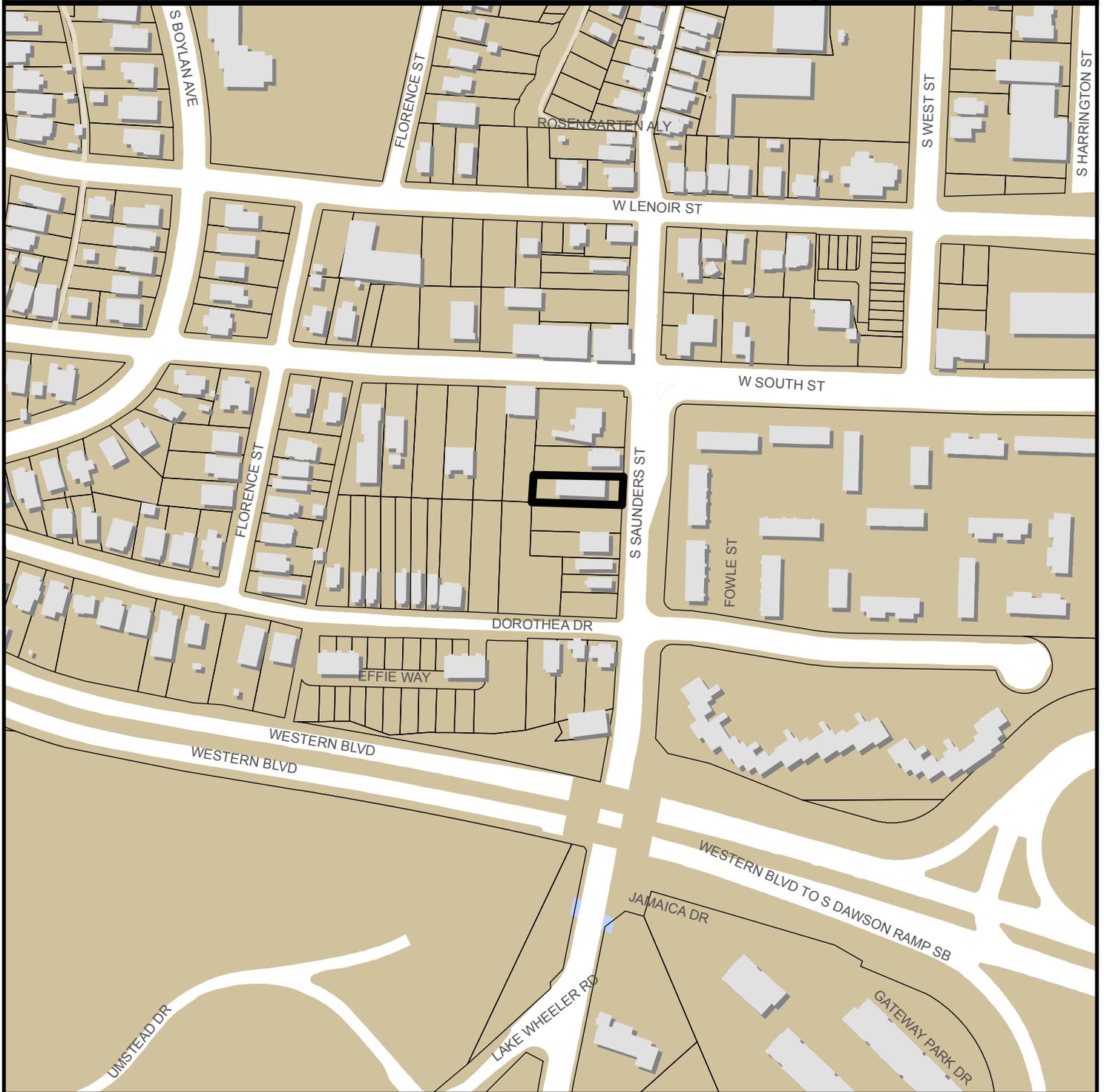


RALEIGH ARCHITECTURE

SR-12-2018



0 300 600 Feet

Zoning: **NX-3-UL**
CAC: **Central**
Drainage Basin: **Rocky Branch**
Acreage: **0.18**
Sq. Ft.: **3,235**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Raleigh Architecture**
Phone: **(919) 631-2955**





Administrative Approval Action

AA # 3785 / SR-12-18, Raleigh Architecture Co. Office
Transaction# 545095

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the west side of South Saunders Street, south of W. South Street, at 716 South Saunders Street.

REQUEST: Development of a 0.18 tract zoned NX-3-UL which includes a change of use from vehicle repair to office use inside of an existing 3,235 square foot building.

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 submitted by The Site Group, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

URBAN FORESTRY

2. Obtain required tree impact permits from the City of Raleigh.
3. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

4. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and/or Tree Save Areas.
5. Provide fire flow analysis.

ENGINEERING

6. A sidewalk deed of easement for any public sidewalk on Private Property 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.



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7. A surety based on 125% of construction costs for City-maintained S. Saunders Street is to be provided for incomplete public improvements.

PUBLIC UTILITIES

8. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions/Recombinations, Right-of-Way, Utility/Stormwater Easement Dedications and/or Tree Save Areas.

STORMWATER

9. These lots are exempt per UDO Section 9.2.2.A.3 - The proposed impervious exceeds 65% limit for zoning. However, there is an overall decrease in impervious.

URBAN FORESTRY

10. A final inspection of required right of way tree protection areas by Urban Forestry staff must be completed.
11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. 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.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Next Step: As-built drawings and associated forms for all Stormwater devices and/or any required as built impervious surveys are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.



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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: 4-11-2021

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:(Planning Dir./Designee)

Date: 4/11/2018

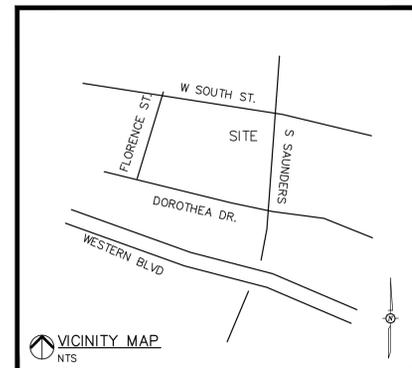
Staff Coordinator: Michael Walters

RALEIGH ARCHITECTURE CO. OFFICE

716 S. SAUNDERS STREET

Raleigh, North Carolina

SITE PLANS



PRELIMINARY FOR REVIEW ONLY

Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
Transaction Number	
Assigned Project Contributor	
Assigned Team Leader	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

Development Name: **RALEIGH ARCHITECTURE CO. OFFICE**

Zoning District: **NX-3-UL** Overlay District (if applicable): _____ Inside City Limits? Yes No

Proposed Use: **OFFICE**

Property Address(es): **716 S. SAUNDERS STREET** Major Street Locator: _____

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1703-46-3004** P.I.N. _____ P.I.N. _____ P.I.N. _____

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Hotels Office

Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building

Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court

Other, if other, please describe: _____

WORK SCOPE: Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/OWNER: Company **Raleigh Architecture Company** Name (s) **Robby Johnston, AIA**

Address **502 S. West Street, Raleigh, NC 27601**

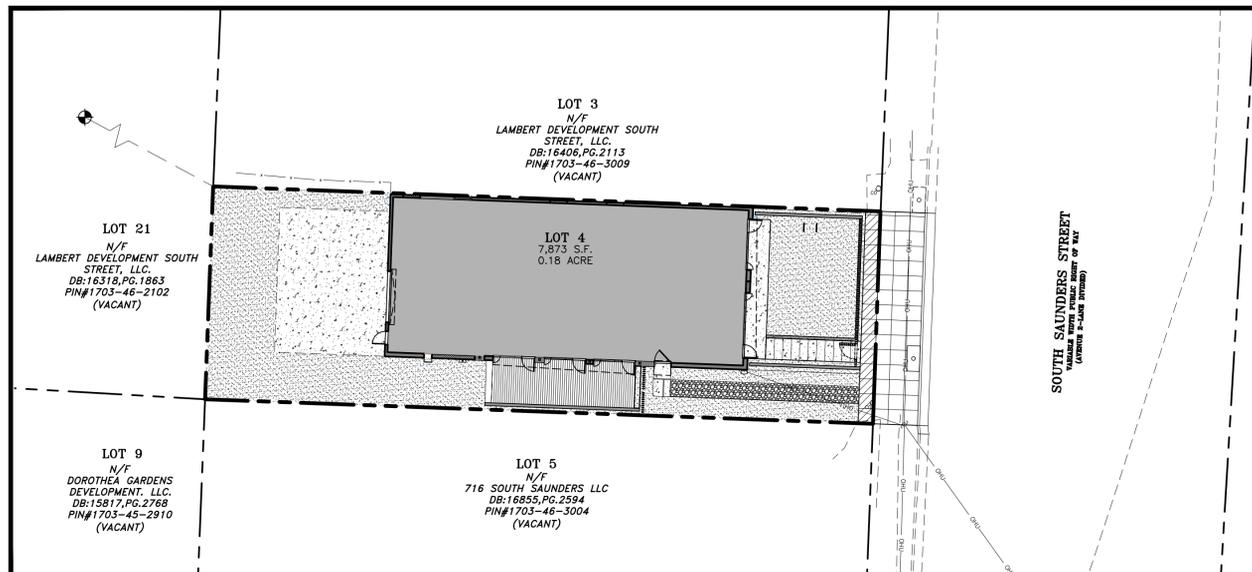
Phone **919-831-2955** Email **robby@raleigh-architecture.com** Fax **N/A**

CONSULTANT: Company **The Site Group, PLLC** Name (s) **Sam Nye, PE**

Address **1111 Oberlin Road**

Phone **919-835-4787** Email **sm@thesitegroup.net** Fax **919-839-2255**

WWW.RALEIGHNC.GOV REVISION 05.13.16



SITE DATA SUMMARY

- PIN NUMBERS: 1703-46-3004
- CURRENT OWNER: 716 SOUTH SAUNDERS LLC.
- EXISTING ZONING: NX-3-UL
- LOT SIZE: 0.18 AC / 7,873 S.F.
- CURRENT USE: COMMERCIAL
- PROPOSED USE: OFFICE
- PROPOSED BUILDING SF: 3,235 SF.
- MAXIMUM BUILDING HEIGHT: 45'
- EXISTING BUILDING HEIGHT: 14'-1.5" (SEE SHEET A300, DETAIL 6)
- PARKING REQUIREMENT: 0
- TOTAL PROVIDED: 0
- BICYCLE PARKING PROVIDED: 4 LONG TERM; 4 SHORT TERM
- BUILDING SETBACKS: STREETYARD: 30'
- SIDE YARD: 0'
- REAR YARD: 0'
- WATERSHED: ROCKY BRANCH
- RIVER BASIN: NEUSE
- REQUIRED OPEN SPACE: N/A
- EXISTING IMPERVIOUS AREA: 0.18 AC / 7,838 SF.
- PROPOSED IMPERVIOUS AREA: 0.12 AC / 5,220 SF.
- PROPOSED DISTURBED AREA: 0.19
- CLIENT: ROBBY JOHNSTON, AIA
RALEIGH ARCHITECTURE COMPANY
502 S. WEST STREET
RALEIGH, NC 27601
PHONE: 919-831-2955
EMAIL: robby@raleigh-architecture.com

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY FROM SUMMIT CONASTAL SURVEYING, PLLC, DATED JANUARY 1, 2018. ADDITIONAL OFF-SITE INFORMATION TAKEN FROM WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning District(s) NX-3-UL	Proposed building use(s) OFFICE
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 3,235
Overlay District	Proposed Building(s) sq. ft. gross 0
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 3,235
Off street parking: Required 0 Provided 0	Proposed height of building(s) 13
COA (Certificate of Appropriateness) case # N/A	# of stories 1
BOA (Board of Adjustment) case # N/A	Colling height of 1 st Floor 13
CUD (Conditional Use District) case # N/A	
Stormwater Information	
Existing Impervious Surface 0.187,838 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.125,220 acres/square feet	# Yes, please provide:
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils
Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FEMA Map Panel #
	Flood Study
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **The Site Group, PLLC** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature: _____ Date: **02.11.18**

Printed Name: **Robby Johnston, AIA**

Signature: _____ Date: _____

Printed Name: _____

WWW.RALEIGHNC.GOV REVISION 05.13.16

FLOODPLAIN NOTE:

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720170300J DATED MAY 2, 2006.

SOLID WASTE SERVICES NOTES:

- CLEANING SERVICE WILL COLLECT AND REMOVE SOLID WASTE AND RECYCLABLE MATERIAL FROM THE OFFICE TWICE WEEKLY.
- THE DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS AS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL.
- NON-RESIDENTIAL PROPERTIES MUST BE SERVED BY COMMON FACILITIES, MUST BE CONTRACTED WITH PRIVATE REFUSE HAULER. EXCEPTIONS TO THIS POLICY MUST BE APPROVED BY SOLID WASTE SERVICES, AS OUTLINED IN THE DESIGN MANUAL, SECTION B-3.

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

ACTIVE STORMWATER CONTROL EXEMPTION:

9.2.2.A.1.b.ii. "A GRANDFATHERED LOT OF ONE-HALF ACRE OR LESS THAT HAS NOT BEEN ALTERED TO BE LARGER THAN ONE-HALF ACRE IN SIZE, USED FOR ANY LAWFUL USE REQUIRING A PLOT PLAN OR SITE PLAN."

VEHICULAR PARKING EXEMPTION:

7.1.3.C.4 NO VEHICLE PARKING IS REQUIRED FOR THE FIRST 10,000 SQUARE FEET OF GROUND STORY GROSS FLOOR AREA THAT MEETS THE GROUND STORY HEIGHT AND GROUND STORY TRANSPARENCY REQUIREMENTS FOR MIXED USE BUILDING.

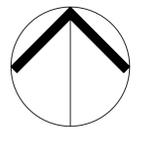
* THIS DEVELOPMENT MEETS REQUIREMENTS AND IS EXEMPT FROM VEHICULAR PARKING.

CONTACT:
SAM NYE, PE
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: SRN@THESITEGROUP.NET

OWNER:
ROBBY JOHNSTON, AIA
RALEIGH ARCHITECTURE CO.
502 S. WEST STREET
RALEIGH, NC 27601
PHONE: 919-831-2955
EMAIL: ROBBY@RALEIGH-ARCHITECTURE.COM

DRAWINGS INDEX:

- SITE 001 COVER SHEET
- SITE 100 EXISTING CONDITIONS & DEMO PLAN
- SITE 200 SITE LAYOUT PLAN
- SITE 300 GRADING & EROSION CONTROL PLAN
- SITE 301 NPDES PLAN
- SITE 400 UTILITY PLAN
- SITE 500 LIGHTING & LANDSCAPE PLAN
- SITE 600 SITE DETAILS
- SITE 601 SITE DETAILS
- A206 ARCHITECTURAL FLOOR PLAN
- A300 EXTERIOR ELEVATIONS



NORTH

COVER SHEET

SCALE: 1" = 20'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
919.839.2255
E Mail: SRN@THESITEGROUP.NET

SITE PLAN FOR:
RALEIGH ARCHITECTURE CO. OFFICE
716 S. SAUNDERS STREET
RALEIGH, NORTH CAROLINA

Drawn By: **JHU**
Checked By: **SRN**

DATE:
15 FEB 2018

SITE PLANS

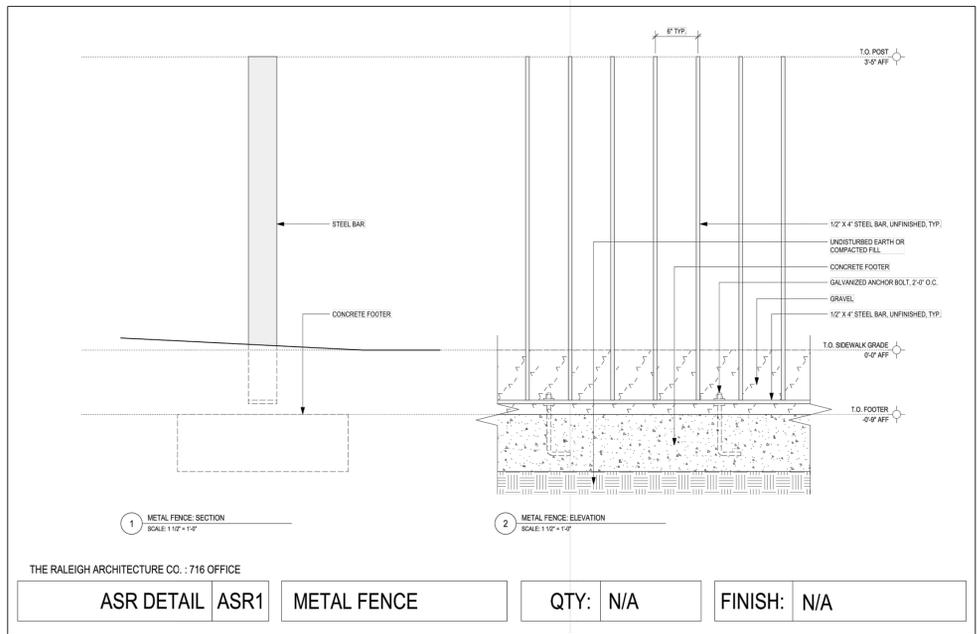
COVER SHEET

Job Code: **RASSO**

Dwg No.
SITE 001

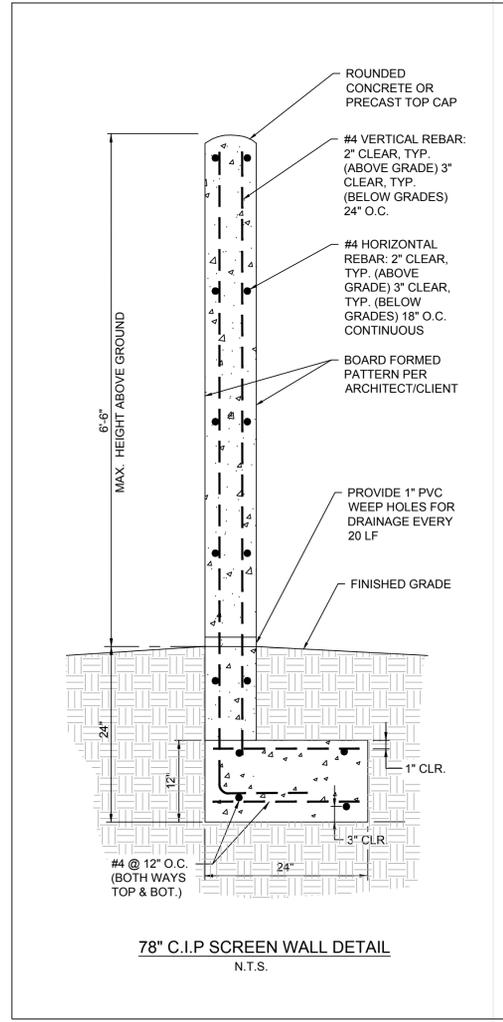
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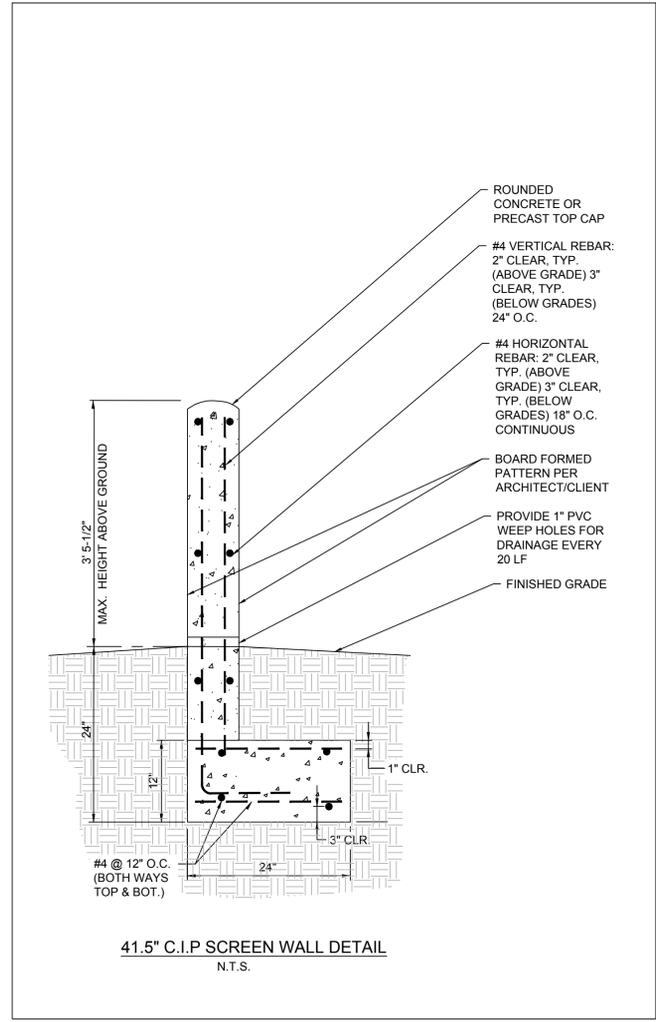


THE RALEIGH ARCHITECTURE CO. : 716 OFFICE

ASR DETAIL	ASR1	METAL FENCE	QTY: N/A	FINISH: N/A
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78" C.I.P. SCREEN WALL DETAIL
N.T.S.



41.5" C.I.P. SCREEN WALL DETAIL
N.T.S.

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

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
111 Oberlin Road
Raleigh, NC 27605-1136 USA
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Office: 919.839.2255
E-Mail: ed@thesitegroup.net

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RALEIGH ARCHITECTURE CO. OFFICE
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SITE PLANS

SITE DETAILS

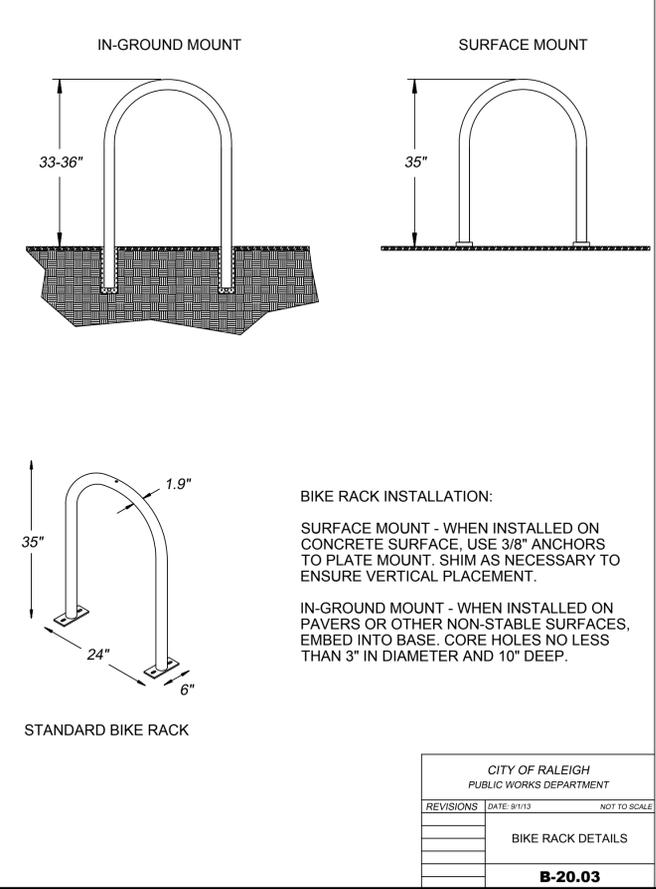
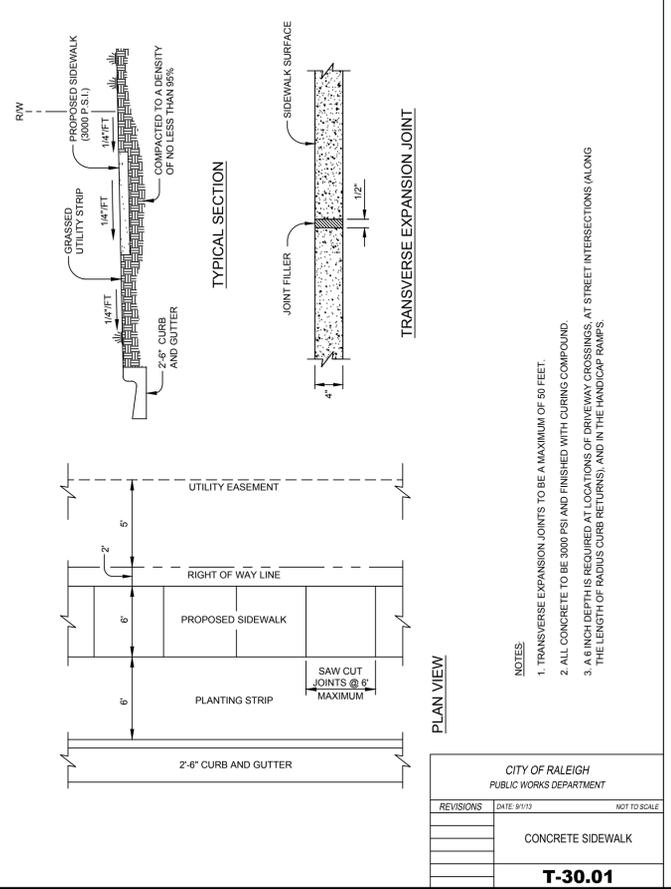
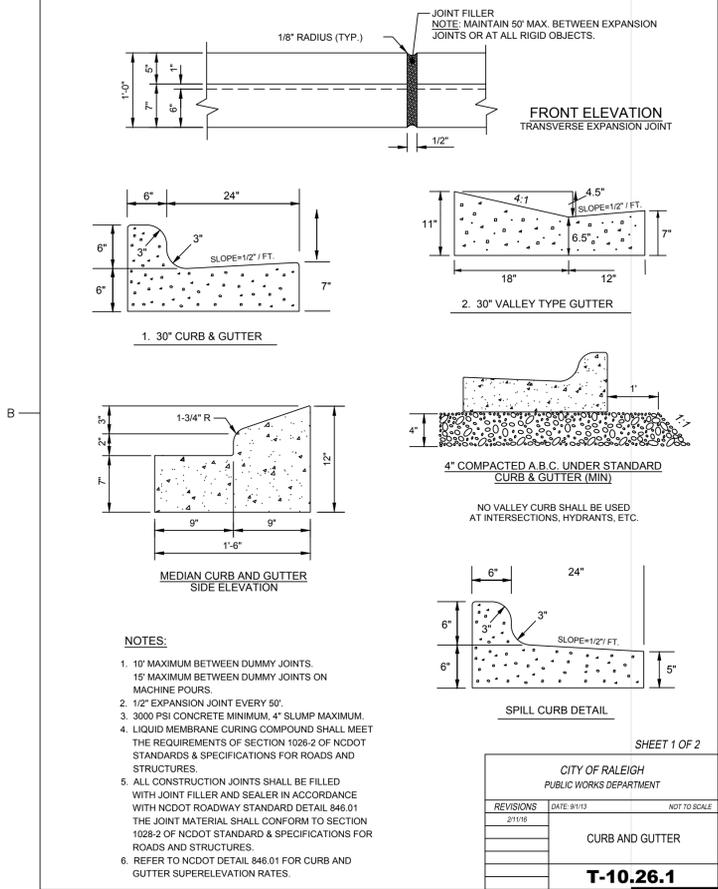
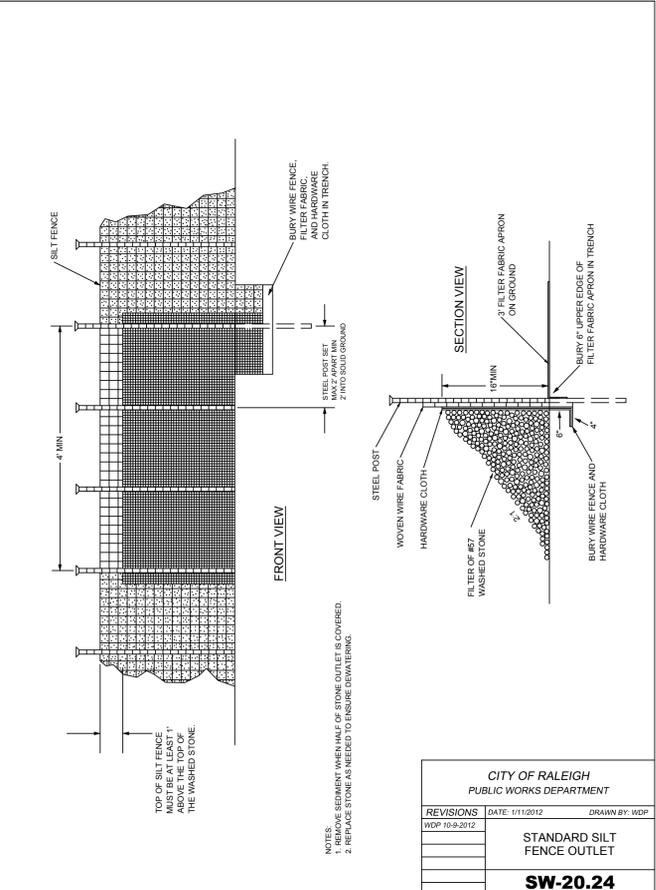
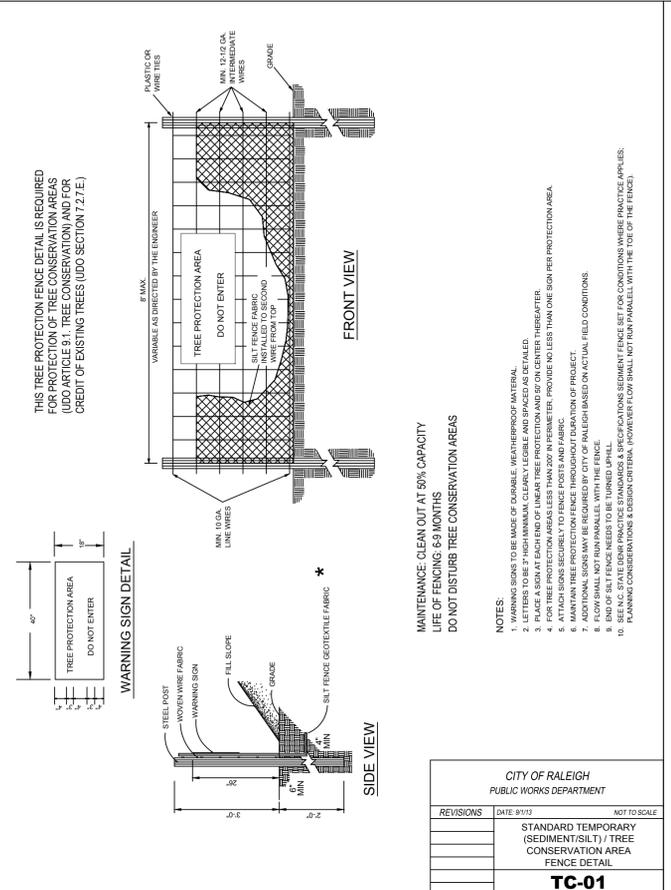
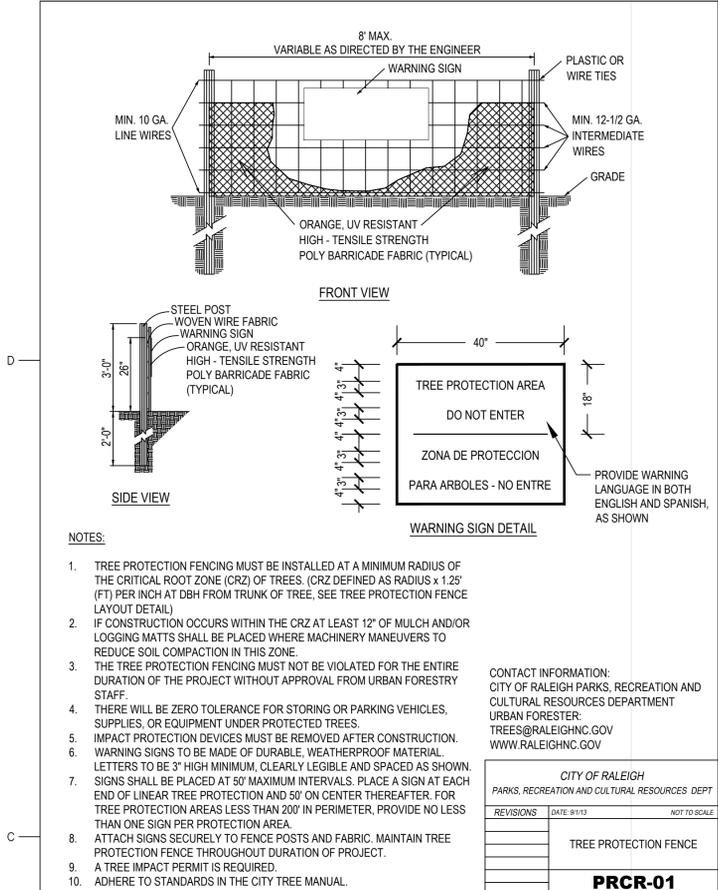
Job Code: RASSO

Dwg No.
SITE 601

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



SEEDBED PREPARATION

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS. IF THEY OCCUR. AFTER ALL ROUGH GRADING IS COMPLETED, TILL SOIL AREAS TO BE SEEDBED AND PLANTED TO A DEPTH OF FIVE INCHES.
- REMOVE ALL LOOSE ROCKS, ROOTS, DIRT CLOUDS, AND OTHER OBSTRUCTIONS LEAVING GROUND SURFACE SMOOTH AND UNIFORM.
- TO PREPARE UNIFORM SEEDBED, INCORPORATE AGRICULTURAL LIME FERTILIZER AND SUPERPHOSPHATE INTO SOIL AREAS TO BE VEGETATED. DISK NUTRIENTS INTO SOIL UNTIL WELL PULVERIZED.
- SEED ON PREPARED SEEDBED AND COVER LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK. APPLY TEMPORARY SEEDING TO SOIL STOCKPILE AREAS THAT WILL BE DISTURBED WITHIN 30 DAYS. APPLY PERMANENT SEEDING TO WHERE FINISH GRADES ARE ESTABLISHED.
- MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR WITH LIQUID ASPHALT AT 400 GAL./ACRE OR EMULSIFIED ASPHALT AT 300 GAL./ACRE.
- MULCH ALL SEEDBED AREAS WITH SMALL GRAIN STRAW AT 90 LBS./1000 SF AND SPREAD UNIFORMLY. GROUND SURFACE SHOULD BE VISIBLE TO ALLOW SUNLIGHT PENETRATION.
- MULCH AROUND SHRUBBERY AND TREES WITH SHREDDED HARDWOOD TO A DEPTH OF 3 INCHES.
- AFTER WORK IS COMPLETED AND AREAS ARE STABILIZED, CALL EROSION CONTROL OFFICER FOR SITE INSPECTION AND RECEIVE CERTIFICATE OF COMPLETION. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, INSTALL RIP-RAP, AND SEED AND MULCH ANY REMAINING BARE AREAS.

SEEDING SCHEDULE

SHOULDERS, SIDE DITCHES, SLOPES (MAX. 3:1)		
DATE	TYPE	PLANTING RATE
AUG. 15 - NOV. 1	TALL FESCUE	300 LBS/ACRE
NOV. 1 - MAR. 1	TALL FESCUE	300 LBS/ACRE
	ABRUZZI RYE	25 LBS/ACRE
MAR. 1 - APR. 15	TALL FESCUE	300 LBS/ACRE
JUL. 1 - AUG. 15	TALL FESCUE AND ***BROWNTOP MILLET OR SOUGHNUM-SUDAN HYBRID	125 LBS/ACRE 35 LBS/ACRE 30 LBS/ACRE
SHOULDERS, SIDE DITCHES, SLOPES (3:1 TO 2:1)		
DATE	TYPE	PLANTING RATE
MAR. 1 - JUN. 1	SERICEA LESPEDESA	50 LBS/ACRE
& MAR. 1 - APR. 15	ADD TALL FESCUE	120 LBS/ACRE
OR MAR. 1 - JUN. 30	ADD WEEPING LOVEGRASS	10 LBS/ACRE
JUN. 1 - SEP. 1	***TALL FESCUE AND ***BROWNTOP MILLET OR SOUGHNUM-SUDAN HYBRID	120 LBS/ACRE 25 LBS/ACRE 30 LBS/ACRE
SEP. 1 - MAR. 1	ERICIA LESEDESCA AND TALL FESCUE	70 LBS/ACRE 120 LBS/ACRE
NOV. 1 - MAR. 1	ADD ABRUZZI RYE.	25 LBS/ACRE

CONSULT EROSION CONTROL ENGINEER OR SOIL CONSERVATION SERVICES FOR OTHER ALTERNATIVES FOR VEGETATION OF DENUDATED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

***TEMPORARY - RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROWN OVER 12 INCHES IN HEIGHT BEFORE MOWING. OTHERWISE FESCUE MAY BE SHADED OUT.

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC.
111 Oberlin Street
Raleigh, NC 27601-1136 USA
Office: 919.839.4787
Fax: 919.839.2255
E-Mail: ed@thesitegroup.net

SITE PLAN FOR:
RALEIGH ARCHITECTURE CO. OFFICE
716 S. SAUNDERS STREET
RALEIGH, NORTH CAROLINA

Drawn By: **JHU**
Checked By: **SRN**

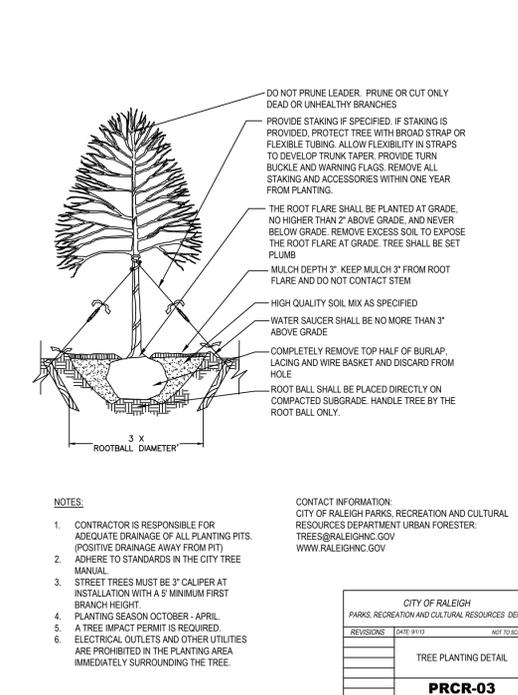
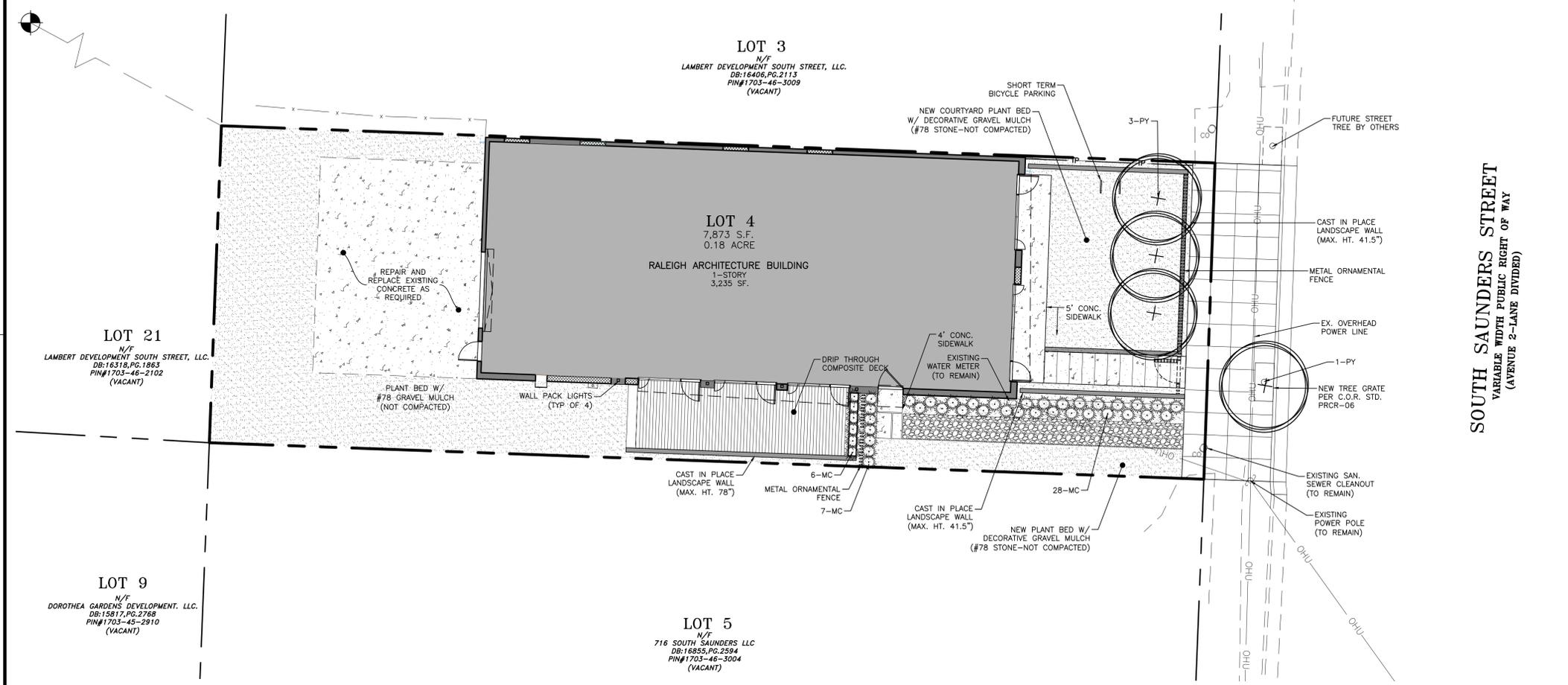
DATE:
15 FEB 2018

SITE PLANS

SITE DETAILS

Job Code: **RASSO**

Dwg No.
SITE 600



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT
- PLANTING SEASON OCTOBER - APRIL
- A TREE IMPACT PERMIT IS REQUIRED
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

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

REVISIONS	DATE	BY	NOT TO SCALE

PRCR-03

Tree Planting Detail



OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
UNDERSTORY TREES							
PY	4	PRUNUS YEDOENSIS 'YOSHINO'	YOSHINO CHERRY	8-10'	1.5" CAL.		MATCHING
SHRUBS							
MC	41	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	12" HT. MIN.	3 GAL.	CONT.	MATCHING

PLANTING NOTES:
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

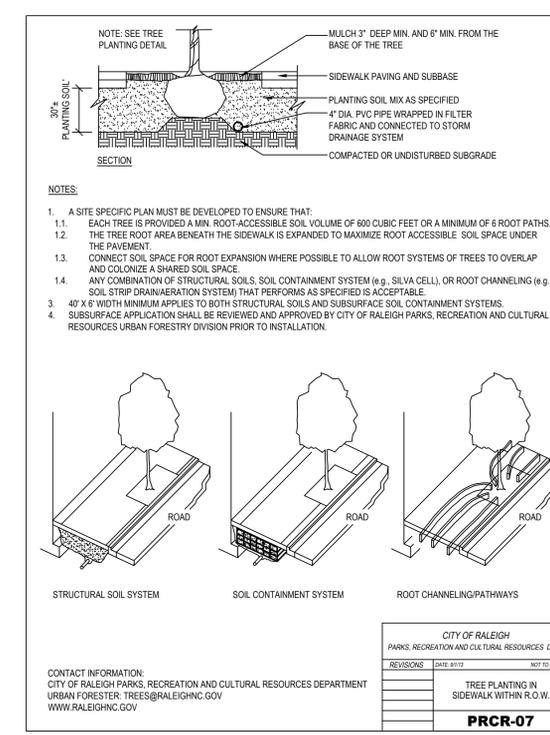
SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN

MULCH: MULCH ALL BED AREAS WITH FRESH PINE STRAW TO A DEPTH OF 3".

NOTE:
1. ANY TREES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2.5'.
2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

FLOODPLAIN NOTE:
THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720170300J DATED MAY 2, 2006

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY SUMMIT COASTAL, PLLC, DATED JANUARY 9, 2018. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.



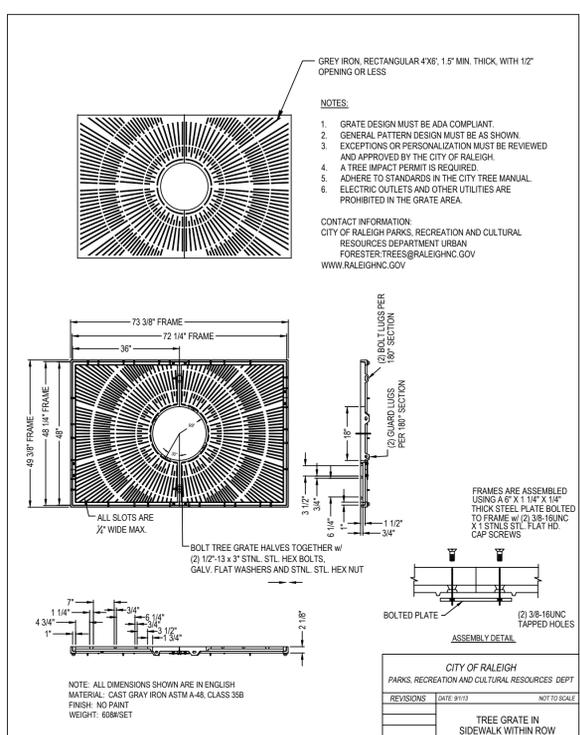
NOTES:

- A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
 - EACH TREE IS PROVIDED A MIN. ROOT-ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET OR A MINIMUM OF 6 ROOT PATHS.
 - THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
 - CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
 - ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAIN/AERATION SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
 - 4" X 6" WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
 - SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.

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

REVISIONS	DATE	BY	NOT TO SCALE

PRCR-07



NOTES:

- GRATE DESIGN MUST BE ADA COMPLIANT.
- GENERAL PATTERN DESIGN MUST BE AS SHOWN.
- EXCEPTIONS OR PERSONALIZATION MUST BE REVIEWED AND APPROVED BY THE CITY OF RALEIGH.
- A TREE IMPACT PERMIT IS REQUIRED.
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- ELECTRIC OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE GRATE AREA.

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

**FRAMES ARE ASSEMBLED USING A 6\"/>

REVISIONS	DATE	BY	NOT TO SCALE

PRCR-06**

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E-Mail: SRN@THESITEGROUP.NET

SITE PLAN FOR:
RALEIGH ARCHITECTURE CO. OFFICE
716 S. SAUNDERS STREET
RALEIGH, NORTH CAROLINA

Drawn By: **JHU**
Checked By: **SRN**

DATE: 15 FEB 2018

SITE PLANS

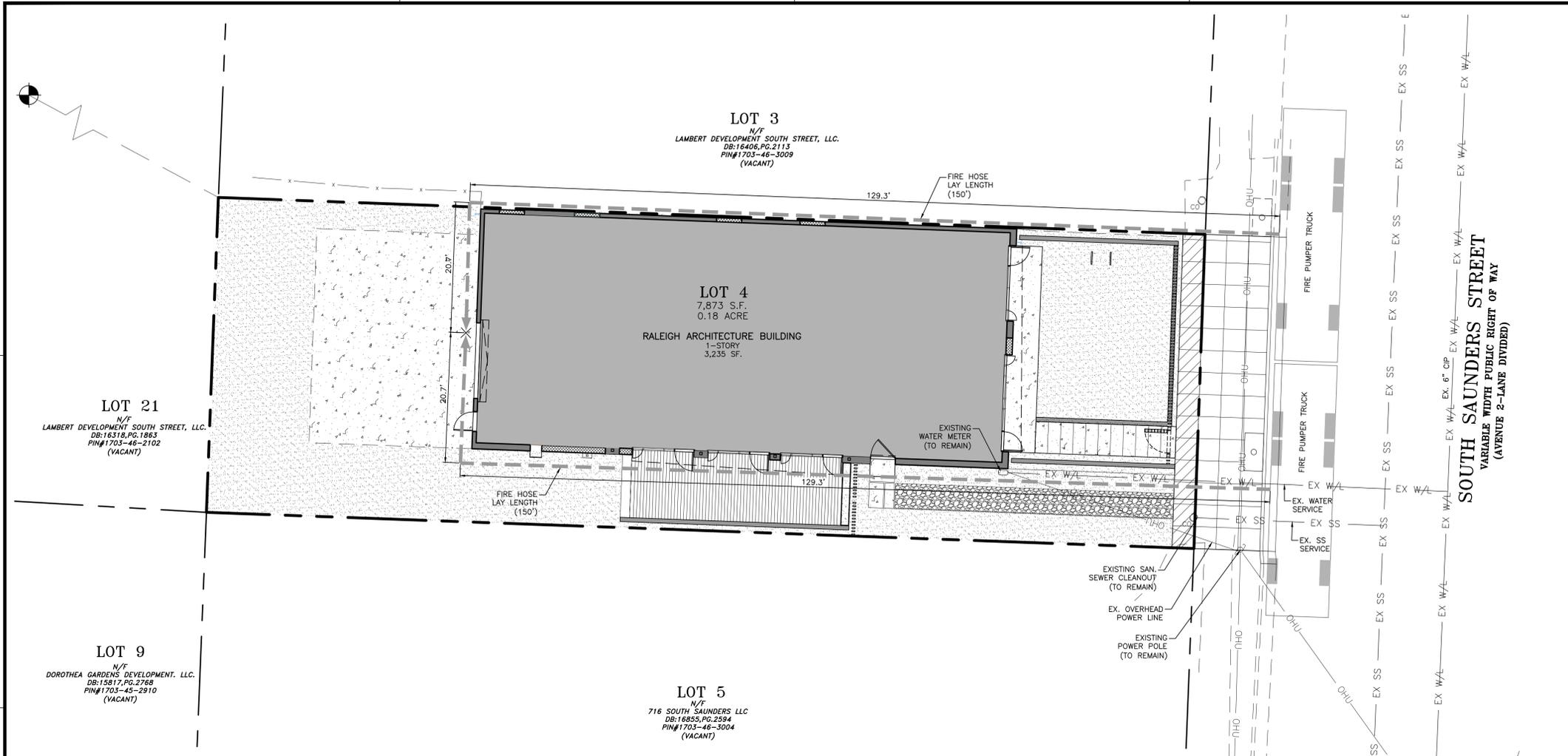
LANDSCAPE & LIGHTING PLAN

Job Code: **RASSO**

Dwg No. **SITE 500**

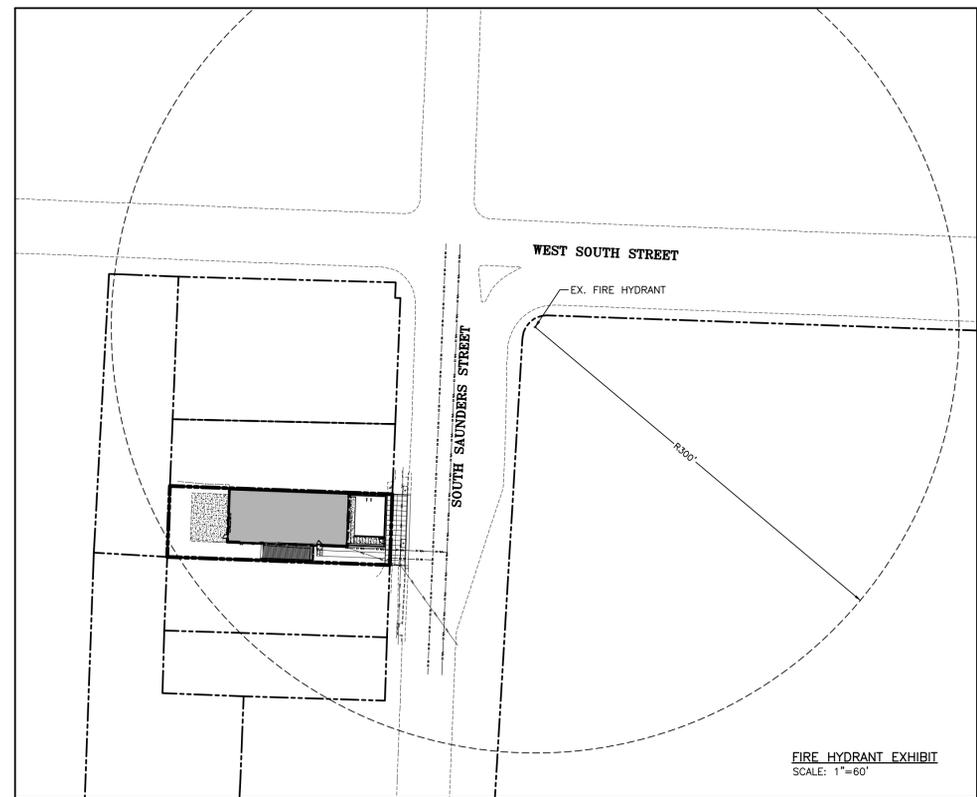
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- GENERAL NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 3. BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY SUMMIT COASTAL, PLLC, DATED JANUARY 9, 2018. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.

- UTILITY NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
 5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
 6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.



LEGEND

---	PROPERTY BOUNDARY
- - - -	ADJACENT LOT LINE
- . - . - .	EX. EASEMENTS
---	PROPOSED ROW
---	EX. METAL FENCE
OHU	EX. OVERHEAD ELECTRIC
EX W/L	EX. WATER LINE
EX SS	EX. SANITARY SEWER LINE



NORTH

UTILITY PLAN

SCALE: 1" = 10' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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SITE PLAN FOR:
RALEIGH ARCHITECTURE CO. OFFICE
 716 S. SAUNDERS STREET
 RALEIGH, NORTH CAROLINA

Drawn By: **JHJ**
 Checked By: **SRN**

DATE:
 15 FEB 2018

SITE PLANS

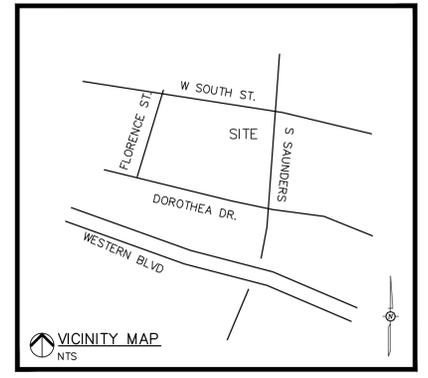
UTILITY PLAN

Job Code: **RASSO**

Dwg No.
SITE 400

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SITE PLAN FOR:
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 716 S. SAUNDERS STREET
 RALEIGH, NORTH CAROLINA

Drawn By: **JHU**
 Checked By: **BDM**

DATE:
 15 FEB 2018

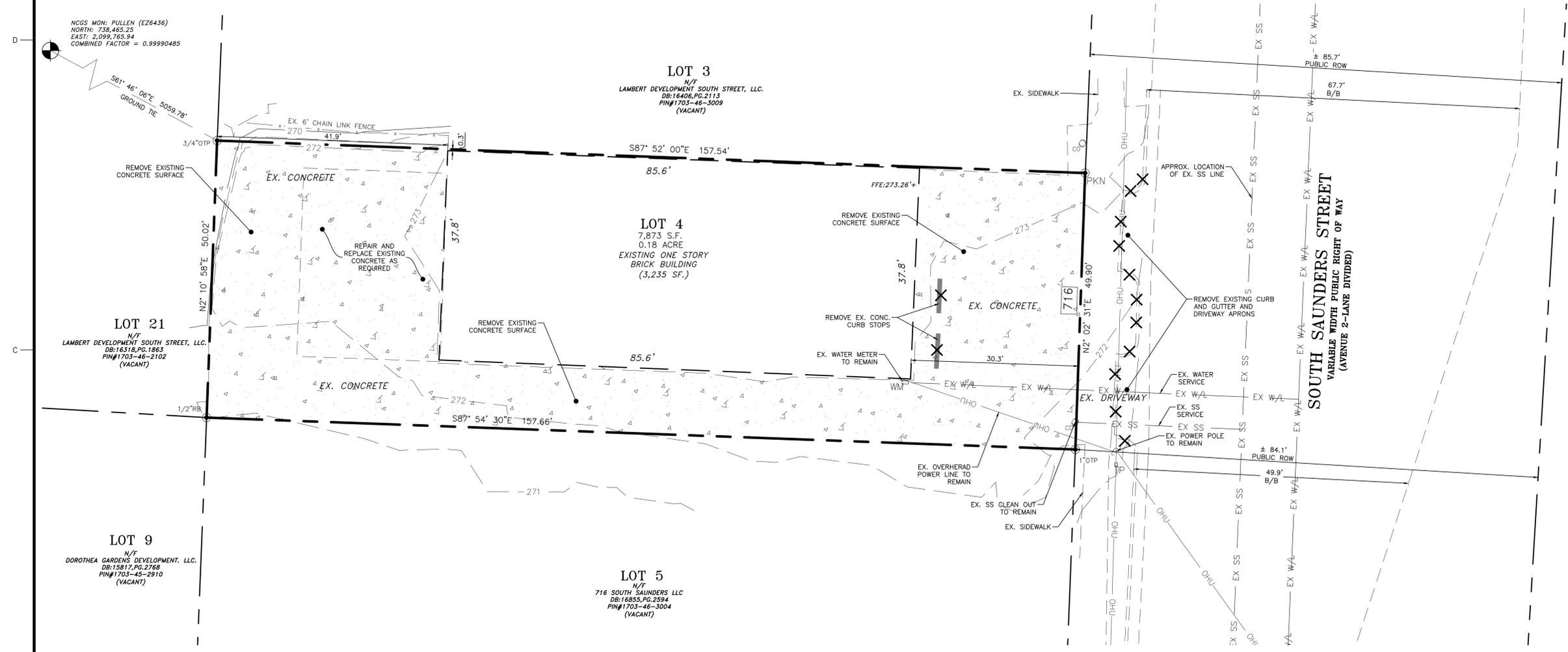
CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS & DEMO PLAN

Job Code: **RASSO**

Dwg No.
SITE 100

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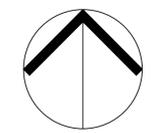
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LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT LOT LINE
---	EX. EASEMENTS
---	PROPOSED ROW
---	EX. METAL FENCE
OHU	EX. OVERHEAD ELECTRIC
EX WA	EX. WATER LINE
EX SS	EX. SANITARY SEWER LINE

LEGEND

#OTP	OPEN TOP PIPE (w/ SIZE)
#CTP	CRIMP TOP PIPE (w/ SIZE)
IPS	3/4" OPEN TOP PIPE SET
PKN	PARK KALON NAIL IN CONCRETE
⊙	SANITARY MAN HOLE
⊕	LIGHT/POWER POLE
OHU	OVERHEAD POWER
###	ADDRESS
CO	SANITARY CLEANOUT
WM	WATER METER
X	EXISTING FEATURE TO BE REMOVED



NORTH
 EXISTING CONDITIONS & DEMO PLAN

SCALE: 1" = 10'
 (DRAWING SCALED FOR 24x36 INCH PLOTS)

