



Administrative Approval Action

Case File / Name: ASR-0087-2020
8700 Wadford Drive

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

LOCATION: The site is generally located on the north side of Wadford Drive north of the intersection of Wadford Drive and Wild Wood Forest Drive, with common street addresses of 8620 and 8700 Wadford Drive.

REQUEST: Development of an apartment complex consisting of 9 townhouse type buildings comprising approximately 114,000 square feet of combined gross floor area and containing 55 total dwelling units. The site is approximately 4.4 acres zoned CX-3-PK-CU (Z-62-95).

**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 July 16, 2021 by Pabst Design Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. Demonstrate compliance with UDO Section 7.2.8.D (Retaining Walls).
2. Demonstrate compliance with UDO Section 1.5.7 (Building Height); the post-development grades required to calculate the post-development average grade shall be shown on the plans.
3. Demonstrate compliance with UDO Section 7.2.5.C (Screening - Service Areas).
4. Demonstrate compliance with UDO Section 7.4 (Lighting).

Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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Urban Forestry

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas with the allowed disturbed areas and the newly planted areas, and tree protection fencing as required (UDO 9.1.6).
9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	Cross Access Agreements Required
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☒ **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:

General

1. Provide Construction Easement at eastern access drive for future construction/connection with neighboring parcel.

Engineering

2. A cross access agreement among the lots identified as PINs 1738104648 and 1738200382 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access 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 within this time, further recordings and building permit issuance will be withheld.
3. 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.



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4. A Slope easement (10' width along Wadford Drive) deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the disturbed tree conservation areas and newly planted areas (UDO 9.1.6). This development proposes 0.07 acres of tree conservation area disturbed and 0.07 acres of newly planted area.

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

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

General

1. A recombination map shall be recorded prior to building permit, recombining the existing lots into a single lot.
2. The Sheets A1.1 included in this ASR plan set have not been reviewed nor are they approved as part of this ASR plan approval. Compliance with the maximum building height shall be demonstrated and will be reviewed during the building permit review.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A fee-in-lieu for 1' width of sidewalk and 3.5' of pavement frontage along Wadford Drive (810 LF) shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Stormwater



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7. 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).
8. 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).
9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 18 street trees along Wadford Drive.
12. A public infrastructure surety for 18 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

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: December 15, 2024

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



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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: *Alysis Bailey Taylor* Date: 08/18/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

ADMINISTRATIVE SITE REVIEW PLAN FOR: 8700 WADFORD DRIVE RALEIGH, NORTH CAROLINA

Administrative Site Review Application
Planning and Development Control Services Office • 1000 Centerville Road, Suite 400 • Raleigh, NC 27601 • (919) 996-3200

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10-2.3. Please check the appropriate building types and include the site checked document when submitting.

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

Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	<input type="checkbox"/> Subdivision case # _____	<input type="checkbox"/> Scoping/Matrix plan case # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Certificate of Appropriateness # _____	<input type="checkbox"/> Board of Adjustment # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	<input type="checkbox"/> Zoning Case # _____	<input type="checkbox"/> Administrative Alternate # _____
<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Civic		

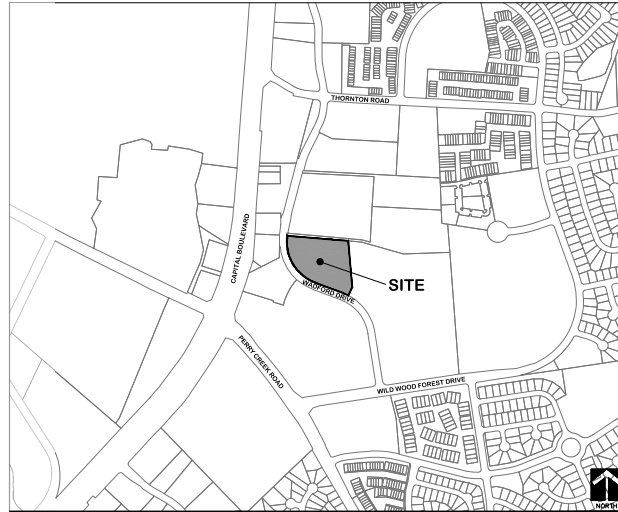
GENERAL INFORMATION

Development name: 8700 Wadford Drive
Inside City limits? ☒ Yes ☐ No
Property address(es): 8700 & 8620 Wadford Drive, Raleigh, NC 27616
Site P.L.N.(s): 1738-10-2802 & 1738-10-468

Please describe the scope of work, include any additions, expansions, and change of use.
This development proposes an apartment complex with (55) units and associated parking infrastructure, with the installation of landscaping, sanitary sewer and water utilities, and a stormwater conveyance system including one aboveground SCM.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.
Company: 8700 Wadford Dr Partners, LLC Title: James J. Anthony Jr. (Member Manager)
Address: 702 Oberlin Rd., Ste. 400
Phone #: 919.582.3100 Email: janthony@gsa.com
Applicant Name: Adam Deshaun
Company: PABST Design Group, PA Address: 107 Fayetteville St., Ste. 200, Raleigh, NC 27601
Phone #: 919.848.4399 Email: apabst@pabstdesign.com

Page 1 of 2



VICINITY MAP
1" = 500'

- CONDITIONS OF Z-62-95 APPLICABLE TO PARCEL**
- ANY DEVELOPMENT OF THE PROPERTY WILL COMPLY WITH THE PROVISIONS OF CERTIFIED RECOMMENDATION 7101 OF THE CITY OF RALEIGH PLANNING COMMISSION REGARDING STORMWATER RUNOFF.
 - NO MORE THAN 50 ACRES OF SUBJECT PROPERTY, WHICH SHALL BE CONTIGUOUS TO THE POINT OF INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF PERRY CREEK ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 NORTH SHALL BE DEVOTED TO ANY COMBINATION OF RETAIL USES, HOTEL, OR MOTEL USES.
SUCH COMBINATION OF USES SHALL BE SITED IN SUCH MANNER AS NOT BE CLOSER THAN 4000' FROM THE WEST BANK OF THE NEUSE RIVER, NOR CLOSER THAN 1000' FROM NEUSE BAPTIST CHURCH ROAD (ALSO KNOWN AS THORNTON ROAD), NOR FARTHER THAN 1000' SOUTHEASTWARDLY ON PERRY CREEK ROAD FROM THE AFORESAID POINT OF INTERSECTION.
 - REIMBURSEMENT VALUE OF ANY REQUIRED RIGHT-OF-WAY SHALL REMAIN AT VALUES IN EXISTENCE FOR THE RESPECTIVE PARCELS PRIOR TO REZONING (R-4 AND THOROUGHFARE, RESPECTIVELY).
 - DEDICATION WITHOUT REIMBURSEMENT OF A GREENWAY EASEMENT EXTENDING 150 FEET WESTWARDLY FROM THE WEST BANK OF THE NEUSE RIVER.
 - NO PORTION OF PROPERTY CAN BE USED FOR THE DISPLAY OF BILLBOARDS.
 - A MASTER PLAN, PURSUANT TO CITY CODE 10-2123, WILL BE SUBMITTED FOR TRACTS OF LAND DESIGNED FOR NON-RESIDENTIAL USE WHICH EXCEED FIFTY ACRES, AND FOR ANY RESIDENTIAL TRACTS DESIGNATED FOR USE AT R-10 DENSITY OR ABOVE.

- COMPLYING WITH CONDITIONS OF Z-62-95**
- PER CR 7107, STORMWATER POST-DEVELOPMENT RUNOFF RATES ARE REQUIRED TO BE HELD TO R-4 ZONING RUNOFF RATES, WHICH IS LESS RESTRICTIVE THAN THE CURRENT CODE. THEREFORE, BY BEING IN COMPLIANCE WITH CITY OF RALEIGH'S CURRENT STORMWATER REGULATIONS, THE PROJECT IS IN COMPLIANCE WITH CR 7107 WITHIN THE FIRST CONDITION OF Z-62-95.
 - PER THE ADMINISTRATIVE SITE REVIEW APPLICATION, THE PROPOSED USE OF THE PROPERTY IS MULTI-FAMILY WHICH IS NOT LISTED FOR USES THAT SHALL NOT BE PERMITTED WITHIN THE SECOND CONDITION OF Z-62-95.
 - PER THE THIRD CONDITION OF Z-62-95, IT IS NOTED THAT THE REIMBURSEMENT VALUE OF ANY REQUIRED RIGHT-OF-WAY WILL REMAIN AT VALUES IN EXISTENCE PRIOR TO REZONING TO R-4 AND THOROUGHFARE.
 - PER THE SITE LOCATION, NO PART OF THE PROPERTY IS LOCATED WITHIN AN AREA THAT REQUIRES A REIMBURSEMENT OF A GREENWAY EASEMENT WITHIN THE FOURTH CONDITION OF Z-62-95.
 - PER THE SITE LAYOUT SHEET, NO PORTION OF PROPERTY IS TO BE USED FOR THE DISPLAY OF BILLBOARDS PER THE FIFTH CONDITION OF Z-62-95.
 - PER THE ADMINISTRATIVE SITE REVIEW APPLICATION, THE PROPOSED MIXED, MULTI-UNIT LIVING USE IS LISTED IN USES THAT NEED A MASTER PLAN WITHIN THE SIXTH CONDITION OF Z-62-95 AS THE PROJECT EXCEEDS 10 UNITS PER ACRE.

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): CX-3-PK-CU	Existing gross floor area (not to be demolished): None	Existing gross floor area to be demolished: None	New gross floor area: 114,000 GFA
Gross site acreage: 4.523	Total of gross (to remain and new): 114,000 GFA	Proposed # of buildings: 9	Proposed # of stories for each: 3
# of parking spaces required: 110			
# of parking spaces proposed: 113			
Overlay District (if applicable): N/A			
Existing use (UDO 6.1.4.2): none			
Proposed use (UDO 6.1.4.2): multi-unit living			

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 3.11 Square Feet: 214,000	Proposed Impervious Surface: Acres: 2.17 Square Feet: 14,949
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Flood study: N/A	
FEMA Map Panel #: 19-0880-0000-0000	
Neuse 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: 55	Total # of hotel units: 0
# of bedroom units: 1br: 10 2br: 20 3br: 15 4br or more: 10	
# of lots: 2	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

I hereby designate, James J. Anthony Jr. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on 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 application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing officer and submitted policy, which states applications will expire after six consecutive months of inactivity.

Signature: James J. Anthony Jr. Date: 2/16/24
Printed Name: James J. Anthony Jr.

Page 2 of 2

OWNER:
8700 WADFORD DR PARTNERS, LLC
702 OBERLIN RD., STE 400
RALEIGH, NC 27605
TEL: 919.582.3100
E-MAIL: janthony@gsa.com

CIVIL ENGINEER:
PABST DESIGN GROUP, PA
107 FAYETTEVILLE ST, STE 200
RALEIGH, NC 27601
TEL: 919.848.4399
FAX: 919.848.4395
E-MAIL: dpabst@pabstdesign.com

SURVEYOR:
THOMPSON AND ASSOCIATES, PA
1149 EXECUTIVE CIR
STE D, UNIT 2
CARY, NC 27511
TEL: 919.519.3274
E-MAIL: remvayor@att.net

INDEX TO PLANS

C-0.0	COVER SHEET
C-1.0	BM 2009 PG 1036, SHEET 3 OF 5 (CURRENT PLAT)
C-2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.1	SITE LAYOUT PLAN
C-2.2	TRASH TRUCK TEMPLATE INGRESS/EGRESS
C-2.3	FIRE TRUCK TEMPLATE INGRESS/EGRESS
C-3.0	SIGHT TRIANGLE PLAN
C-4.0	UTILITY PLAN
C-4.0	GRADING & STORM DRAINAGE PLAN
D-1.0	SITE DETAIL SHEET
D-1.1	SITE DETAIL SHEET
D-2.0	UTILITY DETAIL SHEET
D-2.1	UTILITY DETAIL SHEET
D-2.2	UTILITY DETAIL SHEET
D-3.0	STORM DRAINAGE DETAIL SHEET
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAIL SHEET
1 OF 1	SITE LIGHTING PLAN
1 OF 1 (2)	SITE LIGHTING PLAN
A1.1 SERIES	ARCHITECTURAL BUILDING PLANS AND ELEVATIONS

Kasey Evans

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTES:
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, MUTCD, AND NCDOT STANDARDS AND SPECIFICATIONS.

PABST DESIGN GROUP, PA
Engineering & Consulting
107 Fayetteville Street, Suite 200, Raleigh, NC 27601
Phone: 919.848.4399 / Fax: 919.848.4395 / E-Mail: dpabst@pabstdesign.com

8700 WADFORD DRIVE
RALEIGH, WAKE COUNTY, NORTH CAROLINA
ADMINISTRATIVE SITE REVIEW PLAN
COVER SHEET

NO.	DATE	REVISION
1	4/10/24	REVISED PER CITY COMMENTS
2	7/10/24	REVISED PER CITY COMMENTS
3	7/10/24	REVISED PER CITY COMMENTS

DRAWING SHEET
C-0.0
PROJECT NUMBER
555-21

ASR-0087-2020

SHEET 3

CAPITAL BOULEVARD (US 1)
VARIABLE WIDTH PUBLIC R/W

WAKE COUNTY, NC 80
LAURA H RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/18/2009 AT 11:18:22

BOOK: BM2009 PAGE: 91035

EXS IN-2 UTILITY EASEMENT
DM. 2008 PG. 1715

RECORDED IN BOOK OF
MAPS 2009 PAGE 1636

SCALE: 1" = 50'

0 25 50 100 150 200

REV	DATE	DESCRIPTION
1	09-17-09	REVIEW COMMENTS

**B
N
K**

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
3319 HERITAGE TRADE DRIVE
WAKE FOREST, NORTH CAROLINA 27587
TELEPHONE: (919) 851-4422 OR (800) 384-1879
FAX: (919) 851-6968 (Rel.), (919) 670-1362 (WF)

FIRM NO. C-0110

SUPERVISED BY
DRAWN BY
CHECKED BY
DATE

09-21-09

**PEDESTRIAN ACCESS EASEMENT, SANITARY SEWER
EASEMENT DEDICATION AND PRIVATE DRAINAGE
EASEMENT
FOR
WADFORD ROAD SUBDIVISION
PHASES 1 & 2**

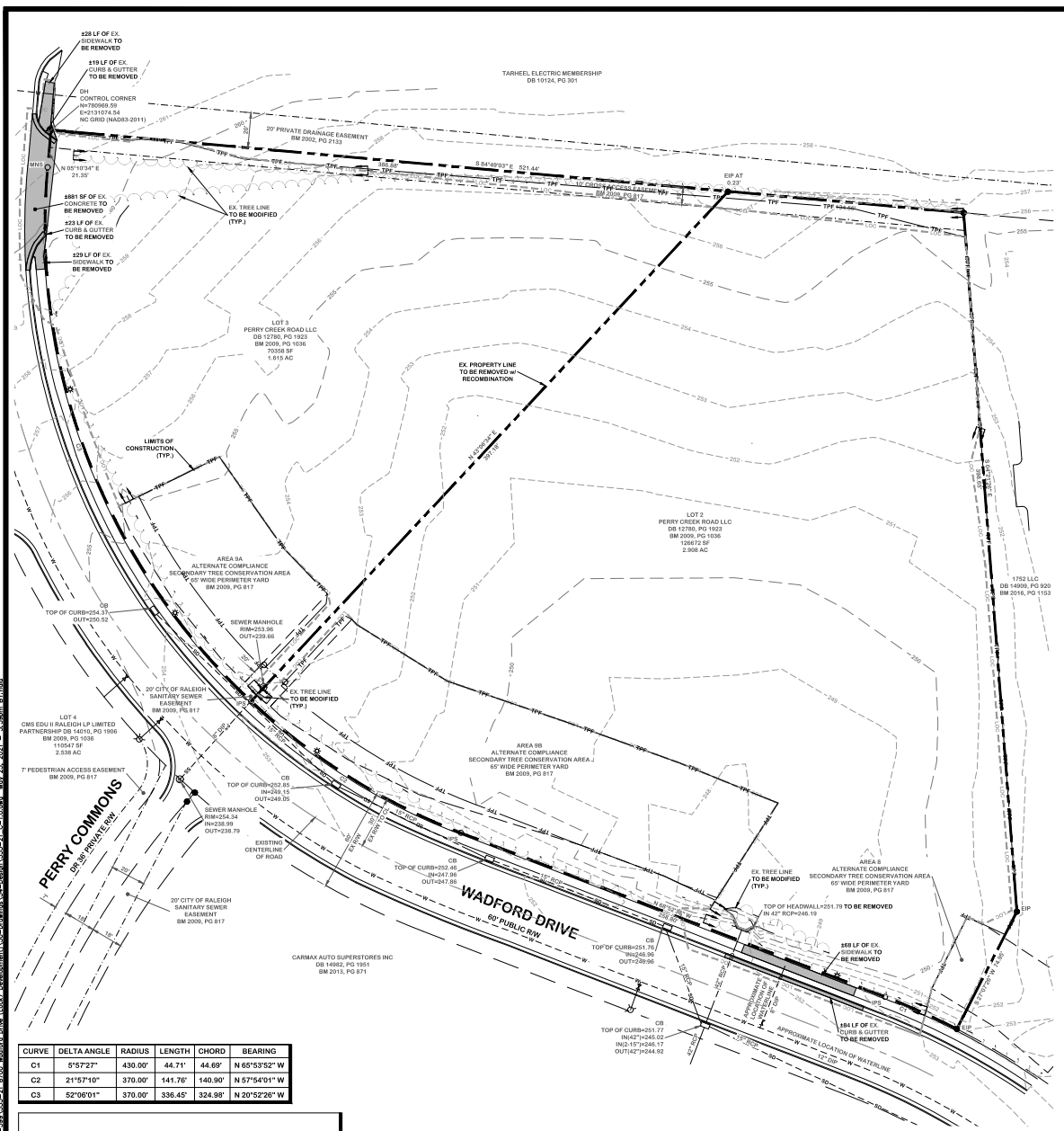
NEUSE TOWNSHIP RALEIGH WAKE CO. NC

SHEET

3

OF

5



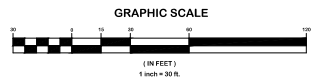
LEGEND	
---	LIMITS OF CONSTRUCTION
---	PROPERTY LINE
---	EX. TREE LINE
---	EX. TREE CONSERVATION AREA
---	EX. TREE PROTECTION FENCE
---	EX. WATER LINE
---	EX. SANITARY SEWER LINE
---	EX. STORM LINE
---	EX. WATER VALVE
---	EX. FIRE HYDRANT
---	EX. SANITARY SEWER MANHOLE
---	EX. SANITARY SEWER CLEANOUT
---	EX. CURB INLET

- DEMOLITION NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
 2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
 3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND NOT INCLUDING MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BEGINNING THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
 5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
 6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
 7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
 8. MUNICIPAL AND UTILITY CONTACTS ARE LISTED ON COVER SHEET C-0.0.
 9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
 10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
 11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
 12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
 13. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
 14. ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT THE ARBITRARY DESTRUCTION OR INTERRUPTION OF CONCEALED UTILITIES WHICH ARE INTENDED TO REMAIN IN USE AND THE ROUTING OF WHICH COULD NOT BE DETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED OR ARE UNIDENTIFIED, SHALL BE REPORTED TO THE OWNER, ENGINEER AND ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSITION.
 15. ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
 16. EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALK, ETC. NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING DEMOLITION/CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO MATCH ORIGINAL CONDITION.
 17. SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
 18. ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE CONSTRUED AS INFORMATION ONLY.
 19. ALL PIPE INSTALLATION, WHEN REQUIRED BY PIPE DEPTHS AND EXCAVATION, SHALL BE PERFORMED WITH THE USE OF TRENCH BOXES, ALL EXCAVATIONS, UTILITY AND GRADING WORK, SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
 20. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAFETY AND SECURITY FENCING, BARRIERS, PROTECTION MATERIAL AND METHODS AS REQUIRED TO COMPLETE ANY OFF SITE WORK IN A SAFE AND TIMELY MANNER.
 21. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 22. UNLESS OTHERWISE NOTED, ALL EXISTING VEGETATION TO REMAIN AND TO BE UNDISTURBED FOR THE DURATION OF CONSTRUCTION. IF DAMAGES OCCUR TO EXISTING VEGETATION, PLANTS SHALL BE REPLACED IN KIND.
 23. ANY EXISTING PRIVATE SERVICE NOT TO BE USED (LABELED TO BE REMOVED) SHALL BE ABANDONED PER C&BUD STANDARDS (PU HANDBOOK, PAGE 67 AND 125).
 24. ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH WAKE COUNTY HEALTH DEPARTMENT STANDARDS.

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	BEARING
C1	9°57'27"	430.00'	44.71'	44.69'	N 69°53'32" W
C2	21°57'10"	370.00'	141.78'	140.90'	N 57°54'01" W
C3	52°06'01"	370.00'	336.45'	324.98'	N 20°52'28" W

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NOTE: T. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, MUTCD, AND NCODT STANDARDS AND SPECIFICATIONS.

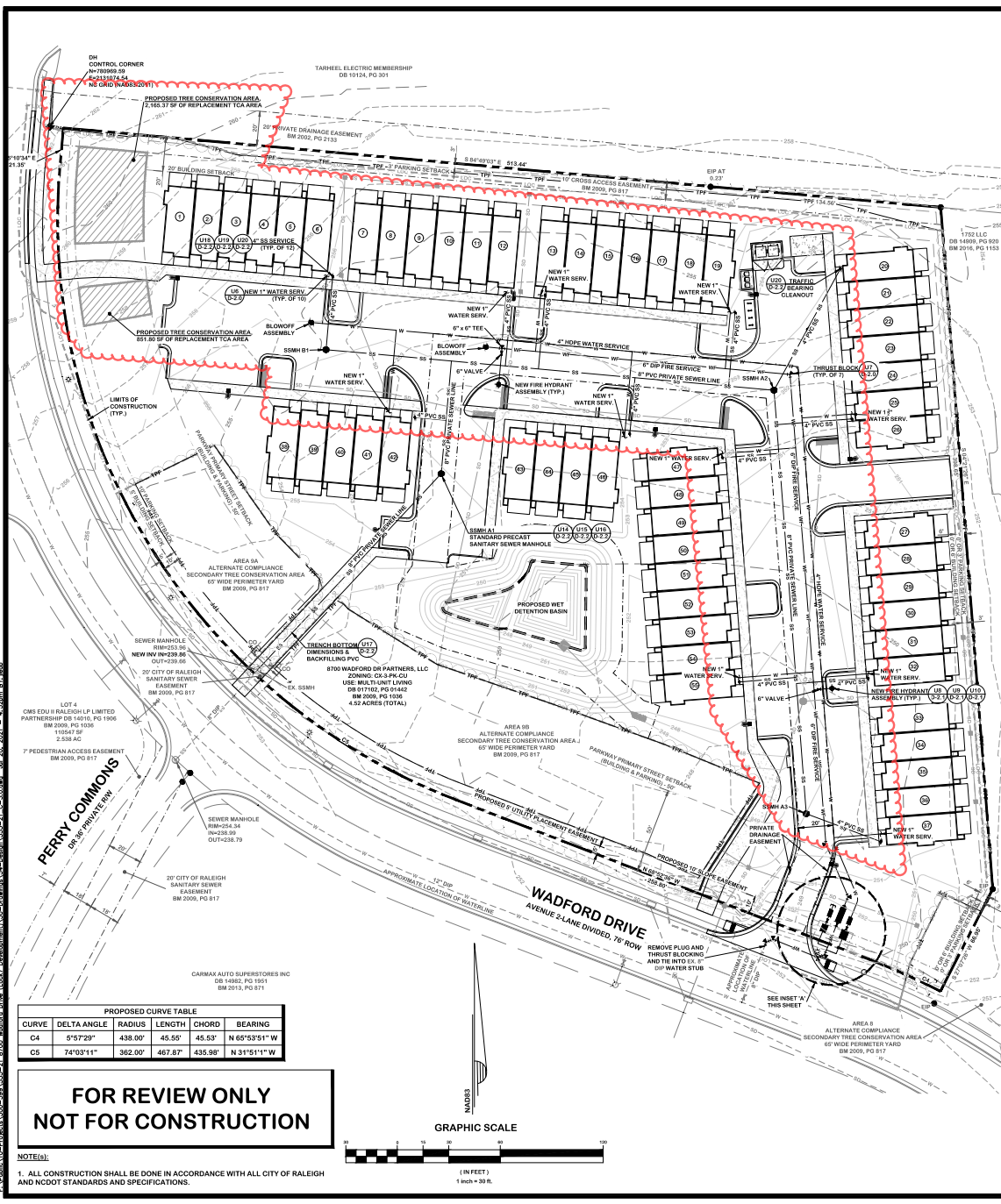


PAST DESIGN GROUP, PA
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8700 WADFORD DRIVE
RALEIGH, WAKE COUNTY, NORTH CAROLINA
ADMINISTRATIVE SITE REVIEW PLAN
EXISTING CONDITIONS & DEMOLITION PLAN

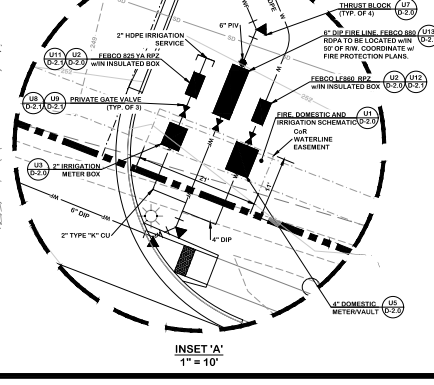
DATE: 07/17/2020
PROJECT NUMBER: 10000 WADFORD DRIVE
PROJECT CHAIR: [Name]
PROJECT MANAGER: [Name]
PROJECT ENGINEER: [Name]
PROJECT ARCHITECT: [Name]
PROJECT SURVEYOR: [Name]
PROJECT GEOLOGIST: [Name]

DRAWING SHEET
C-1.0
PROJECT NUMBER
555-21



- GENERAL NOTES:**
1. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PABST DESIGN GROUP, PA, THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 94-209), FEDERAL REGISTER, CHAPTER XVI, PART 1926 OF TITLE 29, REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY N.C. "ONE CALL" AT 1-800-632-4949. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
 7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE ASPHALT PLANT.
 8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
 9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER BEFORE COMPLETION OF THE PROJECT FOR CITY APPROVAL.
 10. ALL SANITARY SEWER SERVICES SHALL BE PVC SCH 40 UNLESS OTHERWISE NOTED.
 11. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 12. CONTRACTOR SHALL VERIFY EXISTING UTILITIES WITHIN PROPOSED ALIGNMENTS WATER / SEWER PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF CONFLICTS ARE ENCOUNTERED.

- STANDARD CITY OF RALEIGH UTILITY NOTES:**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
 2. UTILITY SEPARATION REQUIREMENTS:
 - a. DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPOUNDED RESERVOIR OR 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 50' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-40).
 - 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 FOR REVIEW BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 7. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 8. INSTALL 4" - 6" PVC/ STORM SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.
 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE & OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & /OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
 13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-6923 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



PROPOSED CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	BEARING
CA	9°57'29"	438.00'	45.55'	45.59'	N 66°59'51" W
CS	74°03'11"	362.00'	467.87'	435.98'	N 31°51'11" W

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(s):

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

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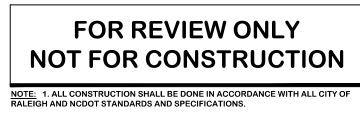
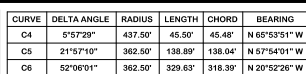
8700 WADFORD DRIVE
RALEIGH, WAKE COUNTY, NORTH CAROLINA
ADMINISTRATIVE SITE REVIEW PLAN
UTILITY PLAN

C-3.0
PROJECT NUMBER
555-21

REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01/11/2021
2	REVISED PER CITY OF RALEIGH COMMENTS	01/11/2021

**DRAWING
SHEET**



- LANDSCAPE CALCULATIONS**
- VENUE SURFACE AREA**
REQUIRED: 1 TREE PER EVERY 2,000 SF OF PARKING AREA
42,100 / 2,000 = 21.05 = 21 TREES
- PROVIDED: 21 CANOPY TREES**
- PERIMETER ISLAND LF: 1,633 LF**
REQUIRED: 1 SHRUBS PER 100 LF OF PERIMETER ISLAND THAT IS ALONG PRIMARY
INTERNAL ACCESS DRIVES
1,633 / 100 = 16.33 so 30 SHRUBS = 489.9
- PROVIDED: 509 SHRUBS**
- SHOULDER: 50' WIDE PROTECTIVE YARD (UDO SEC. 5.3.1.F.)**
REQUIRED: 2 DECIDUOUS SHADE TREES; 3 EVERGREEN SHADE TREES; 0
UNDERSTORY TREES; AND 2 SHRUBS (7" MIN. HEIGHT) PER 100 LF
REQUIRED DECIDUOUS SHADE TREES: 263 LF / 100 = 2.63 X 3 = 15.84 = 16
PROVIDED DECIDUOUS SHADE TREES: 16
- REQUIRED EVERGREEN SHADE TREES: 263 LF / 100 = 2.63 X 3 = 7.89 = 8
PROVIDED EVERGREEN SHADE TREES: 8
- REQUIRED UNDERSTORY TREES: 263 LF / 100 = 2.63 X 3 + 6 = 15.78 = 16
PROVIDED UNDERSTORY TREES: 16
- REQUIRED SHRUBS: 263 LF / 100 = 2.63 X 2 + 84 = 16 = 16
PROVIDED SHRUBS: 87
- TREE REPLACEMENT FOR DISTURBED TCA (UDO SEC. 9.1.6.8.2.)**
REQUIRED: FOR EACH 200 SF OF TREE DISTURBED LAND AREA, A 2" MIN. CALIPER
TREE SHALL BE PLANTED (G) (3) (See a "Nellie R. Stevens," A
OR PLANTED IN APPROVED ALTERNATE AREAS OF THE SITE.
2,981.57 SF DISTURBED TCA AREA / 200 = 14.9 = 15 REPLACEMENT TREES
- REQUIRED: 15 REPLACEMENT TREES (AT LEAST 2981.57 SF REPLACEMENT AREA
PROVIDED: 15 REPLACEMENT TREES (3,027.17 SF REPLACEMENT AREA)**
- THE (4) *Alnus americana* "Princeton"; (2) *Carpinus betulus* "Fastigiate",
(2) *Quercus macrocarpa* "Little Gem"; (3) *Ilex* a "Nellie R. Stevens," A
Chionanthus retusus LOCATED IN THE 2 PROPOSED DESIGNATED TCA
REPLACEMENT AREAS IN THE NORTHWEST CORNER OF THE SITE MAKE UP
THE REPLACEMENT TCA AREA IN ENTIRETY.**
- STORMWATER VEGETATION (SCM) SCREENING (UDO SEC. 7.2.6.C. MET**
PROVIDED: 12 EVERGREEN UNDERSTORY TREES
38 EVERGREEN SHRUBS

GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. Numerical markings are placed above the bar at 0, 15, 30, and 60. Below the bar, the text "(IN FEET)" and "1 inch = 30 ft" is centered.

(IN FEET)
1 inch = 30 ft



Inglesham Dr.
Holly Springs, NC

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Wadford Townhomes

date 03.19.21
drafter C.L.B.
checked by D.S.M.
proj. no. T-21026.2
revisions date

16' Wide Units

A1.1