



Administrative Approval Action

**SR-88-18 / 832 Wake Forest Road
Transaction # 569518, AA # 3917**

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 east side of Wake Forest Rd. The site is addressed at 832 Wake Forest Rd, which is inside City limits.

REQUEST: Change of use of a 0.44 acre tract zoned OX-3 with a Neighborhood Conservation Overlay District (Mordecai Conservation District 2) from Supportive Housing to Office. There will be 4,000 square feet of gross floor area.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: A variance was Approved with Conditions for relief from Neighborhood Transition requirements (case A-107-18).

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 12/20/2018 by *Stewart, Inc.*

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.

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.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input checked="" type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:



Administrative Approval Action

SR-88-18 / 832 Wake Forest Road
Transaction # 569518, AA # 3917

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

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 a 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. An offer of cross access agreement among the lots identified by PIN 1704838154 and the proposed development, PIN 1704839244 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved 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

4. Comply with all conditions of A-107-18.
5. Provide fire flow analysis.

Engineering

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. 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 this document must be provided to the Development



Administrative Approval Action

SR-88-18 / 832 Wake Forest Road
Transaction # 569518, AA # 3917

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

Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

8. A fee-in-lieu for 1' of sidewalk across the property frontage of Wake Forest Rd shall be paid to the City of Raleigh (UDO 8.1.10).
9. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
10. An offer of cross access agreement among the lots identified by PIN 1704838154 and the proposed development, PIN 1704839244 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
11. The proposed cross access shown on this plan is utilizing UDO Section 8.3.5.D.5.a to dedicate an area for future cross access with this proposed development with the understanding that if/when the adjacent property (PIN 1704838154) redevelops and makes a reciprocal offer of cross access, that the offer will be accepted, and a shared driveway will be constructed. With the new driveway connection, the existing driveway connection for this development on Wake Forest Road will need to be closed and the sole access from Wake Forest Road will need to come from the new shared driveway.
12. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Urban Forestry

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes seven street trees along Sasser Street.

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.



Administrative Approval Action

SR-88-18 / 832 Wake Forest Road
Transaction # 569518, AA # 3917

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

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. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all 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 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: 1-23-2022

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.

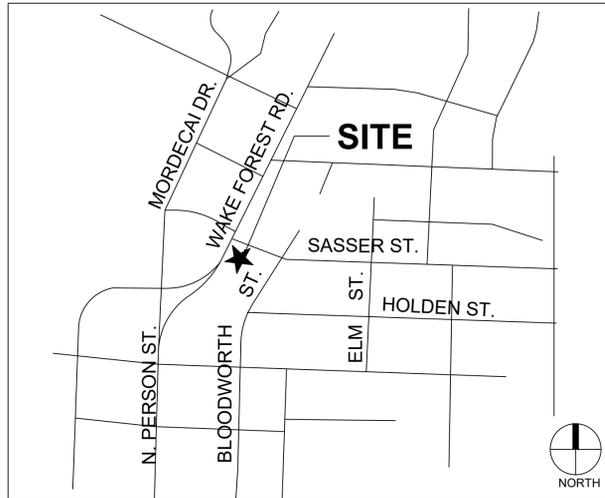
I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 1/23/19

Staff Coordinator: Ryan Boivin

832 WAKE FOREST ROAD



VICINITY MAP
SCALE: 1" = 500'

832 WAKE FOREST ROAD CITY OF RALEIGH ADMINISTRATIVE SITE REVIEW SUBMITTAL ASR TRANSACTION 569518 SR-88-18

SUBMITTED ON SEPTEMBER 11, 2018
RESUBMITTED ON OCTOBER 29, 2018
RESUBMITTED ON NOVEMBER 30, 2018
RESUBMITTED ON DECEMBER 20, 2018

SITE DATA	
PROJECT NAME:	832 WAKE FOREST ROAD
SITE ADDRESS:	830, 832 WAKE FOREST ROAD
COUNTY:	WAKE COUNTY
PARCEL PIN #:	1704839267, 1704839210
PARCEL OWNER:	HAVEN HOUSE INC.
PARCEL AREA:	0.44 AC
TOTAL DISTURBED/ PROJECT AREA:	1,321 SF
CURRENT ZONING:	OX-3, OVERLAY DISTRICT: MORDECAI 2
EXISTING LAND USE:	GROUP HOME
PROPOSED USE:	OFFICE
RIVER BASIN:	N/A
CONSTRUCTION TYPE:	N/A
MAX BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	N/A
EXISTING IMPERVIOUS AREA:	9,670.00 SF
PROPOSED IMPERVIOUS AREA:	9,644.00 SF

OVERALL PARKING SUMMARY		
	REQUIRED	PROPOSED
REGULAR 9'X18' SPACES	10	10
REGULAR ACCESSIBLE SPACES	1	1
TOTAL VEHICULAR PARKING SPACES	11	11
BIKE PARKING	8	8
EXISTING PARKING REQUIREMENT: 1/4 BEDS + 1 SP, 4 MIN (SUPPORTIVE HOUSING RESIDENCE) = 12 BEDS/4 +1 = 4 SPACES		
REQUIRED PARKING: 1/400 SF (OFFICE) = 4,000 SF/400 = 10 SPACES		
REQUIRED BIKE PARKING (OFFICE) : 4 SHORT TERM: 4LONG TERM PROVIDED BIKE PARKING (OFFICE) : 4 SHORT TERM: 4LONG TERM		

SHEET INDEX	
SHEET NO.	SHEET NAME
C0.00	COVER
C1.00	EXISTING CONDITIONS PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C5.00	GRADING PLAN
C9.00	SITE DETAIL
C9.01	SITE DETAIL
L5.00	PLANTING PLAN

- NOTE:
- ELEVATION SHEET WAS NOT PROVIDED, DUE TO NO CHANGES TO BUILDING EXTERIOR. ALL BUILDING CHANGES ARE INTERIOR UPFITS.
 - CURBSIDE RECYCLING SERVICE WAS APPROVED BY SOLID WASTE DEPARTMENT. PLEASE SEE ATTACHED PROOF OF APPROVAL.
 - NO TCA REQUIRED DUE TO PARCEL SIZE UNDER 2 ACRES.
 - NO AMENITY AREA REQUIRED DUE TO "DETACHED" BUILDING TYPE.
 - BOA HAS APPROVED THE VARIANCE OF INTERNAL SIDEWALK AND PROTECTIVE YARD ON NOVEMBER 13, 2018. PLEASE SEE ATTACHED RALEIGH BOARD OF ADJUSTMENT DECISIONS (CASE #A-107-18), EXHIBIT 6 AND EXHIBIT A-1 FOR MORE INFORMATION.

APPLICATION

Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | 1 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 checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
Transaction Number	
Assigned Project Coordinator	
Assigned Team Leader	

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

GENERAL INFORMATION

Development Name: 832 Wake Forest Road

Zoning District: OX-3 Overlay District (if applicable): Mordecai 2 Inside City Limits? Yes No

Proposed Use: office

Property Address(es): 832 Wake Forest Road Major Street Locator: Wake Forest and Sasser

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

P.I.N. 1704839267 P.I.N. 1704839210 P.I.N. P.I.N.

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels 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.
Building upfit and site upgrades including sidewalk, parking and planting improvement.
Change of use from group home to office.

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: John Rex Endowment Name (s): Kellan S. Moore
Address: 712 W. North Street, Raleigh, NC 27603
Phone: 919-838-1110 Email: susan@rexendowment.org Fax:

CONSULTANT (Contact Person for Plans): Company: Stewart Name (s): Jennifer Wagner
Address: 223 S. West Street, Raleigh, NC 27603
Phone: 919-866-4739 Email: jwagner@stewartinc.com Fax: 919-380-8752

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information		Building Information	
Zoning District(s): OX-3	Proposed building use(s): office	Existing Building(s) sq. ft. gross: 4,000	
If more than one district, provide the acreage of each:	Proposed Building(s) sq. ft. gross: 4,000	Total sq. ft. gross (existing & proposed): 4,000	
Overlay District	Proposed height of building(s)	# of stories: 2	
Total Site Acres: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No .25+ .19 = .44	Provided: 12	Ceiling height of 1 st floor	
Off street parking: Required: 10			
COA (Certificate of Appropriateness) case #			
BOA (Board of Adjustment) case # A-			
CUO (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface: 9,670.00 sf acres/square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Proposed Impervious Surface: 9,644.00 sf acres/square feet	If Yes, please provide: Alluvial Soils: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Map Panel #	Flood Study	
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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 Jennifer Wagner, PLA 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.

Signed: Kellan Moore, President and CEO, Date: 12/20/18

Printed Name: Kellan Moore, President and CEO

Signed: _____ Date: _____

Printed Name: _____

CLIENT

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL



JOHN REX ENDOWMENT
712 W. NORTH STREET
RALEIGH, NC 27603
CONTACT: KELLAN S. MOORE
919.838.110 (T)
kellan@rexendowment.org



STEWART

223 S. WEST STREET SUITE 1100 RALEIGH, NC 27603 T 919.380.8750 FIRM LICENSE #: C-1051 www.stewartinc.com PROJECT #: C18118

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: JENNIFER WAGNER, PLA, ASLA, LEED AP
PROJECT MANAGER
919.866.4739 (T)
919.380.8752 (F)
JWAGNER@STEWARTINC.COM



STEWART

223 S. WEST ST., #1100 FIRM LICENSE # C-1051
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT # C18118

Client:

JOHN REX ENDOWMENT
721 W. NORTH STREET
RALEIGH, NC 27603
PHONE # 919.838.1110

Project:

832 WAKE FOREST ROAD

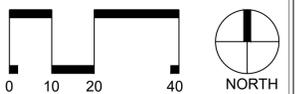
Vicinity map:



Issued for:

ADMINISTRATIVE SITE REVIEW

Table with 3 columns: No., Date, Description. Row 1: 1, 10.29.2018, ADMIN SITE SUBMITTAL. Row 2: 2, 11.30.2018, ADMIN SITE SUBMITTAL. Row 3: 3, 12.20.2018, ADMIN SITE SUBMITTAL.



SCALE: 1"=20'

Title:

SITE PLAN

Project number: C18118 Sheet:

Date: 12.20.2018

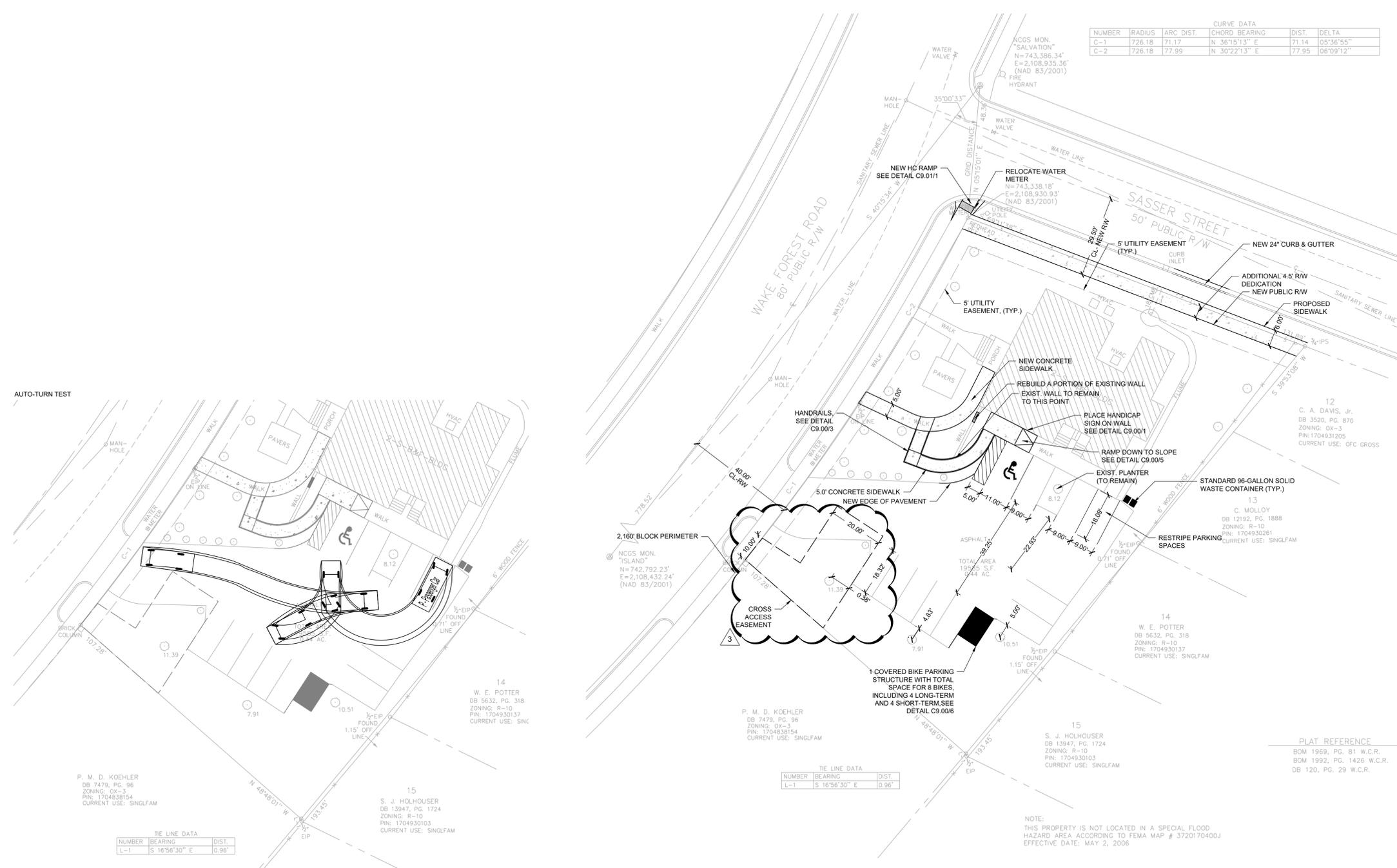
Drawn by: SP

Approved by: JWP

C3.00

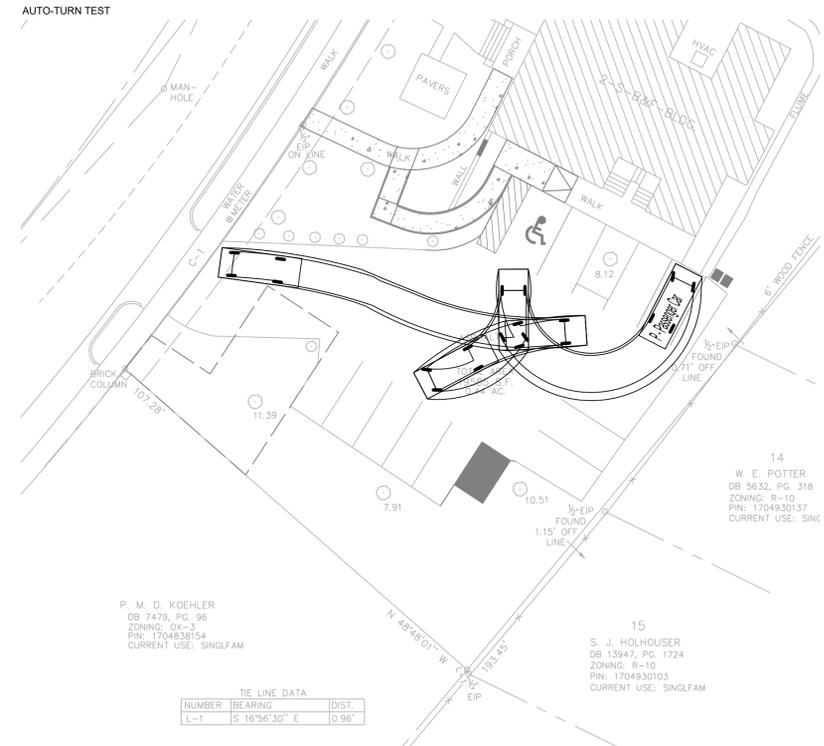
SITE LEGEND:
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- LIMITS OF DISTURBANCE

- NOTE:
1. SOLID WASTE MANAGEMENT PLAN HAS BEEN APPROVED BY SOLID WASTE DEPARTMENT. PLEASE SEE ATTACHED PROOF OF APPROVAL.
5. BOA HAS APPROVED THE VARIANCE OF INTERNAL SIDEWALK AND PROTECTIVE YARD ON NOVEMBER 13, 2018. PLEASE SEE ATTACHED RALEIGH BOARD OF ADJUSTMENT DECISIONS (CASE #A-107-18), EXHIBIT 6 AND EXHIBIT A-1 FOR MORE INFORMATION.



CURVE DATA table with columns: NUMBER, RADIUS, ARC DIST., CHORD BEARING, DIST., DELTA. Rows C-1 and C-2.

THE LINE DATA table with columns: NUMBER, BEARING, DIST. Row L-1.



GENERAL NOTES:

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION...
2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES...
4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION...
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION...
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN 'AS-BUILT' DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES...
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW...
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION...
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR...
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SITE NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYOUT AREA, PERIMETER FENCE, AND ASSOCIATED GATES...
2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS...
3. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
5. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
7. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
8. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION...
9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
11. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
12. ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
13. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS...
14. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
15. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
16. SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
17. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
18. HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM...
19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO MCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

PAVING PATTERN NOTES:

- 1. END ALL UNIT PAVING PATTERNS WITH A FULL OR HALF SIZE PAVER UNLESS OTHERWISE NOTED. USE OVERSIZE PAVERS WHERE PATTERN ENDS ON A UNIT SMALLER THAN HALF SIZE.
2. LAYOUT OF UNIT PAVING PATTERNS AND CONCRETE JOINTS AS INDICATED ON THIS PLAN. REFERENCE LAYOUT PLANS FOR FURTHER PAVING LAYOUT INFORMATION.
3. PAVERS ABUTTING TRUNCATED DOMES SHALL BE A CONTRASTING COLOR.
4. ALIGN ALL TRUNCATED DOME PAVER JOINTS WITH ABUTTING PAVER JOINTS.
5. PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAVEMENT.
6. PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
7. ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.
8. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
9. ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN.
11. FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

L:\Projects\2018\C18118 - 832 Wake Forest Rd - JRED\DWGS\1 - Design\Sheets\C18118-C3-00-Site Plan.dwg Dec 21, 2018 - 11:18am

