



Administrative Approval Action

Case File / Name: ASR-0067-2019
Buck Jones Apartments

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

LOCATION: The 0.48 acre site is located on the north side of Buck Jones Road, east of Oakdale Drive and west of Wilmot Drive, zoned R-10. The site address is 214 Buck Jones Road.

REQUEST: Development of one 6,521 SF, 4-unit apartment building with associated parking lot. The site is currently vacant.
An Administrative Alternate has been approved by the City Planning Director for this project.
Case AAD-14-20 has approved a reduced build-to requirement for this project in accordance with Sec. 10.2.17.

**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 August 20, 2020 by Site Collaborative.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

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

☒ **LEGAL DOCUMENTS** - 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.

☒ Cross Access Agreements Required

☒ Utility Placement Easement Required

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

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



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Engineering

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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

Engineering

1. A cross access agreement among the lots identified as PINs 0783193980 and 0784104081 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
2. A cross access agreement among the lots identified as PINs 0783193980 and 0783192821 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
4. A fee-in-lieu for 1' width of sidewalk shall be paid to the City of Raleigh (UDO 8.1.10) for length of property frontage along Buck Jones Rd.
5. An encroachment submittal for 2' along property frontage within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Public Utilities



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6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

7. A public infrastructure surety for 4 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Buck Jones Rd.

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

Stormwater

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

Urban Forestry

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

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

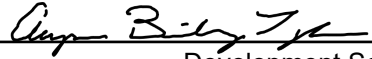
3-Year Expiration Date: October 1, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 10/01/2020
Development Services Dir/Designee

Staff Coordinator: Justin Biegler

BUCK JONES APARTMENTS

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH CASE #: ASR-0067-2019



VICINITY MAP

- SOLID WASTE SERVICES:**
1. SOLID WASTE ON SITE TO UTILIZE EXISTING SERVICE OR ADJOINING PROPERTY AT 200 BUCK JONES ROAD
 2. SHARED DUMPSTER AGREEMENT PROVIDED ON COVER SHEET BELOW.
- STORMWATER**
1. THIS PROJECT IS EXEMPT FROM STORMWATER UNDER SECTION 1.3.2.2 (4) OF THE CITY OF RALEIGH STORMWATER MANAGEMENT DESIGN MANUAL.
- TREE CONSERVATION**
1. THE LOT SIZE IS UNDER 2 ACRES AND THEREFORE IS NOT REQUIRED TO PROVIDE A TREE CONSERVATION PLAN PER SEC. 1.1.2.

George & Betty Anne Lennon
4101 City of Oaks Wynd
Raleigh, NC 27612-5312

April 18, 2020

TO WHOM IT MAY CONCERN:

We are the owners of adjacent properties at 200 Buck Jones Road and 214 Buck Jones Road in Raleigh, Wake County, North Carolina.

We consent to access to both properties by Duke Energy for installation and maintenance, as needed, of light fixtures, including a proposed new light fixture on the existing pole on 200 Buck Jones Road to provide service to 214 Buck Jones Road. We have no concerns about the levels of lighting or footcandle at the property line between 200 and 214 Buck Jones Road.

Sincerely,

George W. Lennon

Betty Anne Lennon

STATE OF NORTH CAROLINA

COUNTY OF WAKE

AGREEMENT

This is to confirm units to be located at 214 Buck Jones Road will have access to the existing dumpster service at the adjoining property located at 200 Buck Jones Road.

This the 13th day of August 2019.

George W. Lennon

SCALE: 1"=50'

SHEET INDEX

COV	COVER
L100	EXISTING CONDITIONS & DEMOLITION PLAN
L200	LAYOUT & MATERIALS PLAN
L201	SITE INFORMATION PLAN
L202	SITE DETAILS
L203	SITE DETAILS
L300	GRAVING PLAN
L400	PLANTING PLAN
L401	PLANTING NOTES & DETAILS
L500	LIGHTING PLAN
C700	UTILITY PLAN
A300	ARCHITECTURAL ELEVATIONS



City Planning Director Action

Administrative Alternative Findings:

AAD-14-20 - 214 Buck Jones Road
UDO Section 1.5.4. Build for the Planning and Development Office may be in accordance with Sec. 1.5.2.2.2. reduce the build-to requirement, subject to all of the following findings:

1. The proposed alternate meets the intent of the build-to regulations. Self-response: The alternate proposed builds an entire area with an existing parking lot that provides a parking lot for the building as possible in a reasonable setting.
2. The proposed alternate conforms with the Comprehensive Plan and adopted City plans. Self-response: The proposed project is consistent with the Comprehensive Plan and conforms to general policies, including: 1.1.2.2 - General Development 1.1.2.2.1 - Planning 1.1.2.2.2 - Landmark Character and Identity
3. The proposed alternate does not substantially negatively affect the character defining and/or establish build-to pattern that is not consistent with the existing build-to pattern. The proposed alternate is a residential and low density with medium tree growth. By preserving the existing wooded area, the proposed alternate area and help preserve the site's connection to the surrounding area.
4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety, and self-response: The proposed alternate area provides ADA accessible ramps and paths to provide safe and comfortable access to the service area.
5. The site area that would have otherwise been occupied by building is contained in the existing parking area under Sec. 1.5.4.3. Self-response: The proposed alternate provides an entire area that will have existing open space, wooded area, and preservation of existing trees and historic street, paths, and walkways.

Decision

The City Planning Director finds that the requested alternative generally meets the findings enumerated in the Unified Development Ordinance.

Signature

Date

Signature

Date

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center - One Exchange Place, Suite 400 | Raleigh, NC 27601 | (919) 996-2400



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: Transaction #:	Planning Coordinator:
Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Chgo
	<input type="checkbox"/> Administrative Alternate #:
GENERAL INFORMATION	
Development name: BUCK JONES ROAD	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Property address(es): 214 BUCK JONES RD. RALEIGH, NC 27606	
Site P.I.N. (s): 0783193080	
Please describe the scope of work: Include any additions, expansions, and change of use. Construction of one 4 unit apartment building and associated parking area including new curb cut along Buck Jones Rd. Trash will be shared with adjacent property to east utilizing existing dumpster on that apartment site. See agreement included in the application.	
Current Property Owner/Developer Contact Name: George & Betty Anne Lennon	
NOTE: please attach purchase agreement when submitting this form.	
Company: George & Betty Anne Lennon Title: Owner / Developer	
Address: 3622 Haworth Drive Raleigh, NC 27609-7246	
Phone #: (919) 856-0000	Email: glennnon@bellsouth.net
Applicant Name: Emily Rothrock	
Company: Site Collaborative	
Address: 821 Wake Forest Rd.	
Phone #: (919) 805-3586	
Email: emily@sitecollaborative.com	

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the average of each): R-10	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 0.45	Existing gross floor area to be demolished: N/A
# of parking spaces required: 8	New gross floor area: 5,521 SF
# of parking spaces proposed: 8	Total of gross (to remain and new): 6,521 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): RESIDENTIAL	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00	Proposed Impervious Surface: Acres: 0.24
Square Feet: 0	Square Feet: 10,372
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Adjacent water: _____ Flood site: _____ FEMA Map Panel #: _____	
Nearby River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 4 Units	Total # of hotel units: _____
# of bedroom units: 1br: 4 2br: _____ 3br: _____ 4br or more: _____	
# of lots: 1 lot	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate: Emily Rothrock, N/A to act as my agent regarding this application, to receive and respond to administrative comments, to respond plans or my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development use. I acknowledge that this application is subject to the final city council and substantial policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 8/13/2019
Printed Name: George W. Lennon	Signature:
Printed Name: Betty Anne Lennon	Date: 8/13/2019

SITE DATA SUMMARY

PROJECT NAME	BUCK JONES APARTMENTS
EXISTING STREET ADDRESS	214 BUCK JONES, RALEIGH NC 27606
LOT AREA	21,826 SF (48 AC)
NET SITE AREAS	21,826 SF (48 AC)
CURRENT ZONING / DENSITY	R-10 / 10 UNITS PER ACRE
PROPOSED DENSITY	4 UNITS / 48 ACRE
OVERLAY DISTRICT(S)	NONE
PARCEL NUMBER	0783193080
REAL ID NUMBER	0417334
DEED BOOK / DEED PAGE	BM 2013 / PG 1016
EXISTING GROSS BUILDING AREA	0 SF
PROPOSED GROSS BUILDING AREA	6,521 SF
PROPOSED BUILDING USE	APARTMENTS
EXISTING IMPERVIOUS AREA	906 SF (0.02) AC
PROPOSED IMPERVIOUS AREA	10,572 SF (0.24) AC
NET CHANGE IN IMPERVIOUS AREA	9,672 SF (0.22) AC
TOTAL AREA DISTURBED	16,716 SF (0.38) AC

CONTACT INFORMATION

PROPERTY OWNER
GEORGE W. LENNON & BETTY ANNE LENNON
411 MARLOWE RD.
RALEIGH, NC 27609
CONTACT: GEORGE W. LENNON
PHONE:
EMAIL: GLENNNON@BELLSOUTH.NET

CIVIL ENGINEER
GROUNDED ENGINEERING
P.O. BOX 37132
RALEIGH, NC 27627
CONTACT: SEAN DOLLE
PHONE: 919.430.3094
EMAIL: SEAN@GROUNDED-ENGINEERING.COM

ARCHITECT
CLEARSCAPES
011-200 W. MARTIN STREET.
RALEIGH, NC 27601
CONTACT: BRANDY THOMPSON
PHONE: 919.821.2775
EMAIL: BTHOMPSON@CLEARSCAPES.COM

LANDSCAPE ARCHITECT
SITE COLLABORATIVE, INC.
821 WAKE FOREST RD
RALEIGH, NC 27604
CONTACT: GRAHAM H. SMITH
PHONE: 919.805.3586
EMAIL: GRAHAM@SITECOLLABORATIVE.COM

Justin Biegler

Digitally signed by Justin Biegler
DN: c=US,
ou=Planning and Development,
cn=Justin Biegler
Reason: I am approving this document
Date: 2020.09.28 08:28:26-04'00'



REUSE OF DOCUMENT
This document is the property of Site Collaborative Inc. The client and design professional agree that this document is not to be used for any other project without written authorization of Site Collaborative Inc.

BUCK JONES APARTMENTS
GEORGE & BETTY ANNE LENNON
214 Buck Jones Road, Raleigh, NC

PROJECT NUMBER:
19061

ADMINISTRATIVE
SITE REVIEW

DATE:

08.30.2019

REV1 01.24.2020

REV2 04.09.2020

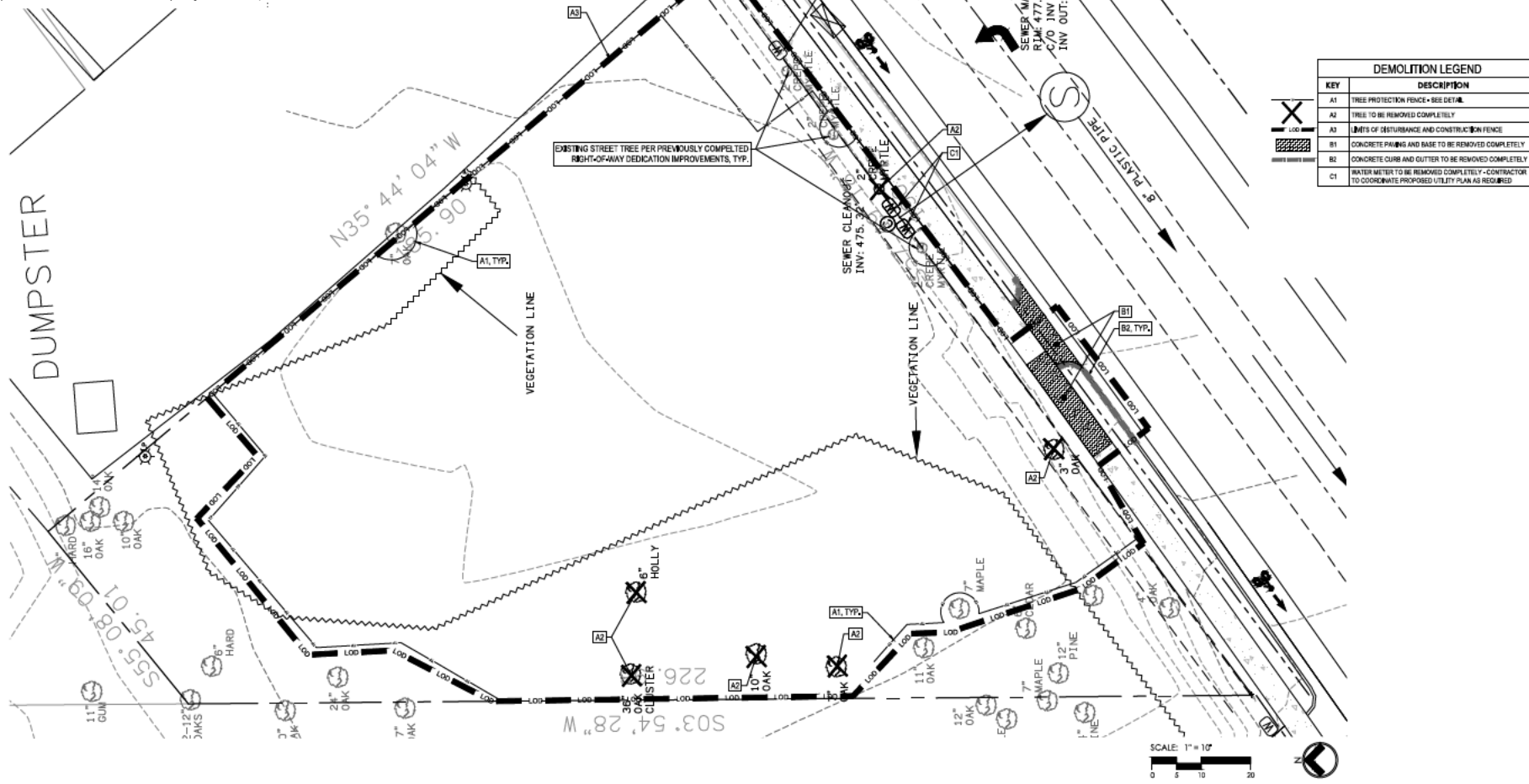
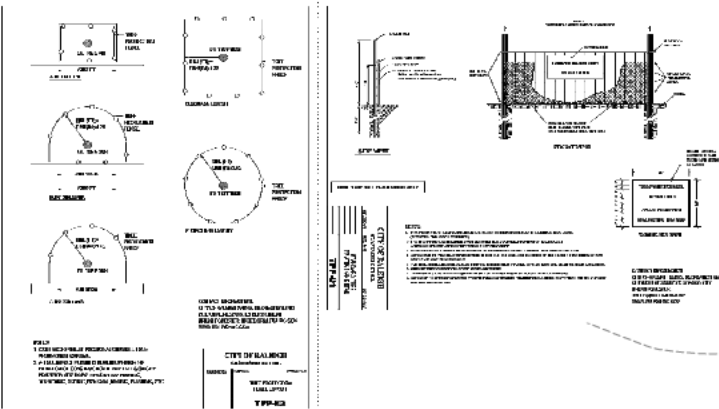
REV3 08.20.2020

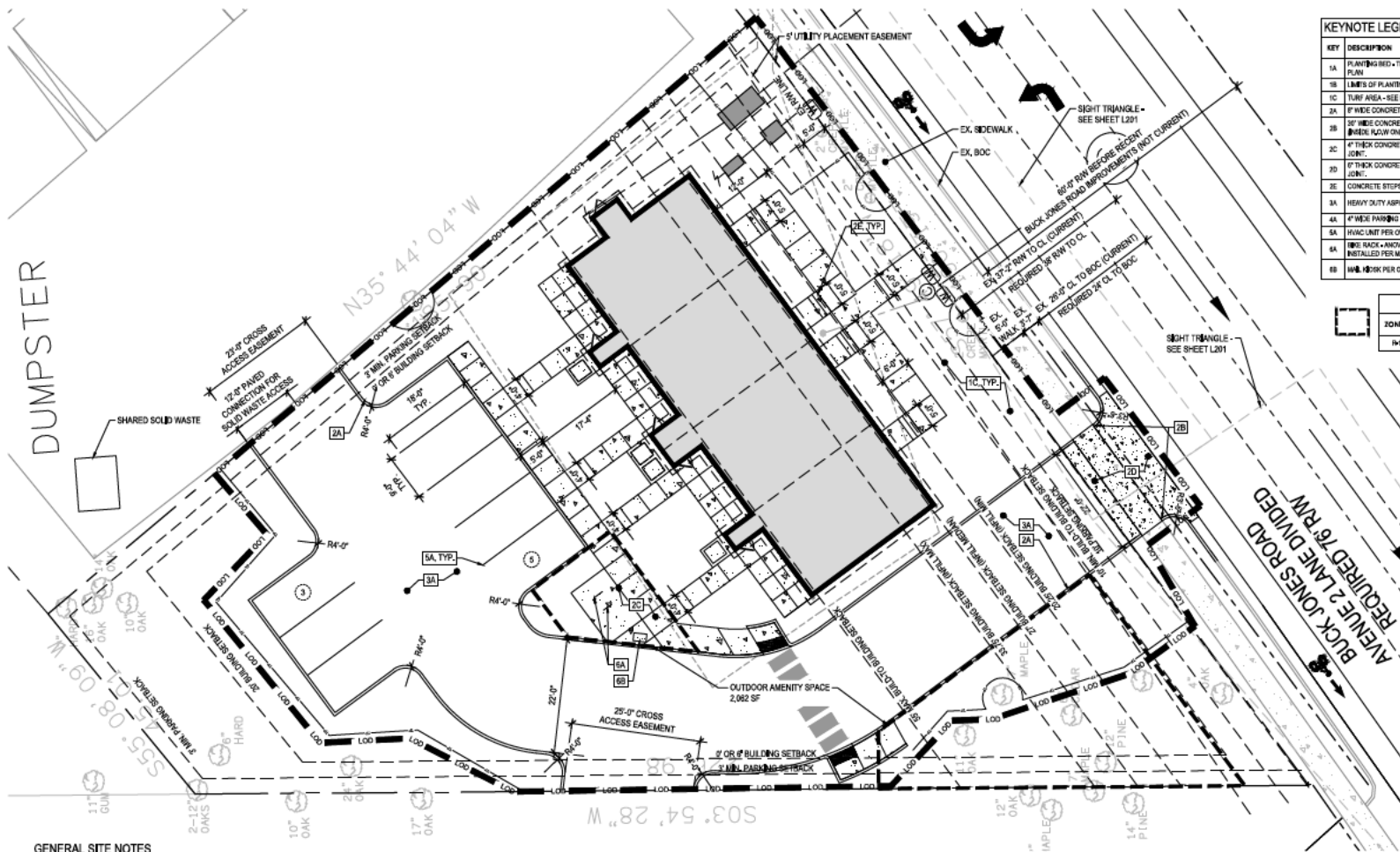
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

COV





KEYNOTE LEGEND (FURNISH AND INSTALL)		
KEY	DESCRIPTION	DETAIL / SHEET
1A	PLANTING BED - TRIPLE SHREDED HARDWOOD MULCH - SEE PLANTING PLAN	---
1B	LIMITS OF PLANTING BED - 4" DEEP Y SPREAD EDGE - SEE PLANTING PLAN	---
1C	TURF AREA - SEE PLANTING PLAN	---
2A	8" WIDE CONCRETE CURB (INSIDE SIDE ONLY)	1/1202
1B	30" WIDE CONCRETE CURB & GUTTER PER CITY OF RALEIGH STANDARDS	5-10.01.1 / 1203
2C	4" THICK CONCRETE PAVING, SAWCUT EXISTING TO NEAREST CONTROL JOINT	3/1202
2D	6" THICK CONCRETE PAVING, SAWCUT EXISTING TO NEAREST CONTROL JOINT	3/1202
2E	CONCRETE STEPS WITH HANDRAIL	5/1202
3A	HEAVY DUTY ASPHALT	4/1202
4A	4" WIDE PARKING STRIPE (TYP. AS SHOWN ON PLAN)	---
5A	HVAC UNIT PER OWNER	---
6A	BIKE RACK - ANOVA FURNISHES MODEL, COLOURED, SURFACE MOUNTED INSTALLED PER MANUFACTURERS SPECIFICATIONS	4/1202
6B	WALKER PER OWNER	---

AMENITY AREA REQUIREMENTS				
ZONING	LOT AREA (SF)	PERCENT (%)	REQUIRED (SF)	PROPOSED (SF)
R-10	20,909	10	2,091	2,062

IMPERVIOUS SURFACE		
TYPE	AREA (SF)	PERCENTAGE
LOT AREA	20,909	N/A
BUILDINGS	3,323	15.80%
PARKING AREA & DRIVEWAY	5,502	26.70%
SEWAGEWATER	1,130	5.40%
TOTAL	10,045	48%

SITE DENSITY CALCULATIONS

ZONING R-10 = 10 UNITS / ACRE
 ALLOWED = 10 UNITS x .48 ACRES = 4.8 UNITS
 PROPOSED = 4 UNITS

NOTES
 Within the area of above defined right triangle, there shall be no right-of-way or public easement. All signs, signs, signs, signs, or posted vehicles between the height of 34 inches and eight feet above the curb line elevation or the nearest sidewalk if no curbing exists.

GENERAL SITE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
- ALL UTILITIES SHALL BE MAINTAINED AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY CHALLENGES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED TO BE COMPLY WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVIDED) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS DRAINAGE OF WATER IS PROHIBITED.
- PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS - MAX SPACING @ 10'
- THROUGHOUT PROJECT SITE, ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STREETS, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE EXISTING EDGE OF THE TRAIL OR WALKING SURFACE. GUARDRAILS SHALL HAVE SPACINGS SUCH THAT A 6 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 36 INCHES, FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE. A 6 INCH DIAMETER SPHERE SHALL NOT PASS.
- THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR. THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR, ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
- LANDSCAPE ARCHITECT AND/OR OWNER SECURE ANY ROLES IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING UTILITIES.

- ON THIS PROJECT, THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD ANY FIELD CHANGES, ALONG WITH ANY PERMITS PRIOR TO CONSTRUCTION. DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET UNDER CONTRACT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDING AND BUILDING FINISHES.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNER'S REPRESENTATIVE PER ALL APPLICABLE REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- ALL DEMOLITION AND ANY SUBSEQUENT CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH DOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAPPED ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY (DO NOT LAKE).
- ALL SLOPS AND PAVEMENT MARKINGS ARE TO BE MET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND DOT STANDARDS.

PARKING									
USE	AREA (SF)	UNITS / PEOPLE	DESCRIPTION	VEHICLE		BICYCLE (SHORT TERM)			
				REQUIRED	PROVIDED	REQUIRED	REQUIRED	PROVIDED	PROVIDED
RESIDENTIAL	6,521	4 UNITS (2 BEDS PER UNIT)	2 SPACES PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS	8	8	1 SPACE PER 20 UNITS	4	4	4
TOTAL	6,521			8	8	10% Required	4	4	4

* NOTE: NO LONG TERM BICYCLE PARKING IS REQUIRED.
 ** NOTE: NO VISITOR SPACE IS REQUIRED.



REVIEW OF CONSTRUCTION documents is the property of the Collaborative. The design and engineering of professional services and shall not be used for any other project without written authorization of SITE Collaborative Inc.

BUCK JONES APARTMENTS GEORGE & BETTY ANNE LENNON 214 Buck Jones Road, Raleigh, NC

PROJECT NUMBER: 19061
 PROJECT PHASE: ADMINISTRATIVE SITE REVIEW
 DATE: 08.30.2019
 REV1 01.24.2020
 REV2 04.09.2020
 REV3 08.20.2020

SHEET TITLE:
 LAYOUT & MATERIALS PLAN

SHEET NUMBER:
 L200

ALL CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

UTILITY NOTES

1. REFER TO GENERAL NOTES ON SHEETS PROVIDED BY SITE COLLABORATIVE.
2. EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED.
3. THE PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF PROPOSED UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
4. PUBLIC WATER AND SANITARY SEWER LINE SIZES AND MATERIALS ARE BASED ON INFORMATION PROVIDED BY THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THIS INFORMATION.
5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
6. CONTRACTORS MUST COORDINATE ALL SITE UTILITY INSPECTIONS WITH CITY OF RALEIGH PUBLIC UTILITIES INSPECTOR. THE CITY OF RALEIGH SHALL BE NOTIFIED BEFORE ANY WORK TAKES PLACE.
7. THE CONTRACTOR IS NOT AUTHORIZED TO USE UNMETERED WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR TEMPORARY METER AND SERVICE OPTIONS.
8. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER AND SANITARY SEWER SERVICES WITH THE BUILDING PLANS PROVIDED BY OTHERS TO ENSURE THE CONNECTION LOCATION AND ELEVATION ARE COORDINATED.
9. ALL SANITARY SEWER SERVICES SHALL HAVE A MINIMUM COVER OF 2.00'.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UNDERGROUND UTILITIES TO ENSURE THERE ARE NO CONFLICTS AND THAT ALL UTILITIES MEETING THE MINIMUM CITY OF RALEIGH COVER AND SEPARATION REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING NEIGHBORHOOD LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVES OF ANY DISCREPANCIES OR CONFLICTS.
12. ALL SUB-SURFACE UTILITIES SHOWN ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION, FIELD OBSERVATIONS, AND OTHER RECORD DRAWINGS WHICH MAY BE AVAILABLE. THESE DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.
13. THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO COMMENCEMENT. DRAWINGS WILL BE PROVIDED TO THE OWNERS REPRESENTATIVE AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING AND AT THE CONCLUSION OF CONSTRUCTION.
14. IF DEVIATIONS FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE OBSERVED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEVIATIONS AND REASONS THERE FOR SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR REVIEW. NO DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNERS REPRESENTATIVE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
17. IF CONSTRUCTION MEANS AND METHODS REQUIRE ANY TEMPORARY LANE CLOSURES OR SIDEWALK CLOSURES AT ONC PUBLIC ROADWAYS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RALEIGH.

WATER MAIN AND SERVICE ABANDONMENT NOTES

Contractor abandoning water service shall remove the entire service stub. When available, a mechanical plug shall be used to abandon the corporation cock. If equipment necessary to plug the main is not available, the corporation stop shall be turned off and capped. A 1" PVC pipe shall extend a minimum of 12" above the capped corporation stop, wrapped at least 3 times with caution tape to identify an abandoned tap. All remaining portions of the service stub shall be removed from the main to the right of way line and shall be disposed of properly. Water main abandonment must be performed in accordance with a plan approved by the Public Utilities Department. Service and main abandonment requires a stub permit for inspection by the Public Works Department at 919-996-2429 or a Public Utilities Inspector at 919-996-2737, in the meter area.

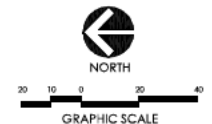
CITY OF RALEIGH STANDARD UTILITY NOTES

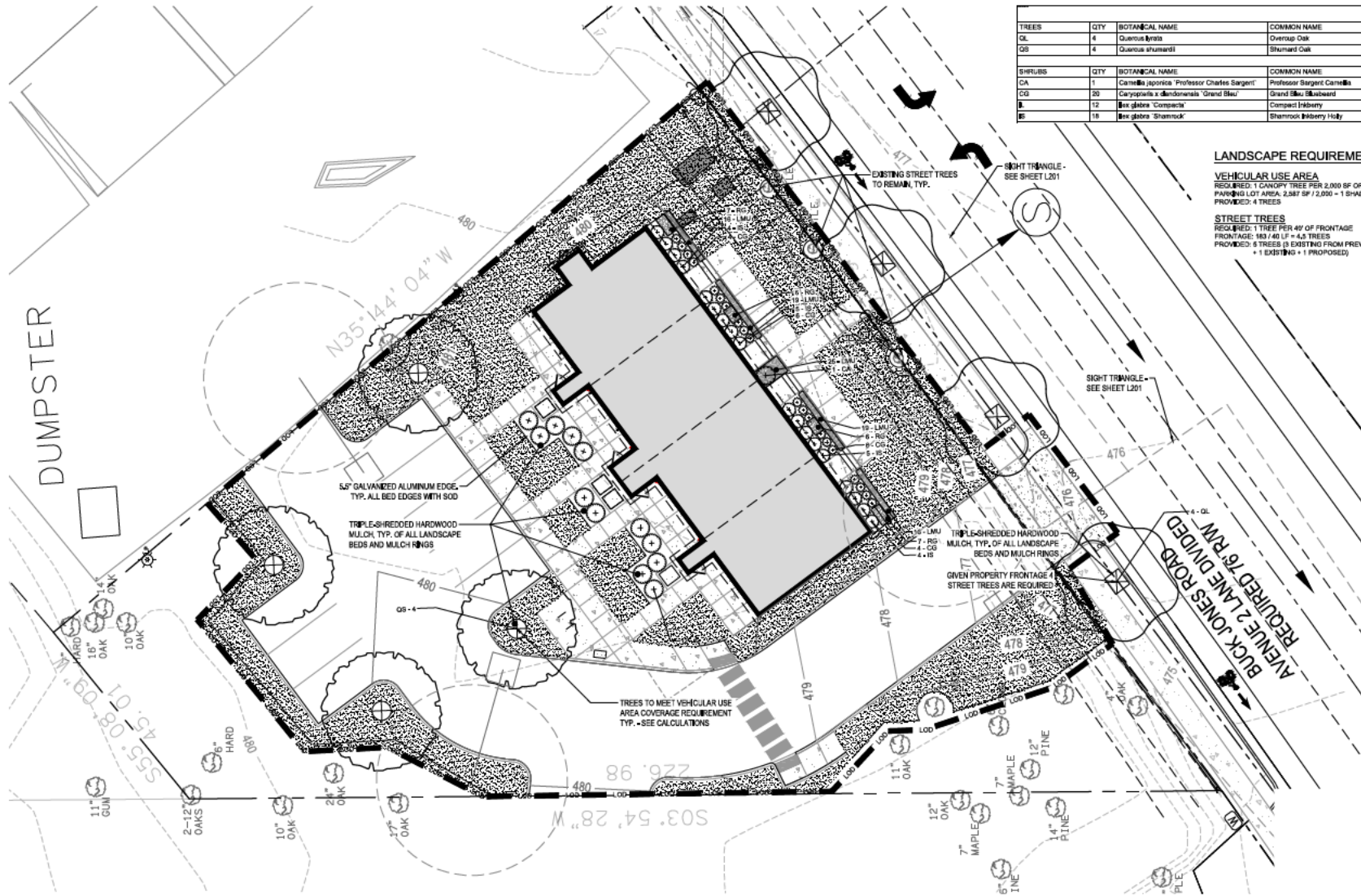
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, & SPECIFICATIONS (PER CITY OF RALEIGH HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 100" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPUMPED 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 20' FROM A PRIVATE WELL OR 80' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER & SANITARY SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10". IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE SEPARATION 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 DEPARTMENT. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPRACTICABLE TO OBTAIN PROPER SEPARATION, OR ANYTIME SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIAL OR STEEL ENCASUREMENT (MINIMUM 12" ON EACH SIDE OF CROSSING) MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 1/2" 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 CRACKLE HAVING 6" MIN. CLEARANCE PER CORPUS DETAILS W-41 & S-410.
 - 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. 1/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 42" MINIMUM COVER IS REQUIRED ON ALL RESIDE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OR A RE-UTILITIES CONCERNED DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL SANITARY SEWER SERVICES @ 1.06 MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 72 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 NCDC AND USACE FOR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR LOGOGRAPHS IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. HICUT / BACKLOG ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE LAYS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR USING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TM BEASLEY AT (919) 996-2334 OR TACTIC@RALEIGH.NC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES 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 TEST) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-2323 OR JOANNE.HARTLEY@RALEIGH.NC.GOV FOR MORE INFORMATION.

LEGEND

— W —	EXISTING WATERLINE
— SS —	EXISTING SANITARY SEWER
⊕	EXISTING LIGHT/UTILITY POLE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATERLINE VALVE
— — —	PROPOSED WATERLINE SERVICE
— — —	PROPOSED SANITARY SEWER SERVICE
⊕	PROPOSED SANITARY SEWER CLEANOUT
⊕	C.O.

ATTENTION CONTRACTORS
THE CONTRACTOR COORDINATOR MUST VERIFY THE LOCATION OF WATER, SEWER, AND GAS LINES AS SHOWN ON THE PLANS. IF THE CONTRACTOR COORDINATOR IS NOT SURE OF THE LOCATION OF ANY OF THESE UTILITIES, HE OR SHE MUST CONTACT THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-2334 AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-2334 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.
FAILURE TO VERIFY THE LOCATION OF ANY OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND/OR FAILURE TO VERIFY THE LOCATION OF ANY OF THESE UTILITIES PRIOR TO CONSTRUCTION, WILL RESULT IN THE SEVERE PENALTY OF A FINE AND/OR POSSIBLE EXCLUSION FROM THE CITY OF RALEIGH.
FAILURE TO CALL FOR INSPECTION, INITIAL A DOCUMENTATION PLAN, HAVE INSPECTION MADE ON THE LOCATION, OR A FINE AND/OR POSSIBLE EXCLUSION FROM THE CITY OF RALEIGH WILL RESULT IN A FINE AND/OR POSSIBLE EXCLUSION FROM THE CITY OF RALEIGH.





TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER AT DBH
OL	4	Quercus lyrata	Overcup Oak	10' - 12' HT.	3" CAL.
OS	4	Quercus shumardii	Shumard Oak	8' - 10' HT.	3" CAL.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
CA	1	Camellia japonica 'Professor Charles Sargent'	Professor Sargent Camellia	10' HIGL	10' HIGL
CD	20	Calycophyllum thymetifolium 'Grand Blue'	Grand Blue Shrubland	10' HIGL	10' HIGL
IL	12	Ilex glabra 'Cornesche'	Cornesche Holly	10' HIGL	10' HIGL
IS	18	Ilex glabra 'Shamrock'	Shamrock Holly	10' HIGL	10' HIGL

