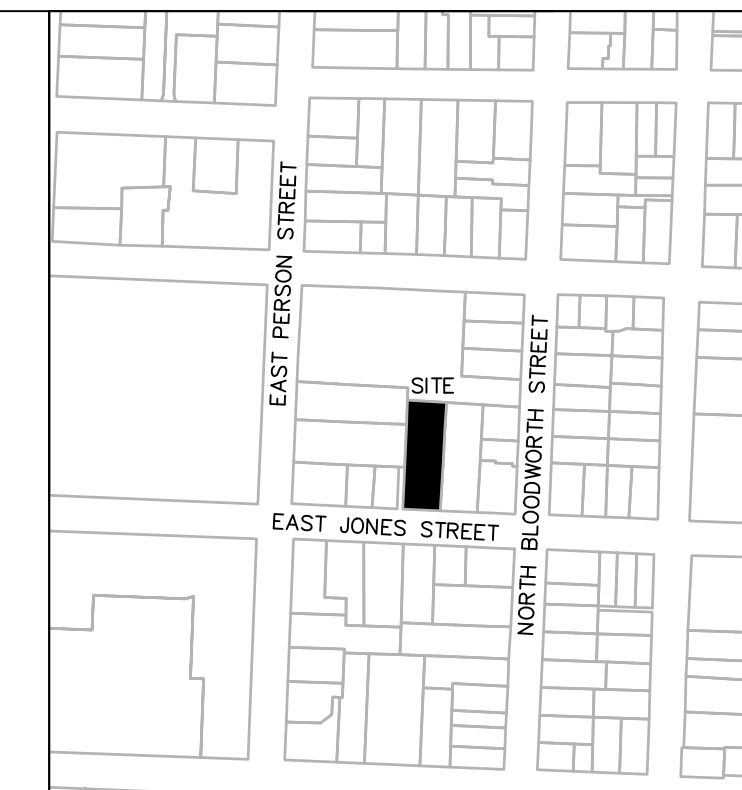
HEIGHT ALLOWED: 45'/ 3 STORIES MAX
 HEIGHT PROPOSED: 25'-4"



HVAC SCREENING FENCE



NOTE: REFER TO TRANSPORTATION PLAN C-2.1 FOR EXISTING STREET AND RIGHT-OF-WAY DIMENSIONS



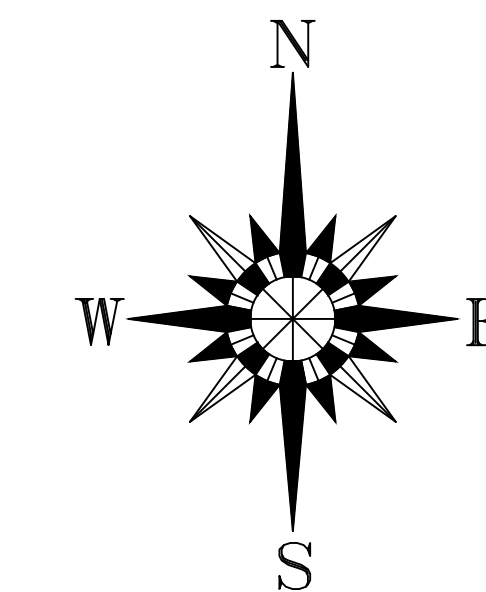
VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY STEVE P. CARSON (PLS L-4752) ON JULY 24, 2023. BATEMAN CIVIL SURVEY COMPANY, PC, 2524 RELIANCE AVENUE, APEX, NC 27539

LEGEND

SYMBOL	DETAIL
[Symbol]	PROPOSED SIDEWALK 6/C-6.0
[Symbol]	PROPOSED AMENITY AREA SEE L-1.0 N/A
[Symbol]	PROPOSED HVAC UNIT W/ LOW WOODEN FENCE N/A
[Symbol]	PROPOSED HVAC SCREENING FENCE N/A



TRAFFIC CONTROL NOTES

- ALL WORK IN RIGHT-OF-WAY FOR WATERLINE SERVICE SHALL BE IN ACCORDANCE WITH MUTCD AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

STAKING AND MATERIAL PLAN NOTES

- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS NOTED OTHERWISE (U.N.O).
- CONTRACTOR SHALL ESTABLISH POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY DRYE-MCGLAMERY ENGINEERING, PLLC IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING, OR CENTERLINE U.N.O.
- ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS.
- ALL RADII SHALL BE 4'-0" AT FACE OF CURB U.N.O.

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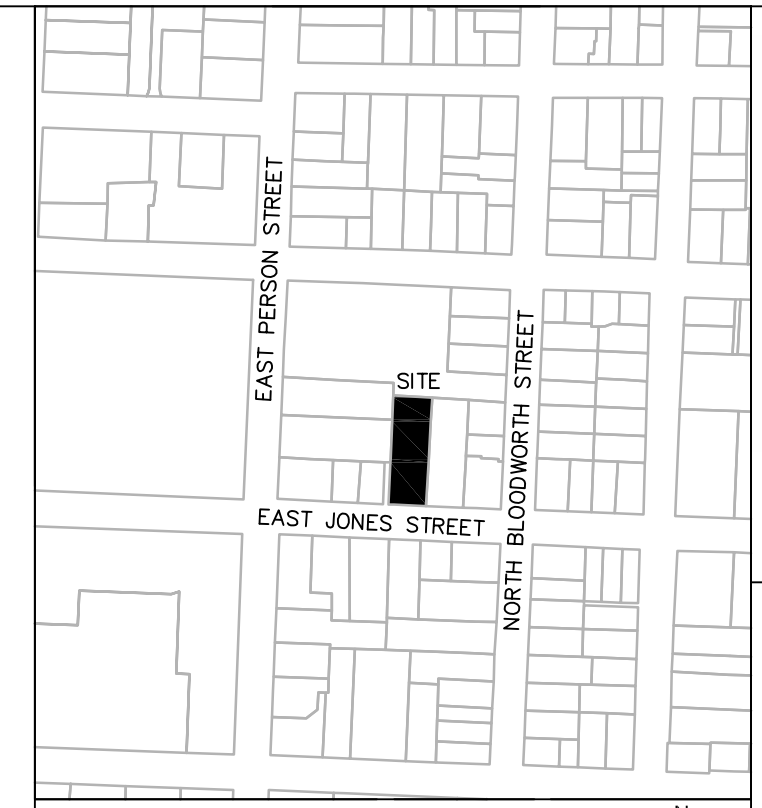
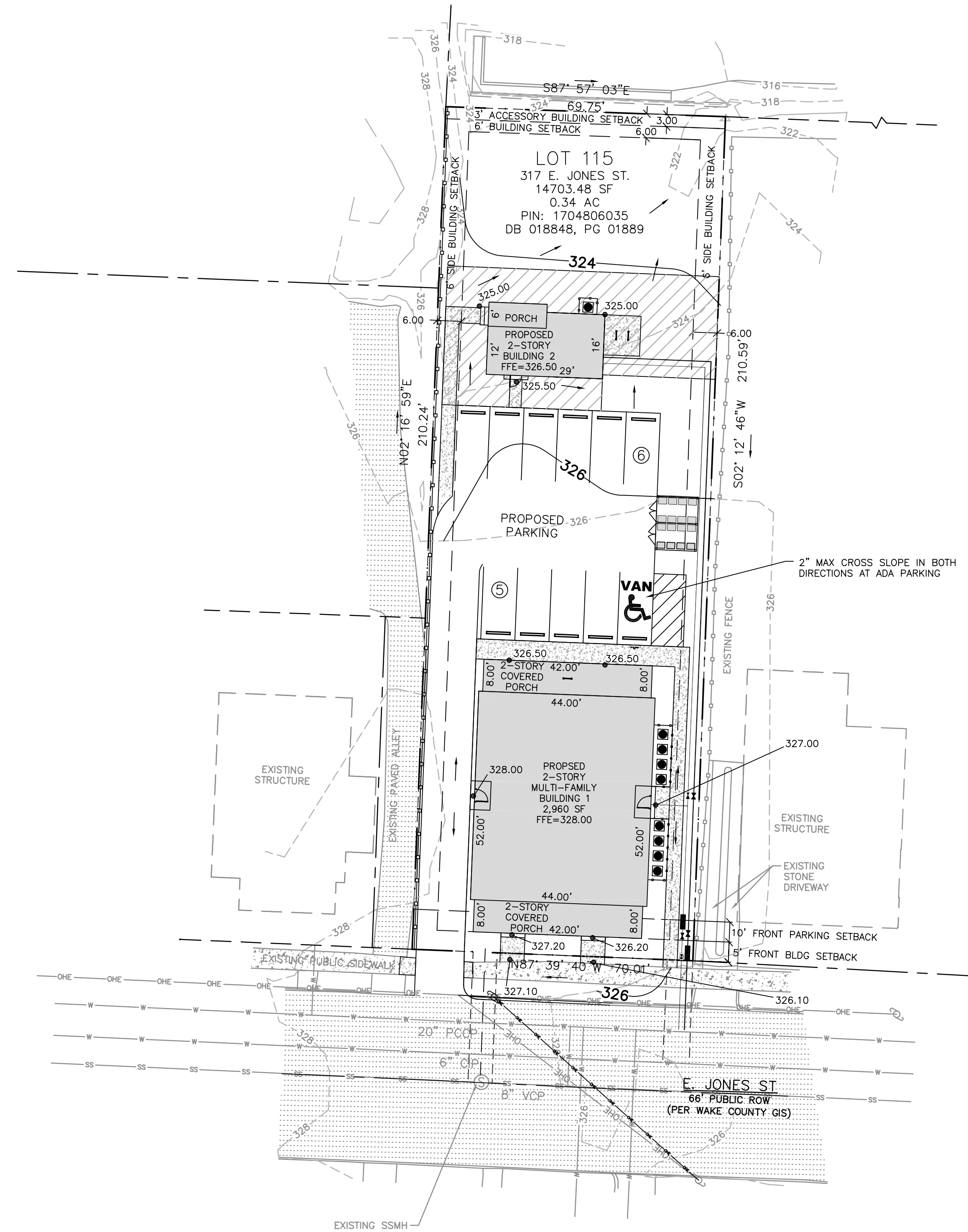
SCALE: 1" = 20'

STAKING AND MATERIALS PLAN

C-2.0

UNDERGROUND NOTES

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC. AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NCDOT.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926, SUBPART P, OR AS AMENDED.
5. ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT. BEFORE YOU DIG CALL THE CONTACT ONE-CALL CENTER AT 1-800-632-4949.



VICINITY MAP N.T.S.

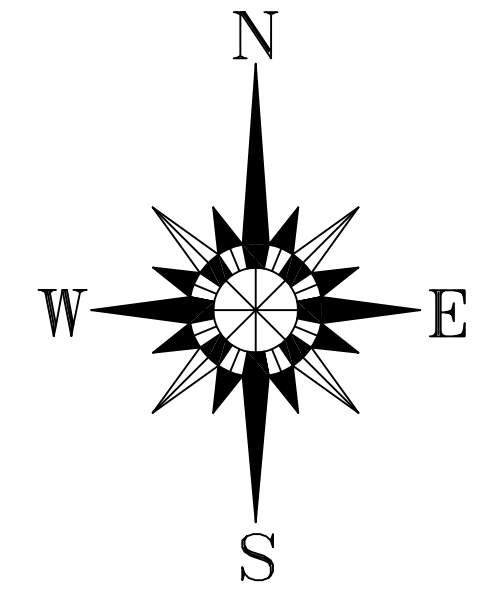
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LEGEND

SYMBOL	DETAIL
•xxx.xx	PROPOSED SPOT ELEV N/A
→	PROPOSED DRAINAGE ARROW 6/C-6.1



GRADING AND DRAINAGE PLAN NOTES

1. SEE SITE PLAN FOR RELATED NOTES.
2. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM AFFECTED OWNERS.
3. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
4. CONTRACTOR SHALL VERIFY OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
5. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
6. CONTRACTOR SHALL BLEND NEW EARTHWORK AND PAVEMENTS SMOOTHLY BACK INTO EXISTING GRADE.
7. ALL WALL/PIER FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH BEARING CAPACITY OF 2000 PSF OR GREATER. SEE STRUCTURAL DRAWINGS FOR DETAILS.
8. ALL FILL SHALL BE PLACED IN 8" LIFTS AND COMPACTED. ALL FILL WITHIN THE LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 100% STD. PROCTOR DENSITY WITHIN THE TOP 18" AND A MINIMUM OF 95% STANDARD PROCTOR DENSITY BELOW 24-INCH DEPTH. FILL WITHIN LANDSCAPED AREAS SHALL BE COMPACTED TO A MINIMUM 90% STD PROCTOR DENSITY. FOLLOW GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR ALL EARTHWORK ACTIVITIES.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO EXISTING DRAINAGE INLETS, OR SHEET OVERLAND.
10. ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC. THAT ARE NOT OTHERWISE LANDSCAPED SHALL BE STABILIZED WITH NEW LAWN SEED. CONTRACTOR SHALL MAINTAIN SEEDED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
11. DRYE-McGLAMERY ENGINEERING HAS NOT PERFORMED ANY GEOTECHNICAL EVALUATIONS OF THE SUBJECT PROPERTY AND HAS NOT MADE ANY DETERMINATIONS AS TO THE SUITABILITY OF THE SITE SOILS FOR FILL USES. ALL EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL BE RETAINED BY THE OWNER.

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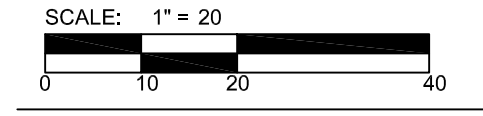
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CHECKED BY DJM



GRADING AND DRAINAGE PLAN

C-4.0

CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED. FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK.

WATER DISTRIBUTION NOTES

- CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDING LOCATIONS BASED ON PLUMBING PLANS.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CITY OF RALEIGH REQUIRED BACKFLOW PREVENTER.
- PUBLIC UTILITIES CONTRACTORS CONSTRUCTING FIRE SERVICE MAINS FOR BUILDING CONNECTION TO FIRE SPRINKLER SYSTEMS SHALL TERMINATED THOSE LINES AT A FLANGE, CAP, PLUG, OR VALVE INSIDE THE BUILDING 1" ABOVE THE FINISHED FLOOR ELEVATION. ALL FIRE SERVICE MAINS SHALL COMPLY WITH NFPA STANDARDS FOR THE FIRE SERVICE MAIN AS INCORPORATED INTO THE NORTH CAROLINA BUILDING CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF BUILDING AND SITE UTILITY CONTRACTORS SO THAT HYDROSTATIC TESTING OF THE FIRE LINE MAY OCCUR TO THE TERMINATION POINT WITHIN THE BUILDING.

SANITARY SEWER NOTES

- CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDING LOCATIONS BASED ON PLUMBING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR INSTALLATION INCLUDING TAP FEES. (INCLUDING CAPITAL FACILITY FEES)

FIRE PROTECTION NOTES

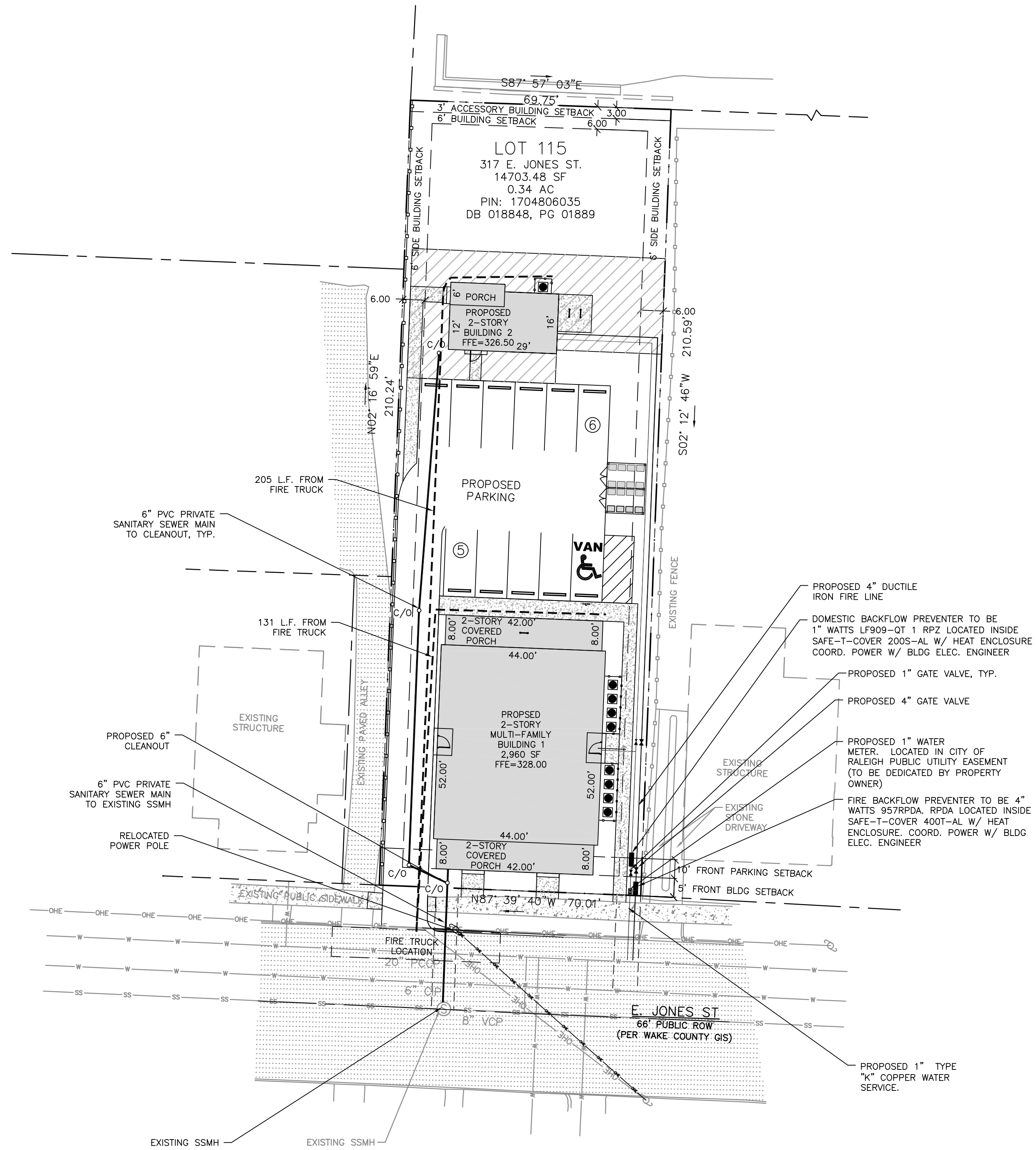
- CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. (CHAPTER 14, 2018 NC FIRE CODE, NFPA 241, AND CHAPTER 22, 2018 NC BUILDING CODE)
- FIRE FLOW ANALYSIS MUST BE PROVIDED TO CITY OF RALEIGH AT SUBMITTAL OF BUILDING PERMIT DOCUMENTS PER THE NORTH CAROLINA FIRE PROTECTION CODE. PROVIDE AVAILABLE FIRE FLOW AND MINIMUM FIRE FLOW FROM ADJACENT HYDRANT FROM 2018 NORTH CAROLINA FIRE PROTECTION CODE APPENDIX B OR OTHER APPROVED METHOD.

UNDERGROUND NOTES

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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TRAFFIC CONTROL NOTES

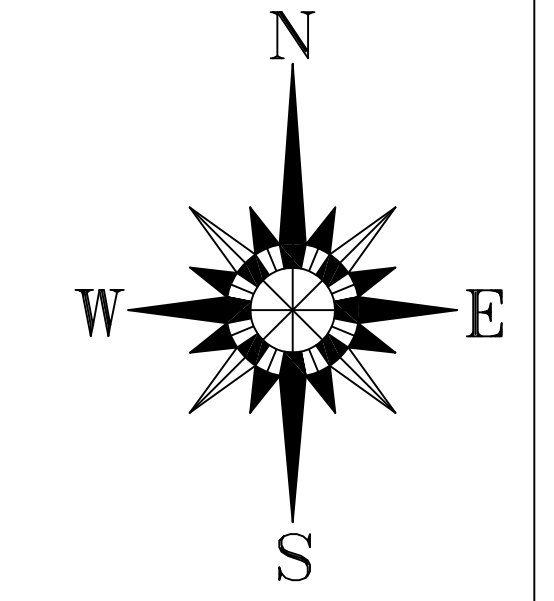
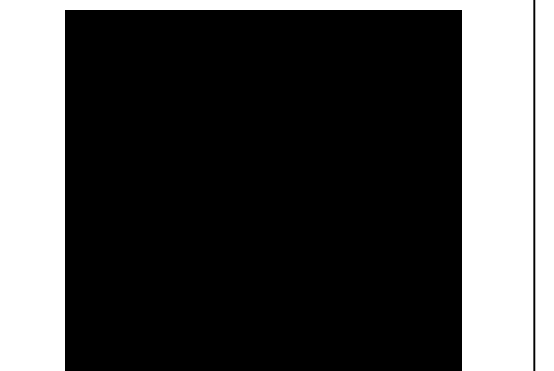
- ALL WORK IN RIGHT-OF-WAY FOR WATERLINE SERVICE SHALL BE IN ACCORDANCE WITH NCDOT, MUTCD, AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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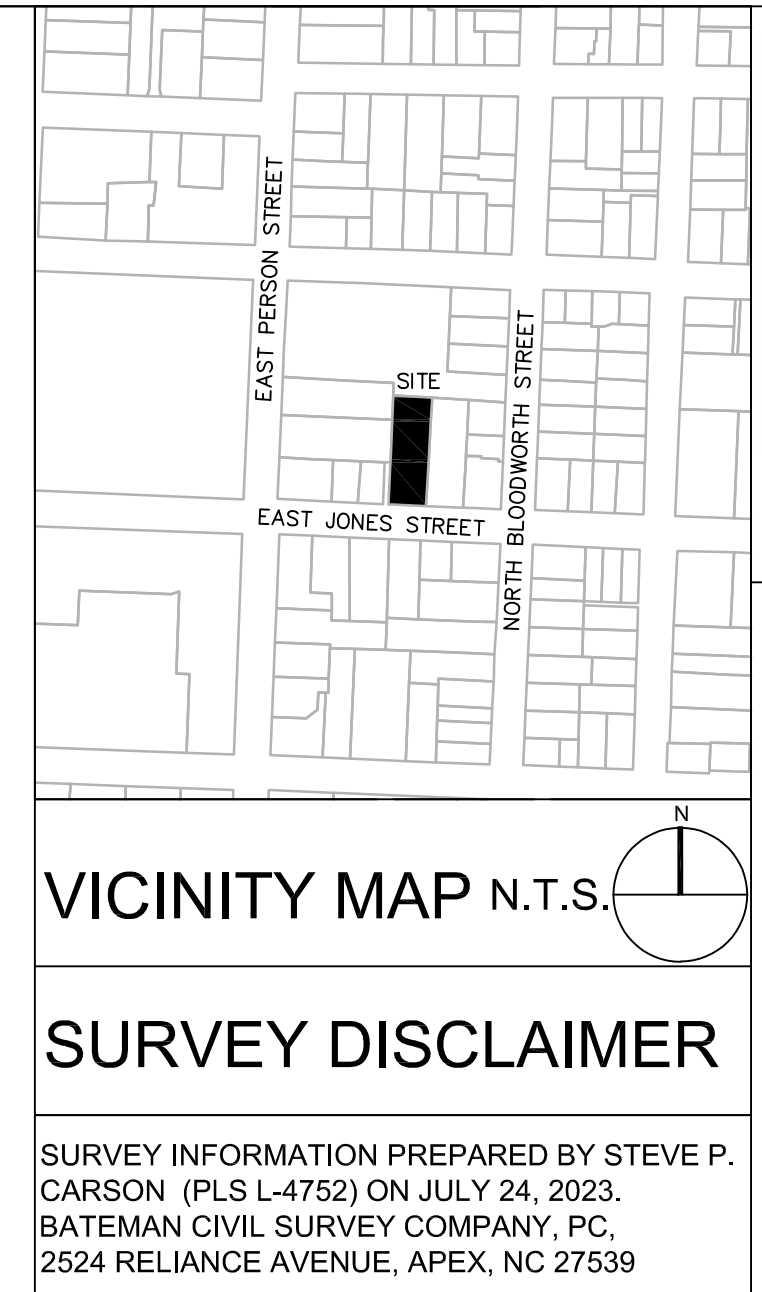
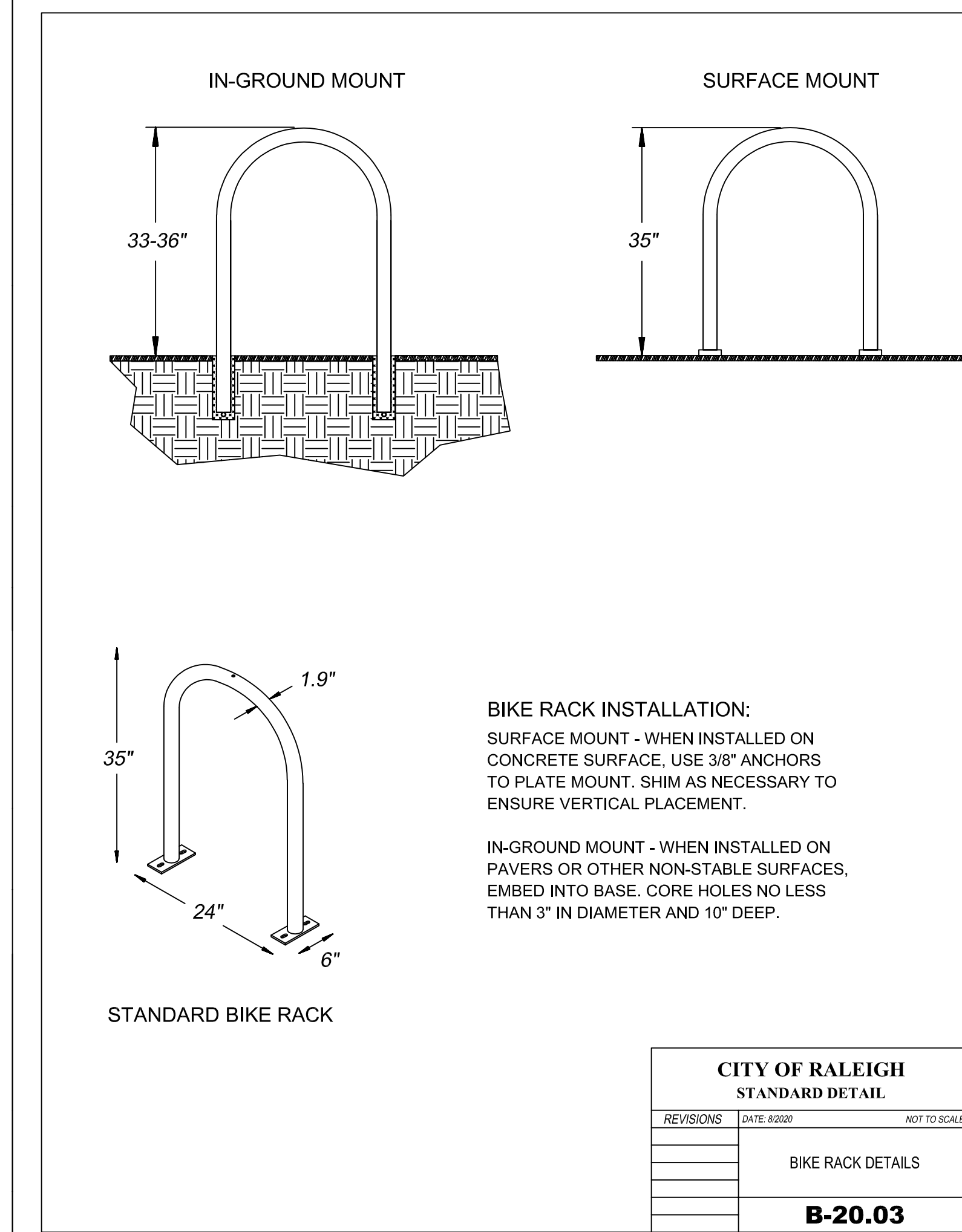
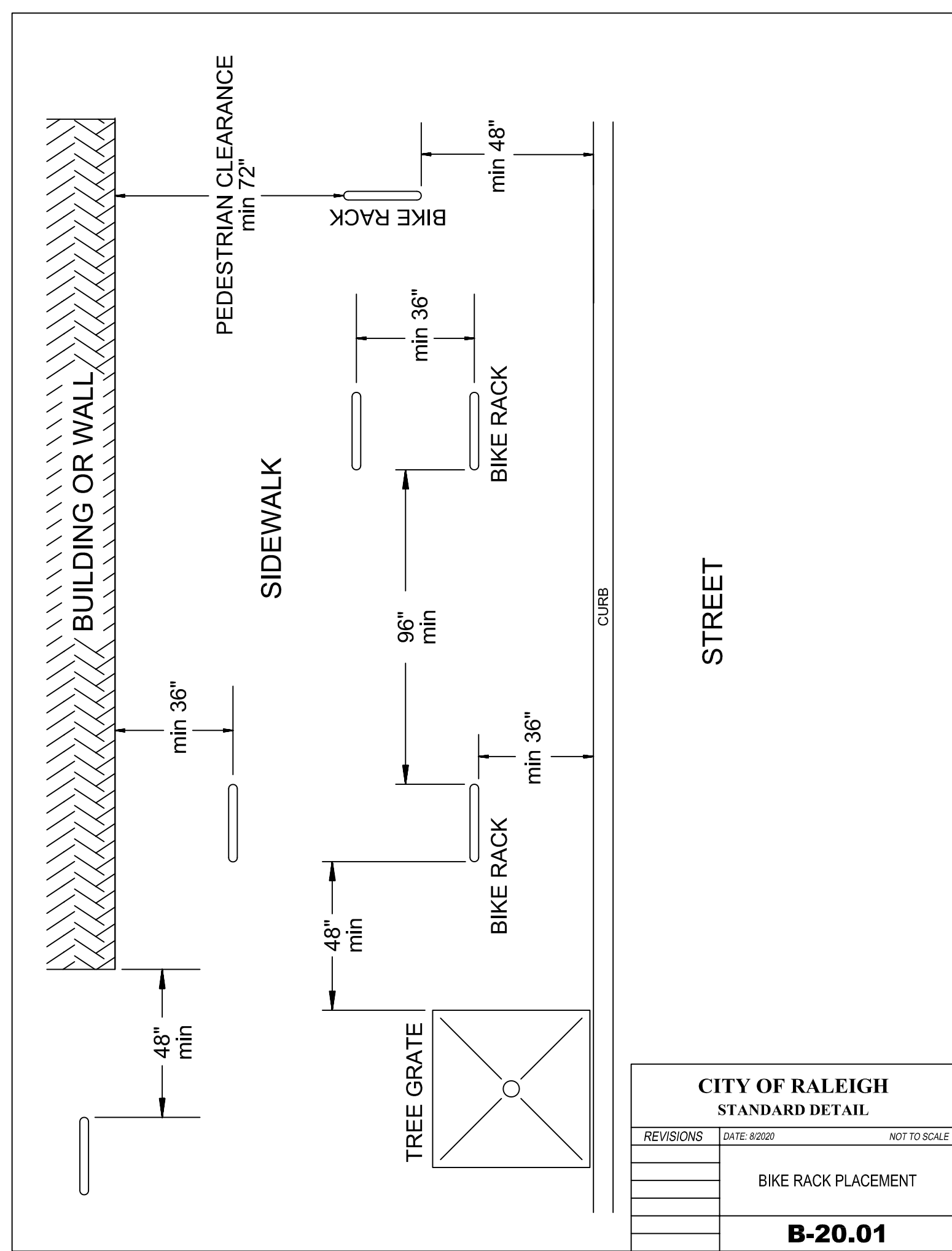
SCALE: 1" = 20'

UTILITY PLAN

C-5.0

NOTE: ALL ADJACENT LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER

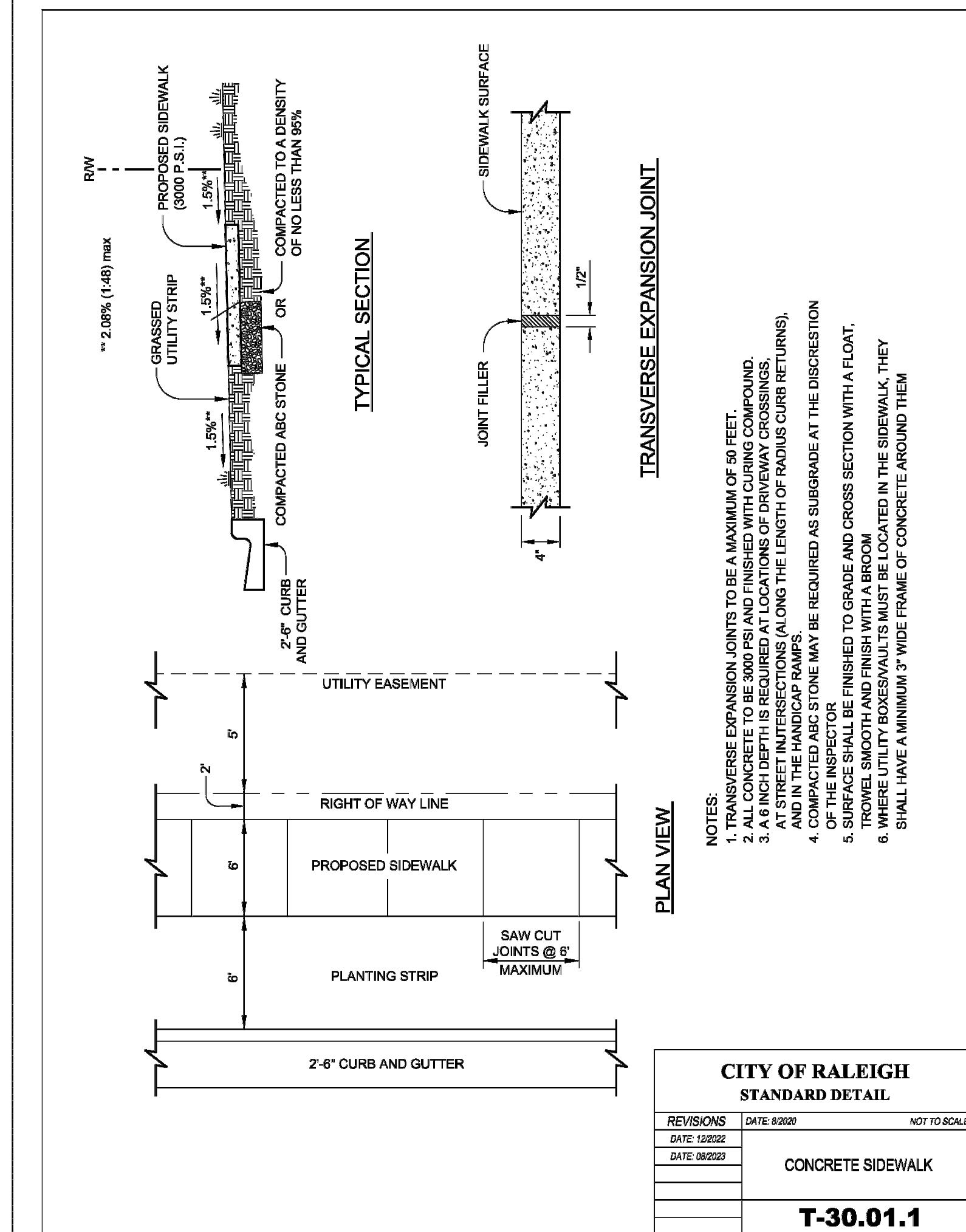
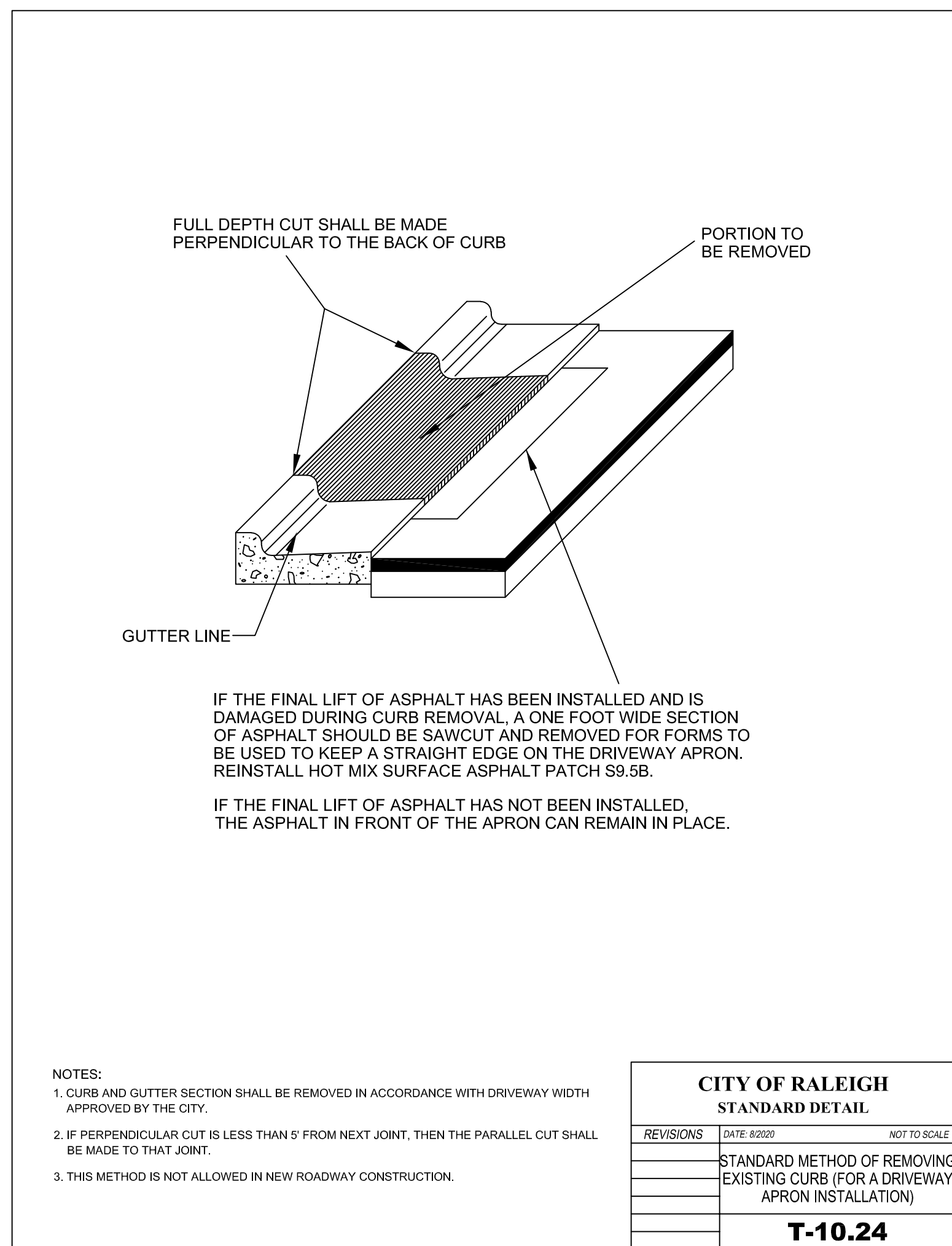
NOTE: ALL WATER AND SEWER CONNECTIONS IN NEW DEVELOPMENTS SHALL BE MADE BY THE DEVELOPER AT THEIR EXPENSE.



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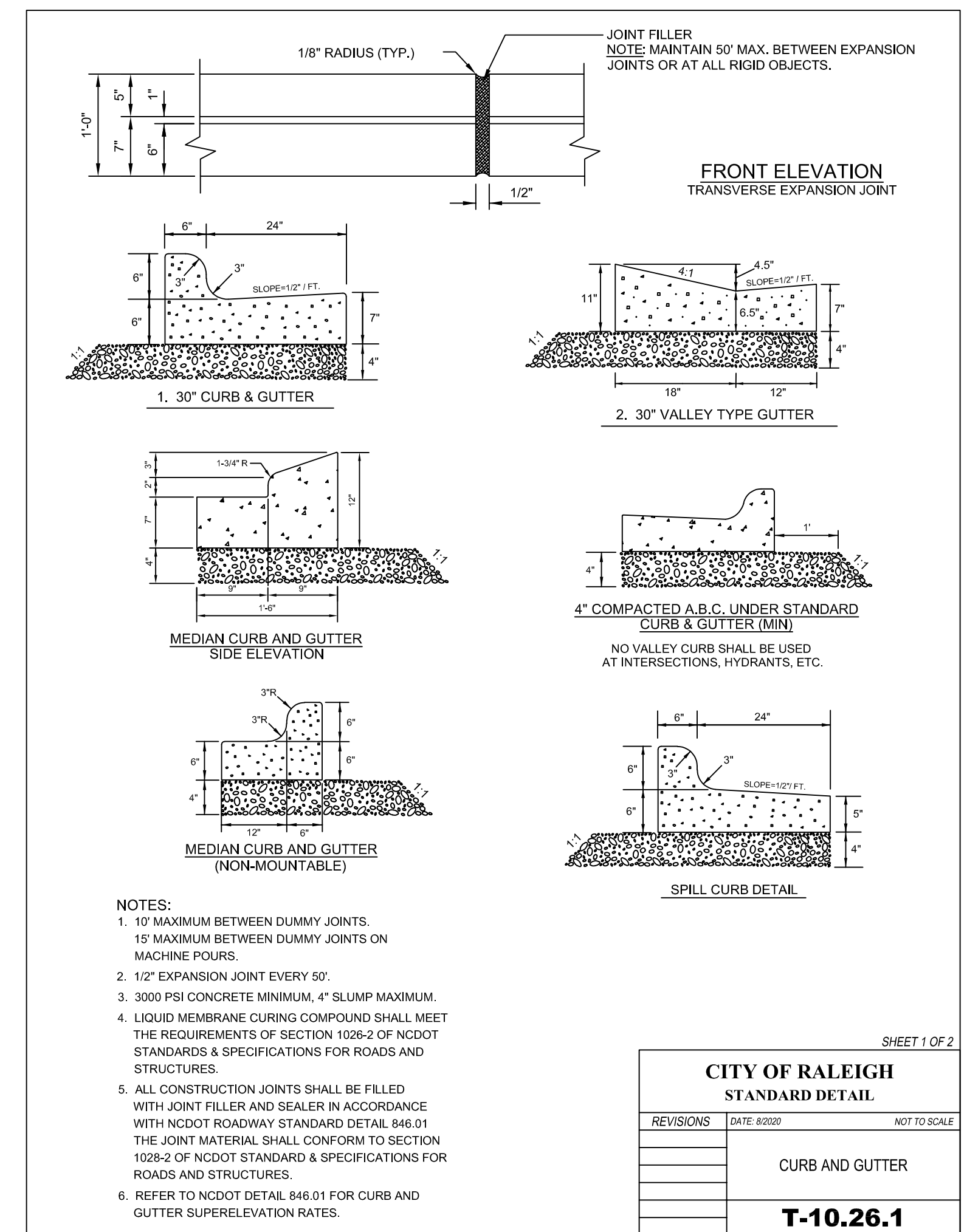
1 BIKE RACK PLACEMENT N.T.S.

2 BIKE RACK DETAILS N.T.S.



3 REMOVING EXSTING CURB N.T.S.

4 CONCRETE SIDEWALK N.T.S.



5 CURB AND GUTTER N.T.S.

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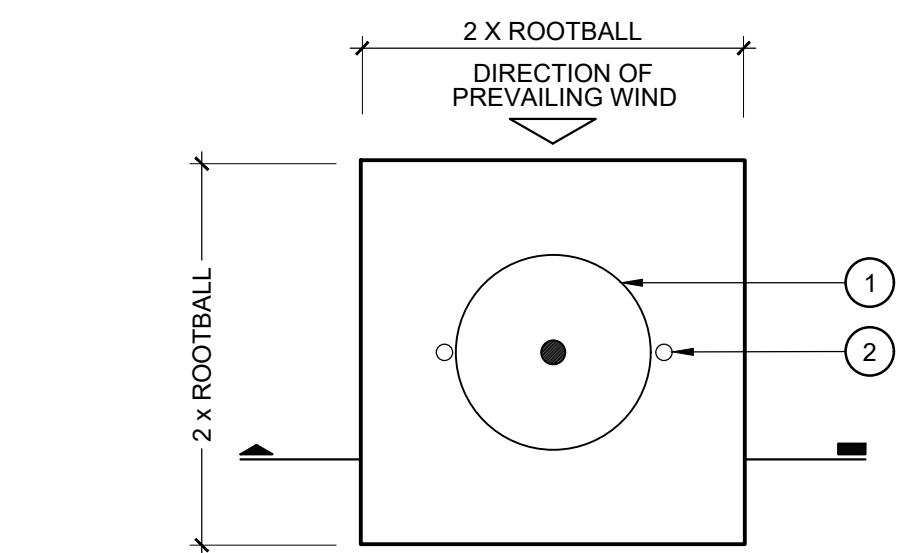
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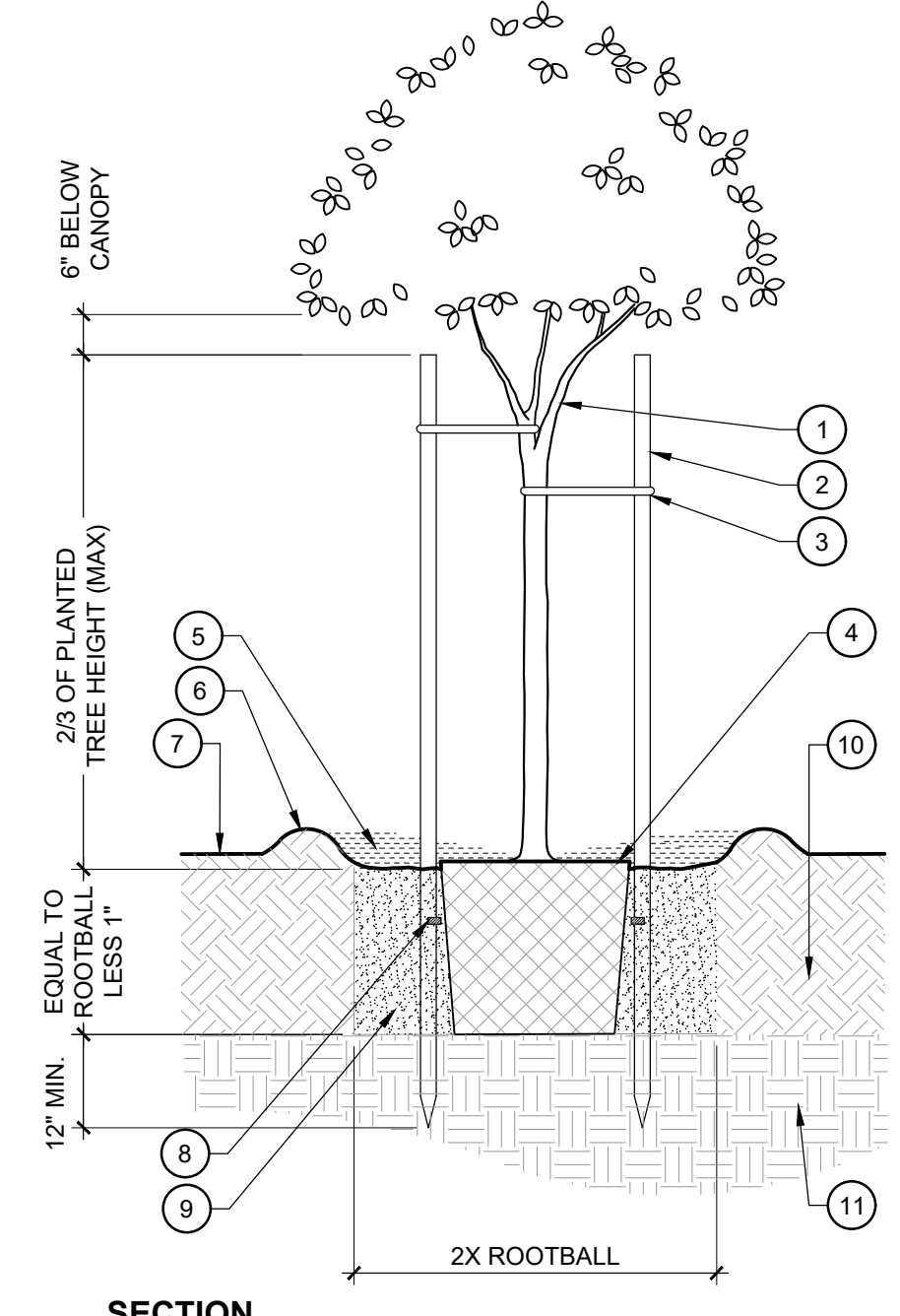
SITE DETAILS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	INSTALL HEIGHT	B&B OR CONT.	FORM
TREES							
	3	Acer buergerianum	Trident Maple	3"	10'	B&B	SINGLE LEADER
	4	Pistacia chinensis	Chinese Pistache Multi-Trunk	1 1/2"	6'	B&B	2-3 TRUNKS
TURF							
	25,047	Festuca x 'Rebel Supreme'	Rebel Supreme Fescue	---	SEED	---	TURF



PLAN



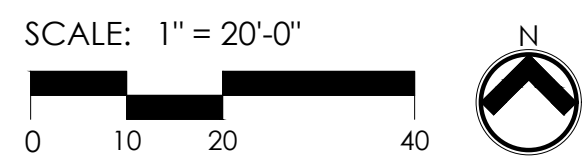
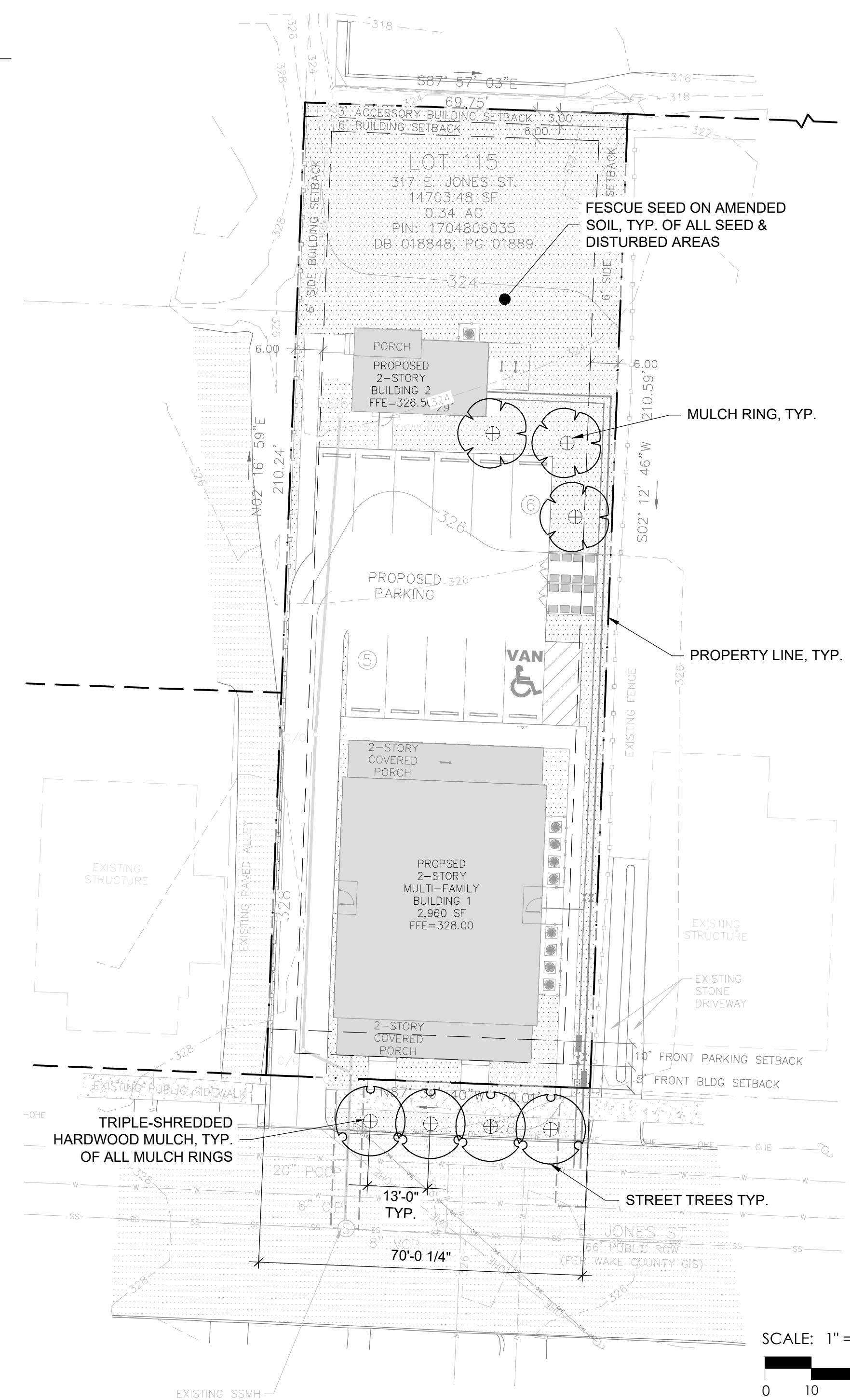
SECTION

LEGEND

- TREE AND ROOTBALL PER PLAN
- TREE STAKES PER SPECIFICATIONS
- TREE TIES PER SPECIFICATIONS
- SET ROOTBALL AT 2" ABOVE FINISH GRADE AT EXISTING SLOPE LEVEL
- MULCH PER SPECIFICATIONS
- 4" HIGH EARTH BERM AT EDGE OF PLANT PIT, FIRMLY COMPACTED
- FINISHED GRADE
- PLANT FERTILIZER PER SPECIFICATIONS. INSTALL SO THAT THEY DO NOT TOUCH ROOTBALL
- PLANTING BACKFILL MIX PER SPECIFICATIONS
- RIPPED AND RECOMPACTED SOIL AMENDED PER SPECIFICATIONS
- EXISTING UNDISTURBED SOIL

NOTES

- REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
- KEEP MULCH 12" AWAY FROM STEMS AND TAPER AT ROOTBALL
- TAPER MULCH TO 2" DEPTH AT FLATWORK
- SET ROOTBALL ON COMPACTED SOIL



LANDSCAPE REQUIREMENTS

STREET TREES
E JONES ST
 FRONTAGE: 70'-1/4"
 REQUIRED: 1 SHADE TREE PER 40' (2 SHADE TREES OR 4 UNDERSTORY TREES 20' O.C.)
 PROVIDED: 4 UNDERSTORY (13' O.C.)

PERIMETER BUFFER
 NO PERIMETER BUFFERS REQUIRED

VEHICULAR SURFACE AREA
 VEHICULAR SURFACE AREA: 4,162 SF
 REQUIRED: 1 SHADE TREE PER 2,000 SF (2 SHADE TREES)
 PROVIDED: 3 SHADE TREES

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY R. SCOTT BARKER (PLS L-4513) ON OCTOBER 20, 2021. BARRETT SURVEYING GROUP, PLLC, 7 KINGSBURY WAY, GREENVILLE, NC, 29617



1620 Hillborough St
 Suite 100
 Raleigh, NC 27605 |
 919.805.3586

PLANTING NOTES

- ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.
- CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND UNDERGROUND IMPEDIMENTS PRIOR TO BEGINNING PLANTING.
- ALL WEEDS, NON-NATIVE INVASIVE SPECIES, AND EXOTIC SPECIES LOCATED WITHIN THE PROJECT CONTRACTOR LIMITS SHALL BE ELIMINATED PRIOR TO PLANTING BED CREATION, PLANTING, AND SEEDING/SODDING OPERATIONS.
- PLANTING SHOULD OCCUR IMMEDIATELY AFTER CONSTRUCTION TO STABILIZE AREAS OF BARE SOIL.
- IT SHALL BE NOTED THAT ALL SECTIONS OF THE SITE THAT ARE SLOPED 3:1 OR HIGHER WILL BE COVERED WITH EROSION CONTROL STABILIZATION COIR FABRIC (WITH 1" SQUARE OPENINGS) PRIOR TO PLANTING TO ENSURE IMMEDIATE STABILIZATION. LANDSCAPE CONTRACTOR SHALL CUT FABRIC AT EACH PLANT LOCATION AND PLACE PLANTS ACCORDING TO PLAN. ALL FABRIC SHALL BE RE-STAKED PER ENGINEERS ORIGINAL DRAWINGS IMMEDIATELY AFTER PLANTING.
- PLANTS ARE TO BE PURCHASED BY BOTANICAL NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL BE IN VIGOROUS GROWING CONDITION MEETING ANSI STANDARD Z60.
- LANDSCAPE ARCHITECT OR OWNER MAINTAINS RIGHT TO REJECT ANY PLANT DUE TO AESTHETICS OR STRUCTURAL DEFICIENCY AT ANY TIME.
- CONTRACTOR RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANTS SHOWN ON PLANS IN LOCATIONS SHOWN. QUANTITIES GIVEN ON THE PLANT LEGEND ARE FOR CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE PLANS SHALL OVERRULE THE PLANT LEGEND. CONTRACTOR SHALL LOCATE ALL PLANTS AWAY FROM KNOWN PERMANENT FIXTURES. IF CONFLICT ARISES WITH PLAN, CONTRACTOR SHALL NOTIFY PROJECT MANAGER OR DESIGNEE PRIOR TO PROCEEDING.
- ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS, DISEASES, AND CANKERS, IN HEALTHY CONDITION, AND FREE OF MECHANICAL DAMAGE AT THE TIME OF PLANTING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE A HEALTHY AND VIABLE PLANT AND THE PLANT SHALL BE REJECTED IF DEEMED UNHEALTHY OR UNFIT AT ANY TIME DURING THE CONTRACT OR WARRANTY DURATION.

- IF ANY PLANT/MATERIAL SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, THEN NOTICE SHALL BE GIVEN TO PROJECT MANAGER OR DESIGNEE AT MINIMUM SEVENTY-TWO (72) HOURS (NOT INCLUDING WEEKENDS) PRIOR TO DESIRED ORDERING DATE/TIME. WHEN SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, SUGGESTED ACCEPTABLE REPLACEMENTS SHALL ALSO BE PRESENTED AT TIME FOR FULL AND COMPLETE REVIEW BY LANDSCAPE ARCHITECT OR OWNER.
- BALLED AND BURLAPPED PLANTS/TREES TO BE PLANTED PRIOR TO CONTAINER OR BEDDING PLANTS.
- BALLED AND BURLAPPED MATERIAL SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
 - TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - ROOT BALLS SHALL BE FIRMLY WRAPPED WITH NONSYNTHETIC, ROTTABLE BURLAP AND SECURED WITH NAILS AND HEAVY, NONSYNTHETIC TWINE.
 - ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
 - REMOVE ALL BURLAP, LACING, AND WIRE BASKET FROM AT LEAST THE TOP 1/2 OF THE ROOTBALL AND DISCARD FROM PLANTING HOLE.
 - DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.
- CONTAINERIZED PLANTS SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
 - MATERIAL SHALL HAVE FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
 - REMOVE CONTAINER PRIOR TO PLANTING.
- TREES TO BE STAKED WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT. TREE STAKING FOR CANOPY AND LARGE EVERGREEN TREES SHALL NOT EXCEED 90 DAYS.
- PLANT BED PREPARATION:
 - ALL PLANT BEDS ARE TO RECEIVE A MINIMUM OF 4" OF APPROVED TOPSOIL TILLED IN TO A DEPTH OF 8" TO ENSURE INTEGRATION WITH EXISTING SOIL.
 - APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
 - IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.
- ALL MULCH TO BE CERTIFIED TO BE FREE OF WEEDS, NON-NATIVE INVASIVE SPECIES AND THEIR LARVAE. MULCH SAMPLE SUBMITTAL SHALL BE PROVIDED TO LANDSCAPE ARCHITECT BEFORE SITE DELIVERY.

SEEDING/SODDING NOTES

- ALL SEEDED/SODDED AREAS SHALL BE FINISHED GRADE AT THE THICKNESS OF THE SOD.
- NO SEEDED/SODDED AREAS SHALL BE SODDED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING HAVE OCCURRED AND LANDSCAPE ARCHITECT HAS REVIEWED THE FINAL GRADING.
- SOD AREAS WILL BE ACCEPTED WHEN IN COMPLIANCE WITH ALL THE FOLLOWING CONDITIONS:
 - ROOTS ARE THOROUGHLY KNIT TO THE SOIL
 - ABSENCE OF VISIBLE JOINTS
 - ALL AREAS SHOW A UNIFORM STAND OF SPECIFIED GRASS IN HEALTHY CONDITION
- AT LEAST 30 DAYS HAVE ELAPSED SINCE THE COMPLETION OF WORK UNDER THIS SECTION.
- QUALITY GUARANTEE:
 - SOD SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOT DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
 - SEED SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOT DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SEED/SOD IS PROPERLY IRRIGATED DURING THE GROW-IN PERIOD AND SHALL BE RESPONSIBLE IF THE SOD SUFFERS IRREPARABLE HARM.
- SEED/SOD IS SUBJECT TO INSPECTION AND ACCEPTANCE. LANDSCAPE ARCHITECT AND/OR CLIENT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE. ANY WORK AND SOD WHICH IN THE LANDSCAPE ARCHITECTS OPINION FAILS TO MEET THESE SPECIFICATIONS REQUIREMENTS.

- SOD STANDARDS:
 - GENERAL: HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZATION, MOWING AND WEED CONTROL; FREE OF OBJECTABLE WEEDS; UNIFORM IN GREEN COLOR, LEAF TEXTURE AND DENSITY; HEALTHY, VIGOROUS ROOT SYSTEM; INSPECTED AND FOUND FREE OF DISEASE, NEMATODES, PEST AND PEST LARVAE BY THE ENTOMOLOGIST OF THE STATE DEPARTMENT OF AGRICULTURE.
 - EACH PIECE OF SOD: SANDY-LOAM SOIL BASE THAT WILL NOT BREAK, CRUMBLE OR TEAR DURING SOD INSTALLATION.
 - THICKNESS: MINIMUM 3/4" THICK, EXCLUDING THE TOP GROWTH THATCH.
 - THATCH: NOT TO EXCEED 1/2" UNCOMPRESSED.
 - SIZE: CUT IN STRIPS 18" WIDE NO MORE THAN 24 HOURS PRIOR TO DELIVERY.
- SOD DELIVERY, STORAGE AND HANDLING GUIDELINES ARE AS FOLLOWS:
 - SOD SHALL BE DELIVERED ON PALLETS PROPERLY LOADED ON VEHICLES AND WITH ROOT SYSTEM PROTECTED FROM EXPOSURE TO SUN, WIND, AND HEAT IN ACCORDANCE WITH STANDARD PRACTICE AND LABELED WITH BOTANICAL AND COMMON NAME OF EACH GRASS SPECIES IN ACCORDANCE WITH FEDERAL SEED ACT. SOD THAT HAS BEEN DAMAGED BY POOR HANDLING OR IMPROPER STORAGE IS SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT OR OWNER.
 - PROTECT FROM DEHYDRATION, CONTAMINATION, FREEZING AND HEATING AT ALL TIMES. KEEP STORED SOD MOIST AND UNDER SHADE OR COVERED WITH MOISTENED BURLAP.
 - DO NOT DROP SOD ROLLS FROM CARTS, TRUCKS OR PALLETS.
 - DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 36 HOURS.
 - DO NOT STACK SOD MORE THAN 2 FEET DEEP.
- SEED/SODDED BED PREPARATION:
 - ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED PRIOR TO SEEDING/SODDING OR PLANTING.
 - ALL AREAS TO BE SEEDED/SODDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL TILLED INTO A DEPTH OF 4" TO ENSURE INTEGRATION WITH EXISTING SOIL.
 - APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
 - IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.

EAST JONES ST APARTMENTS
 317 EAST JONES ST, RALEIGH, NC 27601
 WAKE COUNTY
 NORTH CAROLINA

SITE COLLABORATIVE
 1620 HILLSBOROUGH ST.
 SUITE 100
 RALEIGH, NC 27605

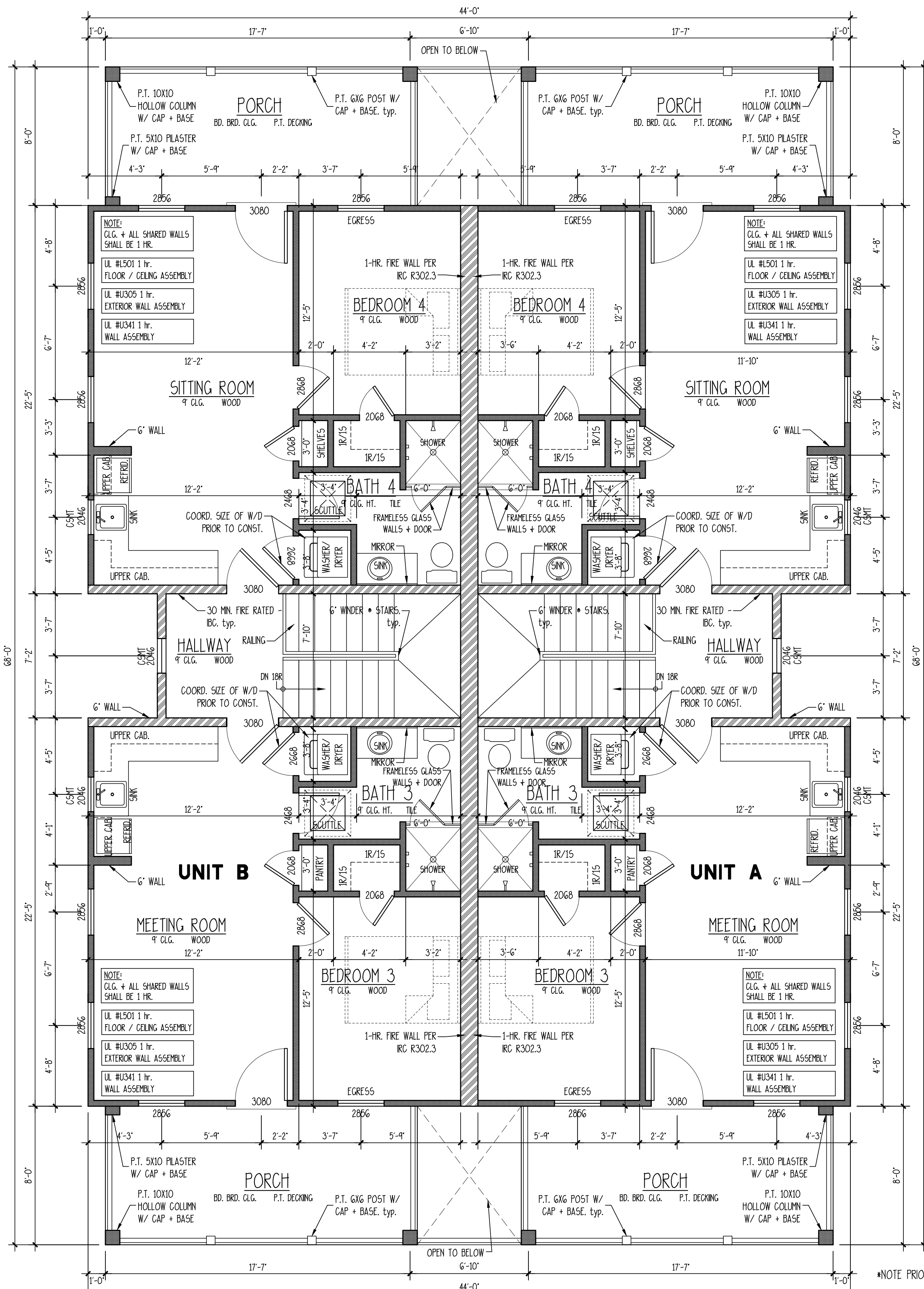
SITE CO PROJECT NO: 24038

ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	1ST ASR REVIEW	05-08-2024

DRAWN BY EH
 CHECKED BY DB

PLANTING PLAN AND SCHEDULE



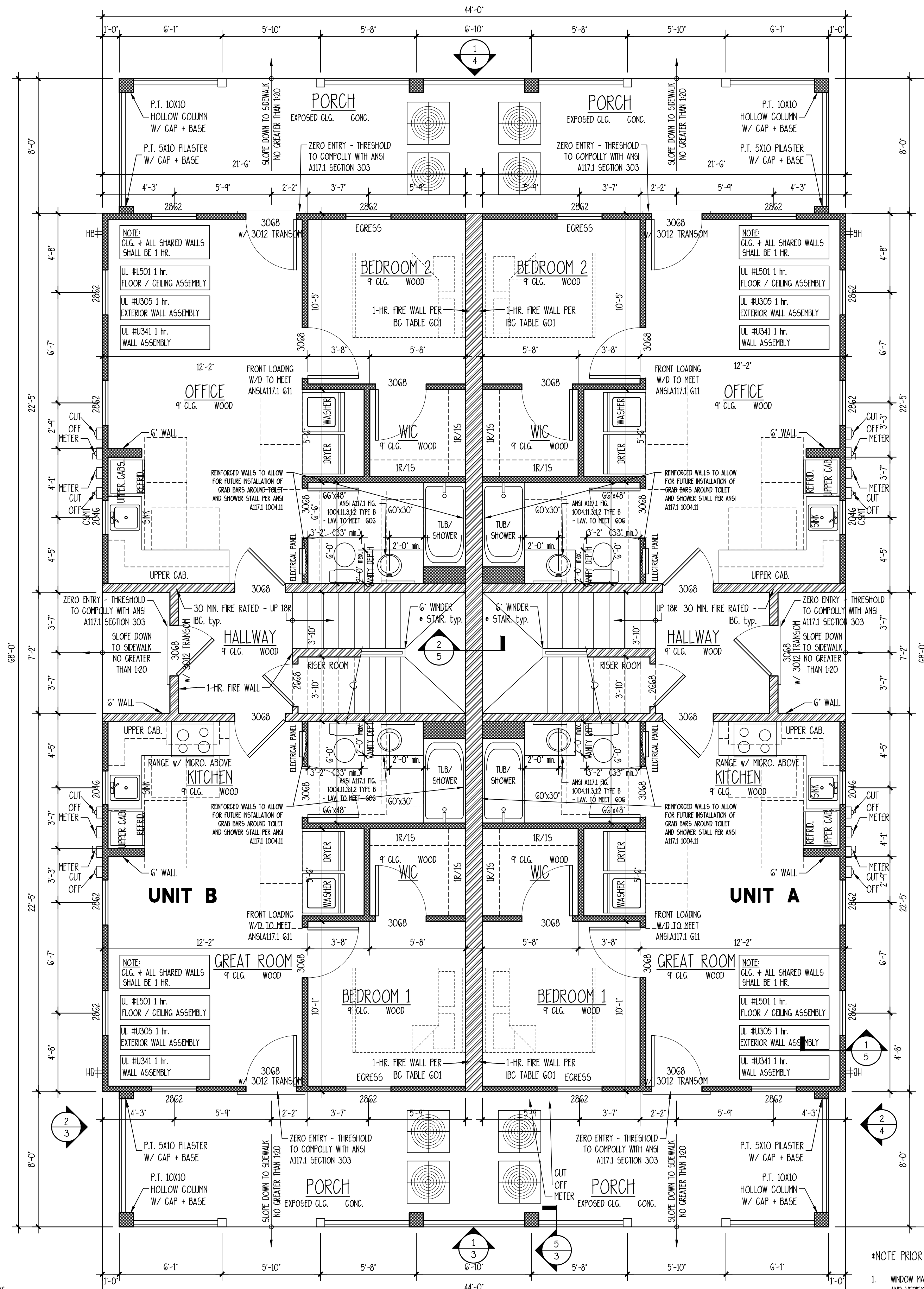
*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

SECOND FLOOR PLAN

▬ FIRE SEPERATION

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



*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

FIRST FLOOR PLAN

▬ FIRE SEPERATION

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



Building 1: Front Elevation (South)



Building 1: Left Elevation (West)



Building 1: Rear Elevation (North)

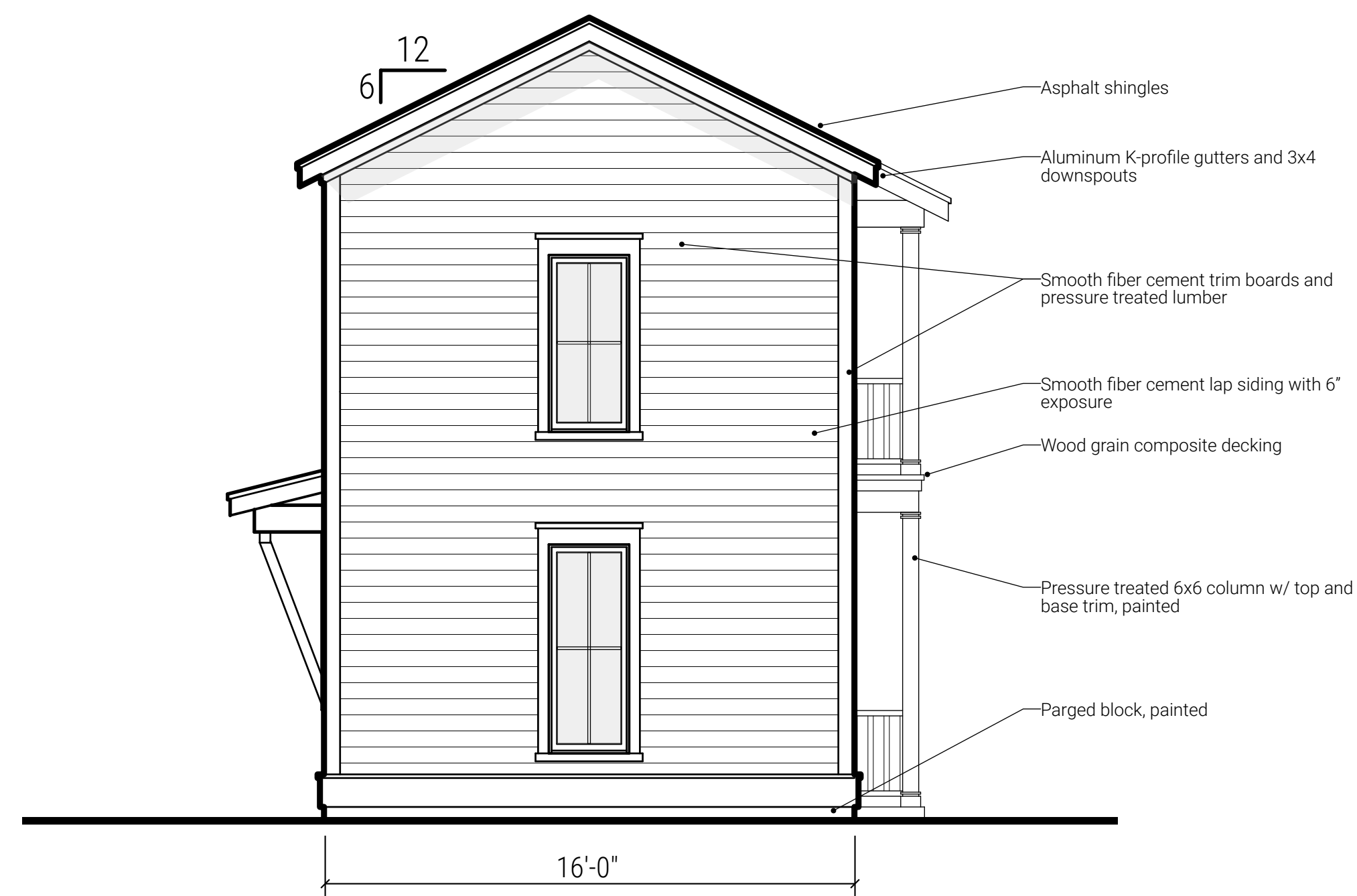


Building 1: Right Elevation (East)

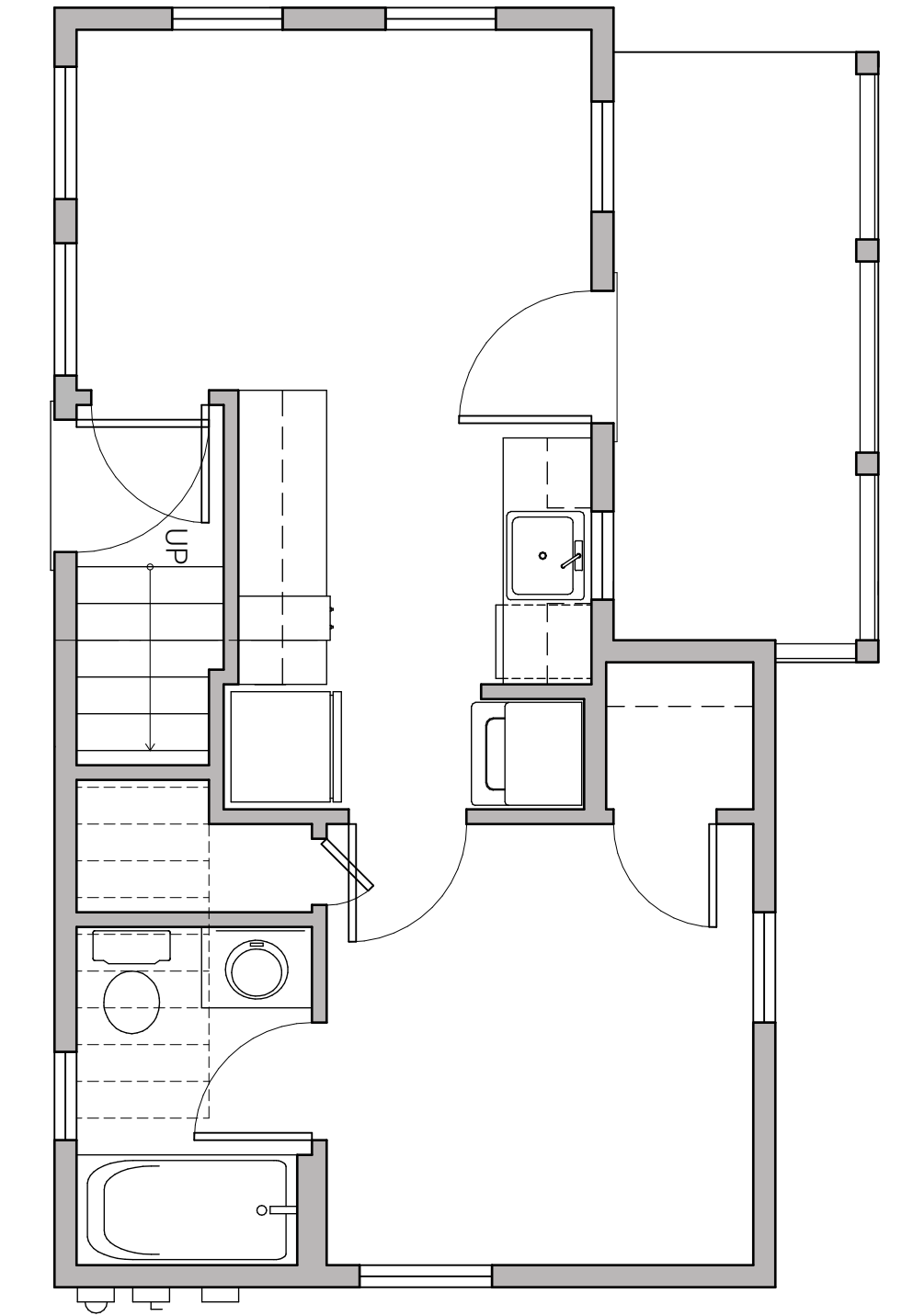
- Architectural asphalt shingles
- Aluminum K-profile gutters and 3x4 downspouts
- Standing seam galvanized roofing
- Smooth fiber cement trim boards and pressure treated lumber
- Aluminum K-profile gutters and 3x4 downspouts
- Painted wood railing
- Smooth fiber cement lap siding with 6" exposure
- Wood grain composite tongue and groove decking
- Hollow wood columns



Building 2: Front (South) Elevation



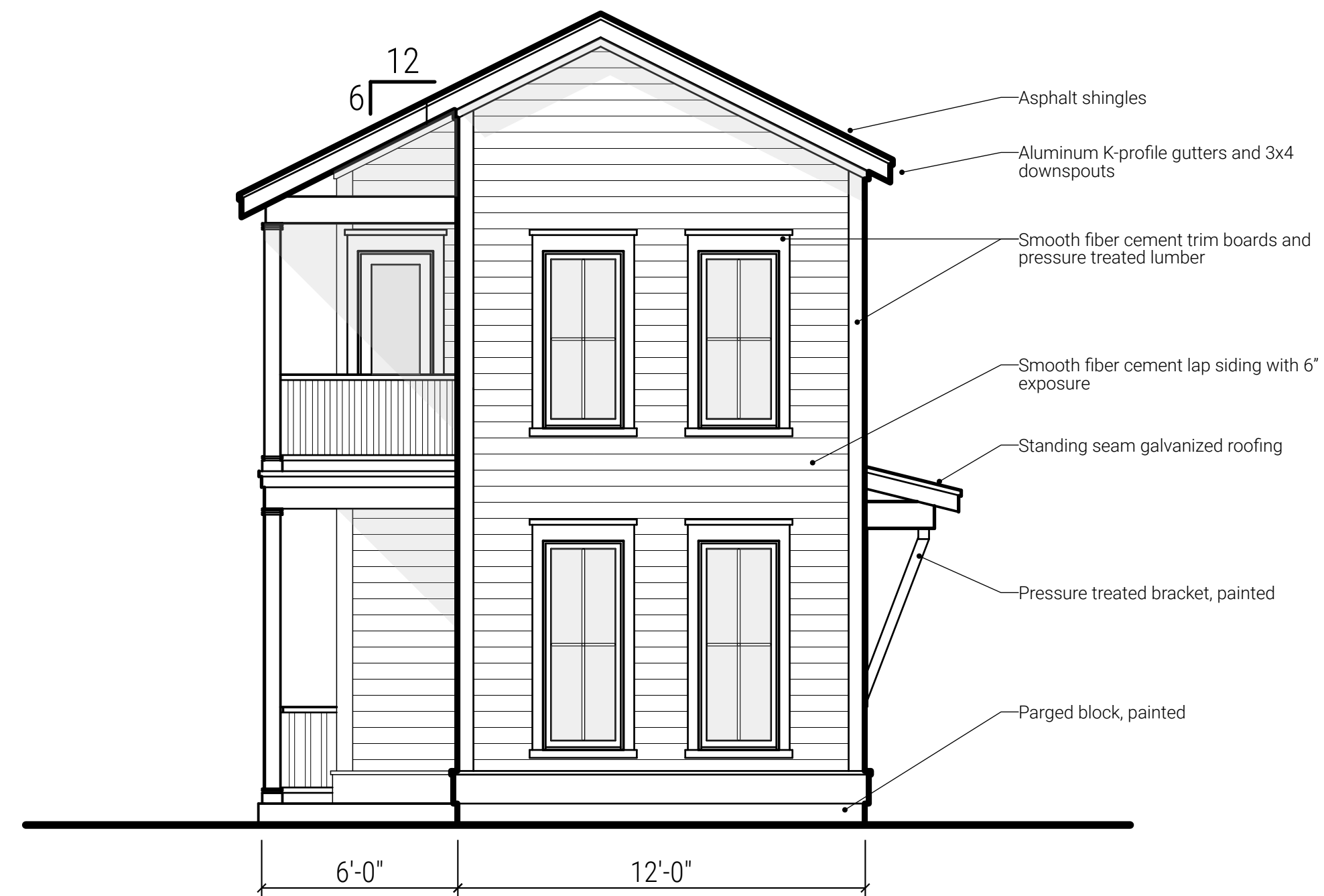
Building 2: Right (East) Elevation



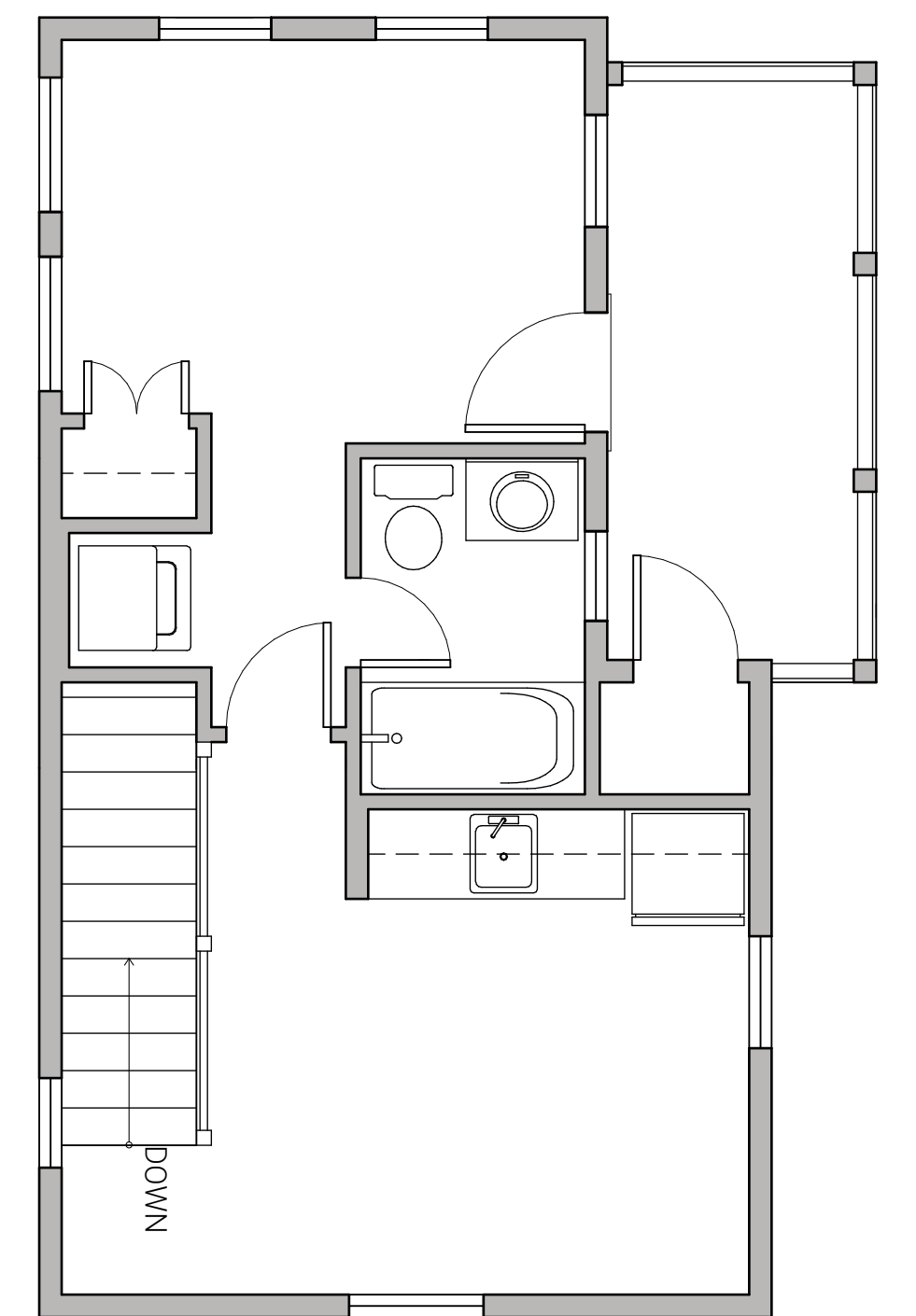
Building 2: Level One Floor Plan



Building 2: Rear (North) Elevation



Building 2: Left (West) Elevation



Building 2: Level Two Floor Plan