

Case File / Name: ASR-0104-2021 DSLC - Kings Ridge Apartments (Affordable Housing)

LOCATION:This site is located on the east side of Sunnybrook Road, west of Michael J Smith
Lane at 200 Michael J Smith Ln.REQUEST:Development of a vacant 4.26 acre/185,694 sf tract zoned OX-5-PL-CU in a TOD;
includes .08 acres/3,293 sf of right-of-way dedication leaving a net area 4.19
acres/182,401 sf. A new proposed 102,779 sf, 100 multi-unit affordable housing
apartment building. Proposed parking spaces includes 37 spaces (per Sec.4.UDO
Sec.7.1.3.B.1.a) for TOD (Transit Overlay Districts) under text change, TC-1A-20.

Z-8-21: 200 Michael J Smith Ln & 231 Allen Grove Ct - Permitted Use Allowances

BOA-0004-2022: Adopted April 11,2022 - A variance for required build-to design % in a TOD overlay (which must comply with Urban Limited frontage design requirements per Sec.5.5.1.D.1.b & Sec.3.4.7.C) as well as site elements along Michael J Smith Ln.

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 May 16, 2022 by Swift Partners PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

- 1. A copy of the SWS Will Serve letter is transposed into the Site Permit Review plans set sheets.
- 2. Applicant labels and locates the HVAC mechanical system units and demonstrate screening in accordance with Sec.7.2.5.D.



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- 3. Demonstrate and revise the elevation sheet A3.03, of the approved preliminary site plan (ASR), to show compliance with UDO Sec.7.2.8.E (TC-19-19) for building foundational height. Applicant must label the bottom floor & dimension the floor height from grade level.
- 4. The site data table is revised and notes the TOD overlay district with the current zoning informatio

Stormwater

- 5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

- 9. 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).
- 10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

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

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 .10 acres of tree conservation area.

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

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

Engineering



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- 1. 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.
- 2. A fee-in-lieu for 1' of sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).
- 3. 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)
- 4. 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)

Public Utilities

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

Stormwater

- 6. 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).
- 7. 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).
- 8. 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

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



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 A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Carl Sandburg Land and 17 street trees along Michael J Smith Lane.

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

Stormwater

2. 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: June 8, 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 permits have been issued.

I hereby certify this administrative decision.

Daniel L. Stegall Date: Signed: _

ate: 06/08/2022

Development Services Dir/Designee Staff Coordinator: Jermont Purifoy

KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)

200 MICHAEL J SMITH LN

CITY OF RALEIGH SUBMITTAL ASR-0104-2021

SUBMITTED ON: 05.16.2022

Raleigh Administrative Site Review Application This form is rea e (UDO) Section Office Use Only: Case #: Planner (print): by text change case TC-14-19 to determine the site plan tier. If a Site Plan Tier Verification request can be submitted online via the Site Plan Tier: Tier Two Site Plan 🗌 Tier Three Site Plan General Sabdh/silon case #: Mixed use Scoping/sketch plan case #: Open tot Board of Adjustment #: 800-800 Civic Zoning Case #: 2431 Administrative Alternate #: Mixed use Attached Apartment GENERAL INFORMATION Inside City limits? Yes 🖌 No Property address(es): 200 MICHAEL J SMITH LN , RALEIGH, NC 27610 Site P.I.N.(s): 1723482795 Please describe the scope of work. Include any additions, expansions, and change of use. PROPOSED 100 UNIT AFFORDABLE HOUSING APARTMENT BUILDING AND ASSOCIATED INFRASTRUCTURE

Company: CASA	Tit	SR DIRECTOR OF REAL ESTATE	
Address: 624 W JONES ST, RALEIGH, N	27603		
Phone #: 919.307.3429	Email: JBRANDES@CASANC.ORG		
Applicant Name: LUKE PERKINS			
Company: SWIFT PARTNERS PLLC	Address: 319 FAYETTEVILLE ST, RALEIGH, NC 27601		
Phone #:828.735.1862	Email: LUKE.PERKINS@SWIFT-PARTNERS.COM		

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TRIP GENERATION ESTIMATE

			A	AM PM		
LAND USE (ITE CODE) INTENSITY	DAILY TRAFFIC	ENTER	EXIT	ENTER	EXIT	
LOW RISE MULTIFAMILY (221)	100 UNITS	560	15	73	35	82

raleighnc.go

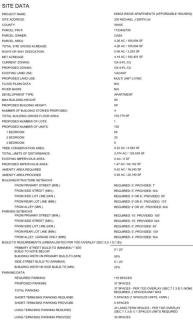
	E + SITE DATE TABLE			
SITE DATA	BUILDING DATA			
	BUILDING DATA Existing gross floor area (not to be demolished):			
Zoning district (if more than one, please provide the acreage of each): DX-5-PL-CU	0			
0X-5-PL-CU	Existing gross floor area to be demolished: 0			
Gross site acreage: 4.26 AC / 185,694 SF	New gross floor area: 102,779 SF			
# of parking spaces required: 0 -TOD OVERLAY	Total sf gross (to remain and new): 102,779 SF			
# of parking spaces proposed: 37	Proposed # of buildings: 1			
Overlay District (if applicable): TRANSIT OVERLAY DISTRICT	Proposed # of stories for each: 4			
Existing use (UDO 6.1.4): VACANT				
Proposed use (UDO 6.1.4]: MULTI-UNIT LIVING				
STORMWATER	INFORMATION			
Existing Impervious Surface: Acres: ⁰ Square Feet: ⁰	Proposed Impervious Surface: Acres: 147 Square Feet: 91.192			
Aluvial sols: Flood study: FENA Map Panel #: 3/20/72060 Neuse River Buffer Yes 🖌 No 🗌	Wetlands Yes No			
RESIDENTIAL D				
Total # of dwelling units: 100	Total # of hotel units: 0			
# of bedroom units: 1br 6i 2br 25 3br 6	4br or more 0			
# of lots: 1	Is your project a cottage court? Yes No			
SIGNATUR	EBLOCK			
	s in accordance with the plans and specifications submitted			
owner(s) in any public meeting regarding this application. I/we have read, acknowledge, and affirm that this project is proposed development use. I acknowledge that this applicat which states. I re after 180 days of inactiv	conforming to all application requirements applicable with th ion is subject to the filing calendar and subnittal policy, ity.			
	Date: 12/12/2021			
Signature: <u>Jubleflaub</u> Printed Name: LUKE PERKNS				

SHEET INDEX SHEET NUMBER SHEET TITLE C0.00 COVER SHEET GENERAL NOTES C0.20 C1.00 EXISTING CONDITIONS PLAN C1.01 RECORDED PLAT C2.00 DEMOLITION PLAN C3.00 SITE PLAN C5.00 GRADING AND DRAINAGE PLAN C5.10 SCM DETAILS UTILITY PLAN C6.00 C9.00 SITE DETAILS PLANTING PLAN L100 PLANTING DETAILS L200 L201 SITE DETAILS A3.01 EXTERIOR ELEVATIONS A3.02 EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS A3.03



VICINITY MAP

EVER BASIN



ZONING CONDITIONS - Z-8-21

1. THE FOLLOWING USE IS NOT PERMIT INO COMMERCIAL PARKING FACILITY SOLID WASTE

SOLID WASTE DUMPSTER AM

BUILD-TO

SWIFT PARTNERS



PROSPECT LANDSCAPE ARCHITECTURE PLLC

227 GLASCOCK STREET RALEIGH NC 27604 JEN WAGHER 919.607.025 SEMMAGNERLANDSCAPE@GMAIL.COM



KAITLYN WRENN 919.835.1500 KAITLYNW@JDAVISARCHITECTS.COM





SHEET TILE COVER SHEET



VICINITY





THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM MATERIALS AND RUBRISH CAUSED BY THE CONTRACTOR, ALL DEBRIS SHALL BE REM SITE ON A DARLY BASIS. THE ENGINEER AND/OR OWNER DISCLAM ANY ROLE IN THE CONST ARR/2/14/TER WITH THE PROJECT AS SET FORTH IN THESE PLANS ORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORT

RIGHT-OF-WAY OBSTRUCTION NOTES: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-LANE, OR SIDEWALK, THE CONTRACTOR MUST APPL PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYS

GENERAL NOTES

ALL MATERIALS AND ME

GUIDELINES. ALL UTIL AND SPECIFICATIONS.

RFACE UTLITIES IDEI

THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSUF AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.

IR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRU-ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC CON ROVED PLAN. AND ENSURE ALL PERMITS ARE ISSUED.

ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REG STANDARDS, NOLUDING BUT NOT LIMITED TO:

ALL PUBLIC SDEWARS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISU/ PEOPLE WITH MOBILITY CONCERNS, EXISTIC AND ALTERNATIVE PEDESTRIAN RO CONSTRUCTION SHALL BE REQUIRED TO BE COMPARIANT WITH THE PROJEC RIGHT ACCESSIBILITY GUIDLINES (PROVAG) THE ANA STAKEWARD FOR ACCESSIBLE IN MANAUL ON MORENT PAPER CONTROL (PENCER MUTCO).

7 ALL DEDMITS MUST LE AVAILABLE AND VISIBLE ON SITE DUDING THE OPERATIO

MADARDS, INCLUNG BUT NOT LIMITED TO MANUAL, ON UNFORM TRAFFIC CONTROL (MUTCD); PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAC) AMERICAN DISABILITY ACT (ADA) RECUIREMENTS DAI FEDU TREFT PERSON LIMITED (MERICA)

A PERMIT REQUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.

Y OF RALEIGH JDO & TC-5A-18, CARL SANDBURG CT & MICHAEL J SMITH LN SHALL BOTH BE D MARY STREETS.

ASONS THERE OF SHALL BE SUBMITTED TO THE THE CONTRACT DOCUMENTS SHALL BE MADE

THE PROJECT IS IN THE TOD OVERLAY, PER UDO SECTION 7.1.3.B.1.A. NO PARKING IS REQUIRED AND THAN 2 SPACES PER DWFLING UNIT IS ALLOWED.

OR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY ES

BLOCK PERIMETER



RS

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RTN

PAI

SWIF⁻

GENERAL NOTES

- ALL WATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, INCERNA, NO ALL OTHER APPLICABLE LOCAL, STATE AND PEDERAI GUDELINES, ALL UTLITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL, JURISTICTIONAL STANDARDS AND SPECIFICIONS.

- Construction Construction and Advanced Construction Construction and Parallel Triangle Interconstructions and an environmental constructions and construction and parallel Triangle Interconstruction and an environmental construction and an environmental construction and and an environmental construction and an environmental environmental construction and an environmental construction and an environmental environmental construction and environmental construction and an environmental environmental construction and an environmental and environmental and environmental environmental construction and environmental and environmental and environmental and environmental environmental construction and environmental and environmental and environmental and environmental environmental construction and environmental and environmental and environmental and environmental environmental and environmental and environmental and environmental and environmental and environmental and environmental environmental and environmental and environmental and environmental and environmental and environmental and environmental environmental and environmental environmental and environmental environmental and environmental and environmental a
- 4. AL SUB-SUBFACE UT LITES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION SASED ON SAMPET INFORMATION GUINEED INFORMATION ALCORE ANY OTHER APPROXIMATE LOCATION SASED ON SAMPET INFORMATION GUINEED INFORMATION ALCORE ANY OTHER APPROXIMATE INFORMATION DOCUMENTS AND ADDRESS AND ADDRES
- EXISTING IMPROVEMENTS DAVAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO CHIGINAL CONDITION AND TO THE SATISFACTION OF THE CANNERS REPRESENTATIVE AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CHRITIFICATIONS AND OTHER RECURBINITIS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHULL MANY TWO NEEDLET DRAWINGS TO RECORD THE ACTUAL CONTROL OF ALL PENDS PRIDE TO CONSERVENT, VALUE NOR INVEKCE EXPONENCE, NOR HARDSONGE OF CANADES DRAWINGS BHULL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT RECLLAR INTERVALS, OR AS RECUESTED INFLUENCES IN THE PROJECT FOR RECORD REISPING.
- In Departures and/or the project download or sector buildow, are dependent accession of the contractors, and accessing or sector accessing and accessing the contractor shall be supported to the evolution of the contractors and accessing the sector accessing accessing accessing the sector accessing access
- THE CONTRACTOR SHALL BE RESPONSED FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSED FOR THE CONCRAMING AND OPTIME TO THE RELOCATION AND ASSOCIATED WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSED FOR RELETING THE PREMISES FREE PROM ACCUMULATIONS OF WAST MATERIALS AND RUBRISH CAUSED BY THE CONTRACTOR, ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DUTY BASIS.
- 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR NETHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) NUST BE CAPABLE OF SUPPORTING THE FIGHTING APPARATUS (80.000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

EXISTING CONDITION NOTES:

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCLYDRANCES UPON THE PROPERTY MAY NOT BE SHOWN. 2. HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVDES.
- 3. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION / MYRING SERVICES PERFORMED BY STEWART INC, AND THE AVAILABLE RECORD INFORMATION, CONTRACTOR SHALL PHILD VIEW LOCATION OF ALL UTILITIES PROFILE COMMUNICATION CONSTRUCTION.
- 5. SURVEY INFORMATION COLLECTED BY NEWCOMB LAND SURVEYORS PLLC TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PR
- 7. NO WETLANDS HAVE BEEN DENTIFIED WITHIN THE PROJECT OF PARCEL SHOWN.

DEMOLITION NOTES:

- 1. REFER TO SHEET C3.00 FOR GENERAL NOTES.
- 2. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW OUT TO DISTAIN A CLEAN EDGE. ACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CL
- CLEANDUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSECUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.
- ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED BHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEVOLITION WITH THE RESPECTIVE UTILITY ADDRCLES.
- 6. CONTRACTOR (# BERONBELE CAY REPORT ALL UNITED REPORT DESCRIPTION OF DEMONDOR OF DEVELOPMENT OF THE PROPERTY OF DEMONSTRATE OF DEVELOPMENT OF DESCRIPTION OF DEMONSTRATE OF DEVELOPMENT DEMONSTRATE ON ALL CONTRACTOR DEVICES OF DEVELOPMENT OF DEVELOPMENT ANY LOCAL DEVICES.
- CLEAN SOLIS SHALL BE UTILIZED FOR BACKHLL, COMPACTION OF THESE SOLIS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- 6 ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DRECTLY ASSOCIATED WITH TEXTS TO BE REMOVED.
- ALLITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- 10. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.
- 11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REDURISMENTS. 12. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION
- 12. BROSKN CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION
- ITENS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR ANI TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
- 15. WHERE UTLINES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BULLING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL PEET OF BOLLS TO THE REMOVED AND THE PRE, AND I FOOT BELOW, CLEM DATA SHALL BE UTLIED FOR BLOGGILL AND COMPACTED IN ACCOMMACT BUT INT THE CONTRACT DOCUMENTS.
- DEMOL[TION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN 5 MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE PROVISIONS SHALL BE MADE TO MATTAIN STORM WATER DRAINAGE ANTERING CONSTRUCTION

- 9. ALL ANTERIALS, PURINSHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A REBULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPARED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- . WHERE UTLITIES ARE SHOWN TO BE "RENOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTLITY LINES TO REVAIN VILL CONTINUE TO DE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND RENOVAL WITH THE LCCAL JURISDICTION OR UTLITY OWNER.
- 21. CONTRACTOR SHALL PROVIDE PEDESTRIAN NIGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD.

MATERIALS AND FURNISHINGS NOTES:

- ABBREMATIONS FOR SPECIFIC HARDSCAPE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND AND ARE USED THROUGHOUT THE DRAWING SET'S HARDSCAPE & FURNISHINGS PLANS, PAVING PATTERN PLANS, MO SITE DISTALS.
- REFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, SAM SHOP DRAWINGS, CUALITY ASSURANCE REDURENTS, EXECUTION REDUREMENTS, AND FOR FURTHER PRODUCT INFORMATION NOT NEULOED IN THIS SCHEDULE
- CONTRACTOR TO SUBMIT COLOR SAMPLES AND PROVIDE MOCK-UPS FOR ALL CAST IN PLACE CO FOR APPROVAL BY LANDSCAPE ARCHITECT.

- SITE NOTES:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETAILATION AND MAINTENANCE OF THE CONSTRUCTOR AND ADDRESS AND REPRETER TRACK AND ASSOCIATES AT CONTRACTOR SHALL ALSO BE RESPONSED FOR THE REMOVAL OF THE CONSTRUCTION LANDOWN AREA PERMETER FENCE AN ASSOCIATED CANTED AT THE COMPLETION OF THE PONLECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIVENSIONS, JOINT LOCATIONS, AND NEAR SPECIFICATIONS NEAR BUILDINGS AND IN COURTY ANDS. CONTRACTOR SHALL PROVIDE JOINTS IN WAI WAIVAS AND HARDISCHE PER DETAILS OR AS INDICATED ON LANDRAFE HARDISCHEP FAN SHEFTS. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM _ AUBURN CHURCH RD____ UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- 4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPOR THE OWNER'S REPRESENTATIVE PROF TO ANY CONSTRUCTION.
- 7. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- 9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED. 10. ALISN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND NEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- 12. ALL CURB TAPERS ARE SIX 101 FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
 - WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWILS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT, NATCH WITH OF EXISTING WALKWAY.
- . WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.7 WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:40. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:40 IN ALL DIRECTIONS.
- SIGHT TRIANGLES NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES 17. THE SITE SHALL BE FULLY STABLIZED (80% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF DECLEMANCY OR PROJECT APPROVAL
- 19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NODOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

GRADING AND STORM DRAINAGE NOTES:

- 1. REFER TO SHEET C3.00 FOR GENERAL NOTES. 2. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- 3. THE MARTINE SUBJECT ANY INVESTOR ACCESSES PARTINITY SMALL NOT EXCEED SM, AND SHALL NOT EXCEED A 2015 CROSS LOFE. MARCINC PARAMEN INFORMATIC ON PLANS BALL BALL BALL BALL AND BALL SUCCESS WITH A MARTINUM REG OF 3D BETAREDI LANDINGS. NON-CURB CUT RAMES SHALL HAVE HANDRILES AND GUARNESS PER DETAILS. THIS AUXIONS AT THE BOTTOM MAN TOP OF RAME. 4. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED
 - 4. THE CONTRACTOR BALL BE DESIGNABLE FOR USABILITY TAY ALLERY CONSTRUCTED STORM AND DIMANCE INFORMETS NO RECEIVED STORY DIMANCE INFORMATIS NO RECEIVES TORY DIMANCE INFORMATIS NO. RECEIVES TORY DIMANCE AND DIMANSE. PROVED CONTRACTOR BALL COORDENTS TO AND ALCON STORM TO AND ALCON RECEIVES TO AND ALCON RECEIVES OF STORM AND ALCON RECEIVES TO AND ALCON RECEIVES AND ALCON R
 - PHOR TO ISSUANCE OF A BUILDING CERTFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE YORO INSPECTION OF THE STORM SERVER SYSTEM, (BOTH PUBLIC AND PRIVATE), THIS SUBJECT OF THE RELEVANCE AND ACCEPTED BY THE LOCAL JUNISICATION PHOR TO THE ISSUANCE OF THE RUICIPIC CO.
 - REFER TO THE BROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVENENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERNINNAS, AND WASHOUT.
 - 9. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
- 10. TE NOOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FELD VERIE LOCATE AND INSTALL WHERE POSSIBLE OR AS INVENION ON PLANS. WHERE ROOF LEADERS ON THAT AT GRADE A SPLASH RUCK APPROVED BY THE OWNERS REPRESENTATIVE SINUL RELISTATION.
- MANIMUM SLOPE ACROSS MY HANDCAPPED PARKING SPACE AND ASLE SHALL NOT EXCEED 2% IN MY DIRECTION.
- 12. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
- Саяте и социальных силональных полнальных полнальн
- STE GRADING IMPEDIATELY ADARCENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 122 AWAY FOR INJURY DETAILED. IN THE ALTERNATIVE ANTING SHALL BE PROVIDED TO DYNETY MATTER AWAY A INJURY OF 25 AWAY FREE BUILDING.
- 15. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- 16. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM FOOLING ALONG CURBS AND WALLS.
- 17. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED 18. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.
- PAVING PATTERN NOTES:

- END ALL UNT PAYING PATTERNS WITH A FULL OR HALF SIZE PAYER UNLESS OTHERWISE NOTED. USE OVERSIZE PAYERS WHERE PATTERN ENDS ON A UNIT SMALLER THAN HALF SIZE. 2. LAYOUT OF UNIT PAVING PATTERNS AND CONCRETE JOINTS AS INDICATED ON THIS PLAN. REFERENCE UNYOUT PLANS FOR FURTHER PAVING LAYOUT INFORMATION.
- 3. PAVERS ABUTTING TRUNCATED DOMES SHALL BE A CONTRASTING COLOF
- 4. ALIGN ALL TRUNCATED DONE PAVER JOINTS WITH ABUTTING PAVER JOINTS.
- PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAVEMENT 6. PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOR
- 7. ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.
- 5. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS
- 9. ALL ANGLES 80 DEGREES UNLESS OTHERWISE NOTED.
- 10. ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN
- 11. FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

SIGNAGE, STRIPING AND MARKING NOTES:

- ALLINTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIVE OF INSTALLATION, BIONAGE LEADING ONTO PUBLIC THOROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PHEN DOD STANDARDS
- ALL PAVEMENT STREINS (EXCEPTIND/ID/ALL PARKING BAY STREINS) SHALL BE THERMOPLASTIC REFLECTIVE PAINT, MATERIAS AND DIVENSIONS SHALL COMPORE TO NODOT STANDARDS AND SPECIFICATIONS, PARKING BAY STREINS SHALL BE WHITE REFLECTIVE PAINT.
- CROSSIVALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORRENACE WITH STATE DOT: SPECIFICATIONS, CONTRACTOR TO INSTALL CROSSIVALKS IN SU MANNER THAT CROSSIVALKS ARE ALISHED BETWEEN HAND/CAPWALKWAY ACCESS POINTS OR PERPENDICULAR TO THE RADAWAY (DRIVE LANE.
- ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE

- UTILITY NOTES:
- REFER TO SHEET C3.00 FOR GENERAL NOTES.

PROPOSED UTILITY SEPARATION:

4. SEPARATION OF SANITARY SEWERS AND STORM SEWERS

4. MINIMUM REIGURED SLOPES FOR SEWER SERVICES: 4"SEWER SERVICE - 200% SLOPE 6"SEWER SERVICE - 1.0% SLOPE 8"SEWER SERVICE - 0.5% SLOPE

4" SEWER SERVICE - SCH 80 6" SEWER SERVICE - SCH 80 8" SEWER SERVICE - SCH 90 8" SEWER SERVICE - SDR 35

2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER WANHOLES ARE 4"DIA

SEWER NOTES:

WATER NOTES:

- UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTLITIES (WATER, SEVER, STORW, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS, THE UTILITY CONTRACTOR SHALL ALSO BE RESPONDED FOR THEIN NOTALLATION OF ALL UTLITY SERVICES TO WITHIN FURCH (FREET OF THE BUILDING COMPETION POINT.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.

See Representation (Complete Profile Representation States of all

200 MICHARE 3 SMITH LANE, RALEIGH, NC VARIANER APPROVAL, CASIE BRA-0006-3022

CITY OF RALRIGH BOARD OF ADJUSTMENT THRINGS OF FACT AND CONCLUSIONS OF LAW

This application for a variance from Societies 54.2.0.2 to 2.5.10 Lb, of the City of Respire United Societyneous Dollarmon like "UDD") and below the Kaledy Society of Mathematication of the Society of Society and Society of Society and Society and Society of Society Society of Society presents at the Mathematication and Analist and and Society and Society of Society presents at the Mathematication of Society of Society of Society of Society of Society presents at the Mathematication of Society of Soci

FINDINGS OF FACT

The property at issue (bit: "Firsperty") consists of a single proof. of ited, 4 20 series in size. The Property is located in 200 Michael J. Studio Latte (PIN: 1723-48-2055) in Soleigh, NC.

The Property is zoned Office Mixed Use, five stockes maximum packing firston, accelerations for 4-PL-CU. The Property's plat leaned in the Tratent Overlay District (TOD).

The Property is a canner for. The Property's easient property line above Michael J. Smith-Euro and the Property's nonlinear property time above Carl Smithering Court.

 $5. \qquad The Property Owner wishes to construct at the Property a new againment development, with an site priving spaces and other associated improvements The "Project").$

2. Execute to CDD Social ASALD, I.S. poperties in the TOD with a Parking Limited facility must not the road number of the Orion Limited frames, Parsian to LDO Social 3(3):0,0, in Libert Limited Paralyse operatives a minimum of 3055 military within the primary follocer area.

8. Proceeding to the UDO, both Carl Sandkurg Court and Michael 5 Smith Lancers considered primes stackand, due, the 2000 strong who had 60% internant building with in the second addition one court of the Property is inflating on their Carls Minding for Carl and Mental 1.5 Minth access.

9. In order to construct the Photon the Variance Application requests a particular from UDO Sections 5.6.7(2) and 55(1) for to allow the Depted to be construct with 53% indicing wells in the primery build a new along Michael & Which Law (the "Whichow Respect"). The Variance Request requires approximation and the DOA parameterization for UDO.

Fig. The Project will (avails the new sparsman building in the northerstorm cerner of the superprove the approximate building will be deduced, so that there is building as dividing the building are shough the Projectly's flowing as to be for this deduce (2004) and Wildow 1. Static Lane.

The Project will apopply with UDIO Scalies 2.4 7.7 2 and 5.5 1.7 2 th, along the Property's freezings to Carl Studing Cruct.

 $\chi_{\rm e}=0$ urumų to tra1000, das Projece is required ut provide a bullding halidėto widd, alenų Michael J. Smith Lenz of 33549 fort.

14. The Project must the camply with all sched EDO requirements, including elements access reconstruction of the

15. "We line just well include a new diversity days to the property from the Malanti Bandh Lang. The are diversity will be needed in more firstly starts in USA starts and the start well in grant and include with the Malanda and and malantikable. J Starth Lang. The diversity will conserve the reserve instead device that disc converses to a verification device-start procession in starts. Respects.

16. The Project will induce a weighted stormwater control measure, which will be located in modified by below the row driveway cong the Property's fortuge to Mohad J. Statih Laza.

15. The Provery Vesogaphy single developed, that the torther, excise of the Property is the southwaters proton of the Property. Due to the Property's tracegraphy, so had function at the Property for the vestional domainst county massive is not the southern parties of the Property, where the Property is already and the source of the southern parties of the Property, where the Property is already and the source of the southern parties of the Property.

18. There is an existing strate located in the southwast perform of the Perperty, which requires a S0" while Neura River Buffer. The Perject may not locate the revenue's within the conting. Neura River Buffer and.

19 Do so the Broyerty's separaphy, and the need for the Project (o comply with all bDO in energy, balading requestions related as an access and sconwater regulations, it is not peak blo reserve the Project within the relation balance received by the OOS along AP when J. Smith Lans.

20. Allowing the Vasiance Request will allow the Prefect to Sackeveloped with all required site sciencies, including site access and scremwere requirements, while while locating a portion of the approace Science and a science of the science of

CONCLUSIONS OF LAW

Yie Applicant/Property Owner of entited computer, material and the substantial evidence to establish that;

(v) the requested yrafance is consistent with the spirit, purpose and levent of the order and such that public rulety is second, and supstantial justice is achieved.

ACCORDINGLY, based on the foregoing EINDINGS OF FACT and CONCLUSIONS OF LAW, for HOA hereby graphs the Variance Request, as solution above.

reconnectors are thereby the would result from the state application of UDC Society 3.4.7.0.3 and 3.3.1.0,1.5 we far Preparity.

Pursuant to the foregoing FINDINGS OF PACE and UDO Section 10.2 15,D.3, the BOA-makes the following Conductions of Law:

15. the hurdelep result, from could tiens that are genelice to the Property,

it. the hundship did not result from exclose taken by the Property Owner:

3. The Property Owner is CASA (the "Property Owner").

5. The Property is carrently traceveloped.

DEDUSCH BENEFALL DI LAS 2401%-2018/4975-48826/0010401F0700

treater Produce In 1997 (217-30-Barnin (200-7) (0311) (2763

1. The Viriance Request should be guided.

Tels the 11th day of April, 2022.

Padency Swink Riding Swink BOA Chur

3:00 RAS

4/4/2022 18

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Dete 03.02.2022 05.17.2022

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NOTES

RIDGE APARTMENT RABLE HOUSING)

DATE: 05:16.2022 CHECKED BY: ### PROJECT: KINGS F PROJECT: KINGS F

SHEET NO C0.20

VICINITY

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THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND WERCULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PROR TO BEOMNING WORK. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NOOT PERMITS, ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY PLACERS AND TRAFFIC CONTROL DURING ALL WORK REGID THE PUBLIC REGRESS OF WAY.

THE CONTRACTOR SHULL NOT RELISE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REFLACED WITH A NEW FIRE HYDRAN MEETING THE LOCAL JURISDICTIONAL RECURRENTS AND STRADARDS.

4. ALL DRIVEN SIN-CAPACIE CUITER ENTITIES OF THE CONTINUEND ACCIDENT ALL PROVIDENT AND ALL PROVIDENT ACCIDENT AND ALL PROVIDENT ACCIDENT ACCIDEN

BEAM ADDRESS OF UTILITIES ARE CREATED THE EXTENT OF INFORMATION ANALASIE, WHERE BELLAN TAKE ANY ANY INFORMATION FOR THE ADDRESS AND ADDRES

UNDERGROUND UTERIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA. ORIVES, CURD AND GUTTER OR CONCRETE WALKS / PADS, IF UTERIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PROFIL OF NOT MALANTEN. OF IMPERIVALS (ASPHALT / CONCRETE) CONDUCT SHALL BE INSTALLED FOR THE "UTURE UTERLY NATURALIZATION.

WATER MANS SHALL BE LAD AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-POOT HORIZONTAL SEPARATION IN WHICH

CROSSING A WATER MAN UNDER A SEMEN. WHENEVER IT IS NECESSARY FOR A WATER MAN TO CROSS UNDER A SEMEN, BOTH THE WATER MAN AGE THE SEMEN SHALLS CONTRUCTED OF FERIOUS MATERIALS AND WITH ONTS BOUNDAINT TO WATER MAN STADAUBORS FOR A DISTINCE OF NO FED ON EACH BOD OF THE PORT OF CROSSING. A SECTION OF WATER MAN PIPE SHALL BE CENTERED AT THE PORT OF CROSSINA.

A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OF BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF TOTODIO IN AUTORIA.

SANITARY SEWER CLEANOUTS LOCATED IN PAVENIENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING COSTINGS.

MANHOUSES LOCATEEN IN INVENENT, CONCERT OR OTHER TRAFFIC AREAS SMALL BE SET AT GRADS, MANHOUSE NOCHTEIN IN THE REAGE LE, GRADS OR WOODE AREAS SMALL HAVE THER MAY BRADS SIX NOCHS AROVE THE SURROUNCHING GRADE, MANHOLES SUBJECT TO POSSIBLE WATER INFLITARTEN BALL HAVE WATERTIGHT, BOLT DOLLDS.

UNLESS DTHERMSE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION MAXIMUM SPACING DETWEEN CLEANOUTS SHALL DE 75 FEET.

SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTLE IRON PIPE. SEWER LINES WITH OREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:

Seven likes index construct the source of poticities from any cost of a other constructives to poticities the likes index . All construction to the like of the the both participant, ultimate likes index the like of the poticities that the likes of the like of the field with like of the like within of the like of the

5. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

ALL WATERUNES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.

AS INDICATED, ALL WATERLINES SHALL BE DUCTLE IRON PIPE MEETING THE REQUIREMENTS ANSLAWWA CITST PRESSURE CLASS 350 OR SOCT COPPER TYPE K PIPE PER ASTIN BSR. IF POU WATERLINE'S INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWAR CORD

TESTING NOTES: TESTING NOTES: TESTING ANDES: T

MINUM TEST PRESSURE SHALL BE 150 PRIOR COMESTIC AND 250 PRIOR THE PROTECTION MACHINELOCOCCAL TWO SMARLES FOR BACTERICOCICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART, IF CONTAINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

THE CHLORING IN HEAVLY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE, CONTRACTORS SHALL NEUTRALIZE HEAVLY CHLORINATED WATER FLUSHED FROM WANS PRORT OF DISCHARGE OF TRANSPORT ALL HEAVLY CHLORINATED WATER FCRETER FOR PROPER

5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL RECURRENTS

8. THE WATER MAIN IS LAD IN A SEPARATE TRENCH, WITH THE BLEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR

THE WATER WAIN IS LAID IN THE SAME TRENCH AS THE SEMEREWITH THE WATER MAIN LOCATED AT ONE SDD, OF A BURCH OF UNDERTURBED LATIKE, AND WITH THE LLEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 16 INCHES ABOVE THE TOP TO THE SEWER.

STREED FOR ALL OF A LOCAL TO STREED FOR THE STREED FOR A LOCAL LIPESCICTOR OF INCREMENT THE CONTRACTOR SHALL PROVIDE A SHURLT DRAWINGS (IN OTH APPER AND ELECT FORMAT (COL) POP DREPARED MAN DEALED TO A PROCESSIONAL LING SUPERVISE SIGNAL UTILITY INSTALLATION, FORLIGATIAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WAI SERVIR, STORIN DULLION ALL STREED FOR A PROCESSIONAL LING SUPERVISE SIGNAL SIGNAL STORE AND A DEALED FOR A PROCESSIONAL LING SUPERVISE SIGNAL SIGNAL STREED FOR A DEALE AND A DEALED FOR A PROCESSIONAL LING SUPERVISE SIGNAL SIGNAL STREED FOR A DEALE AND A DEALE SIGNAL SIGNAL STREED FOR A DEALE SIGNAL SIGNAL SIGNAL SIGNAL SIGNAL SIGNAL SIGNAL STREED FOR A DEALE SIGNAL SIGNA

