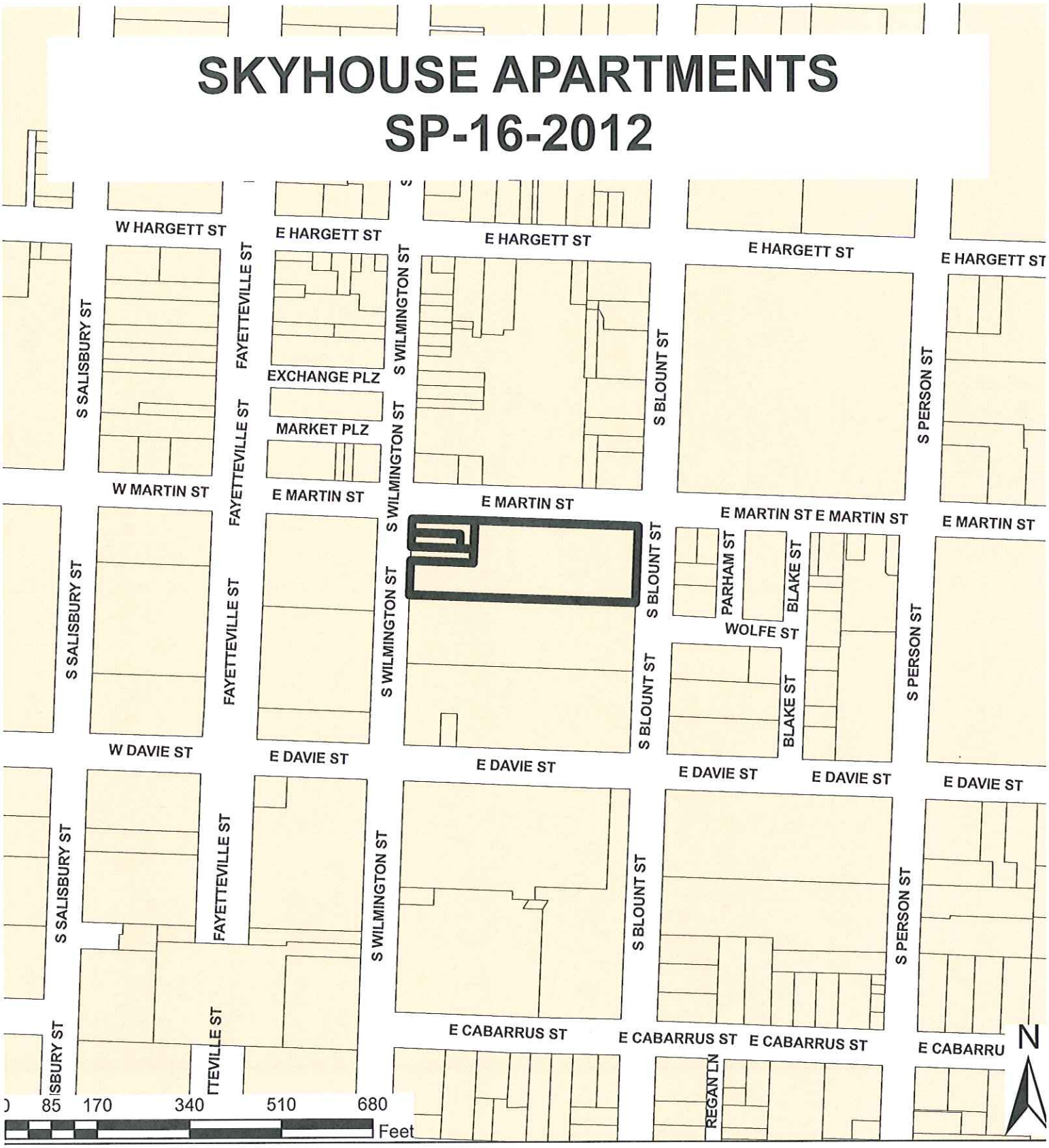
SKYHOUSE APARTMENTS
SP-16-2012



Zoning:	**BUS**	Number of Units:	**320**
CAC:	**CENTRAL**	Planner:	**ERIC HODGE**
Drainage Basin:	**WALNUT CREEK**	Phone:	**(919) 516-2639**
		Applicant Contact:	**JDAVIS ARCHITECTS, PLLC**
Acreage:	**1.3**	Phone:	**(919) 835-1500**

Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

SP-16-2012

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☒ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☐ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 330212
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name SkyHouse Apartments

Proposed Use Retail and Residential

Property Address(es) 313 S. Wilmington St., Raleigh, NC 27603

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1703775756	P.I.N. 1703773883	P.I.N. 1703773860	P.I.N.

What is your project type? ☒ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☒ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. The site is zoned Business with DOD overlay and we are requesting a density greater than the base density of 40 DU/AC
CLIENT (Owner or Developer)	Company Edison Land, LLC c/o Kilpatrick Townsend attn: Susan Barden Name (s) Gregg Sandreuter Address 4208 Six Forks Road: Suite 1400, Raleigh, NC 28709 Phone 919.420.1700 / Email SBarden@KilpatrickStockton.com / Fax 919.420.1800
CONSULTANT (Contact Person for Plans)	Company JDavis Architects, PLLC Name (s) Ken Thompson Address 510 Glenwood Ave, Ste 201, Raleigh, NC 27603 Phone 919.835.1500 / Email kent@jdavisarchitects.com / Fax 919.835.1510

DEVELOPMENT TYPE SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) Business with DOD overlay	Proposed building use(s) residential apartments and retail
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 12,604 SF to be remain
Overlay District Downtown Overlay District	Proposed Building(s) sq. ft. gross 358,986 SF
Total Site Acres 1.3 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 377,506 SF
Off street parking Required 304 Provided 304	Proposed height of building(s) 264'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 6.5
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 35% (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 1.14 acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 1.21 acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 The proposed land use is Consistent with the Comprehensive Plan in that we are providing housing greater then 40 DU/AC within the CBD and providing compact developemt on a redevelopment site that reinforces the the urban pattern and is transit orientated by being with in a block of existing CAT and R-Lines routes.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 0	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 320	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	**If Yes, please answer the questions below:**
5. Total # Of Mobile Home Lots 0	a) Total number of Townhouse Lots
6. Total Number of Hotel Units 0	b) Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above) 320	c) Total number of Group Housing Units
8. Bedroom Units 1br 234 2br 68 3br 18 4br or more 0	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 246 DU/AC	e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases
	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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 subdivision plan as approved by the City.

I hereby designate Kenneth Thompson_____ 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 _____ Date

Signed _____ Date 4/20/12

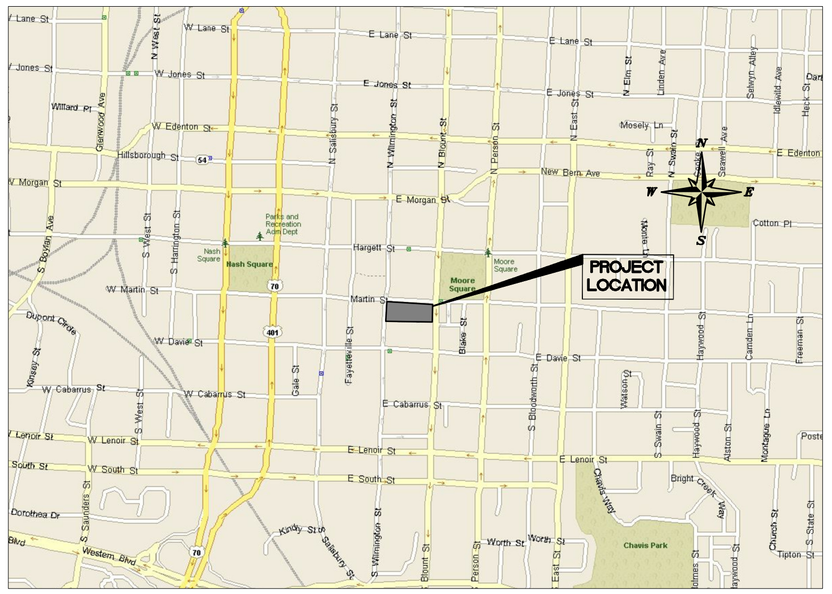
Greg Sandreuter, Manager, EdisonLand LLC

SKYHOUSE RALEIGH

PRELIMINARY SITE PLAN

SOUTH BLOUNT STREET

RALEIGH, NC 27601



LOCATION MAP
1"=1000'

CONTACTS

OWNER:
NGI INVESTMENTS, LLC
817 WEST PEACHTREE STREET
SUITE 400
ATLANTA, GA 30308
PHONE: (404) 961-7940
CONTACT: JAMES R. BORDERS

ARCHITECTS:
SMALLWOOD, REYNOLDS, STEWART, STEWART
3565 PIEDMONT ROAD
SUITE 303
ATLANTA, GA 30305
PHONE: (404) 233-5453
FAX: (404) 264-0929
CONTACT: JOE NUZZACO

J. DAVIS ARCHITECTS
510 GLENWOOD AVENUE
SUITE 201
RALEIGH, NC 27603
PHONE: (919) 835-1500
FAX: (919) 835-1510
CONTACT: NEIL GRAY

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
333 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: (919) 835-1494
FAX: (919) 653-5847
ATTN: BRIAN J. MICHOT, P.E., LEED AP

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
PLACEMAKING
333 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: (919) 653-2940
FAX: (919) 653-5847
ATTN: SAL MUSARRA, RLA, ASLA, LEED AP

SURVEYOR:
PHILIP POST & ASSOCIATES, INC.
401 PROVIDENCE RD., SUITE 200
CHAPEL HILL, NC 27514
TEL: (919) 929-1173
FAX: (919) 493-6548
ATTN: PHILIP POST, PLS.

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	EXISTING CONDITIONS PLAN
C-101	GENERAL NOTES
C-200	DEMOLITION PLAN
C-300	SITE PLAN
C-400	GRADING AND STORM DRAINAGE
C-500	UTILITY PLAN
C-600	PEDESTRIAN CIRCULATION PLAN
C-700	TRAFFIC CONTROL PLAN
L-100	LANDSCAPE - HARDSCAPE PLAN
L-200	LANDSCAPE DETAILS
L-300	HARDSCAPE DETAILS
EXHIBIT 1	NORTH ELEVATION
EXHIBIT 2	EAST ELEVATION
EXHIBIT 3	SOUTH ELEVATION
EXHIBIT 4	WEST ELEVATION
A-101	SKYHOUSE RALEIGH PARKING DECK
A-102	SKYHOUSE RALEIGH PARKING DECK
A-103	SKYHOUSE RALEIGH PARKING DECK

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

811
Know what's **below.**
Call before you dig.

SOLID WASTE INSPECTION STATEMENT:
THIS ALL RENTAL PROJECT WILL PROVIDE DESIGNATED REFUSE AREA TO HANDLE SOLID WASTE AND RECYCLING FOR THE RESIDENTS. AS SUCH, THE DEVELOPER/MANAGEMENT WILL CONTRACT WITH A PRIVATE HAULER.

REVISIONS

NO.	REMARKS
X	X

PRINTED

DATE	REMARKS
•	•

NOVARE GROUP

JDAVIS ARCHITECTS
JDavis Architects, PLLC
510 Glenwood Avenue, Suite 201
Raleigh, NC 27603
T. 919.835.1500 F. 919.835.1510

Kimley-Horn and Associates, Inc.
Kimley-Horn and Associates, Inc.
333 Fayetteville Street, Suite 600
Raleigh, NC 27601
T. 919.835.1494 F. 919.653.5847
www.kimley-horn.com
NC LICENSE #F-0102

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SKYHOUSE RALEIGH
RALEIGH, NC

DATE
4/23/12

KHA JOB NO.
019308020

SHEET NO.
C-000

Drawing name: P:\Land12\12023-SkyHouse\Consultants\engineer-Kimley-Horn\2012-04-20\2012-04-20 Skyhouse CAD Cover Sheet\ACAD-C-000 COVER SHEET.dwg C-000 COVER SHEET Apr 24, 2012 11:00am by: kent
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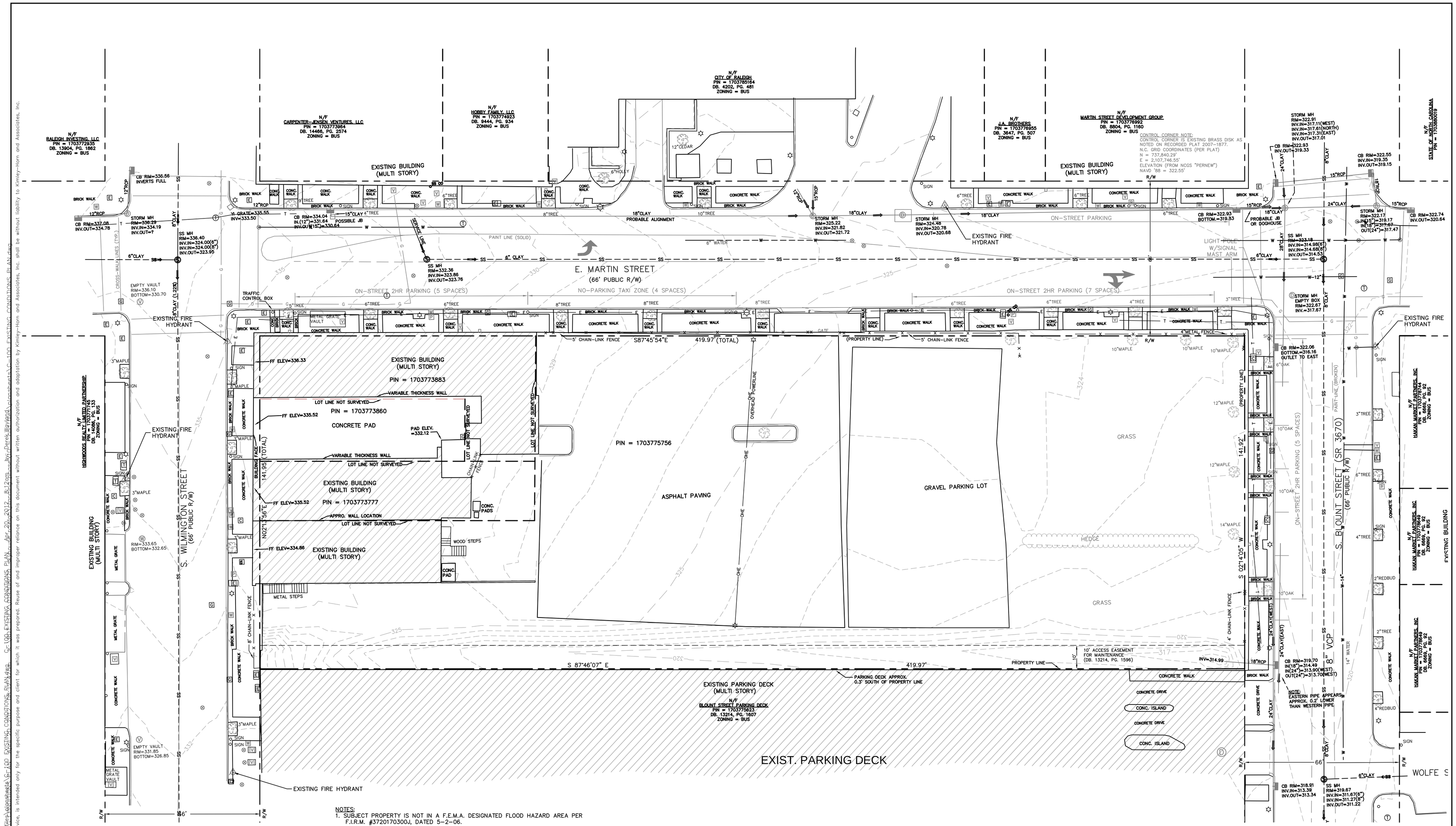

NOTES:

1. SUBJECT PROPERTY IS NOT IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. #3720170300J, DATED 5-2-06.
2. REFERENCE LINES ALONG S. WILMINGTON, E. MARTIN & S. BLOUNT STREETS ARE 7.5' MONUMENT OFFSET LINES AS NOTED ON RECORDED PLAT 2007-1877. THESE REFERENCE LINES ARE NOT THE PROPERTY LINE & THEY ARE LOCATED 7.5' INSIDE THE RESPECTIVE RIGHTS-OF-WAY.
3. BOUNDARY INFORMATION AND LOT AREA NOTED HEREON COVERS THE OUTER PERIMETER OF TAX PARCELS 1703775756, 1703773883, 1703773860 AND 1703773777. THE INTERIOR LINES OF THESE PARCELS HAVE NOT BEEN SURVEYED. THIS MAP DOES NOT INDICATE PROPERTY OWNERSHIP AND SHOULD NOT BE USED FOR RECORDATION, SALES OR CONVEYANCES. COMBINED AREA OF ALL 4 PARCELS IS 59,609 S.F. (1.368 Ac.).
4. SOME STORM DRAINAGE PIPES NOTED AS "CLAY" APPEAR TO BE CONCRETE COATED CLAY. SOME PIPE SIZES & INVERTS IN OLDER BOXES ARE APPROXIMATE DUE TO UNUSUAL STRUCTURE OF BOXES.
5. UNDERGROUND UTILITY LOCATION FOR GAS, COMMUNICATION, ELECTRIC AND WATER ARE BASED ON PAINT MARKINGS BY OTHERS. THESE MARKINGS ARE NOT COMPLETE & DO NOT INDICATE SIZE EXCEPT AS NOTED.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY PHILIP POST AND ASSOCIATES DATED 4/17/2012.

NOTE:

NO FEMA FLOOD HAZARD AREAS PER MAP NUMBER 3720170300J PANEL 1703 WITH AN EFFECTIVE DATE OF MAY 2, 2006.

LEGEND: (EXISTING STRUCTURES)

- FIRE HYDRANT
- WATER METER
- CATCH BASIN
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- CABLE VAULT
- ELECTRIC/TRAFFIC VAULT
- LIGHT POLE
- GAS VALVE OR METER
- PARKING METER
- VAULT(UKNOWN SOURCE)
- TREE

DISK = EXIST. BRASS DISK
NAIL = EXIST. MASONRY NAIL
CP = COMPUTED PT.(NOTHING SET)

LINE TABLE

LINE	BEARING	LENGTH
L1	S47°14'06"W	10.61'
L2	N87°46'07"W	7.50'
L3	N87°46'07"W	7.50'

GRAPHIC SCALE IN FEET
0 10 20 40

REVISIONS

NO.	REMARKS
X	X

PRINTED

DATE	REMARKS
*	*

NOVARE GROUP

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www.kimley-horn.com
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EXISTING CONDITIONS PLAN

SKYHOUSE RALEIGH

RALEIGH, NC

DATE 4/23/12

KHA JOB NO. 019308020

SHEET NO. C-100

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Plotted By Wayland, Derek Sheet Set Skyhouse Raleigh Layout C-101 GENERAL NOTES April 20, 2012 08:12:46am K:\RDT_LDEV\019308020_skyhouse raleigh\planning phase\10 — cad files\plansheets\C-101 GENERAL NOTES.dwg

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GENERAL NOTES:

1. WORK IN THIS PROJECT SHALL CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE NCDOT ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN. ALL UTILITIES TO BE DEDICATED TO THE CITY OF RALEIGH MUNICIPAL WATER AND/OR SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED AND TESTED TO CONFORM TO STATE OF NORTH CAROLINA/STATE BOARD OF HEALTH WATERWORKS AND/OR SEWAGE REGULATIONS AND THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. THE TERM "CONTRACTOR" AS REFERENCED HERE-IN SHALL ALSO INCLUDE THE SUBCONTRACTOR OR PRINCIPAL TRADE CONTRACTOR, UNDER CONTRACT TO THE GENERAL CONTRACTOR TO PROVIDE LABOR, MATERIALS, AND/OR SERVICES TO THE PROJECT.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY, DURING ALL PHASES OF CONSTRUCTION.
4. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (ULOCO) AT 1-800-632-4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
5. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING LIGHT POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. TRAFFIC CONTROL WITHIN ALL VEHICULAR AREAS IS THE RESPONSIBILITY OF THE CONTRACTOR, SHALL BE IN CONFORMANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.
7. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
8. CONSTRUCTION STAKEOUT FOR THIS PROJECT SHALL BE PER A DIGITAL (CAD) FILE PROVIDED BY THE CIVIL ENGINEER. THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE CRITICAL STAKING DIMENSIONS SHOWN ON THIS PLAN. ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE CIVIL ENGINEER SHALL RENDER IT VOID.
9. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY OF RALEIGH ENGINEERING DIVISION AND THE OWNER.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION. PERMIT FEES WILL BE REIMBURSED BY THE OWNER PER THE CONTRACT DOCUMENTS.
11. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS, AND WIRE UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES.
12. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
13. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION WERE TAKEN FROM A SURVEY MAP BY PHILIP POST AND ASSOCIATES DATED 4/17/2012.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, & DETAILS IF APPLICABLE.

GRADING

1. REFER TO SOILS MANAGEMENT WORK PLAN TITLED: THE EDISON DATED MARCH 23, 2012 BY MID ATLANTIC ASSOCIATES, INC. AND THE BROWNFIELD AGREEMENT BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES TITLED HAMILTON MERRITT, INC, AND EDISON LAND, LLC.
2. OBTAIN AND POST THE CITY OF RALEIGH LAND DISTURBANCE PERMIT ONSITE PRIOR TO COMMENCING WORK ON SITE.
3. REFER TO FINAL CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
5. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE CIVIL ENGINEER, CITY OF RALEIGH, AND NCDENR). AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
6. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS AND REPORT. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE CERTIFIED MATERIAL TESTING AGENCY PRIOR TO PLACEMENT.
7. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
8. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS, OR ANY OTHER NON-COMPATIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE.
9. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-698. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
10. ALL DEMOLITION, DEBRIS, AND OTHER EXCESS MATERIAL SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. EXCESS SOILS SHALL BE DISPOSED OF OFF SITE PER THE SOIL MANAGEMENT WORK PLAN TITLED THE EDISON.
11. REFERENCE GEOTECHNICAL REPORT FOR PAVING SUB GRADE INFORMATION.
12. ALL SPOT GRADE ELEVATIONS IN CURB AND GUTTER REPRESENT GUTTER FLOWLINE ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED (ADD 6" FOR TOP OF CURB).
13. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
14. REFER TO SITE PLAN AND FINAL PLAT FOR HORIZONTAL DIMENSIONS.
15. WHERE FILL IS TO BE PLACED ON EXISTING SLOPES STEEPER THAN 4:1, CONTRACTOR SHALL EXCAVATE BENCHES WITH A MAXIMUM DEPTH OF 3'.
16. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 3:1.
17. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
18. SILT FENCE SHALL BE PLACED AROUND ALL TEMPORARY SOIL STOCKPILES A MINIMUM OF 3' FROM TOE OF SLOPE.
19. VERTICAL DATUM IS BASED ON NAVD 88.

STANDARD UTILITY NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS AND SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. THE STATE OF NORTH CAROLINA AND C.O.R. PUBLIC WORKS DEPT. SHALL BE NOTIFIED IN WRITING PRIOR TO UTILITY INSTALLATION AND FOR SCHEDULING INSPECTIONS.
3. TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. IN THE EVENT AN ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK COVERING SUCH ITEMS SHALL APPLY.
5. CITY OF RALEIGH WATER AND SANITARY SEWER PERMITS ARE REQUIRED. CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES. FEES TO BE REIMBURSED PER CONTRACT DOCUMENTS.
6. LOCATIONS AND SIZES OF EXISTING WATER AND SEWER LINES SHOWN ON THESE PLANS WITHIN THE PROPERTY LIMITS OF THE SITE ARE ASSUMED BASED ON SURVEY OF SURFACE FEATURES (MANHOLES, VALVES, VAULTS, METERS, ETC.) PREPARED BY PHILIP POST AND ASSOCIATES, INC. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UTILITIES PRIOR TO COMMENCING WORK. ANY DEVIATIONS FROM WHAT IS INDICATED ON THESE PLANS SHALL BE REPORTED TO THE CIVIL ENGINEER, IN WRITING, IMMEDIATELY.
7. CONTRACTOR SHALL PROVIDE A MEANS TO KEEP ALL NEW PIPING ISOLATED FROM EXISTING PIPING UNTIL ALL NEW PIPING HAS BEEN TESTED, AND ACCEPTED FOR SERVICE.
8. EXISTING UTILITIES SHALL BE PROTECTED DURING ALL CONSTRUCTION.
9. UTILITY SEPARATION REQUIREMENTS:
   A) A DISTANCE OF 100' 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 WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
   B) 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
   C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   E) MAINTAIN 18"MIN. VERTICAL SEPARATION AT ALL WATER MAIN & 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)
   F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18"MIN. VERTICAL SEPARATION REQUIRED
10. 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.
11. 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.
12. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
13. INSTALL WATER SERVICE WITH METER LOCATION AT ROW OR WITHIN A 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.
14. INSTALL 8"PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
15. 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
16. 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.
17. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
18. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
19. 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 HELVEY AT (919) 212-5923 OR JOANIE.HELVEY@RALEIGHNC.GOV FOR MORE INFORMATION.
20. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
21. UTILITY WORK SHALL BE INSPECTED AND ACCEPTED BY CITY OF RALEIGH PRIOR TO PLACING INTO SERVICE.
22. THERE SHALL BE A MINIMUM 3' CLEAR DISTANCE AROUND ALL FIRE HYDRANTS.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SURVEYED/SEALED "AS-BUILT" PLANS, PER CITY OF RALEIGH REQUIREMENTS, TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER MAINS, SERVICES, APPURTENANCES, AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD PLANS TO THE CITY OF RALEIGH.
24. CONTRACTOR SHALL CONTACT EACH RESPECTIVE PUBLIC UTILITY AND SCHEDULE ANY REQUIRED RELOCATIONS OR ADJUSTMENTS.

WATER

1. WATERLINES, LARGER THAN 2" SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350. WATERLINES 3/4" TO 2" SHALL BE TYPE "K" SOFT COPPER.
2. WATER MAINS AND WATERLINES SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE TO CROWN OF PIPE.
3. ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
4. NATIONAL STANDARD THREADS SHALL BE INSTALLED ON FIRE HYDRANTS.
5. ALL FIRE HYDRANTS TO HAVE STORZ TYPE CONNECTION PER CITY OF RALEIGH FIRE DEPARTMENT STANDARDS.
6. BACKFLOW PREVENTION ASSEMBLY FOR FIRE AND DOMESTIC SERVICE TO BE LOCATED WITHIN THE BUILDING. REFER TO PLUMBING DRAWINGS AND SPECIFICATIONS.
7. FIRE DEPARTMENT CONNECTIONS SHALL BE SIAMESE CONNECTIONS.

SANITARY SEWER

1. GRAVITY SANITARY SEWER MAINS SHALL BE DUCTILE IRON PIPE AS SPECIFIED IN THESE PLANS AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 PVC.
2. CLEANOUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER CITY OF RALEIGH STANDARDS.
4. SPACE CLEAN OUTS AT 75 FEET MAXIMUM. LOCATE CLEAN OUTS AT ALL VERTICAL AND HORIZONTAL CHANGES OF DIRECTION.
5. MINIMUM SLOPE: 8" PVC SEWER SERVICE = 1.0%, 8" DI SEWER MAIN = 0.5%
6. SANITARY SEWER CLEAN-OUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY-DUTY TRAFFIC BEARING CASTINGS.
7. ALL SEWER MAINS IN TRAFFIC AREAS SHALL HAVE MINIMUM COVER OF 5' MEASURED FROM FINISHED GRADE TO PIPE CROWN UNLESS DUCTILE IRON PIPE IS PROVIDED IN CLASS 1 BEDDING WHERE A MINIMUM COVER SHALL BE 3'.
8. SEWER MANHOLES LOCATED IN NON-PAVED AREAS SHALL HAVE RIM ELEVATION A MINIMUM OF 1' ABOVE FINISHED GRADE.
9. EXISTING SEWER SERVICES THAT ARE AFFECTED BY THE INSTALLATION OF THE PROPOSED SEWER MAIN IN BLOUNT STREET WILL BE CONNECTED TO THE NEW SEWER MAIN TO CITY OF RALEIGH STANDARDS.

CITY OF RALEIGH PUBLIC WORKS

1. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
2. WITHIN THE SIGHT TRIANGLES AND SIGHT EASEMENTS SHOWN ON THESE PLANS, 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, PARKED VEHICLE OR OTHER OBJECT.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR N.C.D.O.T. STANDARDS AND SPECIFICATIONS
4. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE.
5. A SECURITY (LETTER OF CREDIT) IN THE AMOUNT OF 1.5 TIMES THE COST OF IMPROVEMENTS WILL BE PROVIDED TO THE CITY FOR ALL PUBLIC IMPROVEMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

PAVING/CURBING

1. WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND GUTTER, A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES.
2. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
3. ALL PAVEMENT SUB GRADES (EVEN WHEN ROCK IS ENCOUNTERED) SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 98 PERCENT OF ASTM D-698 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN IN THE CONSTRUCTION DOCUMENTS OR AS DIRECTED BY THE CERTIFIED MATERIALS TESTING AGENT. FILL SHALL BE PLACED AND COMPACTED IN MAXIMUM 8" LIFTS.
4. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AND MISCELLANEOUS STRIPING AS SHOWN ON THE PLANS. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ADHERE TO NCDOT STANDARDS.
5. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
6. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
7. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY THAT THE CERTIFIED MATERIAL TESTING AGENT HAS PERFORMED THE WORK AND THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND/OR THE PROJECT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
8. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PUBLIC STREETS SHALL CONFORM TO MUTCD, NCDOT, AND CITY OF RALEIGH STANDARDS.
9. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.

STORM DRAINAGE

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CITY OF RALEIGH INSPECTOR SHALL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S PRICE SHALL INCLUDE ALL INSPECTION FEES.
4. ALL RCP STORM SEWER MAINS AND LATERALS SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE.
5. ALL PVC PIPE USED IN DRAINAGE SYSTEM SHALL BE MINIMUM SDR-35 OR APPROVED EQUAL.
6. ALL PVC TO RCP CONNECTIONS SHALL BE CONSTRUCTED WITH CONCRETE COLLARS.
7. THE LOCATIONS OF STORM SEWER STRUCTURES SHOWN ON THESE PLANS (AND PROVIDED IN ASSOCIATED CAD FILES) ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE ALL CURB INLET STRUCTURES SUCH THAT INLET TOPS ALIGN HORIZONTALLY WITH PROPOSED CURB LOCATIONS (PER DETAIL, IF PROVIDED). WHERE PROPOSED STORM SEWERS TIE TO EXISTING STRUCTURES, PIPES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
8. ALL POOLS AND FOUNTAIN DRAINS ARE TO BE CONNECTED TO THE SANITARY SEWER SYSTEM AND LIMITED TO 50 GPM. FLOW REDUCTION MAY BE ACHIEVED THROUGH CONTROL VALVES. RESTRICTION PLATES OR PUMP DESIGN.

ABBREVIATIONS

*NOT ALL ABBREVIATIONS MAY BE USED FOR THIS PROJECT.

CB – CATCH BASIN
CI – CATCH INLET
CL – CLEARING LIMIT
CO – CLEAN OUT
DI – DROP INLET
EX – EXISTING
EXIST. – EXISTING
FES – FLARED-END-SECTION
JB – JUNCTION BOX
PVC – POLYVINYL CHLORIDE
RCP – REINFORCED CONCRETE PIPE
TYP. – TYPICAL

REVISIONS

NO.	REMARKS
X	X

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DATE	REMARKS
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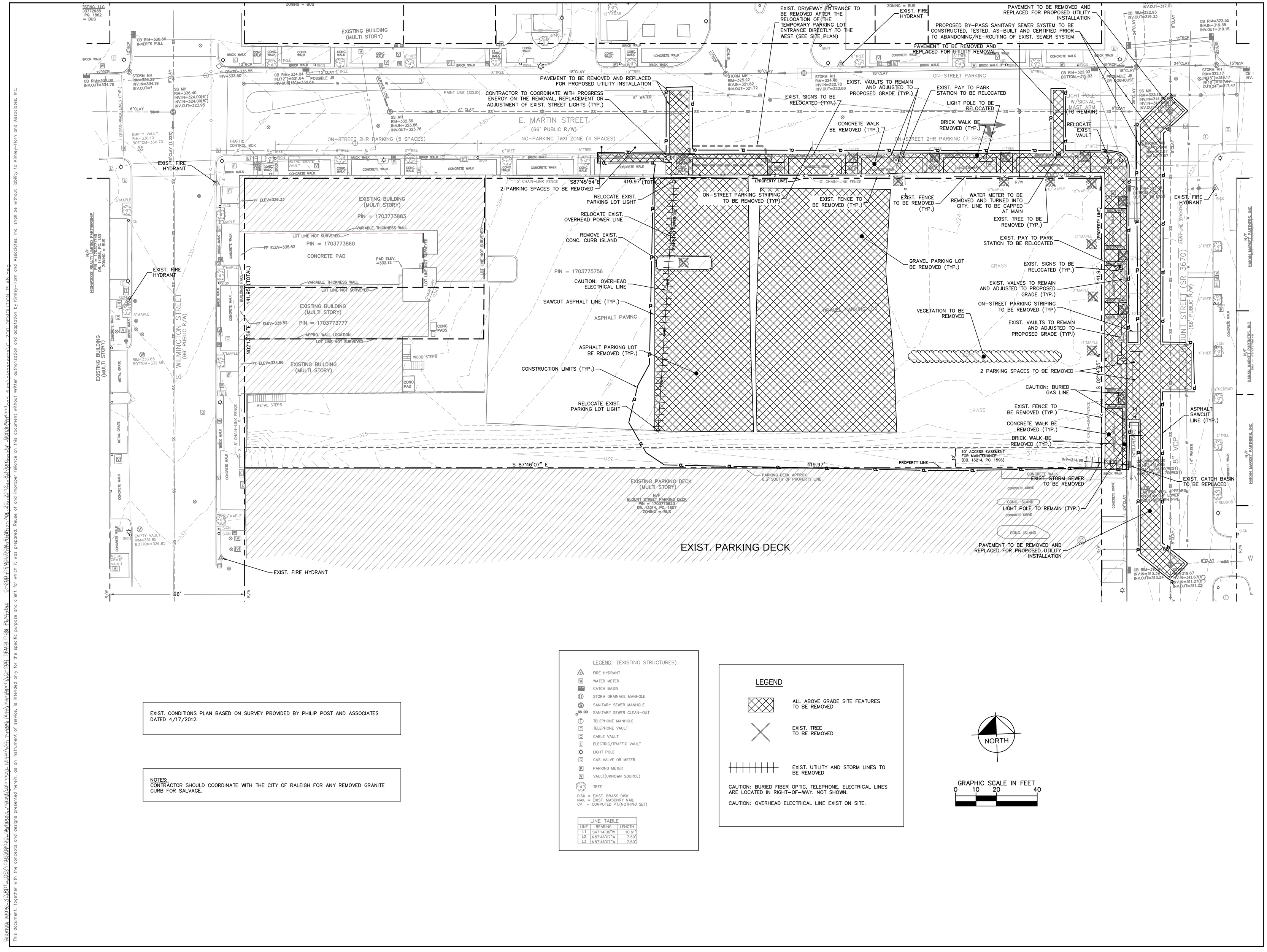
GENERAL NOTES

SKYHOUSE RALEIGH
RALEIGH, NC

DATE 4/23/12
KHA JOB NO. 019308020
SHEET NO. C-101



EXIST. CONDITIONS PLAN BASED ON SURVEY PROVIDED BY PHILIP POST AND ASSOCIATES DATED 4/17/2012.

NOTES:
CONTRACTOR SHOULD COORDINATE WITH THE CITY OF RALEIGH FOR ANY REMOVED GRANITE CURB FOR SALVAGE.

LEGEND: (EXISTING STRUCTURES)

- FIRE HYDRANT
- WATER METER
- CATCH BASIN
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- CABLE VAULT
- ELECTRIC/TRAFFIC VAULT
- LIGHT POLE
- GAS VALVE OR METER
- PARKING METER
- VAULT(UKNOWN SOURCE)
- TREE

DISK = EXIST. BRASS DISK
NAIL = EXIST. MASONRY NAIL
CP = COMPUTED PT.(NOTHING SET)

LINE TABLE

LINE	BEARING	LENGTH
L1	S47°14'06"W	10.61'
L2	N87°46'07"W	7.50'
L3	N87°46'07"W	7.50'

LEGEND

- ALL ABOVE GRADE SITE FEATURES TO BE REMOVED
- EXIST. TREE TO BE REMOVED
- EXIST. UTILITY AND STORM LINES TO BE REMOVED

CAUTION: BURIED FIBER OPTIC, TELEPHONE, ELECTRICAL LINES ARE LOCATED IN RIGHT-OF-WAY. NOT SHOWN.

CAUTION: OVERHEAD ELECTRICAL LINE EXIST ON SITE.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REVISIONS

NO.	REMARKS
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DEMOLITION PLAN

SKYHOUSE RALEIGH
RALEIGH, NC

DATE 4/23/12

KHA JOB NO. 019308020

SHEET NO. C-200

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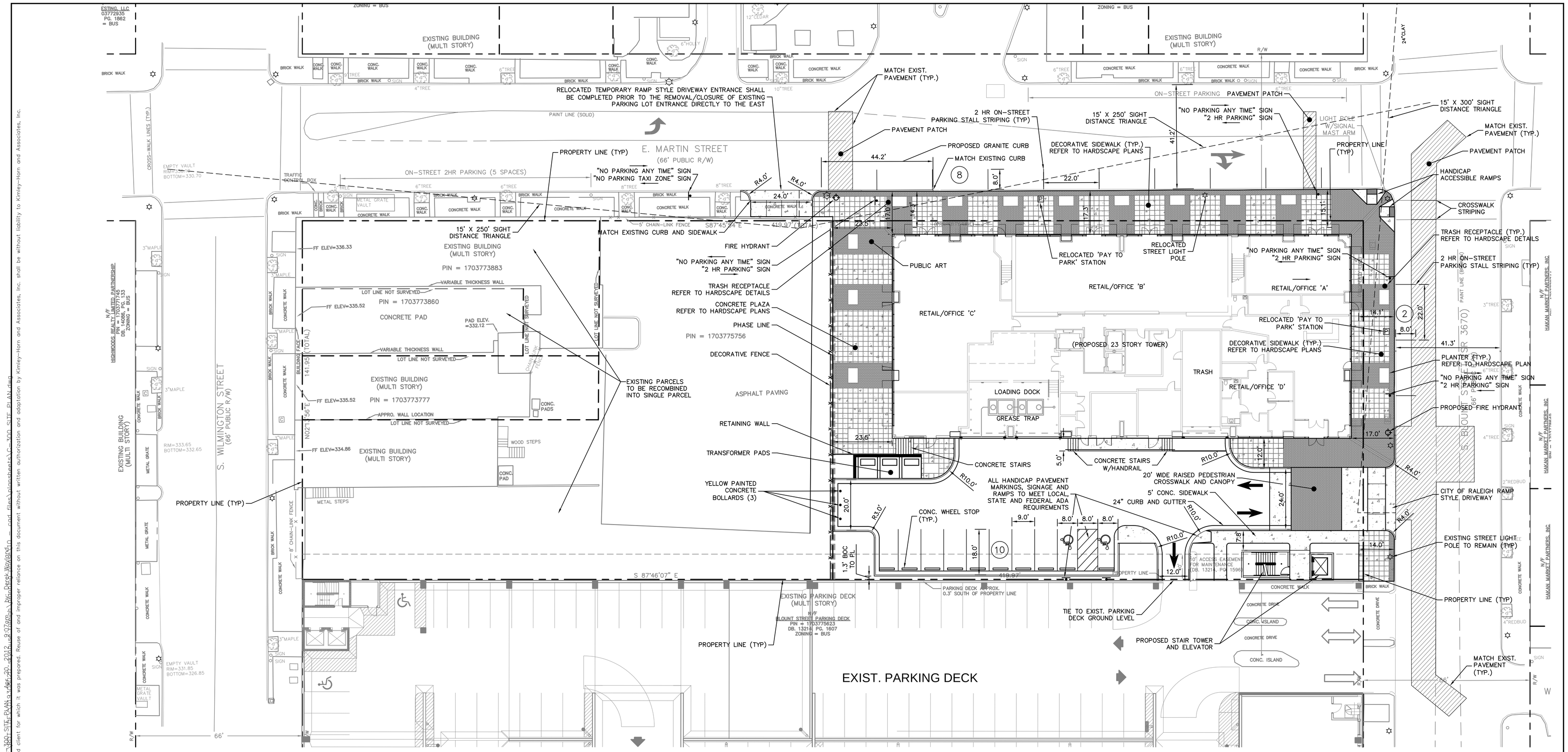

SKYHOUSE RALEIGH
PROJECT DATA

PROPERTY INFORMATION
EXISTING ZONING= BUSINESS WITH DOD OVERLAY
EXISTING USE= RETAIL AND PARKING LOT

OVERALL SITE AREA= 1.3 ACRES

PIN- 1703775756- 1.156 AC
PIN- 1703773860- 0.053 AC
PIN- 1703773883- 0.091 AC

PROPOSED USES WITHIN SKYHOUSE RALEIGH
RESIDENTIAL APARTMENTS= 320 UNITS (234 1BR, 68 2BR, 18 3BR)
STREET LEVEL RETAIL/OFFICE (A-D)= 7,159 SF

PROPOSED HEIGHT
23 STORIES (APPROXIMATELY 265')

DENSITY
ALLOWED DENSITY

BUSINESS WITH DOD OVERLAY	40 DU/AC
TIER 1, LOCATION WITHIN CENTRAL DOWNTOWN AREA	60 DU/AC
TIER 2, PARKING DECK	60 DU/AC
TIER 2, SERVICE AND RETAIL FACILITY (50 SF PER UNIT)	60 DU/AC
TIER 3, PUBLIC ART	60 DU/AC
TOTAL	260 DU/AC

MAXIMUM DENSITY ALLOWED= 338 DU (260 X 1.3)
PROPOSED DENSITY= 246 DU/AC (320 / 1.3)

BUILDING SETBACKS

FRONT YARD	0 FT
SIDE YARD	0 FT
AGGREGATE SIDE YARD	0 FT
CORNER LOT SIDE YARD	0 FT
REAR YARD	0 FT
AGGREGATE FRONT/REAR YARD	0 FT

OPEN SPACE
MINIMUM REQUIRED COMMON OUTDOOR SPACE (5% X 1.3 AC)= 2,831 SF
COMMON OUTDOOR OPEN SPACE PROVIDED= 7,849 SF
(OUTDOOR POOL AREA / AMENITY DECK / COMMON BALCONIES ON 23RD FL.)

TIER 2 SERVICE AND RETAIL FACILITY
REQUIRED (50 SF/DU (50 X 320))= 16,000 SF
RETAIL/OFFICE PROVIDED= 19,223 SF
(7,159 SF PROPOSED (RETAIL/OFFICE A-D) + 12,064 SF EXISTING LEASABLE RETAIL SPACE (9,984 SF- PIN 1703773883 & 2,080 SF PIN 1703775756))

FLOOR AREA RATIO (FAR)
ALLOWED FAR= NO MAXIMUM
PROPOSED FAR= 358,986 SF (PROPOSED) + 12,064 SF (EXISTING)/ 56,628 SF= 6.5 FAR

LOT COVERAGE
ALLOWED LOT COVERAGE= NO MAXIMUM
PROPOSED LOT COVERAGE= 35% (0.46 AC /1.3AC)
TOWER FOOTPRINT= 0.33 AC (14,614 SF)
EXISTING RETAIL= 0.13 AC (5,782 SF)

PARKING
PARKING REQUIRED= 304 SPACES
<30,000 SF OF GROUND FLOOR RETAIL= 0 SPACES REQUIRED
1.0 SPACES PER UNIT (FIRST 16 UNITS EXEMPT)= (320-16) 304 SPACES REQUIRED

PARKING PROVIDED= 406 SPACES
396 DEDICATED SPACES IN EXISTING BLOUNT ST. PARKING DECK
10 SURFACE SPACES ADJACENT TO TOWER

LEGEND

TRAFFIC CONTROL MARKINGS	
CONCRETE	
FACE OF CURB RADII	R10.0'
CONCRETE WHEEL STOPS	
ON-SITE AND OFF-SITE SURFACE PARKING SPACES	2

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY PHILIP POST AND ASSOCIATES DATED 4/17/2012.

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS."

NOTES:
1. REMAIN CURB ALONG E. MARTIN STREET AND S. BLOUNT STREET SHALL BE GRANITE TO MATCH EXISTING.
2. PARALLEL ON-STREET PARKING STALLS SHALL BE LOCATED MINIMUM 12' FROM PEDESTRIAN CROSSWALK AND 15' FROM FIRE HYDRANTS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REVISIONS

NO.	REMARKS
X	X

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DATE	REMARKS
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SITE PLAN

SKYHOUSE RALEIGH
RALEIGH, NC

DATE 4/23/12
KHA JOB NO. 019308020
SHEET NO. C-300

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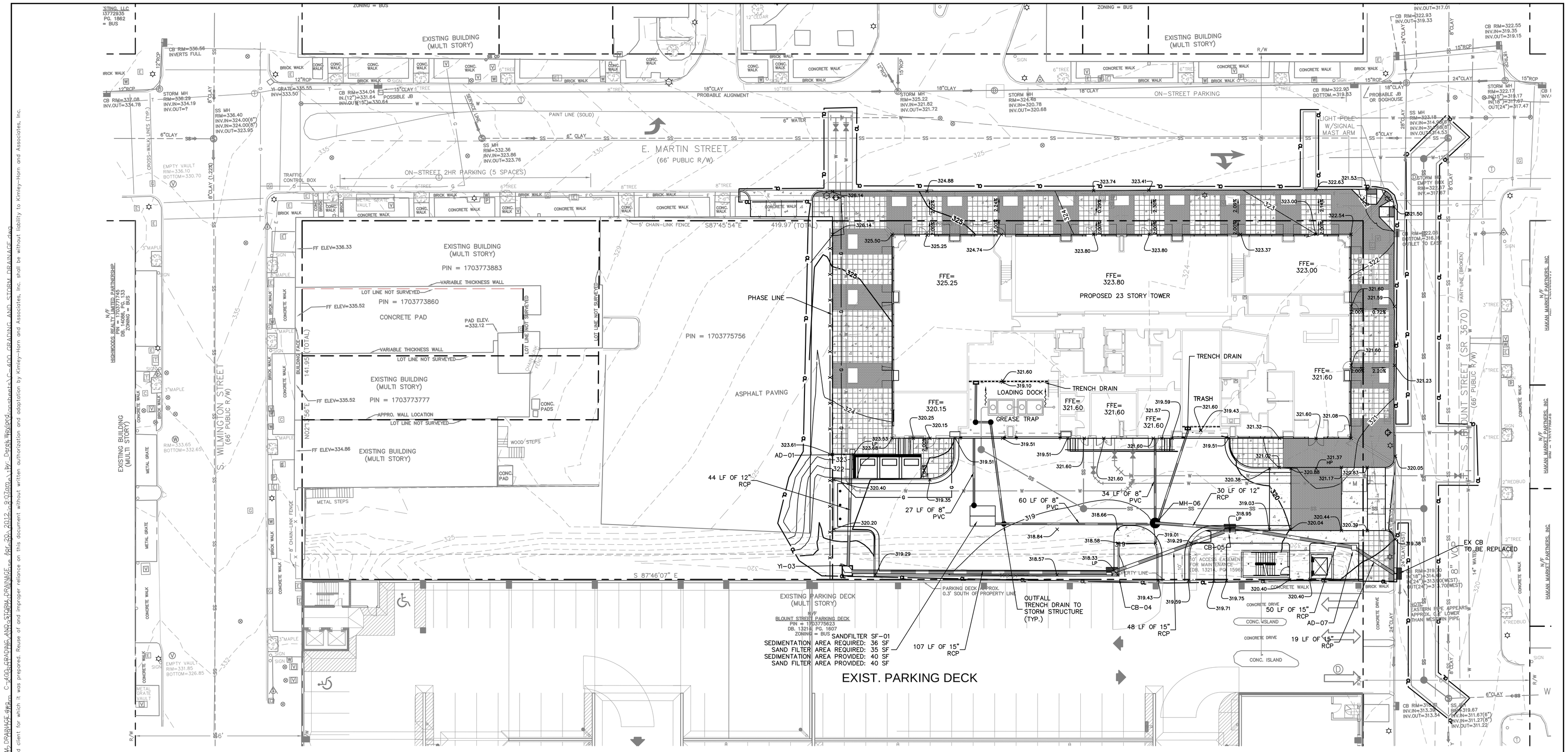

LEGEND

	PROPOSED STORM PIPE
	PROPOSED SAND FILTER
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	PROPOSED STORM MANHOLE
	PROPOSED YARD INLET
CL	LIMITS OF CONSTRUCTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	FLOW ARROW
300.00	SPOT GRADE ELEVATION

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY PHILIP POST AND ASSOCIATES DATED 4/17/2012.

NORTH

GRAPHIC SCALE IN FEET
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REVISIONS	
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GRADING AND STORM DRAINAGE

SKYHOUSE RALEIGH

RALEIGH, NC

DATE 4/23/12

KHA JOB NO. 019308020

SHEET NO. C-400

Drawing name: K:\RDT_LDEV\019308020_skyhouse raleigh\planning phase\10 - cad files\plansheets\C-400 GRADING AND STORM DRAINAGE.dwg, 4/20/2012 9:07:23 AM, Derek.Wayland, 1:1
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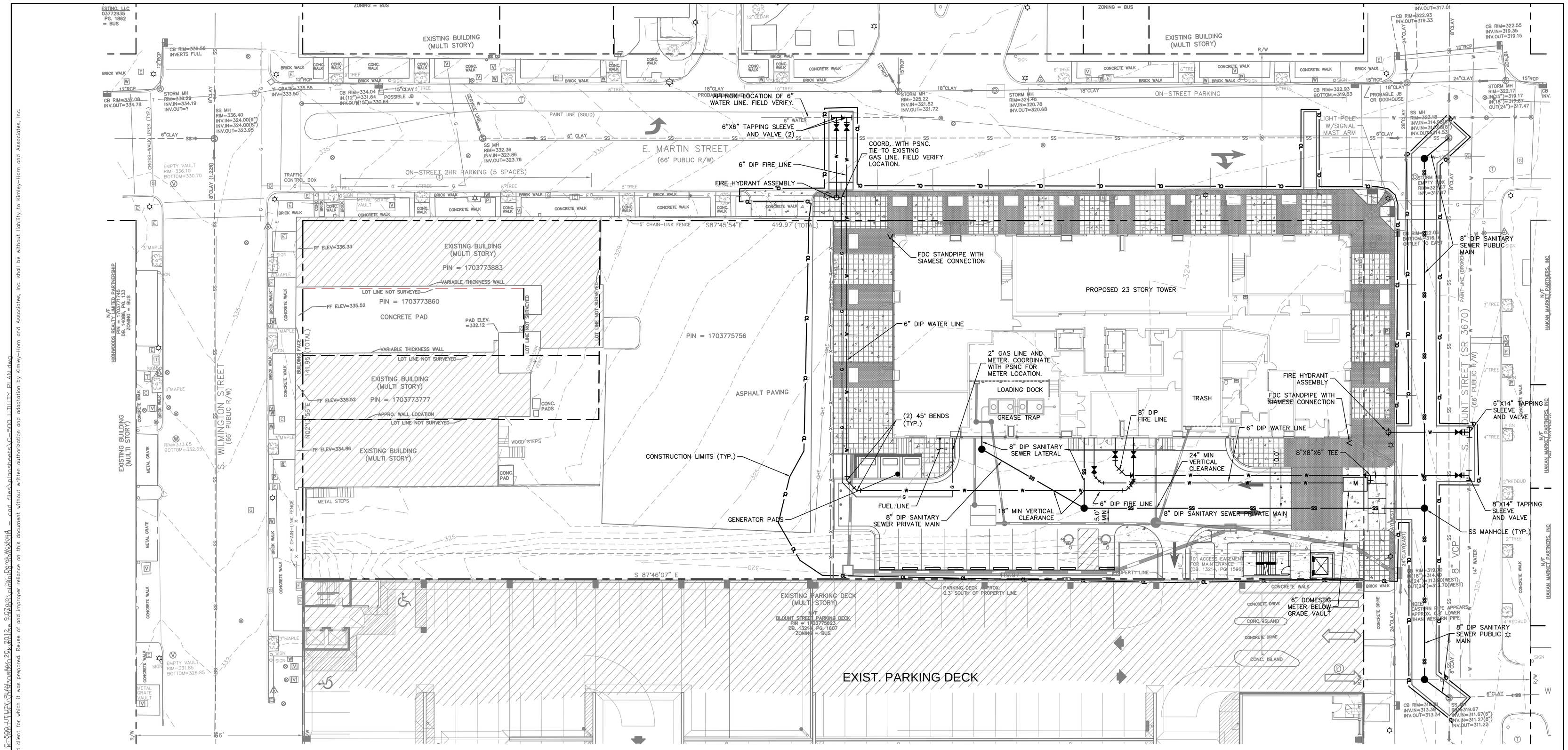

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY PHILIP POST AND ASSOCIATES DATED 4/17/2012.

NOTES:

1. DOMESTIC AND FIRE BACKFLOW PREVENTORS SHALL BE LOCATED IN BUILDINGS.
   DOMESTIC:
   6" RP TO BE LOCATED INSIDE BUILDING:
   FEBCO 860, WILKINS 475 V&G, WATTS 909MI,
   OR CITY APPROVED EQUIVALENT

   FIRE:
   6" & 8" RP TO BE LOCATED IN BUILDING:
   WILKINS 475DA, OR CITY APPROVED EQUIVALENT

LEGEND

WATER LINE	—W—
SEWER LINE	—SS—
GAS LINE	—G—
REMOTE FDC	<
FIRE HYDRANT	
WATER VALVE	
TEE	
BEND	
SANITARY MANHOLE	●

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REVISIONS	
NO.	REMARKS
X	X

PRINTED	
DATE	REMARKS
-	-

NOVARE GROUP

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UTILITY PLAN

SKYHOUSE RALEIGH
RALEIGH, NC

DATE 4/23/12

KHA JOB NO. 019308020

SHEET NO. C-500

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Drawing name: K:\RDT_LDEV\019308020_skyhouse raleigh\planning phase\10 - cad files\plansheets\C-500 UTILITY PLAN.dwg Layout: C-500 UTILITY PLAN Xrefs: C-500 UTILITY PLAN-Xrefs Date/time: Apr 20, 2012 - 9:07am by: Derek.Wayland
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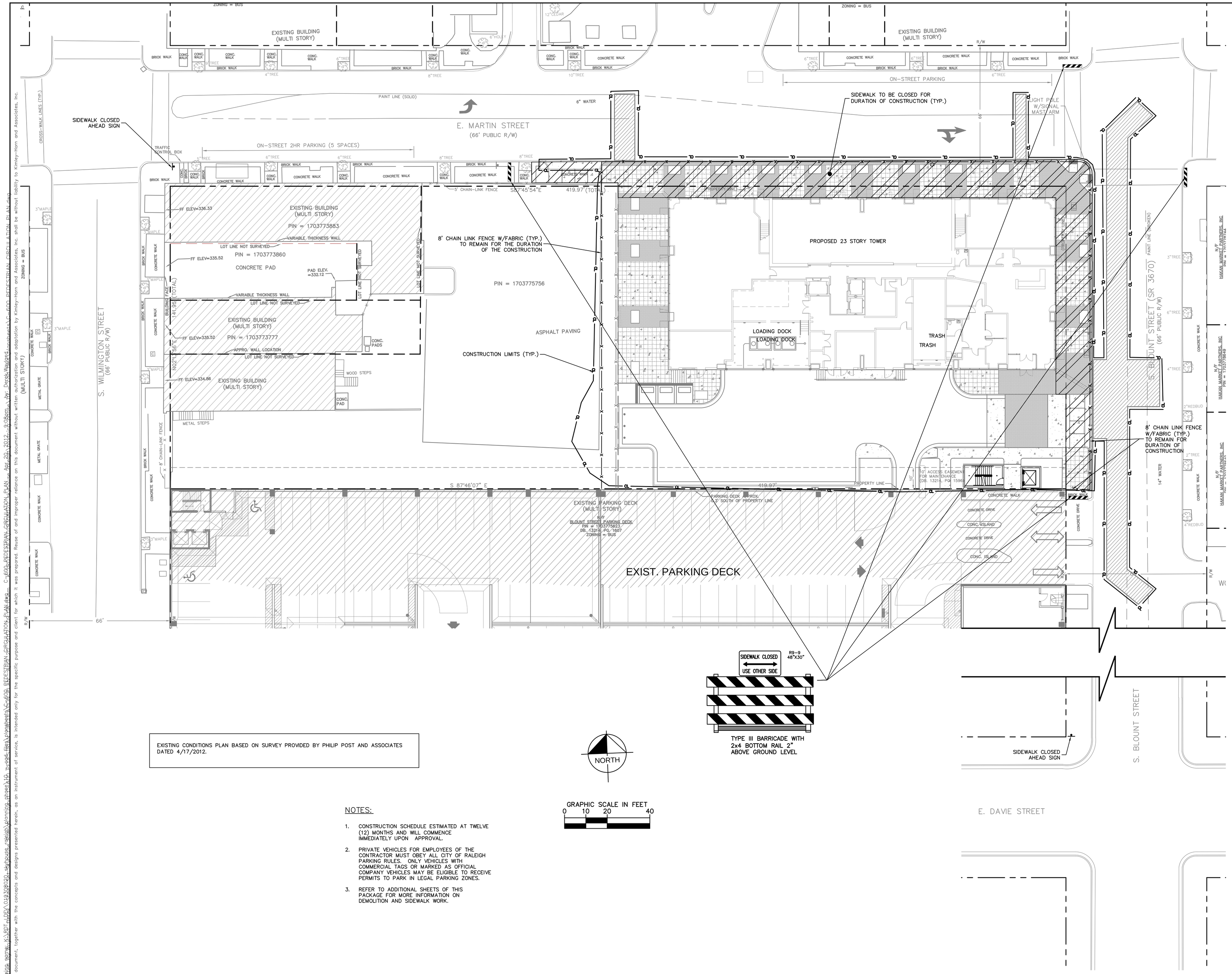

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY PHILIP POST AND ASSOCIATES DATED 4/17/2012.

NOTES:

1. CONSTRUCTION SCHEDULE ESTIMATED AT TWELVE (12) MONTHS AND WILL COMMENCE IMMEDIATELY UPON APPROVAL.
2. PRIVATE VEHICLES FOR EMPLOYEES OF THE CONTRACTOR MUST OBEY ALL CITY OF RALEIGH PARKING RULES. ONLY VEHICLES WITH COMMERCIAL TAGS OR MARKED AS OFFICIAL COMPANY VEHICLES MAY BE ELIGIBLE TO RECEIVE PERMITS TO PARK IN LEGAL PARKING ZONES.
3. REFER TO ADDITIONAL SHEETS OF THIS PACKAGE FOR MORE INFORMATION ON DEMOLITION AND SIDEWALK WORK.

REVISIONS

NO.	REMARKS
X	X

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DATE	REMARKS
*	*

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PEDESTRIAN CIRCULATION PLAN

SKYHOUSE RALEIGH
RALEIGH, NC

DATE 4/23/12

KHA JOB NO. 019308020

SHEET NO. C-600

Drawing: pp:w:\civil\proj\019308020_skyhouse raleigh\planning phase\10 - cad files\plansheets\C-600 PEDESTRIAN CIRCULATION PLAN.dwg, 4/20/2012 9:08:00 AM, Derek.Wayland, 1:1
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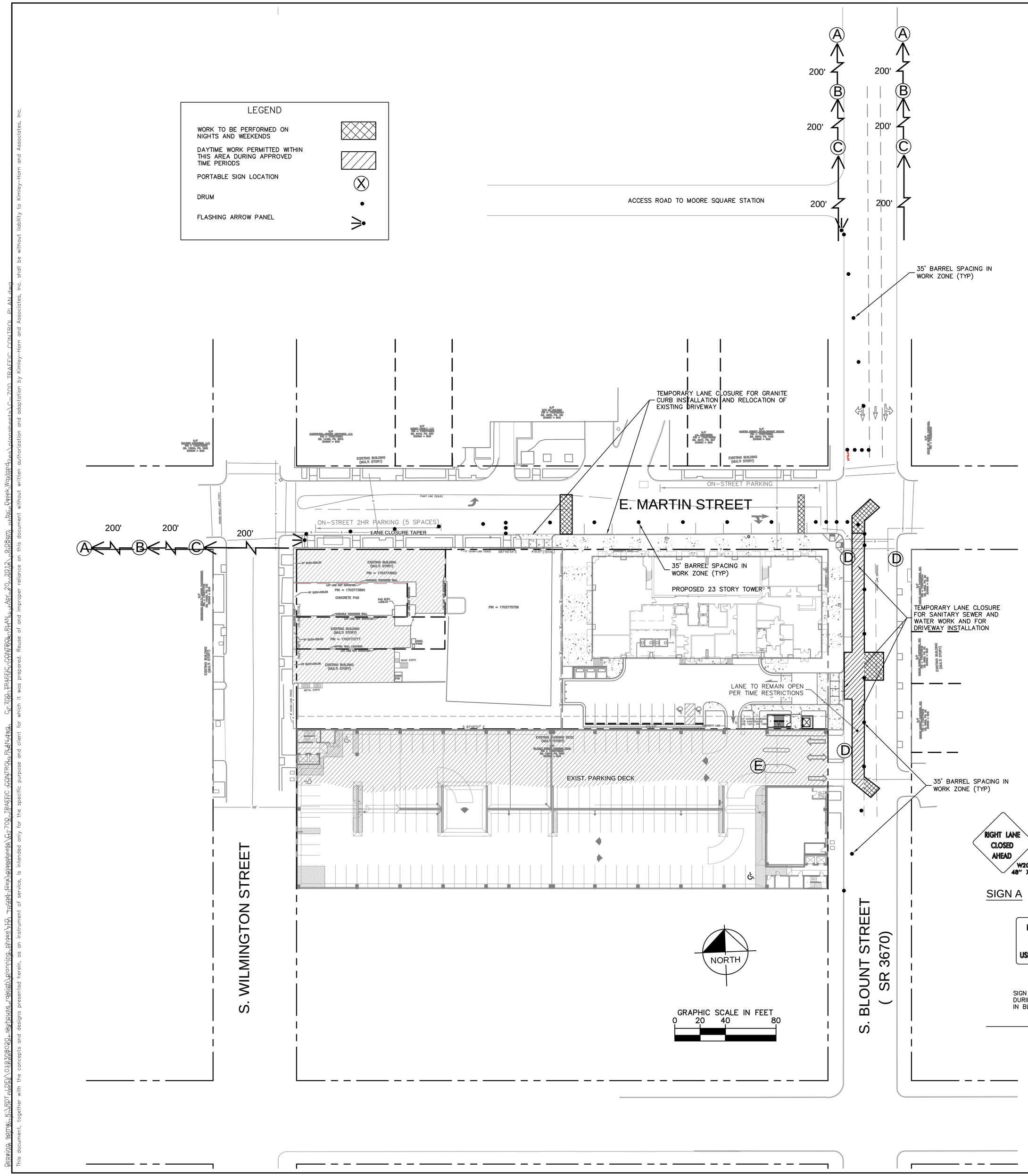

GENERAL TEMPORARY TRAFFIC CONTROL NOTES:

REFER TO SHEET C-600 FOR SIDEWALK CLOSURE AND PEDESTRIAN ROUTING PLANS.

WORK TO COMMENCE ON XX/XX/2012, PENDING APPROVAL, AND IS ANTICIPATED TO TAKE 10 WORKING DAYS. CONTACT MARK BURNS, CITY OF RALEIGH CONSTRUCTION MANAGEMENT, AT 919-996-5589 IF NECESSARY.

ADAPT THE TRAFFIC CONTROL PLANS, WHEN DIRECTED BY THE ENGINEER, TO MEET FIELD CONDITIONS TO PROVIDE SAFE AND EFFICIENT TRAFFIC MOVEMENT. CHANGES MAY BE REQUIRED WHEN PHYSICAL DIMENSIONS IN THE DETAIL DRAWINGS, STANDARD DETAILS AND ROADWAY DETAILS ARE NOT ATTAINABLE OR RESULT IN DUPLICATE OR UNDESIRED OVERLAPPING OF DEVICES. MODIFICATION MAY INCLUDE: MOVING, SUPPLEMENTING, COVERING OR REMOVAL OF DEVICES.

ALL GRADING, CONSTRUCTION, SIGNING, AND PAVEMENT MARKINGS SHALL CONFORM TO NCDOT AND THE CITY OF RALEIGH STANDARDS. ALL TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CONTRACTOR SHALL PLACE ALL CONSTRUCTION APPROACH WARNING SIGNS PRIOR TO BEGINNING WORK. SIGNS SHALL REMAIN UNTIL CONSTRUCTION IS COMPLETED.

ANY WORK REQUIRING EQUIPMENT OR PERSONNEL WITHIN 5 FEET OF ANY TRAVEL LANE SHALL REQUIRE A FULL LANE CLOSURE OR SHIFT IN TRAFFIC TO MAINTAIN A 5 FOOT MINIMUM SEPARATION.

LANE CLOSURES SHALL BE IN ACCORDANCE WITH ALL NCDOT STANDARD DETAILS, SPECIFICATIONS AND PRACTICES.

TIME RESTRICTIONS:

DO NOT STOP TRAFFIC OR CLOSE OR NARROW TRAVEL LANES DURING THE HOURS OF 7:00AM TO 9:00AM AND 4:00PM TO 6:00PM MONDAY THRU FRIDAY.

LANE CLOSURE REQUIREMENTS:

REMOVE LANE CLOSURE DEVICES FROM THE LANE WHEN WORK IS NOT BEING PERFORMED BEHIND THE LANE CLOSURE OR WHEN A LANE CLOSURE IS NO LONGER NEEDED.

PAVEMENT EDGE DROP OFF REQUIREMENTS:

DO NOT EXCEED A DIFFERENCE OF 1.5" IN ELEVATION BETWEEN OPEN LANES OF TRAFFIC .

SIGNING:

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SIGNING WITHIN THE PROJECT LIMITS.

ENSURE ALL NECESSARY SIGNING IS IN PLACE PRIOR TO ALTERING ANY TRAFFIC PATTERN.

TRAFFIC CONTROL DEVICES:

CONES OR SKINNY DRUMS MAY BE USED IN LIEU OF DRUMS ON ALL ROADS.

SPACE CHANNELIZING DEVICES IN WORK AREAS NO GREATER THAN TWICE THE POSTED SPEED LIMIT, EXCEPT 10' ON-CENTER IN RADII AND 3' OFF THE EDGE OF AN OPEN TRAVEL WAY WHEN LANE CLOSURES ARE NOT IN EFFECT.

PLACE SETS OF THREE DRUMS PERPENDICULAR TO THE EDGE OF THE TRAVEL WAY ON 200' CENTERS ON UNOPENED LANES WHILE LANES ARE CLOSED TO TRAFFIC. THESE DRUMS SHALL BE IN ADDITION TO CHANNELIZING DEVICES.

MISCELLANEOUS

EXCAVATIONS ADJACENT TO THE ROADWAY SHALL NOT BE LEFT OPEN OVERNIGHT. EXCAVATED AREAS ADJACENT TO PAVEMENT HAVING MORE THAN A 2 INCH DROP SHALL BE MADE SAFE WITH A 6:1 OR FLATTER SLOPE DURING PERIODS OF CONSTRUCTION INACTIVITY, INCLUDING, BUT NOT LIMITED TO, NIGHTS AND WEEKEND HOURS.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY PHILIP POST AND ASSOCIATES DATED 4/17/2012.

RIGHT LANE CLOSED AHEAD
W20-5 R
48" X 48"
SIGN A

W4-2R
48" X 48"
SIGN B

RIGHT LANE CLOSED
W20-5 R
48" X 48"
SIGN C

NO RIGHT TURN AT PARKING DECK
USE ALTERNATE ENTRANCE
CUSTOM
24" X 36"
SIGN SHALL BE IN PLACE ONLY DURING SANITARY SEWER WORK IN BLOUNT STREET
SIGN D

PARKING DECK EXIT CLOSED
USE ALTERNATE EXIT
CUSTOM
24" X 36"
SIGN SHALL BE IN PLACE ONLY DURING SANITARY SEWER WORK IN BLOUNT STREET
SIGN E

REVISIONS	
NO.	REMARKS
x	x

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TRAFFIC CONTROL PLAN

SKYHOUSE RALEIGH

RALEIGH, NC

DATE 4/23/12

KHA JOB NO. 019308020

SHEET NO. C-700

Drawing name: K:\RDT_LDEV\019308020_skyhouse raleigh\planning phase\10- cad files\plansheets\C-700 TRAFFIC CONTROL PLAN.dwg, 4/20/2012 9:08:19 AM, Derek.Waylland
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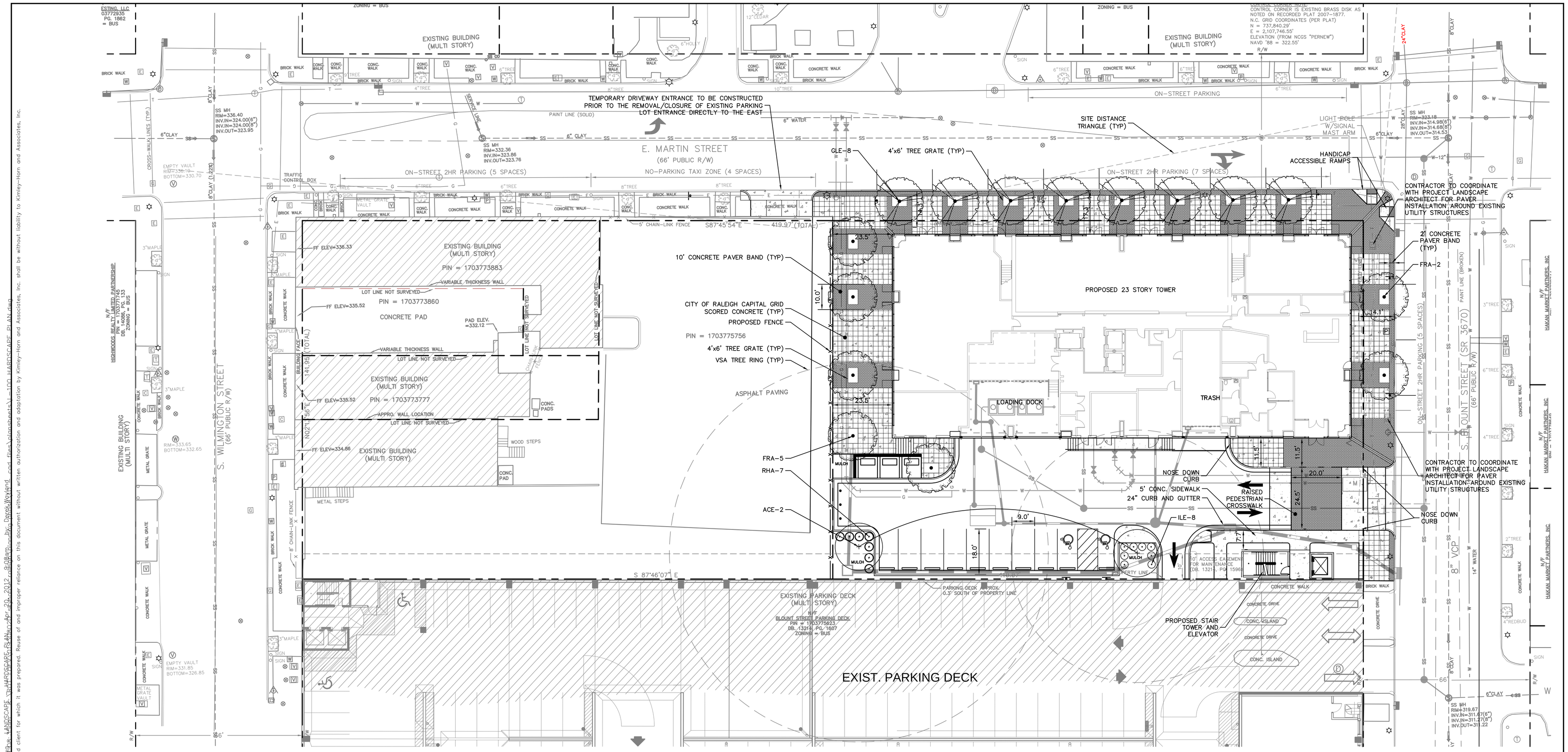

MASTER PLANT LIST

SHADE TREES

SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	ROOT	SPACING	NOTES
FRA	7	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	2" CAL.	8'	B&B	AS SHOWN	
GLE	8	Gleditsia triacanthos inermis	Honeylocust, Thornless	2" CAL.	8'	B&B	AS SHOWN	
ACE	2	Acer x freemannii 'Armstrong II'	Armstrong II Maple	2" CAL.	8'	B&B	AS SHOWN	

SHRUBS

SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	ROOT	SPACING	NOTES
RHA	7	Rhaphiolepis indica	Indian Hawthorn		18"	CONT.	AS SHOWN	
ILE	8	Ilex cornuta 'Carissa'	Carissa Holly		18"	CONT.	AS SHOWN	

LANDSCAPE REQUIREMENTS & CALCULATIONS

AREA TO BE LANDSCAPED	SPECIFIC AREA	SQUARE FEET/LINEAL FEET OF FRONTAGE	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	COMMENTS
VEHICULAR SURFACE AREA (VSA)	INTERIOR PARKING AREAS (NEW PARKING)	7,368.51 TOTAL VSA	7368.51/ 2000 = 4 TREES REQUIRED 7368.51 / 500 = 15 SHRUBS REQUIRED	4 TREES 15 SHRUBS	TREES = 8' HT. & 2" CAL. SHRUBS = 18" HT.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY PHILIP POST AND ASSOCIATES DATED 4/4/2012.

REVISIONS	
NO.	REMARKS
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DATE	REMARKS
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LANDSCAPE - HARDSCAPE PLAN

SKYHOUSE RALEIGH
RALEIGH, NC

DATE 4/23/12

KHA JOB NO. 019308020

SHEET NO. L-100

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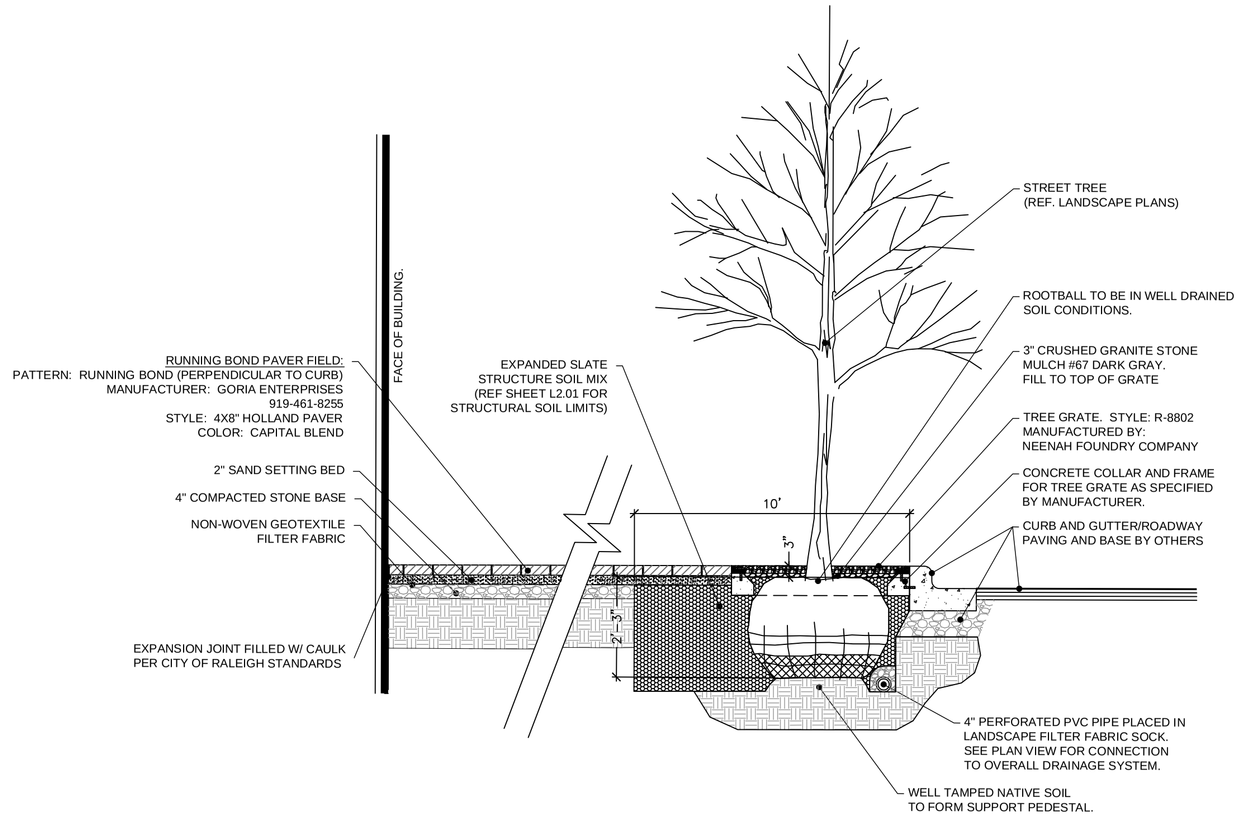
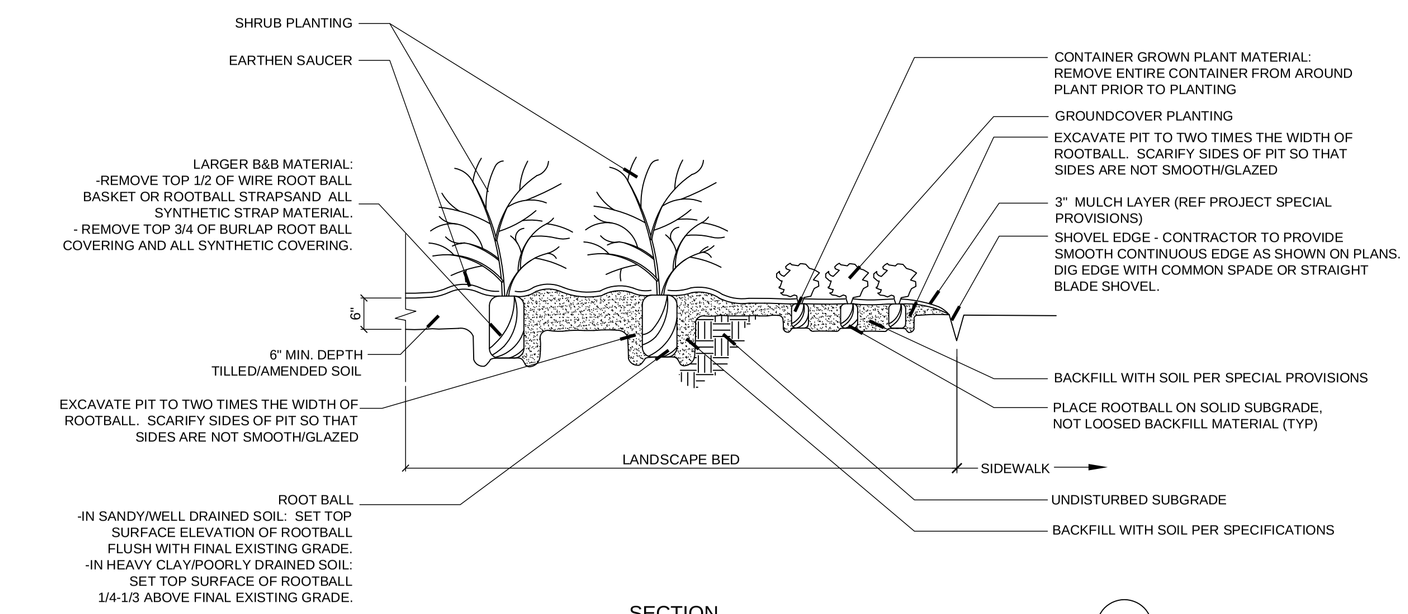
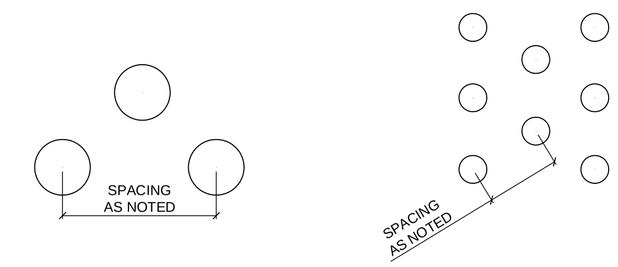


A / L-200 CITY OF RALEIGH STANDARD DOWNTOWN STREET TREE/SIDEWALK DETAIL

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



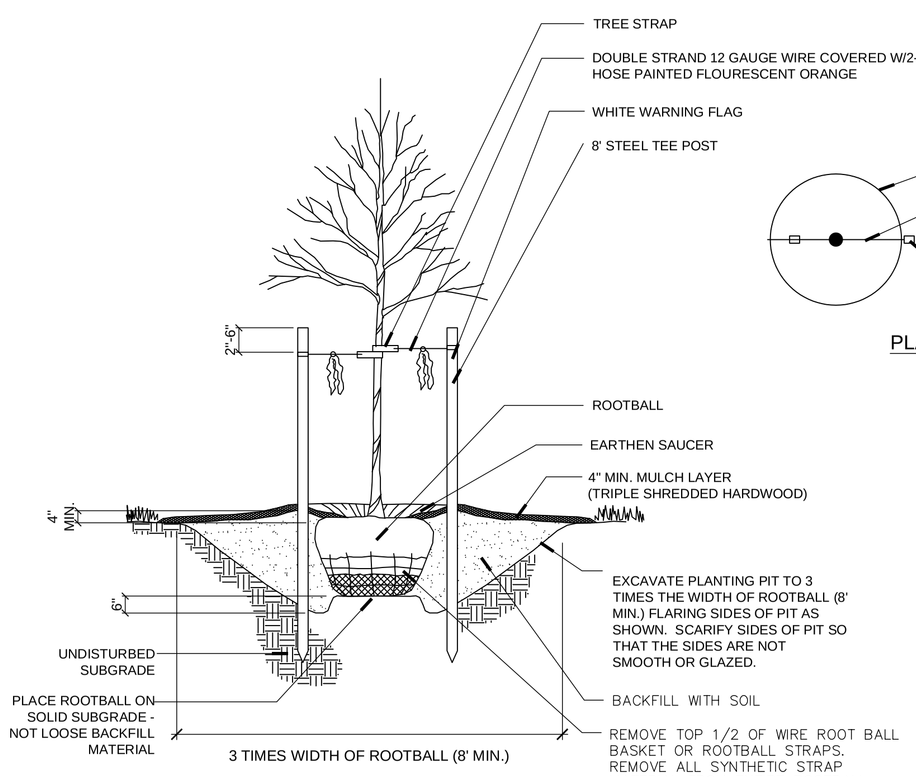
SECTION



PLAN

B / L-200 TYPICAL SHRUB AND GROUNCOVER PLANTING DETAIL

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



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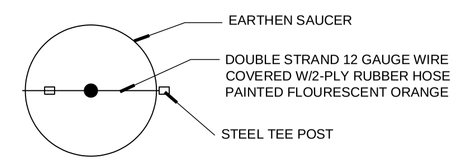

PLAN

NOTES:

1) FOR ROOTBALL ELEVATION:
-IN SANDY / WELL DRAINED SOIL CONDITIONS:
SET TOP SURFACE ELEVATION OF ROOTBALL FLUSH WITH FINAL EXISTING GRADE.

-IN HEAVY CLAY / POORLY DRAINED SOIL CONDITIONS:
SET TOP SURFACE ELEVATION OF ROOTBALL 1/4 – 1/3 OF ROOTBALL ABOVE FINAL EXISTING GRADE.

C / L-200 TYPICAL TREE PLANTING / STAKING DETAIL (FOR 6'-12' TREE HEIGHTS AT PLANTING)

SCALE: NOT TO SCALE

GENERAL LANDSCAPE NOTES:

ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.

ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.

ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.

ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.

ALL SHADE TRESS ADJACENT TO PEDESTRIAN WALKWAYS SHALL BE BRANCHED 6'–7' PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING – STREET TREES. ALL SHADE TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING – STREET TREES.

ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF RALEIGH INSPECTOR AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.

THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH TRIPLE SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES.

LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.

SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.

THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.

ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.

MINIMUM TREE SIZE AT PLANTING IS 2–INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI–STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 OR 5 TRUNKS, AND MINIMUM 8 FEET TALL.

ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB–BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES. SEE DETAILS THIS SHEET.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND ZONING ORDINANCE COMPLIANCE. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.

CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND TO RAKE ENTIRE SITE.

THE CONTRACTOR SHALL INSTALL BLACK FABRIC MESH UNDER PLANTING BED MULCH TO PREVENT WEED GROWTH.

CONTRACTOR SHALL MAINTAIN LANDSCAPING FOR AT LEAST 30 DAYS AFTER SODDING AND PLANTING SHRUBS, AND 60 DAYS AFTER SEEDING, OR AS LONG AS IS NECESSARY TO ESTABLISH UNIFORM STRAND OF THE SPECIFIED GRASSES, OR UNTIL SUBSTANTIAL COMPLETION OF THE PROJECT, OR UNTIL ACCEPTANCE OF THE LAWNS AND SHRUBS, WHICHEVER IS LATER.

Drawing name: K:\RDT_LDEV\019308020_skyhouse raleigh\planning phase\10 - cad files\plansheets\L-200 LANDSCAPE DETAILS.dwg, 4/20/2012 8:15:03 AM, Derek.Wayland, 1:1
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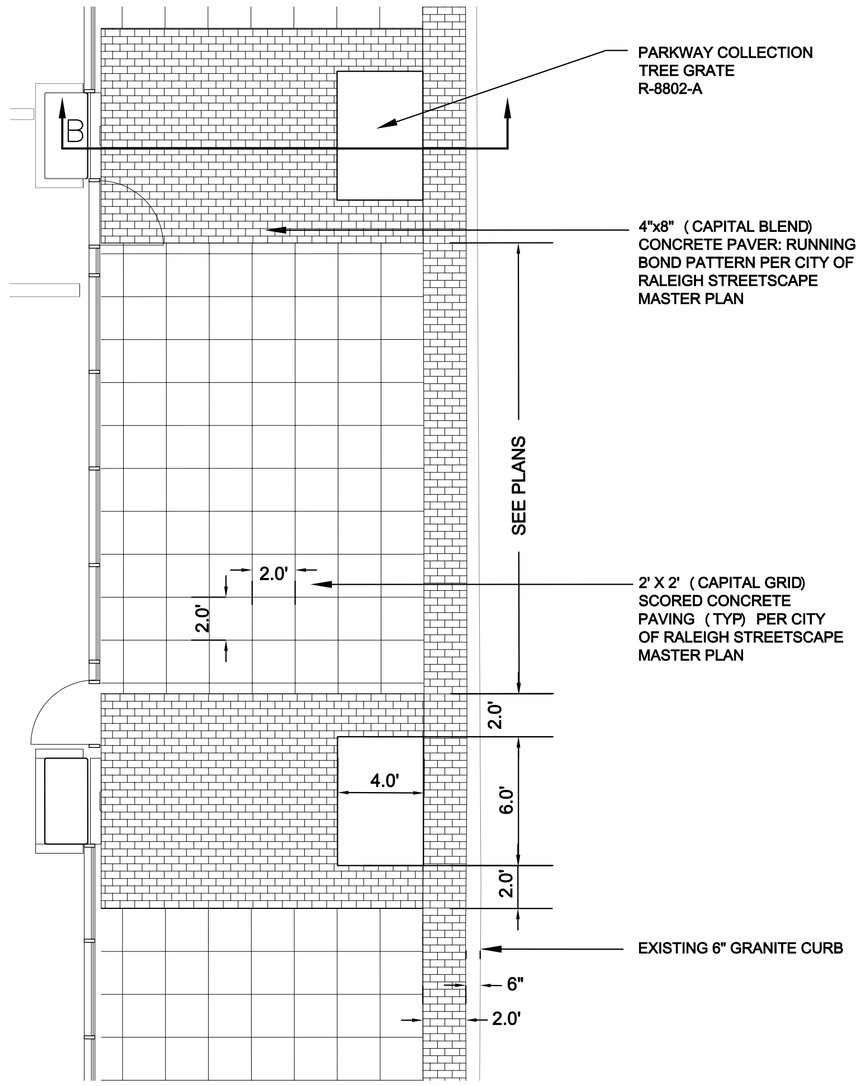
LANDSCAPE DETAILS

SKYHOUSE RALEIGH
RALEIGH, NC

DATE 4/23/12

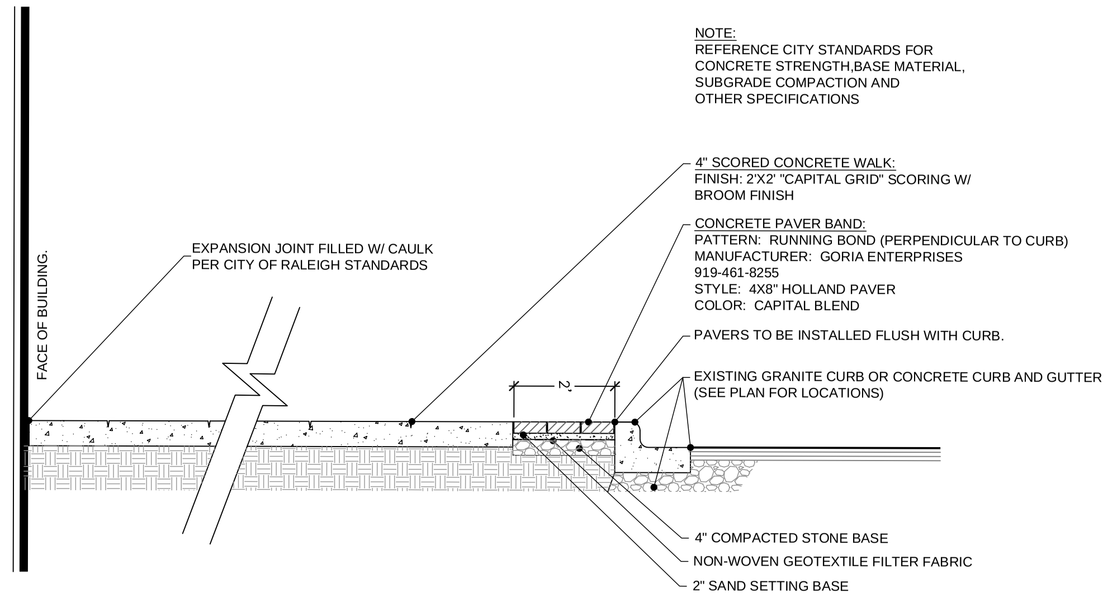
KHA JOB NO. 019308020

SHEET NO. L-200



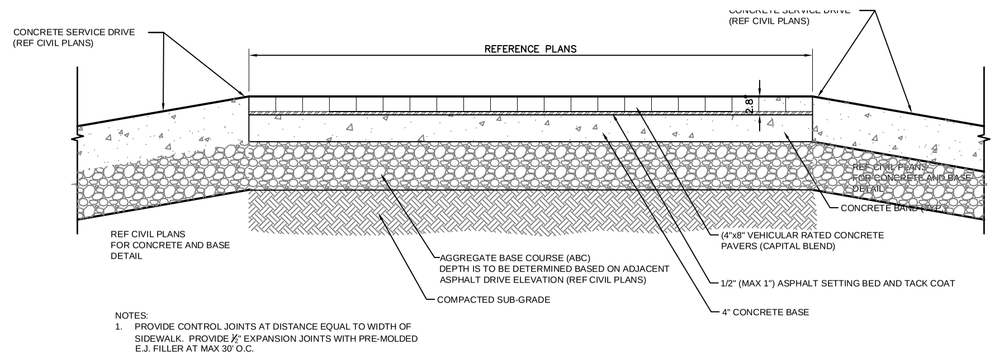
A L-300 STREETSCAPE FOR BLOUNT AND MARTIN STREETS

NOT TO SCALE



B L-300 CITY OF RALEIGH STANDARD DOWNTOWN SIDEWALK DETAIL

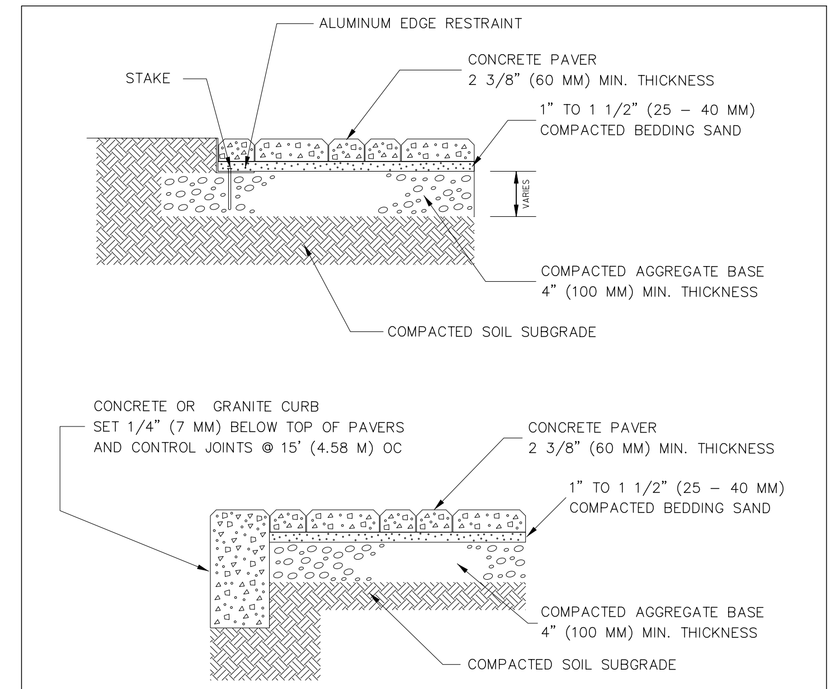
NOT TO SCALE



NOTES:
1. PROVIDE CONTROL JOINTS AT DISTANCE EQUAL TO WIDTH OF SIDEWALK. PROVIDE ½" EXPANSION JOINTS WITH PRE-MOLDED E.J. FILLER AT MAX 30' O.C.

C L-300 RAISED PEDESTRIAN CROSSWALK DETAIL

NOT TO SCALE



NOTES:
1. BRICK OR CONCRETE PAVERS ALLOWED ONLY UNDER SPECIAL CONDITIONS.
2. THICKNESS OF BASE MAY VARY WITH SUBGRADE/TRAFFIC CONDITIONS.
3. SCATTER SAND OR SCREENINGS OVER COMPLETE WORK AND SWEEP INTO CRACKS.
4. CONCRETE PAVERS SHOULD CONFORM TO REQUIREMENTS OF ASTM C–1319. BRICK PAVERS SHOULD CONFORM TO REQUIREMENTS OF ASTM C902–95
5. SEE CITY OF RALEIGH CODE SECTION 10–7001 (D) FOR CONDITIONS UNDER WHICH CONCRETE / BRICK PAVERS ARE ALLOWED.

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE: 7/3/00	DRAWN BY: JTB
WDP 6/28/04	CONCRETE/BRICK PAVER SIDEWALK DETAIL	
JTT 6/5/06		
	STD. # 20.12	

D L-300 CITY OF RALEIGH PAVER DETAIL

NOT TO SCALE

NEENAH FOUNDRY

Parkway Collection Tree Grates

R-8802-A

Parkway Collection Tree Grate

48" x 72"

18" diameter expandable tree opening. 306 pounds per set. Available with light openings.

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E L-300 TREE GRATE

NOT TO SCALE

MF3202

Size:	26" Dia. x 33" H
Weight:	149 Lbs.
Capacity:	24 gallon liner
Material:	1/4" hot rolled steel
Parts:	1- 22" aluminum lid 1- polyethylene liner 1- security cable assembly
Features:	Side door opening

Metal-Armor Colors:
Blue - Green - Red - Yellow - Brown - Gray - Black - Burgundy - Beige - Federal Green

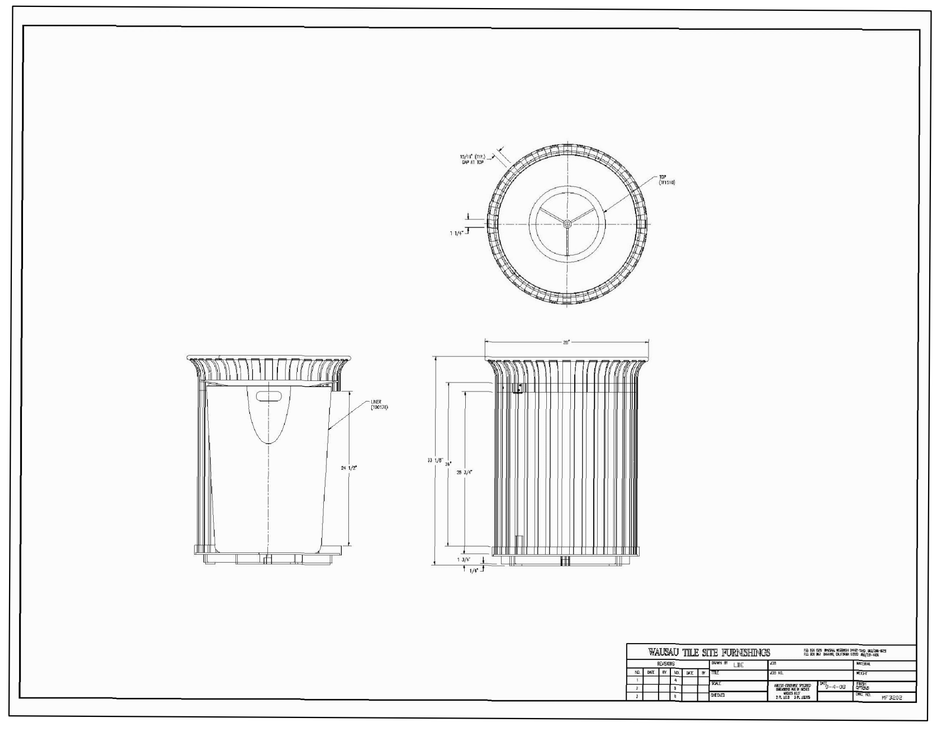
Colors

Aluminum Lids:
Black - Gray - Bronze

Accessory Options

Custom Options Available

Site Furnishing Division PO Box 1520, Wausau, WI 54402-1520 (800 388-8728) WAUSAU TILE



F L-300 TRASH RECEPTACLE

NOT TO SCALE

REVISIONS	
NO.	REMARKS
x	x

PRINTED	
DATE	REMARKS
*	*

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Kimley-Horn and Associates, Inc.
Kimley-Horn and Associates, Inc.
333 Fayetteville Street, Suite 600
Raleigh, NC 27601
T: 919.835.1494 F: 919.653.5847
www.kimley-horn.com
NC LICENSE #F-0102

HARDSCAPE DETAILS

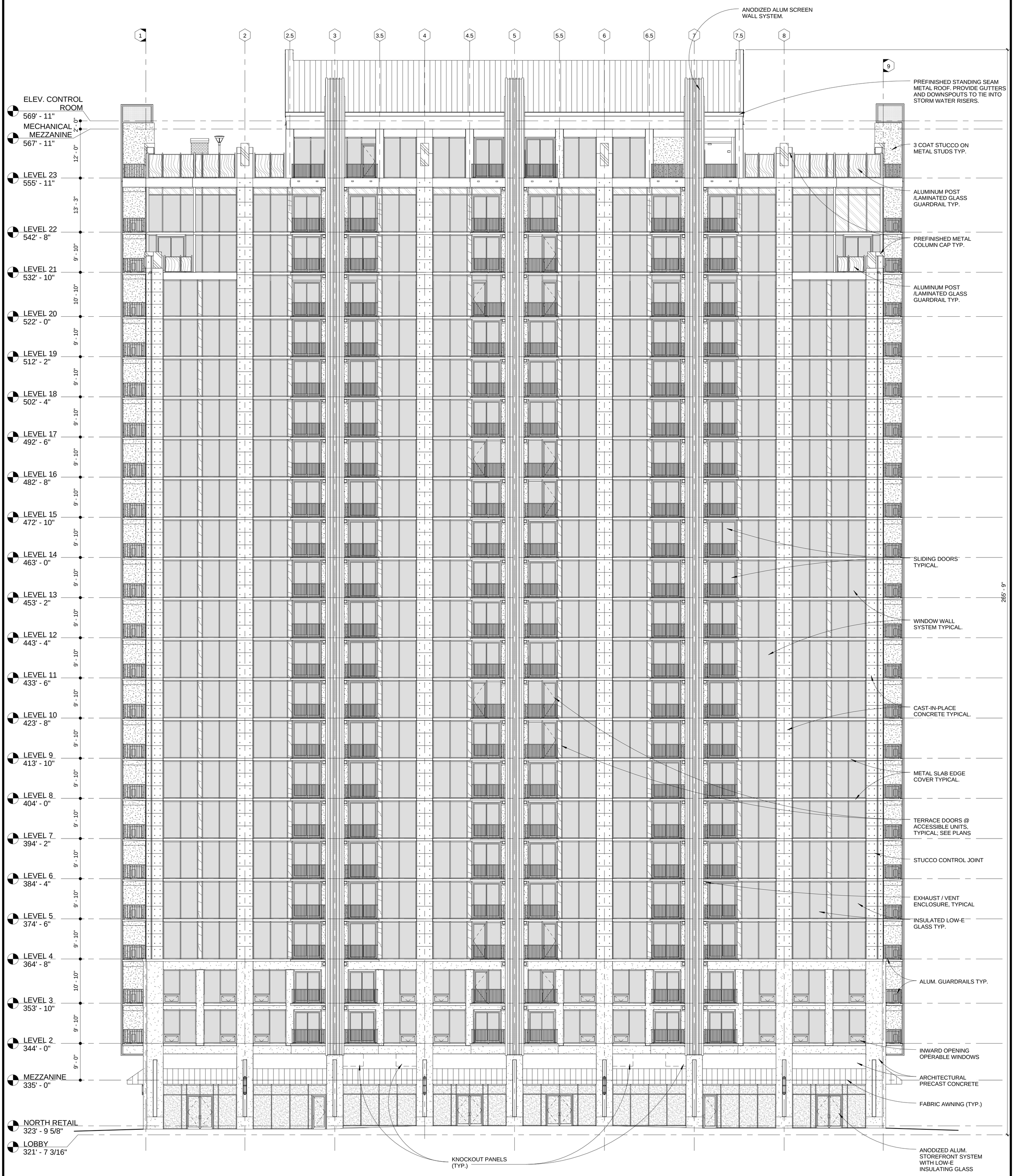
SKYHOUSE RALEIGH
RALEIGH, NC

DATE 4/23/12

KHA JOB NO. 019308020

SHEET NO. L-300

Drawing name: K:\ROT_LDEV\019308020_skyhouse raleigh\planning phase\10 – cad files\plansheets\L-300 HARDSCAPE DETAILS.dwg L-300 HARDSCAPE DETAILS Apr 20, 2012 8:15am by: Derek.Wayland
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
K:\ROT_LDEV\019308020_skyhouse raleigh\planning phase\10 – cad files\plansheets\L-300 HARDSCAPE DETAILS.dwg, 4/20/2012 8:15:13 AM, Derek.Wayland, 1:1



1 NORTH ELEVATION
3/32" = 1'-0"

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

SHEET NO. EXHIBIT 1

JOB NO. 212007.00

DATE

NORTH ELEVATION

SKYHOUSE - RALEIGH
RESIDENTIAL APARTMENT BUILDING
E. MARTIN STREET AND S. BLOUNT STREET
RALEIGH, NORTH CAROLINA

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NOVARE GROUP

REVISIONS NO.	REMARKS	DATE

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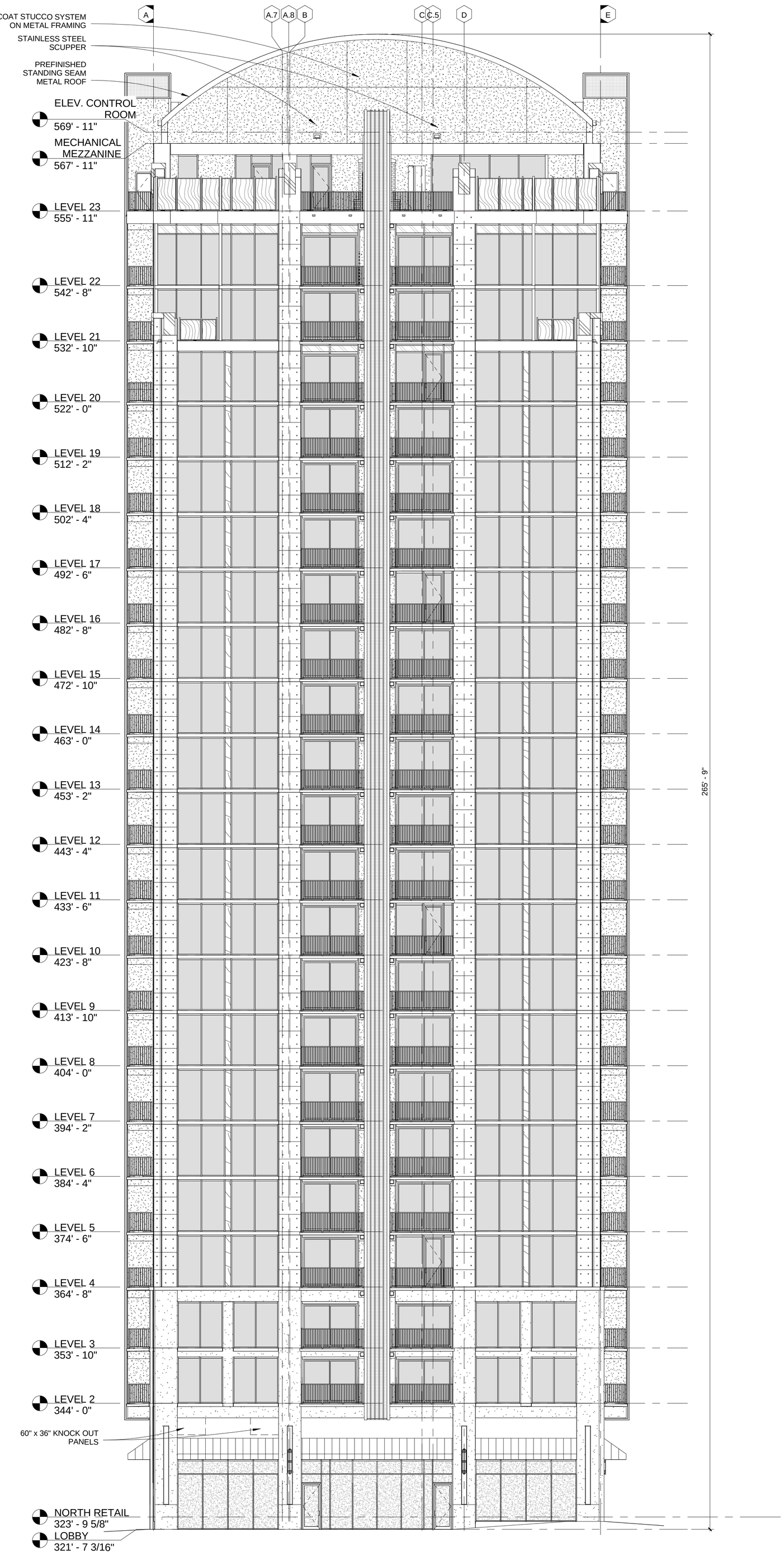

1 EAST ELEVATION
3/32" = 1'-0"

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

SHEET NO. **EXHIBIT 2**

JOB NO. **212007.00**

DATE

EAST ELEVATION

SKYHOUSE - RALEIGH
RESIDENTIAL APARTMENT BUILDING
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RALEIGH, NORTH CAROLINA

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NO.	REMARKS	DATE

REVISIONS

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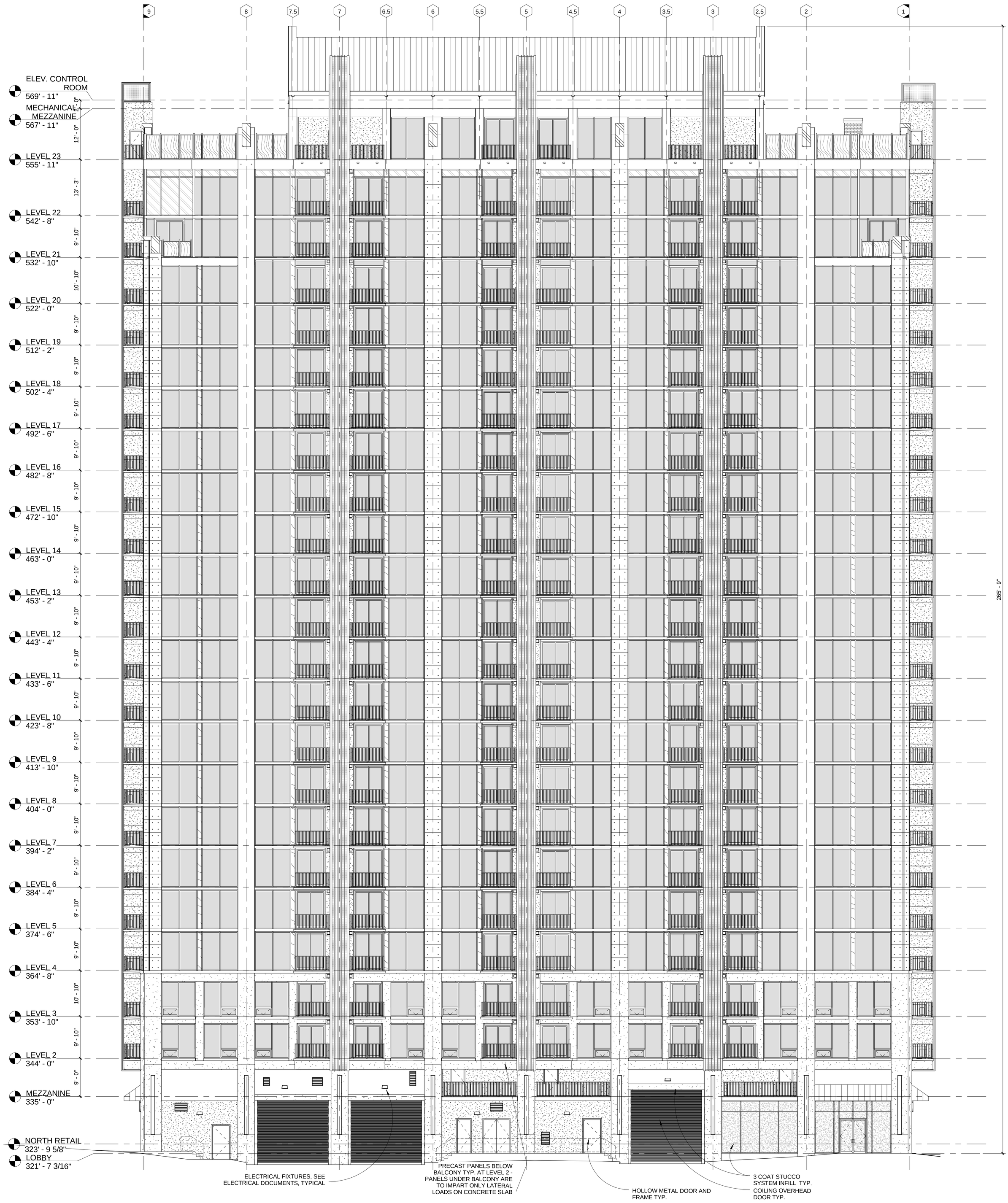

1 SOUTH ELEVATION
3/32" = 1'-0"

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

SHEET NO. **EXHIBIT 3**

JOB NO. **212007.00**

DATE

SOUTH ELEVATION

SKYHOUSE - RALEIGH
RESIDENTIAL APARTMENT BUILDING
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REVISIONS NO.	REMARKS	DATE	REMARKS

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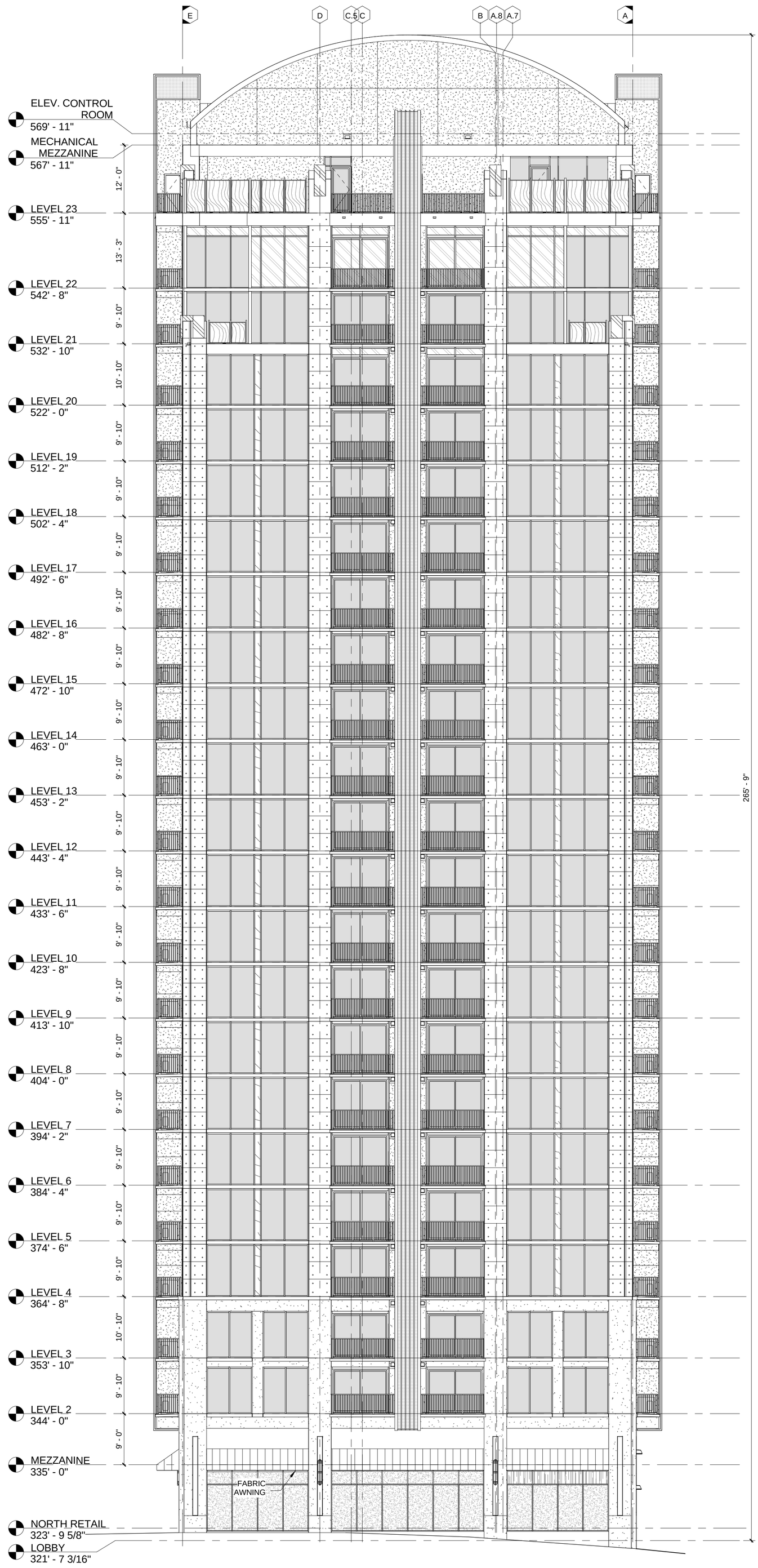

1 WEST ELEVATION
3/32" = 1'-0"

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SHEET NO. **EXHIBIT 4**

JOB NO. **212007.00**

DATE

WEST ELEVATION

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RESIDENTIAL APARTMENT BUILDING
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Raleigh, NC

www.jdavisarchitects.com
510 Glenwood Avenue, Suite 201
Raleigh, NC
27603

Blount St. Entry

April 23, 2012

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RALEIGH, NC

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DRAWN BY:		
CHECKED BY:		
CONTENT:	SKYHOUSE RALEIGH PARKING DECK	

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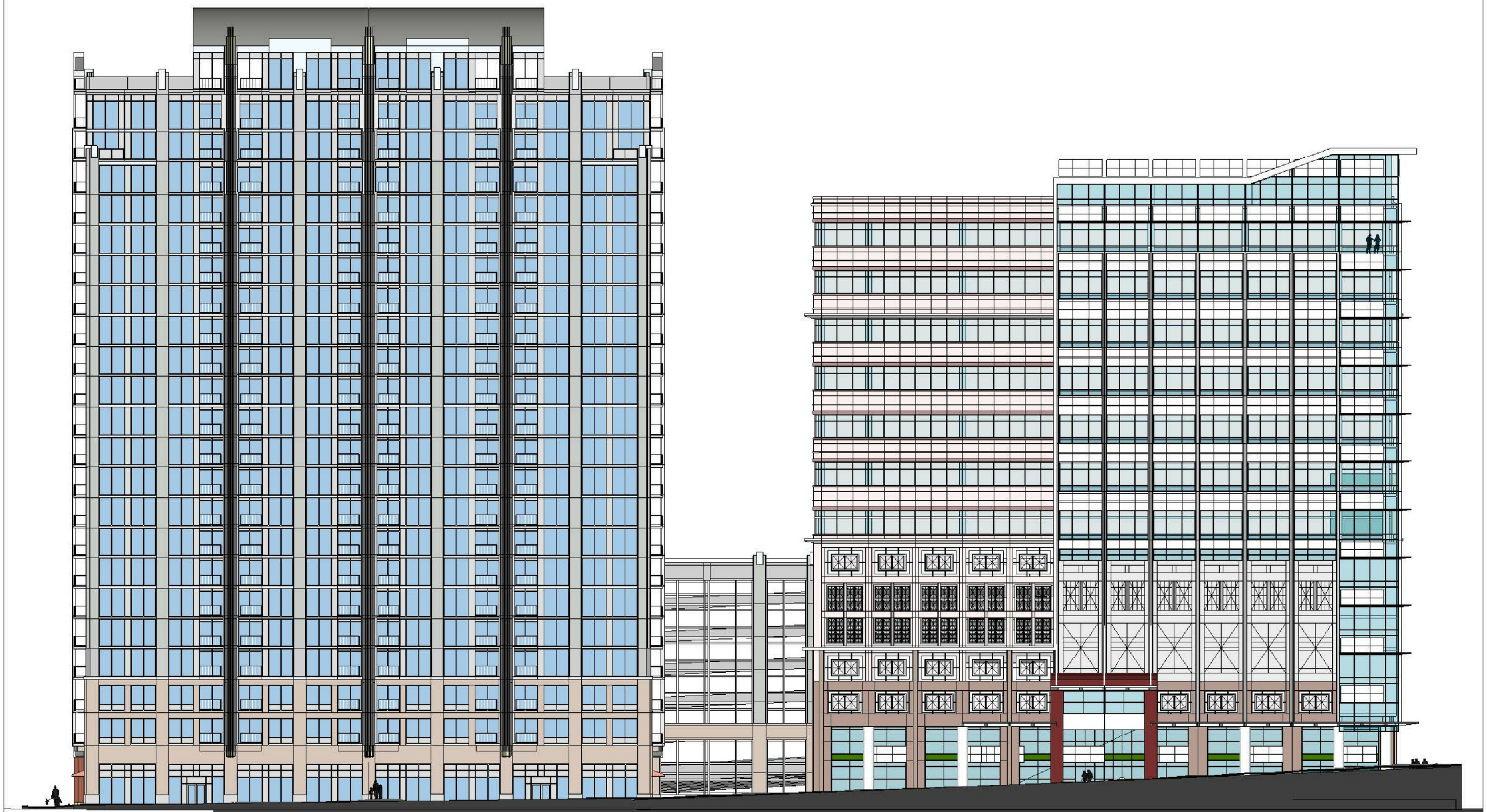

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Martin St. Elevation

April 23, 2012

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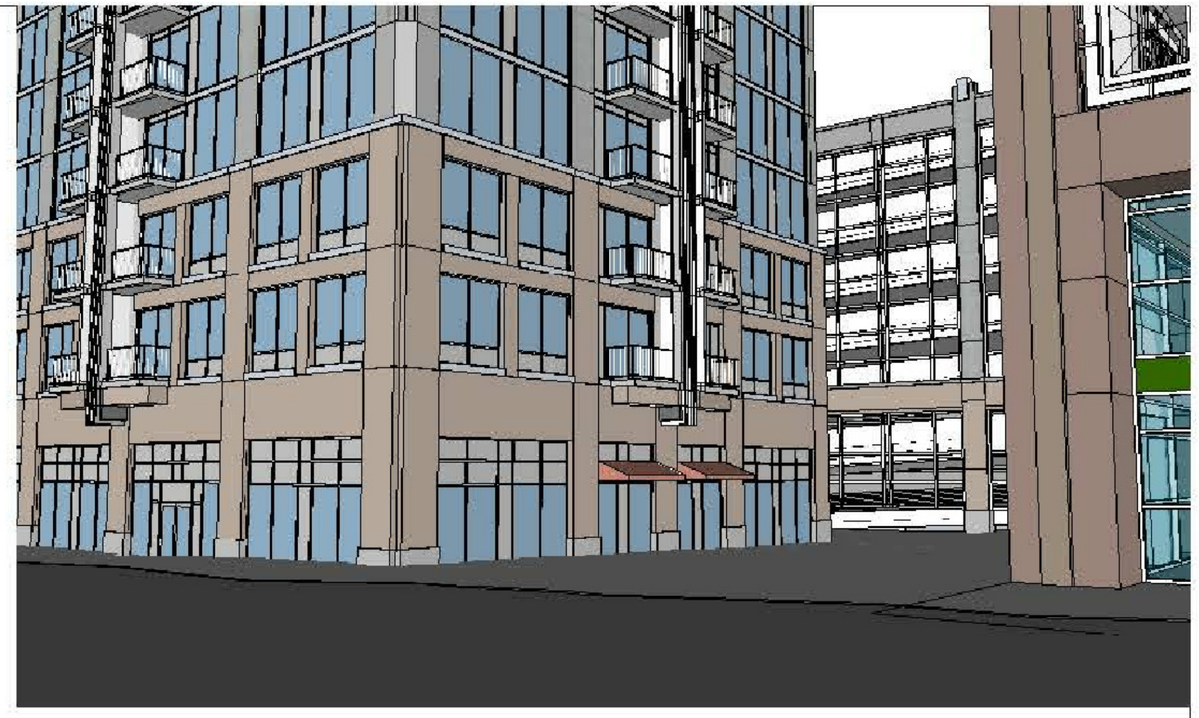
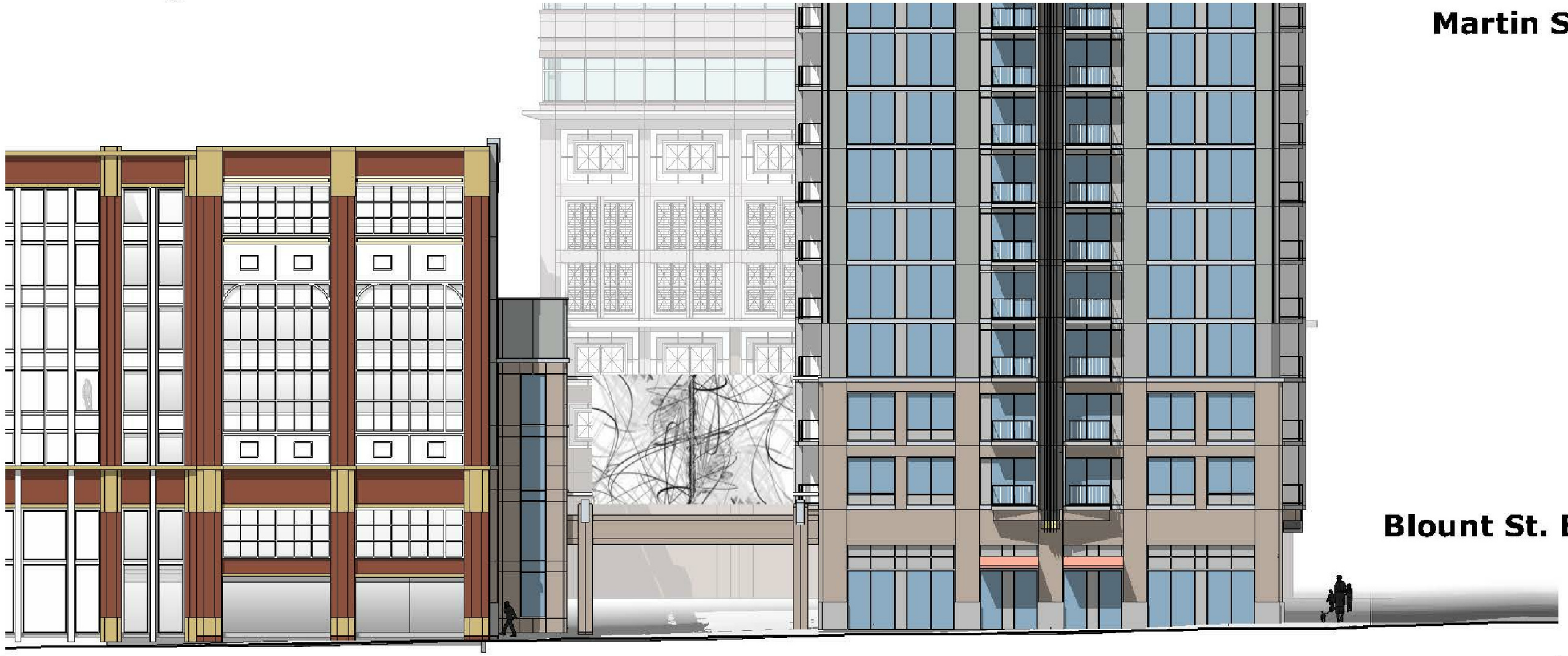
Building Detail



Martin St. Views



Blount St. Elevation

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