Zoning: **R-10, NCOD**  
CAC: **Hillsborough**  
Drainage Basin: **Pigeon House**  
Acreage: **6.47**  
Sq. Ft.: **99,628**

**Planner:** Daniel Stegall  
**Phone:** (919) 996-2712

**Applicant:** Larry Ragland  
**Phone:** (919) 424-3749
LOCATION: This site is located on the westside of St. Mary’s Street, north of College Place and east of Calvin Road. The address of the site is 301 St. Mary’s Street and the PIN number is 1704.30.2723.

REQUEST: Wake County Board of Education is proposing to renovate an existing 55,990 squarefoot school building by adding 43,638 square foot of space in addition to site improvements. The site is zoned Residential-10 and is located in the Cameron Park Transition of a Neighborhood Conservation Overlay District.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: This Design Adjustment requires a waiver of specific public improvements required by the City as defined within General Statute 160A-307.1, unless required for safe ingress and egress to the City street system. Additionally, Wiley Elementary School was designated as a contributing structure within the Cameron Park National Register of Historic Places and improvements in the right-of-way which could create an adverse affect on the historic aspect of the school property are also to be waived along Calvin Road, St. Mary’s Street and College Place. Waivers approved for new 6’ sidewalk, shoulder construction; no fee-in-lieu required for 1’ sidewalk where 5’ currently exists; no right-of-way or 5’ utility placement easement dedication required; no street trees installed within the Calvin Street right-of-way.

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 Larry Ragland of Dewberry Engineers, Incorporated.

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, WHICHER 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.

STORMWATER

2. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
URBAN FORESTRY

3. Obtain required stub and tree impact permits from the City of Raleigh.

4. **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.

5. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

6. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Right of Way and/or Easement Dedications, and Tree Save Areas.

7. Provide fire flow analysis.

ENGINEERING

8. **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.

STORMWATER

9. **Next Step:** The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

10. **Next Step:** All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.

11. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

12. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.
14. 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.

15. 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.

16. 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.

17. Next Step: All street lights and street signs required as part of the development approval are installed.

18. 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.

19. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

20. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas 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: 6-1-2021
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) [Signature] Date: 6/1/2018

Staff Coordinator: Daniel L. Stegall
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>Wiley Elementary School</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-107-2017</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>539697</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 44 - 2018</td>
</tr>
</tbody>
</table>

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

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

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

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dev. Services Planner</td>
</tr>
<tr>
<td>Development Engineering</td>
</tr>
<tr>
<td>Engineering Services</td>
</tr>
<tr>
<td>Public Utilities</td>
</tr>
</tbody>
</table>

 CONDITIONS:

Wiley Elementary School has submitted a design adjustment to request a waiver from installing public improvements in the right-of-way along the school frontages on College Place, St. Mary's Street and Calvin Road. This school is within the Cameron Park Historic District which was placed on the National Historic Register on July 29, 1985. The site plan submitted will not require right-of-way improvements or right-of-way and easement dedications to bring the school within the City Unified Development Ordinance (UDO) code requirements which was effective in September 2013. Due to legislation effective in August 1, 2017, General Statute (G.S.)160A-307 states as follows:

The City may only require street improvements related to schools that are required for safe ingress and egress to the municipal street system and that are physically connected to a driveway on the school site. The cost of any improvements to the municipal street system pursuant to this section shall be reimbursed by the City. The City will not be responsible for right-of-way improvement costs which are not required by the City.

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

Authorized Signature: KENNETH W. PHELLE, PE, MFA 6/1/2018

*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).
A. The requested design adjustment meets the intent of this Article;
   YES [X] NO [ ]

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [X] NO [ ]

C. The requested design adjustment does not increase congestion or compromise safety;
   YES [X] NO [ ]

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   YES [X] NO [ ]

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   YES [X] NO [ ]

---

**STAFF FINDINGS**

The existing streets surrounding this site are defined by the UDO as follows: Calvin Road Neigborhood Yield, St. Mary's Street - Avenue, 2-lane Undivided, and College Place - Neighborhood Street. These streets are not to be widened based on being a contributing structure to the Cameron Park National Register of Historic Places and to prevent any adverse effect on the identified historic property. The following improvements are to be waived based on the restriction of improvements due to the historic statutory requirements of the NC State Historic Preservation Office and being subject to applicable federal and/or state cultural resources protection laws and the General Statutes that have been in effect since August 1, 2017.

- No new 6' sidewalk construction, street tree installation or grass planting strips as required per the UDO for Calvin Road or St. Mary's Street. Sidewalk exists on the north side of Calvin Road and by providing connective crosswalks across Calvin Road from the intersections with College Place and St. Mary's Street, a necessary safe ingress/egress will be provided as per G.S. 160A-307.1.

- No 1' sidewalk fee-in-lieu to be paid to meet the UDO 6' sidewalk requirement. The existing 5' sidewalks to remain on College Place, St. Mary's Street or Calvin Road as per historic designation established preceeding the UDO.

- No right-of-way or 5' utility placement easement dedication to be required on St. Mary's Street, Calvin Road or College Place as per G.S. 160A-307.1.

- No street trees to be installed within the right-of-way along Calvin Road, College Place or St. Mary's Street. The 6' sidewalk is to be waived therefore no street trees between the sidewalk and back of curb are to be installed. This will maintain consistent historic and architectural integrity as referenced in the Secretary of the Interior Standards of Rehabilitation.
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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Wiley Elementary School (301 St. Mary's Street, Raleigh)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Number</td>
<td>SR-107-2017</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>539647</td>
</tr>
<tr>
<td>Name</td>
<td>Wake County Board of Education</td>
</tr>
<tr>
<td>Address</td>
<td>c/o WCPSS - FD+C Bldg 1551 Rock Quarry Road</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27610</td>
</tr>
<tr>
<td>Phone</td>
<td>919-588-3602</td>
</tr>
<tr>
<td>Firm</td>
<td>Dewberry Engineers, Inc.</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>Name</td>
<td>Matt West, PE</td>
</tr>
<tr>
<td>Address</td>
<td>2610 Wycliff Road, Suite 410</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27607</td>
</tr>
<tr>
<td>Phone</td>
<td>919.424.3770</td>
</tr>
</tbody>
</table>

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

- 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

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

Request Design Adjustments for existing school site included in NC Historic Register. Documentation provided establishing site is in NC Historic Register and site should be exempt from meeting some new Raleigh UDO requirements: (RSDM = Raleigh Street Design Manual, UDO = Raleigh Unified Development Ordinance)  
- Request 1200' utility placement easement & new RW dedication for Calvin Road, Saint Mary's Street, & College Road fronting Wiley Elementary School be waived.  
- Request 5' wide utility placement easement & new RW dedication for Calvin Road, Saint Mary's Street, & College Road fronting Wiley Elementary School. UDO 8.5.1.E/UDO 8.5.1.G  
- Request waiver from Fee in lieu for Street Trees that cannot be planted in RW at this site if above waivers are granted.

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.

Owner/Owner’s Representative Signature: ___________________________ Date: 4/17/18

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

M.S. Desormeaux, Jr. Asst. Superintendent for Facilities, WCPSS, for and on behalf of the Wake County Board of Education, pursuant to duly delegated authority.

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REVISED 1/30/2018
PAGE 1 OF 6
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;

The requested design adjustment maintains existing pedestrian and vehicular circulation in an historic district of the City, and avoids unnecessary disruption of existing neighborhood infrastructure, while maintaining public safety and functional requirements of the existing walks and streets.

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

The design adjustment conforms with Comprehensive Plan goals of preservation of historic neighborhood character when possible. This waiver would be in direct support of Policy UD 5.4, Policy UD 5.5, Policy HP 1.1, and Policy HP 1.2 as they pertain to existing historic properties.

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

There is no known history of congestion or safety issues for existing streets in this neighborhood. The school enrollment is not being increased and existing traffic conditions would not be adversely affected.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

No additional maintenance responsibilities are contemplated, since this requested waiver would have no changes to existing streets being proposed.

E. The requested design adjustment has been designed and certified by a Professional Engineer.

Yes
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 the Raleigh Street Design Manual;
   The requested design adjustment maintains existing pedestrian and vehicular circulation in an historic district of the City, and avoids unnecessary disruption of existing neighborhood infrastructure, while maintaining public safety and functional requirements of the existing walks and streets.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design adjustment conforms with Comprehensive Plan goals of preservation of historic neighborhood character when possible. This waiver would be in direct support of Policy UD 5.4, Policy UD 5.5, Policy HP 1.1, and Policy HP 1.2 as they pertain to existing historic properties.

C. The requested design adjustment does not increase congestion or compromise safety;
   There is no known history of congestion or safety issues for existing streets in this neighborhood. The school enrollment is not being increased and existing traffic conditions would not be adversely affected.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   No additional maintenance responsibilities are contemplated, since this requested waiver would have no changes to existing streets being proposed.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Yes
STATE OF NORTH CAROLINA
COUNTY OF WAKE

INDIVIDUAL

I, MARGARET SUTTER, a Notary Public do hereby certify that M.J. DESORMEAUX, JR. personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 17th day of April, 2018.

(Seal)

MARGARET SUTTER
NOTARY PUBLIC
WAKE COUNTY, NC

My Commission Expires: 5/17/2022

Notary Public

Margaret Sutter
§ 160A-307.1. Limitation on city requirements for street improvements related to schools

A city may only require street improvements related to schools that are required for safe ingress and egress to the municipal street system and that are physically connected to a driveway on the school site. The required improvements shall not exceed those required pursuant to G.S. 136-18(29). G.S. 160A-307 shall not apply to schools. A city may only require street improvements related to schools as provided in G.S. 160A-372. The cost of any improvements to the municipal street system pursuant to this section shall be reimbursed by the city. Any agreement between a school and a city to make improvements to the municipal street system shall not include a requirement for acquisition of right-of-way by the school, unless the school is owned by an entity that has eminent domain power. Any right-of-way costs incurred by a school for required improvements pursuant to this section shall be reimbursed by the city. The term "school," as used in this section, means any facility engaged in the educational instruction of children in any grade or combination of grades from kindergarten through the twelfth grade at which attendance satisfies the compulsory attendance law and includes charter schools authorized under G.S. 115C-218.5.

Credits
Added by S.L. 2017-57, § 34.6A(b), eff. Aug. 1, 2017.
The statutes and Constitution are current through the end of the 2017 Regular Session, including 2018-1, of the General Assembly.
N.C.G.S. § 160A-307.1

**

N.C.G.S. § 136-18
(29) The Department of Transportation may establish policies and adopt rules about the size, location, direction of traffic flow, and the construction of driveway connections into any street or highway which is a part of the State Highway System. The Department of Transportation may require the construction and public dedication of acceleration and deceleration lanes, and traffic storage lanes and medians by others for the driveway connections into any United States route, or North Carolina route, and on any secondary road route with an average daily traffic volume of 4,000 vehicles per day or more.

**

§ 160A-307. Curb cut regulations

Currentness

A city may by ordinance regulate the size, location, direction of traffic flow, and manner of construction of driveway connections into any street or alley. The ordinance may require the construction or reimbursement of the cost of construction and public dedication of medians, acceleration and deceleration lanes, and traffic storage lanes for driveway connections into any street or alley if:
(1) The need for such improvements is reasonably attributable to the traffic using the driveway; and
(2) The improvements serve the traffic of the driveway.

No street or alley under the control of the Department of Transportation may be improved without the consent of the Department of Transportation. However, if there is a conflict between the written driveway regulations of the Department of Transportation and the related driveway improvements required by the city, the more stringent requirement shall apply.

Credits
The statutes and Constitution are current through the end of the 2017 Regular Session, including 2018-1, of the General Assembly.

N.C.G.S. § 160A-307
The Secretary of the Interior's

Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Secretary of the Interior's
Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Note:** To be eligible for Federal tax incentives, a rehabilitation project must meet all ten Standards. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

**Certain treatments**, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repainting techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. In addition, every effort should be made to ensure that the new materials and workmanship are compatible with the materials and workmanship of the historic property.

**Guidelines** to help property owners, developers, and Federal managers apply the Secretary of the Interior's Standards for Rehabilitation are available from the National Park Service, State Historic Preservation Offices, or from the Government Printing Office. For more information write: National Park Service, Preservation Assistance Division-424, P.O. Box 37127, Washington, D.C. 20013-7127.

Link to **Federal Historic Preservation Tax Credits**, posted by the National Park Service. Includes illustrated guidelines for rehabilitating historic buildings.
DEMOLITION SHEET 2 (FOR SITE DEMOLITION ONLY)

This demolition sheet contains a plan of the area to be demolished, including the removal of existing storm drainage, paving, specific surface site features, and landscape plantings. Demolition of other existing surface utilities, other than those noted on this sheet, shall be completed in accordance with the requirements established by the Wake County Board of Commissioners.

1. **EXISTING STORM DRAINAGE:**
   - From existing manhole at the intersection of St. Mary's Street and Calvin Road, remove and dispose of all upstream storm drain piping, structures, and debris. Excavation for demolition shall be bounded by the coordinates of the proposed finished grade elevation.

2. **EXISTING SIGNAGE:**
   - Recycle as appropriate.

3. **EXISTING PAVEMENT:**
   - Asphalt paving and stone base, concrete curbing and gutter, concrete and brick walks, and gravel surfaces indicated for demolition shall be removed and legally disposed of off-site at an approved landfill area. Asphalt should be recycled for future use if possible.

4. **EXISTING SHRUBS & TREES:**
   - Existing shrubs and trees designated on the drawings to be removed shall be legally disposed of off-site at an approved location. Small brush, limbs, and branches shall be shredded on-site for mulch and stockpiled for use on this project. Larger wood products shall be removed from the site. All tree stumps and roots larger than 2" diameter must be completely removed to a minimum of 30" below the proposed finished grade elevation.

5. **EXISTING SITE BENCHES & TRASH RECEPTACLES:**
   - Remove all site benches and trash receptacles in construction-affected area and deliver to the owner for storage and/or future use. Every effort should be made to preserve the functionality and usefulness of the equipment when removing.

6. **EXISTING CHAIN-LINK FENCING:**
   - Recycle as appropriate.
This is a utility plan for a building project located in Raleigh, North Carolina. The plan details various utilities and their connections, including:

- **Service Line**: 6" Domestic Reduced Pressure Zone (RPZ) Backflow Preventer and 4" Domestic Reduced Pressure Valve (RPV) are to be installed as shown.
- **Water Main**: 20" and 12" water mains are to be connected as shown.
- **Sanitary Sewer**: 8" TCP Sanitary Sewer is to be installed as shown.
- **Fire Hydrant Assembly**: Reduced Pressure Detector Assemblies (RPDA) are to be installed as shown.
- **Eases of Separation**: Horizontal separation between utilities is required to be at least 10'. If this separation cannot be maintained, the utilities shall be separated vertically with the Sanitary Sewer and Fire Hydrant Assembly 18" above the water main.
- **Grease Interceptor/Oil Water Separator**: Sizing calculations and specifications are to be provided by the developer.

Additional requirements and specifications are detailed in the text, including minimum cover requirements and cross-connection control devices. The plan also includes notes on utility relocation, maintenance, and testing.
TOTAL SITE AREA = 6.47 AC
MINIMUM OF 10% OF SITE AREA TO BE PROTECTED TCA
TREE CONSERVATION AREA (TCA) NOTES:
1. OBTAIN ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. REFER TO SHEET LP104 FOR PLANTING DETAILS.
3. INSTALL 30" MIN. DIAMETER MULCH RING AT ALL TREES PLANTED IN SODDED AREAS.
4. ON CENTER SPACING MAY BE "SCALED" IF NOT SHOWN.
5. REFER TO SHEET C101 FOR EXISTING CONDITIONS, EXISTING LEGEND AND SURVEY NOTES.
6. TOTAL STREET PRORATION = 1.43 LF
7. TOTAL STREET PROTECTIVE YARD REQUIREMENTS:
   - 30' B-B AROUND STREET TREES REQUIRED TO PROVIDE 3.0 SF PER TREE
   - 15' B-B AROUND STREET TREES REQUIRED TO PROVIDE 1.5 SF PER TREE
   - 9' B-B AROUND STREET TREES REQUIRED TO PROVIDE 0.9 SF PER TREE
8. REFER TO SHEET C102 FOR EXISTING CONDITIONS, EXISTING LEGEND AND SURVEY NOTES.
9. STREET TREE NOTES:
   - TOTAL STREET PROVENTORY = 1.43 LF
   - TOTAL STREET PROTECTIVE YARD REQUIREMENTS:
     - 30' B-B AROUND STREET TREES REQUIRED TO PROVIDE 3.0 SF PER TREE
     - 15' B-B AROUND STREET TREES REQUIRED TO PROVIDE 1.5 SF PER TREE
     - 9' B-B AROUND STREET TREES REQUIRED TO PROVIDE 0.9 SF PER TREE
   - TOTAL, SITE AREA = 0.47 ACRES
   - TOTAL TOA PROVIDED = 2.35 UF OF 0.5 ACRES = 0.65 UF OF 0.5 ACRES
   - TOTAL TOA REQUIRED = 2.35 UF OF 0.5 ACRES
   - TOTAL, AMENITY AREA = 0.15 ACRES
   - TOTAL, AMENITY AREA PROVIDED = 0.37 ACRES

LANDSCAPE LEGEND:
- PAINTED CONCRETE
- ARTIFICIAL GRASS (TURF)
- TOA
- LIMITS OF DISBURSEMENTS
- 4' DECORATIVE FENCE
- AMENITY AREAS

LANDSCAPING NOTES:
1. REFER TO SHEET LP102 FOR PLANTING DETAILS.
2. ALL AREAS ON THE SITE SHALL BE COVERED BY UNLIMPED, SOILLESS PLANTING OR SODDING AS AREAS ON THE SITE SHALL BE LEFT BAR.
3. INSTALL 30" MIN. DIAMETER MULCH RINGS AT ALL TREES PLANTED IN SODDED AREAS.
4. ON CENTER SPACINGS MAY BE "SCALED" IF NOT SHOWN.
5. OBTAIN ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
6. REFER TO SHEET C101 FOR EXISTING CONDITIONS, EXISTING LEGEND AND SURVEY NOTES.
7. INSTALL 30" MIN. DIAMETER MULCH RINGS AT ALL TREES PLANTED IN SODDED AREAS.
8. ON CENTER SPACINGS MAY BE "SCALED" IF NOT SHOWN.
9. REFER TO SHEET C102 FOR EXISTING CONDITIONS, EXISTING LEGEND AND SURVEY NOTES.
10. STREET TREE NOTES:
    - TOTAL STREET PRORATION = 1.43 LF
    - TOTAL STREET PROTECTIVE YARD REQUIREMENTS:
      - 30' B-B AROUND STREET TREES REQUIRED TO PROVIDE 3.0 SF PER TREE
      - 15' B-B AROUND STREET TREES REQUIRED TO PROVIDE 1.5 SF PER TREE
      - 9' B-B AROUND STREET TREES REQUIRED TO PROVIDE 0.9 SF PER TREE
    - TOTAL, SITE AREA = 0.47 ACRES
    - TOTAL TOA PROVIDED = 2.35 UF OF 0.5 ACRES = 0.65 UF OF 0.5 ACRES
    - TOTAL TOA REQUIRED = 2.35 UF OF 0.5 ACRES
    - TOTAL, AMENITY AREA = 0.15 ACRES
    - TOTAL, AMENITY AREA PROVIDED = 0.37 ACRES

LANDSCAPING LEGEND:
- PAINTED CONCRETE
- ARTIFICIAL GRASS (TURF)
- TOA
- LIMITS OF DISBURSEMENTS
- 4' DECORATIVE FENCE
- AMENITY AREAS

LANDSCAPE NOTES:
1. REFER TO SHEET LP102 FOR PLANTING DETAILS.
2. ALL AREAS ON THE SITE SHALL BE COVERED BY UNLIMPED, SOILLESS PLANTING OR SODDING AS AREAS ON THE SITE SHALL BE LEFT BAR.
3. INSTALL 30" MIN. DIAMETER MULCH RINGS AT ALL TREES PLANTED IN SODDED AREAS.
4. ON CENTER SPACINGS MAY BE "SCALED" IF NOT SHOWN.
5. OBTAIN ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
6. REFER TO SHEET C101 FOR EXISTING CONDITIONS, EXISTING LEGEND AND SURVEY NOTES.
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    - TOTAL TOA REQUIRED = 2.35 UF OF 0.5 ACRES
    - TOTAL, AMENITY AREA = 0.15 ACRES
    - TOTAL, AMENITY AREA PROVIDED = 0.37 ACRES
**Landscaping Notes:**

1. REFER TO SHEET C502 FOR PLANTING DETAILS.
2. REFER TO SHEET LP104 FOR PLANTING DETAILS.
3. INSTALL 30" MIN. DIAMETER MULCH RING AT ALL TREES SHALL BE LEFT BARE. REFER TO PROJECT SPECIFICATIONS.
4. ON CENTER SPACING MAY BE "SCALED" IF NOT SHOWN.
5. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION. ALL UNDERGROUND UTILITIES LOCATED AS APPROXIMATE.
6. CONTRACTOR SHALL COORDINATE LOCATIONS OF EXISTING UTILITIES TO BE LEFT UNDISTURBED SHALL BE PROTECTED AND REMAIN ACTIVE.
7. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION. ALL UNDERGROUND UTILITIES LOCATED AS APPROXIMATE.
8. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION. ALL UNDERGROUND UTILITIES LOCATED AS APPROXIMATE.
9. REFER TO SHEET C502 FOR PLANTING DETAILS.

**Sodding, Plantings, or Mulch:**

- No areas on the site shall be plowed for sodding, planting, or mulching. No area on the site shall be left bare. Refer to project specifications.

**Street Tree Requirements:**

- All street trees required = 60
- Tree per 40 LF required
- All street trees to be paid fee in lieu due to not enough space to plant

**Street Yard Notes:**

- PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION. ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTS/LANDSCAPE ITEMS WITH REQUIRED ACCESS AND INFRASTRUCTURE/APPURTENANCES. CONTRACTOR SHALL CONFORM TO THE PROJECT DRAWINGS AND SPECIFICATIONS & CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**Landscape Legend:**

- CYRils CEMENTS
- ARTIFICIAL GRASS (TURF)
- TCA

**Plant Schedule:**

<table>
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<tr>
<th>BOTANICAL NAME / COMMON NAME</th>
<th>CONT</th>
<th>CODE</th>
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<tbody>
<tr>
<td>Viburnum davidii / David Viburnum</td>
<td>5 gal</td>
<td>QN</td>
</tr>
<tr>
<td>Rhaphiolepis umbellata / Yedda Hawthorn</td>
<td>5 gal</td>
<td>PS</td>
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<tr>
<td>Quercus nuttallii <code>QNFTA</code> / Highpoint Nuttall Oak</td>
<td>5 gal</td>
<td>ICBN</td>
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<tr>
<td>Acer rubrum <code>October Glory</code> TM / October Glory Maple</td>
<td>5 gal</td>
<td>ICBN</td>
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<tr>
<td>Quercus ridicula <code>Fall Gold</code> / Fall Gold Nuttall Oak</td>
<td>B &amp; B</td>
<td>QS</td>
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<tr>
<td>Quercus macrocarpa / Shingle Oak</td>
<td>B &amp; B</td>
<td>QS</td>
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<tr>
<td>Rhaphiolepis umbellata <code>Yedda</code> / Yedda Hawthorn</td>
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**General Notes:**

- REFER TO SHEET C502 FOR EXISTING CONDITIONS, EXISTING LICENSED AND SURVEY NOTES.
- ALL UNDERGROUND UTILITIES LOCATED AS APPROXIMATE.
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1. TOTAL STREET FRONTAGE = 2435 LF
   - STREET YARD NOTES:
     1. TOTAL SITE AREA = 67.47 AC
     2. ALL AREAS ON THE SITE SHALL BE COVERED BY GRASSING, SODDING, PLANTINGS, OR MULCH. NO AREAS ON THE SITE SHALL BE LEFT UNCOVERED. REFER TO PROJECT SPECIFICATIONS.
     3. ON CENTER SPACING MAY BE "SCALED" IF NOT SHOWN.
     4. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND SPECIFICATIONS OF A CITY OF RALEIGH STANDARD.
     5. CONTRACTOR SHALL FIELD ADJUST AS NEEDED.
     6. CONTRACTOR SHALL COORDINATE LOCATIONS OF PLANTS/LANDSCAPE ITEMS WITH REQUIRED ACCESS AND SPACING REQUIREMENTS FOR ALL UTILITY INFRASTRUCTURE/APPURTENANCES. CONTRACTOR SHALL FIELD ADJUST AS NEEDED.

2. STREET PROTECTIVE YARD REQUIREMENTS:
   - 1 TREE PER 40 LF REQUIRED.
   - STREET PROTECTIVE YARD REQUIREMENTS:
     1. INSTALL 30" MIN. DIAMETER MULCH RING AT ALL TREES PLANTED IN SODDED AREAS.
     2. ALL AREAS ON THE SITE SHALL BE COVERED BY GRASSING, SODDING, PLANTINGS, OR MULCH. NO AREAS ON THE SITE SHALL BE LEFT UNCOVERED. REFER TO PROJECT SPECIFICATIONS.
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7. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANT MATERIALS SHALL BE REMOVED AND REPLACED IN A TIMELY MANNER.
   - STREET PROTECTIVE YARD REQUIREMENTS:
     1. INSTALL 30" MIN. DIAMETER MULCH RING AT ALL TREES PLANTED IN SODDED AREAS.
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1. CAMPUS SOUTH ELEVATION - FACING COLLEGE PLACE

2. CAMPUS NORTH ELEVATION - FACING CALVIN ROAD

3. CAMPUS EAST ELEVATION - FACING ST. MARY'S STREET

4. CAMPUS WEST ELEVATION - FACING CALVIN ROAD