

ASR-0041-2024 /
West South Street Apartments

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

**LOCATION:** This 2.08 acre site is comprised of four parcels and zoned RX-4-UL CU, RX-7-UL

CU, and RX-7-UL CU. It is within a Transit Overlay District also and is located on the southwest corner of the intersection of W. South Street and S. Saunders Street

at 601 and 611 W. South Street, and 716 and 718 S. Saunders Street.

**REQUEST:** This proposal is for two Apartment buildings with 269 dwelling units with first floor

retail and associated site improvements. The total proposed building size is

402,552 square feet.

DA-11-2024 (approved 2/6/2025) Driveway spacing and access.

**DESIGN** 

ADJUSTMENT(S)/

**ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This

approval is based on a preliminary plan dated March 28, 2025 by

WithersRavenel.

# **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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. An outdoor lighting plan demonstrating compliance to Section 7.4 and 7.1.7 G 1 of the UDO is required.
- 2. The plans appear to show an existing 45' City of Raleigh Permanent Drainage Easement / Greenway Easement in a location different than that shown on a map recorded in BM2019 Page 2112. Please verify the easements are shown correctly. If the plan sheets need correction to match the existing conditions please do that. If relocation of existing easements is necessary then separate approvals and recordation of new easements will be required.
- 3. Demonstrate compliance with condition number 7 set forth in Z-4-22. Some of the existing building materials appear to be prohibited.

#### **Stormwater**

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).



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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).

# **Urban Forestry**

5. A tree impact permit must be obtained for the removal of 1 existing street tree and tree grate in the existing right-of-way along S. Saunders Street.

☑ <u>LEGAL DOCUMENTS</u> - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☑ Right of Way Deed of Easement Required

☑ <u>RECORDED MAP(S)</u> - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

### General

- 1. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
- A demolition permit shall be issued and this building permit number shown on all maps for recording.

# **Engineering**

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

## **Stormwater**

4. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina



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regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

 All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

☑ <u>BUILDING PERMITS</u> - 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. Comply with all conditions set forth in Z-4-22 and Z-54-23 (see Certificate of Occupancy Section for more information on condition number 3).
- 2. A recombination map shall be recorded, recombining the existing lots into two lots as shown on the preliminary plan.

## **Engineering**

- 3. A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
- 4. A fee-in-lieu for Transit Infrastructure (shelter, pad, bench etc.) shall be paid to the City of Raleigh (UDO 8.1.10).

## **Stormwater**

- 5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- 6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

# **Urban Forestry**

- 7. A public infrastructure surety for 15 street trees in tree grates shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
- 8. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 9 street trees in tree grates along W. South Street and 6



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street trees in tree grates along S. Saunders Street for a total of 15 street trees.

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

### General

- 1. Final inspection of right-of-way street trees by Urban Forestry Staff.
- 2. Demonstrate compliance with condition number 3 set forth in Z-54-23: For any approved site plan containing residential units on the subject property, the property owner shall pay to the City a total of \$90,000. The contribution shall be placed in the fund designated for the City's Affordable Housing Program. The amount shall be paid prior to the issuance of the first certificate of occupancy for a residential unit on the property. Prior to the issuance of any building permit, this payment obligation shall be evidenced by a promissory note to the City. If a sale of the project or the property (or a portion thereof), including a sale of controlling interests of an ownership entity within the project, occurs subsequent to the issuance of the first building permit and prior to the payment in full of the sum described within this condition, any outstanding amount shall be paid prior to the change of ownership.

# Stormwater

- 2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: May 28, 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.



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Sianed:	Keegan McDonald	
oigiicu.		

Digitally signed by Keegan.McDonald@raleighnc.gov Reason: I am approving this document Date: 2025.05.28 08:34:08-04'00'

Date: 05/28/2025

Development Services Dir/Designee

**Staff Coordinator: Michael Walters** 

# **ADMINISTRATIVE SITE REVIEW FOR**

# WEST SOUTH STREET ASR-0041-2024

# 611 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

FIRST SUBMITTAL: JUNE 13, 2024 SECOND SUBMITTAL: SEPTEMBER 13, 2024 THIRD SUBMITTAL: NOVEMBER 8, 2024 **FOURTH SUBMITTAL: JANUARY 14, 2025** 



Sgrotin amber Musen

#### FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA 13 SPRINKLER PROPOSED).
  FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH
- ALL NEW HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS BASED

#### SOLID WASTE INSPECTION STATEMENT

# SOLID WASTE WILL BE COLLECTED INTERNAL TO THE BUILDINGS. TRASH ROOM

- WILL BE SCREENED WITH A POLL DOWN DOOR WILL BE SCREENED WITH A ROLL DOWN DOOR.

  SOLID WASTE AND RECYCLING WILL BE COLLECTED BY A PRIVATE HAULER.

  A WILL SERVE LETTER IS INCLUDED ON SHEET CO.03.

  FREQUENCY OF COLLECTION FOR GARBAGE IS THREE (3) TO FOUR (4) TIMES PER
- WEEK TO OCCUR BETWEEN THE HOURS OF 7AM 5PM

- WEEK TO OCCUR BETWEEN THE HOURS OF 7/M<sup>-1</sup> 3 PM<sup>-1</sup>.

  FREQUENCY OF COLLECTION FOR RECYCLINGS 1 THREE (8) TO FOUR (4) TIMES PER WEEK TO OCCUR BETWEEN THE HOURS OF 7/M 5 PM.

  ON PICK UP DAY, BUILDING MAINTENANCE STAFF WILL ROLL DUMPSTERS TO THE COLLECTION POINT, PRIVATE VENDOR WILL COLLECT TRASH, MAINTENANCE STAFF WILL BE RESPONSIBLE FOR ENSURING CONTAINERS ARE REMOVED FROM THE SIDEWALK AND RETURNED TO TRASH ROOM

#### **DESIGN ALTERNATE APPROVAL NOTE**

THIS PLAN IS IN COMPLIANCE WITH DA-11-2024 WHICH WAS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC) ON FEBRUARY 6, 2025, DESIGN ALTERNATES FOR BLOCKS, LOTS, AND ACCESS (UDO SECTIONS 8.3.2, 8.3.4, AND 8.3.5) AND RELATIONS FOR NEW AND EXISTING STREETS (UDO SECTION 8.5) WERE APPROVED. A DESIGN ALTERNATE FOR DRIVEWAY SPACING (RSDM) WAS APPROVED. PLEASE REFER TO DA-11-2024 STAFF REPORT FOR MORE INFORMATION.

## VICINITY MAP



#### Sheet List Table

Sneet Number	Sheet little
C0.00	COVER
C0.01	GENERAL NOTES
C0.02	ZONING COMPLIANCE
C0.03	SOLID WASTE WILL SERVE
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C2.00	SITE PLAN
C3.00	UTILITY PLAN
C3.01	FIRE ACCESS PLAN
C4.00	GRADING & DRAINAGE PLAN
C8.00	SCM 1 PLAN & DETAILS
C8.01	SCM 2 PLAN & DETAILS
LP100	CODE LANDSCAPE AND AMENITY PLAN
LP200	CODE LANDSCAPE DETAILS
ASR111	BUILDING A P1 PLAN
ASR112	BUILDING A P2 PLAN
ASR113	BUILDING B P1 PLAN
ASR211	BUILDING A ELEVATIONS
ASR212	BUILDING A ELEVATIONS
ASR213	BUILDING A ELEVATIONS
ASR214	BUILDING A ELEVATIONS
ASR221	BUILDING B ELEVATIONS
ASR222	BUILDING B ELEVATIONS
ASR223	BUILDING A ELEVATIONS - TRANSPARENCY CALCS
ASR224	BUILDING A ELEVATIONS - TRANSPARENCY CALCS
ASR225	BUILDING B ELEVATIONS - TRANSPARENCY CALCS
ASR231	BUILDING A - BASEMENT CALCS RALEIGH UDO
ASR232	BUILDING B - BASEMENT CALCS RALEIGH UDO

### TRAFFIC CONTROL AND PEDESTRIAN PLAN NOTES

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR PRICK ID ANY WORK I HAT IMPACES HE RIGHT-OF-WAY, CLOSING ON DETOURING OF ANY STREET, LAND.
  OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEAS DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES. PLEAS THE STREET, LANK. SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE.

  THE STREET, LANK. SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE.

- THE STREET, DAVIES JAID ALL NOOTS PERMIT IS REQUIRED FOR ANY ELCOURSE. ON CITY STREETS WITH A RELEGIES JAID SIGNATURE AND ALL NOOTS TREETS WITH RALEGIES JAID SIGNATURE A PERMIT REQUEST WITH A TOPE OF RALIGH PERMIT AND DEVELOPMENT PORTAL. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS. COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN.
- AND ENSURE ALL PERMITS ARE ISSUED. AND ENSURE ALL PERMITS ARE ISSUED.
  ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  5.2. PUBLIC RICHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);

  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
- 5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  5.4. RALEIGH STREET DESIGN MANUAL (RSDM).
  ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE
  VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND
  ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES
- TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

  ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

#### SITE LIGHTING NOTE

PROPOSED SITE LIGHTING WILL BE PROVIDED WITH THE SITE PERMIT REVIEW (SPR) DOCUMENTS. A PROPOSED LIGHTING PLAN SHALL BE APPROVED BY THE CITY OF RALEIGH PRIOR TO THE RECEIPT OF THE SITE PERMIT.

#### CONTACT LIST:

**EXISTING PARCEL DATA** 

SITE DATA TABLE

ADDRESS

ASR-0041-2024

DA-11-2024

DOCKA BDVNCH ZONING RX-4-UI-CU (0.91 AC): RX-7-UI-CU (0.82 AC): RX-7-UI-CU (0.36 AC)

MULTI-UNIT LIVING

130/AC 269 UNITS

402.552 SE

S. SAUNDERS ST & W. SOUTH ST

0'/20' (BUILD - TO, -UL FRONTAGE)

0' OR 6' 6' (ZONING CONDITION HAS 15' PORTION)

445 SPACES

251 SPACES 14 SHORT TERM/52 LONG TERM 14 SHORT TERM/52 LONG TERM

90,604 SF X 10% = 9,061 SF / 0.21 AC

62 840 SE / 1 48 AC

PUBLIC IMPROVEMENT QUANTITY TABLE

NUMBER OF LOTS LOT NUMBER(S) BY PHASE

NUMBER OF UNITS

PUBLIC SEWER (LF)

PUBLIC FORCE MAIN (LF) PUBLIC STREET (LF) - FULL

PLIBLIC STREET (LE) - PARTIAL

PUBLIC SIDEWALK (LF) - FULL

MITITALISE DATE (I E

PUBLIC STORM PIPE (LF) WATER SERVICE STUBS

SEWER SERVICE STUBS

AVERAGE DAILY FLOW (GDP)

STREET SIGNS (LE)

NUMBER OF OPEN SPACE LOTS PUBLIC WATER (LF) PRIVATE WATER (LF)

OPEN SPACE?

RX-4-UL-CU 0.91 AC

16 SOUTH SAUNDERS LLC

RALFIGH PROJECT NUMBER

ASSOCIATED CASE NUMBER

WATERSHED

ZONING OVERLAY EXISTING USE PROPOSED LISE

PROPOSED BUILDINGS PROPOSED DENSITY (UNITS/ACRE)

PRIMARY STREET(S)

PROPOSED PARKING

AMENITY AREA REQUIRED

EXISTING BUA

SIDE

REAR

FRONT SIDE REAR MAXIMUM PARKING

PROPOSED NUMBER OF UNITS PROPOSED SQUARE FOOTAGE

BUILDING SETBACKS:

716 S SAUNDERS S

RX-7-UL-CU 0.82 AC

1703453909 716 SOUTH SAUNDERS LLC

718 S SAUNDERS ST

26.550



NOT APPROVED FOR CONSTRUCTION



PREPARED BY:

# **BLUE HERON ASSET** MANAGEMENT



DMINISTRATIVE SITE REVIEW WEST SOUTH STREET ASR-0041-2024 WR PROJECT NO. 23-0240 RALEIGH: MUNI PRO NO: ASR-0041-2024

- 6.5

**PRELIMINARY** 

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#### **GENERAL NOTES:**

- 2. WORK ON THE PROJECT SHALL CONCOME TO THESE PLANS, THE LATES LANGE THE PROJECT SHALL CONCOME TO THESE PLANS, THE LATES (INCOOT) RADIA AND BRIGHD SPECIFICATIONS, THE ROOT RADIA AND BRIGHT STANDARD, THE ROOT FLANS FROM SECONDARD CONTROL REGULATIONS, INMIGRINAL STANDARDS, AND STECRETARIONS AND FEDERAL REGULATIONS, AND STANDARDS, AND STECRETARIONS AND FEDERAL REGULATIONS, AND STANDARDS, AND STECRETARIONS AND FEDERAL REGULATIONS, AND STANDARDS, AND STECRETARIONS AND STANDARDS STANDARDS AND STANDARDS AND STECRETARIONS STANDARDS, STECRETARIONS, ON PLANS, THE MOST STRENGEST SHALL GOVERN, MUSICAS CHROWERS (TOTAL THESE PLANS.)
- 3. ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND STE CONDITIONS SHALL BE MIMICROLATELY REPORTED TO THE ENGINEER IN WRITING AND PRIOR TO BIDDING IF APPLICABLE, WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SOUND DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOUT WRITTEN CLARIFICATION FROM THE REGINEER AND APPROVAL B OWNER SHALL BE ONEA THE CONTRACTORS (SISS.)
- 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY DURING ALL PHASES OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH MUNICHEA, COUNTY AND STATE REQUISITIONS, AND OS JA-S. STANDARDS. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SEATEY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE COCLAPATIONS. ASTETY AND HEALTH ACT (DISHA).
- 5. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATION, AND SUBSIGUARITY PROTECTING, ALL PUBLIC OR PRIVATE UTILITIES DESWOOD, OR NOT SHOWN) THAT LE IN OR ADJUSTED TO THE UTILITIES DESWOOD, OR NOT SHOWN) THAT LE IN OR ADJUSTED TO THE DESWIFTCH TO THE CONTRACTOR OF EXETTING UTILITIES AT LEAST 48 HOURS PROOF TO ANY DEMONSTRATE OF THE STATE OF THE STAT
- 6. THE CONTRACTOR SHALL PROTECT ALL DOSTING SITE (LEMENTS, INCLUDING BUT NOT LIMITED TO SIGNS, ROADWAYS, PARIS, STRUCTURES, ELECTRICAL, COMMANINGATION, AND OTHER ROY TURINES, WET UNITIES SEWER, WATER, STORM SEWER, MATURAL VEGETATION, AND OTHER RISITING PROPERTY THESE, DURING ALL CONSTRUCTION PHASE, THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DOSTING ITEMS DAMAGED DURING CODERSTRUCTION.
- . CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE PROPERTY IBONS, MONUMENTS, OTHER PERMANENT FORMTS AND LINES OF REFERENCE AND CONSTRUCTION ASSESS. A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S ESPENSE SHALL REPLACE PROPERTY BONS, MONUMENTS, AND OTHER PERMANENT POINTS OF REFERENCE DESTROYED BY THE CONTRACTOR.
- TRAFFIC CONTROL ON PUBLIC STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THESE PLANS, THE "YAMANUA, OF UNIFORM TRAFFIC CONTROL DEVICES," AND/OR AS FURTHER DIRECTED BY THE TOWN AND NODOT.
- CONTRACTION OF THE AUTHOR OF THE AUTHOR OF THE PUBLIC AND PROTECTION AS NECESSARY TO RESULTE THE SACTY OF THE PUBLIC AND PROTECTION AS NECESSARY TO RESULTE THE SACTY OF THE PUBLIC AND PROTECTION AS NECESSARY TO RESULTE THE SACTY OF THE PUBLIC AND THE AUTHOR OF THE AUTHOR OF THE SACTY OF THE PUBLIC AND THE AUTHOR OF THE AUTHOR OF THE SACTY OF THE PUBLIC AND TEMPORARY SOSPITION OF THE AUTHOR OF THE SACTY OF THE PUBLIC AND THE AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AND THE AUTHOR OF THE AUTHOR OF THE AUTHOR OF THE PUBLIC AND SUPPLIES OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AND THE AUTHOR OF THE AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR SUPPLIES OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR OF THE PUBLIC AUTHOR THE PUBLIC AUTHOR OF THE P
- 10.CONTRACTOR SHALL PLAN AND CONSTRUCT WORK IN ORDER TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC AND SHALL COORDINATE WITH AND DESTINA APPROVAL FROM STATE AND LOCAL REGULATORY AGENCIES ON TRAFFIC CONTROL PLANS.
- 11.ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERTY DEPOSED OF OFF-SITE AND IF APPLICABLE AT AN APPROVED DISPOSAL FACILITY.
- 12.THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMIT APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
- 14.TOPOGRAPHIC SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL, INC. AND NC UDAR.
- 15 WETLAND AND STREAM INFORMATION PROVIDED BY WITHERSRAVENEL.
- 16 TREE SURVEY INFORMATION PROVIDED BY WITHERSRAVENED
- 17.WETLANDS SHOWN WILL HAVE DEED RESTRICTION PROHIBITING GRADING OR FILLING OF LOTS UNLESS SPECIFICALLY PERMITTED BY THE USACOE & NCEONE DWG.
- 18 DELINEATED WETLAND AREAS SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNIESS SPECIFICALLY PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AND NCDENR-DWQ.
- 19.CONSTRUCTION STARGOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR, USING A DIGITAL (CADO) FILE PROVIDED BY THE FROMBER. THE CONTRACTOR SHALL MOST THE FROMBER MEDIATILY REPORTED FOR MEDIATILY REPORTED FOR MEDIATILY REPORTED FOR THE PROVIDED BY THE ROBBERS SHALL REPORT FOR THE DIGITAL FILE PROVIDED BY THE ROBBERS SHALL REPORT FOR THE PROVIDED BY THE PRO
- D. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LAMES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, AND MISCELLANCOUS STREPHING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS, ALL PAINT FOR PAVEMENT MARKINGS SHALL ADHERE TO NGOOT STANDARDS, UNLESS NOTED OTHERWISE.
- ALL ACCESSIBLE RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO CURRENT ADA REQUIREMENTS AND THE LATEST EDITION O THE NORTH CAROLINA BUILDING CODE.
- 22. TISTING OF MATERIAL REQUIRED FOR THE CONSTRUCTION OF THE PARKING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED A GEN FOR TESTING MATERIALS. THE KOMMOTHON OF THE TESTING AB AND TH PARMENT OF EACH TESTING SERVICES SHALL BE MADE BY THE COWNER. IT SHALL BE THE CONTRACTION SERVICES SHALL BE MADE BY THE COWNER. IT SHALL BE THE CONTRACTION SERVICES SHALL BE MADE BY THE COWNER. THE TESTING PROCEDURES THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENT OF THE RECOT AND MOMENTAL SECRETATIONS.

#### GRADING NOTES:

- REFER TO SITE CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
- 2. ALL AREA SHALL BE GRADED FOR POORTY DEPARMED, AND AS SHOWN ON THESE PARKE. THE CONTINUOUS MALE AREA THE AREA THAT AREA THAT
- 4. ALL MATERIALS USED FOR BACKFILLS SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS, OR ANY OTHER ROCK-COMPATRIES SOIL TYPE MATERIAL. UNSATSFACTION MATERIALS ALSO INCLUDE MAM-MADE FILLS AND REFLYSE CEBRIS DERIVE FORM ANY SOURCE. REFET TO FRAIL GOTCHNICAL. BEPORT FOR ANY SPECIAL FILL MATERIAL REQUIRED FOR THIS PROJECT, IF ANY.
- 5. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKELL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPOSSION REQUIREM FILE OR BACKELL SHALL MEET THE REQUIREMENTS OF THE SHALL GEOTECHNICA, REPORT RECOMMENDATIONS, AND SHALL AT AMINIAUM BE COMPACTED TO 95% OF MANIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ARTIM TAXAMOR OL 5557.
- 6. THE CONTRACTOR SHALL PRIOR TO ANY OPERATIONS INVOLVING FILLING OR RECEPTURES, SURRITTHE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOL TISSTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BE A LICENSED PROFESSIONAL ISSUINGER REPRESENTATION THE LABORATORY.
- 7. ALL DEMOLITION DEBRIS AND OTHER EXCESS MATERIAL SHALL BE HAULED OFF-SITE
- 8. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INCORPACTION.
- PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY. [DG NOTE IS THIS INTENTIONAL?]
- O.CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
- 11.CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- 12.ACCESIBLE ROUTES AND PARKING AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE CURRENT ADA REQUIREMENTS. THE RUNNING SLOPE OF WALKING SURFACES CAMPOR BE STEEPER THAN 12.20 AND CROSS SLOPE OF WALKING SURFACES CANNOT BE STEEPER THAN 12.48, WHICH INCLUDES CROSSWAIKS.
- THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OISERVATION OF A QUALIFIED LICENSTO GEOTECHNICAL ENGINEER AND UPON COMPLETION OF THE EARTHWORK ACTIVITIES THE TOWN MUST BE PROVIDED WITH A FINAL ENGINEER EPCORT THAT FULLULOST THE CORRESPONDING COMPACTION TEST RESULTS AND CERTIFIES THE TYPE OF RILL MATERIAL AND TS PROPER PLACEMENT.
- 14.MASS GRADING OPERATIONS SHALL BE PHASED TO LIMIT EXPOSED AREAS, PROX TO PROCEEDING TO AUDITHER PHASE, THE PRESENT PHASE SHALL BE EXPOSED AND THE PROSPRESS OF THE PHASE SHALL BE EXPOSED AND THE PROSPRESS OF THE PHASE SHALL BE AND THE LICARING SHALL NOT EXCEED OR ACRES PER PHASE RICCUDING GRADING AND EXCESSARY FOR IMPASTRUCTURE, EXCEPT WHERE THE TEMPLEAL REVIEW COMMITTE APPROVIST AN INCREASE SUBJECT TO SHAWN OF AN EROSION CONFIDENCE AND SHAME SHAPE AND THE PROSPRESS OF THE PHASE SHAPE AND THE COMMITTE APPROVIST AN INCREASE SUBJECT TO SHAWN OF AN EROSION CONFIDENCE AND SHAPE SHAPE AND THE PROPERTY OF THE P
- 15.WETLANDS SHOWN WILL HAVE DEED RESTRICTION PROHIBITING GRADING OR FILLING OF LOTS UNLESS SPECIFICALLY PERMITTED BY THE USACOE & NCEONR-DWD.
- 16.DELINEATED WETLAND AREAS SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNILESS SPECIFICALLY PERMITTED BY THE U.S. ARM CORPS OF ENGINEERS AND NCDENR-DWQ.
- 17.CONSTRUCTION STAREOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR, USING A GOITAL (LOAD) FILE PROVISED BY THE HOMBER THE CONTRACTOR SHALL MOST THE REGISTER BY MEMBERATE IVE CONTRACTOR SHALL MOST THE REGISTER BY MEMBERATE IVE CHITICAL STARKED GIMENSIONS SHOWN ON THIS PARK (I.E. PAVEMBEY WIGHTS, LOAD SHORD, BURDING STERROS, BUILDING FORTHERS, TIC.). ANY MODIFICATIONS MADE BY OTHERS TO THE DISTRICT HE PROVIDED BY THE REGISTER SHALL REFORM THOST.
- 18.THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS AND WIRE UTILITY STRUCTURES SHAL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES.
- 19. WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND GUTTER, A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES.
- 20. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- AND COMPACIED TO A MINIMUM DENSITY OF 100 PERCENT OF ASTM D-1557 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- 22. FILL SHALL BE PLACED AND COMPACTED AS DIRECTED BY THE
- ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB, MINIMUM LENGT OF OFFSET JOINTS AT RADIUS POINTS IS 1.5'. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND OWNER.
- 25. THEE PROTECTION FENCING SHALL BE RISTALLED AND INSPECTED PROOF
  TO SUSJAINCE OF A GRADING FRIMT, FRICKING SHALL NOT BE REQUIRED
  ADMICKENT OF AREA WITHOUT WOODED VEGETATION, FRENCH SHALL BE
  MAINTAINED ON THE STE UNIT, ALL SITE WORK IS COMPLETED AND THE
  HINAL STEEL INSPECTION PRIORS TO THE CERTIFICATE OF COCUMENCY (CO) IS
  SCHEDULED, THE FRICKING SHALL BE REMOVED PRIOR TO FINAL STEE
  MORPETION FOR THE CO.

#### GENERAL LANDSCAPE NOTES:

- THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE
  EMSTIME PLANTS, FACILITIES AND STRUCTURES THAT ARE TO REFARM. THE
  CONTRACTOR SHALL RESTORE SUSTURED AREAS TO PIEUR ORIGINAL
  CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND
  OWNER, ADJACENT STREETS AND SIGNALISS SHALL BE MAINTAINED IN A
  CLEAR OCROTION, MID AND DISTFREE.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND SPECIFICATIONS, AND NCDOT, STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 3. NO CHANGES TO ANY ASPECT OF APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNIA DIVINICIPALITY.
- 4. ALL PLANTS PROVIDED BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND COMPOINT TO THE SAMESICANS TRANSBORD OF NURSER'S TOCK, ANSI SEGI-1793 IN RECARD TO SCIMO, GROWING AND BAB SPECIFICATIONS, PLANTS SHALL BE FULL AND HAVY, AND IN HACTHY CONDITION AT THE TIME OF PLANTISM, LANDGAPE ARCHITECT SHALL REJECT MAY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
- ALL PLANTS ARE TO BE FULLY GUARANTEED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE.
- 6. PLANTING SHALL FOLLOW NCDOT STANDARD SPECIFICATIONS AS OUTLINED IN SECTION 1970. PLANTING SASON IS OCTOBER IS 5 MARCH 15, UNILSS OTHERWISK SINCH 1507 MARCH 1507
- THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIDER TO PURCHASING PAUNTS. CONTRACTOR SHALL TAG ALT TEES (AS DESIGNATE IN THE MASTER PLANT LIST) AT THE BURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANT
- 8. LANDSCAPE ARCHITECT SHALL BE MOTIFIED IN WRITING OF ANY PROPOS PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REP
- 9. ALL FAMES AND PARTINE BEST AND TO IL LOCATION BY SCALED 
  DIRECTORS FROM BUILDINGS, CIBES, PROMEREDS, TIC. SPECIAL 
  THE THIRD PARTINE BEST AND THE THIRD PARTINESS. TIC. SPECIAL 
  ATTRICTION SHALE BEGINSTY O ESSENTE THAT PARTINESS ROUNGLILLY 
  SHOWN ON THE PARK ARE ACCURATES' LOCATION. LOCATION OF ALL FAMEL 
  SHALE BERGINSTON THE PERIOD BY THE HONOSCOPE ACRESITED FROM TO 
  INSTALLATION. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FROM 
  REVEW.
- 10.A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL NEW PLANTING BEDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL
- 11.ALL LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION.
- E ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKIWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.
- 13.ALL FLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES MULCH SHALL BE DARK BROWN, DESIGNER GRADE, DOUBLE-SHEDDED HARDWOOD, NO PINES TSAKE V FPRANTED. CONTRACTOR TO SUBBAT A SAMPLE FOR APPROVAL BY LANDISCAPE ACCURATED AND TO PURCHASE AND DILLMERT FOR PROJECT STIE. 14-FINISH OFF 2-4" CLEAR ZONE AROUND TREES WITH A 3" LAYER OF MULCH BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE
- 15.MIXED GROUNDCOVER AND PLANTS SPECIFIED FOR MASS PLANTINGS
  SHALL BE PLANTED IN GROUPS OF 3-7 AND LOCATED AS REQUIRED TO TO
  PROVIDE A GENERAL MIXING OF SPECIES DO NOT PLANT IN ROWS OR
  REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.
- 16.ALL TREES ADDICENT TO PERESTRIAN ELEVATORS ON IN SIGHT TRANSACES SHALL BE LIADED. STRIMMED SUFFICIENTLY TO ALLOW CLEAR SOLIF ADDICENTAL ACCESS OF DEST ADOVE DESIRED. ACCESS OF DEST ADDICES OF SUFFICIENT ACCESS OF DEST ADDICES OF SUFFICIENT ACCESS. AND TO SEE CHARACTER OF SUFFICIENT ACCESS AND TO SERVE ADDICESS. AND TO SERVE ADDICESS OF SUFFICIENT ADDICESS. AND TO SERVE SUFFICIENT ADDICESS. AND TO SERVE SUFFICIENT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE PRESENT OF THE TREES.
- 17.CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.
- 18.ANY PLANT WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMIFTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEASON, QUANTITY AND SIZE TO MEET PLAN SPECIFICATIONS.
- AND STATEMANISM.

  SIMILITIES SOMEON ON THE AND SCAPE DIAMANGS ARE FOR REFERENCE ONLY. SEE LITERY ON ANNOSE ON RESIDIES AND PROPOSED UTERLY COLORIONS. THE CONTROLL SHAD SCAPE AND SCAPE AN
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

#### TREE PROTECTION NOTES:

- 1. ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE UMITS OF WORK, MIST BE PROTECTED WITH 6 "TALL CHANK LINK FRICE TO THE EXTRACT OF THE ESS WILL BE HE OSE WILL BE LANGHING STRIP. THE DIRP LINE S DEFINED AS THE GROUND AREA UNDIR THE CANOPY OF THE TREE LENGING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, AMAINTAINED THROUGHOUT, AND SEMONYDO ONLY AT THE END OF THE PROJECT.
- 2. NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A

- ARBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING OR STORAGE OF CONSTRUCTION IMMTERIALS, EQUIPMENT, SOIL OR DEBRIS; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
- 3. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE DRIP LINE OF AN EXISTING TREE.
- APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS. 5. NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARROWST. DOOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
- If THERE ARE ANY TREE CONTRUCTS ON THIS JOB SITE, PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTRUCT LIAUDICAPE ARCHITECT OR PROJECT ARRONIST FOR DIRECTION AND CLEARANCE TO CONTRIGUE THE CONFLICTING WORK.
- 7. TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN ABOUT THOROUGH SEPTEMBER
- 8. UTILITIES NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AND NCDOT STANDARD DETAILS AND SPECIFICATIONS, LATEST REVISIONS, AS APPLICABLE.
- 10.EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- 11.ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- 12.MINIMUM TRENCH WIDTH AT THE TOP OF THE PIPE SHALL BE 18" GREATER THAN THE OUTSIDE DIAMETER OF THE PIPE.
- 13 ALL NECESSARY INSPECTIONS, CERTIFICATIONS, OR TESTING REQUIRED BY CODES OR UTILITY SERVICE COMPANIES SHALL BE PRESONAND PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- 14.CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- 15 ALL GAS METERS AND ELECTRICAL EQUIPMENT SUBJECT TO VEHICLE IMPACT WILL BE PROTECTED BY BOLLARDS.
- 16.CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
- 17.THE LOCATIONS OF EXISTING STORM SEWER STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE, WHERE PROPOSED STORM SEWER PRINT RIST OF EXISTING STRUCTURES, PRES, SWALES, ETC., THE CONTRACTOR SHALL RELD ADJUST PROPOSED STORM SEWERS TO MATCH THE LOCATIONS OF THESE EXISTING PERTURES.
- 18.CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT FORTS AND LINES OF REFERENCE AND CONSTRUCTION STARES, A REGISTERO LAND SUMPTOR AT THE CONTRACTORS SEVENES SHALL REPACT PROPERTY ROOM, MONUMENTS, AND OTHER PERMANENT FORMS OF REFERENCE DESTROYED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN ALL NECESSARY EROSION CONTROL MEASURES WHETHER OR NOT SHOWN ON THE PLANS TO PROTECT ADMIGENT CREEKS, RIVERS, ROADWAYS, ETC. FROM SILTATION AND EROSION.
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES IF REQUIRED DURING INSTALLATION OF NEW WORK. THERE WILL BE NO ADDITIONAL OR SEPARATE PAY TERM FOR THIS WORK. UNLESS SPECIFICALLY CALLED DUT IN THE BID FORM. ANY RELOCATION OF EXISTING UTILITIES MUST BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. 22. THE CONTRACTOR SHALL SUPPORT ALL UTILITY POLES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE UTILITY POLE SUPPORT WITH THE APPROPRIATE UTILITY COMPANIES.

#### CONSTRUCTION SEQUENCE:

- NOTIFY THE STATE OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT
  AND NATURAL RESOURCES RIO LOS AT (919) 791-4200 OF CONSTRUCTION
  COMMENCEMENT AND SCHEDULE PRE-CONSTRUCTION COMFERENCE.
- INSTALL CONSTRUCTION ENTRANCES, SILT FENCE, STONE DRAINS, AND OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS REQUIRED TO INSTALL THESE DEVICES.
- 3. BEGIN LIMITED CLEARING AND GRUBBING ACTIVES AS DIRECTED BY THE ENGINEER.
- 4. STOCKPILE TOPSOIL AND SUITABLE FILL MATERIAL. INSTALL SLIT FENCE ABOUND STOCKPILE REAGL. DISPOSE OF UNSUITABLE SOILS AND ALL OTHER WASTE MATERIALS OFF-STEE IN A LEGIAL MANNER, THE CONTRACTOR WILL BE RESPONSIBLE FOR LICCATIONS OF ALL STOCKPILES AND ALL ADDITIONAL SEDIMENT AND REGISTOR CONTROLS MEASURER REQUISED.
- 6. BEGIN CONSTRUCTION AND INSTALLATION OF UTILITY LINE.
- 10.REMOVE STOCKPILES AND MATERIALS AND DECOMMISSION STAGING AND LAYDOWN AREAS
- 13.IF SITE IS APPROVED, REMOVE ANY TEMPORARY DIVERSIONS, SILT FENCES, SEDIMENT TRAPS, ETC., AND RE-GRADE AND SEED OR STABILIZE ANY RESULTING BANK ANEAS.

#### DESCRIPTION EXISTING PROPOSED

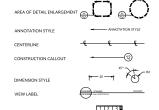
1' CONTOUR INTERVAL			WOODS LINE	$\sim\sim\sim$	N/A
5' CONTOUR INTERVAL			WATERWAYS		N/A
PROPERTY LINE			TREE PROTECTION FENCE	N/A	ТР
ROADWAY CENTERLINE			SILT FENCE	N/A	sr
RIGHT OF WAY LIMITS		N/A	SPOT ELEVATION	(340.17) CL	339.92 EP
EASEMENT LINE				√ "	1
CURB & GUTTER	======		GUY ANCHOR		N/A
EDGE OF PAVEMENT			POWER POLE	np.	N/A
SANITARY SEWER FACILITIES	— — ss—	— <b>4</b> —ss——	LIGHT POLE	*	N/A
STORM SEWER FACILITIES		-	PROPERTY IRON		N/A
WATERLINE		w	CURB INLET	-	N/A
FIRE HYDRANT ASSEMBLY	<b>₫</b> −₩-	<b>€</b> ₩	STORM DRAIN JUNCTION BOX	0	N/A
FORCE MAIN	— — PH —	FN	YARD INLET		N/A
ELECTRIC	— — E—	N/A	WATER METER	101	N/A
OVERHEAD ELECTRIC		N/A	CONCRETE MONUMENT	•	N/A
GAS MAIN	— — G—	N/A	TELEPHONE PEDESTAL	Δ.	N/A
TELEPHONE	<sub>_ T</sub> _	N/A	MAIL BOX	<u>a</u>	N/A
STRUCTURES			WATER VALVE	A	H
FENCING STRUCTURE	- x x x -	-00-	CHECK DAM	N/A	-
TELEVISION PEDESTAL	0	N/A	INLET PROTECTION	N/A	•
WATER MANHOLE	0	N/A	SILT FENCE	N/A	sr
TELEPHONE MANHOLE	0	N/A	SILT FENCE OUTLET	N/A	1001
FLARED END SECTION	Dr.	N/A			
SANITARY SEWER MANHOLE		N/A			
GAS VALVE	肉	N/A			
UTILITY MANHOLE	0	N/A			
ELECTRICAL PEDESTAL	9	N/A			
SIGN		N/A			

N/A

**LEGEND** 

GENERAL	DRAWING	SYMBOLS	
			_

FIBER OPTIC MARKER



1

TW 405.00

BW 405.00

EW 405.00

EG 405.00

TC 405.00

405.00

+1.25%

37

\_\_\_\_\_AMATCHUNE XX.X.A.\_\_\_ MATCHLINE

DETAIL SHEET NUMBERING

NORTH ARROW

SCALE BAR

SECTION TAGS

ELEVATION TAGS

TOP OF WALL SPOT ELEVATION

END OF WALL SPOT ELEVATION

TOP OF CURB SPOT ELEVATION

FINISHED GRADE SPOT ELEVATION

FINISHED GRADE SLOPE

EXISTING GRADE SPOT ELEVATION

BOTTOM OF WALL SPOT ELEVATION

- BEGIN EXCAVATION AND TRENCHING ACTIVITIES ONLY AFTER ALL REQUIRED EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- 7. BACKFILL AND ESTABLISH FINISHED GRADE IMMEDIATELY AFTER PIPES HAVE BEEN INSTALLED. 8. CONTRACTOR TO CONDUCT A WEERLY SITE INSPECTION AND AFTER EACH RANNALL EVENT TO DETERMINE WHICH AREAS CAN BE TEMPORARELY OR PERMANENTLY SEEDED, WHICH OVER'SE REDE MANTERMACE, REPAIR, ETC., AND TO ENSURE THAT THE EROSON CONTROL MEASURES ARE PERFORMING ADEQUATELY, PERSONA MAY RECESSARY MAINTERMACE.

- 11.SEED, FERTILIZE, AND MULCH ALL DISTURBED AREAS, INCLUDING ALL STORAGE, STAGING, AND OFF-SITE STAGING, IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH ON THE PLANS.
- 12. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED, CALL FOR AN INSPECTION BY AN ENVIRONMENTAL INSPECTOR.
- WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY AN ENVIRONMENTAL INSPECTOR, OBTAIN CERTIFICATE OF COMPLETION.

# ABBREVIATION LIST

DESCRIPTION EXISTING

PROPOSED

APPROX
AD
BPE
CMP
CB
CONC
DMH APPROXIMATE ANGLE DEVIATION ANGLE DEVIATION
BUILDING PAD ELEVATION
CORRUGATED METAL PIPE
CATCH BASIN
CONCRETE
DRAIN MANHOLE DUCTILE IRON PIPE EAST ELLIPTICAL EXISTING EX OR EXIST FFE FT FINISHED FLOOR ELEVATION FEET
GATE VALVE
HANDICAPPED
HIGH DENSITY POLYETHYLENE PIPE
HORIZONTAL HC HDPE HORIZ ID I.D. INV IPF INSIDE DIAMETER

INVERT IRON PIPE FOUND LEN NCDENR MIN. NAD NAVD NC DEPT. OF ENVIRONMENT AND NATURAL RESOURCES MINIMUM NORTH AMERICAN DATUM NORTH AMERICAN VERTICAL DATUM

NAVD N OR NO NTS NIC OD PI PT PVC R RCP NORTH AMERICAN VERTIC NORTH NOT TO SCALE NOT IN CONTRACT OUTSIDE DIAMETER POINT OF INTERSECTION POINT OF TANGENCY

POLY VINYL-CHLORIDE PIPE RADIUS REINFORCED CONCRETE PIPE SLOPE SOUTH STORM DRAIN S OR SO

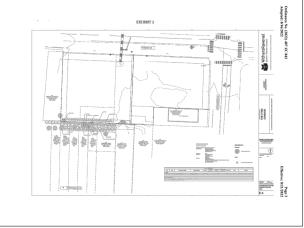
SD SEC SS SMH SWL STA SP TBD STORM DRAIN
SEDIMENT AND EROSION CONTROL
SANITARY SEWER
SEWER MANHOLE
SINGLE WHITE LINE
STATION SPACE TO BE DETERMINED

WR JOB NUMBER 23-0260 DRN: WR DGN: WR CKD: WR GENERAL NOTES

C<sub>0.01</sub>

## **ZONING CONDITIONS**

EXHIBIT 1	Ordinance No. (2022) 407 ZC 842 Adopted: 8/16/2022
	407 ZC 842
Silver Si	2
1000	Page 2 Effective: 8/21/2022



	CONDITIONS 611 W. South St.; 601 W.	South St.		
	No. (2022) 407 ZC 842			
Z-4-22 - 60	01, 611, 621 West South Street, located at the southwest	quadrant of the intersection		
DO VIOLENCE	outh Street and South Saunders Street, approximately 55 I, being Wake County PINs 1703462163, 1703460162, and	Uteet north of Western		
Approxim	ately 1.99 acres rezoned to Residential Mixed Use-3 stor	ries-Conditional Use.		
Residentia	al Mixed Use-4 stories-Urban Limited-Conditional Use,	and Residential Mixed Use-7		
stories-Ur	ban Limited-Conditional Use, all with the Transit Overla	ay District (RK-3-CU/w/TOD)		
RK4UL-C	Uw/T00, RK-7-UL-0Uw/T00).			
Condition	s dated: June 8, 2022 CONDITION	JUSTIFICATION		
	The following uses are prohibited: dormitory,			
1	fraternity, sorority, boarding house, cemetery, and outdoor sports facility (>250 seats).	The proposed uses are retail and multi-unit living.		
2	Any development on 601 W South Street (Deed Book 017374, Page 02253) shall be limited in height to eighty-five feet (85') as reflected in Bribbit 1, Z-4-22	The proposed building at 601 W South 9. is maximum of 80"-4", which is less than 85"		
3	Any development on 611 W South Street (Deed Book 16284, Page 02696) shall be limited in height to sixty	The proposed building at 611 W South St. is maximum of 48-4", which is less than 60"		
	feet (60') as reflected in Ethibit 1. There shall be a minimum fifteen foot (15') building			
	setback for any development on 611 W. South Street			
	(Deed Book 16284, Page 02699) and 621 W. South			
	Street (Deed Book 015343, Page 02106) as measured			
	from the property lines of the following properties:			
	630 Dorothea Drive (Deed Book 18-E, Page 3351), 628	L		
4	Dorothea Drive (Deed Book 018158, Page 00985), 626 Dorothea Drive (Deed Book 016991, Page 02141), 618	Along the properties in question, a 15 setbac		
	Dorothea Drive (Deed Book 018528, Page 01347), 616	iopromos.		
	Dorothea Drive (Deed Book 018785, Page 02305), 614			
	Dorothea Drive (Deed Book 018841, Page 01628), 612			
	Dorothea Drive (Deed Book 015026, Page 01207) and			
	610 Dorothea Drive (Deed Book 017951, Page 00630)			
	as reflected in Bhibit			
	The fourth story of any building constructed on 611 W South Street (Deed Book 16284, Page 02699) shall			
	W South Street (Deed Book 16254, Page (2599) shall have a stepback of a minimum of seven feet (7') as			
	measured from the facade of the building facing the	l		
5	following properties: 618 Dorothea Drive (Deed Book	A setback is provided on the fourth floor of		
	018528, Page 01347), 616 Dorothea Drive (Deed Book	Building B, as required. Refer to sheet ASR222 for location and dimension of stepback.		
	018785, Page 02305), 614 Dorothee Drive (Deed Book	To Too and and differential supplies.		
	018941, Page 01628), 612 Dorothea Drive (Deed Book 015026, Page 01207) and 610 Dorothea Drive (Deed			
	Book 017961, Page 00630) .			
	Prior to issuance of a certificate of occupancy in			
	conjunction with new development on 611 W South			
	Street (Deed Book 16284, Page 02699) landscaping	Landscaping is proposed per the exhibit and		
6	shall be installed on 611 W. South Street (Deed Book	will be in place prior to CO.		
	017374, Page 02253) that complies with the planting			
	plan contained in attached Ethibit 2.			
	The following materials shall be prohibited as primary building siding on facades: viryl siding.			
	fiberboard siding, pressure treated wood, terracotta,	L		
7	glass, metal, and synthetic stucco (BFS); however,	ineballal gabes not included ellisted		
	window frames, door frames, soffits, and	materials.		
	miscellaneous trim may be constructed of wood,			
	fiberglass, metal or vinyl.			
ZONING	ONDITIONS 716 S. Saunders St.; 718 S. S	iaunders St.		
Z-54-2023				
		JUSTIFICATION		
		JUSTIHOVITON		
	CONDITION The following Principal uses as listed in LECO	l		
	CONDITION The following Principal uses as listed in UDO Section 6.1.4 that are permitted, limited, or special			
1	The following Principal uses as listed in UDO	The proposed uses are retail and multi-unit		
1	The following Principal uses as listed in UDO Station 6.1.4 that are permitted, limited, or special uses in the RV-district shall be prohibited: domitory, fratemity, scrority, boarding house;	The proposed uses are retail and multi-unit living.		
1	The following Principal uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RX- district shall be prohibited: dormitory, fraternity, sorority, boarding house, cemetery, and outdoor sports facility (>250 seats).			
1	The following Principal uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the PK- district shall be prohibited: domitory, fraternity, sorority, boarding house, centery, and outdoor sports facility (>250 seats). The maximum building height on the Property shall			
	The following Principal uses as listed in UDO Section 6.1 4 that are permitted, limited, or special uses in the FX- district shall be prohibited, domistory, tratemily, scorrist, boarding house, cometery, and outdoor sports facility (>250 seats). The maximum building height on the Property shall be ninsty-five feet (591), as measured from average	The proposed building at 716 & 718 S. Saunde		
1 2	The following Principal uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RP-C district shall be prohibited domitory, fraternity, scornity, boarding house, cometiery, and outdoor sports facility (250 seast). The maximum building height on the Property shall benings-live feet (161), as measured from average post-development grade along the building.	The proposed building at 716 & 718 S. Saunde		
	The following Principal uses as listed in LDO Socion 6.1 4 Mar expensited, limited or special uses in the RK- district shall be prohibited domittor, tristantly, scorrily, boarding-fousar, cemetry, and outdoor sports facility (>200 seats). The maximum building height on the Poputy shall ben intelly-five feet (99), as measured from average post-development grade alrengthe building elevation most parallel and closest to the primary street satback.	The proposed building at 716 & 718 S. Saunde		
	The following Principal uses as listed in LDO Socion 6.1 4 After expensible, limited or special uses in the RPC district shall be prohibited downloy; tradently, scorolly, boarding house, cometer, and outdoor sports facility (>250 seets). The measume building healty on the Property shall provide the property of the property of the providence of the principal shall be created to most parallel and closest to the primary street settack.	The proposed building at 716 & 718 S. Saunde		
	The following Principal uses as listed in LDO Socialon 6.1 4 Mar expensited, limited or special uses in the RK- district shall be prohibited domitory, frashing, scorrily, boarding-fouse; cemetry, and outdoor sports facility (>250 seats). The maximum building height on the Popury shall be ninchf-five feet (59), as measured from average post-development grade alrengthe building elevation most parallel and closest to the primary street setbods. For any approved site plan containing residential units on the author process, when the primary street setbods.	The proposed building at 716 & 718 S. Saunde		
	The following Principal uses as islated in LOO Section 6.1 A Plant a promitted, I limited, or special uses in the RPC district dhalf be prohibited domitter, fraitenity, scorrily, bording frouties cometey; and outdoor sports facility (200 seets). The measurum busified princip or the Princip state ban insky five feet (67), as measured from average pool. development; post all origin the Judice on the Princip section of the Princip state of the Princip state of the Princip state state stated.  For any propried shappian containing recidental units on the subject property owner.	The proposed building at 716 & 718 S. Saunde		
	The following Principal uses as interin LIOD Section 1.4 In that a permitted, limited, or special uses in the RV-district shall be prohibited domitting frishment principal uses. In the RV-district shall be prohibited domitting frishment principal uses in the RV-district shall be limited. In the RV-district shall be a recommendation of the limited principal uses of the RV-district shall be detected in more parallel and of closes to the primary street stations. If the RV-district shall be detected in more parallel and closes to the primary street stations. If the RV-district shall be recommendated by the recommendation of the recommendation of the recommendation of the shall person the recommendation of the shall person the recommendation of the shall person the recommendation of the shall be placed in the shall be shall be shall be shall be shall be shall be shall be shall be shall be shal	The proposed building at 716 & 718 S. Saunde		
	The following Principal uses as instein LLOS Section 1.4 Hard september (Imperimental Limited or special uses in the Mrc district shall be specialistic uses in the Mrc district shall be specialistic commency and obtain specialistic limited (Imperimental Limited The measurum building height on the Property shall be involved, the Mrc Limited Limited principal shall be a shall be shall be a shall shall be shall be shall be shall shall be shall be shall be shall shall be shall be shall be shall shall be shall be shall shall be shall be shall be shall shall be shall be shall be shall for any special shall principal shall shall be shall be shall be shall shall be shall be shall be shall shall be shall be shall be shall shall be shall be shall shall be shall be shall be shall shall be shall be shall shall be shall be shall shall be shall be shall shall be shall be shall shall be shall be shall shall be shall shall be shall be shall shall be shall shal	The proposed building at 716 & 718 S. Saunde		
	The following Principal uses as interin LLOS disclored 14 frame permitted, limited or special decision 14 frame permitted, limited or special demiting, featurity, poroting, boarding-losses commency, and coloring-losses from the permitted permitted of the permitted of the permitted The measurem, building legislation than Principal permitted permitted of the permitted of the permitted permitted of the permitted of the permitted permitted permitted of the permitted variety of the public permitted permitted variety of the permitted permitted variety of the public permitted permitted variety permitted	The proposed building at 716 & 718 S. Saunde		
2	The following Principal uses as instead in LDO Section 6.4 that are primited, limited, or special uses in the MC district dust for partiabilities and in the principal uses in the MC district dust for partiabilities. The principal uses in the MC district dust for partiabilities. The principal uses in the pr	The proposed building all 7168,7185 Saunds S. Is maximum of 07–4", which is less than 0 The property owner will make payment prior to		
	The following/Principal uses as instant OLDO stackool is 4 that are partial, timited or people and stackool is 4 that are partial, timited or people of describing the partial properties of the properties of stackool in the partial properties of the properties of stackool in the partial properties of the properties of the partial properties of the partial properties of describing or partial properties of describing or partial properties of describing or partial properties of describing or partial properties of partial properties of the partial properties of partial partial properties of partial properties of partial properties of partial properties of partial partial properties of partial partial	The proposed building at 768,788, Saunds S. Sis makimum of 60 -4°, which is less than B. Sis makimum of 60 -4°, which is less than B. The proposity owner will make payment prior it that first CO to the COV. A Mordable Nouring		
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2	The following Principal uses as instead in LDO Section 6.4 that are partial, limited, or special uses in the MC district data for partial half uses in the MC district data for partial half committee, and control of the Control o	The proposed building at 768,788, Saunds S. Sis makimum of 60 -4°, which is less than B. Sis makimum of 60 -4°, which is less than B. The proposity owner will make payment prior it that first CO to the COV. A Mordable Nouring		
2	The following/Principal uses as instant INDO Section 1.4 that are primited limited. or good used to decide the primited limited or good used commonly steaming, commit, bounding/bose committed and the primited limited limited limited by the principal committed limited limited limited That assessment suitably page 10 miles Propay shall produce the primited limited limited limited limited limited limited effects of limited limited limited limited limited limited effects of limited limited limited limited limited limited undo on headiged property, the proposity owner what limited limi	The proposed building at 768,8 749,5 Saundson, Si is maximum of 80 -4", which is less than 86. Si is maximum of 80 -4", which is less than 86. The proposed sound is seen to the seen of t		
2	The following Principal uses as instead in LDO Section 6.4 that are partial, limited, or special uses in the MC district data for partial half uses in the MC district data for partial half committee, and control of the Control o	The proposed building at 768,8 749,5 Saundson, Si is maximum of 80 -4", which is less than 86. Si is maximum of 80 -4", which is less than 86. The proposed sound is seen to the seen of t		

	RX- Zoning	
_	STANDARD	JUSTIFICATION
1	Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets.	This is in the -TOD overlay and therefore not subject to parts i and ii.
2	The eating establishment use cannot exceed 4,000 square feet in grossfloor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot.	This is in the -TOD overlay and therefore not subject to parts i and ii.
3	Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.	The restaurant will not be open outside of the hours of 6 AM to 11 PM.
4	An eating establishment in an -TOO overlay is not subject to parts i and ii of this section; however, such a use must be within or attached to a mult frant building. The eating establishment unit cannot exceed 10,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot.	The total eating establishment square footages is 1,605 SF.

### **RETAIL USE STANDARDS**

	RX-Zoning	
	STANDARD	JUSTIFICATION
а	Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets.	This is in the -TOD overlay and therefore not subject to parts a and b.
ь	The retail sales use cannot exceed 4,000 square feet in gross floor areaindividually or cumulatively in combination with any other allowed Limited Commercial use per lot.	This is in the -TOD overlay and therefore not subject to parts a and b.
с	Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.	The stores will not be open outside of the hours of GAV to 11PM.
d	Whicle fuel sales, check cashing and payday loan facilities are not permitted.	These uses will not be considered for leasees.
е	Aretail sales use in an -TOD overlay is not subject to parts a and b of this section however, such a usermust be within statched to a multi tenant building. The retail sales unit cannot exceed 10,000 square feet in gross floor area inclividually or cumulativity in combination with any other allowed Limited Commercial use per lot.	The retail use is a maximur of ~3,200 SF, well within the 10,000 SF limit.





ADMINISTRATIVE SITE REVIEW FOR WEST SOUTH STREET ASR-0041-2024





C0.02

FOREVER CLEAN PORTABLE TOILETS, INC.

Please use this service availability letter as a confirmation for the trash and/or recycle service for the location below:

Based on the preliminary plans, Forever Clean will provide the necessary trash and recycle services for this site once it is completed. Standard service days and hours are Monday – Friday 7am. – Spm.

Forever Clean is a local trash and recycle hauler that has been in business for over 20 years. Our services and equipment comply with all state and local regulations. Please let me know if you need any additional help or information.

We anticipate the trash and recycling services to be 3x's to 4x's per week.

March 27, 2025

Blue Heron Asset Management

Re: Rosewood

Rosewood 611 West South Street Raleigh, NC, 27601

Sincerely, Mark Gaues

Mark A. Yates Forever Clean 919-899-5067 Email: <u>mark@foreverclean.com</u>

611 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

\_\_\_\_

C0.03

Withers Ravenel 1375 Wingon street | suite 200 | Radeh NC 27601 | Ilense & F-1477 | F-1794 69 3340 | www.withersreensl.com





ADMINISTRATIVE SITE REVIEW FOR WEST SOUTH STREET ASR-0041-2024

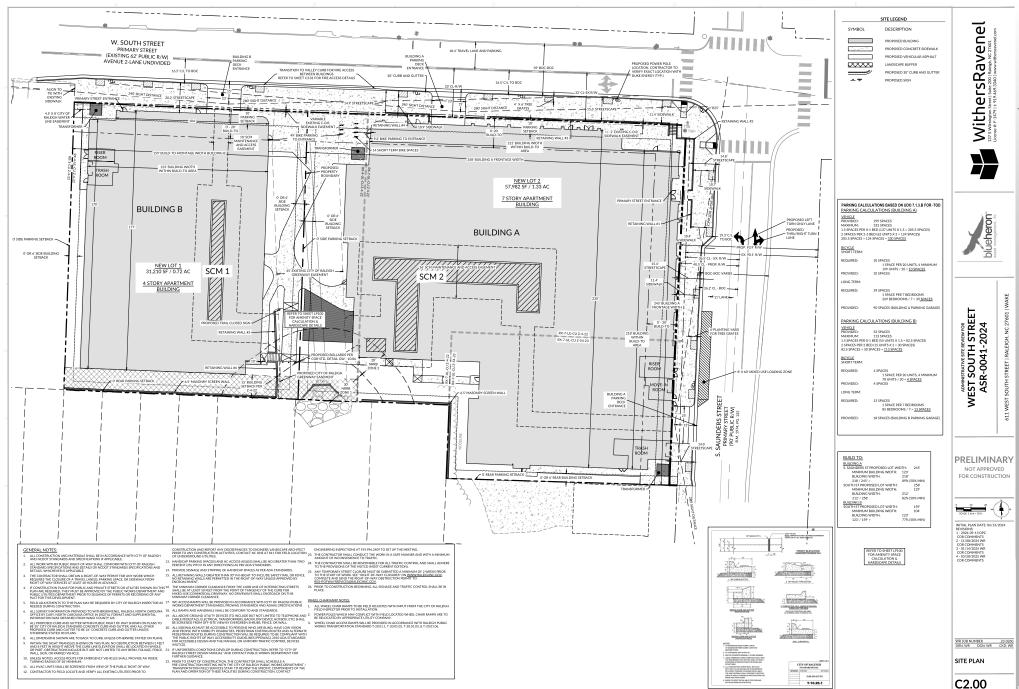
611 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

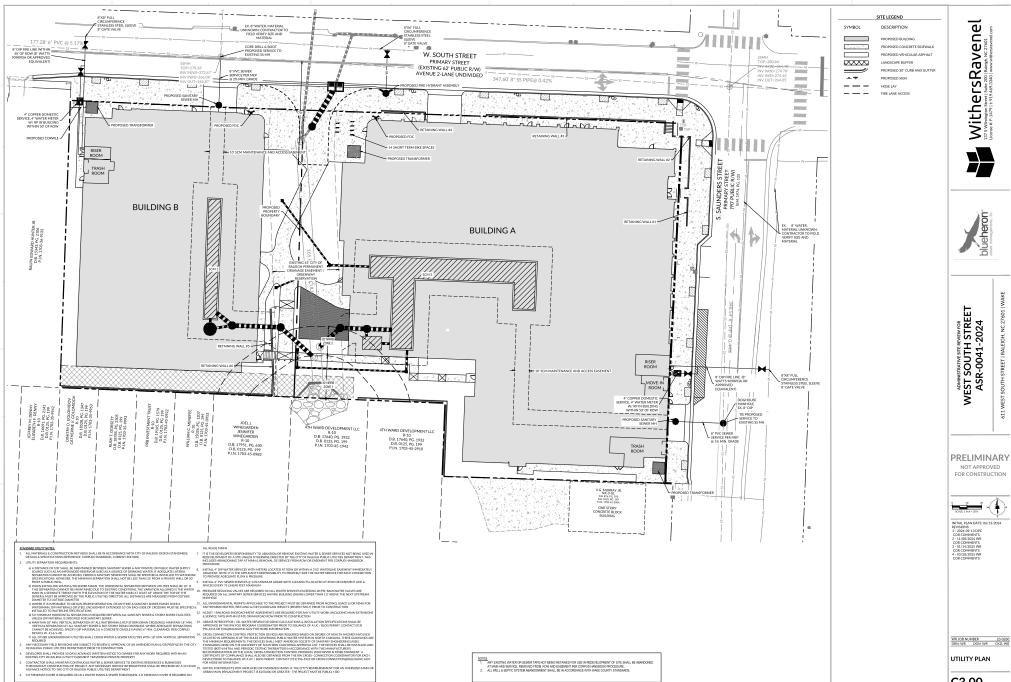
**PRELIMINARY** NOT APPROVED



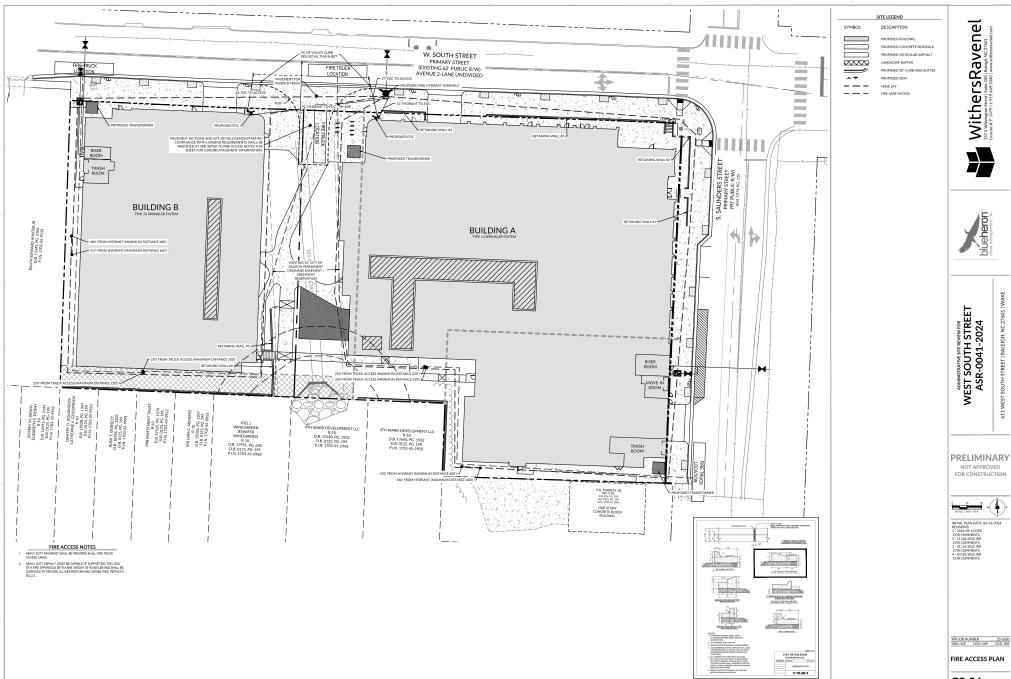
WR JOB NUMBER 23-0260 DRN: WR DGN: WR CKD: WR CONDITIONS & DEMOLITION PLAN

C1.00

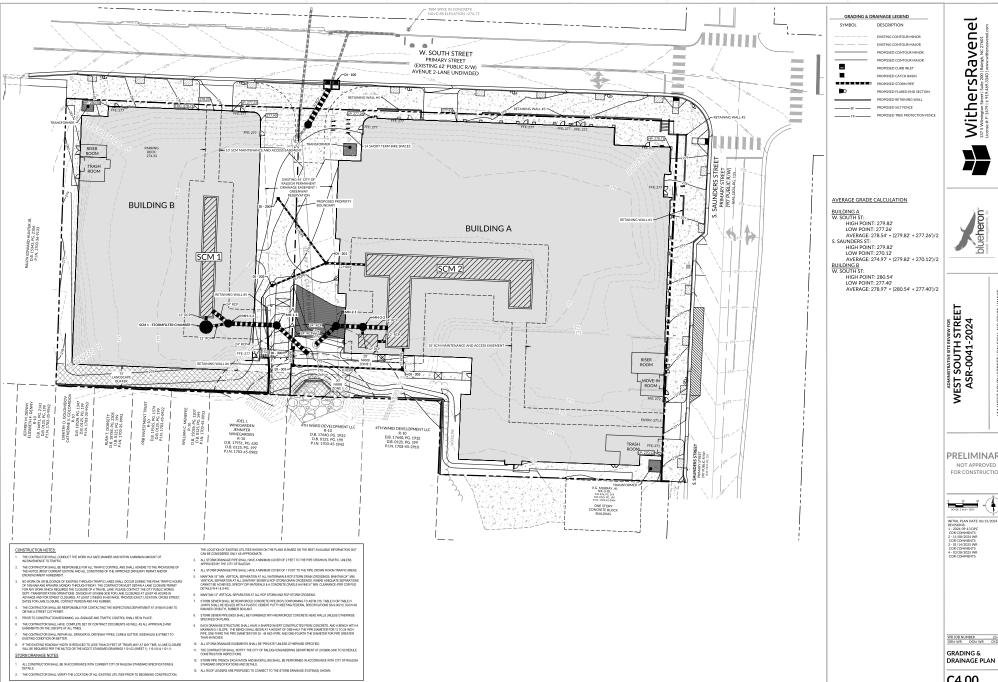




C3.00



C3.01



Withers Ravenel Suite 2001 Radiola, NC 27601 License #: F-1479 J. 1879 Local Scale Science Sci



**PRELIMINARY** 

NOT APPROVED FOR CONSTRUCTION



C4.00

GRADING & DRAINAGE LEGEND

DESCRIPTION

EXISTING CONTOUR MAJOR
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR
PROPOSED CURB INLET
PROPOSED CATCH BASIN
PROPOSED STORM PIPE

PROPOSED RETAINING WALL
PROPOSED SILT FENCE
PROPOSED TREE PROTECTION

SYMBOL

611 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

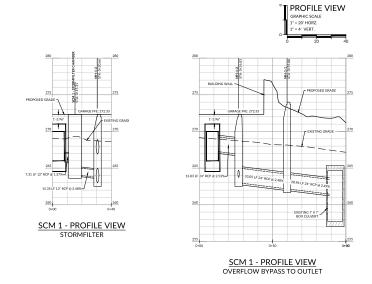
FOR CONSTRUCTION

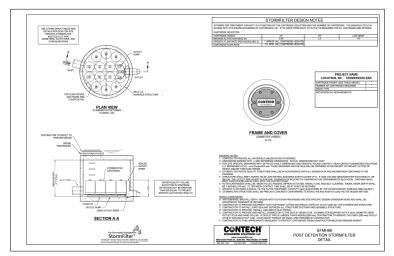
WR JOB NUMBER 23-0260
DRN: WR DGN: WR CKD: WR

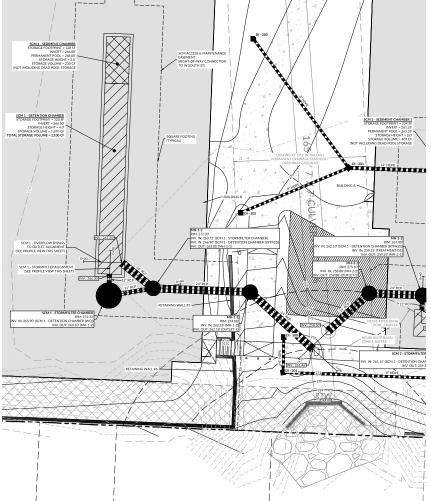
SCM 1 PLAN &

DETAILS

C8.00







SCM 1 - PLAN VIEW

GRADING & DRAINAGE LEGEND

DESCRIPTION

EXISTING CONTOUR MAJOR PROPOSED CONTOUR MINOR PROPOSED CONTOUR MAJOR PROPOSED CURB INLET PROPOSED CATCH BASIN PROPOSED STORM PIPE

PROPOSED RETAINING WALL PROPOSED SILT FENCE PROPOSED TREE PROTECTION

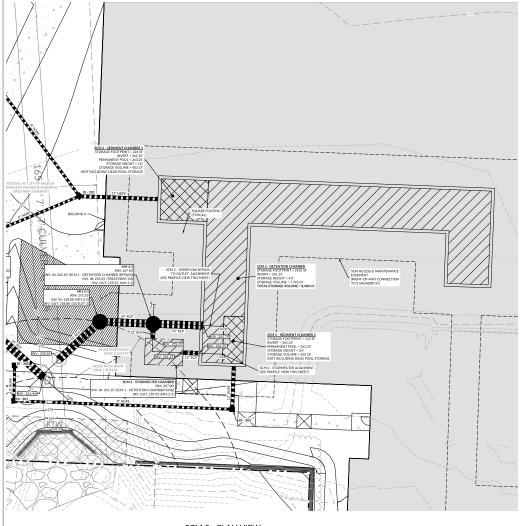
SYMBOL

611 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

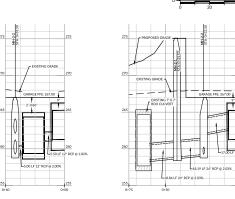
FOR CONSTRUCTION

WR JOB NUMBER 23-0260 DRN: WR DGN: WR CKD: WR SCM 2 PLAN & DETAILS

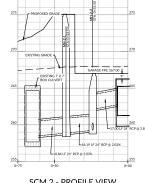
C8.01



SCM 2 - PLAN VIEW

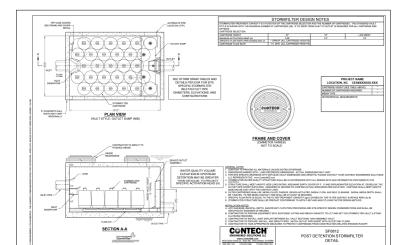






<sup>₹</sup> PROFILE VIEW GRAPHIC SCALE 1' = 20' HORZ.

SCM 2 - PROFILE VIEW OVERFLOW BYPASS TO OUTLET



	ICTION
NOT FOR CO	RETRUCTION
PROJECT:	02302

06.13.2024

DATE

09.12.24

11.08.24

01.14.25

DOPRESSLY RESE		
á	DRAWN BY:	ST
ij.	CHECKED BY:	JK

CODE LANDSCAPE AND AMENITY PLAN

LP100

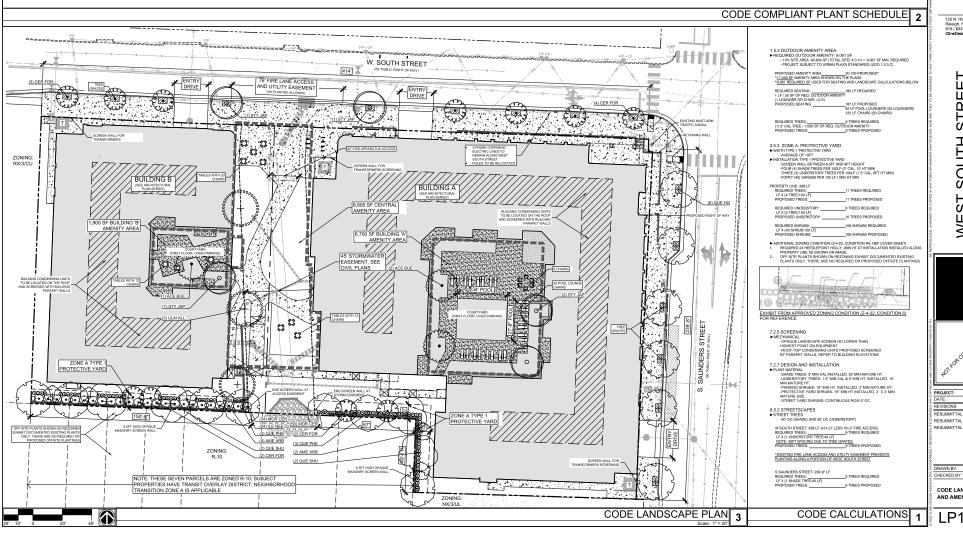
PLANT SCHEDULE APPROXIMATE MATURE HEIGHT SYMBOL CODE QTY BUFFER OUTDOOR AMENITY STREET TREES BOTANICAL NAME COMMON NAME CALIPER HEIGHT REMARKS UNDERSTORY TREE ( + ) AME ARB 8" MIN. MELANCHIER ARBOREA OMMON SERVICEBERR 1.5° MIN SINGLE STEM 15-20' \*\* 20"-25" \*\* NGLE STEM SYMBOL CODE EVERGREEN SHRUBS

LE NEE

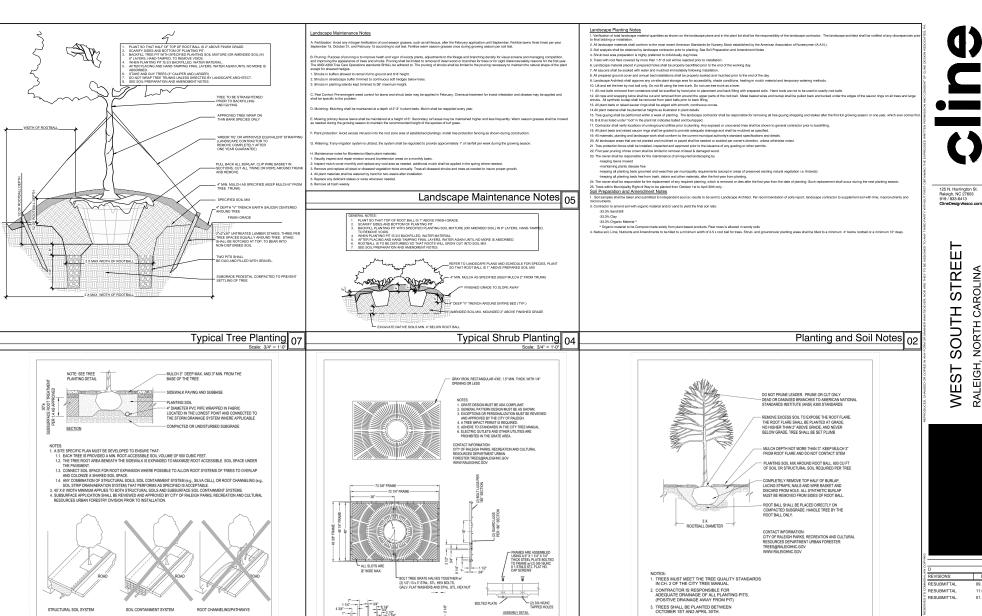
MOR CER RECURRED PER APPROVED 70NING 36" MIN.

TREES BELOW OVERHEAD UTILITY LINES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 14FT, PER DUKE ENERGY REQUIREMENTS. MATURE SIZES SHOWN ARE APPROXIMATE AND WILL VARY DEPENDING ON QUALITY OF INSTALLATION, ANNUAL GROWING CONDITIONS, AND OVERALL MATURITY AND AGE OF PLANTINGS

PLANT SCHEDULE								APPROXIMATE			
SYMBOL	CODE	QTY	BUFFER	OUTDOOR AMENITY	STREET TREES	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS	MATURE HEIGHT
SHADE TREE											
رم دم	QUE HI3	6			6	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK	3" MIN.	12'-14'		35'-50'
$\odot$	QUE PHE	7	7			QUERCUS PHELLOS	WILLOW OAK	3" MIN.	12'-14'		40'-50'
$\bigcirc$	QUE SHU	4	4			QUERCUS SHUMARDII	SHUMARD QAK	3" MIN.	12'-14'		40`-50'
$\odot$	ULM ALL	3		3		ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	2° MIN.	10° MIN.		35'-50'
MALL SH	ADE TREE										
$\odot$	ACE BUE	3		3		ACER BUERGERIANUM	TRIDENT MAPLE	1.5" MIN	10° MIN.		25'-35' **
$\odot$	STY JAP	5		3	2	STYRAX JAPONICUS	JAPANESE SNOWBELL	2" MIN.	10° MIN.		20'-30' **



DI ANT COUEDUILE



CITY OF RALEIGH

STANDARD DETAIL

Raleigh Tree Grate Standard Detail 03

TPP-06

CITY OF RALEIGH

STANDARD DETAIL

Raleigh Tree Planting in Sidewalk Standard Detail

TPP-07

06

4. A TREE IMPACT PERMIT IS REQUIRED. 5. 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. 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY. RALEIGH,

DATE 09.12.24 11.08.24 01.14.25

DRAWN BY CODE LANDSCAPE

CITY OF RALEIGH

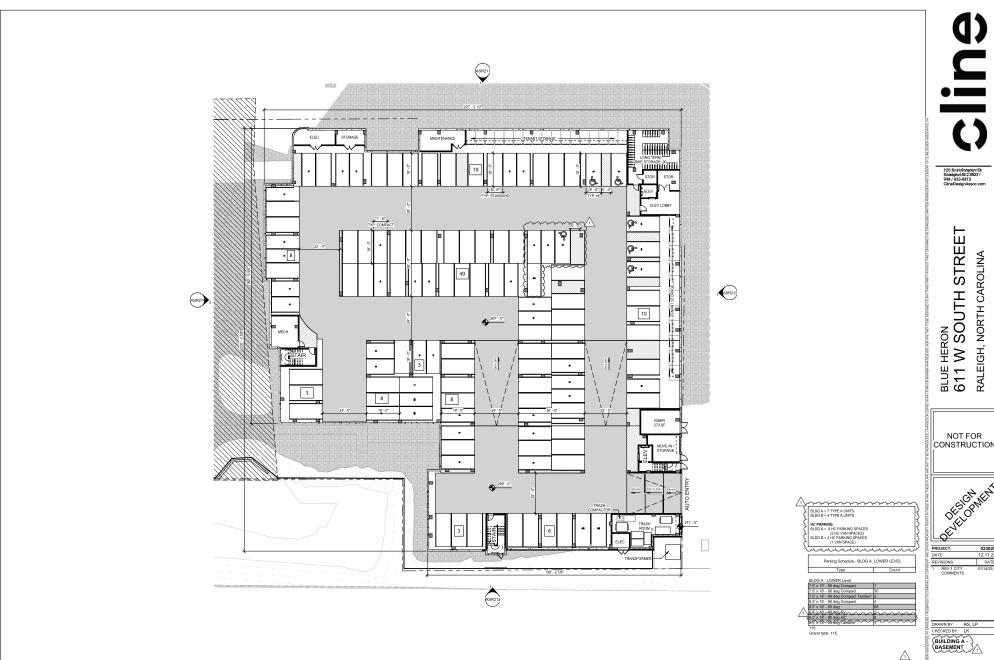
STANDARD DETAIL

Raleigh Street Tree Standard Detail 01

TPP-03

LP200

DETAILS





BLDG A {BASEMENT} 1 ASR111

NOT FOR CONSTRUCTION 023020 12.11.24 DATE 01/14/25

BLDG A - GROUND LEVEL



PROJECT: 023020
DATE: 12.11.24
REVISIONS: DATE
1 REVICITY 01/14/25
COMMENTS

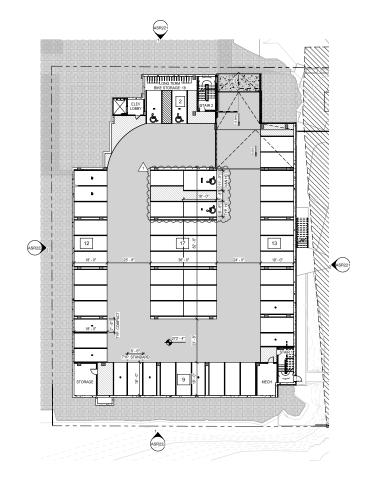
DRAWN BY: RS, LP
CHECKED BY: LK

BUILDING B BASEMENT

BLDG B BASEMENT 1 ASR113

Parking Schedule - BLDG B\_GROUND LEVEL

BLDG A = 7 TYPE A UNITS
BLDG B = 4 TYPE A UNITS
HC PARKING:
BLDG A = 8 HC PARKING SPACES
(2 HC VAN SPACES)
BLDG B = 4 HC PARKING SPACES
(1 VAN SPACE)

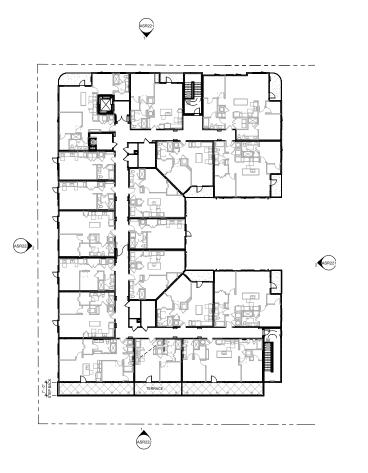




BLUE HERON 611 W SOUTH STREET RALEIGH, NORTH CAROLINA



DRAWN BY: LP CHECKED BY: LK BUILDING B - LEVEL 1



BLUE HERON 611 W SOUTH STREET RALEIGH, NORTH CAROLINA

NOT FOR CONSTRUCTION

PROJECT:

DATE:

REVISIONS:

1 REV 1 CITY
COMMENTS 023020 12.11.24 DATE 01/14/25

BUILDING B - FOURTH FLOOR

197 - 7

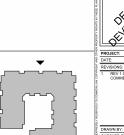
200 - 200

RETAIL

POST DEVELOPMENT AVG. GRADE 278' - 6 1/2"

269" - 0"

MASONRY -



BLDG A - NORTH ELEVATION (W. SOUTH ST.) 1

\_\_\_\_\_\_\_BLDG A - Level 2

\_\_\_\_ \_ BLDG A - Level 1 \_\_\_\_\_\_

BLDG A - GROUND Level

BLDG A - BASEMENT 267 - 09

RETAIL

STEEL PANEL -

STOREFRONT

3/32" = 1'-0"

cline

Baleight:NP/278237 909 / 833-6872 ClineDesignAssoc.co

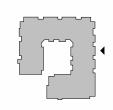
BLUE HERON
611 W SOUTH STREET
RALEIGH, NORTH CAROLINA

NOT FOR CONSTRUCTION

PROJECT: 023020
DATE: 12.11.24
REVISIONS: DATE
REVICITY
COMMENTS

DRAWN BY: RS, LP
CHECKED BY: LK
BUILDING A ELEVATIONS





BLDG A - EAST ELEVATION (S. SAUNDERS ST.) 1

3/32" = 1'-0"

cline

228 BahtsPringten/Str. Baleight/NRC228237 909 / 833-6872 ClineDesignAssoc.com

BLUE HERON
611 W SOUTH STREET
RALEIGH, NORTH CAROLINA

NOT FOR CONSTRUCTION

CONSTRUCTION

CONSTRUCTION

FROMET: 022122

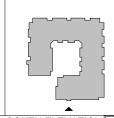
DRAWN BY: RS, LP CHECKED BY: LK

BUILDING A -ELEVATIONS

FIRE 24-20:

THE FOLLOWING INTERNAL SHALL BE PROHIBITED AS PRIMARY BUILDING SIDNIG ON FACADES, VAIVI,
SIDNIG, FIBERBOARD SIDNIG, PRESSURE TREATED WOOD, TERRACOTTA, QUASS, METAL, AND SYNTHETIC
STUCCO (BETS, HOWEVER, WINDOW PRANES DOOR FRANKS, SOFTIS, AND MISCELLANEOUS TRAIN MAY
BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINIVL.





BLDG A - SOUTH ELEVATION 1

225 BabtsPringtonStr Bhielgitt-NBC278237 908 / 833-6272 ClineDesignAssoc.com

BLUE HERON 611 W SOUTH STREET RALEIGH, NORTH CAROLINA

Official Chapter 1

NOT FOR CONSTRUCTION

PROJECT:

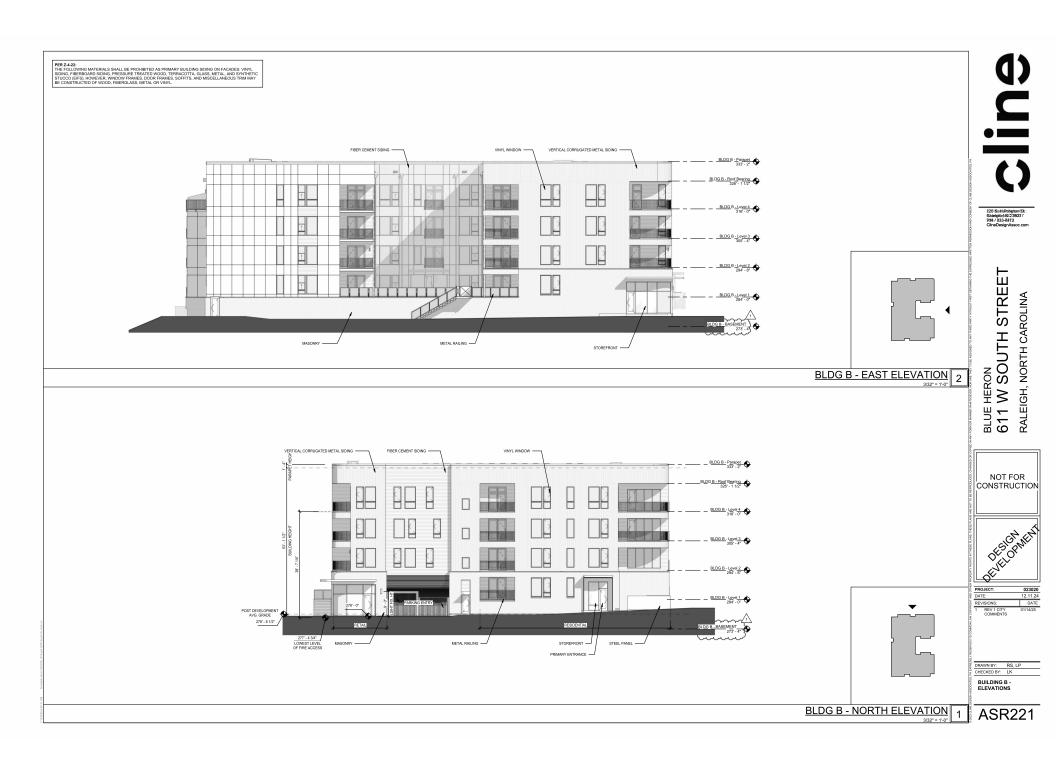
DATE:

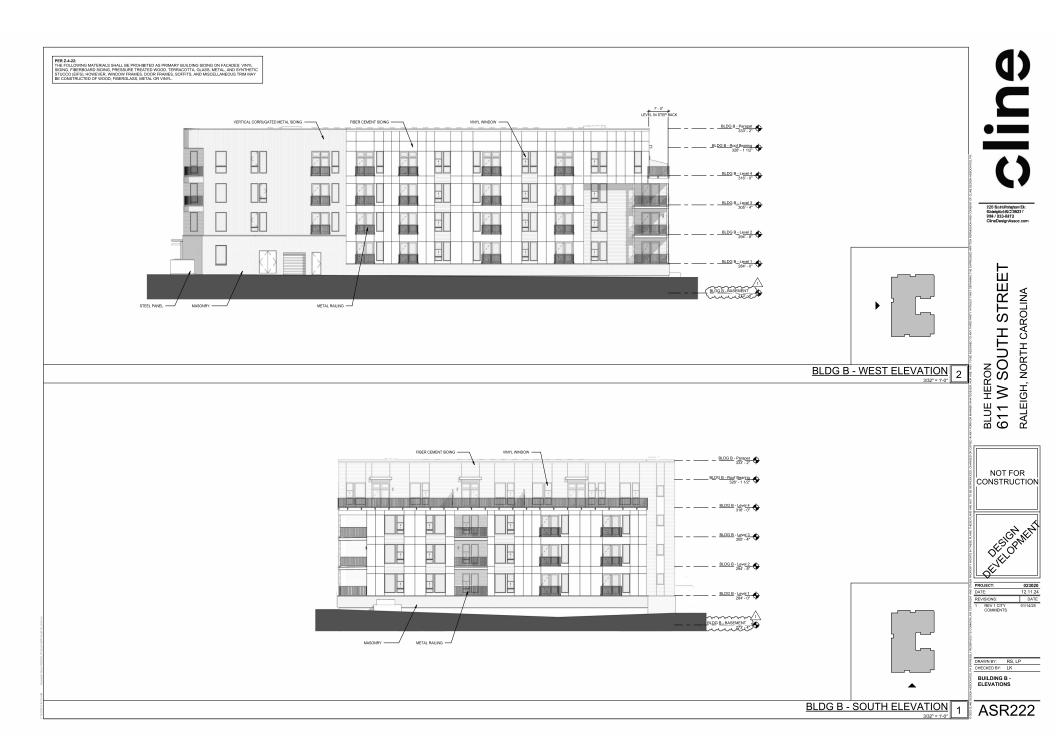
REVISIONS:

1 REV 1 CITY
COMMENTS 023020 12.11.24 DATE 01/14/25

DRAWN BY: RS, LP CHECKED BY: LK BUILDING A -ELEVATIONS







FEE 24-20.

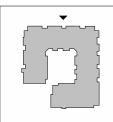
THE FOLLOW MATERIALS SHALL BE PROMBITED AS PRIMARY BUILDING SIDING ON FACADES, VINV.
SIDING, FEBRERIANS SIDING, PRESSINE TREATED WOOD, TERRACOTTA, GLASS, METAL, AND SYNTHETIC
STUCCO, GETS, HOWEVER, WINDOW TRAMES, DOOR FRANKS, SOFFTIS, AND MISCELLANEOUS TRAIN MAY
BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINVI.

GROUND LEVEL (NON-RESIDENTIAL) - TRANSPARENCY

OVERALL OPENINGS TOTAL 2,535 SF - 329 SF 2,206 SF

REQUIRED PROVIDED 1,456 SF (66%) 1,543 SF (70%)





BLDG A - NORTH ELEVATION (W. SOUTH ST.) 1

225 BabtsPringtonStr Bhielgitt-NBC278237 908 / 833-6272 ClineDesignAssoc.com

BLUE HERON 611 W SOUTH STREET RALEIGH, NORTH CAROLINA

NOT FOR CONSTRUCTION



PROJECT:

DATE:

REVISIONS:

1 REV 1 CITY
COMMENTS 023020 12.11.24 DATE 01/14/25

DRAWN BY: RS, LP CHECKED BY: LK BUILDING A -ELEVATIONS -TRANSPARENCY CALCS

FEE 24-20.

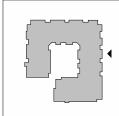
THE FOLLOW MATERIALS SHALL BE PROMBITED AS PRIMARY BUILDING SIDING ON FACADES, VINV.
SIDING, FEBRERIANS SIDING, PRESSINE TREATED WOOD, TERRACOTTA, GLASS, METAL, AND SYNTHETIC
STUCCO, GETS, HOWEVER, WINDOW TRAMES, DOOR FRANKS, SOFFTIS, AND MISCELLANEOUS TRAIN MAY
BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINVI.

GROUND LEVEL (NON-RESIDENTIAL) - TRANSPARENCY

OVERALL 1,839 SF

1,214 SF (66%) 1,255 SF (68%)





BLDG A - EAST ELEVATION (S. SAUNDERS ST.) 1

225 BabtsPringtonStr Bhielgitt-NBC278237 908 / 833-6272 ClineDesignAssoc.com

BLUE HERON 611 W SOUTH STREET RALEIGH, NORTH CAROLINA

NOT FOR CONSTRUCTION DESCHAFTS

PROJECT:

DATE:

REVISIONS:

1 REV 1 CITY
COMMENTS 023020 12.11.24 DATE 01/14/25

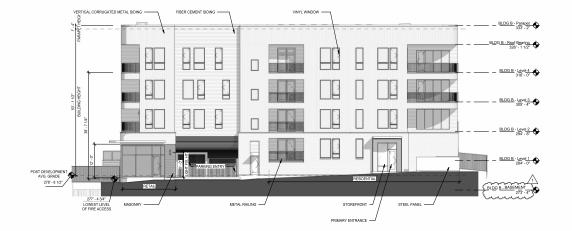
DRAWN BY: RS, LP CHECKED BY: LK BUILDING A -ELEVATIONS -TRANSPARENCY CALCS

PER 24-22:
THE COLLOWING MATERIALS SHALL BE PROHIBITED AS PRIMARY BUILDING SIDING ON FACADES. VINYL
SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, TERRACOTTA, GLASS, METAL, AND SYNTHETIC
STUCCO (EPS), HOWEVER, WINCOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRAIN MAY
BE CONSTRUCTED OF WOOD, FIBERDASS, METAL OR WINYL

GROUND LEVEL (NON-RESIDENTIAL) - TRANSPARENCY

OVERALL 236 SF

156 SF (66%) 181 SF (77%)





226 BahtsPrington:Str Bhielgitt:NB/278237 909 / 833-6872 ClineDesignAssoc.com

BLUE HERON 611 W SOUTH STREET RALEIGH, NORTH CAROLINA



023020 12.11.24 DATE 01/14/25 PROJECT: PROJE.
DATE:
REVISIONS:
1 REV 1 CITY
COMMENTS

DRAWN BY: RS, LP CHECKED BY: LK

BUILDING B -ELEVATIONS -TRANSPARENCY CALCS

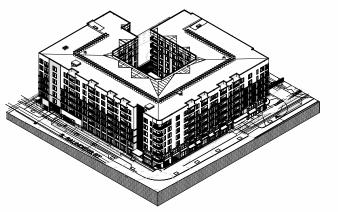
BLDG B - NORTH ELEVATION 1

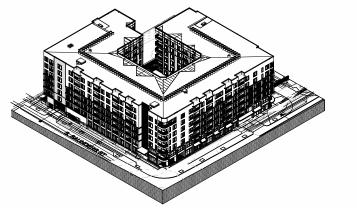
ASR231

**BASEMENT CALCULATIONS** 

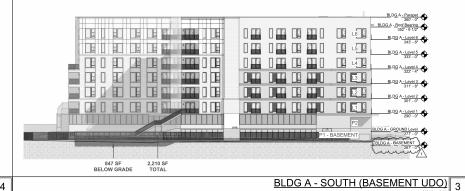
**TOTAL WALL** 2,298 + 2,210 + 2,313 + 2,170= 8,991 SF

**TOTAL AREA BELOW GRADE** 1,574 + 847 + 1,497 + 2,170= 6,088 SF (67%)









BLDG A - WEST (BASEMENT UDO) 4

**L**5 **T** is 11 1,497 SF BELOW GRADE

2,170 SF TOTAL 2,170 SF BELOW GRADE

BLDG A - EAST (BASEMENT UDO) 2

BLDG A - NORTH (BASEMENT UDO)



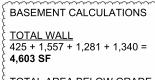
BLUE HERON 611 W SOUTH STREET RALEIGH, NORTH CAROLINA



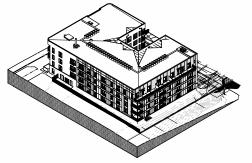
PROJECT:

BUILDING B -BASEMENT CALCS UDO

ASR232



**TOTAL AREA BELOW GRADE** 235 + 376 + 842 + 902 = 2,355 (51%)







BLDG B - Parapet 4

BLDG B - WEST (BASEMENT UDO) 4

BLDG B - Parapet 4 BLDG B - Roof Bearing 4 BLDG B - Level 4 316' - 0" 376 SF BELOW GRADE

235 SF BELOW GRADE

BLDG B - EAST (BASEMENT UDO) 2

BLDG B - NORTH (BASEMENT UDO)

BLDG B - SOUTH (BASEMENT UDO) 3