

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



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

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

Building Type		Site Transaction History
Detached	General	Subdivision case #: _____
Attached	Mixed use	Scoping/sketch plan case #: _____
Apartment	Open lot	Certificate of Appropriateness #: _____
Townhouse	Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name:

Inside City limits?	Yes	No
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Property address(es):

Site P.I.N.(s):

Please describe the scope of work. Include any additions, expansions, and change of use.

Current Property Owner/Developer Contact Name: Natalie Britt
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NOTE: please attach purchase agreement when submitting this form.

Company:	Title:
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Address:

Phone #:	Email:
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Applicant Name:

Company:	Address:
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Phone #:	Email:
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DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): RX-3	Existing gross floor area (not to be demolished): -0-
Gross site acreage: 1.84 AC	Existing gross floor area to be demolished: -0-
# of parking spaces required: 68 Spaces	New gross floor area: 70,269 SF
# of parking spaces proposed: 68 Spaces	Total sf gross (to remain and new): 70,269 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Multi-Unit Living	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.63 AC</u> Square Feet: <u>27,585 SF</u>		Proposed Impervious Surface: Acres: <u>1.29 AC</u> Square Feet: <u>56,000 SF</u>	
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide: _____			
Alluvial soils: _____			
Flood study: _____			
FEMA Map Panel #: _____			
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 68	Total # of hotel units: -0-
# of bedroom units: 1br <input checked="" type="checkbox"/> 54 2br <input checked="" type="checkbox"/> 14 3br <input type="checkbox"/> -0- 4br or more <input type="checkbox"/> -0-	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

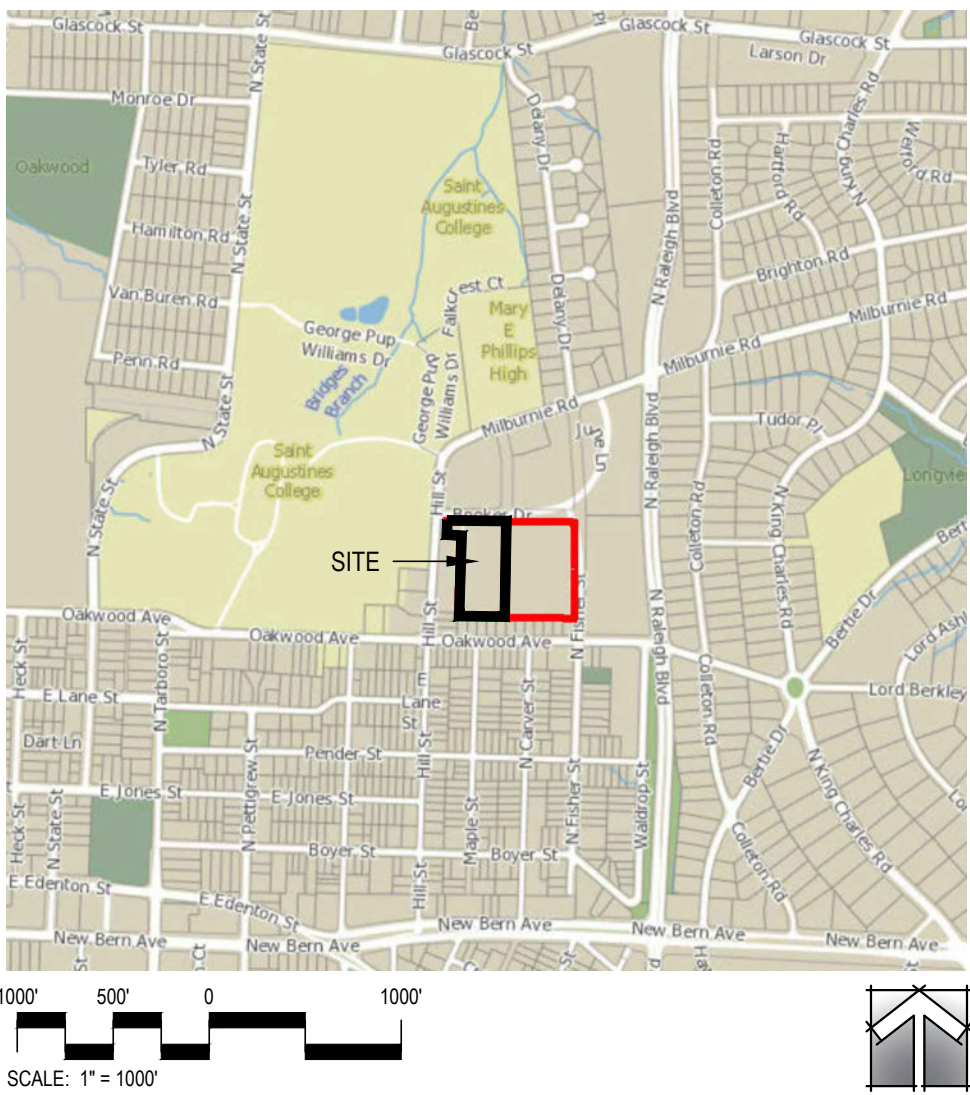
I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

Signature: Natalie Britt
Printed Name: Natalie Britt, Vice President

Date: 11/12/20

2/23/2021 10:02 AM P:\1804\1804_DHIC_Booker_Park_South\4c_LAND\img-LP1804-Booker_South-Cover02.dwg



REFERENCE: SUB-0059-2020

ASR-0093-2020

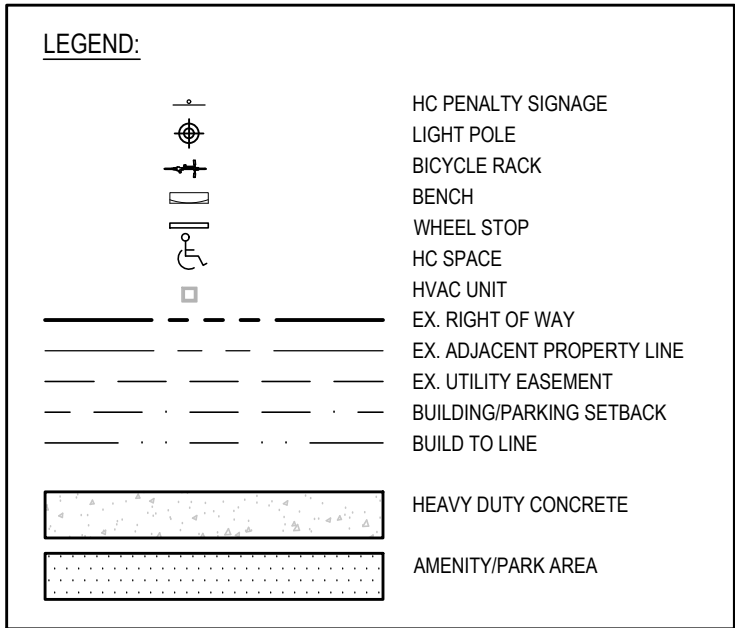
Administrative Site Review

1st Submittal: November 19, 2020

2nd Submittal: February 2, 2021

Booker Park South

Raleigh, North Carolina



Sheet Index

COVER	0.0	SITE DETAILS	LS3.1	LIGHTING PLAN	
RECORDED MAP (BM 2020, PG 00245)	1.0	GRADING AND STORM DRAINAGE PLAN	C-500	ARCHITECTURAL OVERALL ROOF PLAN	A2.04
PROJECT / SHEET NOTES	C-001	STORM DRAINAGE TABLE	C-510	ARCHITECTURAL ELEVATIONS	A3.01
EXISTING CONDITIONS PLAN	C-100	STORMWATER MANAGEMENT DETAILS - DEVICE 'A'	C-610		
SITE DEMOLITION PLAN	C-200	STORMWATER MANAGEMENT DETAILS - DEVICE 'B'	C-620		
SITE PLAN	LS1.1	SITE UTILITY PLAN	C-700		
FIRE ACCESS PLAN	LS1.2	LANDSCAPE PLAN	LP1.1		
LOTS AND EASEMENTS PLAN - SUB-0059-2020	LS2.1	LANDSCAPE DETAILS	LP3.1		

Notes

GENERAL 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 AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- 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.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JULY 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY 2020.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE-AT-811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB.

NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.

- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.
- POOL IS NOT PROPOSED OR PLANNED ON THIS SITE.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 1/2 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

SOLID WASTE INSPECTION STATEMENTS

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

TREE CONSERVATION NOTE

TREE CONSERVATION IS BEING RESOLVED WITH WASHINGTON TERRACE III PRELIMINARY SUBDIVISION . REFERENCE SUB-0059-2020, CURRENTLY UNDER REVIEW.

RIGHT OF WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NC DOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NC DOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.
- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A RIGHT-OF-WAY PERMIT. A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV ALONG WITH THE APPLICATION.

Application

Administrative Site Review Application

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



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

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

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

GENERAL INFORMATION

Development name: Booker Park South
Inside City limits? ☒ Yes ☐ No
Property address(es): 1810 Bakers Grove Way, Raleigh, NC
Site P.I.N.(s): 1714309910
Please describe the scope of work. Include any additions, expansions, and change of use.
Construction of new (3) story senior apartment building with 68 units.

Current Property Owner/Developer Contact Name: Natalie Britt
NOTE: please attach purchase agreement when submitting this form.
Company: DHIC, Inc. Title: Vice President
Address: 113 S. Wilmington Street, Raleigh, NC 27603
Phone #: 919-6900-5364 Email: natalie@dhic.org
Applicant Name: Ken Thompson
Company: JDavis Architects Address: 510 S. Wilmington Street, Raleigh, NC 27603
Phone #: 919-835-1500 Email: kent@jDavisarchitects.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): RX-3	Existing gross floor area (not to be demolished): -0- Existing gross floor area to be demolished: -0-
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Proposed use (UDO 6.1.4): Multi-Unit Living	

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.63 AC Square Feet: 27,585 SF		Proposed Impervious Surface: Acres: 1.31 AC Square Feet: 57,000 SF	
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide: _____			
Alluvial soils: _____			
Flood study: _____			
FEMA Map Panel #: _____			
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 68	Total # of hotel units: -0-
# of bedroom units: 1br <input checked="" type="checkbox"/> 54 2br <input checked="" type="checkbox"/> 14 3br <input type="checkbox"/> -0- 4br or more <input type="checkbox"/> -0-	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.	
Signature:	Date: 1/12/20
Printed Name: Natalie Britt, Vice President	

Project Team

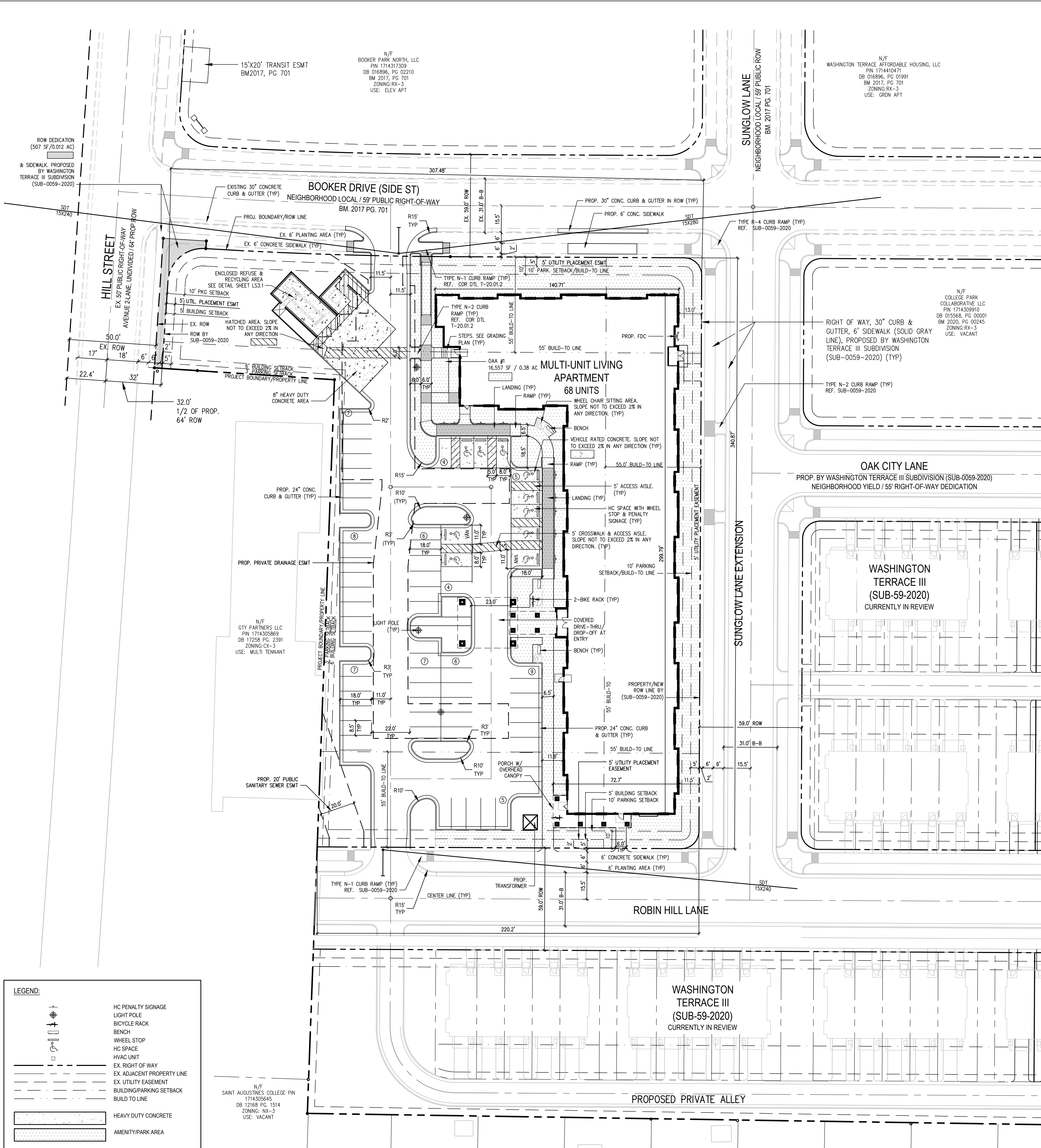
OWNER DHIC, INC. 113 S. Wilmington Street Raleigh, North Carolina 27601 919.832.4345 919.832.2206 (fax) natalie@dhic.org	DEVELOPER DHIC, Inc. 113 S. Wilmington Street Raleigh, North Carolina 27601 919.832.4345 919.832.2206 (fax) natalie@dhic.org	LANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) kent@jDavisarchitects.com	ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) noahm@jDavisarchitects.com	ENGINEER Grounded Engineering 4909 Liles Road Raleigh, North Carolina 27606 919.851.4422 N/A (fax) sean@grounded-engineering.com	SURVEYOR Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422 919.851.8968 (fax) david.dunn@BNKinc.com
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ADMINISTRATIVE SITE REVIEW

PROJECT:	DHIC-18084.001	DATE	
ISSUE:	Administrative Site Review	11.19.2020	
REVISIONS:	1st Review Comments	02.02.2021	
DRAWN BY:	CHK		
CHECKED BY:	KT		
CONTENT:	COVER		

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PRIMARY STREET DETERMINATION

SEC. 1.5.4.C.1
A LOT DEVELOPED WITH THE APARTMENT, GENERAL MIXED-USE OR CIVIC BUILDING TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN IN (A) THROUGH (G) BELOW.

A. THE STREET WITH TRANSIT SERVICE;
RESPONSE: NO

B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THOROUGHFARE ON THE URBAN FORM MAP;
RESPONSE: NO

C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN;
RESPONSE: NO

D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP;
RESPONSE: NO

E. THE STREET DESIGNATED AS A MAJOR STREET ON THE RALEIGH STREET PLAN MAP;
RESPONSE: NO

F. THE STREET WITH ON-STREET PARKING;
RESPONSE: NO

G. THE STREET WITH THE HIGHER CLASSIFICATION ON THE RALEIGH STREET PLAN MAP;
RESPONSE: NO

PER SECTION 1.5.4.C.1, IF NONE OF THE CRITERIA ARE MET THEN THE APPLICANT CAN DESIGNATE THE PRIMARY STREET
RESPONSE: APPLICANT DESIGNATES SUNGLOW LN AS THE PRIMARY STREET AND BOOKER DR. AS THE SIDE STREET

EXISTING SITE DATA:

SITE ADDRESS: 1810 BAKERS GROVE WAY, RALEIGH, NC 27610
PIN NUMBER: 1714309910 (PORTION OF)
DEED BOOK: DB 015568, PG 00001
RECORDED MAP: BM 2020, PG 00245
ZONING(S): RX-3
ACREAGE: 1.84 AC
EXISTING USE: VACANT
PROPOSED USE: MULTI-UNIT LIVING
PROPOSED UNITS: 68 UNITS
REQUIRED PARKING: 68 SPACES
PROPOSED PARKING: 68 SPACES TOTAL (10 HC SPACES)
NO FLOOD PLANS EXIST ON THIS SITE.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY 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 UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
7. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
8. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
9. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON & KENNEDY, INC CONSULTING ENGINEERS IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JULY 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY 2020.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
11. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28 MINIMUM.
12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
13. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
14. GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
15. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
16. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
17. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
18. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
19. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
20. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
21. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
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24. UTILITY PLACEMENT/EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
25. REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.
26. POOL IS NOT PROPOSED OR PLANNED ON THIS SITE. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER THAN 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET.

HC RAMPS:

1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
2. POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

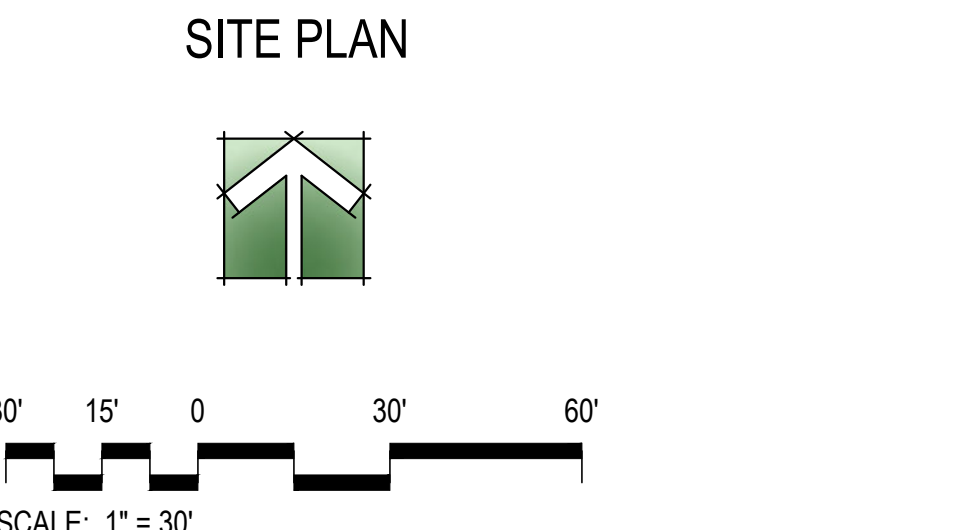
ACCESSIBILITY NOTES:

1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE TO BE LESS THAN 2% SLOPE IN ANY DIRECTION. MINIMUM LANDING AT THE INTERSECTIONS SHALL BE 5' X 5'.
2. ALL MINIMUM LANDINGS AT ACCESS AISLE FOR HC SPACE SHALL BE 4' X 4'.

SEE LS3.1, LS3.2, & LS3.3 FOR SITE DETAILS.

REFERENCE: SUB-0059-2020

ASR-0093-2020



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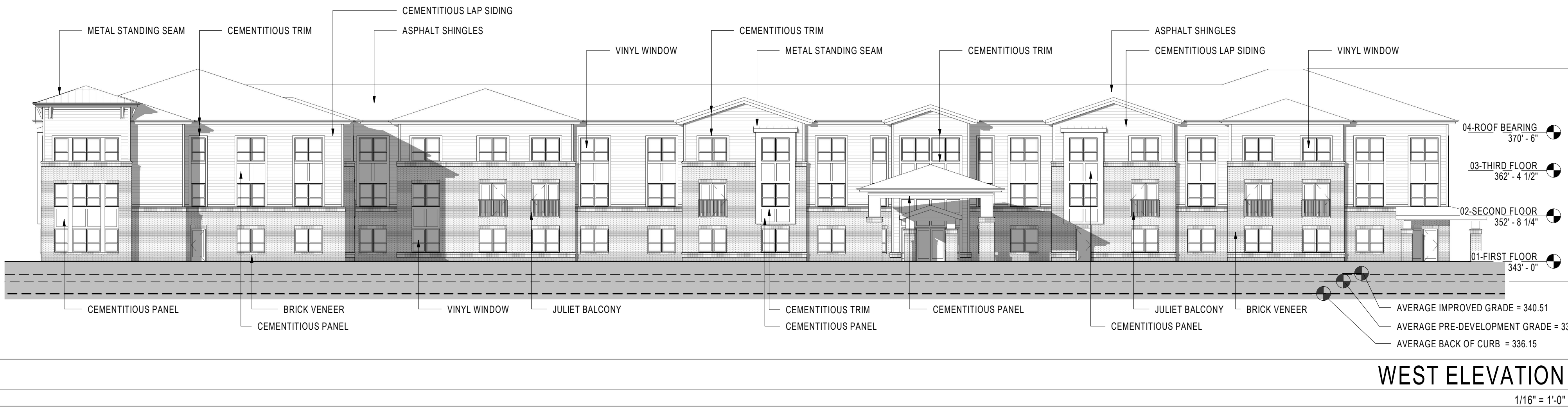
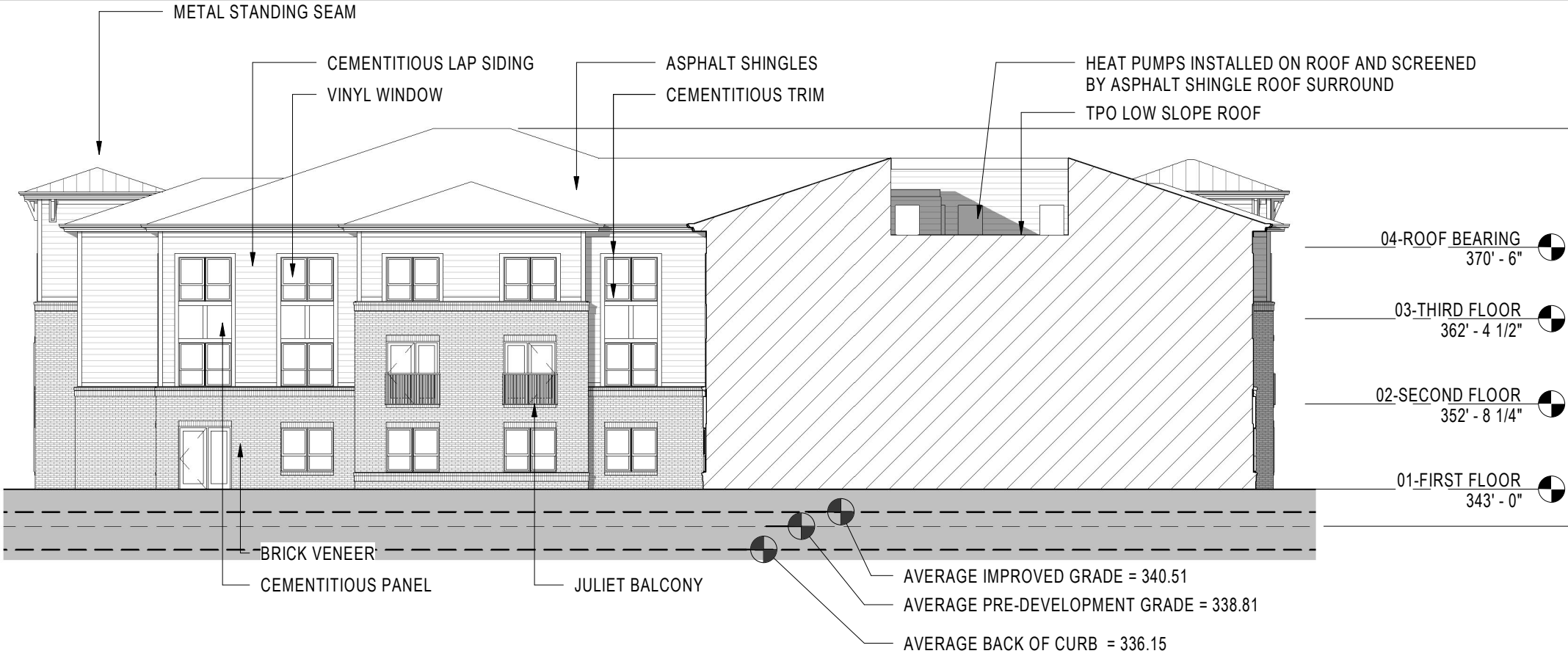
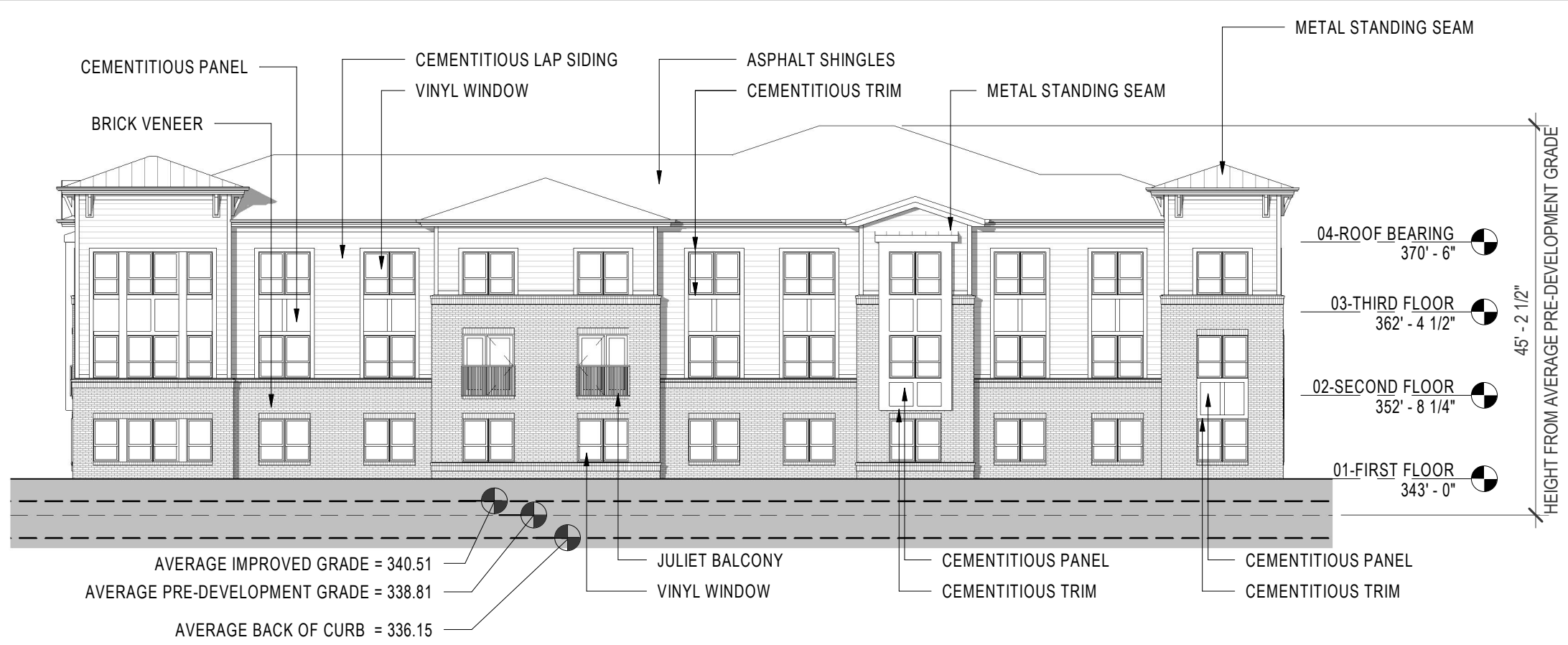
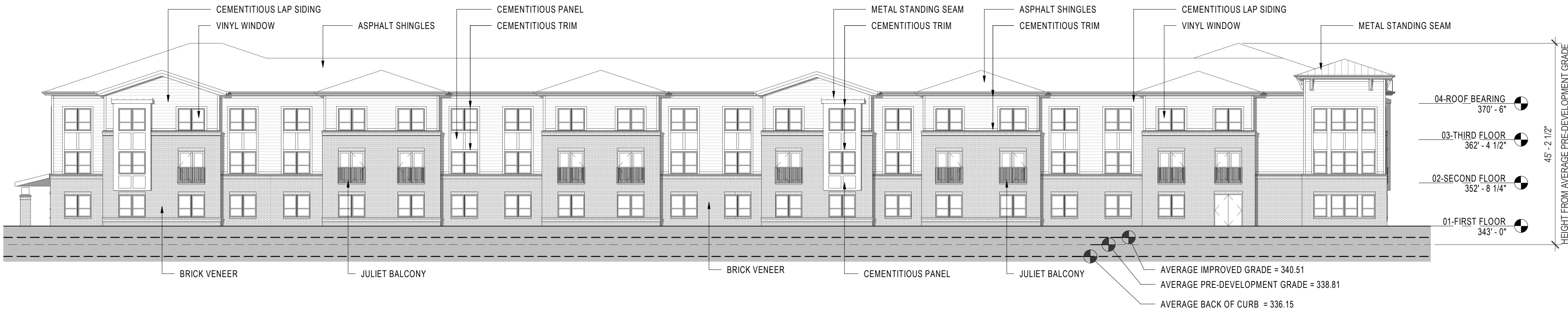
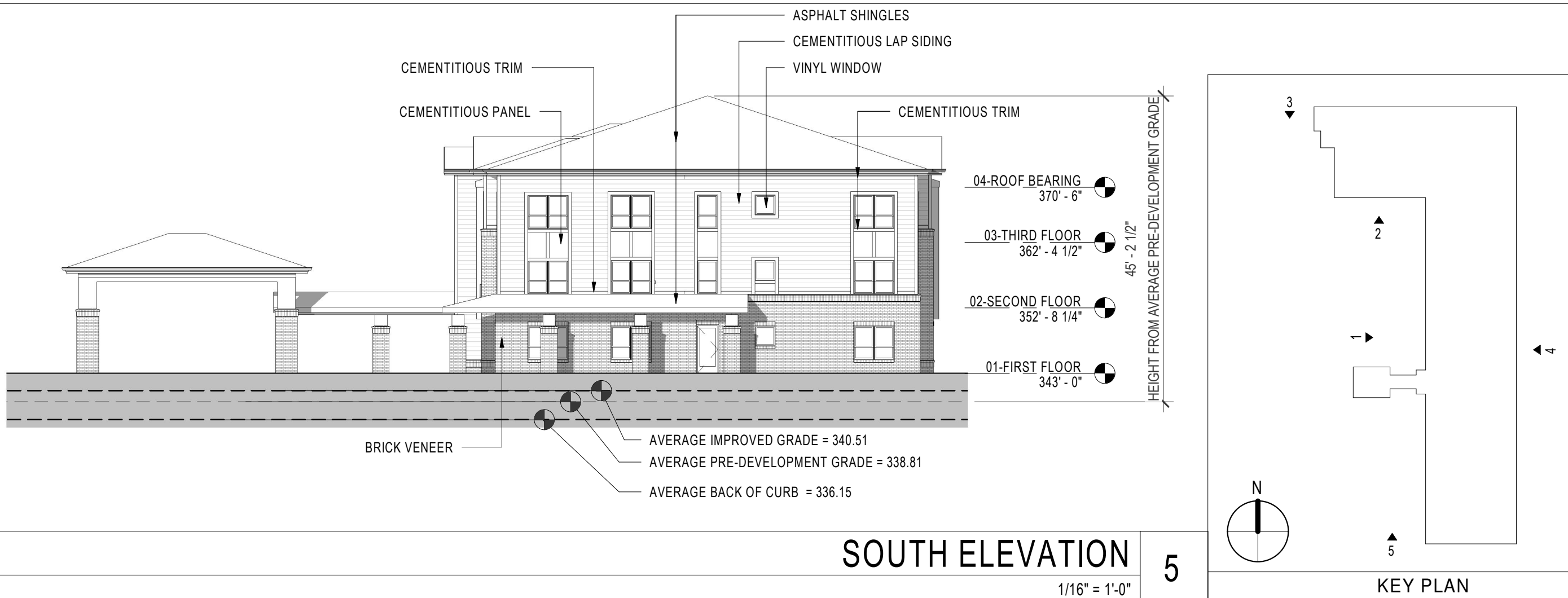
ADMINISTRATIVE SITE REVIEW

PROJECT:	DHIC-18084.001	DATE	
ISSUE:	Administrative Site Review	11.19.2020	
REVISIONS:	1st Review Comments	02.02.2021	
DRAWN BY:	KT, SB, CHK		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

LS1.1

BUILDING ELEVATIONS							
BLDG 1	BUILDING	PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
	FRONT (SUNGLOW LANE)	335.60	339.90	337.75	336.00	341.50	338.75
	SIDE (NORTH)	335.70	341.30	338.50	338.50	341.20	339.85
	REAR (PARKING LOT FACING)	337.90	341.30	339.60	339.90	343.00	341.45
	SIDE (SOUTH)	337.90	340.90	339.40	341.00	343.00	342.00
	AVG. OF ALL FACES			338.81			340.51

CURBLINE ELEVATIONS					
STREET	CURBLINE ELVATION			MIN. GROUND	PROPOSED
	LOW	HIGH	AVG.	FLOOR PER UDO	FINISH FLOOR
BOOKER DRIVE	334.30	338.00	336.15	338.15	343.00
SUNGLOW LANE	334.00	340.00	337.00	339.00	343.00



DATE		
PROJECT:	18084	
ISSUE:	1ST REV. COMMENTS	02/02/21
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:		
BUILDING ELEVATIONS		