

Case File / Name: ASR-0054-2023 DSLC - Oaks at Whitaker Glen Flats

LOCATION:This 6.50 acre site zoned RX-4 CU, RX-3 CU, and NX-5 CU is located on the north
side of E. Whitaker Mill Road east of the intersection of Pine Drive and E. Whitaker
Mill at 513 E. Whitaker Mill Road.REQUEST:This is a proposed multi-unit living development consisting of eight apartment
"Flats" totaling 28 units, associated parking and infrastructure as an accessory to
an existing Congregate Care Retirement community. The total proposed building
space is 99,576 square feet.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 October 10, 2024 by DON CURRY.

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. Appropriate well and septic permits must be issued via the Wake County Environmental Services Department and noted on the SPR plans set. (For removal of well and septic tank. See notes on sheet C-01.)
- 2. On all elevations sheets (A2-1 through A2-8), provide a vertical dimension on each elevation showing the height from the post development average grade of the facade most facing the primary street to the highest point (1.5.7). Show calculations for and label the post development avg grade on each elevation as well demonstrating compliance to the maximum allowed height (3.3) (Max allowable 4 stories and 68')
- For clarification on all elevation sheets please revise the floor labeling as some bottom floors are labeled "basement" which do not appear to meet the UDO definition of basement and would thus be "Level 1". (see 1.5.7 A6)

Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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Urban Forestry

- 5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 6. 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).

☑ <u>LEGAL DOCUMENTS</u> - 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.

Ŋ	Cross Access Agreements Required
Ø	Right of Way Deed of Easement Required

	Slope Easement Deed of Easement Required
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☑ <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:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Public Utilities

2. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

3. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .045 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.



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

General

- 1. Comply with all conditions of Z-17-21
- 2. A recombination map shall be recorded recombining the existing lots as shown on the preliminary plan.

Engineering

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

Public Utilities

- 4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
- 5. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

Urban Forestry

- 6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
- 7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 30 right of way street trees along Whitaker Mill Rd.
- A public infrastructure surety for 30 street trees along Whitaker Mill Rd shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

General



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- 1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
- 2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

3. 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: November 13, 2027

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.

Keegan McDonald

Date: 11/13/2024

Signed: _

Development Services Dir/Designee

Staff Coordinator: Michael Walters

SITE INFORMATION:	
LOCATION:	513 E. WHITAKER MILL RD.
	RALEIGH, NC 27608
	501 E. WHITAKER MILL RD. RALEIGH, NC 27608
COUNTY:	WAKE A
PARCEL #:	1704-89-8012 (513) 1704-89-9512 (501)
REID #:	0091926 (513) / 0071044 (501)
DB/PG:	_ 8203 / 1597
CURRENT ZONING: ACREAGE (PRIOR TO ROW DEDICATION):	_ RX-4-CU/RX-3-CU/NX-5-CU 6.50 AC (283,208 SF)
ACREAGE (AFTER ROW DEDICATION):	6.36 AC (277,104 SF)
LAND CLASS:	
PROPOSED USE:	_MULTI-UNIT LIVING
RIGHT OF WAY & OTHER AREAS:	
RIGHT OF WAY DEDICATION:	
GREENWAY DEDICATION:	N/A
TREE CONSERVATION AREA:	
NET PROPERTY AREA:	
TCA REQUIRED:	
AMENITY AREA (10% REQUIRED):	_0.64 AC REQUIRED
	_0.76 AC PROVIDED
BUILDINGS (MULTI-UNIT LIVING):	
TOTAL BUILDINGS:	
TOTAL BEDS: 2-BED UNITS:	52 24
2-BED UNITS:	
TOTAL UNITS:	20
MAX. HEIGHT (RX-4-CU):	68
·····	
BUILDINGS (GUARDHOUSE): ACCESSORY BUILDINGS:	1
	1
REQUIRED PARKING:	
BICYCLE PARKING:	
BICTOLE PARKING: REQUIRED SHORT TERM:	_ 1/20 UNITS, 4 MIN. (4 REQUIRED
REQUIRED LONG TERM:	
PROVIDED SHORT TERM:	4
PROVIDED LONG TERM:	
<u>SETBACKS (CX DISTRICT):</u> BUILDING:	
FROM PRIMARY STREET (MIN.):	_ 5'
FROM SIDE STREET (MIN.):	5' 0' OR 6'
FROM REAR LOT LINE (MIN.):	0 OR 6' 0 OR 20'
FROM E. WHITAKER MILL RD. (REF. Z-17-21)	120' MAX
FROM BERNARD ST. (REF. Z-17-21)	_ 90' MAX
PARKING:	101
FROM PRIMARY STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):FROM REAR LOT LINE (MIN.):	$-\frac{0'}{0'}$ 2 21
FROM ALLEY:	4'
VEHICULAR PARKING:	\sim
MAX ALLOWED:	
2-BED UNITS (2.25 SPACES/UNIT):	
TOTAL MAX. PARKING:	_ 4 X 1.3 - 0 60 SPACES
TOTAL PROVIDED PARKING:	24 SURFACE SPACES
	2 H/C SURFACE SPACES
AMENITY AREA (10% REQUIRED):	0.64 AC REQUIRED
	0.82 AC PROVIDED
IMPERVIOUS AREAS (PROJECT AREA):	
EXISTING - ORIGINAL:	
PAVEMENT/SIDEWALKS: BUILDING:	_ 2.01 AC (87,549 SF) 0.89 AC (38,803 SF)
TOTAL EXISTING IMPERVIOUS:	
DEMOED (REF. BLDNR-003133-2020 FOR PREV. DEM PAVEMENT/SIDEWALKS:	,
BUILDING:	0.89 AC (38,803 SF)
TOTAL REMOVED IMPERVIOUS:	
PROPOSED NORTH LOT IMPERVIOUS:	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
ROADWAYS/PARKING:	
SIDEWALKS/CONCRETE PADS: BUILDING/ACCESSORY BLDG:	
GRAVEL:	
TOTAL PROPOSED IMPERVIOUS:	
	<u>A</u>)
PROPOSED SOUTH LOT IMPERVIOUS: ROADWAYS/PARKING:	_0.25 AC (34,143 SF)
SIDEWALKS/CONCRETE PADS:	_0.78 AC (11,016 SF)
BUILDING/ACCESSORY BLDG: GRAVEL:	_0.46 AC (20,0058 SF) 0.00 AC (0 SF)
GRAVEL:	
TOTAL:	- · · · · / /
PAVEMENT/SIDEWALKS/CONC. PADS:_	_ 1.85 AC (80,758 SF)
BUILDING/ACCESSORY BLDGS:	0.62 AC (27,095 SF)
GRAVEL: TOTAL IMPERVIOUS:	0.41 AC (17,700 SF) 2.88 AC (125,553 SF) (45.3%)
UTILITY DEMANDS:	
UTILITY DEMANDS: SEWER/WATER USAGE:	_ 75 GAL/DAY/BED = 3,900GPD
	_ 75 GAL/DAY/BED = 3,900GPD
SEWER/WATER USAGE:	_ 75 GAL/DAY/BED = 3,900GPD

TOTAL = 99,576 SF

WHITAKER GLEN FLATS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

DRA	WING INDEX
<i>C-00</i>	COVER SHEET
C-01	CIVIL NOTES
C-02	EXISTING CONDITIONS
C-03	DEMOLITION PLAN
C-3.1	RECOMBINATION PLAN
C-04	SITE PLAN
C-05	GRADING & DRAINAGE PLAN
C-06	UTILITY PLAN
C-07	LIGHTING PLAN
C-08	PRE-DEV STORMWATER PLA
C-09	POST-DEV STORMWATER PL
D-01	SITE DETAILS I
D-02	SITE DETAILS II
L-01	TREE CONSERVATION PLAN
L-01.1	TREE CONSERVATION EXHIB
L-02	LANDSCAPE PLAN
L-03	LANDSCAPE DETAILS
S-01	ORIGINAL SEALED SURVEY
A2-1-8	BLDG. ELEVATIONS

SOLID WASTE NOTES:

SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF DESIGN MANUAL CAN BE FOUND: http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteServicesDesignManual.pdf SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY A PRIVATE GARBAGE COLLECTION SERVICE.

NOTE THAT SOLID WASTE HANDLING IS ALREADY IN PLACE FOR THIS PROPERTY.

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С	TTY OF RALEIGH UDO, 6.2.2.E USE STANDARDS:
a	. THE CONTINUING CARE RETIREMENT COMMUNITY AND ACCESSORY F
	BE DESIGNED AND USED TO SERVE ITS RESIDENTS AND THEIR GUES
	OF THIS CCRC.
b.	. THE CONTINUING CARE RETIREMENT COMMUNITY MUST BE PLANNED
	OPERATED ACCORDING TO A UNIFIED PLAN UNDER THE DIRECTION C
	AGENT FOR THE OWNER. PRUITT HEALTH IS THE SOLE OWNER OF TH
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	OTHERWISE NOTED HEREIN. THIS LAYOUT IS SUBJECT TO THE DENS
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	SEE CONDITIONS ON C-01.
c.	 THE CONTINUING CARE RETIREMENT COMMUNITY MUST BE PLANNE OPERATED ACCORDING TO A UNIFIED PLAN UNDER THE DIRECTION AGENT FOR THE OWNER. <i>PRUITT HEALTH IS THE SOLE OWNER OF 1</i> DENSITY LIMITATIONS APPLY IN ACCORDANCE WITH THE UNDERLYIN OTHERWISE NOTED HEREIN. <i>THIS LAYOUT IS SUBJECT TO THE DEN.</i> <i>APPROVED CONDITIONAL REZONING. SEE CONDITIONS ON C-01.</i> THE CONTINUING CARE RETIREMENT COMMUNITY MAY PROVIDE INIT ANY COMBINATION OF RESIDENTIAL BUILDING TYPES OR HOUSING OR RESPECTIVE ZONING DISTRICT UNDER ARTICLE 2.3. COMPACT DEVE CONSERVATION DEVELOPMENT OPTION. <i>INDEPENDENT LIVING UNIT CCRC SUBJECT TO THESE CONDITIONS.</i> IF PROVIDED, A CONGREGATE CARE FACILITY MUST MEET THE REQUINT 6.2.2.C. <i>ACKNOWLEDGED.</i> A REST HOME MUST MEET THE REQUIREMENTS UNDER SEC. 6.2.2.F. ADDITIONAL FACILITIES DESIGNED ONLY TO SERVE MEMBERS OF TH RETIREMENT COMMUNITY MAY INCLUDE, BUT NOT BE LIMITED TO, H MEDICAL, RECREATION AND SUPPORT SERVICES SUCH AS A PRIVAT HAIRDRESSERS, PHARMACY, LIBRARY AND CONVENIENCE SHOPPIN A MINIMUM OF 10% OF THE TOTAL SITE AREA MUST BE DESIGNATED OPEN SPACE UNDER SEC. 2.5. <i>THIS IS PROVIDED.</i> THE CONTINUING CARE RETIREMENT COMMUNITY MUST PROVIDE S NURSING. <i>THIS WILL BE PROVIDED IN A SUBSEQUENT PHASE.</i> IF PROVIDED, THE DENSITY OF A CONGREGATE CARE IS CALCULATE SEC. 6.2.2.C.2.B. <i>THIS LAYOUT IS SUBJECT TO THE DENSITY LIMITAT CONDITIONAL REZONING. SEE CONDITIONS ON C-01.</i> THE DENSITY OF A REST HOME IS CALCULATED IN KEEPING WITH SE <i>LAYOUT IS SUBJECT TO THE DENSITY LIMITATIONS IN THE APPROVE</i>



ADMINISTRATIVE SITE REVIEW #ASR-0054-2023

1st SUBMITTAL TO CITY OF RALEIGH: SEPTEMBER 15, 2023 2nd SUBMITTAL TO CITY OF RALEIGH: DECEMBER 14, 2023 3rd SUBMITTAL TO CITY OF RALEIGH: JUNE 10, 2024 4th SUDMITTAL TO CITY OF DALFICH, ALICUST 20, 2024

rtment "Flats" project (8 buildings total) with associated parking and utility infrastructure

Email: nfrazier@pruitthealth.c

ASR-0054-2023 APPLICATION

Title: Sr Vice Presid

Address: 205 S. Fuquay Ave., Fuquay-Varina, NC 27526

urrent Property Owner(s): Mayview Healthcare Properties Inc

Applicant Name (If different from owner, See "who can apply" in instruction

Company: Curry Engine

Phone #: 678-533-6770

Address: 1626 Jeurgens Ct., Nor

Company: Curry Engineering

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	h SUBMITTAL TO CITY OF RALEIGH: C			
	Administrative Site Review Application Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2500 This form is required when submitting site plans as referenced in Unified Development Ordinance (UD 10.2.8. Please check the appropriate building types and include the plan checklist document when sub Office Use Only: Case #: Planner (print): Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Pla Site Plan Tier Verification request can be submitted online via the Permit and Development Portal. If the forthis verification service.)	Developer Contact: Nic Company: Pruitt Health Address: 1626 Jeurger Phone #: 678-533-6770 Applicant Name: Don Cl Company: Curry Engine Phone #: 678-533-6770	irchase agreement or contract, cole Frazier ns Ct., Norcross, GA, 30093- 0 Email: nfraz urry eering Address: 20	@curryeng.com lease or easement when submitting this form. Title: Sr. Vice President :2219 zier@pruitthealth.com 05 S. Fuquay Ave., Fuquay-Varina, NC 27526 @curryeng.com
	Site Plan Tier: Tier Two Site Plan			PE + SITE DATE TABLE all developments)
	Building and Development Type (Check all that apply) Site Transaction Histo Detached General Subdivision case #:	SIT		BUILDING DATA Existing gross floor area (not to be demolished): 0 sf
	Attached Mixed use Scoping/sketch plan case #: Townhouse Civic Certificate of Appropriateness #: Ø Assembler Octore Court Board of Adjustment #:	Gross site acreage: 6.50 ac	E	Existing gross floor area to be demolished: 38,803 sf
	Tiny house Frequent Transit Zoning Case #:	Max # parking permitted		New gross floor area: 99,576 sf Total sf gross (to remain and new): 99,576 sf
	Open lot Development Option	Overlay District (if applica Existing use (UDO 6.1.4)	,	Proposed # of buildings: 8 multi-unit + 1 guard house=9 Proposed # of stories for each: 4
	GENERAL INFORMATION Development name: Oaks at Whitaker Glen Flats	Proposed use (UDO 6.1.4	4): Multi-Unit Living F	Proposed # of basement levels (UDO 1.5.7.A.6) 0
` ••	Inside City limits? Yes ✓ No □ Property address(es): 513 E. Whitaker Mill Rd. & 501 E. Whitaker Mill Rd., Raleigh, NC	Imperious Area on Parce		R INFORMATION Impervious Area for Compliance
N	Site P.I.N.(s): 1704-89-8012; 1704-89-8512 Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).	Existing (sf) <u>126,352</u>	_ Proposed total (sf) <u>118,526</u>	(includes ROW): - Existing (sf) <u>126,352</u> Proposed total (sf) <u>125,553</u>

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FACILITIES MUST TS ONLY. **THIS IS THE INTENT**

), DEVELOPED AND OF A SINGLE OWNER OR HIS FACILITY. G ZONING DISTRICT UNLESS ITY LIMITATIONS IN THE

IVIDUAL DWELLING UNITS IN PTIONS AS ALLOWED IN THE OPMENT AND ARTICLE 2.4 SARE PROPOSED IN THIS

IREMENTS UNDER SEC.

ACKNOWLEDGED. **CONTINUING CARE** ALTH AND WELLNESS CHAPEL, BANK, ACKNOWLEDGED. AND MAINTAINED AS COMMON

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IN KEEPING WITH ONS IN THE APPROVED

C. 2.2.F.2.REST HOME. THIS D CONDITIONAL REZONING FLATS INDEPENDENT LIVING USE: LIVING ARRANGEMENTS CONSISTENT WITH CONGREGATE CARE FACILITY.

The Curry Engineering

Group, PLLC

NC License # P-0799

Fuquay-Varina, NC 27526

Contact: Don Curry, PE

don@curryeng.com

Owner:

1626 Jeurgens Court

Norcross, GA 30093

Contact: Nicole Frazier

nfrazier@pruitthealth.com

PruittHealth

678.533.6770 (o)

706.491.9099 (m)

205 S. Fuquay Ave

919.552.0849 (o)

919.880.9857 (m)

PROPOSED GENERATION RATES: PROPOSED APARTMENT USE (ITE CODE 220): 28 DWELLING UNITS = 186 DAILY TRIPS, 14 AM PEAK, 17 PM PEAK.

Signature:

Printed Name:

Total # of dwelling units: 28

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of bedroom units: 1br 4

2br 24

ASR-PA-115-1987 EXISTING CONGREGATE CARE PERMITTED UNDER ASR-PA-115-1987

Date: 9.14.23

Civil Engineer: Landscape Architect:

Southwell Design, PLLC P.O. Box 37178 Raleigh, NC 27627 919.272.6729 (v) Contact: Adam Southwell, PLA, ASLA adam@southwelldesign.com

Architect:

Foley Design 21 Puritan Mill 950 Lowery Blvd. NW Atlanta, GA 30318 404.400.2118 (o) Contact: Allen Collins, AIA allencollins@foleydesign.com

Surveyor:

Total # of hotel bedrooms

Continue to Applicant Signature Block on Page Three

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized ager

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the

application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false

statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. §

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant

fails to respond to comments or provide additional information requested by the City for a period of six consecutiv

months or more, then the application review is discontinued and a new application is required to proceed and th

development regulations in effect at the time permit processing is resumed shall apply to the new application.

Nicole Frazier

of the landowner. An easement holder may also apply for development approval for such development as is

ls your project a cottage court

A frequent transit development?

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raleighnc.gov

McAdams 2905 Meridian Parkway **Durham, NC 27713** 919.361.5000 x284 (o) 919.361.0477 (m) Contact: John R. Pickens, PLS pickens@mcadamsco.com

SITE WHITAKER MILL RD VICINITY MAP SCALE: 1" = 1000' **REZ Z-17-21 REQUIREMENTS** Z-17-21 – 501. 513. 521. 615 EAST WHITAKER MILL ROAD: 1921. 1925. 1929. 1933 BERNARD STREE S RESIDENTIAL MIXED USE-FOUR STORIES-CONDITIONAL USE: NEIGHBORHOOD MIXED USE-FIVE STORIES-CONDITIONAL USE: RESIDENTIAL MIXED USE-THREE STORIES-CONDITIONAL USE (RX-4-CU, NX-5-CU, RX-3-CU). CONDITIONS DATED: DECEMBER 16, 2022 THE FOLLOWING CONDITIONS SHALL APPLY TO BOTH THE NX-5-CU, RX-4-CU AND THE RX-3-CU PROPERTIES: Z Ш A. THE TOTAL AMOUNT OF DEVELOPMENT ON THE PROPERTY SHALL NOT EXCEED THE INTENSITIES HE Ш FOR EACH USE AS SET FORTH BELOW: I. NON-RESIDENTIAL USES OPEN TO THE PUBLIC -28,500 SQUARE FEET GROSS FLOOR AREA. NO NON-RESIDENTIAL USES PROPOSED AT THIS TIME S 0 I. RESIDENTIAL USES -470 DWELLING UNITS. EXCEPT FOR SKILLED NURSING CARE UNITS WHICH MAY R Ш > KE 0 REAS: DINING 5 Η LIMIT IN PARAGRAPH A(I) ABOVE. **Proposed dwelling units=28 which is under the threshold** B. AS A PART OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AND SUBJECT TO RALEIGH DEPARTMENT OF TRANSPORTATION APPROVAL, THE PROPERTY OWNER SHALL INSTALL THREE (3) CROSSWALKS WITH MEDIAN REFUGES GENERALLY AS SHOWN ON ATTACHED EXHIBIT A. PROPOSED CROSSWALKS TO BE INSTALLED AT THE CITY'S DISCRETION. C. ALL BUILDINGS SHALL HAVE A MAXIMUM SETBACK OF ONE HUNDRED AND TWENTY FEET (120') FROM THE STREET RIGHT-OF-WAY OF E. WHITAKER MILL ROAD AND A MAXIMUM SETBACK OF NINETY FEET (90') FROM THE STREET RIGHT-OF-WAY OF BERNARD STREET. IN ADDITION, NO MORE THAN TWO (2) BAYS OF ON-SITE PARKING WITH A SINGLE DRIVE AISLE SHALL BE LOCATED BETWEEN ANY BUILDING AND THE STREET RIGHT-OF-WAY OF E. WHITAKER MILL ROAD, NOR SHALL MORE THAN ONE (1) BAY OF ON-SITE PARKING WITH A SINGLE DRIVE AISLE BE LOCATED BETWEEN ANY BUILDING AND THE STREET RIGHT-OF-WAY OF BERNARD STREET. THIS IS ACCOMMODATED. SEE SITE PLAN. D. THE BLOCK PERIMETER SHALL BE INCREASED TO 5700 LINEAR FEET FOR THE SUBJECT PROPERTY. SEE D-01 FOR BLOCK PERIMETER LENGTH. E. A LANDSCAPE BUFFER WITH A MINIMUM WIDTH OF TEN FOOT (10') WIDE AND AN AVERAGE WIDTH OF FOURTEEN FEET (14') WIDE SHALL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE OF THAT PORTION OF THE SUBJECT PROPERTY KNOWN AS 1933 BERNARD STREET (BEING ALL OF LOT 4 AS SHOWN ON BOOK OF MAPS 1947, PAGE 74). LANDSCAPE PLANTINGS WITHIN THE LANDSCAPE BUFFER SHALL CONSIST OF AT LEAST SIX (6) EVERGREEN TREES PER 100 LINEAR FEET. F.THE POST-DEVELOPMENT STORMWATER DISCHARGE PEAK FLOW RATE FOR THE PROPERTY AREA SHALL NOT EXCEED PRE-DEVELOPMENT PEAK FLOW RATES FOR THE 2, 10, AND 25 YEAR STORMS CALCULATED FOR THE ENTIRE PARCEL. THE PROPOSED LANDSCAPE BUFFER WILL BE PROVIDED WITH DEVELOPMENT ON THE NORTHERN PARCEL. STORMWATER MANAGEMENT WILL BE IMPLEMENTED AT THE POINT AT WHICH PROPOSED IMPERVIOUS VALUES EXCEED EXISTING IMPERVIOUS VALUES, THEREBY DICTATING STORMWATER MANAGEMENT. G. SIDEWALK MEETING RALEIGH UDO REQUIREMENTS SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY ALONG THE LENGTH OF THE SUBJECT PROPERTY'S FRONTAGE WITH BERNARD STREET AND MILLS STREET. THIS WORK WILL BE IMPLEMENTED WITH DEVELOPMENT ON THE PARCELS ADJACENT TO BERNARD ST. AND MILLS ST. ON THE PROPERTY ZONED NX-5-CU ONLY, THE FOLLOWING CONDITIONS SHALL APPLY: H. THE FOLLOWING PRINCIPAL USES OTHERWISE PERMITTED IN THE NX ZONING DISTRICT AS LISTED IN UDO SECTION 6.1.4 SHALL BE PROHIBITED: a. VEHICLE FUEL SALES VEHICLE SALES/RENTAL DETENTION CENTER, JAIL, PRISON VEHICLE REPAIR (MINOR) THESE USES ARE NOT BEING PROPOSED. PRELIMINARY FOR REVIEW ONLY Digitally signed by Michael Waters@rakighnc.go DN: CN=Michael Waters @rakighnc CN=Michael Waters @rakighn Date: 2024;11.07 12:53:4405 *C-00*

1.	TOPOGRAPHICAL DATA PERFORMED BY MCADAMS. SITE BENCHMARK IS AVAILABLE FROM SURVEYOR. CONTOURS SHOWN HEREON ARE FROM AN ACTUAL FIELD SURVEY. BOUNDARY INFORMATION SUPPLIED BY OWNER AND SHOWN FOR REFERENCE ONLY. CONSULT PLS FOR ACTUAL BOUNDARY DATA.	25.	PRIOR TO OF THE S SUBJEC
2.	ALL WORK, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS, LATEST EDITION.	26.	ALL UTIL AREAS U SERVICE
3.	ALL WORK. CONSTRUCTION AND MATERIALS WITHIN NCDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2018 NCDOT STANDARD		OLIVIOL
•.	SPECIFICATIONS FOR ROADS AND STRUCTURES.	27.	ALL PUB
			PERIODI
4.	ALL RIGHT OF WAYS SHALL BE PUBLIC.		THE CON
			CONTRA
5.	THIS SITE IS LOCATED IN A FLOOD HAZARD ZONE X PER FEMA MAP <u>3720170400J DATED 05/02/06</u> .		
		28.	INFORM/
6.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. TRAFFIC		POSSIBL
	CONTROL SHALL BE MAINTAINED AT ALL TIMES WITH PROPER SIGNAGE, SIGNALS, LIGHTING, FLAGMEN. ALL SIGNS, PAVEMENT MARKINGS		PITS BY
	AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.		PLANS C
		29.	THE CON
7.	COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY		NOT REC
	ACCESSIBLE DURING CONSTRUCTION. THIS INCLUDES APPROVED CONSTRUCTION PLANS, APPROVED EROSION CONTROL PLANS.		

- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 48 HOURS PRIOR TO DIGGING @ 1.800.632.4949. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES. TANKS AND PIPES ARE LOCATED HEREON.
- THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR, CONNECTING TO SAID FACILITIES.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY CITY OR NCDOT DAMAGED PROPERTY. THE CONTRACTOR SHALL REPAIR THE DAMAGED PROPERTY TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AGENCY HOLDING JURISDICTION AT NO COST TO THE
- ANY DAMAGE DONE TO PRIVATE PROPERTY OWNERS SIGNS, MAILBOX, DRIVEWAY CULVERTS, OR OTHER PROPERTY SHALL BE RESTORED TO ORIGINAL CONDITION.
- 12. CONTRACTOR IS RESPONSIBLE FOR FENCING AND SECURITY OF HIS LAYDOWN AND STORAGE AREA.
- 13. CONTRACTOR SHALL KEEP ALL ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.

GENERAL CONSTRUCTION NOTES:

- 14. CONTRACTOR SHALL PROTECT EXISTING PAVEMENTS AND UTILITIES FROM HEAVY EARTH MOVING EQUIPMENT. PROVIDE TRAFFIC CONTROL AND ADEQUATE PROTECTION METHODS AT ALL EQUIPMENT CROSSINGS.
- 15. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.

ENCROACHMENT AGREEMENTS, DRIVEWAY PERMITS, WATER/SEWER PERMITS, ETC.

- 16. ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD. ALL ROCKS GREATER THAN 3" DURING EXCAVATION SHALL BE REMOVED.
- UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED, LEGAL DISPOSAL SITE.
- 18. CONCRETE SIDEWALKS THAT ARE TO BE REMOVED SHALL BE CUT BACK TO NEAREST EXPANSION OR CONTROL JOINT AND REPLACED WITH 4-INCH CONCRETE SIDEWALK FINISHED TO MATCH EXISTING SIDEWALKS.
- 19. CONTRACTOR TO COORDINATE WITH CITY OF RALEIGH FOR TEMPORARY WATER NEEDED DURING CONSTRUCTION. IF PERMITTED TO CONNECT TO EXISTING FIRE HYDRANT A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER WILL BE REQUIRED.
- 20. THE TRANSITION OF PROPOSED ROADWAY TO EXISTING ROADWAY SHALL BE DONE WITH A MINIMUM 8-FT TRANSITION WHERE THE EXISTING PAVEMENT IS MILLED TO A MINIMUM DEPTH OF 1-1/2" AND OVERLAID.
- 21. ALL PAVEMENT SAW CUTS SHALL BE NEAT. STRAIGHT AND FULL DEPTH.
- 22. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 14ON OR APPROVED EQUAL).
- 23. ALL EXCESS TOPSOIL AND UNCLASSIFIED EXCAVATION IS TO BE HAULED OFF-SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER TO AN APPROVED NCDENR LOCATION.
- 24. ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE FOLLOWING STAGES:
 - A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
 - COMPLETION OF STONE PLACEMENT PRIOR TO PAVING. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.

SIGNAGE NOTES:

- ALL SIGNS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
- ALL SIGNS SHALL BE FABRICATED FROM ALUMINUM ALLOY SHEETS WITH HIGH INTENSITY SHEETING. COLORS SHALL BE RETROREFLECTIVE.
- STOP & STREET SIGNS SHALL BE MOUNTED ON A 3" DIAMETER BLACK POWDER COATED ALUMINUM POST WITH DECORATIVE CAP AND BRACKET.
- ALL OTHER SIGNS SHALL BE MOUNTED ON A 3-LB U-CHANNEL GALVANIZED STEEL (12 GUAGE) MOUNTING POST WITH MINIMUM CLEARANCE OF 84". SIGNS SHALL BE BURIED MINIMUM 3.5' FEET IN GROUND WITH A BREAKAWAYS.
- MOUNTING HARDWARE FOR SIGNS SHALL BE GALVANIZED STEEL
- ALL SIGNS SHALL BE DESIGNATED AS FOLLOWS PER MUTCD STANDARDS.

GOVERNING AGENCIES: LANNING/ZONING CITY OF RALEIGH ONE EXCHANGE PLAZA SUITE 304 RALEIGH, NC 27601 919-996-2437

TORMWATER ENGINEERING CITY OF RALEIGH ONE EXCHANGE PLAZA RALEIGH, NC 27601 919-996-3515 (o) CONTACT: BEN BROWN EMAIL: ben.brown@raleighnc.gov

SEDIMENTATION & EC
CITY OF RALEIGH
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3515 (o)
CONTACT: BEN BROWN
EMAIL: ben.brown@raleighn

UTILITY AGENCIES: WATER & SEWER CITY OF RALEIGH PUBLIC UTILITIES ONE EXCHANGE PLAZA RALEIGH, NC 27601 919-996-3546 (o) CONTACT: CYDNEY TERRY EMAIL: cydney.terry@raleighnc.gov

NATURAL GAS PSNC ENERGY - SCANA 3516 SPRING FOREST ROAD RALEIGH, NC 27616 919-501-7665 (o) 919-501-7685 (f) CONTACT: CRAIG SCHOLL EMAIL: cscholl@scana.com

<u>PHONE</u> AT&T NC 5715 GLENWOOD AVE. RALEIGH, NC 27612 91O-785-7856 (o) CONTACT: WANDA HARRIS EMAIL: wh1741@att.com (e)

TIME WARNER CABLE 101 INNOVATION AVE. MORRISVILLE, NC 27560 919-882-4748 (o) CONTACT: JEFF HUNTER EMAIL: jeffrey.hunter@twcable.com

ELECTRIC PROGRESS ENERGY BUSINESS 9920 FAYETTEVILLE ROAD RALEIGH, NC 27603 919-557-2611 (o)

- OF BONDS.
- REQUIRED FOR AS-BUILT CERTIFICATION.
- 33 REACHED THE REQUIRED COMPACTION.

- TRAFFIC
- (MOST CURRENT EDITION).
- TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- ADVANCE.
- RIGHTOFWAYSERVICES@RALEIGHNC.GOV.

- BETTER CONDITION.
- CONDITION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH **CITY OF RALEIGH STANDARDS & SPECIFICATIONS**

O PLACING CABC STONE BASE, THE CONTRACTOR SHOULD NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE PROOF ROLL SUBGRADE. ANY STONE PLACED WITHOUT PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND CT TO RE-CONSTRUCTION IF SUBGRADE DOES NOT MEET CITY AND NCDOT STANDARDS & SPECIFICATIONS.

LITY SERVICES, (POWER, TELEPHONE, CABLE, ETC.) ARE PROPOSED TO BE UNDERGROUND. DO NOT SEED OR MULCH DISTURBED UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITY E COMPANIES FOR ANY REQUIRED CONDUITS OR POINT OF CONTACT CONDITIONS.

BLIC UTILITIES THAT REQUIRE AN ENGINEERING CERTIFICATION MUST BE INSPECTED BY A PROFESSIONAL ENGINEER ON A IC BASIS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER WHEN INSTALLING UTILITIES FOR PERIODIC INSPECTIONS. INTRACTOR SHALL CONTACT THE PROJECT ENGINEER AT THE TIME OF PRESSURE TESTING AND WATER LINE DISINFECTION. THE ACTOR SHALL SUPPLY THE PROJECT ENGINEER PRESSURE TEST RESULTS.

IATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN 3LE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST ' HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE OR 12 INCHES, WHICH EVER IS LESS, CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS QUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.

30. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT. PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT PLANS TO BE SUBMITTED TO CITY OF RALEIGH AND/OR ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE

31. THE CONTRACTOR SHALL INCLUDE IN THE PRICE, ANY AND ALL COSTS ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, UNDERGROUND UTILITIES, ETC. AS

32. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS, NCDOT, CITY OF RALEIGH & CURRY ENGINEERING ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.

TESTING BY CONTRACTOR: CONTRACTOR SHALL EMPLOY AT HIS EXPENSE AN OUTSIDE INDEPENDENT SOIL TESTING SERVICE (APPROVED BY THE OWNER) TO PERFORM SOIL TESTING AND INSPECTION SERVICE FOR QUALITY CONTROL TESTING DURING EARTHWORK OPERATIONS. COPIES OF RESULTS OF TESTS SHALL BE SUBMITTED BY THE TESTING SERVICE DIRECTLY TO THE CONTRACTOR, THE OWNER, AND THE APPLICABLE APPROVING AGENCY. --THE TESTING SERVICE WILL CLASSIFY PROPOSED ON-SITE AND BORROW SOILS TO VERIFY THAT SOILS COMPLY WITH SPECIFIED REQUIREMENTS AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING. (MINIMUM REQUIRED SOIL BEARING CAPACITY IS NOTED ON THE STRUCTURAL DRAWINGS). -- IN PAVED AND BUILDING SLAB AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 2000 SQUARE FEET OF FILL IN EACH COMPACTED FILL LAYER. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION. -- IN FOUNDATION WALL AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH OF FILL IN EACH COMPACTED FILL LAYER, WITH NO LESS THAN TWO TESTS ALONG A WALL FACE. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS

COMPACTION: COMPACT EACH LAYER OF BACKFILL AND FILL SOIL MATERIALS AND THE TOP 12" OF SUBGRADE IN CUT AREAS TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99 FOR STRUCTURES, SLABS, AND PAVEMENTS AND 95% OF MAXIMUM DENSITY FOR EMBANKMENTS OR UNPAVED AREAS. MAX LIFT THICKNESS FOR FILL AREAS IS 8 INCHES.

35. DISTURBED AREA IS IN EXCESS OF 12,000 SQUARE FEET AND FORMAL SEDIMENTATION & EROSION CONTROL PLAN APPROVAL IS REQUIRED AS A CONDITION OF CONSTRUCTION PLAN APPROVAL. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE KEPT ON SITE AT ALL TIMES. THE APPROVED SEDIMENTATION & EROSION CONTROL PLAN SHOULD BE REGARDED AS MINIMUM REQUIREMENTS: ADDITIONAL MEASURES SHALL BE PUT IN PLACE AS NEEDED TO ENSURE THAT NO SEDIMENT IS RELEASED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR PICKING UP AND PAYING FOR GRADING PERMIT ISSUED BY CITY OF RALEIGH.

36. DESIGN/FIELD CONDITIONS QUITE EASILY MAY VARY FROM THAT REPRESENTED IN THE INITIAL SOILS REPORT AND/OR TOPOGRAPHICAL REPORT. ISOLATED AREAS MAY SHOW UP WEAK AND ADVERSE SOILS OR GROUNDWATER CONDITIONS MAY BE DISCOVERED THAT WERE NOT REVEALED DURING THE INITIAL SOILS INVESTIGATION. THEREFORE, THE OWNER/CLIENT IS TO BE AWARE THAT CURRY ENGINEERING GROUP, PLLC WILL NOT AND CANNOT BE HELD RESPONSIBLE FOR ANY FAILURES TO EITHER A STREET OR PARKING LOT PAVEMENT DESIGN UNLESS WE CAN BE FULLY AND TOTALLY INVOLVED IN THE CONSTRUCTION PROCESS WHICH MAY INCLUDE, BUT MAY NOT NECESSARILY BE LIMITED TO, TESTING SUBGRADE AND BASE DENSITY, ENGAGING THE GEOTECHNICAL ENGINEER FOR THE EVALUATION OF THE SUBGRADE AND FOR THE OBSERVATION OF PROOF ROLLING SUBGRADE AND BASE AT VARIOUS STEPS OF CONSTRUCTION. OPPORTUNITY FOR THE DESIGN ENGINEER TO CALL IN A GEOTECHNICAL ENGINEER FOR CONSULTATION AND ADVICE, ETC. - STEPS WHICH TAKEN ALTOGETHER WITH THE INITIAL DESIGN SHOWN ON THE PLANS, CONSTITUTE THE COMPLETE DESIGN OF THE ROAD, STREET OF PARKING AREA (PRIVATE OR PUBLIC). THE DESIGN ENGINEER MUST BE GIVEN THE FULL LATITUDE AND OPPORTUNITY TO COMPLETE THE DESIGN BY FULLY PARTICIPATING IN THE CONSTRUCTION PROCESS. PLAN DESIGN IS A SMALL PORTION OF THE DESIGN AND CANNOT BE SEPARATED FROM THE CONSTRUCTION PROCESS IF THE OWNER'S/CLIENT'S DESIRE IS TO HAVE THE DESIGN ENGINEER STAND BEHIND THE COMPLETED DESIGNED PROJECT.

CITY OF RALEIGH TRANSPORTATION NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.

THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD

PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN

ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR. TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO

ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF WORK.

PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR

0. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

GEN	ER	AL ABBREVIAT	IONS:	
DENTIFIER &		DESCRIPTION AND	IDENTIFIER	DESCRIPTION
α C			M	
Ø			MAX	MAXIMUM
		DIAMETER OR ROUND	MH	MANHOLE
Æ		PROPERTY LINE	MIN	MINIMUM
ABC	– A –	AGGREGATE BASE ASPH	N	
ADC				
		ASPHALT	N	NORTH, NORTHIN
AVE	— B —	AVENUE	NCDENR	NORTH CAROLINA
BLVD	5	BOULEVARD		ENVIRONMENT &
BLDG		BUILDING	NCDOT	NORTH CAROLINA
BOC		BACK OF CURB		TRANSPORTATIO
BW		BOTTOM OF WALL	NTS	NOT TO SCALE
	- C -		0	
СВ	•	CATCH BASIN	OH	OVERHEAD
CI		CURB INLET	OCB	OFF-SET CATCH E
CIP		CAST IRON PIPE	P	
CLS		CLASS	PCC	PORTLAND CEME
CJ		CONTROL JOINT	PE	POLYETHYLENE
CO		CLEANOUT	PKWY	PARKWAY
CONC		CONCRETE	POC	POINT OF CONNE
	_	CONCRETE	PVC	POLYVINYL CHLO
	– D –		- R	
DI		DROP INLET	R	RADIUS
DIA		DIAMETER	RCP	REINFORCED CON
DIP		DUCTILE IRON PIPE	R.O.W. RIGHT	
DOM		DOMESTIC	RPDA	
DR		DRIVE	RPDA	REDUCED PRESS
	– E –		דחח	DETECTOR ASSE
(XX)		EXISTING ELEVATION	RPZ	REDUCED PRESS
E		EAST, EASTING	S	
EL		ELEVATION	S	SOUTH
EJ		EXPANSION JOINT	SD	STORM DRAIN
EOP		EDGE OF PAVEMENT	SDMH	STORM DRAIN MA
EX		EXISTING	SDE	SIGHT DISTANCE
EVAP		EVAPORATIVE	SSMH	SANITARY SEWER
	-		SS	SANITARY SEWER
	F		STA	STATION
FDC		FIRE DEPARTMENT	STD	STANDARD
		CONNECTION	ST.STL	STAINLESS STEEL
FES		FLARED END SECTION	SWPPP	STORMWATER PC
FFE		FINISHED FLOOR ELEVATION		PREVENTION PLA
FG		FINISHED GRADE	T	
FH		FIRE HYDRANT	ТВ	TOP OF BARRIER
FL		FLOW LINE	TC/TOC	TOP OF CURB
FT		FOOT OR FEET	TD	TEMPORARY DIVE
	G		TH	TEST HEADER
G		GAS	TOP	TOP OF PIPE
GALV		GALVANIZED	TP	TOP OF PAD
GB		GRADE BREAK	TYP	TYPICAL
GE		GENERAL ELECTRIC	TW	TOP OF WALL
GR		GRADE	U	TOP OF WALL
	-H-		UG	UNDERGROUND
				UNDERGROUND
HDPE		HIGH DENSITY POLYETHYLENE	V	
HORIZ		HORIZONTAL	VEG	VEGETATED
HOV		HIGH OCCUPANCY VEHICLE	VERT	VERTICAL
HP	i	HIGH POINT	W	
	- -		W	WEST
IAW		IN ACCORDANCE WITH	W/	WITH
I.H.		INTERSTATE HIGHWAY	W/O	WITHOUT
INV		INVERT	Y	
	L		YI	YARD INLET
LEN	L	LENGTH		
LEN LEV		LOW EMISSION VEHICLE		
LEV LF		LINEAR FEET	**	
LP		LOW POINT	** ALL SYMBOLS & A	
			MAY OR MAY NOT BI	E USED IN THIS DR

SEPTIC TANK ABANDONMENT NOTE

ADHERE TO WAKE COUNTY ENVIRONMENTAL SERVICES WASTEWATER SYSTEM ABANDO

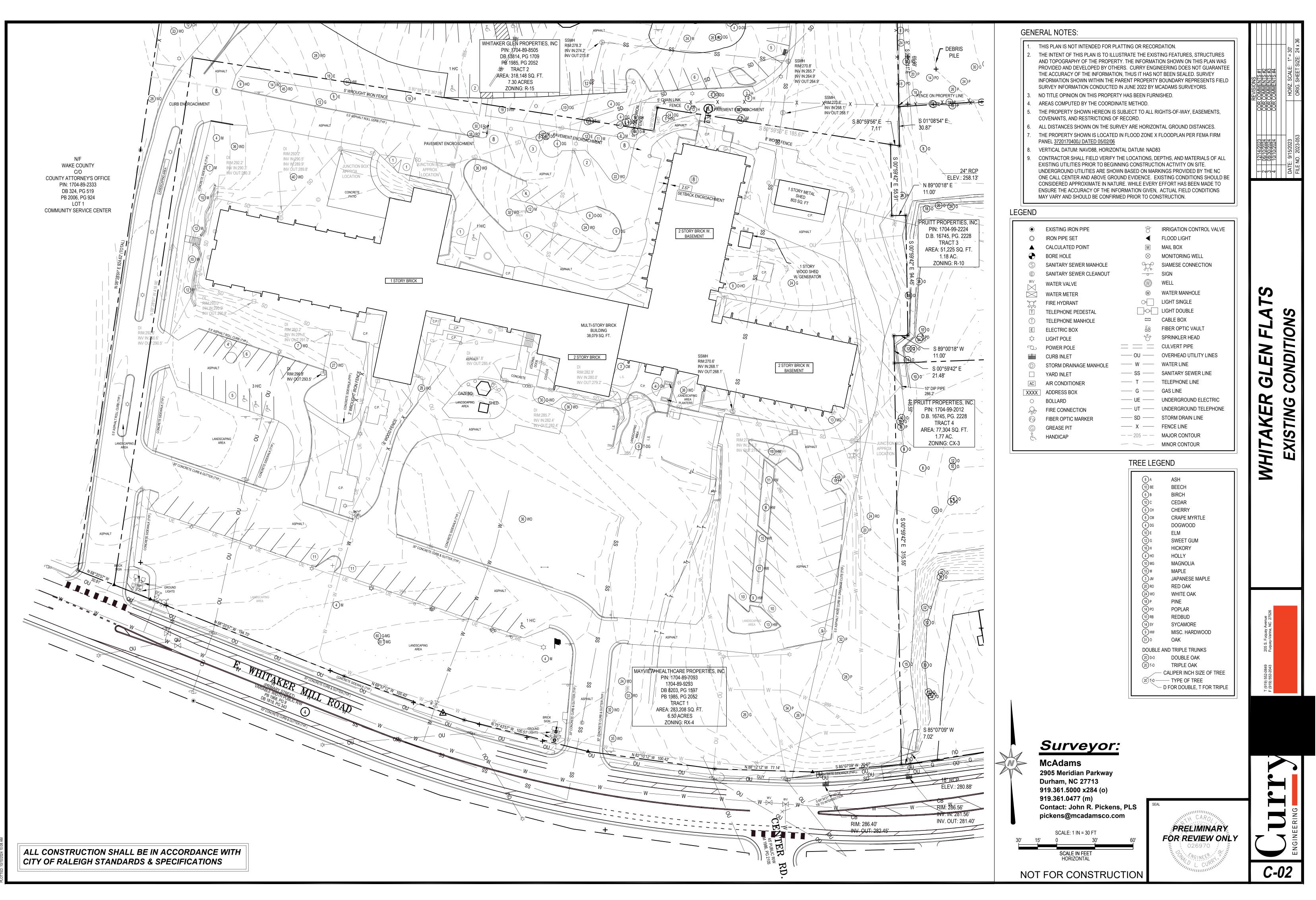
APPLY FOR AN ABANDONMENT PERMIT. A SITE VISIT WILL BE MADE AND PERMIT WI

- HAVE AN APPROVED HAULER PUMP THE LIQUID, SLUDGE, AND SCUM FROM ALL THE
- THE TANK(S) SHOULD BE ABANDONED BY A CERTIFIED SEPTIC INSTALLER, LICENSE TANK(S) IS/ARE LOCATED. THREE WAYS TO ABANDON THE TANKS ARE LISTED BELC
- A. REMOVE THE TANKS
- B. FILL IN THE TANK IN ONE OF TWO WAYS:
 - FILL IN ENTIRE TANK WITH CONCRETE. MUST CAP OFF INLET AND OUT CAP OFF INLET AND OUTLET PIPE PENETRATIONS WITH CONCRETE, OPENINGS WITH CONCRETE.
- C. CRUSH TANK IN PLACE. BREAK UP BOTTOM OF TANK SO WATER DOES NOT PC
- BACKFILL THE EXCAVATION WITH CLEAN CLAY MATERIAL TO NATURAL GRADE AND
- DISCONNECT POWER AT THE SOURCE TO ALL ELECTRICAL CONTROLS AND REMOV
- REMOVE ALL PARTS OF THE DRAINFIELD ON THE GROUND SURFACE (SUCH AS VAL)
- COVER.
- COAT ALL SURFACE AREAS EXPOSED TO EFFLUENT WITH HYDRATED LIME AND EST
- RECOMMEND TO WAIT AT LEAST 18 MONTHS BEFORE USING THE DISPOSAL AREA F

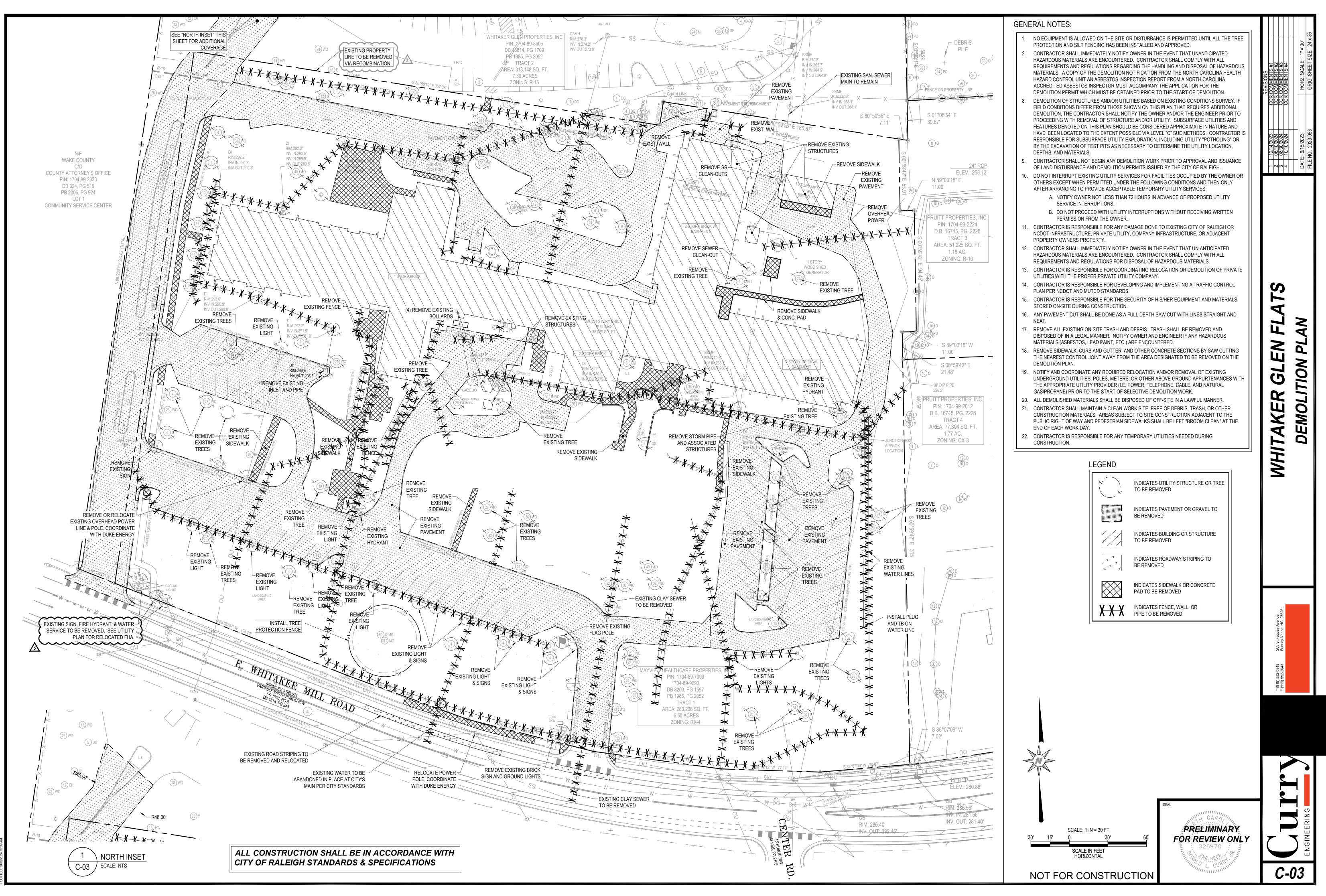
WELL ABANDONMENT NOTES:

- ALL WATER SUPPLY WELLS SHALL BE PERMANENTLY ABANDONED PER NORTH CAI ENVIRONMENT AND NATURAL RESOURCES DIVISION OF WATER QUALITY STANDARI SHALL ADHERE TO TITLE 15A NORTH CAROLINA ADMINISTRATIVE CODE, CHAPTER A COMPLETE COPY OF THESE RULES: http://reports.oah.state.nc.us/ncac.asp OR CONTA RESOURCES AT DENR AQUIFER PROTECTION SECTION 1636 MAIL SERVICE CENTER 27699-1636 PHONE: (919) 733-3221 FAX: (919) 715-0588
- WELLS MUST BE ABANDONED BY A CERTIFIED WELL CONTRACTOR.
- THE WELL CONTRACTOR MUST SUBMIT A RECORD OF ABANDONMENT (NCDENR FC WATER RESOURCES WITHIN 30 DAYS AFTER COMPLETION OF WELL ABANDONMENT

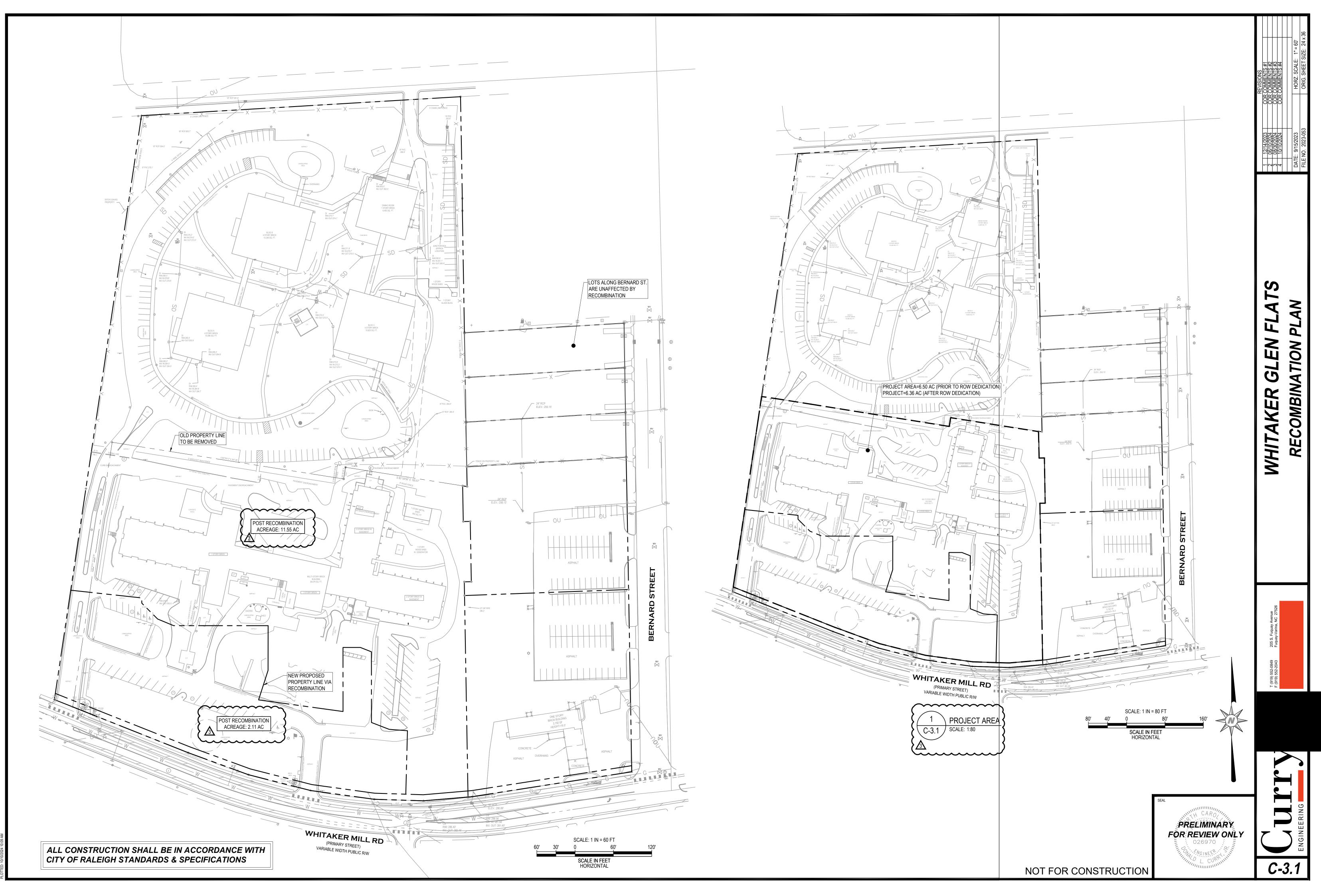
NG IA DEPARTMENT OF & NATURAL RESOURCES IA DEPARTMENT OF ON				REVISIONS COR COMMENTS #1 COR COMMENTS #2 COR COMMENTS #3 COR COMMENTS #4 COR COMMENTS #4 ORIG. SHEET SIZE: 24 x 36 ORIG. SHEET SIZE: 24 x 36
	{	COPTINU MANAGEMENT SOLUT		2/14/2023 06/10/2024 08/30/2024 10/10/2024 9/15/2023 0. 2023-053
BASIN	{	August 12, 2024 City of Raleigh Solid Waste Services Department		1 12/14/ 2 06/10/ 3 08/30/ 4 10/10/ DATE: 9/15/ FILE NO. 20
	{	Raleigh, NC		1 14 14 11
ECTION DRIDE		To City of Raleigh Solid Waste Services Department, We are writing to notify you that Optimum Management Solutio expansion plans and can handle the increased garbage and recyc		
DNCRETE PIPE	{	with the addition of 28 independent living apartment units at th 513 E Whitaker Mill Rd. The existing dumpsters located at 501 l utilized and additional day(s) will be added to accommodate res	e Oaks at Whitaker Glen, E Whitaker Mill Rd. will be	
SURE EMBLY SURE ZONE	}	Should the need arise, we are prepared to adjust the frequency of empties to ensure continued efficient service. At this time, we do increase the size of the dumpster or make any other significant of	of trash and recycling on tanticipate the need to	
	{	service level.		
ANHOLE E EASEMENT ER MANHOLE		If you have any further questions or require additional informat to contact us.	ion, please do not hesitate	
R	{	Sincerely,		S
EL POLLUTION	}	Whitley West		FLATS
AN R	}	Whitley West Client & Customer Service Manager 2801 Buford Hwy, Suite 260, Atlanta, Ga, 30329		
/ERSION	{	Local: (404)477-0700 Fax: (404)477-0767		N Si
	}			GLEN NOTES
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	}		}	KER CIVIL
	}∟		}	A
	}		▲ }	WHITAKER CIVIL
HOWN ON THIS SHEET				M
RAWING PACKAGE **	J			
ES: ONMENT PROCEDURES TO	ABANDON A W	ASTEWATER SYSTEM LOCATION. FOLLOW THESE STEPS:		
ILL BE ISSUED.	-			
	UBLIC UTILITIES	CONTRACTOR, OR THE OWNER OF THE PROPERTY WHERE THE		
OW:				
ITLET PIPE PENETRATIONS	S FIRST.			
FILL IN ENTIRE TANK WITH	SAND OR PEA	GRAVEL, AND THEN CAP OFF BOTH INLET AND OUTLET ACCESS		Avenue NC 27526
OND ON TOP. FILL IN AREA		PEA GRAVEL. PACK MATERIAL TO ENSURE SETTLING COMPLETE.		205 S. Fuquay Avenue Fuquay-Varina, NC 27526
		LL THE AREA TO A NATURAL GRADE AND ESTABLISH A VEGETATIVE		205 Fuqu
TABLISH A VEGETATIVE CC	·	LE THE AREA TO A NATURAL GRADE AND ESTABLISHA VEGETATIVE		T (919) 552-0849 F (919) 552-2043
FOR GARDENING OR CONS				T (919 F (919
]			
ROLINA DEPARTMENT OF				
ROEING DEL ACTIMENT OF RDS. ABANDONMENT OF WE 2C, SECTION .0113. TO OB ACT THE DIVISION OF WATI	BTAIN			
R RALEIGH, NORTH CAROLI				
ORM GW-30) TO THE DIVISIO	ON OF	BEFORE YOU DIG,		
Т		CALL	SEAL	
			PRELIMINARY FOR REVIEW ONLY	
		NORTH CAROLINA ONE CALL CENTER www.ncocc.org	026970 NGINEER L. CURR UNIVERSITY	
		NOT FOR CONSTRUCTION	L. CUNIN	C-01



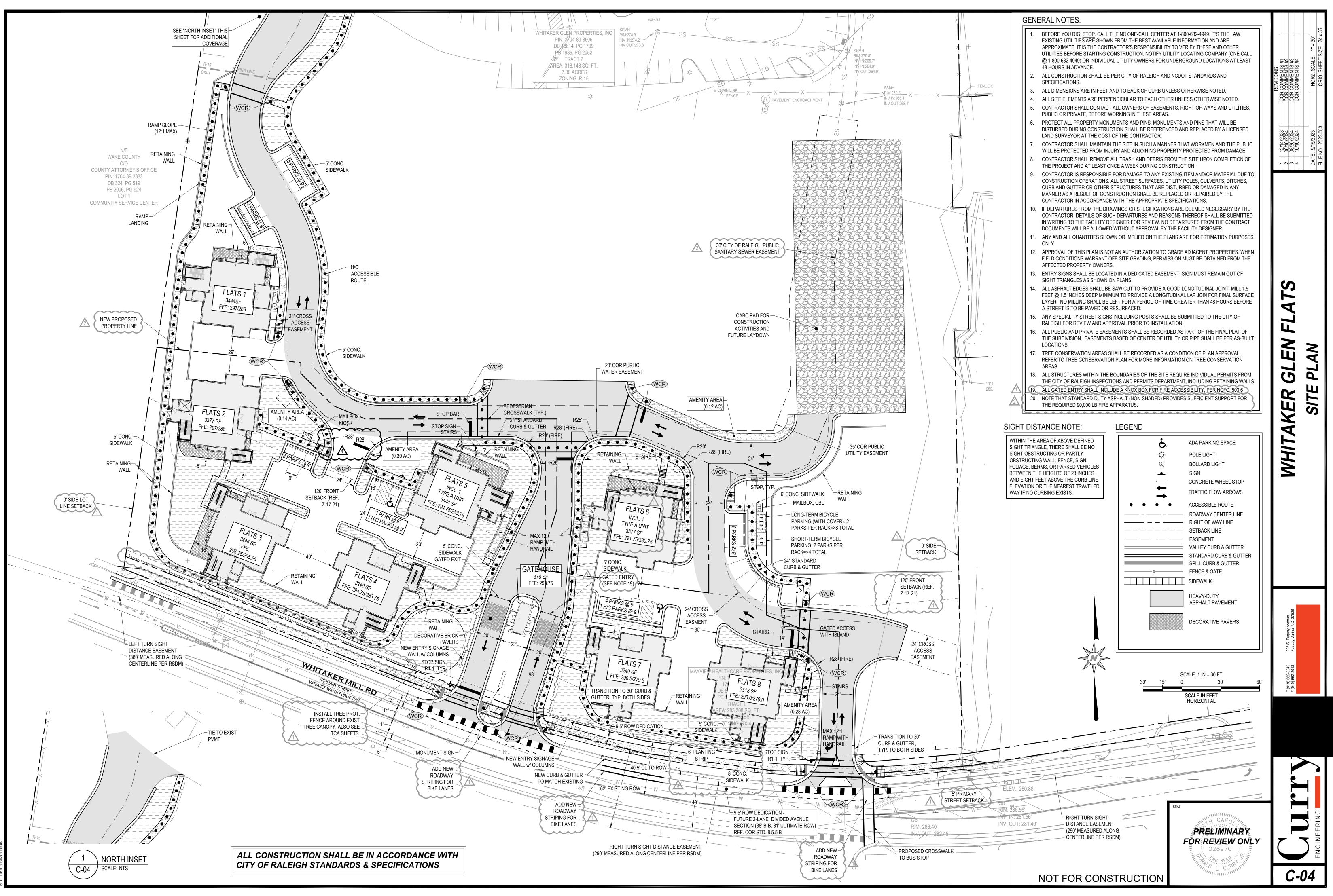
Z: PROJECTS FOLDER-ZEBULON/2023/2023-053 PRUITT - WHITAKER GLEN FLATS - RALEIGHIPLANSIASR - REV LAYOUTISHEET FILESIC-02 EXISTING CONDITIONS. DWG



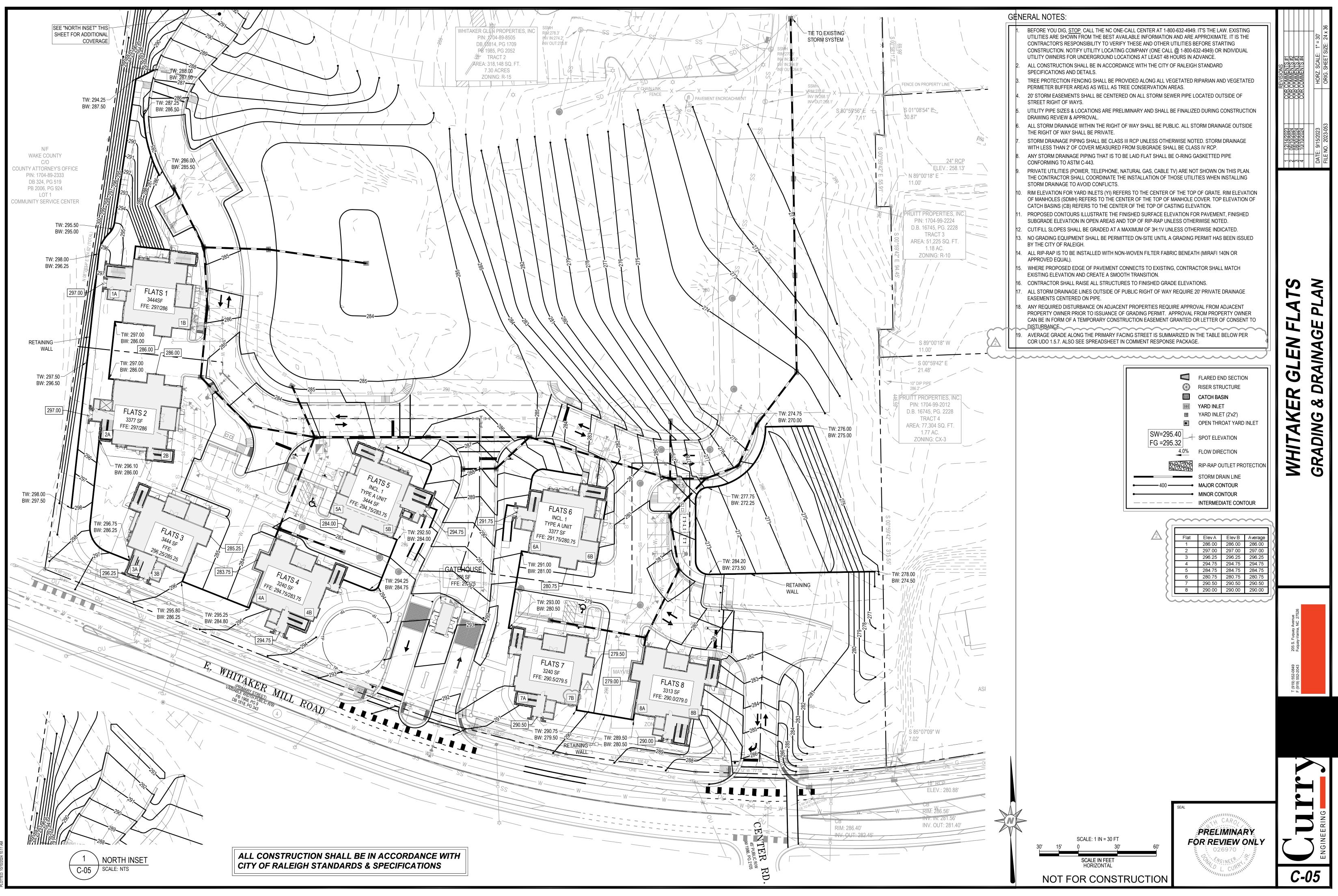
PROJECTS FOLDER-ZEBULON/2023/2023-053 PRUITT - WHITAKER GLEN FLATS - RALEIGHIPLANSIASR - REV LAYOUTISHEET FILES(C-03 DEMOLITION PLAN.D)



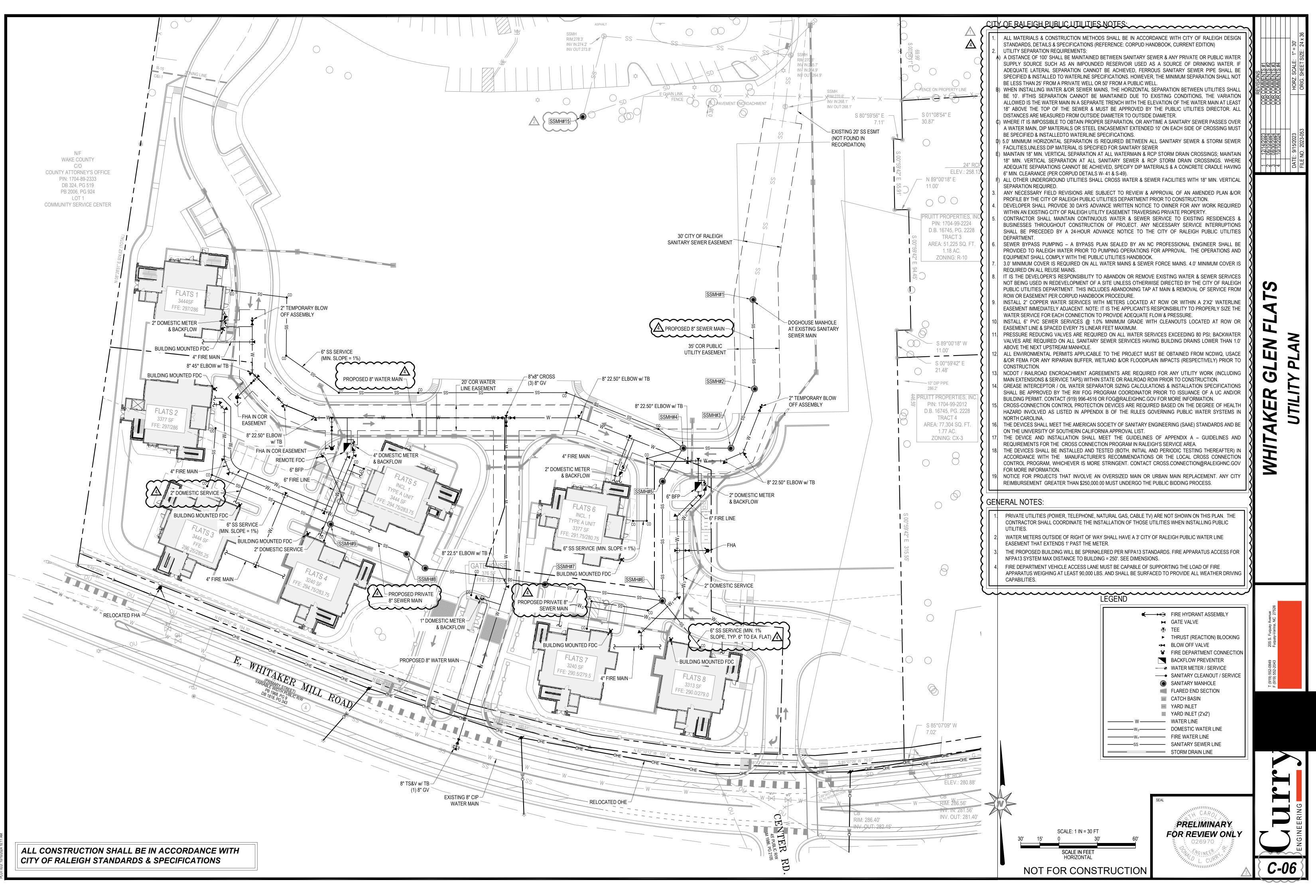
\PROJECTS FOLDER-ZEBULON!2023/2023-053 PRUITT - WHITAKER GLEN FLATS - RALEIGHIPLANS\ASR - REV LAYOUT\SHEET FILES\C-3.1 RECOMBINATION PLAN.DWG



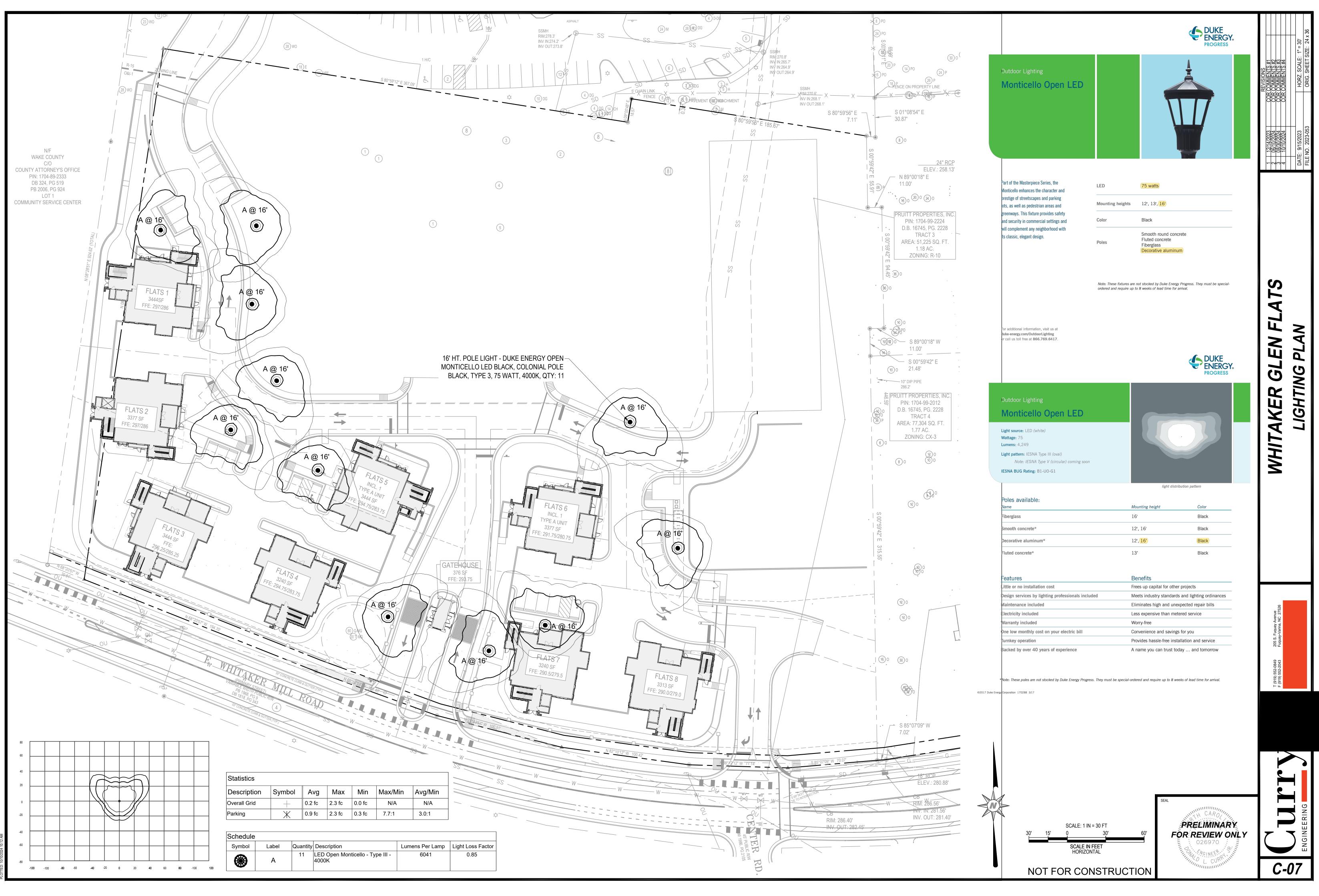
PROJECTS FOLDER-ZEBULONI2023/2023-053 PRUITT - WHITAKER GLEN FLATS - RALEIGHIPLANSIASR - REV LAYOUTISHEET FILESIC-04 SITE PLAN.DWG



ROJECTS FOLDER-ZEBULON/2023/2023-053 PRUITT - WHITAKER GLEN FLATS - RALEIGH/PLANS/ASR - REV LAYOUT/SHEET FILES/C-05 GRADING & DRAINAGE PLAN

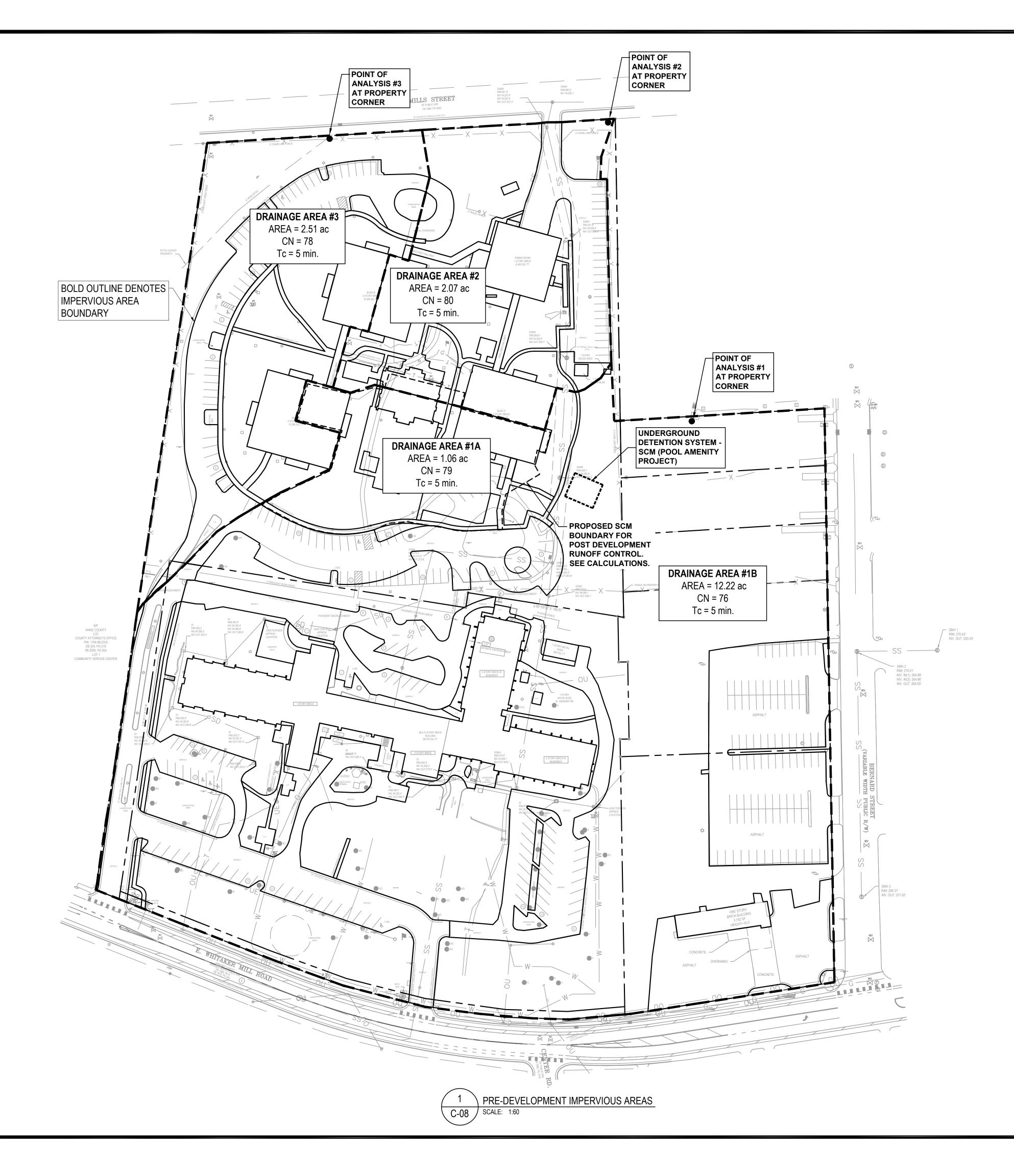


ROJECTS FOLDER-ZEBULONI2023/2023-053 PRUITT - WHITAKER GLEN FLATS - RALEIGHIPLANSIASR - REV LAYOUTISHEET FILESIC-06 UTILITY PLAN.DWG



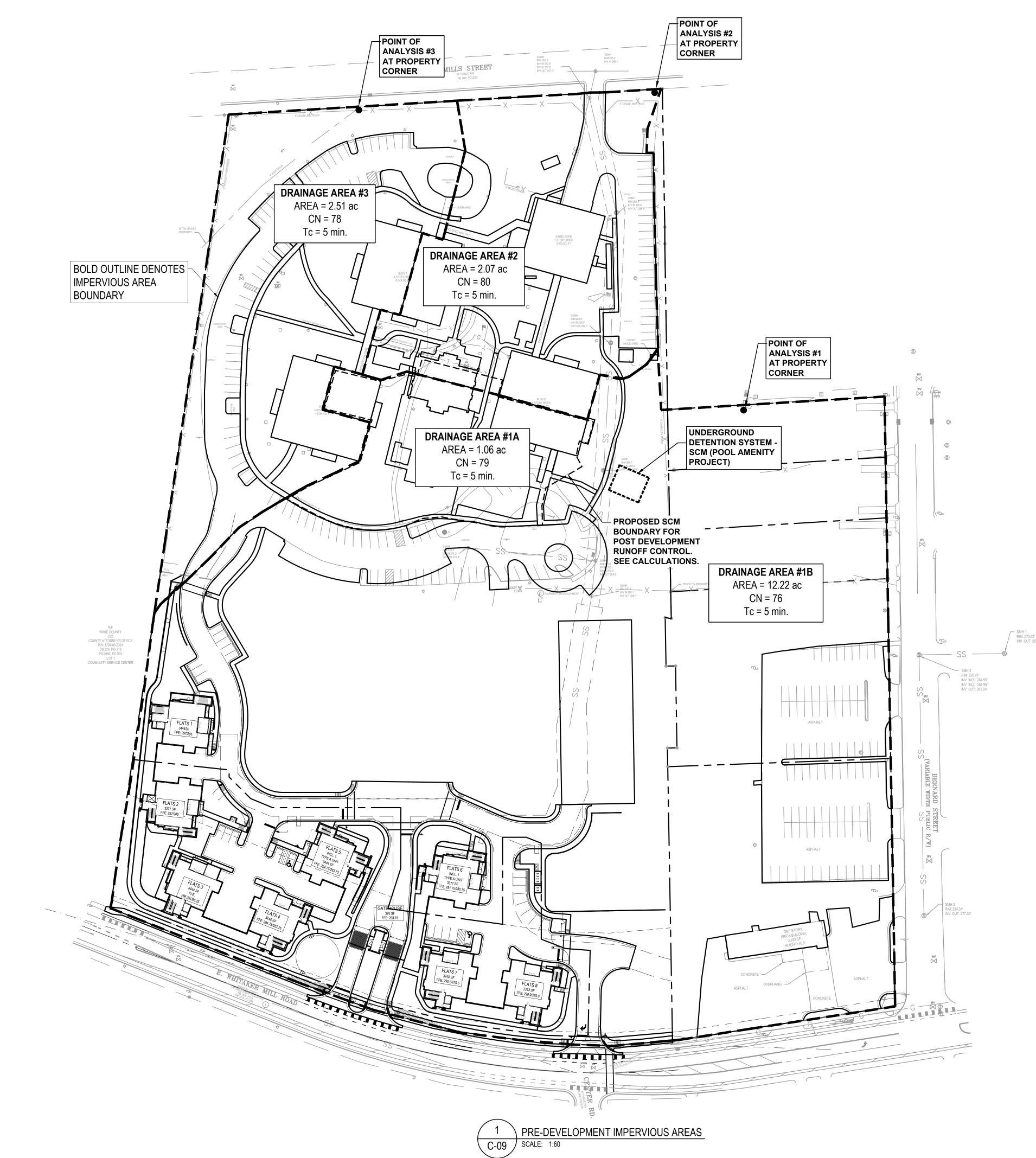
PROJECTS FOLDER-ZEBULON/2023/2023-053 PRUITT - WHITAKER GLEN FLATS - RALEIGHIPLANSIASR - REV LAYOUTISHEET FILESIC-07 LIGHTING PLAN DV

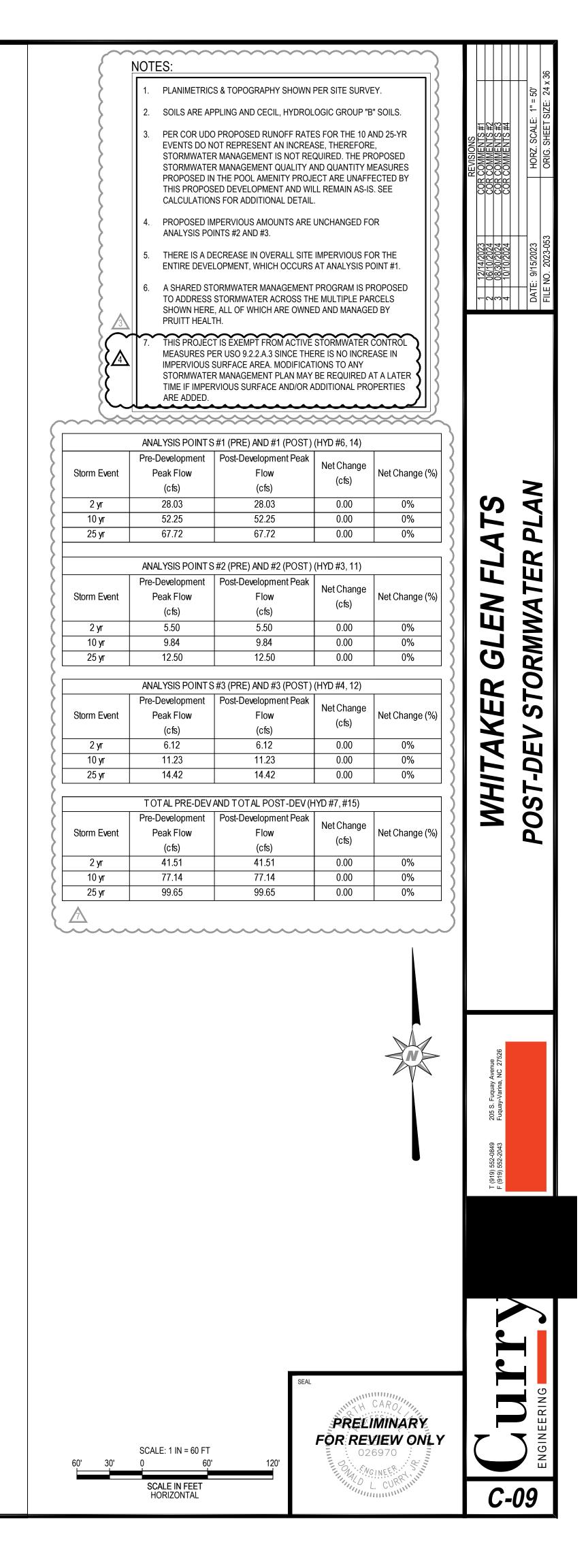
ROJECTS FOLDER-ZEBULON/2023/2023-053 PRUITT - WHITAKER GLEN FLATS - RALEIGHIPLANSIASR - REV LAYOUTISHEET FILESIC-08 PRE-DEV STORMWATER PLAN.DWG



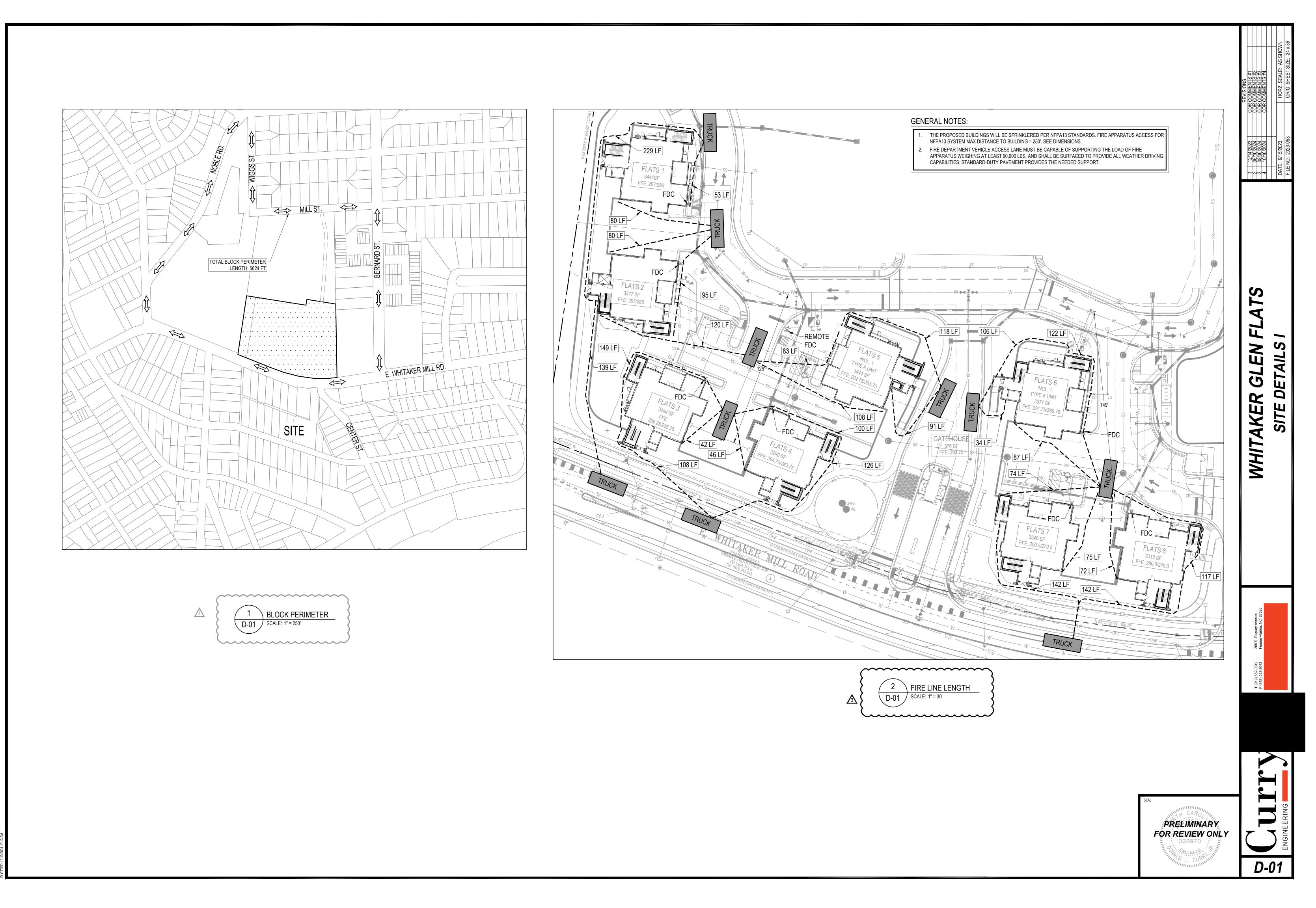
	NOTES: 1. PLANIMETRICS & TOPOGRAPHY SI 2. SOILS ARE APPLING AND CECIL, H		REVISIONS 1 12/14/2023 COR COMMENTS #1 2 06/10/2024 COR COMMENTS #2 3 08/30/2024 COR COMMENTS #2 4 10/10/2024 COR COMMENTS #3 5 08/30/2024 COR COMMENTS #3 6 10/10/2024 COR COMMENTS #3 7 10/10/2024 COR COMMENTS #3 8 10/10/2024 COR COMMENTS #3 9 10/10/2024 COR COMMENTS #3 1 10/10/2024 COR COMMENTS #4 1 10/10/2023 HORZ. SCALE: 1"= 50" FILE NO. 2023-053 ORIG. SHEET SIZE: 24 x 36
			WHITAKER GLEN FLATS PRE-DEV STORMWATER PLAN
			T (919) 552-0849 205 S. Fuquay Avenue F (919) 552-2043 Fuquay-Varina, NC 27526
60' 30'	SCALE: 1 IN = 60 FT 0 60' 120' SCALE IN FEET HORIZONTAL	SEAL	ENGINEERING

OJECTS FOLDER-ZEBULONI2023/2023-063 PRUITT - WHITAKER GLEN FLATS - RALEIGHIPLANSIASR - REV LAYOUTISHEET FILESIC-09 POST-DEV STORMWATER

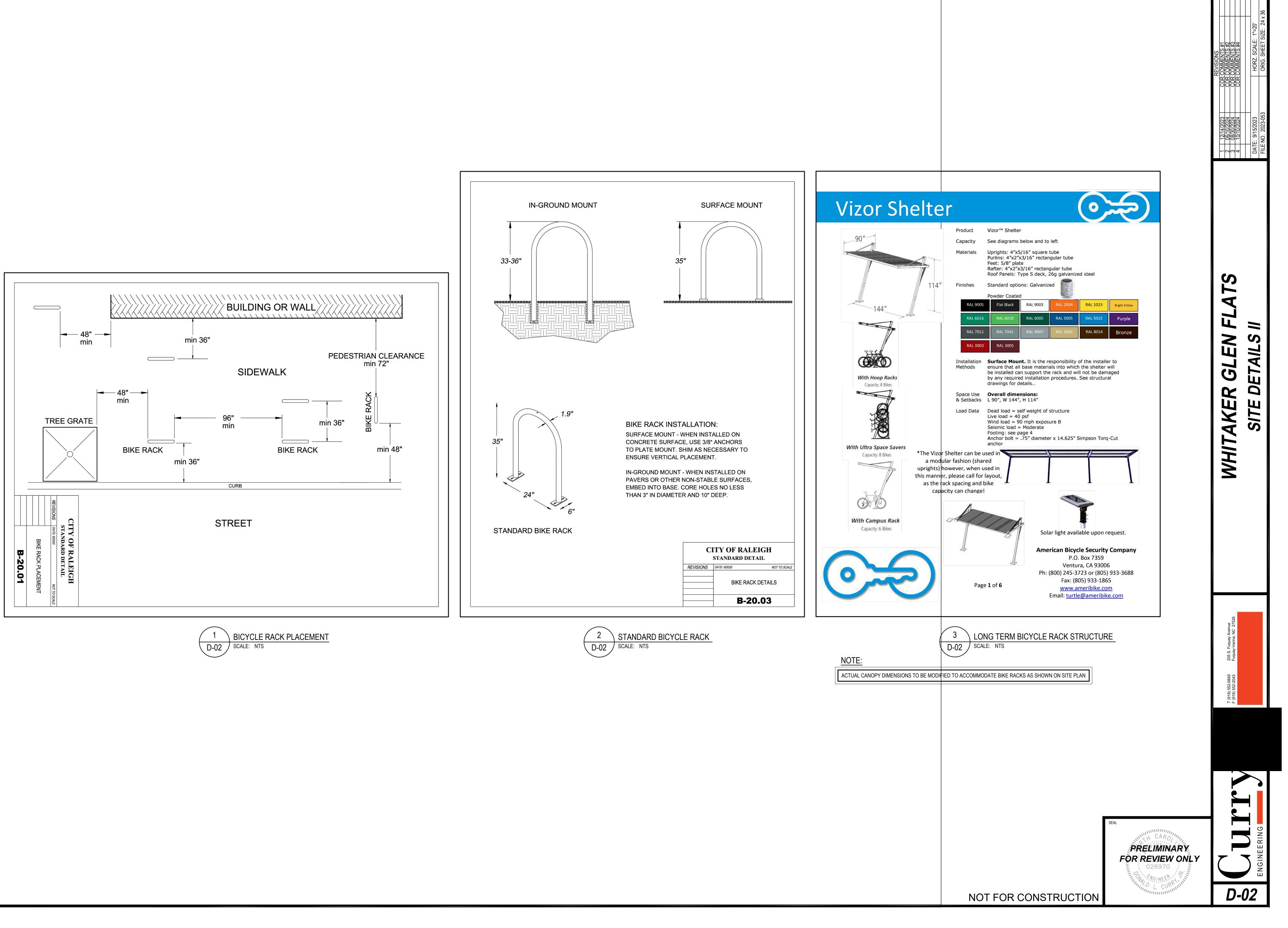


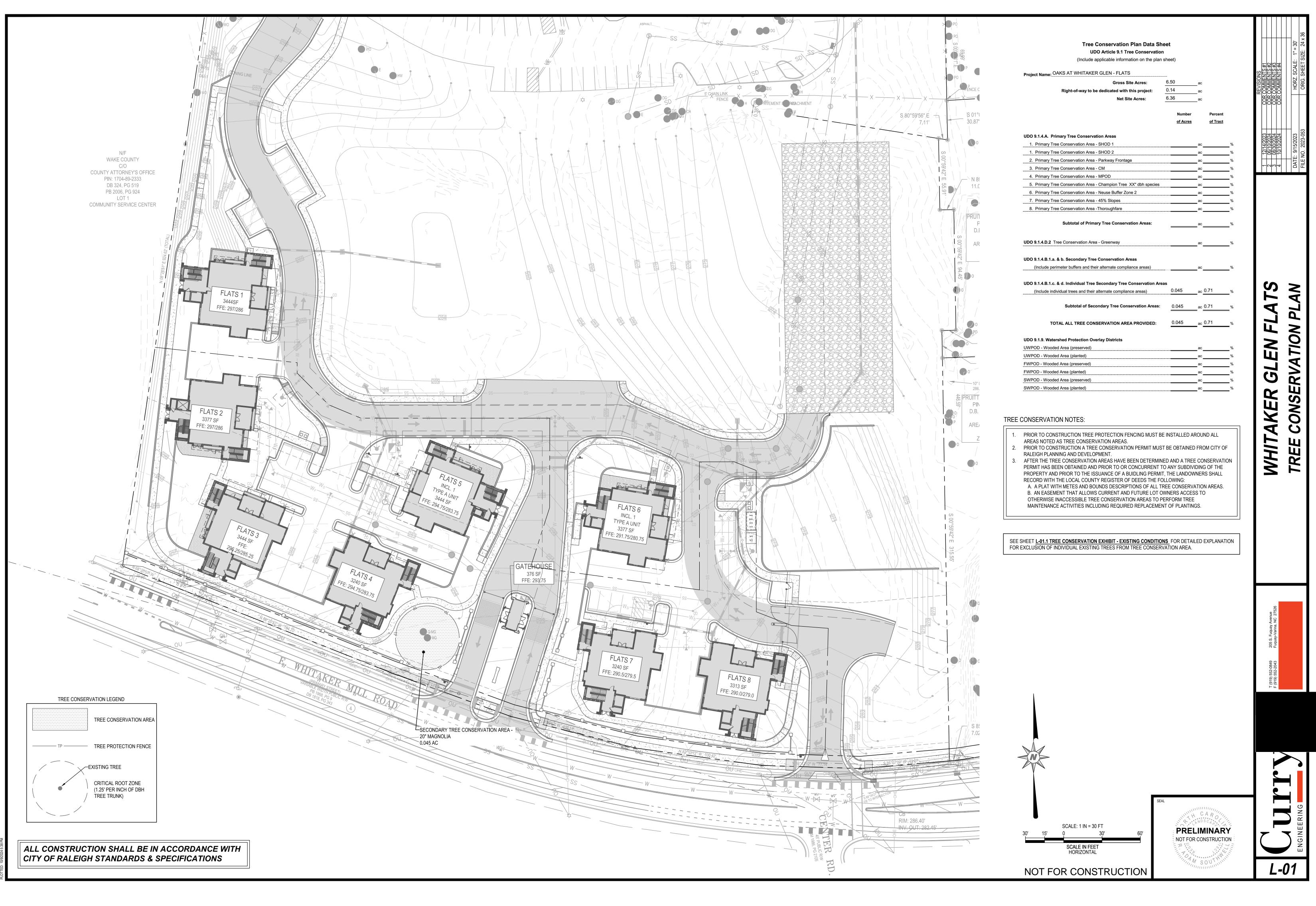


SMH 1 RIM: 270.42' INV. OUT: 265.53'

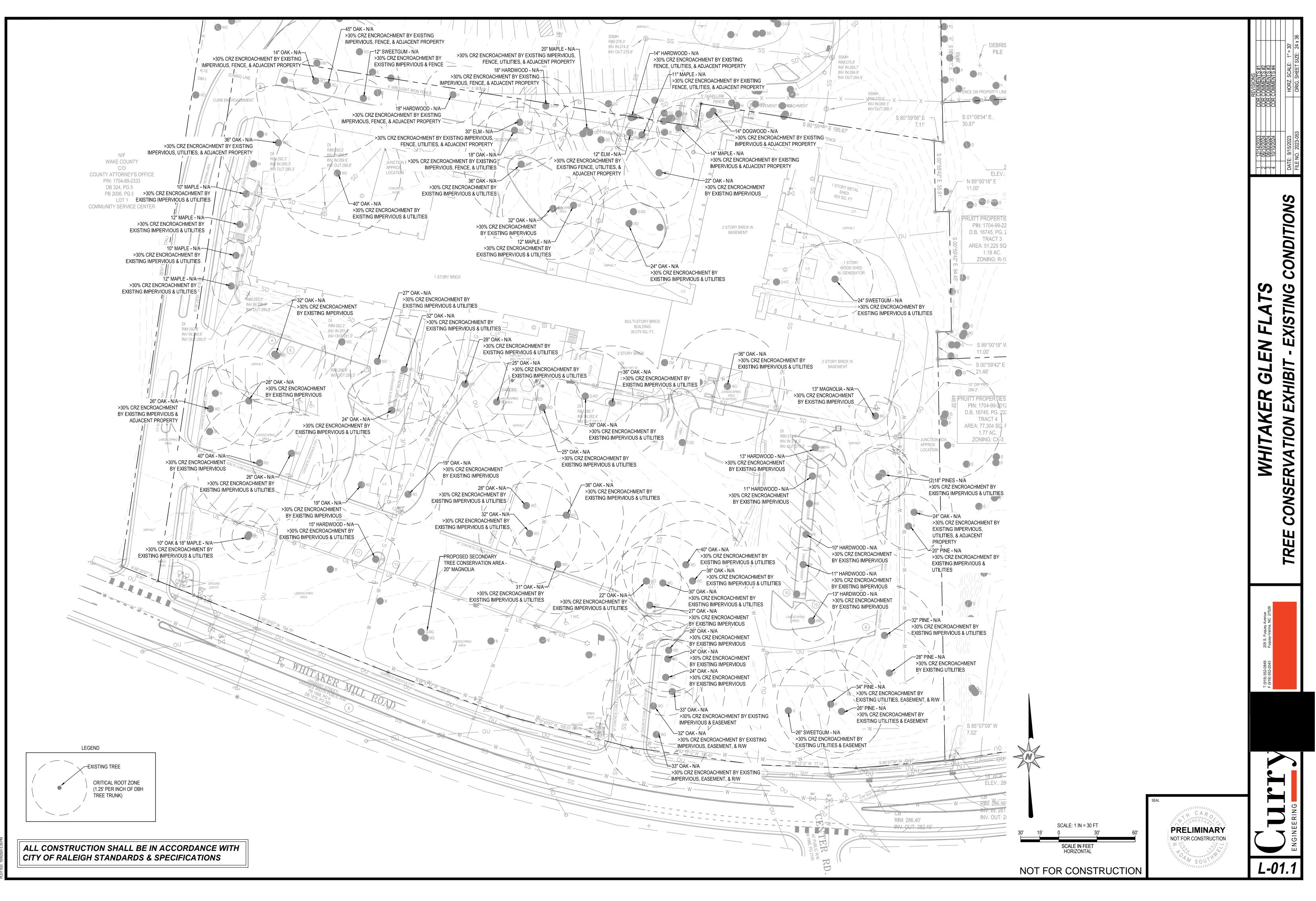


Z\PROJECTS FOLDER-ZEBULONI2023/2023-053 PRUITT - WHITAKER GLEN FLATS - RALEIGHIPLANSIASR - REV LAYOUTISHEET FILESID-01 SITE DETAILS I.

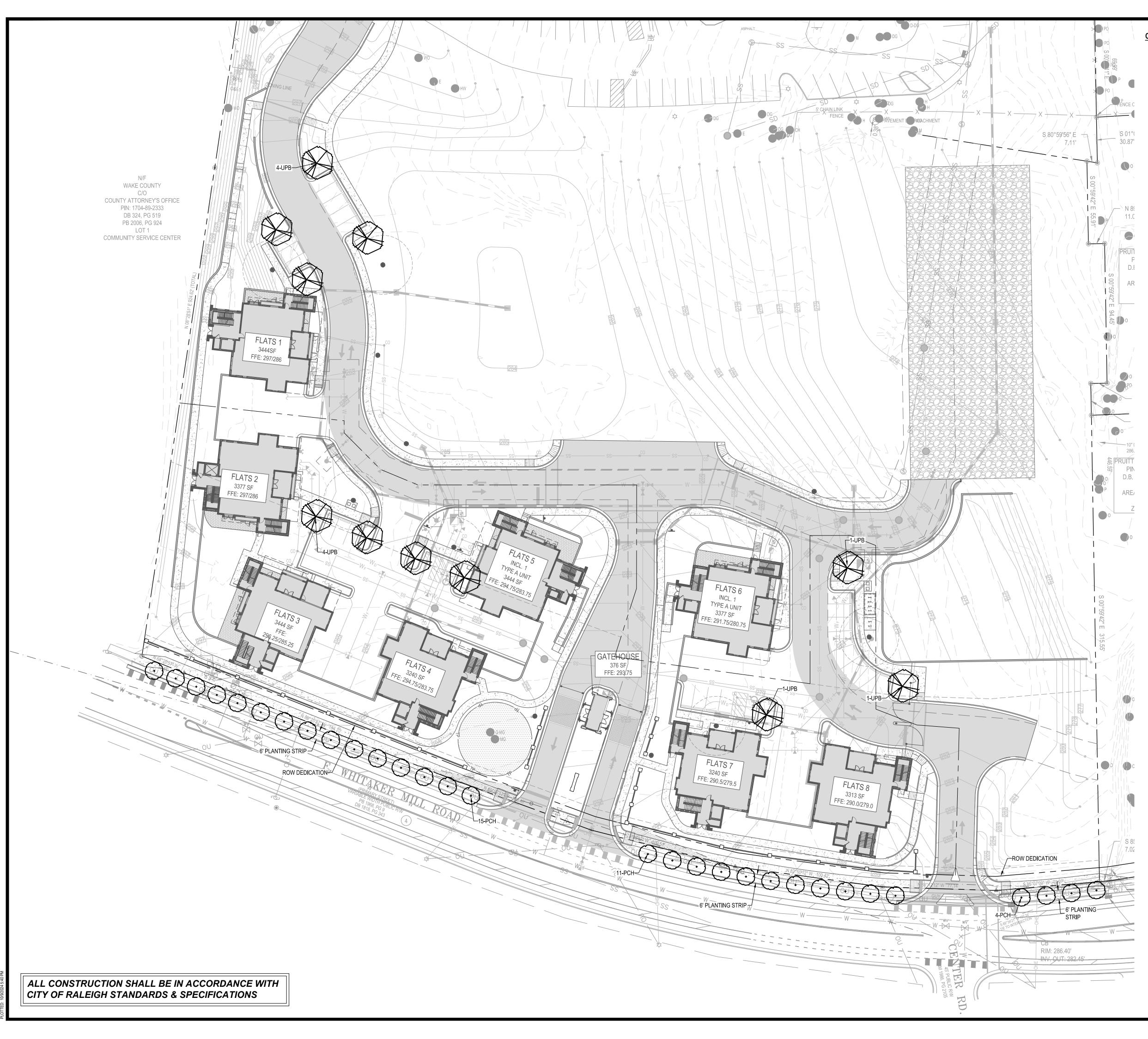




IX:DROPBOXISOUTHWELL DESIGN, PLLC(*PROJECTS)CURRY ENGINEERING()AKS AT WHITAKER GLEN - FLATS)*CADIL-01 TREE CONSERVATION PLAN.DWG

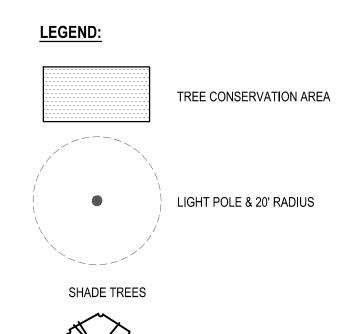


DROPBOXISOUTHWELL DESIGN, PLLCI/PROJECTSICURRY ENGINEERING/OAKS AT WHITAKER GLEN - FLATSI/CADIL-01.1 TREE CONSERVATION EXHIBIT.DWG



CITY OF RALEIGH LANDSCAPE NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS. 2. NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDO.
- 3. THE DEVELOPMENT SERVICES DIRECTOR CANNOT ISSUE A CERTIFICATE OF COMPLIANCE UNTIL ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDO. 4. A TEMPORARY CERTIFICATE OF COMPLIANCE MAY BE ISSUED WHEN THE DEVELOPMENT SERVICES DIRECTOR DETERMINES THAT DUE TO THE UNAVAILABILITY OF PLANT MATERIAL OR WEATHER CONCERNS,
- PLANTING LANDSCAPING WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS FOR A PERIOD OF UP TO 1 YEAR FOLLOWING THE DATE OF APPLICATION FOR A CERTIFICATE OF COMPLIANCE. 5. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
- 6. TREE AND SHRUB PLANTINGS SHOULD NOT INTERFERE WITH THE SAFE VEHICULAR AND PEDESTRIAN CIRCULATION ON THE SITE. 7. LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING
- AISLES OR THE APPROACH TO ANY STREET INTERSECTION. 8. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE
- RALEIGH STREET DESIGN MANUAL. 9. TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE.
- 10.NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
- 11.THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THE UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPING. 12.ALL PLANTING AREAS MUST BE STABILIZED FROM SOIL EROSION IMMEDIATELY UPON PLANTING AND
- MUST BE MAINTAINED FOR THE DURATION OF THE USE. 13.ALL REQUIRED LANDSCAPING SHALL BE ALLOWED TO REACH ITS REQUIRED SIZE AND SHALL BE
- MAINTAINED AT THAT REQUIRED SIZE. 14.STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

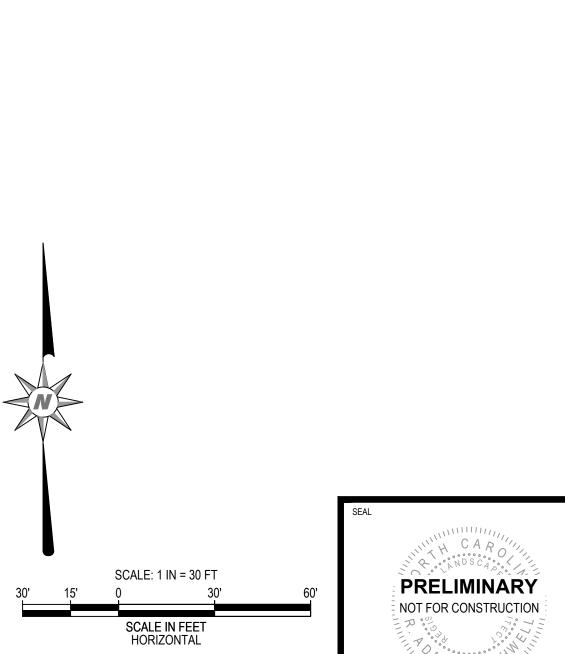


UPB - ULMUS PARVIFOLIA 'BOSQUE'

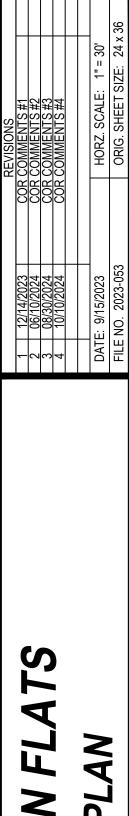
UNDERSTORY TREES

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PCH - PISTACIA CHINENSIS



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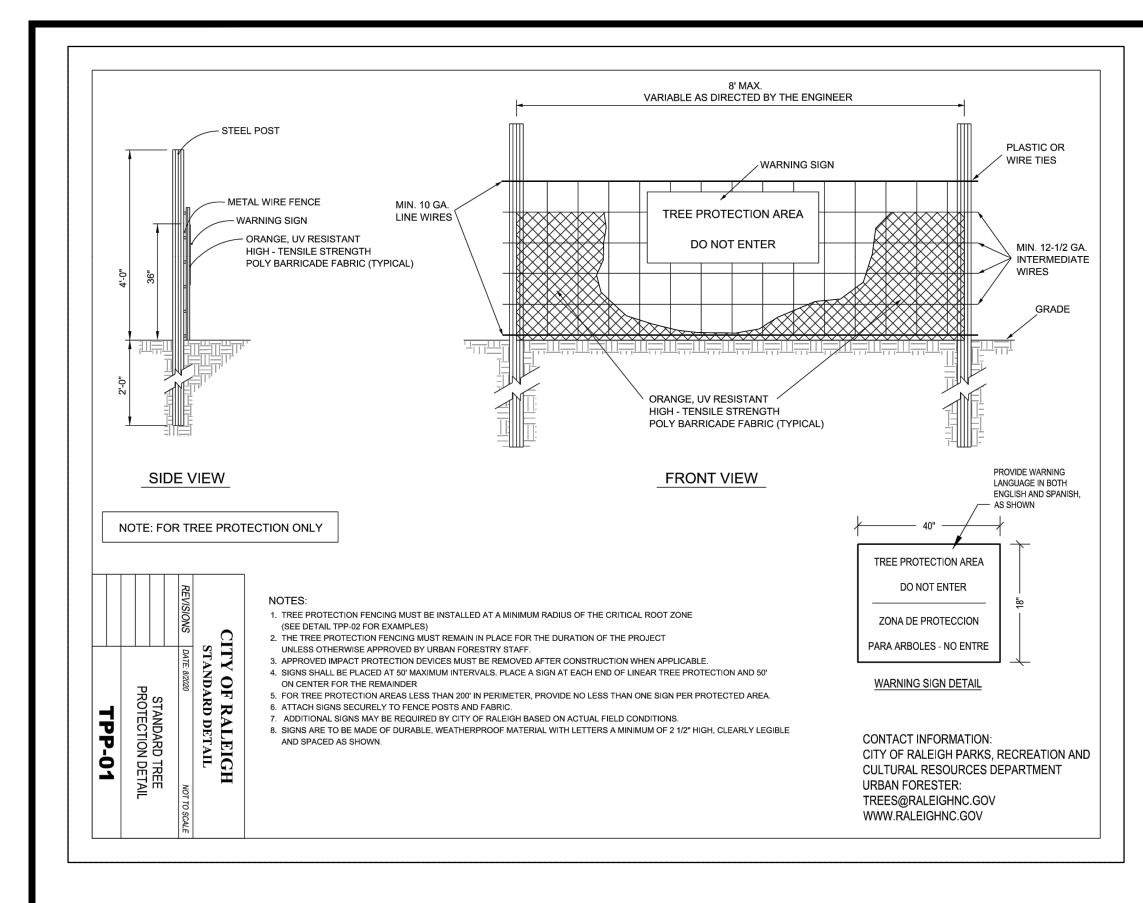
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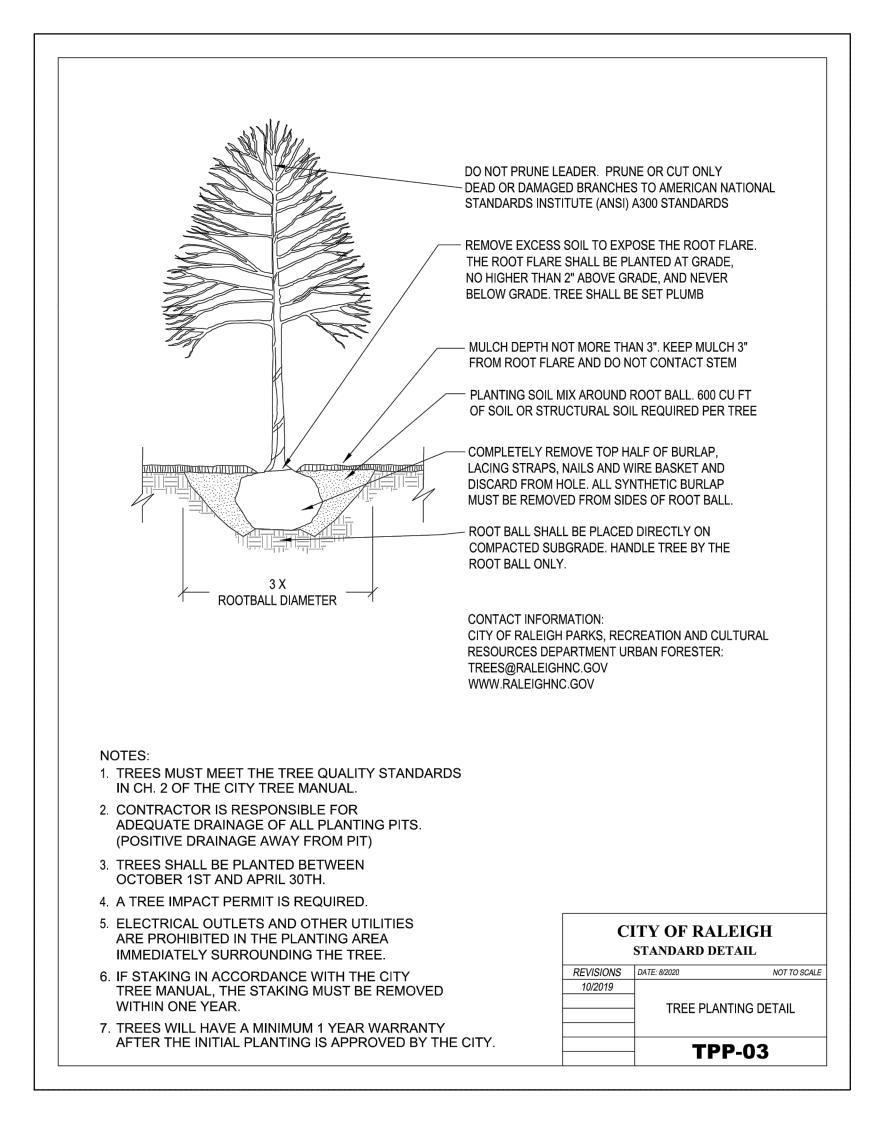
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L-02





			PLANT SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	CONTAINER (MINIMUM)	Т
SHADE TREES								
UPB	11	Ulmus parvifolia 'Bosque'	Chinese Elm	B&B	3"	10'		
UNDERSTORY	TREES							
PCH	30	Pistacia chinensis	Chinese Pistache	B&B	1.5"	6'		
TYPE / USE LEC	GEND							
PLANT TYPE: E	= EVERGR	EEN / D = DECIDUOUS						
PLANTUSE: ST	T = STREET	TREE / PARKING = PARKING LOT LA	NDSCAPE					

LANDSCAPE CALCULATIONS:

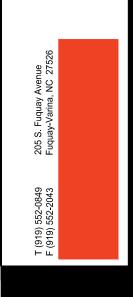
SEC. 7.1.7 VEHICLE PARK REQUIREMENT:	ING LOT LANDSCAPE EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE. IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQUARE FEET OF PARKING AREA. LIGHTING FIXTURES MUST BE LOCATED AT LEAST 20 FEET FROM A TREE, MEASURED FROM THE POLE OF THE LIGHTING FIXTURE TO THE TRUNK OF THE TREE.
PARKING AREA TOTAL: ISLANDS PROVIDED: REQUIRED: PROVIDED:	15,785 SF 11 11 SHADE TREES 11 SHADE TREES
SEC. 8.4 NEW AND EXISTI WHITAKER MILL ROAD:	
REQUIREMENT:	UNDERSTORY TREES SHALL BE PLANTED EVERY 20 FEET ON CENTER, ON AVERAGE STREET TREES SHALL BE PLACED BETWEEN THE SIDEWALK AND BACK OF CURB IN THE PLANTING STRIP
PROVIDED:	30 UNDERSTORY TREES PER URBAN FORESTRY

TYPE	USE	NOTES
D	PARKING	MATCHED / 40-50'H x 40-50'W MATURE
D	ST	MATCHED / SINGLE STEM / 30'H x 25'W MATURE

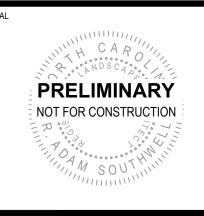
		REVISIONS
Ļ	12/14/2023	COR COMMENTS #1
2	06/10/2024	COR COMMENTS #2
ო	08/30/2024	COR COMMENTS #3
4	10/10/2024	COR COMMENTS #4
DATI	DATE: 9/15/2023	HORZ. SCALE: 1" = 30'
FILE	FILE NO. 2023-053	ORIG. SHEET SIZE: 24 x 36

ANDSCAI

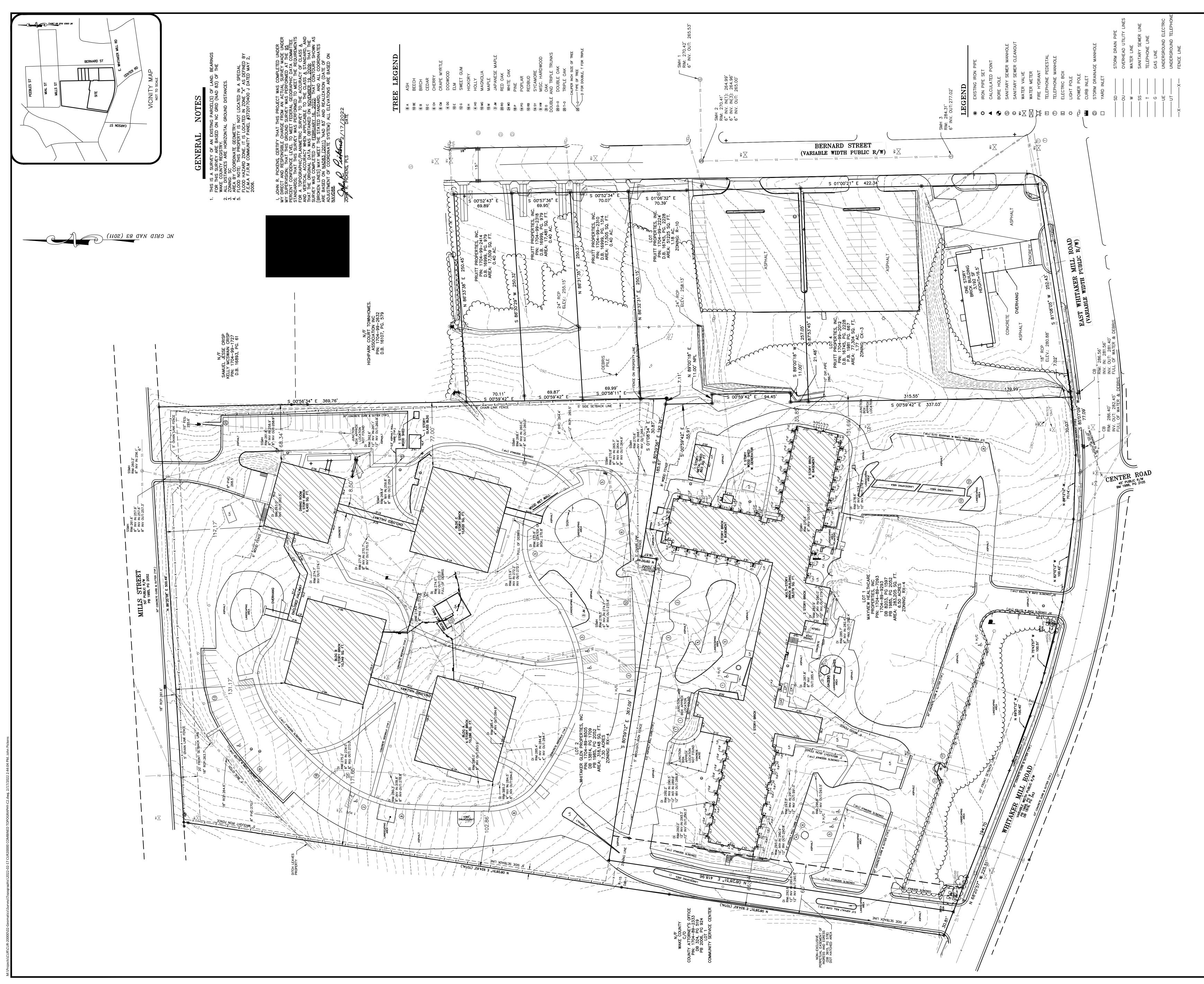
WHITAKER

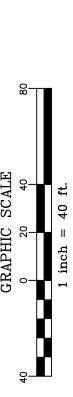






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Durham, NC 27713

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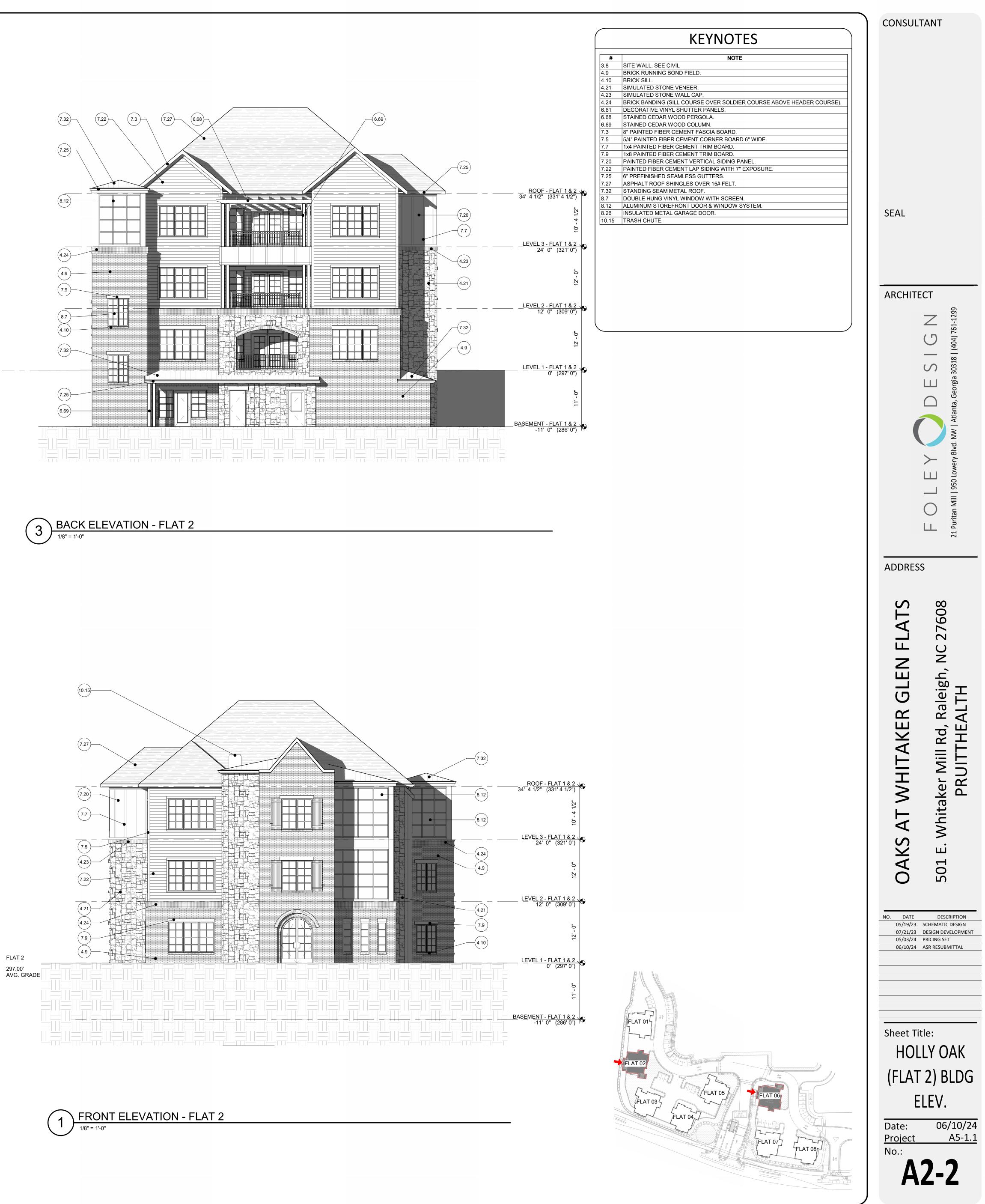
7.25	
	LEVEL 3 - FLAT 1 & 2
7.32	<u>LEVEL 3 - FLAT 1 & 2</u> 24' 0" (321' 0")
4.23	<u>LEVEL 2 - FLAT 1 & 2</u> 12' 0" (309' 0")
4.21	
	11- 0"
	BASEMENT - FLAT 1 & 2 -11' 0" (286' 0")

#	NOTE
3.8	SITE WALL. SEE CIVIL
4.2	BRICK SOLDIER COURSE.
4.9	BRICK RUNNING BOND FIELD.
4.10	BRICK SILL.
4.16	SIMULATED STONE SILL.
4.21	SIMULATED STONE VENEER.
4.23	SIMULATED STONE WALL CAP.
4.24	BRICK BANDING (SILL COURSE OVER SOLDIER COURSE ABOVE HEADER COU
5.3	42" HIGH PAINTED METAL GUARDRAIL.
5.17	DECORATIVE METAL LOUVER PANEL.
5.18	PAINTED METAL COPING.
6.61	DECORATIVE VINYL SHUTTER PANELS.
6.68	STAINED CEDAR WOOD PERGOLA.
6.69	STAINED CEDAR WOOD COLUMN.
7.3	8" PAINTED FIBER CEMENT FASCIA BOARD.
7.5	5/4" PAINTED FIBER CEMENT CORNER BOARD 6" WIDE.
7.7	1x4 PAINTED FIBER CEMENT TRIM BOARD.
7.9	1x8 PAINTED FIBER CEMENT TRIM BOARD.
7.22	PAINTED FIBER CEMENT LAP SIDING WITH 7" EXPOSURE.
7.25	6" PREFINISHED SEAMLESS GUTTERS.
7.27	ASPHALT ROOF SHINGLES OVER 15# FELT.
7.32	STANDING SEAM METAL ROOF.
8.7	DOUBLE HUNG VINYL WINDOW WITH SCREEN.
8.12	ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM.
8.13	HOLLOW METAL DOOR.
8.22	SINGLE METAL CLAD WOOD DOOR W/ INSULATED GLASS.
8.26	INSULATED METAL GARAGE DOOR.
10.15	TRASH CHUTE.
26.1	LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS).



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3 BACK ELEVATION - FLAT 3

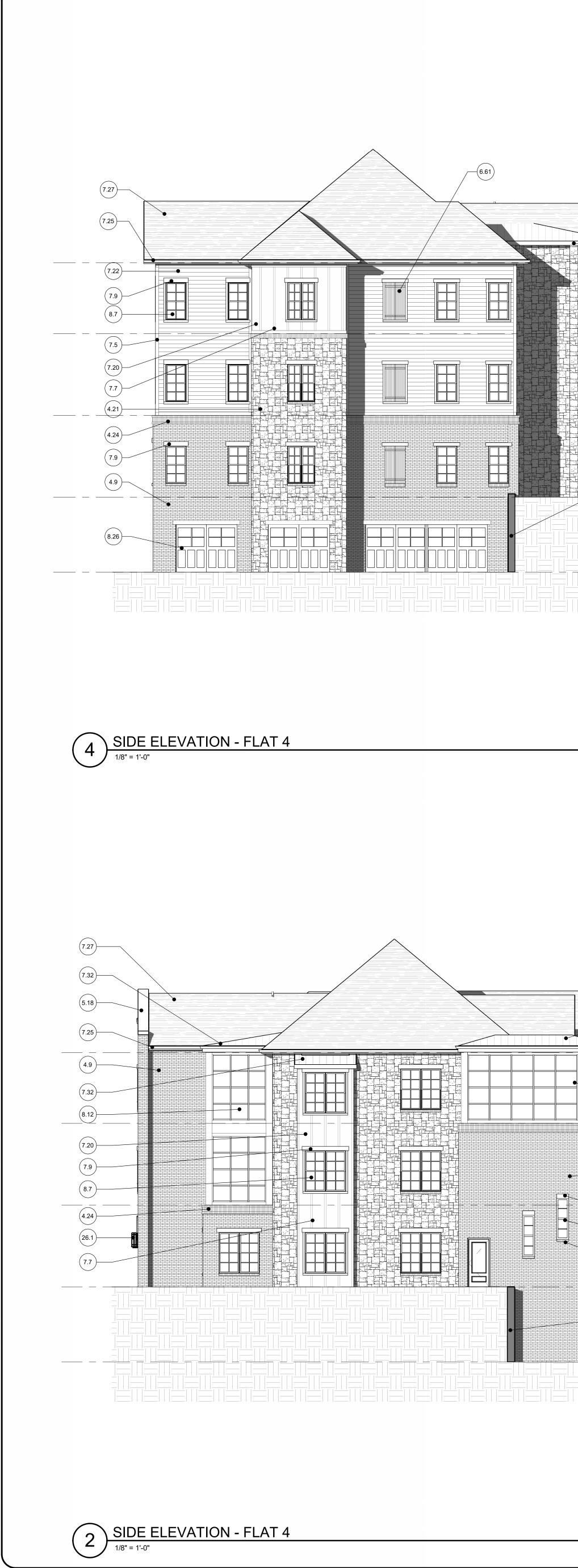


1) FRONT ELEVATION - FLAT 3



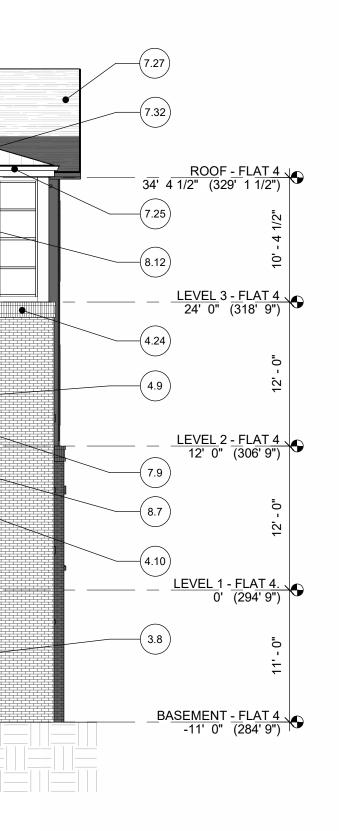
8.7	DOUBLE HUNG VINYL WINDOW WITH SCREEN.
8.12	ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM.
8.26	INSULATED METAL GARAGE DOOR.
10.15	TRASH CHUTE.
26.1	LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS).

#	NOTE
3.8	SITE WALL. SEE CIVIL
4.9	BRICK RUNNING BOND FIELD.
4.21	SIMULATED STONE VENEER.
4.23	SIMULATED STONE WALL CAP.
4.24	BRICK BANDING (SILL COURSE OVER SOLDIER COURSE ABOVE HEADER CO
5.3	42" HIGH PAINTED METAL GUARDRAIL.
5.17	DECORATIVE METAL LOUVER PANEL.
5.18	PAINTED METAL COPING.
6.61	DECORATIVE VINYL SHUTTER PANELS.
6.68	STAINED CEDAR WOOD PERGOLA.
6.69	STAINED CEDAR WOOD COLUMN.
7.3	8" PAINTED FIBER CEMENT FASCIA BOARD.
7.5	5/4" PAINTED FIBER CEMENT CORNER BOARD 6" WIDE.
7.7	1x4 PAINTED FIBER CEMENT TRIM BOARD.
7.9	1x8 PAINTED FIBER CEMENT TRIM BOARD.
7.20	PAINTED FIBER CEMENT VERTICAL SIDING PANEL.
7.22	PAINTED FIBER CEMENT LAP SIDING WITH 7" EXPOSURE.
7.25	6" PREFINISHED SEAMLESS GUTTERS.
7.27	ASPHALT ROOF SHINGLES OVER 15# FELT.
7.32	STANDING SEAM METAL ROOF.
8.7	DOUBLE HUNG VINYL WINDOW WITH SCREEN.
8.12	ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM.
8.26	INSULATED METAL GARAGE DOOR.
10.15	TRASH CHUTE.
26.1	LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS).

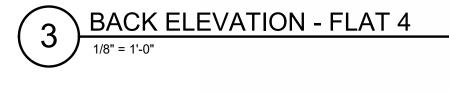


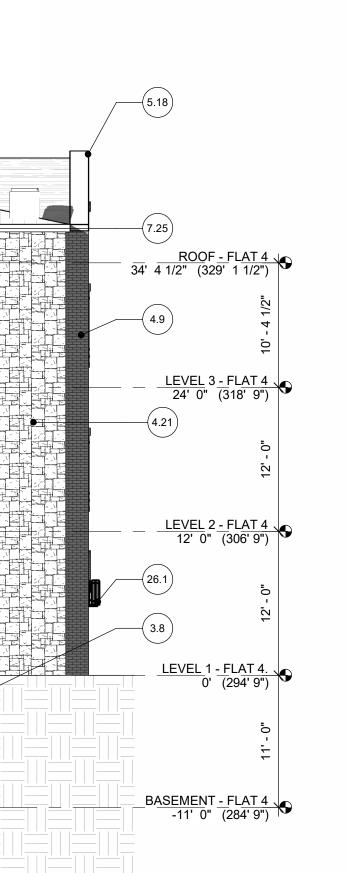
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1) FRONT ELEVATION - FLAT 4











KEYNOTES

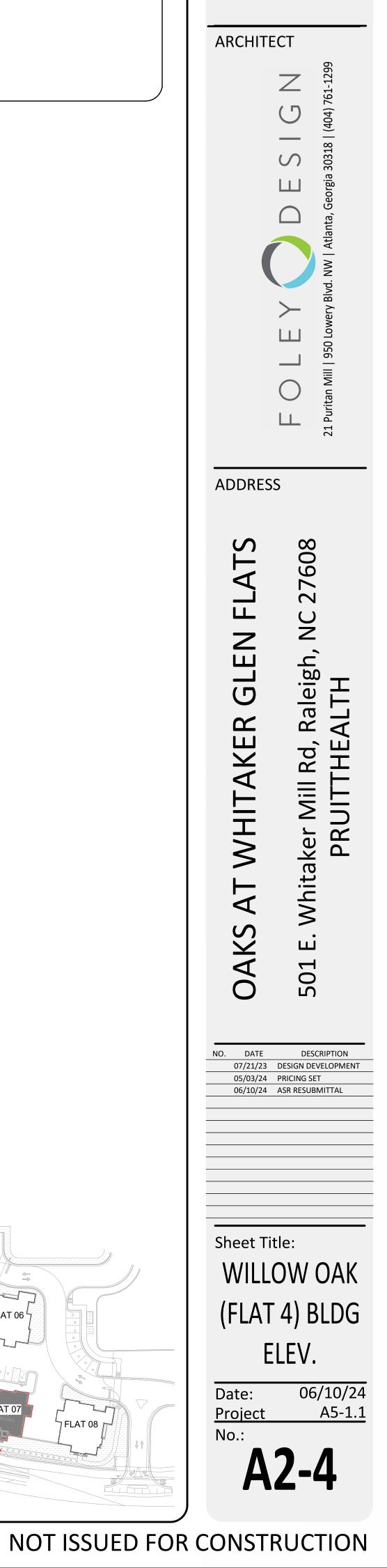
#	NOTE
3.8	SITE WALL. SEE CIVIL
4.9	BRICK RUNNING BOND FIELD.
4.10	BRICK SILL.
4.21	SIMULATED STONE VENEER.
4.23	SIMULATED STONE WALL CAP.
4.24	BRICK BANDING (SILL COURSE OVER SOLDIER COURSE ABOVE HEADER COU
5.3	42" HIGH PAINTED METAL GUARDRAIL.
5.17	DECORATIVE METAL LOUVER PANEL.
5.18	PAINTED METAL COPING.
6.61	DECORATIVE VINYL SHUTTER PANELS.
6.68	STAINED CEDAR WOOD PERGOLA.
6.69	STAINED CEDAR WOOD COLUMN.
7.3	8" PAINTED FIBER CEMENT FASCIA BOARD.
7.5	5/4" PAINTED FIBER CEMENT CORNER BOARD 6" WIDE.
7.7	1x4 PAINTED FIBER CEMENT TRIM BOARD.
7.9	1x8 PAINTED FIBER CEMENT TRIM BOARD.
7.20	PAINTED FIBER CEMENT VERTICAL SIDING PANEL.
7.22	PAINTED FIBER CEMENT LAP SIDING WITH 7" EXPOSURE.
7.25	6" PREFINISHED SEAMLESS GUTTERS.
7.27	ASPHALT ROOF SHINGLES OVER 15# FELT.
7.32	STANDING SEAM METAL ROOF.
8.7	DOUBLE HUNG VINYL WINDOW WITH SCREEN.
8.12	ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM.
8.13	HOLLOW METAL DOOR.
8.26	INSULATED METAL GARAGE DOOR.
10.15	TRASH CHUTE.
26.1	LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS).

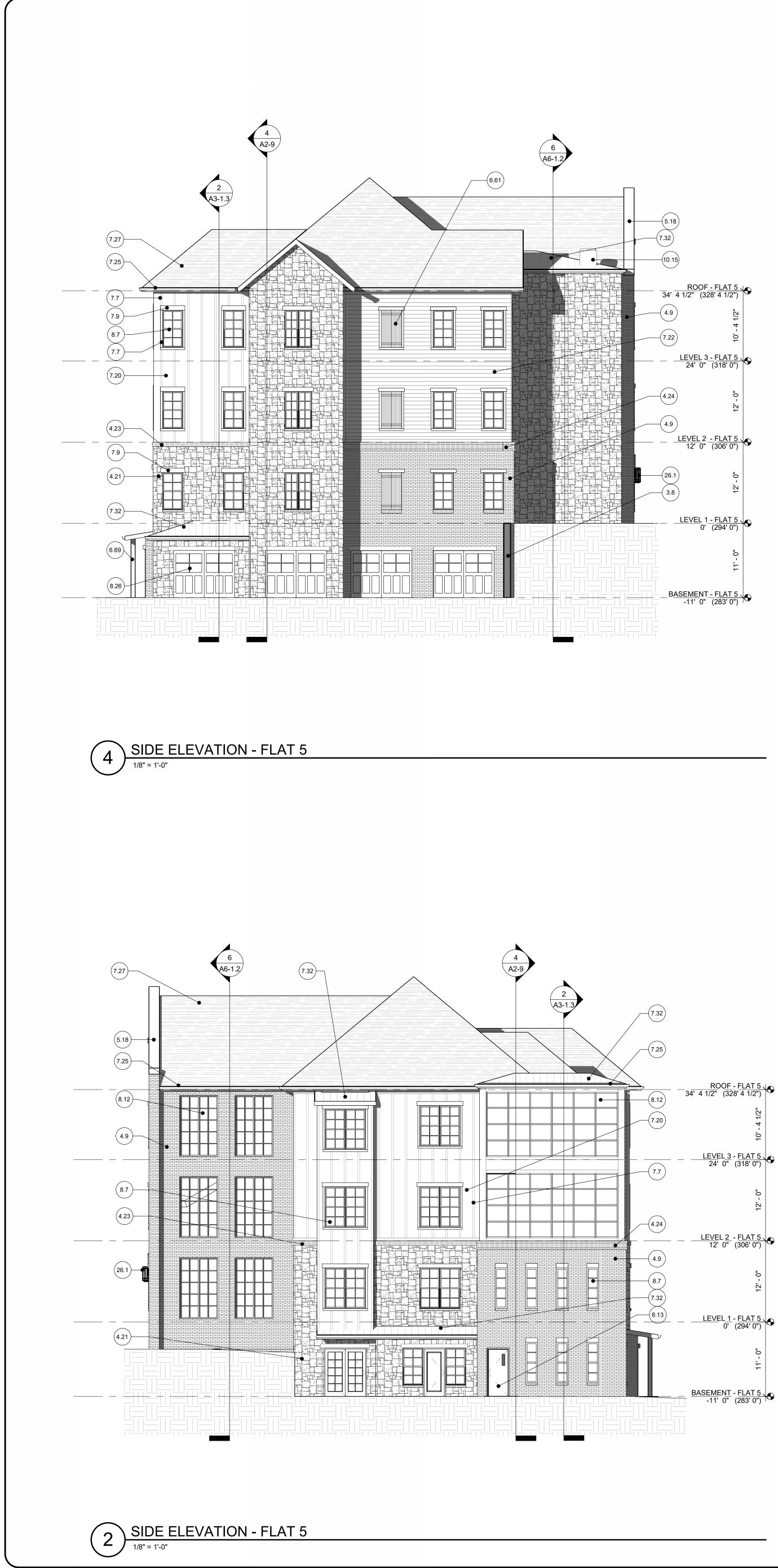




CONSULTANT

SEAL

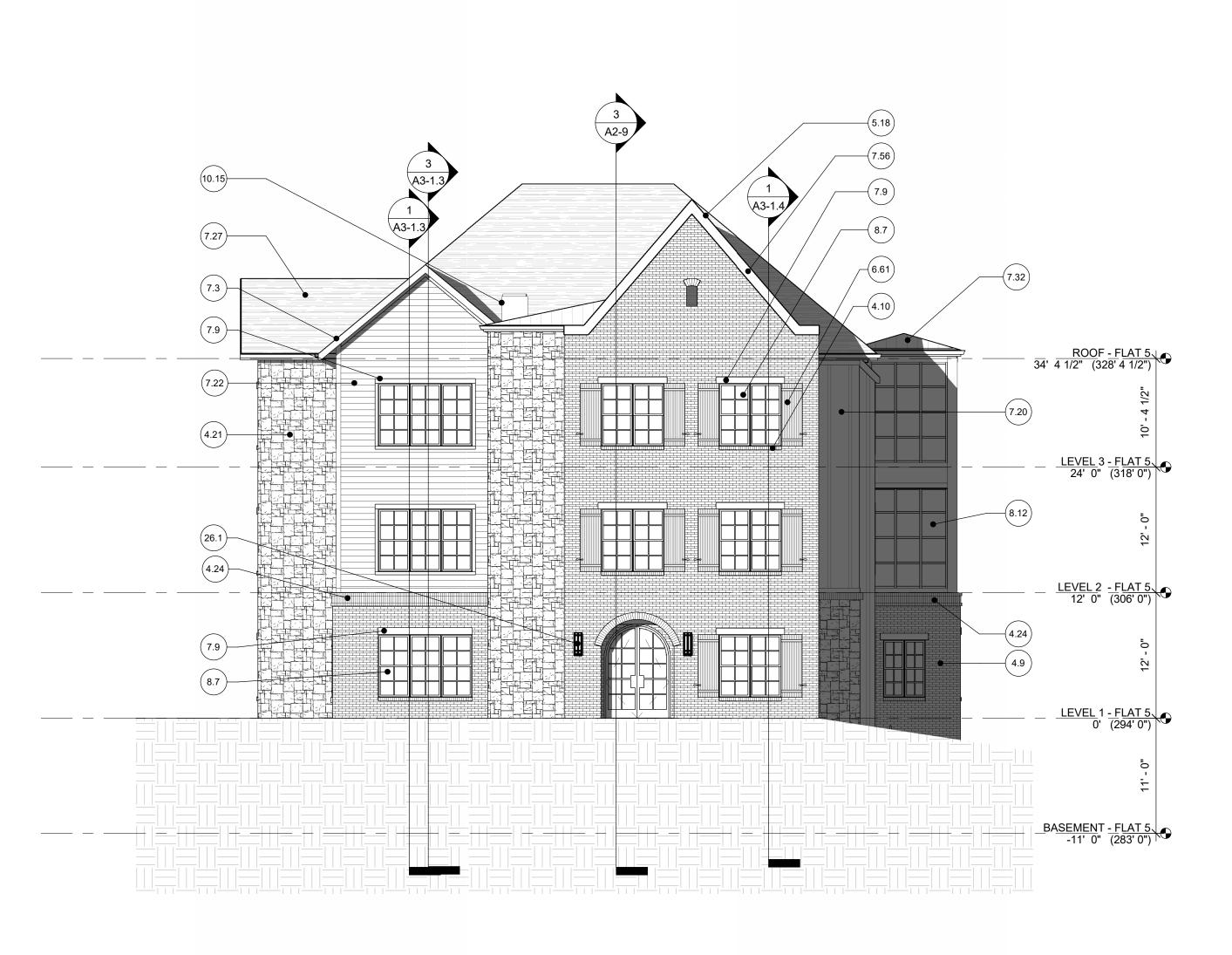




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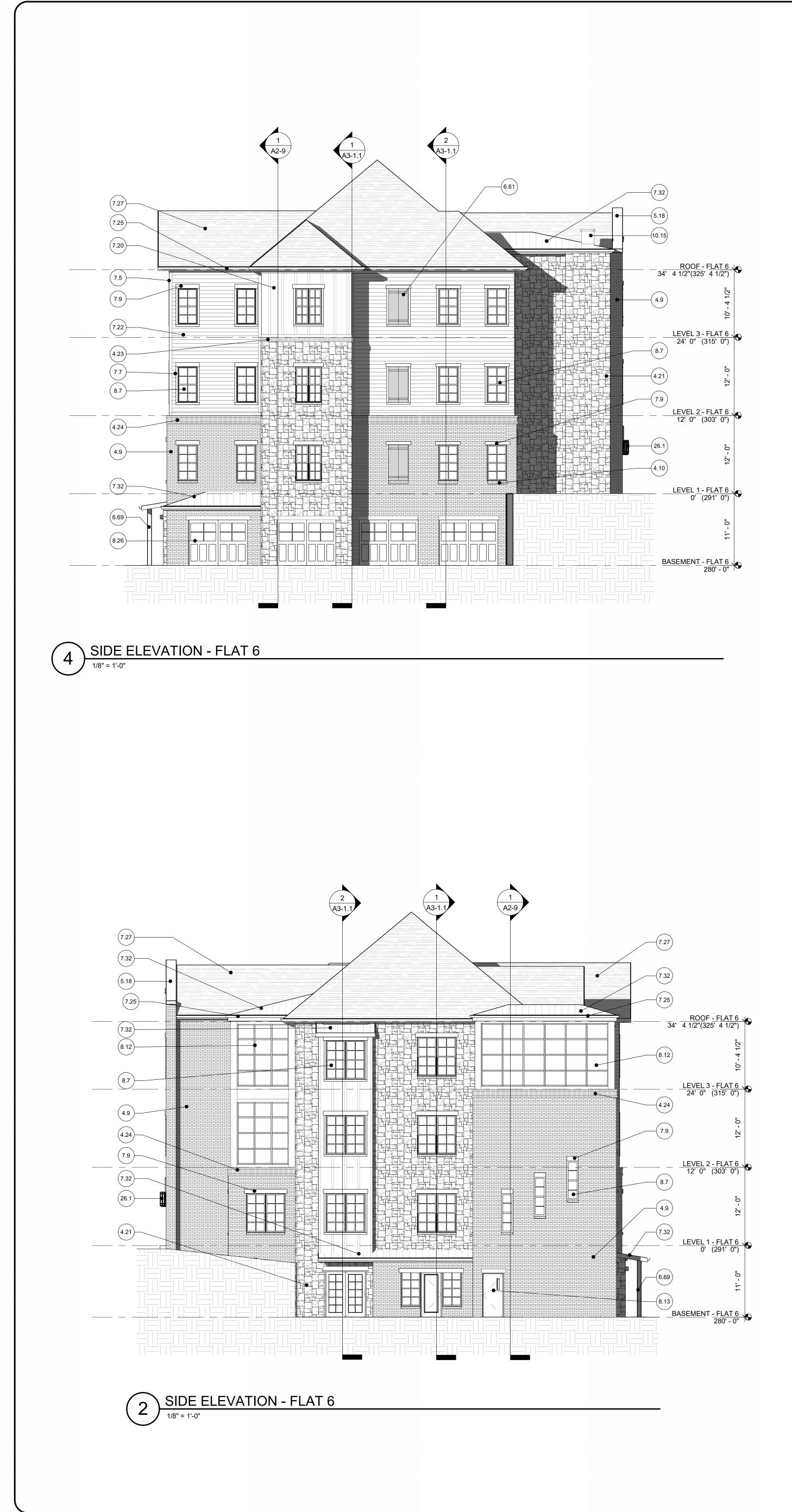
 1
 FRONT ELEVATION - FLAT 5

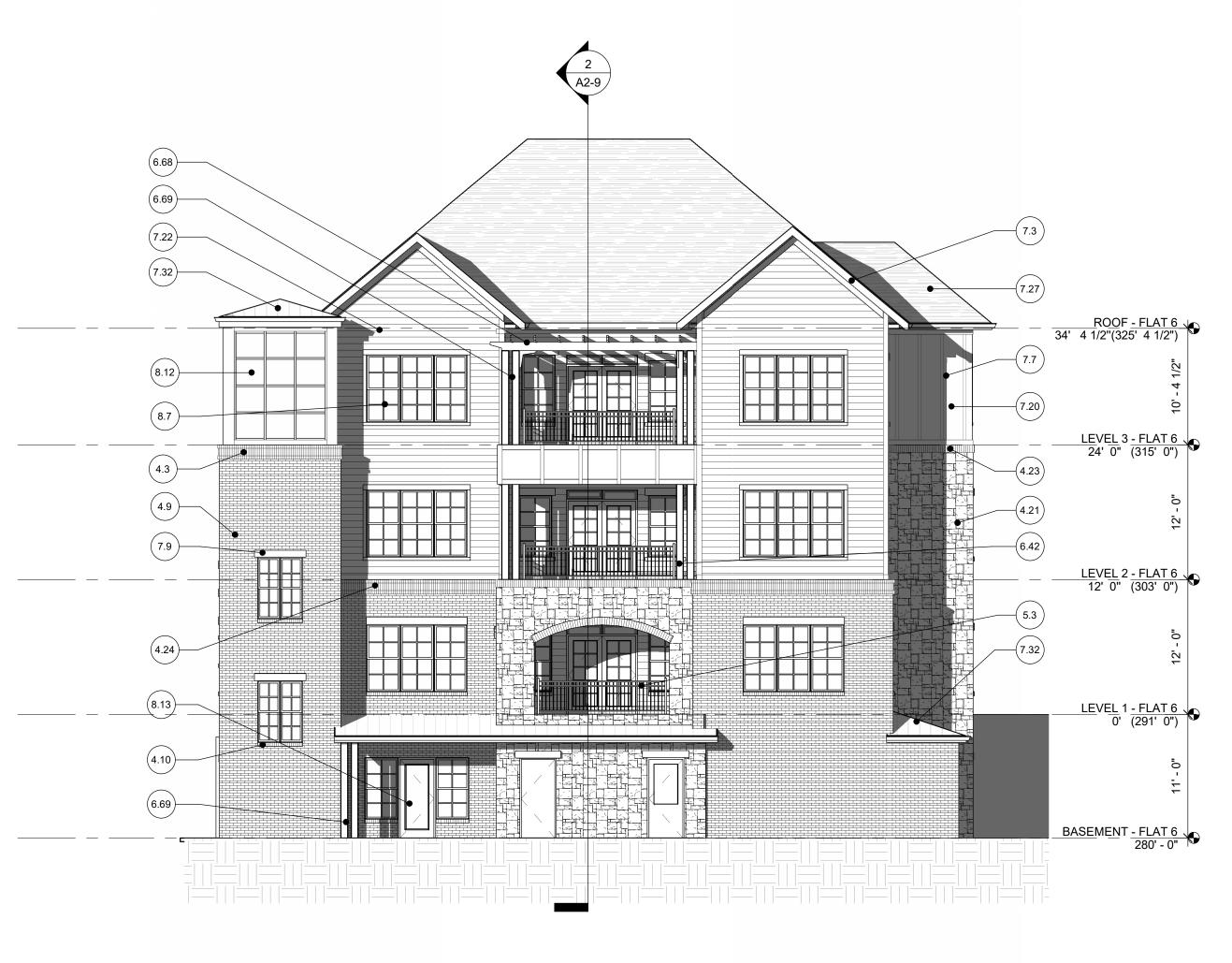
 1/8" = 1'-0"



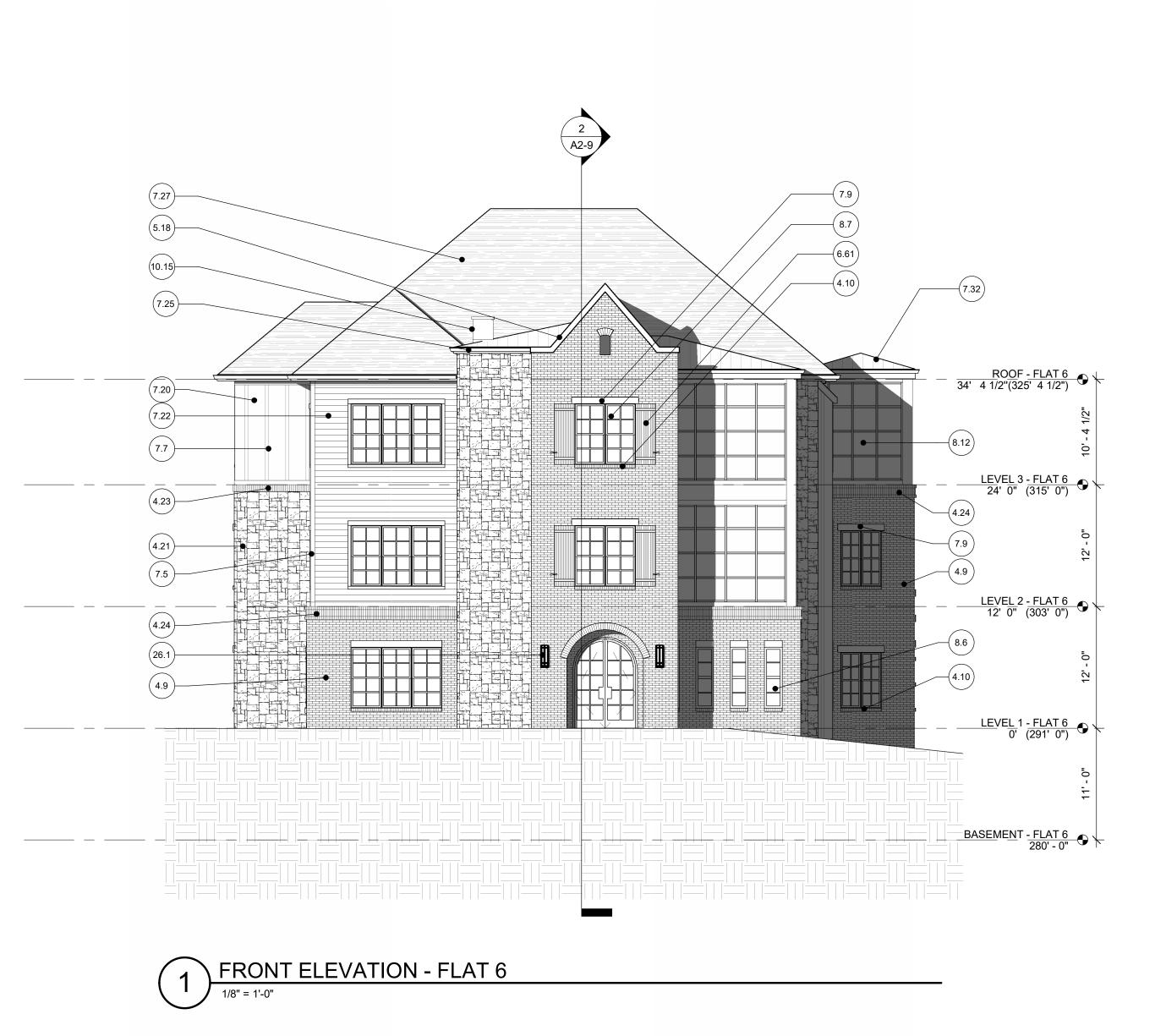
#	NOTE
3.8	SITE WALL. SEE CIVIL
4.9	BRICK RUNNING BOND FIELD.
4.10	BRICK SILL.
4.21	SIMULATED STONE VENEER.
4.23	SIMULATED STONE WALL CAP.
4.24	BRICK BANDING (SILL COURSE OVER SOLDIER COURSE ABOVE HEADER COU
5.3	42" HIGH PAINTED METAL GUARDRAIL.
5.18	PAINTED METAL COPING.
6.42	8" X 8" STAINED CEDAR WOOD COLUMN, SEE STRUCTURAL.
6.61	DECORATIVE VINYL SHUTTER PANELS.
6.68	STAINED CEDAR WOOD PERGOLA.
6.69	STAINED CEDAR WOOD COLUMN.
7.3	8" PAINTED FIBER CEMENT FASCIA BOARD.
7.7	1x4 PAINTED FIBER CEMENT TRIM BOARD.
7.9	1x8 PAINTED FIBER CEMENT TRIM BOARD.
7.20	PAINTED FIBER CEMENT VERTICAL SIDING PANEL.
7.22	PAINTED FIBER CEMENT LAP SIDING WITH 7" EXPOSURE.
7.25	6" PREFINISHED SEAMLESS GUTTERS.
7.27	ASPHALT ROOF SHINGLES OVER 15# FELT.
7.32	STANDING SEAM METAL ROOF.
7.56	NOT USED.
8.7	DOUBLE HUNG VINYL WINDOW WITH SCREEN.
8.12	ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM.
8.13	HOLLOW METAL DOOR.
8.26	INSULATED METAL GARAGE DOOR.
10.15	TRASH CHUTE.
26.1	LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS).







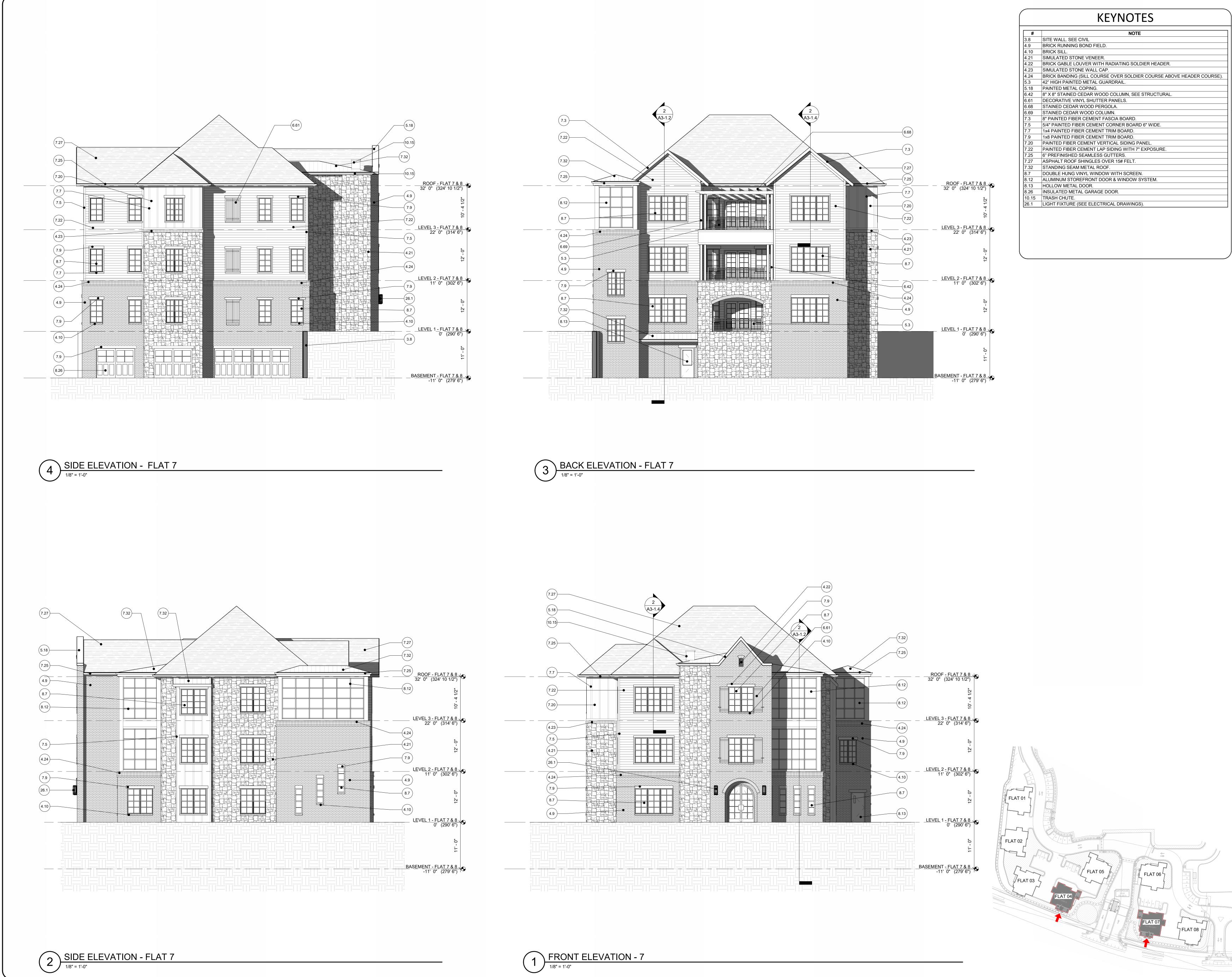
3 BACK ELEVATION - FLAT 6



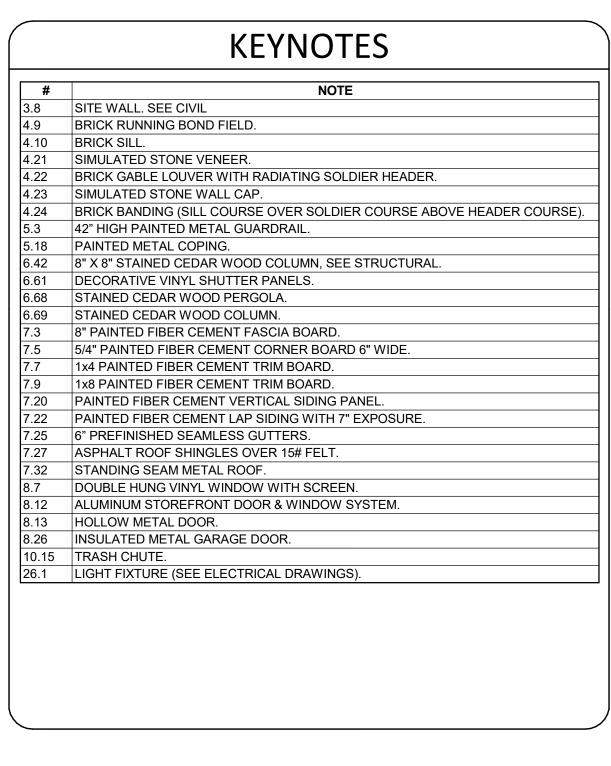
	NOT5
#	NOTE
4.3	DOUBLE BRICK SOLDIER COURSE.
4.9	BRICK RUNNING BOND FIELD.
4.10	BRICK SILL.
4.21	SIMULATED STONE VENEER.
4.23	SIMULATED STONE WALL CAP.
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7.7	1x4 PAINTED FIBER CEMENT TRIM BOARD.
7.9	1x8 PAINTED FIBER CEMENT TRIM BOARD.
7.20	PAINTED FIBER CEMENT VERTICAL SIDING PANEL.
7.22	PAINTED FIBER CEMENT LAP SIDING WITH 7" EXPOSURE.
7.25	6" PREFINISHED SEAMLESS GUTTERS.
7.27	ASPHALT ROOF SHINGLES OVER 15# FELT.
7.32	STANDING SEAM METAL ROOF.
8.6	SINGLE HUNG VINYL WINDOW WITH SCREEN.
8.7	DOUBLE HUNG VINYL WINDOW WITH SCREEN.
8.12	ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM.
8.13	HOLLOW METAL DOOR.
8.26	INSULATED METAL GARAGE DOOR.
10.15	TRASH CHUTE.
26.1	LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS).



NOT ISSUED FOR CONSTRUCTION

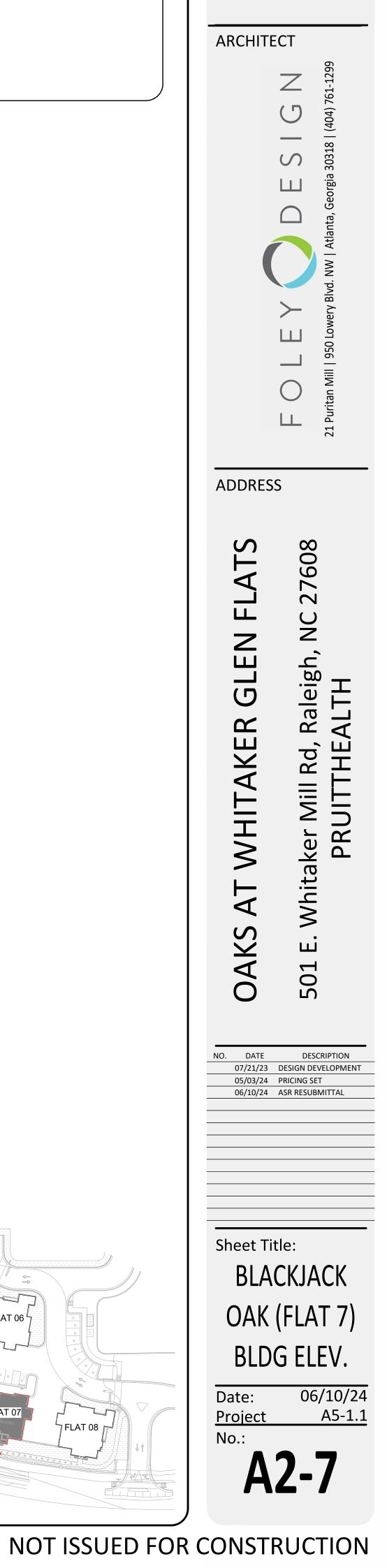


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#	NOTE
3.8	SITE WALL. SEE CIVIL
4.9	BRICK RUNNING BOND FIELD.
4.10	BRICK SILL.
4.21	SIMULATED STONE VENEER.
4.23	SIMULATED STONE WALL CAP.
4.24	BRICK BANDING (SILL COURSE OVER SOLDIER COURSE ABOVE HEADER CO
5.3	42" HIGH PAINTED METAL GUARDRAIL.
5.18	PAINTED METAL COPING.
6.42	8" X 8" STAINED CEDAR WOOD COLUMN, SEE STRUCTURAL.
6.61	DECORATIVE VINYL SHUTTER PANELS.
6.68	STAINED CEDAR WOOD PERGOLA.
6.69	STAINED CEDAR WOOD COLUMN.
7.3	8" PAINTED FIBER CEMENT FASCIA BOARD.
7.5	5/4" PAINTED FIBER CEMENT CORNER BOARD 6" WIDE.
7.7	1x4 PAINTED FIBER CEMENT TRIM BOARD.
7.9	1x8 PAINTED FIBER CEMENT TRIM BOARD.
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