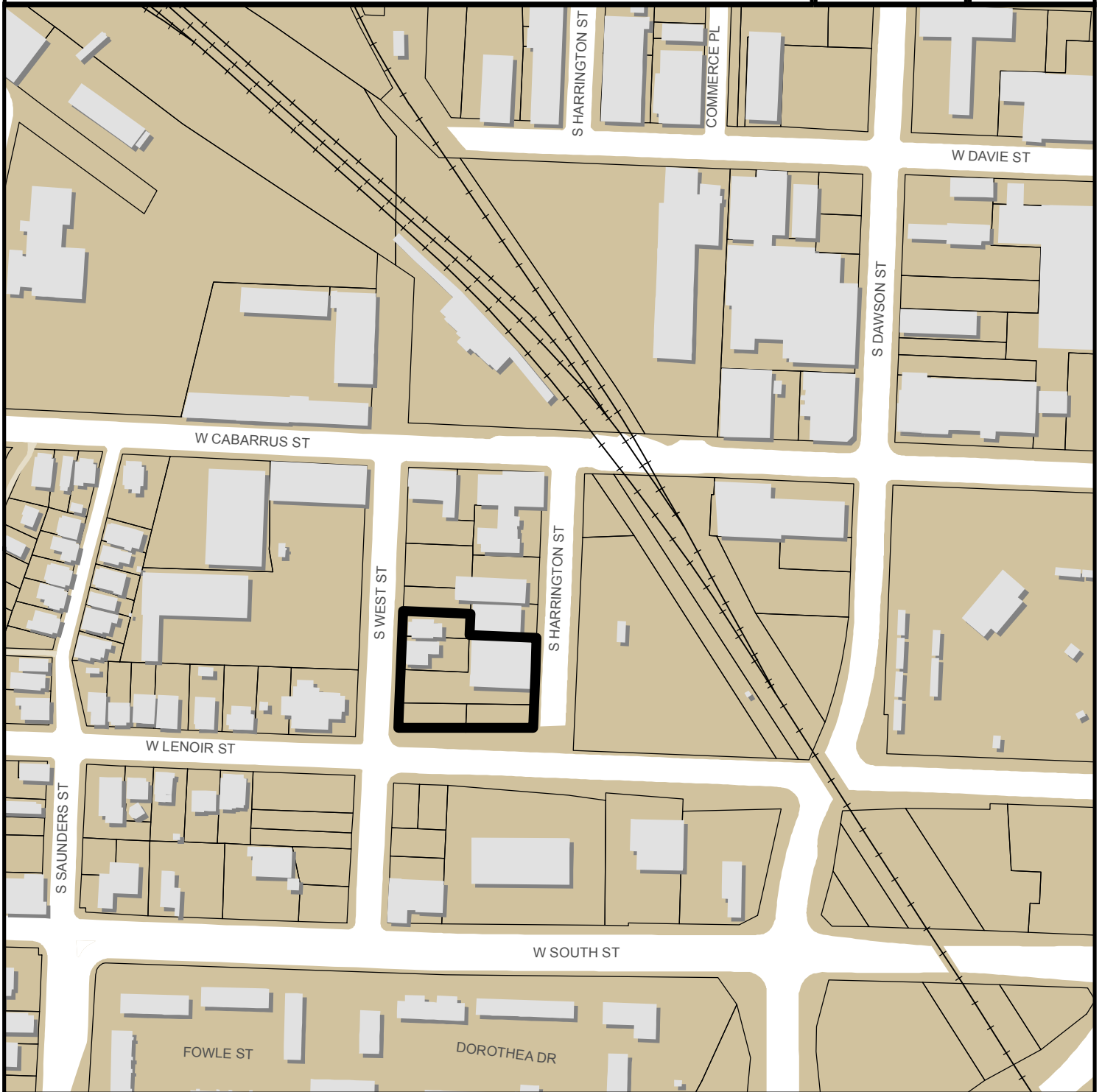


522 S HARRINGTON STREET SR-90-2016



0 300 600 Feet

Zoning: **DX-5-UL**

CAC: **Central**

Drainage Basin: **Rocky Branch**

Acreage: **0.74**

Sq. Ft. : **103,250**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **David Boyette**

Phone: **(919) 866-4804**





Administrative Approval Action

Case File / Name: SR-90-16 522 S Harrington Street
Transaction # 493567, AA # 3070

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of S West Street, north side of W Lenoir Street, and west side of S Harrington Street.

REQUEST: Development of two parcels totaling .76 acres zoned DX-5-UL into a 103,151 square foot mixed use building type containing 1,836 square feet of retail, 61 structured parking spaces, and 45 dwelling units.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: A Design Adjustment has been approved to not require right-of-way dedication.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Stewart.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
3. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
4. Next Step: A nitrogen offset payment must be made to a qualifying mitigation bank.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.
2. A demolition permit shall be obtained.
3. Next Step: Site and infrastructure permitting drawings shall be approved through the concurrent review process prior to submitting building permits.



Administrative Approval Action

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4. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 permit authorization will be withheld if the recorded document is not provided to the City.
5. The 'declaration of easements for light, air, open space, and construction' as shown on the site plans between 522 S Harrington Street, 414 West Street, and 530 S Harrington Street must be recorded with the Wake County Register of Deeds and shown on all plats for recording.

ENGINEERING

6. A sidewalk deed of easement for any public sidewalk on private property 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
7. An encroachment agreement for retaining walls, tree grates, street furniture, bike racks, etc. within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
8. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
9. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER

19. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.
20. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
21. Next Step: 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.
22. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.



Administrative Approval Action

Case File / Name: SR-90-16 522 S Harrington Street
Transaction # 493567, AA # 3070

City of Raleigh
Development Services Department
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Raleigh, NC 27602
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www.raleighnc.gov

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

URBAN FORESTRY

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

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 11-8-2020

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 5/15/18

Staff Coordinator: Justin Ramezza

522 S. HARRINGTON STREET

PROPOSED MIX USE DEVELOPMENT RALEIGH, NORTH CAROLINA

ADMINISTRATIVE SITE REVIEW

CASE NO. SR-90-16

TRANSACTION # 493567

SUBMITTED ON NOVEMBER 04, 2016

- △ 2016.12.15 PER CITY OF RALEIGH 1ST REVIEW COMMENTS
- △ 2017.05.25 PER CITY OF RALEIGH 2ND REVIEW COMMENTS
- △ 2017.07.11 PER CITY OF RALEIGH 3RD REVIEW COMMENTS
- △ 2017.10.13 PER CITY OF RALEIGH 4TH REVIEW COMMENTS

OWNER / DEVELOPER:

GREYMONTE DEVELOPMENT, LLC

Jim Schaafsma
8705 Catamaran Drive
Raleigh, NC 27615
Email: jschaafsma@nc.rr.com
P: 919.656.6077

APPLICANT:

STEWART

Mike Tarrant
421 Fayetteville Street, Suite 400
Raleigh, NC 27601
Email: mtarrant@stewartinc.com
P: 919.866.4789
www.stewartinc.com

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NC DENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY C. RYAN DAVENPORT, STEWART ENGINEERING UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THIS DEVELOPMENT WILL UTILIZE PRIVATE SOLID WASTE SERVICES TO HANDLE TRASH NEEDS.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- SOLID WASTE INSPECTIONS STATEMENT: THE OWNER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. THE DEVELOPMENT PROPOSES TO UTILIZE A PRIVATE WASTE HAULER FOR SOLID WASTE DISPOSAL. SHEET C3.00 IN THIS PLAN SET INDICATES THE LOCATION OF THE PROPOSED DUMPSTER AND DUMPSTER ENCLOSURE. SHEET C9.02 PROVIDES DETAILS FOR ENCLOSURE.

SHEET INDEX	
SHEET NUMBER	SHEET NAME
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.10	FIRE ACCESS EXHIBIT
C5.00	GRADING & DRAINAGE PLAN
C5.10	BMP DETAIL
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.02	SITE DETAILS
C9.20	STORM DRAINAGE DETAILS
C9.30	UTILITY DETAILS
C9.31	UTILITY DETAILS
C9.32	UTILITY DETAILS
L1.00	LANDSCAPE PLAN
L2.00	PLANTING DETAILS
A200	FLOOR PLANS P1
A201	FLOOR PLANS P2
A202	FLOOR PLANS SECOND FLOOR
A203	FLOOR PLANS THIRD FLOOR
A204	FLOOR PLANS FOURTH FLOOR
A205	FLOOR PLANS FIFTH FLOOR
A206	FLOOR PLANS/ROOF
A300	ELEVATIONS
A701	TRASH ROOM



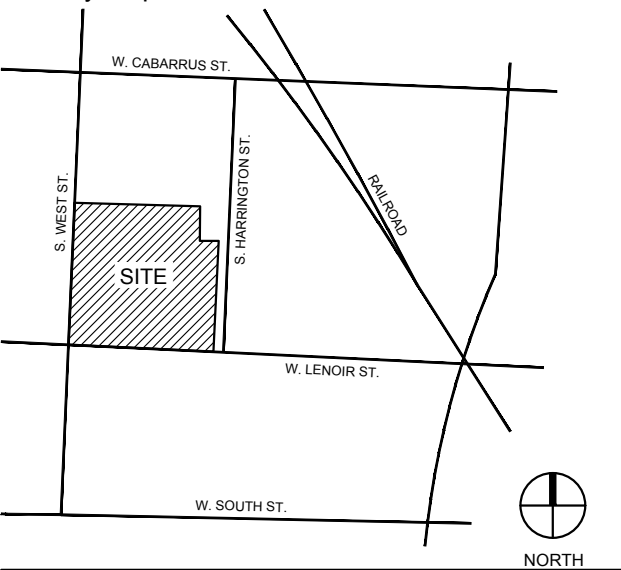
Client:

GREYMONTE DEVELOPMENT LLC
8705 CATAMARAN DRIVE
RALEIGH, NC 27615
T: 919.656.6077

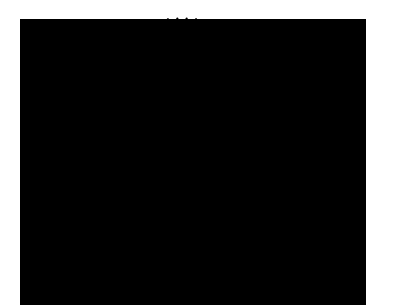
Project:

522
S. HARRINGTON
STREET

Vicinity map:



Seal:



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	12.15.16	CITY COMMENTS
2	05.25.17	CITY COMMENTS
3	07.11.17	CITY COMMENTS
4	10.13.17	CITY COMMENTS

Title:

COVER SHEET

Project number: C16058 Sheet:
Date: 11.04.2016
Drawn by: SP/TSH
Approved by: DMB

C0.00

DEVELOPMENT SERVICES DEPARTMENT

Administrative Site Review Application (for UDO Districts only)

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831
Litchford Satellite Office: 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	FOR OFFICE USE ONLY Transaction Number Assigned Project Coordinator Assigned Team Leader
--	--	--

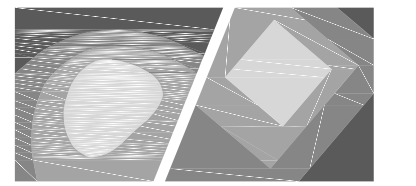
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 477298

GENERAL INFORMATION			
Development Name: 522 S. Harrington Street			
Zoning District: DX 5 UL	Overlay District (if applicable):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Use: Mixed Use			
Property Address(es): 522 S. Harrington Street		Major Street Locator: W. Lenoir St and S. West St	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 1703560721, 1703560627	P.I.N. 1703561603	P.I.N. 1703560527	P.I.N. 1703560597
What is your project type? <input checked="" type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: if other, please describe:			
<input type="checkbox"/> Apartment <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court			
WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Construction of 47 unit mixed use residential building with structured parking and street-level commercial space.			
DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act. n/a			
CLIENT/DEVELOPER/OWNER Company: 522 S Harrington LLC Address: 1507 Barden Dr., Raleigh NC 27605 Phone: Email: jschaafsma@nc.rr.com Fax:		Name (s): Jim Schaafsma	
CONSULTANT (Contact Person for Plans) Company: Stewart Address: 421 Fayetteville Street, Suite 400, Raleigh NC 27601 Phone: 919.866.4804 Email: dboyette@stewartinc.com Fax: 919.380.8752		Name (s): David Boyette, PE	

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s): DX 5 UL	Proposed building use(s): Mixed use	Existing Building(s) sq. ft. gross: 10,034	
If more than one district, provide the acreage of each rule:		Proposed Building(s) sq. ft. gross: 103,250	
Overlay District: n/a	Proposed Building(s) sq. ft. gross: 103,250	Total sq. ft. gross (existing & proposed): 103,250	
Total Site Acres: Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.76 AC	Proposed height of building(s): 75	# of stories: 5	
Off street parking: Required	Provided: 65	Calling height of 1 st floor: 15'	
COA (Certificate of Appropriateness) case # n/a	BOA (Board of Adjustment) case # A: n/a		
CUO (Conditional Use District) case # Z: n/a			
Stormwater Information			
Existing Impervious Surface: 58 AC	acres/square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, please provide:
Proposed Impervious Surface: 69 AC	acres/square feet	Alluvial Soils:	Flood Study:
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Map Panel #:	
FOR RESIDENTIAL DEVELOPMENTS			
1. Total # Of Apartment, Condominium or Residential Units: 47	5. Bedroom Units: 13r 2br 3br 4br or more	6. Infill Development: 2.2	
2. Total # Of Congregate Care Or Life Care Dwelling Units:	7. Open Space (only) or Amenity:		
3. Total Number of Hotel Units:	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
4. Overall Total # Of Dwelling Units (1-6 Above): 47			
SIGNATURE BLOCK (Applicable to all developments)			
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.			
I hereby designate: <u>David Boyette w/ Stewart</u> to serve as my agent regarding this application; to receive and respond 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.			
Signed: <u>Jim Schaafsma</u>	Date: <u>11-3-16</u>		
Signed: <u>James F. Schaafsma</u>	Date: <u>11-3-16</u>		
Printed Name: <u>JAMES F. SCHAAFSMA, 522 S. HARRINGTON LLC</u>			

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16



STEWART

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
T 919.380.8750 PROJECT # C16058

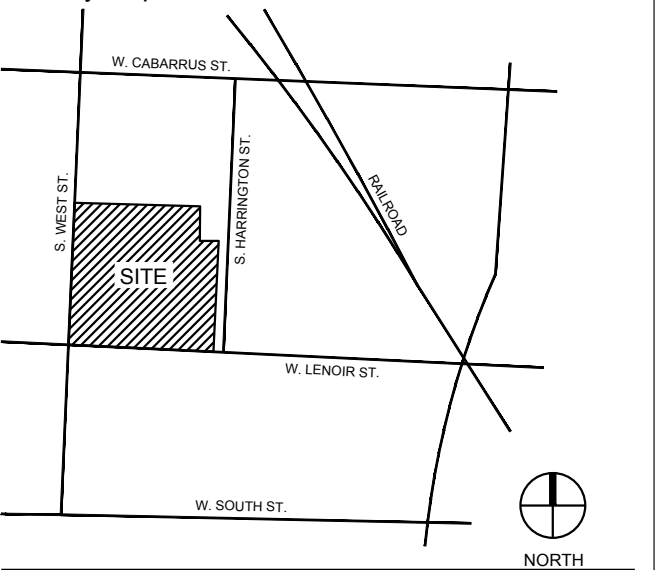
Client:

GREYMONT DEVELOPMENT LLC
8705 CATAMARAN DRIVE
RALEIGH, NC 27615
T: 919.656.6077

Project:

522 S. HARRINGTON STREET

Vicinity map:



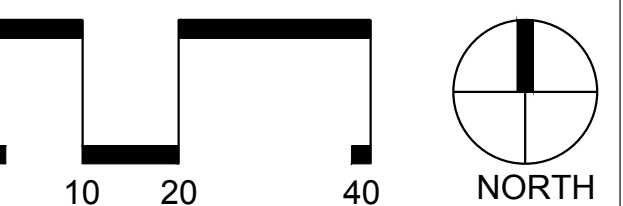
Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

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No.	Date	Description
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4	10.13.17	CITY COMMENTS



SCALE: 1"=20'

Title:

EXISTING CONDITIONS PLAN

Project number: C16058 Sheet:

Date: 11.04.2016

Drawn by: SP/TSH

Approved by: DMB

C1.00

GENERAL NOTES

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTIES SHOWN HEREON, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM REFERENCES LISTED HEREON.
- HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD88. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "MURRAY".

"MURRAY"
N 747347.86'
E 2112922.52'
EL 215.7'
- THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION/MARKING SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
- TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS ZONED "DX-5-UL" (PER WAKE COUNTY IMAPS).
- THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720170300J DATED 05/02/06. FLOOD HAZARD LINES SHOWN HEREON ARE FROM NCFLOODMAPS.COM.
- TRANSMISSION LINE ALONG WEST ST. IS SUBJECT TO A FRANCHISE AGREEMENT BETWEEN DUKE ENERGY AND THE CITY OF RALEIGH. CONTACT DUKE ASSET PROTECTION DEPARTMENT FOR MORE INFORMATION.

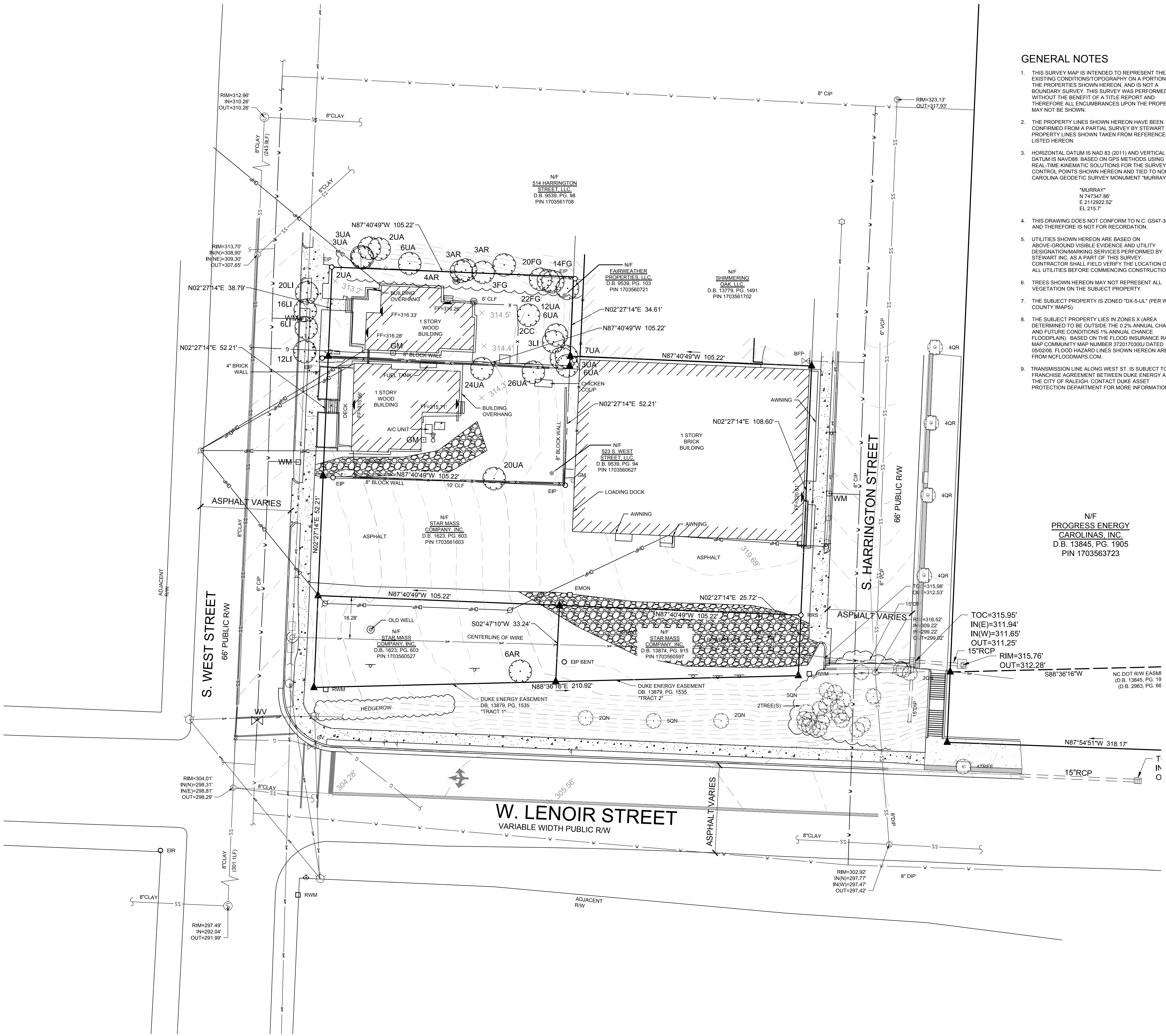
N/F
PROGRESS ENERGY
CAROLINAS, INC.
D.B. 13845, PG. 1905
PIN 1703563723

SURVEY LEGEND:

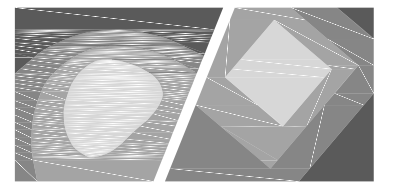
- SURVEY CONTROL POINT
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- COMPUTED POINT
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY FORCE MAIN VALVE
- HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- WATER VAULT
- WELL
- GAS VALVE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TV MANHOLE
- TV PEDESTAL
- FIBER OPTIC WITNESS POST
- FIBER OPTIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POST
- MONITORING WELL
- BORING LOCATION
- BOLLARD
- SIGN
- FINISHED FLOOR ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- WIRE FENCE
- CHAIN LINK FENCE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD WIRES
- UNIDENTIFIED LINE
- UNKNOWN DESTINATION
- CONCRETE SURFACE
- DUCTILE IRON PIPE
- PVC
- HDPE
- RCP
- CMP
- CB

SURVEY TREE LEGEND:

- AMERICAN HOLLY
 - EASTERN RED CEDAR
 - CREPE MYRTLE
 - SOUTHERN MAGNOLIA
 - EASTERN SYCAMORE
 - LOBLOLLY PINE
 - RED OAK
- EXAMPLE: 100R = 10" RED OAK



C:\2016\C16058 - 522 S. Harrington Street\DWGS\1 - Design\Sheets\C16058-C1.00-Existing Conditions.dwg Oct 13, 2017 - 11:02am



STEWART

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
T: 919.380.8750 PROJECT # C16058

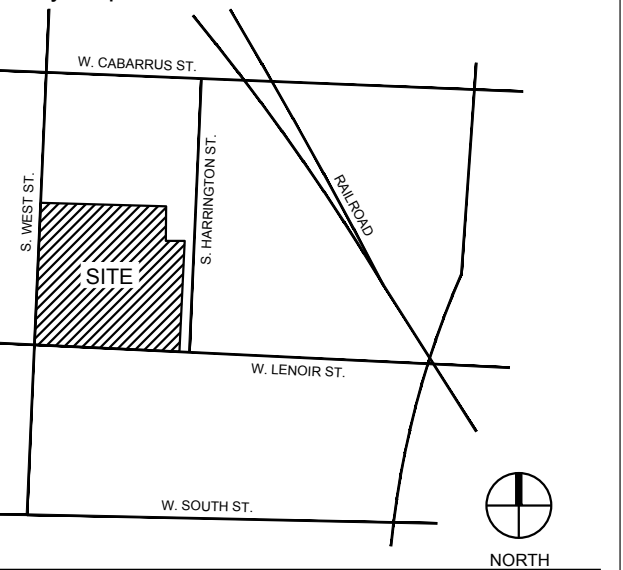
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RALEIGH, NC 27615
T: 919.656.6077

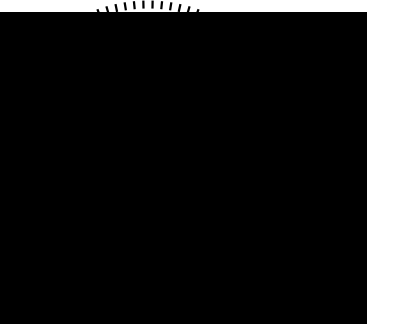
Project:

**522
S. HARRINGTON
STREET**

Vicinity map:



Seal:

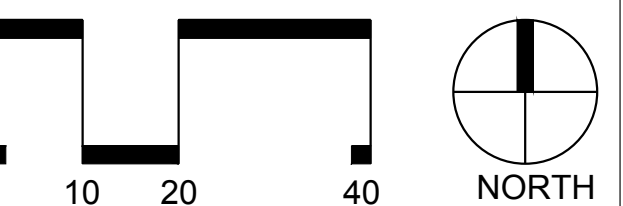


PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description
1	12.15.16	CITY COMMENTS
2	05.25.17	CITY COMMENTS
3	07.11.17	CITY COMMENTS
4	10.13.17	CITY COMMENTS



SCALE: 1"=20'

Title:

SITE PLAN

Project number: C16058 Sheet:
Date: 11.04.2016
Drawn by: SP/TSH
Approved by: DMB **C3.00**

SITE DATA TABLE

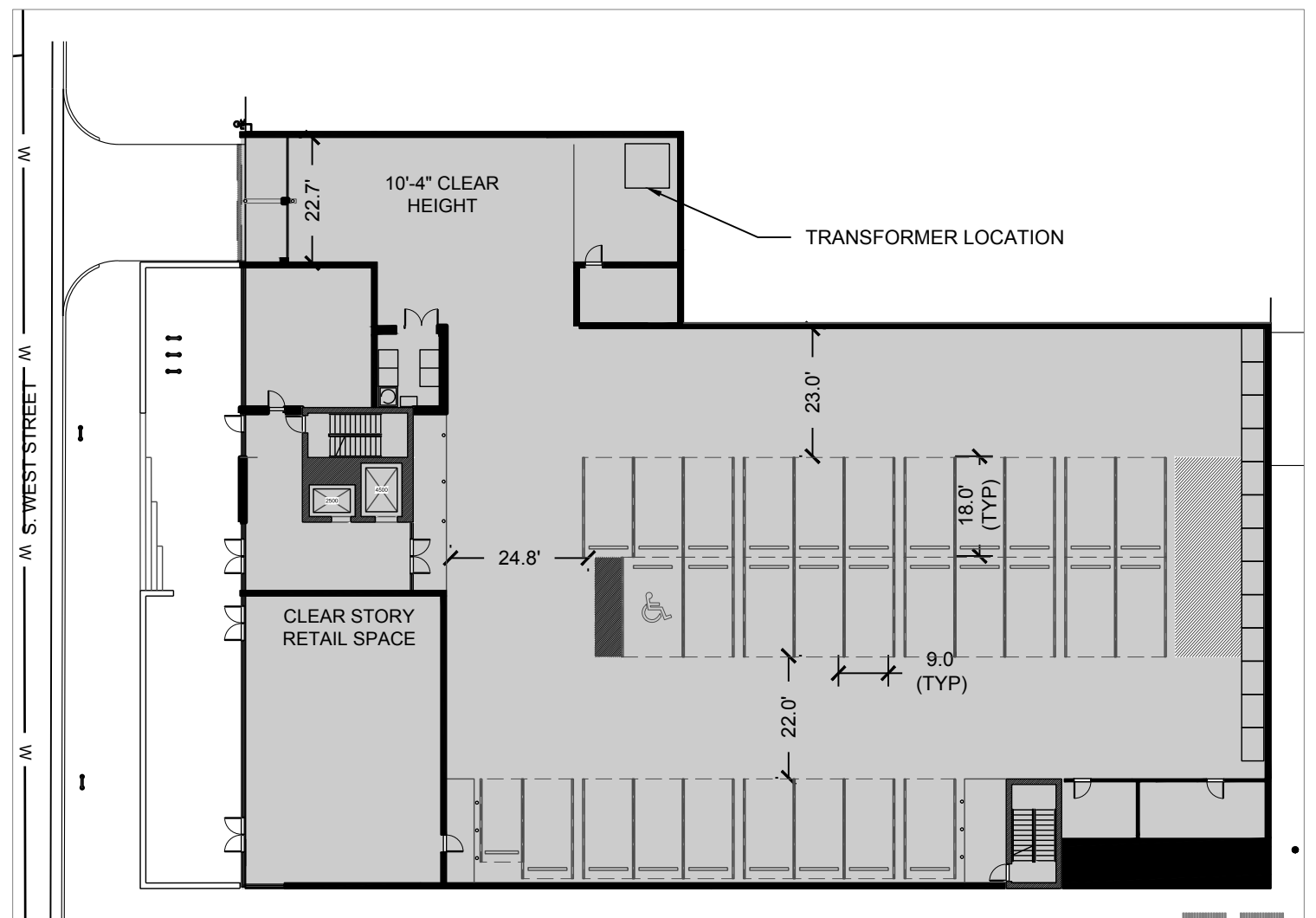
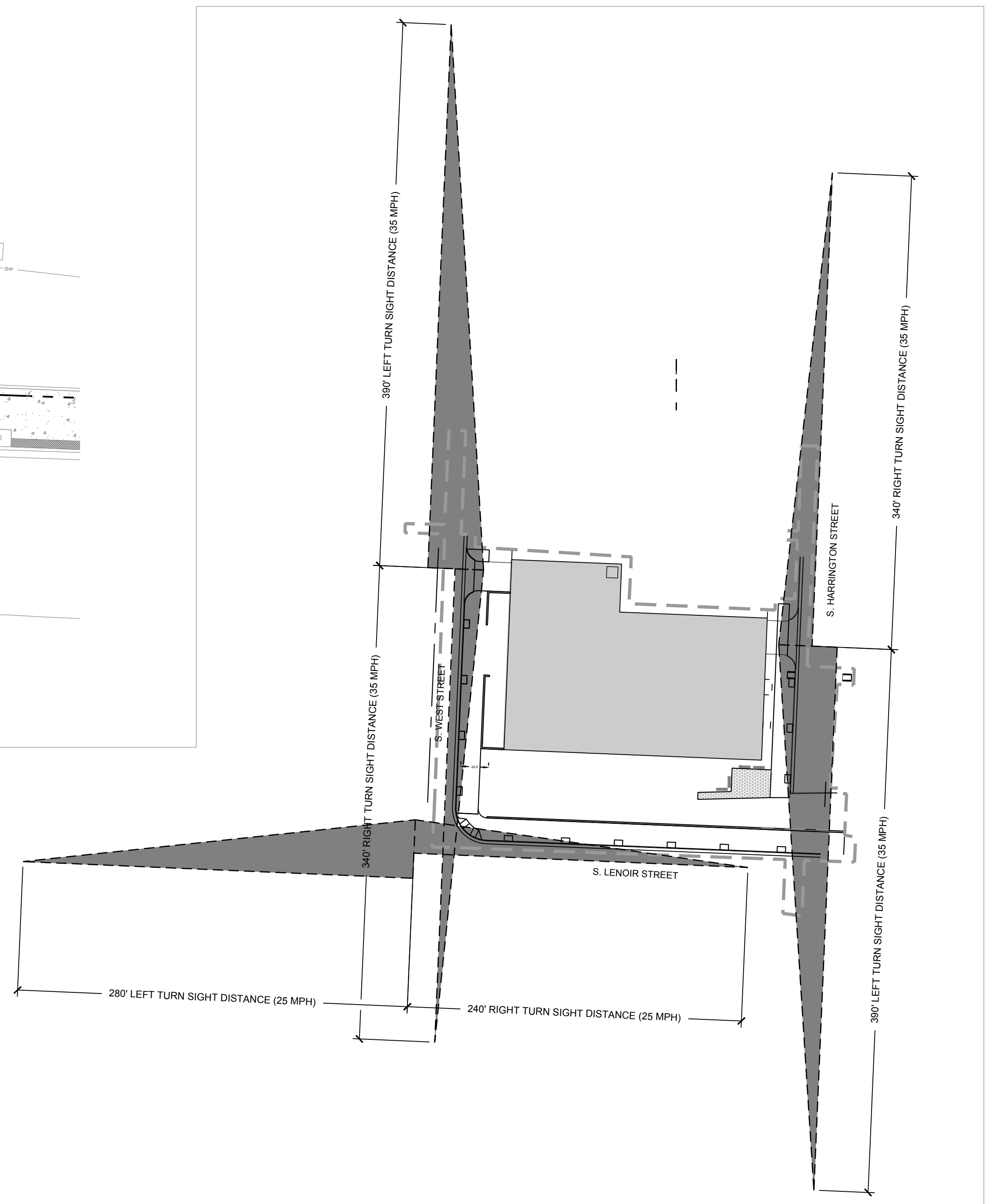
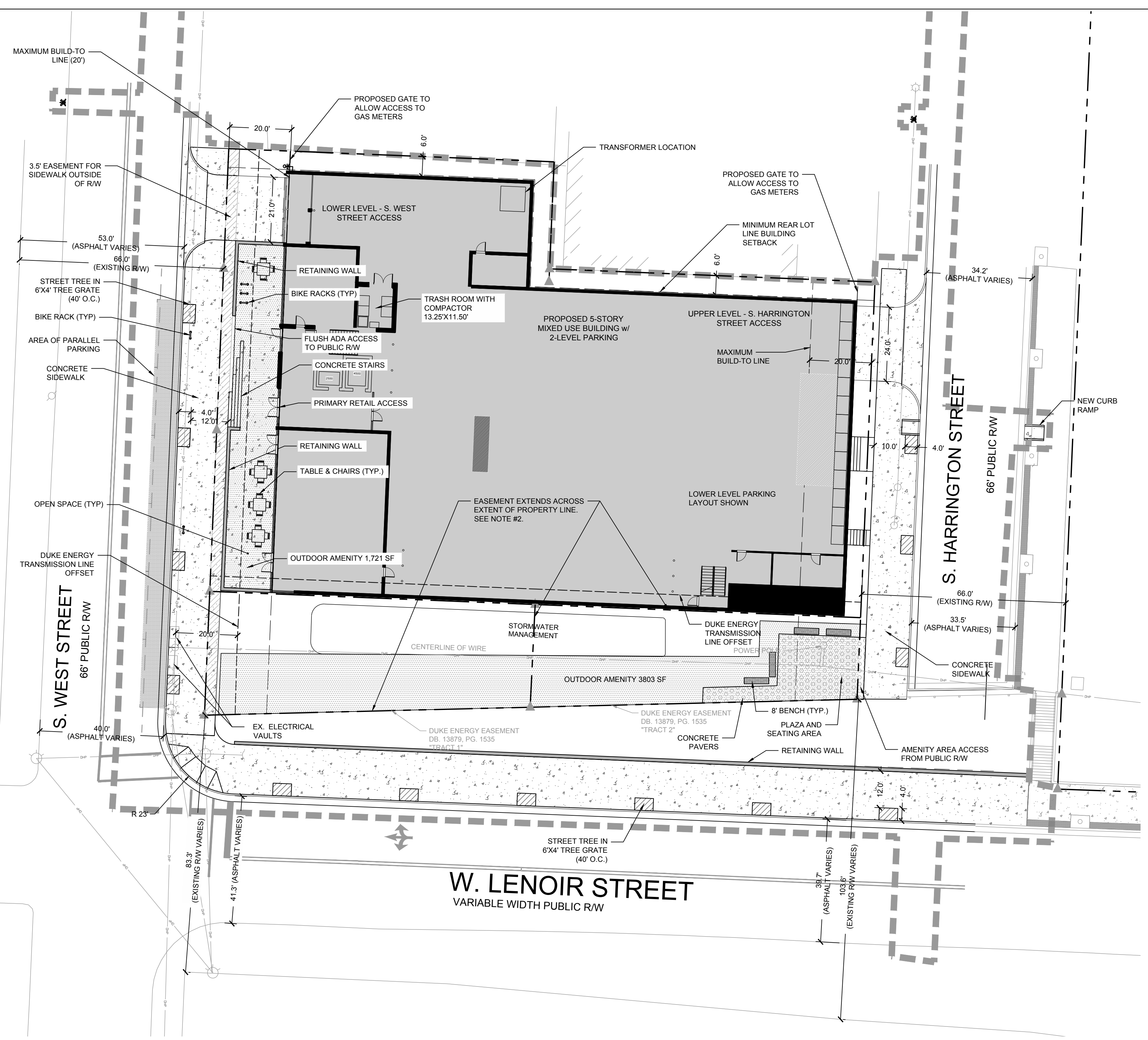
ZONING:	DX - 5 - UL
TOTAL ACREAGE:	0.77 AC (INCLUDING EASEMENT PARCELS)
BUILD SETBACKS (MIN.)	
SIDE PROPERTY LINE:	0' OR 6'
REAR PROPERTY LINE:	0' OR 6'
ALLEY:	5'
BUILD-TO (URBAN FRONTAGE)	
PRIMARY STREET (MIN./MAX.):	0' - 20'
BUILD WIDTH IN BUILD-TO:	50'
SIDE STREET (MIN./MAX.):	0' - 20'
BUILD WIDTH IN BUILD-TO:	25%
PARKING SETBACKS (MIN.)	
PRIMARY STREET:	10'
SITE STREET:	10'
SIDE PROPERTY LINE:	0' OR 3'
REAR PROPERTY LINE:	0' OR 3'
ALLEY:	5'
VEHICULAR PARKING REQUIRED	
RESIDENTIAL: 1 SPACE / D.U. (MINUS THE FIRST 16 UNITS)	45 UNITS 29 SPACES
COMMERCIAL: 1 SPACE / 500 SF (MINUS THE FIRST 10,000 SF)	1,836 SF 0 SPACES
TOTAL SPACES REQUIRED	29 SPACES
VEHICULAR PARKING PROVIDED	61 SPACES
BICYCLE PARKING REQUIRED	
SHORT TERM: 1 SPACE / 20 UNITS (MIN. 4 SPACES)	4 SPACES
LONG TERM: N/A	-
SHORT TERM: 1 SPACE / 5000 SF (MIN. 4 SPACES)	4 SPACES
BICYCLE PARKING PROVIDED	10 SPACES
TREE CONSERVATION AREA: N/A	-
OUTDOOR AMENITY AREA REQUIRED: 10%	3,362 SF (0.077 AC)
STREET TYPOLOGY:	
S. WEST STREET - MAIN STREET w/ PARALLEL PARKING (66' R/W)	
S. HARRINGTON STREET - NEIGHBORHOOD STREET (64' R/W)	

SITE PLAN NOTES:

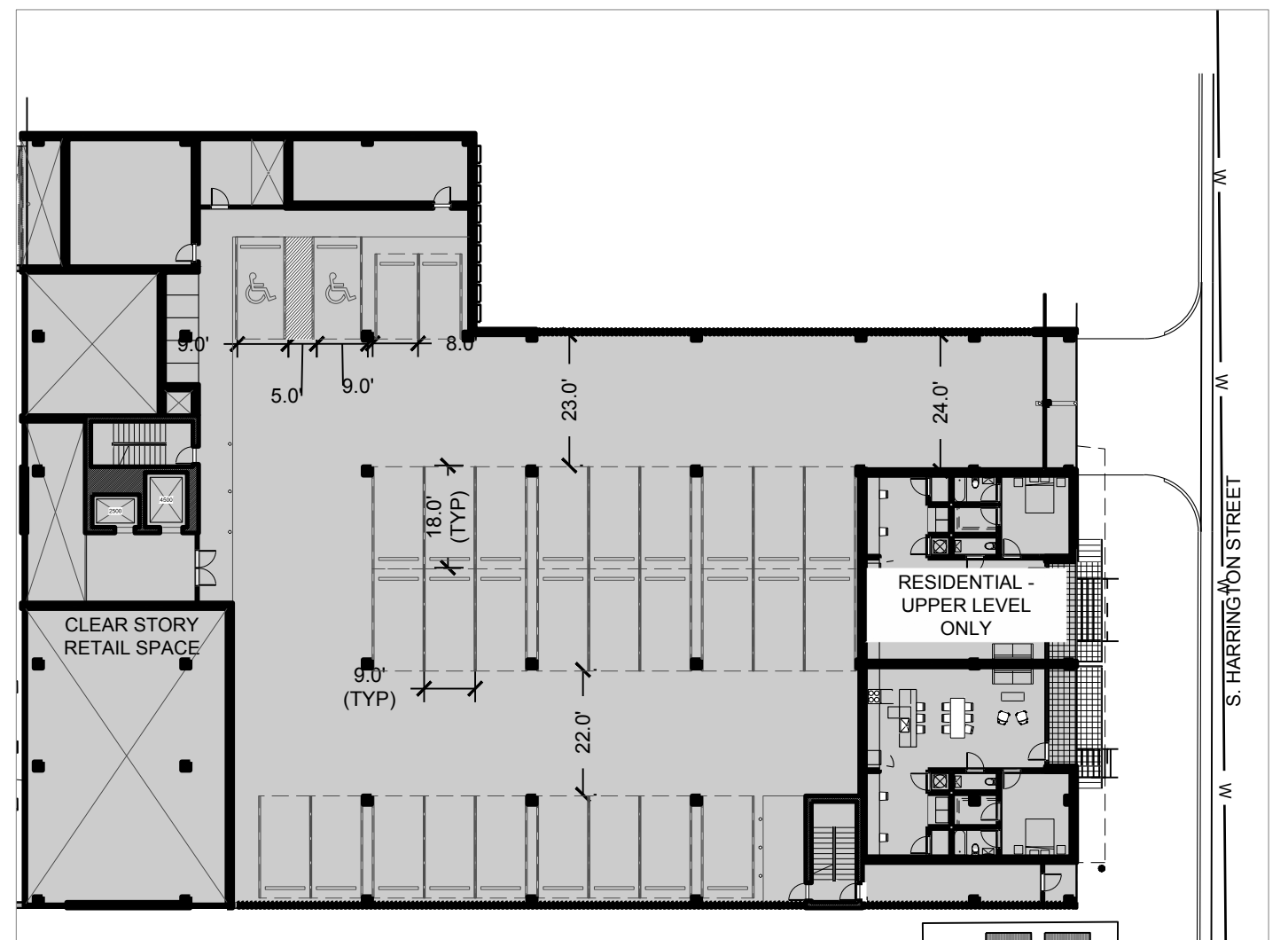
- SOLID WASTE INSPECTIONS STATEMENT. THE OWNER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. THE DEVELOPMENT PROPOSES TO UTILIZE A PRIVATE WASTE HAULER FOR SOLID WASTE DISPOSAL. SHEET C3.00 IN THIS PLAN SET INDICATES THE LOCATION OF THE PROPOSED DUMPSTER AND DUMPSTER ENCLOSURE. SHEET C3.02 PROVIDES DETAILS FOR ENCLOSURE.
- DECLARATION OF EASEMENTS FOR LIGHT, AIR, & OPEN SPACE AND CONSTRUCTION AND ACCESS EASEMENTS BETWEEN 522 S HARRINGTON STREET AND 414 WEST LENOIR AND 522 S HARRINGTON STREET AND 530 S HARRINGTON STREET TO ADDRESS 0'-0" PROPERTY LINE SETBACK.
- SITE LOCATED WITHIN LIMITS ESTABLISHED BY THE CHRISTMAS PLAN.

LEGEND:

- CONCRETE
- AMENITY AREA
- CONCRETE PAVERS
- TREE GRATE

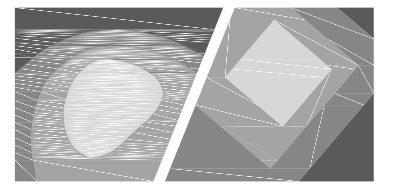


LOWER LEVEL PARKING - WEST STREET ACCESS



UPPER LEVEL PARKING - HARRINGTON STREET ACCESS

SIGHT TRIANGLES



STEWART

421 FAYETTEVILLE ST. STE 400
RALEIGH, NC 27601
T: 919.380.8750

FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C16058

Client:

GREYMONT DEVELOPMENT LLC
8705 CATAMARAN DRIVE
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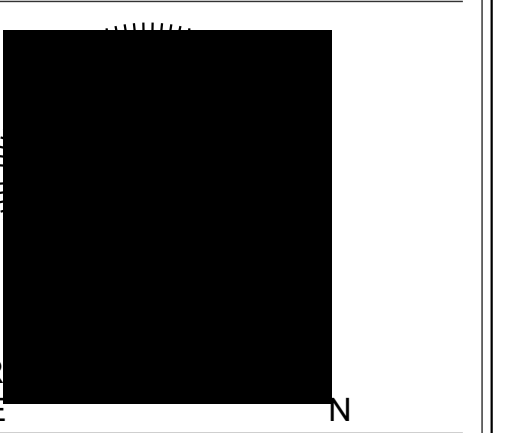
Project:

522
S. HARRINGTON
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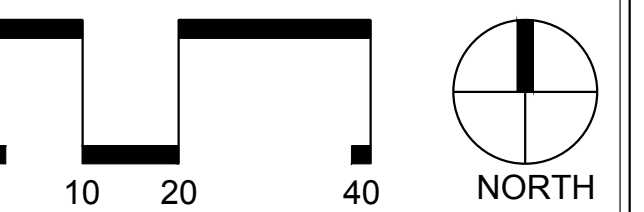
Scale:



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SCALE: 1"=20'

Title:

UTILITY PLAN

Project number: C16058 Sheet:

Date: 11.04.2016

Drawn by: SP/TSH

Approved by: DMB

C6.00

SEWER NOTES:

- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
- UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
- MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
- MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
4" SEWER SERVICE - 2.00% SLOPE
6" SEWER SERVICE - 1.00% SLOPE
8" SEWER SERVICE - 0.50% SLOPE
- UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
- SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
4" SEWER SERVICE - SCH 80
6" SEWER SERVICE - SCH 80
8" SEWER SERVICE - SDR-35
- SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
- ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

WATER NOTES:

- AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900, CLASS 200.
- ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
- TESTING NOTES:
PRESSURE: LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
- PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.
- CONTINUOUS WATER SERVICE SHALL BE MAINTAINED TO ALL EXISTING BUSINESSES AND FIRE HYDRANTS ON HARRINGTON ST AND S. WEST ST.

UTILITY LEGEND

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- ⊗ PROPOSED FIRE HYDRANT
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED CLEANOUT
- ⊙ PROPOSED FDC
- PIV PROPOSED POST INDICATOR VALVE (PIV)
- 300' HYDRANT COVERAGE CIRCLE
- LIMITS OF DISTURBANCE

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - 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, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If 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.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - 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 having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- 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.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- 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. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 3/4" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- 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 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD POG Program Coordinator prior to issuance of a Building Permit. Contact Tim Bessley at (919) 996-2334 or timothy.bessley@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B 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, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

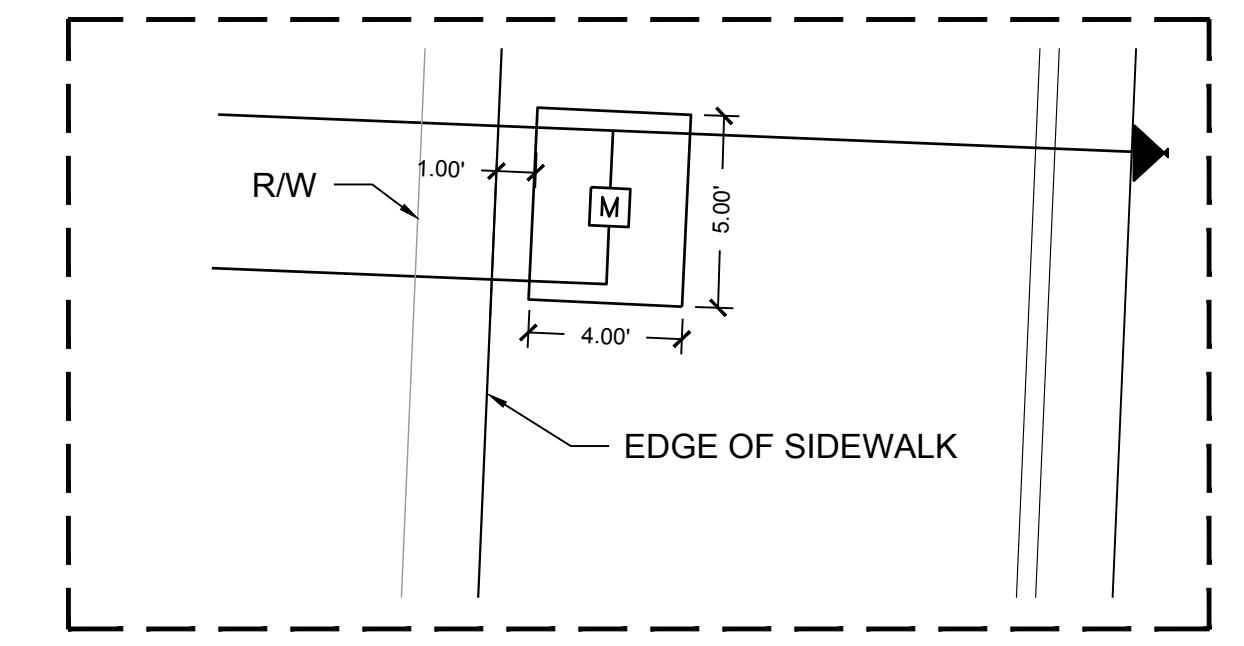
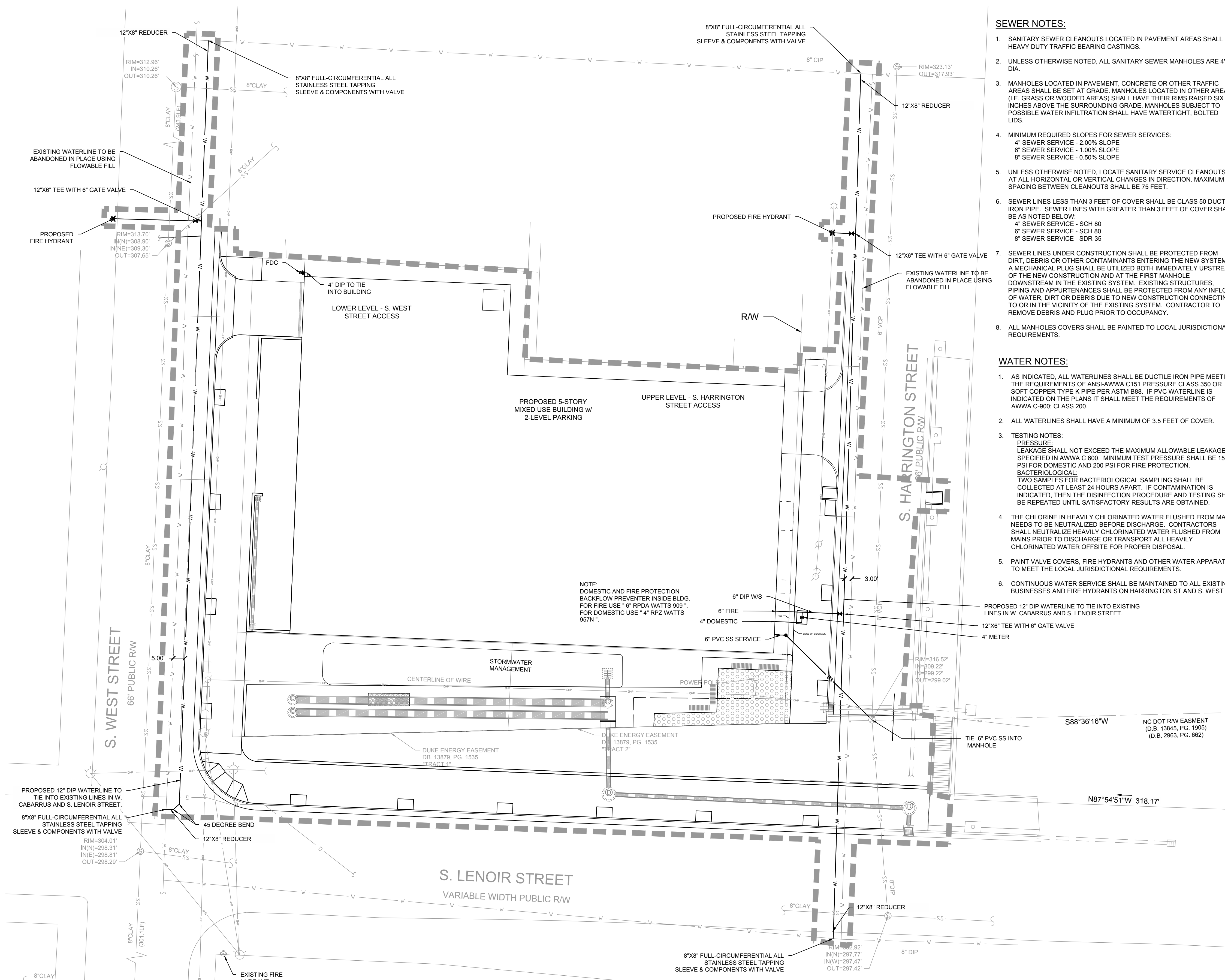
NOTE:

CONTRACTOR TO FIELD VERIFY EXISTING WATER LINE LOCATIONS PRIOR TO THE INSTALLATION OF THE PROPOSED WATER LINES.

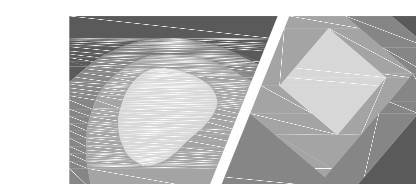
FIRE FLOW REQUIREMENTS

- METHOD OF DETERMINING REQUIRED FLOW:
 - NC FIRE CODE - APPENDIX B
 - BUILDING TYPE - TYPE V-B
 - BUILDING SQUARE FOOTAGE - 87,500 SF
 - REQUIRED FLOW PER TABLE B105.1 - 2,750 GPM
 - FLOW AVAILABLE = 1,483 GPM @ 20 PSI*

* FLOW CALCULATED BASED ON FIRE FLOW TEST PERFORMED BY STEWART, INC. AND WITNESSES BY STEVE BERRY FROM THE CITY OF RALEIGH ON 2016.08.15.



C:\2016\C16058 - 522 S. Harrington Street\DWGS\11 - Design\Sheets\C16058-C6 00-Utility Plan.dwg Oct 13, 2017 - 11:03am



STEWART

421 FAYETTEVILLE ST., STE 400
RALEIGH, NC 27601
919.386.8750

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PROJECT # C16058

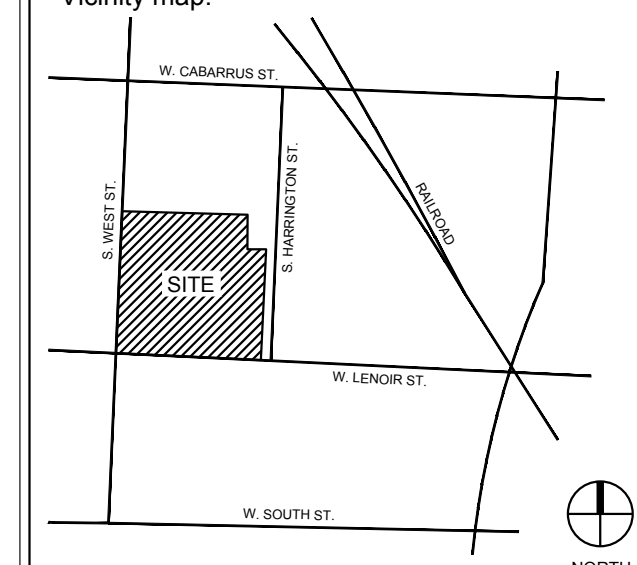
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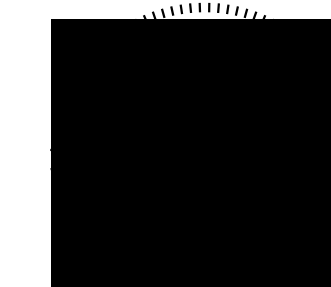
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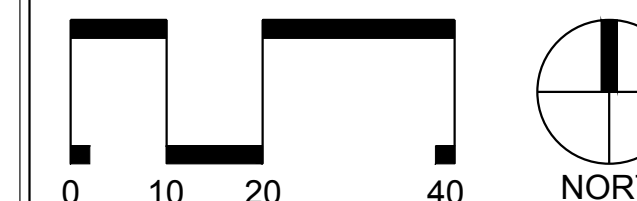


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SCALE: 1"=20'

Title:

LANDSCAPE PLAN

Project number: C16058 Sheet:
Date: 11.04.2016
Drawn by: KS/ME
Approved by: MPT

L1.00

LANDSCAPING NOTES:

1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
7. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA SHALL BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
9. SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
13. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
14. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
15. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS. FOR AREAS NOT UNDER IRRIGATION.
16. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURERS RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT.
17. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.
18. FOLLOW UP OF RALEIGH INSTALLATION AND MAINTENANCE STANDARDS IN CHAPTER 2 OF CITY TREE MANUAL.
19. A TREE IMPACT PERMIT FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

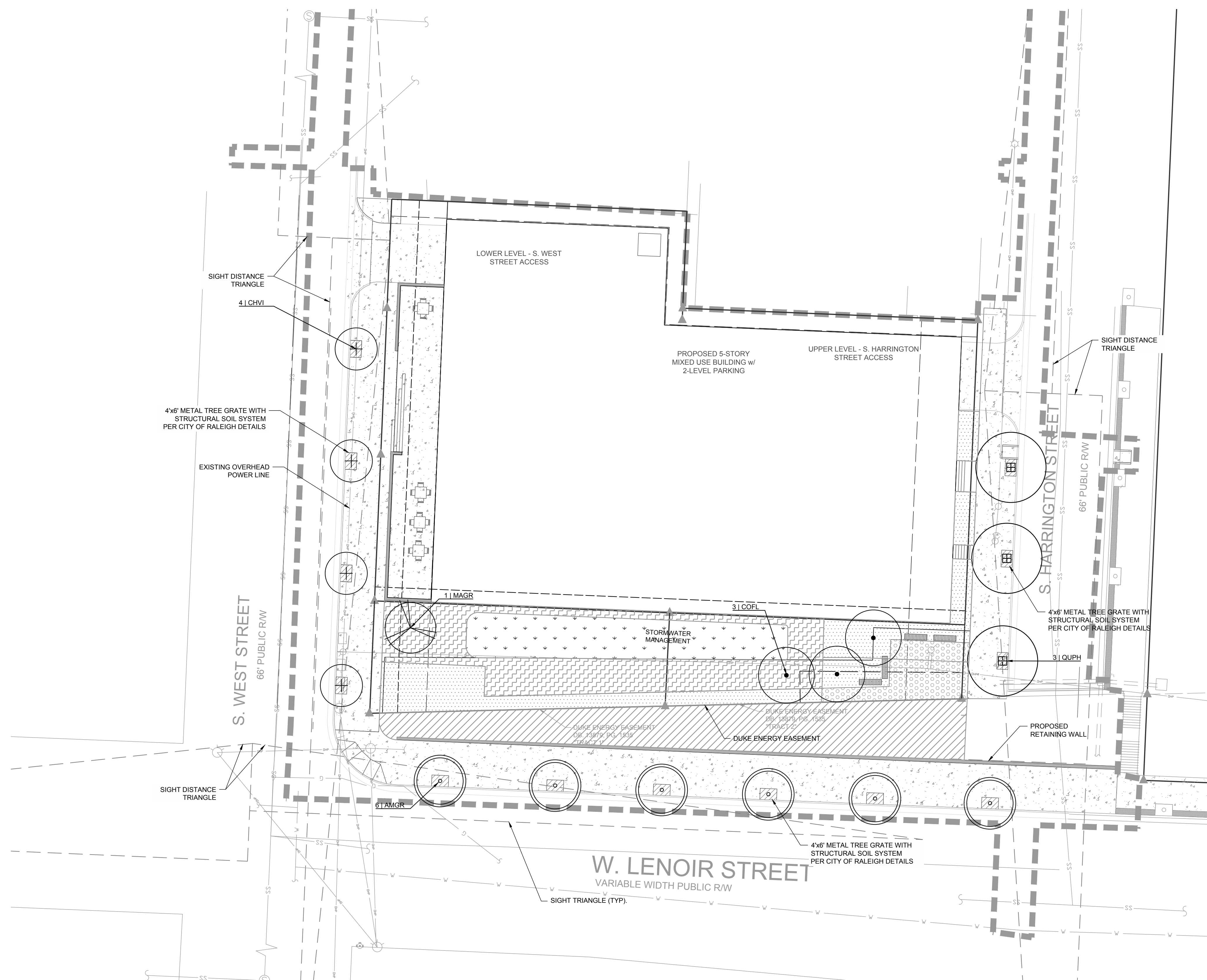
PLANTING NOTES:

1. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
2. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
3. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
4. FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
6. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
7. DO NOT WRAP TRUNK; MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
8. WIDTH OF PLANTING HOLE IS 3X ROOT BALL AT THE SURFACE (SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL).
9. BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
10. PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULDSUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.
11. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
12. TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
13. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
14. PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.
15. FOR ALL STREET TREES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, 600 CUBIC FEET OF HIGH QUALITY SUBSURFACE STRUCTURAL TOP SOIL SHALL BE PLACED WITHIN THE IMMEDIATE AREA WHERE THE TREE IS TO BE PLACED PER THE CITY OF RALEIGH STREET DESIGN MANUAL.

UDO PLANNING AND SCREENING COMPLIANCE

THE STORMWATER CONTROL DEVICE IS INTENDED TO BE PART OF THE AMENITY AREA AND WILL BE INTEGRATED INTO THE OVERALL LANDSCAPE DESIGN. THE STORMWATER AREA WILL MEET ALL REQUIRED BASIC AND SUPPLEMENTAL AMENITY FEATURES OF 7.2.6-B-1 AND 7.2.6-B-2-B. IT WILL FEATURE THE FOLLOWING:

- DIRECT ACCESS FROM THE ADJACENT AMENITY AREA;
- MATERIALS WHICH SHARE AN AESTHETIC STYLE WITH THE ADJACENT BUILDING;
- PLANT MATERIAL WHICH IS INTEGRATED INTO THE ADJACENT PLANTINGS IN THE AMENITY AREA;
- RETAINING WALLS AND/OR SLOPING SIDES NO GREATER THAN 4:1; AND
- FULL PLANT COVERAGE WITH SPECIES THAT CAN WITHSTAND EXTENDED PERIODS OF INUNDATION.



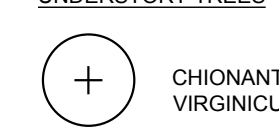
LANDSCAPE LEGEND

LARGE TREES



QUERCUS PHELLOS

UNDERSTORY TREES



CHIONANTHUS VIRGINICUS



CORNUS FLORIDA 'APPALACHIAN SPRING'



MAGNOLIA GRANDIFLORA 'LITTLE GEM'



AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'

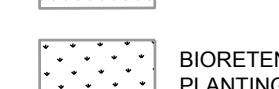
GROUND COVER & UNDERSTORY PLANTINGS



TURF



ACCENT PLANTINGS



BIORETENTION PLANTINGS



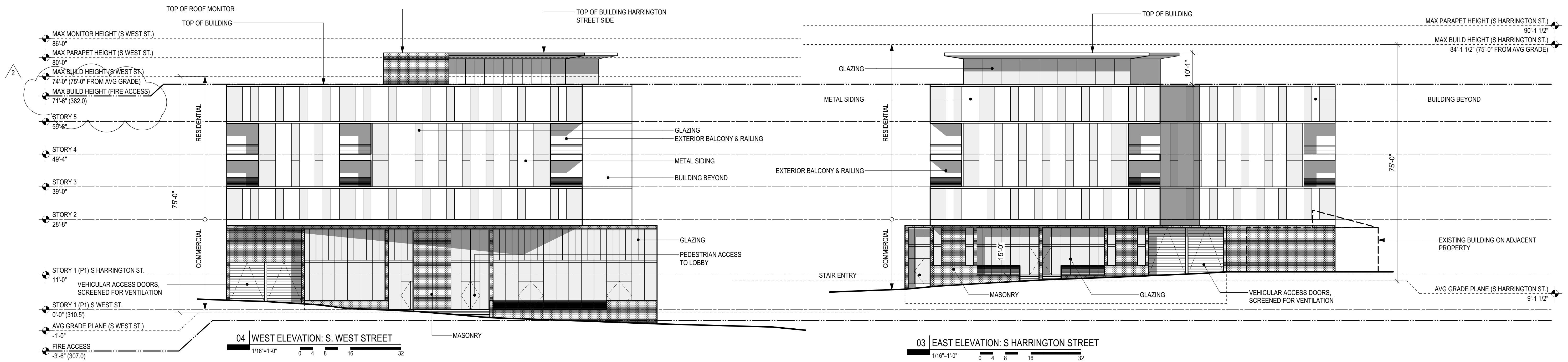
SUPPLEMENTAL BANK STABILIZATION AND ACCENT PLANTINGS

LANDSCAPE CALCULATIONS

STREET TREES	162 LF (183 - 21 LF OF DRIVEWAY)
S. WEST STREET	TREES REQUIRED 4 (40' O.C.)
TREES PROVIDED	4
* UNDERSTORY TREES PROPOSED UNDER OVERHEAD POWER LINES	
S. LENOIR ST.	211 LF
TREES REQUIRED	5 (40' O.C.)
TREES PROVIDED	6
S. HARRINGTON ST	111 LF (135 - 24 LF OF DRIVEWAY)
TREES REQUIRED	3 (40' O.C.)
TREES PROVIDED	3
* UNDERSTORY TREES PROPOSED UNDER OVERHEAD POWER LINES	
AMENITY AREA	3,362 SF
TREES REQUIRED	3.4
TREES PROVIDED	4
* UNDERSTORY TREES PROPOSED UNDER OVERHEAD POWER LINES	

PLANT SCHEDULE

Code	Quantity	Plant Name	Plant Type	Size	Caliper	Height	Notes
CHVI	4	CHIONANTHUS VIRGINICUS	FRINGE TREE	B & B	1-1/2" CAL	6' MIN.	SINGLE-STEM
QUPH	3	QUERCUS PHELLOS	WILLOW OAK	B & B	3" CAL	10' MIN.	SINGLE-STEM
MAGR	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LARGE-FLOWERED MAGNOLIA	B & B	2" CAL	6' MIN.	
AMGR	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY	B & B	2" CAL	6' MIN.	SINGLE-STEM
COFL	3	CORNUS FLORIDA 'APPALACHIAN SPRING'	DOGWOOD	B & B	2" CAL	6' MIN.	

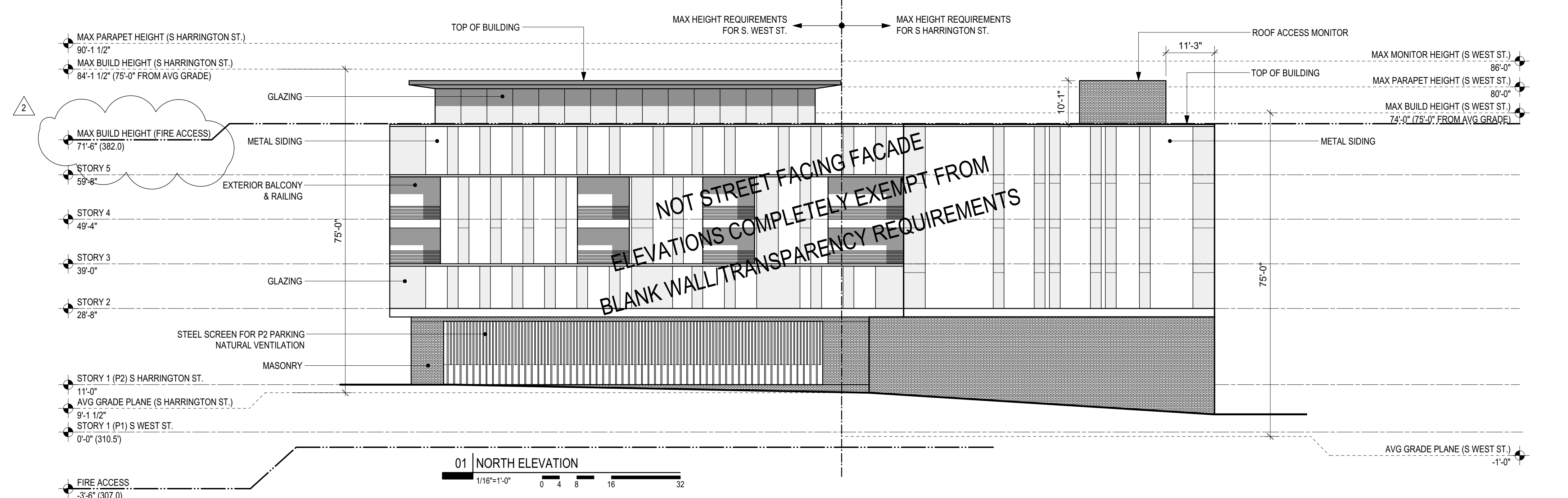
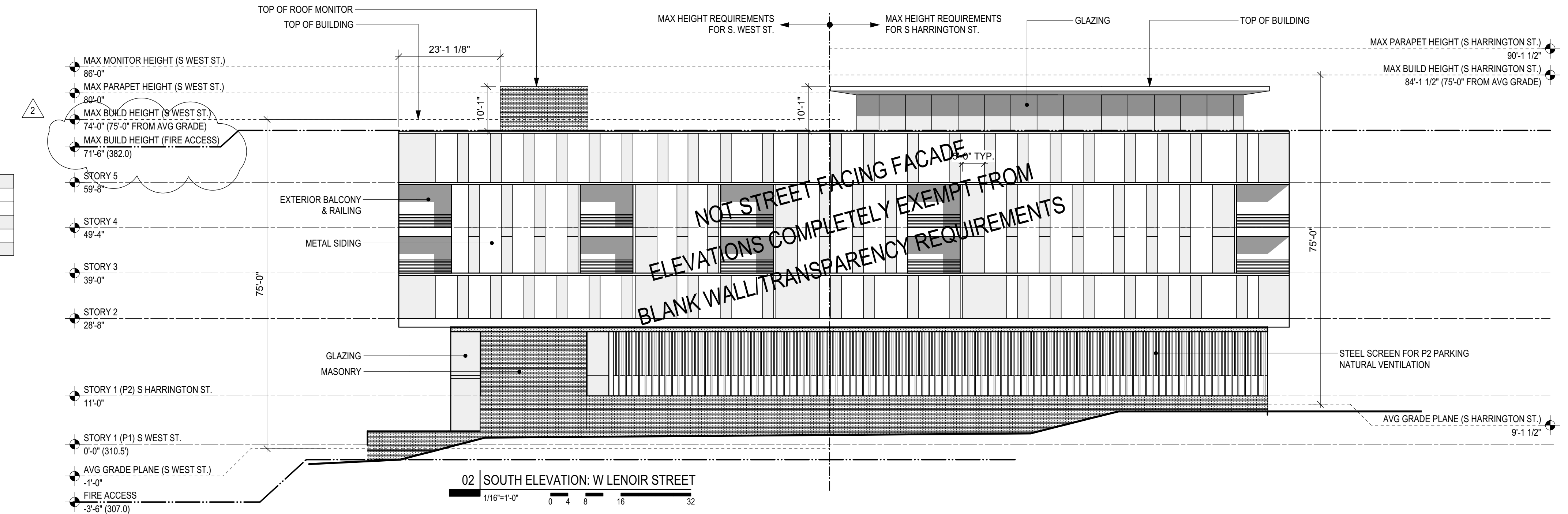


- NOTES:**
- ZONING DX-5-UL
 - R.O.W. PER MIXED USE STREETS SEC. 8.4.5.D MAIN STREET PARALLEL PARKING STREETScape
 - NO FRONTAGE REQUIREMENTS ALONG LENOIR STREET
 - NO GLAZING/BLANK WALL REQUIREMENTS ON SOUTH AND NORTH ELEVATION (NOT STREET FACING FACADES)
 - NO GLAZING REQUIREMENTS ON RESIDENTIAL FLOORS

TRANSPARENCY & BLANK WALL CALCULATIONS

ELEVATION	TRANSPARENCY - GROUND FLOOR		TRANSPARENCY - UPPER FLOORS		BLANK WALL AREA	
	REQUIRED (MIN)	SHOWN	REQUIRED (MIN)	SHOWN	MAX ALLOWABLE AREA	SHOWN (SF)
NORTH	N/A	-	N/A	-	N/A	-
EAST	66% (809 SF)	67% (827 SF)	N/A	-	20' (400 SF)	140 SF
SOUTH	N/A	-	N/A	-	N/A	-
WEST	66% (1,080 SF)	71% (1,167 SF)	N/A	-	20' (400 SF)	316 SF

TRANSPARENCY DEPTH REQUIREMENTS PER UDO 1.5.9.B.3 MET (60% OF GLAZING 8' MIN. VISIBILITY DEPTH)



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ID: RA1608
DATE: JULY 07, 2017
DRAWN BY: TM
CHECKED BY: RJ
REVISIONS:
1 6/19/17 Overhang Depth
2 7/7/17 Floor Heights

ARCHITECT:
The Raleigh Architecture Co. NCF 52702
ROBBY JOHNSTON NCF 11330

ADMINISTRATIVE
SITE REVIEW

ELEVATIONS

SHEET:
A300