



Administrative Approval Action

Case File / Name: SUB-0090-2021
DSLCL - BLOODWORTH TOWNHOMES

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

- LOCATION:** This .554 acre site consisting of four parcels all zoned RX-3-UL CU (Z-48-20) and are located on the east side of Bloodworth Street and in the southeast corner of the intersection of Bloodworth and E. Cabarrus Streets. The addresses of the original site are 501, 507, 511, 513 S. Bloodworth Street.
- REQUEST:** Ten townhome lots and one common lot, (11 lots total) as well as associated infrastructure.
- 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 March 9, 2022 by Wake Land Design, 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. Prior to demolition zoning condition #3 of Z-48-20 is to be met.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
6. A tree impact permit must be obtained for the removal of 1 existing street tree in the right-of-way along S. Bloodworth Street prior to the issuance of a grading permit or demolition permit, whichever comes first.



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

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Sidewalk Deed of Easement 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Provide documentation indicating a Property Owner's Association has been established for the subject development.
3. The existing lots shall be recombined prior to or in conjunction with lot recording for the subdivision.

Engineering

4. A sidewalk 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)
5. A cross access agreement among the lots identified as Lots 1 through 10 and Lot 11 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.



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6. A slope 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)

Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
8. 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).
9. 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).
10. 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

11. A public infrastructure surety for 7 street trees in tree grates 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.

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:

General



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1. Pursuant to zoning condition #3, Z-48-20, the Applicant will allow any non-profit entity, individual or for-profit entity to relocate any of the existing houses on the property at no cost to the Applicant and without payment to the Applicant so long as the party relocating any of the houses is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. Applicant will provide public notice of the offer for relocation or salvage including, but not limited to, Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office at least sixty (60) days prior to the scheduled demolition of the structures. Prior to demolition of any of the houses that have not been relocated within thirty (30) days prior to demolition, the Applicant will allow the City of Raleigh Museum or any local non-profit organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition only applies to the houses at 501, 507 and 511 S. Bloodworth Street.
2. A demolition permit shall be obtained.
3. Comply with all conditions of Z-40-20 #1 and provide documentation to the planner demonstrating compliance

Stormwater

4. 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).
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. 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).
7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

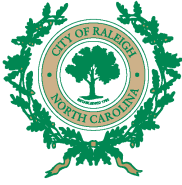
Urban Forestry

8. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 5 street trees in tree grates along S. Bloodworth Street and 2 street trees in tree grates along E. Cabarrus Street for a total of 7 street trees in tree grates.

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

General

1. Final inspections of rights-of-way street trees by Urban Forestry Staff.



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Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: August 4, 2025
Record at least 1/2 of the land area approved.

5-Year Sunset Date: August 4, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor* Date: 04/07/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

BLOODWORTH TOWNHOMES

PRELIMINARY SUBDIVISION PLANS

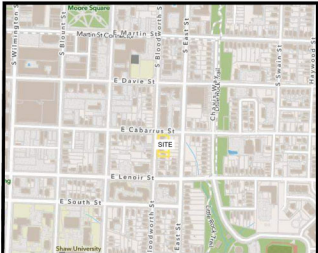
SUB-0090-2021

RALEIGH, NORTH CAROLINA

DECEMBER 17, 2021

REVISED FEBRUARY 4, 2022

REVISED MARCH 9, 2022



VICINITY MAP
1" = 500'

SITE DATA	
PROPERTY OWNER/DEVELOPER	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST., SUITE 200 APEX, NC 27502
SITE ADDRESS	501, 507, 511, 513 S. BLOODWORTH STREET
SITE AREA	24,111 SF ± 0.554 AC.
WAKE COUNTY PIN #	1703868708, 1703867782, 1703868807, 1703867692
ZONING DISTRICT	RX-3-UL-CU
EXISTING USE	DETACHED SINGLE FAMILY
PROPOSED USE	TOWNHOME BUILDING TYPE
STREET CLASSIFICATION	S. BLOODWORTH - MAIN STREET E. CABARRUS - MAIN STREET
STREETScape REQUIRED	MAIN STREET - 16' WIDTH 6' PLANTING AREA (TREE GRATES) 10' SIDEWALK
BUILD-TO REQUIREMENTS	UL FRONTAGE: 50% BUILDING WIDTH IN PRIMARY ST. BUILD-TO 0-20' 25% BUILDING WIDTH IN SIDE ST. BUILD-TO 0-20'
PROVIDED BUILD TO	S. BLOODWORTH ST., 187' BUILDING / 212.2' FRONTAGE = 84.8% E. CABARRUS ST., 64' BUILDING / 101.7' FRONTAGE = 63.3%
REQUIRED PARKING	LOT 1: 10 SPACES (UL FRONTAGE) *UDO 7.1.3.C.2 - NO PARKING REQUIRED FOR FIRST 16 UNITS
PROVIDED PARKING	(10) GARAGE PARKING SPACES WITHIN UNIT GARAGES (4) SURFACE PARKING SPACES, INCLUDING (1) VAN ACCESSIBLE
BICYCLE PARKING REQUIRED	4 SPACES (SHORT TERM - 1 SPACE PER 20 UNITS, MINIMUM 4)
PROVIDED	4 SPACES
AMENITY AREA REQUIRED	TOTAL: 2,411 SF (10%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 1,206 SF
PROVIDED	TOTAL: 2,520 SF (10.4%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 1,360 SF

Z-48-20 CONDITIONS OF APPROVAL	
ORDINANCE NO. (2022) 218 ZC 818	EFFECTIVE 4/25/21
<p>1. Permitted building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass. No more than 50% of the total facade shall consist of metal, terracotta, and/or glass. COMPLIANCE: THIS WILL BE REVIEWED DURING BUILDING PERMITTING.</p> <p>2. Within sixty (60) days after the rezoning becomes final and not subject to challenge, the applicant, its successors or assigns, ("Applicant") shall document any of the remaining houses in their original location through photographs (black and white, and in color) and dimensioned elevations and floor plans, and provide a copy of the documentation to the City of Raleigh Department of Planning, Historic Preservation unit, and the State of North Carolina Historic Preservation Office. This condition only applies to the houses at 501, 507 and 511 S. Bloodworth Street. COMPLIANCE: THIS INFORMATION HAS BEEN PROVIDED.</p> <p>3. The Applicant will allow any non-profit entity, individual or for-profit entity to relocate any of the existing houses on the property at no cost to the Applicant and without payment to the Applicant so long as the party relocating any of the houses is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. Applicant will provide public notice of the offer for relocation or salvage including, but not limited to, Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office at least sixty (60) days prior to the scheduled demolition of the structures. Prior to demolition of any of the houses that have not been relocated within thirty (30) days prior to demolition, the Applicant will allow the City of Raleigh Museum or any local non-profit organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition only applies to the houses at 501, 507 and 511 S. Bloodworth Street. COMPLIANCE: THIS WILL BE PROVIDED PRIOR TO DEMOLITION.</p>	

DEVELOPER:

CONCEPT 8 HOLDINGS, LLC
307 S. Salem St. Suite 200
Apex, NC 27502
919-601-5078
shawn@concepteight.com

CIVIL ENGINEER:



CONSULTING, PLLC
NC LICENSE P-2425
PHONE: 919-889-2614
EMAIL: JASON@RDUCONSULTING.COM
P.O. BOX 418
CLAYTON, NC 27528

UDO SEC. 8.3.2.A BLOCK PERIMETER
THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-10 RESIDENTIAL. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.56 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR R-10 ZONING.

UDO SEC. 8.3.5.D CROSS ACCESS
IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT THE PRESENCE OF AN EXISTING DETACHED BUILDING TYPE TO THE SOUTH AND EXISTING SLOPES GREATER THAN 25% TO THE EAST.

UDO SEC. 8.4.B.3 - EXISTING STREETS
IN ACCORDANCE WITH UDO SEC. 8.4.B.3, THE PROPOSED DEVELOPMENT IS NOT SUBJECT TO RIGHT-OF-WAY DEDICATION. A PROPOSED PUBLIC SIDEWALK EASEMENT WILL BE PROVIDED WHERE THE REQUIRED SIDEWALK SECTION OVERLAP PRIVATE PROPERTY IN ACCORDANCE WITH UDO SEC. 8.4.B.5.

TREE CONSERVATION EXEMPTION
THIS PROJECT TRACT IS LESS THAN 2.0 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION IN ACCORDANCE WITH UDO SEC. 9.1.2.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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

SOLID WASTE INSPECTIONS STATEMENT DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE MANUAL STANDARD 96 GAL ROLL OUT CONTAINERS WILL BE STORED WITHIN THE GARAGE AREA OF THE UNITS AND ROLLED CURBSIDE FOR COLLECTION

INDEX

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CE-4	UTILITY PLAN
CE-5.0	GRADING AND DRAINAGE PLAN
CE-5.1	STORMWATER MANAGEMENT PLAN
CE-6	FIRE ACCESS PLAN
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LA-2	CITY OF RALEIGH EXISTING TREE EXHIBIT
LA-3	LANDSCAPE PLAN - CODE BUFFERS
LA-4	CODE BUFFERS - DETAILS AND NOTES

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 subdivision@raleighnc.gov

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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):	
Development name (subject to approval): Bloodworth Townhomes	
Property Address(es): 501, 507, 511, 513 S. BLOODWORTH STREET	
Recorded Deed PIN(s): 1703868708, 1703867782, 1703868807, 1703867692	
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other <input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Concept 8 Holdings, LLC	Owner/Developer Name and Title: Shawn Donovan, Member Manager
Address: 307 S. Salem Street Apex, NC 27502	Email: shawn@concept8llc.com
Phone #: 919-601-5087	
APPLICANT INFORMATION	
Company: Concept 8 Holdings, LLC	Contact Name and Title: Jason G. Meadows, P.E.
Address: 307 S. Salem Street Apex, NC 27502	Email: jason@wskelardesign.com
Phone #: 919-889-2614	

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 2.04 AC	
Zoning districts (if more than one, provide acreage of each): RX-3-UL-CU	
Overlay district: N/A	Inside City limit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.04	Proposed Impervious Surface: Acres: 2.04
Nature River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Flood study: _____	
FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 10	Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/>
Total # of single-family lots: _____	
Proposed density for each zoning district (UDO 1.5.2.F):	48.18 UNITS/AC
Total # of open space and/or common area lots: 1	
Total # of requested lots: 11	
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of the application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>Jason G. Meadows</u> will serve as the agent regarding this application, and will represent the property owner(s) in any public meeting regarding this application.	
(We have read, acknowledged, and affirm that this project is conforming to all application requirements applicable with the proposed development. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.)	
Signature: <u>Jason Meadows</u>	Date: <u>12/17/2021</u>
Printed Name: <u>Jason Meadows</u>	Date: _____
Signature: _____	Date: _____
Printed Name: _____	

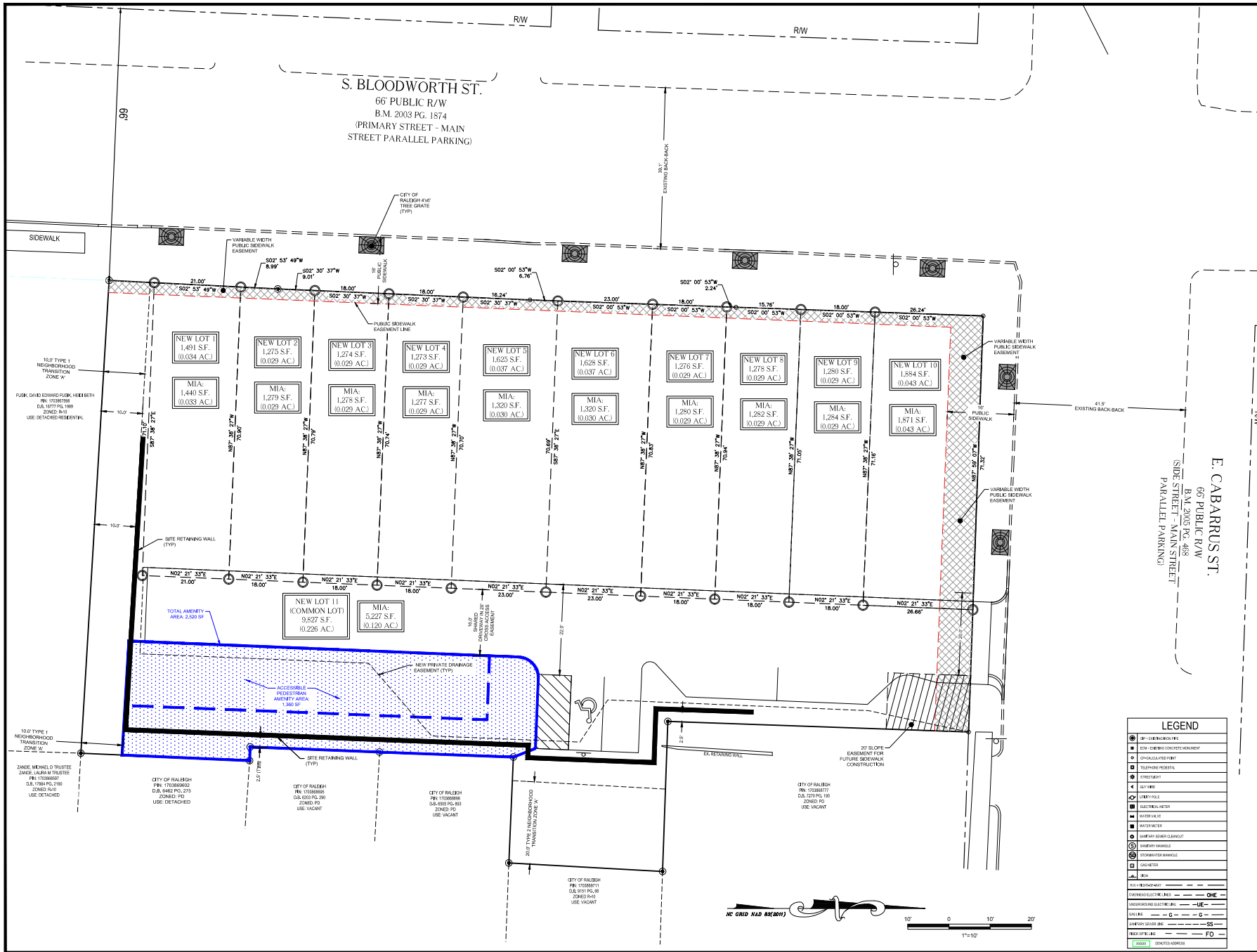
PRELIMINARY
 SUBDIVISION

Revisions		
Number	Description	Date
1	Per City of Raleigh Comments	2/4/22
2	Per City of Raleigh Comments	3/8/22

SUBDIVISION PLAN

CE-2

Date Issued: 12/17/2021



LEGEND

- (Symbol) 5% SLOPE
- (Symbol) 10% SLOPE
- (Symbol) 12% SLOPE
- (Symbol) 15% SLOPE
- (Symbol) 20% SLOPE
- (Symbol) 25% SLOPE
- (Symbol) 30% SLOPE
- (Symbol) 35% SLOPE
- (Symbol) 40% SLOPE
- (Symbol) 45% SLOPE
- (Symbol) 50% SLOPE
- (Symbol) 55% SLOPE
- (Symbol) 60% SLOPE
- (Symbol) 65% SLOPE
- (Symbol) 70% SLOPE
- (Symbol) 75% SLOPE
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- (Symbol) 95% SLOPE
- (Symbol) 100% SLOPE

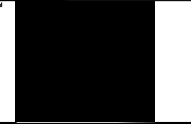




RDU

CONSULTING, PLLC

NC LICENSE P-21125
 PHONE: 919-889-2614
 EMAIL: JASON@RDUCONSULTING.COM
 P.O. BOX 118
 CLAYTON, NC 27328



Subcontractors

Client
CONCEPT 8 HOLDINGS, LLC
 307 S. SALEM ST., #200
 APEX, NC 27502

Project
BLOODWORTH TOWNHOMES (SUB-0090-2021)

Process
PRELIMINARY SUBDIVISION

Revisions		
Number	Description	Date
1	Per City of Raleigh Comments	2/4/22
2	Per City of Raleigh Comments	3/9/22

Remarks

Drawing Title
SIGHT DISTANCE EXHIBIT

Sheet Number
CE-3.2

Date Issued 12/17/2021

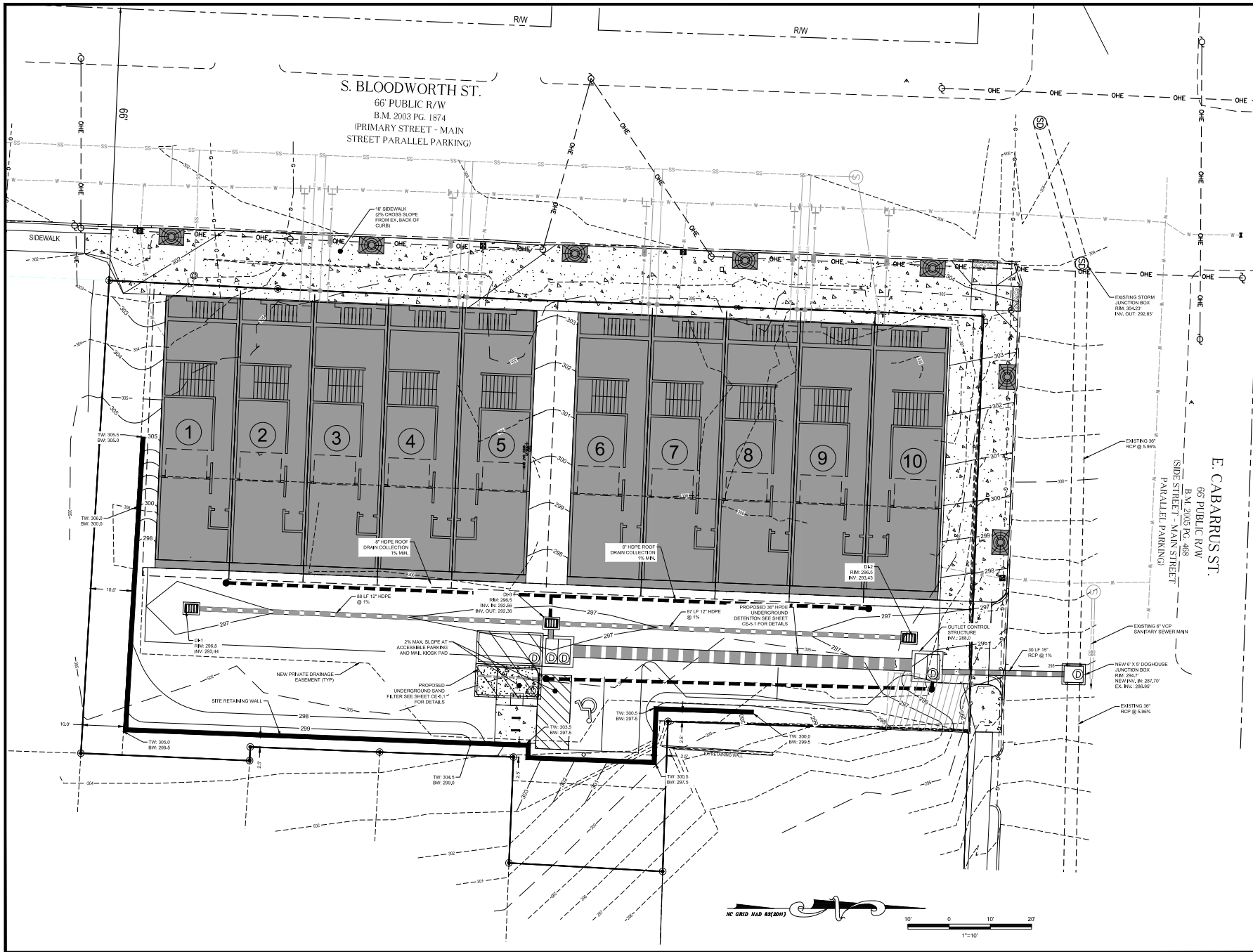
NC GRID NAD 83(2011)

20' 10' 0' 20' 40'

1"=20'

LEGEND

- ⊙ 18" CONCRETE PIPE
- 12" CONCRETE MONUMENT
- ⊕ 24" GALVANIZED IRON PIPE
- ⊞ TELEPHONE PRECAST
- ⊞ STREET LIGHT
- ⊞ CURB
- ⊞ DRIVEWAY
- ⊞ ELECTRICAL VESTIB
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ SANITARY SOURCE CLEANOUT
- ⊞ SANITARY MANHOLE
- ⊞ STORMWATER MANHOLE
- ⊞ MANHOLE
- ⊞ 18" TELEPHONE
- ⊞ 12" TELEPHONE
- ⊞ 8" TELEPHONE
- ⊞ 6" TELEPHONE
- ⊞ 4" TELEPHONE
- ⊞ 3" TELEPHONE
- ⊞ 2" TELEPHONE
- ⊞ 1" TELEPHONE
- ⊞ 1/2" TELEPHONE
- ⊞ 1/4" TELEPHONE
- ⊞ 1/8" TELEPHONE
- ⊞ 1/16" TELEPHONE
- ⊞ 1/32" TELEPHONE
- ⊞ 1/64" TELEPHONE
- ⊞ 1/128" TELEPHONE
- ⊞ 1/256" TELEPHONE
- ⊞ 1/512" TELEPHONE
- ⊞ 1/1024" TELEPHONE
- ⊞ 1/2048" TELEPHONE
- ⊞ 1/4096" TELEPHONE
- ⊞ 1/8192" TELEPHONE
- ⊞ 1/16384" TELEPHONE
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RDU
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NC LICENSE P-2125
PHONE: 919-889-2614
EMAIL: JASON@RDUCONSULTING.COM
P.O. BOX 118
CLAYTON, NC 27528



Subcontractor

CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

BLOODWORTH
TOWNHOMES
(SUB-0090-2021)

PRELIMINARY
SUBDIVISION

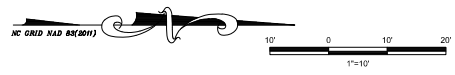
Revisions		
Number	Description	Date
1	Per City of Raleigh Comments	2/4/22
2	Per City of Raleigh Comments	3/9/22

Notes

Grading Title: **GRADING AND DRAINAGE PLAN**

Sheet Number: **CE-5.0**

Date Issued: 12/17/2021





Subcontractor

CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

BLOODWORTH
TOWNHOMES
(SUB-0090-2021)

PRELIMINARY
SUBDIVISION

Revisions		
Number	Description	Date
1	Per City of Raleigh Comments	2/4/22
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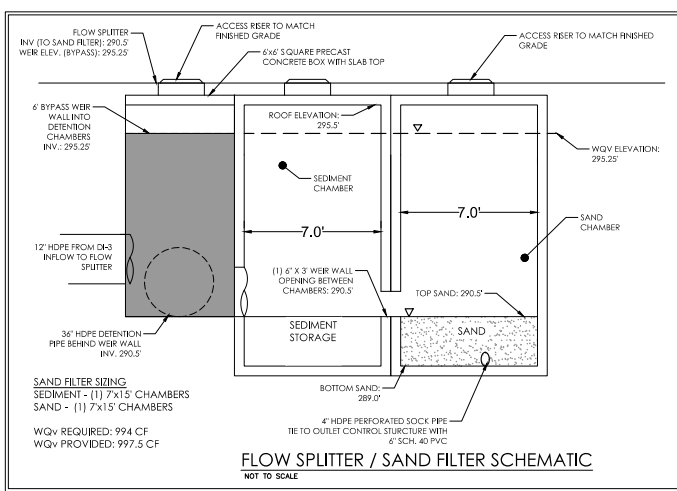
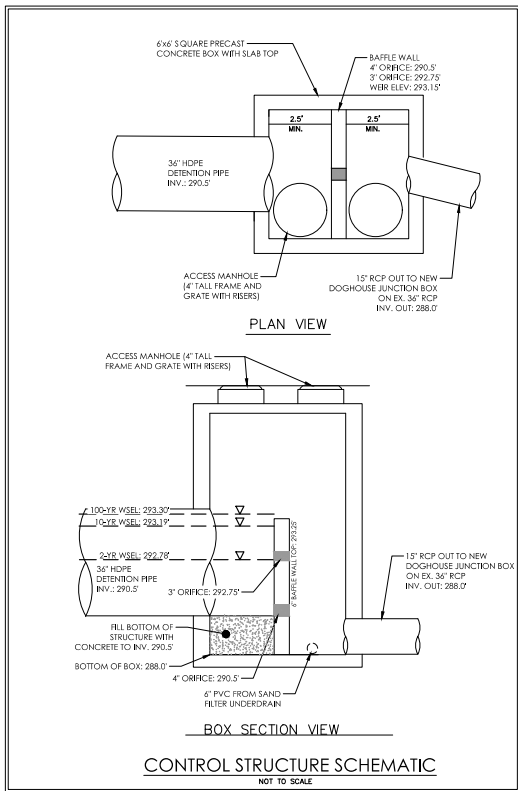
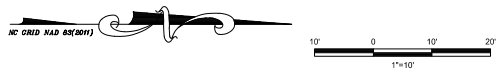
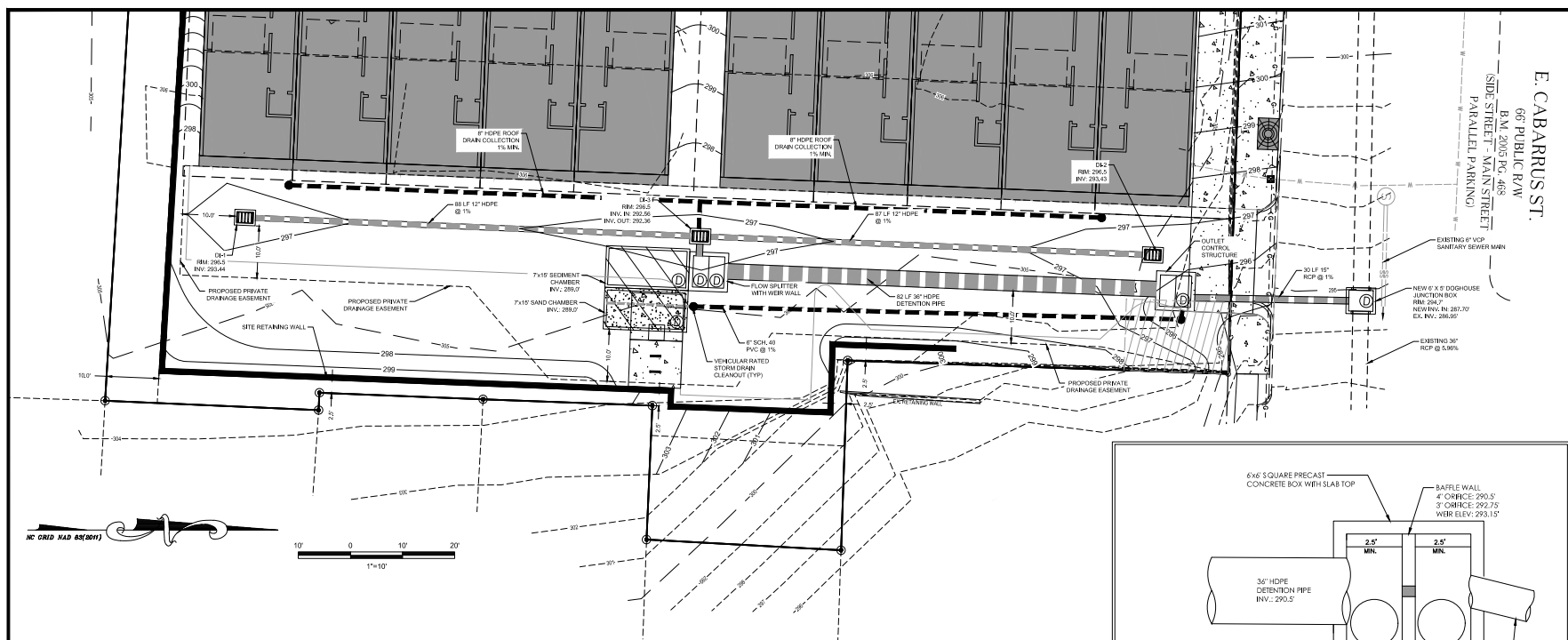
Drawing Title: **STORMWATER
MANAGEMENT PLAN**

Sheet Number:
CE-5.1

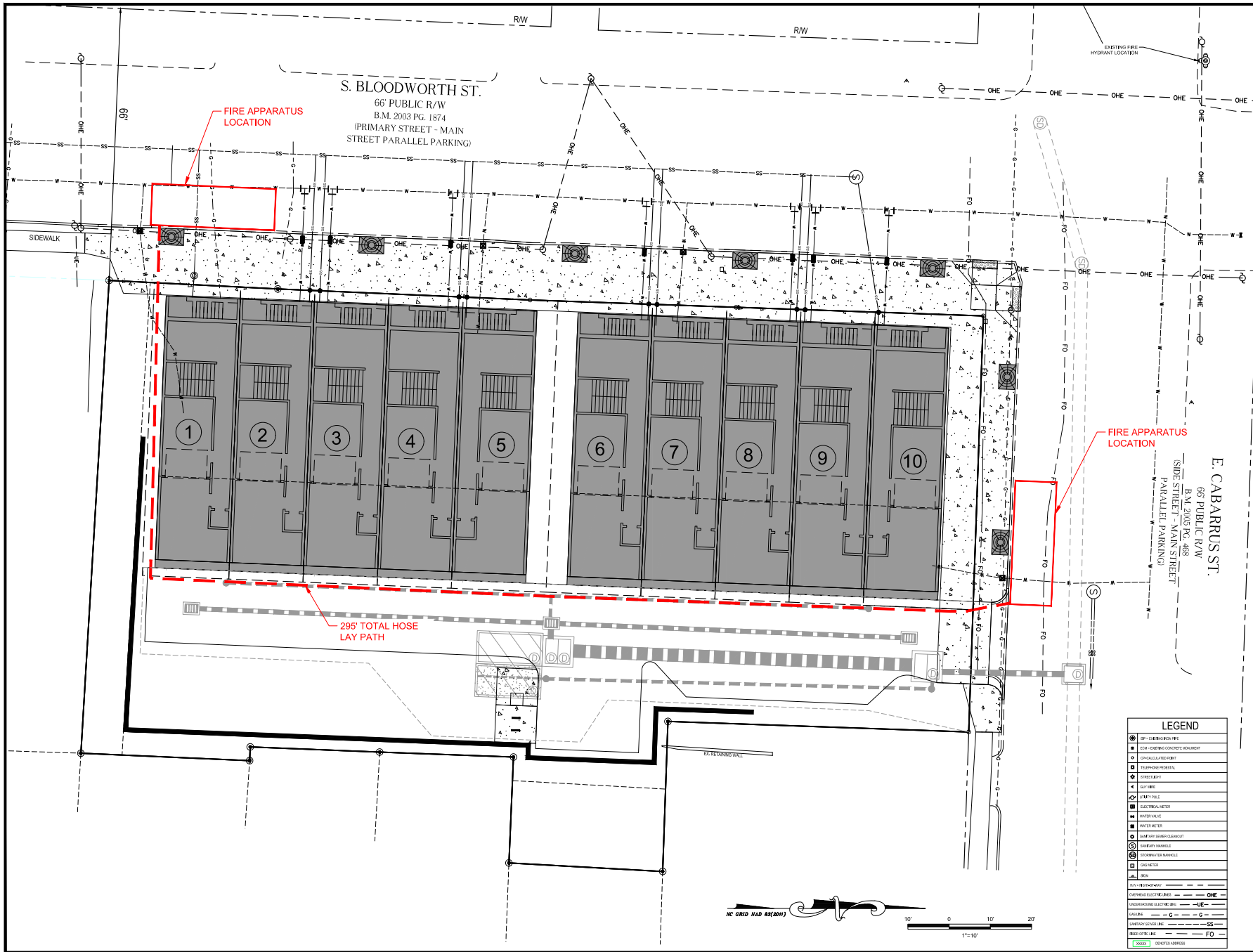
Date Issued: 12/17/2021

E. CABARRUS ST.
66' PUBLIC R/W

DN 2026 PLY 408
SIDE STREET - MAIN STREET
PARALLEL PARKING



SAND FILTER SIZING
SEDIMENT - (1) 7x15' CHAMBERS
SAND - (1) 7x15' CHAMBERS
WQv REQUIRED: 994 CF
WQv PROVIDED: 997.5 CF



RDU
CONSULTING, PLLC

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P.O. BOX 118
CLAYTON, NC 27528



Subcontractors

Client: **CONCEPT 8 HOLDINGS, LLC**
307 S. SALEM ST. #200
APEX, NC 27502

Project: **BLOODWORTH TOWNHOMES (SUB-0090-2021)**

Phase: **PRELIMINARY SUBDIVISION**

Revisions		
Number	Description	Date
1	Per City of Raleigh Comments	2/4/22
2	Per City of Raleigh Comments	3/9/22

Notes

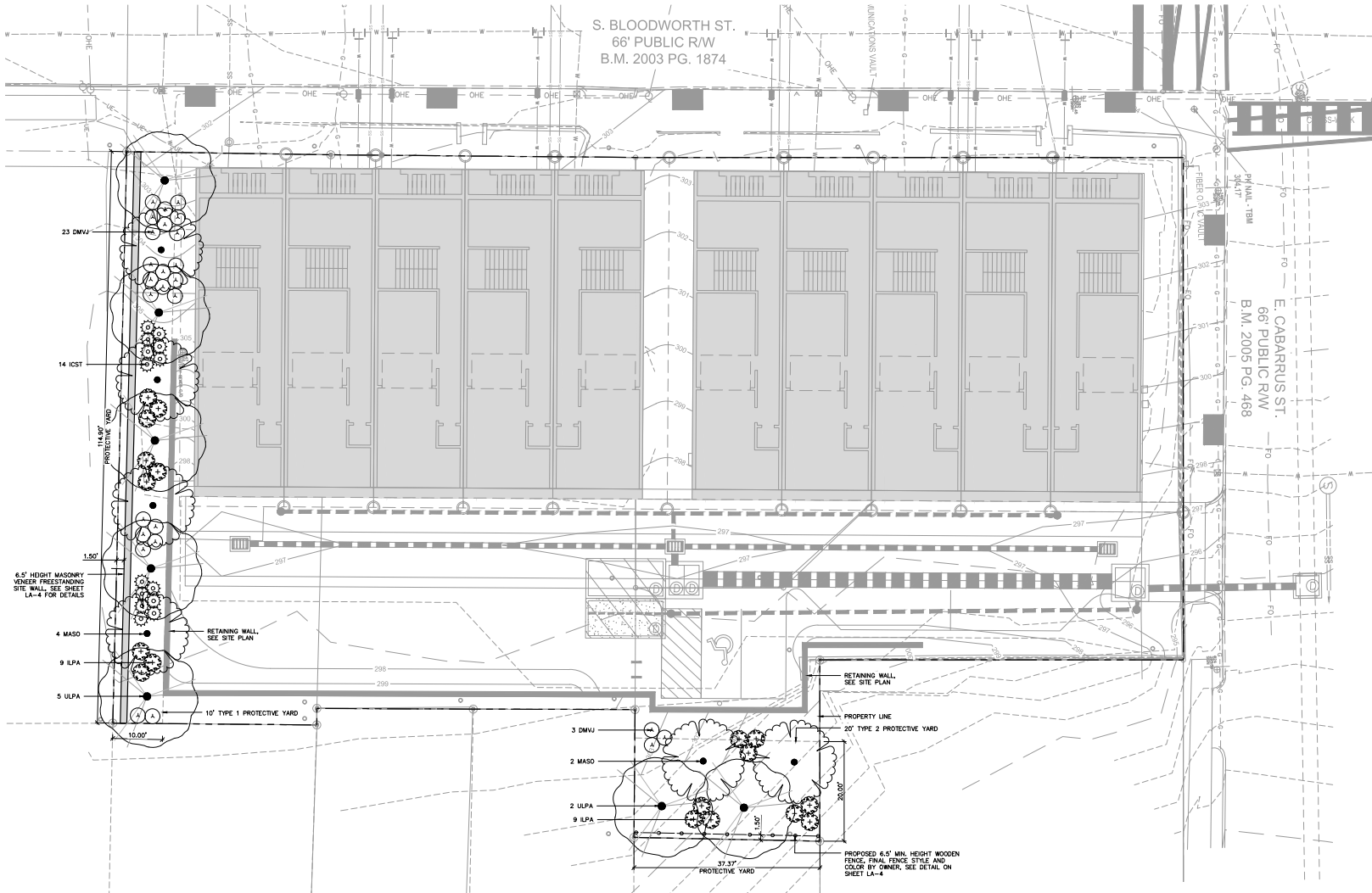
Drawing Title: **FIRE ACCESS PLAN**

Sheet Number: **CE-6**

Date Issued: 12/17/2021

LEGEND

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PLANT SCHEDULE PROTECTIVE YARD BUFFERS

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPAC	REMARKS
MASO	6	MAGNOLIA X SOULANGEANNA / SAUCEUR MAGNOLIA MULTI-TRUNK	B&B	2" CAL / 8'-10" HT.	AJ.	
ULPA	7	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B&B	3" CAL / 10'-12" HT.	AJ.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPAC	REMARKS
DMV	26	DRYFOLIUM VIRECIDES 'VENICE JADE' / DRISTYLUM	3 GAL	18" x 24" HT.	3' O.C.	
ICST	14	ILEX CHINATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	3 GAL	18" x 24" HT.	AJ.	
ULPA	18	ILIKIUM PARVIFLORUM FLORIDA SUNSHINE / FLORIDA SUNSHINE ANISE TREE	15 GAL	3'-5" HT, 3'-5" SPR.	AJ.	

NEIGHBORHOOD TRANSITION PROTECTIVE YARD CALCULATION (UDO SEC. 3.6.3)

ZONE A - 10' TYPE 1 BUFFER (60 LF)	REQUIRED	PROPOSED
OPaque WALL (6.5' - 9' HT)	115' LF	115' LF
4 SHADE TREES / 100 LF	5	5
4 UNDERSTORY TREES / 100 LF	4	4
40 SHRUBS / 100 LF	46	46
ZONE A - 20' TYPE 2 BUFFER (60 LF)	REQUIRED	PROPOSED
FENCE (6.5' - 9' HT.)	38' LF	38' LF
5 SHADE TREES / 100 LF	2	2
4 UNDERSTORY TREES / 100 LF	2	2
30 SHRUBS / 100 LF	12	12



PATIO LANDSCAPE ARCHITECTURE

1120 GROVEVIEW WOOD
 MENDELL, NC 27591
 P: 919.338.3676
 WWW.PATIO-LA.COM

RDU CONSULTING, PLLC

P.O. BOX 418
 CLAYTON, NC 27528
 919.889.2814

CONCEPT 8 HOLDINGS, LLC
 307 S. SALEM ST. #200
 APEX, NC 27502

BLOODWORTH TOWNHOMES
 (SUB-0090-2021)

LANDSCAPE PLAN - CODE BUFFERS

PATIO Project No.
0222-003

Issued
 3/15/2022

PRELIMINARY SUBDIVISION

Revised

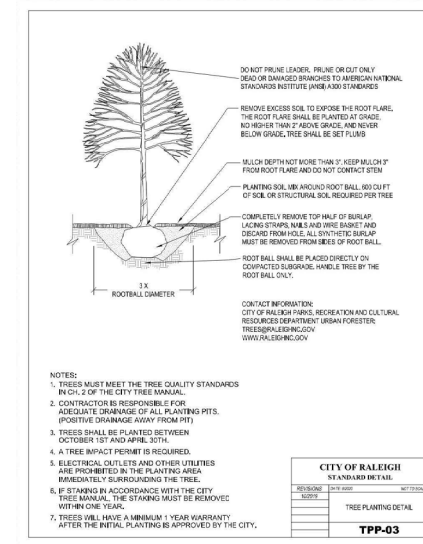
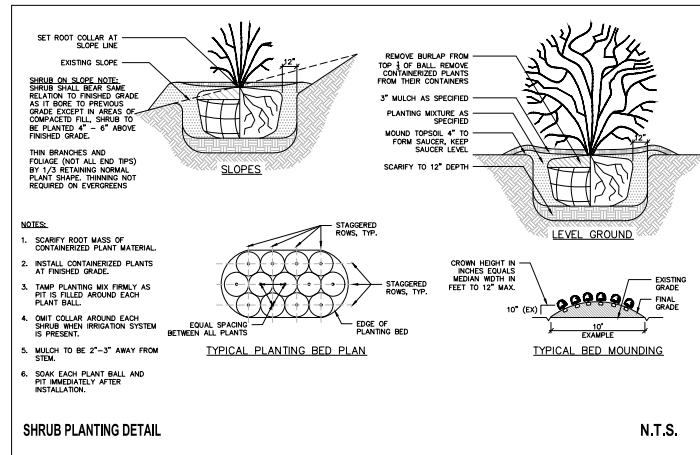
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LA-3

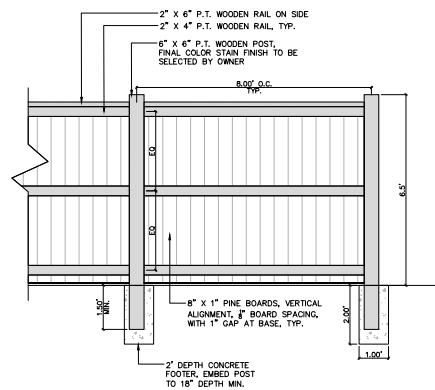
SURVEY DISCLAIMER
 EXISTING CONDITIONS BASED ON DIGITAL SURVEY IN BASE CAD FILE PROVIDED BY RDU CONSULTING, RALEIGH, NC DATED 02/25/22.

NO.	REVISION	DATE



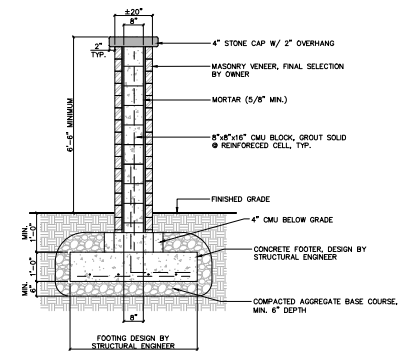
PLANTING NOTES

- SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC.
- HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE.
- ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
- CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL, IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH 3" AGED DOUBLE-SHREDDED HARDWOOD BARK. CONTRACTOR SHALL MULCH ALL ANNUAL/PERENNIAL BEDS WITH 1" PINE BARK FINES.
- CONTRACTOR SHALL MULCH ALL BUFFER PLANTING AREAS WITH PINE STRAW. THE SERVICE SCREENING AREA, SUPPLEMENTAL PLANTING AREAS, AND TREE RINGS TO BE MULCHED WITH 3" AGED DOUBLE-SHREDDED HARDWOOD BARK.
- ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOO OR MULCH SHALL BE SEED BY THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- IN LAWN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
- CONTRACTOR SHALL RESEED/RESO LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW TREE PLANTING AREAS IN PARKING LOTS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR AMEND THE TOP 24" OF EXISTING SOIL, TO MEET SPECIFIED TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE)
- LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OF TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
- MINIMUM TREE SIZE AT PLANTING SHALL BE 2 INCH CALIPER FOR LARGE MATURING TREES, ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TO FIVE TRUNKS, AND A MINIMUM EIGHT FEET TALL.
- INSTALLER SHALL BE RESPONSIBLE TO REPAIR OR REPLACE PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD (ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER)
- FOR SEEDING AREAS, AN ACCEPTABLE LAWN AT THE END OF THE MAINTENANCE PERIOD SHALL CONSIST OF A HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH TOTAL GRASS COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT.



WOODEN FENCE

SCALE: 1/2" = 1'-0"



- WALL FOOTING DESIGN AND REINFORCEMENT DESIGN TO BE PROVIDED BY STRUCTURAL ENGINEER. WALL DETAIL PROVIDED IS TO SHOW DESIGN INTENT AND CODE COMPLIANCE ONLY.
- FINISH GRADE SHALL SLOPE AT 2% MINIMUM AWAY FROM WALL TO ENSURE POSITIVE DRAINAGE. COORDINATE DRAINAGE WITH CIVIL ENGINEER.

FREE-STANDING STONE VENEER WALL

SCALE: 1/2" = 1'-0"