LOCATION: This site is located northwest of the intersection at Fox Road and Perry Creek Road. The address is 6851 Perry Creek Road and the PIN is 1737612870.

REQUEST: Development of a 10.46 acre tract split zoned Office Mixed Use with zoning conditions (OX-5-CU) and Office Mixed Use with zoning conditions (OX-3-CU). A small portion of the site not being developed is zoned R-10. The applicant is proposing 99,896 square feet of educational classroom and automotive repair space with parking on a public community college campus. Please reference zoning conditions in Z-49-99 and Z-51-93.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement in the UDO Section 8.3, has been approved. Reference DA-56-2018 for details.

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 2/1/2019 by Roy Lorenzen of Stewart, Incorporated.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

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

Engineering

1. 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.
Stormwater

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

3. Stormwater will be addressed by showing no increase in impervious surface areas and keeping out of the flood and riparian buffer areas.

Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of new and revised tree conservation areas and tree protection fencing as required (UDO 9.1.5).

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

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| ☒ City Code Covenant | ☒ Slope Easement |
| ☐ Stormwater Maintenance Covenant | ☐ Transit Easement |
| ☒ Utility Placement Easement | ☒ Cross Access Easement |
| ☐ Sidewalk Easement | ☐ Public Access Easement |
| ☐ Other: |

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

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

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

2. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. Slope easements and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of
easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Stormwater

4. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.09 acres of tree conservation area.

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

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

General

1. Comply with all conditions of Z-49-99 and Z-51-93.

2. Provide fire flow analysis.

Engineering

3. A fee-in-lieu for 1’ in sidewalk width along the entire Fox Road and Perry Creek Road frontages shall be paid to the City of Raleigh (UDO 8.1.10).

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

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

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
Administrative Approval Action
Wake Tech Automotive and Collision: SR-49-18,
Transaction# 556411, AA#3864

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along Fox Rd. and 14 street trees along Perry Creek Rd. for a total of 37 street trees

The following are required 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. 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. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

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 reapproval 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: 2-6-2022
Obtain a valid building permit for the total area of the project, or a phase of the project.

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

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) ___________________________ Date: 2/6/2022

Staff Coordinator: Daniel L. Stegall
**Design Adjustment**  
**Staff Response**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>WTCC Automotive and Collision</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-49-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>556411</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 56 - 2018</td>
</tr>
</tbody>
</table>

**Staff recommendation based upon the findings in the applicable code(s):**

- [x] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [ ] DOES NOT SUPPORT [ ] the design adjustment request.

**DEPARTMENTS**

- [ ] Dev. Services Planner
- [x] Development Engineering
- [ ] Engineering Services
- [ ] Public Utilities
- [ ] City Planning
- [ ] Transportation
- [ ] Parks & Recreation and Cult. Res.

**STAFF RESPONSE**

**CONDITIONS:**

---

Development Services Director or Designee Action:  
- [x] APPROVE  
- [ ] APPROVE WITH CONDITIONS  
- [ ] DENY

Authorized Signature: [Signature]  
Daniel G. King, PE  
2/6/19

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.  
Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES ☑ NO ☐

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES ☑ NO ☐

C. The requested design adjustment does not increase congestion or compromise Safety;
   YES ☑ NO ☐

D. The requested design adjustment does not create any lots without direct street Frontage;
   YES ☑ NO ☐

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   YES ☑ NO ☐

**STAFF FINDINGS**

The parcel at 6851 Perry Creek Road is split zoned with the R-10 zoning being the most restrictive block length at 2000 feet. The measured block for this parcel is approximately 5800 feet.

The proposed development will have a privately maintained shared access drive with access onto Perry Creek Road and Fox Road. The private access drive cannot be considered for code compliance in measuring the block. However, the drive effectively spans the length of the development creating a shorter travel length of approximately 2800 feet around the development.

The existing topography, surrounding developed properties and environmental features limits the ability to construct public street connections that would create a compliant block length. Staff supports the design adjustment.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

**Project Name**  
WTCC Automotive and Collision

**Case Number**

**Transaction Number** 556411

**Name**  
Wake Technical Community College, Daniel Edwards, WTCC Project Manager

**Address**  
9101 Fayetteville Road  
City Raleigh

**State** North Carolina  
**Zip Code** 27603  
**Phone** 919.866.6167

**Name** Roy Lorenzen  
**Firm** Stewart

**Address**  
222 S. West St., Suite 1100  
City Raleigh

**State** North Carolina  
**Zip Code** 27603  
**Phone** 919.866.4813

I am seeking a Design Adjustment from the requirements set forth in the following:

- [x] UDO Art. 8.3 Blocks, Lots, Access  
  - See page 2 for findings
- [ ] UDO Art. 8.4 New Streets  
  - See page 3 for findings
- [ ] UDO Art. 8.5 Existing Streets  
  - See page 4 for findings
- [ ] Raleigh Street Design Manual  
  - See page 5 for findings

**REQUEST**

**Provide details about the request; (please attach a memorandum if additional space is needed):**

As part of the development of Wake Technical Community College Automotive and Collision we request a Design Adjustment for the purpose of exceeding the maximum block perimeter in UDO Art. 8.3 Blocks, Lots, Access.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

[Signature]

Owner/Owner’s Representative Signature  
Date 6.25.18

**CHECKLIST**

- Signed Design Adjustment Application  
  ✔ Included
- Page(s) addressing required findings  
  ✔ Included
- Plan(s) and support documentation  
  ✔ Included
- Notary page (page 6) filled out; Must be signed by property owner  
  ✔ Included
- First Class stamped and addressed envelopes with completed notification letter  
  ✔ Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only  
RECEIVED DATE:  
DA - -
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   See attached memo.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   See attached memo.

C. The requested design adjustment does not increase congestion or compromise safety;
   The proposed development utilizes existing street infrastructure for ingress and egress to the site on both Fox Road and Perry Creek Road.

D. The requested design adjustment does not create any lots without direct street frontage;
   The proposed development, which is comprised of one lot, has direct street frontage on both Fox Road and Perry Creek Road.

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   See attached memo.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Terry H. Naegelen, a Notary Public do hereby certify that Day Paul Lorenzen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 25 day of June, 2018.

(Seal)

Notary Public

My Commission Expires: 7-30-22

Click to view image
MEMORANDUM:

TO: Kevin Kidd

COMPANY: City of Raleigh Development Services

FROM: Roy Lorenzen, PE

DATE: 6.25.2018

REFERENCE: Design Adjustment for SR-49-18 WTCC Automotive & Collision

STEWART PROJECT NUMBER: C17116

Kevin,

Per our sketch plan meeting February 19th, we respectfully submit this application for a Design Adjustment related to SR-49-18 WTCC Automotive & Collision.

The WTCC Automotive & Collision site is 10.46 acres, and is zoned OX-3-CU without a frontage. The site was most recently used as a parking lot and is accessed via Fox Road and Perry Creek Road. This project is part of the Wake Technical Community College master plan and creates a training facility for students to learn automotive repair skills.

Because of the unique nature of the site, this project requires a Design Adjustment: 8.3 Block, Lots, Access related to block perimeter.

ARTICLE 8.3 BLOCK, LOTS, ACCESS

The site is currently accessed via Fox Road and Perry Creek Road. This project does not propose to alter site access points, and will neither increase nor decrease the existing block perimeter.

A. The approved design adjustment meets the intent of this Article.

Sec. 8.3.1. Intent
A. The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network.

The proposed development maintains the existing points of access to the site, and will move pedestrian site access to a more direct and accessible location as part of the WTCC Master Plan update.

B. Large blocks with limited connectivity discourage walking, contribute to street congestion and add driving distance that can negatively impact emergency services. New streets should be designed to consider future development.
The proposed development maintains the existing points of access to the site, and will move pedestrian site access to a more direct and accessible location as part of the WTCC Master Plan update.

C. The access regulations are intended to provide a means for safe, efficient and convenient vehicular and pedestrian access within developments and between adjacent developments and to lessen traffic congestion. Pedestrian, bike and vehicular access should be safe, direct and convenient.

The proposed development maintains the existing points of access to the site, and will move pedestrian site access to a more direct and accessible location as part of the WTCC Master Plan update.

D. Administrative design adjustments to the requirements of this Article may be appropriate where topographic changes are too steep, where existing buildings, streams or other natural or man-made obstructions or site layout of developed properties prevent cross access, where adjoining uses are incompatible or where strict compliance with this UDO would pose a safety hazard.

The proposed development has a steep grade and a existing stream along the North and the existing residential development to the North is fully developed which would prevent a roadway connection to the North.

E. A conditional use zoning applicant may in accordance with Sec 10.2.4 E.2 offer zoning conditions and supporting documents sufficient to demonstrate to the City Council that development plans submitted to the City will provide for safe, efficient and convenient vehicular, bicycle and pedestrian circulation.

The proposed development maintains the existing points of access to the site, and will move pedestrian site access to a more direct and accessible location as part of the WTCC Master Plan update.

B. The approved design adjustment conforms with the Comprehensive Plan and adopted City plans.

The proposed development is in conformance with Comprehensive Plan policies LU 5.6 Buffering Requirements and EP 3.7 Preserving Watercourses, which encourage the separation of incompatible uses and the preservation of streams. In order to meet block perimeter requirements, the proposed development would have to violate the intent of both policies.

C. The approved design adjustment does not increase congestion or compromise safety.

The proposed development utilizes existing street infrastructure for ingress and egress to the site on both Fox Road and Perry Creek Road.

D. The approved adjustment does not create any lots without direct street frontage.

The proposed development, which is comprised of one lot, has direct street frontage on both Fox Road and Perry Creek Road.

E. The design adjustment is deemed reasonable due to one or more of the following:

1. Topographic changes are too steep;
2. The presence of existing buildings, stream and other natural features;
   The site is bordered on the northeast by a blueline stream.
3. Site layout of developed properties;
   The single family residential subdivision to the north is completely built out with no space for street connectivity.
4. Adjoining uses or their vehicles are incompatible;
The adjoining uses are single family residential homes; connectivity to an automotive repair facility is incompatible.
5. **Strict compliance would pose a safety hazard; or**
6. **Does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.**
There are no roadway construction projects in the vicinity of the site.

**F. No design adjustment shall be approved when the City Council has authorized a roadway project in the vicinity, where the roadway design has not yet been finalized.**
There are no roadway projects in the vicinity.

**Attachments**
Figure 1 – Block Perimeter
City Of Raleigh
NORTH CAROLINA

Date: February 5, 2019

To: Wake County Planning Development & Inspections
336 Fayetteville Street, Suite 100
Raleigh, NC 27601

From: City of Raleigh Development Services Department
One Exchange Plaza, Suite 400
Raleigh, NC 27601

Subject: 6851 Perry Creek Road, Raleigh, NC – Proposed work is for a 99,896 squarefoot Educational Classroom and Automotive Repair Shop at Wake Technical Community College Campus.

This letter serves as notification that the above referenced project has met all applicable municipal development ordinances, thereby authorizing the County to proceed with reviewing the building construction plans pursuant to the Interlocal Agreement dated July 1, 2017 between Wake County and the City of Raleigh. This authorization does not grant any construction right and is solely related to commencing review of the building construction plans in accordance with the North Carolina State Building Code.
## Northern Wake Campus Parking Inventory - South of Fox Road

**Survey Performed Fall 2017**

### Percent Utilized
- 58%
- 45%
- 80%
- 100%
- 76%
- 100%
- 62%

### Academic Buildings

<table>
<thead>
<tr>
<th>Building</th>
<th>Area (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bldg A</td>
<td>60,390</td>
</tr>
<tr>
<td>Bldg D</td>
<td>74,900</td>
</tr>
<tr>
<td>Bldg E</td>
<td>80,820</td>
</tr>
<tr>
<td>Bldg F</td>
<td>87,310</td>
</tr>
<tr>
<td>Bldg H</td>
<td>64,368</td>
</tr>
<tr>
<td>Bldg J Skilled Trades (formerly L')</td>
<td>26,767</td>
</tr>
<tr>
<td>Bldg K (formerly M)</td>
<td>90,779</td>
</tr>
</tbody>
</table>

### Utility Buildings

- Lot A (Unoccupied)
- Lot B
- Lot C
- Lot D
- Lot E
- Lot F
- Lot H
- Lot T
- PD1
- PD2

### Parking Required

- Academic Space: 28,180 sq/ft
- Parking Required: 550,384 sq/ft

### Overall North Campus Parking Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Total Parking Provided</th>
<th>Total Parking Required South of Fox Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Parking</td>
<td>2579</td>
<td>682</td>
</tr>
<tr>
<td>Total Parking Provided</td>
<td>28,180</td>
<td>70</td>
</tr>
<tr>
<td>Required Parking</td>
<td>550,384</td>
<td>612</td>
</tr>
</tbody>
</table>

### Site Data

- **Parcel Area:** 10.46 AC
- **Parcel Pin #:** 1737612870
- **Site Address:** 6600 Louisburg Road, Raleigh, NC 27616
- **Site Owner:** Wake Technical Community College
- **Proposal Name:** WTCC Automotive and Collision

### Utilities Improvements QTY

- **Water MAIN:**
  - 6" Water Main: 420 LF
  - 8" Water Main: 480 LF
- **Sewer MAIN:**
  - 8" Sewer Main: 280 LF

### Bike Parking

- **Exceed Parking Ratio:** 126%
- **Long-Term:**
  - Accessible Spaces: 6
  - 9'x18' Spaces: 135
- **Short-Term:**
  - Accessible Spaces: 4
  - 9'x18' Spaces: 140

### Solid Waste Notes

- **1 Space per 20,000 S.F. of Academic Space**
- **1 Space per 900 S.F. of Academic Space**
- **1 Space per 10,000 S.F. of Parcel Area**
- **3 Stories per Zoning Condition 4 in Z-49-99**

### Contact Information

- Application:
  - **City of Raleigh**
  - **Stewart Inc. - Civil Engineering, Landscape Architecture, Geomatics, Geotechnical**
- **APPLICANT/OWNER**: Wake Technical Community College
- **CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL ARCHITECTS**: Gensler
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY.

7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS.

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

9. MINIMUM SEWAGE BURIAL DEPTH: 18" X 6" TEE, 8" G.V. (TYP)

10. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREAS, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / CONDUIT SHALL BE INSTALLED AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM SEPARATION IN WHICH CASE;

11. PROPOSED UTILITY SEPARATION:
   - SANITARY SEWER 
   - STORM SEWER

12. SEWER NOTES:
   - EXISTING SANITARY SEWER MANHOLE
   - PROPOSED UTILITY MANHOLE
   - EXISTING UG SEWER MANHOLE
   - PROPOSED UTILITY MANHOLE

13. EXISTING UTILITY MANHOLE 09.04.2018
   - IN = 205.91
   - OUT = 202.86
   - Width = 20' COR SS ESMT.
   - Depth = 1.00%

14. CROSS SECTION 04.
   - INV IN = 205.91
   - INV OUT = 202.86
   - Width = 20' COR SS ESMT.
   - Depth = 1.00%

15. PUBLIC UTILITIES REQUIREMENTS: PROJECTION FROM LOCAL JURISDICTIONAL REQUIREMENTS.

16. GAS METER
   - 6" PVC SEWER SERVICE

17. STORAGE
   - 220A
   - 173

18. STOKE ENCLOSURE
   - 190A
   - 180A

19. STAIR 04
   - 140B
   - 119 LF 8" DIP @ 1.00%

20. EXISTING CARROLL
   - STOKE ENCLOSURE
   - 190B
   - 180B

21. MECHANICAL
   - 232
   - 234

22. TRANSPORTATION
   - 10+50
   - 10+00

23. OFFICE
   - 240N
   - 240S

24. ADMINISTRATIVE
   - 212
   - 214

25. CONSTRUCTION OF PARKING AREA, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / CONDUIT SHALL BE INSTALLED AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM SEPARATION IN WHICH CASE;
PLANTING NOTES:
1. VERIFY ALL DIMENSIONS AND ELEVATIONS ARE CORRECT AND THAT THE PLANTED MATERIALS CORRESPOND WITH THE PLANT SCHEDULE.
2. LANDSCAPING TO BE PERFORMED BY A QUALIFIED LANDSCAPER ACCORDING TO THIS PLANTING PLAN.
3. THE LANDSCAPING CONTRACTOR WILL ASSIST THE LANDSCAPER IN LAYING OUT LINES AND PLACING MATERIALS PRIOR TO INSTALLATION.
4. THE LANDSCAPING CONTRACTOR CONSENTS TO ALL TESTING AND INSPECTIONS CONDUCTED BY THE LANDSCAPING CONTRACTOR OR ANY OTHER PARTY TO ENSURE COMPLIANCE WITH THIS PLANTING PLAN.
5. LANDSCAPING SHALL BEGIN EIGHT WEEKS FROM THE APPROVAL DATE.
6. ALL PLANTING TO BE COMPLETE BY A DATE AGREED UPON BETWEEN THE LANDSCAPER AND THE LANDSCAPING CONTRACTOR.
7. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO GRADING AND PLANTING.
8. ALL PLANTS SHALL BE PLANTED IN SUCH A MANNER TO NOT INTERFER WITH EXISTING UTILITIES.
9. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING ON-SITE UTILITIES, SUPPLEMENTAL SOIL TO BE Installed AS PER MANUFACTURER'S RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
10. USE THE SPECIFIED SOIL MIX DESIGN FOR NORTH SIDE OF THE ROAD. LOW/NO MAINTAINED STREET PROTECTIVE SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL.
11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR THE NORTH SIDE OF THE ROAD.
12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS SPECIFIED OTHERWise.
13. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO GRADING AND PLANTING.
14. ALL PLANTS SHALL BE PLANTED IN SUCH A MANNER TO NOT INTERFER WITH EXISTING UTILITIES.
15. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING ON-SITE UTILITIES, SUPPLEMENTAL SOIL TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
16. USE THE SPECIFIED SOIL MIX DESIGN FOR NORTH SIDE OF THE ROAD. LOW/NO MAINTAINED STREET PROTECTIVE SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL.
17. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR THE NORTH SIDE OF THE ROAD.
01 ZONING - ELEVATION NORTH (FACING PRIVATE ROAD)

02 ZONING - ELEVATION SOUTH - PRIMARY STREET (FACING FOX ROAD)