LOCATION: The .99 acre site is located on the western side of South Boylan Avenue and on the southwest corner of the intersection of S. Boylan Ave. and Montford Street. The address of the property is 308 S. Boylan Avenue.

REQUEST: This plan is a proposed change of use from a residence to a boutique hotel (9 rooms) and associated hotel uses within. Also included along with this use is an associated event space and a building addition of 502 square feet for a total of 6,162 square feet of space. This site is zoned CX-3-CU (zoning case Z-34-18) and Historic Overlay District General (Boylan Heights district).

The building is a Raleigh Historic Landmark (1988), and listed on the National Register of Historic Places in 1977.

Two Certificates of Appropriateness have been approved for this project by the RHDC, Design Review Advocacy Committee, noted below.

COA-0013-2019, Reopening of Alley access, curb work, tree removal and replacement, fence alteration, parking area and metal roof.

COA-0033-2019, Rear addition, wheelchair lift, alteration of and installation of new balconies.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0208-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 September 5, 2019 by Brian Starkey.

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:

Stormwater

1. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

2. 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
3. Tree protection fence to protect the street trees that will remain must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

4. A tree impact permit must be obtained for the removal of 2 existing street trees prior to the issuance of a demolition or grading permit.

☐ 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:

Engineering

1. A fee-in-lieu for any sidewalk up to 6’ in width along Mountford Street and S Boylan Avenue is paid to the City of Raleigh (UDO 8.1.10).

2. A 5’ utility placement easement and associated deed of easement shall be approved by the City 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 recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

☐ 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


Engineering

2. An encroachment agreement for the stairs on Boylan Avenue within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
Administrative Approval Action
Case File / Name: ASR-SR-33-2019
MONTFORT HALL

Stormwater

4. 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).

5. 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).

6. 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).

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Mountford Street and 1 street tree along S. Boylan Avenue, for a total of 3 street trees.

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: September 10, 2022
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: ____________________________ Date: 09/11/2019
Development Services Dir/Designee
Staff Coordinator: Michael Walters
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.govKeyword "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 and NCDOT road within Raleigh's Jurisdiction.


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.

SR-33-19 Montfort Hall, 502 sq ft addition 10-units, acres-0.99, CAC-Central, Basin-Rocky, Zoned-CX-3-CU/HOD-G, COA-0013-2019, Sketch Trans#575301, Team Lead- Mike Walters

Primary Use: Hotel (9 rooms)
Accessory Use: Event Space

Building to be converted to boutique hotel and event space.

Solid Waste:
Solid Waste access from existing alley at southwest corner of property. Alley is currently being used as access for Solid Waste pickup.

(6) roll off containers will be provided.

All permits must be available and visible on site during the operation.

CITY OF RALEIGH NOTES
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.govKeyword "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.
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Primary Use: Hotel (6 rooms)
Accessory Use: Event Space

Building to be converted to boutique hotel and event space.

Solid Waste:
Solid Waste access from existing alley at southwest corner of property. Alley is currently being used as access for Solid Waste pickup.

(6) roll off containers will be provided.
**GENERAL DEMOLITION NOTES:**

1. All materials noted for removal to be disposed of off site and in a legal and responsible manner.
2. Items or elements noted for removal & return to owner or relocation shall be allowed as site of owner’s direction.
3. Contractor shall model required erosion control and tree protection devices and conduct any necessary pre-construction meetings with Landscape Architect and/or Owner.
4. Items noted for removal shall be protected throughout construction. This includes those not noted for removal. Storage to items noted should be coordinated with Owner.
5. Reference grading plans for limits of grading to determine excavation limits.
6. Sawcut pavement at limits of removal as shown or to nearest joint. Remove pavement to subgrade.
7. All utilities not noted for removal to be protected throughout construction.
8. Contractor is responsible for calling a utility locating service and having all existing utilities located prior to beginning construction.
9. Contractor shall be responsible to control and initiate clean-up of litter and refuse generated by himself and any subcontractor on a daily basis. The contractor is responsible for supplying, placing, and maintaining suitable refuse containers onsite.
10. Contractor shall be responsible to water down areas subject to dust and to monitor and control erosion as required.
11. Contractor shall be responsible to control and initiate clean-up of litter and refuse generated by himself and any subcontractor on a daily basis. The contractor is responsible for supplying, placing, and maintaining suitable refuse containers onsite.
12. Contractor shall be responsible to water down areas subject to dust and to monitor and control erosion as required.
13. Layout to be verified by contractor and certified in field by Landscape Architect / Owner prior to construction / removal of trees.

**DEMONLISHION SCHEDULE**

<table>
<thead>
<tr>
<th>Item</th>
<th>Code Description</th>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-01</td>
<td>EXISTING NON-HISTORIC PORCH AND STEPS TO BE REMOVED</td>
<td></td>
</tr>
<tr>
<td>D-02</td>
<td>REMOVE EXISTING CURB TO LIMITS SHOWN</td>
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<tr>
<td>D-03</td>
<td>EXISTING GRAVEL DRIVE TO BE REMOVED IN ITS ENTIRETY.</td>
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<tr>
<td>D-04</td>
<td>REMOVE EXISTING GATE.</td>
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<tr>
<td>D-05</td>
<td>REMOVE TEMPORARY POWER POLE AND OVERHEAD LINE.</td>
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<tr>
<td>D-06</td>
<td>TREE TO BE REMOVED IN ITS ENTIRETY. GRIND STUMP TO 18&quot; IN ITS ENTIRETY. REFERENCE ARCHITECTURE PLANS.</td>
<td></td>
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<tr>
<td>D-07</td>
<td>REMOVE CHAINLINK FENCE IN ITS ENTIRETY.</td>
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<tr>
<td>D-08</td>
<td>TREE PROTECTION FENCING. 4/L501</td>
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<tr>
<td>D-09</td>
<td>METAL FENCING TO BE REMOVED, STORED ON SITE AT OWNER’S DIRECTION.</td>
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<td>D-10</td>
<td>REMOVE EXISTING CONCRETE STEP.</td>
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<tr>
<td>D-11</td>
<td>PAVEMENT TO BE REMOVED AND REPLACED TO EXISTING</td>
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<td>REMOVE EXISTING CURB CUT TO EXTENTS SHOWN</td>
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<td>REMOVE EXISTING CONCRETE STEP.</td>
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**TREES TO BE REMOVED:**

A. 28" PECAN - DAMAGED/DISEASED
B. 3' BETWEEN CURB AND SIDEWALK
C. 16" PINE - PARKING AREA
D. 23" PINE - PARKING AREA
E. 16" PINE - PARKING AREA
F. 14" PINE - PARKING AREA
G. 16" PINE - PARKING AREA
H. 8" PINE - PARKING AREA
I. 14" PINE - PARKING AREA
J. 11" PINE - PARKING AREA
K. 16" PINE - PARKING AREA
L. 11" CEDAR - DRAINAGE AREA
M. 13" CEDAR - DRAINAGE AREA
N. 13" CYPRESS - VIEW CORRIDOR
O. (3) PINE - CONCRETE WALK AREA
P. 10" CEDAR - DRAINAGE AREA
Q. 16" CEDAR - DRAINAGE AREA
R. 16" CEDAR - DRAINAGE AREA
S. 8" CEDAR - DRAINAGE AREA
T. 12" CEDAR - DRAINAGE AREA
U. 10" PINE - PARKING AREA
V. 11" CEDAR - DRAINAGE AREA
W. 12" CEDAR - DRAINAGE AREA
X. 11" CEDAR - DRAINAGE AREA
Y. 14" CEDAR - DRAINAGE AREA
Z. 16" OAK - UTILITY AREA
AA. 8" CEDAR - DRAINAGE AREA
AB. 14" CEDAR - DRAINAGE AREA
AC. 8" CEDAR - DRAINAGE AREA
AD. 13" CEDAR - DRAINAGE AREA
AE. 13" CEDAR - DRAINAGE AREA
AF. 28" OAK - PARKING AREA
AG. 16" OAK - UTILITY AREA
AH. 10" PINE - PARKING AREA
AI. 12" PINE - PARKING AREA
AJ. 10" PINE - PARKING AREA
AK. 10" PINE - PARKING AREA
AL. 8" PINE - PARKING AREA
GENERAL LAYOUT NOTES:
1. Layout to be staked by contractor and verified in field by Landscape Architect prior to construction.
2. Any discrepancies in layout should be brought to the Landscape Architect's attention prior to construction.
3. Written dimensions supersede scaled dimensions. Do not scale drawings.
4. Provide expansion joints where new concrete paving meets existing paving.

PARKING CALCULATION:
- 2200 SF/300 = 7.3 or 7 SPACES
- 1289 SF/400 = 3.2 or 3 SPACES

OVERTIME LODGING:
- 715 SF/300 = 2.4 or 2 SPACES

TOTAL PARKING REQUIRED: 25 SPACES (REQUIRED / 18 SPACES PROVIDED, INCLUDING 1 H/C SPACE (7 SPACES TO BE PROVIDED OFF-SITE)

BICYCLE PARKING: 4 SPACES REQUIRED / PROVIDED

AMENITY AREA:
- 10% OF TOTAL LOT: 43,124 X 0.1 = 4,312.4 SF REQUIRED / PROVIDED

LAYOUT SCHEDULE

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PARKING CALCULATION:
- 1ST STORY INDOOR RECREATION:
  - 2200 SF/300 = 7.3 or 7 SPACES
- PERSONAL SERVICE OUTDOOR WEDDING CHAPEL:
  - 1289 SF/400 = 3.2 or 3 SPACES
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1. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING ELECTRICAL, TELEPHONE, & GAS MAINS PRIOR TO BEGINNING CONSTRUCTION.

2. UTILITIES SEPARATION REQUIREMENTS:

A. A DISTANCE OF 10' BETWEEN ANY PRIVATE GAS SERVICE & ANY EXISTING WATER & SEWER SERVICES, UNLESS THE METER BOX & SERVICE PANDANT ARE LOCATED IN A CURB STOP BOX.

B. A DISTANCE OF 100' BETWEEN ANY PRIVATE WATER SERVICE & ANY EXISTING WATER & SEWER SERVICES, UNLESS THE METE BOX IS LOCATED IN A CURB STOP BOX.

3. CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD UTILITIES PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR INTERFERENCE ARE ENCOUNTERED WITH OTHER UTILITIES OR PLATFORMS.

4. CONTRACTOR SHALL COMPLETE / INSTALL THE LOCATION OR RELOCATION OF ALL OVERHEAD UTILITIES PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR INTERFERENCE ARE ENCOUNTERED WITH OTHER UTILITIES OR PLATFORMS.

5. CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX, UNLESS Otherwise SPECIFIED.

6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE SPECIFIED.

7. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.

8. INSTALL SEWER SERVICES (AS SHOWN ON PLANS) @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET.

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING A DISCHARGE POINT LOWER THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.

10. ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM THE CITY OF RALEIGH PRIOR TO BEGINNING CONSTRUCTION.

12. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

13. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY CROSSING A HIGHWAY OR RAILROAD CROSSING.

14. PROPERLY SIZE THE WATER SERVICE FOR EACH RESIDENCE & BUSINESS THROUGHOUT CONSTRUCTION OF PROJECT. ANY NEEDED SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

15. APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH RESIDENCE & BUSINESS THROUGHOUT CONSTRUCTION OF PROJECT. ANY NEEDED SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

16. USE OF PUBLIC WATER UTILITIES IN ANY COMMUNITY OR PROJECT NOT ON CITY OF RALEIGH STREET AUTHORITY. REFER TO THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).

17. MANDATORY INSTALLATION OF A PRESSURE REDUCING VALVE ON ANY NEW WATER SERVICE LOCATED WITHIN 10' OF ANY EXISTING WATER MAIN.

18. INSTALL NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.

19. INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION.

20. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR INTERFERENCE ARE ENCOUNTERED WITH OTHER UTILITIES OR PLATFORMS.

21. A DISTANCE OF 100' BETWEEN ANY PRIVATE WATER SERVICE & ANY EXISTING WATER & SEWER SERVICES, UNLESS THE METER BOX IS LOCATED IN A CURB STOP BOX.

22. A DISTANCE OF 10' BETWEEN ANY PRIVATE GAS SERVICE & ANY EXISTING WATER & SEWER SERVICES, UNLESS THE METER BOX & SERVICE PANDANT ARE LOCATED IN A CURB STOP BOX.

23. A DISTANCE OF 100' BETWEEN ANY PRIVATE WATER SERVICE & ANY EXISTING WATER & SEWER SERVICES, UNLESS THE METER BOX IS LOCATED IN A CURB STOP BOX.

24. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING A DISCHARGE POINT LOWER THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.

25. INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION.

26. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR INTERFERENCE ARE ENCOUNTERED WITH OTHER UTILITIES OR PLATFORMS.
TREE PROTECTION NOTES:

1. Tree protection fencing must be installed at a minimum radius of the critical root zone (CRZ) of trees. (CRZ defined as radius x 1.25' (ft) per inch at DBH from trunk of tree, see tree protection layout detail)

2. If construction occurs within the CRZ or at least 12" of mulch and/or logging mats shall be placed where machinery maneuvers to reduce soil compaction in this zone.

3. The tree protection fencing must remain in place for the duration of the project unless otherwise approved by Landscape Architect / Owner.

4. Signs shall be placed at 50' maximum intervals. Place a sign at each end of linear tree protection and 50' on center for the remainder.

5. Approved impact protection devices must be removed after construction when applicable.

6. Signs are to be made of durable, weatherproof material with letters a minimum of 3" high, clearly legible and spaced as shown.

7. Securely attach tree protection signs to fence posts and fabric.

8. Maintain tree protection fence throughout duration of project.
GENERAL PLANTING NOTES:
1. All plant materials to comply with American Standard for Nursery Stock ASI.Z60.
2. Contractor engaged in landscape implementation shall be a landscape contractor licensed in the state of North Carolina.
3. Landscape Architect to approve tree layout in field.
4. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
5. Contractor shall stake and/or cut trees.
6. All new trees to have a 6' diameter shredded hardwood mulch ring at 3" deep unless otherwise noted or located in a plant bed per site plan.
7. All areas outside of playground not noted for plants to be mulched with pinestraw.
8. Areas damaged by Landscape Contractor to be repaired at no additional cost to owner.
9. Any work not completed at time of final inspection or new construction, shall be isolated and protected by tree protection fencing or high visibility construction fencing.
10. Contractor shall ensure all plant materials are free of pests prior to installation.

NEIGHBORHOOD TRANSITION YARDS:
SOUTHERN PROPERTY LINE (217 LINEAR FEET)
40' WIDTH SHOWN WITH 12 NEW TREES / 14 TOTAL
WESTERN PROPERTY LINE (217 LINEAR FEET)
40' WIDTH SHOWN WITH 12 NEW TREES / 15 TOTAL

SHADE TREE QTY BOTANICAL NAME COMMON NAME MIN. INSTALLED SIZE ROOT TYPE REMARKS
HC 15 HALESIAS CAROLINA SNOWDROP TREE 3" CAL. B&B SINGLE STEM
ZS 3 ZELKOVA SERRATA SAWLEAF ZELKOVA 3" CAL. B&B SINGLE STEM

UNDERSTORY TREE QTY BOTANICAL NAME COMMON NAME MIN. INSTALLED SIZE ROOT TYPE REMARKS
LI2 2 LAGERSTROEMIA INDICA CRAPE MYRTLE 1.5" CAL. B&B SINGLE STEM
LI 7 LAGERSTROEMIA INDICA CRAPE MYRTLE 2" CAL. B&B MULTI-TRUNK

SHRUBS QTY BOTANICAL NAME COMMON NAME MIN. INSTALLED SIZE ROOT TYPE REMARKS
II 22 ILEX GLABRA `COMPACTA` COMPACT INKBERRY 3 GAL.

PLANT SCHEDULE

PLANT BED EDGE

MULCHING (2" DIA. PINE STRAW)