



Administrative Approval Action

Case File / Name: ASR-0092-2021
DSLC - Thrive at South End

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

LOCATION: This 3.96 acre site zoned CX-3-PL is located at the northeast corner of the intersection of Chapanoke and ILeagnes Roads at 420 Chapanoke Road.

REQUEST: An 112, 892 square foot affordable Multi Unit living (Apartment) development consisting of 90 dwelling units

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 16, 2022 by J DAVIS ARCHITECTS.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. Provide a will serve letter from a waste services provider indicating that the site can and will be serviced (The letter shall state that they have reviewed the plans, will be collecting the garbage and recycling, and note that they can collect safely.) The will server letter is to be added to the plan set.

Public Utilities

2. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

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

Urban Forestry



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6. Tree protection fence protecting existing right of way trees to remain and approved tree conservation areas must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

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

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

Urban Forestry

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .36 acres of tree conservation area.

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

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

Engineering

1. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
5. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A fee-in-lieu for a 1 ft width of sidewalk along Illeagnes (243 linear feet) and Chapanoke Road (632 linear feet) shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Stormwater

8. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
9. 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).
10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

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11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Chapanoke Road and 6 street trees along Ileagnes Road.
12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
13. A fee-in-lieu for 6 street trees shall be paid to the City of Raleigh (UDO 8.1.10).
14. A public infrastructure surety for 14 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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. Final inspection of all new and existing right of way street trees by Urban Forestry Staff. Any trees that do not meet city standards will require replacement with a 3" caliper large maturing tree, prior to issuance of certificates of occupancy.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
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: July 20, 2025

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



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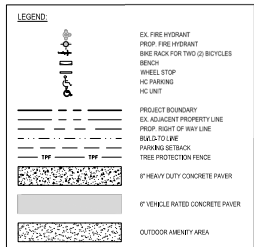
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permits have been issued.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 03/23/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters



COVER	0-01	STORM MANAGEMENT PLAN
CIVIL PROJECT NOTES	C-00	STORMWATER CONTROL MAP
EXISTING CONDITIONS PLAN	C-100	STORMWATER CONTROL MAP
SITE DEMOLITION PLAN	C-200	STORMWATER CONTROL MAP
TREE CONSERVATION PLAN	L11-1	SITE UTILITY PLAN
SITE PLAN	L1-1	LANDSCAPE PLAN (CODE COPY)
WASTE ACCESS PLAN	L1-2	LANDSCAPE DETAILS
FIRE ACCESS PLAN	L1-2	LIGHTING PLAN
SITE DETAILS	L1-3	LIGHTING PLAN WITH STATISTICS
SITE GRADING & STORM DRAINAGE PLAN	C-50	BUILDING ROOF PLAN
STORM DRAINAGE TABLE	C-510	BUILDING EXTERIOR ELEVATION

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FALGOUTH AND NORTH CAROLINA STANDARDS.
2. THE CONTRACTOR SHALL CONTACT THE OWNER & A DESIGN ENGINEER WITH A MINIMUM AMOUNT OF INCONEVITABLE TO THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FALGOUTH.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO EXISTING INFRASTRUCTURE IN THE WORK AREA AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
6. IF APPROVED CONSTRUCTION DEVELOPMENT IS REQUIRED TO PROTECT THE CITY OF FALGOUTH STREET DEGRADATION, THE CONTRACTOR SHALL DEVELOP A CONSTRUCTION MANAGEMENT PLAN TO PREVENT DAMAGE TO THE STREET.
7. FIELD ADJUSTMENTS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THE PLAN ARE REQUIRED; THEY MUST BE APPROVED BY THE PUBLIC UTILITY COMMISSION AND THE UTILITIES DEPARTMENT. PROTECTION OF POWER OR RECORDING OF ANY PLAN FOR THE DEVELOPMENT.
8. FIELD ADJUSTMENTS TO THE PLAN MAY BE REQUIRED BY CITY OF FALGOUTH SUPERVISOR IF NEEDED DURING CONSTRUCTION.
9. ALL SURVEY INFORMATION PROVIDED TO JAMES ARTHUR, JAMES A. EDWARDS AND CONYAN HARRIS, NORTH CAROLINA SURVEYOR, SHALL BE PROVIDED BY THE CONTRACTOR TO THE SURVEYOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FALGOUTH.
11. WITHIN THE BUILT TRINGLES SHOWN ON THE PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 1 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED HEREIN. FOR PUBLIC, OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO: SIGNAGE, LIGHTS, POLES, WALLS, OR POWER LINES SHALL BE REMOVED. ALL POWER LINES SHALL BE REMOVED.
12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.
13. TRASH AND CARBONIZED DUMPSTER INCLOSURE SHALL COMPLY WITH MATERIAL AND COLOR OF THE MUNICIPAL BUILDING.
14. EXISTING SIDEWALKS AND DRIVEWAYS SHALL BE MAINTAINED WITHIN THE EXISTING RIGHT-OF-WAY AND SHALL NOT BE LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
15. CONTRACTOR TO BE LOCATED AND VISIBLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
16. EXISTING PARKING SPACES AND ACCESS SHALL BE NO LESS THAN 6 FEET WITH NO GREATER THAN TWO PERCENT (2%) WITH ANY OBSTRUCTION BY AREA STANDARDS.
17. PROVIDE BENCHES AND SITTING OF HANDICAPPED SPACES PER ADA STANDARDS.
18. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FALGOUTH ZONING ORDINANCE.
19. THE MINIMUM CROWN CLEARANCE FROM THE CURB AND INTERSECTING STREETS SHALL BE AT LEAST 16 FEET FROM THE POINT OF TRANSITION.

OWNER	DEVELOPER
The Chapanoke Properties, LLC	Blue Ridge Atlantic Development
4321 Medical Park Drive, Suite 100	1630 Military Cutoff Road, Suite 104
Raleigh, North Carolina 27704	Wilmington, North Carolina 28403
910-338-3349	703-732-8469
chris.e@blueridgeatlantic.com	jsappington@blueridgeatlantic.com

1st Submittal: October 15, 2021
2nd Submittal: December 10, 2021
3rd Submittal: February 17, 2022
4th Submittal: March 16, 2022

420 Chapanoke Road,
Raleigh, North Carolina 27603



1. THE APPARATUS ROAD SURFACES REQUIRED TO BE WITHIN 200 FEET (NFA 130) OR 250 FEET (NFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NFC 503.5.1).
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NFC 503.5.1).
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 1/2" NIPST STORE CONNECTION.
4. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NFA. SECTION 503.5.

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT HAS A COMPACTOR FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

JDavis Architects, PLLC
510 S. Wilmington Street
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4909 Liles Road
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John A. Edwards & Co.
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Raleigh, North Carolina 27605
919.828.4428
919.828.4711 (fax)
chris@JAECO.COM

PROJECT:	BRA-20096	DATE
ISSUE	Administrative Site Review	10.15.2021
REVISIONS:	1st Review Comments	12.10.2021
	2nd Review Comments	02.17.2022
	3rd Review Comments	03.16.2022
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	COVER	

CITY OF RALEIGH STANDARD UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, & SPECIFICATIONS (REFERENCE: CORPUD-HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
- a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 15' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE A DEQUATE SEPARATION CANNOT BE ACHIEVED. SPECIFY OF MATERIALS & A CONCRETE CRADLE HAVING 4" MIN. CLEARANCE PER CORPUD DETAILS W-41 & S-491.
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL RUST MAINS.
6. IF THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN EXISTING LOTMENT OR A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL WATER MAINS WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SITE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL SANITARY SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 72 LINEAL FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDEQ AND USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDDT / MAIRKUD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE LINES WITHIN STATE OR MAJOR ROAD ROW PRIOR TO CONSTRUCTION.
12. GROUND INTERFERENCE / OIL WATER SEPARATOR USING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEATLEY AT 919.979.2584 OR TIM@WATERHEALTHY@RALEIGH.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DECREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTELY AT 919.979.2923 OR JOANNE.HARTELY@RALEIGH.GOV FOR MORE INFORMATION.

SITE ACCESSIBILITY NOTES

1. ALL BUILDINGS WITHIN THE BOUNDARY OF THE SITE, UNLESS OTHERWISE NOTED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, FAIR HOUSING STANDARDS, AND GOVERNING STATE HANDICAP CODE STANDARDS. THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:
- MAXIMUM WALK SLOPE = 1:20
 - MAXIMUM RAMP SLOPE = 1:12 WITH RAILING
 - MAXIMUM CROSS SLOPE = 2:20
 - ALL WALKS TO BE ROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS
 - ALL ADA DESIGNATED PARKING SPACES, INCLUDING LOADING/UNLOADING AISLES SHALL BE INSTALLED SUCH THAT THE MAXIMUM SLOPE IN ANY DIRECTION IS 2:20.
2. THE WORK TAKING PLACE RELATED TO THE CHANGES IN THIS SITE PLAN WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ASB 1117 - 2009 CHAPTER 1) OF THE NCDO UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR, OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ADEQUATE MEANS OF COMPLIANCE ARE POSSIBLE.
3. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES AND DESIGN ALL HANDICAPPED PARKING SPACES, RAMP, AND CROWNLAWS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO AMERICANS WITH DISABILITIES ACT STANDARDS, NORTH CAROLINA BUILDING CODE, AMERICAN NATIONAL STANDARDS (HERRING LANE) CODE, AND 2011 INTERNATIONAL BUILDING CODE.
5. PARKING: THE NUMBER OF SPACES SHALL COMPLY WITH NCBC 302.2 SECTION 1106.1.1 PER A COMPLAINT SPACES OR PORTION THEREOF MUST BE VEH ACCESSIBLE. NO SIDEWALK SHALL EXCEED 2.0% IN ANY DIRECTION, 30 INCHES PER NC REQUIREMENTS, MECHD, AND ICC A117.1.
6. CURB CUTS AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED PER ICC A117.1 2009 ED. CROSS SLOPE SHALL NOT EXCEED 2:20. CONTRACTOR SHALL CALL FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.
7. SIDEWALKS GREATER THAN 3.0% ARE REQUIRED TO BE CONSTRUCTED AS A RAMP.

TEMPORARY FENCING NOTES

1. THE TEMPORARY CHAIN LINK SECURITY FENCING SHALL BE INSTALLED AS TO PROVIDE A MAXIMUM OF 2' GAP BETWEEN THE BOTTOM OF THE FENCING AND THE GROUND.
2. THE TEMPORARY 6' HIGH CHAIN LINK CONSTRUCTION PERIMETER FENCING SHALL BE INSTALLED ON METAL SUPPORTS OR EMBEDDED IN GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE FENCE SYSTEM IS PROPERLY WEIGHTED DOWN WITH SANDBAGS OR OTHER WEIGHTED ITEMS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. THE CONTRACTOR SHALL PROVIDE INSTALL, AND MAINTAIN GREEN OR BLACK POLYETHYLENE SCREENING WITH BINDING ON ALL TEMPORARY CHAIN LINK FENCING INCLUDING GATES.
4. THE CONTRACTOR SHALL PROVIDE TWO (2) GATES FOR THE TEMPORARY CHAIN LINK GATE ASSOCIATED WITH THIS PROJECT. ONE (1) GATE SHALL BE SECURED WITH A LOCK PROVIDED BY THE OWNER. THE CHAIN SHALL BE LOCKED IN A MANNER THAT WILL ALLOW EITHER PARTY TO ACCESS THE PROJECT SITE WITHOUT THE OTHER PARTY PRESSING TO REMOVE THEIR LOCK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY FENCING THROUGHOUT THE DURATION OF THE PROJECT.
6. THE CONTRACTOR SHALL NOT REMOVE ANY SECTION OF FENCING WITHOUT OWNER AUTHORIZATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO EXISTING GROUNDS IMPACTED OR DAMAGED BY THE SUPPORTS AND POSTS FOR THE TEMPORARY FENCING, INCLUDING PAVED SURFACES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TEMPORARY PERIMETER FENCING AND ASSOCIATED MATERIALS AT THE CONCLUSION OF THE PROJECT.

UTILITY NOTES

1. REFER TO GENERAL NOTES.
2. EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED.
3. THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
4. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. CONTRACTORS MUST COORDINATE ALL SITE UTILITY INSPECTIONS WITH CITY OF RALEIGH PUBLIC UTILITIES INSPECTOR. THE CITY OF RALEIGH SHALL BE NOTIFIED BEFORE ANY WORK TAKES PLACE.
6. THE CONTRACTOR IS NOT AUTHORIZED TO USE UNMARKED WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR TEMPORARY WATER AND SERVICE OPTIONS.
7. THE CONTRACTOR SHALL MAINTAIN CONSTANT WATER AND SANITARY SEWER SERVICE TO ALL ACTIVE DWELLING UNITS.
8. ALL FIRE SERVICE LINES TO BUILDINGS WILL BE DESIGNED AND DESIGNED BY OTHERS. THIS PLAN DOES NOT REPRESENT DESIGN ASSOCIATED WITH THOSE SERVICES.
9. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER AND SANITARY SEWER SERVICES WITH THE BUILDING PLANS PROVIDED BY OTHERS TO ENSURE THE CONNECTION LOCATION AND ELEVATION ARE COORDINATED.
10. ALL PROPOSED SANITARY SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
11. ALL PROPOSED SANITARY SEWER CLEANOUTS SHALL BE CONSTRUCTED WITH 4" PVC PIPE PER CITY OF RALEIGH DETAILS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UNDERGROUND UTILITIES TO ENSURE THERE ARE NO CONFLICTS AND THAT ALL UTILITIES MEETING THE MINIMUM CITY OF RALEIGH COVER AND SEPARATION REQUIREMENTS.

GRADING & DRAINAGE NOTES

1. REFER TO GENERAL NOTES.
2. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR CITY REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
3. SLOPES THAT ARE 3:1 OR FLATTER ARE PERMITTED TO BE SEED. SLOPES GREATER THAN 3:1 ARE REQUIRED TO BE SODDED. 1:1 SLOPES ARE NOT PERMITTED UNLESS ADJACENT TO A RETAINING WALL. 1:1 SLOPES ARE NOT ALLOWED WITHIN ANY PUBLIC EASEMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING AND GRADING ALL PROPOSED IMPROVEMENTS IN A MANNER THAT ALLOWS FOR PROPER DRAINAGE ON ALL PORTIONS OF THE SITE. FLOODING WATER ANYWHERE ON SITE IS PROHIBITED. THE CONTRACTOR SHALL SPILL CURB & GUTTER WHERE NECESSARY TO PREVENT FLOODING DOES NOT OCCUR.
5. ALL WALLS (RETAINING, SCREENING, AND SEALING) ARE SHOWN ON THIS PLAN FOR DIAGNOSTIC PURPOSES ONLY. THESE PLANS DO NOT PROVIDE ANY STRUCTURAL OR OTHER DESIGN ASSOCIATED WITH THE PROPOSED WALLS. ALL TOP OF WALL (TOW) AND BOTTOM OF WALL (BWL) ELEVATIONS PROVIDED ON THESE PLANS ARE GROUND ELEVATIONS AND ARE PROVIDED FOR DIAGNOSTIC PURPOSES ONLY. REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR FINAL WALL ELEVATIONS, DETAILS AND OTHER RELATED INFORMATION, INCLUDING RETAINING WALL NOTES.
6. THE CONTRACTOR SHALL CONTACT GROUNDING ENGINEERING FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.
7. NO STATEMENT IS MADE OR IMPLIED THAT THE ON-SITE GRADING AND EARTHWORK INDICATED ON THESE DRAWINGS IS BALANCED.
8. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
9. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS AND DETAILS RELATED TO STEPS/STAIRS ON SITE.
10. THE CONTRACTOR SHALL PROVIDE A 6"X6" LANDING AT ALL DOORWAYS INTO BUILDINGS THAT DOES NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
11. REFER TO BUILDING PLUMBING PLANS BY OTHERS FOR ROOF LEADER PIPING SLOPE. ALL ROOF LEADER PIPING SHALL HAVE A MINIMUM SLOPE OF 2.0%.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. EXISTING BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS TAKEN FROM SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY.
3. PER FEMA MAP #37217000Q1 DATED MAY 2, 2006, NO FEMA MAPPED FLOODPLAINS EXIST ON THIS PROPERTY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOGGING AND SERVICES INCLUDING NEIGHBORING LOCALITY SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVES OF ANY DISCREPANCIES OR CONFLICTS.
5. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION, FIELD OBSERVATIONS, AND OTHER RECORD DRAWINGS WHICH MAY BE AVAILABLE. THESE DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.
6. EXISTING WATERLINE LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE CITY OF RALEIGH.
7. EXISTING IMPROVEMENTS DAMAGED OR OBSERVED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
9. THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS WILL BE PROVIDED TO THE OWNERS REPRESENTATIVE AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING AND AT THE CONCLUSION OF CONSTRUCTION.
10. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEMAND NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBER CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
13. REFER TO ARCHITECTURAL PLANS FOR INFORMATION RELATED TO THE BUILDINGS.
14. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

SITE DEMOLITION PLAN NOTES

1. REFER TO GENERAL NOTES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SIGNAGE AND MEASURES TO SECURE THE CONSTRUCTION SITE AND MAINTAIN SAFETY FOR ALL PARTIES.
3. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
4. THE CONTRACTOR SHALL SAW CUT ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
5. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO BE FLUSH WITH NEW GRADE.
6. CLEAN SOLS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOLS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SURGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
8. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE PROPERLY DEPOSITED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS ASSOCIATED WITH A TEMPORARY CONSTRUCTION TRAFFIC PLAN AND ITS USE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REMOVAL OF EXISTING OVERHEAD UTILITY LINES AND ASSOCIATED POLES WITH THE APPROPRIATE UTILITY PROVIDERS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SHORING AND STRUCTURAL STABILIZATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING WITH A STRUCTURAL ENGINEER PRIOR TO REMOVAL OF ANY STRUCTURAL ELEMENTS. THESE PLANS DO NOT PROVIDE ANY STRUCTURAL ENGINEERING RECOMMENDATIONS.
13. THE TEMPORARY CONSTRUCTION PERIMETER CHAIN LINK FENCE SHALL BE INSTALLED AT THE ONSET OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE TRAFFIC CONTROL, MEASURES TO CONTROL CONSTRUCTION TRAFFIC IN AND OUT OF THE PROJECT SITE INCLUDING FLAGGERS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL INACTIVE INFRASTRUCTURE (INCLUDING UNDERGROUND UTILITY LINES AND SERVICES) WITHIN THE AREA OF DEMOLITION. THE CONTRACTOR SHALL VERIFY THAT THE REMOVAL OF THE EXISTING LINES WILL NOT TEMPORARILY OR PERMANENTLY IMPACT SERVICE TO ANY BUILDING SHOWN AS TO REMAIN. THIS SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARD UTILITY NOTE #4 AS PROVIDED ON SHEET C-001 OF THESE PLANS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PEDESTRIAN PATHWAYS OUTSIDE OF THE PROJECT AREA REMAIN SAFE AND FREE OF DEBRIS. THE CONTRACTOR SHALL PERFORM A DAILY CHECK AT MINIMUM.
17. IF CONSTRUCTION MEANS AND METHODS REQUIRE ANY TEMPORARY LANE CLOSURES OR SIDEWALK CLOSURES ALONG PUBLIC ROADWAYS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RALEIGH INCLUDING PROVIDING TRAFFIC CONTROL PLANS IF NEEDED. THESE PLANS DO NOT INCLUDE ALLOWANCES FOR ANY LANE CLOSURES.

811
Know what's below.
Call before you dig.

THRIVE AT SOUTH END
RALEIGH, NORTH CAROLINA

PROJECT
20156
C-001

grounded
ENGINEERING

4009 Lee Road
Raleigh, NC 27604
919.438.3664 (o)
919.438.3664 (f)
Firm License C-3986

ISSUE DATE	SUBMITAL DESCRIPTION
10.15.2021	0 - INITIAL SUBMITTAL TO CITY OF RALEIGH
12.12.2021	1 - REV. PER COR REVIEW
02.12.2022	2 - REV. PER COR REVIEW
03.11.2022	3 - REV. PER COR REVIEW

SHEET #



NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

4009 Lee Road
Raleigh, NC 27604
919.438.3864 (o)
Firm License C-3898

grounded

ENGINEERING

THRIVE AT SOUTH END

RALEIGH, NORTH CAROLINA

EXISTING COINDITIONS PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
10.15.2021	0- INITIAL SUBMITTAL TO CITY OF RALEIGH
12.12.2021	1- REV. PER COR REVIEW
02.12.2022	2- REV. PER COR REVIEW
03.12.2022	3- REV. PER COR REVIEW

PROJECT	20156
SHEET #	C-100

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

4009 Lee Road
Raleigh, NC 27604
919.438.3664 (o)
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grounded
ENGINEERING

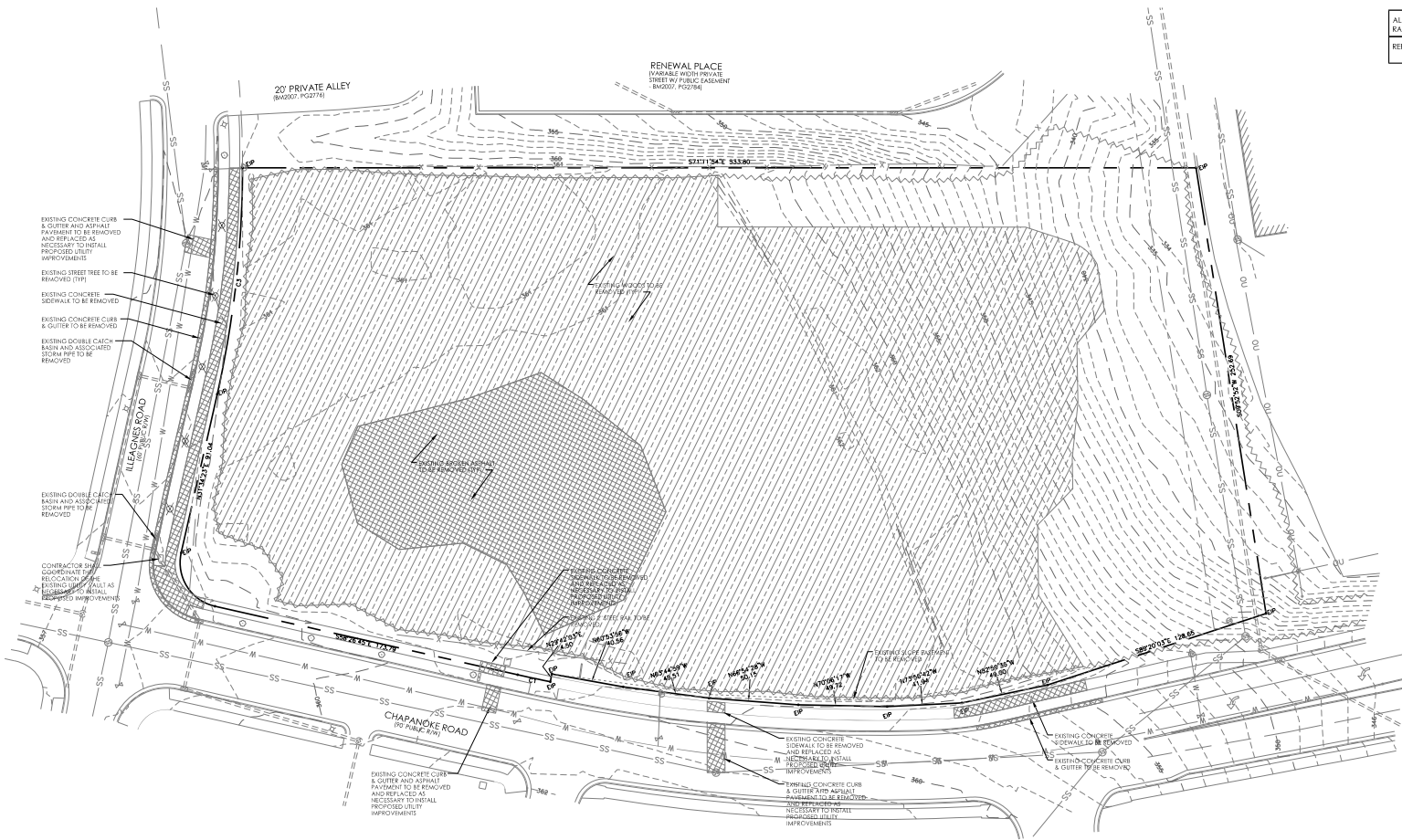
THRIVE AT SOUTH END
RALEIGH, NORTH CAROLINA
SITE DEMOLITION PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
10.15.2021	0- INITIAL SUBMITTAL TO CITY OF RALEIGH
12.12.2021	1- REV. PER COR REVIEW
02.12.2022	2- REV. PER COR REVIEW
03.12.2022	3- REV. PER COR REVIEW
PROJECT	
20156	
SHEET #	
C-200	

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

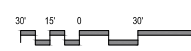
LEGEND

- XXX --- EXISTING CONTOUR (MAJOR)
- - - XXX - - - EXISTING CONTOUR (MINOR)
- W --- EXISTING WATERLINE
- SS --- EXISTING SANITARY SEWER
- --- EXISTING STORM DRAINAGE
- FO --- EXISTING FIBER OPTIC LINE
- G --- EXISTING GAS LINE
- OU --- EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE VALVE
- EXISTING SANITARY SEWER MH
- EXISTING STORM DRAINAGE MH
- [Hatched Box] EXISTING IMPROVEMENTS TO BE REMOVED
- [Cross-hatched Box] EXISTING WOODS TO BE REMOVED
- [Crossed Box] EXISTING STREET TREE TO BE REMOVED

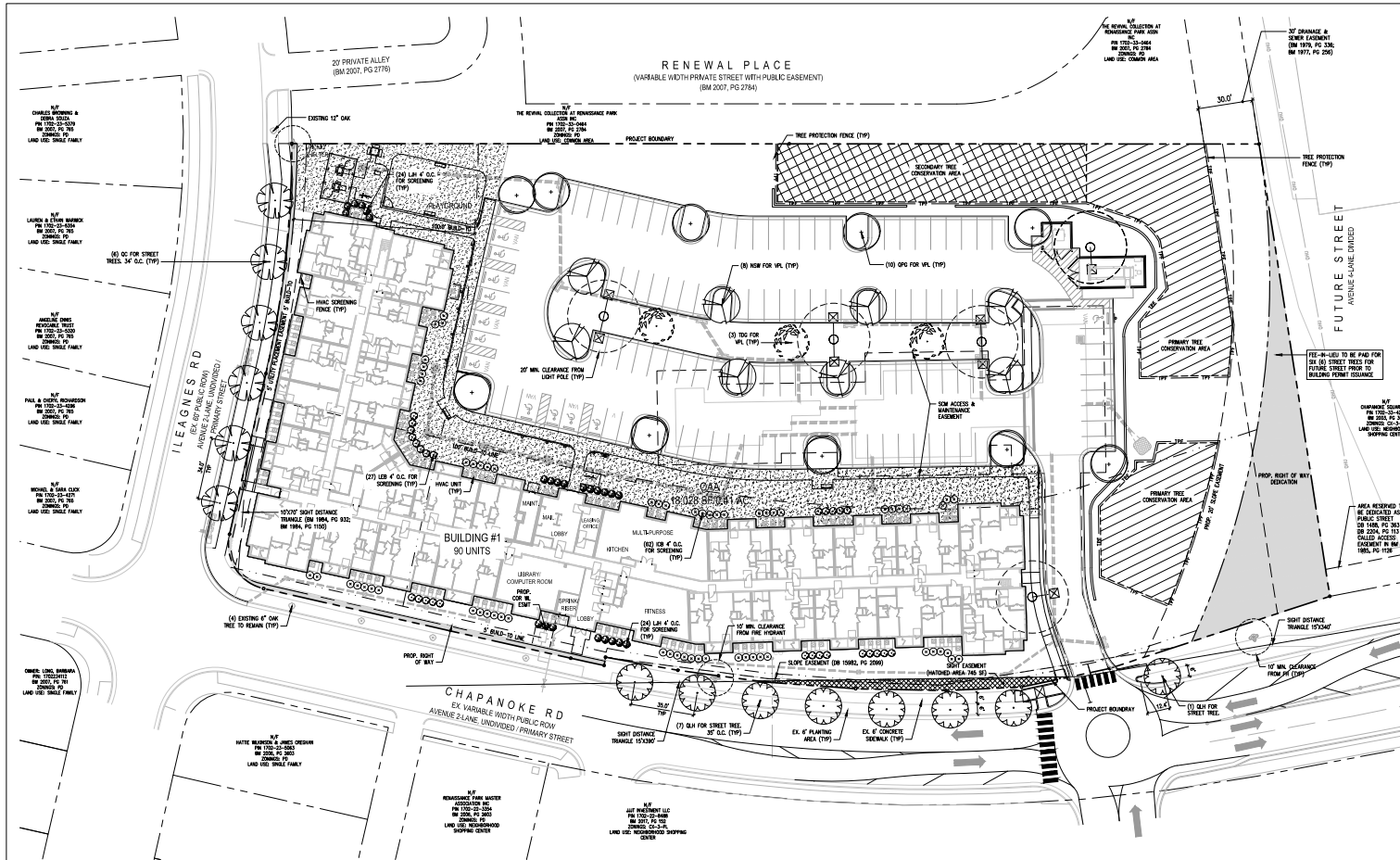


PROJECT:	BRA-20096	DATE
ISSUE:	Administrative Site Review	10.15.2021
	-	-
	-	-
	-	-
	-	-
REVISIONS:	1st Review Comments	12.10.2021
	2nd Review Comments	02.17.2022
	-	-
	-	-
	-	-
	-	-

LS1.1



2/17/2022 2:52 PM P:\2020\202008_Chapanoke_LP1.dwg User: JLDavis Date: 2/17/2022



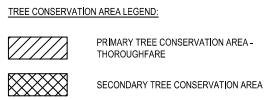
PLANT LEGEND

TREES

- (N)W AYSAIA EVYALICA 'VILLOSA' VILLOSA BLACK GUM
- VENICULAR PARKING LOT
- (T)O TATOCUM DORTICUM GREEN WINTERPINE GREEN WINTERPINE BALD CYPRESS
- VENICULAR PARKING LOT
- (Q)U QUERCUS COCCINEA SCARLET OAK
- STREET TREE
- (Q)U QUERCUS LYRATA 'MIDEMONT' MIDEMONT OVERCUP OAK
- (Q)U QUERCUS PHILLOIDES 'GREENMOUNT' GREENMOUNT WILLOW OAK
- VENICULAR PARKING LOT

SHRUBS

- (E)N ALICE CORNUTA 'BURFORD' BURFORD HOLLY
- MECHANICAL UNIT SCREENING
- (L)E LIGULASTRIUM 'EAST BAY' EAST BAY LIGULASTRIUM
- MECHANICAL UNIT SCREENING
- (L)E LIGULASTRIUM 'EAST BAY' EAST BAY LIGULASTRIUM
- MECHANICAL UNIT SCREENING
- (L)E LIGULASTRIUM 'EAST BAY' EAST BAY LIGULASTRIUM
- MECHANICAL UNIT SCREENING



SEE LP3.1 FOR LANDSCAPE DETAILS AND SPECIFICATIONS.

ALL MECHANICAL UNIT TO BE SCREENED BY FENCE OR EVERGREEN SHRUBS.

PLANT LIST - THIS SHEET ONLY

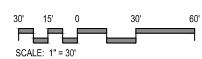
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	USE, TYPE, MATURE SIZE, SPACING
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W
1	W	WATER HYDRANGEA	WATER HYDRANGEA	2" MIN	10' MIN	VP, Tree, Deciduous/Shade, 10' H, 10' W

City of Raleigh 1980 Landscape & Screening Requirements

Project: Thrive at South End
Date: 10/15/2020 (Rev 10/17/2020)

Category	Item	Quantity	Unit	Notes
Minimum Planting List	Shade Trees Required (1" cal. 10' H or 2" DBH)	50	Tree	50
	Shade Trees Provided (1" cal. 10' H)	50	Tree	50
	Shade Trees Provided (1" cal. 10' H)	50	Tree	50
	Shade Trees Provided (1" cal. 10' H)	50	Tree	50
Street Plantings - Chapeau Road	Shade Trees Required (1" cal. 10' H or 2" DBH)	500	Tree	500
	Shade Trees Provided (1" cal. 10' H)	500	Tree	500
	Shade Trees Provided (1" cal. 10' H)	500	Tree	500
	Shade Trees Provided (1" cal. 10' H)	500	Tree	500
Street Plantings - Future Street	Shade Trees Required (1" cal. 10' H or 2" DBH)	250	Tree	250
	Shade Trees Provided (1" cal. 10' H)	250	Tree	250
	Shade Trees Provided (1" cal. 10' H)	250	Tree	250
	Shade Trees Provided (1" cal. 10' H)	250	Tree	250

ASR-0092-2021
CODE COMPLIANCE
LANDSCAPE PLAN



ADMINISTRATIVE SITE REVIEW

PROJECT:	BR-2020	DATE:	10/15/2021
ISSUE:	Administrative Site Review		
REVISIONS:	1st Review Comments	10/15/2021	
	2nd Review Comments	05/17/2022	
DRAWN BY:	09		
CHECKED BY:	KT		
CONTENT:	CODE COMPLIANCE		
	LANDSCAPE PLAN		

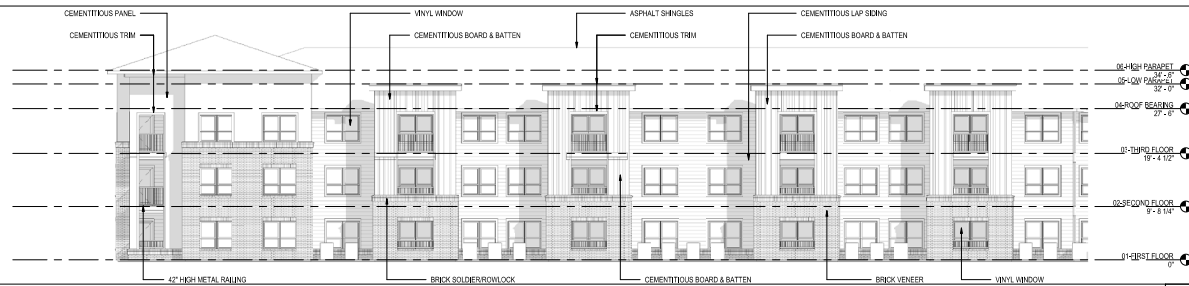
LP1.1

JDAVIS
2015 South Westgate Street, Raleigh, NC 27603 | 919.335.1000
1010 Chapeau Road, Suite 100, Raleigh, NC 27603 | 919.335.1001

BLUE RIDGE ATLANTIC
A Division of JDAVIS

Blue Ridge Atlantic Development
Thrive at South End
420 Chapeau Road
Raleigh, North Carolina 27603

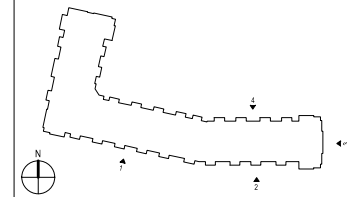
ASR-0092-2021 (Admin. Site Review)



NORTH ELEVATION 1		4
3/32" = 1'-0"		



EAST ELEVATION 1	3
3/32" = 1'-0"	



KEY PLAN

TRANSPARENCY OVERLAY CALCULATIONS

UPPER LEVELS

AREA	= 4,205 S
TRANSPARENCY	= 1,057 S
PROVIDED TRANSPARENCY	= 25%
REQUIRED TRANSPARENCY	= 15%

LOWER LEVEL

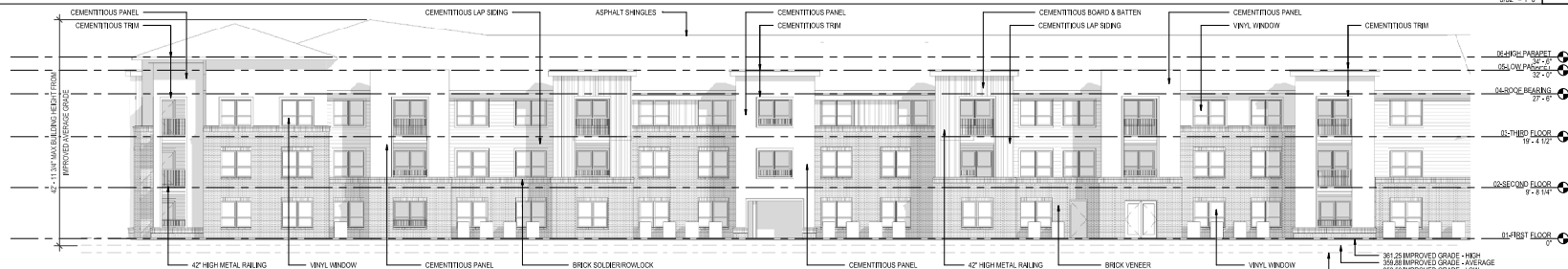
AREA	= 1,854 SF
TRANSPARENCY	= 543 SF
PROVIDED TRANSPARENCY	= 29%
REQUIRED TRANSPARENCY	= 20%

NOTE: TRANSPARENCY CALCULATION REFERS TO ENTIRE SOUTH ELEVATIONS (VIEWS 1 & 2)

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
BLDG 1	CHAPANOKE ROAD	361.25	318.50	359.88
	ILFAGNES ROAD	361.25	318.80	360.03



SOUTH ELEVATION 2	2
-------------------	---



358.50 IMPROVED GRADE - LOW	
SOUTH ELEVATION 1	1
3/32" = 1'-0"	

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PLANS, THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY OTHER PROJECT.

Blue Ridge Atlantic Development
Thrive at South End
 420 Chapanoke Road
 Raleigh, North Carolina

FOR
REVIEW
ONLY

J DAVIS &
510 South Wilmington St. | Raleigh, NC 27601 | M 919.835.1500
1210 Chestnut Street, 7th floor | Philadelphia, PA 19107 | M 215.245.0121

BLUE RIDGE ATLANTIC
community — development

A3.01

PROJECT:	BRA-200906	DATE:
ISSUE:	Administrative Site Review	10.15.2021
REVISIONS:	1st Review Comments	12.10.2021
	2nd Review Comments	02.17.2022
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	EXTERIOR ELEVATIONS	

