



# Administrative Approval Action

Case File / Name: SUB-S-16-2019  
218 Maywood Townhomes

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

**LOCATION:** This .23 acre site is located at the northeast corner of Maywood Avenue and South Saunders Street at 218 Maywood Avenue.

**REQUEST:** 218 Maywood Townhomes is a four lot townhome subdivision with three units zoned NX-3-PL.

Hardship Variances have been approved by the Board of Adjustment for this project, noted below. (A-108-18)

(1.A.) a 10' variance from the Neighborhood Transitions "Zone A" protective yard called for in Article 3.5 of the Unified Development Ordinance, in order to install a wall but no buffer yard, trees or shrubs for a proposed townhouse development adjacent to residentially zoned property;

(1.B.) a 30' variance from the Neighborhood Transitions "Zone B" use restricted area to allow a townhouse building type 20' from an adjacent residential zoning district;

(1.C.) a 30' variance from the Neighborhood Transitions "Zone C" height and form restrictions in order to allow a 40' tall townhouse building type to be located 20' from an adjacent residential zoning district;

(2.A.) a variance granting complete relief from the 6' planting area and/or streetscape tree planting requirements of Section 8.5.2.; and

(2.B.) a 2' variance from the minimum sidewalk width requirements of Section 8.5.2. of the Unified Development Ordinance to install a 6' sidewalk;

(3.) a 10' variance from the minimum townhouse primary street setbacks set forth in Section 3.2.3.C. in order to construct a townhouse development with a 0' primary street setback along South Saunders Street; and

(4.) a variance of 1 required parking space from the required visitor parking called for in Section 7.1.2.C. of the Unified Development Ordinance that would result in no visitor parking spaces for the proposed 4-unit townhouse development on a .23 acre parcel zoned Neighborhood Mixed-Use-3 and Parking Limited located at 218 Maywood Avenue.

## DESIGN

### ADJUSTMENT(S)/

**ALTERNATES, ETC:** SPR-0248-2019: DSLC - Site Permitting Review/Major [Signature Set]

**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 October 15, 2019 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.



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

## Stormwater

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

☒ **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"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Sidewalk Easement Required

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Utility Placement 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. 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 City.
2. A plat must be recorded at the Wake County Register of Deeds office labeling the 20' alley within the cross access easement as a "common element".

## Engineering

3. A cross access agreement among the lots identified as shown 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.



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4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
5. 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.
6. 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

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

☒ **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:***

## Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along S Saunders St, 1 street tree along Maywood Ave

**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: October 16, 2022**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: October 16, 2024**  
**Record entire subdivision.**



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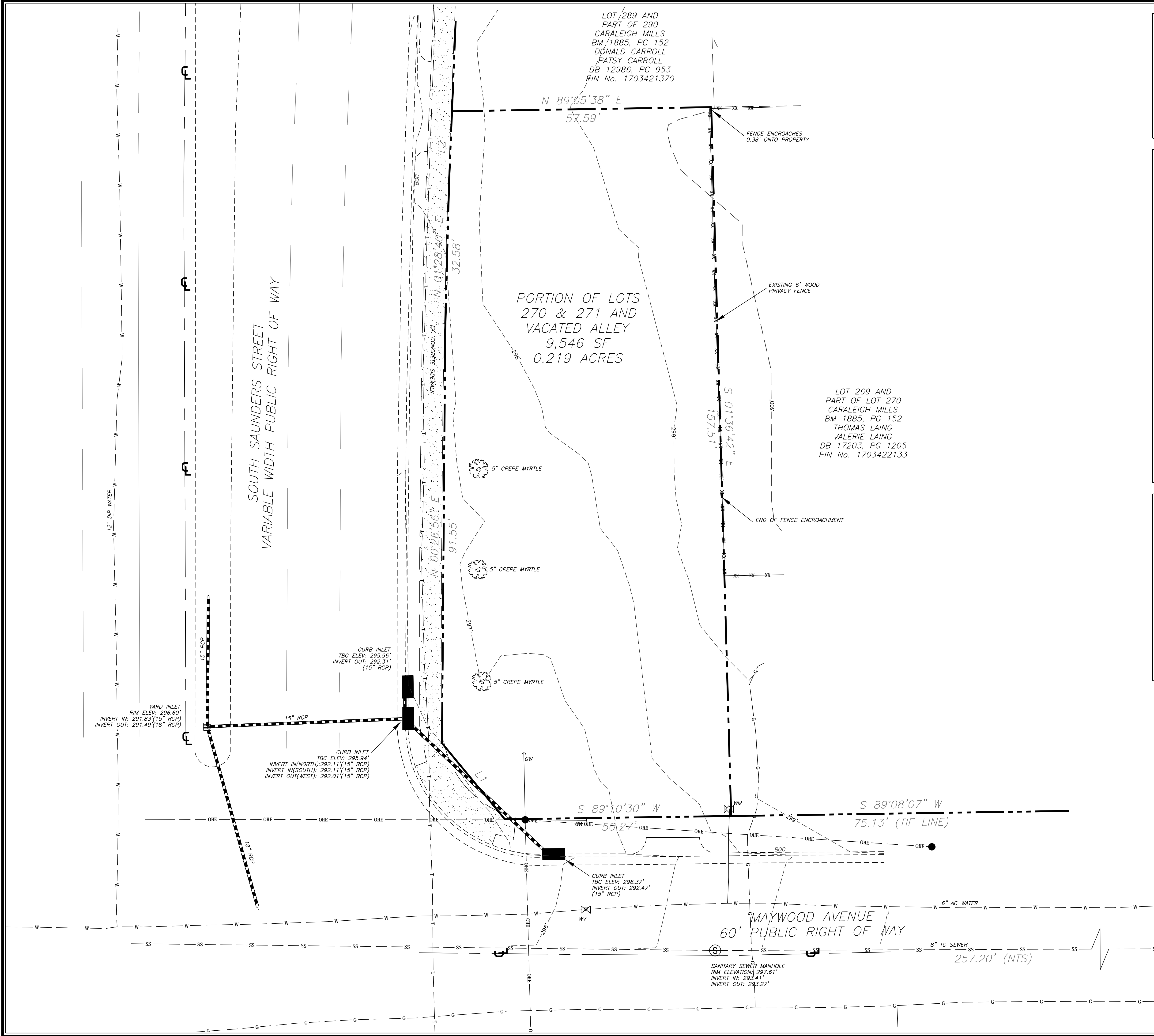
I hereby certify this administrative decision.

Signed: *Angie B. [Signature]* Date: 10/16/2019  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters









**EXISTING SITE DATA:**

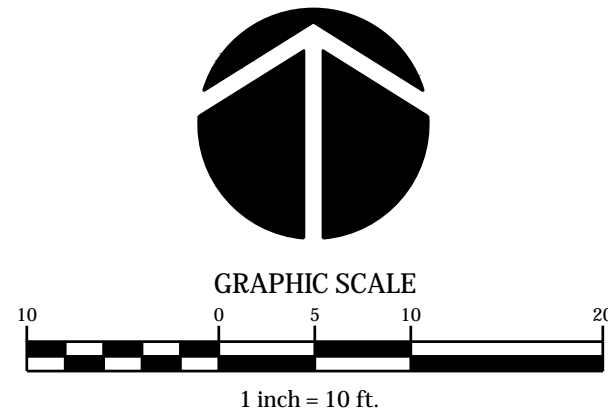
SITE ADDRESSES:	218 MAYWOOD AVE, RALEIGH, NC 27603
PINS:	1703-42-1153
DEED BOOK:	DB 017119 PG 00439
ZONINGS:	XX-3-PL
OVERLAY DISTRICT:	N/A
GROSS ACREAGE:	0.22 AC
PROPOSED ROW DEDICATION:	0.02 AC
NET ACREAGE:	0.20 AC
EXISTING USE:	VACANT
EXISTING IMPERVIOUS:	0.02 AC
FLOOD HAZARD AREA:	NO
FEMA MAP:	MAP # 3720170300J; EFFECTIVE DATE 05/02/2006
ALLUVIAL SOILS:	N/A

**EXISTING CONDITIONS AND DEMOLITION NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
- SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
- NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
- TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
- SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
- SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL OBTAIN A TREE IMPACT PERMIT TO REMOVE ANY TREES EXISTING IN THE STREET RIGHTS-OF-WAY.
- 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 (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- 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.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 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.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
- CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- ALL SURVEY INFORMATION PROVIDED BY WITHERSRAVENEL, CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN AUGUST 2018, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2019.

**LEGEND:**

	EX. FIRE HYDRANT
	EX. POWER POLE
	IRON PIPE SET
	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. FIBER OPTIC LINE
	EX. CABLE LINE
	EX. PHONE LINE
	EX. GAS LINE
	EX. SANITARY SEWER LINE
	EX. STORM DRAINAGE LINE
	EX. WATER LINE
	EX. UNKNOWN UNDERGROUND UTILITY
	EX. MAJOR CONTOUR LINE
	EX. MINOR CONTOUR LINE



WithersRavenel  
Engineers | Planners

218 MAYWOOD

RALEIGH, NC

**EXISTING CONDITIONS**

Job No.	02180608.00	Drawn By	WR
Date	04/01/19	Designer	WR

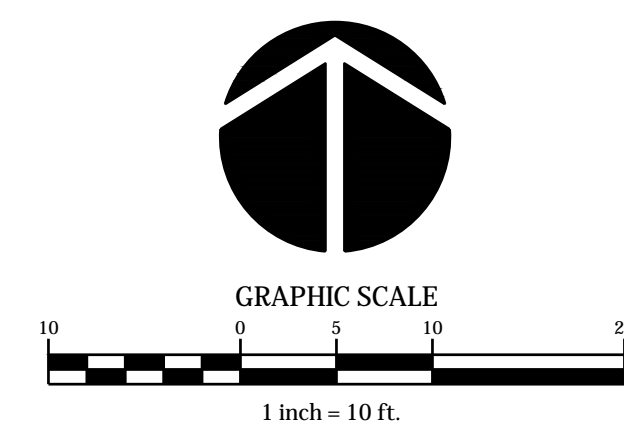
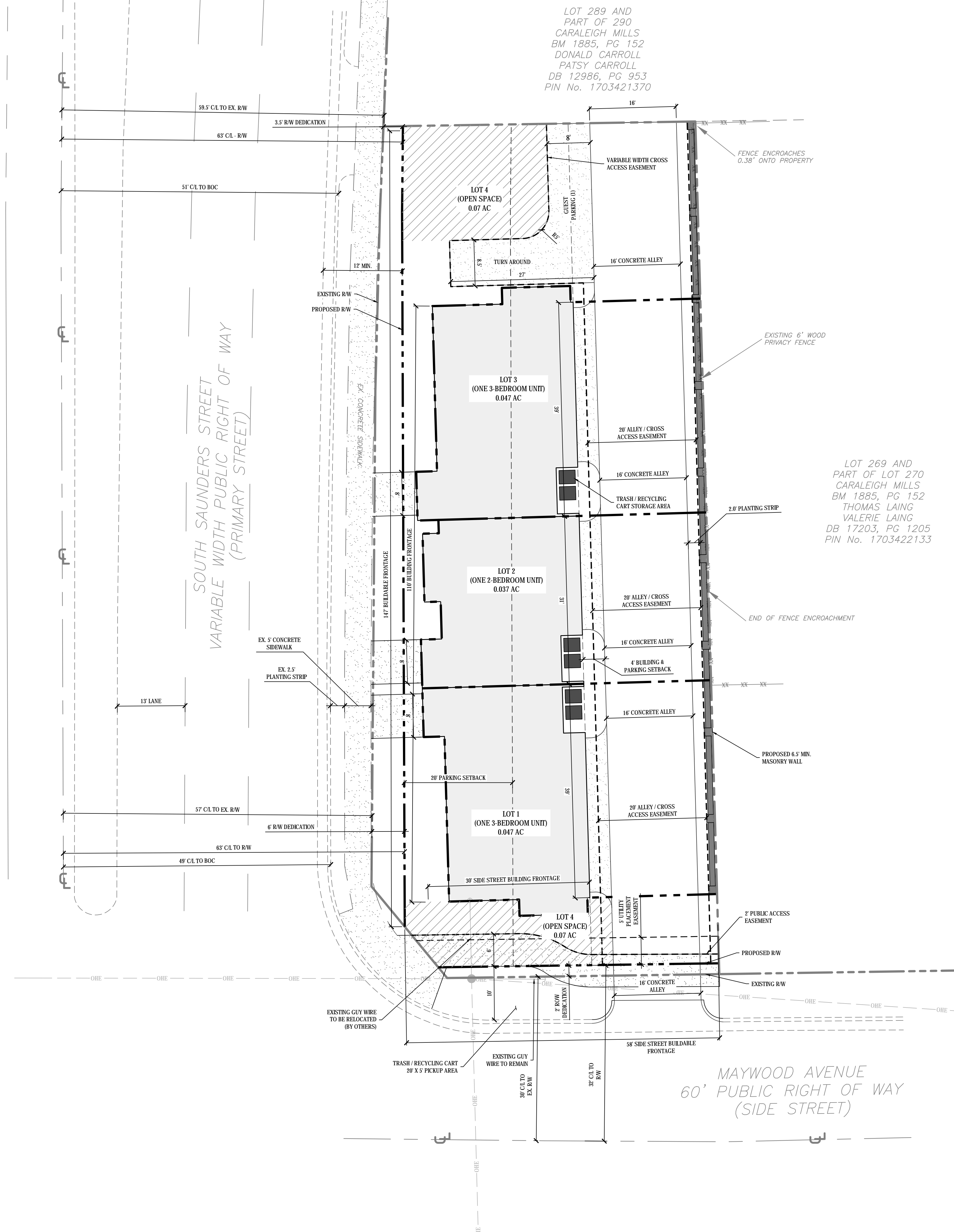
**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION

Revisions

	REVISIONS PER COR	COMMENT	
1	REVISIONS PER COR	COMMENT	06/03/19
2	REVISIONS PER COR	COMMENT	09/04/19
3	REVISIONS PER COR	COMMENT	10/14/19

Sheet No.

**C1.0**




- 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 WITHERSVENEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSVENEL, CARY NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN AUGUST 2018, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS MARCH 2019.
  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 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 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. TRASH AND CARBOARD DUMPSTERS' 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 811 FOR FIELD LOCATE OF UNDERGROUND UTILITIES.
  13. HANDCAP 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.
  14. PROVIDE SIGNAGE AND STRIPING OF HANDCAP 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 ENCRACH ON THIS MINIMUM CORNER CLEARANCE.
  17. W/ ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAG 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 OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.986.2400 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 (MUTCD 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](http://WWW.RALEIGHNC.GOV). COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO [RIGHTOFWAYSERVICES@RALEIGHNC.GOV](mailto:RIGHTOFWAYSERVICES@RALEIGHNC.GOV).
  26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

<p>ROW DEDUCTION NEW SITE ACREAGE</p>	<p>847 SF / 0.02 AC 8,099 SF / 0.20 AC</p>	<p><b><u>AMENITY AREA</u></b>  AMENITY AREA PROVIDED: 0.02 AC  TOTAL LOT SIZE: 0.20 AC 0.02AC / 0.20 AC = 10.0%</p>
<p><b>ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH NCDOT STANDARD SPECIFICATIONS DETAILS.</b></p>		<p><b><u>PARKING CALCULATIONS</u></b>  <b>REQUIRED:</b> 2 BEDROOM UNIT: 2 SPACES / DWELLING UNIT - 1 VISITOR SPACE PER 10 UNITS 3 BEDROOM UNIT: 3 SPACES / DWELLING UNIT - 1 VISITOR SPACE PER 10 UNITS  <b>PROVIDED:</b> 9 SPACES REQUIRED 8 SPACES</p>
<p><b>NOTE: PER SECTION 8.2.2.4.2 a.i) SUBJECT TO 4.a OF THE PLAN (IWA RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.</b></p>		<p><b><u>BICYCLE PARKING REQUIREMENT</u></b> <b>RESIDENTIAL (MULTI-UNIT DWELLING)</b>  <b>REQUIRED:</b> 1 SPACE PER 20 UNITS, MIN. 4 1 UNIT X 1 SPACE / 10 UNITS - 1 SPACE USE MIN. 4  <b>PROVIDED:</b> BICYCLE PARKING WILL BE PROVIDED INSIDE THE INDIVIDUAL UNITS</p>
		<p><b><u>BUILT-TO CALCULATIONS</u></b>  <b>REQUIRED:</b> PRIMARY STREET: 50% MIN. SIDE STREET: 25% MIN.</p>
		<p><b>PROVIDED:</b> PRIMARY STREET (S. SAUNDERS ST.): 110' / 147' = 75% &gt; 50% (REQ.) SIDE STREET (MAYWOOD AVE.): 30' / 58' = 32% &gt; 25% (REQ.)</p>

SEE SHEET A200 FOR PARKING GARAGE PLAN

**LEGEND:**

 AMENITY AREA

**WithersRavenel**  
Engineers | Planners

218 MAYWOOD

BALEIGH NC

# SITE PLAN

Job No.	02180608.00	Drawn By	WF
Date	04/01/19	Designer	WF

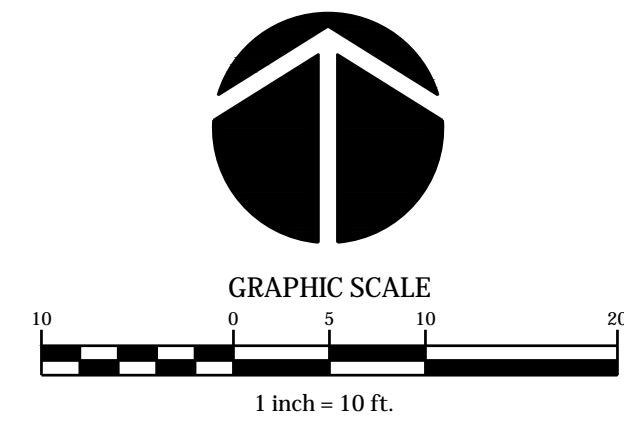
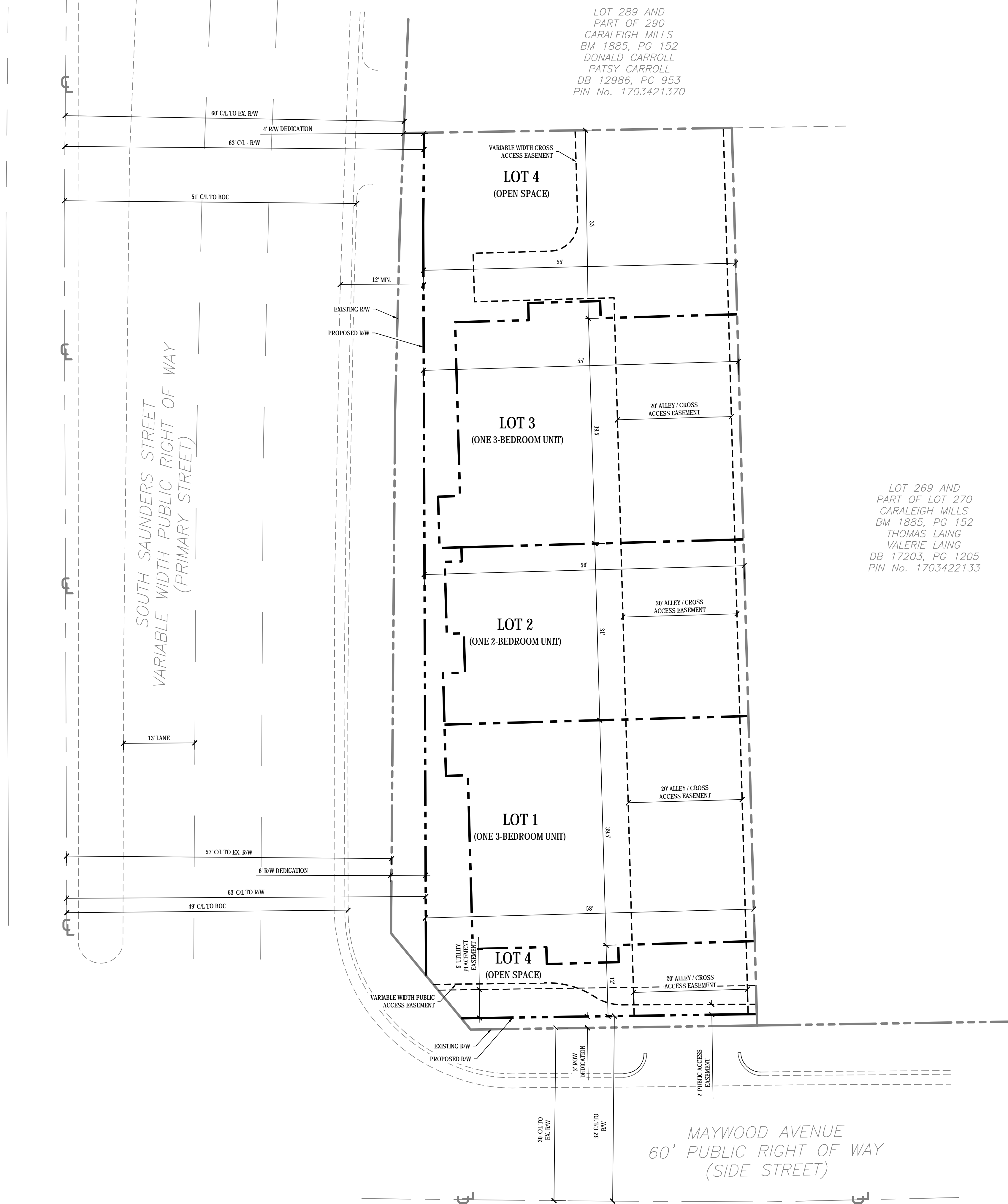
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Sheet No. \_\_\_\_\_

## C2.0

K:\18\18-06001\1806019-218 Maywood C2.1 Preliminary Drawings\CD\Site Planning\Maywood - October 15, 2019 3:14:27 PM - CALHILL R019



Job No.	02180608.00	Drawn By	WR
Date	04/01/19	Designer	WR

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ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF BALDWIN DESIGN STANDARDS, DETAILS & SPECIFICATIONS (HEREINAFTER REFERRED TO AS "DESIGN STANDARDS"). (LATEST 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 IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED. FERROUS SANITARY SEWER PIPE SHALL BE USED TO PREVENT CORROSION OF ANY ADJACENT WATER SUPPLY. THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 18" FROM A PRIVATE WELL OR 30" FROM A PUBLIC WELL.
- b) WHEN INSTALLING WATER BORN SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 18". IF THIS SEPARATION CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE INSTALLED IN A TRENCH DEEPER THAN THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 8" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT.
- c) ALL DISTANCES ARE MEASURED FROM OUTSIDE MANHOLE TO OUTSIDE MANHOLE.
- d) IF ANY NECESSARY TRENCH CROSSING OF A WATER BORN SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR DIP MATERIALS WITH STEEL ENCASEMENT EXTENDED IF ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
- e) 30" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER SERVICES, UNLESS DIP MATERIALS OR DIP MATERIALS WITH STEEL ENCASEMENT IS USED.
- f) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL BORN & RCP-Storm BORN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP-Storm BORN CROSSINGS, WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED. SPECIFY DIP MATERIALS & DIP MATERIALS WITH STEEL ENCASEMENT HAVING AN ELEVATION OF AT LEAST 8" ABOVE THE TOP OF THE SEWER.
- g) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN 480H PRIOR TO THE CITY OF BALDWIN PUBLIC WORKS DEPARTMENT.

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 BALDWIN PUBLIC WORKS DEPARTMENT.

5. MINIMUM COVER OR REQUIRED ON ROAD MAINS & SEWER EXISTINGS: 40" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

6. IF 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 BALDWIN PUBLIC WORKS DEPARTMENT, THIS INCLUDES ABANDONING TAP AT MAIN & REMOVING MAIN FROM CITY OF BALDWIN RECORDS.

7. INSTALL 2" COPPER WATER MAINS WITH METERS LOCATED AT BOW OR WITHIN A 2'x2' WATERLINE ENCASEMENT IMMEDIATELY ABOVE MAIN. NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO PROTECT THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.

8. ALL 12" & 18" SEWER SERVICES = 40" MIN. COVER. GAUGE WITH CLEANOUTS LOCATED AT BOW OR EASEMENT LINE & SPOCED EVERY 7 LINEAL FEET MAXIMUM.

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PC INCH. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEEDING 80 PC INCH. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEEDING 12" INCH.

10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM MCDOW. USACE

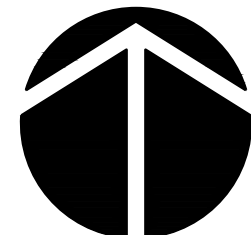
11. 400' FEM FOR ANY RIPRAP BARRIER, WETLAND OR FLOODPLAIN AREAS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

12. ALL NECESSARY CONSTRUCTION ACTIVITIES ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & A CONNECTION TO STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.


12.6. CANNOT INTERFERE OR ON WATER SEPARATION SIZE, CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE COMPEE FOODS COMPANY. FOR ANY CHANGES TO THE PROJECT, THE BUILDING PERMIT, CONTACT TIM BARTLEY AT 909-2534 OR TIMOTHY.BARTLEY@BALDWIN.GOV FOR MORE INFORMATION.

13. CROSS-CONSTRUCTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPROVAL LETTER. THE CITY OF BALDWIN PUBLIC WORKS DEPARTMENT WILL BE THE AUTHORITY TO DETERMINE THE DEGREE OF HEALTH HAZARD. THE CITY SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING ASSESS 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 CITY OF BALDWIN PUBLIC WORKS DEPARTMENT. THE CITY OF BALDWIN PUBLIC WORKS DEPARTMENT, HOWEVER, IS MORE STRINGENT, CONTACT JOANNE BARTLEY AT (909) 966-2020 OR JOANNE.BARTLEY@BALDWIN.GOV FOR MORE INFORMATION.

NOTE: CONTRACTOR TO FIELD VERIFY MATERIAL, SIZE, AND LOCATION OF ALL EXISTING UTILITIES.



**GRAPHIC SCALE**

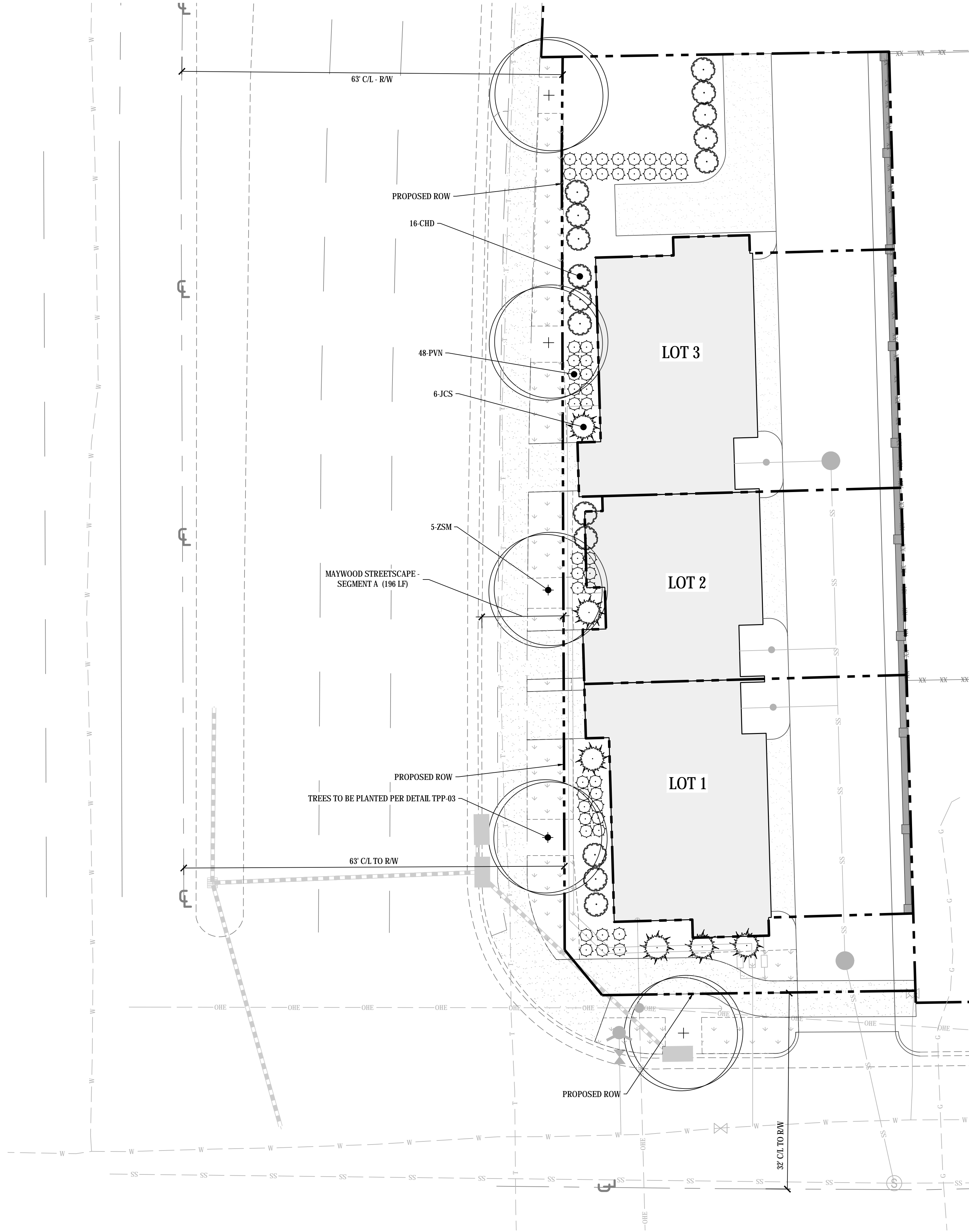


1 inch = 10 ft.

SANITARY SEWER MANHOLE  
RIM ELEVATION: 297.61'  
INVERT IN: 293.41'  
INVERT OUT: 293.27'

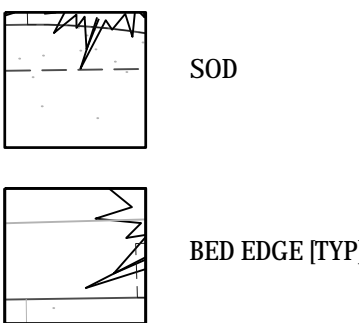
SANITARY SEWER MANHOLE  
RIM ELEVATION: 300.26'  
INVERT IN: 290.72'  
INVERT OUT: 290.73'





**STREETSCAPE CALCULATIONS:**  
MAYWOOD - SEGMENT A (196 LF)  
1 TREE / 40 LF = 1 TREES REQUIRED  
= 5 TREES PROVIDED

\* ALL TREES WITHIN THE SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 6'.

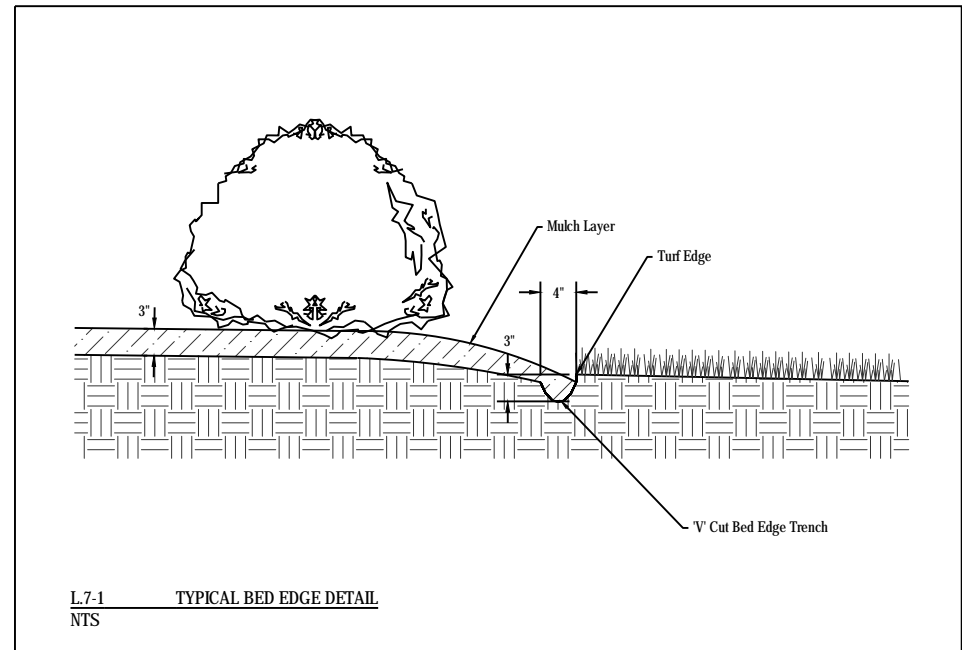


PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT
CANOPY TREES						
5	ZSM	Zelkova serrata 'Musashino'	Japanese Zelkova	B&B	3" CAL. MIN.	10' MIN.
SHRUBS						
6	JCS	Juniperus chinensis 'Spartan'	Spartan Juniper	CONT.	15 GAL.	4' MIN.
16	CHD	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Yew	CONT.	7 GAL.	18" MIN.
GRASSES						
48	PVN	Panicum virgatum 'Northwind'	Switchgrass	CONT.	3 GAL.	24" MIN.

**CITY OF RALEIGH (STREET DESIGN MANUAL):**

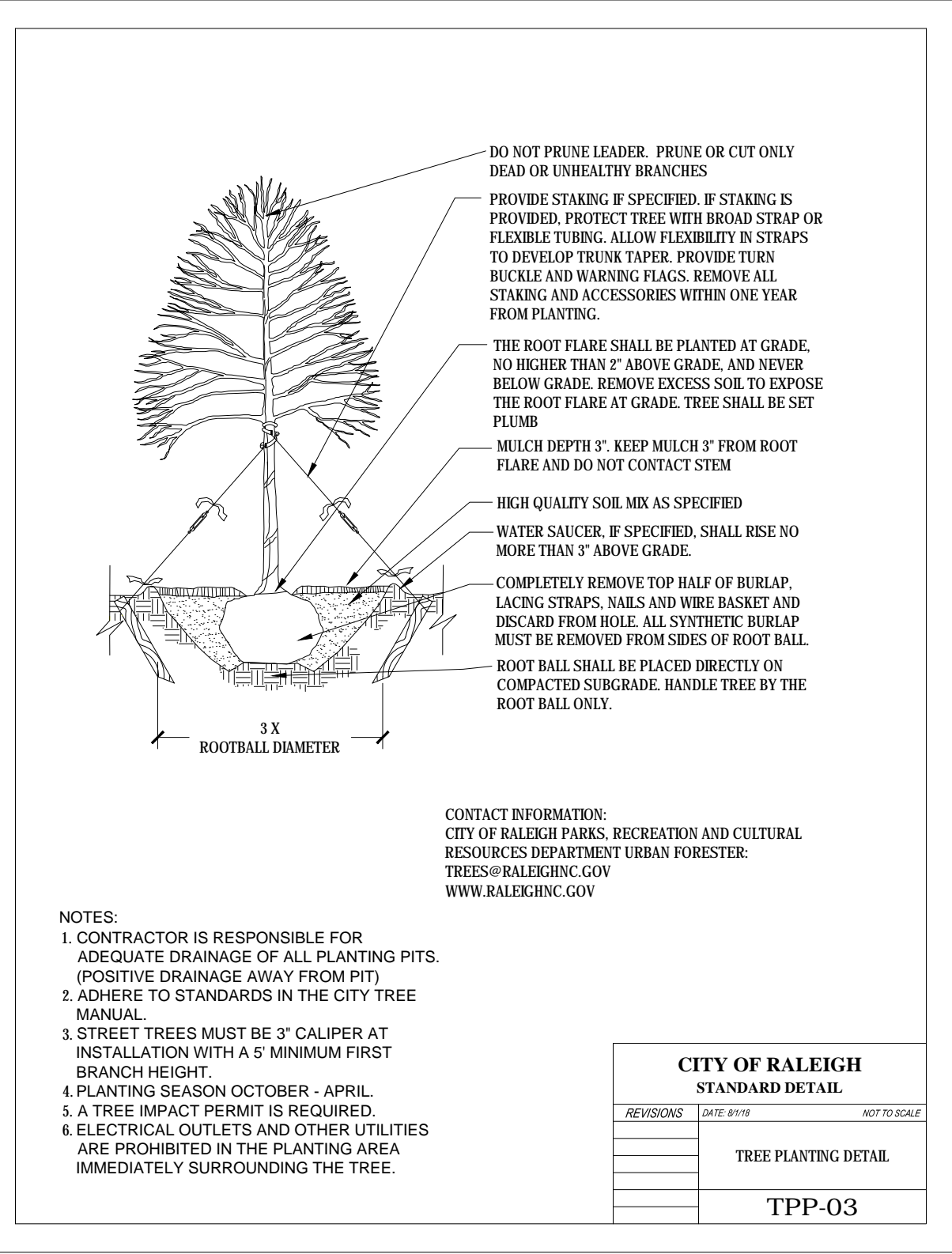
- 6.18.1. STREET TREE PLANTINGS IN AN URBAN SETTING**  
THE PARKS AND RECREATION DEPARTMENT IS RESPONSIBLE FOR PLAN REVIEW, INSPECTION, MONITORING AND ENFORCEMENT ASSOCIATED WITH TREE PLANTING AND MAINTENANCE ON PROPERTY OWNED OR CONTROLLED BY THE CITY. TREE RELATED ACTIVITIES ARE CONDUCTED IN ADHERENCE TO CITY OF RALEIGH MUNICIPAL CODE TREES AND VEGETATION, PART 9 CHAPTER 8 AND THE CITY TREE MANUAL. WHERE THE TRANSPORTATION MANUAL DEVIATES FROM THE REFERENCED MATERIALS THE MUNICIPAL CODE PART 9 CHAPTER 8 SHALL TAKE PRECEDENCE.
- A. DEVELOPMENT AND LANDSCAPE PLAN REQUIREMENTS**
- THE URBAN FORESTER OR DESIGNEE SHALL REVIEW ALL SITE PLANS WITH TREES IN THE RIGHT OF WAY AND ON CITY OWNED OR CONTROLLED PROPERTY. THIS APPLICATION PROCESS DESCRIBES THE REQUIREMENTS FOR PLAN REVIEW, PERMITTING, TREE PROTECTION, STANDARD SPECIFICATIONS, TREE QUALITY, INSTALLATION AND MAINTENANCE.
  - WHERE DEVELOPMENT ADJUTS A STREET CONTROLLED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TREES MAY NOT BE REQUIRED OR WILL FALL UNDER THE LANDSCAPE REQUIREMENTS OF THE STATE. THE CITY IS STILL REQUIRED TO REVIEW AND APPROVE ALL PROPOSED TREES IN THE RIGHT OF WAY.
- B. APPLICATION PROCESS**  
THIS IS THE APPLICATION PROCESS FOR ACTIVITIES IMPACTING CITY TREES. IMPACTS INCLUDE BUT ARE NOT LIMITED TO PLANTING, REMOVAL, PRUNING, TRECHING, BORING, EXCAVATING, FILLING, FERTILIZING, TREATING FOR DISEASE OR INSECTS, INSTALLING DECORATIONS AND PLANTING.
- SUBMIT TREE IMPACT PERMIT REQUEST TO THE URBAN FORESTER
  - ADDITIONAL DOCUMENTATION REQUIRED A.
  - SITE AND/OR LANDSCAPE PLAN
  - IDENTIFY PROPERTY BOUNDARIES AND RIGHTS OF WAY
  - LABEL STREETS AND OTHER PLAN ELEMENTS
  - OVERHEAD UTILITIES AND LIGHTING PLAN
  - IDENTIFY TREES FOR DEMOLITION AND PRESERVATION
  - DEPICT THE REQUIRED SITE DISTANCE TRIANGLES
  - DEPICT TREE PROTECTION ZONES AND FENCING DETAIL
  - TREE SPECIES INCLUDING BOTANICAL NAME, INSTALLATION SIZE AND COUNTS
  - URBAN TREE PIT DETAIL AND SUBSURFACE ROOT TREATMENT IF APPLICABLE WITH 600CUFT MINIMUM SOIL REQUIREMENT.
  - ADHERENCE TO TREE QUALITY SPECIFICATIONS AND DETAIL
  - ADHERENCE TO TREE PLANTING SPECIFICATIONS AND DETAIL
  - TREE PROTECTION PLAN (WAIVED IF NO TREES IMPACTED WITHIN CRITICAL ROOT ZONE ON SITE)

- 6.18.1. TREE INFRASTRUCTURE, INSTALLATION AND MAINTENANCE STANDARDS**
- A. TREES IN SIDEWALKS, PITS AND GRATES AND TREE LAWN**
- A TREE MAINTENANCE FEE SHALL BE ASSESSED AT THE TIME OF PERMIT ISSUANCE FOR EACH STREET TREE TO BE NSTALLED. THIS SHALL BE INCLUDED IN THE FEE SCHEDULE
  - TREE GRATE
  - 4 FEET X 6 FEET GRAY IRON, ADA COMPLIANT
  - TREE GRATES SHALL HAVE A PROVISION FOR TRUNK EXPANSION OF THE TREE, SUCH AS POP OUT CONCENTRIC RINGS IN THE GRATE AROUND THE TRUNK
  - NO UTILITIES OR ELECTRICAL CONDUITS ARE PERMITTED WITHIN THE TREE PIT OR GRATE (UTILITIES MAY RUN BELOW AND THROUGH THE SUBSURFACE ROOT EXPANSION INFRASTRUCTURE)
  - TREES SHALL BE CENTERED IN THE PIT
  - TREE PITS SHALL ACCOMMODATE A DEPTH OF 3 FEET OF PLANTING SOIL
  - HIGH QUALITY PLANTING SOIL SHALL BE USED IN THE PIT DIRECTLY BELOW THE GRATE
  - DRAINAGE SHALL BE PROVIDED
  - TREE LAWN
  - MINIMUM 6 FEET WIDE TREE LAWN
  - TREES CENTERED IN AREA
  - NO UTILITIES OR ELECTRICAL CONDUITS ARE PERMITTED WITHIN THE TREE LAWN (UTILITIES MAY RUN BELOW AND THROUGH THE SUBSURFACE ROOT EXPANSION INFRASTRUCTURE)
  - 600 CUBIC FEET OF ORGANIC SOIL IN THE IMMEDIATE AREA WHERE THE TREE IS TO BE PLACED
- B. REQUIRED SUBSURFACE ROOT EXPANSION**
- HIGH QUALITY TOP SOIL OR STRUCTURAL SOIL SHALL BE USED TO ACCOMPLISH THE SOIL VOLUME REQUIREMENT.
  - REQUIRE MINIMUM 600 CUBIC FEET.
  - EXCEPTIONS AND DESIGN ALTERNATIVES ARE ENCOURAGED TO ACHIEVE SOIL VOLUME. URBAN FORESTER REVIEW REQUIRED. DESIGNS THAT GROUP TREES AND CONNECT ROOT SPACES WILL BE FAVORED AS WELL AS THE INTRODUCTION OF LID MATERIALS AND TECHNOLOGY
  - SELECT ONE OR MORE OPTIONS BELOW
  - STRUCTURAL SOIL
  - SUBSURFACE SOIL CONTAINMENT STRUCTURE
  - MINIMUM 6 PATHS FROM EACH TREE, 3 ON EACH SIDE 20" MINIMUM EXTENSION FOR EACH PATH. CONNECT TO ADJACENT PIT PATH.
  - SUSPENDED PAVEMENT
  - WHEN ROOT EXPANSION PATHS EXTEND UNDER SIDEWALKS, ENSURE MINIMUM DENSITY REQUIREMENTS ARE MET.
- C. PLANTING STANDARDS**
- ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
  - AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036
  - AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, D.C. 20005
  - HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976, MACMILLAN PUBLISHING CO., NEW YORK



**GENERAL LANDSCAPE NOTES:**

- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
- 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.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- 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.
- ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.M.L.A. STANDARDS AS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK', 2004 OR LATER EDITION.
- ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
- ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3". TRIPLE SHREDDDED HARDWOOD MULCH, DYED BROWN; 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.
- APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURERS RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- EXISTING GRADES IN AREAS TO BE PLANTED SHALL BE RIPPED AND SUB-SOILED TO A DEPTH OF 12 INCHES. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 4 INCHES IN SHRUB AND GROUND COVER BEDS.
- FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER OR/AND LANDSCAPE ARCHITECT.
- LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NO STREET TREES SHALL BE PLANTED WITHIN 8 FEET OF A UTILITY METER.
- VERIFICATION OF PLANT QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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 BEHM, FOLLAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.



- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
  - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
  - PLANTING SEASON OCTOBER - APRIL.
  - A TREE IMPACT PERMIT IS REQUIRED.
  - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
TREE PLANTING DETAIL		
TPP-03		

Job No.	02180608.00	Drawn By	WR
Date	04/01/19	Designer	WR

**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION

Revisions		
1	REVISIONS PER COR COMMENT	06/03/19
2	REVISIONS PER COR COMMENT	09/04/19
3	REVISIONS PER COR COMMENT	10/14/19





THE RALEIGH  
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## MAYWOOD TOWNHOMES

RESIDENTIAL  
218 MAYWOOD AVE  
RALEIGH, NC 27603

ARCHITECT  
FIRM: The Raleigh Architecture Co.  
NC# 52702

ARCHITECT:

## PROJECT RA 1810

DRAWN BY: CC  
CHECKED BY: RJ  
REVISIONS:

06/03/19

ADMIN. SITE REVIEW II

EXTERIOR ELEVATIONS

SHEET

A300



TRANSPARENCY & BLANK WALL CALCULATIONS						
ELEVATION	TRANSPARENCY - GROUND FLOOR		TRANSPARENCY - UPPER FLOORS		BLANK WALL AREA	
	REQUIRED (MIN)	SHOWN	REQUIRED (MIN)	SHOWN	MAX ALLOWABLE AREA	MAX SHOWN
NORTH	NONE	NONE	NONE	NONE	35' (1,225 SF)	17' x 19'-10" (338 SF)
EAST	NONE	NONE	NONE	NONE	35' (1,225 SF)	9'-10" x 31'-2" (308 SF)
SOUTH	NONE	NONE	NONE	NONE	35' (1,225 SF)	19'-6" x 34' (660 SF)
WEST	NONE	NONE	NONE	NONE	35' (1,225 SF)	16'-6" x 34'-7" (572 SF)

ELEVATION NOTES:  
1. ZONING NX-3-PL  
2. NO TRANSPARENCY REQUIREMENTS ON EXTERIOR ELEVATIONS (RESIDENTIAL USE)  
3. BLANK WALL REQUIREMENTS ON ALL ELEVATIONS FACING PROPERTY LINE PER UDO 1.5.10