

# 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.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input 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 checked="" type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: _____
<input checked="" type="checkbox"/> Open lot		Design Alternate #: _____
GENERAL INFORMATION		
Development name: AJA - Office Building		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 4981 Windy Hill Drive		
Site P.I.N.(s): 1716651123		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).		
Tier One Site Plan. New 3,300 sf office building; no new parking proposed; existing lot is vacant.		
<b>Current Property Owner(s):</b> Crystal Johnson		
Company: Andre Johnson Architect		Title: Senior Executive
Address: PO Box 14637, Raleigh, NC 27620		
Phone #: 919-815-8753		Email: jmjmdevelopmentholding@gmail.com
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>		
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: Andre Johnson Architect		Address: 172 Mine Lake Court, Raleigh, NC 27615

Phone #: 919-661-6935	Email: andre@andrejohnsonarchitect.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b> Andre Johnson	
Company: Andre Johnson Architect	Title: Principal/Owner
Address: 172 Mine Lake Court, Raleigh, NC 27615	
Phone #: 919-858-1831	Email:
Applicant Name: Jonathan Allen	
Company: NV5 Engineers	Address: 3300 Regency Parkway, Suite 100, Cary, NC 27518
Phone #: 919-858-1831	Email: jonathan.allen@nv5.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): OX-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 0.37 ac.	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 0	New gross floor area: 3,300 sf
Max # parking permitted (7.1.2.C): 17	Total sf gross (to remain and new): 3,300 sf
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Office	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s):  Existing (sf) <u>0</u> sf Proposed total (sf) _____	Impervious Area for Compliance (includes ROW):  Existing (sf) _____ Proposed total (sf) _____

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

Continue to Applicant Signature Block on Page Three.

**APPLICANT SIGNATURE BLOCK**

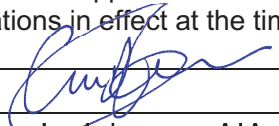
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for 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: 05/24/2023

Printed Name: Andre L. Johnson, AIA, NOMA, NCARB

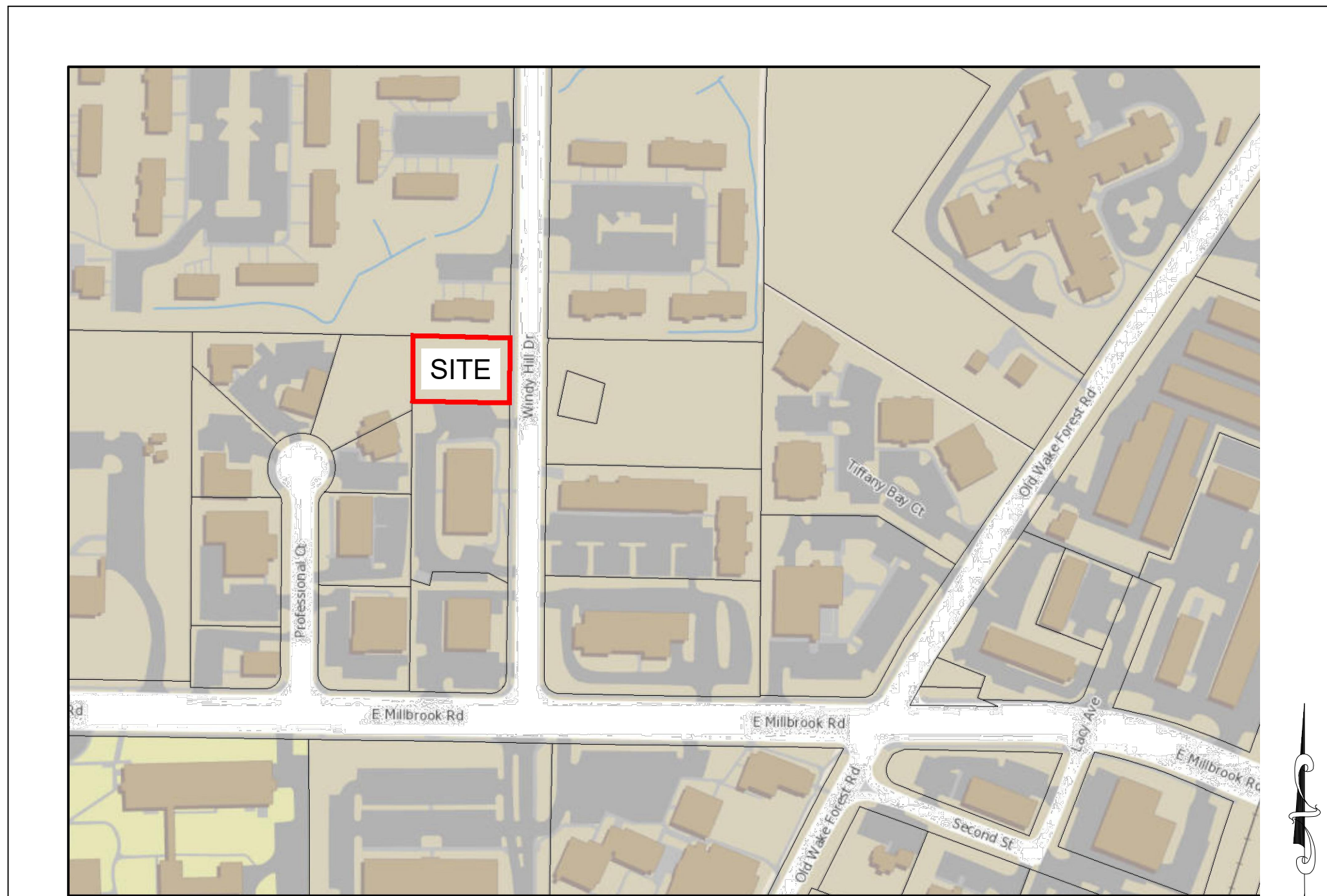
ASR-XXXX-2023

ANDRE JOHNSON ARCHITECT - OFFICE BUILDING

4981 WINDY HILL DRIVE, RALEIGH, NORTH CAROLINA

GENERAL NOTES

- 1. All construction shall be in accordance with applicable municipality standards, specifications, and details. Work in this project shall also conform to these plans, the City of Raleigh Standards and Specifications, the latest editions of the North Carolina Department of Transportation (NCDOT) Road and Bridge Specifications, the Road and Bridge Standards, the North Carolina Erosion and Sediment Control Handbook, the North Carolina Erosion and Sediment Control Regulations, the final geotechnical report, and General Design Standard. In the event of conflict between any of the standards, specifications, or plans, the most stringent shall govern.
2. The contractor shall be solely responsible for trench safety during all phases of construction.
3. The location and size of existing utilities as shown is approximate only. The contractor is responsible for horizontally and vertically locating and protecting all public or private utilities that lie in or adjacent to the construction site. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 9, The Underground Damage Prevention Act.
4. The contractor shall salvage and protect all existing power poles, signs, manholes, telephone poles, water valves, etc. during all construction phases. The contractor shall repair, at his own expense, any existing utilities damaged during construction.
5. Traffic control on public streets shall be in conformance with the traffic control plan, the "Manual of Uniform Traffic Control Devices," and as further directed by City and State Inspectors.
6. Any discrepancies found between the drawings and specifications and site conditions or any inconsistencies or ambiguities in drawings or specifications shall be immediately reported to the engineer, in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the Contractor after his discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the contractor's risk.
7. Contractor is responsible for verifying all required permits and approvals prior to commencing construction.
8. All areas shall be graded for positive drainage, and as shown on these plans. The contractor shall maintain adequate site drainage during all phases of construction. The contractor shall use silt fences (or other methods approved by the engineer and applicable municipality) as required to prevent silt and construction debris from flowing onto adjacent properties. Contractor shall comply with all applicable federal, state, or local erosion, conservation, and siltation ordinances. Contractor shall remove all temporary erosion control devices upon completion of permanent drainage facilities and the establishment of a stand of grass or other growth to prevent erosion.
9. The contractor shall clear and grub the site as indicated on the drawings and place, compact, and moisture condition all fill per the project geotechnical engineer's specifications. The fill material to be used shall be approved by the Geotechnical Engineer prior to placement. Fill type, compaction, and moisture condition shall be according to the Geotechnical Engineer's specifications, but at a minimum, the following must be met: Materials used to construct embankments for any purpose, backfill around drainage structures, or in utility trenches or any other depression requiring fill or backfill shall be compacted to 95% of maximum density as determined by the modified proctor test as set out in ASTM Standard D-969. The contractor shall, prior to any operations involving filling or backfilling, submit the results of the proctor test together with a certification that the soil tested is representative of the materials to be used on the project. Tests shall be conducted by a certified materials testing laboratory and the certifications made by a licensed professional engineer representing the laboratory.
10. Proposed contours and gutter gradients are approximate. Proposed spot elevations and roadway profiles/super-elevations/typical sections are to be used in case of discrepancy.
11. The contractor shall verify and coordinate all dimensions shown, including the horizontal and vertical location of curb inlets and grate inlets and all utilities crossing the storm sewer.
12. All distances shown represent horizontal ground distances.
13. Rim elevations are given as top of curb for Catch Basins, top of grate for Drop Inlets, and top of cover for Junctions Boxes.
14. Storm Sewer (RCP) shall be constructed to the following classes: Cover less than 10 feet - Class C bedding, Class III walls; Cover 10 feet to 15 feet - Class B bedding, Class III walls; Cover greater than 15 feet and less than 2 feet - Class B bedding Class IV walls.
15. All curb joints shall extend through the curb. Minimum length of offset joints at radius points is 1.5 feet. All joints shall be sealed with joint sealant.
16. All handicap ramps and associated pavement markings shall conform to ADA requirements, North Carolina State Building Code and the City of Raleigh Standard Details.
17. Existing water and sewer manholes to the property are to be verified by the contractor prior to the start of construction. The project engineer has attempted to verify sizes from relevant plans, however, exact size/dimensions can only be determined from field exposure of the relevant line.
18. The contractor shall be responsible for contacting the City of Raleigh Inspections Department at (919) 516-2495 to obtain a street cut permit.
19. Within the sight triangles shown on this plan, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, parked vehicle or other object.
20. All construction shall be in accordance with all City of Raleigh Standards and Specifications.
21. The City of Raleigh Solid Waste Collection Design Manual, Version 2, 1, dated January 14, 2005, has been reviewed in conjunction with this site plan. Garbage and recycling will be handled for this site with roll-out containers.



VICINITY MAP (1" = 200')

SITE DATA table containing owner information (CRYSTAL JOHNSON, JMJM DEVELOPMENT), contact details (JONATHAN ALLEN, PE), PIN (1716651123), zoning (OX-3), and acreage (0.37 ACRES / 16,117.2 SF).

PUBLIC IMPROVEMENT QUANTITIES table listing phase numbers, lot numbers, and quantities for various items like public water, sewer, and street signs.

UDO SITE REQUIREMENTS table detailing parking requirements (17 spaces for office, 4 for bicycle) and amenity area requirements (1,611 SF provided).

ATTENTION CONTRACTORS

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

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

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

Administrative Site Review Application

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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), and other administrative fields.

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.)

Main Administrative Site Review Application form with sections for Building and Development Type, Site Transaction History, General Information, and Current Property Owner.



Contact information for Andre Johnson Architect and NV5 Engineers, including phone numbers and email addresses.

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments) with columns for SITE DATA, BUILDING DATA, and STORMWATER INFORMATION.

Continue to Applicant Signature Block on Page Three.

OWNER: JMJM DEVELOPMENT

PO BOX 14637, RALEIGH, NORTH CAROLINA. CONTACT: CRYSTAL JOHNSON, SR. EXECUTIVE. JMJMDEVELOPMENT@GMAIL.COM (919) 815-8753

ENGINEER: NV5 ENGINEERS & CONSULTANTS, INC.

3300 REGENCY PARKWAY, SUITE 100, CARY, NORTH CAROLINA 27518. CONTACT: JONATHAN ALLEN, PE. JONATHAN.ALLEN@NV5.COM (919) 858-1831

ARCHITECT: ANDRE JOHNSON ARCHITECT

172 MINE LAKE COURT, SUITE 200, RALEIGH, NORTH CAROLINA. CONTACT: ANDRE JOHNSON, AIA, NCARB. ANDRE@ANDREJOHNSONARCHITECT.COM (919) 661-6935

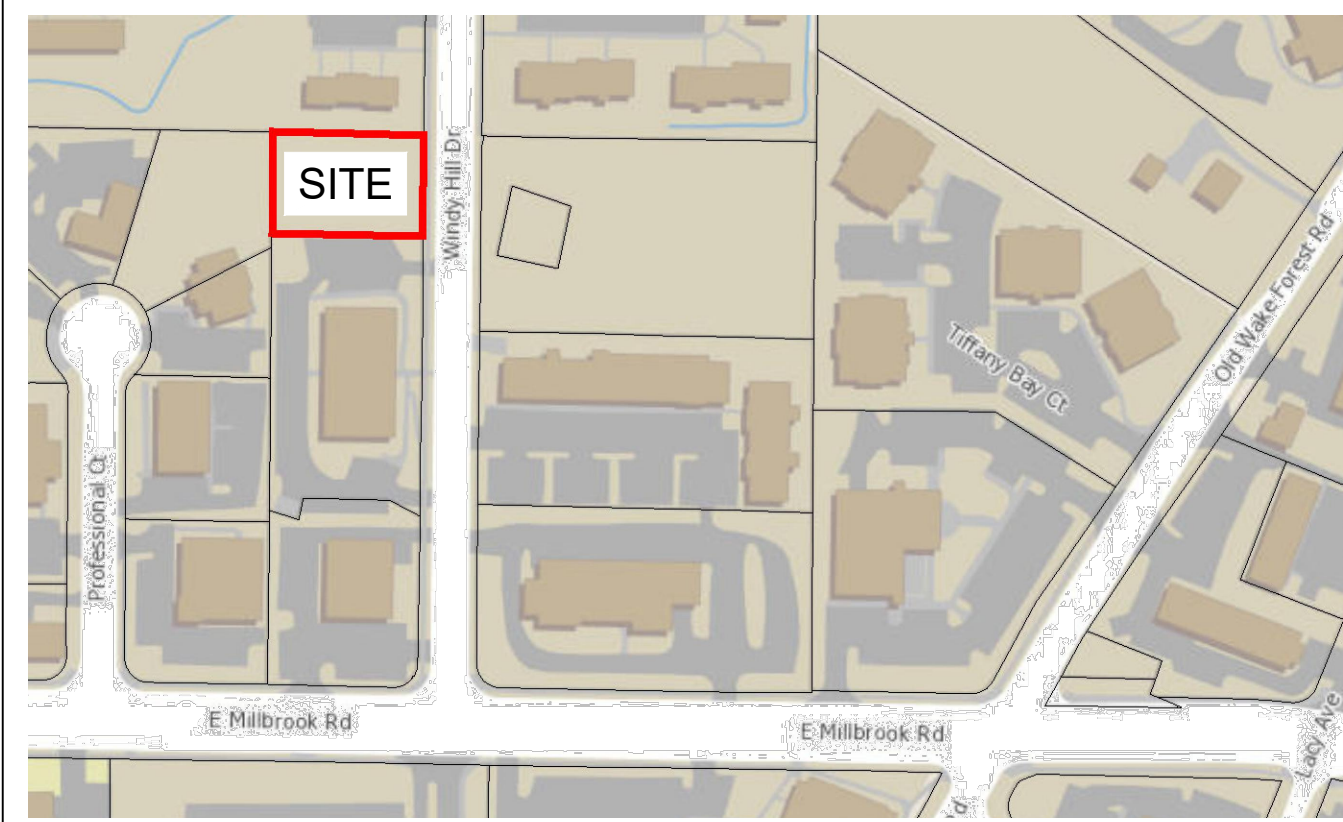
INDEX OF SHEETS

Index of sheets table listing sheet numbers (C-000 to A-201) and their corresponding titles (COVER, EXISTING CONDITIONS AND DEMOLITION, etc.).

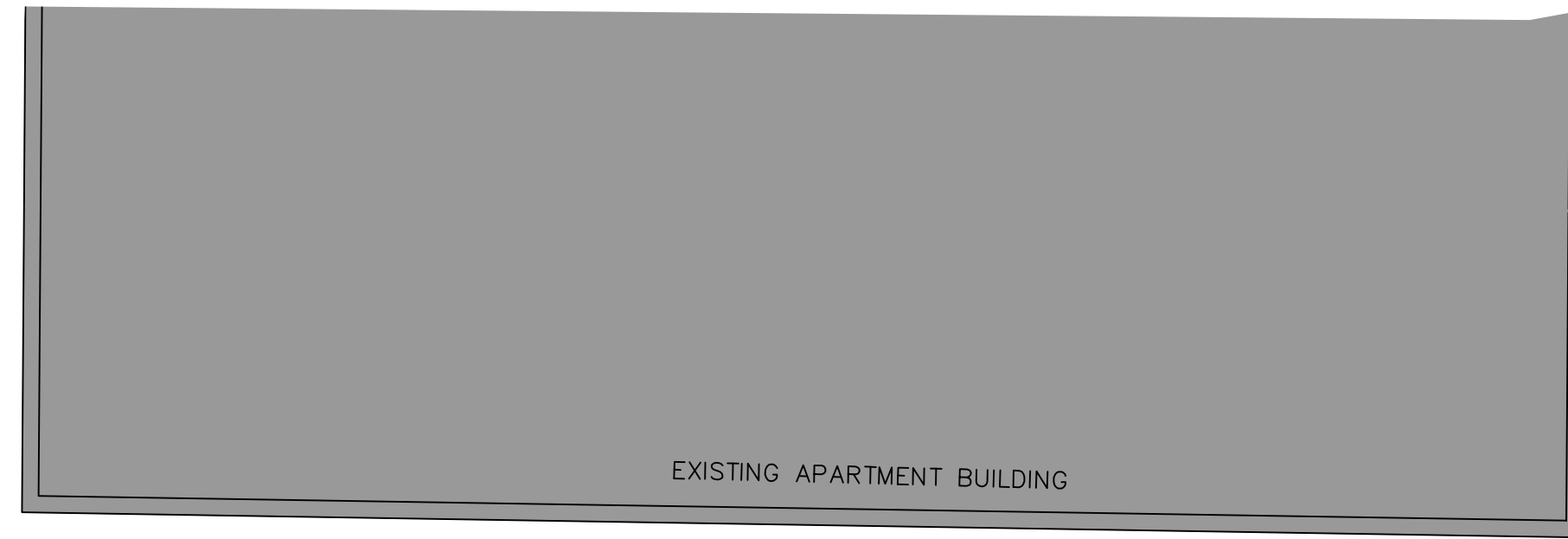
Revisions table with columns for No., Date, and Remarks.

PROJECT NO: 2019162.00. DRAWN BY: AS. DWS, CHECKED BY: JA. SCALE: SEE PLAN. DATE: 06-12-2023. COVER. C-000

ANDRE JOHNSON ARCHITECT OFFICE BUILDING ASR-XXXX-2023 4981 WINDY HILL DRIVE RALEIGH, NC



VICINITY MAP (1" = 200')



HNA M WHD LLC  
 PIN: 1716-55-6594  
 DB: 17579 PG 1937  
 BM: 1977 PG 884  
 ZONING: R-10  
 USE: MF-RES

JMJM DEVELOPMENT AND HOLDING COMPANY LLC  
 PIN: 1716-65-1123  
 DB: 17560 PG 993  
 BM: 1975 PG 35  
 AREA: 0.37 ACRES  
 ZONING: OX-3  
 USE: VACANT

CHONLY WANG AND BRITTANY MCGOWAN  
 PIN: 1716-55-9059  
 DB: 17538 PG 1219  
 BM: 2006 PG 216  
 ZONING: OX-3  
 USE: OFFICE

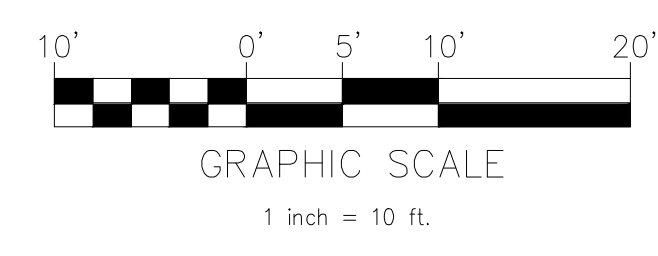
MICHAEL AND STACY GRAY  
 PIN: 1716-54-9976  
 DB: 11632 PG 2251  
 BM: 2006 PG 216  
 ZONING: OX-3  
 USE: OFFICE

ACCOUNTS PAD LLC  
 PIN: 1716-65-0094  
 DB: 11176 PG 2872  
 BM: 2004 PG 2347  
 ZONING: OX-3  
 USE: OFFICE

- NOTES**
1. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING FACILITIES SUCH AS PIPELINES, ELECTRICAL LINES, CONDUIT, TELEPHONE CABLE, SERVICE CONNECTIONS, OR OTHER FACILITIES ARE SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED BY THEIR RESPECTIVE OWNERS. FIELD MARK THE UTILITY LOCATIONS, AND PROTECT ALL SUCH EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS.
  2. EXISTING CONDITIONS INFORMATION IS FROM SURVEY BY CALYX ENGINEERS AND CONSULTANTS, DATED 10-8-19.
  3. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
  4. EXISTING LOT IS VACANT.
  5. COORDINATE ALL DEMOLITION WORK WITH PROPOSED SITE CONSTRUCTION.
  6. CONTRACTOR SHALL HAVE ALL ON-SITE UTILITIES LOCATED BY A UTILITY LOCATING SERVICE PRIOR TO ANY DEMOLITION OR CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
  7. CONTRACTOR SHALL SAWCUT ALL SEAMS BETWEEN AN EXISTING SURFACE TO REMAIN AND AN EXISTING SURFACE TO BE REMOVED.

HNA M WHD LLC  
 PIN: 1716-55-6594  
 DB: 17579 PG 1937  
 BM: 1977 PG 884  
 ZONING: R-6  
 USE: MF-RES

WINDY HILL APARTMENTS LLC  
 PIN: 1716-65-4135  
 DB: 15855 PG 1879  
 BM: 2017 PG 1817  
 ZONING: OX-3  
 USE: MF-RES



**LEGEND**

- PROJECT CONTROL
- PROPERTY LINE (NOT SURVEYED)
- RIGHT OF WAY LINE (NOT SURVEYED)
- EXISTING EASEMENT (NOT SURVEYED)
- EXISTING REBAR/PIPE
- COMPUTED POINT
- POWER TRANSFORMER
- SANITARY MANHOLE
- POWER POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TREE
- PAINT MARK OF POSSIBLE UNDERGROUND WATER LINE (NOT VERIFIED)
- UNDERGROUND SANITARY SEWER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND STORM PIPE
- FENCE
- WOODS LINE
- BST ASPHALT
- CONC S/W CONCRETE SIDEWALK
- C&G CURB & GUTTER
- T/G TOP OF GRATE (HOOD)
- RIM ELEVATION AT CI DRAINLINE
- INV INVERT
- RCP REINFORCED CONCRETE PIPE
- CI CURB INLET
- UNK UNKNOWN
- W/LT POWER POLE WITH LIGHT

**NV5**  
 NV5 ENGINEERS AND CONSULTANTS, INC.  
 6750 TRYON ROAD  
 CARY, NC 27518  
 P: 919.851.1912  
 www.NV5.com  
 NC License # F-3333  
 Formerly CALYX Engineers + Consultants

**ANDRE JOHNSON ARCHITECT**  
**OFFICE BUILDING**  
**ASR-XXXX-2023**  
 4981 WINDY HILL DRIVE  
 RALEIGH, NC

NO.	DATE	REVISIONS	REMARKS
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

PROJECT NO: 2019162.00  
 DRAWN BY: AS  
 DWG. CHECKED BY: JA  
 SCALE: SEE PLAN  
 DATE: 06-12-2023

EXISTING CONDITIONS AND DEMOLITION

**C-100**

NO.	DATE	REVISIONS	REMARKS
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

PROJECT NO: 2019162.00  
DRAWN BY: AS  
DWG. CHECKED BY: JA  
SCALE: SEE PLAN  
DATE: 06-12-2023

SITE PLAN

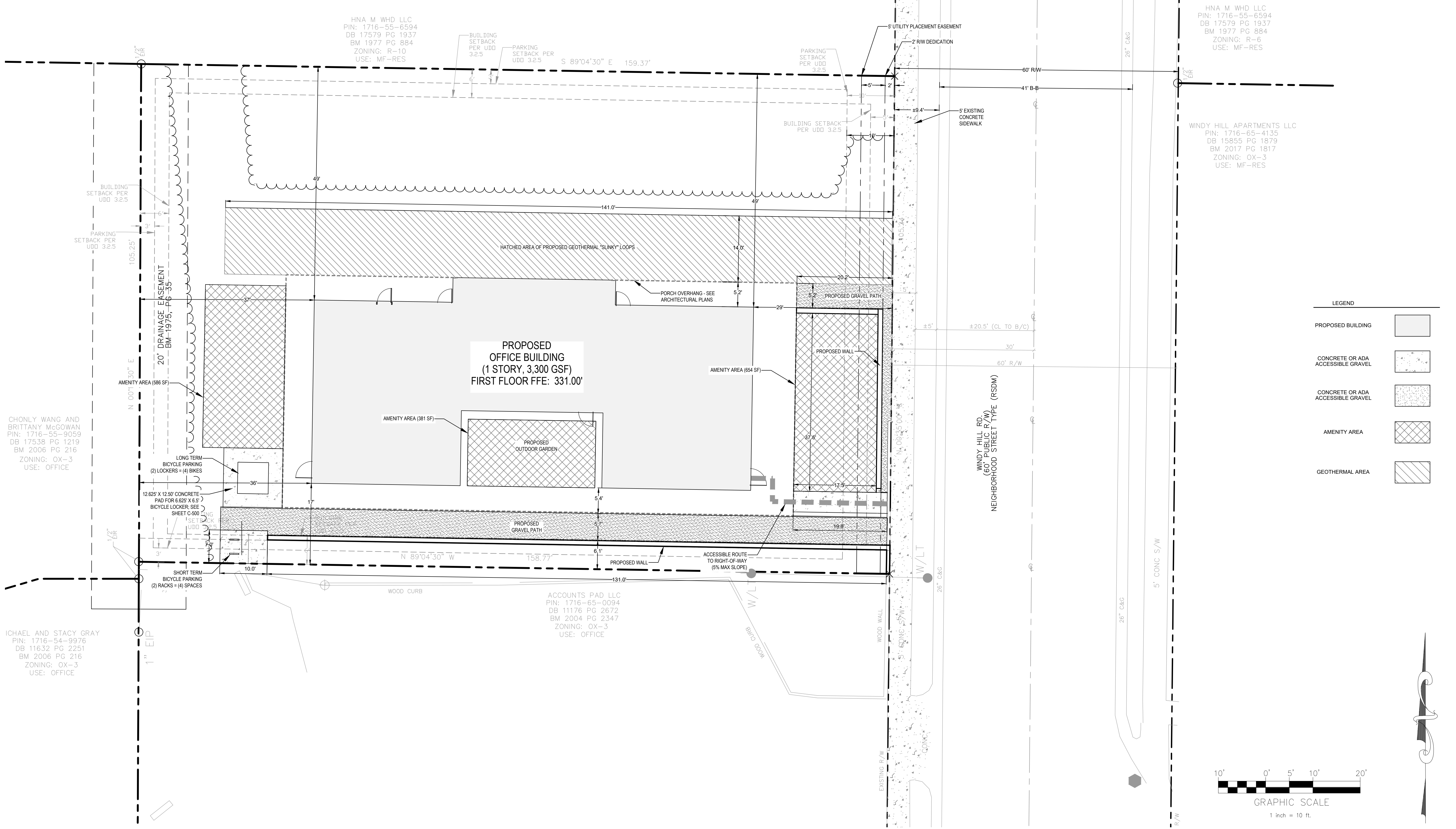
C-200

**UDO SITE REQUIREMENTS**  
 MAXIMUM VEHICULAR PARKING ALLOWED: 17 SPACES (1 PER 400 SF OFFICE)  
 VEHICULAR PARKING PROVIDED: 0 SPACES  
 SHORT-TERM BICYCLE PARKING REQUIRED: 4 SPACES (CODE MINIMUM)  
 SHORT-TERM BICYCLE PARKING PROVIDED: 4 SPACES  
 LONG-TERM BICYCLE PARKING REQUIRED: 4 SPACES (CODE MINIMUM)  
 LONG-TERM BICYCLE PARKING PROVIDED: 4 SPACES  
 AMENITY AREA REQUIRED: 1,611 SF (10% OF 0.37 AC PARCEL AREA)  
 AMENITY AREA PROVIDED: 1,621 SF

**SOLID WASTE NOTE:**  
 SOLID WASTE AND RECYCLING TO BE HANDLED PRIVATELY. NO DUMPSTERS WILL BE UTILIZED ON SITE.

**NOTES**

1. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING FACILITIES SUCH AS PIPELINES, ELECTRICAL LINES, CONDUIT, TELEPHONE CABLE, SERVICE CONNECTIONS, OR OTHER FACILITIES ARE SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED BY THEIR RESPECTIVE OWNERS. FIELD MARK THE UTILITY LOCATIONS, AND PROTECT ALL SUCH EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS.
2. EXISTING CONDITIONS INFORMATION IS FROM SURVEY BY CALIX ENGINEERS AND CONSULTANTS, DATED 10-8-19.
3. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
4. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
5. EXISTING LOT IS VACANT.
6. BUILDING INFORMATION TO BE SHOWN ON ARCHITECTURAL PLANS.



CHONLY WANG AND BRITTANY MCGOWAN  
 PIN: 1716-55-9059  
 DB 17538 PG 1219  
 BM 2006 PG 216  
 ZONING: OX-3  
 USE: OFFICE

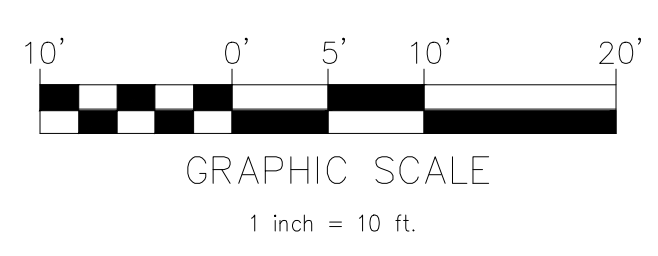
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 DB 11632 PG 2251  
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 ZONING: OX-3  
 USE: OFFICE

HNA M WHD LLC  
 PIN: 1716-55-6594  
 DB 17579 PG 1937  
 BM 1977 PG 884  
 ZONING: R-10  
 USE: MF-RES

HNA M WHD LLC  
 PIN: 1716-55-6594  
 DB 17579 PG 1937  
 BM 1977 PG 884  
 ZONING: R-6  
 USE: MF-RES

WINDY HILL APARTMENTS LLC  
 PIN: 1716-65-4135  
 DB 15855 PG 1879  
 BM 2017 PG 1817  
 ZONING: OX-3  
 USE: MF-RES

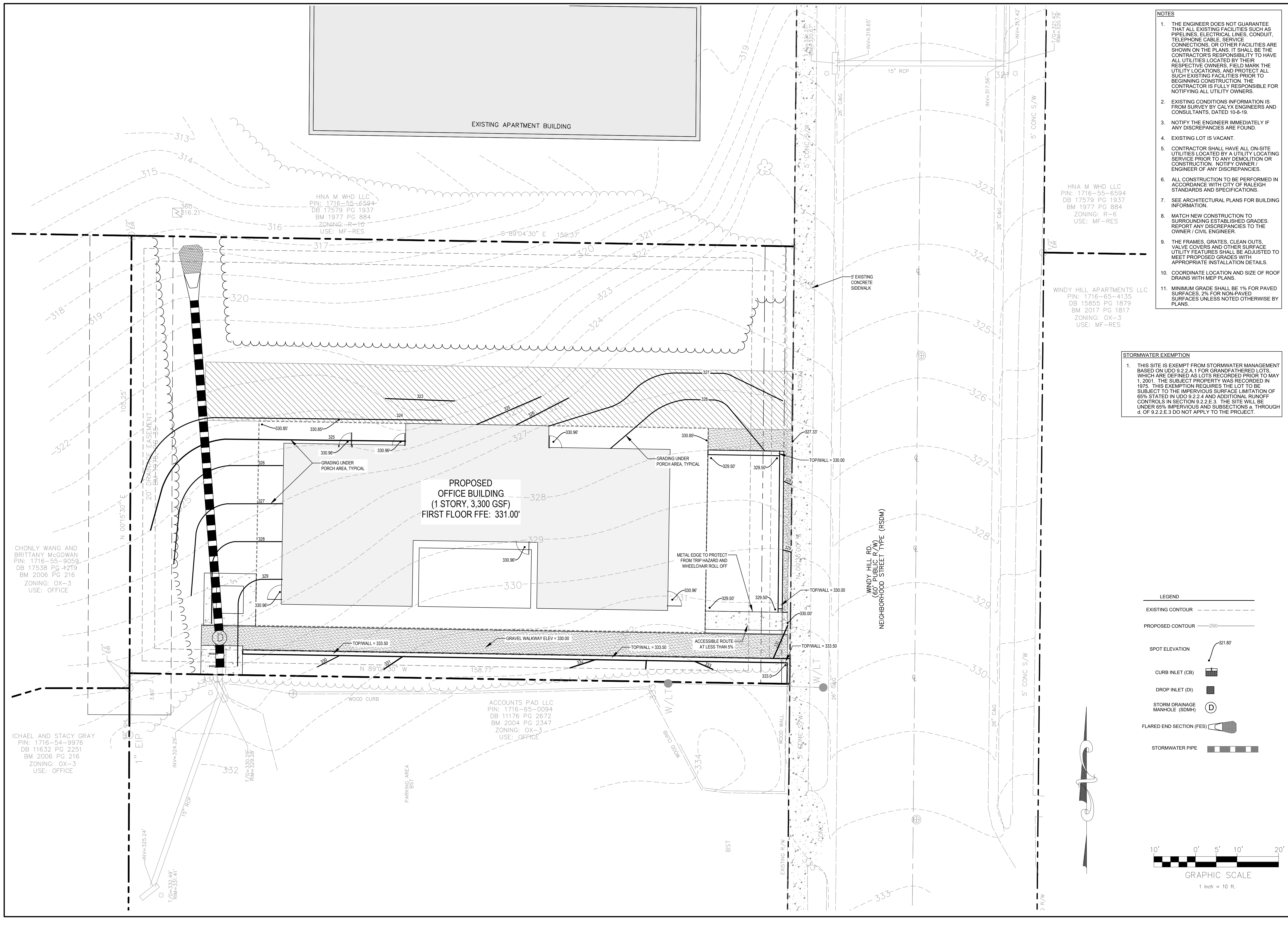
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 DB 11176 PG 2672  
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 ZONING: OX-3  
 USE: OFFICE



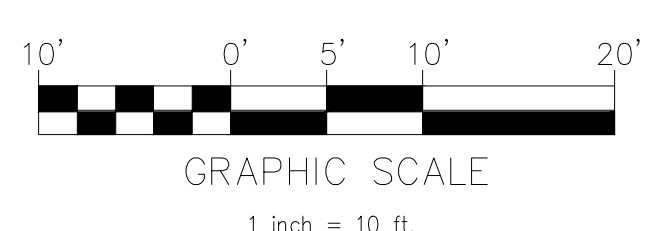
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  3. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
  4. EXISTING LOT IS VACANT.
  5. CONTRACTOR SHALL HAVE ALL ON-SITE UTILITIES LOCATED BY A UTILITY LOCATING SERVICE PRIOR TO ANY DEMOLITION OR CONSTRUCTION. NOTIFY OWNER / ENGINEER OF ANY DISCREPANCIES.
  6. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  7. SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
  8. MATCH NEW CONSTRUCTION TO SURROUNDING ESTABLISHED GRADES. REPORT ANY DISCREPANCIES TO THE OWNER / CIVIL ENGINEER.
  9. THE FRAMES, GRATES, CLEAN OUTS, VALVE COVERS AND OTHER SURFACE UTILITY FEATURES SHALL BE ADJUSTED TO MEET PROPOSED GRADES WITH APPROPRIATE INSTALLATION DETAILS.
  10. COORDINATE LOCATION AND SIZE OF ROOF DRAINS WITH MEP PLANS.
  11. MINIMUM GRADE SHALL BE 1% FOR PAVED SURFACES, 2% FOR NON-PAVED SURFACES UNLESS NOTED OTHERWISE BY PLANS.

**STORMWATER EXEMPTION**

1. THIS SITE IS EXEMPT FROM STORMWATER MANAGEMENT BASED ON UDO 9.2.2.4.1 FOR GRANDFATHERED LOTS, WHICH ARE DEFINED AS LOTS RECORDED PRIOR TO MAY 1, 2001. THE SUBJECT PROPERTY WAS RECORDED IN 1975. THIS EXEMPTION REQUIRES THE LOT TO BE SUBJECT TO THE IMPERVIOUS SURFACE LIMITATION OF 65% STATED IN UDO 9.2.2.4 AND ADDITIONAL RUNOFF CONTROLS IN SECTION 9.2.2.5. THE SITE WILL BE UNDER 65% IMPERVIOUS AND SUBSECTIONS a. THROUGH d. OF 9.2.2.5.3 DO NOT APPLY TO THE PROJECT.



- LEGEND**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - SPOT ELEVATION
  - CURB INLET (CB)
  - DROP INLET (DI)
  - STORM DRAINAGE MANHOLE (SDMH)
  - FLARED END SECTION (FES)
  - STORMWATER PIPE



ANDRE JOHNSON ARCHITECT  
OFFICE BUILDING  
ASR-XXXX-2023

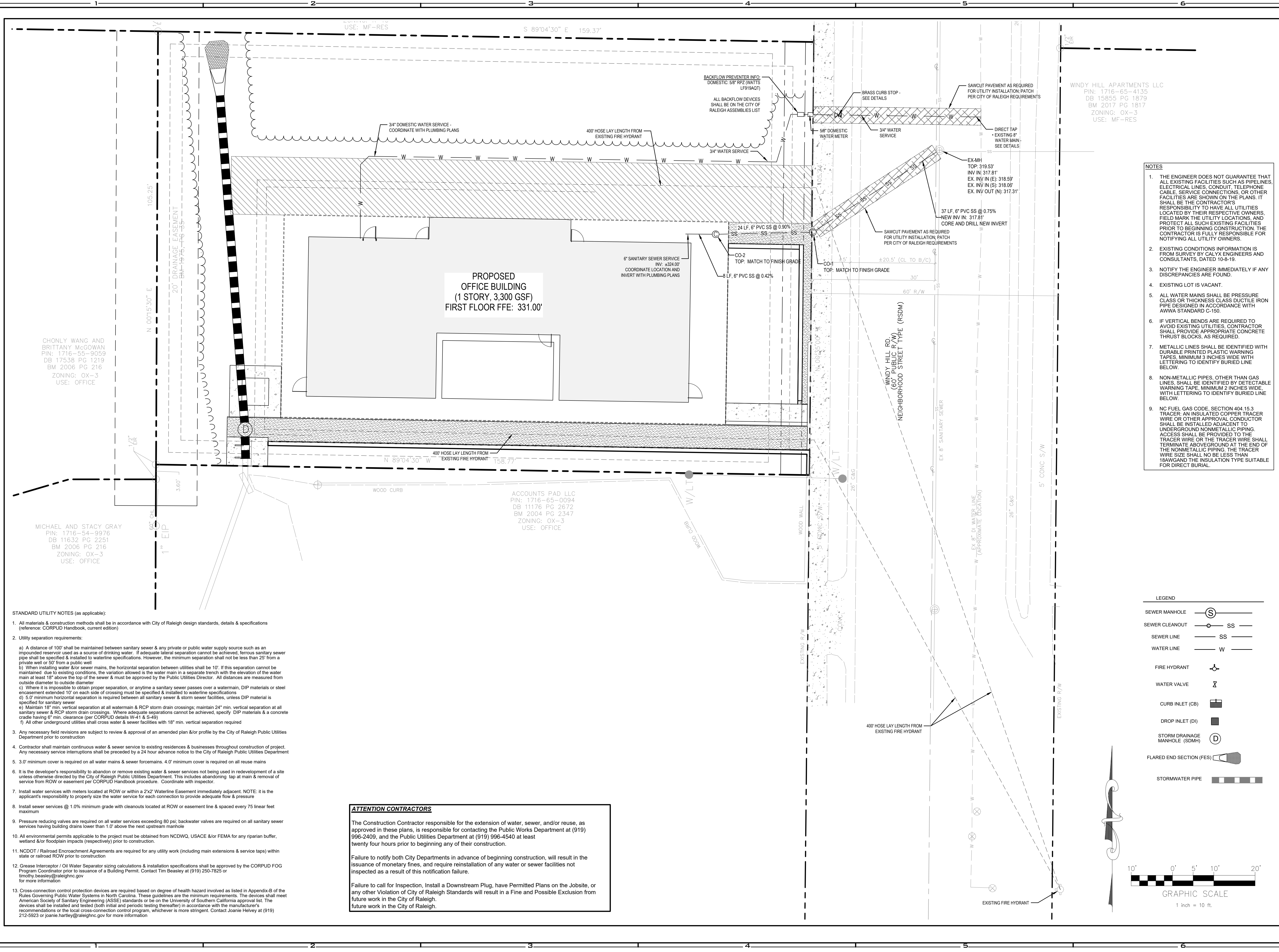
4981 WINDY HILL DRIVE  
RALEIGH, NC

NO.	DATE	REVISIONS	REMARKS
1.			
2.			
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7.			
8.			

PROJECT NO: 2019162.00  
DRAWN BY: AS  
DWG. CHECKED BY: JA  
SCALE: SEE PLAN  
DATE: 06-12-2023

GRADING PLAN  
C-300

WINDY HILL APARTMENTS LLC  
PIN: 1716-65-4135  
DB 15855 PG 1879  
BM 2017 PG 1817  
ZONING: OX-3  
USE: MF-RES



PROPOSED  
OFFICE BUILDING  
(1 STORY, 3,300 GSF)  
FIRST FLOOR FFE: 331.00'

CHONLY WANG AND  
BRITTANY MCGOWAN  
PIN: 1716-55-9059  
DB 17538 PG 1219  
BM 2006 PG 216  
ZONING: OX-3  
USE: OFFICE

MICHAEL AND STACY GRAY  
PIN: 1716-54-9976  
DB 11632 PG 2251  
BM 2006 PG 216  
ZONING: OX-3  
USE: OFFICE

ACCOUNTS PAD LLC  
PIN: 1716-65-0094  
DB 11176 PG 2672  
BM 2004 PG 2347  
ZONING: OX-3  
USE: OFFICE

- NOTES**
1. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING FACILITIES SUCH AS PIPELINES, ELECTRICAL LINES, CONDUIT, TELEPHONE CABLE, SERVICE CONNECTIONS, OR OTHER FACILITIES ARE SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED BY THEIR RESPECTIVE OWNERS, FIELD MARK THE UTILITY LOCATIONS, AND PROTECT ALL SUCH EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS.
  2. EXISTING CONDITIONS INFORMATION IS FROM SURVEY BY CALYX ENGINEERS AND CONSULTANTS, DATED 10-8-19.
  3. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
  4. EXISTING LOT IS VACANT.
  5. ALL WATER MAINS SHALL BE PRESSURE CLASS OR THICKNESS CLASS DUCTILE IRON PIPE DESIGNED IN ACCORDANCE WITH AWWA STANDARD C-150.
  6. IF VERTICAL BENDS ARE REQUIRED TO AVOID EXISTING UTILITIES, CONTRACTOR SHALL PROVIDE APPROPRIATE CONCRETE THRUST BLOCKS, AS REQUIRED.
  7. METALLIC LINES SHALL BE IDENTIFIED WITH DURABLE PRINTED PLASTIC WARNING TAPES, MINIMUM 3 INCHES WIDE WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
  8. NON-METALLIC PIPES, OTHER THAN GAS LINES, SHALL BE IDENTIFIED BY DETECTABLE WARNING TAPE, MINIMUM 2 INCHES WIDE, WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
  9. NC FUEL GAS CODE, SECTION 404.15.3 TRACER: AN INSULATED COPPER TRACER WIRE OR OTHER APPROVAL CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVEGROUND AT THE END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18AWG AND THE INSULATION TYPE SUITABLE FOR DIRECT BURIAL.

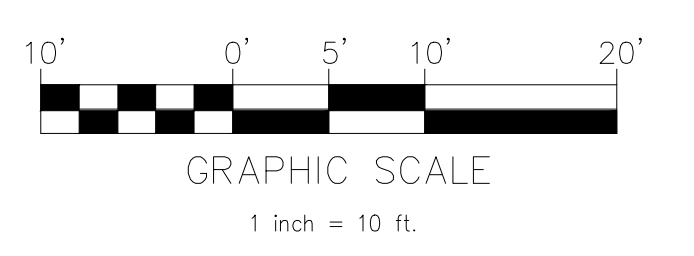
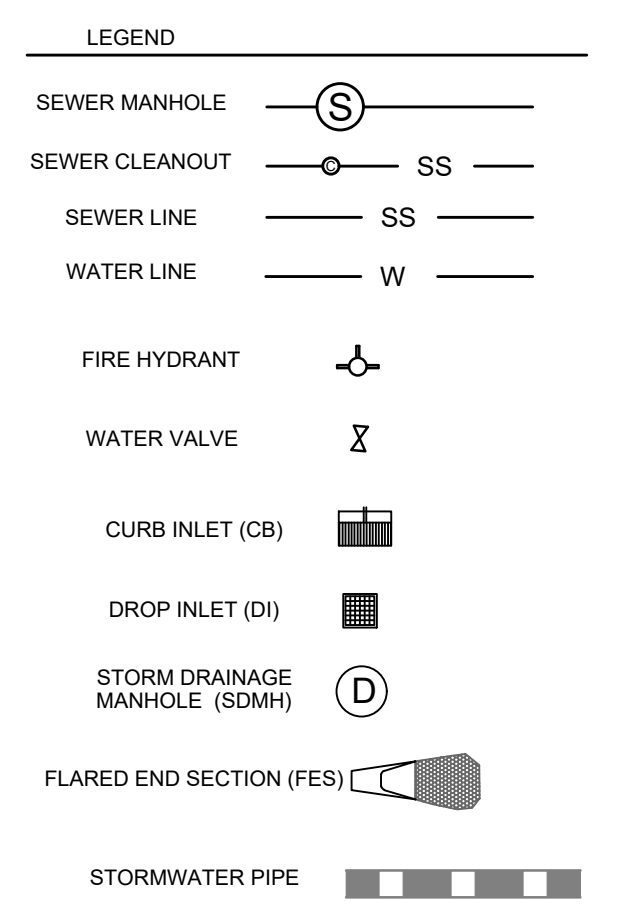
- STANDARD UTILITY NOTES (as applicable):**
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
  2. Utility separation requirements:
    - a) A distance of 100' shall be maintained 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.
    - b) When installing water & 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.
    - c) 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.
    - d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
    - e) 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).
    - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
  3. 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.
  4. 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.
  5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
  6. 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. Coordinate with inspector.
  7. Install water services with meters located at ROW or within a 2x2' 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.
  8. Install sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
  9. 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.
  10. 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.
  11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
  12. 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) 250-7825 or timothy.beasley@raleighnc.gov for more information.
  13. 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 manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-5923 or joanie.helvey@raleighnc.gov for more information.

**ATTENTION CONTRACTORS**

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

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

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



ANDRE JOHNSON ARCHITECT  
OFFICE BUILDING  
ASR-XXXX-2023

4981 WINDY HILL DRIVE  
RALEIGH, NC

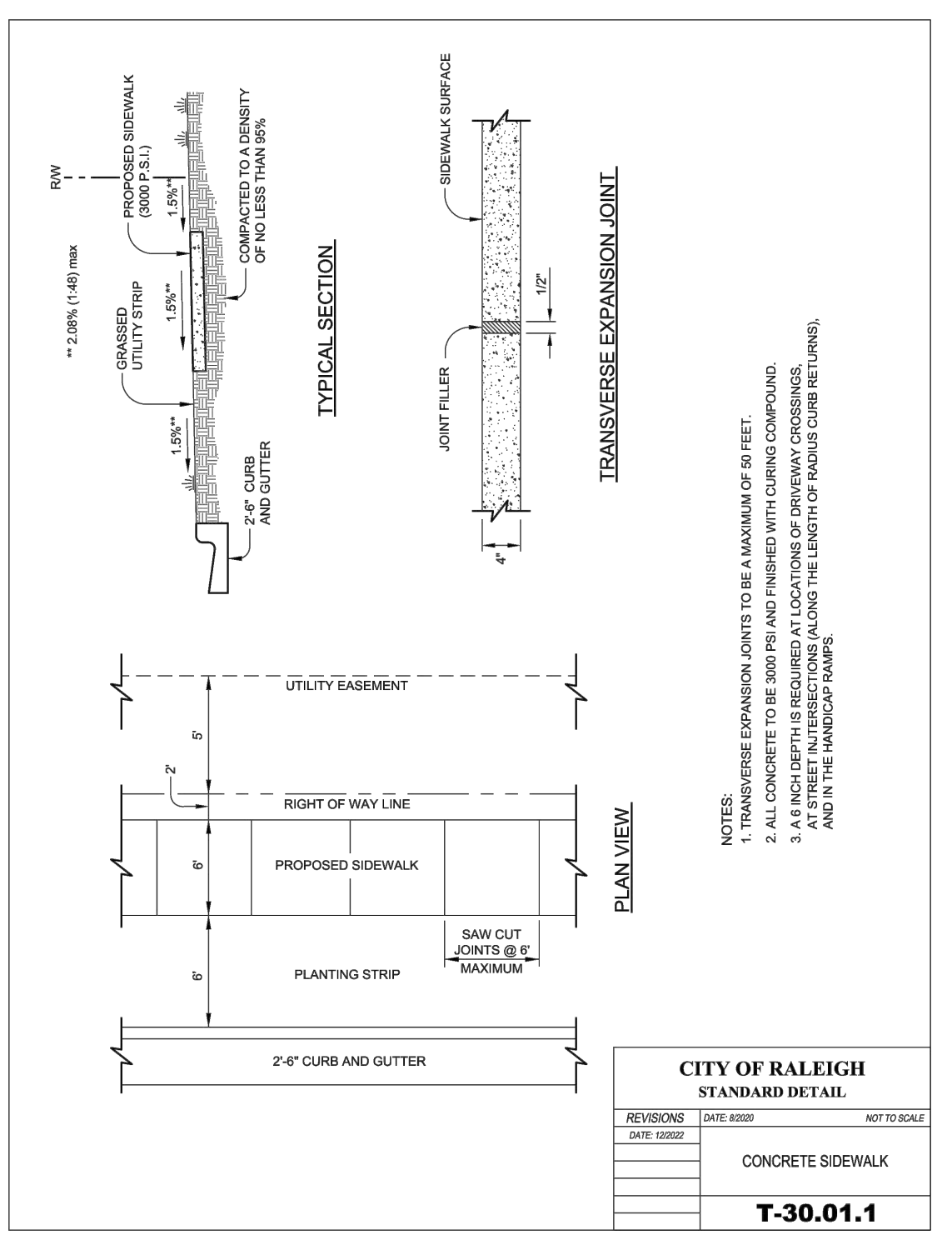
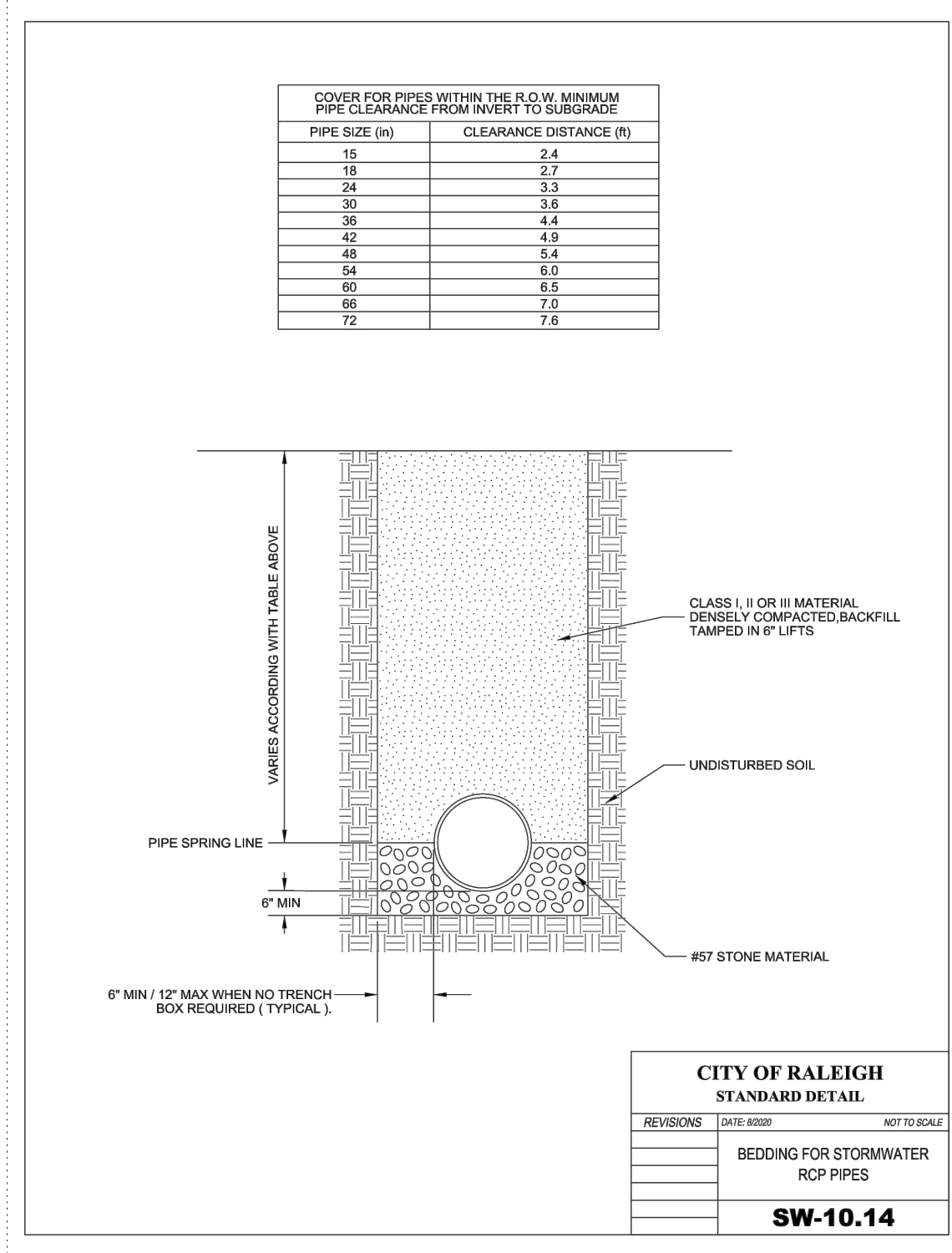
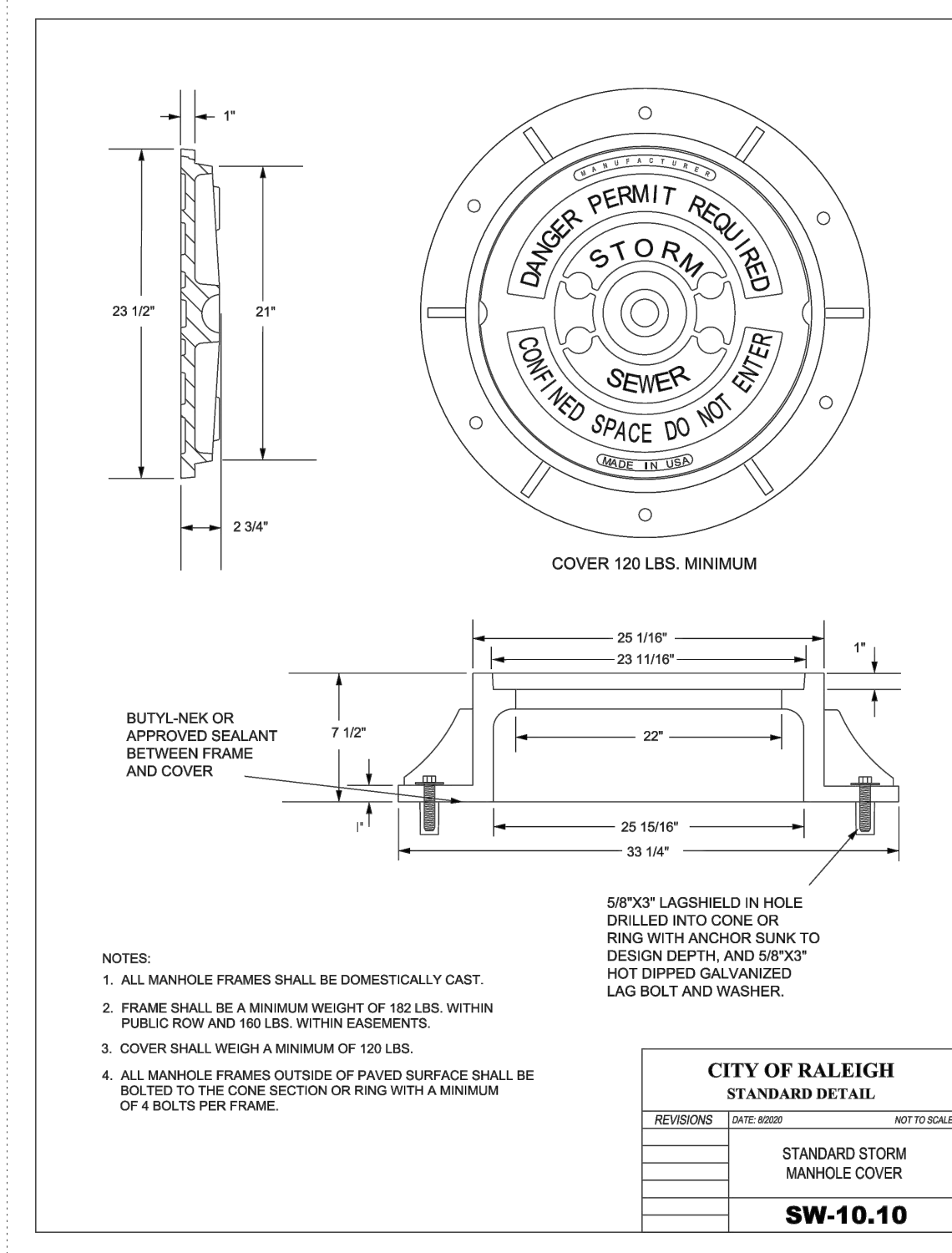
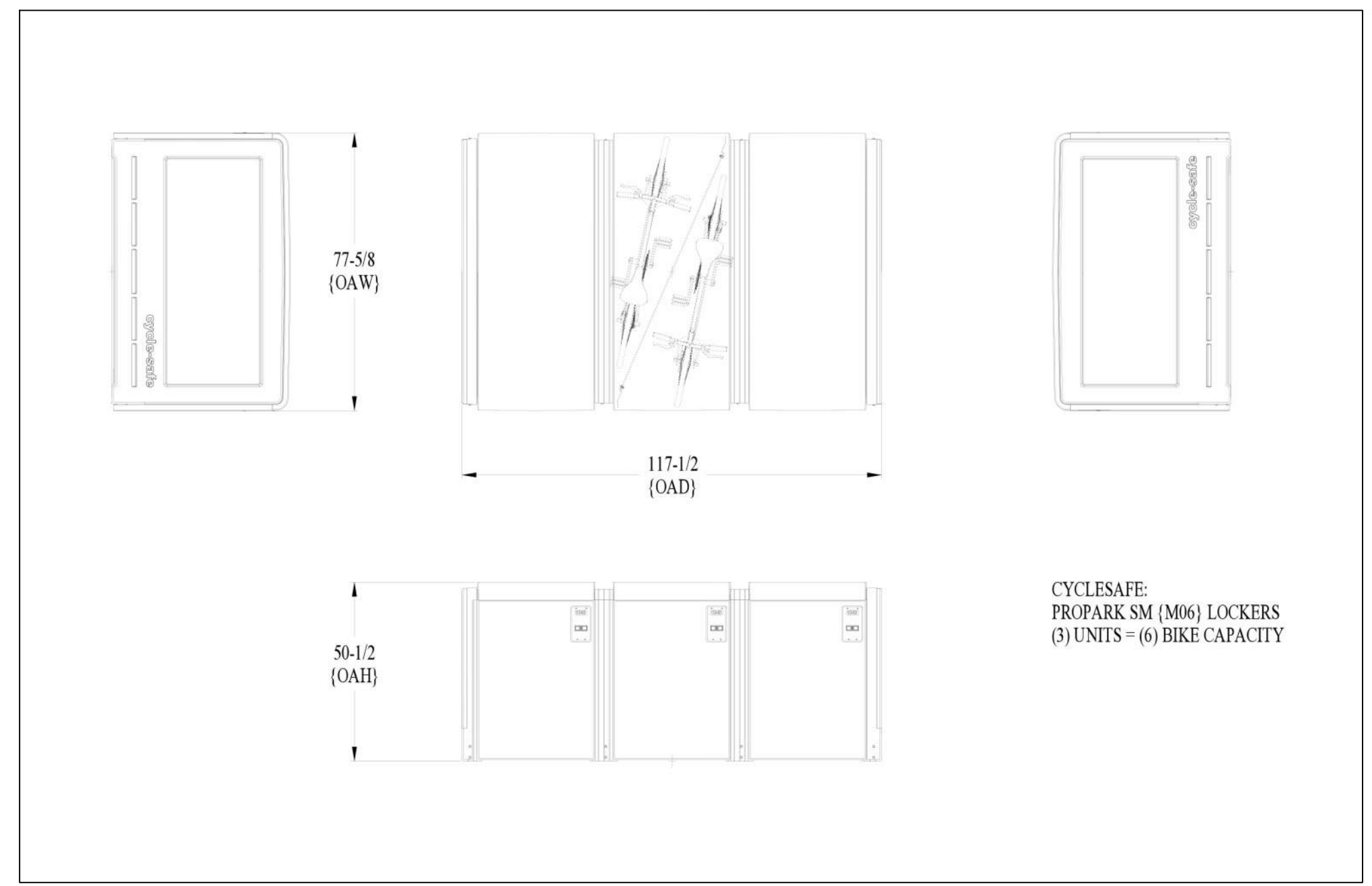
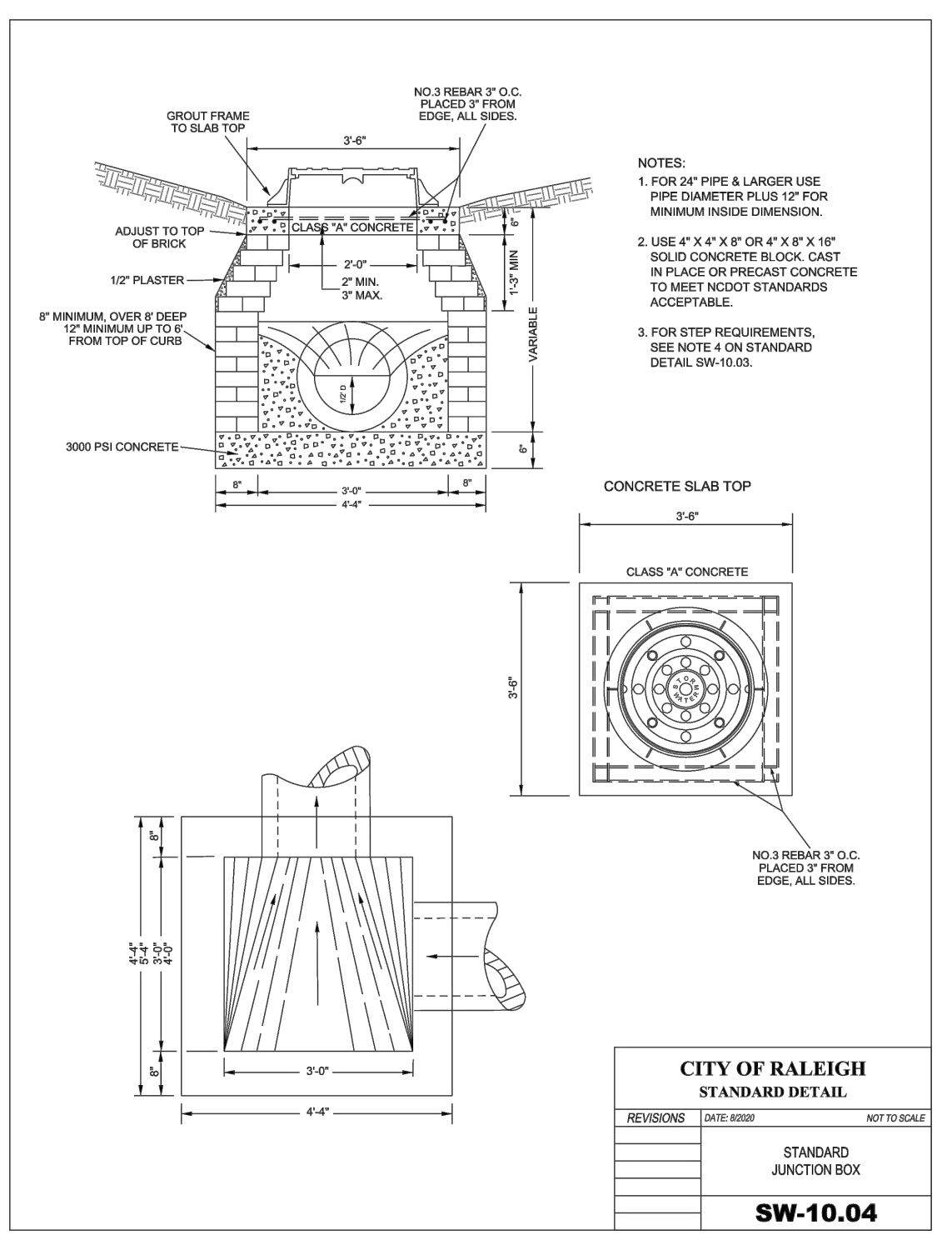
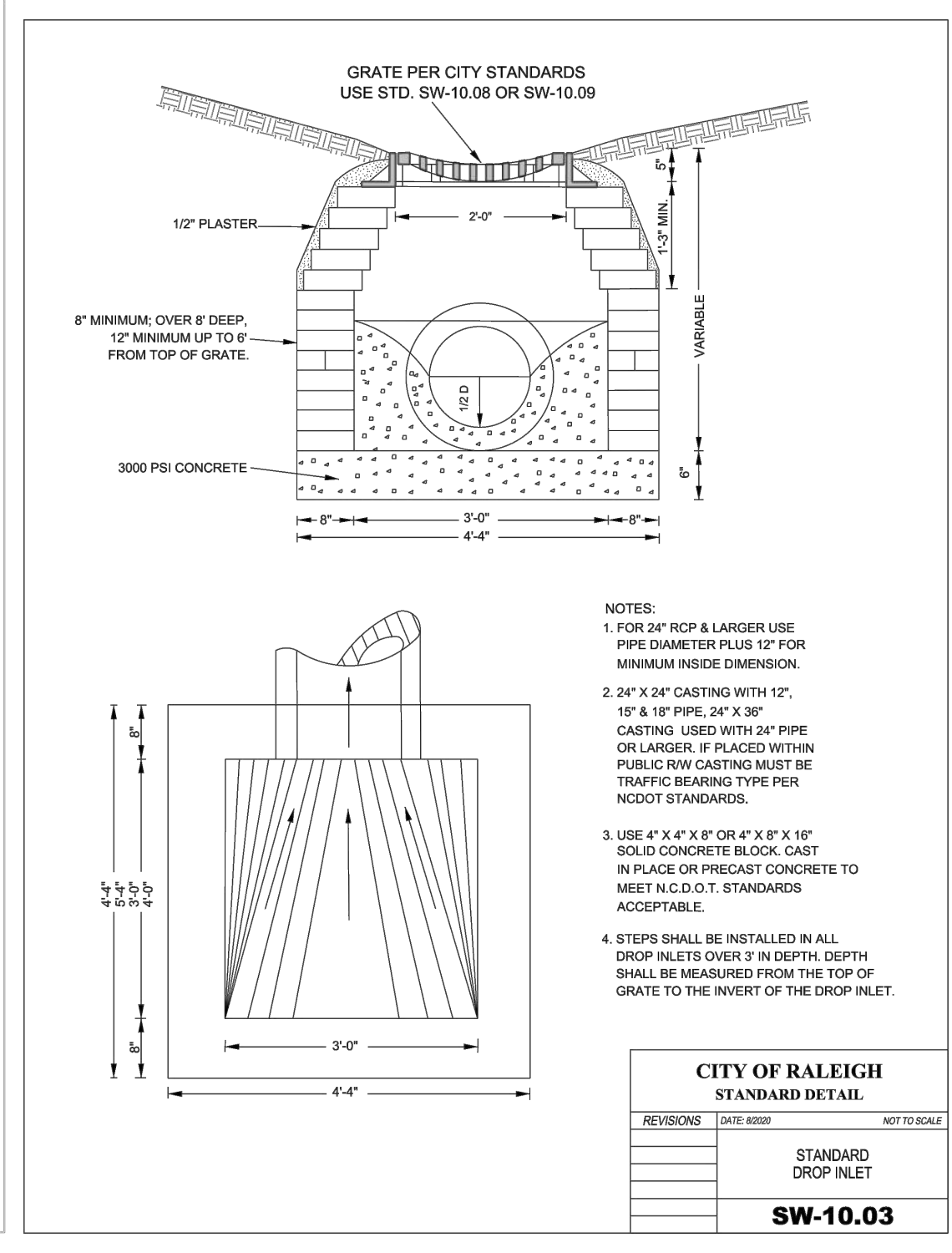
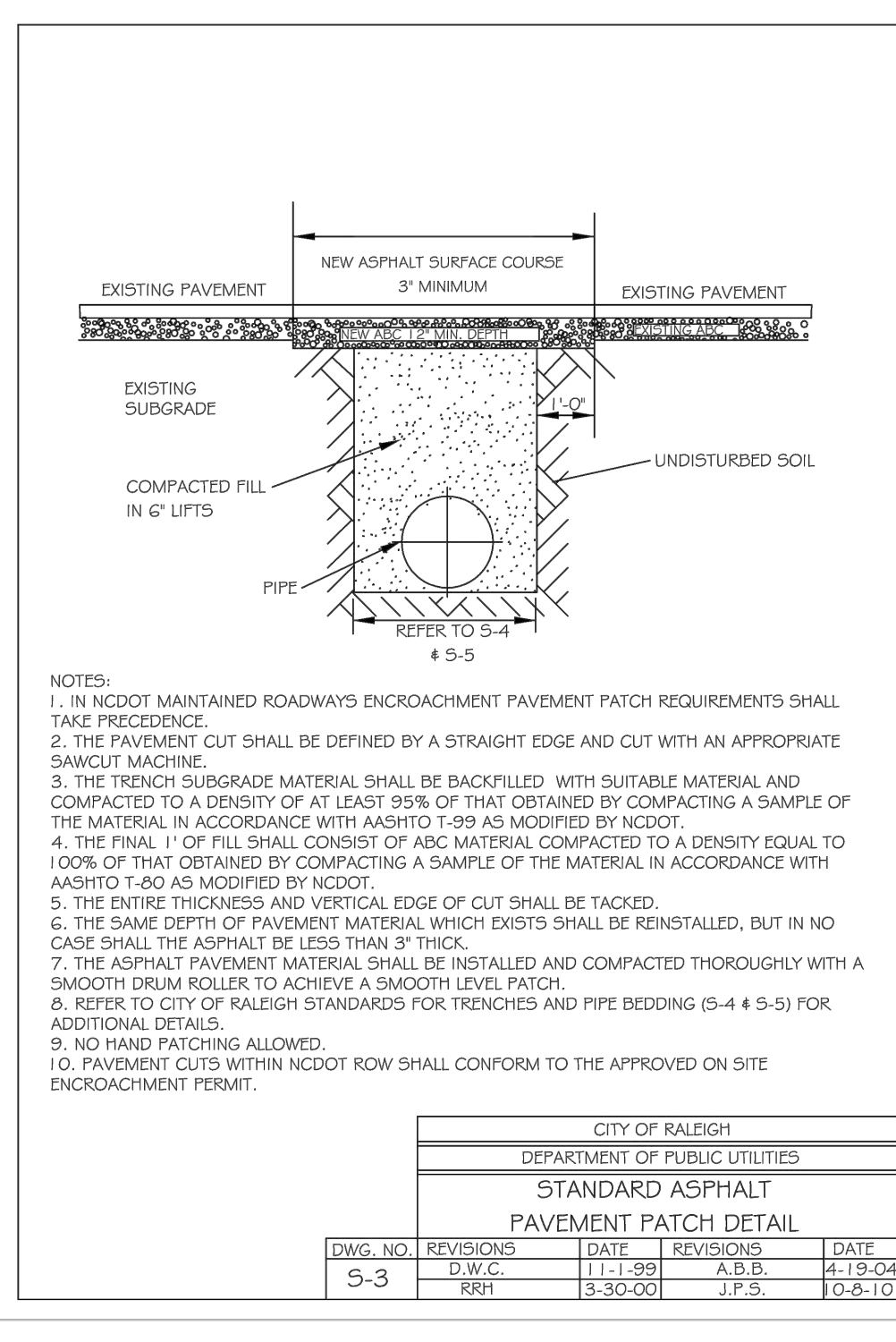
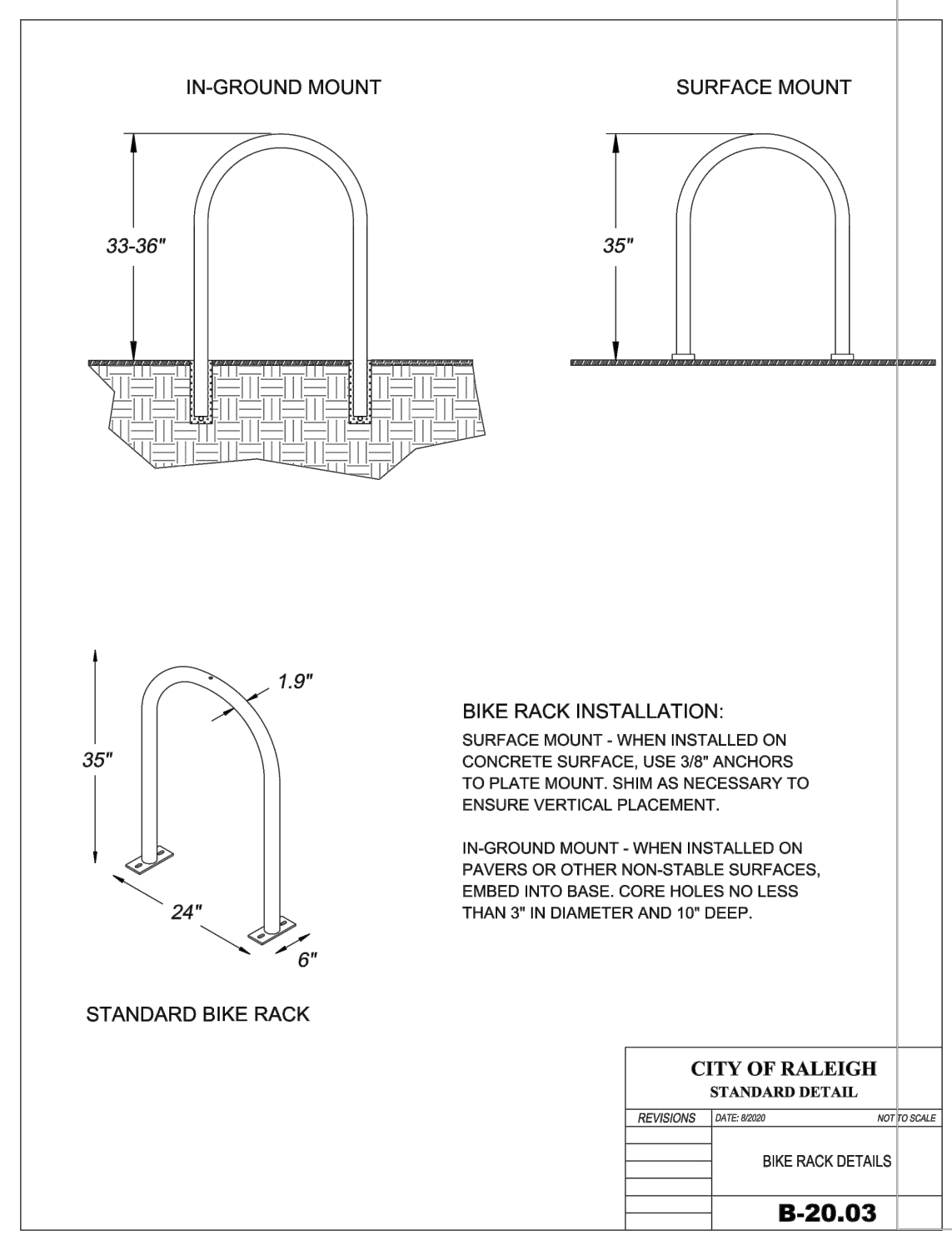
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PROJECT NO: 2019162.00

DRAWN BY: AS  
DWG. CHECKED BY: JA  
SCALE: SEE PLAN  
DATE: 06-12-2023

UTILITIES  
PLAN  
C-400





**NOTE:**  
 1. BIKE LOCKER TYPE: PROPARK SM (M04 - 4 LOCKERS; M06 - 6 LOCKERS) STANDARD LOCKER ASSEMBLY AS MANUFACTURED BY CYCLESAFE OR APPROVED EQUAL.  
 2. BIKE LOCKER SHALL BE LOCATED NO MORE THAN 300' FROM MAIN ENTRANCE.

**OUTDOOR BIKE LOCKERS**  
 NO SCALE

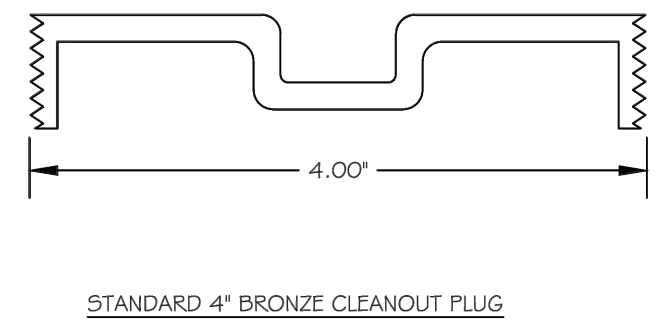
**NV5**  
 NV5 ENGINEERS AND CONSULTANTS, INC.  
 6750 TRYON ROAD  
 CARY, NC 27518  
 P 919.851.1912  
 www.NV5.com  
 NC License # F.3333  
 formerly CALYX Engineers + Consultants

**ANDRE JOHNSON ARCHITECT**  
**OFFICE BUILDING**  
**ASR-XXXX-2023**  
 4981 WINDY HILL DRIVE  
 RALEIGH, NC

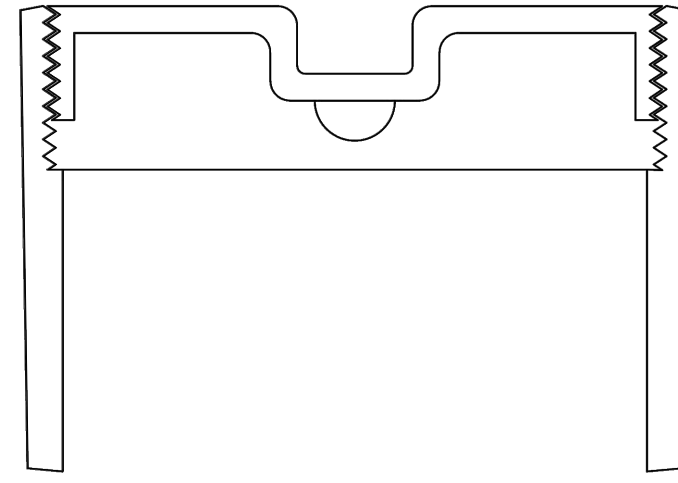
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**SITE DETAILS**  
**C-00**



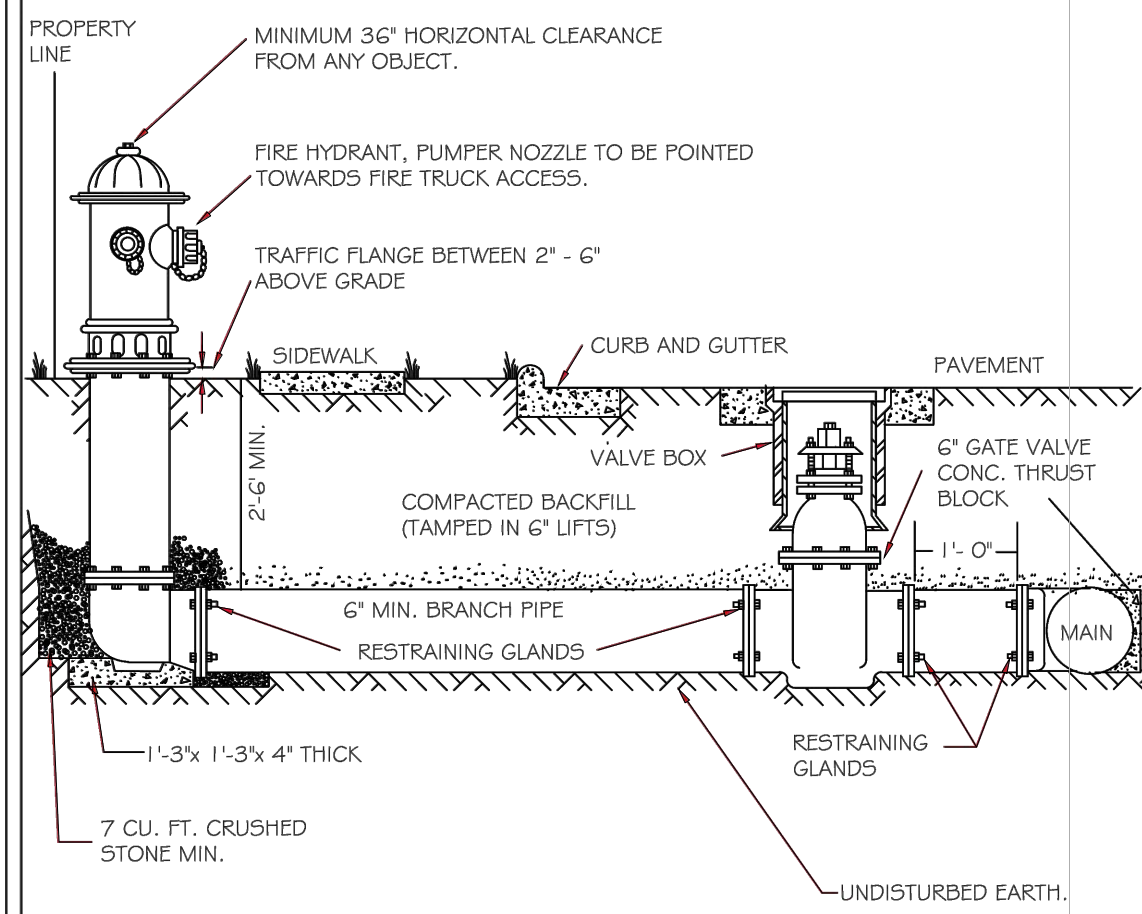
STANDARD 4" BRONZE CLEANOUT PLUG



CLEANOUT FERRULE WITH PLUG

STYLES ACCEPTED:  
INVERTED NUT  
RAISED NUT

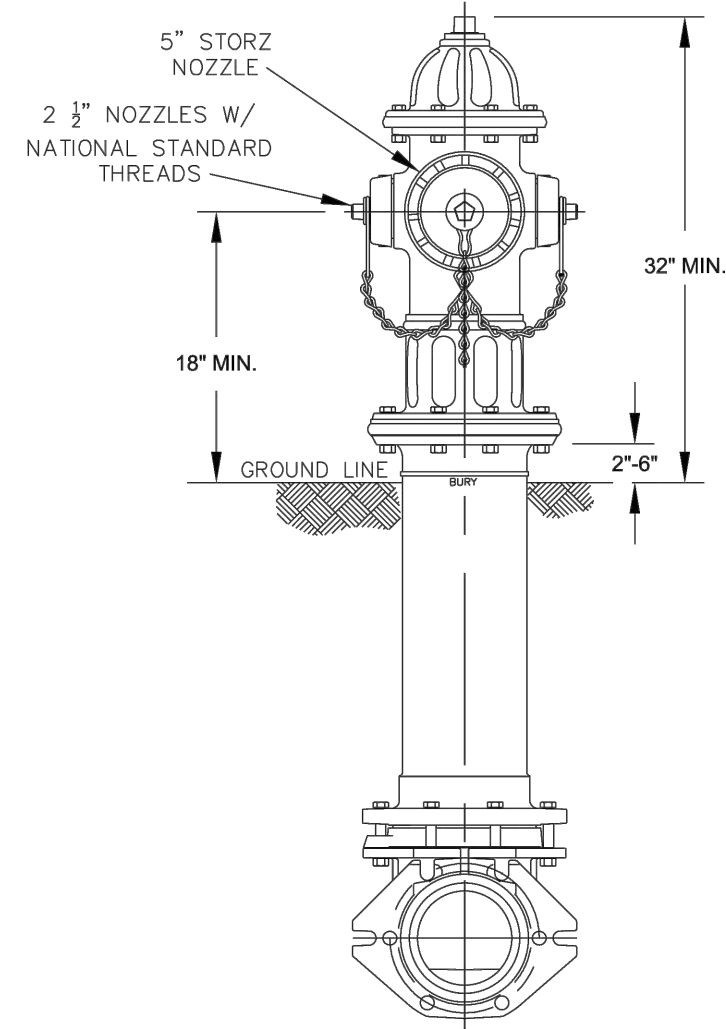
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
4" CLEANOUT PLUG					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-34	D.W.C.	3-1-87	RRH	3-30-00	



- NOTES:
- FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, MH1, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
  - BRANCH PIPE SHALL BE DUCTILE IRON ANWIA, CI 50-96
  - 6" GATE VALVE SHALL BE ANWA C500-AS OPEN LEFT
  - STEEL RODS AND BOLTS SHALL BE #2 HOT DIPPED GALVANIZED
  - FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
  - RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
  - FIRE HYDRANTS TO BE LOCATED IN ROW OR 2' FOOT EASEMENT ADJACENT TO ROW

ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD FIRE HYDRANT INSTALLATION DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-4	ABB	4-6-04	FAP	2/17/09	
	DHL	2/14/08			

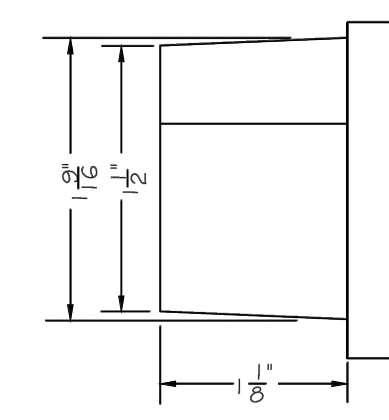


- NOTES:
- ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
  - ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES RALEIGH, GARNER, KNIGHTDALE, WENDELL & ZEBULON					
STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-5	MAB	6-30-16			
	KAT	9-15-17			

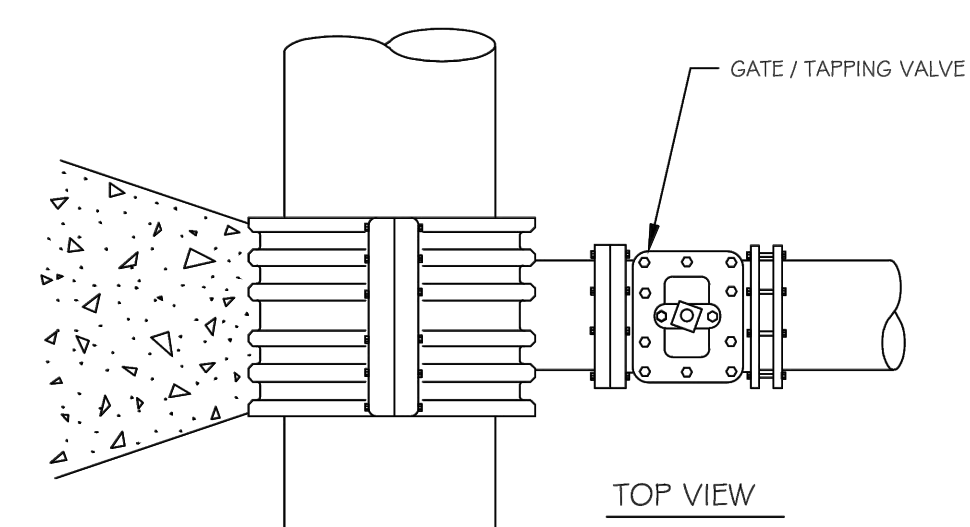


1 9/16" OPERATION NUT

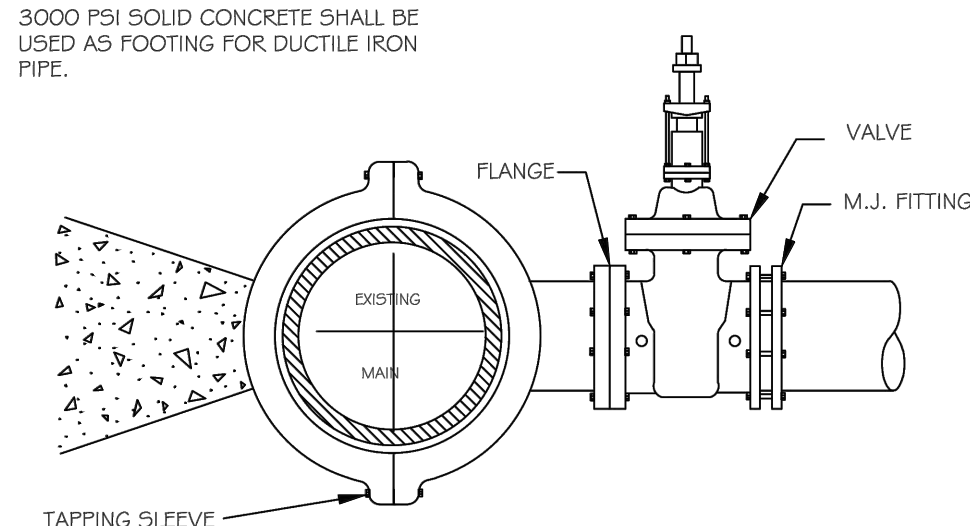


2 1/2" NATIONAL STANDARD OUTLET THREADS

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
HYDRANT OPERATING NUT AND 2 1/2" OUTLET THREADS					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-6	RRH	3-31-00	DHL	2-18-08	
	A.B.B.	4-13-04	J.P.S.	11-1-10	



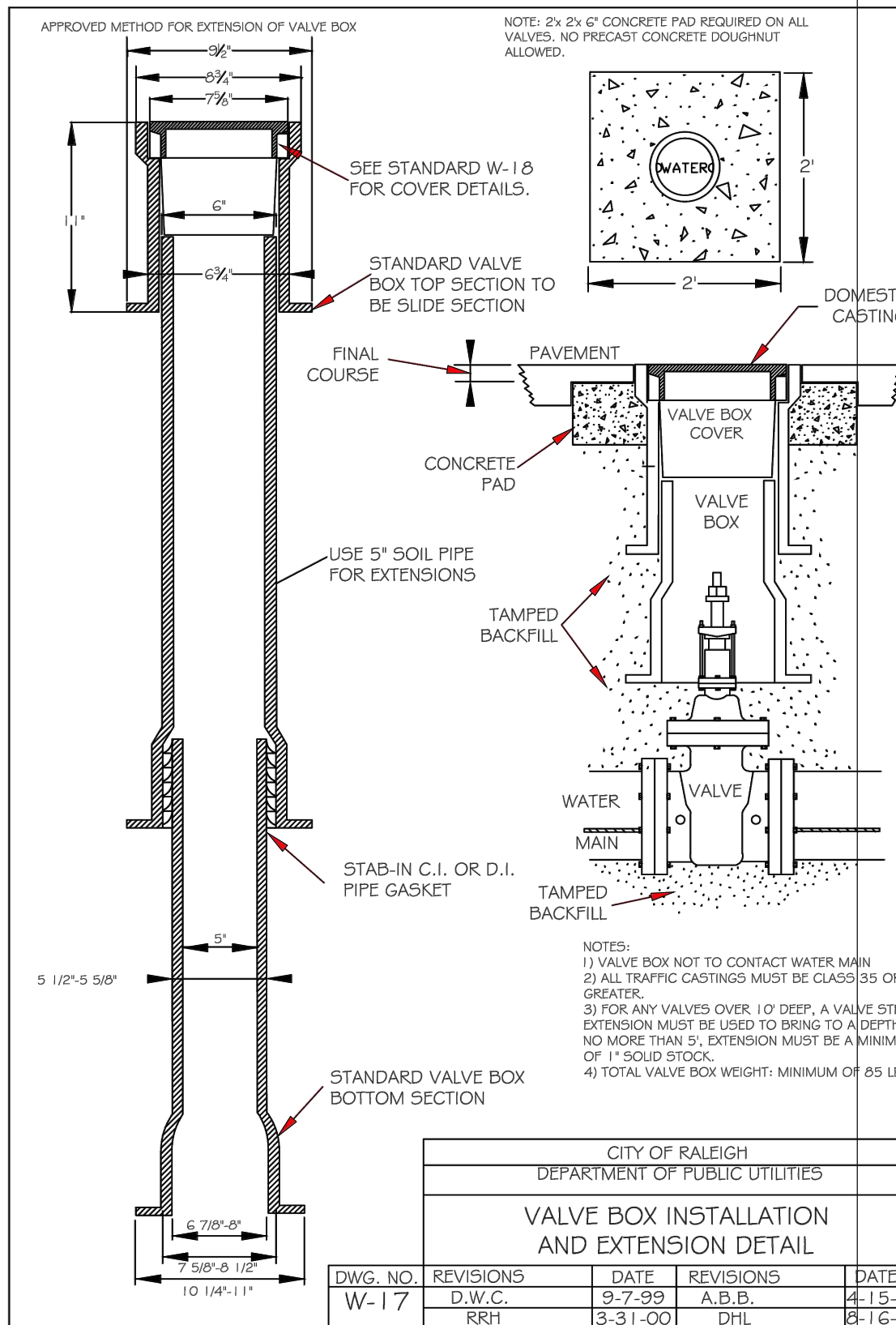
TOP VIEW



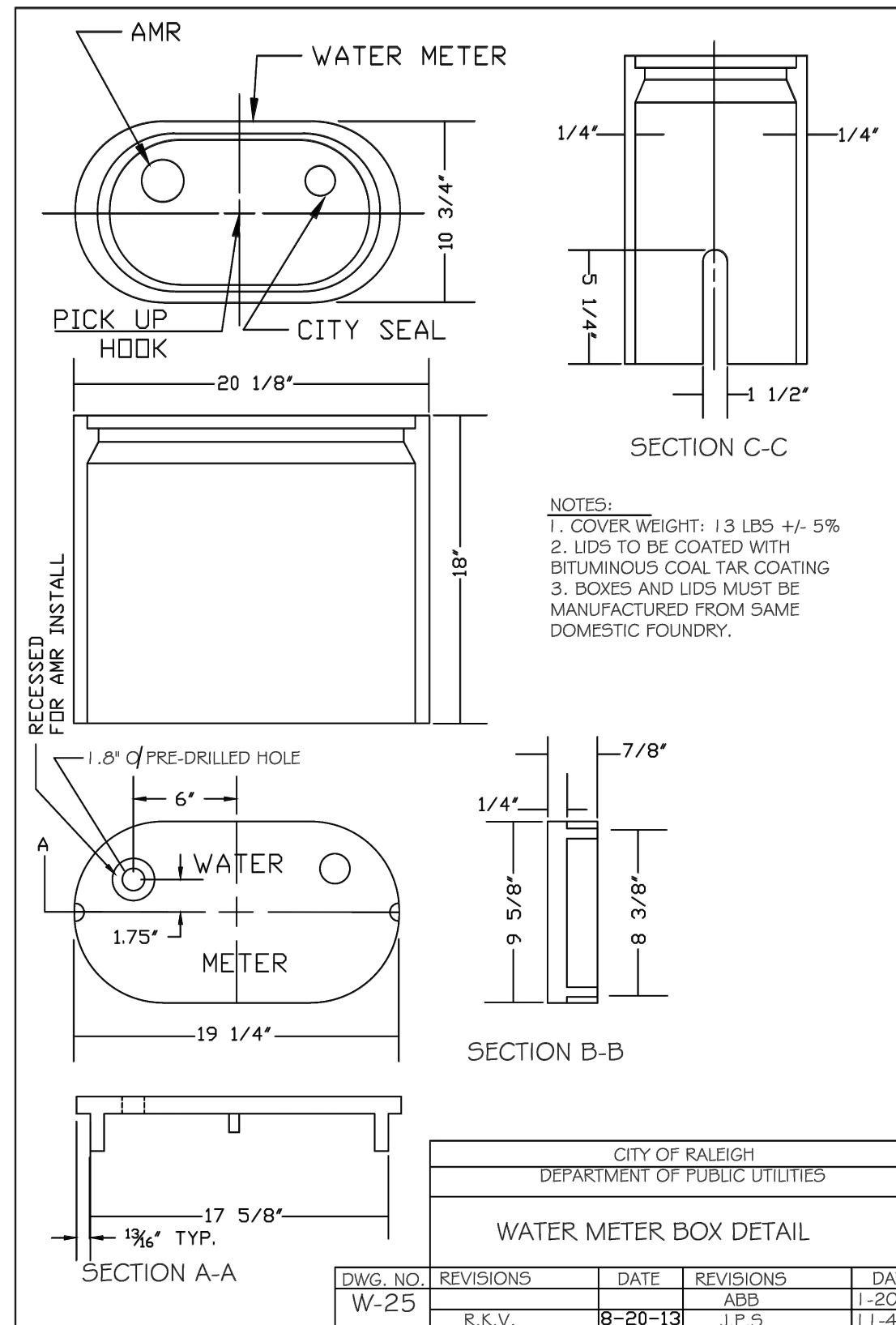
SIDE VIEW

- NOTES:
- CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
  - SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

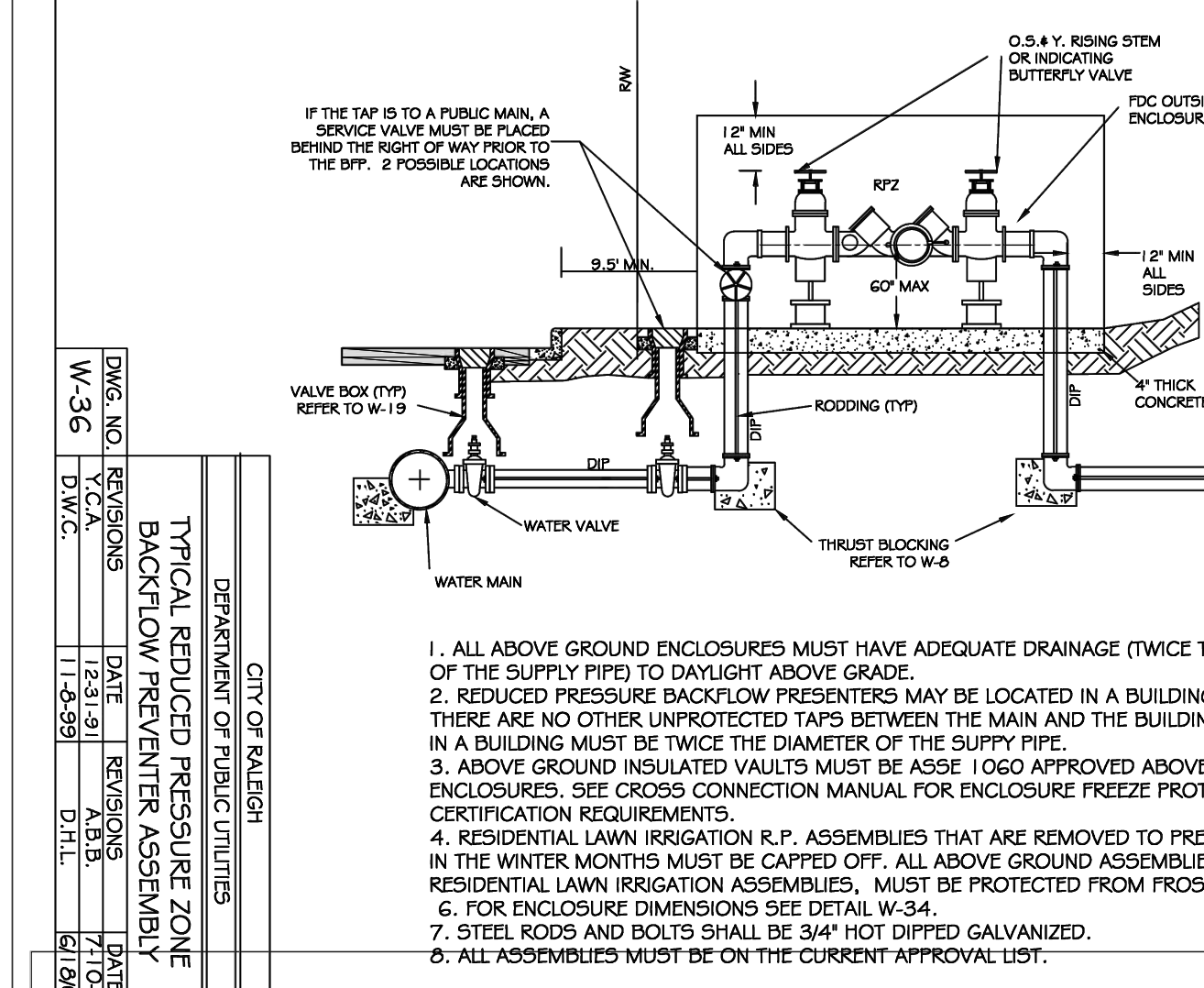
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-14	Y.C.A.	12-31-99	RRH	3-31-00	
	D.W.C.	9-7-99	J.P.S.	11-1-10	



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
VALVE BOX INSTALLATION AND EXTENSION DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-17	D.W.C.	9-7-99	A.B.B.	4-15-04	
	RRH	3-31-00	DHL	8-16-07	

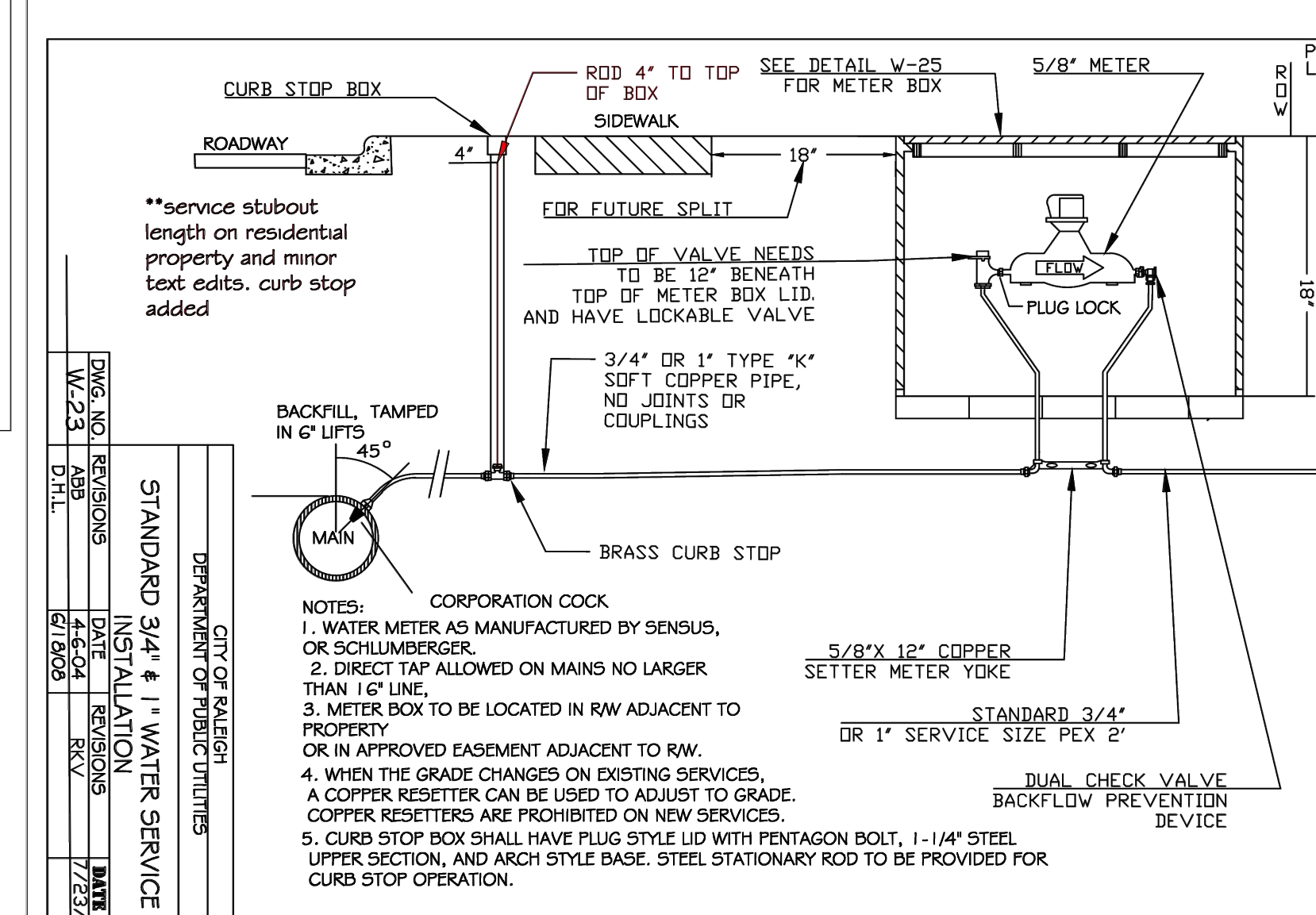


CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
WATER METER BOX DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-25	R.K.V.	8-20-13	J.P.S.	11-4-10	



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-36	D.W.C.	11-6-99	DHL	6/20/09	

- NOTES:
- ALL ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE (TWICE THE DIAMETER OF THE SUPPLY PIPE) TO DAYLIGHT ABOVE GRADE.
  - REDUCED PRESSURE BACKFLOW PREVENTERS MAY BE LOCATED IN A BUILDING PROVIDED THERE ARE NO OTHER UNPROTECTED TAPS BETWEEN THE MAIN AND THE BUILDING. DRAINAGE IN A BUILDING MUST BE TWICE THE DIAMETER OF THE SUPPLY PIPE.
  - ABOVE GROUND INSULATED VAULTS MUST BE ASSE 1060 APPROVED ABOVE GROUND ENCLOSURES. SEE CROSS CONNECTION MANUAL FOR ENCLOSURE FREEZE PROTECTION AND CERTIFICATION REQUIREMENTS.
  - RESIDENTIAL LAWN IRRIGATION R.P. ASSEMBLIES THAT ARE REMOVED TO PREVENT FREEZING IN THE WINTER MONTHS MUST BE CAPPED OFF. ALL ABOVE GROUND ASSEMBLIES, EXCEPT RESIDENTIAL LAWN IRRIGATION ASSEMBLIES, MUST BE PROTECTED FROM FROST.
  - FOR ENCLOSURE DIMENSIONS SEE DETAIL W-34.
  - STEEL RODS AND BOLTS SHALL BE #4 HOT DIPPED GALVANIZED.
  - ALL ASSEMBLIES MUST BE ON THE CURRENT APPROVAL LIST.



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD 3/4" WATER SERVICE INSTALLATION					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-23	RRH	3-31-00	DHL	6/20/09	

- NOTES:
- WATER METER AS MANUFACTURED BY SENSUS, OR SCHLUMBERGER.
  - DIRECT TAP ALLOWED ON MAINS NO LARGER THAN 16" LINE.
  - METER BOX TO BE LOCATED IN ROW ADJACENT TO PROPERTY OR IN APPROVED EASEMENT ADJACENT TO ROW.
  - WHEN THE GRADE CHANGES ON EXISTING SERVICES, A COPPER RESETER CAN BE USED TO ADJUST TO GRADE. COPPER RESETTERS ARE PROHIBITED ON NEW SERVICES.
  - CURB STOP BOX SHALL HAVE PLUG STYLE LID WITH PENTAGON BOLT, 1-1/4" STEEL UPPER SECTION, AND ARCH STYLE BASE. STEEL STATIONARY ROD TO BE PROVIDED FOR CURB STOP OPERATION.

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DWG. CHECKED BY: JA  
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DATE: 06-12-2023

# LANDSCAPE NOTES AND REQUIREMENTS

## PLANTING NOTES AND REQUIREMENTS

- PLANTS ARE TO BE PURCHASED BY SCIENTIFIC NAMES. PLANTINGS SHALL BE REPRESENTATIVE OF THEIR SPECIES. MEET ALL CONDITIONS OF THE SPECIFICATIONS AND SHALL BE IN VIGOROUS GROWING CONDITION MEETING ANSI STANDARD Z60.
- THE OWNER AND / OR ARCHITECT MAINTAINS ALL RIGHTS TO REJECT ANY PLANT DUE TO AESTHETIC OR STRUCTURAL DEFICIENCY AT ANY TIME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANTS SHOWN ON PLANS IN LOCATIONS IDENTIFIED. QUANTITIES PROVIDED IN THE PLANS FOR GROUND COVER AND ORNAMENTAL GRASSES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. ALL PLANT MATERIAL IDENTIFIED SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- IF ANY PLANT MATERIAL SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR, THEN WRITTEN NOTICE SHALL BE PROVIDED TO THE ARCHITECT NOT LESS THAN 72 HOURS PRIOR TO COMPLETION OF CONTRACTOR'S FINAL BID. CONTRACTOR SHALL PROVIDE ARCHITECT IMAGES OF MATURE PLANTS SUGGESTED FOR SUBSTITUTION ALONG SIDE THE PLANT MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS.
- BALLED AND BURLAPPED PLANTS AND / OR TREES SHALL BE PLANTED PRIOR TO 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 FIBEROUS 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 HALF 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 FIBEROUS 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 HE ROOTBALL.
  - REMOVE CONTAINER PRIOR TO PLANTING.
- TREES TO BE STAKED SHALL BE DESIGNATED BY THE OWNER OR ARCHITECT. TREE STAKING FOR SHADE AND LARGE EVERGREEN TREES SHALL NOT EXCEED 90 DAYS.
- PLANT BED PREPARATION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
  - ALL PLANT BEDS SHALL RECEIVE A MINIMUM OF 4" OF APPROVED TOPSOIL TILLED TO A DEPTH OF 8" TO ENSURE INTEGRATION WITH EXISTING SOIL.
  - APPROVED TOPSOIL IS TO BE FROM ON SITE STOCKPILE CREATED BY STRIPPING OPERATIONS. REFER TO THE SEDIMENT AND EROSION CONTROL PLANS.
- ALL MUCH IDENTIFIED IN THE CONTRACT DOCUMENTS SHALL BE CERTIFIED TO BE FREE OF WEEDS, NON-NATIVE INVASIVE SPECIES AND THEIR LARVAE. MULCH SAMPLE SHALL BE PROVIDED TO THE ARCHITECT BEFORE SITE DELIVERY.

## SEEDING / SODDING NOTES AND REQUIREMENTS

- ALL SEEDED / SODDED AREAS SHALL BE FINISHED GRADE AT THE THICKNESS OF THE SOD.
- NO SEEDED / SODDED AREAS SHALL BE SEEDED / SODDED UNTIL ALL OTHER LANDSCAPE AND CIVIL CONSTRUCTION ACTIVITIES, INCLUDING FINAL GRADING, PLANTING, MULCHING AND EDGING ARE COMPLETED AND APPROVED BY THE ARCHITECT AND THE OWNER.
- SODDED AREAS SHALL ONLY BE ACCEPTED WHEN ALL OF THE CONDITIONS IDENTIFIED BELOW ARE MET:
  - ROOTS ARE THOROUGHLY KNIT TO THE SOIL.
  - ABSENCE OF VISIBLE JOINTS.
  - ALL AREAS SHOW A UNIFORM STAND OF SPECIES GRASS IN HEALTHY CONDITION.
  - AT LEAST 30 DAYS HAVE ELAPSED SINCE THE COMPLETION OF WORK UNDER THIS SECTION.
- QUALITY GUARANTEE SHALL BE AS FOLLOWS:
  - SOD SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOT DENSITY AND FREE FROM WEED, FOREIGN PLANT MATERIAL, DISEASE AND OTHER VISIBLE IMPERFECTIONS AT THE 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SOD IS PROPERLY IRRIGATED DURING THE GROW IN PERIOD AND SHALL BE RESPONSIBLE IF THE SOD SUFFERS IRREPARABLE HARM.
- THE ARCHITECT OR OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL SOD INSTALLED OR DELIVERED THAT DOES NOT MEET THE SPECIFICATION REQUIREMENTS. THIS INCLUDES BOTH THE SOD MATERIAL AND WORKMANSHIP OF THE SOD.
- THE MINIMUM SOD STANDARDS SHALL BE AS FOLLOWS:
  - HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZATION, MOWING AND WEED CONTROL, FREE OF WEEDS AND FOREIGN MATERIAL, UNIFORM GREEN COLOR, SINGULAR SPECIES, LEAF TEXTURE AND DENSITY, HEALTHY AND VIGOROUS ROOT SYSTEM, INSPECTED AND FOUND TO BE FREE OF DISEASE, NEMATODES, PEST AND PEST LARVAE BY THE ENTOMOLOGIST OF THE STATE DEPARTMENT OF AGRICULTURE.
  - EACH SOD PIECE SHALL HAVE A DURABLE AND APPROPRIATE BASE THAT WILL NOT BREAK, CRUMBLE OR TEAR DURING TRANSPORT, HANDLING OR INSTALLATION. DEFECTIVE SOD UNITS WILL NOT BE USED.
  - THICKNESS- MINIMUM 3/4" THICK, EXCLUDING THE TOP GROWTH THATCH.
  - THATCH SHALL NOT EXCEED 1/2" UNCOMPRESSED.
  - MINIMUM SIZE OF SOD SHALL BE 18" WIDE THAT IS CUT NOT MORE THAN 24 HOURS PRIOR TO DELIVERY.
- SOD DELIVERY, STORAGE AND HANDLING GUIDELINES AND REQUIREMENTS:
  - 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 BASED ON THE FEDERAL SEED ACT. SOD THAT HAS BEEN DAMAGED BY POOR HANDLING OR IMPROPER STORAGE SHALL BE REJECTED BY THE ARCHITECT OR OWNER.
  - CONTRACTOR SHALL PROTECT THE SOD FROM DEHYDRATION, CONTAMINATION, FREEZING AND HEATING AT ALL TIMES. KEEP SOD STORED SUCH THAT THE SOD REMAINS 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 PROPERLY WITHIN 36 HOURS OF SOD ARRIVING ON SITE.
  - DO NOT STACK SOD MORE THAN 2 FEET DEEP.
- SOD BED PREPARATION REQUIREMENTS:
  - ALL DEBRIS AND ROCKS LARGER THAN 1/2" DIA. SHALL BE REMOVED PRIOR TO THE INSTALLATION OF THE SOD.
  - ALL AREAS TO RECEIVE SOD SHALL HAVE A MINIMUM OF 2" APPROVED TOPSOIL TILLED INTO A DEPTH OF 4" TO ENSURE INTEGRATION WITH EXISTING SOIL.

CHRONLY WANG  
BRITTANY MCCOWAN  
PIN: 1716-65-9059  
DB 17538 PG 1219  
BM 2006 PG 216  
ZONING: OX-3  
USE: OFFICE

MICHAEL AND STACY GRAY  
PIN: 1716-64-9976  
DB 11532 PG 2251  
BM 2006 PG 216  
ZONING: OX-3  
USE: OFFICE

HNA M WHD LLC  
PIN: 1716-65-6594  
DB 17579 PG 1937  
BM 1977 PG 884  
ZONING: R-10  
USE: MF-RS

ACCOUNTANTS PAD LLC  
PIN: 1716-65-0094  
DB 11176 PG 2672  
BM 2004 PG 2347  
ZONING: OX-3  
USE: OFFICE

## 1 LANDSCAPE PLAN

1" = 10'-0"



## LANDSCAPE PLANTING REQUIREMENTS

### STREET TREES REQUIREMENT PER UDO SECTION 8.5

SHADE TREES REQUIRED: TREES PLANTED EVERY 40'-0" O.C.  
SHADE TREES PROVIDED: 1 (SEE SHEET KEYNOTES)

UNDERSTORY TREES REQUIRED: NONE PER SECTION 7.2.7 AND SECTION 8.5  
UNDERSTORY TREES PROVIDED: NONE

SHRUBS REQUIRED (PER 100'-0"): NONE  
SHRUBS PROVIDED (PER 100'-0"): NONE

### PERIMETER ISLAND PROTECTIVE YARD REQUIREMENTS

SHADE TREES REQUIRED: NONE PER SECTION 7.1.7.C  
SHADE TREES PROVIDED: NONE

UNDERSTORY TREES REQUIRED: NONE PER SECTION 7.1.7.C  
UNDERSTORY TREES PROVIDED: NONE

SHRUBS REQUIRED (PER 100'-0"): NONE - NO PARKING PROVIDED - SECTION 7.1.7.C NOT APPLICABLE  
SHRUBS PROVIDED (PER 100'-0"): NONE - NO PARKING PROVIDED - SECTION 7.1.7.C NOT APPLICABLE

## PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	ABBREVIATION	CALIPER AT PLANTING	HT. AT PLANTING	MATURE HEIGHT	CROWN SPREAD	NOTES
<b>SHADE TREES - MEDIUM MATURING</b>								
5	CARPINUS BETULUS	EUROPEAN HOPHORNBEAM	EHB	2.5"	10'-0"	20'-0" - 40'-0"	20'-0" - 30'-0"	SLOW GROWING UNDERSTORY TREE
<b>ORNAMENTAL PLANTS / GRASSES</b>								
60	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	LBS	NA	2'-0"	2'-0"	1'-0"	VARIED PLANTING LAYOUT, MAXIMUM DENSITY REQUIRED AT ALL LOCATIONS

## GENERAL NOTES

- ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDER GROUND UTILITIES PRIOR TO THE BEGINNING OF PLANTING.
- ALL WEEDS AND NON NATIVE SPECIES PLANTING AND GROUND COVER EXISTING ON SITE SHALL BE REMOVED PRIOR TO SOIL PREPARATION AND PLANTING.
- PRIOR TO PLANTING, THE SOIL SHALL BE PREPARED FOR PLANTING.
- PLANTS SHALL BE PURCHASED ACCORDING TO THEIR SCIENTIFIC NAMES AND IN THE QUANTITY AND SIZES INDICATED WITHOUT EXCEPTION.
- PLANTINGS SHALL BE LOCATED AWAY FROM ALL PERMANENT FIXTURES SUCH THAT THE PLANTINGS AND THE PERMANENT FIXTURES ARE NOT DAMAGED BY THE PROPOSED PLANTING.
- ALL PLANTING MATERIAL SHALL BE FREE OF ALL INSECTS, PESTS, DISEASE AND CANKERS AND IN HELATHY AND SUSTAINABLE CONDITION AND FREE FROM PHYSICAL AND MECHANICAL DAMAGE AT THE TIME OF PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER ESTABLISHMENT OF ALL PLANTINGS AND TO ENSURE VIABILITY UNTIL OWNER, ARCHITECT AND CONTRACTOR AGREE ON PLANT HEALTH AND VIABILITY. CONTRACTOR SHALL WARRANT PLANTINGS FOR 1 YEAR.
- ALL GRAVEL GROUND COVER SHALL BE ADA ACCESSIBLE AND HELD IN PLACE WITH EPOXY ADMIXTURE TO ENSURE GRAVEL IS NOT DISTRIBUTED WITH FOOT TRAFFIC OR OTHER TYPICAL NON-VEHICLE TRAFFIC.
- ALL EDGING BETWEEN TURF AND GRAVEL, GRAVEL AND MULCH AREAS AND OTHER TRANSITIONS SHALL BE METAL EDGE WITH HEMED TOP EDGE TO AVOID SHARP CORNERS AND EDGES.
- NO PARKING LOT LIGHT FIXTURE MAY BE WITHIN 20'-0" OF ANY TREE TRUNK PER UDO SECTION 7.1.7.G.

## SHEET KEYNOTES

- 803 ELECTRICAL TRANSFORMER, INSTALLED BY POWER COMPANY
- 811 CONTINUOUS STEEL EDGING BETWEEN DIFFERENT PLANTING AND LANDSCAPING MATERIALS, TYP.
- 819 EXISTING LIGHT POLE MINIMUM DISTANCE SEPARATION FROM ANY SHADE TREE IS 20'-0". THIS RESTRICTS ANY PLANTING OF SHADE TREES IN THIS AREA. THERE SHALL BE A FEE IN LIEU FOR ONE STREET TREE AT THIS LOCATION.
- 820 EXISTING OAK TREE WITH 5'-0" DIAMETER TRUNK AND MINIMUM DISTANCE SEPARATION FROM ANY ADJACENT TREE.

09/15/21

CLIENT AND PROJECT



DAME'S CHICKEN & WAFFLES

## PROJECT TITLE

Project Address Line 1  
Project Address Line 2  
Project Address Line 3  
DESIGNER



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CONSULTANT

REGISTRATION

09/15/21

ISSUE

No. Date Description

## PLANTING LEGEND

	ORNAMENTAL GRASS AT SITE WALLS: LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)
	UNDERSTORY SITE TREE: AMERICAN HORNEBEAM (CARPINUS CAROLINIANA) WHERE INDICATED, DIMENSION IS TO THE CENTER OF THE TREE TRUNK WHEN PLANTED
	ALL GRASS AREAS INDICATED: TIFTUF BERMUDA GRASS SOD INSTALLATION
	PLANTING AREA BASE MATERIAL: TRIPLE SHREDDED HARDWOOD MULCH

SHEET INFO

LANDSCAPE AND PLANTING PLAN

L100

PROJECT NO: P1819.00

DATE: JUNE 16, 2023

ASR REVIEW

PROJECT TITLE

Project Address Line 1  
Project Address Line 2  
Project Address Line 3

DESIGNER



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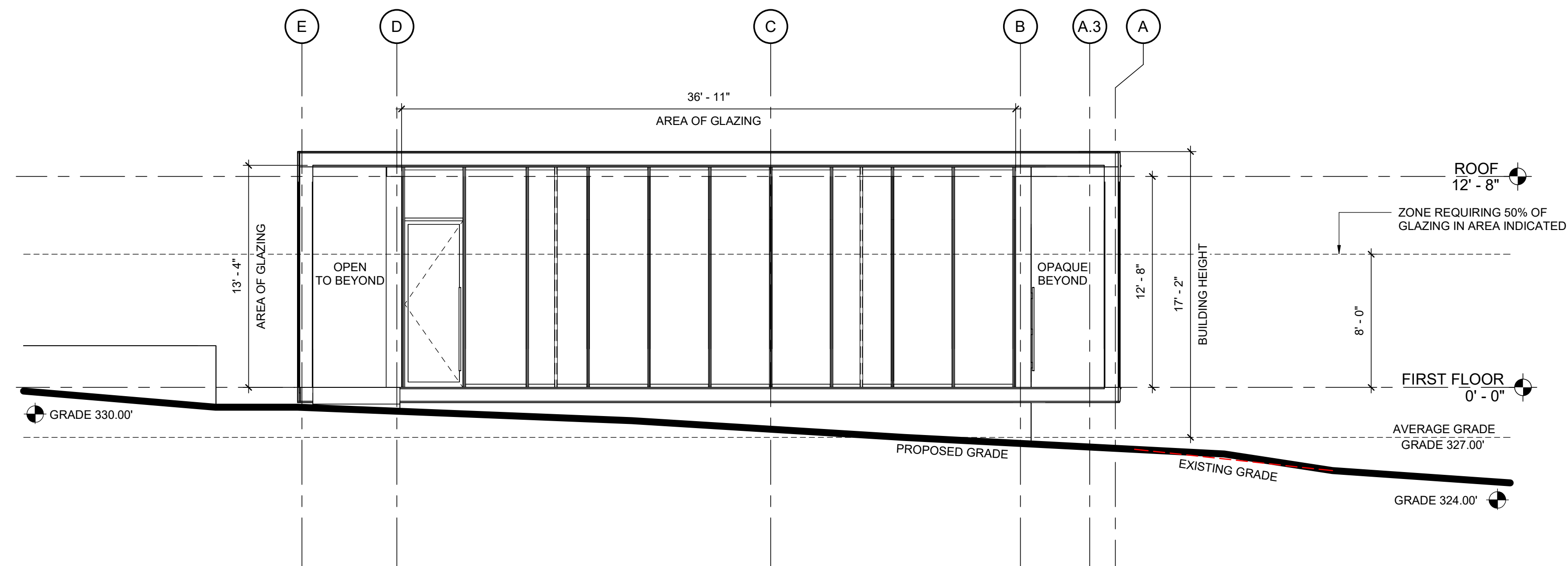
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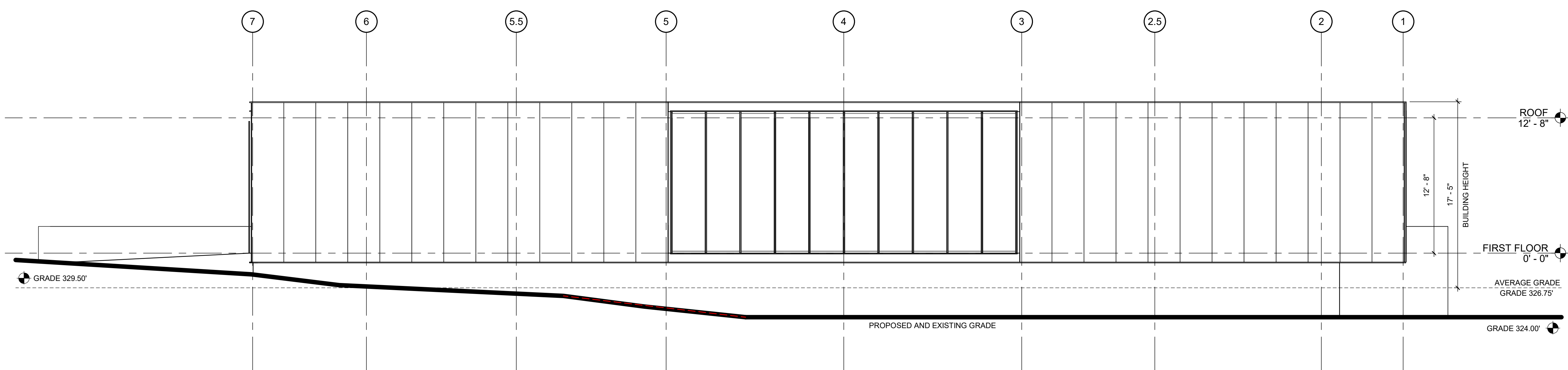
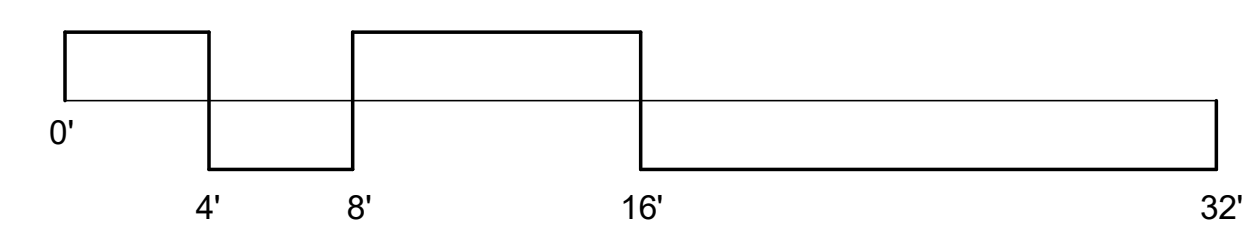
EAST ELEVATION MOST RESTRICTIVE GRADE DETERMINATION (UDO 1.5.7.A)		
	EXISTING GRADE	PROPOSED GRADE
HIGHEST GRADE	330.00'	330.00'
LOWEST GRADE	324.00'	324.00'
AVERAGE GRADE	327.00'	327.00'

GLAZING REQUIREMENTS (UDO 1.5.9.B AND 3.2.5.F)	
FLOOR PLAN AREA:	3,300 SQUARE FEET
OPAQUE WALL AREA OF EAST ELEVATION:	652 SQUARE FEET
GLAZING AREA OF EAST ELEVATION:	511 SQUARE FEET
GLAZING PERCENTAGE:	78.4% > 33%
GLAZING IN REQUIRED ZONE:	295 SQUARE FEET
GLAZING PERCENTAGE IN REQUIRED ZONE:	57.7% > 50%

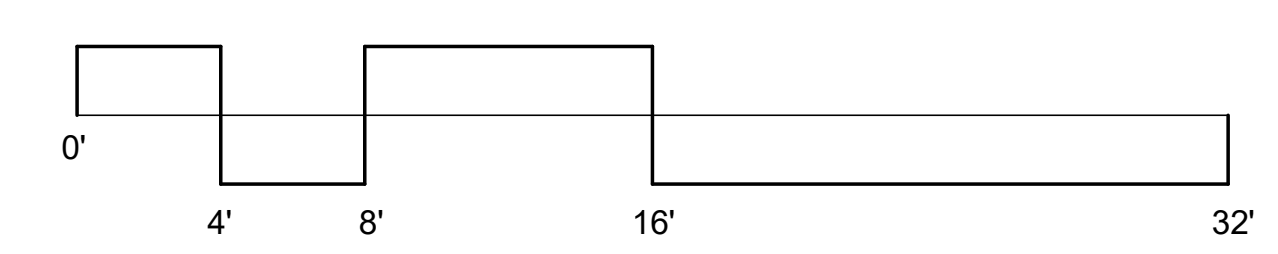
NORTH ELEVATION MOST RESTRICTIVE GRADE DETERMINATION (UDO 1.5.7.A)		
	EXISTING GRADE	PROPOSED GRADE
HIGHEST GRADE	329.50'	329.50'
LOWEST GRADE	324.00'	324.00'
AVERAGE GRADE	326.75'	326.75'



1 EAST ELEVATION  
3/16" = 1'-0"



2 NORTH ELEVATION  
3/16" = 1'-0"



06/05/16  
ISSUE  
No. Date Description

SHEET INFO  
BUILDING  
ELEVATIONS

A200

PROJECT NO: P1819.00  
DATE: JUNE 16, 2023  
ASR REVIEW

PROJECT TITLE

Project Address Line 1  
Project Address Line 2  
Project Address Line 3

DESIGNER



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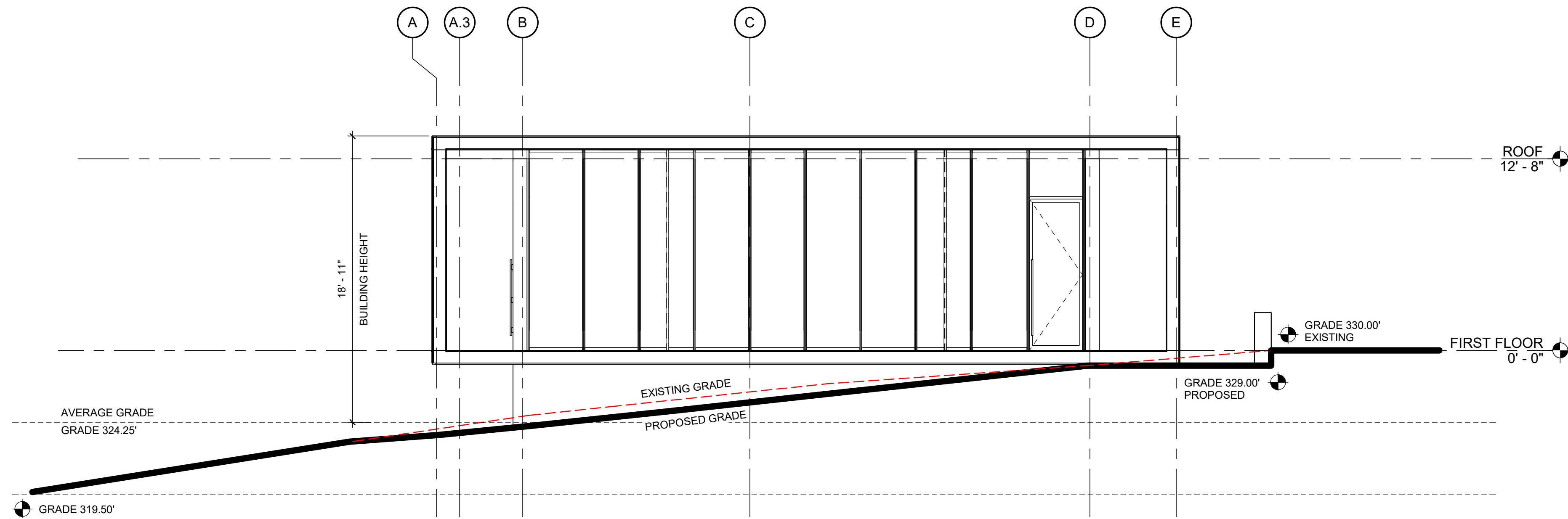
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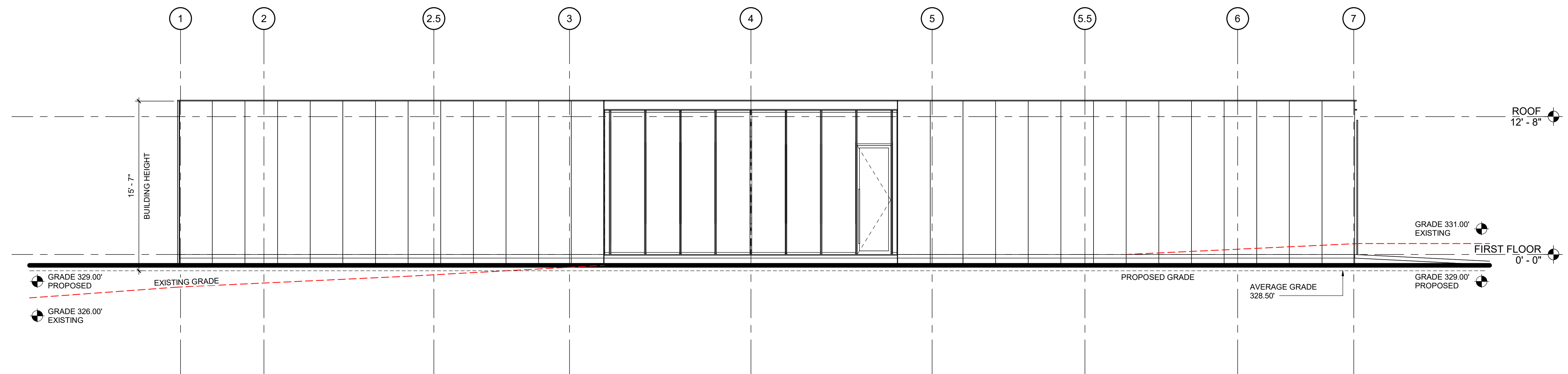
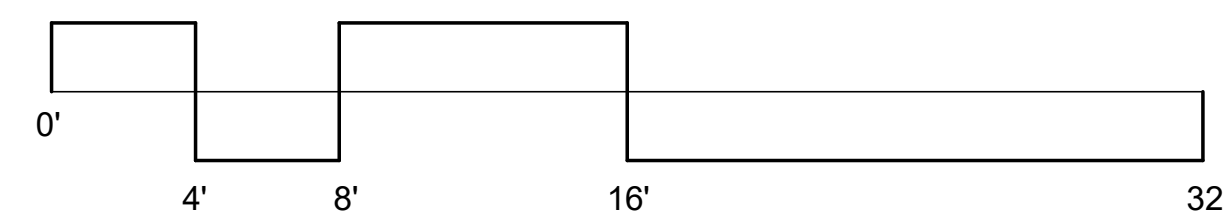
WEST ELEVATION MOST RESTRICTIVE GRADE DETERMINATION (UDO 1.5.7.A)		
	EXISTING GRADE	PROPOSED GRADE
HIGHEST GRADE	330.00'	329.00'
LOWEST GRADE	319.50'	319.50'
AVERAGE GRADE	324.75'	324.25'

BASED ON ELEVATIONS AND MOST RESTRICTIVE GRADES, THE MAXIMUM BUILDING HEIGHT = 18'-11" AT THE WEST ELEVATION

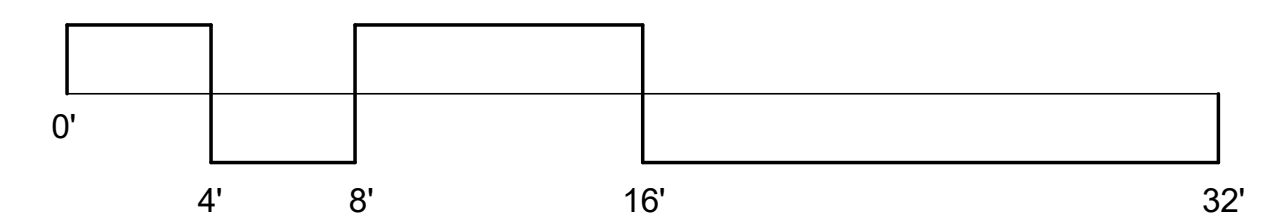
SOUTH ELEVATION MOST RESTRICTIVE GRADE DETERMINATION (UDO 1.5.7.A)		
	EXISTING GRADE	PROPOSED GRADE
HIGHEST GRADE	331.00'	329.00'
LOWEST GRADE	326.00'	329.00'
AVERAGE GRADE	328.50'	329.00'



2 WEST ELEVATION  
3/16" = 1'-0"



1 SOUTH ELEVATION  
3/16" = 1'-0"



ISSUE

No. Date Description

SHEET INFO

BUILDING ELEVATIONS

A201