

Case File / Name: ASR-0091-2022 DSLC - DS ENTERTAINMENT VENUE

LOCATION: This 4.81 acre site consisting of multiple parcels zoned CX-40-UL CU (Z-13-2020) and SHOD-2 is located on both the east and west sides of Spur Track Street (lots 15-18) and the northeast corner of the intersection of Centerline and Rigby Streets at 130 Penmarc Drive. An entertainment venue building (Indoor recreation/convention center) with **REQUEST:** associated parking on adjacent lots along with associated infrastructure. DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SUB-0008-2021: DSLC - Preliminary Subdivision/Preliminary Subdivision FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 16, 2023 by

# **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

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

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

MCADAMS.

# General

- See sheet C2.01 Clarify "overhead landing stair access" demonstrating compliance to 0-6' side lot building setback. What is this specifically, and how does it comply with 0'-6' side lot line building setback (3.2.5 B and 1.5.4 D)-MW
- 2. Provide existing square footage charts demonstrating compliance to conditions number 8 and condition number 9 of Zoning condition Z-13-20. (see sheet C0.01)
- 3. Correct gross building square footage on cover sheet application as sheet C3.01 shows a building to be 35,500 square feet and application on cover sheet notes 75,400 square feet. Correct plan set.

# **Public Utilities**

4. SPR-0135-2022 & RCMP-0207-2022 must be approved & recorded

# 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).

# **Urban Forestry**



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- 6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

☑ Cross Access Agreements Required



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

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

# Engineering

1. A cross access agreement among the Lot 15 and Lot 16, same between Lot 17 and Lot 18 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.

# **Public Utilities**

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

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

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

# **Public Utilities**

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

# Stormwater

- 2. 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).
- 3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.



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# **Urban Forestry**

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Water Works Street, 12 street trees with tree pits along Rigby Street, 6 street trees with tree pits along Centerline Street.

# 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
- 2. Install bike lanes on Water Works from Rigby St to Fayetteville St and on Fayetteville Street between Water Works St and Wilmington St.
- 3. Provide multi-use path connection on north side of Water Works St from S Saunders St to Green St

Install bike lanes on Water Works from Rigby St to Fayetteville St and on Fayetteville Street between Water Works St and Wilmington St.}

# Stormwater

- 4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
- EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

# 3-Year Expiration Date: May 17, 2026

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

# 4-Year Completion Date:

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



Case File / Name: ASR-0091-2022 DSLC - DS ENTERTAINMENT VENUE City of Raleigh Development Services Department One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

I hereby certify this administrative decision.

\_\_\_\_ Date: riel L. Stegall Signed: \_ 05/17/2023

Development Services Dif Designee Staff Coordinator: Michael Walters

Administrative Site Review Application	DOWNTO	<b>WN SOUTH</b>		MCADAMS
Please review UDD Section 10 2.8. as an and/od by text change cases <u>17:14:18</u> and <u>17:11:12</u> to determine the site plan far, "If assigned observing a SBA Plan. The revealed a SBA Plan. The reveal	ENTERTAINN	<b>IENT VENUE</b>		The John R. McAdams Company, Inc. 621 Hilborough Street Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269
Detached			TINDEX	Ilcense number: C-0293, C-187 www.mcadamsco.com
Development name: Development	RALEIGH, NORTH ADMINISTRATI	VE SITE REVIEW	PROJECT NOTES ZONING CONDITIONS COMMUNITY MEETING DEMOLITION PLAN	Andy Padiak padiak@mcadamsco.com PHONE: 919. 475. 5514
Current Property Owner/Developer Contact Name NOTE: please attach purchase agreement when submitting this form. Company: DTS Land Class 11 LLC Tate: Stephen Malik, Managing Member	CITY OF RALEIGH CAS PROJECT NUM	BER: KAN21007 C2.01 C3.00	OVERALL LOT AND PHASING PLAN OVERALL SITE PLAN SITE PLAN GRADING AND STORM DRAINAGE PLAN AVERAGE GRADE PLAN	CLIENT KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609
Advess ob Kane Really, 4321 Laster et Non 1181 Ave., Realey), N.C. 27009 Prover 8197-292-26566 Emerit and reachous(Bakeneralitycom). Applicant Neur: Andy Padak, P.C. Group Manager Company Mudami Pathers: Chro Generation (Comp Manager) Advess: Chro Gene	STE DATA         DATE: MARK           STE ADDES:         130 PERIAAC DRW ENLEGG, IDORNI CADUMA, 27003           PARCE 70 NUMARINE         1203032082           EXETING ZONING:         C-40-01 C.U (MEZDING: CEL # 21.320)	CH 16, 2023 C4.00 C8.00 C8.01 C8.02 C8.02 C8.02 C8.02	UTILITY PLAN SITE DETAILS SITE DETAILS SITE DETAILS STORM DRAINAGE DETAILS	KANE REALTY CORPORATION
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	VICINITY MAP 1" = 500'	notification have. to call for inspection, install a Downstream Plug, have at Plans on the Jobalite, or any other Violation of City of Standards will read the <u>A Down And Penables Exclusion</u> , from each in the City of Fallings.	OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCB11".	REVIEW FOR: DOWNTOWN SOUTH ENTERTAINMENT VENUE DRAWINGS RALEIGH, NORTH CAROLINA, 27603 PROJECT NUMBER: KAN-21007

### RETAINING WALL NOTES

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- RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY T OBTAIN FINAL CONSTRUCTION DEAVINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CMA PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNEER. THAT READILY AVAILABLE ON-SITE SOLIS CAN BUSED.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COLUMES SHALL BE ISOMITIBED ON THE RETAINING WALL CONSTRUCTION DRIVINGS.
- 5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
- 6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
- 7. ANY TIFRACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY. 8.
- STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS, ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOF TO THEIR DESIGN.
- 9. ALL WORK TO BE CONSTRUCTED IN STRICT COMPLIANCE W THE GEOTECHNICAL REPORT.

### DEMOLITION NOTES:

I. IN ACCOUNTER OF THE OFFICIARY ESTIMATE IN A TREASURE INSPECTION BUILDER CONDUCTET FOR MERITORIC CONTINUES INSPECTION RECEIT CONDUCTION IN A DEVINITY OF AN DESTINGT CONTINUES INSPECTION RECEIT CONDUCTION IN A DEVINITY OF AN DESTINGT STUDIER IN A DEVINITY OF AN DEVINITY OF AN DEVINITY OF AN DESTINGT STUDIER (STUDIER) AND DEVINITY OF AN DEVINITY OF AN OFFICIARY DESTINGT STUDIER (STUDIER) AND DEVINITY OF AN OFFICIARY DEVINITY OF AN INFORMATION OF A DEVINITY OF AN OFFICIARY DEVINITY OF AN INFORMATION OF AN OFFICIARY DEVINITY OF AN OFFICIARY DEVINITY OF AN INFORMATION OFFICIARY DEVINITION OF A DEVINITY OF AN OFFICIARY DEVINITY OF AN INFORMATION OFFICIARY DEVINITION OF A DEVINITY OF AN OFFICIARY DEVINITY DEVINITION OF AN OFFICIARY DEVINITY OF AN OFFICIARY DEVINITY OF AN INFORMATION OFFICIARY DEVINITION OF A DEVINITY OF AN OFFICIARY DEVINITY OF AN INFORMATION OFFICIARY DEVINITION OF A DEVINITY OF A DEVINITY OF AN INFORMATION OFFICIARY DEVINITION OF A DEVINITY OF A DEVINITY OF AN INFORMATION OFFICIARY DEVINITION OF A DEVINITY OF A DEVINITY OF A DEVINITY OF A DEVINITY AND OFFICIARY DEVINITION OF A DEVINITY OF A DEVINICATION OF A DEVINICATIONAL A DEVINICATION

ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE II ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.

### GRADING NOTES

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- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. CONTRACTOR SHALL NOTITY "ACALL" [311] OR (1:400-633-4949) AT LEAT 3 FULL BLORDERS DAYS PRORT O BECKNING CONSTRUCTION OR EXCAVATOR TO HAVE EXSTRUCT UTILES LOCATED. CONTRACTOR MALL CONTACT ANY LOCAL UTILETIES THAT IMMEDIATELY. LOCATOR SHIFTERS ON DEPENDENT OF YACLT'S REPORT OF DISCHARGES ON TO BECKNING
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALESCH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE CONFIRE.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION, ANY DISCREPARCIES SHALL BERPORTED TO THE REINNERG MINEMOVITELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL INGINEER.



Allen McCollum Kane Realty

Daniel Wiebke, PE McAdams

### Ref: Flood Study Submitted to the City of Raleigh

The City of Rakigh – Stormwater Management Division has reviewed the flood study that was submitted for **Downtown South Area** C. This letter shall serve as the official flood study approval document. A copy of this study will be kept in our office. Your office should keep a copy of this study as well. Please note the information below on any subsequent submittals, such as site permitting review documents, recorded plats, permits, etc.);

July 28, 2022

Flood Study Name: Downtown South Area C Flood Impact Analysis City of Raleigh Flood Study ID # 781 Date Approved: July 28, 2022

Please contact me at ben brown@raleighnc.gov or 919-996-3773 if you have any questions

Sincerely Koyon a. Em

Benjamin Brown Stormwater Administrator City of Raleigh

cc: file



# SPECIFICATIONS AND DETAILS. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT CONTACTOR SHALL NOTIFY "NCB1" (811) OH (1-800-632-4949) AT EAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION REXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE

THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811"

EPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS

Know what's below Call before you dig.

### CITY OF RALEIGH PUBLIC UTILITIES

### STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORFUD HANDBOOK, CURRENT EDITION).
- 2. UTILITY SEPARATION REQUIREMENTS:
- a. A DATANCE OF 100 "SHALL BE MANTAINED BETWEEN SANTARY SPARE A ANY PRIVATE OR PUBLIC WATER SUPPLY SQUECE SUCH AS IN INFOUNDED DESENSION USED AS A SOURCE OF DEWINNE WATER, E AREQUET LETHAL STRAATCH OR ANNOT BE ANNIHOLD, FERROLS SANTARY SPARE PIPE SHALL BE SPECIFIED IN INTAILED TO WATERURE SPECIFICATIONS. HOWEVER, THE MINIMUM SPARATORI SHALL NOT BE LESS THAN 25 FROM A PRIVATE VALUE OF SPECIFICA TORULC VELL WHEN INSTALLING WATTR ACONSTRUCT STREAM OF THE WORK OF AN ADVANCE WELL WELL STREAM OF A DVALUE WELL STREAM OF A DVALUE WELL STREAM OF A DVALUE WATTR AND A DVALUE WELL STREAM OF A DVALUE WATTR AND A DVALUE ADVALUE ADVALUES AND A DVALUE ADVALUES ADV
- c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL, ENCASEMENT EDTENDED 10<sup>o</sup> ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SECIENCES ON SECOND SECON
- d. 5.0<sup>o</sup> 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 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEVER & RCP STORM DRAIN CROSSINGS; WHERE ADEQUATE SEPARATIONS CANNO BE ACHIEVED, SPECIFY DIA MATERIALS & A CONCEPTE CROULE HANDING of MIN. CLARANCE (PRE CORDUM DETAILS WATER)
- f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY HELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEICH UTILITY FASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY INCESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALIESH PUBLIC UTUITIES DEPARTMENT.
- 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 4.0' MINIMUM COVER IS REQUIRED ON ALL RELISE MAINS.
- IT IS THE DEVELOPEN'S RESPONSIBILITY TO ARANDON OR REMOVE EXSTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A JTE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS RULDES ABANDONNE TA JT AT MAN & REMOVAL OF SERVICE FROM ROW OR EASEMENT FEE FOR ROW OR PROFEDURE.
- INSTALL N° COPPER® WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2%2' 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.
- 9. INSTALL 4" PVC" SEWER SERVICES (# 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- 11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWC, USACE 8/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND 8/OR FLODDPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 12. NCDDT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BULLINN PERMIT. CONTACT STEPHEN CALVERLEY AT (919 996-3334 OR STEPHEN CALVERLEY REALEGING. COV FOR MORE INFORMATION.
- 4. Good Construction Controls, proving the Normal Mark State Control Mark Proving State State

### ADDITIONAL UTILITY NOTES

- ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
- ALL SEWER MAINS SHALL BE ETHER PVC OR DUCTLE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF PAULIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFED DEVICIONENT ORDINANCE (UDO).
- ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 5'W/S'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY
- ALL CARTARY SEWER INTERCEPTOR LINES [12" AND LARGEN, AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SALLS & INTERNALLY LINES INTERPORTED 401, OR APPROVIDE GUAL TO PREVENT INTERCENT APPLICATION LINE, SALLS & INTERNALLY LINES INTERPORTED 401, OR APPROVED CONTROL OF AN INTERPORT APPLICATION NETHODS.
- IN ACCORDANCE WITH GENERAL STATUTE 87-121[6], ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL B ELECTRONICALLY LOCATABLE, CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DIPARTIMENT FOO ETAILS AND SPECIFICATIONS FOR MITTINGS THESE REQUIREMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALB BE REPORTED TO THE DENNINEE IMMEMATELY.
- 7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEND
- 8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOR SHALL NOTFY "NOBI1" (\$11] OR 1.800-632-6949) AT LEAST 3 FUL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCANATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTRACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCB11". REPORT ANY IDSCREPANCIES TO THE ENGINEER IMM/RDUTUT.
- 10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED

### STORM DRAINAGE NOTES

- ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS IN UNLESS NOTED OTHERWISE, CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS, CONTRACTOR TO SLEED. TROUBED FOR THE GASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD
- 3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH
- 4 ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL
- 5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEDBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFIL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MENNS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANREE MURDER THE TAMPIENT BOUNS OR PROOF ROLLING.
- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILING OF TRENCHES SHALL BE ACCOMPUSHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 55 % OF THE MAXIMUM DRY DENSITY OF STAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCLES SHALL BE COMPACTED TO 100 PRICENT STANDARD PROCTOR.
- 10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- 11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER 12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
- 13. "KNOCK-OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF BALEKEN STORMWATER DEPARTMENT.

- CONSTRUCTION NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCO (MOST CURRENT EDITION).
- PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION HELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PRIMIT FOR ANY WORK WHICH REQUIRES THE TEMPORIARY CLOSER OF A STREET, TRAVEL LAVE, PARKING SYACE OF SIDEWALF FOR INTHE RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSER MUST BE SUBMITTED 2 WERST FOR SEY "BENGT-OF-WAY CLOSERS" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PRIMIT TO RIGHTOFWAYSREN/CES/BRALEIGHNC.GOV.

**MCADAMS** 

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KANE

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KANE REALTY CORPORATION

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REVISIONS

PLAN INFORMATION

KAN21007

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01.11.2023

PROJECT NOTES

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KAN21007-ASB-N1

NO. DATE

PROJECT NO.

FILENAME

DRAWN BY CDR

SCALE

DATE

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- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION. 8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE LEAST INFO FOR A THE PROFESSION OF A CONSTRUCT STATEMENT IN THE PROVINCE OF A CONSTRUCT STATEMENT IN THE PROFESSION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

### SITE PLAN NOTES

- NON-AUTO MONED DRIVEWINS MAY INTERECT A STEER IN GOORE THAN 20 FET TRAN THE INTERECTION OF TWO STEED REPT 45-MANNEN THE MANAMAGE MARKET ADMARKET THAN DATA HAR OF DEALE OF MANNEN OF MATTER THE TRANSIN REPT 45-MANNEN THE MANAMAGE MARKET ADMARKET THAN DATA HAR OF DEALE OF MANNEN OF MATTER THE TRANSIN REPT 45-MANNEN THE MANAMAGE MARKET ADMARKET THAN DATA HAR OF DEALE OF MANNEN OF MATTER THE TRANSIN REPT 45-MANNEN THE MANAMAGE MARKET ADMARKET THAN DATA HAR OF DEALE OF MANNEN OF MANNEN REPT 45-MANNEN THAN DATA HAR OF MANNEN THAN DATA HAR OF MANNEN THAN THAN THAN DATA HAR DATA HAR OF MANNEN REPT 45-MANNEN THAN DATA HAR OF MANNEN THAN DATA HAR DATA REPT 45-MANNEN THAN DATA HAR REPT 45-MANNEN THAN DATA HAR REPT 45-MANNEN THAN DATA HAR REPT 45-MANNEN THAN DATA HAR DA
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND I COLLECTOR INTERSECTIONS. THE FULL LINGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG MINOR, 8 STORTUT AREA THOROLOGIFARES.
- WITHE THE AREA DETROED SOUT TRANSIGS HOWN ON THESE PAULS THREE SHALL BE HO SOUT OBSTRUCTION OR PARTY DOSTRUCTIONS WALL FREC, SOUT OLIVIDADE BISING, FOR APARCE VIETALSE REVERTINE THE INFORM OF A INCIDES AND A DETRET ABOVE THE CURE INFE LIVATION OR THE ILAREST TRAVELY MAY FOR CURE INFE EXISTS. REFER TO SECTION 6.2.2 OF THE LATEST VESION OF THE GLIGBEST STREET DESIGN MANULLA FOR ADACTIFICAL DETRIES.
- MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BI MET AND ORRENNEED BY CITY COUNCIL APPROVAL.
- 5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEISH AND/OR INCOOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL UTTER TO THE OWNER.
- 8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, HITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND AUGINMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTPY "NCB1" (B12) OR (1-800-622-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGIN/INIG CONSTRUCTION OR BIC/AVATION TO AND EXISTING UTILITIIS LOCATED. CONTRACTOR SHALL CONTRACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES INDUPENDENT OF "WCB1.", REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATE".
- 11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.). 12. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (913) 936-2409, AND A REPASINTATIVE OF THE ENGREER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVEW THE SPECIFIC COMPONENTS OF THE FUNA IND OPERATION OF THE FACILITIES DURING CONSTRUCTION.

13. ALL DANTIFICING AND GRADUS SHOWN ON THE PLANE SHALL BE FILLD VEHICLE BY THE CONTRACTOR PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY THE GRADIENT IS ANY SHOREWARDS TOXET PROTOT PROCEDENCE WITH CONSTRUCTION, FOR NECESSARY PLAN OR RANGE CHANGES, NO EXTRA COMPRISATION SHALL BE HAD TO CONTRACTOR FOR ANY WORK COM DUE TO DIMENSION OR RANGE SHOWN INCORRECT ON THE PLANE SHALL INFORMATION FOR THAT OF DEED GRADUS.

14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UPOL DETAILS

15. ALL SOFWALKS THAT CONNECT TO THE PABLER HIGHT OF WAY MUST BE ACCESSIBLE TO PRESONS WHO ARE BUILD HAVE LOW VIDON AND POPULA WITH MOBILITY DISALITIES, FEDERATION DISTING ROUTES AND ATTEMPT HOSTISTIANA ROUTES DURING CONSTRUCTION WILL BE ROUTINED TO BE COMPLIANT WITH THE PUBLE RIGHTS OF WAY ACCESSIBLITY GUIDELINGS (PROVIDE), 2010 ADA STRADMORES FOR ACCESSIBLE DISERA AND THE MANULLO NU MOBILITY BUILD RUCKES BUILTOD.

16. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL EXORINED REPORTS A HEAVENER SECTIONIS REQUIRED.

EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM TH OWNER IN WRITING FROM TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE DOLIVERY.

18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALENGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.

19 ALL SIGNAGE ASSOCIATED WITH THE DUBLE STREET SYSTEM SHALL ADJREET O MUTCH STANDARDS AND SPECIFICATIONS

20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10/x20/x6\* (3000 PSI) CONCRETE PAD.

### ZONING CONDITIONS

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RALEIGH WHICH IS CODIFIED IN PART 10 OF THE CITY OF RALEIGH CODE ORDINANCE NO. (2020) 172 ZC 809 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

SECTION 1. THAT THE ZONING DISTRICT MAP, WHICH IS CODIFIED IN PART 10 OF THE CITY OF RALEIGH CODE, BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

PROMINATE: 145.2 A CRES IS RECOND. TO CK-20-CU W/SHOD-2, CK-40-UL-CU SHOD-2, CK-20-UL-CU, CK-40-UL-CU, CK-20-UL-CUW/SHOD-2, CONDITIONS DATED: NOVEMBER 25, 2020

THE FOLLOWING USES ARE PROHIBITED: CEMITERY, ADULT ESTABLISHMENT, DETENTION CENTER, JAIL, PRISON AND VEHICLE REPAIR (MAUOR), VIENEL GASCULRE SALES INJUL DE PROHIBITED USES ARE PROPOSED.

2. In this is protocol of the same of the counter of the locate on other locate and the same of the

MAXIMUM BUILDING HEIGHTS AND STEP BACKS ON THE SUBJECT PROPERTIES SHALL BE IN ACCORDANCE WITH THE ATTACHED EXHIBIT B.

- RESPONSE: OUR BUILDING IS 3 STORIES TALL. MAXIMUM BUILDING HEIGHT OF 40 STORIES HAS NOT BEEN EXCEEDED.
- NO CERTIFICATE OF OCCUPANCY SMALL BE ISSUED FOR ANY STRUCTURE THAT WOULD RESULT IN OCCUPANCY OF MORE THAN 969 NEW DWELLING UNESS ON THE SUBJECT SITE AFTER THE EFFECTIVE DATE OF THIS COXONTONS, EXCEPT WHERE THE FOLLOWING NEWTISE SHARE BEEN ROUTED FOR ON KORE ON MORE ANY MORE TRANSIT ON ANY RESTINGTON OF THE SUBJECT STREE A) TWO ACCESS FORTS FROM THE SUBJECT INOPERTY TO THE PUBLIC GREENWAY SYSTEM LOCATED ON OR ADJACENT TO THE SUBJECT FOROPERTY.

B) TWO PUBLIC ART INSTALLATIONS WITHIN OR VISIBLE FROM ANY PORTION OF THE PUBLIC GREENWAY SYSTEM OR THE ACCESS POINTS THERETO. THE BALEIGH AND SOMMISSION THROUGH ITS PUBLIC ART AND DESKIN BOARD SHALL BE CONSULTED IN THE SELECTION OF AN ARTIST OR ARTISTS AND SHALL ADVISE ON CONTENT TO BESINE SUCH PUBLIC ART INSTALLINDING REFLECTIVE THE CUITURE AND MERITAGE OF THE ICCAL COMMUNITY.

C) ONE OR MORE OUTDOOR AREAS (THE "INITIAL OUTDOOR AREA") WITH A MINIMUM AGGREGATE AREA OF 6 ACRES AND INCLUDING NO FEMER THAN THREE OF THE FOLLOWING HACILITIS AND IMPROVEMENTS DOG PARE, PLAYGBOURD, PLAY FILLD, PLAY COLET, PUBLIC ART, SEATH GAREA, WALKING FALL, COMMUNITY GARDER, INTERTIMINENT VIENTE, AND PLDESTRIAN PROMEMADE. THIS OUTDOOR AREA OR AREAS SHALL BE OPEN TO THE PUBLIC DURING DAYUGHT HOURS. RESPONSE: NO DWELLING STRUCTURE ON THE SITE WILL EXCEED 999 UNITS IN SUBSEQUENT ASR SUBMITTALS.

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   ALL IN CLE COMPOSITION TA A REMORE TO CE NO REVIEWA A REMORDIACI COMPOSITION A STREET REGISTION AND
   REVENUE COMPOSITION TA AREA REMORE VIEWA TO INFORMACIÓN SULLA LETAL CONTO PER SENICIDO DESION AND
   REVENUE L'UNITARIA D'UL LIONTE ALL VIETTA DE RELIGIONALISMO. LA COMPOSITION D'UNITARIA D'UNI
- INSTANTS, INSTANTS, MANIMANI JUNI, SVILI KUTI, BERLEHLUTI SUBSELUMIT, KAN MACANAS, DEVICIONNENTI OTI HARA GAO THE SUBJENCI PROPERTY STATISTICE DI HE SUCIFINISTICI DI LODANTO FI 40 AND S. SARADISTISTI SHALL JOHENTI DI HI FOLLOMINE UINTETTISTI, AMARIMANO SODORO SQUARE FIET FOR OPER-TISTISTI DI LODANTO FI ANTI DI LODANTO DI LODANTO FILO DI LODANTO FI 400 AND PROSENTIMO DI SUBJENZI DI LODANTO FILO DI LODANTO FILO DI LODANTO FILO DI LODANTO FI 400 AND PROSENTIMO DI SUBJENZI DI LODANTO FILO DI LODANTO FILO DI LODANTO FILO DI LODANTO FILO DI LODANTO FI PROSENTIMO ACCESSI DI NE SUBJECTI PROPERTI IN TINS AREA IS SICUREDI IN DESCESSI O ROMO FILO TELES FILO MONTO PROSENTIMO ACCESSI DI NE SUBJECTI PROPERTI IN TINS AREA IS SICUREDI IN DESCESSI O ROMO FILO REGESTI DI MONTO PROSENTIMO ACCESSI DI NE SUBJECTI PROPERTI IN TINS AREA IS SICUREDI IN DESCESSI O ROMO FILO REGESTI PROPERTI DI SUBJECTI DI LODANTO FILO DI LODANTO PROSENTIMO ACCESSI DI NE SUBJECTI PROPERTI IN TINS AREA IS SICURE IN DESCESSI O ROMO FILO REGESTI PROPERTI IN DI SUBJECTI DI LODANTO FILO DI LODANTO FILO DI SUBJECTI PROPERTI IN TINS AREA IS SICURE IN DI MONTO FILO DI CONTO FILO REGESTI PROPERTI DI LODANTO FILO D RESPONSE: THESE MAXIMUM LIMITS WILL NOT BE EXCEEDED IN SUBSEQUENT ASR PACKAGES.

In terrorise the environment of a terrorise that the environment of RESPONSE: N/A - THIS ASR IS THE 5TH ASR SUBMITTAL

NO LOT COVERAGE SHALL BE PERMITTED WITHIN THE PORTION OF THE FLOODWAY FRINGE OR FUTURE CONDITIONS FLOOD HAZARD AREAS ON ANY LOT, WITH THE FOLLOWING EXCEPTONS; (I) USES PERMITTED IN FLOODWAYS, AND (II) GROUND LEVE LOODING AREAS AND OTHER SHULL REGUVING LEVEL USES. RESPONSE: LOT COVERAGE IS NOT WITHIN FLOODWAYS FOR THIS ASR PACKAGE.

12. PROPT TO FLING THE INST THE A STIT FINAL ACCOMPENSION STDAMWARTE ANALYSIS SHALL & CONDUCTED AND MADE WAREAUE TO THE PRIEK THRONG THE CITY OF ANALYSIS STDAMWARTE ANALYSIS SHALL & CONDUCTED AND MADE POTINTIAL DOWNSTREAM INFACTS FROM PROPOSID DEVELOPMENT ON THE SUBJECT PROPERTY AND INCLUDE DAMINATION, RISULTS, AND INTERPERTATION OF THE FOLLOWING INFORMATION.

A) PEAK FLOWS, WATER SURFACE ELEVATIONS AND VELOCITIES ON ALL EPHEMERAL, INTERMITTENT AND PERENNIAL STREAMS FLOWING ON OR AWAY FROM THE SUBJECT PROPERTY

8) 1-YEAR/24 HOUR, 2-YEAR/24 HOUR, 10-YEAR/24 HOUR, 25-YEAR/24 HOUR AND 100-YEAR/24 HOUR STORM EVENTS

D) USGS GAUGE STATION AND STAGE-STORAGE DATA AVAILABLE ON THE USGS WEBSITE, COMPARING AND CALIBRATING MODELING DATA TO EVALUATE THE TIMING. DURATION AND DECIDING THE STORM DURATING AND DESCRIPTION OF STORM DURATION. MODELING DATA TO EVALUATE THE TIMING, DURATION AND FREQUENCY OF STORN POTENTIAL EFFECTS OF DEVELOPMENT ON STORM FLOWS ON A TIME SERIES BASIS

EI WATER SURFACE ELEVATIONS AND PEAK DISCHARGES OF WALINUT CREEK AT S. SAUNDERS STREET, WALINUT CREEK AT S. WILMINGTON STREET, WALINUT CREEK AT GANNER STREET, WALINUT CREEK AT STATE STREET, WALINUT CREEK AT ROSE LANE. AND AN UNINAMED TRIBUTANT AT BAILEY DRIVE

F) WATER BALANCE ESTIMATES OF INFILTRATION, RUNOFF, AND COMPARISONS OF THE TIMING, DURATION, AND FREQUENCY EFFECTS OF FLOW ON WALNUT CREEK.

IF THE FOREGOING COMPREHENTING STORMWATE ANALYSIS SHOWS AN INCREASE GREATER THAN DO REFET BETWEEN PEREVELOPMENT AND POST-DEVELOPMENT FLOD DE UVELS. THEN MITEATION TO PRE-DEVELOPMENT FLOD OCONDIT WILL BE REQUIRED TO PREVENT FURTHER DAMAGE. RESPONSE: THE SAN ADDRESSIS THE AROVE REQUIRINMENTS.

ALL PREIMINARY STORMWATER PLANS, INCLUDING CAD DRAWINGS, ANALYSS, AND MODELING DATA RELIED ON IN THE ANALYSIS-SHALL BE PURCELY AVAILABLE WAA LINK OR LINKS FORTID DUNINE AT WWW.WISTROWNTOWNGONG AND AND SUMMITTED LELTONDALL'IN THE LET VERSIMINATIO F PLANMAR WAA DORUGUNARTH MENTS SUMMITTED LELTONDALL'IT THE LET VERSIMINATIO F PLANMAR WAA DORUGUNARTH MENTS RESPONSE STORMWATER FLANK WORK MORE AVAILABLE TO LET VAN OTLET AND MISTATIVE REVEW.

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RECODING OR A MINIMAL DECREASE (RAW YOU'RE THE AUTOMATION AND A AN

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DESCRIPTION THE CONSTITUTE AND ADDRESS TO ADDRESS ADDR

RESPONSE: OWNER HELD THE PUBLIC MEETING AND THE DOCUMENTS ASSOCIATED WITH THE MEETING ARE PROVIDED ON .....

NO CERTIFICATE OF OCCUPANCY SHALL BE SULED FOR ANY STRUCTURE THAT WOULD RESULT IN OCCUPANCY OF MORE THAN THAT ANY ADDRESS OF THAT ANY TOLDWING REQUIRINGS THAT ANY ADDRESS OF ANY ADDRESS OF ANY ADDRESS OF THAT ANY ADDRESS OF THAT ANY THAT ANY ADDRESS OF THAT ANY THAT ANY ADDRESS OF ANY ESEMINE A CERTIFICATE OF OCCUPANCY. RESPORSE: THE MULTI-FAMILY SOUTH PROJECT INCLUDES 256 DWELLING UNITS AND THE MULTI-FAMILY TOWER INCLUDES 612 OWELLING UNITS. THE TOTAL IS 888 UNITS SO THE TRIGGER FOR THIS CONDITION HAS NOT BEEN MET AT INCLUDES 61 THIS TIME.

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The following uses are prohibited: cemetery, adult establishment, detention center, jail, prison and vehicle (major). Vehicle gasoline sales shall be prohibited on the subject site.

2. For the particle of the subject subjects and on the block handwed by South Seanders. These of the subject subjects and Global Annuals on the most the subject su Heights

3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.

### Open Space and Habitat

4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effoctive date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site.

(a) Two access points from the subject property to the public greenway system located on or adjacent to the subject

property protection of the second protection of the second seco

### Open Space and Habitat (continued):

Open space and Hastitik (continues): 5. No certificate or documents that is insured for any structure that would result in occupancy of more than 100 mex dealing units on the subject tab after the effective data of these conditions, except where the subject of the subject tab after the effective data of these conditions, except where the subject of the subject tab after the effective data of these conditions, except where the subject of the subject tab after the subject tab after the subject tab any origination of the subject data subject tab any origination and results and the subject tab after subject tab after tab subject tab after tab subject tab after tab tab after tab af

6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.

7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.

### Transportation:

8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saund adhres to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for additional divertion of the subject property in this area is secure of 80 created and 40 will guilt sub-subject and pedadatian access to the subject property in this area is secure hypercord varies and 45 subject Structure, the maximum limits in this condition stal automatically increase atically increase by 50%

temprocess the start of the sta

### Stormwater Mitigation

automateria magnetice. 10.5 provides entranced treatment of stormenter before dramage to the Walkut Creek/Neuros River Walkerbed, any new The 3-to lips will provide for themself of the fact 3-k richies of non-fit too proposed represents a strategic lips into provides provides and the strategic lips and the strategic lips and the strategic lips and the provides provides the strategic lips and the strategic lips and the strategic lips and the strategic lips and provides provides the strategic lips and the strategic lips and the strategic lips and the strategic lips and particular the strategic lips and the strategic lips and the strategic lips and the strategic lips and the particular lips and the strategic lips and the strategic lips and the strategic lips and the strategic lips and particular lips and the strategic lips and the st on ste

No lot coverage shall be permitted within the portion of the floodewy firinge or future conditions flood hazen any lot, with the following exceptions: (i) uses permitted in floodways, and (ii) ground level loading areas, and a ground level uses.

### Stormwater Mitigation (continued):

12. Prior to filing the first. Tier 3 Site Plan, a comprehensive stormwater analysis shall be conducted and made available to the public through the CAy of Rateigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and inferentiation of the following information. A. Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property.

B. 1-year/24 hour, 2-year/24 hour, 10-year/24 hour, 25-year/24 hour and 100-year/24 hour storm events

C Hydrologic and hydraulic modeling (hydraulic modeling shall include flood hydrographs and examine the effects of culverts and lookhaulic on the limiting and durinoi of atomic weths and hydrologic modeling shall (i) include and groot the demonstra-tivering web to easily a more direction of the week-took, and (iii) include an iteration which simulates different timing approximiting the provide the proversion of atomic and the analysis of atomic and the analysis of atomic and the conditions of storms as they

D. USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time sense basis.

E. Water surface elevations and peak discharges of Watnut Creek at S. Saunders Street, Watnut Creek at S. Wilmington Street, Watnut Creek at Gamer Street, Walnut Creek at State Street, Watnut Creek at Rose Lane and an umamed hibutary at

F. Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow or Walaut Creek.

If the foregoing comprehensive stormwater analysis shows an increase greater than 0.04 feet between predevelopment and post-development flood levels, then mitigation to pre-development flood conditions will be required to prevent further damage

### ZONING CONDITIONS

13. All pretiminary stormwater plane, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at www.vialdowntownsouth.com and submitted electronically to the City Department of Planning and Development not liess than ten days before submitted of the first Tier 3 site plan for any portion of the site for City administrative review.

4. With the following encreptions, development on the subject property shall tim! The proi development peak survit rate in the of a gradient of 1.0 and 5. Standerd Street and well of Wahn Coset, the pool development peak rate of table indices that and a large transmission of the tra

Locations: 16 or the purpose of improving water quelty, mitigating flooding, or restoring showing, equivals communities, and weldle habitities 16 or the purpose of improving water quelty, mitigating flooding, or restoring showing results on purpose of the communities of the advected and or the matching quelts is support projects in offsettrace of the advected intervent of the different data of the support of the communities of the support of the communities of the support of the different data of the support of the communities of the support of the communities of the communities of the support of the support of the communities of the support of the support of the communities of the support of the support project of the support of the communities of the communities of the support of the support of the support project of the support of the support of the communities of the communities of the support of the support project of the support of the communities of the communities of the support of the support of the support of the communities of the support of the support of the support of the support of the communities of the communities of the support of the support of the support of the support of the communities of the support of the support of the communities of the support of the support of the support of the communities of the communities of the support of

### Continued Community Outreach:

16. Beginning on or tokene the data 30 days after submittal to the City of the test Tur 3 site plan for any portion of the site, and not be site man one particular quarter threadened that a partical of test site, and to the site share and site share. However, of the site share and share 16. Beginning on or before the date 30 days after submittal to the City of the first Tier 3 site plan for any

### Affordable Housing

17. Joe certificate of occupancy shall be issued for any shrull are hat world result in occupancy of non-ban 999 requirements resulting to attractive that world result in occupancy of non-ban 999 requirements resulting to attractive housing are met. This for the units on the subject size at the time quarky as attractive the occupancy of a company of the subject size of the subject size at the time quarky as attractive the subject size of the subject sis of the subject size of th

### EXHIBIT B

### Maximum Building Heights and Step Backs

development on the subject properties as listed on Exhibit A shall be limited to no more than twelve stories in height as measured perpendicularly for a distance of 180 feet from property line of the

Property Address	Book and Page
578 Granite Street	016112 / 00830
574 Granite Street	005825 / 00765
570 Granite Street	17-E / 1460
566 Granite Street	017507 / 01550
562 Granite Street	015603 / 01377
558 Granite Street	014317 / 01588
554 Granite Street	002574 / 00227
550 Granite Street	007741 / 00513
546 Granite Street	007246 / 00915
542 Granite Street	013711/02375
538 Granite Street	011261/02716
532 Granite Street	013965 / 02235
518 Granite Street	016314 / 01009
500 Granite Street	017115 / 02747
498 Carolina Pines Avenue	017115 / 02747
450 Carolina Pines Avenue	017115/02747

sorres in height within 50 feet of any neighborhood transition area required pursuant to Section 3.5 of the UDO, as measured perpendicular to the boundary of such neighborhood transition area nor (ii) 20 storie in heigh

Property Address	Book and Page 016626 / 01273	
201 Gilbert Ave		
1616 Green St	016028 / 01062	
1624 Green St	015280 / 00776	
1628 Green St	014217 / 02793	
1632 Green St	014217 / 02793	
1640 Green St	014217/02793	
1639 Green St	014217 / 02793	
150 Penmarc Dr	014217 / 02793	
1620 Green St	017826/02138	
1615 S Saunders St	017728/01785	

Any development on the following properties listed on Exhibit A shall be limited to no more than 20 stories in height as measured perpendicularly for a distance of 400 feet from the right-of-way along Wilm

Property Address	Book and Page	
1938 South Wilmington Street	017695 / 02696	
201 Walker Street	017695 / 02696	
137 Bluff Street	017695 / 02696	
133 Bluff Street	017900 / 01784	
125 Bluff Street	017695 / 02696	
95 Bluff Street	017695 / 02696	



MCADAMS The John R. McAdams Company, Inc.

621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919, 361, 5000 fay 919 361 2269 license number: C-0293, C-187

### www.mcadamsco.com

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609

ш

CLIENT



ENTERTAINMENT VENUE DOWNTOWN SOUTH - LOT 17 ADMINISTRATIVE SITE REVIEW 130 FENMARC BRIVE RALEIGH, MORTH CAROLINA, 27603



ZONING CONDITIONS **CO.01** 

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

1624 Green St	015280 / 00776
1628 Green St	014217 / 02793
1632 Green St	014217 / 02793
1640 Green St	014217 / 02793
1639 Green St	014217 / 02793
150 Penmarc Dr	014217 / 02793
1620 Green St	017826/02138

# REVISIONS

# 11. 14. 2022 REVISED PER 1ST COR COMMENTS

### PLAN INFORMATION

SHEET	
DATE	09. 23. 2022
SCALE	NTS
DRAWN BY	CDR
CHECKED BY	-
FILENAME	KAN21007-ASR-N1
PROJECT NO.	KAN21007



The John R. McAdams Company, Inc. 621 Hillsborough Street

Suite 500 Raleigh, NC 27603

### Downtown South: Public Meeting Written Report Meeting Date: February 16th, 2022 5:30pm - 6:30pm EST Meeting Location: Meeting held via Zoom Meeting Notifications / Notices: Email notifications sent on 2/7/22 to all who signed up on the <u>www.visitdownto</u> website. Link to Zoom info included in notification. Zoom open to all participant outh.com Number of email notifications: 1.107 Names/Email Addresses of those contacted available upon the city's request. Meeting Recording: Meeting recorded. Presentation and recording have been posted to the www.visitdowntownsouth.com website Meeting Agenda: Quarterly Meetings + Mailing List Project Updates Stormwater Commitments + Progress Key Partner Spotlight / Raleigh Raised Development Q&A Session Meeting Moderators: Bonner Gaylord, COD, Kane Realty Corporation Molly Stuart (Moderator), Counsel, Morningstar Law Group Meeting Participants: 73 Unique Viewers attended the Community Meeting List of Meeting Participants: 12524522386

2/16/22

19103891130
Annie Murray
Anthony McLeod
Barden culbreth
Becky Burmester
Big Head Todd
blair
Bob
brad
Brian Schmitt
Cassidy Compton
CD
q
Colin
Crystal Ross - Stewart
СТН
David
David
Dwight Nipper
Emily Milliman
Eric
Erika
Georgia Tardy
Greg Kuruc
Hal & Cindy Sanborn
Hannah Meador Sarmiento
Helen Tart
James
Jamie

Jen Arthur Jenn Truman Jeremy Moxom Jeremy Moxom Jessica B. Jessie Maeck she/her St Mark's Episc Church JH JH John Scruggs Jordan Jones José R Lópe: Josh V Josie Reeves Kathleen Malik Katrece Boyd Katrina M Lamon Mack Larry LaTarsha Dunkley Lauryn Kabrich LeVelle Moton Lisa H Lubin Prevatt N Bennett N&O - Aaron Sanchez-Guerra Need Pat Butler Rob Wood Sallie Simpson

т

### Shangwen Shiting Wang Stanley Byrd Susan Elliott Suzanne Prince Terrance Ruth Terrell Midgett Thad Harris The Wright Village Toby Travis Post Tripp Andracchio Will Hooker nitted and Responded to During Q&A: 1 What commitment are you making to housing affordable at or below 60% AMI 2 What's the status of the stadium? 3 I'd like to find out how we can get notified directly of these update meetings, thanks.

- 4 I remain concerned that you are using historic information for storm water when recent history shows more extreme events
- 5 can you describe the use of the entertainment venue in phase 1
- 6 Will this phase include affordable housing?
- 7 Where are the affordable units in phase 1 development? We understand there will be at least 100 affordable units. Affordable at what % of ave. household income?
- 8 Will the slides and presentation be shared?
- 9 have you included plans to preserve mature trees rather than buildoze and plant seedlings?
- 10 to what extent will you build per LEED standards?
- 11 Have you considered bike and pedestrian connections across s saunders be two parts of the site or across Wilmington st yet? will you?

### 14 Will any of the residential in phase 1 be condos? 15 What are the boudaries of downtown south? 16 What is the current standing of a funding stream for the soccer stadium planned for Downtown South? 17 What are some blockers? What are some ways we (the general public) can help? 18 Does downtown south include any planned residential units/buildings for sale, or will all the residential units be for lease only? 19 The universal definition of affordable units also includes that the units are affordable for a period of 30yrs, not the 5yrs that you've stated. How will you address making these change? 20 Can you share when Phase 1 is expected to be completed? 21 Specifically, what will be the initial entertainment venue ? 22 What is meant by no lot coverage in floodway fringe ? 23 Won't you need affordable housing for the lower income employees of the development from the very beginning? How will the maintence get done with no one to do the work? 24 I'm having a hard time visualizing where this is going to be located. I see the highways but still can't picture it. Do you have a map that shows the exact location with street names? Thanks 25 Will protected bike lanes be included in Phase 1?

26 Will all buildings identified in Phase 1 be built concurrently?

12 When will you talk about affordable housing?

13 Where will the Bus Rapid Transit station go?

- 27 Did you say your aff units are all 80%AMI or a mix?
- 28 What could be a viable entertainment-focused development withing Downtown South as an alternative for the stadium, should funding be unsuccessful?
- 29 You didn't mention a movie theater when describing the entertainment area. Is this supposed to be incorporated somewhere?
- 30 What is the logic behind not developing any urban residential units for sale in this part of the city?
- 31 Will other phases begun while phase one is under construction

Raleigh

12/10/2021

Molly Stuart Morningstar Law Group 421 Fayetteville St, Suite 530 Raleigh, NC 27601

### Ms. Stuart,

Ma. Staurt, The Planning and Development Department has received the materials you submitted December 7, 2021 associated with an informational meeting interoided to satisfy the difference and Development 22, 2020 (OLA to CQ2011722. CD8). The Newmelten 18, 2021 meeting and submitted meeting report qualify to in part satisfy the requirements for Condition 16. Please not the trad additional meeting are required to the head one part calefund quality for a period of three years to continue to satisfy Condition 18 and above for approval of any site plan files on any point of the properties and guident 2. 3-13-20.

Sincerely, Patrick O Goung Patrick O. Young, AICP Planning and Development Director



phone 919. 361. 5000 fay 919 361 2269 license number: C-0293, C-187 www.mcadamsco.com CLIENT KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609 KANE REALTY CORPORATION

# ENTERTAINMENT VENUE DOWNTOWN SOUTH - LOT 17 ADMINISTRATIVE SITE REVIEW 130 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27603



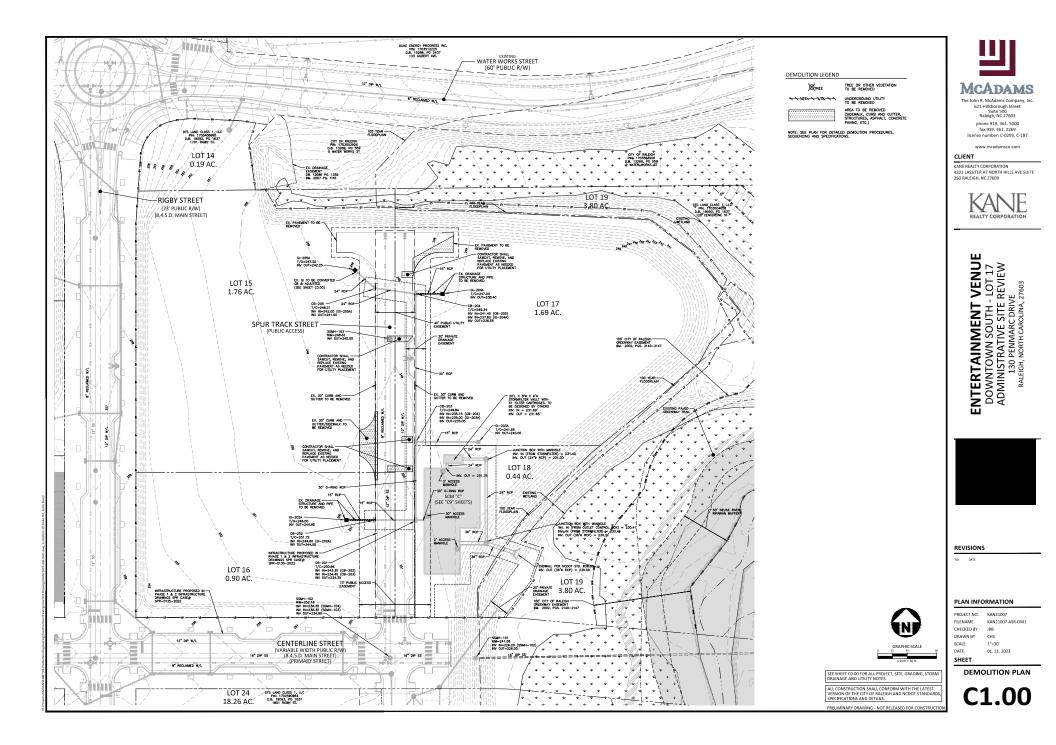
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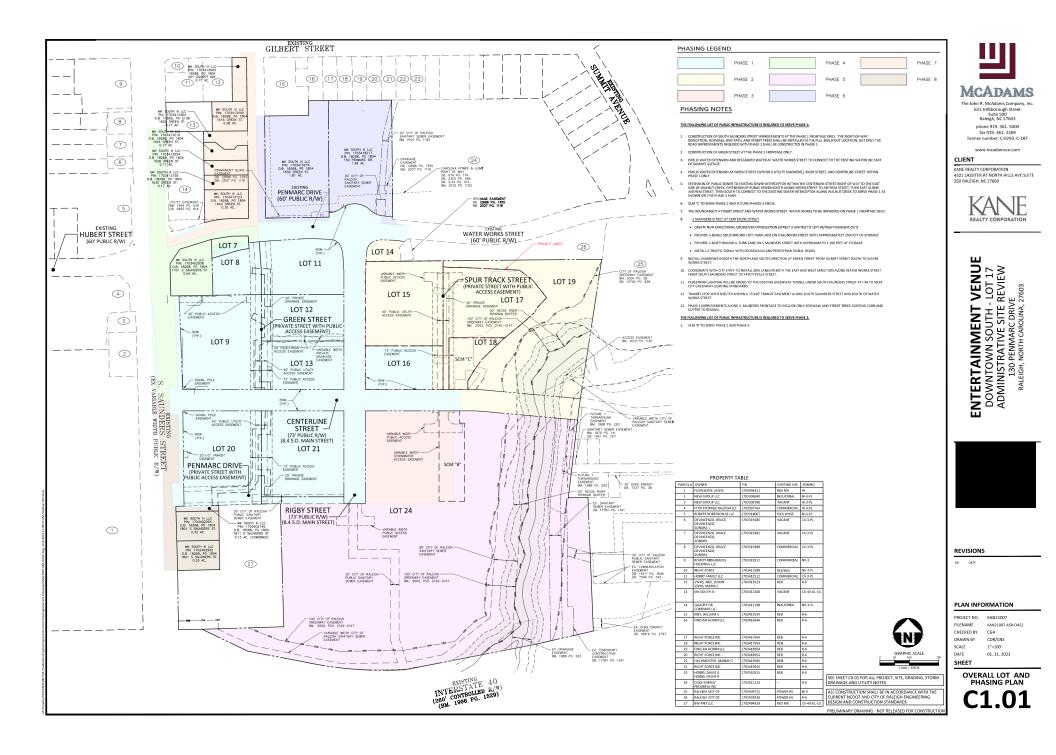
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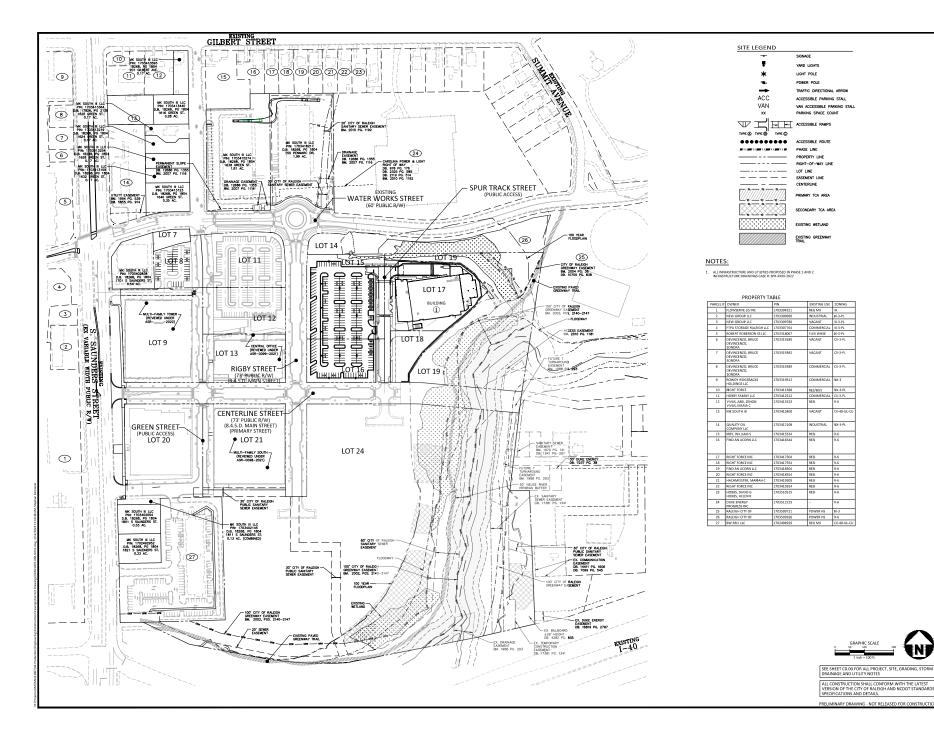
### PLAN INFORMATION

PROJECT NO. KAN21007 FILENAME KAN21007-ASB-N1 CHECKED BY DRAWN BY CDR SCALE NTS 09. 23. 2022 DATE SHEET COMMUNITY MEETING

**C0.02** PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION









Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

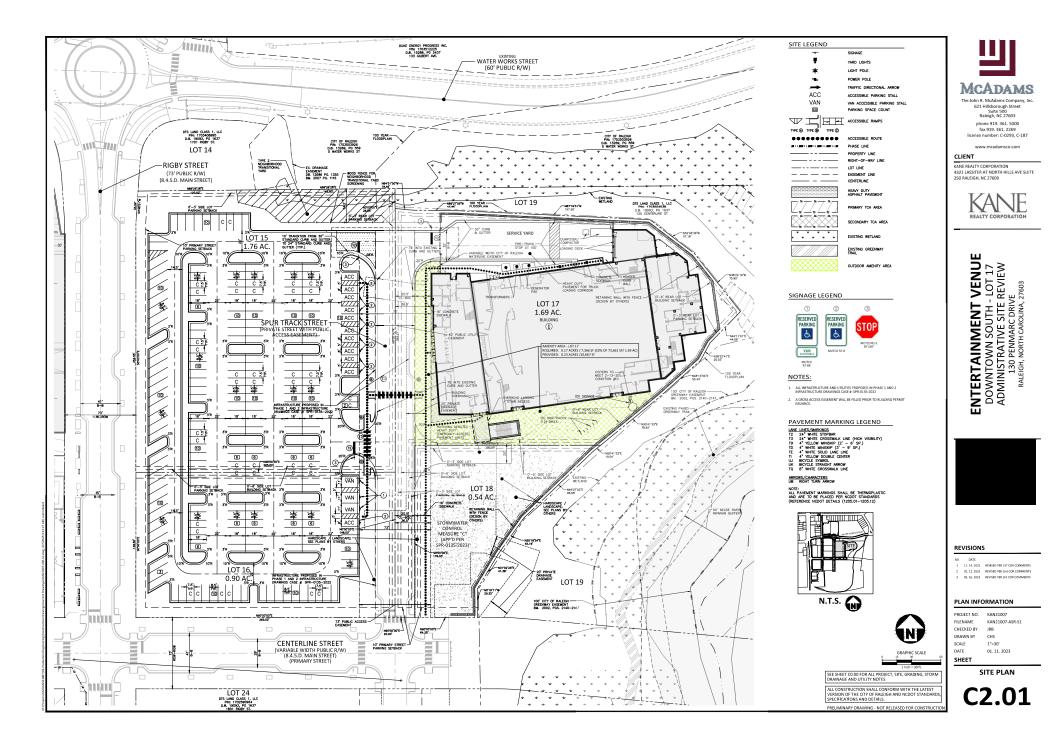
WWW.mcadamsco.com CLIENT KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 259 RALEIGH, NC 27609

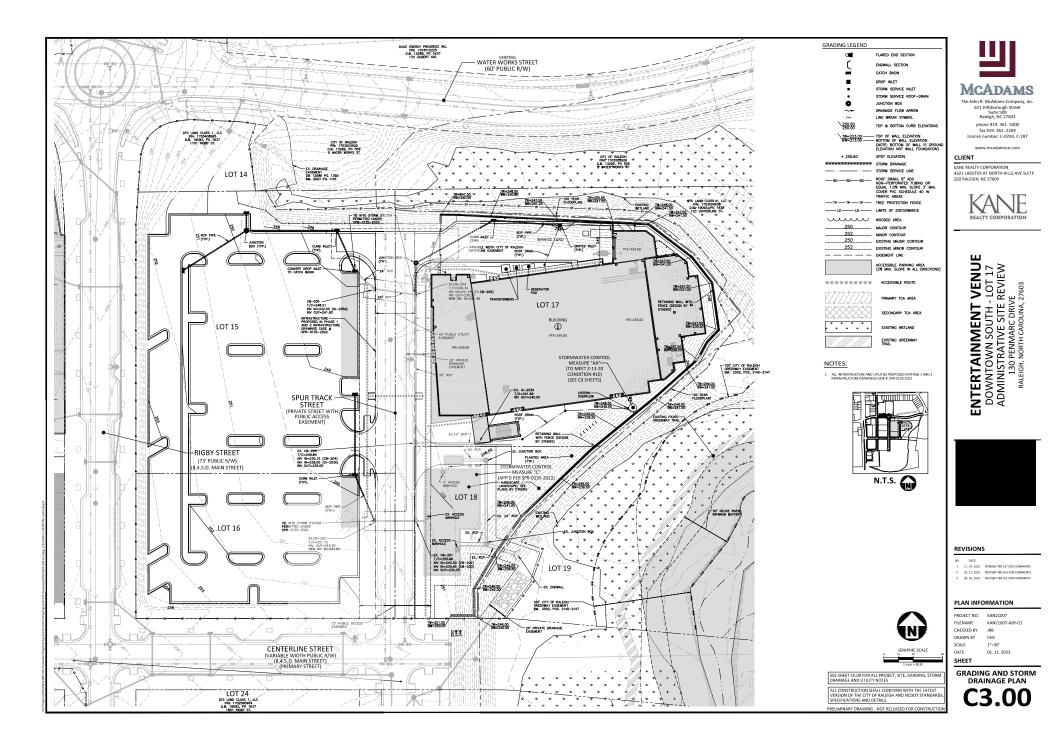


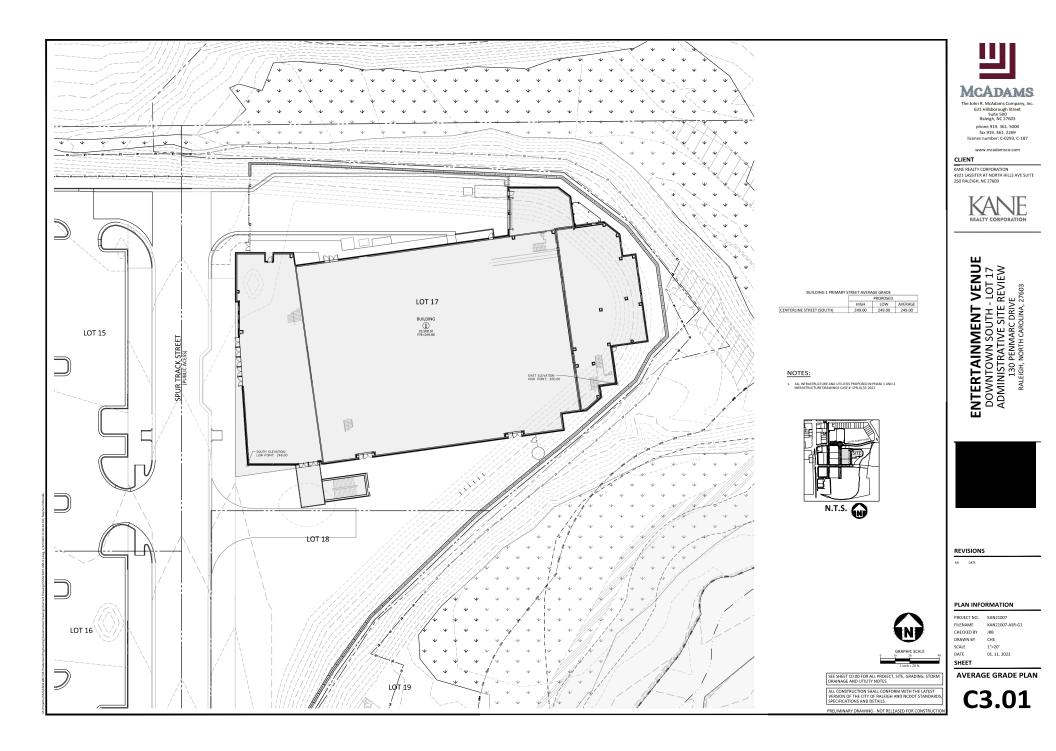
ENTERTAINMENT VENUE DOWNTOWN SOUTH - LOT 17 ADMINISTRATIVE SITE REVIEW 130 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27603

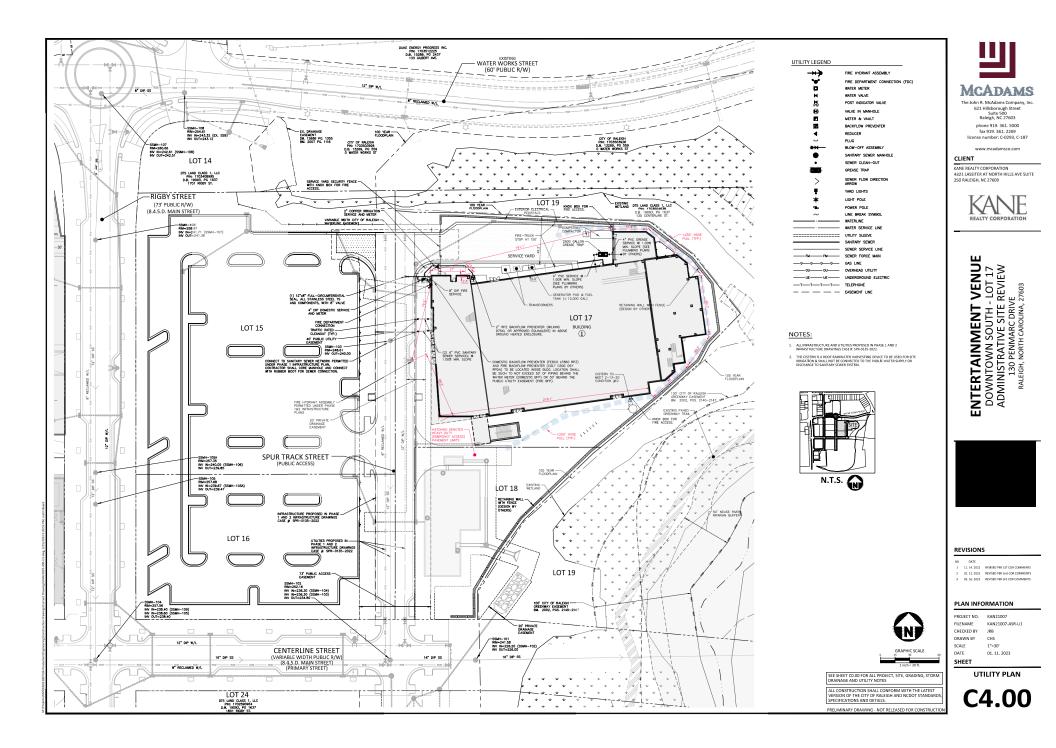
REVISIONS NO. DATE PLAN INFORMATION PROJECT NO. KAN21007 FILENAME KAN21007-ASR-OAS1 CHECKED BY JRB DRAWN BY CHS SCALE 1"=100' DATE 01.11.2023 SHEET **OVERALL SITE PLAN** 

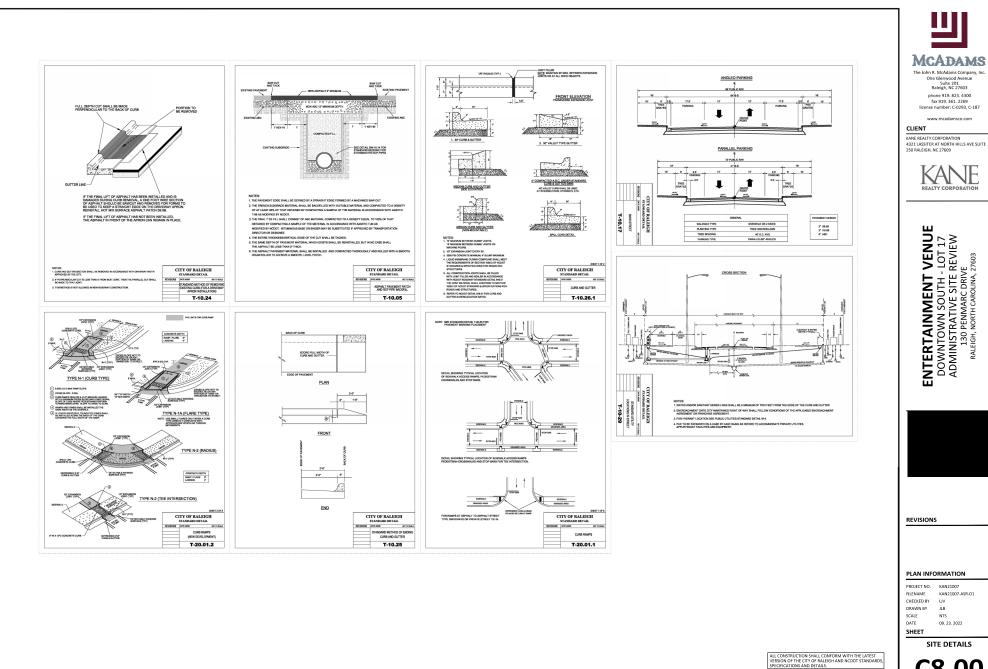
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**C8.00** 

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187 101010-04480-1 WENSAND PAY LINE FOR OURS RAMP PAYLMTS FOR CURB RAME CITY OF RALEIGH PLANTING OR OTH WILLIAMS BURPAS 10" EXPANSIO www.mcadamsco.com CURB RAMPS CLIENT GENERAL NOTES KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 6WX 125 43% (HMEE) 1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG) 250 RALEIGH, NC 27609 2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS MOCATED IN THE ETALL, HOWEVER, THE LOCATION MAY BE AULASTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP NLETS, ETC. AFFECT PLACEMENT. ORDER SLOPE NOT TO EXCELO IN ON ANY POLITON OF RAMP OR TRANSITION TO ETHER KANE REALTY CORPORATION CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP OR CONCRETE DEPTH RAMP / FLARE (\* LANDING (\* NOTE: \* USE SWALL FLARE ONLY WHEN A CURB WOULD DIRECTLY COMPLET WITH APPROACHING VEHICLE TURNING MONT 12 EPANSIO PLANTING OR OTHER WALKING SUPPOSE TYPE N-3 DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. TYPE N-4 ) SLOPE TO MEET GRADE, 19 MAXIMUM. ) CROSS SLOPE: 2:09% ) CINES RAMPS RECURE A 14-07 MINIMUM LANDING WITH A MAXIMUM CROSS & LOPE AND CONSTITUENT SLOPE OF 3:00% WHERE PRODUCTIONARY FOR OWN TURNING MARKINGER, SLOPE TO DIANY TO CUES. 4. THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WA AREA SHALL BE YELLOW FOR CONTRAST. CURB RAMPS REQUIRE A (4'-0') MINIMUM LANDING WITH A MAXIMUM CROBS SLOPE AND LONGITUDINA SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURINING MANEUVERS. SLOPE TO DRAIN TO CURB. CONCRETE DEPTH RAMP 8" LANDING 4" ENTERTAINMENT VENUE DOWNTOWN SOUTH - LOT 17 ADMINISTRATIVE SITE REVIEW 130 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27603 CONNECTION AND DOWER SHALL BE INSTALLED THE BY WADTA AND DOWER SHALL BE INSTALLED THE BY WADTA STHE SCIENDALK
 IF LENGTH EXCELEDS S, TRUNCATED DOWER SHAL IF LENGTH EXCELEDS S, TRUNCATED DOWER SHAL INSTALLED ALCHO THE BACK OF THE CURB POWER HALLED ALCHO THE BACK OF (4) RANPS AND DOMES SHALL NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 11FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET. ORDER SLOPE NOT TO EXCELO 25 OR ANY PORTON OF AMILE DR. TRANSITION TO ETREET IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE. A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE. OROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP OR TRANSITION TO STREET 17.227496 CLEME & GUTTER DESCRIPTION CLEME REVEAL OF 9. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL. 17 EPANSO DETECTABLE WARNING CONCRETE DEPTH RAMP//TLARE E\* LANDING 4\* TYPE N-3A (COMMERCIAL/RETAIL USE) CITY OF RALEIGH CITY OF RALEIGH STANDARD DETAIL CITY OF RALEIGH CITY OF RALEIGH STANDARD DETAIL REVISIONS OF THE ADDRESS OF THE ADDR EX FIANI EX FIA TYPE N-4A ASUSIONS SITE KIND DE LALL CURB RAMPS (NEW DEVELOPMENT) CURB RAMPS (NEW DEVELOPMENT) DETECTABLE WARNING SURFACE PLACEMENT CURB RAMP NOTES T-20.01.3 T-20.01.4 T-20.01.8 T-20.04.1 PARK DESCRIPTION RAMP WIDTH AREA VO PLASTIC OF KIMMULM
 MAR DAMETER
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 DAMETER D TOP DIAMETER OF NO LESS THAN 52% TO NO MORE THAN 55% TO OF THE BASE DIAMETER HOH-TENSLE ET MIN 10 GA MIN 12-12 DA COMPACTED TO A DENSIT -2'4" CURB AND GUTTER TYPICAL SECTION FRONT VIEW SIDE VIEW SLOPE 12:1 MAX (5'-4" MIN.) ECAST CLASS 'S PECNOE WARNENG LANGLINGE INISCON ENGLISH AND SPIRASH AS SHOWN 100 SUNCE 12" 15 DETECTABLE WARNING WARNING DOMES STANDARD Z-1 CONC MORTHUR ACCESS RAME NOTE: FOR TREE PF نە\_ TRANSVERSE EXPANSION JOINT PLAN VIEW

NOTES: 1. DETECTABLE WARNING DOMES SHALL COVER 2-9" LENGTH WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAL.

2. THE COLOR FOR THE DETECTABLE W

SHEET & C

2. THE COLOR FOR THE DE

CITY OF RALEIGH STANDARD DETAIL REMEMOR

DETECTABLE WARNING CAST-IN-PLACE

T-20.04.4

URBAN FORESTER: TREES@RALEIGHNC.GOV WWW.RALEIGHNC.GOV

CITY OF RALEIGH STANDARD DETAIL.

T-30.01

NOTES: 1. TRANSVERSE EXPANSION JC 2. ALL CONCRETE TO BE 3000 F

3. A 6 INCH DEPTH IS REQUIRED AT STREET IN/TERSECTIONS I AT STREET IN/TERSECTIONS I

ISION JOINTS TO BE A MAXIMUM OF 50 FEET

CITY OF RALEIGH STANDARD DETAIL

PROTECTION DETA TPP-01

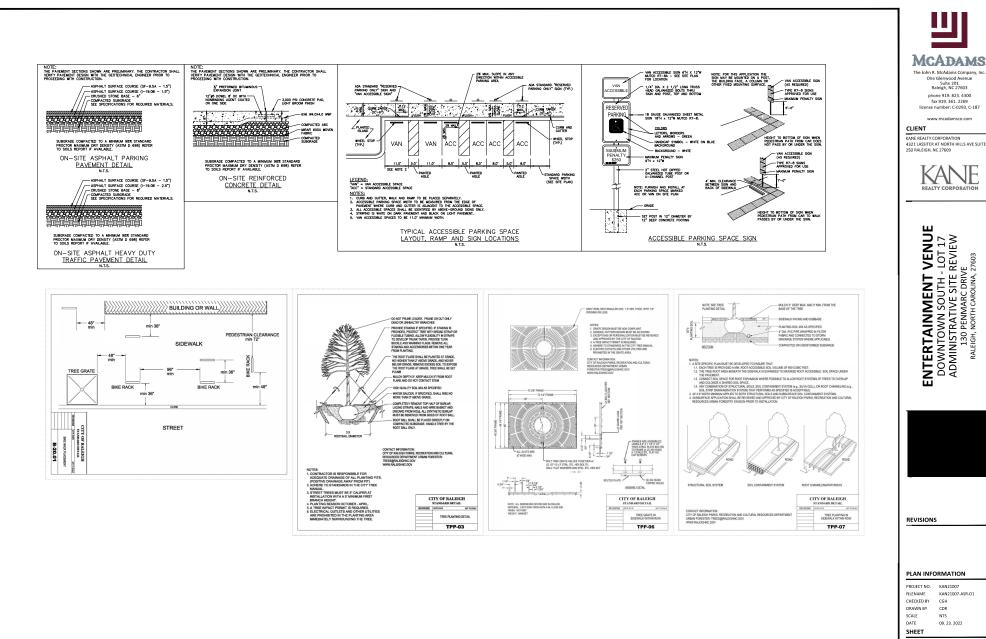
s anoun form mocon P CONCRETE FOUNDATION FOR WARNING DOMES TO BE WITH SAME FOUR AS RAMP. REVISIONS RAMP SECTION SHEET 2 OF CITY OF RALEIGH STANDARD DETAIL AEVEDRE ONT HOW APPING DETECTABLE WARNING SURFACE PAVERS NO LED: 1. DETECTABLE WARNING DOMES SHALL COVER 2147 LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL, SIZE OF PAYER SHALL BE 1"X 1". ALL NOT TO KAR PLAN INFORMATION T-20.04.2 PROJECT NO. KAN21007 FILENAME KAN21007-ASB-D1 CHECKED BY CGH DRAWN BY CDR SCALE NITC 09. 23. 2022 DATE SHEET ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

STANDARD 2-5"

2 DETECTABLE

SITE DETAILS C8.01



SITE DETAILS

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCT

SPECIFICATIONS AND DETAILS.

**C8.02** 

MCADAMS The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187 www.mcadamsco.com

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE

KANE REALTY CORPORATION

ENTERTAINMENT VENUE DOWNTOWN SOUTH - LOT 17 ADMINISTRATIVE SITE REVIEW 130 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27603

REVISIONS

PROJECT NO.

FILENAME

SCALE

DATE SHEET

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PLAN INFORMATION

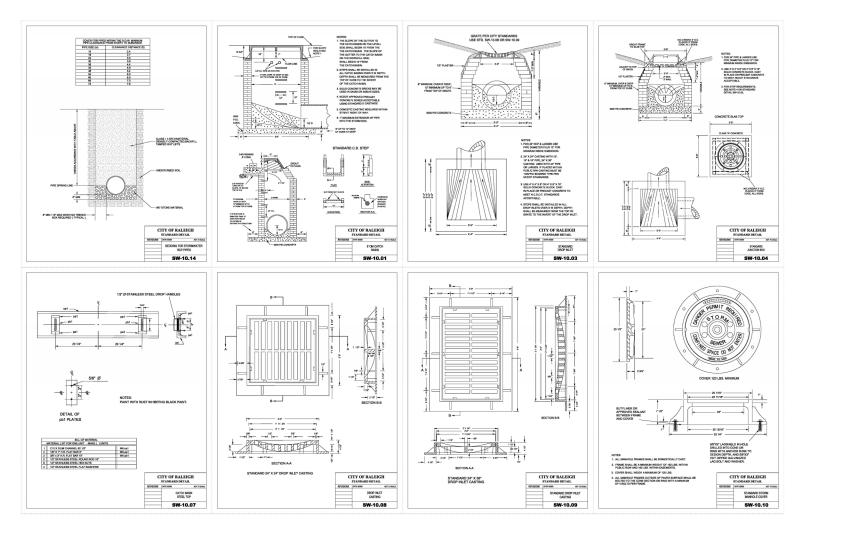
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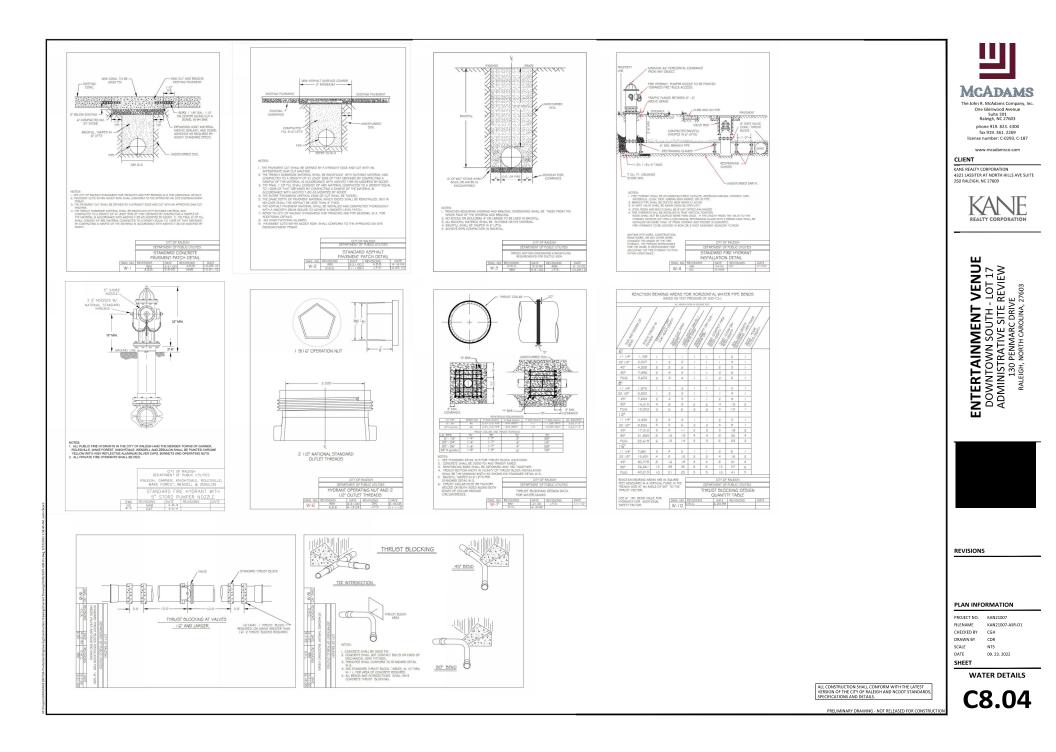
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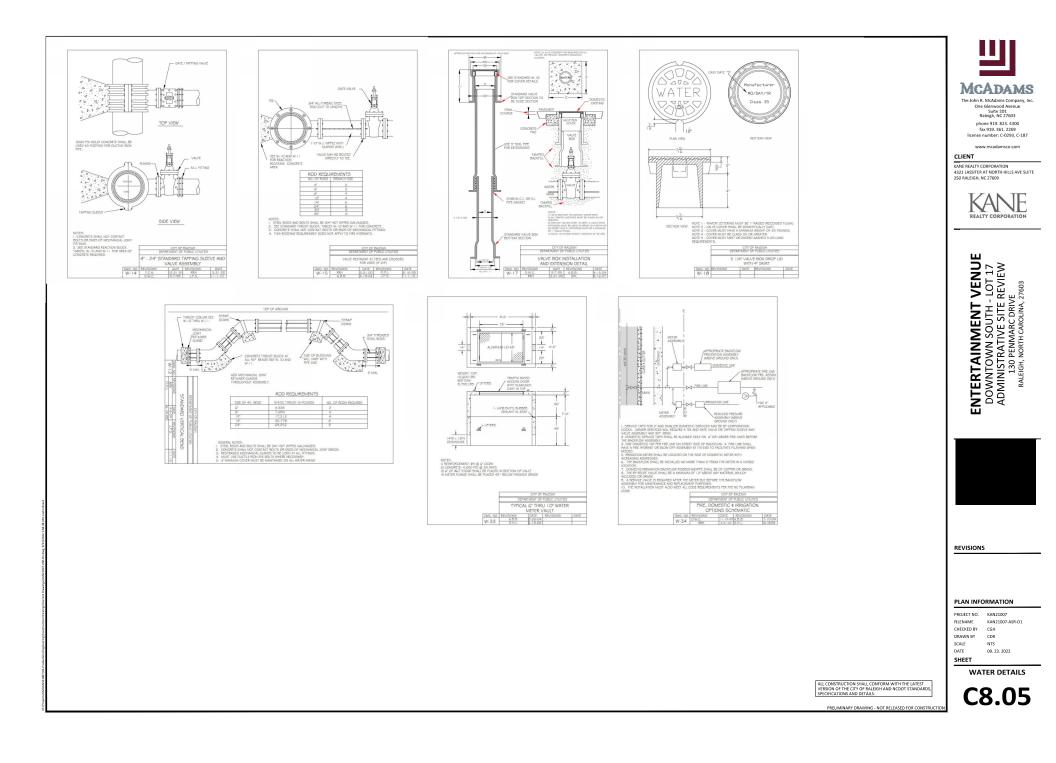
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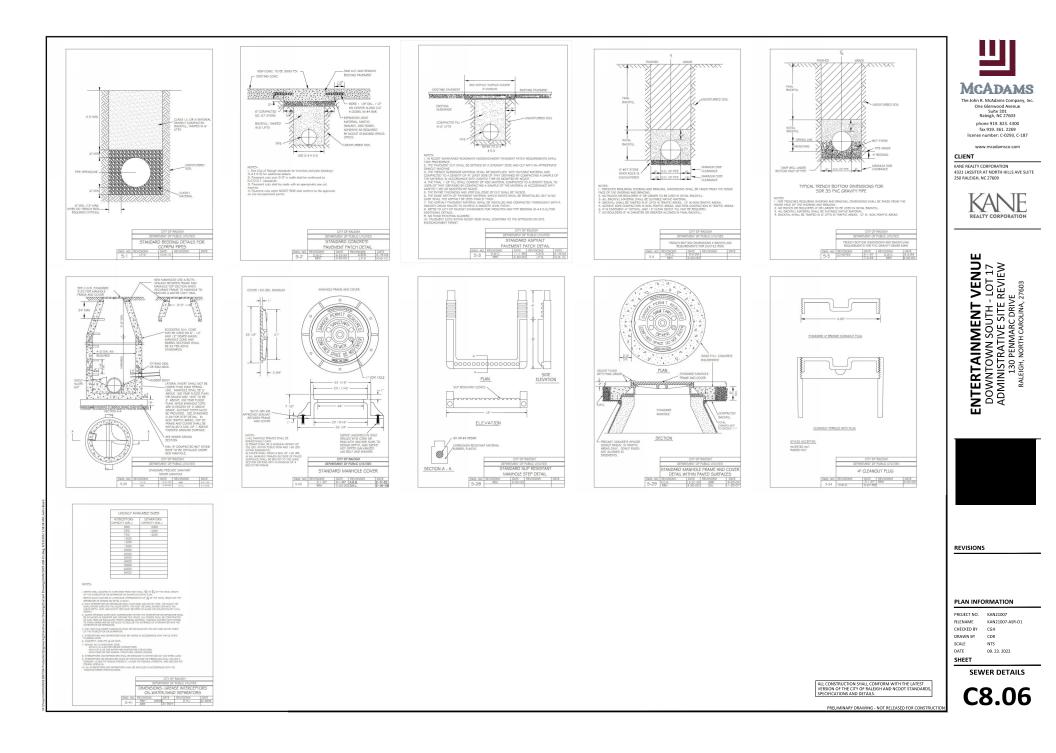


STORM DRAINAGE DETAILS ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS. **C8.03** 

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTI







### STORMWATER MANAGEMENT FACILITY CONSTRUCTION SPECIFICATIONS GENERAL NOTES FOUNDATION NOTES

# PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER' ATTENTION.

- PROR TO ANY CONSTRUCTION OF PLACEMENT OF ANY INCIDENT. LIFE ONSTITE GEOTECHNICAL BENETIES ISALL INSECT THE DISCARATION RAMAFA FOR GESTIMUTIENT INSEAN TO ASSISS WHITTER SUITARILISED SEGNAT THE SUBJECTION LIVEL. IF THE CONTEXCETOR CONSTRUCTS AND COVERS UP THE SCAP PRIOR TO INSECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED TO THE INSTITUENT SUBJECT AND COVERS A PRIVACULAT THE CONTRACTORS SEPERATE.
- THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (I.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION.
- ALL COMPONENTS OF THE SCAL SYSTEM (LISTTINH, LIST) RUBER COMPLECTIONS, DIRCHAR, ACCESS MANHAULS, ETC.) SANLI BL DESSIND ST OTHERS. ANY INARCING OR CLANKES MADE FINAN THESE SPECIFICATIONS AND DIAWNSS DUMING THE DESSING OF THE UDERSKOLING SYA, AURON WITH IS SYSTEMPTONENT SILVER STATEMENT DESSING OF THE UDERSKOLING SYA, AURON WITH IS SYSTEMPTONENT SILVER STATEMENT COMPANY, INC. AND TIS EMPLOYED SASSING HOL LIABILITY WITH RESPECT TO ANY ASPECT OF THE STRUCTURAL DESING FOR THE UDERSKOLING SYSTEM.
- ALL PIPE / RISER CONNECTIONS AND JOINTS ASSOCIATED WITH THE SCM SYSTEM SHALL BE WATER TIGHT. THE MECHANISM FOR ACHIEVING THIS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CURRENT OSHA REGULATIONS FOR CONFINED SPACE ENTRY AND PROVIDE SUCH DURING ENGINEER WALK-THROUGH/INSPECTION. ALL PIPE PENETRATIONS THROUGH A CONCRETE OR CMP STRUCTURE (LE. CISTERN, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATERTISHT USING NON-SHRINK COMINITIOUS GROUT.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVE AND THE BEST AVAILABLE RECORD ORAWINGS. THE CONTRACTOR SHALL VERIPY FIELD CONDITIONS PRIDE TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCES SHALL BE REPORTED TO THE ENSINEIN IMMEDIATELY.

### STORMWATER MANAGEMENT SYSTEM MATERIAL SPECIFICATIONS

THE STORMWATER MANAGEMENT SYSTEM IS TO BE DESIGNED BY OTHERS. ANY CHANGES TO THE PLANS SHALL BE PROVIDED TO THE DESION ENGINEER FOR REVIEW. PRIOR TO INSTALLATION, SHOP DRAWINGS OF THE STORMWATE MANAGEMENT SYSTEM SHALL BE PROVIDED TO THE DESION ENGINEER AND TO THE CITY OF RALEGINE FOR REVIEW.

- ACCESS RISERS SHALL BE INSTALLED PER STRUCTURAL SPECIFICATIONS. ACCESS STEPS / LADDERS SHALL BE ATTACHED TO THE RISERS TO ALLOW FOR ACCESS INTO THE STORMWATER MANAGEMENT SYSTEM.
- ALL HDPE PIPES SHALL BE ADS N-12 PLAIN END PIPE (PER AASHTO) SPECIFICATION; UNLESS OTHERWISE NOTED. PIPES SHALL BE JOINED WITH COUPLING BANDS COVERING AT LEAST TWO FULL CORRUGATIONS ON RACH FIND OF THE PIPE STANDARD CONNECTIONS SHALL MEET OR EXCEED THIS SOUT-GIVEN REQUIREMENTS OF ASAFTO M224, OR SHALL BE JOI STANDARD C ASTM F2306 ALL HOPE TO MEET MANUFACTURER BEDDING REQUIREMENTS. ONSITE GEOTECHNICAL ENGINEER TO ENSURE SUITABLE FOUNDATION CONDITIONS ARE PRISENT.
- 5. ALL POURED CONCRETE SHALL BE MINIMUM 3000 PSI (28 DAY) UNLESS OTHERWISE NOTED
- 6. THE CONTRACTOR SHALL INSTALL THE CISTERN UNIT PER MANUFACTURERS. SPECIFICATIONS, CONTRACTOR TO PROVI LETTER FROM MATERIAL SUPPLIERS) STATING MATERIALS MEET THE SPECIFIED STANDARDS PROM TO INSTALLATION.
- COVER AND REVIEW OF SITE CONDITIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE SYSTEM TO BE THE RESPONSIBILITY OF THE MANUFACTURER.



- THE FOUNDATION SUBGRADE SHALL BE GRADED TO A UNIFORM OR SLIGHTLY SLOPING GRADE PRIOR TO PLACEMENT OF THE BEDDING MATERIAL, IF THE FOUNDATION SUBGRADE WILL BE EDPOSED FOR AN DETENDED PERIOD OF TIME DURING CONSTRUCTION, THEN IT SHOULD BE GRADED TO A SUBHT SJOPE SUCH THAT SATURATION OF THE SUBRADE DOES NOT OCCUR. THE BRODING MATERIALFOR THE UNDERGROUND STORMWATTR MANAGEMENT SYSTEM SHALL BE SPECIFIED BY THE ON-SITE GROTEONICAL BROINER: THYCALL, A WELL-GAINED GANALIAR MATTINIA, WILL BE USED IOT THE BRODING, FACSE ROTT THAT IF CONSTRUCTION CALLINARY WILL BO FORTANG FOR AN ETTOROBY BRIDDO FOR THINK OF THE BRODING, THAT THE APPROPRIATE MUSCURS. (E.C. BRINEIRED FABRIC, STIFF GLOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BRODING S NOT CONFIRMENTIAL.
- THE CONTRACTOR SHALL PURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM THE EXCAVATION. IT IS BEST TO BEGIN THE CONSTRUCTION OF THE DETENTION SYSTEMS AT THE DOWNSTREAM END WITH THE CONTLET AUREADY CONSTRUCTE TO ALLOW A ROUTE FOR WATER TO ESCAPE.
- Les minimises de la participación de la construction de destructions de la construction d

### BEDDING NOTES

- 1. THE EXCAVATION SUB GRADE MUST BE TRANSIT LEVEL.
- THE EXCAVATION PIT SHALL BE LINED (ON THE BOTTOM AND ALL FOUR SIDES) WITH A NON-WOVEN GEO-TEXTILE (GEOTEX 401 OR APPROVED EQUIVALENT), THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
- THE SUBGRADE FOR THE DETENTION SYSTEM CAN BE A CONCRETE SLAB, OR CLEAN GRANULAR MATERIAL WITH A MAXIMU AGGREGATE SIZE OF 3/4'. THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTRAUDING STONES, FROZEN LUMPS, ROOTS, MAD OTHER FOREIGN AMTERIAL.
- PREMART THE SUBGRADE PER THE ONSTE GEOTECHNICAL ENGINEER'S DRECTION (APPROXMATELY 5-6° BELOW GRADE ON WHICH SUAB WILL SET). THE BEDOING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNFORM GRADE IS ESTABLISHED TO ALLOW FOR OPTIMUM PLACEMENT OF THE CSTEIN. 5. THE SUBGRADE MUST SUPPORT THE CISTERN WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.
- IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDOING, THEN THE APPROPRIATE MESSING'S (E.G. STIFF GEOGRID, ETC.) SHALL BE TAKEN TO EMSURE THE INTEGRITY OF THE BEDDING IS NO COMPROMISED.
- CISTERN CONSTRUCTION NOTES
- 1. CISTERN CONFIGURATION IS TO BE DESIGNED AND PROVIDED BY OTHERS 2. ABSOLUTELY NO RUNOFF SHALL ENTER THE CISTERN UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILEED.

## SYSTEM TESTING NOTES

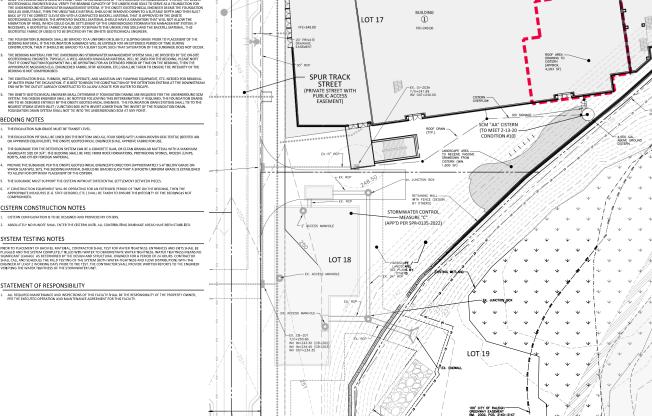
STATEMENT OF RESPONSIBILITY

PROR TO PLACEMENT OF BACKFILL MATERIAL, CONTRACTOR SHALL TEST FOR WATER TIGHTNESS. ENTRANCES AND DATS SHALL BE PLUGGED AND THE SYSTEM COMMENTLY ITELD WHE'N WITE'TO DIAMONSTATE WITE'T TO ENTRASS. MILLERS AND DATE OF THE SYSTEM COMMENTS AND THE SYSTEM OF THE TO THE SYSTEM OF THE THE SYSTEM OF THE SYSTEM OF THE DATE OF THE SYSTEM COMMENTS AND THE SYSTEM OF THE SYSTEM

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Suite 500 Raleigh, NC 27603 phone 919, 361, 5000 fay 919 361 2269 license number: C-0293, C-187

www.mcadamsco.com CLIENT KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609



ENTERTAINMENT VENUE DOWNTOWN SOUTH - LOT 17 ADMINISTRATIVE SITE REVIEW 130 PENNARC DRIVE RALEIGH, NORTH CAROLINA, 27603



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PLAN INFORMATION PROJECT NO.

REVISIONS

FILENAME

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- 4' SCHEDULE 40 INLINE -DEBRIS FILTER 1/8" TO SLOPE 4" TEE -DORNER O 4" PIPE CONCRETE 7 tern and the same the NATURAL GROUND PUMP WEL SUPPOR 6 PIPE GRAPHIC SCALE GENERIC RAINWATER HARVESTING SYSTEM SIDE VIEW N.T.S SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STO DRAINAGE AND UTILITY NOTES ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS

STORMWATER CONTROL MEASURE PLAN VIEW

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SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTI





### STORMWATER MANAGEMENT FACILITY 'C' CONSTRUCTION SPECIFICATIONS

### GENERAL NOTES

- PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION. NROR TO ANY CONTRUCTION OF RACEMENT OF ANY MADTHL. THE ONDER GROTEANEAL ENGINEER SHALL INFECT THE DECAMITOR MADE THE UNDERGROUND OS WITTEN THE HALT TO ASSESS WHETHER STURALE SUITA EST THE SUBRADE LEFL, FITH CONTRACTOR CONT NOC CONTREST APPROVAL THE CONTRACTOR SPROR TO INSPECTION, THEIT THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AN OWNER'S APPROVAL THE CONTRACTOR S ORDERS.
- THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (I.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION PRIOR TO PLACES STORMETES CARTROGES WITHIN THE UNDERBROUND STITUE, THE CONTINUCTOR SHALL REQUEST AN OVERT SMETTING WITH THE DISION NAMER AND THE REQUEST CONTRACT REPECTION TO ASULT THE UNTERLA NAMER AND A COMPARTIN'S TRAILED ( E. GOO DISION TO PRIOR TO PLACES AND THE REPECTION OF THE CONTRACT STATEMENT STATEMENT HE REDOK CONTRACT SMETTING AND THE DISION OF THE DISION OF THE UNTERLA AND AND A DISION OF THE DISION OF THE HE REDOK CONTRACT SMETTING AND THE DISION OF THE DISION
- ONCE CONSTRUCTED, THE STORMFILTER CARTRIDGES SHALL NOT RECEIVE STORMWATER RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE UNDERGROUND SYSTEM HAS BEEN COMPLETELY STABILIZED AND SITE CONSTRUCTION IS COMPLETE.
- ALL COMPONENTS OF THE URREREROIND SCA. SYSTEM STORMULTER VAULT, CORKIDET VAULT, CORKIDATIONAL CORKIDATIONAL CORKIDANT, CORKIDATIONAL CORKIDANT, CORKIDATIONAL CORKIDANT, CORKIDATIONAL CORKIDANT, CORKIDATIONAL CORKIDANT, CO
- ALL PIPE / RISER CONNECTIONS AND JOINTS ASSOCIATED WITH THE UNDERGROUND SCM SYSTEM SHALL BE WATER TIGHT. THE MECHANISM FOR ACHIEVING THIS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
- 8. THE CONTRACTOR SHALL PURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE UNDERGROUND SCAL SYSTEM SITE. IT IS ANTICIPATED THAT PUMPING WILL BE NECESSARY IN THE EXCAVATION AREAS. CEMENT OF FILL WITHIN THIS AREA (OR OTHER AREAS AS NECESSARY), THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE THE EXCAVATION. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPE DURING PLAI BOTTOM OF ARE STABLE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CURRENT OSHA REGULATIONS FOR CONFINED SPACE ENTRY AND PROVID SUCH DURING ENGINEER WAILS THROUGH/INSPECTION.
- 10. ALL PIPE PENETRATIONS THROUGH A CONCRETE STRUCTURE (I.E. STORMFILTER CARTRIDGE / DETENTION SYSTEM, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATERTIGHT USING NON-SHRINK CEMENTIOUS GROUT.
- . EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FILLD CONDITIONS PRORE TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPAREE STALL BE REPORTED TO THE EXONITER MMEMATELY.
- CITY OF RALEIGH INSPECTOR MUST ISSUE FINAL SITE REPORT INDICATING CONSTRUCTION IS COMPLETE PRIOR TO SUBMITTAL OF AS-BUILT CERTIFICATION PACKAGE TO THE CITY.

### STORMWATER MANAGEMENT SYSTEM MATERIAL SPECIFICATIONS

- THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM IS TO BE DESIGNED BY OTHERS. ANY CHANGES TO THE PLANS SHALL BE PROVIDED TO THE DESIGN ENGINEER FOR REVEW. PROR TO INSTALLATION, SHOP DRAWINGS OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED TO THE DISIGN ENGINEER AND TO THE ETT'O F PARLEIGN FOR REVIEW.
- HLTER CARTRIDGES SHALL BE CONTECT STORMFILTERS WITH PHOSPHOSORB MEDIA. INSTALLATION OF THE STORMWATER DEVICE SHALL BE PER THE MANUFACTURERS INSTALLATION GUIDELINES AND SPECIFICATIONS.
- ACCESS RISERS SHALL BE INSTALLED PER STRUCTURAL SPECIFICATIONS. ACCESS STEPS / LADDERS SHALL BE ATTACHED TO THE RISERS TO ALLOW FOR ACCESS INTO THE STORMWATER MANAGEMENT SYSTEM.
- THE 24"Ø AND 60"Ø RCP OUTLET BARREL OF THE DETENTION SYSTEM SHALL BE CLASS III RCP, MODIFIED BELL AND SPIGOT, MEETING THE REQUIREMENTS OF ASTM C76-LATEST. THE IMPE JOINTS SHALL BE TYPE R-4.
- GEOTEXTILE FABRIC FOR THE 24"Ø AND 60"Ø OUTLET BARREL JOINTS SHALL BE MIRAFI 180N OR ENGINEER APPROVED EQUAL (NON-WOVEN FABRIC). THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
- THE CONTRACTOR SHALL INSTALL THE STORINFILTER SYSTEM PER MANUFACTURERS' SPECIFICATIONS. CONTRACTOR TO PROVIDE A LETTER FROM MATERIAL SUPPLIENTS STATING MATERIALS MEET THE SPECIFIED STANDARDS PRIOR TO INSTALLATION.
- COVER AND REVIEW OF SITE CONDITIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE SYSTEM TO BE THE RESPONSIBILITY OF THE MANUFACTURER.

### FOUNDATION NOTES

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- PLEASE NOTE THAT IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE EXCAVATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM PRICE TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED [TO THE ENGINEERS AND OWN APPROVAL JAT THE CONTRACTORS SUPPORE.
- THE FOUNDATION SUBGRADE SHALL BE GRADED TO A UNFORM OR SLIGHTLY SLOPING GRADE PRIOR TO PLACEMENT OF THE BEDDING MATERIAL, IF THE FOUNDATION SUBGRADE WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME DURING CONSTRUCTION, THEN IT SHOLLD BE GRADED TO A SLIGHT SLOPI SUCH THAT SATURATION OF THE SUBGRADE DOES NOT OCCUR.
- 4. THE BRONE MATERIAL COM-LINESTRUCTURE TO ADMANDITE MAAACUMUUT SYSTEM SALL, SECOND IN THE CONTROL CONTROL DEDURTER TYPE/LINESTRUCTURE AND LINESTRUCTURE AND LINESTRUCTURE AND LINESTRUCTURE AND LINESTRUCTURE COMPARENT VILLE OPERATION OF AN AUTOMOTO FUNDO OF TIME ON THE BROREM, FILEN ADMANDATION TO ADMANDATION COMPARENT VILLE OPERATION OF AN AUTOMOTO FUNDO OF TIME ON THE BROREM, FILEN ADMANDATION ADMANDATION CAMPACTURE LINESTRUCTURE AND ADMANDATION ADMANDATIONA ADMANDATION ADMANDATION ADMANDATION ADMANDATION ADMANDATION ADMANDATIONA ADMANDATI
- THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL FROM THE EXCAVATION. IT IS BEST TO BEGIN THE CONSTRUCTION OF THE DETENTION SYSTEMS AT THE DOWINSTREAM END WI AREADY CONSTRUCTED TO ALUON A ROUTE FOR WATER TO ESCAPE.
- FOUNDATION DRAINS ARE REQUIRED FOR THE UNDERGROUND SCM SYSTEM. THE FOUNDATION DRAIN SYSTE OF THE
- DRAIMAGE AND SHALL THE TO THE REAREST STORM SERVER INLET / JUNCTION BOX WITH INVERT LOWERT FOUNDATION DRAIN. THE FOUNDATION DRAIN SYSTEM SHALL NOT THE INTO THE UNDEREGOUND SCM AT GEOTECHNICAL ENGINEER DETERMINES THAT FOUNDATION DRAINS ARE NOT NECESSARY, A SEALED LEW DESIGN ENGINEER.

### BEDDING NOTES

STATEMENT OF RESPONSIBILITY

- 1 THE EXCAVATION SUB GRADE MUST BE TRANSIT LEVEL
- THE EXCAVATION PIT SHALL BE LINED (ON THE BOTTOM AND ALL FO EQUIVALENT). THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE S/WITH A NOL
- THE SUBGRADE FOR THE DETENTION SYSTEM CAN BE A CONCRETE SLAB OF 3/4". THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTI MATERIAL. WES EROZEN LUMPS ROOTS AND
- PREPARE THE SUBGRADE PER THE ONSITE GEOTECHNICAL ENGINEER'S DIRECT PROXIMATELY 5-6" BELOW GRADE ON WHICH SLAB WILL SET). THE BEODING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNIP PROXIMITE OF THE SAND RITE:
- 5. THE SUBGRADE MUST SUPPORT THE DETENTION SYSTEM WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES
- 6. IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE INSCITTED OPERATION AND MAINTENANCE AGRIFICATION FOR THIS FACILITY.

- CONSTRUCTION SEQUENCE 1. PROR TO CONSTRUCTION, THE OWNER SHALL OBTAIN A LAND DISTURBING (GRADING) PERMIT AND AN "APPROVAL TO CONSTRUCT" FROM THE CUT OF ARLIER AN AUL OTHER INCERSSARY PERMITS FROM APPLICABLE AGENCES [E.G. 401 / 401 PERMITS]
  - INSTALLALI SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SEDIMENT AND EROSION O CONTINUCTOR SHALL MAINTAIN ALL APPROVED SEDIMENT AND REOSION CONTROL MEASURES THROUGHOUR REQUIRED. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE EROSION CONTROL INSPECTOR, AS REQ AGENCIES, PROR TO ANY CLEANING.
  - CLEAR AND GRUB AREA WITHIN THE LIMITS OF THE PROPOSID PIPE ALGOMENTS, ALL TREES AND THEIR ENTIFIE ROOT SYSTEMS MUST BE REMOVED FROM THE PIPE ALGOMENT AREAS AND SMCCILLUS WITH SUITABLES SOL MATERIAL. THE MACHELIDA AREAS SMLL BE COMMICITUD AS DROTTED IN THE ONTET FORCIMENT LENGTHES. ANY SOLIDAL SOLID TO BE LETTIFI PLACE MUST BE DROTTED TO THE OWNER OF THE RIVE PIPE ALGOMENT THE, AN OF BLANTERING, SANL, BE PLACED FOR THE PIPE ALGOMENT UNTIL APPROVACITIES DROTTED IN THE ONTET GROTTED CONCENTRATION OF BLETTIFI PLACE MUST BE WILL SCARFIED TO PROJOCIL BORDING OF THE RIVE PIPE ALGOMENT THE AND FORCE MUST BE AND THE ALGOMENT UNTIL APPROVACIO THE STRANGER SO SONATION FOR THE CONCENTRATION OF BUSINESS AND THE PIPE ALGOMENT UNTIL
  - PROR TO INSTALLATION, SUBGRADE CONCINCIONS ALONG THE SPILLWAY PRES SHOULD BE EVALUATED BY THE ON SITE GEOTECHNICAL INNER/ED TO ASSISS WHTTING INITIALE BEARING CONDITIONS EXIST AT THE SUBGRADE LEVEL, SHOULD SOFT OR OTHERNISE UNKITIALE CONDITIONS ELE INCOLUETED ALONG THE PRE ALIANMENTS, THISE MATERIAL SHOULD BY UNERCUT AS DIRECTED BY THE GEOTECHNICAL ENGINEET. THE UNDERCITY MATERIALS SHALL BE REPLACED WITH ADEQUATELY COMPACTED STRUCTURAL FELL, LEAR CONCERTED IN CONVENTION. THE UNDERCOLUE AND ALONG THE INFORMATION ALIANSE SHALL BE REPLACED WITH ADEQUATELY COMPACTED STRUCTURAL FELL, LEAR CONCERTED IN CONVENTION ALIAL ILLA SORICE TO BY THE ON STRUCTURAL FELL, LEAR
  - IN ORDER TO HELP PROTECT THE SOIL SUBGRADE FROM DETERIORATION (DUE TO DOPOSUBE, RANFALL, SEEPAGE, AND RUNOFF) BEFORE THE CARAGE CAN BE FOURDE, IT S STIRINGRY RECOMMENDED THAT AS "TO 4" THACK CONCRETE MUD RAW BE FOURDE OVER THE SUBGRADE OWER TO SAVORISE BY THE CAST RECORDERING ADMENT. THACK MONAGETE MUD RAW BE REAVER TO THE BROCKS THAT TEMPORARE SUPPORT THE SPILLARY PRE LOWING THE CANADE CARE FOURDE. THE METHOD OF BLOCK SUPPORT OR THE PRE PROMPEDE DTHE CONTECTION SAVORE DE SUBJECTION TO THE ONE ADMENT. TO HER NOTE: MONATOR TO HER HER READ CONTENT OF THE SPILLARY PRE CAREFULARY FOR THE ONE TO ADMENT THE SAVORE TO THE THE
  - AS CONSTRUCTION OF THE EMBANKMENT MOVES FORWARD, IT WILL BE NECESSARY TO INSTALL THE CONCRETE GRADLE. SEE NOTE ON CRADLE DETAIL (SHEET C9.04). THIS MAY BE CONSTRUCTED USING ONE OF THE FOLLOWING METHODS:
  - A. IF THE PROPOSED STRUCTURAL FILL MATERIAL IS UTILIZED AS THE FORMWORK FOR THE CONCRET CANDLE. THEN THE STR FILL SHOULD BE INSTALLED AND COMPARITED UP TO HE TOP OF CONCRET CANDLE ELEVATION, ONCE THE STRUCTURAL FILL REAGES THE THE STRUCTURAL FILL MATERIAL AS UTILIZED AS THE FORMWORK FOR THE CONCRET AS UTILIZED AS THE FORM OF THE FORM OF CONCRET CANDLE, DICKWATE THE CONCRET CANDLE STRUCTURAL FILL FOR THE PROVIDED DETAILS AND CONSTRUCT THE CONCRE AS WERT THE MODOL CONCRET CANDLE EFAIL.
  - B. IF THE PROPOSED STRUCTURAL FILL IS NOT UTILIZED AS THE FORMWORK FOR THE CONCRETE CRADLE, THEN PRIOR TO CONSTRUCTING THE STRUCTURAL FILL EMBANYMENT, THE FORM/WORK FOR THE CONCRETE CRADLE SHOULD BE INSTALLED ON EXISTING GROUND ANA/OR THE MUD MAT. THE CONCRETE CRADLE SHALL BE CONSTRUCTED PER THE PROVIDED DETAILS
  - INSTALL RISER / BARREL ASSEMBLY, ALONG WITH THE EMERGENCY DRAIN SYSTEM. INSTALL 36" RCP OUTLET BARREL SPILLWAY FILTER FROM THE DETAILS SHOWN ON SHEET CR.XX.

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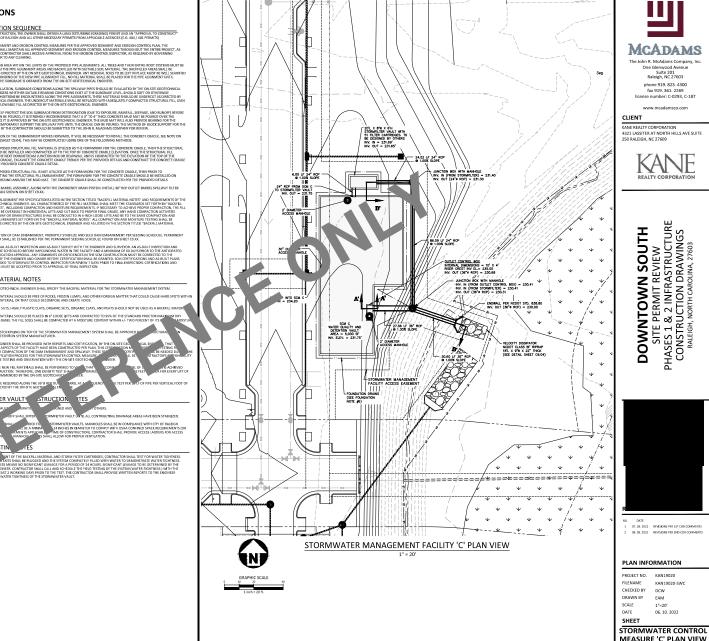
. UPON COMPLETION OF DAM EMBANKMENT, PROMPTLY STABILIZE AND SEED DAM EMBANKMENT PER SEED GROUND COVER SHALL BE ESTABLISHED PER THE PERMANENT SEEDING SCHEDULE FOUND ON SHEET C9.00.

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### BACKFILL MATERIAL NOTES

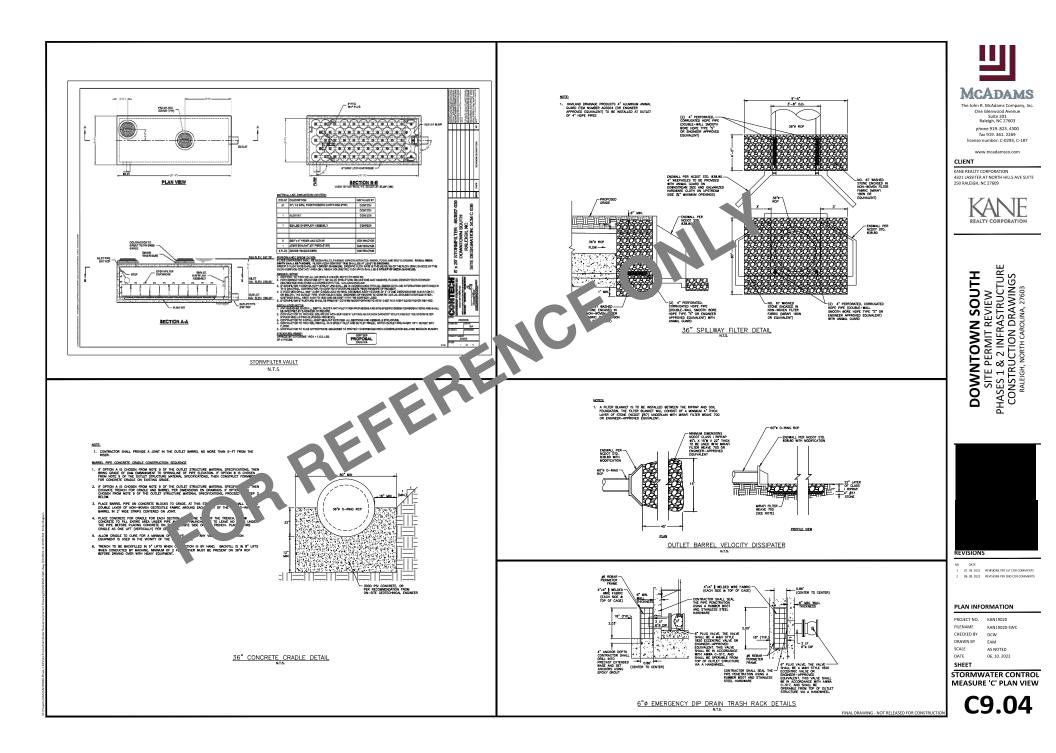
- THE ON-SITE GEOTECHNICAL ENGINEER SHALL SPECIFY THE BACKFILL MATERIAL FOR THE STORMWATER MANAGEMENT SYSTEM. THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND OTHER FOREIGN MATTER THAT COULD CAUSE HARD SPOTS WITH THE BACKFILL MATERIAL, OR THAT COULD DECOMPOSE AND CREATE VOIDS.
- HIGHLY PLASTIC SILTS, HIGHLY PLASTIC CLAYS, ORGANIC SILTS, ORGANIC CLAYS, AND PEATS SHOULD NOT BE USED AS A BACKFIL . THE BACKFILL MATERIAL SHOULD BE PLACED IN 6° LOOSE LIFTS AND COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRV DENSITY (ASTMD 698). THE FILL SOLLS SHALL BE COMPACTED AT A MOISTURE COMPACT WITHIN +/- TWO PERCENT OF ITS TAND CONTENT.
- ANY MATERIAL STOCKPILING ON TOP OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE APPROVED ENGINEER OR DETENTION SYSTEM MANUFACTURER.
- 6. THE DESIGN ENGINEER SHALL BE PROVIDED WITH REPORTS AND CERTIFICATION, BY THE ON-STE GEO GEOTECHNICAL ASPECTS OF THE FACILITY HAVE BEEN CONSTRUCTED PER PLANT. THIS CERTIFICATION MATERNALS AND COMPACTION OF THE DAM ELMAGNAMENT AND SPILLWAYN. THESE BEI THE ASPECT AND THE ADM ELMAGNAMENT AND SPILLWAYN. THESE BEINT AND TO CORDINANCE TESTING AND DESENVITION WITH THE OPASTIC ECONCIDENCE AND THE TO CORDINANCE TESTING AND DESENVITION WITH THE OPASTIC ECONCIDENCE AND THE DIRECT ADMINISTRATION OF ADMINISTRATICON OF
- TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERTHAT DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHAP FILL OR AS RECOMMENDED BY THE ON-SITE GEOTECHNICA
- STORMFILTER VAULTS. MANHOLES SHALL BE IN COMPLIANCE WITH CITY OF RALEIGH 24 INCHES IN DRAMETER TO COMPLY WITH OSHA CONFINED SPACE REQUIREMENTS 11/ME OF CONSTRUCTION), CONTRACTOR SHALL PROVIDE ACCESS LADDERS FOR ACCE 1. ALLOW FOR PROFER VENTLATION.

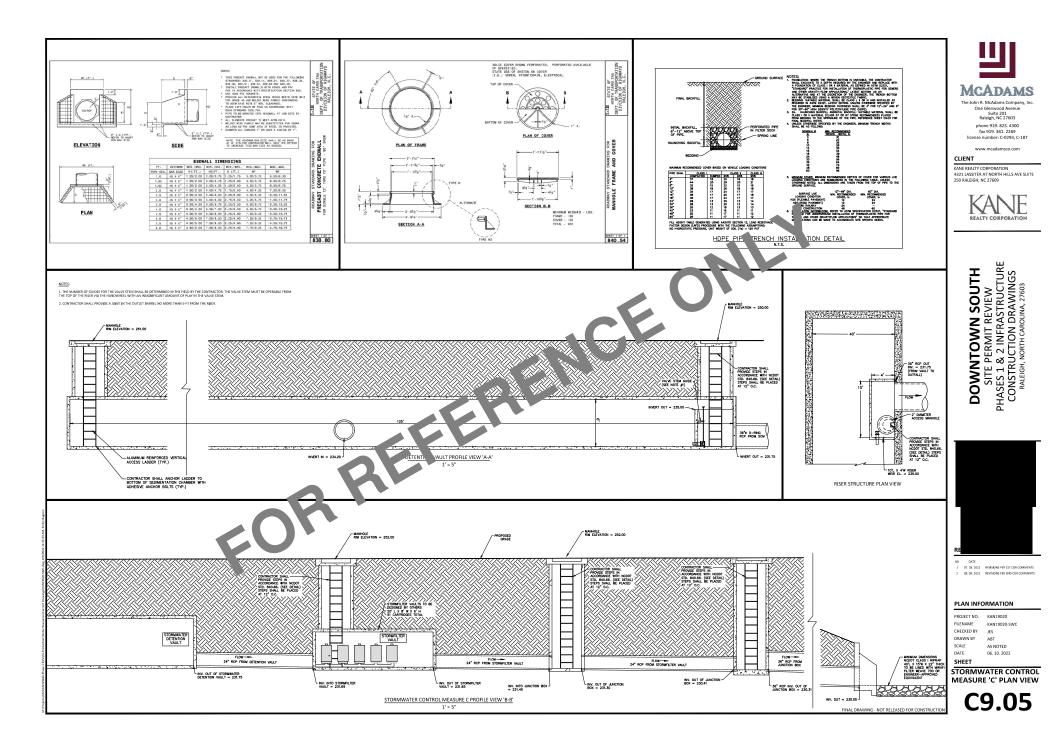


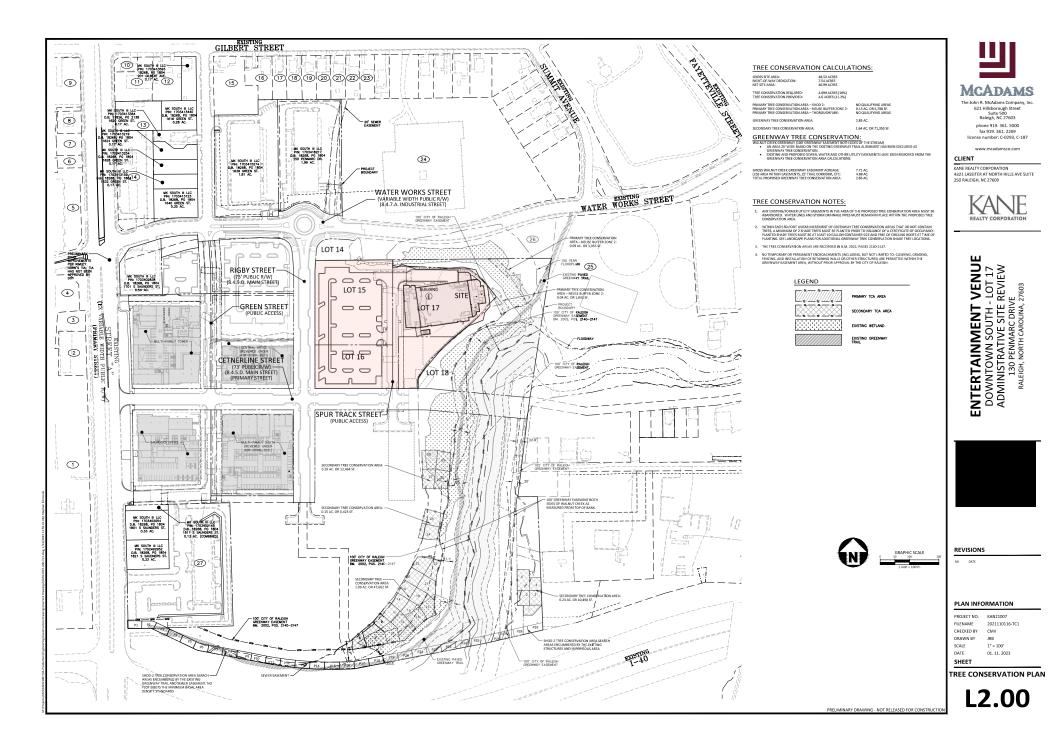


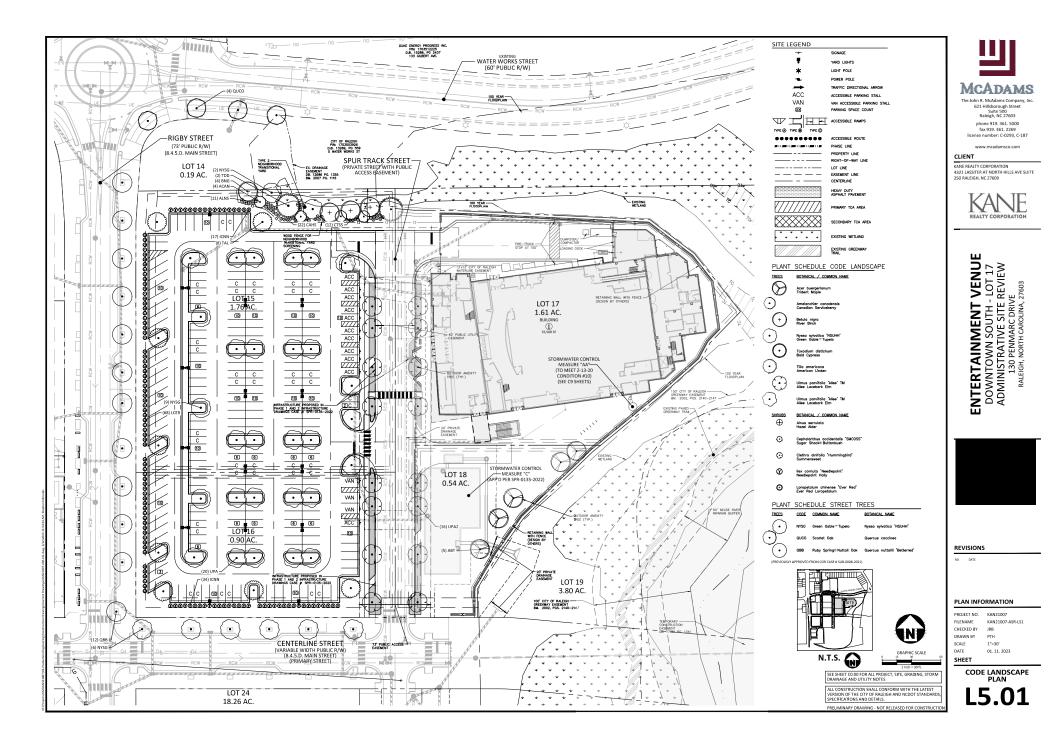
FINAL DRAWING - NOT RELEASED FOR CONSTRUCTI

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# GENERAL LANDSCAPE NOTES: . ALLAMATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS

- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING
- 3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- 4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO 5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VANIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES, MATERIAL SHALL EQUAL OR SUPPORTS IL QUALITY AS POIND IN THE CURRENT ISSUE OF "AUXERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LUNGSCHE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE RELECTED BY THE LUNGSAPE ARCHITET.
- 11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT ON OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- 15. PROPOSED TREES TO BE PLANTED A MINIMUM 20 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL ANNINUMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL EST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAS, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH OR OTHER EXTRANEOUS MATERIAL.
- 19. LODGEN SUBGRADE / SUBFACE SOIL TO A MINIMUM DEPTH OF 6 MCHS. APPLYSOIL AMMINIMUM TABLE RETURDERS AS INCLUMED BY THE SOIL TEST RESULTS TO ACHILY A PHANTIME SOL AND CARTURDERS AS INCLUMED AND THE SOL TEST RESULTS TO ACHILY A PHANTIME SOL AND TA A PETH OF A CHILD AND THE SOL TEST RESULTS TO ACHILY A PHANTIME SOL AND TA A PETH OF A CHILD AND THE SOL TEST RESULTS TO ACHILY A SUBFACE TO ACHILY AND TABLE AND THE SOL TEST RESULTS TO ACHILY A SUBFACE TO ACHILY AND TABLE AND TABLE AND TABLE AND TABLE SUBFACE TO ACHILY AND TABLE AND TABLE AND TABLE AND TABLE SUBFACE TO ACHILY AND TABLE AND TABLE AND TABLE AND TABLE SUBFACE TO ACHILY AND TABLE AND TABLE AND TABLE AND TABLE SUBFACE TO ACHILY AND TABLE AND TABLE AND TABLE AND TABLE SUBFACE TO ACHILY AND TABLE AND
- 20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWIN INSTALLATION OF IMPORTED TOPSOIL. THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE
- 21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERICO OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE DYRIATION OF THE GUARANTEE PERICO OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINE WEEP FREE MULCH SHALL NOT COVER THE ROOT RABE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRIVIDE THEES AND SHRUBE BEFORE DELIVERY. POTCT BARK, BRANCIES, AND ROOT STRUMS FROM SUN SCALD, DRYNG, SYRJETING, WHIPPING, AND OTHER HANDLING AND TYMG DAMAGE, DO NOT BARD DE BROTE THE ERG SHRUBS IN SUCH A MANERA SA TO DISTROT HHIR NATURAL SHARE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DIRKO DELIVER, DO NOT OR OP EXTERIOR PLANTS DIRVECTIVE COVERING OF EXTERIOR PLANTS
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY, IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE IRIS of S JUN SCALD, POPENY STAGED FIRES ARE STANDARG, UNTED AND SPACED LUKLESS IMMEDIATELY INSTALLED, SET EXTENSIOR PLANTS AND TREES IN SHADE, PROTECT FORM WATTHER AID MECHANICAL DAMAGE, AND KERP ROOTS MOST.
- 25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- 26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISE
- 27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO
- 28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT 29. RINSH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMUT PINE TEXTURE: GRADE TO WITHIN PLUS OR MINUS J/2 MOUTO FINISH ELEVATION: ROLL AND PARE, BENOVE BIDGES, MOTH LUI DEPRESSING TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE

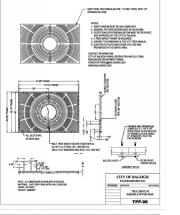
- LANDSCAPE CALCULATIONS PARKING LOT TREE COVERAGE 73,385 SF 37 (2,000 SF)
- NEIGHBORHOOD TRANSITION YARD 150 LF TYPE 2 PROTECTIVE YARD (3.5.3):
- 117C 2 PROI ECTIVE YARD (3.5.3): AVERAGE WIDTH AT LEAST 2017 WITH A FENCE BETWEEN 6.5 AND 9 FT IN HEIGHT SHADE THEES REQUERD: 8 (5/200 LF) UNDERSTORY TREES PROVIDED: 6 (4/200 LF) SHADE SEMILATORY

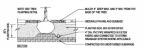
SHRUBS PROVIDED:	45 (50/200 LP)		
URBAN PLAZA (20,952 SF OUTD	OOR AMENITY AREA REQUIRED)		
SEATING REQUIRED:	419 LF (1/50 SF)		
SEATING PROVIDED:	419 LF (SEE NOTE 1 BELOW)		

- 2" CALIPER TREES REQUIRED: 2" CALIPER TREES PROVIDED: 21 TREES (1/1,000 SF) 21 TREES
- OUTDOOR AMENITY AREA ELEMENTS REQUIRED: 1 OUTDOOR AMENITY AREA ELEMENTS PROVINCED: TABLES & EATING AREAS PER LOD SECTION 13.3.2.2. OUTDOOR MAINTY AREAS SHALL CONTAIN AT LEST ONE OF THE FOLLOWING: TABLES, EATING AREAS, FOUNTAINS, ACTIVE RECREATION AREAS, OR FOLLOWING: TABLES, EATING AREAS, FOUNTAINS, ACTIVE RECREATION AREAS,
- NOTES: 1. Statting Areas Include Benches, outdoor Dining Tarles, Movanil/Firld Charles and Statt Walls Requires Amenity Area Seating Shall Be LOCATED WITHIN THE AMENITY AREAS.
- 2. ALL TREES LOCATED WITHIN IN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO A MINIMUM 8' ABOVE HNISHED GRADE AT MATURITY.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH TREE PLANTING DETAL TIPP 006, TPP-07 BETWEEN OCT 1 AND ARRI. 30. A LAUGGORP. RAREEMINTS IN SEREDDE I CERTIFICATE OF OCCUPANN'S REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH OUESTIONS.
- STREET TREES MUST BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING THE CITY'S APPROVAL OF THE STREET TREE PLANTING.
- PLANTING BEDS AND POTS TO BE IRREATED. CONTRACTOR TO PROVIDE COMPLETE IRREATION SYSTEM INCLUDING EMMITTERS, LINESM AND OPPRAVIDIN MANULLI, CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
- 6. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- 7 ALL STREET TREES ARE TO BE PLATED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.

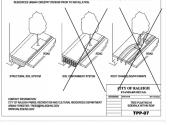
PLANT	SCH	IEDULE CODE LANDSCAPE		
TREES	٩IJ	BOTANICAL / COMMON NAME	CAL	HEIGHT
$\bigotimes$	5	Acer buergerianum / Trident Maple	2" min	6' min
$\bigcirc$	4	Amelanchier canadensis / Canadian Serviceberry	-	6' min
(+)	4	Betula nigra / River Birch	2.5" min	
$(\cdot)_{n}$	11	Nyssa sylvatica 'NSUHH' / Green Gable~ Tupelo	3° min	10° min
$\odot$	2	Taxodium distichum / Baid Cypress	3* min	
()	8	Tilia americana / American Linden	3° min	10° min
$\overline{\mathbf{O}}$	16	Ulmus parvifolia 'Niee' TM / Allee Lacebark Elm	2* min	8' min
$\odot$	20	Ulmus parvifolia 'Allee' TM / Allee Lacebark Elm	3" min	10° min
SHRUBS	<u>911</u>	BOTANICAL / COMMON NAME	CONT	HEIGHT
$\oplus$	11	Alnus serrulata / Hazel Alder	-	24" Min.
$\odot$	12	Cephalanthus occidentalis 'SMCOSS' / Sugar Shack® Buttonbush	-	24" min
•	22	Clethra ainifolia <sup>1</sup> Hummingbird <sup>4</sup> / Summersweet	-	24" min
Ø	51	liex cornuta 'Needlepoint' / Needlepoint Holly	-	24" min.
o	68	Loropetalum chinense 'Ever Red' / Ever Red Loropetalum	-	24" min

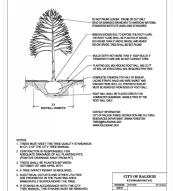






NOTES A BITE SPECIFIC FLAN KIUST BE DEVELOPED TO ENSURE THAT: 1.1. EXCH TREE IS PROVIDED A KIM ROOT ACCESSIBLE SOL VOLUME OF 600 CUBIC FEET. 1.2. THE TWEE ROOT AREA BRUARTH THE SIDEWILK IS DOWNCRO TO MAXIMUE ROOT ACCESSIBLE SOL SPACE UNDER THE PROVENENT. SSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLA SOIL CONTAINMENT SYSTEM (e.g., SILVA CELLI, OR ROOT CHANNELING (e.g.





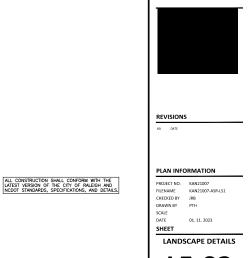
-TREE PLANTING DETAIL

TPP-03

6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED INTERNAL

TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.





PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTIO



