



# Administrative Approval Action

Case File / Name: ASR-0031-2024  
DSLC - 317 East Jones St

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

**LOCATION:** This vacant 0.338 acre site is zoned OX-3-DE and is in the Historic Oakwood historic overlay (HOD-G) district. It is located at 317 East Jones Street (PIN 1704806035).

**REQUEST:** The application requests the development of an 8-unit apartment building and two accessory dwelling units located in a single building towards the rear of the subject property.

Three variances for the plan related to required protective yards per UDO Section 3.5.3 were approved by the Board of Adjustment with case BOA-0019-2025.

A certificate of appropriateness for the development in the historic overlay district (HOD-G) was approved by the Historic Development Commission with case COA-0141-2024.

## DESIGN

### ADJUSTMENT(S)/

**ALTERNATES, ETC:** COA-0077-2023: CP - Certificate of Appropriateness/Major  
COA-0130-2022: CP - Certificate of Appropriateness/Major

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated August 21, 2025 by Copernica Properties LLC.

## **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. A detailed diagram shall be submitted demonstrating compliance with UDO 7.2.5.C.1-3 prior to SPR approval.
2. A shade tree shall be planted in the parking lot per UDO 7.1.7.B.2. Verify compliance on the landscape plan and revise as necessary.
3. Verify floor area for the apartment and ADU. Ensure values are consistent throughout the plan set

### **Stormwater**

4. 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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## Urban Forestry

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
6. A tree impact permit must be obtained for the removal of 4 existing street trees in the existing right-of-way along E Jones Street.

☒ **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:***

## Public Utilities

1. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## Stormwater

2. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☒ **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. The Accessory Dwelling Unit shall meet the standards of UDO 3.6.2.G, H, and I.
2. Prior to building permits, the plan set shall comply with the Certificate of Appropriateness, case (COA-0141-2024).

## Public Utilities

3. A water and/or sanitary sewer deed of easement, in addition to a plat must be recorded at the Wake County Register of Deeds office for all water and sanitary sewer easement dedications.

## Stormwater

4. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision 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.



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## Urban Forestry

5. 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 E Jones St.
6. A fee-in-lieu of \$600 for the remaining inches of DBH not replaced must be collected prior to the issuance of a building permit.

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

## General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.

## Stormwater

2. 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 10, 2028

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:** Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov  
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov  
Reason: I am approving this document  
Date: 2025.10.10 10:27:16-0400 **Date:** 10/10/2025  
Development Services Dir/Designee  
**Staff Coordinator: Jeff Caines**

## Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 402 • Raleigh, NC 27601 • 919-495-4502



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.A. Please check the appropriate building types and include the plan sheeted document when submitting.

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

Please review UDO Section 10.2.A, to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☒ Tier Three Site Plan ☐

Building and Development Type (Check all that apply) Site Transaction History

<input type="checkbox"/> Detached <input type="checkbox"/> 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 #: _____ Booking/sketch plan case #: 300PE-023-0241 Certificate of Appropriateness #: COA-2141-0281 Board of Adjustment #: BOA-2119-0281 Zoning Case #: _____ Design Alternative #: _____
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### GENERAL INFORMATION

Development name: 317 E Jones St Apartments

Inside City limits? Yes ☒ No ☐

Property address(es): 317 E. JONES ST. RALEIGH, NC 27601

Site P.L.N. #: 1704808036

Please describe the scope of work. Include any additions, expansions, and uses (UDO § 1.4).

ASR for proposed multi-use apartment building on an existing vacant 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. Use "who can apply" in instructions):

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

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

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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): 0X-3-DE

Gross site acreage: 0.338

# of parking spaces proposed: 11

Max # parking permitted (7.12 C-14): 14

Overlay District (if applicable): HOD-G

Existing use (UDO § 1.4): VACANT LOT

Proposed use (UDO § 1.4): MULTI-UNIT LIVING

Proposed # of buildings: 2

Proposed # of stories for each: 2-STORY

Proposed # of basement levels (UDO § 1.7 A.8) 0

Existing gross floor area to be demolished: 0

New gross floor area: 5,412 SF

Total # of gross (to remain and new): 5,412 SF

Is your project a cottage court? Yes ☐ No ☒

A frequent transit development? Yes ☐ No ☒

Is your project a frequent transit development? Yes ☐ No ☒

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Is your project a frequent transit development? Yes ☐ No ☒

Continue to Applicant Signature Block on Page 4.

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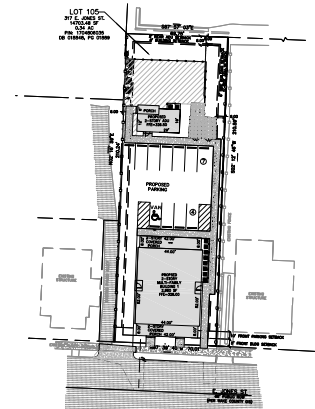
## TIER 2 ADMINISTRATIVE SITE REVIEW SUBMITTAL FOR 317 E. JONES ST.

ASR CASE NUMBER: ASR-0031-2024  
COA CASE NUMBER: COA-0141-2024  
BOA CASE NUMBER: BOA-0019-2025

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

CIVIL ENGINEER  
DANIEL J. MCGLAMERY, PE  
DRY-ENGLAMERY 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



## DRAWING LIST

- C-0.0 COVER SHEET
- C-0.1 SOLID WASTE APPROVAL
- 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
- A4.00 PLANTING PLAN
- L-2.0 TREE PRESERVATION PLAN
- A1.01 BUILDING 01 PLANS 01 + 02
- A1.02 BUILDING 01 PLANS 03 + 04
- A1.03 BUILDING 02 PLANS 03 + 04
- A2.01 BUILDING 01 ELEVATIONS
- A2.02 BUILDING 2 ELEVATIONS
- E1.1 SITE PLAN - PHOTOMETRICS
- E2.1 ELECTRICAL DETAILS

### APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-03(a)), applications for development approval 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.

As the authorized agent requires written permission from the property owner for the purpose of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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-03(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 development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-03(f).

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-789(p)), 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.

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## 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: 0X-3-DE

OVERLAY DISTRICT: HISTORIC (HOD-G)

PROPOSED USE: MULTI-UNIT LIVING (ALLOWED)  
W/ 1 ACCESSORY DWELLING BUILDING

EXISTING BUILDING: N/A SF

PROPOSED BUILDING: BUILDING 1: 4,316 SF (TOTAL GROSS FLOOR AREA)

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 = 0.034 AC (1,500 SF)

BUILDING DIMENSIONAL REQUIREMENTS:

FRONT SB: 5 FT (MIN.) 5 FT

MIN.(PROVIDED) 5 FT (MIN.) N/A

SIDE STREET SB: 5 FT (MIN.) N/A

SIDE LOT LINE SB: 0 OR 6 FT (MIN.) 12 FT MIN.

(PROVIDED) 0 OR 6 FT (MIN.) 48 FT MIN.

REAR LOT LINE SB: 4 OR 20 FT (MIN.) N/A

(PROVIDED) 4 OR 20 FT (MIN.) N/A

PARKING DIMENSIONAL REQUIREMENTS:

FRONT SB: 10 FT (MIN.) 10 FT MIN.

(PROVIDED) 10 FT (MIN.) N/A

SIDE STREET SB: 10 FT (MIN.) N/A

SIDE LOT LINE SB: 0 FT (MIN.) 7 FT MIN. (PROVIDED)

REAR LOT LINE SB: 0 FT (MIN.) 74 FT MIN. (PROVIDED)

ALLEY SB: 4 FT (MIN.) N/A

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: 33'-6" (BLDG 1) 24'-4" (BLDG 2)

ACCESSORY DWELLING UNIT REQUIREMENTS:

ALLOWED IN: RX-, OX-, NX-, CX-

GROSS FLOOR AREA: 800 SF (ALLOWED)

GROSS FLOOR AREA: 800 SF (PROPOSED)

FRONT SB: MUST BE LOCATED AT OR BEHIND FRONT WALL OF THE PRINCIPAL BUILDING

THE BUILDING SIDE STREET SB: 5 FT (MIN.) N/A

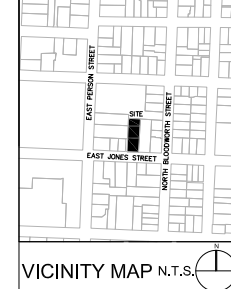
SIDE LOT LINE SB: 5 FT (MIN.) 10 FT MIN. (PROVIDED)

REAR LOT LINE SB: 5 FT (MIN.) 48 FT MIN. (PROVIDED)

ALLEY SB: 4 OR 20 FT (MIN.) N/A

HEIGHT ALLOWED: 26'

HEIGHT PROPOSED: 24'-4" (ADU)



## SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY STEVE P. CARSON (PLS L-4752) ON JULY 24, 2023. BATEMAN CIVIL SURVEY COMPANY, PC, 2624 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 8.3.5.0.5.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 8.3.2.2.A.

THERE IS A MINIMUM SITE AREA TO MEET THIS REQUIREMENT PER ZONING DESIGNATION. ZONING DISTRICT FOR DEVELOPMENT SITE IS 0X-3-DE AND THE DEVELOPMENT GROSS ACREAGE IS 0.34 AC. THE MINIMUM SITE AREA FOR 0X-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

- GARBAGE AND RECYCLING WILL BE HANDLED BY A PRIVATE HAULER
- GARBAGE AND RECYCLING CONTAINERS WILL BE ASSIGNED TO EACH DWELLING AND STORED IN A SCREENED STORAGE LOCATION BEHIND THE BUILDING.
- PROPERTY STAFF WILL BE RESPONSIBLE FOR BRING CONTAINERS TO THE POINT OF COLLECTION AND REMOVING CONTAINERS AFTER THEY ARE SERVED.
- WILLINGNESS TO SERVE LETTER AND CITY OF RALEIGH APPROVAL EMAIL INCLUDED ON SHEET C-0.1.

## 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

EXISTING PARKING: N/A

PROPOSED PARKING: 11 SPACES

MAXIMUM ALLOWED: 15 SPACES

TOTAL REQUIRED: 0 SPACES

WILLINGNESS TO SERVE LETTER



March 18, 2023

Drye McGlamery Engineering, PLLC  
821 Wake Forest Rd.  
Raleigh, NC 27604

RE: The Reprise

This is a letter of support for trash and recycling services for your multi-family project at 317 E. Jones St., Raleigh, NC 27601. We have reviewed the request submitted on February 27, 2023, and have found that GFL Environmental will be able to safely perform all needed services using the roll out carts for pickup. There will need to be 1n location the night before the service day located at the street for this multi-family project.

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.

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 [dmccarthy@gflenv.com](mailto:dmccarthy@gflenv.com).

Sincerely,

*Christie Stuch*

Account Manager  
GFL Environmental – Raleigh  
3741 Conquest Drive  
Garner, NC 27539  
(W) 919-449-1592

3301 Beason Drive, Suite 801, Raleigh, NC 27609  
Tel: 919-325-3000 | [gflenv.com](http://gflenv.com)

CITY OF RALEIGH SWS APPROVAL EMAIL

Daniel McGlamery

From: Staley, Marion <Marion.Staley@raleighnc.gov>  
Sent: Monday, April 28, 2023 4:37 PM  
To: Daniel McGlamery  
Cc: SWS Code Compliance DL; Stuart Cullinan; Caines, Jeff  
Subject: RE: ASR-0031-2024 - 317 E Jones St - Raleigh, NC - Willingness to Serve Letter

Thank you, Daniel. Make sure you place a "Solid Waste Management Statement" on the cover of the plans and indicate

1. Garbage and Recycling will be handled by a private hauler
2. Garbage and Recycling containers will be assigned to each dwelling and stored in a screened storage location behind the building
3. Property Staff will be responsible for bringing containers to the point of collection and removing containers after they are serviced.

With this note and the Will Serve Letter the Solid Waste Management plan for this ASR is approved.

Remain Well,

Marion

Marion O. Staley  
Code Compliance Supervisor

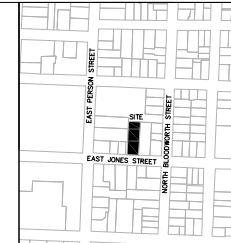
City of Raleigh – Solid Waste Services  
Code Compliance Program  
630 Beason Lake Drive  
Raleigh, NC 27610  
919-996-6940 - Office  
919-819-6487 - Cell  
919-819-4990 - Fax

From: Daniel McGlamery <daniel.mcglamery@dryengineering.com>  
Sent: Monday, April 28, 2023 1:13 PM  
To: Staley, Marion <Marion.Staley@raleighnc.gov>  
Cc: SWS Code Compliance DL <SWSCodeCompliance@raleighnc.gov>; Stuart Cullinan <stuart@localpostnc.com>; Caines, Jeff <jeff.caines@raleighnc.gov>  
Subject: RE: ASR-0031-2024 - 317 E Jones St - Raleigh, NC - Willingness to Serve Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the "Report Message" button in the banner to report the message.

Marion,

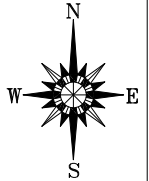
1



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



ASR-0031-2024  
317 E. JONES ST.  
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	04-26-2024
B	2ND ASR REVIEW	04-26-2025
C	3RD ASR REVIEW	04-26-2026

DRAWN BY DJM  
CHECKED BY DJM

SCALE: 1" = 20'

SOLID WASTE

APPROVAL

C-0.1





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, 2624 RELIANCE AVENUE, APEX, NC 27539

## 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, I.E. 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.

ASR0031-2024  
317 E. JONES ST.  
WAKE COUNTY  
NORTH CAROLINA

DRYE-McGLAMERY  
ENGINEERING, PLLC  
2624 RELIANCE AVENUE  
ALEXANDRIA, VA 22304

DME PROJECT NO: 2024007

## ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	1ST ASR REVIEW	05-09-2024
B	2ND ASR REVIEW	05-13-2025
C	3RD ASR REVIEW	05-08-2025

DRAWN BY DJM

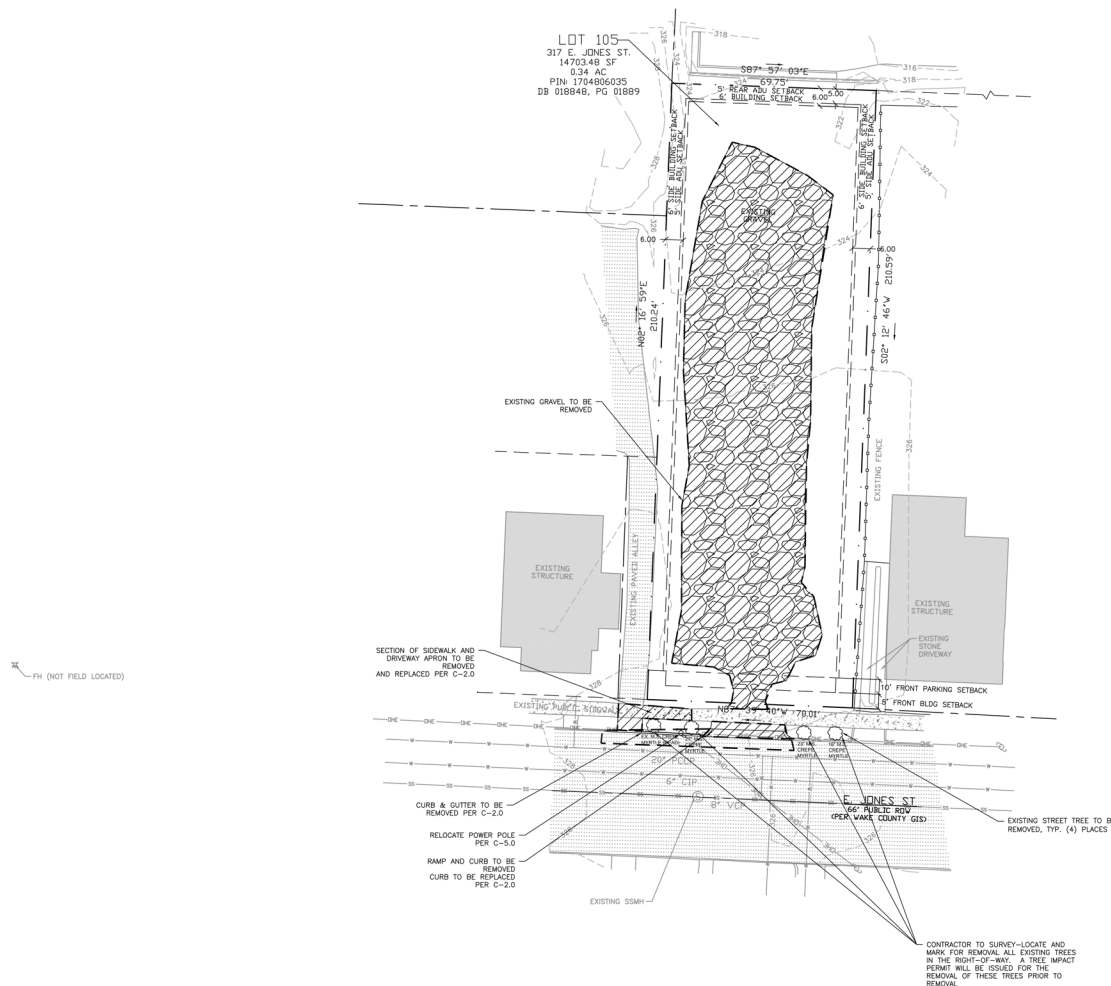
CHECKED BY DJM

SCALE: 1" = 20'

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## DEMOLITION PLAN

C-1.1



# 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% OF 0.338 AC = 0.034 AC (1,472 SF)  
PROVIDED AMENITY AREA = 0.034 AC (1,500 SF)

BUILDING DIMENSIONAL REQUIREMENTS:  
FRONT SB: 5 FT (MIN.) 5 FT MIN.(PROVIDED)  
SIDE STREET SB: 5 FT (MIN.) N/A  
SIDE LOT LINE SB: 0 OR 6 FT (MIN.) 12 FT MIN. (PROVIDED)  
REAR LOT LINE SB: 0 OR 6 FT (MIN.) 48 FT MIN. (PROVIDED)  
ALLEY SB: 4 OR 20 FT (MIN.) N/A

PARKING DIMENSIONAL REQUIREMENTS:  
FRONT SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED)  
SIDE STREET SB: 10 FT (MIN.) N/A  
SIDE LOT LINE SB: 0 FT (MIN.) 7 FT MIN. (PROVIDED)  
REAR LOT LINE SB: 0 FT (MIN.) 74 FT MIN. (PROVIDED)  
ALLEY SB: 4 FT (MIN.) N/A

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

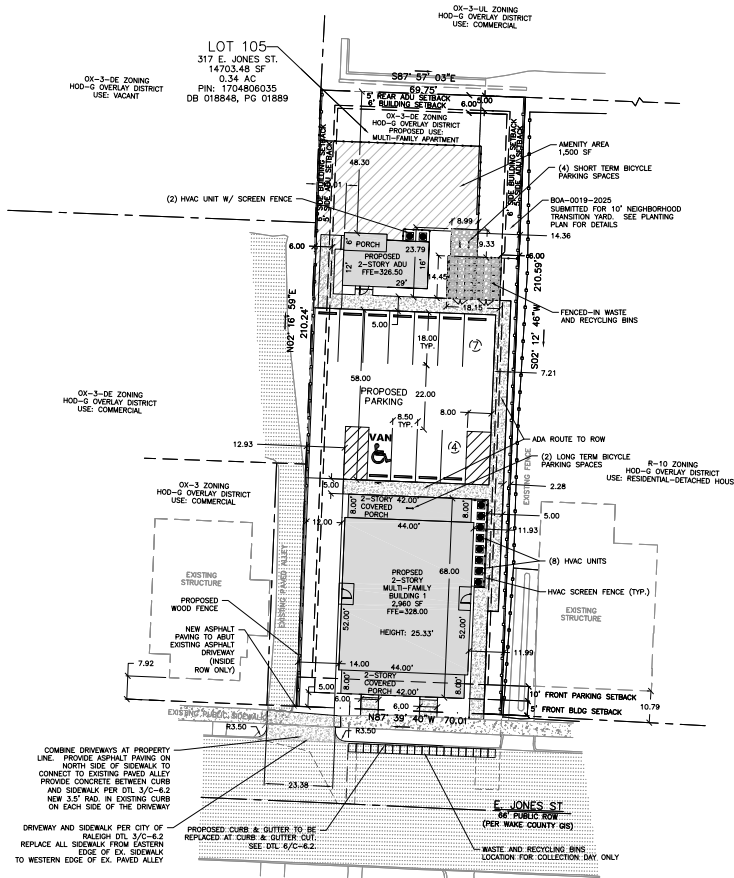
BUILDINGS AND STRUCTURES SHALL BE CONGRUOUS WITH THE HEIGHT OF TYPICAL WELL-RELATED NEARBY BUILDINGS AND STRUCTURES IN THE OVERLAY DISTRICT, AND CONGRUOUS WITH THE CHARACTER OF THE HISTORIC LANDMARK, AS SET FORTH IN THE HISTORIC DEVELOPMENT STANDARDS BELOW OR AS DEFINED IN THE DESIGNATION DOCUMENTS OR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

HEIGHT ALLOWED: 45' / 3 STORIES MAX  
HEIGHT PROPOSED: 33'-6" (BLDG 1) 24'-4 1/2" (BLDG 2)

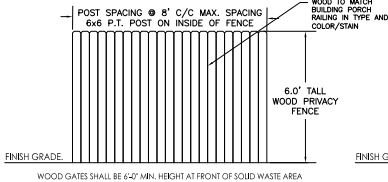
ACCESSORY DWELLING UNIT REQUIREMENTS:  
ALLOWED IN: RX-, OX, NX-, CX-

GROSS FLOOR AREA: 800 SF (ALLOWED)  
GROSS FLOOR AREA: 800 SF (PROPOSED)  
FRONT SB: MUST BE LOCATED AT OR BEHIND THE FRONT WALL OF THE PRINCIPAL BUILDING  
SIDE STREET SB: 10 FT (MIN.) N/A  
SIDE LOT LINE SB: 5 FT (MIN.) 10 FT MIN. (PROVIDED)  
REAR LOT LINE SB: 5 FT (MIN.) 48 FT MIN. (PROVIDED)  
ALLEY SB: 4 OR 20 FT (MIN.) N/A

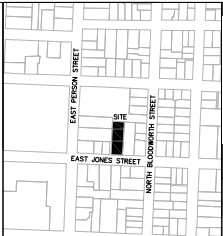
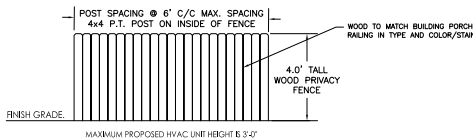
HEIGHT ALLOWED: 26'  
HEIGHT PROPOSED: 24'-4 1/2" (ADU)



## SOLID WASTE SCREENING FENCE



## HVAC SCREENING FENCE








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
	PROPOSED SIDEWALK	6/C-6.0
	PROPOSED AMENITY AREA SEE L-1.0	N/A
	PROPOSED HVAC UNIT W/ LOW WOODEN FENCE	N/A
	PROPOSED HVAC SCREENING FENCE	N/A
	4\" COMPACTED GRAVEL	N/A



## TRAFFIC CONTROL NOTES

1. 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

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS NOTED OTHERWISE (U.N.O.).
3. 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.
4. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING, OR CENTERLINE U.N.O.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS.
6. ALL RADI SHALL BE 4'-0\"/>

ASR0031-2024  
317 EAST JONES ST.  
WAKE COUNTY  
NORTH CAROLINA  
DRYE-McGLAMERY ENGINEERING, PLLC  
2524 RELIANCE AVENUE  
APEX, NC 27539

DME PROJECT NO: 2024007

REV	DESCRIPTION	DATE
A	1ST ASR REVIEW	04-26-2024
B	2ND ASR REVIEW	07-13-2025
C	3RD ASR REVIEW	09-03-2025

DRAWN BY: DJM  
CHECKED BY: DJM

SCALE: 1\"/>

## STAKING AND MATERIALS PLAN

C-2.0





[illegible]

CONTRACTOR TO LOSE THE LINES TO ALL BUILDING LOCATIONS BASED ON PLUMBING PLANS.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DEPARTMENT CONNECTIONS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CITY OF RALEIGH REQUIRED BACKFLOW PREVENTER.

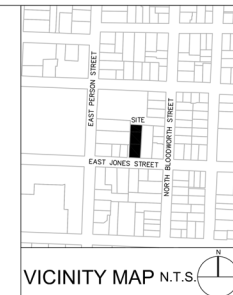
3. PUBLIC UTILITIES CONTRACTORS CONSTRUCTING FIRE SERVICE MAINS FOR BUILDING CONNECTION TO FIRE SPRINKLER SYSTEMS SHALL TERMINATED THOSE LINES AT A FLANGE, CAP, PLUG, OR END OF THE MAIN LINE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF FIRE SERVICE MAINS SHALL COMPLY WITH NFPA STANDARDS FOR THE FIRE SERVICE MAIN AS INCORPORATED INTO THE NORTH CAROLINA BUILDING CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE FIRE SERVICE MAINS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE FIRE LINE MAY OCCUR TO THE TERMINATION POINT WITHIN THE BUILDING.

1. 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)

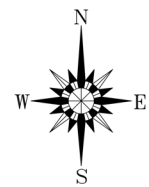
1. CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. (CHAPTER 14, 2018 NC FIRE CODE, NFPA 241, AND CHAPTER 22, 2018 NC BUILDING CODE)
2. FIRE FLOW ANALYSIS MUST BE PROVIDED TO CITY OF RALEIGH AT SUBMITTAL OF BUILDING PERMIT DOCUMENTS PER THE NORTH CAROLINA FIRE 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.

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 TRENCING STANDARDS PART 1926, SUBPART P, OR AS NOTED.
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.

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



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



ASR-0031-2024  
317 EAST JONES ST  
317 EAST JONES ST, RALEIGH, NC 27601  
WAKE COUNTY

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	05-06-2024
B	2ND ASR REVIEW	01-13-2025
C	3RD ASR REVIEW	05-02-2025
E		

DRAWN BY	DJM
CHECKED BY	DJM

SCALE:  $1'' = 20'$



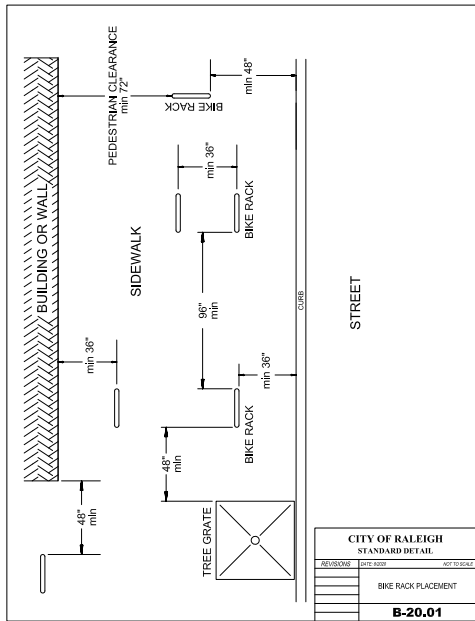
## UTILITY PLAN

## C-5.0

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

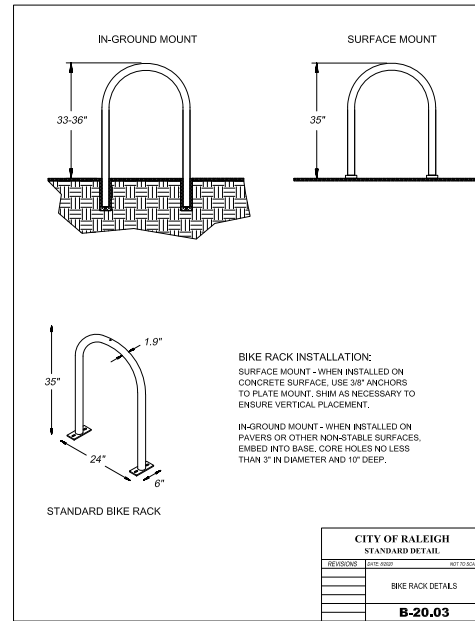
NOTE: ALL WATER AND SEWER CONNECTIONS IN NEW DEVELOPMENTS SHALL BE MADE BY THE DEVELOPER AT THEIR EXPENSE.





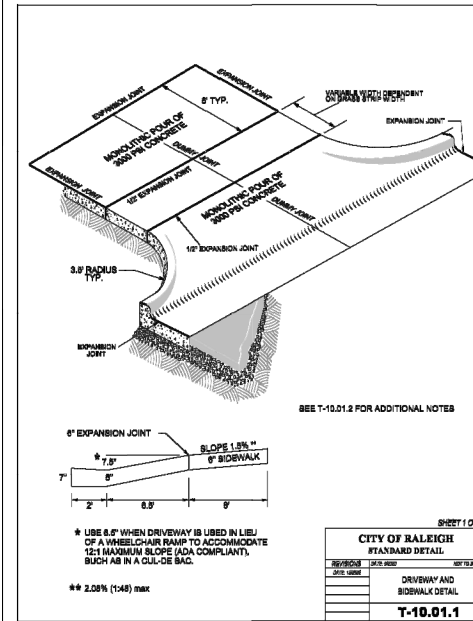
#### 1 BIKE RACK PLACEMENT

N.T.S



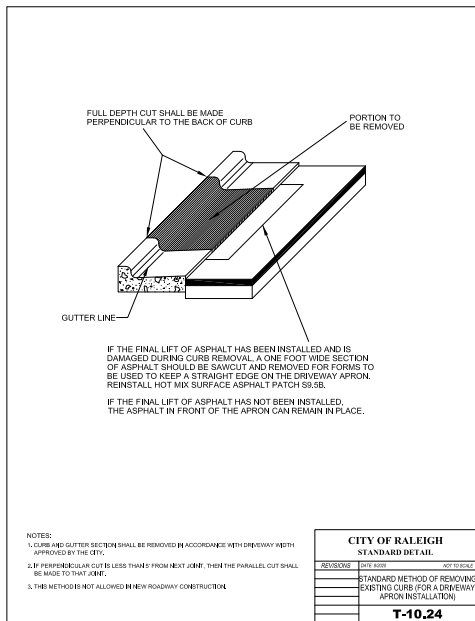
#### 2 BIKE RACK DETAILS

N.T.S



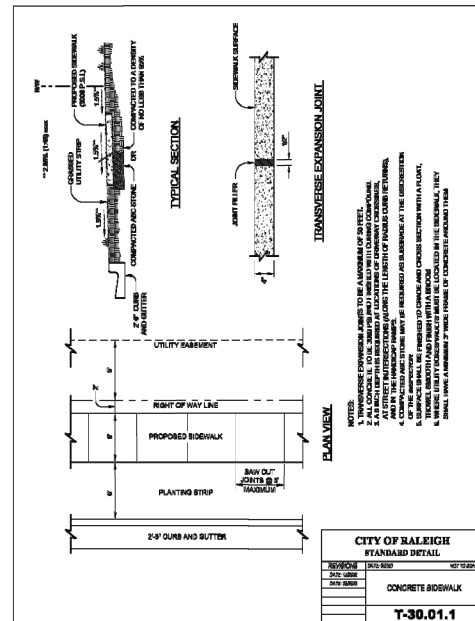
#### 3 DRIVEWAY AND SIDEWALK DETAIL

N.T.S



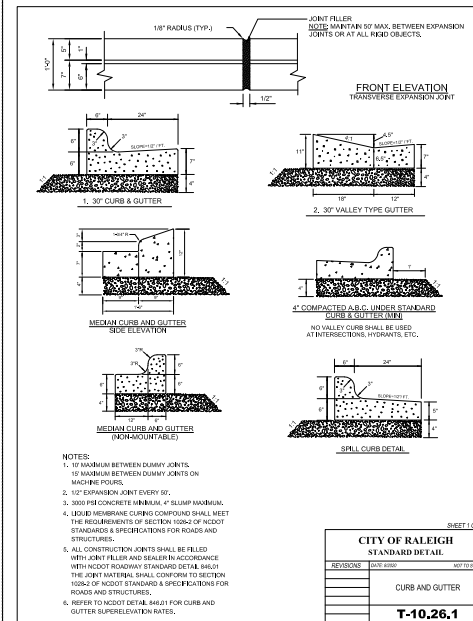
#### 4 REMOVING EXISTING CURB

N.T.S



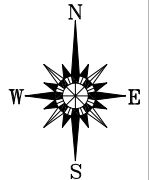
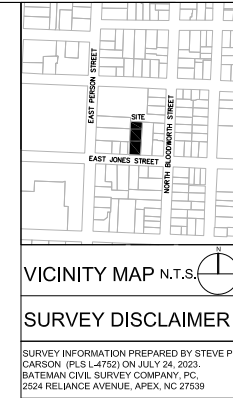
#### 5 CONCRETE SIDEWALK

N.T.S



#### 6 CURB AND GUTTER

N.T.S



ASR0031-2024  
317 EAST JONES ST.  
WAKE COUNTY  
NORTH CAROLINA  
DRYE-McGLAMERY  
ENGINEERING, PLLC  
317 EAST JONES ST.  
RALEIGH, NC 27604

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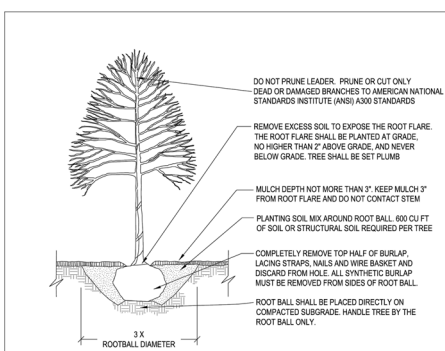
DRAWN BY: DJM  
CHECKED BY: DJM

SITE DETAILS

**C-6.2**

### SECTION 3.5.3. ZONE A PROTECTIVE YARD - A TYPE 1: NARROW (10 FEET)

REQUIRED	PROPOSED
SHADE TREES (4 PER 100 LF) = 8.43 = 8	SHADE TREES (3 PER 100 LF): 6 (REQUEST 25% REDUCTION)
UNDERSTORY TREES (3 PER 100 LF) = 6.32 = 6	UNDERSTORY TREES (3.25 PER 100 LF): 7 (17% INCREASE)
SHRUBS (40 PER 100 LF) = 84.268 = 84	SHRUBS (29 PER 100 LF): 62 (REQUEST 26% REDUCTION)
WALL @ 6.5' HT @ 210.67 LF	WALL @ 0' HT @ 210.67 LF (REQUEST 100% REDUCTION) (AS ADJOINING PROPERTY HAS A FENCE)
AVERAGE WIDTH OF 10' @ 210.67 LF	AVERAGE WIDTH OF 6.3' @ 210.58 LF (REQUEST 36% REDUCTION)

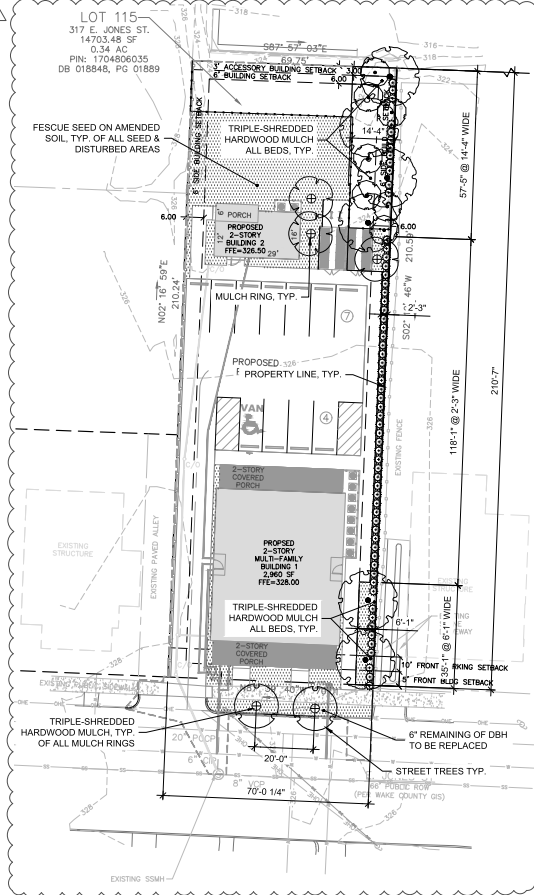


- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  - A TREE IMPACT PERMIT IS REQUIRED.
  -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

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOTED BY
00001		
TREE PLANTING DETAIL		
TPP-03		

### 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 260.
- 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 CONTRACTORS 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 DESIGNER 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 CANCKERS, IN VIABLE PLANTING 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 DESIGNER 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 BAB 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 260.1.
  - 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 260.1.
  - 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 6" 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.



### LANDSCAPE REQUIREMENTS

#### STREET TREES

E JONES ST  
FRONTAGE: 70'-14"  
REQUIRED: 1 SHADE TREE PER 40' (2 SHADE TREES OR 4 UNDERSTORY TREES 30' O.C.)  
PROVIDED: 2 UNDERSTORY (20' 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

#### NOTES:

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD DETAIL, TPP-03.
- THE REMAINING INCHES TO BE REPLACED VIA FEE-IN-LIEU OF \$100.00 PER INCH OF DBH REMOVED, PER CITY CODE 9-80.10.

### 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
	7	Cornus kousa	Kousa Dogwood	1"	6'	B&B	SINGLE LEADER
	6	Nyssa sylvatica	Tupelo	2 1/2"	10'	B&B	SINGLE LEADER
	2	Pistacia chinensis	Chinese Pistache	2"	6'	B&B	SINGLE LEADER
SHRUBS							
	62	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	36"	18" MIN.	18" MIN.	EVERGREEN
TURF							
	11,368	Festuca x 'Rebel Supreme'	Rebel Supreme Fescue	---	SEED	---	TURF

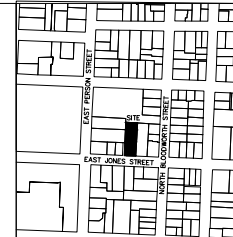
SCALE: 1" = 20'-0"

0 10 20 40



### SEEDING/SODDING NOTES

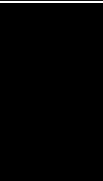
- ALL SEEDED/SODDED AREAS SHALL BE FINISHED GRADE AT THE THICKNESS OF THE SOD.
- NO SEEDED/SODDED AREAS SHALL BE SODDED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING HAVE OCCURRED AND LANDSCAPE ARCHITECT HAS REVIEWED THE FINAL GRADING.
- SOD AREAS WILL BE ACCEPTED WHEN IN COMPLIANCE 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 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 SEED/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.



### VICINITY MAP N.T.S.

### SURVEY DISCLAIMER

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



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

SITE COLLABORATIVE  
LANDSCAPE ARCHITECTS  
1000 KINGSBURY WAY  
RALEIGH, NC 27605

SITE CO PROJECT NO: 240398

### ISSUED FOR REVIEW

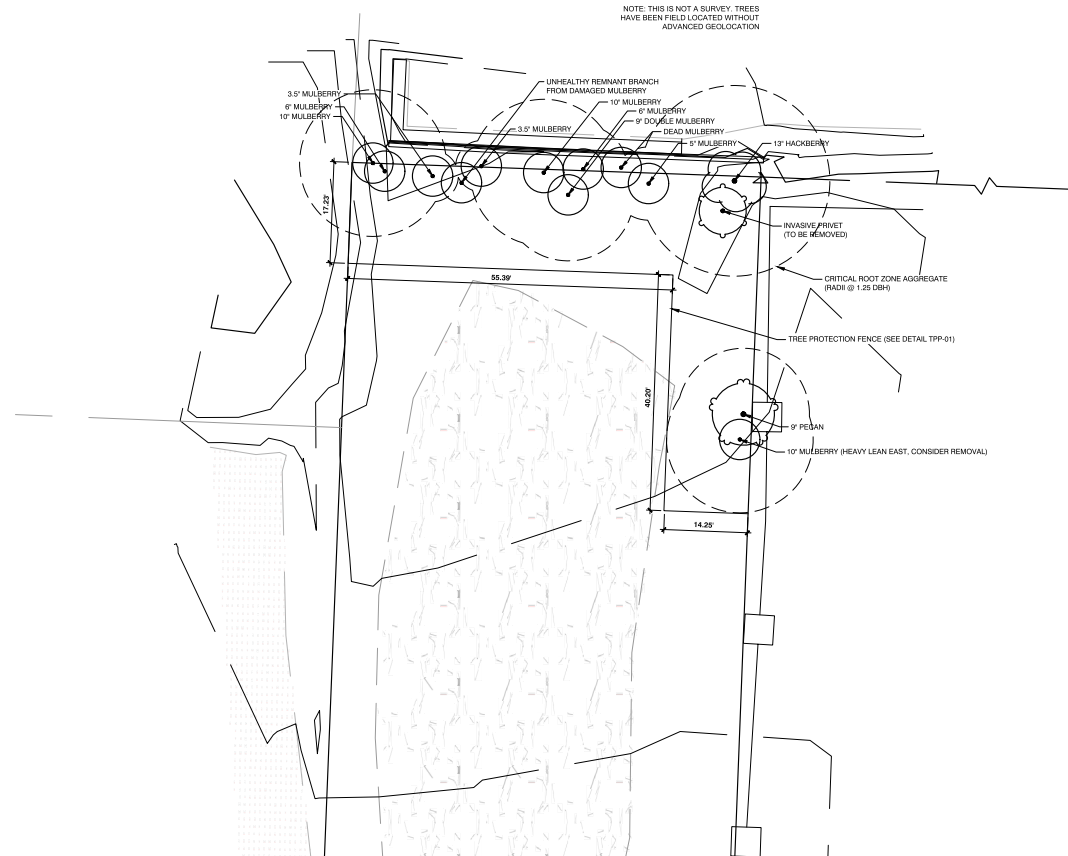
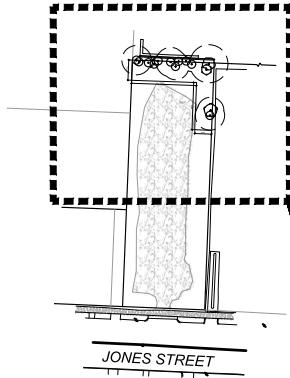
REV	DESCRIPTION	DATE
A	1ST ASH REVIEW	04-05-2024
B	2ND ASH REVIEW	04-05-2024
C	3RD ASH REVIEW	04-05-2024

DRAWN BY: EH  
CHECKED BY: DB

### PLANTING PLAN AND SCHEDULE

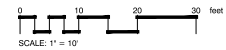
L400

EXISTING CONDITIONS KEY MAP  
SCALE = 1:50



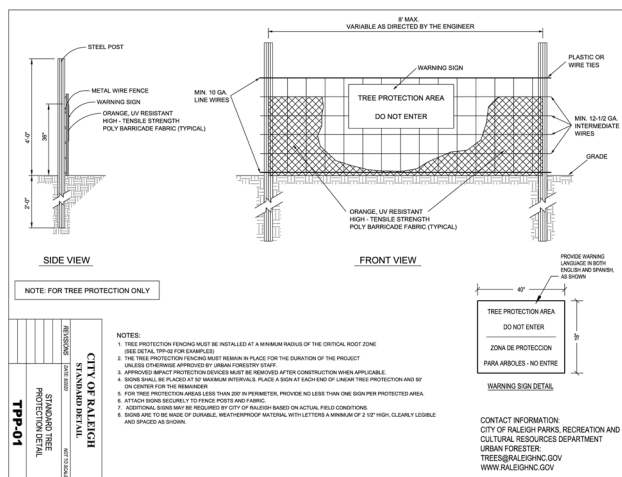
NOTES:

- 1) The area surrounding trees to be preserved is densely populated with several exotic invasive species that should be professionally removed.
- 2) Removal of exotic invasives could easily damage existing trees if done improperly. Consult a professional arborist prior to removal.
- 3) Removal of debris and asphalt waste within the identified TPP should be done under consultation from a professional arborist.
- 4) After invasive plant and debris removal, install 4" of triple-shredded hardwood bark mulch in the TPP area before installing TPP fencing.
- 5) Annual maintenance should be done to ensure that the invasive species do not return.
- 6) It should be noted that the dominant tree species, mulberry, is not a particularly long lived tree and is not ideal for preservation. Replacement strategies may be worthwhile in the long run.



**THIS TREE PRESERVATION PLAN AND ASSOCIATED DATA HAS BEEN CERTIFIED BY:**  
**ADAM WALTERS**  
**ISA CERTIFIED ARBORIST**  
**SD-10149A**

*Adam Walters*






### E Jones St Apts

317 E Jones Street  
Raleigh, NC 27601

**Building 01  
Plans 01 + 02**

## A1.01

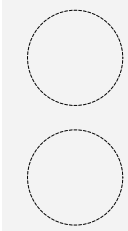
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01 first floor plan  
SCALE: 1/4" = 1'-0"



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Architecture, PLLC  
reservoirstudio.us



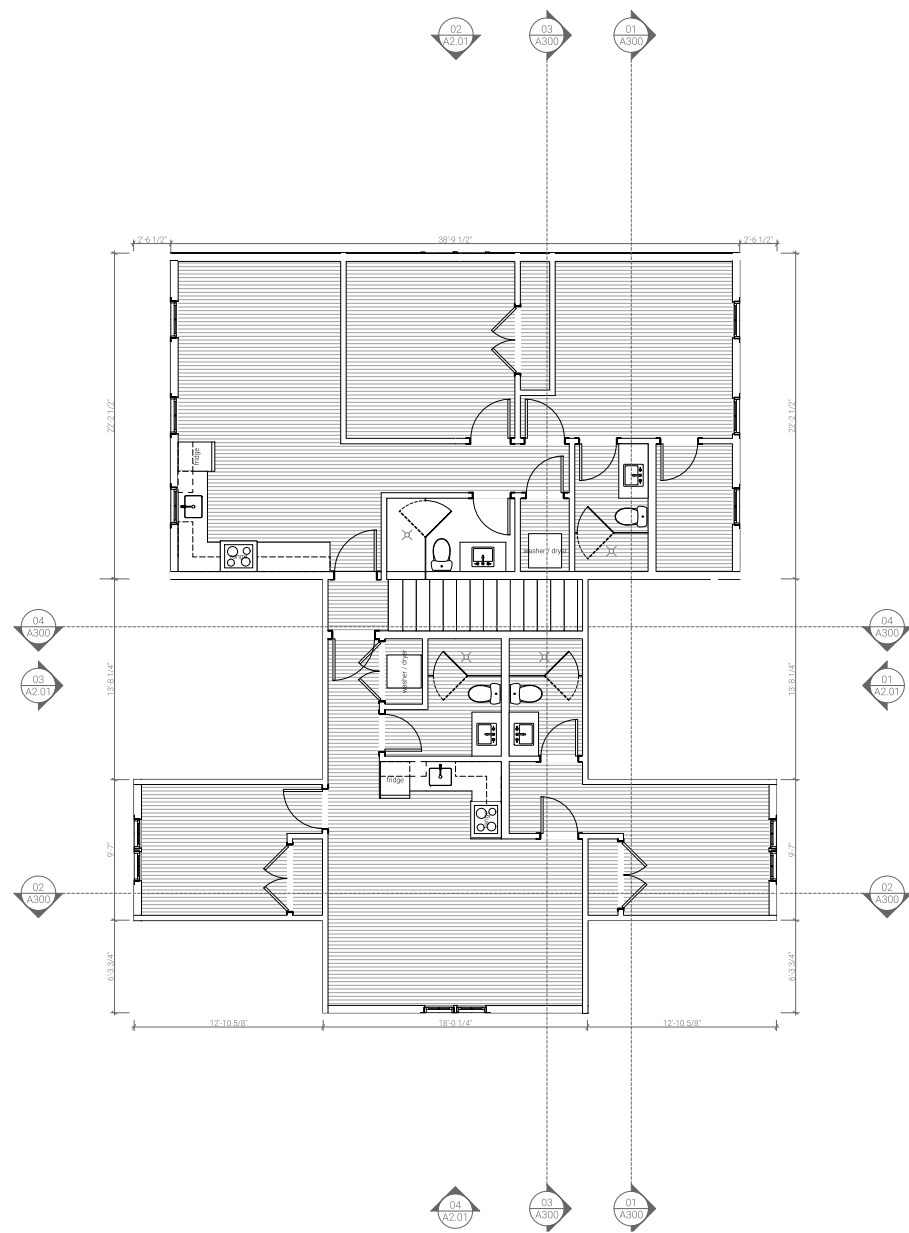
## E Jones St Apts

317 E Jones Street  
Raleigh, NC 27601

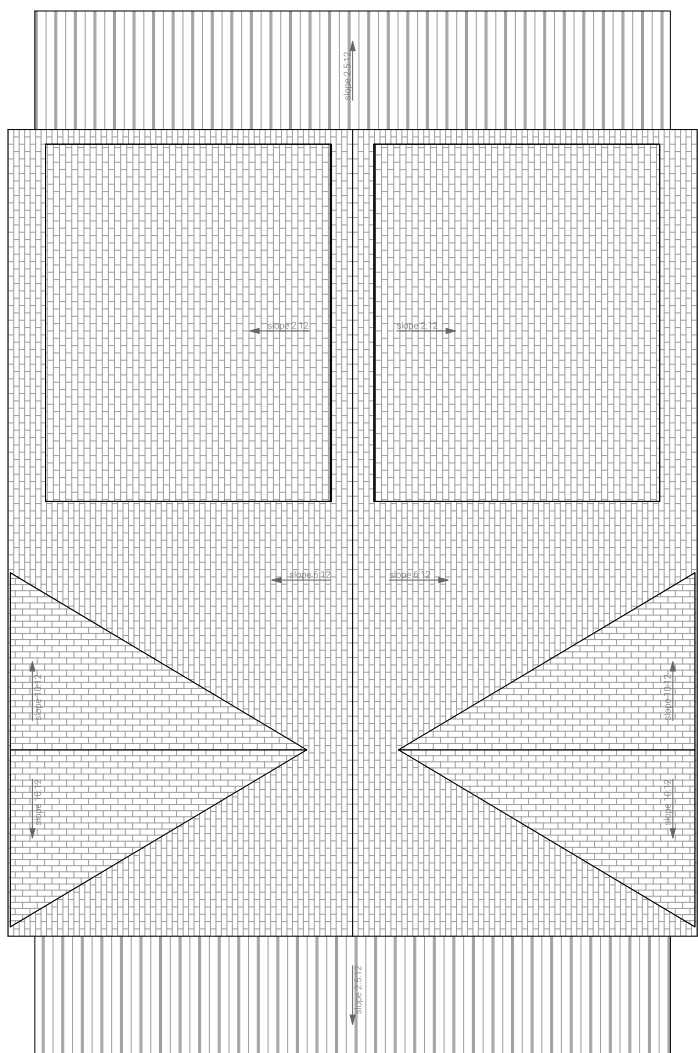
Building 01  
Plans 03 + Roof

# A1.02

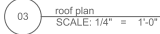
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01 third floor plan  
SCALE: 1/4" = 1'-0"



02 roof plan  
SCALE: 1/4" = 1'-0"







04 front elevation (south)  
SCALE: 3/16" = 1'-0"



03 left elevation (west)  
SCALE: 3/16" = 1'-0"



02 rear elevation (north)  
SCALE: 3/16" = 1'-0"



01 right elevation (east)  
SCALE: 3/16" = 1'-0"



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E Jones St Apts

317 E Jones Street  
Raleigh, NC 27601

Building 01  
Elevations

A2.01

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E Jones St Apts

317 E Jones Street  
Raleigh, NC 27601

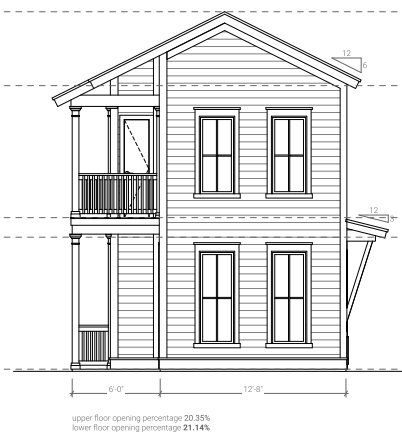
Building 2  
Elevations

A2.02

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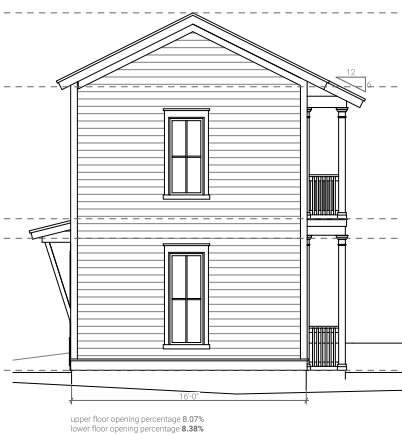
04 front elevation (south)  
SCALE: 1/4" = 1'-0"



03 left elevation (west)  
SCALE: 1/4" = 1'-0"



02 rear elevation (north)  
SCALE: 1/4" = 1'-0"



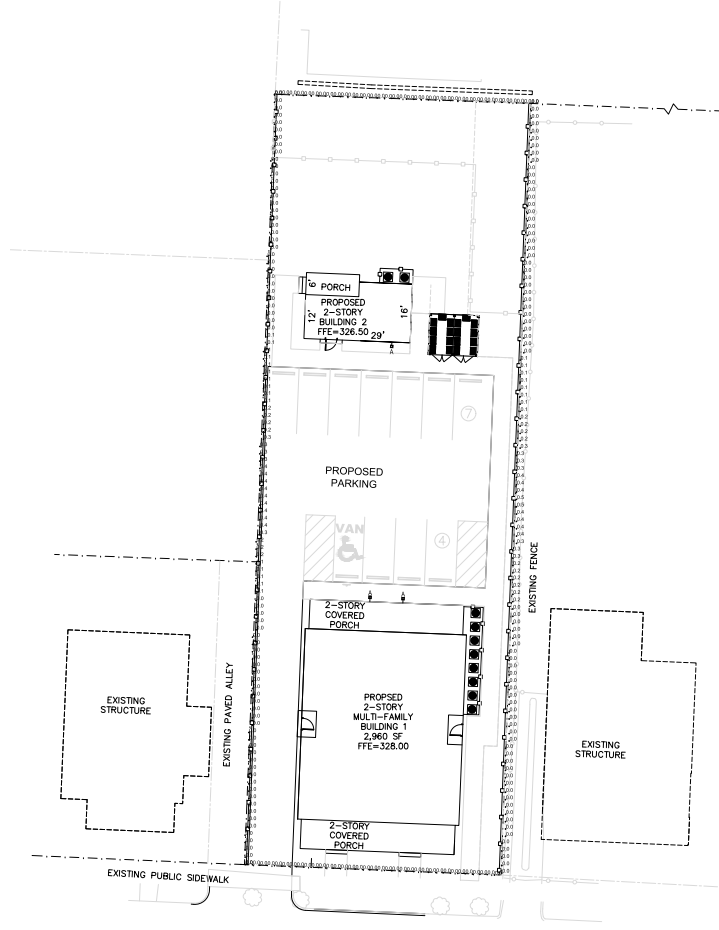
01 right elevation (east)  
SCALE: 1/4" = 1'-0"

No.	Issue / Revision	Date
1	Permit & Construction	04/09/2025

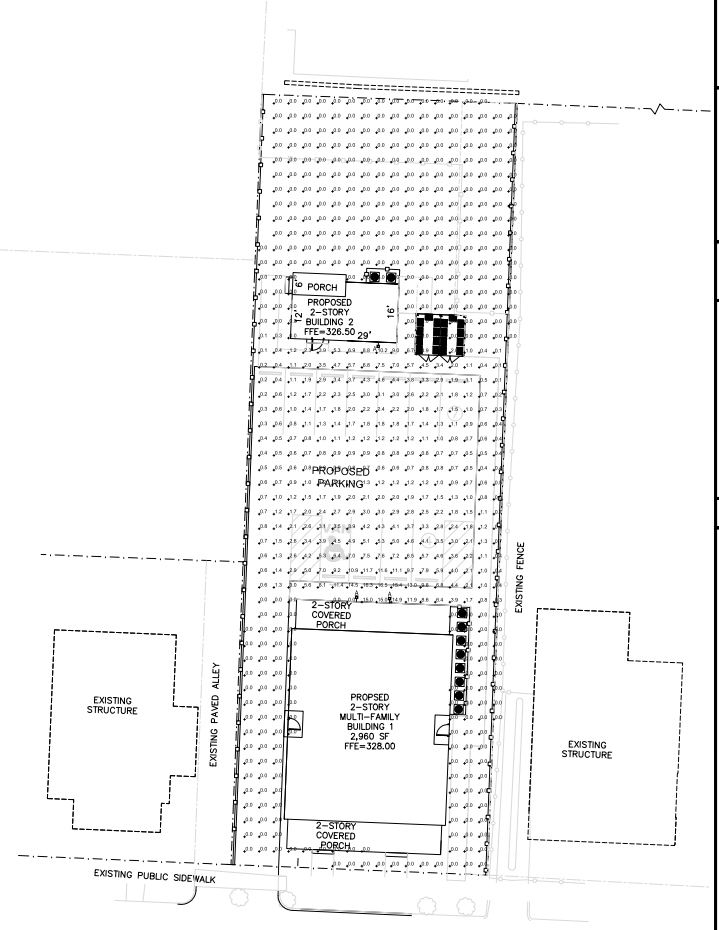
Project Name and Address:  
**ASR-0031-2024**  
317 EAST JONES ST  
317 EAST JONES ST, RALEIGH, NC 27601  
WAKE COUNTY  
NORTH CAROLINA

Sheet Title:  
**SITE PLAN -  
PHOTOMETRICS**

Sheet No.:  
**E1.1**



**1 Site Plan - Property Line Photometrics**  
Scale: 1/8" = 1' - 0"



**2 Site Plan - Photometrics**  
Scale: 1/8" = 1' - 0"

- Sheet Notes:**
- Verify and coordinate all light fixture locations with site, architectural, landscape/landscaping, etc. prior to beginning work.
  - Coordinate all conduit routing, pole bases, and other underground installations with underground utilities and other underground components prior to beginning work.
  - Contractor shall ensure that poles meet all North Carolina codes with regards to EPA ratings, burial depths, pole requirements, etc. prior to beginning work.

