

Zoning: IX-3 CAC: South Central Drainage Basin: Walnut Creek Acreage: 0.69 Sq. Ft.: 16,530 Planner:Daniel StegallPhone:(919) 996-2712Applicant:Track Two
Properties, LLCPhone:(919) 821-1350



1401 S BLOOD WORTH ST Administrative Site Review Application



OPMENT DEVE SERVICES DEPARTMENT

(for UDO Districts only) SR - 94 - 17 Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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	<u> 3 ТҮРЕ</u>				FI FI	OR OFF	ICE USE ONLY
 Detached Attached Apartment Townhouse 			General Mixed Use Open Lot				Ē	Assigned P S TE Assigne	rction Aumber 5 7 8 1 roject Coordinator GAL d Team Leader FGALL
Has your project previou	sly been throug	h the Due Diligence				, provide the	transactio	n #	
Development Name			GENERAL IN	IFORMATI	ON				
Development Name 12		1				T			<u> </u>
Zoning District IX-3		Overlay District	(if applicable)			Inside City	Limits?	■ Yes	
Proposed Use Resta	iurant/Ba	r							
Property Address(es) 14	401 S. Blo	odworth			Major Stree	t Locator:			
Wake County Property Id	dentification Nu	mber(s) for each pa	arcel to which	these guide	lines will app	oly:			
P.I.N. 1703-82-68	856 ^{P.I}	.N.		P.I.N.			P.I.N.		
What is your project type? Mixed Residential Duplex Other: If other, please definitions	Non-Resident	ial Condo E ication Tower E] Elderly Faciliti School Religious Instit		Hospitals Shopping Cent Residential Co	er 🗆	Hotels/Mot Banks Retail	[☐ Office ☐ Industrial Building ☐ Cottage Court
WORK SCOPE	occupancy (pe	Section 10.2.8.D.1, r Chapter 6 of the U Use and ren	UDO), indicate	impacts on	parking requ	irements.	-	ise, or	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code (Administrative	Chapter 8, summar • AE	ize if your proj	ect require	s either a des	ign adjustme	nt, or Secti	on 10 -	Alternate
	Company T	RACK TWO F	PROPERT	IES, LLO	C Name (s)	James	Goodn	ight	
CLIENT/DEVELOPER/ OWNER	Address 21	108 CLARK	AVENUE						
	Phone 919	9-821-1350	Email ja	ames.g	oodnigh	t@sas.c	om Fax	919	9-828-9240
CONFUETANT	Company Cr	umpler Consu	Iting Servic	es, PLL	C Name (s)	Josh Ci	rumple	er	
CONSULTANT (Contact Person for	Address 23	308 Ridge R	load, Ral	leigh, N	IC 2761	2			
Plans)	Phone 919	-413-1704	Email	josh@c	rumplerco	onsulting.	com ^{Fa}	<	

PAGE 1 OF 3

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REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA 1	ABLE (Applica	· · · · · · · · · · · · · · · · · · ·		
Zoning Information		Building Information		
Zoning District(s) Industrial Mixed Use (IX-3)		Proposed building use(s) Restaurant/Bar		
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 16,530		
Overlay District		Proposed Building(s) sq. ft. gross 16,530		
Total Site Acres Inside City Limits 🔳 Yes 📙 No .689		Total sq. ft. gross (existing & proposed) 16,530		
Off street parking: Required 22 Provided 14		Proposed height of building(s)		
COA (Certificate of Appropriateness) case #		# of stories 1		
BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor		
CUD (Conditional Use District) case # Z-				
Stormwate	r Information	·		
Existing Impervious Surface 0.689/29,999 acres/square feet		Flood Hazard Area 🛛 Yes 🔳 No		
Proposed Impervious Surface 0.689/29,9{ acres/square feet		If Yes, please provide:		
Neuse River Buffer Yes No Wetlands Yes No)	Alluvial Soils Flood Study FEMA Map Panel #		
FOR RESIDENTI/	L DEVELOPM	IENTS		
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom	n Units: 1br 2br 3br 4br or more		
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Dev	elopment 2.2.7		
3. Total Number of Hotel Units	7. Open Spa	Space (only) or Amenity		
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your p	r project a cottage court?		
SIGNATURE BLOCK (App	icable to all d	levelopments)		
In filing this plan as the property owner(s), I/we do hereby agree and fir and assigns jointly and severally to construct all improvements and mak approved by the City. I hereby designate Joshua Crumpler receive and respond to administrative comments, to resubmit plans on application.	e all dedication	ns as shown on this proposed development plan as to serve as my agent regarding this application, to		
I/we have read, acknowledge and affirm that this project is conforming use.				
Signed Alaman Hurty		Date 11/3/17		
Signed Alanes Conductor				
Signed		Date		
Printed Name				
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TO BE COMPLETED BY APPLICANT	TO BE C	TO BE COMPLETED BY CITY STAFF			
General Requirements	YES	N/A	YES	NO	N/A
 Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh 	x				
2. Administrative Site Review Application_completed and signed by the property owner(s)	x				
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	×		1		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	×				5 · · ·
5. Provide the following plan sheets:	x		\checkmark		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	×	¢.		•	
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	×			•	
c) Proposed Site Plan	×				
d) Proposed Grading Plan	×		\mathbf{I}		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.		x			$\boldsymbol{\mathcal{L}}$
f) Proposed Utility Plan, including Fire	×		$\left(\right)$		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.		×			arphi
h) Proposed Landscape Plan	×		1		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	×		$\mathbf{\mathbf{\nabla}}$		
j) Transportation Plan		×			
5. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	×				
7. Minimum plan size 18"x24" not to exceed 36"x42"	×		I		
B. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	×		\mathcal{L}		
Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	×				
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	x		-		
11. Wake County School Form, if dwelling units are proposed		×			-
12. If applicable, zoning conditions adhered to the plan cover sheet		x			

No.

N. Catalor

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	AMMOND RD.	HC		T. SITE	ts av	GARNER RD.	-	
Development S	Strative S (for UDO	ite Rev Distric Parentice C Satellite Off	NTS	Dicati) nge Plaza, Sui Litchford Ros	ON ite 400 Raleigh d Raleigh, NC	27601 919-996-	996-2495 efa:	
		BUILD						FFICE USE ONI
Detached Attached Apartment			General Mixed Us Open Lot	e				nsaction Number d Project Coordinato
Townhouse							Assi	gned Team Leader
Has your project previo	usly been through	the Due Dilig e		lan Review (, provide the tri	ansaction #	
Zoning District		~	Street rict (if applicabl	e}		Inside City Lit	nits? 🗖 Ye	es 🗆 No
Proposed Use Bar								
Property Address(es) 1 Wake County Property	Realize with the second		h parcel to whic	h these guid	Major Stree delines will app			
P.LN. 1703-82-6		J.		P.I.N.	1		9.1.NI.	
What is your project type Mixed Residential Duplex	Apartment Non-Residentia Telecommunic		Elderly Facil School Religious In:		Hospitals Shopping Cent Residential Co	ter 🗖 Ba		Office Industrial I Cottage Co
Other: If other, please	describe: Bar		0.1, summarize t					
WORK SCOPE	occupancy (per Change of	Chapter 6 of t	he UDO), indica	te impacts o	on parking requ	uirements.		
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Administrative		marize if your pr	oject requir	es either a des	sign adjustment	, or Section 1	0 - Alternate
CLIENT/DEVELOPER/			O PROPER		_C Name (s)	James G	ioodnigh	t
OWNER	Phone 919		KAVENU		goodnigh	t@sas.co	m Fax 9'	19-828-9
CONSULTANT	-		sulting Serv	vices, PLL	_C Name (s)	Josh Cru		
(Contact Person for Plans)	Phone 919	-	Road, Ra			2 onsulting.co	om Fax	
PAGE 1 OF 3		Y	WWW.RAL	EIGHN	C.GOV		REV	ISION 05.
	in the argumpting a		& SITE DATA T	ABLE (Appli	cable to all de			
Zoning District(s) Inc	dustrial Mixed L				· · · · · · · · · · · · · · · · · · ·	ilding use(s)BA		
If more than one dist Overlay District					Proposed Bu	ling(s) sq. ft. gro ilding(s) sq. ft. g	ross 16,530	
Total Site Acres In Off street parking: Re	side City Limits 🔳	Yes I No O Provide				ross (existing &		,530
COA (Certificate of A BOA (Board of Adjust		se #			# of stories 1 Ceiling heigh			
CUD (Conditional Use	District) case # Z-		Stormwater	Information	 1			
Existing Impervious S Proposed Impervious		,			Flood Hazard	Area Yes	No No	-
Neuse River Buffer			□ _{Yes} ■ _{No}		Alluvial Soils FEMA Map P		Flood Stud	ly
1. Total # Of Apartme	ent, Condominium c	all and a research of the	DR RESIDENTIA	land growth processing	MENTS m Units: 1br	2br 3br	4br or m	ore
2. Total # Of Congreg		e Dwelling Unit	ts		velopment 2.2			
3. Total Number of Ho	otel Units Dwelling Units (1-6 /	Above)			pace (only) or A project a cottag		es 🗆 No	
4. Overall rotarie off	e property owner(s), I/we do here		nly bind ourse	elves, my/our h	neirs, executors,		
In filing this plan as th					ons as shown or	n this proposed o	levelopment p	lan as
In filing this plan as th and assigns jointly and approved by the City.		man			to convo ac	my agent regard	ling this applic	ation, to
In filing this plan as th and assigns jointly and	oshua Cru	mpler	ubmit plans on m	ny behalf and	to represent n	ne in any public	meeting regard	ding this
In filing this plan as th and assigns jointly and approved by the City. I hereby designate <u>J</u> receive and respond to application. I/we have read, ackno	o administrative co	mments, to res	ubmit plans on n	ny behalf and	l to represent n	ne in any public	meeting regard	
In filing this plan as th and assigns jointly and approved by the City. I hereby designate J receive and respond to application. I/we have read, ackno use.	oshua Cru o administrative co wledge and affirm t	mments, to res that this projec	ubmit plans on n t is conforming to	ny beha∣f and o all applicati	l to represent n ion requiremen	ne in any public Its applicable wit	meeting regard	
In filing this plan as th and assigns jointly and approved by the City. I hereby designate <u>J</u> receive and respond to application. I/we have read, ackno use. Signed <u>Jacuar</u> Printed Name Jaco	oshua Cru o administrative co wledge and affirm to Munching s Goodnigh r	mments, to res	ubmit plans on n	ny behalf and o all applicati	l to represent n	ne in any public Its applicable wit Date [[meeting regard th the propose	d developmen
In filing this plan as th and assigns jointly and approved by the City. I hereby designate <u>J</u> receive and respond to application. I/we have read, ackno use. Signed <u>Jacuar</u> Printed Name Jaco	oshua Cru o administrative co wledge and affirm to Muching o Goodnigh r	mments, to res	ubmit plans on n	ny behalf and o all applicati	l to represent n	ne in any public Its applicable wit Date [[meeting regard th the propose	d developmen

ADMINISTRATIVE SITE PLAN FOR 1401 S. BLOODWORTH STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SR-94-17 CITY OF RALEIGH TRANSACTION #: 535781

PREPARED FOR: TRACK TWO PROPERTIES LLC 2108 CLARK AVE RALEIGH, NC 27605

PREPARED BY:
CRUMPLER
Consulting Services, PLLC
2308 Ridge Road

2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704 P-1533

SHEET	DESCR
C-1	COVER
C-2	EXISTIN
C-3	SITE PL
C-4	UTILITY
C-5	GRADIN
	STORM
C-6	LANDS
D-1	DETAIL

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



CRUMPLER Consulting Services, PLLC

BOARD OF ADJUSTMENT VARIANCE DECISION: (A-80-18 - 8/13/18)

DECISION

APPROVED: 1) THE COMPLETE VARIANCE TO THE RIGHT-OF-WAY DEDICATION AND STREETSCAPE REQUIREMENTS; AND 2) THE 8 PARKING SPACE REDUCTION WITH THE CONDITION THE VARIANCES ARE TIED TO DEVELOPMENT AS OUTLINED IN SR-94-17.

REQUEST:

WHEREAS TRACK TWO PROPERTIES, LLC, PROPERTY OWNER, REQUESTS A COMPLETE VARIANCE TO THE RIGHT- OF-WAY DEDICATION AND STREETSCAF REQUIREMENTS OF ARTICLE 8.5 OF THE UNIFIED DEVELOPMENT ORDINANC FOR THE PROPERTY'S FRONTAGE ALONG BOTH SOUTH BLOODWORTH STREE AND HOKE STREET AS WELL AS AN 8 PARKING SPACE VARIANCE THE AMOUNT OF OFF-STREET PARKING REQUIRED BY SECTION 7.1.2.C. OF TH JNIFIED DEVELOPMENT ORDINANCE. IN THE ALTERNATIVE. IF REQUEST IS NOT APPROVED. A REQUEST FOR A COMPLETE OFF-STREET PARKING REQUIREMENTS SET FORTH IN SECTION 712C TH SUBJECT PROPERTY IS AN EXISTING MIXED-USE MULTI-TENANT CONTAINING INDUSTRIAL USES AND THE PROPOSED USE T RESTAURANT/BAR AND IS LOCATED ON A .69 ACRE PARCEL ZONED INDUSTRIAL- MIXED USE-3 AND LOCATED AT 1401 SOUTH BLOODWORTH STREET. THE PROPERTY PROPOSED TO BE USED FOR REMOTE PARKING IS A 1.81 ACRE PARCEL ZONED HEAVY INDUSTRIAL AND LOCATED AT 1419 SOUTH BLOODWORTH STREET.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3-B.

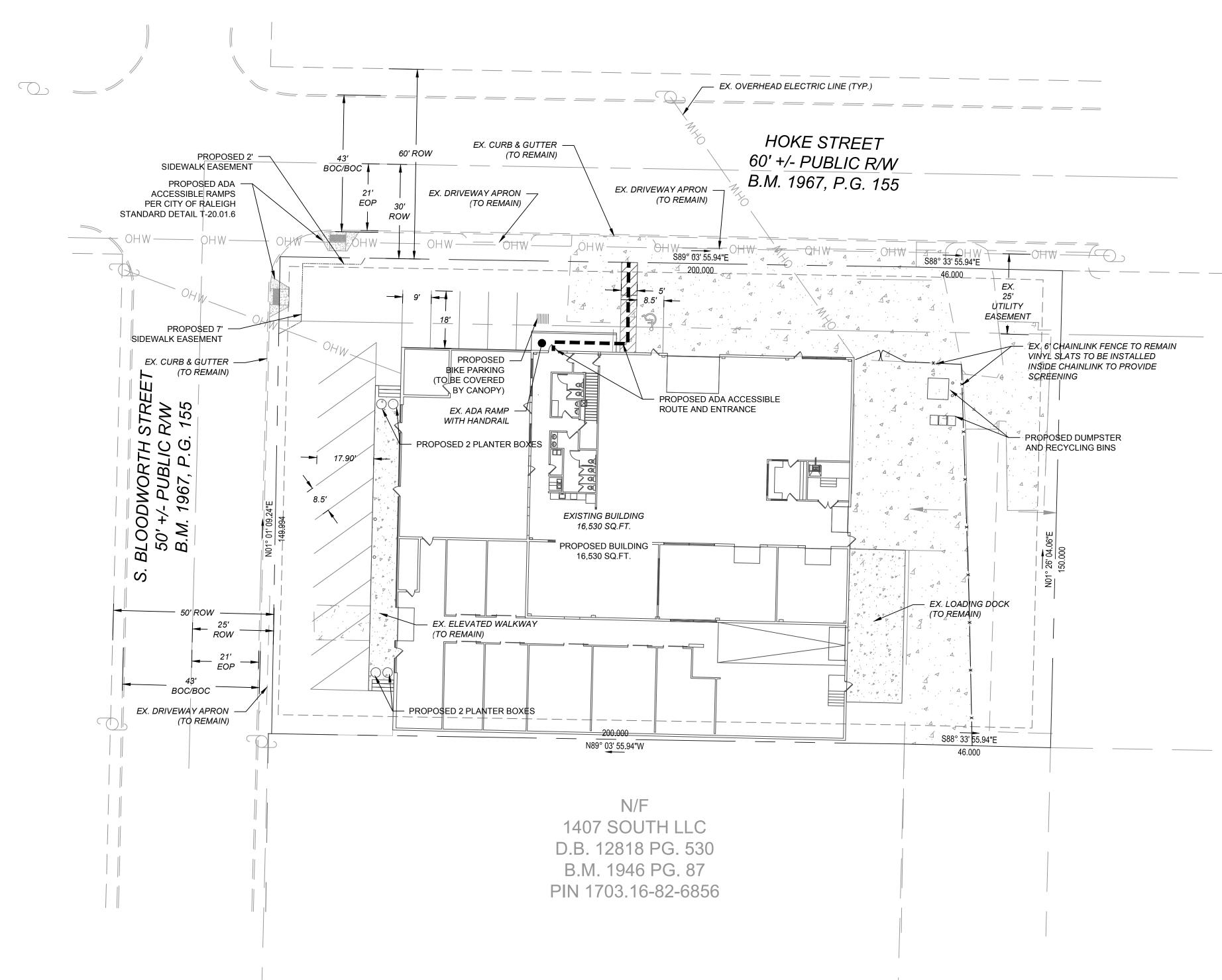
RIPTION

K NG SURVEY YLAN Y PLAN ING AND MDRAINAGE PLAN SCAPING PLAN LS

Image: Second state sta						
Image: Project no:: 1 PROJECT NO:: 17013 PROJECT NO:: 17013 DRAWN BY: JAC CHECKED BY: JAC DATE:: 10/31/17	DATE	08/24/18	01/17/19	03/27/19		
PROJECT NO: 17013 DRAWN BY: JAC CHECKED BY: JAC DATE: 10/31/17	DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS		
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DRAWN BY: JAC CHECKED BY: JAC DATE: 10/31/17		COVER SHEET			1401 S. BLOODWORTH STREET	KALEIGH, NORTH CAROLINA
CHECKED BY: JAC DATE: 10/31/17	PRO		NO.:	1701:	3	
DATE: 10/31/17	DRAV	VN BY	:	JAC		
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1 of 7



ADA NOTES

- PROPOSED ADA PARKING AND STALL NO STEEPER THAN 1:48 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.

HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

LEGEND

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 — — — — — — — SS — — —	

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PIN NUMBER: 1703-82-6856

BUILDING SETBACKS:

PARKING SETBACKS:

PARKING CALCULATIONS:

EXISTING PARKING REQUIRED:

TOTAL REQUIRED: 14 SPACES

PROPOSED PARKING REQUIRED:

TOTAL REQUIRED: 22 SPACES

EXISTING PARKING:

PROPOSED PARKING:

OWNER/DEVELOPER:

2108 CLARK AVENUE

2308 RIDGE ROAD RALEIGH, NC 27612 (919) 413-1704

ENGINEER:

TRACK TWO PROPERTIES, LLC

RALEIGH, NORTH CAROLINA 27605

CONTACT: JOSH CRUMPLER, PE

CRUMPLER CONSULTING SERVICES, PLLC

JURISDICTION: CITY OF RALEIGH

CURRENT ZONING DISTRICT: IX-3

FRONT: 3'

SIDE: 6'

REAR: 6'

FRONT: 10'

SIDE: 3'

REAR: 3'

SIDE STREET: 3'

SIDE STREET: 10'

1 SPACE PER 600 SF OFFICE FLOOR AREA

1 SPACE PER 3,000 SF INDOOR FLOOR AREA

OFFICE SPACE: 1,172 SF / 600 SF = 2 SPACES MANUFACTURING: 13,032 SF / 3,000 SF = 4 SPACES

MERCANTILE: 2,326 SF / 300SF = 8 SPACES

OFFICE SPACE: 1,172 SF / 600 SF = 2 SPACES

MANUFACTURING: 13,032 SF / 3,000 SF = 4 SPACES RESTAURANT/BAR: 2,326 SF / 150SF = 16 SPACES

SUMMARY INFORMATION

RALEIGH, NORTH CAROLINA 27610

DEVELOPMENT NAME: 1401 S. BLOODWORTH STREET

EXISTING USE: MANUFACTURING/OFFICE/MERCANTILE PROPOSED USE: MANUFACTURING/OFFICE/BAR

PRE DEVELOPMENT IMPERVIOUS AREA (AC): 0.815 AC

POST DEVELOPMENT IMPERVIOUS AREA (AC): 0.815 AC

1 SPACE PER 150 SF GROSS FLOOR AREA OR 1 PER 5 SEATS

14 PARKING SPACES (1 ADA ACCESSIBLE, 1 VAN ACCESSIBLE)

14 PARKING SPACES (1 ADA ACCESSIBLE, 1 VAN ACCESSIBLE)

BIKE PARKING REQUIRED: 4 SHORT TERM, 4 LONG TERM BIKE PARKING PROVIDED: 4 SHORT TERM, 4 LONG TERM

VARIANCE REQUEST 8 PARKING SPACES APPROVED (A-80-18)

SITE ADDRESS: 1401 S. BLOODWORTH STREET

TOTAL ACREAGE: 0.845 ACRES (36,817SF)

— EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY L — EXISTING RIGHT-OF-WAY — EXISTING OVERHEAD POWER LINE — EXISTING ABUTTING PROPERTY L — EXISTING BUILDING SETBACK LINE — EXISTING PARKING SETBACK LINE — EXISTING EDGE OF PAVEMENT — EXISTING SANITARY SEWER ----- PROPOSED EDGE OF PAVEMENT

PROPOSED SITE HARDSCAPE

PROPOSED CONCRETE SIDEWAL

EXISTING CONCRETE PAVEMENT

	CRUMPLER	Consulting Services, PLLC	JANR Ridae Road	Raleigh, North Carolina 27612 Ph. 919-413-1704	P-1533
	8	0	0		
DATE	08/24/18	01/17/19	03/27/19		
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS		
REV.	1	7	ę		
	SITE PLAN			1401 S. BLOODWORTH STREET	RALEIGH, NORTH CAROLINA
DRAV	ECT N VN BY	·	1701: JAC JAC	3	

10/31/17 1" = 20'

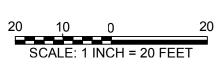
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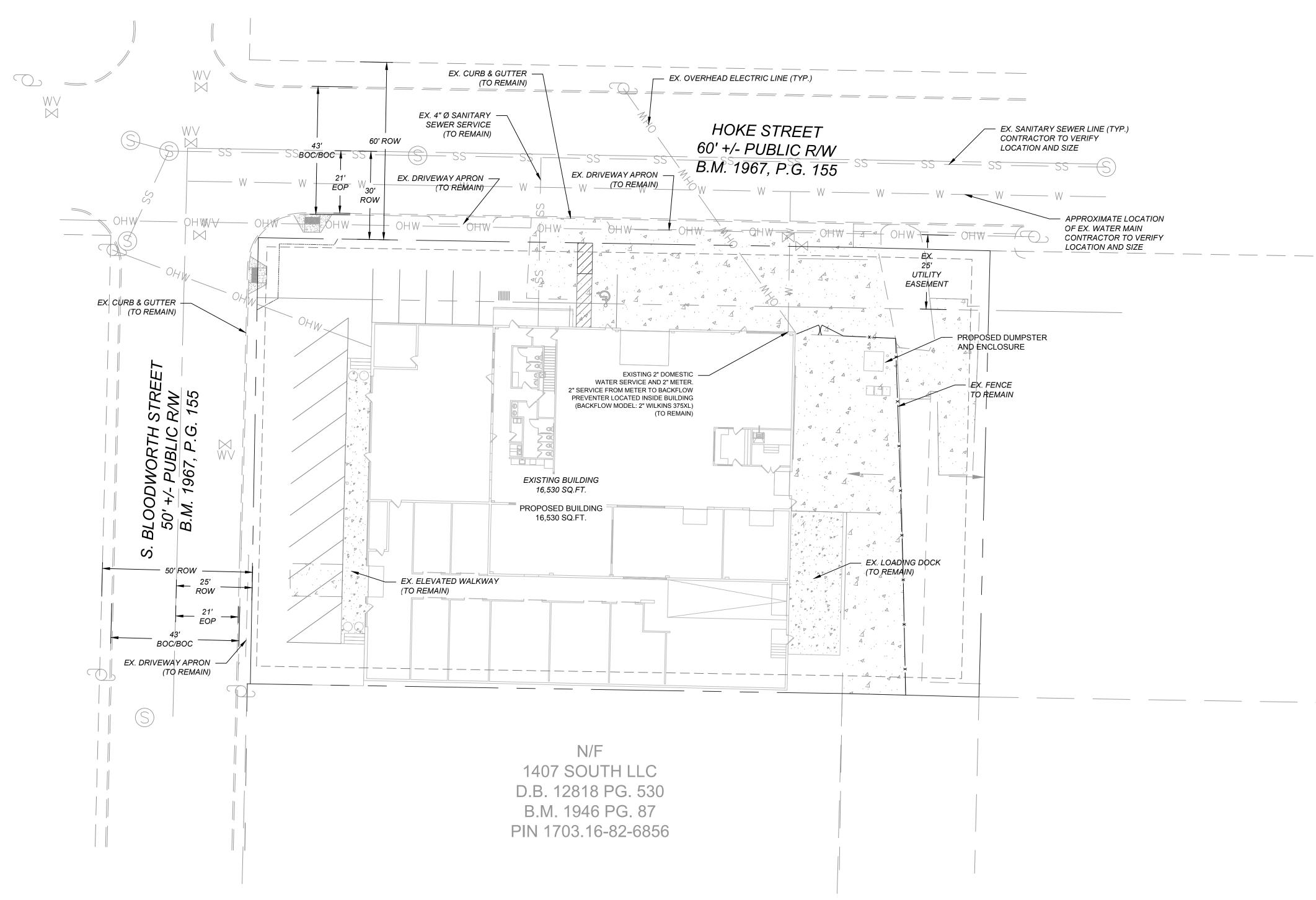
3 of 7

SCALE:

<u>NOTES</u>

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAWTHORNE, MOSS, & PANCIERA.
- 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED M 2, 2006.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.





LEGEND

 OHW	OHW
 - SS	

EXISTING ABUTTING PROPERTY LINE - — EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE ----- EXISTING ABUTTING PROPERTY LINE - — EXISTING BUILDING SETBACK LINE — EXISTING PARKING SETBACK LINE EXISTING EDGE OF PAVEMENT EXISTING SANITARY SEWER PROPOSED EDGE OF PAVEMENT

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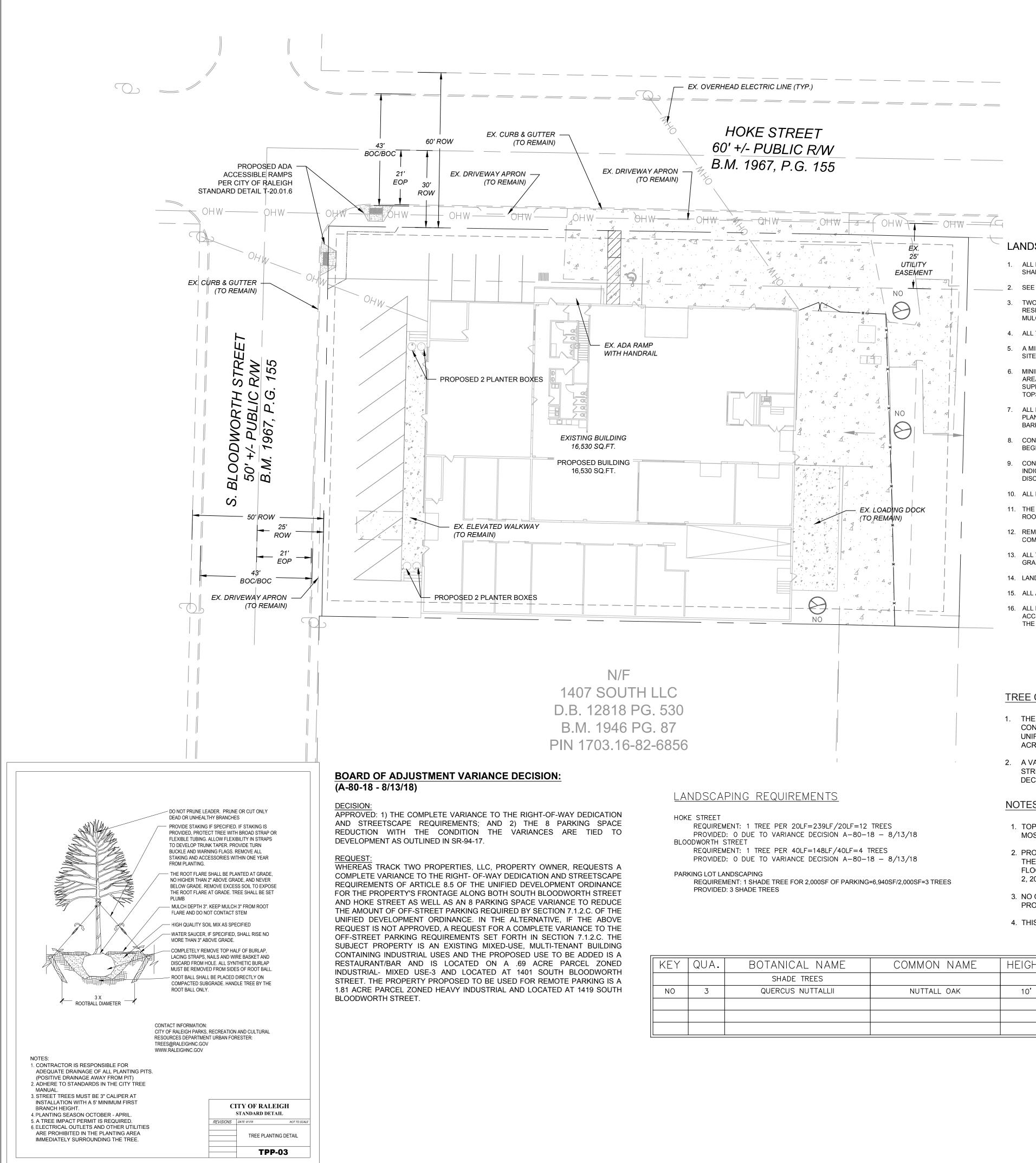
DATE	08/24/18	01/17/19	03/27/19		
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS		
REV.		N	e		
· ·	UTILITY PLAN			1401 S. BLOODWORTH STREET	KALEIGH, NOKTH CAROLINA
PROJ DRAV CHEC	VN BY	·	17013 JAC JAC	3	

NOTES

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAWTHORNE, MOSS, & PANCIERA.
- 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.

20 10 SCALE: 1 INCH = 20 FEET

C-4 4 of 7



LANDSCAPING NOTES

- 1. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- 2. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED UNDER ALL PLANTING BEDS PRIOR TO MULCHING.
- 4. ALL TREE PLANTINGS SHALL BE MULCHED WITH 3" CLEAN, BARK MULCH.
- 5. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE 1.2 STRUCTURAL SOIL COMPONENTS: SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- 7. ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- 8. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- 9. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- 10. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- 11. THE PLANT HOLE WIDTH SHALL BE A MINIMUM TWO TIMES THE DIAMETER OF THE ROOT BALL.
- 12. REMOVE BURLAP FROM TOP OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- 13. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- 14. LANDSCAPING SHOWN MEETS REQUIREMENTS.
- 15. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- 16 ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINA ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

TREE CONSERVATION AND LANDSCAPING NOTES:

- 1. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- 2. A VARIANCE HAS BEEN APPROVED TO REMOVE THE REQUIREMENTS OF STREETSCAPING AND STREET TREES PER BOARD OF ADJUSTMENT DECISION A-80-18 ON AUGUST 13, 2018.

NOTES

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAWTHORNE, MOSS, & PANCIERA.
- 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.

ROOT

B&B

CALIPER

3"

4. THIS DRAWING IS NOT FOR RECORDATION.

HEIGHT | SPREAD | 10'

LEGEND

PLANTING REQUIREMENTS

MEET ASTM STANDARDS AS FOLLOWS:

A. SIZE 3/4" ROTARY KILN EXPANDED SLATE

IN ADDITION TO THE NATURAL SETTLING PROCESS.

1. 3/4" EXPANDED SLATE 80%

2. SANDY CLAY LOAM 20%

APPROXIMATELY 18% TO THE

1.1 GENERAL PRODUCT REQUIREMENTS

 0HW -	 - OHW -	

A. PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT

WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT,

CALCULATED VOLUME TO ALLOW FOR COMPACTION

3. PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.

B. COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD

— EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE - — EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE — EXISTING ABUTTING PROPERTY LINE — — EXISTING BUILDING SETBACK LINE EXISTING PARKING SETBACK LINE - — EXISTING EDGE OF PAVEMENT — EXISTING SANITARY SEWER —— PROPOSED EDGE OF PAVEMENT



DATE	08/24/18	01/17/19	03/27/19			
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS			
REV.	~	7	с			
LANDSCAPING PLAN 1401 S. BLOODWORTH STREET RALEIGH, NORTH CAROLINA						
PROJECT NO.: 17013 DRAWN BY: JAC CHECKED BY: JAC DATE: 10/31/17 SCALE: 1" = 20'						
C-6						

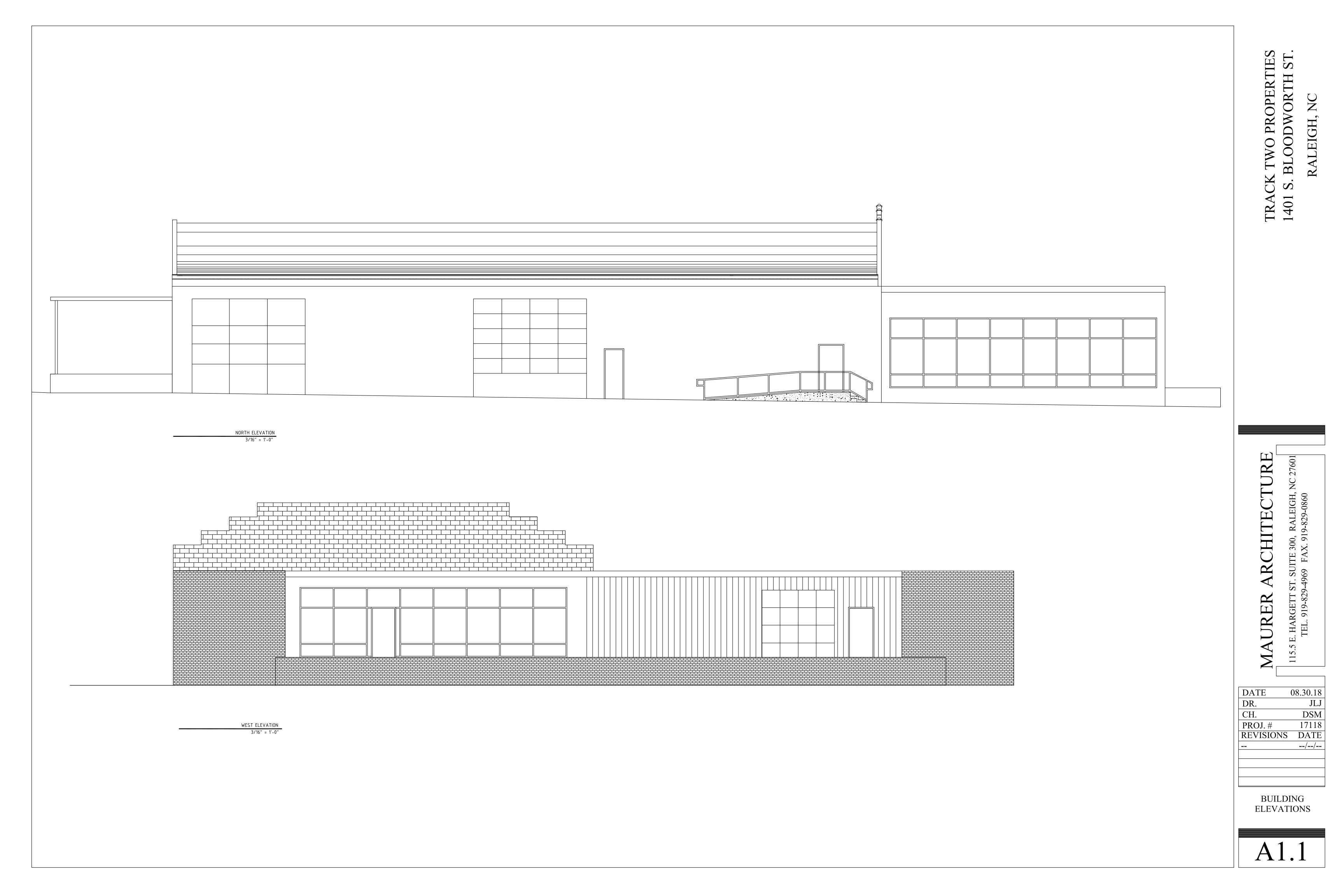
1. ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE. 2. UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE LOOSE: 55 LBS./C.F. TO 60 LBS./C.F.) 3. SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127) 4. GRADATION: 3/4" - #4 SIZE SIEVE SIZE % PASSING 100 3/4" 90-100 10-50 5. TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131 MODIFIED METHOD FM 1-T096. NO MORE THAN 28% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION. B. SANDY CLAY LOAM: SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH "PLANTING SOIL TEXTURE: 40 - 65% SAND 15 - 25% SILT 20 - 35% CLAY 2 - 5 % ORGANIC MATTER 3.0 PREPARATION A. GENERAL 1. STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL 2. ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698) B. PREPARING SUBGRADE: 1. THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE: REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS. 2. DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL. 3. LOOSEN HARD SPOTS; UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY. C. PERFORATED UNDERDRAIN SYSTEM (IF USED): 1. INSTALL UNDER DRAIN SYSTEM, WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN. 3.3 INSTALLATION OF STRUCTURAL SOIL MIX: A. GENERAL: 1. INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED UNDER AND AROUND EACH PIPE. 2. CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES. B. PLACING AND COMPACTING STRUCTURAL SOIL: 1. PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE, PERFORM A MINIMUM OF TWO PASSES, OF NOT LESS THAN 10 SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED. 2. FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. 3.5 TREE PIT PREPARATION: A. TREE PIT EXCAVATION: 1. EXCAVATE THE TREE PIT USING THE FOLLOWING PROCEDURE: a. EXCAVATE THE STRUCTURAL SOIL MIX TO A DEPTH EQUAL TO THE HEIGHT OF THE ROOT BALL OF THE TREE TO BE PLANTED. REMOVE THE STRUCTURAL SOIL TO WITHIN NO MORE THAN ONE FOOT OF THE EDGE OF THE PAVED AREA. b. PLACE THE TREE IN THE PIT AND BACKFILL AS DESCRIBED BELOW AS SOON AS POSSIBI F c. NO TREE PIT SHALL REMAIN EXCAVATED FOR MORE THAN 2 HOURS UNLESS FORMS ARE USED.

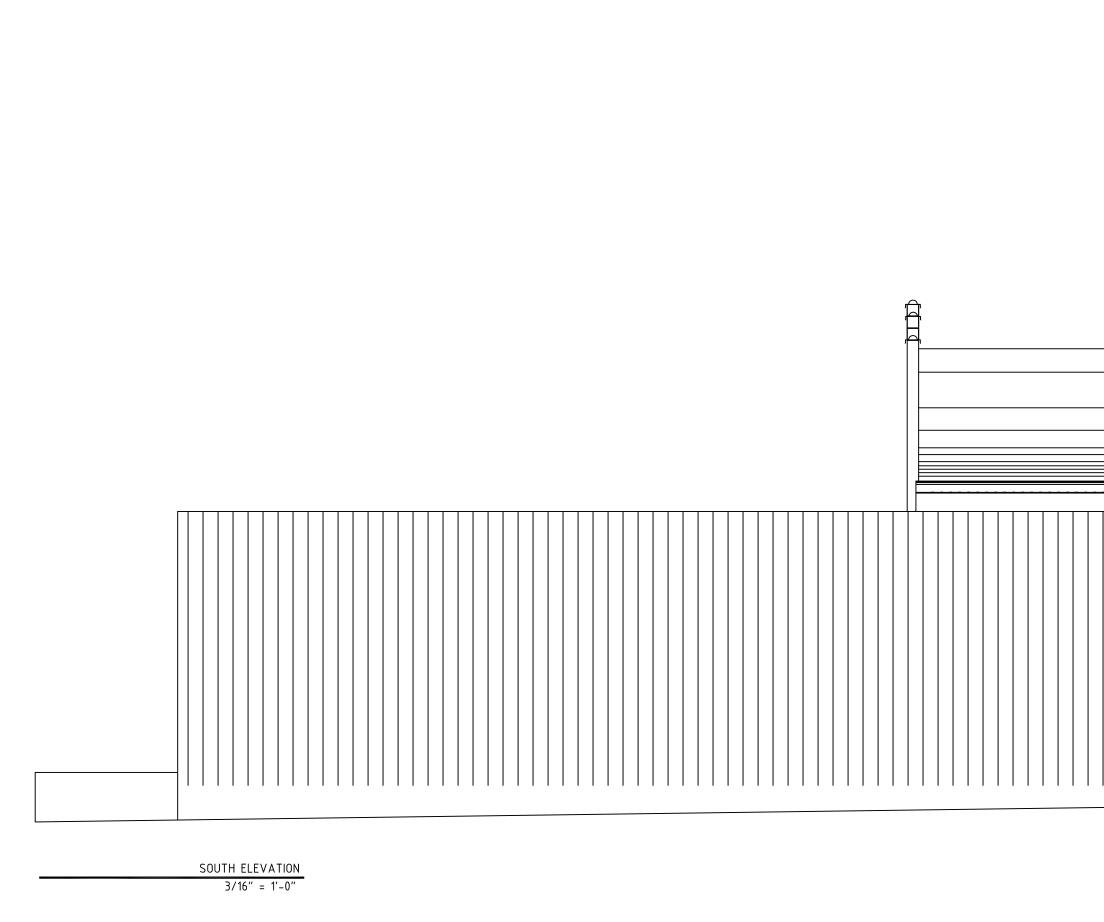
B. TREE PIT BACKFILL PLANTING MIX:

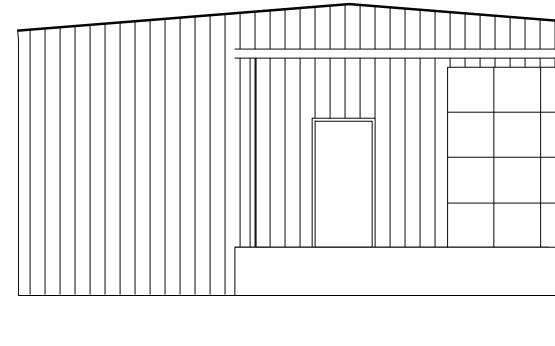
- BACKFILL TREE PIT USING THE FOLLOWING PROCEDURE: a. REMOVE ANY WOODEN FORMS. IMMEDIATELY PLACE THE TREE IN THE PIT AS DETAILED AND REPLACE THE EXCAVATED STRUCTURAL SOIL WITH EITHER OF THE FOLLOWING: b. PLANTING SOIL FOR TREES AS SPECIFIED
- c. HAND TAMP THE PLANTING MIX IN 12 INCH LIFTS UNTIL THE PIT IS FILLED TO THE SPECIFIED GRADE. d. DO NOT USE EXCAVATED SOIL AS ENGINEERED FILL TO SUPPORT PAVING OR
- STRUCTURES. EXCESS EXCAVATED STRUCTURAL SOIL MIX MAY BE USED FOR OTHER PLANTING BACKFILL OPERATIONS.

10 SCALE: 1 INCH = 20 FEE

6 of 7







EAST ELEVATION 3/16" = 1'-0"

TRACK TWO PROPERTIES 1401 S. BLOODWORTH ST. RALEIGH, NC
DATE 08.300 BUILDING ELEVATIONS DATE