



Administrative Approval Action

Case File / Name: ASR-0094-2020
Person Street Apartments

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

- LOCATION:** This .82 acre site zoned DX-7-UG is located on the west side of S. Person Street between East Cabarrus and East Davie Streets. The address is 415 S. Blount Street. The site of development (on proposed Lot 1) is part of two parcels to be recombined.
- REQUEST:** This is a proposed seven story apartment building of 92,229 square feet size with 107 dwelling units and structured parking.
- 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 February 28, 2021 by WithersRavenel.

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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

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).

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

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

Stormwater

1. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

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

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

General

1. A recombination map shall be recorded, recombining the existing lots as shown on the preliminary plan.

Engineering

2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
3. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
4. A public infrastructure surety for 3 tree grate street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A cross access agreement between the two lots as proposed on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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, further recordings and building permit issuance will be withheld.

Public Utilities

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



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Stormwater

7. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 tree grate street trees along Person St..

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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 28, 2024

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 03/31/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

RALEIGH NC

1st Submittal: 11-23-2020



GENERAL NOTES

- [illegible]

SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. TRASH COMPACTORS WILL BE LOCATED INSIDE THE BUILDING. SOLID WASTE COLLECTION WILL BE HANDLED BY A PRIVATE VENDOR.

FIRE DEPARTMENT NOTES


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

RIGHT-OF-WAY OBSTRUCTION NOTES

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE SUBJECT TO ANY ORDER OR CLOSING OF ANY STREET, LANE, OR DESIGNAL, THE CONTRACTOR MUST OBTAIN THE NECESSARY PERMITS FROM THE AFFECTED JURISDICTION(S) PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. ANY STREET CLOSURE WITH A TRAFFIC CONTROL AND/OR RESTRICTION PLAN SHALL BE SUBMITTED TO HIGHWAY/TRAFFIC MANAGEMENT ENGINEERING AT WALTON@BAYCOUNTYFL.GOV PRIOR TO HIGHWAY CLOSURE.
3. THE CONTRACTOR SHALL NOTICE THE CLIENT'S SCHEDULE A CONSTRUCTION MEETING, WHERE THE ENGINEERING INSPECTORS COORDINATOR TO DISCUSS THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND RESOLVE ALL POINTS AS REQUIRED.
4. THE CLIENT SHALL PROVIDE AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORKS ON ANY PUBLIC STREET OR HIGHWAY AND NOTICE FROM ALL AFFECTED JURISDICTIONS PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE AFFECTED JURISDICTION(S) PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE PUBLIC: THE PUBLIC SHALL BE PROVIDED WITH A CONCISE, EASY-TO-UNDERSTAND AND ALTERNATE TRANSLATION TO THE PROJECT DURING CONSTRUCTION SHALL BE REQUIRED TO COMPLY WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVIDING THE ADA STANDARDS FOR ACCESSIBLE DESIGN) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL POINTS MUST BE AVAILABLE AND VISUAL TO SEE DURING THE OPERATION.

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27611 | 919.996.2000



RALEIGH

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. 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 #: _____ Scope/lottery plan case #: <u>SCOPE-0071-2019</u> Certificate of Appropriateness #: _____ Zoning Case #: _____ Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Person Street Apartments
 Inside City limits? ☒ Yes ☐ No
 Property address(es): 415 S. Blount St; 422 S. Person St.
 Site P.I.N. (s): 170377192, 170387002
 Please describe the scope of work, include any additions, expansions, and change of use.
 Proposed construction of an apartment building with structured parking.

Current Property Owner/Developer Contact Name:
NOTE: please attach power agreement when submitting this form.
 Company: Chaucer Investments LLC Title: Owner/Developer
 Address: 3111 Glenwood Ave., Raleigh, NC 27612
 Phone #: 919-781-7107 Email: owen.williams@wrbcbo.com
 Applicant Name: Rob Casadie, PE
 Company: WithersRavenel Address: 137 S. Wilmington St., Suite 200, Raleigh, NC 27601
 Phone #: 919-238-0359 Email: rcasadie@withersravenel.com

SITE DATA

Zoning district (if more than one, please provide the location of each):
DX-7-UG

Gross site acreage: 1.33
 # of parking spaces required: 91
 # of parking spaces proposed: 202
 Overlay District (if applicable): N/A
 Existing use (UDO § 14.1): _____
 Proposed use (UDO § 14.1): Multi-Unit Living

BUILDING DATA

Existing gross floor area (not to be demolished):
0
 Existing gross floor area to be demolished: 0
 New gross floor area: 92,229 sf
 Total of gross (to remain and new): 92,229 sf
 Proposed # of buildings: 1
 Proposed # of stories for each: 7

STORMWATER INFORMATION

Existing Impervious Surface:
 Acres: 1.41 (including RW) Square Feet: _____
 Is this a flood hazard area? ☐ Yes ☒ No
 If yes, please provide: _____
 Alluvial soils: _____
 Flood study: _____
 FEMA Map Panel #: _____
 Neuse River Buffer: ☐ Yes ☒ No Wetlands: ☐ Yes ☒ No

Proposed Impervious Surface:
 Acres: 3.11 (including RW) Square Feet: _____

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 107 Total # of hotel units: _____
 # of bedroom units: 1b 2 3 2b 2c 15 3b 4b or more: 0
 Is your project a cottage court? ☐ Yes ☒ No

SIGNATURE BLOCK

I hereby designate: Rob Casadie / WithersRavenel to serve as my agent regarding this application, to receive and respond to administrative comments, to respond plans on my behalf, and to represent me in any public meeting regarding this application.

We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development. I acknowledge that this application is subject to the final attendee and submitted policy, which states applications will expire after six consecutive months of tracking.

Signature: _____
 Printed Name: Rob Casadie / WithersRavenel

Date: 11-20-20

Page 1 of 2

RALEIGH

RALEIGH

SHEET LIST TABLE	
Sheet Number	Sheet Title
C0.0	Cover
C1.0	Existing Conditions
C2.0	Site Plan
C3.0	Grading and Drainage Plan
C4.0	Utility Plan
C4.1	Fire Hose Lay
C5.0	Nitrogen and Drainage Area Map
L1.0	Landscape Plan
A2	Parking Level 1
A3	Parking Level 2
A4	Parking Level 3
A5	Residential Level 4 - R1
A6	Residential Level 5 - R2
A7	Residential Level 6 - R3
A8	Residential Level 7 - R4
A9	Unit Matrix
A10	East Elevation - Transparency
A11	East Elevation
A12	West Elevation
A13	South Elevation
A14	North Elevation

NOTES

1. THE PROPOSED USED ON PROPOSED LOT 2 IS AN AGREEMENT WITH STRUCTURED FINANCING. THE USE ON PROPOSED LOT 3 IS NOT C-WARNING.
2. THIS SITE WILL BE EXEMPT FROM BLOCK PERMITS REQUIREMENT PERUDO 8.3.2.3 (C.2.3) (C.6-16)
3. THIS SITE WILL BE EXEMPT FROM CROSS-ACCESS REQUIREMENT PERUDO 8.3.2.3 (C.2.3) (C.6-16)

LEGEND

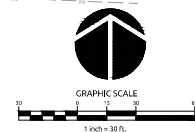
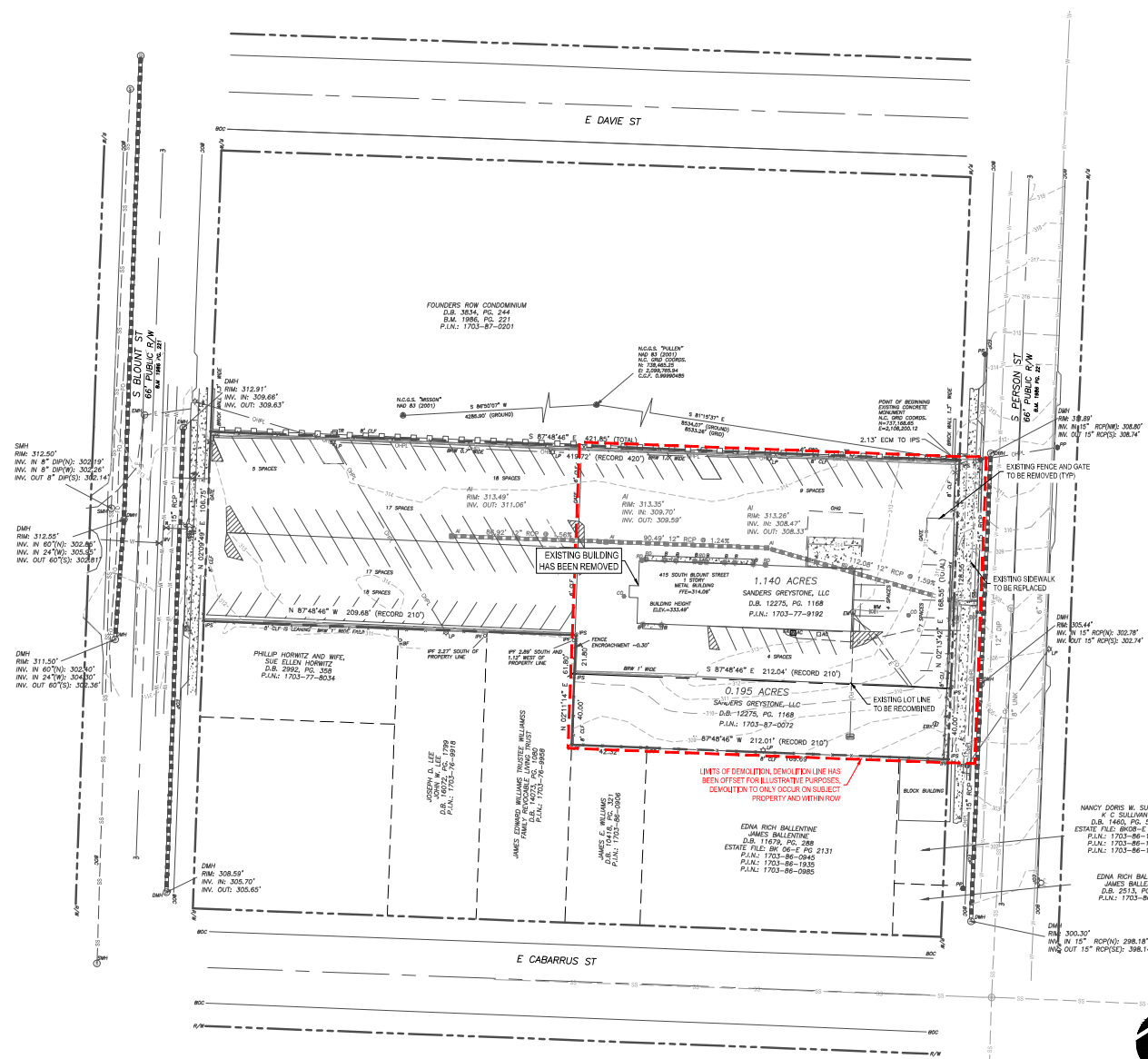
<u>EXISTING</u>	<u>PROPOSED</u>
N	FIRE HYDRANT
PP	POWER POLE
O	RAMP SET
W	RAMP SET FOUND
D	CALCULATED POINT
W	WATER VALVE
CB	CATCH BASIN
SM	SANITARY MANHOLE
BOV	BLOW OFF VALVE
PBL	PROJECT BOUNDARY LINE
AP	ADJACENT PROPERTY LINE
ROW	RIGHT OF WAY
OEL	OVERHEAD ELECTRIC LINE
SSL	SANITARY SEWER LINE
SLD	STORM DRAINAGE LINE
WL	WATER LINE
MCL	MAJOR CONTROL LINE
MNL	MINOR CONTROL LINE

<p>ARCHITECT</p> <p>CLINE DESIGN ASSOCIATES 125 N HARRINGTON ST RALEIGH, NC 27603 919-833-6413 ATTN: BRYAN JOHNSON</p>	<p>DEVELOPER/OWNER</p> <p>WILLIAMS REALTY & BUILDING CO., INC. 3111 GLENWOOD AVE RALEIGH, NC 27612 919-781-7107 ATTN: OWEN WILLIAMS</p>
<p>PREPARED BY:</p>	
<div style="text-align: center;">  <p>WithersRavenel Engineers Planners</p> </div> <p>137 S Wilmington Street Suite 200 Raleigh, NC 27601 t: 919.469.3340 license #: C-0832 www.withersravenel.com</p>	

SITE ADDRESSES:	415 S. BLOUNT ST, 422 S. PERSON ST, RALEIGH, NC 27612
PHS:	1702-714992, 1703407-2072
DEED BOOK:	DB 017669 PG 22637
ZONING(S):	DT-XJUG
OVERLAY (DISTRICT):	NA
GROSS ACREAGE:	1,235 AC
NET ACREAGE:	1,235 AC
EXISTING USE:	VACANT
EXISTING IMPROVEMENTS:	1,21 AC
FLOOD HAZARD AREA:	NO
PEDIMAP:	MAP # 37291703393 EFFECTIVE DATE 05/02/2006
ALLUVAL SOILS:	

[illegible][illegible]

EX, FIRE HYDRANT
EX, POWER POLE
IRON PIPE SET
IRON PIPE FOUND
CALCULATED POINT
EX, WATER VALVE
EX, CATCH BASIN
EX, SANITARY MANHOLE
PROJECT BOUNDARY LINE
ADJACENT PROPERTY LINE
EX, RIGHT OF WAY
EX, OVERHEAD ELECTRIC
EX, FIBER OPTIC LINE
EX, CABLE LINE
EX, PHONE LINE
EX, GAS LINE
EX, SANITARY SEWER LINE
EX, STORM DRAINAGE LINE
EX, WATER LINE
EX, UNKNOWN UNDERGROUND
EX, MAJOR CONTOUR LINE
EX, MINOR CONTOUR LINE



ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CITY OF RALEIGH AND NCOT STANDARDS SPECIFICATIONS AND DETAILS.

TOTAL LOT SIZE: 0.82 AC

AMENITY AREA (URBAN PLAZA)

TOTAL LOT SIZE: 0.82 AC
AMENITY AREA REQUIRED: 0.06 AC (5,070 SF)
AMENITY AREA PROVIDED: 0.07 AC (5,074 SF)
TOTAL LOT AREA CONTIGUOUS WITH ROW: 0.07 AC (5,074 SF)
TOTAL LOT AREA: 0.82 AC

SEATING PROVIDED

1.07 SEATING & CLUST OF REQUIRED: (51 SF)
7.0 SF
20-24 POOL CHAIRS @ 30 SF
1-12 POOL CHAIRS @ 14 SF

"ALL SEATING PROVIDED IN COURTYARD/POOL AREA INSIDE BUILDING"

TREES PROVIDED

1-2" CALIPER TREE (3,500 SF REQUIRED) 1,000 SF
4-2" CALIPER TREES
2-2" BUCKEYE/BLACKGUM AREA INSIDE BUILDING
2-2" IN PLAZA AREA ON GROUND

NOTE: THIS CALCULATION IS FOR LOT 1 ONLY AND DOES NOT INCLUDE LOT 2. NO SETBACKS TO PROPOSED LOT 2.

PARKING CALCULATIONS

REQUIRED: (1 SPACE/UNIT) - 19 SPACES
(10' DEPTH X 19' SPACE) - 19 SPACES
(11' SPACE/UNIT) - 19 SPACES
(11' SPACE/UNIT) - 19 SPACES
PROVIDED: 30 SPACES (7 ADA SPACES, 23 CONVENT SPACES)
NOTE: THIS CALCULATION IS FOR LOT 1 ONLY AND DOES NOT INCLUDE LOT 2. NO SETBACKS TO PROPOSED LOT 2. ALL PROPOSED PARKING FOR THE RESIDENTIAL BUILDING IS PROPOSED ON LOT 1. NO PARKING ON LOT 2 TO BE UTILIZED TO MEET PARKING REQUIREMENTS.

BICYCLE PARKING CALCULATIONS

REQUIRED: (1 SPACE/100 SQ. FT.) - 8 SPACES
(10' DEPTH X 19' SPACE) - 8 SPACES
(11' SPACE/UNIT) - 8 SPACES
PROVIDED: 8 SPACES
NOTE: THIS CALCULATION IS FOR LOT 1 ONLY AND DOES NOT INCLUDE LOT 2. NO SETBACKS TO PROPOSED LOT 2. ALL PROPOSED PARKING FOR THE RESIDENTIAL BUILDING IS PROPOSED ON LOT 1. NO PARKING ON LOT 2 TO BE UTILIZED TO MEET PARKING REQUIREMENTS.

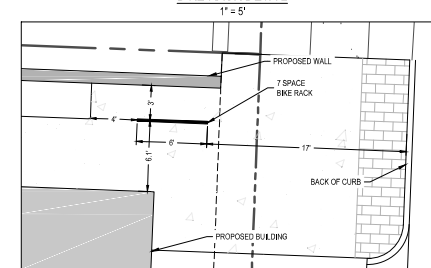
BUILD-TO CALCULATIONS (LOT 1)

PROPOSED LOT WITH: 144' x 160' x 160' (10' MIN)
144' x 160' x 160' (10' MIN)

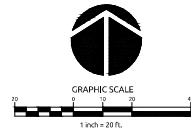
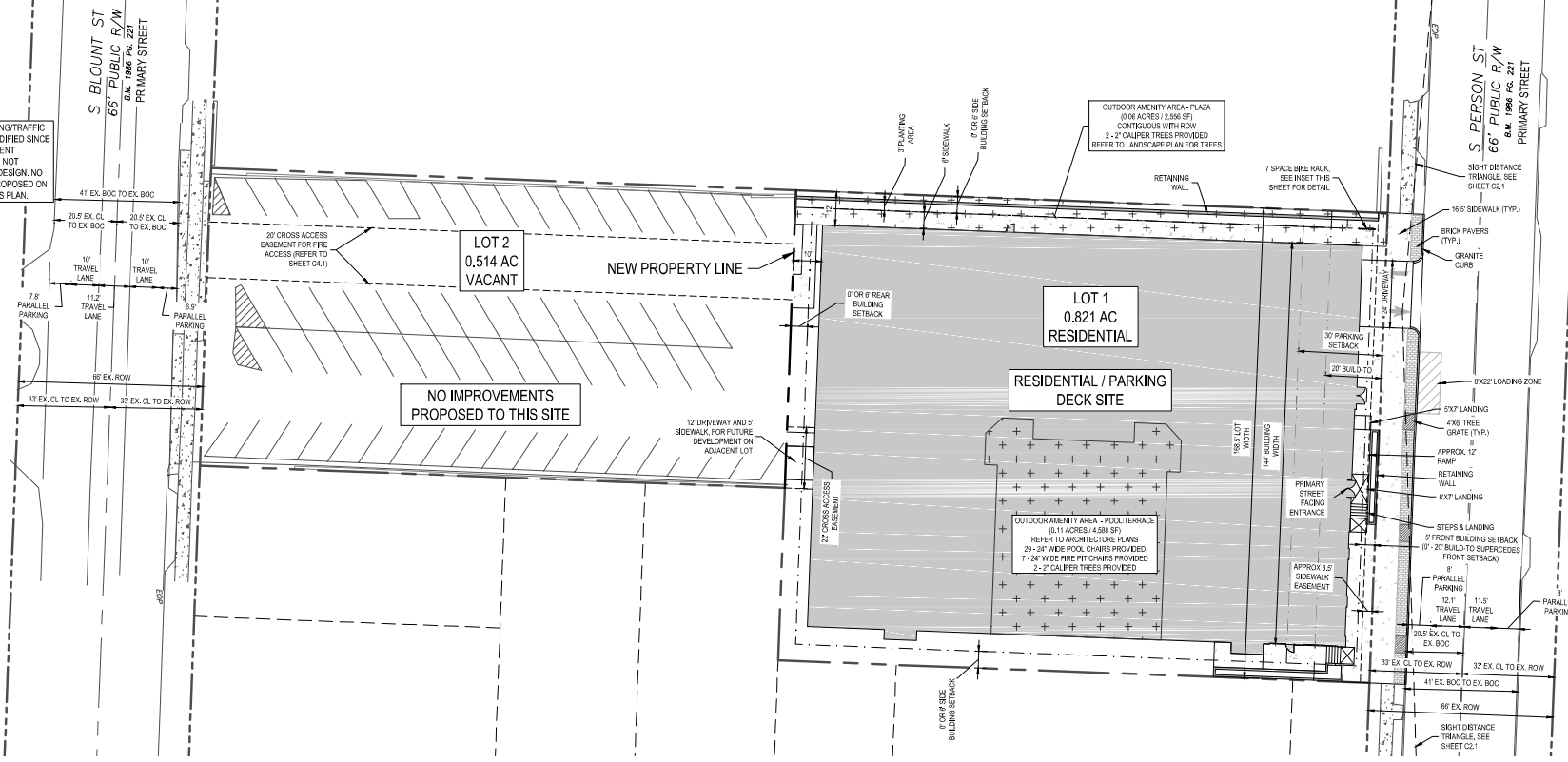
GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCOT STANDARDS AND SPECIFICATIONS & DETAILS.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PAVES FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THE PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING ANY PLAT ON THE RECORD MAP.
- FIELD MEASUREMENTS TO THE PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTORS AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO THE CONTRACTOR, INCLUDING NORTH-CADENA OFFICE BY THE CONTRACTOR, MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION AND FOR PROVIDING IT TO THE CITY OF RALEIGH PRIOR TO CONSTRUCTION.
- ALL PROPOSED CURBS AND GUTTERS WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE CITY OF RALEIGH STANDARD CONCRETE CURBS AND GUTTERS, AND ALL OTHER PROPOSED CURBS AND GUTTERS TO BE 24" CONCRETE CURBS AND GUTTERS UNLESS OTHERWISE SHOWN ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK TO CURB UNLESS OTHERWISE STATED ON PLANS.
- WHEN THE RIGHT-OF-WAY IS SHOWN ON THE PLAN, NO OBSTRUCTION BETWEEN THE RIGHT-OF-WAY AND THE CURB LINE SHALL BE LOCATED IN THE CURB OR GUTTER. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BENCH, FENCE, WALL, SIGN, OR OBSTRUCTION TO THE CURB LINE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN UNOBSTRUCTED TURNING RADIUS OF 30' MINIMUM.
- TODAY AND CIRCULAR COMPASS EXCLUSIONS SHALL COMPLY WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL 14'4" UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTRACTOR TO NOTIFY CITY OF RALEIGH OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- HANDICAPPED PARKING SPACES AND 15' ACCESSIBLE SPACES SHALL BE NO GREATER THAN TWO PERCENT (2%) PERCENT IN ANY DIRECTION AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAPPED SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 8' IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENGINEERING.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 5 FEET FROM THE POINT OF TANGENCY OF THE CURBS FOR VEHICLES-SEMI-COMMERCIAL TRUCKS, NO DRIVEWAYS SHALL EXCEED FROM THE VEHICULAR CORNER CLEARANCE.
- NO ACCESS RAMP SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROTECT STANDARDS AND ASSESS SPECIFICATIONS.
- ALL HANDS AND HANDS SHALL BE CONFORM TO ANGLES/ANGLES.
- ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL, TRANSFORMER, BACKFLOW DEVICES, ETC. SHALL BE SETBACK FROM THE CURB LINE BY 6 FEET UNLESS SHOWN, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND AND HAVE LOW VISION AND PEOPLE WITH MOBILITY DEVICES. SIDEWALKS MUST BE ACCESSIBLE AND A MINIMUM 5' WIDE SIDEWALK MUST BE PROVIDED FOR THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT. (TRANSPORTATION) SIDEWALKS SHALL BE 5' WIDE TO PROVIDE THE SPECIFIC COMPONENTS OF THE PLAN AND OTHER NOTED THESE REQUIREMENTS DURING CONSTRUCTION, CONTRACT ENGINEERING INSPECTIONS AT 90% AND 100% TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT. (TRANSPORTATION) SIDEWALKS SHALL BE 5' WIDE TO PROVIDE THE SPECIFIC COMPONENTS OF THE PLAN AND OTHER NOTED THESE REQUIREMENTS DURING CONSTRUCTION, CONTRACT ENGINEERING INSPECTIONS AT 90% AND 100% TO SET UP THE MEETING.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

BIKE RACK DETAIL



"S. BLOUNT ST. STRIPING/TRAFFIC PATTERN HAS BEEN MODIFIED SINCE TIME OF SURVEY. CURRENT STRIPING INFORMATION NOT AVAILABLE AT TIME OF DESIGN. NO IMPROVEMENTS ARE PROPOSED ON S. BLOUNT ST. WITH THIS PLAN."



GENERAL LANDSCAPE NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE ARCHITECTURE PLAN.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NC DOT, IF APPLICABLE.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLORS), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING AUTHORITY.
- THE SITE SHALL BE STABILIZED AND SEEDING PRIOR TO THE BEGINNING OF A CERTIFICATE OF OCCUPANCY CO.
- ALL ABOVEGROUND HVAC EQUIPMENT AND UTILITY DEVICES TO BE INCLUDED, BUT NOT LIMITED TO TELEPHONE AND CABLE FEEDTHRU, ELECTRICAL TRANSFORMERS, BACKFLOW PREVENTERS, ETC. THEY SHALL BE SCHEDULED FROM OFF-PEAK HOURS IF POSSIBLE TO MINIMIZE TRAFFIC AND DISRUPTION.
- ALL TREES AND SHRUBS SHALL BE FULLY WELL-DEVELOPED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
- ALL PLANT BEDS TO BE MATCHED WITH A MINIMUM OF 2" DOUBLE SHROUDED HARDWOOD WALNUT DYEED BROWN 2" ROUNDWOOD PARTICULATE BED. NO FINE STRAW PERMITTED. ALL PLANT GROUPINGS SHALL BE MATCHED AS ONE BED.
- SPILL/RESEEDING WARRIORS TO ALL NEW PLANTING BEDS AT MANUFACTURERS RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- TORUS SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN DRIVE AND DRIVE/DRIVEWAYS.
- FINAL LOCATION OF ALL TIPS AREAS SHALL BE APPROVED ONCE GRAND LANDSCAPE ARCHITECT.
- LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- VERIFICATION OF PLANT QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLES ARE DUG.
- WITHIN THE RIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 4 FEET IN HEIGHT ABOVE THE CURB AND 10 FEET IN WIDTH SHALL BE LOCATED IN WALK OR PATH. OBSTRUCTION INCLUDES BUT NOT LIMITED TO ANY SIGN, FENCE, TOWER, WALL, BENCH, OR PARKED VEHICLE.

PLANT SCHEDULE - PUBLIC R.O.W.

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	HEIGHT	NOTES
5	TDS	Acer Tricoccum	Shamrock Maple	B&B 3" Cal MIN.	12' MIN.	MATCHED

LEGEND



PROPOSED STREET TREE

STREET TREE CALCULATIONS

REQUIREMENT

1 TREE PER 40 FT OF FRONTAGE

PERSON STREET

REQUIRED

124 LF / 40' = 3 TREES

5 TREES



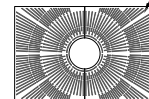
- DO NOT PRUNE LEADER, PRUNE OR CUT ONLY BRANCHES DAMAGED BY ICE TO MAINTAIN TYPICAL STANDARDS INSTITUTE (INVESTIGATE STANDARDS)
- REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE. NO EXCESS TRUNK ABOVE GRADE. AND NO CUT BELOW GRADE. TREE SHALL BE SET PLANTING
- MULCH DEPTH NOT MORE THAN 2" DEEP MULCH 1" FROM ROOT FLARE AND DO NOT CONTACT STEM
- PLANTING SOIL: 10% AROUND ROOT BALL, 90% CUFFY OF SOIL OR STRUCTURAL SOIL REQUIRED FOR TREE
- COMPLETELY REMOVE TOP HALF OF BURLAP LACING STRIPS, WALKS AND WIRE SUBJECT AND DISCARD FROM HOLES. ALL STY-RETE BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.
- ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTRY: TREES@RALEIGH.GOV WWW.RALEIGH.GOV

- NOTES:
- 1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
- 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
- 4. A TREE IMPACT PERMIT IS REQUIRED.
- 5. ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
- 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL

TPP-03

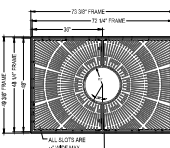


CONTRACT INFORMATION

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTRY: TREES@RALEIGH.GOV WWW.RALEIGH.GOV

NOTES:

- 1. SHADE DESIGN MUST BE AS A COMPLIANT.
- 2. SHADING DESIGN MUST BE AS A COMPLIANT.
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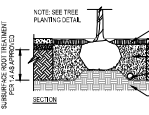
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTRY: TREES@RALEIGH.GOV WWW.RALEIGH.GOV

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CITY OF RALEIGH STANDARD DETAIL

TPP-06



NOTE: SEE TREE PLANTING DETAIL

BRUSH 3" DEEP MAX AND 2" WIDE FROM THE BASE OF THE TREE

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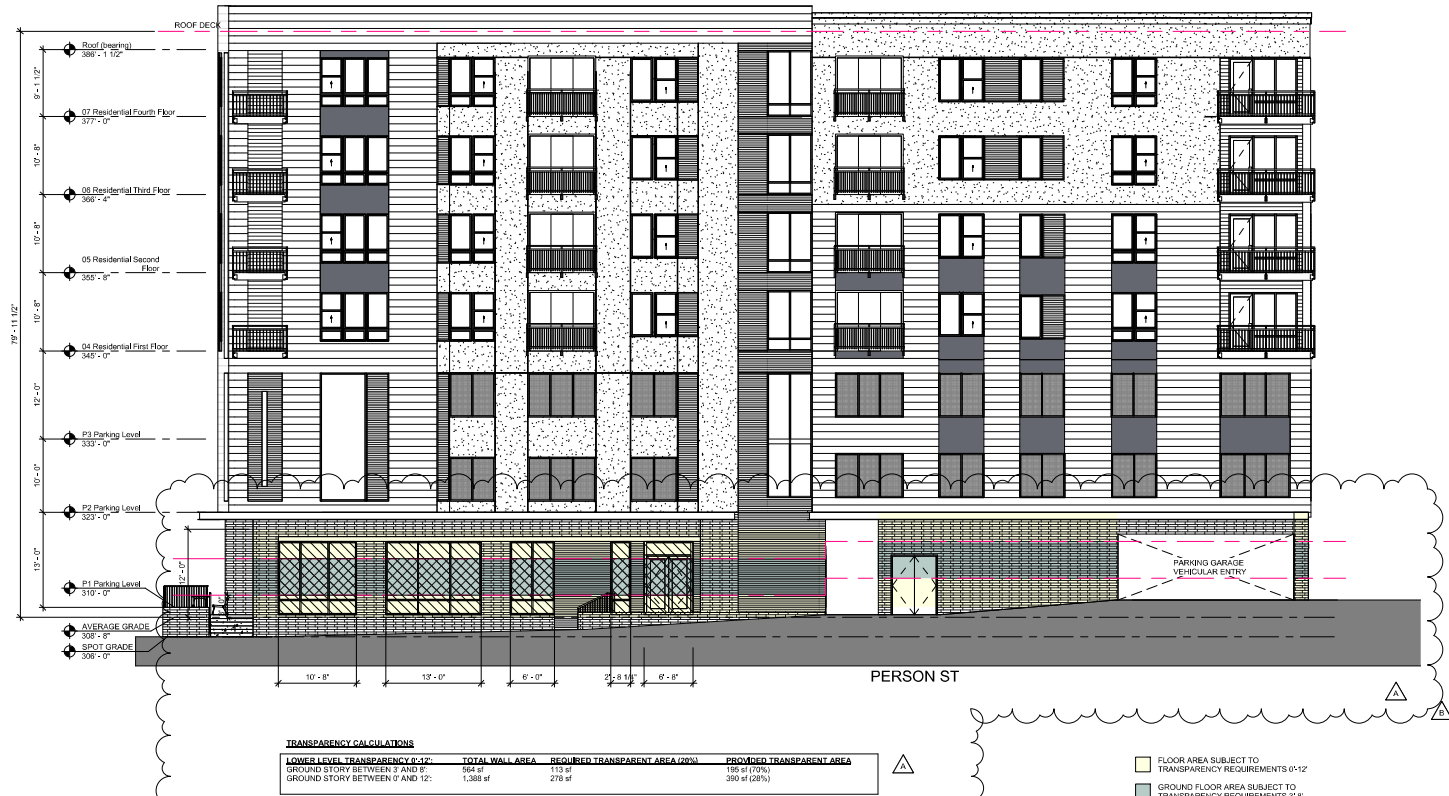
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ASR
SUBMITTAL

PROJECT:	017215
DATE:	02.26.2021
REVISIONS:	DATE
A ASR Comments	1.15.21

DRAWN BY: LG/DW
CHECKED BY: BJ

SOUTH ELEVATION

A13



SOUTH ELEVATION 1



NORTH ELEVATION