Administrative Approval Action

Case File / Name: SUB-0065-2020
GRENELLE STREET SUBDIVISION

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

LOCATION: The 4.93 acre site zoned CX-5-UL CU and partially within the SWPOD Overlay is located in the northwest corner of the intersection of Tryon Road and S. Wilmington Street. The site address is 3421 Olympia Drive.

REQUEST: This is a conventional subdivision of a 4.93 acre site into three lots.

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 January 14, 2021 by WithersRavenel.**

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:

Urban Forestry

1. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required. This development will provide a payment-in-lieu of compliance for .0626 AC (2,742 S.F.) of Tree Conservation Area to be removed at the southwest corner of the property for a future Bus Rapid Transit Route (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.

☑	Utility Placement Easement Required
☑	City Code Covenant Required

☑	Cross Access Agreements 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

City of Raleigh
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1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the Cit

Engineering

2. A cross access agreement among future Lots 1 and Lots 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

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

4. A fee-in-lieu for sidewalk section is paid to the City of Raleigh (UDO 8.1.10) for Grenelle Street, Tryon Road, S. Wilmington Street, & Olympia Drive.

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

Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

7. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

8. 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).

Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

10. A public infrastructure surety for 15 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

☑ **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.

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

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Grenelle St. and 6 street trees along Olympia Dr.

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: June 11, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: June 11, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 02/12/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

SUB-0065-2020

PRELIMINARY SUBDIVISION PLANS for

GRENELLE STREET SUBDIVISION

3421 OLYMPIA DRIVE, RALEIGH NC

1st Submittal: 10-05-2020
2nd Submittal: 11-25-2020
3rd Submittal: 01-14-2021

PRELIMINARY SUBDIVISION - 3RD SUBMITTAL
FOR: GRENELLE STREET SUBDIVISION
WR PROJECT NO: 0020044.02
SUB-0065-2020

VICINITY MAP

1"=400'

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
15. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
16. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
17. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
18. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
19. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
20. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
21. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
22. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
24. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE " RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
25. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

IMPORTANT NOTES

1. THIS PROJECT IS A PRELIMINARY SUBDIVISION REQUEST IN ACCORD WITH UDO SECTION 10.2.5.
2. PUBLIC IMPROVEMENT INFRASTRUCTURE IS REQUIRED/PROPOSED.
3. LAND DISTURBANCE IS GREATER THAN 12,000 SQ. FEET.
4. A SHARED STORM WATER DEVICE EXISTS; REFER TO ATTACHED STORMWATER MANAGEMENT REPORT.
5. STORMWATER EASEMENT AND ALLOCATION REFERENCE IS RECORDED IN BM2010/PAGE1032; AND DB17996/PAGE1929-1932. REFER TO STORMWATER MANAGEMENT REPORT FOR ALLOCATION.
6. NO PRIVATE IMPROVEMENTS IN THE RIGHT-OF-WAY ARE PROPOSED.
7. CITY OF RALEIGH EASEMENTS REQUIRING PLAT RECORDATION ARE PROPOSED.
8. TREE CONSERVATION AREA IS PREVIOUSLY PERMITTED AND RECORDED; NO ADDITIONAL TCA IS REQUIRED/PROPOSED.
9. THE PROPOSED PUBLIC INFRASTRUCTURE WORK (COR COMPREHENSIVE PLAN STREET IMPROVEMENT) REQUIRES THE REMOVAL OF A PORTION OF AN EXISTING TREE CONSERVATION AREA.
10. SITE AND PARKING SETBACKS ARE DEPENDENT UPON BUILDING TYPE. REFER TO UDO FOR SETBACK INFORMATION.
11. FOR SOUTH WILMINGTON STREET, PROVIDE EITHER CONSTRUCTION OF A SIX FOOT (6') SIDEWALK (+/-475 LF) IN ACCORD WITH CITY OF RALEIGH STANDARD DETAIL AND SPECIFICATION OR A FEE-IN-LIEU PAYMENT. THE APPLICANT IS RECEPTIVE TO DISCUSSING AN ALTERNATE LOCATION FOR THIS SIDEWALK TO CLOSE CONNECTIVITY GAPS IN THE AREA OF THE SUBJECT PROPERTY.
12. THE SITE IS EXEMPT FROM BLOCK PERIMETER BY CITY'S ORDINANCE NO. 2019 TC-429 TC-6-19
    - A.1.B.VI.D (THE CREATION OF A NEW STREET WOULD BE OBSTRUCTED BY TCA)
    - A.1.B.VII (OUR BLOCK WAS RECORDED PRIOR TO SEPTEMBER 1, 2013 AND DOES NOT EXCEED 150% OF THE MAXIMUM)
    - A.1.B.VIII (NCDOT HAS STATED A DRIVEWAY ONTO WILMINGTON OR TRYON STREETS IS NOT GOING TO BE APPROVED)

Preliminary Subdivision Application
Planning and Development
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SitePlanReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)

☑ Conventional Subdivision	Compact Development	Conservation Development	Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s): N/A (suspended due to COVID19)
Development name (subject to approval): Grenelle Street Subdivision
Property Address(es): 3421 Olympia Drive
Recorded Deed PIN(s): 1702310674

What is your project type? ☐ Single family ☐ Apartment ☐ Townhouse ☑ Non-residential ☐ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form

Company: THE YOUNG GROUP INC. DBA OLYMPIA ONE INC. Owner/Developer Name and Title: Bob Young, President
Address: 800 Broad Street, Ste 333, Falls Church, VA 22046-3146
Phone # 703.356.8800 Email: ryoung@young-grp.com

APPLICANT INFORMATION

Company: WithersRavenel Contact Name and Title: Rob Caudle, PE, Project Manager
Address: 137 S. Wilmington Street, Suite 200, Raleigh, NC 27601
Phone # 919-238-0359 Email: rcaudle@withersravenel.com

Continue to page 2 >>

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DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 4.93
Zoning districts (if more than one, provide acreage of each): CX-5-UL-CU
Overlay district: SWPOD Inside City limits? ☑ Yes ☐ No
Conditional Use District (CUD) Case # Z- 071-04 Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 2.441 Square Feet: _____
Proposed Impervious Surface (Post Development Total): Acres: 2.509 Square Feet: _____
Neuse River Buffer ☐ Yes ☑ No Wetlands ☐ Yes ☑ No
Is this a flood hazard area? ☐ Yes ☑ No
If yes, please provide the following:
Alluvial soils: _____
Flood study: _____
FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached _____ Attached _____
Total # of single-family lots: _____
Proposed density for each zoning district (UDO 1.5.2.F): _____
Total # of open space and/or common area lots: 1 (PREVIOUSLY PLATTED TCA and OPEN SPACE, NOT FOR SINGLE FAMILY RES)
Total # of requested lots: 3

SIGNATURE BLOCK

I hereby designate WithersRavenel to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

Signature: _____ Date: 10/1/20
Printed Name: Robert A. Young
Signature: _____ Date: _____
Printed Name: _____

Please email your completed application to SitePlanReview@raleighnc.gov.

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DEVELOPER/OWNER

YOUNG GROUP
800 W. BROAD STREET
FALLS CHURCH, VA 22046
703-356-8800

ATTN: ROBERT YOUNG (ryoung@young-grp.com)

PREPARED BY:

WithersRavenel
Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

LANDSCAPE ARCHITECT	CIVIL ENGINEER
DANIEL WHATLEY, PLA	ROB CAUDLE, PE
919-238-0312	919-238-0359
dwhatley@withersravenel.com	rcaudle@withersravenel.com

INDEX OF SHEETS

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION PLAN
C1.2	TREE CONSERVATION PLAN
C2.0	SUBDIVISION PLAN
C3.0	GRADING AND STORM DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
SL1.0	LIGHTING PLAN

ZONING CONDITIONS

ORDINANCE NO. (2020) 141 ZC 802

Z-25-20 - 3421 OLYMPIA DRIVE, LOCATED SOUTH OF THE INTERSECTION OF OLYMPIA DRIVE AND SOUTH WILMINGTON STREET, BEING WAKE COUNTY PIN 1702310674. APPROXIMATELY 4.93 ACRES REZONED TO COMMERCIAL MIXED USE - 5 STORIES - URBAN LIMITED - CONDITIONAL USE (CX-5UL-CU) WITH PARTIAL SWPOD.

CONDITIONS DATED: AUGUST 14, 2020

1. THE FRONT BUILDING SETBACK SHALL BE TEN FEET (10') MINIMUM. THIS CONDITION DOES NOT PROHIBIT STOOPS, LANDINGS, SIDEWALKS, AND SIMILAR BUILDING ENTRY FEATURES FROM BEING LOCATED IN THE 10' SETBACK.
2. POLE-MOUNTED OUTDOOR LIGHTING ON THE SITE, IF ANY, SHALL BE DIRECTED AWAY FROM THE RESIDENTIAL LAND USE(S) LOCATED ON THE SUBJECT PROPERTY. ALL PROPOSED LIGHTING SHALL COMPLY WITH SEC.7.4.5 OF THE UDO FOR SITE LIGHTING IN TERMS OF HEIGHT & FOOTCANDLES.
3. THE FOLLOWING LAND USES SHALL NOT BE ALLOWED ON THE SUBJECT PROPERTY: BOARDING HOUSE; CONGREGATE CARE; DORMITORY, FRATERNITY, SORORITY; SPECIAL CARE FACILITY; CEMETERY; TELECOMMUNICATION TOWER; ADULT ESTABLISHMENT; HELIPORT, SERVING HOSPITALS; HELIPORT, ALL OTHERS; VEHICLE FUEL SALES (INCLUDING GASOLINE AND DIESEL FUEL); DETENTION CENTER, JAIL, PRISON; TOWING YARD FOR VEHICLES; CAR WASH; VEHICLE REPAIR (MINOR); VEHICLE REPAIR (MAJOR)

SITE DATA

SITE ADDRESS:	3421 OLYMPIA DRIVE, RALEIGH, NC 27603
PIN NUMBER:	1702-31-0674
DEED BOOK 017996:	PG 01929
ZONING DISTRICT:	CX-5-UL-CU (PER REZONING CASE Z-25-20)
ZONING CONDITION:	ORD#: (2020) 141 ZC 802; Z-25-2020
OVERLAY DISTRICT(S):	SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT (PARTIAL)
ADDITIONAL CONDITIONS:	TRANSIT ORIENTED DISTRICT, CORE TRANSIT AREA
GROSS SITE ACREAGE:	4.93 AC
ROW DEDICATION	0.37 AC
NET ACREAGE	4.56 AC
EXISTING USE:	OFFICE / UNIVERSITY, OPEN SPACE / TCA
PROPOSED USE:	OFFICE / UNIVERSITY, OPEN SPACE / TCA

CUD (CONDITIONAL USE DISTRICT) CASE #: Z-25-20
REFER TO C2.0 FOR PARKING CALCULATIONS.

LEGEND

EXISTING		PROPOSED
	FIRE HYDRANT	
PP	POWER POLE	
IPS	IRON PIPE SET	
IPF	IRON PIPE FOUND	
	CALCULATED POINT	
	WATER VALVE	
	CATCH BASIN	
	SANITARY MANHOLE	
	BLOW OFF VALVE	
	PROJECT BOUNDARY LINE	
	ADJACENT PROPERTY LINE	
	RIGHT OF WAY	
	OVERHEAD ELECTRIC LINE	
	SANITARY SEWER LINE	
	STORM DRAINAGE LINE	
	WATER LINE	
405	MAJOR CONTOUR LINE	405
404	MINOR CONTOUR LINE	404

U:\20\20-0400\20040-02-Grenelle Street Multifamily\CAD\Drawing Sets\Preliminary Subdivision\C0.0 COVER.dwg - Thursday, January 14, 2021 9:43:55 AM - CORNAG, AMBER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°34'48" W	40.61'
L2	N 21°04'46" W	26.78'
L3	S 79°50'51" E	10.98'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.11'	2426.18'	1°09'35"	N 00°57'27" E	49.10'
C2	152.19'	2091.34'	4°10'01"	N 03°52'29" E	152.06'
C3	39.30'	25.00'	90°04'38"	N 00°59'58" E	35.38'
C4	473.41'	315.88'	85°52'09"	N 53°05'29" E	430.33'
C5	71.21'	2383.62'	1°42'42"	S 07°20'36" W	71.20'

EASEMENTS LEGEND:

EXISTING EASEMENTS (E-)

E-01 - PRIVATE DRAINAGE EASEMENT (B.M. 2007, PGS. 663-669)
E-02 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (B.M. 2011, PG 1185)
E-A - VARIABLE WIDTH PRIVATE CROSS ACCESS & PEDESTRIAN ACCESS EASEMENT (B.M. 2011, PG. 1185)
E-U - PERMANENT UTILITY EASEMENT (DEED BOOK 10573, PAGE 540) (WBS 3902.2.1, TIF (=4432.113)
E-G - 10' PSNC ENERGY NATURAL GAS LINE EASEMENT (DEED BOOK 14659, PAGE 2340)
E-D - PERMANENT SLOPE EASEMENT 2016, PAGE 1005 (DEED BOOK 14159, PAGE 2372)
E-S - 20' WIDE CITY OF RALEIGH SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-SS - 30' WIDE SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-T - CITY OF RALEIGH TRANSIT EASEMENT (B.M. 2016, PG. 1005) (DEED BOOK 14159, PAGE 2359)
E-L - 10' WIDE LANDSCAPE EASEMENT (B.M. 2011, PG. 1185)

LEGEND:

PP	EX. POWER POLE
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
	CALCULATED POINT
	EX. WATER VALVE
	EX. CATCH BASIN
	EX. SANITARY MANHOLE
	PROJECT BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY
	EX. OVERHEAD ELECTRIC LINE
	EX. SANITARY SEWER LINE
	EX. STORM DRAINAGE LINE
	EX. WATER LINE
	EX. MAJOR CONTOUR LINE
	EX. MINOR CONTOUR LINE
	EX. TREELINE

WithersRavenel
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www.withersravenel.com

GRENELLE STREET SUBDIVISION

RALEIGH, NC

EXISTING CONDITIONS PLAN

Job No.	09200404.02	Drawn By	WR
Date	2020.10.05	Designer	WR

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions		
1	COR COMMENTS	11/25/2020
2	COR COMMENTS	01/14/2021

Sheet No.
C1.0

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH NCDOT STANDARD SPECIFICATIONS AND DETAILS.

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. 8" CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED. THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH NORTH CAROLINA OFFICE BY WITHERSRAVENEL, CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH 2018. AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
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7. ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY SERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 30' MINIMUM.
10. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
13. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTIONS AS PER ADA STANDARDS.
14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
17. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS PROVIDE STANDARDS AND ADAAG SPECIFICATIONS
18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OBTAINING OF THE SITE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE " RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

IMPORTANT NOTES:

1. THIS PROJECT IS A PRELIMINARY SUBDIVISION REQUEST IN ACCORD WITH UDO SECTION 10.2.5.
2. PUBLIC IMPROVEMENT INFRASTRUCTURE IS REQUIRED/PROPOSED.
3. LAND DISTURBANCE IS GREATER THAN 12,000 SQ. FEET.
4. A SHARED STORMWATER DEVICE EXISTS. REFER TO ATTACHED STORMWATER MANAGEMENT REPORT.
5. STORMWATER EASEMENT AND ALLOCATION REFERENCE IS RECORDED IN BM2019 PAGE 1032 AND BM1996 PAGE 1929-1932. REFER TO STORMWATER MANAGEMENT REPORT FOR ALLOCATION.
6. NO PRIVATE IMPROVEMENTS IN THE RIGHT-OF-WAY ARE PROPOSED.
7. CITY OF RALEIGH EASEMENTS REQUIRING PLAT RECORDATION ARE PROPOSED.
8. TREE CONSERVATION AREA IS PREVIOUSLY PERMITTED AND RECORDED. NO ADDITIONAL TCA IS REQUIRED/PROPOSED.
9. THE PROPOSED PUBLIC INFRASTRUCTURE WORK (OOR COMPREHENSIVE PLAN STREET IMPROVEMENT) REQUIRES THE REMOVAL OF A PORTION OF AN EXISTING TREE CONSERVATION AREA.
10. SITE AND PARKING SETBACKS ARE DEPENDENT UPON BUILDING TYPE. REFER TO UDO FOR SETBACK INFORMATION.
11. ALONG S. WILMINGTON ST., PROVIDE EITHER CONSTRUCTION OF A 6' FOOT (6') SIDEWALK (+-475 LF) IN ACCORD WITH CITY OF RALEIGH STANDARD DETAIL AND SPECIFICATION OR A FEE-IN-LIEU PAYMENT. THE APPLICANT IS RECEPTIVE TO DISCUSSING AN ALTERNATE LOCATION FOR THIS SIDEWALK TO CLOSE CONNECTIVITY GAPS IN THE AREA OF THE SUBJECT PROPERTY.
12. ALONG GRENELLE ST., PROVIDE A R/W IMPROVEMENT FEE-IN-LIEU PAYMENT.

*MAX IMPERVIOUS AREAS ALLOCATED FROM MAX IMPERVIOUS AREA RECORDED ON BM2011 PG1185. ANY FUTURE DEVELOPMENTS PROPOSING TO EXCEED THE MAX IMPERVIOUS AREA WILL BE SUBJECT TO FURTHER CITY OF RALEIGH STORMWATER REVIEW.

*IMPERVIOUS CALCULATIONS FOR ROW INCLUDE FEE-IN-LIEU AREAS.

PARKING CALCULATIONS:

LOT 1
LAND USE: COMMERCIAL
USE TYPE: VACANT

REQUIRED PARKING = 0 SPACES
PROVIDED PARKING = 109 SPACES (0 ADA)

LOT 2: OFFICE/STRAYER BUILDING
LAND USE: COMMERCIAL
USE TYPE: SCHOOL

EXISTING BUILDING = 17,362 SF
*SF OF ACADEMIC SPACE IS NOT KNOWN AT THIS TIME. REQUIRED PARKING WAS CALCULATED USING THE OFFICE USE FOR THE ENTIRE BUILDING SF. HOWEVER REQUIRES MORE SPACES PER SF
REQUIRED PARKING = 44 SPACES
PROVIDED PARKING = 78 SPACES (6 ADA)

LOT 3: EXISTING TCA
LAND USE: COMMERCIAL
USE TYPE: VACANT

EACH LOTS "PROVIDED PARKING" CALC REPRESENTS PARKING ON SITE. NO REMOTE PARKING IS PROPOSED

EASEMENTS LEGEND:

EXISTING EASEMENTS (E-):

E-01 - PRIVATE DRAINAGE EASEMENT (B.M. 2007, PG.6, 663-669)
E-02 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (B.M. 2011, PG.1185)
E-3 - VARIABLE WIDTH PRIVATE CROSS ACCESS & PEDESTRIAN ACCESS EASEMENT (B.M. 2011, PG. 1185)
E-4 - PERMANENT UTILITY EASEMENT (DEED BOOK 15971, PAGE 944) (WBS 35928.2.1, TIP U-4432 113)
E-5 - 10' PUBLIC ENERGY NATURAL GAS LINE EASEMENT (DEED BOOK 14850, PAGE 2340)
E-6 - PERMANENT SLOPE EASEMENT 2310, PAGE 1030 (DEED BOOK 14130, PAGE 2272)
E-01 - 20' WIDE CITY OF RALEIGH SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-02 - 20' WIDE SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-7 - CITY OF RALEIGH TRANSIT EASEMENT (B.M. 2010, PG. 1065) (DEED BOOK 14130, PAGE 2385)

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GRENELLE STREET SUBDIVISION
RALEIGH, NC

SUBDIVISION PLAN

Job No.	09200404.02	Drawn By	WR
Date	2020.10.05	Designer	WR

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Revisions		
1	COR COMMENTS	11/25/2020
2	COR COMMENTS	01/14/2021

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STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE (SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER). IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, TERRACED SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 50' FROM A PRIVATE WELL OR 100' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR.
   ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION OR ANY TIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) A MINIMUM VERTICAL SEPARATION REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE WITH 6" MIN. CLEARANCE (PER CORPUD DETAIL S-10 & S-11).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY R/W & EASEMENT ARE SUBJECT TO REVIEW & APPROVAL OF AN APPROVED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 24" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 42" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE INCLUDES ABANDONING MAY AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
7. NO WATER SERVICES ARE PROPOSED WITH THIS PLAN.
8. NO SEWER SERVICES ARE PROPOSED WITH THIS PLAN.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.2' ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDENR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD R/W PRIOR TO CONSTRUCTION.
12. BRUSHES INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BRADLEY AT (919) 996-2134 OR TIMOTHY.BRADLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX G OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. FOR MORE STRINGENT, CONTACT JOANNE HARTLEY AT (919) 996-4565 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

NOTE:
ANY EXISTING WATER OR SEWER SERVICE TO BE ABANDONED SHALL BE ABANDONED PER CORPUD STANDARDS.

EXISTING UTILITY ENLARGEMENT
SCALE: 1" = 20'

NO UTILITIES ARE PROPOSED WITH THIS PLAN. THERE ARE NO ADDITIONS OR CHANGES TO EXISTING SANITARY SEWER AND MUNICIPAL CORPUD WATER MAINS UNDER THIS SUBDIVISION.

EASEMENTS LEGEND:

EXISTING EASEMENTS (E-):

E-01 - PRIVATE DRAINAGE EASEMENT (B.M. 2007, PG.6, 663-669)
E-02 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (B.M. 2011, PG.1185)
E-3 - VARIABLE WIDTH PRIVATE CROSS ACCESS & PEDESTRIAN ACCESS EASEMENT (B.M. 2011, PG. 1185)
E-4 - PERMANENT UTILITY EASEMENT (DEED BOOK 15971, PAGE 944) (WBS 35928.2.1, TIP U-4432 113)
E-5 - 10' PUBLIC ENERGY NATURAL GAS LINE EASEMENT (DEED BOOK 14850, PAGE 2340)
E-6 - PERMANENT SLOPE EASEMENT 2210, PAGE 1030 (DEED BOOK 14130, PAGE 2272)
E-7 - 20' WIDE CITY OF RALEIGH SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-8 - 20' WIDE SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-9 - CITY OF RALEIGH TRANSIT EASEMENT (B.M. 2010, PG. 1065) (DEED BOOK 14130, PAGE 2385)
E-10 - 10' WIDE LANDSCAPE EASEMENT (B.M. 2011, PG. 1185)

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GRENELLE STREET SUBDIVISION
RALEIGH, NC

UTILITY PLAN

Job No.	09200404.02	Drawn By	WR
Date	2020.10.05	Designer	WR

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions		
1	COR COMMENTS	11/25/2020
2	COR COMMENTS	01/14/2021

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C4.0

GENERAL LANDSCAPE NOTES:

1. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALLS, ETC., REFER TO THE SITE AND GRADING PLANS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
3. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
4. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
5. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
6. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
7. ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
8. ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3". DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN. 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.
9. APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
10. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUNDCOVER BEDS.
11. FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER OR/AND LANDSCAPE ARCHITECT.
12. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. VERIFICATION OF PLAN QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.
15. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
16. ALL STREET TREES PLANTED ON THE PUBLIC RIGHT OF WAY SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY TREE MANUAL.
17. A TREE IMPACT PERMIT IS REQUIRED TO PLANT STREET TREES ON THE PUBLIC RIGHT OF WAY PRIOR TO SUBDIVISION OF THE PROPERTY OR PRIOR TO ISSUANCE OF BUILDING PERMIT, WHICHEVER HAPPENS FIRST.

PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES							
9	TDS	*Acer buergerianum*	trident maple	B&B	3" Cal. MIN.	10' MIN.	MATCHED
5	TDS	*Taxodium distichum 'Shawnee Brave'*	bald cypress	B&B	3" Cal. MIN.	10' MIN.	MATCHED
1	UPB	*Ulmus parviflora 'Bosque'*	chinese elm	B&B	3" Cal. MIN.	10' MIN.	MATCHED

STREET TREE CALCULATIONS

REQUIREMENT: 1 TREE PER 40 FT OF FRONTAGE

GRENELLE STREET

LOT #1:
REQUIRED: 286 LF / 40' = 7 TREES
PROVIDED: 7 TREES

LOT #3:
REQUIRED: 80 LF / 40' = 2 TREES
PROVIDED: 2 TREES

OLYMPIA DRIVE

LOT #1
REQUIRED: 320 LF / 40' = 8 TREES
PROVIDED: 8 TREES

LOT #2
REQUIRED: 294 LF / 40' = 8 TREES
PROVIDED: 9 TREES

LOT #2 FRONTAGE MEASURED AS 405 LF - 45 LF SS EASEMENT (WEST) - 36 LF DRIVE AISLE - 32 LF SS EASEMENT(EAST) = 294 LF

EASEMENTS LEGEND:

EXISTING EASEMENTS [E-]

E-01 - PRIVATE DRAINAGE EASEMENT (B.M. 2007, PGS. 953-955)
E-02 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (B.M. 2011, PG 1185)
E-03 - VARIABLE WIDTH PRIVATE CROSS ACCESS & PEDESTRIAN ACCESS EASEMENT (B.M. 2011, PG. 1185)
E-04 - PERMANENT UTILITY EASEMENT (30.00 WIDE 15673, PAGE 944) (WBS 32C05.2.1, TIP U-4432 11A)
E-05 - 10' PSNC ENERGY NATURAL GAS LINE EASEMENT (DEED BOOK 14850, PAGE 2348)
E-C - PERMANENT SLOPE EASEMENT 2010, PAGE 1905 (DEED BOOK 14130, PAGE 2370)
E-S1 - 20' WIDE CITY OF RALEIGH SANITARY SEWER EASEMENT (B.M. 1979, PG. 339)
E-S2 - 20' WIDE SANITARY SEWER EASEMENT (B.M. 1979, PG. 338)
E-T - CITY OF RALEIGH TRANSIT EASEMENT (B.M. 2010, PG. 1065) (DEED BOOK 14130, PAGE 2356)

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GRENELLE STREET SUBDIVISION

RALEIGH, NC

LANDSCAPE PLAN

Job No.	09200404.02	Drawn By	WR
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