### **Administrative Site Review Application**



Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: \_\_\_\_\_

Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the <u>Permit and Development Portal</u>. (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan	Tier Three S	Site Plan 🖌
Building and Development Tyן (Check all that apply)	De	Site Transaction History
Image: Check all that apply)         Image: Detached       General         Image: Attached       Mixed use         Image: Townhouse       Civic         Image: Apartment       Cottage Cou         Image: Tiny house       Frequent Transition         Image: Open lot       Open lot	rt :	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Design Alternate #:
	GENERAL INF	ORMATION
Development name: Kent Road Apartmen	ts	
Inside City limits? Yes 🖌 No		
Property address(es): 1329 Kent Rd		
Site P.I.N.(s): 0793181270		
Please describe the scope of work. Include a <b>Development of an affordable-unit co parking, an amenity center, and assoc</b>	ommunity cor	nsisting of 3 multifamily buildings, surface
Current Property Owner(s): James Mara	ooti	
Company: City of Releigh	-	Title:
Address: 219 Fayetteville St. Raleigh, N	C 27501	
Phone #: 919-996-4777	Email: james.	marapoti@raleighnc.gov
Applicant Name (If different from owner. S	ee "who can a	pply" in instructions): Amber Mason
Relationship to owner: Lessee or contract	purchaser 🗹	Owner's authorized agent Easement holder
Company: Chither Relevanel	Address: 137 S	South Wilmington Street, #200, Raleigh, NC 27601

**REVISION 1.23.23** 

DocuSign Envelope ID: D1BE9F9D-C78B-4779-9250-D372D3CC21C1

Phone #: 919-238-0311	Email: rmaso	on@withersravenel.com
NOTE: please attach purchase agreement	t or contract, l	lease or easement when submitting this form.
Developer Contact: Samuel W. Weldon		
Company: Blue Ridge Atlantic		Title: Director of Development
Address: 1630 Military Cutoff Rd., Suite	e 104, Wilmin	gton, NC 28403
Phone #: 919-238-0311	Email: sweld	don@blueridgeatlantic.com
Applicant Name: Amber Mason		
Company: Withers Ravenel	Address: 137	7 South Wilmington Street, #200, Raleigh, NC 27601
Phone #: 919-238-0311	Email: rmase	on@withersravenel.com

	PE + SITE DATE TABLE all developments)
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): RX-4-PL-CU	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 4.88	Existing gross floor area to be demolished: 2,281 SF +/-
# of parking spaces proposed: 188	New gross floor area: 203,675 SF
Max # parking permitted (7.1.2.C): 333	Total sf gross (to remain and new): 203,675 SF
Overlay District (if applicable): SRPOD	Proposed # of buildings: 3
Existing use (UDO 6.1.4): Residential	Proposed # of stories for each: 4
Proposed use (UDO 6.1.4): Multi-unit living	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER	INFORMATION
Imperious Area on Parcel(s): Existing (sf) <u>17,860</u> Proposed total (sf) <u>140,643</u>	Impervious Area for Compliance (includes ROW):
	Existing (sf) <u>17,860</u> Proposed total (sf) <u>141,370</u>

RESIDENTIAL & OVERNIGHT	LODGING DEVELOPMENTS
Total # of dwelling units: 144	Total # of hotel bedrooms: N/A
# of bedroom units: 1br <u>36</u> 2br <u>60</u> 3br <u>48</u>	4br or more
# of lots: 1	Is your project a cottage court? O Yes 💿 No
	A frequent transit development? O Yes  No

### Continue to Applicant Signature Block on Page Three.

REVISION 1.23.23

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### **APPLICANT SIGNATURE BLOCK**

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

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

	CocuSigned by:		
Signature:	ambu Mason	Date:	12/15/2023
Printed Nar	ne. 12E70CCE2089408. Amber Mason		

# SHEET LIST TABLE

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.10	TREE CONSERVATION PLAN
C2.00	OVERALL SITE PLAN
C2.01	DETAILED SITE PLAN
C2.02	DETAILED SITE PLAN
C3.00	OVERALL UTILITY PLAN
C3.01	DETAILED UTILITY PLAN
C3.02	DETAILED UTILITY PLAN
C3.03	FIRE ACCESS PLAN
C4.00	OVERALL GRADING & DRAINAGE PLAN
C4.01	DETAILED GRADING & DRAINAGE PLAN
C4.02	DETAILED GRADING & DRAINAGE PLAN
C5.00	SCM PLAN AND DETAILS
L6.00	LANDSCAPE PLAN
L9.00	LANDSCAPE DETAILS
A3.1	ELEVATION - BUILDING 1
A3.2	ELEVATION - BUILDING 1
A3.3	<b>ELEVATION - BUILDING 2</b>
A3.4	<b>ELEVATION - BUILDING 2</b>
A3.5	<b>ELEVATION - BUILDING 3</b>
A3.6	<b>ELEVATION - BUILDING 3</b>
A3.5	ELEVATION - COMMUNITY BUILDING
A4.1	<b>ELEVATION - PICNIC SHELTER</b>

# SITE DATA TABLE

CITY OF RALEIGH PROJECT NO. ASR-XXXX-2023	
PARCEL PIN NO. 0793181270	
OWNER CITY OF RALEIGH	
SITE ADDRESS 1329 KENT RD. RALEIGH, NC 27606	
DEED BOOK AND PAGE 19032 PG 1929	
ZONING RX-4-PL-CU	
OVERLAY DISTRICT SRPOD	
EXISTING GROSS SITE AREA 4.89 AC	
PROPOSED GROSS SITE AREA 4.88 AC	
WATERSHED BUSHY	
EXISTING USE SINGLE-UNIT & MANUFACTURED HOME DEVELO	PMENT
PROPOSED USE MULTI-UNIT LIVING	
IMPERVIOUS AREA 3.25 AC	
LIMITS OF DISTURBANCE 4.2 AC +/-	
BUILDING SETBACKS:	
PRIMARY STREET 10'	
SIDE LOT LINE 0' OR 5'	
REAR LOT LINE 15'	
PARKING SETBACKS:	
PRIMARY STREET 10'	
SIDE LOT LINE 0'	
REAR LOT LINE 0'	
BUILDING INFORMATION:	
PROPOSED NUMBER OF BUILDINGS 5	
EXISTING BUILDING SF TO REMAIN 0	
NET BUILDING SF 146,210	
GROSS BUILDING SF 203,675	
TOTAL UNITS 144	
PROPOSED NUMBER OF STORIES 4	
PARKING:	
MAXIMUM PARKING 333 SPACES	
PROVIDED PARKING 188 SPACES	
ROVIDED ADA-ACCESSIBLE PARKING 20 SPACES (15 VAN)	
BIKE PARKING:	
E PARKING REQUIRED (SHORT TERM) 7 SPACES	
POSED BIKE PARKING (SHORT TERM) 7 SPACES	
KE PARKING REQUIRED (LONG TERM) 30 SPACES	
OPOSED BIKE PARKING (LONG TERM) 30 SPACES	
AMENITY AREA:	
MINIMUM AMENITY AREA REQUIRED 10% (PER UDO SEC. 3.2.4)	

NOTE: SEE SHEET C2.00 FOR SITE CALCULATIONS

### CONTACT LIST:

**CIVIL ENGINEER** Rob Caudle, PE WithersRavenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27601 919-535-5200 rcaudle@withersravenel.com

LANDSCAPE ARCHITECT Daniel Whatley Withers Ravenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27601 919-238-0312 dwhatley@withersravenel.com

DEVELOPER Samuel Weldon Blue Ridge Atlantic 1630 Military Cutoff Rd, Suite 104 Wilmington, NC 28403 252-515-7331 sweldon@blueridgeatlantic.com

OWNER James Marapoti City of Raleigh 219 Fayetteville St. Raleigh, NC 27601 919-996-4777 james.marapoti@raleighnc.gov



Detacl Town Aparti Oper Developme Inside City Property add Site P.I.N.(s): Please desci Developr parking, **Current Pro** Company: Address: 2 Phone #: 91 Applicant N Relationship

# **ADMINISTRATIVE SITE PLAN KENT RD** APARTMENTS

# 1329 KENT RD | RALEIGH, NC 27606 | WAKE

**1ST SUBMITTAL: DECEMBER 15, 2023** 

					1	
				Phone #: 919-238-0311		son@withersravenel.com
_					-	t, lease or easement when submitting this form.
Administrative Site Ro	eview Ap	plication		Developer Contact: Samuel W.	Weldon	
anning and Development Customer Service Center	One Exchange Plaza	, Suite 400   Raleigh, NC 27601   919-996-2500	Raleigh	Company: Blue Ridge Atlantic		Title: Director of Development
				Address: 1630 Military Cutoff F	Rd., Suite 104, Wilm	ington, NC 28403
		d in Unified Development Ordinance (UDO		Phone #: 919-238-0311	Email: Swe	eldon@blueridgeatlantic.com
2.8. Please check the appropriate buildin	ig types and inclu	de the plan checklist document when subm	hitting.	Applicant Name: Amber Mason		
Office Use Only: Case #:		Planner (print):		Company: Withers Ravenel	Address: 1	37 South Wilmington Street, #200, Raleigh, NC
lease review UDO Section 10.2.8. to deter	mine the site pla	n tier. If assistance determining a Site Plar via the <u>Permit and Development Portal</u> . (N	n Tier is needed	Phone #: 919-238-0311	Email: rma	ason@withersravenel.com
Site Plan Tier: Tier Two Site Plan	Tier Three	Site Plan 🖌			DEVELOPMENT TY	PE + SITE DATE TABLE
Building and Development 1		Site Transaction History	,		(Applicable to	all developments)
(Check all that apply)	ype	one manadelion matery		SITE DATA		BUILDING DATA
Detached General		Subdivision case #:		Zoning district(s) (please provide t RX-4-PL-CU	he acreage of each):	Existing gross floor area (not to be demolished): 0 SF
Attached Mixed use		Scoping/sketch plan case #: Certificate of Appropriateness #:		Gross site acreage: 4.88		Existing gross floor area to be demolished: 2,281 SF +/-
Apartment Cottage C	ourt	Board of Adjustment #:		# of parking spaces proposed: 188	3	New gross floor area: 203,675 SF
Tiny house		Zoning Case #: Design Alternate #:		Max # parking permitted (7.1.2.C):	333	Total sf gross (to remain and new): 203,675 SF
Open lot Developm			_	Overlay District (if applicable): SF	RPOD	Proposed # of buildings: 3
				Existing use (UDO 6.1.4): Reside	ential	Proposed # of stories for each: 4
	GENERAL IN	FORMATION		Proposed use (UDO 6.1.4): Multi-	unit living	Proposed # of basement levels (UDO 1.5.7.A.6) 0
Development name: Kent Road Apartm	ents					
nside City limits? Yes 🖌 No 🗌					STODMWAT	ER INFORMATION
Property address(es): 1329 Kent Rd				Imperious Area on Parcel(s):	STORINIVATI	Impervious Area for Compliance (includes ROW):
Site P.I.N.(s): 0793181270			Existing (sf) 17,860 Propose	ed total (sf) 140,643		
Please describe the scope of work. Include	e any additions, e	xpansions, and uses (UDO 6.1.4).				Existing (sf) <u>17,860</u> Proposed total (sf) <u>141,37</u>
		onsisting of 3 multifamily buildings, su	urface	RESID	ENTIAL & OVERNIGH	T LODGING DEVELOPMENTS
parking, an amenity center, and ass	ociated infrast	ructure.		Total # of dwelling units: 144		Total # of hotel bedrooms: N/A
				# of bedroom units: 1br <u>36</u>	2br <u>60</u> 3br <u>4</u>	
current Property Owner(s): James Ma	rapoti			# of lots: 1		Is your project a cottage court? O Yes O No
Company: City of Releigh		Title:				A frequent transit development? O Yes O No
ddress: 219 Fayetteville St. Raleigh,	NC 27501					
hone #: 919-996-4777	Email: james	.marapoti@raleighnc.gov		Continue t	o Applicant Sid	nature Block on Page Three.
	-	apply" in instructions): Amber Mason				
		Owner's authorized agent Easement h				
Company: Withers Ravenel	Address: 137	South Wilmington Street, #200, Rale	igh, NC 27601	Page <b>2</b> of <b>3</b>		REVISION
age <b>1</b> of <b>3</b>			REVISION 1.23.23			raleigh
			raleighnc.gov			-

PRELIMINARY NOT APPROVED FOR CONSTRUCTION



**PREPARED BY:** 



PRELIMINARY **NOT APPROVED** FOR CONSTRUCTION

# **ZONING CONDITIONS**

## KENT ROAD ZONING CONDITION COMPLIANCE TABLE

### ZONING CONDITION PER Z-11-23 DATED APRIL 19TH, 2023

GENERAI	-	
	Condition	Response
1	Rental fees for dwelling units on the property shall be affordable for households earning an average of 60% of the area median income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy on the property. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.	
2	If requested by the City of Raleigh, prior to, or as a part of, any subdivision or site plan for development of any portion of the property, the owner shall dedicate to the City an easement sufficient to accommodate a bikeshare station of up to 8 docks.	
3	Without benefit of the exceptions found in UDO Sec. 8.3.5.D.5, any Tier 3 site plan approved for the subject property shall provide cross access as set forth in UDO Sec. 8.3.5.D. to the property having PIN 0793186880 and conveyed by deed recorded at Book 15875, Page 2718, unless either (i) a site plan for such abutting property for an attached, detached, or townhouse building type has been submitted for approval after the effective date of Z-11-23, or (ii) access along such boundary is impractical due to required tree conservation area as set forth in UDO Sec. 9.1.	

# SOLID WASTE INSPECTION STATEMENT

1. A TRASH COMPACTOR (PRIVATE VENDOR) IS PROPOSED FOR THIS SITE. ALL DETAILS AND A WILL-SERVE WILL BE PROVIDED AT SITE PLAN REVIEW

# **FIRE DEPARTMENT NOTES**

- 1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA 13 SPRINKLER SYSTEM IS PROPOSED).
- 2. FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1). 3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- 4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.

# **TRAFFIC CONTROL AND** PEDESTRIAN PLAN (TCPED) NOTES

- 1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE
- DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- 2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION. 3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH
- PERMIT AND DEVELOPMENT PORTAL. 4. 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. 5. ALL TCPED 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 RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - 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 6. CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED 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).
- 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

# **DEVELOPER:**

# **BLUE RIDGE ATLANTIC**

1630 MILITARY CUTOFF RD, STE 104 WILMINGTON, NC 28403 PHONE #: 252-515-7331 ATTENTION: SAMUEL WELDON

BLUE RIDGE ATLANTIC

ADMINISTRATIVE SITE PLAN KENT RD APARTMENTS WR PROJECT NO. 23-0264 CITY OF RALEIGH: MUNI PRO NO: ASR-XXXX-2023 INITIAL PLAN DATE: 12/15/2023

A	В
N SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AND NCDOT STANDARD DETAILS AND SPECIFICATIONS,	14. THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER AND UPON COMPLETION OF THE EARTHWORK ACTIVITIES THE TOWN MUST BE PROVIDED WITH A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTION TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.
AS APPLICABLE. OJECT SHALL CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE NCDOT ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA IMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, MUNICIPAL SPECIFICATIONS, ANY GEOTECHNICAL REPORTS, AND ANY OTHER APPLICABLE DESIGN STANDARDS. IN THE EVENT OF	15. MASS GRADING OPERATIONS SHALL BE PHASED TO LIMIT EXPOSED AREAS. PRIOR TO PROCEEDING TO ANOTHER PHASE, THE PRESENT PHASE SHALL BE STABILIZED WITH ADEQUATE GROUND COVER SUFFICIENT TO RESTRAIN EROSION AND HAVE ALL INFRASTRUCTURE INSTALLED. MASS GRADING AND CLEARING SHALL NOT EXCEED 20 ACRES PER PHASE INCLUDING GRADING NECESSARY FOR INFRASTRUCTURE, EXCEPT WHERE THE TECHNICAL REVIEW COMMITTEE APPROVES AN INCREASE SUBJECT TO REVIEW OF AN EROSION CONTROL PLAN SUBMITTED WITH THE CONSTRUCTION DRAWINGS.
IN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN, UNLESS OTHERWISE LANS. ES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE DRTED TO THE ENGINEER IN WRITING AND PRIOR TO BIDDING IF APPLICABLE. WORK DONE BY THE CONTRACTOR AFTER	<ol> <li>WETLANDS SHOWN WILL HAVE DEED RESTRICTION PROHIBITING GRADING OR FILLING OF LOTS UNLESS SPECIFICALLY PERMITTED BY THE USACOE &amp; NCEDNR-DWQ.</li> <li>DELINEATED WETLAND AREAS SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE U.S.</li> </ol>
F SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOUT WRITTEN CLARIFICATION FROM THE ENGINEER AND NER SHALL BE DONE AT THE CONTRACTOR'S RISK.	<ol> <li>17. DELINEATED WETCAND AREAS STALL NOT BE CLEAKED, DRAINED, OR OTHERWISE DISTORBED ONLESS SPECIFICALLY FERMITTED BY THE 0.S.</li> <li>ARMY CORPS OF ENGINEERS AND NCDENR-DWQ.</li> <li>18. CONSTRUCTION STAKEOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR, USING A DIGITAL (CADD) FILE PROVIDED BY THE</li> </ol>
SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY DURING ALL PHASES OF CONSTRUCTION. ALL WORK SHALL NICIPAL, COUNTY AND STATE REGULATIONS, AND O.S.H.A. STANDARDS. CONTRACTOR SHALL COMPLY WITH THE LATEST TERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED PATIONAL SAFETY AND HEALTH ACT (OSHA).	ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE CRITICAL STAKING DIMENSIONS SHOWN ON THIS PLAN (I.E. PAVEMENT WIDTHS, CURB RADII, BUILDING SETBACKS, BUILDING FOOTPRINTS, ETC.). ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER SHALL RENDER IT VOID. 19. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE. SANITARY SEWER, WATER MAIN, GAS AND WIRE UTILITY STRUCTURES
IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING, AND SUBSEQUENTLY PROTECTING, ALL PUBLIC OR (SHOWN OR NOT SHOWN) THAT LIE IN OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR SHALL CALL "811" FOR ATION OF EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.	<ol> <li>SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES.</li> <li>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.</li> </ol>
SHALL PROTECT ALL EXISTING SITE ELEMENTS, INCLUDING BUT NOT LIMITED TO SIGNS, ROADWAYS, PATHS, STRUCTURES, /UNICATION, AND OTHER DRY UTILITIES, WET UTILITIES (SEWER, WATER, STORM SEWER), NATURAL VEGETATION, AND ROPERTY ITEMS, DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY MAGED DURING CONSTRUCTION.	21. 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.
LL MAKE EVERY EFFORT TO SAVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE ON STAKES. A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE PROPERTY IRONS, MONUMENTS, ANENT POINTS OF REFERENCE DESTROYED BY THE CONTRACTOR.	<ol> <li>ALL PAVEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED 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.</li> <li>FILL SHALL BE PLACED AND COMPACTED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.</li> </ol>
ON PUBLIC STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THESE PLANS, JNIFORM TRAFFIC CONTROL DEVICES," AND/OR AS FURTHER DIRECTED BY THE MUNICIPALITY AND/OR NCDOT.	24. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5'. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
LL PROVIDE, ERECT, AND MAINTAIN SUITABLE BARRIERS, FENCES, SIGNS, FLAGMEN, WATCHMEN, AND OTHER ADEQUATE ECESSARY TO ENSURE THE SAFETY OF THE PUBLIC AND THOSE ENGAGED IN THE CONSTRUCTION WORK. ALL SAFETY 3E MAINTAINED AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK. CONSTRUCTION SIGNING LEGIBLE, PROMINENTLY DISPLAYED, AND IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND ERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", UNLESS OTHERWISE NOTED ON THE	<ul> <li>25. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND OWNER.</li> <li>26. TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED PRIOR TO ISSUANCE OF A GRADING PERMIT. FENCING SHALL NOT BE REQUIRED ADJACENT TO AREAS WITHOUT WOODED VEGETATION. FENCING SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE</li> </ul>
LL PLAN AND CONSTRUCT WORK IN ORDER TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC AND TE WITH AND OBTAIN APPROVAL FROM STATE AND LOCAL REGULATORY AGENCIES ON TRAFFIC CONTROL PLANS.	REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
ARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE SHALL BE PROPERLY DISPOSED OF OFF-SITE AND IF APPLICABLE AT AN APPROVED DISPOSAL FACILITY. SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMIT APPROVALS AND EASEMENTS ON THE	EROSION & SEDIMENT CONTROL NOTES: 1. CONTRACTOR SHALL CONSTRUCT DIVERSION DITCHES AS NECESSARY TO ENSURE ALL SEDIMENT IS DIRECTED INTO EROSION CONTROL MEASURES.
MES. N WILL HAVE DEED RESTRICTION PROHIBITING GRADING OR FILLING OF LOTS UNLESS SPECIFICALLY PERMITTED BY THE R-DWQ.	<ol> <li>CONTRACTOR SHALL CLEAR ONLY AS REQUIRED TO INSTALL EROSION AND SEDIMENT CONTROL MEASURES. CONTRACTOR SHALL INSTALL SILT FENCE, SEDIMENT BASINS, DIVERSION DITCHES, AND THEN BEGIN GRADING ROADWAYS.</li> <li>IF STORM CROSS DRAINAGE CAN NOT BE INSTALLED PRIOR TO GRADING. TEMPORARY HDPE SHALL BE USED TO CROSS WET WEATHER</li> </ol>
AND AREAS SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE U.S. NGINEERS AND NCDENR-DWQ.	<ol> <li>CHANNELS.</li> <li>CONTRACTOR SHALL ENSURE GRADING OPERATION IS CONDUCTED IN A MANNER THAT DOES NOT ALLOW ANY SEDIMENT INTO CREEKS.</li> </ol>
AKEOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR, USING A DIGITAL (CADD) FILE PROVIDED BY THE INTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND (ING DIMENSIONS SHOWN ON THIS PLAN (I.E. PAVEMENT WIDTHS, CURB RADII, BUILDING SETBACKS, BUILDING FOOTPRINTS, CATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER SHALL RENDER IT VOID.	<ol> <li>ALL STORM DRAINAGE PIPE SHALL BE PROTECTED DURING CONSTRUCTION.</li> <li>CONTRACTOR SHALL PROVIDE RIP RAP LINED TAIL DITCHES AT THE STORM DRAINAGE PIPE DISCHARGE POINTS AS REQUIRED TO ENSURE POSITIVE DRAINAGE.</li> </ol>
LL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, JUS STRIPING WITHIN PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS. ALL PAINT FOR PAVEMENT ADHERE TO NCDOT STANDARDS, UNLESS NOTED OTHERWISE.	<ol> <li>TO AVOID SLOPE EROSION, CONTRACTOR SHALL INSTALL TEMPORARY SLOPE DRAINS PER DETAIL AT LOCATIONS WHERE TEMPORARY DIVERSION DITCHES DISCHARGE INTO A SKIMMER BASIN.</li> <li>SEDIMENT BASINS SHALL BE KEEP OUT OF WETLAND AREAS.</li> </ol>
RIAL REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR LS. THE NOMINATION OF THE TESTING LAB AND THE PAYMENT OF EACH TESTING SERVICES SHALL BE MADE BY THE BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED REMENT OF THE NCDOT AND MUNICIPAL SPECIFICATIONS.	<ol> <li>PERMANENT GROUND COVER SHALL BE ESTABLISHED PER NPDES LATEST REQUIREMENTS. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 SHALL BE PROVIDED GROUND COVER WITHIN 7 CALENDAR DAYS FROM THE LAST DISTURBANCE. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED GROUND COVER WITHIN 14 CALENDAR DAYS FROM THE LAST DISTURBANCE. TOPSOIL SHALL BE WASTED OFFSITE OR IN FILL AREAS AS SHOWN.</li> </ol>
COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN	<ol> <li>10. TEMPORARY DIVERSIONS ARE TO REMAIN IN PLACE UNTIL THE STORM DRAINAGE SYSTEM IS IN PLACE AND THE UPSTREAM AREA IS STABILIZED.</li> <li>11. FOREBAY WILL NOT BE REQUIRED WHILE SCM IS ACTING AS AN EROSION CONTROL DEVICE.</li> </ol>
D WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED W SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.	12. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
L INCLUDE, BUT IS NOT LIMITED TO, THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE TIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND S OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.	13. A GRAVEL CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF CONSTRUCTION ACCESS. 14. ALL CATCH BASIN HOODS SHALL BE STAMPED "DRAINS TO RIVER" WITH 3/4" HIGH LETTERING.
SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. ERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST	15. THE CONTRACTOR SHALL MARK THE LIMITS OF THE BUFFER WITH ORANGE TREE PROTECTION FENCE WITH APPROPRIATE SIGNAGE. TREE PROTECTION FENCE SHALL BE INSTALLED ALONG THE OUTER ZONE OF ANY STREAM BUFFERS IF THERE IS ANY CONSTRUCTION WITHIN 50 FEET OF THE EDGE OF THE BUFFER. THIS MUST BE DONE PRIOR TO STARTING ANY CLEARING, AND MUST BE DONE TO OBTAIN A CERTIFICATE OF COMPLIANCE. IF THE DEVELOPER HAS RECEIVED APPROVAL TO WORK IN THE FIRST 20 FEET OF THE BUFFER, THEN THE LAST 30 FEET
DNE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED TRUCTION PROCESS BY THE CONTRACTOR. NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED. PROTECTED AND UNDISTURBED DURING DEMOLITION.	BOUNDARY SHALL BE MARKED IN THE AREA ADJACENT TO THIS WORK. OTHERWISE THE ENTIRE 50 FEET SHALL BE MARKED. THIS MARKING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT DISTURBED AREAS HAVE BEEN COMPLETED AND STABILIZED.
OVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER	GENERAL LANDSCAPE NOTES: 1. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING PLANTS, FACILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ADDITION TO THE DOWNLOW AND DUST FREE
LL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, LECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES. SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.	<ul> <li>ARCHITECT AND OWNER. ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST-FREE.</li> <li>ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND SPECIFICATIONS, AND NCDOT, STANDARDS AND SPECIFICATIONS IF APPLICABLE.</li> </ul>
VORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA	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 GOVERNING MUNICIPALITY.
NCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST (ACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.	4. ALL PLANTS PROVIDED BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK, ANSI Z601-1973 IN REGARD TO SIZING, GROWING AND B&B SPECIFICATIONS. PLANTS SHALL BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
<u>s:</u> LL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB : INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.	5. ALL PLANTS ARE TO BE FULLY GUARANTEED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE.
LL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER. WER SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.	6. PLANTING SHALL FOLLOW NCDOT STANDARD SPECIFICATIONS AS OUTLINED IN SECTION 1670. PLANTING SEASON IS OCTOBER 15 - MARCH 15, UNLESS OTHERWISE NOTED OR APPROVED BY NCDOT ENGINEER. ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED, AS NEEDED, TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN
F STORM SEWER STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE. WHERE PROPOSED STORM SEWER PIPING TIES CTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS TO MATCH THE ESE EXISTING FEATURES.	<ul> <li>MOISTURE IN ROOTS.</li> <li>THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS. CONTRACTOR SHALL TAG ALL TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY FOR</li> </ul>
N OF A PROJECT, AND BEFORE A CERTIFICATE OF OCCUPANCY SHALL BE GRANTED, THE APPLICANT SHALL CERTIFY THAT ROJECT IS IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS AND DESIGNS, AND SHALL SUBMIT PLANS FOR ALL STORMWATER MANAGEMENT FACILITIES OR PRACTICES AFTER FINAL CONSTRUCTION IS COMPLETED." AGE PIPE SHALL HAVE A MINIMUM COVER OF 2.4 FEET FROM FINISHED SUBGRADE TO THE PIPE CROWN IN TRAFFIC AREAS.	<ul> <li>APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.</li> <li>8. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.</li> </ul>
AGE FIFE SHALL HAVE A MINIMUM COVER OF 2.4 FEET FROM FINISHED SUBGRADE TO THE FIFE CROWN IN TRAFFIC AREAS, AGE FIFE SHALL HAVE A MINIMUM COVER OF 0.5 FOOT TO THE FIFE CROWN IN NON-TRAFFIC AREAS. THE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE FIFE FLARED END SECTION UNLESS OTHERWISE SPECIFIED ON	<ol> <li>ALL PLANTS AND PLANTING BEDS ARE TO BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. SPECIFIC ATTENTION SHALL BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.</li> </ol>
TRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MAXIMUM 5:1 SLOPE. BEGIN AT A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30-48	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.
IE-FOURTH THE DIAMETER FOR PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30-48 IE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.	<ol> <li>ALL LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION.</li> <li>ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULLICIL.</li> </ol>
ISTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO	INSTALLATION OF MULCH. 13. ALL PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. MULCH SHALL BE DARK BROWN, DESIGNER-GRADE, DOUBLE-SHREDDED HARDWOOD. NO PINE STRAW IS PERMITTED. CONTRACTOR TO SUBMIT A SAMPLE FOR APPROVAL BY
NSTRUCTION. 3E GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RING ALL PHASES OF CONSTRUCTION. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL 2SION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO	LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE. 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.
CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES , ROADWAYS, AND ENVIRONMENTALLY SENSITIVE IFFERS AND WETLANDS. LL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.	<ol> <li>MIXED GROUNDCOVER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN GROUPS OF 3-7 AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.</li> <li>ALL TREES ADJACENT TO PEDESTRIAN WALKWAYS AND IN SIGHT TRIANGLES SHALL BE UNDER-TRIMMED SUFFICIENTLY TO ALLOW CLEAR</li> </ol>

- 4. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS, OR ANY OTHER NON-COMPATIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. REFER TO FINAL GEOTECHNICAL REPORT FOR ANY SPECIAL FILL MATERIAL REQUIRED FOR THIS PROJECT, IF ANY.
- 5. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL MEET THE REQUIREMENTS OF THE FINAL GEOTECHNICAL REPORT RECOMMENDATIONS, AND SHALL AT A MINIMUM BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D-1557.
- 6. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
- 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS SHALL BE DESIGNED AND CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER AND COMPLY IN ALL ASPECTS WITH THE NC BUILDING CODE SECTION 1610. RETAINING SYSTEMS MEETING THESE CRITERIA WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO THE START OF WORK.
- 9. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE
- 10. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS ARE TO BE USED IN CASE OF
- 11. 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. 12. CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE
- 13. ACCESSIBLE ROUTES AND PARKING AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE CURRENT ADA REQUIREMENTS. THE RUNNING SLOPE OF WALKING SURFACES CANNOT BE STEEPER THAN 1:20 AND CROSS SLOPE OF WALKING SURFACES CANNOT BE STEEPER THAN 1:48 WHICH INCLUDES CROSSWALKS.
- TREE PROTECTION NOTES

AND SIZE TO MEET PLAN SPECIFICATIONS.

- THE END OF THE PROJECT.

FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.

- 1. ALL CONSTRUCTIO LATEST REVISIONS,
- 2. WORK ON THIS PR TRANSPORTATION EROSION AND SED STANDARDS AND CONFLICT BETWEE
- NOTED IN THESE PI 3. ANY DISCREPANCIE IMMEDIATELY REPO THE DISCOVERY O APPROVAL BY OWN
- 4. THE CONTRACTOR S COMPLY WITH MU REVISIONS AND IN UNDER THE OCCUP
- 5. THE CONTRACTOR I PRIVATE UTILITIES ( PROPER IDENTIFIC THE CONTRACTOR
- 6. THE CONTRACTOR ELECTRICAL, COMM OTHER EXISTING P EXISTING ITEMS DA
- 7. CONTRACTOR SHAL AND CONSTRUCTION AND OTHER PERMA
- 8. TRAFFIC CONTROL THE "MANUAL OF
- 9. CONTRACTOR SHAL PROTECTION AS NE MEASURES SHALL E SHALL BE CLEARLY MAINTENANCE OPI PLANS.
- 10. CONTRACTOR SHAL SHALL COORDINA
- 11. ALL MATERIAL CLEA CONTRACTOR AND
- 12. THE CONTRACTOR JOB SITE AT ALL TIM 13. WETLANDS SHOW
- **USACOE & NCEDNR** 14. DELINEATED WETL ARMY CORPS OF E
- 15. CONSTRUCTION ST ENGINEER. THE CO THE CRITICAL STAK ETC.). ANY MODIFIC
- 16. CONTRACTOR SHA AND MISCELLANEC MARKINGS SHALL A
- 17. TESTING OF MATER TESTING MATERIA OWNER, IT SHALL MEETS THE REOUI

### DEMOLITION NOTES:

- 1. CONTRACTOR TO NECESSARY.
- 2. CONTRACTOR IS TO TO CONSTRUCT NEV
- 3. DEMOLITION SHAL DITCHES, FOUNDAT AND STRIPPED TO WITHIN THE LIMIT
- 4. THE CONTRACTOR DAMAGE TO PROPE TO OWNER.
- 5. ELECTRIC, TELEPHO DURING THE CONS
- 6. EXISTING UTILITIES 7. ALL EXISTING IMPR DISPOSAL.
- 8. CONTRACTOR SHA TELEPHONE AND E
- 9. PROVIDE SMOOTH S 10. ALL DEMOLITION
- REGULATIONS. 11. INFORMATION CON DETERMINE THE EX

### STORM DRAINAGE NOTES

- 1. CONTRACTOR SHA INLETS AND GRATE I
- 2. CONTRACTOR SHAL
- 3. ALL RCP STORM SEV
- 4. THE LOCATIONS O TO EXISTING STRUC LOCATIONS OF THES
- 5. UPON COMPLETIO THE COMPLETED F ACTUAL "AS BUILT" 6. ALL STORM DRAIN UNLESS APPROVED
- 7. ALL STORM DRAINA
- 8. STORM SEWER PIP PLANS.
- 9. EACH DRAINAGE ST THE BENCH SHALL INCH PIPE, AND ON
- 10. ALL CATCH BASINS

### GRADING NOTES:

- 1. REFER TO SITE CO COMMENCING CO 2. ALL AREAS SHALL E
- SITE DRAINAGE DU USE INTERIM DIVE PREVENT SILT AND AREAS SUCH AS BUI
- 3. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.

- 7. RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE FEET IN HEIGHT WITHIN A HORIZONTAL DISTANCE OF

- 8. ALL DEMOLITION DEBRIS AND OTHER EXCESS MATERIAL SHALL BE HAULED OFF-SITE.
- DISCREPANCY.

OR WALL.

TREE MANUAL.

- ARBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL OR DEBRIS; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
- . NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE DRIP LINE OF AN EXISTING TREE.
- 4. 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 ARBORIST.
- EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES. 6. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE, PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT LANDSCAPE ARCHITECT OR PROJECT ARBORIST FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTING
- WORK. BETWEEN APRIL THROUGH SEPTEMBER
- TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY
- UTILITIES NOTES:
- 1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- 2. ALL NECESSARY INSPECTIONS, CERTIFICATIONS, OR TESTING REQUIRED BY CODES OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO MUNICIPAL APPROVAL FOR THE FINAL CONNECTION OF SERVICE. 3 CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPLIRTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE IMPROVEMENTS SHOWN. [DG NOTE- DO WE EXPAND THIS TO INCLUDE ALL UTILITIES, OR JUST THE STORM SEWER?]
- 4. 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 ITEM FOR THIS WORK UNLESS SPECIFICALLY CALLED OUT IN THE BID FORM. ANY RELOCATION OF EXISTING UTILITIES MUST BE COORDINATED WITH THE AFFECTED UTILITY COMPANY
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND FEES FOR THE ABANDONMENT OF WELLS AND SEPTIC SYSTEMS.
- 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NCDEQ WELL AND SEPTIC SYSTEM STANDARDS. AN ABANDONMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENVIRONMENTAL HEALTH DIVISION PRIOR TO COMMENCING ABANDONMENT WORK. 7. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT (3') CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ANY HYDRANT. FDC OR OTHER FIRE DEPARTMENT EQUIPMENT.
- 8. HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
- 9. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
- 10. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
- 11. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 12. ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT. 13. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY
- DIVISION 910-343-0696. 14. ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.
- 15. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
- 16. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER THE 2012 NCFPC, SECTION 507.3. THIS IS THE AVAILABLE FIRE FLOW FROM THE HYDRANT AND THE MINIMUM REQUIRED FIRE FLOW CALCULATION FROM 2012 NCFPC APPENDIX B OR OTHER APPROVED METHOD.
- 17. PLANS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

LOW POINT

MAXIMUM

MANHOLE

MINIMUM

MANUFACTURER

MECHANICAL JOINT

MILLION GALLONS PER DAY

LEFT

LPT

MAX

MFR

MH

MJ

MIN

MGD

LT

- 18. CONTRACTOR SHALL REPLACE WITH NEW ALL DRIVEWAY PIPES AND OTHER DRAINAGE PIPES/CULVERTS THAT ARE DISTURBED WHILE INSTALLING THE UTILITIES. ALL PIPE/CULVERTS SHALL MEET THE REQUIREMENTS OF NCDOT.
- 19. ALL ROADWAY DITCHES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AND CONFORM TO NCDOT REQUIREMENTS. ALL DITCHES SHALL BE LINED WITH EROSION CONTROL MATTING UNLESS OTHERWISE NOTED.
- 20. ALL EXCAVATED MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE DURING UTILITY INSTALLATION. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO CONTROL RUN-OFF. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF LEGALLY.

ANDMWSEMAXIMUM WATER SURFACE ELL NATNNORTHTOAMERICAN ASSOCIATION OF STATE HIGHWAYNENORTH EASTAND TRANSPORTATION OFFICIALSNICNOT IN CONTRACTAGGREGATE BASE COURSENO./#NUMBERACRYLONITRILE BUTADIENE STYRENENTSNOT TO SCALEAMERICAN CONCRETE INSTITUTENWNORTH WESTAREA INLETOCON CENTERAMERICAN NATIONAL STANDARDS INSTITUTEODOUTSIDE DIAMETERAIR RELEASE VALVEOHOVERHEAD UTILITYAMERICAN SOCIETY FOR TESTING ANDOHEOVERHEAD ELECTRICAL LINEMATERIALSOSOPEN SPACEAAMERICAN WATER WORKS ASSOCIATIONPABACK TO BACKPCFPOUNDS PER CUBIC FOOTBASE FLOOD ELEVATIONPCPOLVETHYLENEBASE FLOW PREVENTERPGCLPROPOSED GRADEBACK FLOW PREVENTERPGCLPROPOSED GRADE CENTERLINEBUTTERLY VALVEPHPHASEBOTTOM FACE OF WALLPSPUMP STATIONBLOW OFF ASSEMBLYPVCPOLYVINYL CHLORIDE PIPEBOTTOM OF BANKRRADIUSBACK OF CUBBRCHCRCBCBUILDING RESTRICTION LINERCBCREINFORCED CONCRETE BOX COCUBB & GUTTERRCSSOUTHCATL BASINSSOUTHCATL BASINSSOUTHCATL BASINSSOUTHCATL BASINSSOUTHCATL BASINSSOUTHCATL CONTERSCSTANDARD CU	Ξ
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CONCRETE STA STATION	
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CUBIC YARD SY SQUARE YARD	
DROP INLET T TELEPHONE	
DIAMETER TBM TEMPORARY BENCHMARK	
DUCTILE IRON PIPE TCA TREE CONSERVATION AREA	
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EXISTING GRADE CENTERLINE TOC TOP OF CURB	
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FINISHED GRADE WSE WATER SURFACE ELEVATION	
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HIGH DENSITY POLYETHYLENE PIPE     GE     GREENWAY EASEMENT (PUBLIC       HORIZONTAL     PGE     GREENWAY EASEMENT (PRIVAT       HIGH POINT     MUPE     MULTI-USE PATH EASEMENT (PUBLIC	UBLIC)
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HIGH DENSITY POLYETHYLENE PIPE       GE       GREENWAY EASEMENT (PUBLIC         HORIZONTAL       PGE       GREENWAY EASEMENT (PRIVAT         HIGH POINT       MUPE       MULTI-USE PATH EASEMENT (PRIVAT         HIGH PERFORMANCE POLYPROPYLENE PIPE       PMUPE       MULTI-USE PATH EASEMENT (PRIVAT         HEADWALL       PSMAE       PUMP STATION MAINTENANCE	UBLIC) RIVATE)
HIGH DENSITY POLYETHYLENE PIPE       GE       GREENWAY EASEMENT (PUBLIC         HORIZONTAL       PGE       GREENWAY EASEMENT (PUBLIC         HIGH POINT       MUPE       MULTI-USE PATH EASEMENT (PI         HIGH PERFORMANCE POLYPROPYLENE PIPE       PMUPE       MULTI-USE PATH EASEMENT (PI         HEADWALL       PSMAE       PUMP STATION MAINTENANCE         INCH       EASEMENT       EASEMENT	UBLIC) RIVATE) & ACCESS
HIGH DENSITY POLYETHYLENE PIPEGEGREENWAY EASEMENT (PUBLICHORIZONTALPGEGREENWAY EASEMENT (PUBLICHIGH POINTMUPEMULTI-USE PATH EASEMENT (PIHIGH PERFORMANCE POLYPROPYLENE PIPEPMUPEMULTI-USE PATH EASEMENT (PIHEADWALLPSMAEPUMP STATION MAINTENANCEINCHEASEMENTTCETEMPORARY CONSTRUCTION E	UBLIC) RIVATE) & ACCESS
HIGH DENSITY POLYETHYLENE PIPEGEGREENWAY EASEMENT (PUBLICHORIZONTALPGEGREENWAY EASEMENT (PUBLICHIGH POINTMUPEMULTI-USE PATH EASEMENT (PIHIGH PERFORMANCE POLYPROPYLENE PIPEPMUPEMULTI-USE PATH EASEMENT (PIHEADWALLPSMAEPUMP STATION MAINTENANCEINCHEASEMENTTCETEMPORARY CONSTRUCTION EJUNCTION BOXSSESANITARY SEWER EASEMENT (PI	UBLIC) RIVATE) & ACCESS EASEMENT PUBLIC)
HIGH DENSITY POLYETHYLENE PIPEGEGREENWAY EASEMENT (PUBLICHORIZONTALPGEGREENWAY EASEMENT (PUBLICHIGH POINTMUPEMULTI-USE PATH EASEMENT (PIHIGH PERFORMANCE POLYPROPYLENE PIPEPMUPEMULTI-USE PATH EASEMENT (PIHEADWALLPSMAEPUMP STATION MAINTENANCEINCHEASEMENTTCETEMPORARY CONSTRUCTION EJUNCTION BOXSSESANITARY SEWER EASEMENT (PLATITUDEPSSESANITARY SEWER EASEMENT (P	UBLIC) RIVATE) & ACCESS ASEMENT PUBLIC) PRIVATE)
HIGH DENSITY POLYETHYLENE PIPEGEGREENWAY EASEMENT (PUBLICHORIZONTALPGEGREENWAY EASEMENT (PUBLICHIGH POINTMUPEMULTI-USE PATH EASEMENT (PIHIGH PERFORMANCE POLYPROPYLENE PIPEPMUPEMULTI-USE PATH EASEMENT (PIHEADWALLPSMAEPUMP STATION MAINTENANCEINCHEASEMENTTCETEMPORARY CONSTRUCTION EJUNCTION BOXSSESANITARY SEWER EASEMENT (PI	UBLIC) RIVATE) & ACCESS EASEMENT PUBLIC) PRIVATE) UBLIC)

19. UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. THE CONTRACTOR MUST LOCATE AND VERIFY ALL SUCH INFORMATION, INCLUDING INFORMATION NOT SHOWN ON THE PLANS, BY CONTACTING THE INDIVIDUAL UTILITY COMPANY & INVESTIGATING THE SITE TO DETERMINE THE EXACT LOCATION OF UTILITY LINES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, AND TO THE SATISFACTION OF THE PROJECT

UTILITY OWNER OF ANY DAMAGE TO ANY UTILITY BY HIS OPERATION. 20. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

SIGHT AND PEDESTRIAN ACCESS UP TO 6 FEET ABOVE SIDEWALK ELEVATION. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST.

AND ADHERE TO THE ANSI A300 PRUNING STANDARD. PRUNING CUTS ARE TO BE DELIBERATE AND TARGETED ONLY TO THE NECESSARY

17. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING,

18. ANY PLANT WHICH DIES. TURNS BROWN OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM

THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEASON, QUANTITY

OWNER AND THE UTILITY OWNER, DAMAGE TO ANY UTILITY CAUSED BY HIS WORK. HE SHALL IMMEDIATELY NOTIFY THE OWNER AND THE

BRANCHES IN ORDER TO SATISFY SIGHT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TREES.

21. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE,

22. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH'S

1. ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH 6' TALL CHAIN LINK FENCE TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT

2. NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT

UTILITY/DRAINAGE EASEMENT (PUBLIC)

VWDE VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIC)

PVWDE VARIABLE WIDTH DRAINAGE EASEMENT (PRIVATE)

SCMMAE SCM MAINTENANCE AND ACCESS EASEMENT

PUDE UTILITY/DRAINAGE EASEMENT (PRIVATE)

UE UTILITY EASEMENT (PUBLIC)

PUE UTILITY EASEMENT (PRIVATE)

UDE

EXISTING CONDITIONS LEGEND		PROPOSED GRADING LEGEND			
YMBOL	DESCRIPTION	SYMBOL	DESCRIPTION		
	ADJOINER	<u> </u>	EXISTING MAJOR CONTOUR		
	BOUNDARY		EXISTING MINOR CONTOUR		
	BUILDING	100	PROPOSED MAJOR CONTOUR	<b>BACADA</b> Raleigh, NC 27601 www.withersravenel.com	
	BUFFER		PROPOSED MINOR CONTOUR	, NC	
	CONCRETE				
	CURB LINE	PROPOSED S	TORM DRAINAGE LEGEND		
	EASEMENT	SYMBOL	DESCRIPTION	Suite 200	
	EDGE OF PAVEMENT		STORM PIPE	Suite 469.3	
- x x x -	FENCE		TRENCH DRAIN	Street   I: 919.	
— — FO — —	FIBER OPTIC LINE		CATCH BASIN (CB)	t: Str	2
	FLOOD WAY		FLARED END SECTION (FES)	<b>Vill</b> S Wilmington nse #: F-1479	
100YR	100 YR FLOOD LINE	Ī	HEAD WALL (HW)	/ilmin	
500YR	500 YR FLOOD LINE		JUNCTION BOX (JB)		
— — FM — —	FORCEMAIN		RIP RAP DISSIPATER	137 Lice	
	GRAVEL		YARD INLET (YI)/DROP INLET (DI)		
— — OHE — —	OVERHEAD ELECTRIC	—			
	PAVEMENT STRIPING	DDODOC			r 1
	RIGHT OF WAY		ED UTILITIES LEGEND		
— — ss — —	SANITARY SEWER PIPE	SYMBOL			
	STORM PIPE	FL	FIRE LINE		
· · ·	STREAM	FM	FORCEMAIN		
······································	TREELINE	SS	SANITARY SEWER PIPE	U	ш
	TOP OF BANK	W		NTIC	D, STE
— — UGE — —	UNDERGROUND ELECTRIC		RECLAIMED WATER LINE	LAN	CUTOFF RD,
	WATER MAIN		FIRE LANE	ATL	CUTC
****	WETLAND			RIDGE	
BO D	BLOW OFF	0	BLOW OFF		MILIT
<b>2</b>	CATCH BASIN	•	FIRE DEPARTMENT CONNECTION (FDC)	BLUE	1630 MILITARY
•	CLEAN OUT	<b>X</b>	FIRE HYDRANT ASSEMBLY	É C	·
۲	CONTROL POINT	•	SEWER CLEANOUT		
	DROP INLET		SEWER MANHOLE		
FO	FIBER OPTIC BOX		WATER METER		
V	FIRE HYDRANT	$\mathbf{H}$	WATER VALVE		
	FLARED END SECTION				ш
←	GUY WIRE	DEM	IOLITION LEGEND		AK AK
¢	LIGHT POLE	SYMBOL	DESCRIPTION		
G	POWER POLE	KXXXXX			RALEIGH, NC 27606   WAKE
S	SEWER MANHOLE		XXX AREAS TO BE REMOVED		2 27
D	STORM DRAINAGE MANHOLE	++ X	FENCE TO BE REMOVED	БКШ	Ž
$\boldsymbol{\bigtriangleup}$	TV PEDESTAL	///////////////////////////////////////	STORM PIPE TO BE REMOVED	ĭ ĭ ĭ ĭ ĭ Γ Σ	U U U U
ТНН	UNDERGROUND TELEPHONE BOX		WETLANDS TO BE IMPACTED	ADMINISTRATIVE KENT PARTM	ALE
$\overline{\bigcirc}$	TREE	$\mathbf{X}$	TREE TO BE REMOVED		
$\boxtimes$	WATER METER	×	SEWER STRUCTURE TO BE REMOVED		L RC
	WATER VALVE	<del>////</del> Ø₩ <del>₽////</del>	OVERHEAD POWER TO BE RELOCATED	<b>A</b>	1329 KENT RD
SIT	E PLAN LEGEND				1329
/MBOL	DESCRIPTION				
	BOUNDARY				

CURB & GUTTER — — — — — — EASEMEN ----- LOD ------ LIMIT OF DISTURBANCE \_\_\_\_ \_ \_ LOT LINE PHASE LINE RIGHT OF WAY ----- SETBACK BUILDING CONCRETE PAVING HEAVY DUTY ASPHALT PAVING

---- BUFFER

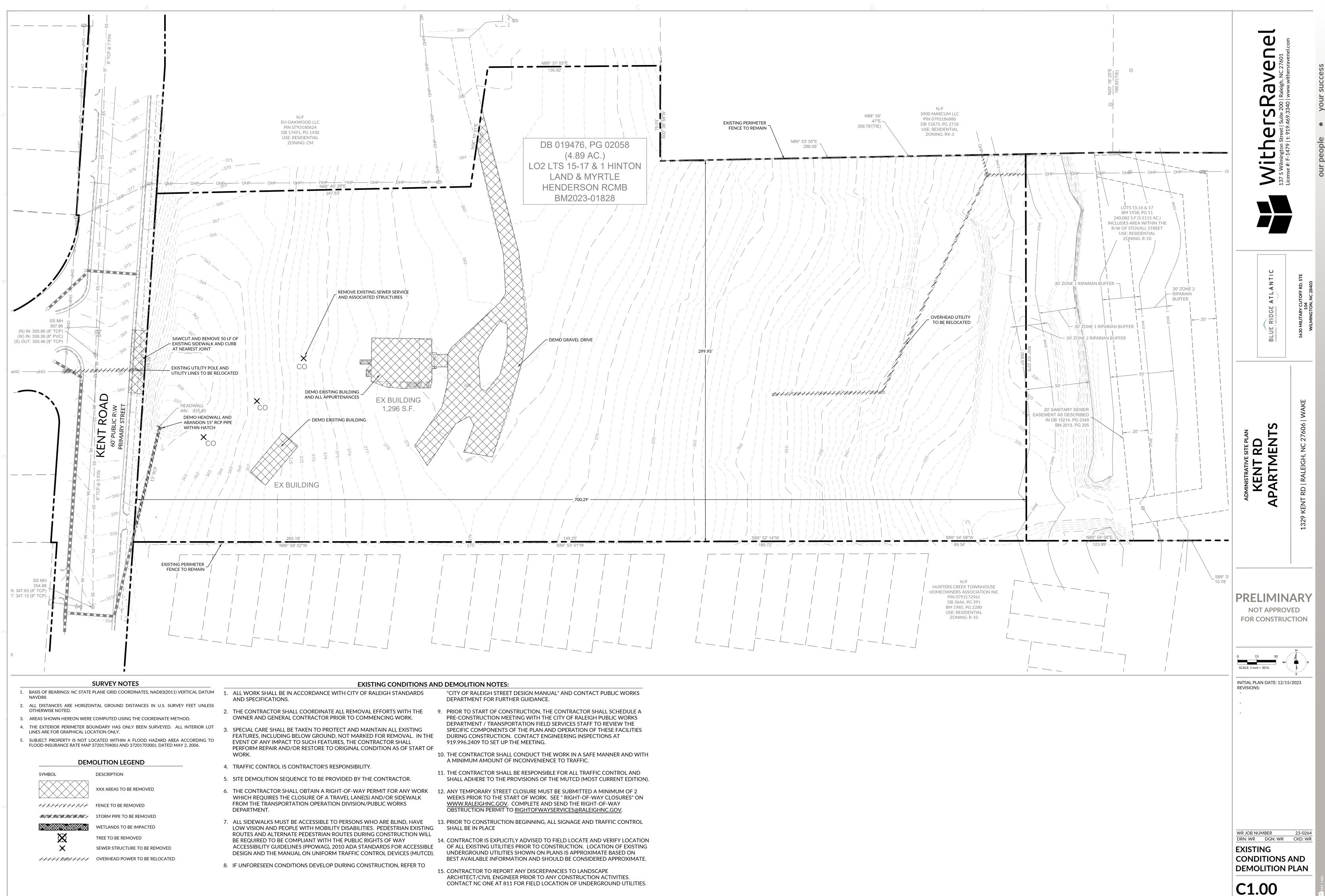
PRELIMINARY NOT APPROVED FOR CONSTRUCTION

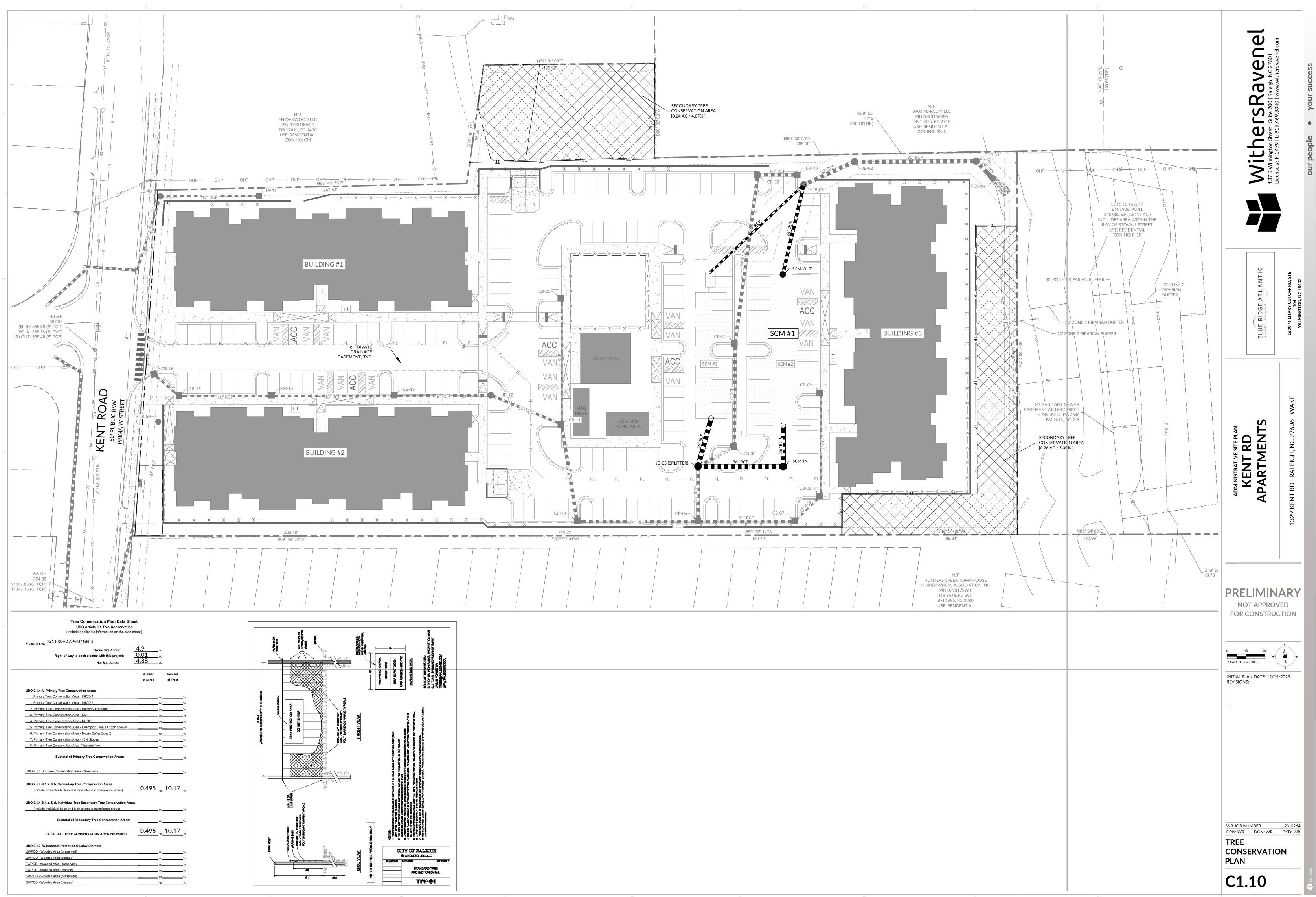
INITIAL PLAN DATE: 12/15/2023 **REVISIONS:** 

WR JOB NUMBER 23-0264 DRN: WR DGN: WR CKD: WR

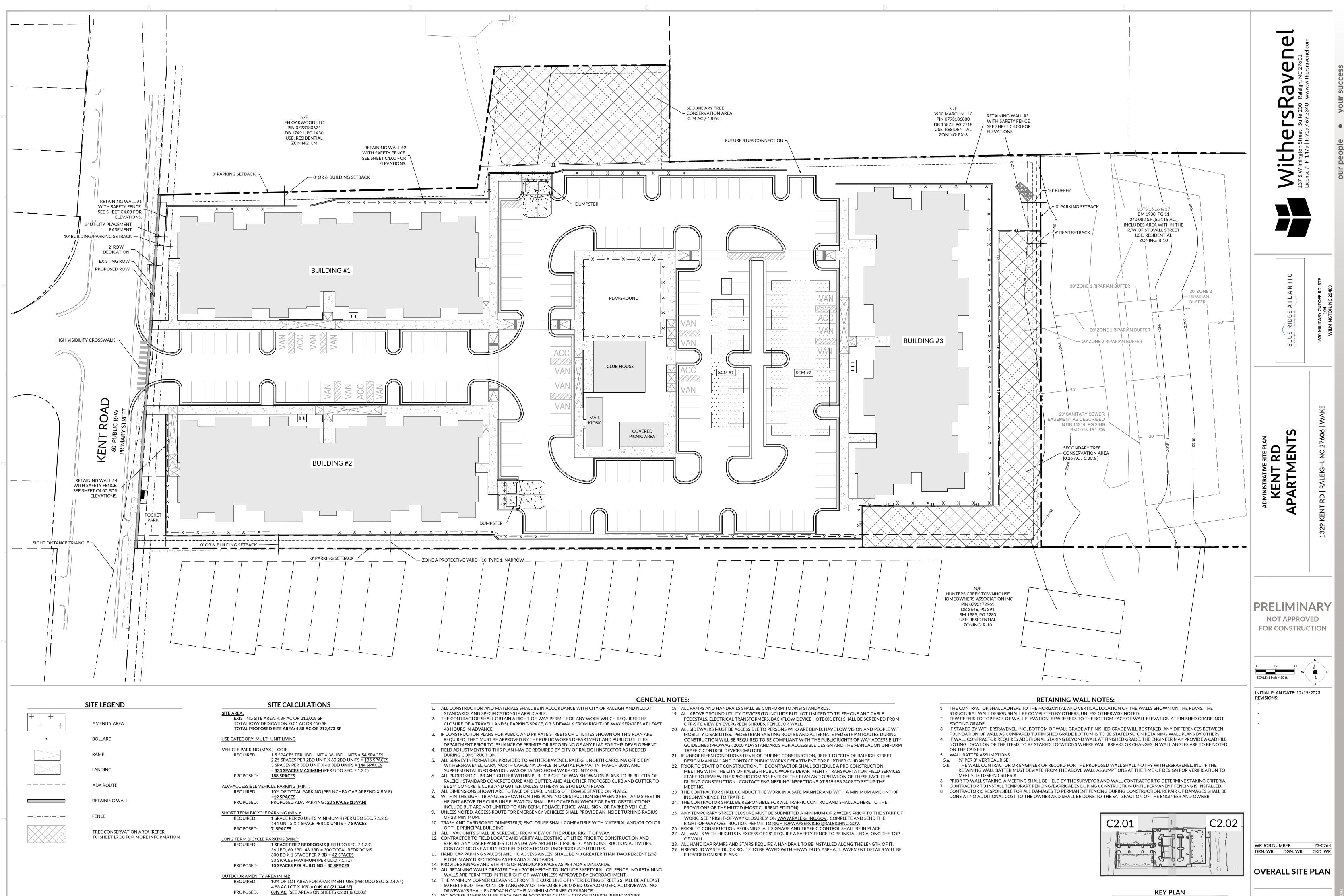
**GENERAL NOTES** 







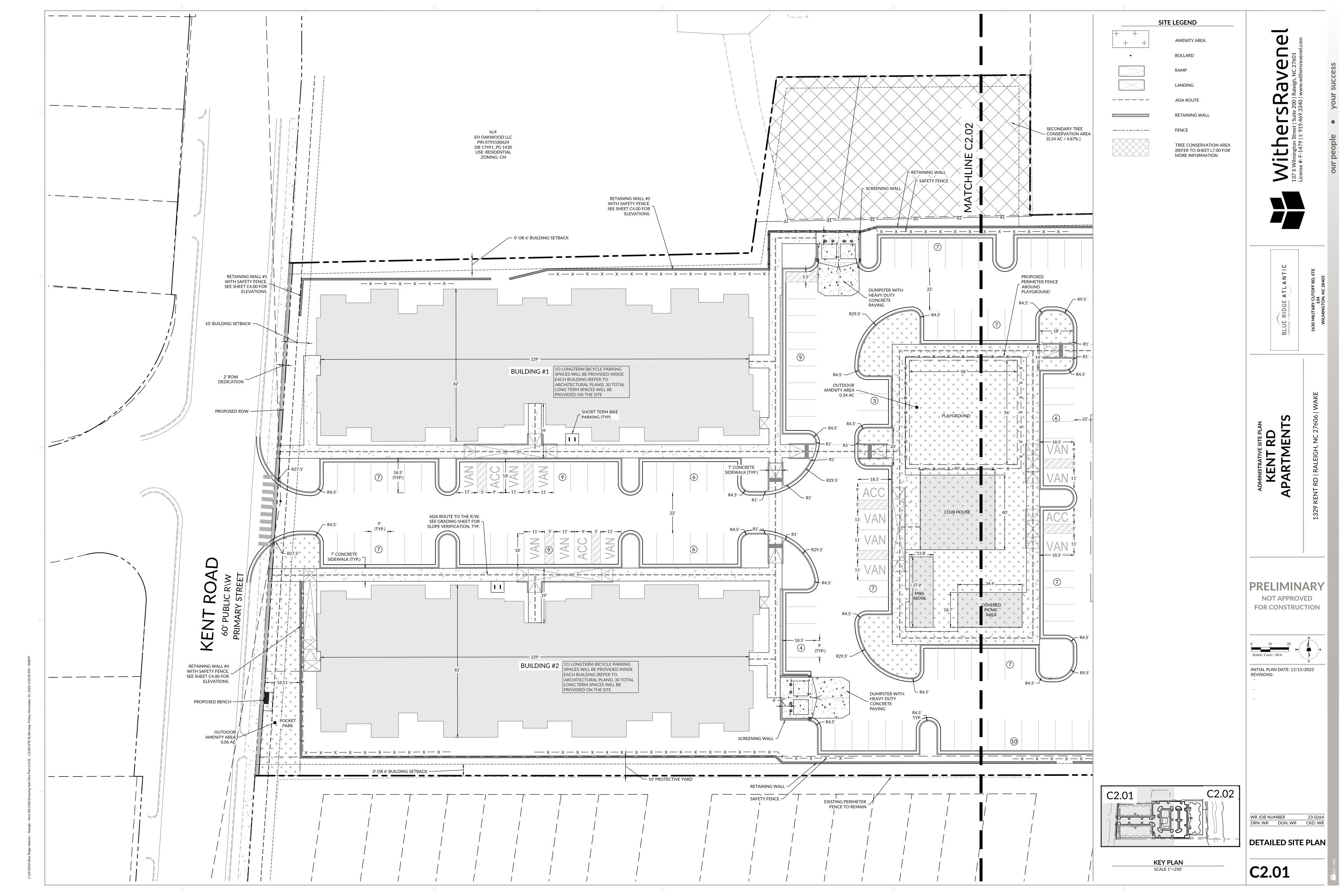
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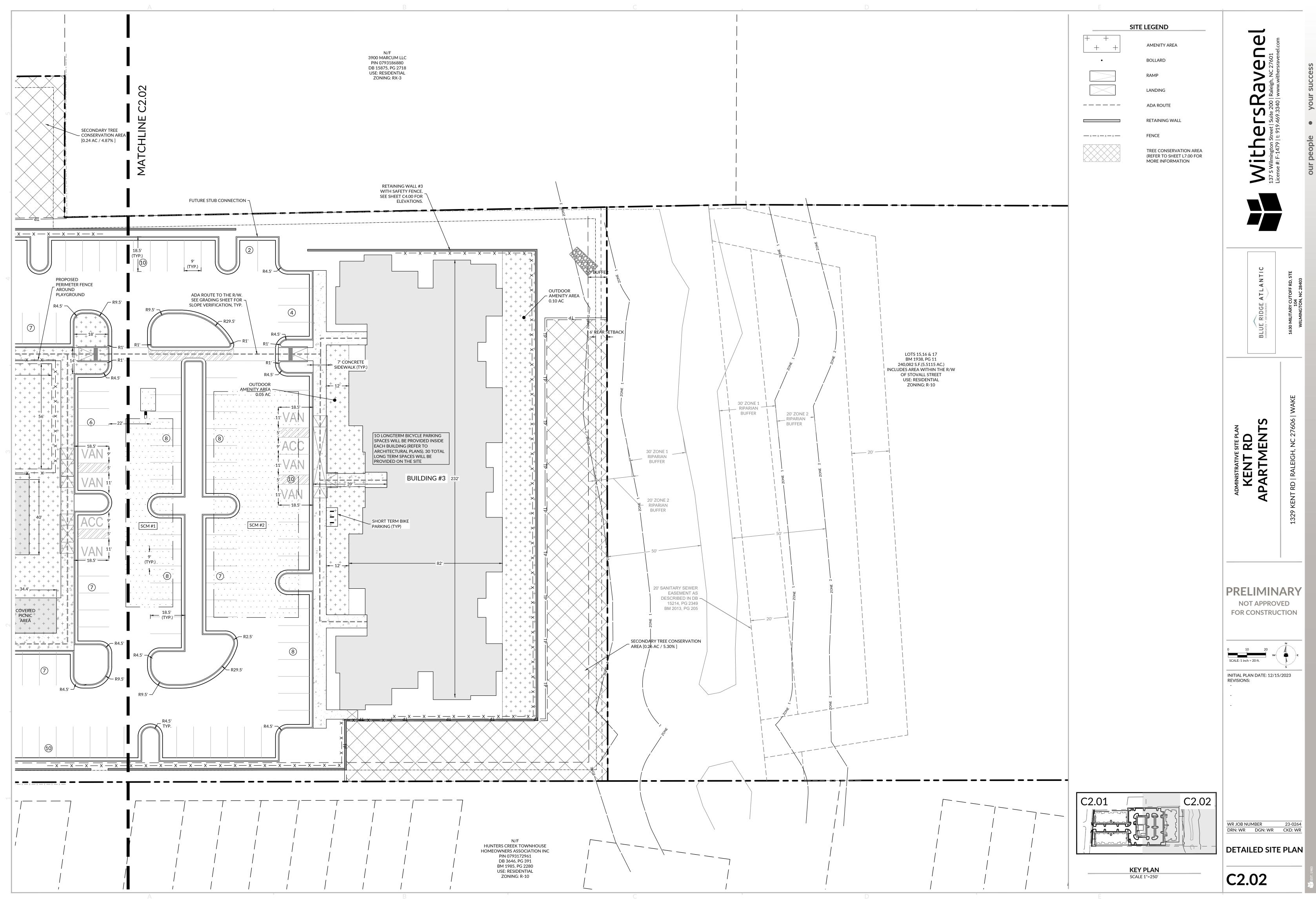


- 17. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS
- DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS

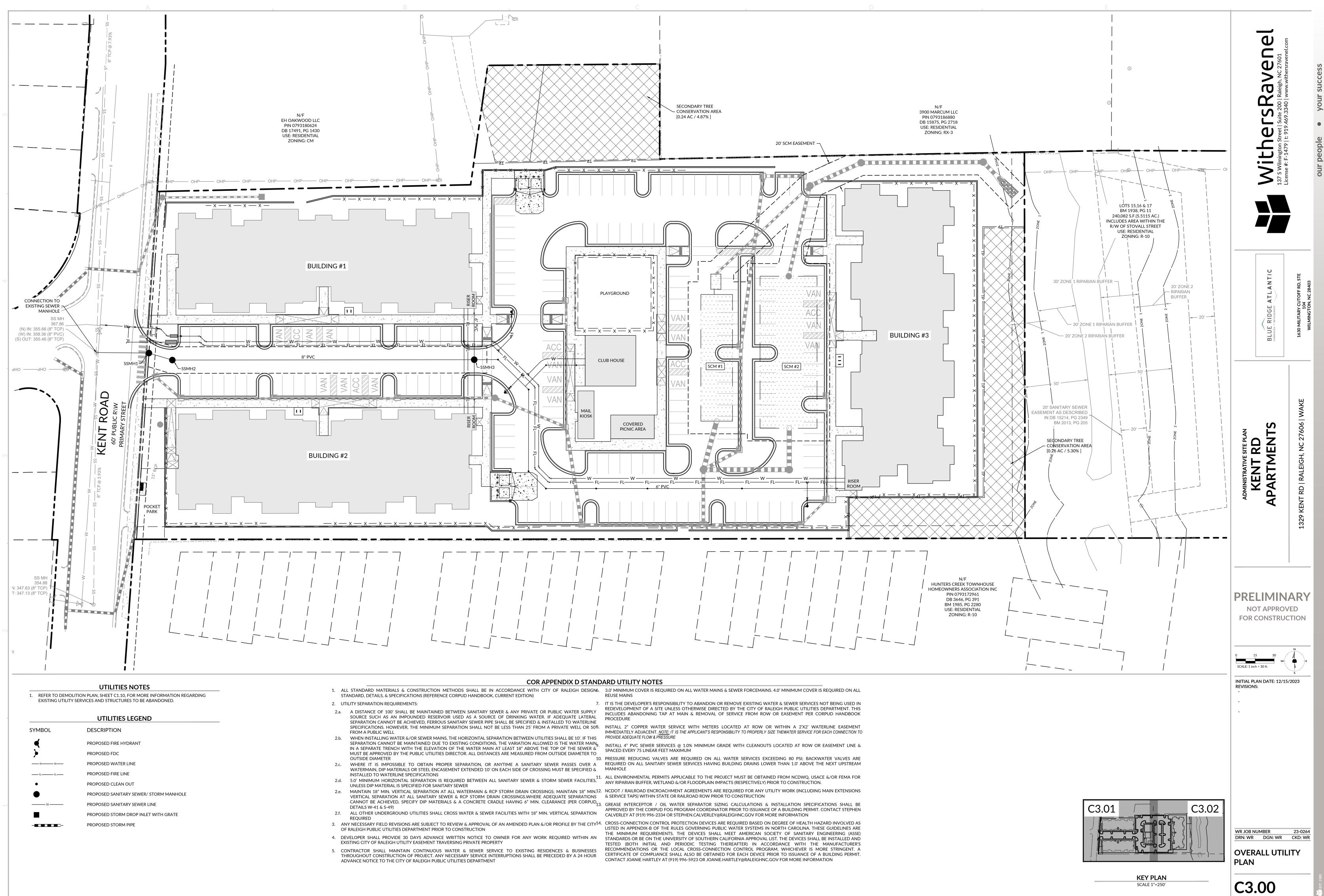
SCALE 1"=250'

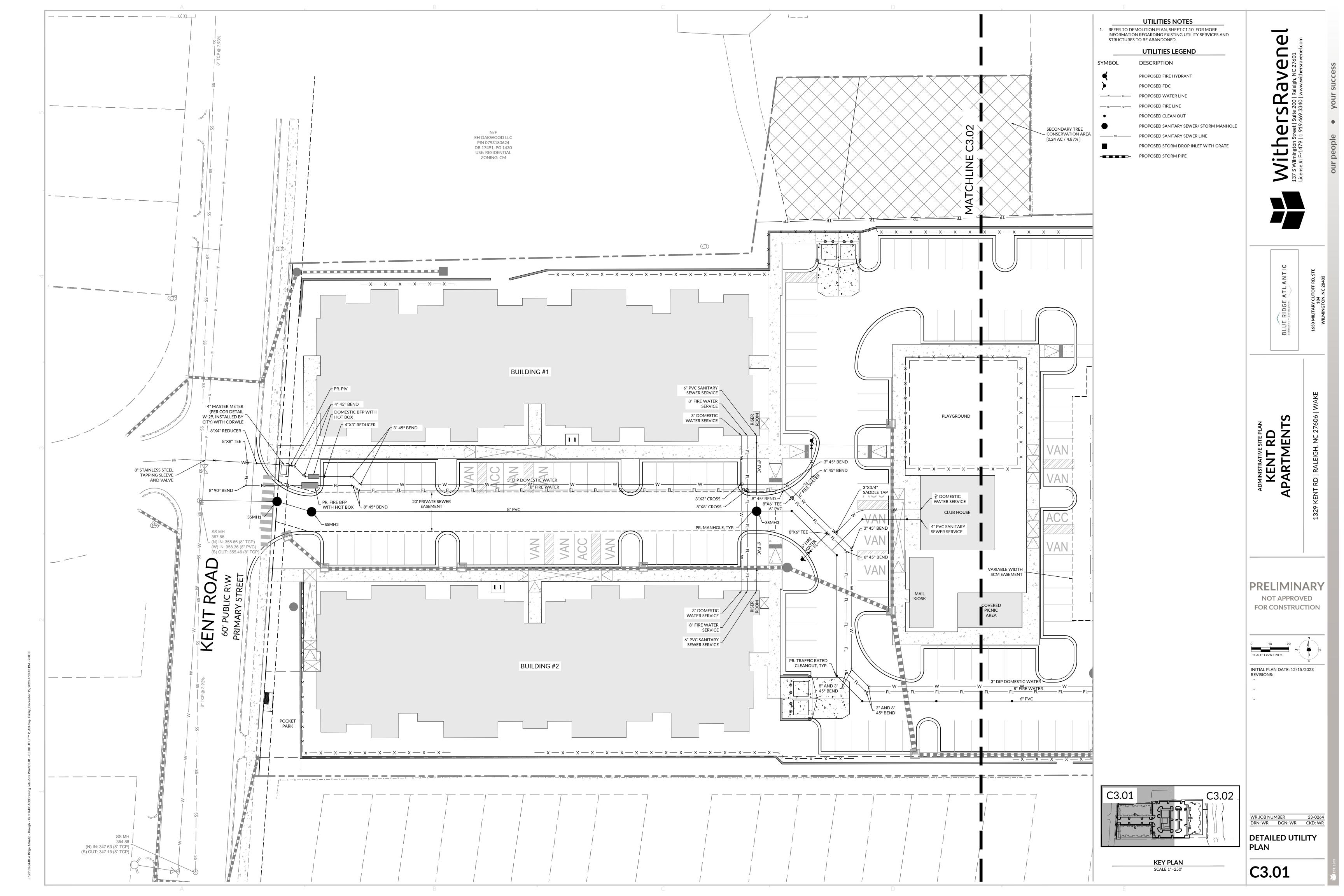
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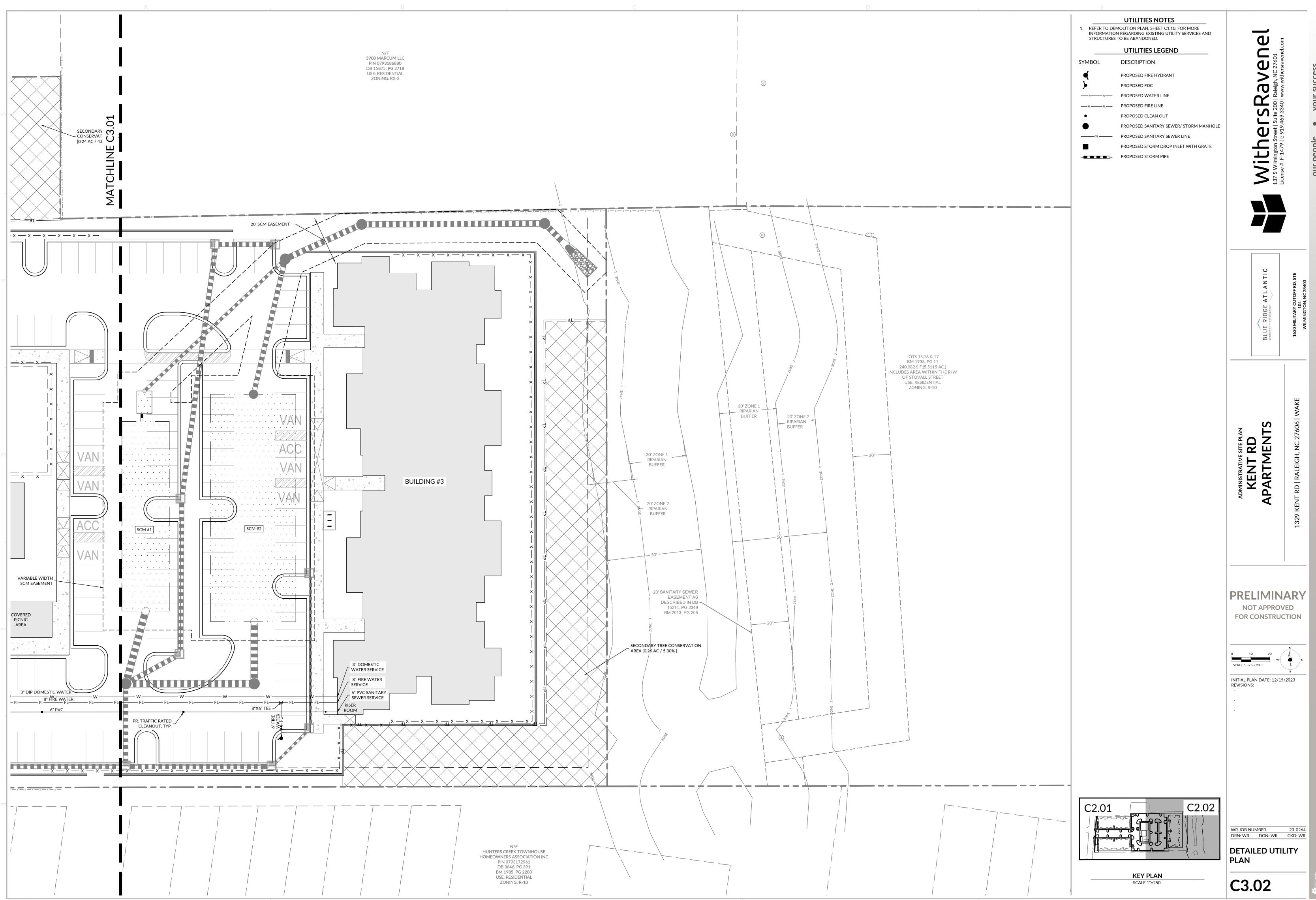


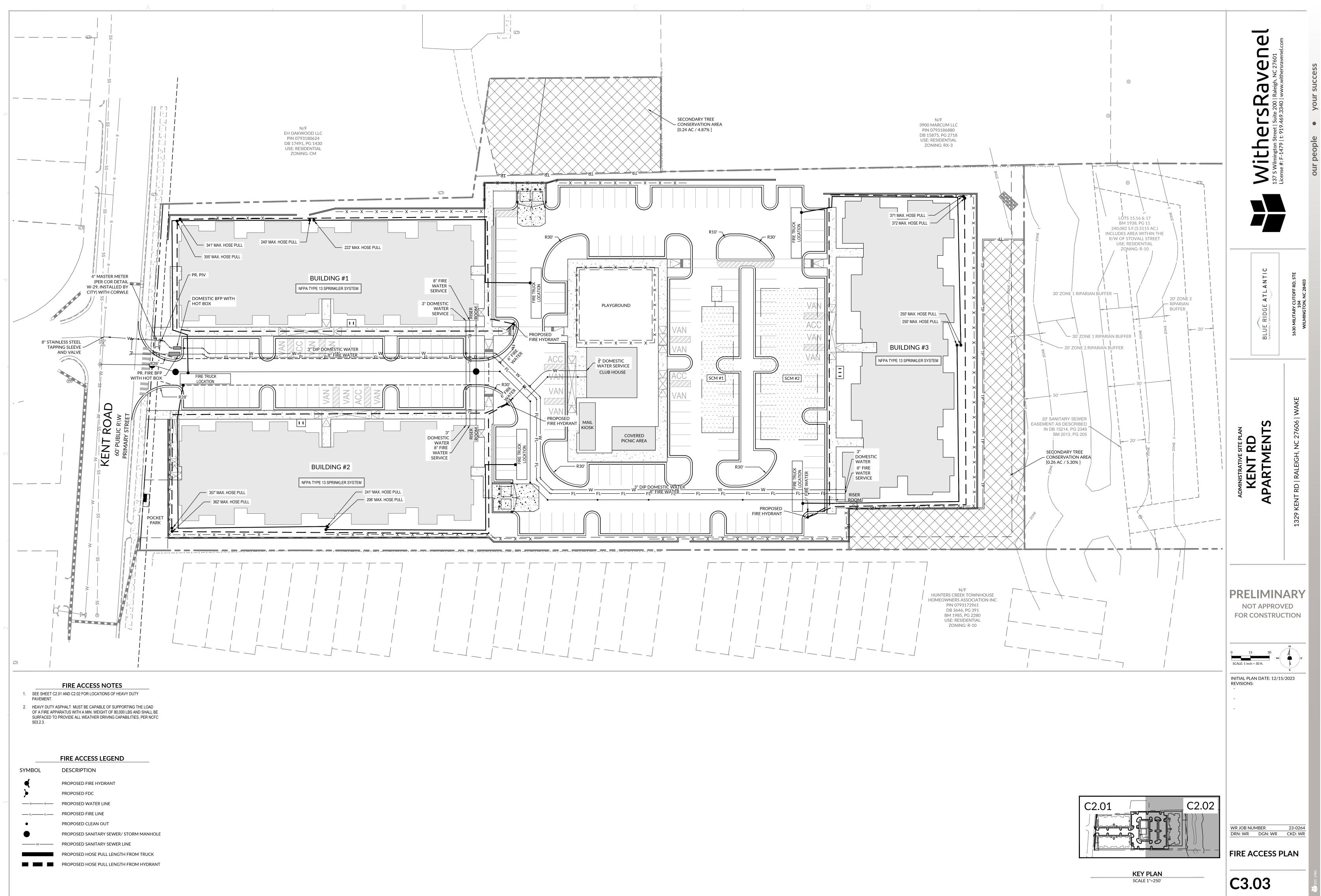


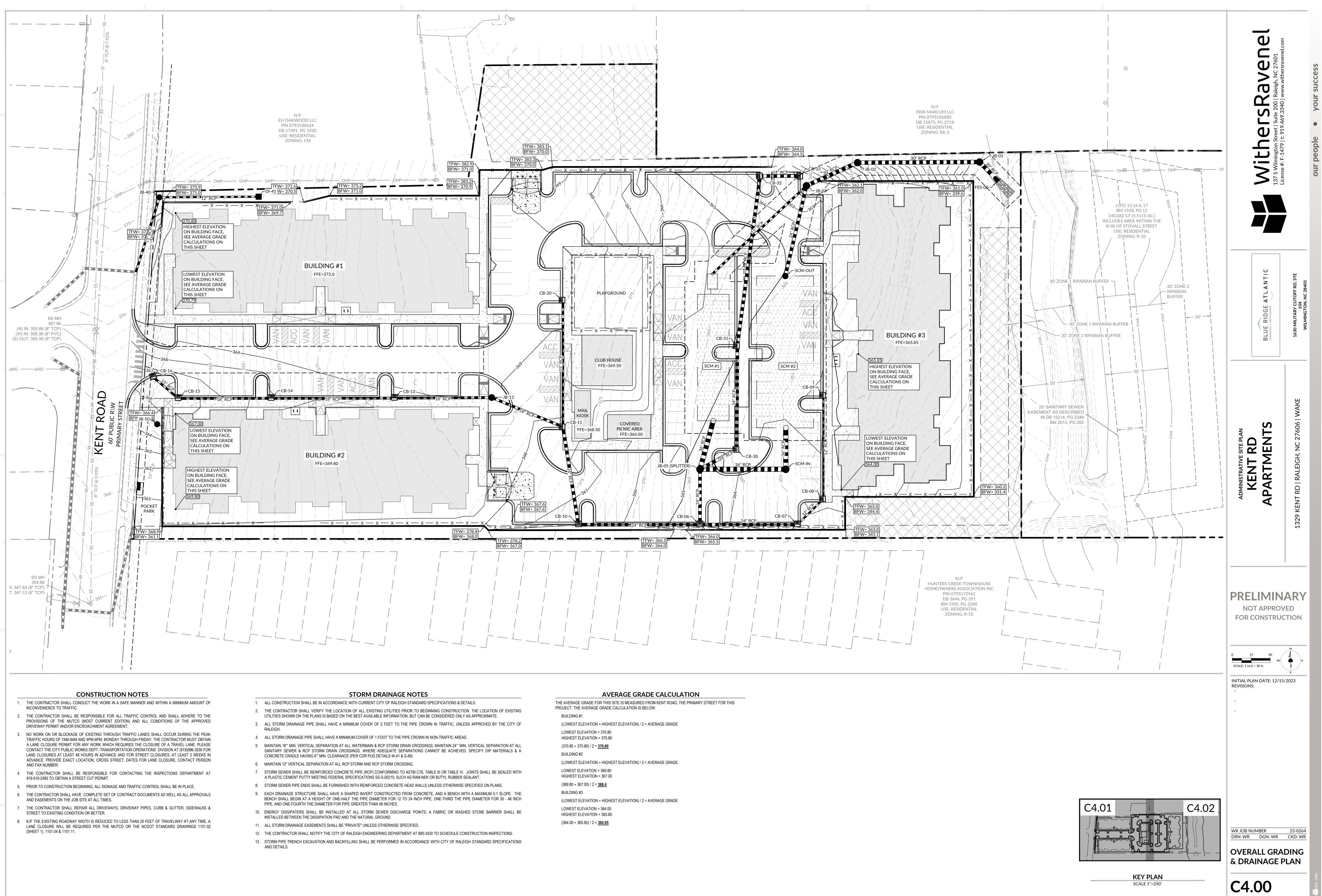
123/0264-Blue Ridge Atlantic - Raleigh - Kent Rd/CAD/Drawing Sets/Site Plan/C2.01 - C2.0X SITE PLAN.dwg- Friday, December 15, 2023 4:10:09 PM -



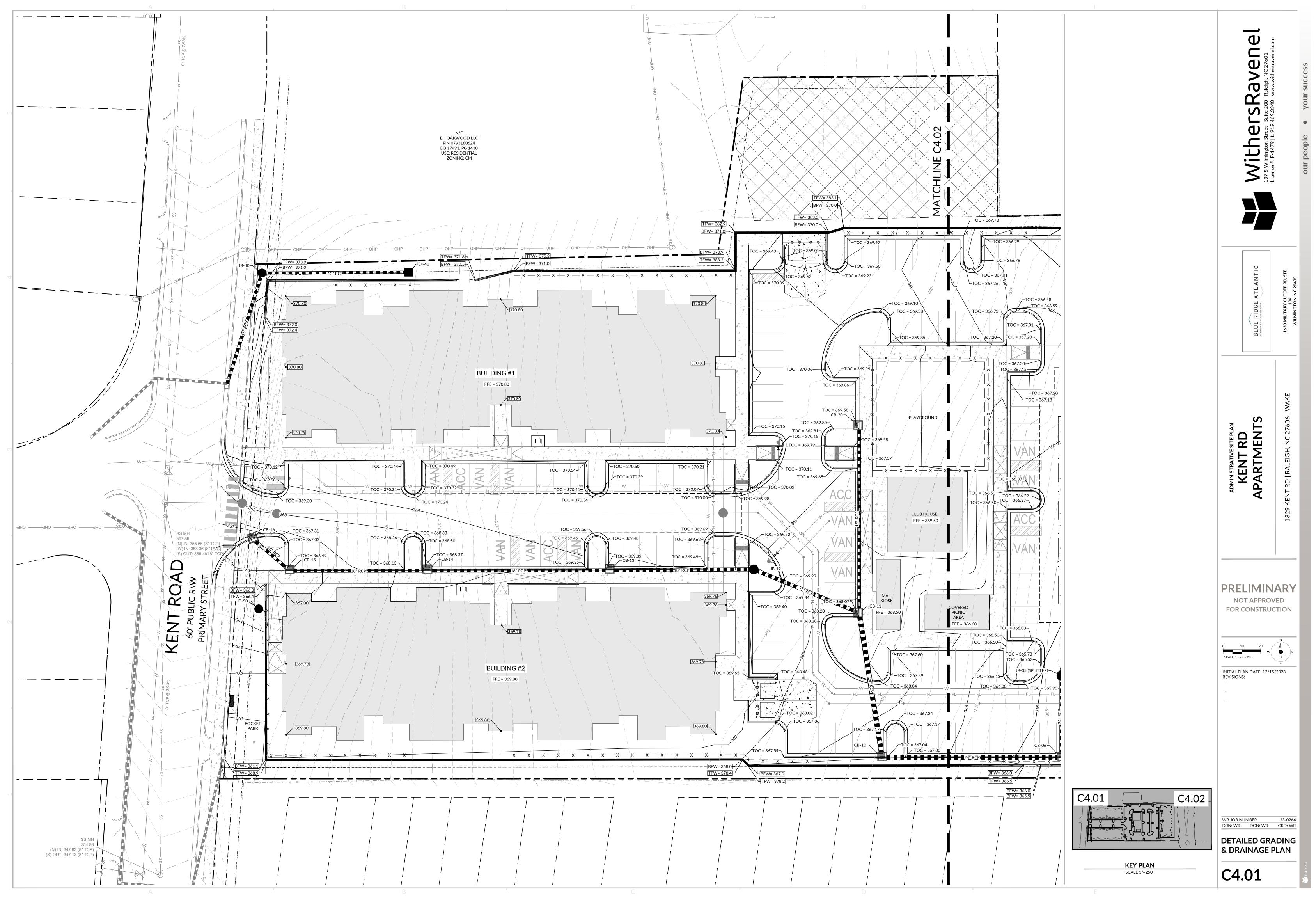


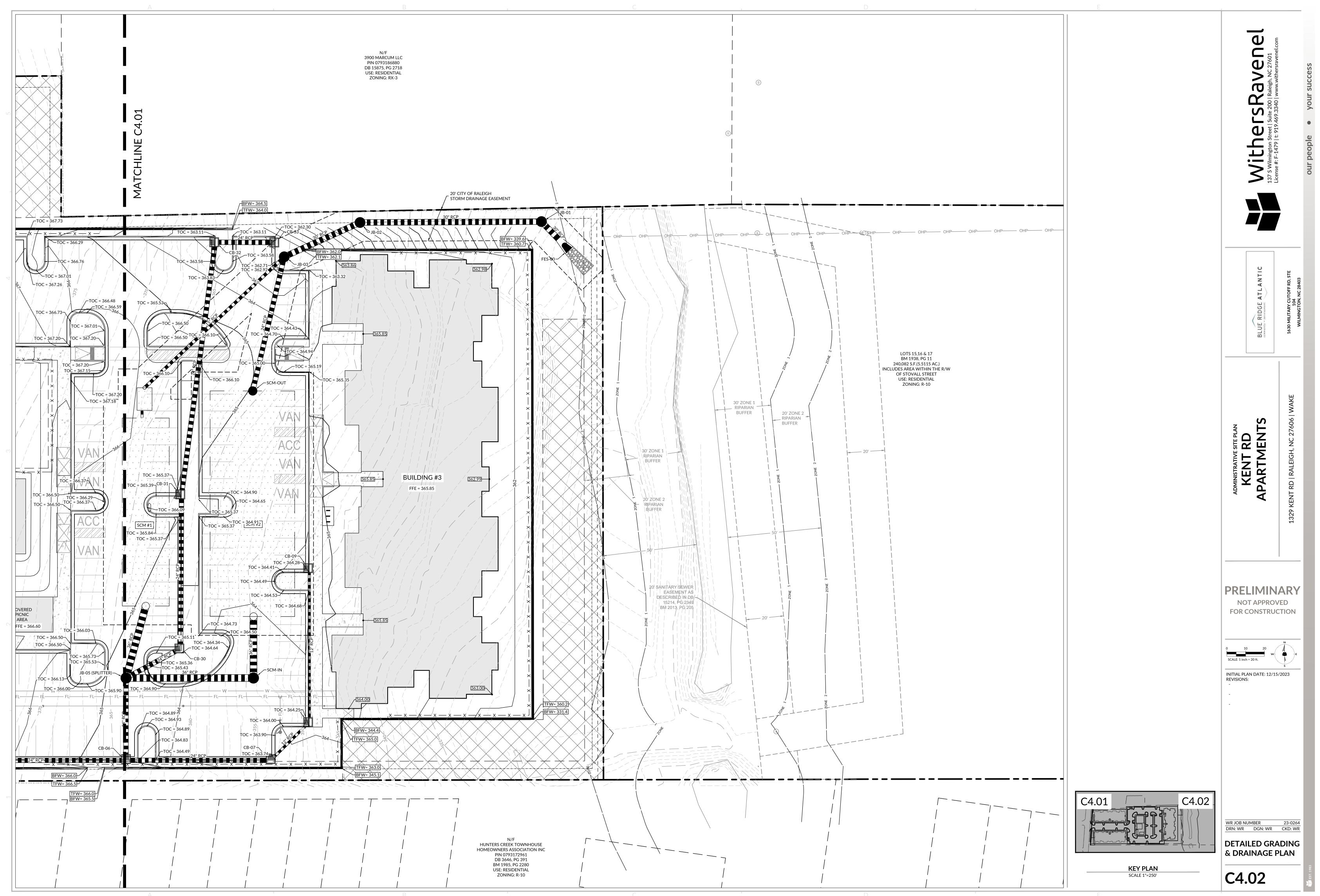




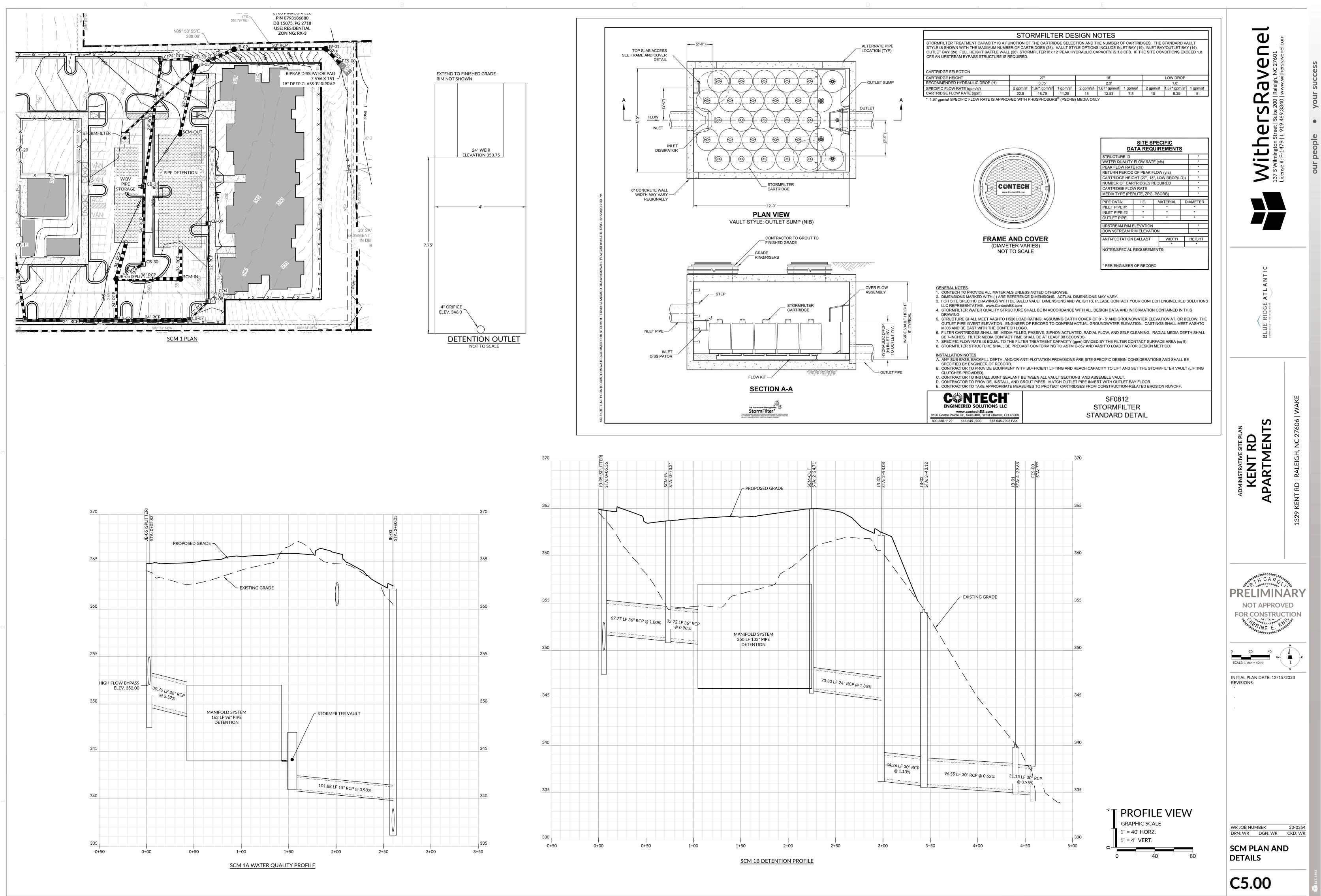


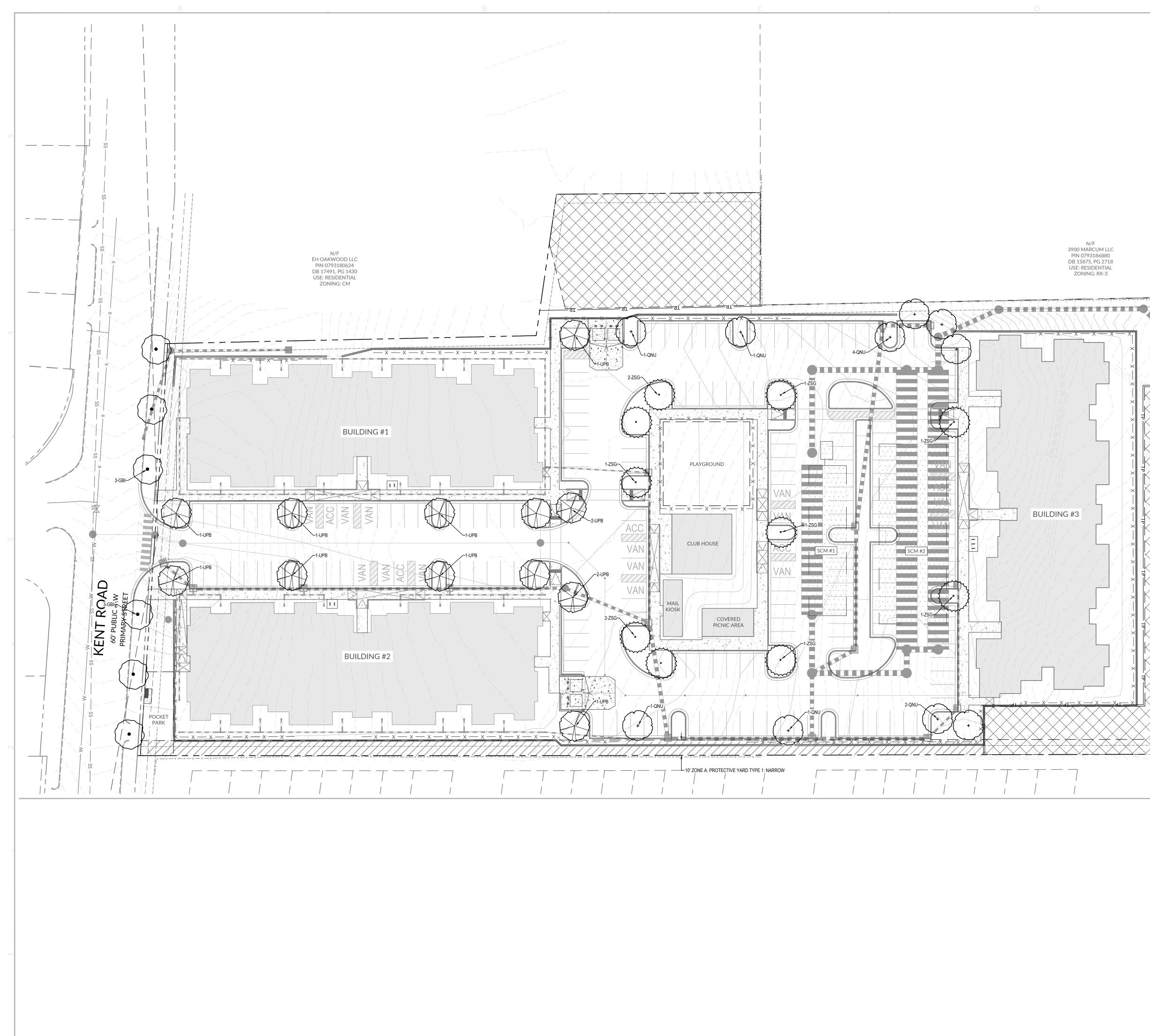
5	AVERAGE GRADE CALCULATION
SPECIFICATIONS & DETAILS.	THE AVERAGE GRADE FOR THIS SITE IS MEASURED FROM KENT ROAD, THE PRIMARY STREET FOR THIS
SINNING CONSTRUCTION. THE LOCATION OF EXISTING BE CONSIDERED ONLY AS APPROXIMATE.	PROJECT. THE AVERAGE GRADE CALCULATION IS BELOW:
	BUILDING #1
WN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF	(LOWEST ELEVATION + HIGHEST ELEVATION) / 2 = AVERAGE GRADE
N NON-TRAFFIC AREAS.	LOWEST ELEVATION = 370.80 HIGHEST ELEVATION = 370.80
NGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A	(370.80 + 370.80) / 2 = <u>370.80</u>
	BUILDING #2
	(LOWEST ELEVATION + HIGHEST ELEVATION) / 2 = AVERAGE GRADE
TABLE III OR TABLE IV. JOINTS SHALL BE SEALED WITH K OR BUTYL RUBBER SEALANT.	LOWEST ELEVATION = 369.80 HIGHEST ELEVATION = 367.00
UNLESS OTHERWISE SPECIFIED ON PLANS.	(369.80 + 367.00) / 2 = <u>368.4</u>
ETE, AND A BENCH WITH A MAXIMUM 5:1 SLOPE. THE	BUILDING #3
IPE, ONE-THIRD THE PIPE DIAMETER FOR 30 - 48 INCH	(LOWEST ELEVATION + HIGHEST ELEVATION) / 2 = AVERAGE GRADE
A FABRIC OR WASHED STONE BARRIER SHALL BE	LOWEST ELEVATION = 364.00 HIGHEST ELEVATION = 365.85





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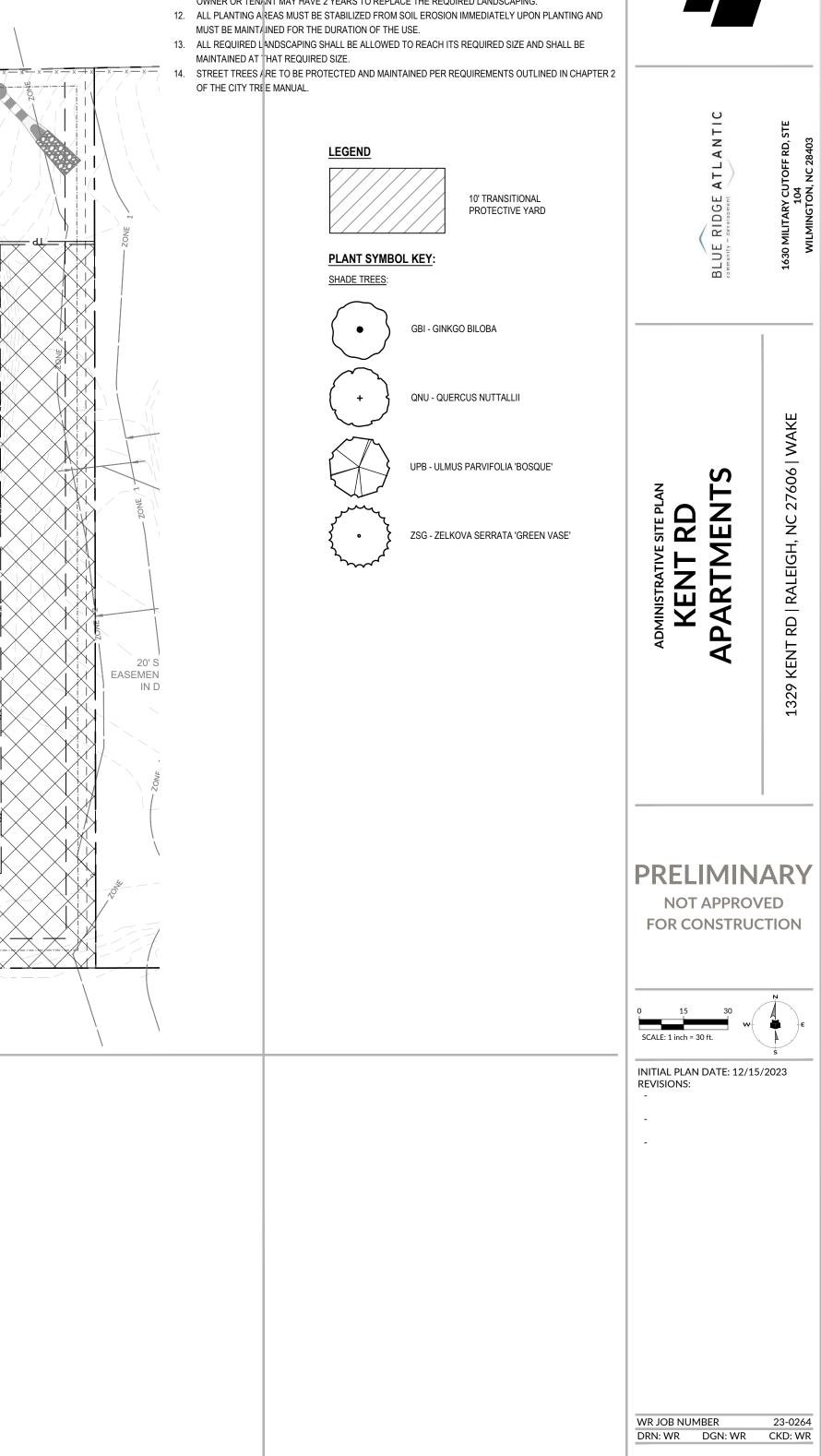




23\0264-Blue Ridge Atlantic - Raleigh - Kent Rd\CAD\Drawing Sets\Site Plan\L6.00 LANDSCAPE PLAN.dwg- Friday, December 15, 2023 4:12:41 PM

### CITY OF RALEIGH LAN DSCAPE NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS.
   NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE O CUPIED OR USED UNTIL LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDO.
- THE DEVELOPMENT SERVICES DIRECTOR CANNOT ISSUE A CERTIFICATE OF COMPLIANCE UNTIL ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDO.
   A TEMPORARY CERTIFICATE OF COMPLIANCE MAY BE ISSUED WHEN THE DEVELOPMENT SERVICES DIRECTOR DETERMINES THAT DUE TO THE UNAVAILABILITY OF PLANT MATERIAL OR WEATHER
- CONCERNS, PLA VTING LANDSCAPING WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS FOR A PERIOD OF UP TO 1 YEAR FOLLOWING THE DATE OF APPLICATION FOR A CERTIFICATE OF COMPLIANCE.
  5. STREET TREES / RE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCTOBER 1
- AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONT ACT URBAN FORESTRY INSPECTOR WITH QUESTIONS.6. TREE AND SHRU3 PLANTINGS SHOULD NOT INTERFERE WITH THE SAFE VEHICULAR AND PEDESTRIAN
- CIRCULATION ON THE SITE. 7. LANDSCAPING S FALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY,
- PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION.8. ALL LANDSCAPI<sup>®</sup> G INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE
- RALEIGH STREE<sup>-</sup> DESIGN MANUAL.
  9. TREES CANNOT 3E PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE.
- NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EX 2LUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLE FOR
- EASEMENT HOLDER.
  11. THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORM 3 TO THE UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPAR JIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAM/ GED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TEN/INT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPING.



LANDSCAPE PLAN

L6.00

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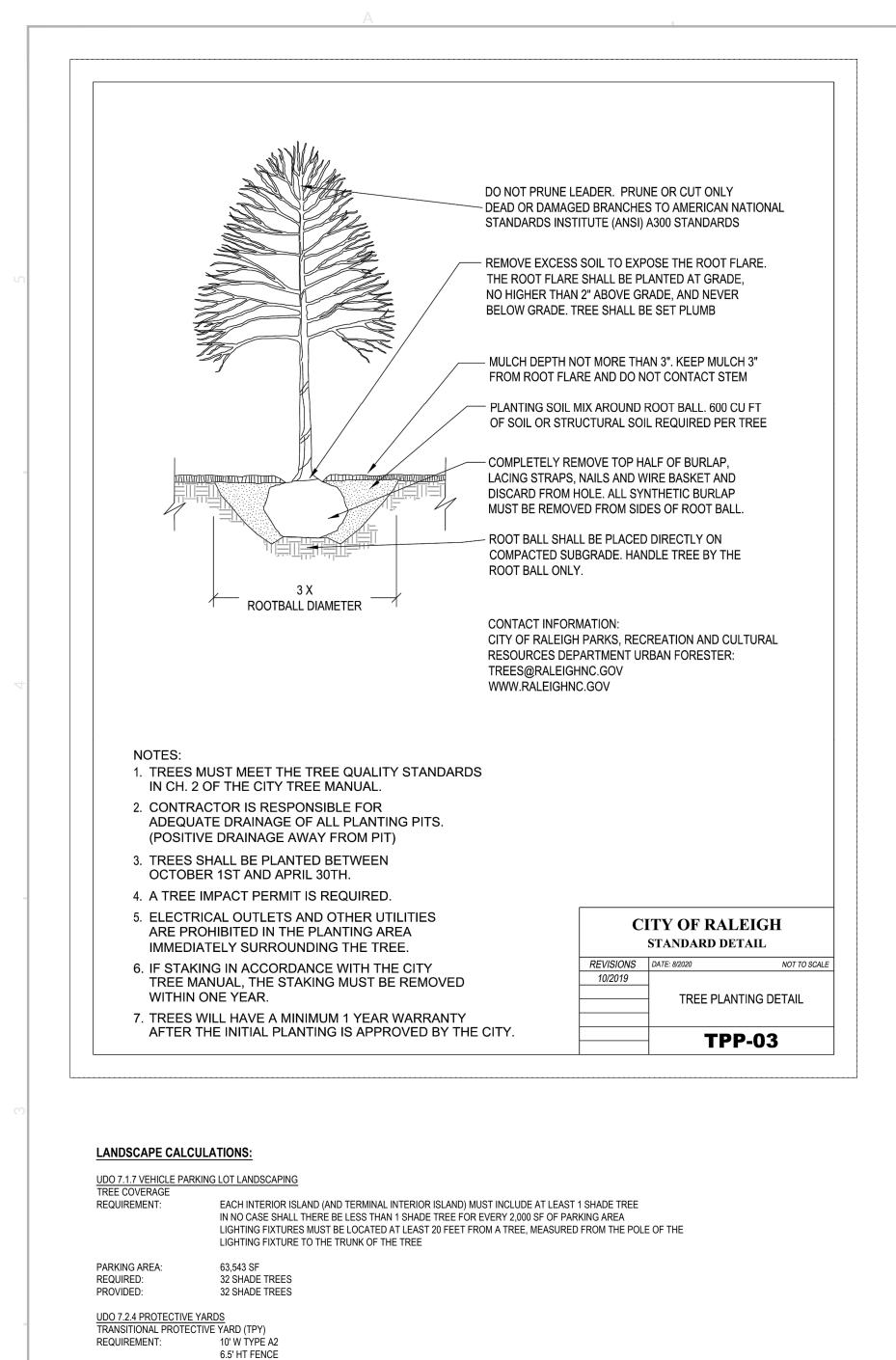
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10' W TYPE A2 TPY: REQUIRED:

PROVIDED:

PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED TO THE EXTENT POSSIBLE. SUPPLEMENT AS NECESSARY TO ACHIEVE THE MINIMUM PLANTING REQUIREMENTS

4 SHADE TREES PER 100 LF (50% EVERGREEN)

23 UNDERSTORY TREES (12 EVERGREEN MIN.)

6.5' HT SOLID WOOD FENCE 23 SHADE TREES (12 EVERGREEN MIN.)

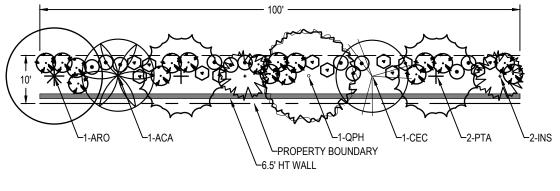
4 UNDERSTORY TREES PER 100 LF (50% EVERGREEN)

1,002 LF - 365 LF TCA - 74 LF RIPARIAN BUFFER = 563 LF

UDO 8.4 NEW & EXISTING STREETS STREET TREES

REQUIREMENT:1 SHADE TREE PER 40 LFKENT ROAD:275 LFREQUIRED:6 SHADE TREESPROVIDED:6 SHADE TREES

KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	ТҮРЕ	USE	
SHADED T	REES							
ARO	Acer rubrum 'October Glory'	October Glory® Red Maple	B&B	3"	10'	D	TPY	1
PTA	Pinus taeda	Loblolly Pine	B&B	3"	10'	E	TPY	1
QPH	Quercus phellos	Willow Oak	B&B	3"	10'	D	TPY	1
UNDERST	ORY TREES				•			
ACA	Amelanchier canadensis	Serviceberry	B&B	1.5"	6'	D	TPY	
CEC	Cercis canadensis	Eastern Redbud	B&B	1.5"	6'	D	TPY	
INS	llex x 'Nellie R. Stevens'	Nellie Steven's Holly	B&B	1.5"	6'	E	TPY	
TYPE / USE	ELEGEND							
PLANT TYPE	E: E = EVERGREEN / D = DECIDUOUS	/ SE = SEMI-EVERGREEN / H = HERBACE	OUS					
PLANTUSE	: TPY = TRANSITIONAL PROTECTIVE Y	ARD						
NOTE								
	SCHEDULE IS TO BE USED IF EXISTIN							

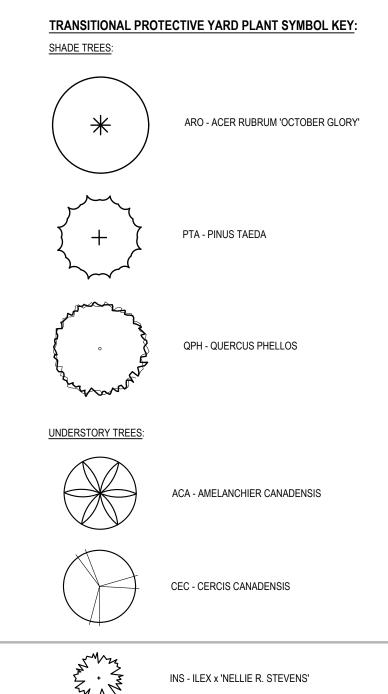


ZONE A: PROTECTIVE YARD TYPE 1: NARROW - TYPICAL 100' SECTION SCALE: 1" = 20'

REQUIREMENTS: 10' AVERAGE WIDTH

6.5'-9' HT WALL 4 SHADE TREES (50% EVERGREEN MIN.) PER 100 LF 4 UNDERSTORY TREES (50% EVERGREEN MIN.) PER 100 LF 40 SHRUBS PER 100 LF

NOTE: THIS DETAIL IS TO BE USED IF EXISTING VEGETATION REQUIRES SUPPLEMENTAL PLANTING IN ORDER TO ACHIEVE THE MINIMUM STANDARDS OF THE TRANSITIONAL PROTECTIVE YARD



E		
	MithersRavenel         137 S Wilmington Street   Suite 200   Raleigh, NC 27601         License #: F-1479   1: 919.469.3340   www.withersravenel.com	;
	BLUE RIDGE ATLANTIC	1630 MILITARY CUTOFF RD, STE 104 WILMINGTON, NC 28403
	ADMINISTRATIVE SITE PLAN KENT RD APARTMENTS	1329 KENT RD   RALEIGH, NC 27606   WAKE
	PRELIMINA NOT APPROV FOR CONSTRUC	ED
	INITIAL PLAN DATE: 12/15/ REVISIONS: - -	2023
KEY PLAN SCALE 1"=250'	WR JOB NUMBER DRN: WR DGN: WR LANDSCAPE DI	23-0264 CKD: WR

NOTES				
MATCHED / 50'H x 40'W MATURE				
MATCHED / 70'H x 40'W MATURE				
MATCHED / 60'H x 40'W MATURE				
MATCHED / 15'H x 15'W MATURE				
MATCHED / 30'H x 25'W MATURE				
MATCHED / 20'H x 15'W MATURE				
ECTIVE YARD				















	<ol> <li>FIBERGLASS-REINFORCED ARCHITECTURAL, ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY, CLASS B</li> <li>FACE BRICK VENEER, RUNNING BOND PATTERN</li> <li>STACKED DECORATIVE BRICK COURSE / ACCENT BAND</li> <li>STANDING SEAM METAL ROOF</li> </ol>	TISE·KIESTER ARCHITECTS
	<ul> <li>5 CEMENTITIOUS LAP SIDING, 5" EXPOSURE</li> <li>6 CEMENTITIOUS LAP SIDING, 7" EXPOSURE</li> <li>7 CEMENTITIOUS BOARD AND BATTEN VERTICAL SIDING</li> <li>4/4 SOLID CEMENTITIOUS TRIM AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP.</li> <li>9 CEMENTITIOUS FASCIA WITH VENTED SOFFIT PANEL</li> <li>10 24x30 LOUVER WITH INSECT SCREEN AND VINYL TRIM</li> <li>11 SOLID VINYL SINGLE HUNG WINDOW(S) WITH LOW-E GLAZING, TYP.</li> <li>12 CEMENTITIOUS COLUMN ENCLOSURE, TYP.</li> </ul>	119 E. Franklin St. Suite 300 Chapel Hill, NC 27514 Tel: 919.967.0158 Fax: 919.967.0159 www.tisekiester.com
8'-1.1/2" ROOF TRUSS BRG FINISHED FLOOR 5 3 0'-0" FIRST FLOOR	<ul> <li>13 PVC BALCONY RAILING</li> <li>14 DECORATIVE BRACKET BY FYPON OR EQUAL</li> <li>15 OPEN COVERED PORCH / BREEZEWAY</li> <li>16 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM</li> <li>17 MASONRY CONTROL JOINT (CJ). CJ'S TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYPICAL</li> <li>18 INSULATED METAL DOOR</li> <li>19 12" CEMENTITIOUS HORIZONTAL TRIM WITH CONT. FLASHING</li> <li>20 GALVANIZED ADA CANE DETECTION RAIL. PAINT TO MATCH TRIM.</li> <li>21 RENT DROP BOX - PERMA-VAULT MODEL PRO-903-M</li> </ul>	These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.
MMUNITY BUILDING 3		Raleigh, NC ■ Job Number: -
SCALE: <sup>1</sup> / <sub>8</sub> "=1'-0"		<ul> <li>Date: 2023-0512</li> <li>Revisions:</li> </ul>
1 9 9 19 19 8'-1.1/2" ROOF TRUSS BRG FINISHED FLOOR 5 0'-0" FIRST FLOOR FINISHED FLOOR		Community Building Exterior Elevation
MMUNITY BUILDING SCALE: ½"=1'-0"		sheet A3.5

