

# Administrative Approval Action

Case File / Name: SUB-0007-2024  
DSLCL - Chapman Cottages

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** This 2.36 acre site is composed of two parcels zoned Residential - 6 and Special Residential Parking Overlay district (SRPOD). Two existing houses on the site are proposed for demolition. The site is located on the west side of Powell Drive at 724 and 730 Powell Drive.
- REQUEST:** This is a cottage court subdivision consisting of 17 lots, 15 of which are for detached dwelling units and two for common lots to be owned by a homeowner's association. All buildings and structures will be evaluated for compliance upon submittal of individual building permit applications.
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 17, 2024 by Swift Partners PLLC.

## **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:*

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

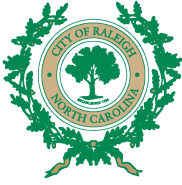
***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Provide a detail in the plan set showing how cars are to be parked for each of the two residential building types
2. For ease in platting and for clarity please include a platting sheet showing only right of ways, easements, property lines, and with each proposed parcel (residential and HOA) lots numbered - thanks.
3. Please revise the site plan to show an access easement across the building lots on the west side of the site connecting the two proposed HOA lots to allow for homeowner maintenance of the tree conservation area as required by UDO Section 9.1.5 A 2 b.

### **Stormwater**

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

**Urban Forestry**

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

**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 checked="" type="checkbox"/>	Engineering
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

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

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

**General**

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. Provide documentation indicating a Property Owner's Association has been established for the subject development.
3. A demolition permit shall be issued and this building permit number shown on all maps for recording.
4. An access easement to the tree conservation area must be shown as required by UDO Section 9.1.5 A 2 b.

**Engineering**



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5. A pedestrian and bicycle deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
8. A fee-in-lieu for the 5' bike lane on Powell Drive is paid to the City of Raleigh (UDO 8.1.10).
9. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

## Public Utilities

10. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## Stormwater

11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
12. 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 (UDO 9.2).



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13. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
14. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

## Urban Forestry

15. A public infrastructure surety for eight (8) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.24 acres of secondary tree conservation area.

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:*

## Engineering

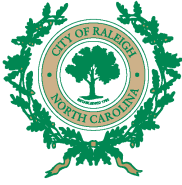
1. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

## Public Utilities

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

## Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
4. 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 (UDO 9.2).
5. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.



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## Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes eight (8) street trees along Powell Dr.

### **The following are required prior to issuance of building occupancy permit:**

#### General

1. Final inspection of all tree conservation areas and right-of-way street trees by Urban Forestry Staff
2. 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.

#### Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: July 9, 2027**  
Record at least 1/2 of the land area approved.

**5-Year Sunset Date: July 9, 2029**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_  \_\_\_\_\_ Date: 07/09/2024  
Development Services Dir/Designer  
Staff Coordinator: Michael Walters

# CHAPMAN COTTAGES

724 & 730 POWELL DRIVE  
RALEIGH, NC 27607

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL  
SUB-0007-2024

SUBMITTED ON: 02.06.2024  
REVISED ON: 04.17.2024  
REVISED ON: 05.17.2024

Sheet List Table	
Sheet Number	Sheet Title
CO.00	COVER SHEET
CO.00	GENERAL NOTES
CI.01	EXISTING CONDEMNATION PLAN
CI.02	RECONSTRUCTION
CI.03	DEMOLITION PLAN
CI.03	SITE PLAN
CI.04	DRAINING AND DRAINAGE PLAN
CI.05	SOIL DETAILS
CI.06	UTILITY PLAN
CI.07	SITE DETAILS
CI.08	STORM DRAIN DETAILS
CI.09	UTILITY DETAILS
LI.00	PLANTING PLAN
LI.01	TREE CONSERVATION PLAN
LI.01	TREE CONSERVATION DETAILS



VICINITY MAP



414 FAYETTEVILLE ST  
RALEIGH NC 27601  
PBA LICENSE P-2197



### RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSURE OR DETOURING OF ANY STREET, LAKE OR BEACH, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE RIGHT-OF-WAY SERVICE. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RAL.ECH2GOV.
- THE STREET LANE, BEYOND CLOSURE PERMITS IS RESERVED FOR ANY CLOSURE ON CITY STREETS AND ALL HOV3+ STREETS WITH HOV 3+ REQUIREMENT.
- A REWET SCHEDULE WITH A TRIP PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTOR'S COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND DISCUSS ALL PERMITS NEEDED.
- ALL TOPPED DRAINS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
  - "PUBIC" RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROGRAM)
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
  - RALEIGH STREET DESIGN MANUAL, SECTION 10.04 (ADA) LANDSCAPE DESIGN
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS, LISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO COME ANY WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES PROVIDED. THE ADA SCHEDULES FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL, LOCAL VERSION.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

### GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONTRACTORS, DEPARTMENT OF BUSINESS, ENERGY AND LOCAL GOVERNMENT, LOCAL, STATE AND FEDERAL CODES, RULES, ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCAL PERMITS INCLUDING PERMITS FROM LOCAL JURISDICTIONS. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTERS AND FACILITY OWNERS PER NC STATUTE, NO LESS THAN 7 BUSINESS DAYS AND MORE THAN 10 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR OTHER WORK SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL UNDERGROUND UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN BY THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION PROVIDED BY THE OWNER AND ANY OTHER APPLICABLE RECORD DRAWINGS THAT MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATES AND OTHER REQUIREMENTS. OWNER MUST BE NOTIFIED OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PERMITS, EXCAVATION, TRENCHES AND WELLS, CHANGES AND ADDITIONS TO LANDSCAPE DRAWINGS. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD AND INFO.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL BEFORE THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITIES BY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE EXISTING TREE HEREDITARILY TREES OR WASTE MATERIALS AND NUMBER CAUSED BY THE CONTRACTOR, ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON DAILY BASIS.
- 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.
- ROADWAY TEMPORARY OR PERMANENT SHALL BE COMPLETE BY SUPERSEDED PERMITS APPROXIMATE 60.00 LBS DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERMITS REQUIREMENTS PER THE CITY OF RALEIGH UNDEVELOPED RESIDENTIAL CODE SECTION 10.04.01 AS THE SITE TO BE DEVELOPED BELONGS TO THE MINIMUM APPLICABLE SITE AREA (GROSS SITE AREA) IS 20,363 AC.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS-ACCESS REQUIREMENTS PER THE CITY OF RALEIGH UNDEVELOPED RESIDENTIAL CODE SECTION 10.04.01 AS THE EXISTING PROPERTIES ARE IN RESIDENTIAL UNDEVELOPED DISTRICT (R4).
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW BY THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHALL KEEP IN MIND THE CITY OF RALEIGH UNDEVELOPED RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLES 8.1 AND SECTION 8.1.

### SOLID WASTE

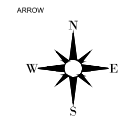
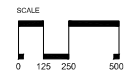
SOLID WASTE TO BE HANDLED VIA ROLL-ON CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT CURB ALONG ROAD B, SEE SHEET CO.00 FOR APPROVAL.

### SITE DATA

PROJECT NAME:	CHAPMAN COTTAGES
SITE ADDRESS:	724 & 730 POWELL DRIVE RALEIGH NC 27607
WAVE:	
COUNTY:	078569204 & 0789937
PARCEL PIN #:	CHAPMAN, LELA SMITH
PARCEL OWNER:	1.61 AC / 1.13 AC
PARCEL AREA:	2.26 AC / 102,583 SF
TOTAL SITE GROSS AREA:	6,623 AC / 1,993,517 SF
PROPOSED HIGH-OF-WAY DECKBOARD:	2,524 AC / 101,190 SF
NET AREA:	1.36 AC / 60,000 SF
PROPOSED SITE AREA (UDO SECTION 24.04.01):	
CURRENT ZONING:	R4
PROPOSED ZONING:	R4
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
FLOOD PLAN DATA:	37070700X EFFECTIVE 7/19/2002
RAIN RATE:	4.0
DEVELOPMENT TYPE:	26 (100 HOUSES) / 30 (100+100 HOUSE)
MAX BUILDING HEIGHT:	10'
PROPOSED BUILDING HEIGHT:	17'
PROPOSED NUMBER OF LOTS:	30
MAX NUMBER OF DWELLING UNITS (UDO SECTION 24.04.01):	15 (100+100 HOUSE)
PROPOSED NUMBER OF DWELLING UNITS:	15 (100+100 HOUSE)
PROPOSED NUMBER OF HOA LOTS:	2
TREE CONSERVATION AREA:	0.266 AC / 11,399 SF
TOTAL LIMITS OF DISTURBANCE:	2.24 AC / 97,572 SF
EXISTING IMPERVIOUS AREA:	0.34 AC / 14,879 SF
PROPOSED IMPERVIOUS AREA:	1.01 AC / 42,918 SF (INCLUDES 2,327 SF PERM HOV)
INTERNAL COURTYARD REQUIRED:	0.24 AC / 10,523 SF (200 SF PER 100+100 HOUSE UNIT)
INTERNAL COURTYARD PROVIDED:	0.24 AC / 10,523 SF
PARKING DATA:	
REQUIRED PARKING:	0
PROPOSED PARKING:	0
TOTAL PARKING:	0
BKE PARKING REQUIRED:	0
BKE PARKING PROVIDED:	0

No.	Date	Description
1	05/17/2024	ISSUED FOR PERMIT COMMENTS
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VICINITY



Luke Perkins | Founder  
Swift Partners PLLC  
E: luke.perkins@swift-partners.com | W: www.swift-partners.com  
M: +1 8287351862 | W: +1 8287351862



DATE: 05/17/2024  
DRAWN BY: LUK PERKINS  
PROJECT: CHAPMAN COTTAGES  
PRODUCT: ECDRAW  
SHEET TITLE: COVER SHEET  
SHEET NO.: CO.00

GENERAL NOTES

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE OF CONSTRUCTION...
2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHY INFORMATION PROVIDED BY SWIFT PARTNERS...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCAL SERVICES INCLUDING NEUTRALIZING EXISTING...
4. ALL SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION...
5. EXISTING IMPROVEMENTS DAMAGED OR AVOIDABLE BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED...
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE TO RECORD THE ACTUAL LOCATION OF ALL FILING PRIOR TO CONSTRUCTION...
7. IF DEMONSTRATED FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEMONSTRATED BY THE CONTRACTOR...
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING UTILITIES...
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES...
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES...
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES...
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES...
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES...
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES...

EXISTING CONDITION NOTES:

- 1. THE SURVEY MAY BE INTENDED TO REPRESENT THE EXISTING CONTOUR TOPOGRAPHY ON A PORTION OF THE PROPERTY...
2. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD83.
3. THE DRAWINGS DO NOT CONFORM TO NC, USGS AND THEREFORE NOT FOR RECONSTRUCTION.
4. UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS, VERIFICATION AND UTILITY RECORDS...
5. SURVEY INFORMATION COLLECTED BY THE CONTRACTOR SHALL BE SUBJECT TO VERIFICATION.
6. SURVEY SHOWN HEREON MAY NOT REPRESENT ANY VEGETATION ON THE SUBJECT PROPERTY.
7. ANY UTILITIES HAVE BEEN IDENTIFIED WITHIN THE PROJECT OVERLAYS SHOWN.

DEMOLITION NOTES:

- 1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST JOINT OR SAW CUT TO A MINIMUM CLEAN EDGE.
2. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
3. EXCAVATIONS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND MARKED TO BE LEFT OPEN WITH SEALS.
4. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, SIDEWALK AND CURBS AND CURBS AS A RESULT OF CONSTRUCTION (MINI AND TRUCK).
6. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAYMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND REMOVED SHALL BE PROTECTED FROM DAMAGE OR REMOVAL BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
7. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING AND STRUCTURE REMAINS TO BE PROTECTED FROM DAMAGE.
8. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC.) SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING AND STRUCTURE REMAINS TO BE PROTECTED FROM DAMAGE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, SIDEWALK AND CURBS AND CURBS AS A RESULT OF CONSTRUCTION (MINI AND TRUCK).
10. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAYMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND REMOVED SHALL BE PROTECTED FROM DAMAGE OR REMOVAL BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
11. WHERE UTILITIES ARE SHOWN TO BE REMOVED, CONTRACTOR SHALL INCLUDE NECESSARY PUMP OR VALVES TO MAINTAIN THE EXISTING UTILITY LINES TO SERVICE, COORDINATE NECESSARY SHUT DOWN AND REPAIR WITH THE LOCAL JURISDICTION OF UTILITY OWNERS.
12. CONTRACTOR SHALL PROVIDE FLEETS FROM BUSINESS REGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD.

MATERIALS AND FURNISHINGS NOTES:

- 1. IDENTIFICATIONS FOR SPECIFIC HARDWARE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND AND ARE USED THROUGHOUT THE DRAWINGS WITH THE EXCEPTION OF THE FINISHING, PAINTING PATTERNS, PLANS AND SITE DETAILS.
2. REFER TO RELATED SPECIFICATIONS SECTION FOR SHOWN DIMENSIONS OF PRODUCT DATA, SAMPLES, SPECIFICATIONS, QUALITY ASSURANCE REQUIREMENTS, EXECUTION REQUIREMENTS, AND FOR RELATED PRODUCT INFORMATION TO BE USED IN THE SCHEDULE.
3. CONTRACTOR TO SUPPLY COLOR SAMPLES AND PROVIDE LOOKBOOKS FOR ALL CAST IN PLACE CONCRETE FOR APPROVAL BY LANDSCAPE ARCHITECT.

SITE NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION ELEVATION AREA, FURNITURE FINISH AND ASSOCIATED GATES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND IN-LAY SPECIFICATIONS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD UTILITY NOTES.
4. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF DIMENSION.
6. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
7. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
8. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
9. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
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18. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
19. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
20. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.

GRADING AND STORM DRAINAGE NOTES:

- 1. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5:10 AND SHALL NOT EXCEED 1:4 IN CROSS SLOPE.
3. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5:10 AND SHALL NOT EXCEED 1:4 IN CROSS SLOPE.
4. ALL PROPOSED ELEVATIONS SHOW ARE OF PAYMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION OF UTILITY OWNERS.
6. REFER TO THE ELEVATION CONTROL DETAILS SHEET FOR THE SIGNATURE OF CONSTRUCTION.
7. INTERIOR GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UPLIFTING, AND INADEQUATE.
8. INTERIOR GRADING SHALL BE PROVIDED TO EFFECT WATER AWAY FROM BUILDINGS AND PREVENT FLOODING.
9. THE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM.
10. MANHOLES SHALL BE INSTALLED AT THE CORNERS OF ALL HANDICAP PARKING SPACES AND AT THE CORNERS OF ALL HANDICAP PARKING SPACES.
11. PROPOSED CONDITIONS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
12. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 18 INCHES IN LOOSE DEPTH FOR WATER-BOUND MATERIALS COMPACTED BY HAND-PRESSED TAMPING.
13. SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL BE NOT LESS THAN 120 AWAY FROM FOUNDATION.
14. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE TO RECORD THE ACTUAL LOCATION OF ALL FILING PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE TO RECORD THE ACTUAL LOCATION OF ALL FILING PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE TO RECORD THE ACTUAL LOCATION OF ALL FILING PRIOR TO CONSTRUCTION.
17. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE TO RECORD THE ACTUAL LOCATION OF ALL FILING PRIOR TO CONSTRUCTION.
18. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE TO RECORD THE ACTUAL LOCATION OF ALL FILING PRIOR TO CONSTRUCTION.
19. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE TO RECORD THE ACTUAL LOCATION OF ALL FILING PRIOR TO CONSTRUCTION.
20. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE TO RECORD THE ACTUAL LOCATION OF ALL FILING PRIOR TO CONSTRUCTION.

PAVING PATTERN NOTES:

- 1. EXISTING PAVING PATTERNS SHALL BE MAINTAINED OR REPAIRED UNLESS OTHERWISE NOTED.
2. LAYOUT OF PAINT PAVING PATTERNS AND MARKINGS SHALL BE AS SHOWN ON THE PLAN.
3. PAVEMENT ABUTTING TRUNCATED CORNERS SHALL BE A CONTRACTING OPTION.
4. ALTERNATE TRUNCATED CORNER PAVEMENT JOINTS WITH ABUTTING PAVEMENT JOINTS.
5. PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN CENTERLINE 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 PREVALE.
9. ALL ANGLES IN DEGREES UNLESS OTHERWISE NOTED.
10. ALN ALL JOINTS, CORNERS AND EDGES AS SHOWN.
11. FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

SIGNAGE, STRIPING AND MARKING NOTES:

- 1. ALL MATERIAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT THE TIME OF INSTALLATION.
2. ALL PAVEMENT STRIPING (EXCEPT INDIVIDUAL PARKING BAY STRIPING) SHALL BE THERMOPLASTIC.
3. CROSSWALKS SHALL BE CONSTRUCTED OF THE MOST DURABLE MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH STATE SPECIFICATIONS.
4. ADA SYMBOLS SHOW THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PERMANENT.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED ADA SIGNAGE.

CITY OF RALEIGH STANDARD UTILITY NOTES:

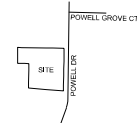
- 1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS PREFERENCE CONSIDERED.
2. UTILITY SERVICE INFORMATION:
A. LATERAL OF 12" OR SMALLER SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
B. LATERAL OF 12" OR SMALLER SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
3. WASTEWATER SERVICE INFORMATION:
A. WASTEWATER SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
B. WASTEWATER SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
4. WATER SERVICE INFORMATION:
A. WATER SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
B. WATER SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
5. GAS SERVICE INFORMATION:
A. GAS SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
B. GAS SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
6. SANITARY SEWER SERVICE INFORMATION:
A. SANITARY SEWER SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
B. SANITARY SEWER SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
7. FIRE SERVICE INFORMATION:
A. FIRE SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
B. FIRE SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
8. TELEPHONE SERVICE INFORMATION:
A. TELEPHONE SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
B. TELEPHONE SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
9. CABLE TELEVISION SERVICE INFORMATION:
A. CABLE TELEVISION SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
B. CABLE TELEVISION SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
10. POWER SERVICE INFORMATION:
A. POWER SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
B. POWER SERVICE SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
11. OTHER UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
12. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
13. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
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19. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.
20. ALL UTILITIES SHALL BE INSTALLED TO THE OUTSIDE FACE OF DIMENSION.

Brianne Walker
From: Sally, Marion - Marion.Sally@raleighnc.gov
To: Friday, April 12, 2024 11:16 AM
Subject: City of Raleigh - Solid Waste Services Code Compliance Program
City of Raleigh - Solid Waste Services Code Compliance Program
From: Brianne Walker - brianne.walker@sws-partners.com
Sent: Friday, April 12, 2024 11:13 AM
To: Sally, Marion - Marion.Sally@raleighnc.gov; SWS Code Compliance DL
City of Raleigh - Solid Waste Services Code Compliance Program
From: Brianne Walker - brianne.walker@sws-partners.com
Sent: Friday, April 12, 2024 11:13 AM
To: Sally, Marion - Marion.Sally@raleighnc.gov; SWS Code Compliance DL
City of Raleigh - Solid Waste Services Code Compliance Program
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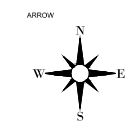
414 FAYETTEVILLE RALEIGH NC 27601
(919) 436-9626 P-2197

Table with 3 columns: No., Date, Description. Contains project schedule information.



SCALE

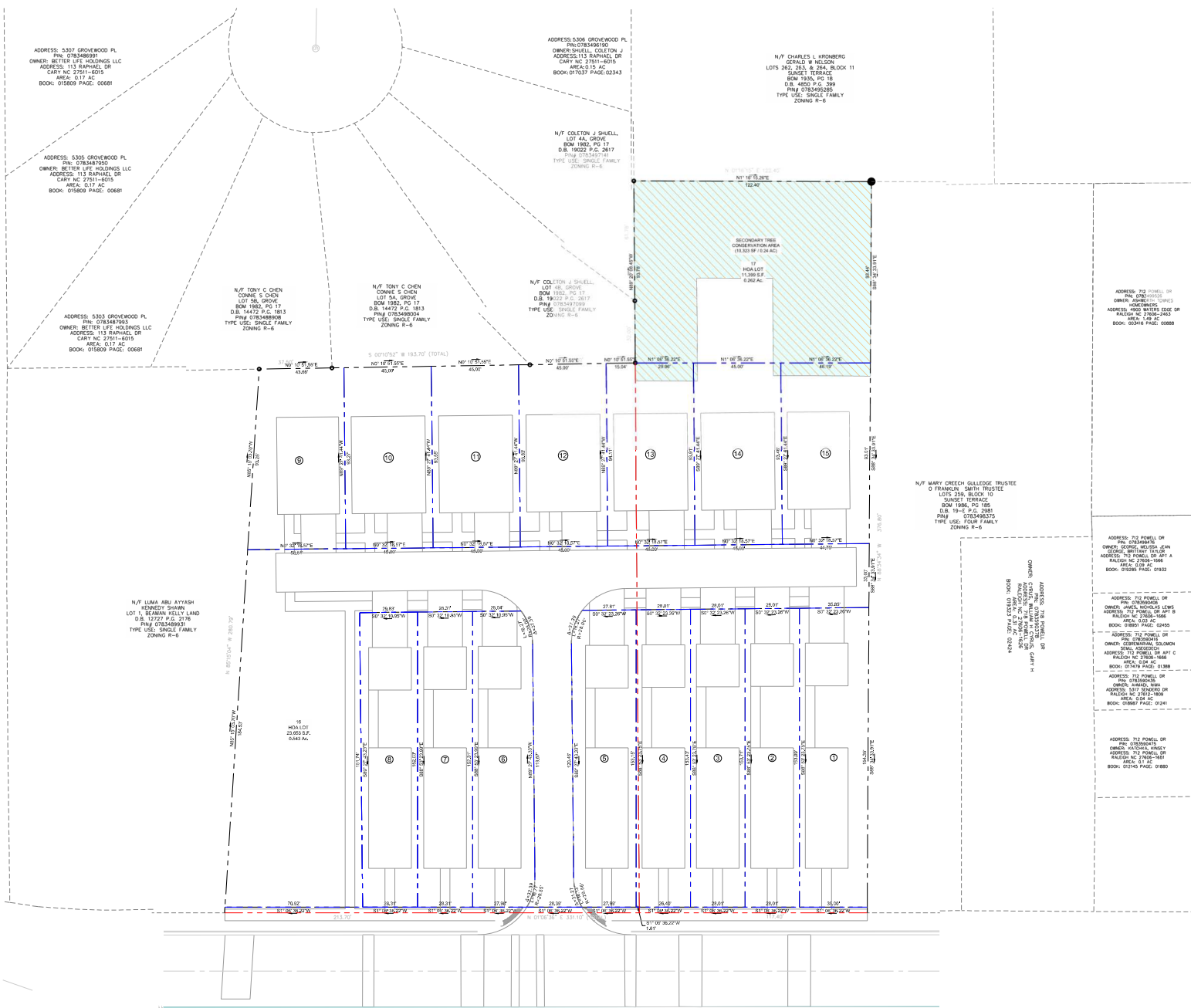
ARROW



GENERAL NOTES
DATE: 05/15/2024
DRAWN BY: BFW
PROJECT: C0.20
SHEET TITLE: GENERAL NOTES
SHEET NO.
C0.20







**LEGEND:**

--- EXISTING PROPERTY LINE TO REMAIN

- - - EXISTING PROPERTY LINE TO BE REMOVED

--- PROPOSED PROPERTY LINE

**TREE CONSERVATION AREA (TCA):**

REQUIRED TCA  
10% = 10,159 SF / 0.24 AC

PROPOSED TCA  
(10,353 SF / 0.24 AC)

- NOTES:**
- SEE SHEET C-010 FOR GENERAL AND SITE NOTES.
  - SEE SHEET C-000 & C-300 FOR SITE DATA, ZONING CONDITIONS, AND BUILDING REQUIREMENTS.

ADDRESS: 5307 GROVEWOOD PL  
PIN: 078348909  
OWNER: BETTER LIFE HOLDINGS LLC  
ADDRESS: 113 RAPHAEL DR  
CARY NC 27511-6015  
AREA: 0.17 AC  
BOOK: 015809 PAGE: 00681

ADDRESS: 5305 GROVEWOOD PL  
PIN: 078348700  
OWNER: BETTER LIFE HOLDINGS LLC  
ADDRESS: 113 RAPHAEL DR  
CARY NC 27511-6015  
AREA: 0.17 AC  
BOOK: 015809 PAGE: 00681

ADDRESS: 5303 GROVEWOOD PL  
PIN: 078348700  
OWNER: BETTER LIFE HOLDINGS LLC  
ADDRESS: 113 RAPHAEL DR  
CARY NC 27511-6015  
AREA: 0.17 AC  
BOOK: 015809 PAGE: 00681

N/F TONY C CHEN  
CONNIE S CHEN  
LOT 166 GROVE  
BOM 1992, PG 17  
D.B. 18472 P.C. 1803  
PIN: 078348808  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/F TONY C CHEN  
CONNIE S CHEN  
LOT 166 GROVE  
BOM 1992, PG 17  
D.B. 18472 P.C. 1803  
PIN: 078348808  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/F COLTON J SHELL  
LOT 144 GROVE  
BOM 1992, PG 17  
D.B. 18022 P.C. 2817  
PIN: 078349100  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/F CHARLES L KRONBERG  
SERALD B NELSON  
LOTS 262, 263 & 264, BLOCK 11  
SUNSET TERRACE  
BOM 1986, PG 18  
D.B. 4850 P.C. 399  
PIN: 078349500  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/F LUMA ABU ATYASH  
KIMBERLY SWAIN  
LOT 1, BEAMAN KELLY LAND  
D.B. 12772 P.C. 2176  
PIN: 078348909  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/F MARY CREECH COLLEGE TRUSTEE  
D FRANKLIN SMITH TRUSTEE  
LOTS 259, BLOCK 10  
SUNSET TERRACE  
BOM 1986, PG 18  
D.B. 18472 P.C. 1803  
PIN: 078349015  
TYPE USE: FOUR FAMILY  
ZONING R-6

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT A  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT C  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT B  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT D  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT E  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT F  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT G  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT H  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT I  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT J  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 710 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 710 POWELL DR APT K  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: BERTHOLDI, JAMES  
ADDRESS: 715 POWELL DR APT L  
RALEIGH NC 27608-1666  
AREA: 0.23 AC  
BOOK: 018981 PAGE: 02493

ADDRESS: 717 POWELL DR  
PIN: 078348470  
OWNER: SINGLETON, HOWARD M JR TRUSTEE  
HOWARD W SINGLETON R REVOCABLE TRUST  
ADDRESS: 717 POWELL DR  
RALEIGH NC 27608-1620  
AREA: 2.0 AC  
BOOK: 018981 PAGE: 02199

ADDRESS: 715 POWELL DR  
PIN: 078348470  
OWNER: HALL, DAN E TRUSTEE MERRELL  
CHRISTINE L TRUSTEE  
ADDRESS: 715 POWELL DR  
RALEIGH NC 27608-1620  
AREA: 2.1 AC  
BOOK: 01897 PAGE: 02658



414 FAYETTEVILLE  
RALEIGH NC 27601  
888.468.8197

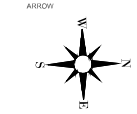
No.	Date	Description
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2	11/20/2020	ISSUED FOR PERMITTING
3	11/20/2020	ISSUED FOR PERMITTING
4	11/20/2020	ISSUED FOR PERMITTING
5	11/20/2020	ISSUED FOR PERMITTING
6	11/20/2020	ISSUED FOR PERMITTING
7	11/20/2020	ISSUED FOR PERMITTING
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20	11/20/2020	ISSUED FOR PERMITTING

**VICINITY**

**SCALE**

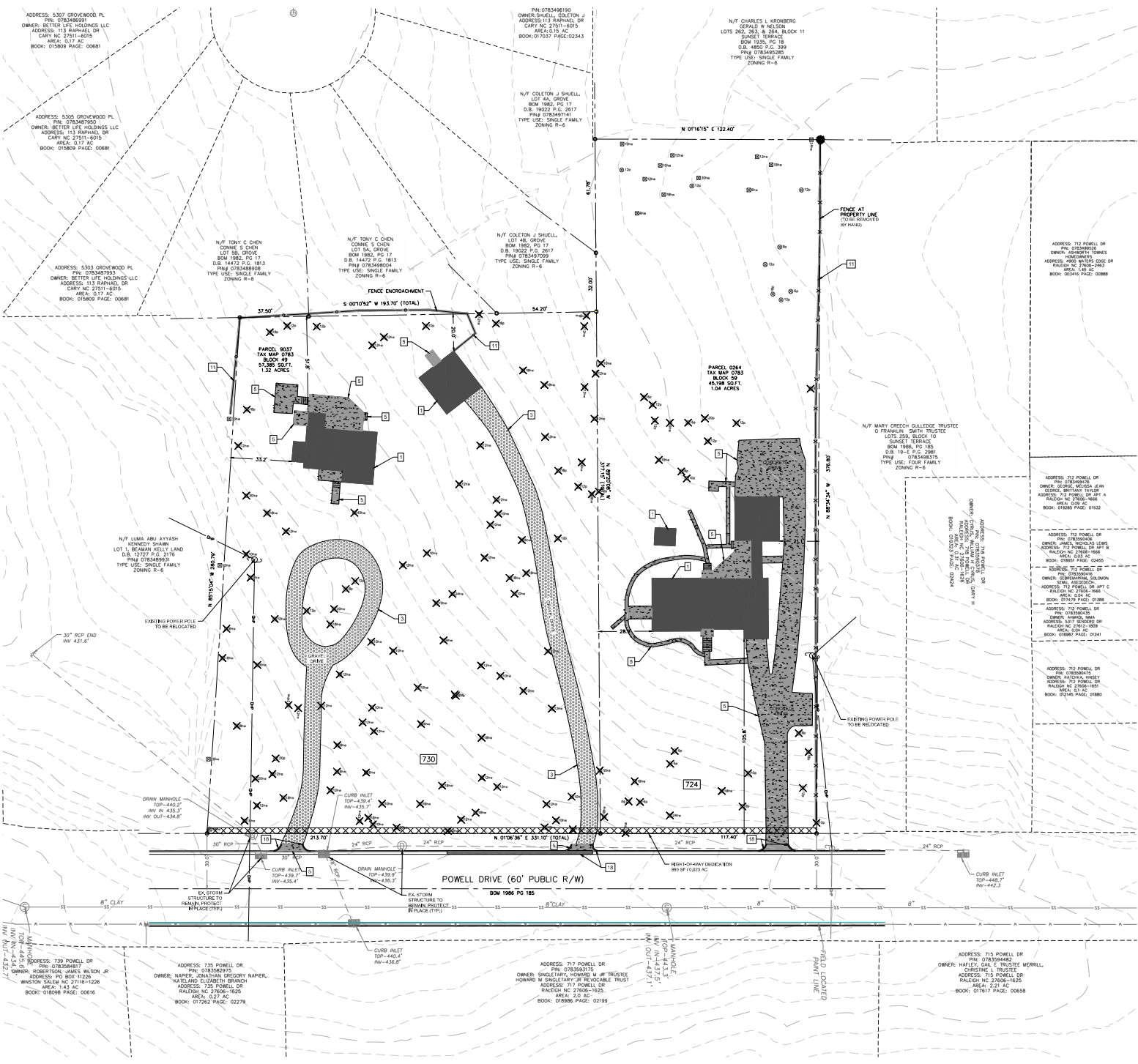
SCALE: 1" = 20'

**ARROW**



DATE: 11/20/2020  
DRAWN BY: PMS  
PROJECT: C1.05B  
SHEET TITLE:  
RECOMBINATION  
SHEET NO.:

**C1.05**



**DEMOLITION LEGEND:**

KEY	SYMBOL	DESCRIPTION
1	[Symbol]	REMOVE BUILDING
2	[Symbol]	REMOVE ASPHALT
3	[Symbol]	REMOVE GRAVEL
4	[Symbol]	REMOVE BRICK WALKWAY
5	[Symbol]	REMOVE CONCRETE
6	[Symbol]	REMOVE RIPRAP
7	[Symbol]	REMOVE VEGETATION
8	[Symbol]	REMOVE WATER LINE
9	[Symbol]	REMOVE SANITARY SEWER LINE
10	[Symbol]	REMOVE STORM DRAINAGE
11	[Symbol]	REMOVE FENCE
12	[Symbol]	TREE PROTECTION FENCE
13	[Symbol]	LIMITS OF DISTURBANCE
14	[Symbol]	COORDINATE LIGHT POLE REMOVAL
15	[Symbol]	REMOVE TREE
16	[Symbol]	REMOVE TREE LINE
17	[Symbol]	REMOVE WHEEL STOP
18	[Symbol]	REMOVE CURB & GUTTER
19	[Symbol]	REMOVE SIGN

**NOTES:**  
 1. SEE SHEET C010 FOR GENERAL AND DEMOLITION NOTES

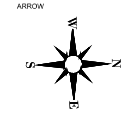
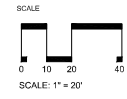
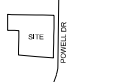
**SWIFT PARTNERS**



414 FAYETTEVILLE  
 RALEIGH NC 27601  
 PBA LICENSE P-197

No.	Date	Description
1		ISSUED FOR PERMITS
2		FOR LAND DEVELOPMENT COMMENTS

**VICINITY**



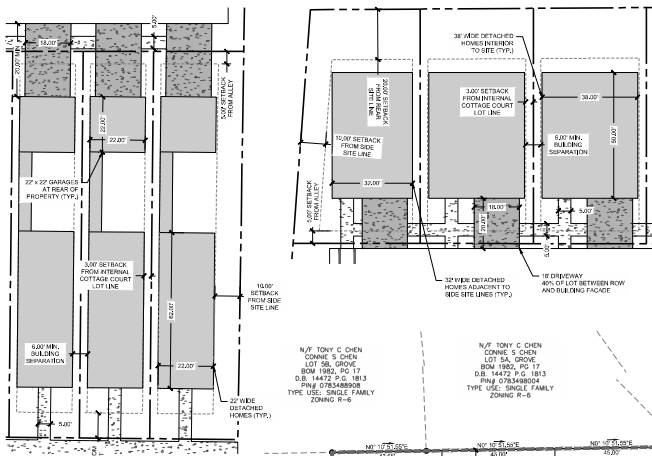
**DEMOLITION PLAN**

DATE: 05/10/2020  
 DRAWN BY: JAW  
 PROJECT: C2.00

SHEET NO.  
**C2.00**

PROPOSED HOUSING TYPE FOR LOTS 1-8 (FOR REFERENCE ONLY)

PROPOSED HOUSING TYPE FOR LOTS 9-15 (FOR REFERENCE ONLY)



LOT NO.	MAXIMUM ALLOWABLE IMPERVIOUS AREA
1-8, 10-14	2,550 SF
9, 15	2,250 SF
16	12,800 SF
17	0 SF

ADDRESS: 8306 GROVEWOOD PL.  
 PIN: 078349400  
 OWNER: SHELL COLETON J  
 ADDRESS: 113 WINDMILL DR  
 CARY NC 27511-6515  
 MEAS: 15 AC  
 BOOK: 017037 PAGE: 02343

N/F CHARLES L. KRONBERG  
 GRALD B. NELSON  
 LOTS 262, 263 & 264, BLOCK 11  
 SUNSET TERRACE  
 BOM 1826, PG 18  
 D.B. 4850 P.C. 399  
 PIN: 078349593  
 TYPE USE: SINGLE FAMILY  
 ZONING: R-6

N/F COLETON J. SHELL  
 LOT 44, GROVE  
 BOM 1882, PG 17  
 D.B. 19022 A.C. 2817  
 PIN: 078349711  
 TYPE USE: SINGLE FAMILY  
 ZONING: R-6

N/F TONY C. CHEN  
 CONNIE S. CHEN  
 LOT 54, GROVE  
 BOM 1892, PG 17  
 D.B. 14472 P.C. 1813  
 PIN: 078348909  
 TYPE USE: SINGLE FAMILY  
 ZONING: R-6

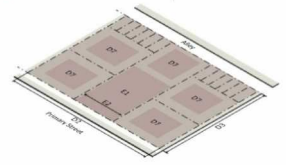
N/F TONY C. CHEN  
 CONNIE S. CHEN  
 LOT 53, GROVE  
 BOM 1892, PG 17  
 D.B. 14472 P.C. 1813  
 PIN: 078348909  
 TYPE USE: SINGLE FAMILY  
 ZONING: R-6

N/F COLETON J. SHELL  
 LOT 44, GROVE  
 BOM 1882, PG 17  
 D.B. 19022 A.C. 2817  
 PIN: 078349711  
 TYPE USE: SINGLE FAMILY  
 ZONING: R-6

N/F MARY CREECH CALLEGGE TRUSTEE  
 OF FRANKLIN COUNTY  
 LOTS 259, BLOCK 10  
 SUNSET TERRACE  
 BOM 1886, PG 18  
 D.B. 19474 P.C. 2861  
 PIN: 078349375  
 TYPE USE: FOUR FAMILY  
 ZONING: R-6

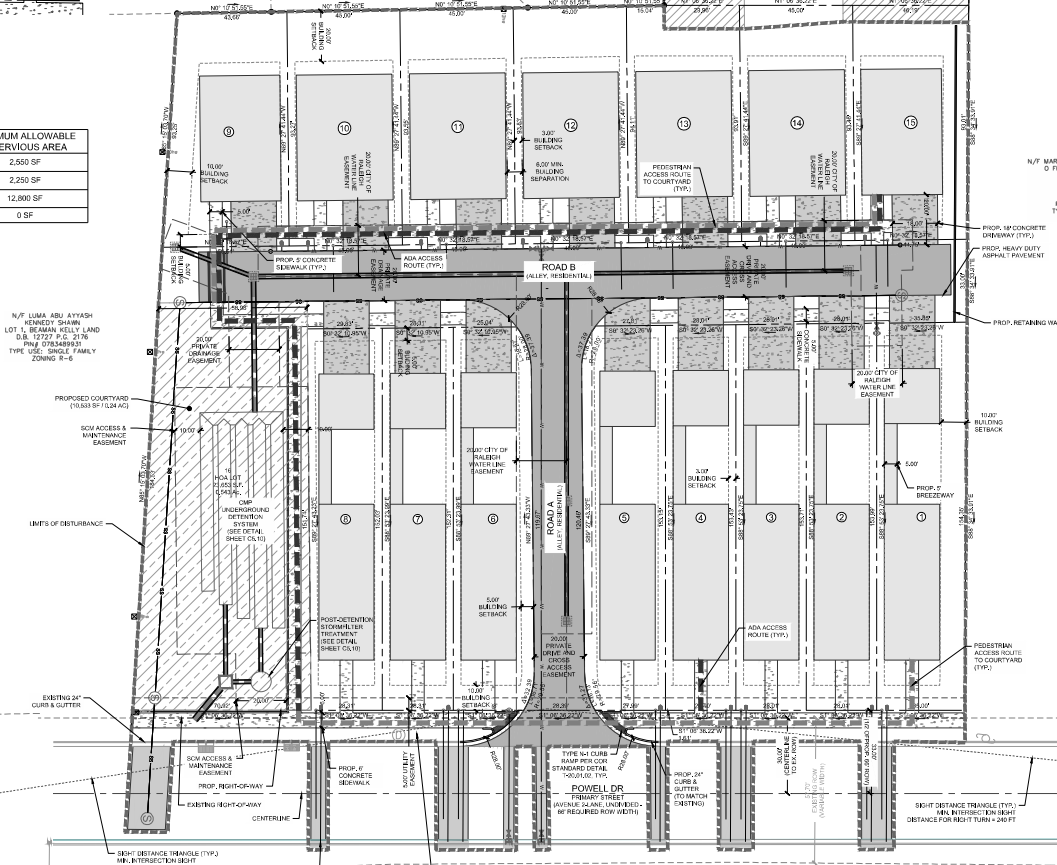
- SITE LEGEND:**
- PROPOSED BUILDING
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED CONCRETE DRIVEWAY
  - PROPOSED HEAVY DUTY PAVEMENT
  - PROPOSED GRAVEL
  - PROPOSED CURBS & GUTTER
  - PROPOSED STOP BAR
  - PROPOSED CROSSWALK
  - PROPOSED 6' WIDE STANDARD CROSSWALK
  - PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
  - PROPOSED SIGN
  - PROPOSED KEYSTONE WALL
  - PROPOSED CIP WALL
  - PROPOSED TREE LINE
  - PROPOSED FENCE
  - PROPOSED LIGHT
  - PROPOSED BIKE RACK
  - LIMITS OF DISTURBANCE
  - PROPOSED TREE CONSERVATION AREA
  - PROPOSED COURTYARD
  - ADA ACCESS ROUTE
  - PEDESTRIAN ACCESS ROUTE TO COURTYARD
- NOTES:**
- SEE SHEET C0-10 FOR GENERAL AND SITE NOTES.

Article 2.6. Additional Housing Patterns  
 Sec. 2.6.1. Cottage Court



	R-2	R-4	R-6	R-10
<b>D. Site and Lot Dimensions</b>				
D1 Net site area (min)	53,200 sf	26,600 sf	16,000 sf	13,000 sf
D2 Site Width (min)	140'	140'	120'	90'
D3 Site Depth (min)	120'	120'	100'	90'
D4 Site area per non-Tiny House dwelling unit over four (min)	13,300 sf	6,650 sf	4,000 sf	2,650 sf
D5 Site area per Tiny House dwelling unit over four (min)	10,000 sf	5,000 sf	3,000 sf	2,000 sf
D6 Dwelling units per site (max)	30	30	30	30
D7 Dwelling unit gross floor area (max) <sup>1</sup>	1,800 sf	1,800 sf	1,800 sf	1,800 sf
D8 Detached accessory structure footprint (max) <sup>2</sup>	450 sf	450 sf	450 sf	450 sf
D9 Individual lot area (min)	No min.	No min.	No min.	No min.

<sup>1</sup>A Tiny House may be no larger than 800 sf in building footprint and no more than 1,200 sf in gross floor area.  
<sup>2</sup>A detached accessory structure must be less than the gross floor area of the principal dwelling.



**SITE DATA**

PROJECT NAME: CHATHAM COTTAGES  
 SITE ADDRESS: 736 & 730 POWELL DRIVE, RALEIGH, NC 27601  
 COUNTY: WAKE  
 PARCEL PIN: 078349016 & 078349007  
 PARCEL OWNER: CHATHAM LEA & MERH  
 PARCEL AREA: 1.04 AC & 1.32 AC  
 TOTAL SITE GROSS ACRES: 2.36 AC / 102,560 SF  
 PROPOSED HOUSING TYPE: COTTAGE COURT  
 DEDICATION: 0.26 AC / 950 SF  
 NET ACRES: 2.35 AC / 101,540 SF  
 REQUIRED SITE AREA (UDO SECTION 2.6.1.2): 1.58 AC / 68,000 SF  
 CURRENT ZONING: R-4  
 PROPOSED ZONING: RESIDENTIAL  
 EXISTING LAND USE: RESIDENTIAL  
 PROPOSED LAND USE: RESIDENTIAL  
 FLOOD PLAIN DATA: 37207300K EFFECTIVE 1/19/2022  
 NEUSE  
 DEVELOPMENT TYPE: COTTAGE COURT  
 MAX BUILDING HEIGHT: 28' (TINY HOUSE) / 30' (NON-TINY HOUSE)  
 PROPOSED BUILDING HEIGHT: TBD  
 PROPOSED NUMBER OF LOTS: 15  
 MAXIMUM NUMBER OF DWELLING UNITS (UDO SECTION 2.6.1.2.1.1): 30  
 PROPOSED NUMBER OF DWELLING UNITS: 15 (NON-TINY HOUSE)  
 PROPOSED NUMBER OF HOA LOTS: 2  
 TREE CONSERVATION AREA: 0.262 AC / 11,398 SF  
 TOTAL LIMITS OF DISTURBANCE: 2.24 AC / 97,872 SF  
 EXISTING IMPERVIOUS AREA: 0.24 AC / 10,438 SF  
 PROPOSED IMPERVIOUS AREA: 1.21 AC / 62,918 SF (INCLUDES 2,327 SF WITHIN HOA LOT)  
 INTERNAL COURTYARD REQUIRED: 0.26 AC / 10,500 SF (500 SF PER NON-TINY HOUSE UNIT)  
 INTERNAL COURTYARD PROVIDED: 0.26 AC / 10,500 SF  
 OWNER: HANLEY, CARL E. TRUSTEE MERH  
 ADDRESS: 717 POWELL DR  
 RALEIGH, NC 27601  
 AREA: 2.31 AC  
 BOOK: 017011 PAGE: 00658

**PARKING DATA:**

REQUIRED PARKING: 30  
 PROVIDED PARKING: 30  
 TOTAL PARKING: 30  
 RES PARKING: 0  
 BUS PARKING: 0  
 TRAILER PARKING: 0  
 PROVIDED: 0

A. Avenue 2-Lane, Undivided



Width	
A Right-of-way width	66'
B Back-of-curb to back-of-curb	27'

SWIFT PARTNERS

414 FAYETTEVILLE  
 RALEIGH NC 27601  
 PBA LICENSE P-1917

DESCRIPTION: CHATHAM COTTAGES

NO. 1-1

DATE: 08/20/2024

SCALE: 1" = 20'

ARROW

POWELL GROVE CT

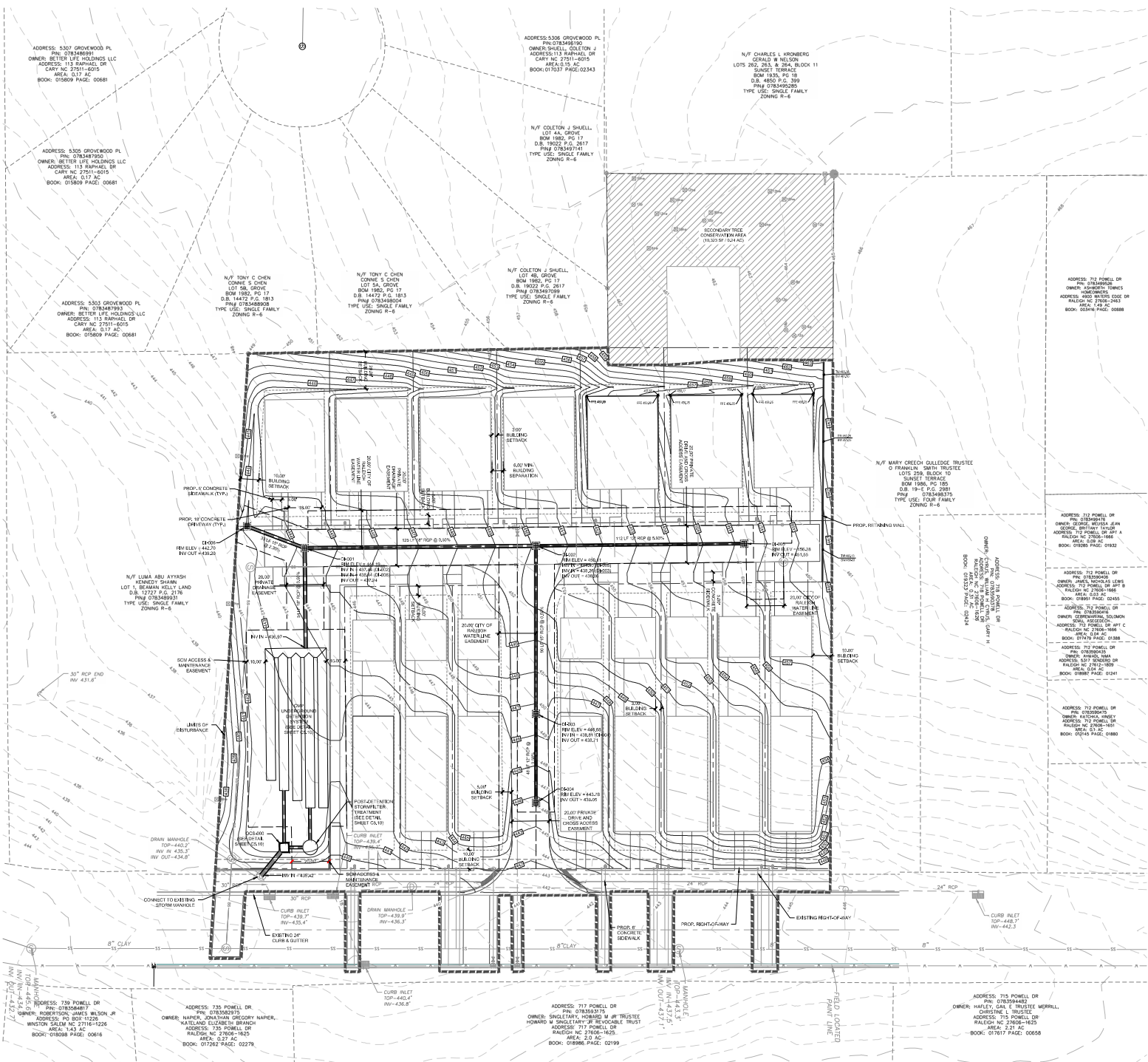
SCALE: 1" = 20'

ARROW

DATE: 08/20/2024  
 DRAWN BY: BAW  
 PROJECT: CHATHAM COTTAGES  
 PRODUCT: C3.00A

SHEET TITLE: SITE PLAN

SHEET NO.: C3.00



**GRADING LEGEND:**

SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM DRAINAGE
	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	RIPRAP DISRUPTOR
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOP/BOTTOM OF CURB
	TOP/BOTTOM OF WALL

**NOTES:**

1. SEE SHEET C0.10 FOR GENERAL AND GRADINGS NOTES.

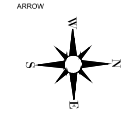
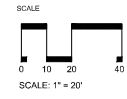
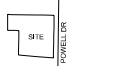
**SWIFT PARTNERS**



414 FAYETTEVILLE  
RALEIGH NC 27601  
PBA LICENSE P-2197

No.	Date	Description
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2	11/11/2020	FOR COMMENTS
3	11/11/2020	FOR COMMENTS

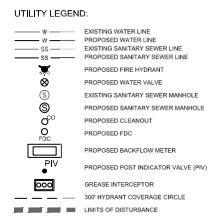
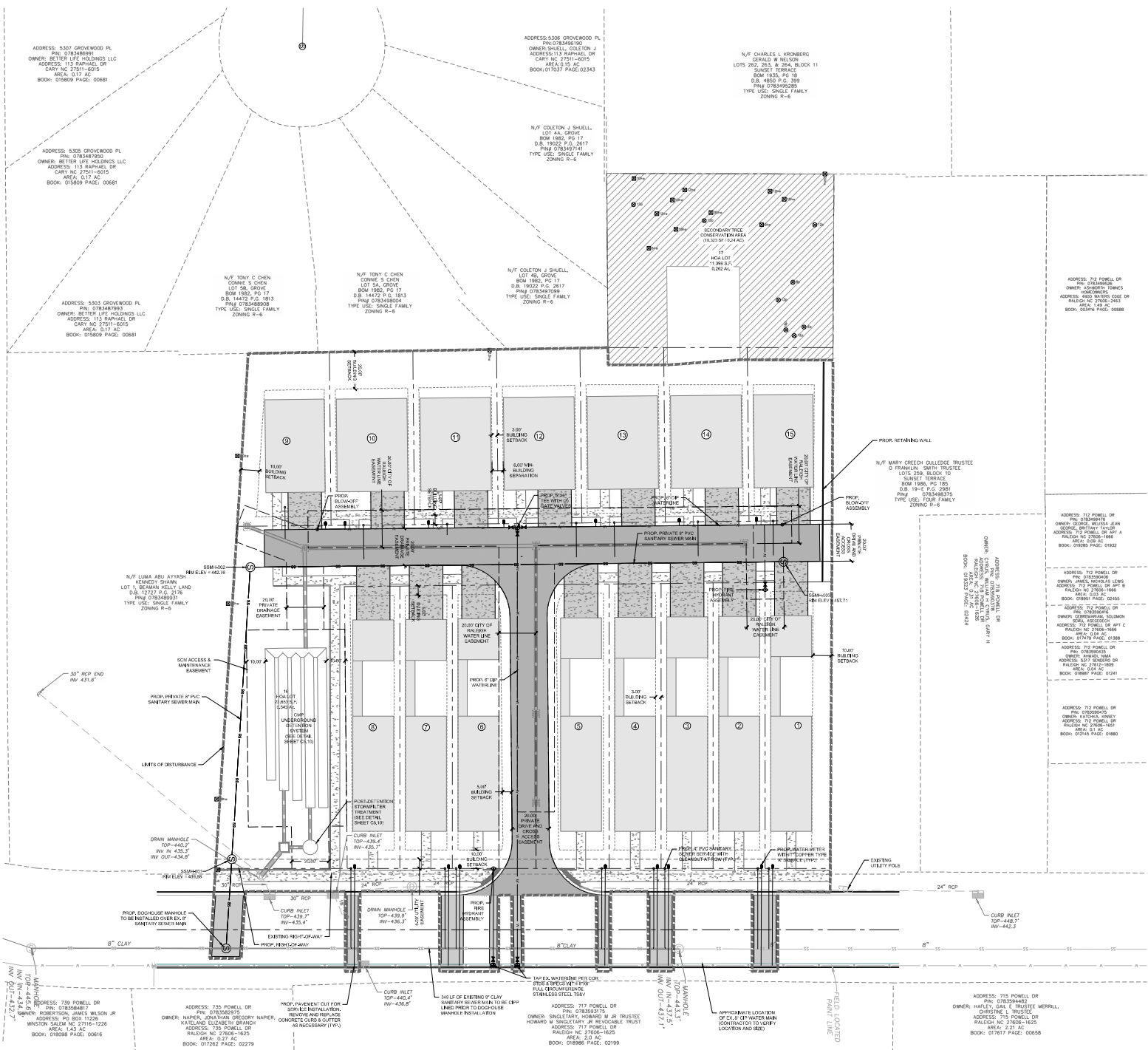
**VICINITY**



**DATE:** 10/15/2020  
**DRAWN BY:** P. WYNN  
**PROJECT:** C5.00A  
**SHEET NO.:** C5.00

**C5.00**

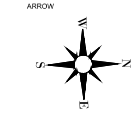
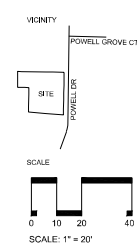




**NOTES:**  
1. SEE SHEET C6.10 FOR GENERAL AND UTILITY NOTES.

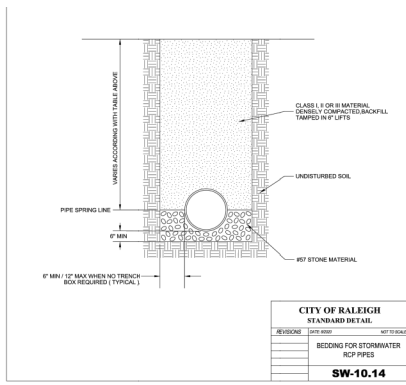
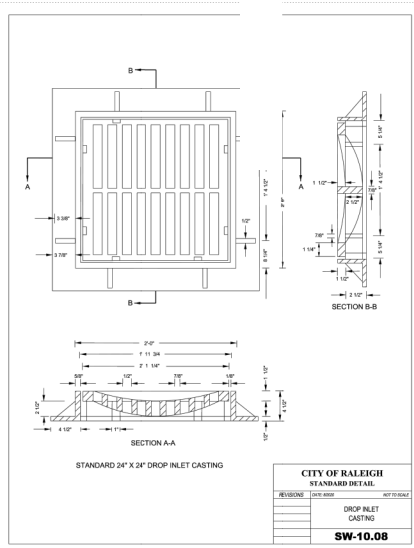
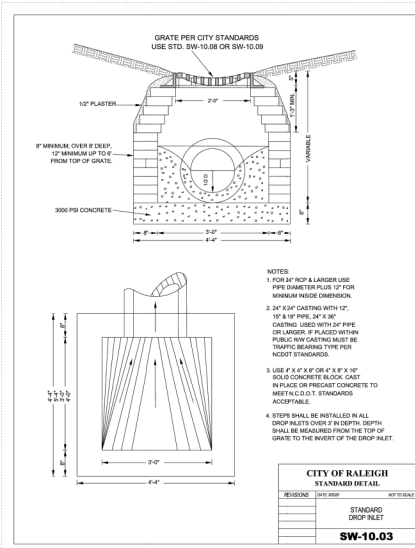


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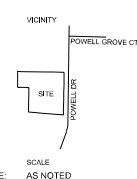


**ARROW**  
N  
DATE: 10/15/2020  
DRAWN BY: JMW  
PROJECT: C6.00A  
SHEET NO.  
**UTILITY PLAN**  
**C6.00**





No.	Date	Description
1		ISSUED FOR CONSTRUCTION
2		FOR REVISIONS
3		FOR REVISIONS
4		FOR REVISIONS
5		FOR REVISIONS
6		FOR REVISIONS
7		FOR REVISIONS
8		FOR REVISIONS
9		FOR REVISIONS
10		FOR REVISIONS



ARROW

DATE: XXXXXXXX  
DRAWN BY: XXXXXX  
PROJECT #: XXXXXXXX

SHEET TITLE  
**STORM DRAIN DETAILS**

SHEET NO.  
**C9.29**







414 FAYETTEVILLE  
RALEIGH NC 27601  
PBA LICENSE P-2197

No.	Date	Description
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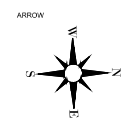
VICINITY



SCALE



SCALE: 1" = 20'



ARROW

FIELD LOCATED PAINT LINE

DATE: 05/10/2020  
DRAWN BY: JAW  
CHECKED BY: JAW  
PROJECT: L1.00

SHEET TITLE: **PLANTING PLAN**

SHEET NO.

**L1.00**

**PLANTING REQUIREMENTS:**

1. GENERAL PRODUCT REQUIREMENTS:
  - A. PROCESS A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARD AS FOLLOWS:
    1. 3/4" EXPANDED SLATE (S)
    2. SANDY CLAY LOAM (S)
  - B. PERCENTAGE OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.
  - C. PERCENTAGE OF SAND AND CLAY FROM THE VOLUME NECESSARY FOR THE PROJECT ADD APPROXIMATELY 10% TO THEN CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS IN THE FIELD. PERCENTAGE OF SAND SHOULD BE MORE THAN 70% OF THE HEIGHT OF ADDITION TO THE NATURAL SETTLING PROCESS.

2. STRUCTURAL SOIL COMPONENTS:
  - A. SEE HOW MANY EXPANDED SLATE ONLY NON-ADHESIVE FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SAND.
  - B. ONE DAY AIR DRY LOSS: 20 LB. C.F. TO 35 LB. C.F. (ASTM COMPACTED SURFACE LOSS: 20 LB. C.F. TO 30 LB. C.F.)
  - C. WATER ABSORPTION: 1.5 LB. C.F. TO 2.0 LB. C.F. (ASTM)
  - D. GRAIN SIZE: 20 - 30% CLAY, 70 - 80% SAND

3. TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-1362. METHOD TO USE: NO MORE THAN 20% OF THE HEIGHT OF STRUCTURAL SOIL MUST BE LOST TO DEGRADATION.
4. SANDY CLAY LOAM:
  1. 10% SAND
  2. 10% CLAY
  3. 80% SAND
  4. 80% SAND
  5. 20% CLAY
  6. 20% CLAY
  7. 80% SAND
  8. 80% SAND

5. 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. ADEQUACY OF MAINTENANCE MUST BE GUARANTEED FOR THE SUBGRADE (ASTM D698).
    2. PREPARE SUBGRADE:
      1. THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE: REMOVE ALL ORGANIC MATTER, GRAVEL, LOGS, MATERIAL, AND LARGE ROCKS.
      2. EXPOSE SOFT AND MOORY SPOTS AND REPLACE WITH SUITABLE MATERIAL.
      3. EXPOSE HARD SPOTS AND REMOVE EXCESSIVE SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY.
    3. PERFORM LABORATORY TESTS AS USED:
      1. INITIAL LAYER DRAIN SYSTEM WITH ROCK OR SOIL SEPARATOR FABRIC ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.

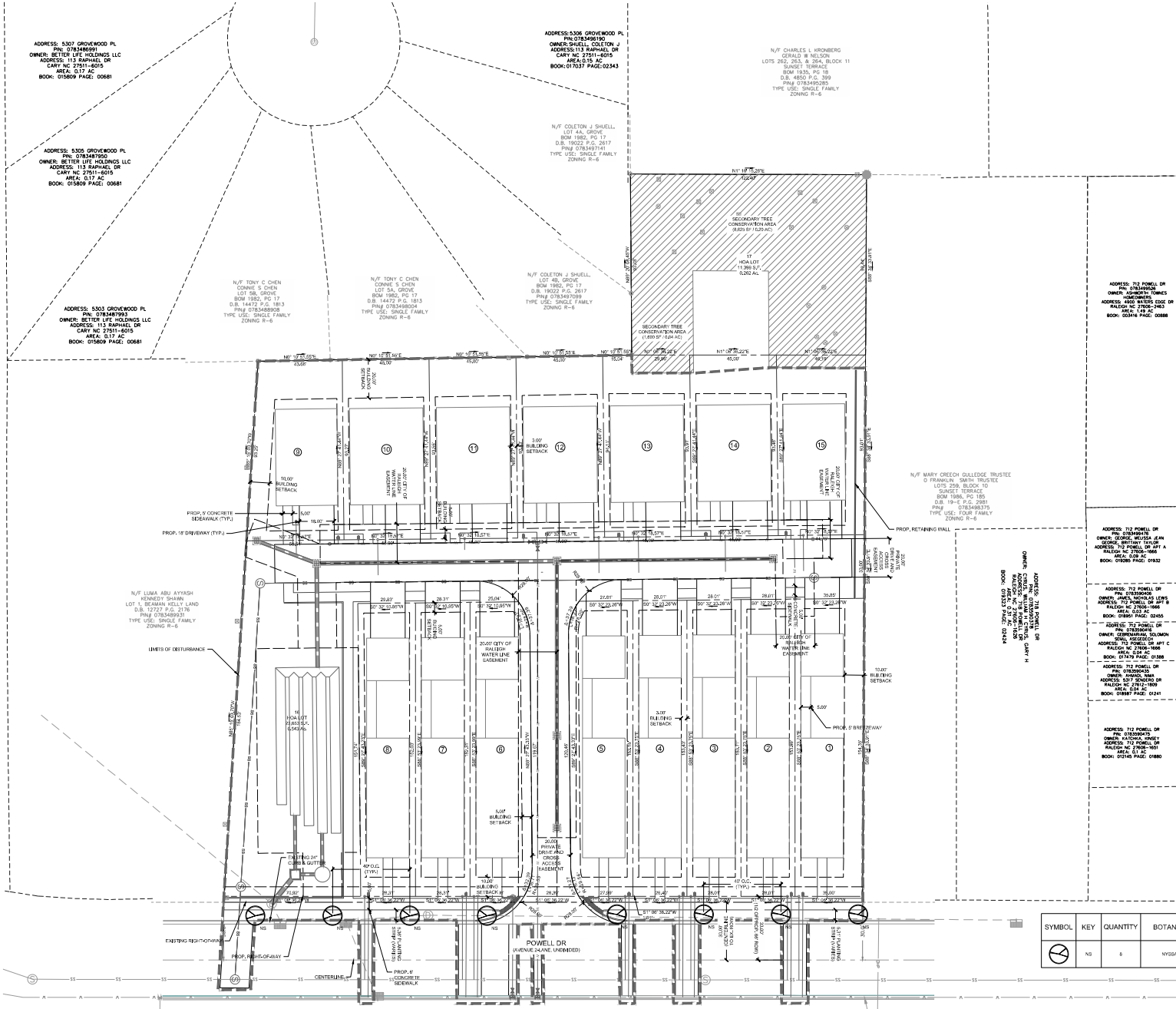
3. INSTALLATION OF STRUCTURAL SOIL MIX:
  - A. GENERAL:
    1. INITIAL THE SOIL MIXES ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED UNDER THE PLANTING LIFTS.
    2. CONSIDER WEED ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO PLANTING AND COMPACTING STRUCTURAL SOIL.
    3. PLACE AND COMPACT STRUCTURAL SOIL:
      1. PLACE STRUCTURAL SOIL 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 REQUIRED PER PASS BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE BELLSHANE TEST REVEAL ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPACE BETWEEN PLANTING LIFTS IS FULL. REELER REWINDING NO MORE THAN 12 INCHES STAKE HEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES DEPTH. 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.

- NOTES:
1. SEE SHEET C&M FOR GENERAL AND SITE NOTES.

- LANDSCAPING REQUIREMENTS:
- POWELL DRIVE AVENUE 2-LANE LANDED (STREET-CURB)
- PROVIDED: 1 TREE PER 4 LF + 200 LF / 40 LF = 8 TREES

- LANDSCAPING NOTES:
1. A FERTILIZER SHALL BE REQUIRED FOR STREET TREES THAT ARE NOT PLANTED ON THE LANDSCAPING PLAN.
  2. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL: 1990-02.
  3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 107 OF THE CITY TREE MANUAL.
  4. ALL UNDESIRABLE AREAS NOT OCCUPIED BY STRUCTURES, PARKING OR PLANTINGS SHALL BE RESEED OR SOFTENED.
  5. SEE DETAIL SHEETS FOR SEEDING SOFTENED.
  6. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3" KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.
  7. A MINIMUM OF FOUR BIRDBARNS, SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
  8. MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTACT THE CITY OF RALEIGH FOR TREE, LANDSCAPE AND SOIL ANALYSIS. SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SOFT ENOUGH TO MEET THE NEEDS OF THIS PROJECT.
  9. ALL PLANTING AREAS TO BE RESEED: 1 CY OF SOIL CONDITIONER FOR EACH 10 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONS SHALL BE FULFILLED PER BIRN PAST MESSAGES ON THE PROJECT.
  10. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF PLANTING AND LANDSCAPING INSTALLATION.
  11. CONTINUATION TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCY OCCURS.
  12. ALL PLANTS ARE TO BE THOROUGHLY WATERED BY THE SAME DAY AS PLANTED. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
  13. COMPLETELY REMOVE TOP HALF OF SURPLUS LACING AND WIRE BASKET AND ESCAPE FROM HOLE BEFORE BACKFILLING AROUND BALLS COMPLETED.
  14. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO HORIZONTAL GRASS AS TO THE ORIGINAL PLAN.
  15. LANDSCAPING SHOWN MEETS REQUIREMENTS.
  16. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
  17. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY LANDSCAPING NOTING WITH AN ACTIVITY WILL BE GUARANTEED FOR THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	INSTALL HEIGHT	MATURE HEIGHT
	N3	8	NYSSA BRYANTIA	BLACK GUM	3" CAL.	600	10 MIN.	60'



ADDRESS: 5307 GROVEWOOD PL  
PIN: 07834909  
OWNER: BETTER LIFE HOLDINGS LLC  
ADDRESS: 113 RAHALL DR  
CARY NC 27511-6015  
AREA: 0.17 AC  
BOOK: 015098 PAGE: 00681

ADDRESS: 5305 GROVEWOOD PL  
PIN: 07834793  
OWNER: BETTER LIFE HOLDINGS LLC  
ADDRESS: 113 RAHALL DR  
CARY NC 27511-6015  
AREA: 0.17 AC  
BOOK: 015098 PAGE: 00681

ADDRESS: 5303 GROVEWOOD PL  
PIN: 07834793  
OWNER: BETTER LIFE HOLDINGS LLC  
ADDRESS: 113 RAHALL DR  
CARY NC 27511-6015  
AREA: 0.17 AC  
BOOK: 015098 PAGE: 00681

ADDRESS: 5303 GROVEWOOD PL  
PIN: 07834793  
OWNER: BETTER LIFE HOLDINGS LLC  
ADDRESS: 113 RAHALL DR  
CARY NC 27511-6015  
AREA: 0.17 AC  
BOOK: 015098 PAGE: 00681

ADDRESS: 5306 GROVEWOOD PL  
PIN: 07834910  
OWNER: SHELLS COLLECTION J  
ADDRESS: 113 RAHALL DR  
CARY NC 27511-6015  
AREA: 0.17 AC  
BOOK: 017037 PAGE: 02343

N/7 COLETON J SHELL  
LOT 44, GROVE  
ROOM 1802, PG 17  
D.B. 19022 PG. 2817  
PIN: 07834909  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/7 COLETON J SHELL  
LOT 44, GROVE  
ROOM 1802, PG 17  
D.B. 19022 PG. 2817  
PIN: 07834909  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/7 CHARLES L HROMBERG  
GRAID & NELSON  
LOTS 202, 203 & 204, BLOCK 11  
SUNSET TERRACE  
ROOM 1826, PG 18  
D.B. 4850 P.D. 399  
PIN: 07834909  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/7 MARY CREECH COLLEGE TRUSTEE  
OF FRANKLIN HIGH TRUSTEE  
LOTS 259, BLOCK 10  
SUNSET TERRACE  
ROOM 1826, PG 18  
D.B. 19022 PG. 2817  
PIN: 07834909  
TYPE USE: FOUR FAMILY  
ZONING R-6

N/7 MARY CREECH COLLEGE TRUSTEE  
OF FRANKLIN HIGH TRUSTEE  
LOTS 259, BLOCK 10  
SUNSET TERRACE  
ROOM 1826, PG 18  
D.B. 19022 PG. 2817  
PIN: 07834909  
TYPE USE: FOUR FAMILY  
ZONING R-6

ADDRESS: 710 POWELL DR  
PIN: 07834909  
OWNER: JAMES WILSON JR  
ADDRESS: 710 POWELL DR  
WINSTON SALEM NC 27111-1226  
AREA: 0.17 AC  
BOOK: 015098 PAGE: 00681

ADDRESS: 710 POWELL DR  
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ADDRESS: 730 POWELL DR  
PIN: 07834907  
OWNER: ROBERTSON, JAMES WILSON JR  
ADDRESS: 730 POWELL DR  
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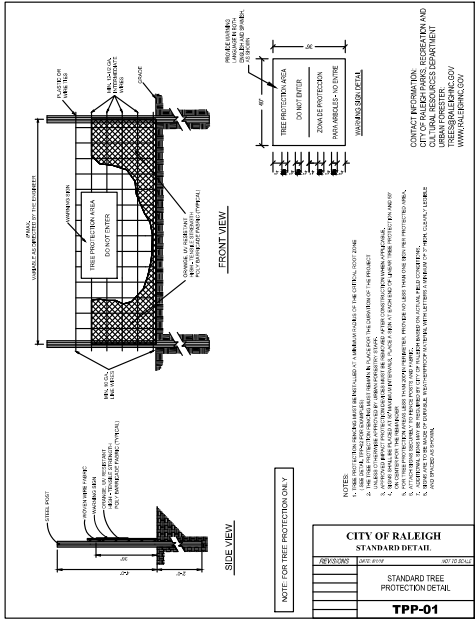
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AREA: 0.17 AC  
BOOK: 015098 PAGE: 00681

ADDRESS: 717 POWELL DR  
PIN: 07834909  
OWNER: SINGLETARY, HOWARD JR TRUSTEE  
HOWARD W SINGLETARY & REVOCABLE TRUST  
ADDRESS: 717 POWELL DR  
RALEIGH NC 27608-1625  
AREA: 2.0 AC  
BOOK: 018866 PAGE: 02199

ADDRESS: 715 POWELL DR  
PIN: 07834942  
OWNER: HALEY, GALE E, TRUSTEE MERRILL  
CHRISTINE L TRUSTEE  
ADDRESS: 715 POWELL DR  
RALEIGH NC 27608-1625  
AREA: 2.21 AC  
BOOK: 018817 PAGE: 00658





PLOT 1



PLOT 4



PLOT 2



THIS TREE IS OUTSIDE PLOT

PLOT 5



PLOT 3

