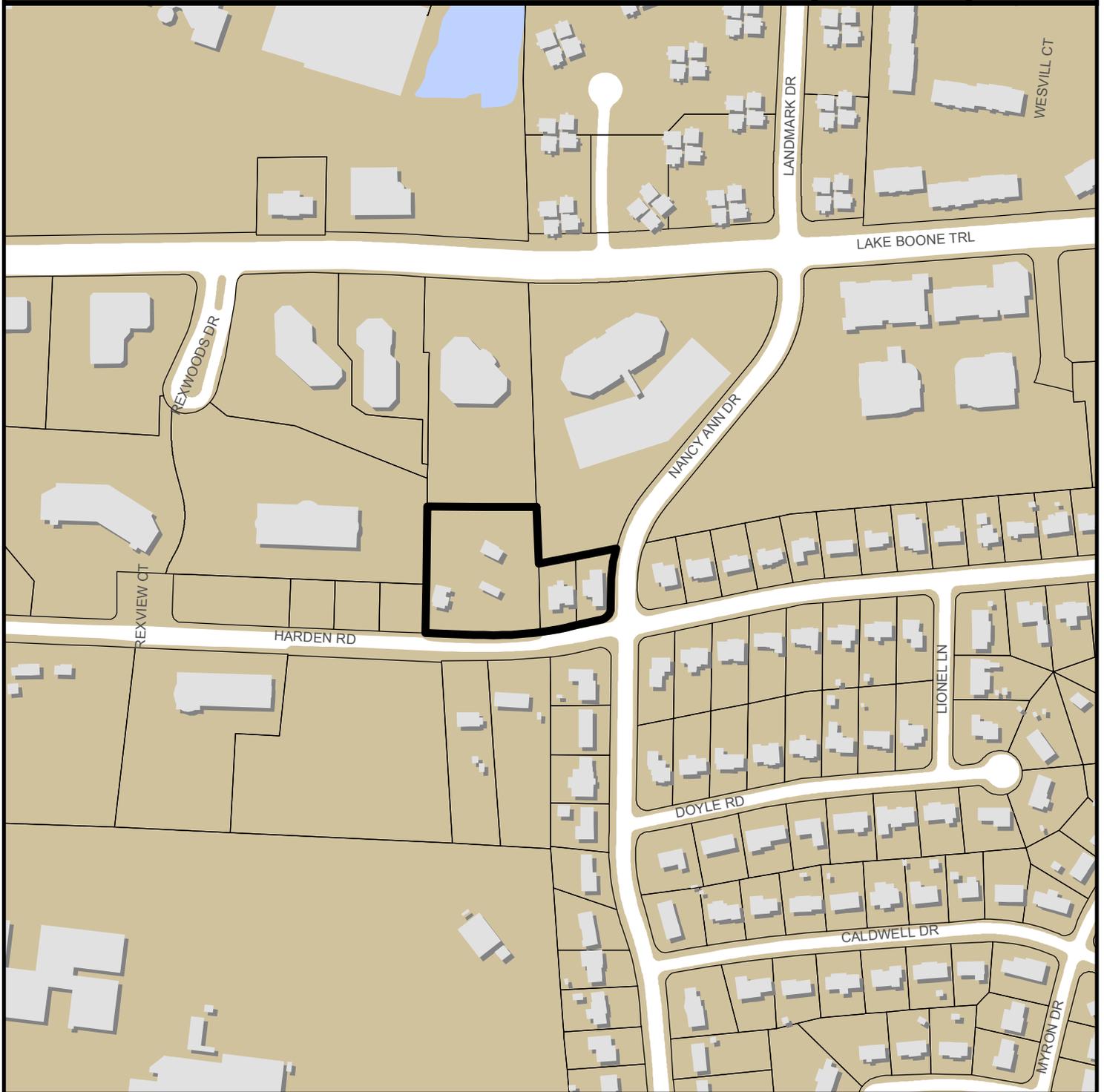


CITY OF RALEIGH FIRE STATION #14

SR-71-2016



Zoning: **OX-3-UG-CU, R-4**
CAC: **Northwest**

Drainage Basin: **House**
Acreage: **0.29**
Sq. Ft.: **18,127**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **Kelly Ham**
Phone: **(919) 996-5587**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input checked="" type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 487141 Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

SR-71-16

GENERAL INFORMATION

Development Name **City of Raleigh Fire Station # 14**

Proposed Use **Fire Station**

Property Address(es) **3510, 3504, 3500 Harden Road, Raleigh NC, 27607**

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

P.I.N. Recorded Deed 0785818157	P.I.N. Recorded Deed 0785910049	P.I.N. Recorded Deed 0785911122	P.I.N. Recorded Deed
---	---	---	----------------------

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: **Fire Station (Civic)**

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.
 Per meeting with Development Review Staff, current zoning allows fire station use. No variances or special uses are required.

PLANNING COMMISSION
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. n/a

CLIENT (Owner or Developer)	Company City of Raleigh	Name (s) Kelly Ham	
	Address P.O. Box 590 Raleigh, NC 27602		
	Phone 919.996.5587	Email kelly.ham@raleighnc.gov	Fax n/a

CONSULTANT (Contact Person for Plans)	Company CLH Design, p.a.	Name (s) Zak Pierce	
	Address 400 Regency Forest Drive, Suite 120, Cary, NC 27518		
	Phone 919.319.6716	Email zpierce@clhdesignpa.com	Fax 919.319.7516

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-4, OX-3-UG-CU	Proposed building use(s) Public Safety
If more than one district, provide the acreage of each R-4: 1.02ac, OX-3: 1.2ac	Existing Building(s) sq. ft. gross 8,209 s.f.
Overlay District n/a	Proposed Building(s) sq. ft. gross 18,127 s.f.
Total Site Acres 2.22 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 18,127 s.f.
Off street parking Required n/a Provided 33	Proposed height of building(s) 33'-8"
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) 18.7%
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage 18.7% (site plans only)
CUD (Conditional Use District) case # Z- n/a	

Stormwater Information

Existing Impervious Surface acres/square feet 12,792s.f.	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 52,339s.f.	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

This plan provides public safety to the residents of the area. Proposed site improvements will address pedestrian circulation and connectivity and conform to UDO regulations for the zoning district. Fire stations are an allowable use in this zoning district.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> 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 Zak Pierce 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 Kelly Han 8-26-16 Date

Signed _____ Date _____

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY STAFF

YES

N/A

YES

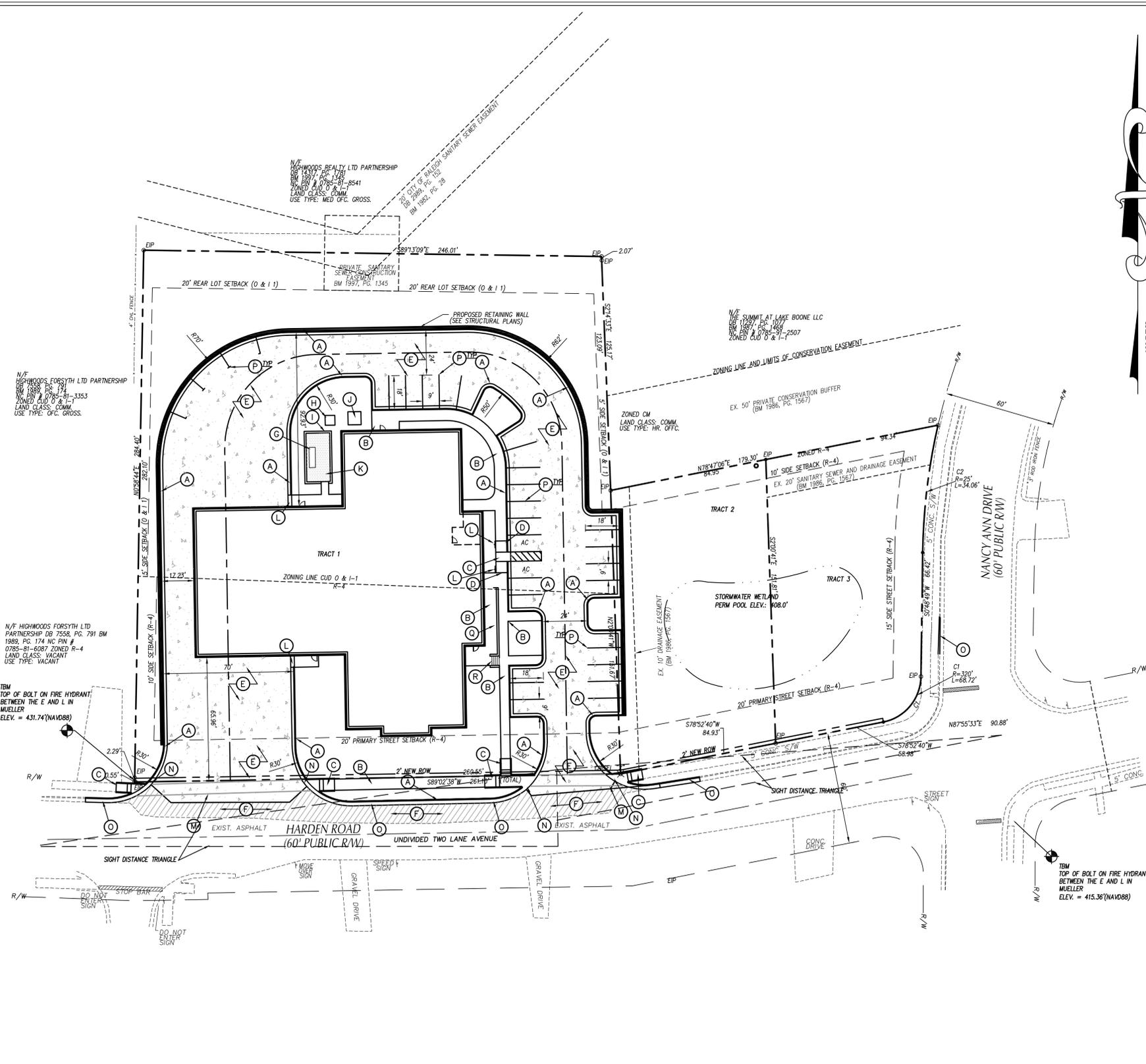
NO

N/A

General Requirements

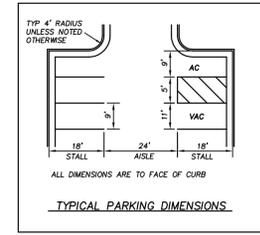
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>	<input checked="" type="checkbox"/> CITY PROJECT			<input checked="" type="checkbox"/>
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> *			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

*:Lots are under two acres.



KEY NOTES

- (A) 24" CURB & GUTTER, SEE DETAIL SHEET.
- (B) CONCRETE SIDEWALK, SEE DETAIL SHEET.
- (C) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET.
- (D) ACCESSIBLE PARKING & SIGNAGE, SEE DETAIL SHEET.
- (E) CONCRETE PAVEMENT, SEE DETAIL SHEET.
- (F) "HEAVY" DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET.
- (G) HVAC UNIT, SEE MEP DRAWINGS
- (H) COMMUNICATIONS TOWER, SEE MEP PLANS FOR MORE INFORMATION.
- (I) SEE ARCHITECTURAL PLANS FOR CANOPY, STEPS, RAMPS, HANDRAILS, GUARDRAILS, SCREEN WALLS, AND BOLLARDS.
- (J) GENERATOR PAD BY MECHANICAL CONTRACTOR.
- (K) GRAVEL, SEE PAVEMENT SECTION DETAIL.
- (L) STANDARD METHOD OF ENDING CURB & GUTTER, SEE DETAIL SHEET.
- (M) STANDARD CROSSWALK.
- (N) TRANSITION FROM 24" C&G TO 30" C&G OVER 10' DISTANCE.
- (O) 30" CURB & GUTTER, SEE DETAIL SHEET.
- (P) PARKING SPACE MARKING.
- (Q) RETAINING WALL, SEE STRUCTURAL PLANS.
- (R) CONCRETE STEPS AND HANDRAILS, SEE DETAIL SHEET.



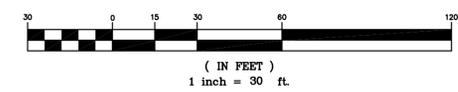
GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST MANUAL OF "UNIFORM TRAFFIC CONTROL DEVICES."
5. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
7. ALL FACE OF CURB RADII ARE 4 FT UNLESS OTHERWISE SHOWN.
8. ALL STANDARD PARKING SPACES SHALL BE 9' WIDE X 18' DEEP MIN.
9. VAC - VAN ACCESSIBLE PARKING SPACE SHALL BE 11' WIDE X 18' DEEP AC - ACCESSIBLE PARKING SPACE SHALL BE 9' WIDE X 18' DEEP
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARD SPECIFICATIONS.
11. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
12. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

TRAFFIC CONTROL NOTES

1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
 2. ALL SIGNS SHALL BE MOUNTED WITH 5'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2"-L6 GALV. STEEL U-CHANNEL POST SET IN 3'-FT DEEP X 12"-IN DIA. CONCRETE FOOTING.
 3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
- | MARKING | NCDOT STD. | SIZE | COLOR |
|---|-------------------|-------|-------|
| PARKING SPACES | 1205.07(STANDARD) | 4"-IN | WHIT |
| CROSSWALK | | 6"-IN | WHIT |
| NO PARKING - FIRE LANE * | | 4"-IN | YEL. |
| SOLID | 1205.01 | 4"-IN | WHIT |
| * NO PARKING - FIRE LANE MARKING SHALL CONSIST OF A 4" SOLID YELLOW STRIPE AND 12" HIGH YELLOW TEXT "NO PARKING - FIRE LANE" AT 40' INTERVALS. BASE BID TO INCLUDE 1,000 LF IN ADDITIONAL LOCATIONS TO BE DETERMINED BY ARCHITECT/FIRE MARSHAL. SEE DETAIL SHEET. | | | |
4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACES WHICH MAY BE ALKYD-RESIN TYPE PAINT.
 5. ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY CLH DESIGN PRIOR TO SIGN INSTALLATION.
 7. COORDINATE FIRE LANE MARKINGS WITH CITY OF RALEIGH FIRE MARSHAL.

GRAPHIC SCALE



NOTE

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

WHENEVER THERE ARE DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR CONFLICTS WITHIN THE SPECIFICATIONS AND/OR DRAWINGS, AND SUCH DISCREPANCY IS NOT CALLED TO THE ARCHITECT'S ATTENTION IN TIME TO PERMIT CLARIFICATION BY ADDENDUM, THE CONTRACTOR SHALL BASE HIS BID UPON PROVIDING THE BETTER QUALITY OR GREATER OF WORK OR MATERIAL CALLED FOR, SHALL SUBMIT A WRITTEN STATEMENT WITH HIS PROPOSAL NOTING SUCH DISCREPANCIES, AND SHALL SO FURNISH AND INSTALL SUCH BETTER QUALITY OR GREATER QUANTITY UNLESS OTHERWISE ORDERED IN WRITING.

CLH DESIGN, P.A.
 400 Regency Forest Drive
 Suite 120
 Cary, North Carolina 27518
 Phone: (919) 319-9716
 Fax: (919) 319-7516
 LA: C-106, PB: C-1095

Project No.
1478
 CLH Project No. 14-180
Date
 9/6/2016
Drawn
 ZRP
Checked
 KAL
Revisions

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

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719 East Second Avenue
 Gastonia, NC 28054
 Phone: 704.865.0311
 Fax: 704.865.0046
 2016 Sumner St., Suite 202
 Charlotte, NC 28202
 Phone: 803.765.8011
 Fax: 803.765.2011

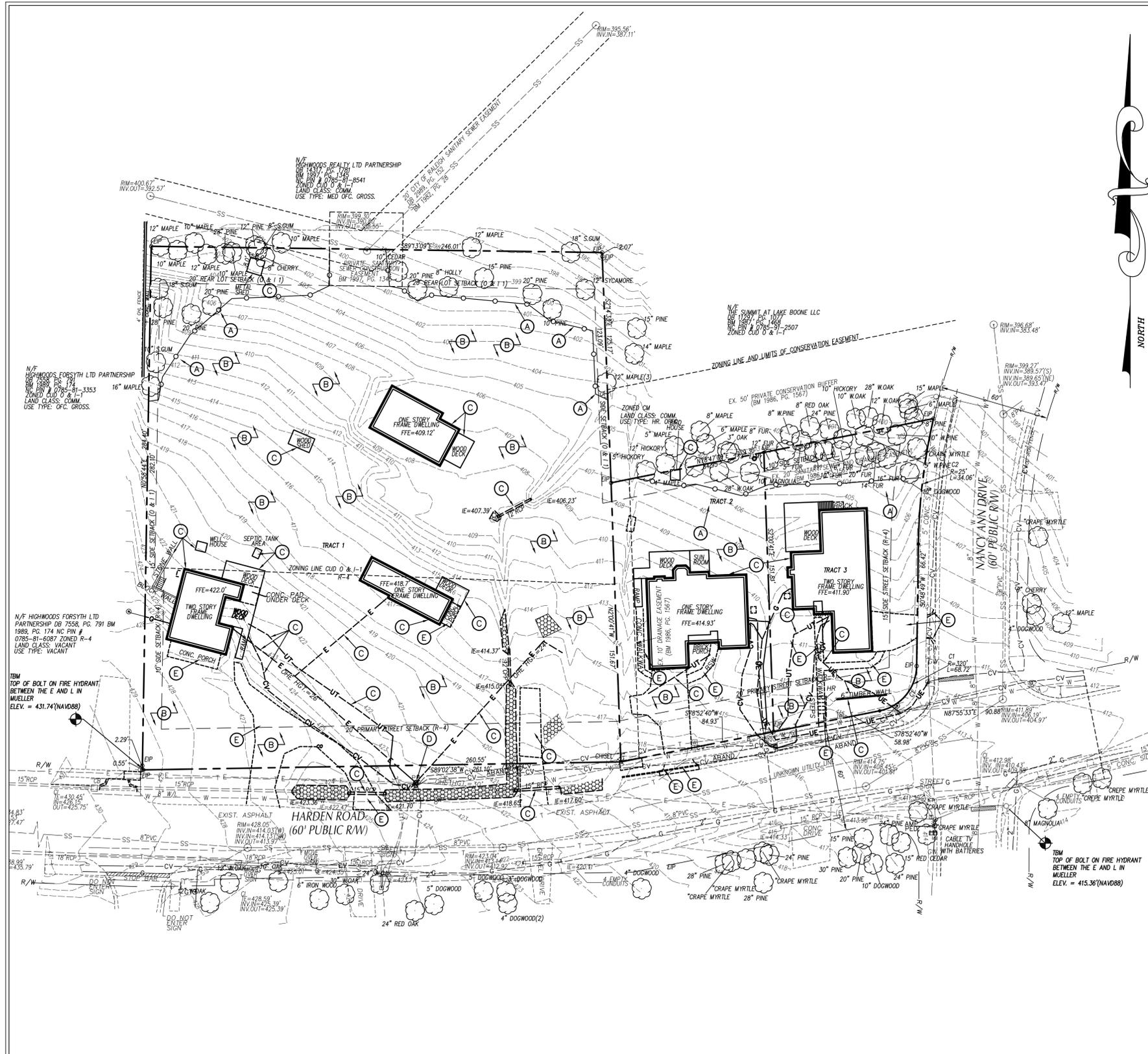
Stewart-Cooper-Newell Architects
 www.scn-architects.com
 1.800.671.0621

**A NEW BUILDING FOR
 THE CITY OF RALEIGH
 FIRE STATION #14
 3510 HARDEN ROAD, RALEIGH, NORTH CAROLINA 27607**

**sheet
 C1.1**

SCHEMATIC DESIGN SET

SITE STAKING PLAN



DEMOLITION LEGEND

STRUCTURES/UTILITIES TO REMAIN			
OVERHEAD ELECTRICAL	----- E -----	LIGHT POLE	☆ LP
UNDERGROUND ELECTRICAL	----- UE -----	UTILITY POLE	⊙ PP
FIRE PROTECTION	----- FP -----	MANHOLE	⊙ MH
GAS	----- G -----	CLEAN OUT	⊙ CO
SANITARY SEWER	----- SS -----	DROP INLET, CATCH BASIN	⊙ DI, CB
TELEPHONE	----- T -----	FIRE HYDRANT	⊙ FH
UNDERGROUND TELEPHONE	----- UT -----	WATER VALVE	⊙ WV
FIBER OPTIC	----- FO -----	INDIVIDUAL TREE TO REMAIN	⊙
WATER	----- W -----		
STORM DRAIN	=====		

STRUCTURES/UTILITIES TO BE REMOVED			
OVERHEAD ELECTRICAL	----- E -----	LIGHT POLE	☆ LP
UNDERGROUND ELECTRICAL	----- UE -----	UTILITY POLE	⊙ PP
FIRE PROTECTION	----- FP -----	MANHOLE	⊙ MH
GAS	----- G -----	CLEAN OUT	⊙ CO
SANITARY SEWER	----- SS -----	DROP INLET, CATCH BASIN	⊙ DI, CB
TELEPHONE	----- T -----	FIRE HYDRANT	⊙ FH
UNDERGROUND TELEPHONE	----- UT -----	WATER VALVE	⊙ WV
FIBER OPTIC	----- FO -----	INDIVIDUAL TREE TO BE REMOVED	⊗
WATER	----- W -----	P.W.M. S/W CONC. RAMPS, HANDRAILS, DECKS, C&G TO BE REMOVED.	▨
STORM DRAIN	=====		
CONSTR./CLEARING LIMITS	-----		
TEMPORARY COMBINATION SILT/TREE PROTECTION FENCING	-----		

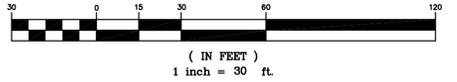
GENERAL NOTES

- ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS NEEDED TO ALLOW NEW CONSTRUCTION. IN GENERAL, FEATURES INDICATED IN BOLD ON THIS PLAN SHALL BE REMOVED. UNDERGROUND ELECTRICAL LINES MAY BE ABANDONED IN PLACE OUTSIDE OF NEW BUILDING LIMITS. COORDINATE PROPER ABANDONMENT WITH UTILITY COMPANY.
- ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED).
- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
- ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
- EXISTING SITE SURVEY INFORMATION WAS TAKEN FROM TOPOGRAPHIC SURVEY BY MCKIM & CREED, PERFORMED 2-1-2016. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
- INSTALL TREE PROTECTION FENCING PRIOR TO BEGINNING CLEARING OPERATIONS. CLEAR AND GRUB ALL AREAS AS SHOWN AND REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION PER SPECIFICATIONS AND DRAWINGS. EXISTING TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL WHICH CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS). ALL CONTRACTORS SHALL VISIT THE SITE AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING.
- TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CUT 2'-2" DEEP TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR ROOTS.
- PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ARCHITECT IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- VERIFY ALL ILLUSTRATED UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
- CONTACT UTILITY LOCATING SERVICE AT LEAST 48-HRS PRIOR TO EXCAVATION.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE. DEMOLITION AND PATCHING OF PAVEMENT, SIDEWALK, CURB AND GUTTER AND OTHER EXISTING PAVED SURFACES IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS REQUIRED TO CONSTRUCT AND INSTALL NEW UTILITIES. ALL SUCH DEMOLITION AND PATCHING SHALL BE INCLUDED IN THE BASE BID SCOPE OF WORK.
- THIS SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.R.M. MAP #1720078500J, DATED 5-2-2006 AS BEING WITHIN ZONE "X-OTHER AREA".

KEY NOTES

- (A) TEMP. TREE PROTECTION FENCE. SEE DETAIL SHEET.
- (B) CLEAR AND GRUB, STRIP TOPSOIL WITHIN CONSTRUCTION LIMITS.
- (C) STRUCTURES/UTILITIES/MISC. TO BE REMOVED PER CITY STD.
- (D) UTILITIES TO BE REMOVED/RELOCATED BY LOCAL UTILITY COMPANY.
- (E) SAWCUT AND REMOVE EXISTING PAVEMENT, SIDEWALK, C&G, RAMP, AND/OR CURB.
- (F) CONTRACTOR SHALL ABANDON EXISTING WATER SERVICE BY REMOVING ENTIRE SERVICE STUB, EXCEPT AREAS UNDER POOL ROAD A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK, WATER CONSTRUCTION STANDARDS, ITEM 31. SERVICE & MAIN ABANDONMENT REQUIRES A SEPARATE STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT AT 919-996-2409. CONTRACTOR SHALL OBTAIN STUB PERMIT PRIOR TO WORK.
- (G) REMOVE EXISTING FENCE.

GRAPHIC SCALE



NOTE

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WHENEVER THERE ARE DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR CONFLICTS WITHIN THE SPECIFICATIONS AND/OR DRAWINGS, AND SUCH DISCREPANCY IS NOT CALLED TO THE ARCHITECT'S ATTENTION IN TIME TO PERMIT CLARIFICATION BY ADDENDUM, THE CONTRACTOR SHALL BASE HIS BID UPON PROVIDING THE BETTER QUALITY OR GREATER AMOUNT OF WORK OR MATERIAL CALLED FOR, SHALL SUBMIT A WRITTEN STATEMENT WITH HIS PROPOSAL NOTING SUCH DISCREPANCIES, AND SHALL SO FURNISH AND INSTALL SUCH BETTER QUALITY OR GREATER QUANTITY UNLESS OTHERWISE ORDERED IN WRITING.

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 Regency Park
 400 Regency Forest Drive
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 Phone: (919) 318-9716
 Fax: (919) 318-7516
 LA: C-106, PB: C-1095

Project No.
1478
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 Date
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 Drawn
ZRP
 Checked
KAL
 Revisions

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NOT FOR
CONSTRUCTION**

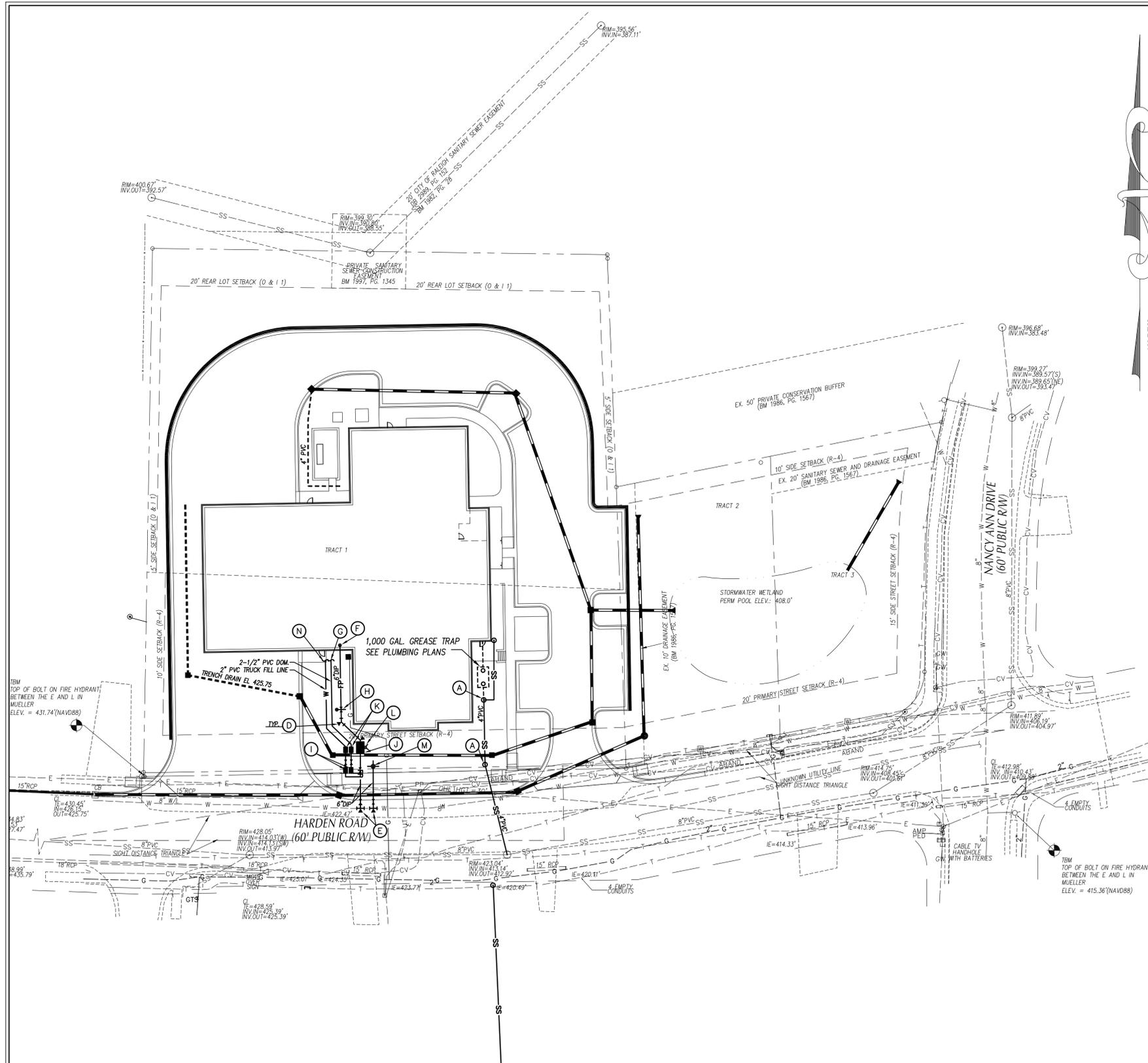
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A NEW BUILDING FOR
 THE CITY OF RALEIGH
 FIRE STATION #14
 3510 HARDEN ROAD, RALEIGH, NORTH CAROLINA 27607
 EXISTING CONDITIONS &
 DEMOLITION PLAN

sheet
C2.1

SCHEMATIC DESIGN SET



CITY OF RALEIGH STANDARD UTILITY NOTES

- STANDARD UTILITY NOTES (AS APPLICABLE):**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK).
 - UTILITY SEPARATION REQUIREMENTS:**
 - 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.
 - 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 WATERLINE 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 SPACED EVERY 50 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW 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 NCDWM, 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 FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGH.ORG 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 HELVEY AT (919) 212-5923 OR JOANIE.HELVEY@RALEIGH.ORG FOR MORE INFORMATION.
 - CONTRACTOR SHALL COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CABLE.
 - ALL CONSTRUCTION TO COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
 - CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL WATER, SEWER AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION. SEE SPECIFICATIONS FOR REQUIREMENTS.
 - VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
 - CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES.
 - SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
 - ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON PIPE WHEN COVER IS LESS THAN 24-IN.
 - ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON PIPE WHEN COVER IS LESS THAN 24-IN.
 - ALL FIRE HYDRANTS SHALL HAVE NATIONAL STANDARD THREADS AS REQUIRED BY THE CITY OF RALEIGH.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

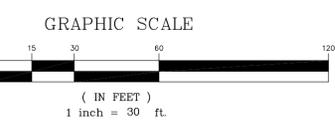
	EXISTING	PROPOSED
CHILLED WATER	--- CW ---	CW
ELECTRICAL (OVERHEAD)	--- E ---	E
ELECTRICAL (UNDERGROUND)	--- UE ---	UE
FOUNDATION DRAIN	--- FD ---	FD
GAS	--- G ---	G
SANITARY SEWER	--- SS ---	SS
TELEPHONE (OVERHEAD)	--- T ---	T
TELEPHONE (UNDERGROUND)	--- UT ---	UT
WATER	--- W ---	W
ROOF DRAIN	--- RD ---	RD
FIRE PROTECTION	--- FP ---	FP
STORM DRAIN	--- SD ---	SD
LIGHT POLE	☆ LP	*
UTILITY POLE	PP	+
MANHOLE	○ MH	●
CLEAN OUT	○ CO	○
DROP INLET/CATCH BASIN	□ DI, CB	■
FIRE HYDRANT	○ FH	+
WATER VALVE	○ WV	+
POST INDICATOR VALVE (PIV)	○ PIV	+
FIRE DEPARTMENT CONNECTION (FDC)	○ FDC	+
THRUST BLOCKING	○ TB	+
SANITARY SEWER STRUCTURE IDENTIFICATION	○ SSI	+

KEY NOTES

- NEW SANITARY SEWER CLEANOUT. SEE DETAIL SHEET C7.03.
- NEW SANITARY SEWER SERVICE LINE AT 1.04% MIN. SLOPE WITH CLEANOUTS AT 75'-FT MAX. SPACING.
- CONNECT UTILITY SERVICE TO BUILDING SEWER WITH NEW CLEANOUT AT 5'-FT OUTSIDE BUILDING. COORDINATE EXACT LOCATION AND INVERT WITH P.C.
- THRUST BLOCKING TYP. SEE DETAIL C7.01.
- 8"x6" TAPPING VALVE AND BLOCKING. SEE DETAIL SHEET C07.02.
- EXTEND NEW FIRE PROTECTION SERVICE LINE TO 12-IN ABOVE FINISH FLOOR. COORDINATE EXACT LOCATION WITH F.P. CONTRACTOR.
- EXTEND NEW DOM. WATER SERVICE TO 5'-FT OUTSIDE BUILDING AND CONNECT TO BUILDING SERVICE. COORDINATE EXACT LOCATION WITH P.C.
- POST INDICATOR VALVE W/ TAMPER SWITCH. SEE SPECS. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 2-IN WATER METER. SEE DETAIL SHEET C7.02.
- 6" MILKINS 4750A (OR APPROVED EQUAL) REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) WITHIN HEATED ENCLOSURE. SEE DETAIL SHEET C7.03 FOR ADDITIONAL INFORMATION. PROVIDE TAMPER SWITCHES ON ABOVE GRADE VALVES. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 2" MILKINS 975XL (OR APPROVED EQUAL) REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE. SEE DETAIL SHEET C7.03. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- FIRE DEPARTMENT CONNECTION, LOCATED AT RPDA. SEE DETAIL SHEET C7.03.
- FIRE HYDRANT. SEE DETAIL SHEET.
- EXTEND 2" TRUCK FILL LINE TO WITHIN 5' OF BUILDING WALL AS REQUESTED BY OWNER. REFER TO PLUMBING PLANS FOR EXACT LOCATION.

GENERAL UTILITY NOTES

- CONTRACTOR SHALL COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CABLE.
- ALL CONSTRUCTION TO COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL WATER, SEWER AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION. SEE SPECIFICATIONS FOR REQUIREMENTS.
- VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
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- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



NOTE

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

WHENEVER THERE ARE DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR CONFLICTS WITHIN THE SPECIFICATIONS AND/OR DRAWINGS, AND SUCH DISCREPANCY IS NOT CALLED TO THE ARCHITECT'S ATTENTION IN TIME TO PERMIT CLARIFICATION BY ADDENDUM, THE CONTRACTOR SHALL BASE HIS BID UPON PROVIDING THE BETTER QUALITY OR GREATER QUANTITY OF WORK OR MATERIAL CALLED FOR, SHALL SUBMIT A WRITTEN STATEMENT WITH HIS PROPOSAL NOTING SUCH DISCREPANCIES, AND SHALL SO FURNISH AND INSTALL SUCH BETTER QUALITY OR GREATER QUANTITY UNLESS OTHERWISE ORDERED IN WRITING.

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Project No.
1478
 CLH Project No. 14-180
Date
 9/6/2016
Drawn
 ZRP
Checked
 KAL
Revisions

PRELIMINARY NOT FOR CONSTRUCTION

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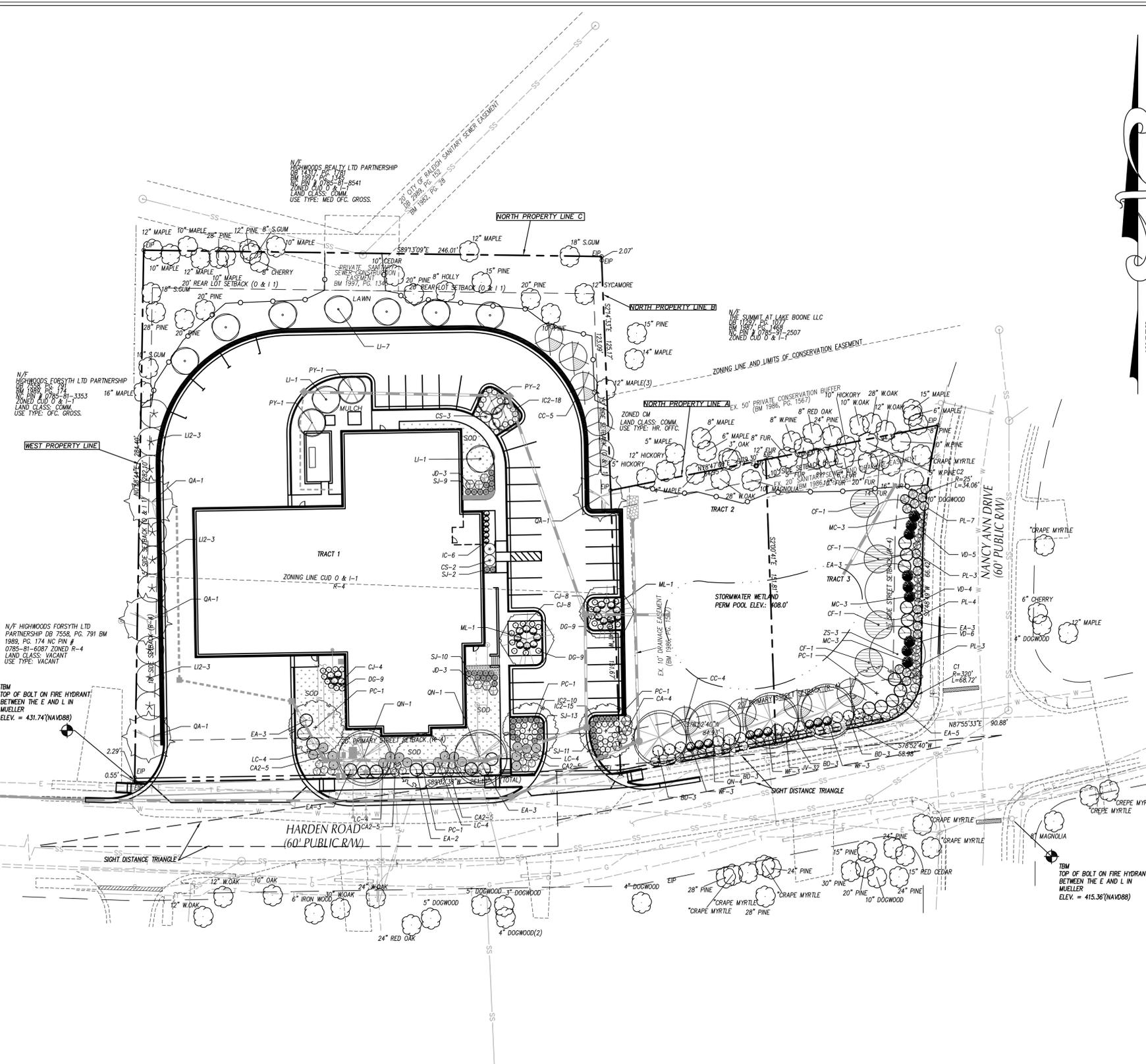
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A NEW BUILDING FOR THE CITY OF RALEIGH FIRE STATION #14
 3510 HARDEN ROAD, RALEIGH, NORTH CAROLINA 27607
UTILITY PLAN

sheet **C5.1**

SCHEMATIC DESIGN SET



LANDSCAPE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
2. LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
3. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
4. LAWN AREAS SHALL BE SEEDED WITH COMMON BERMUDA GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED PRIOR TO FINAL INSPECTION.
5. ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN AND THE WRITTEN SPECIFICATIONS.
6. ALL PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 3" (AFTER COMPACTION) OF TRIPLE SHREDDED HARDWOOD MULCH. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED.
7. ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
8. APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
9. DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS, (I.E. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.)
10. ALL SOODED AREAS SHALL BE 10"WAY 419 BERMUDAGRASS.
11. ANY TREE WRAP SHALL BE REMOVED IMMEDIATELY AFTER INSTALLATION.
12. SEE SPECIFICATIONS REGARDING WARRANTY/MAINTENANCE REQUIREMENTS FOR ALL PLANTS, SOO, AND LAWN SEEDING.
13. DEAD OR DETERIORATING SCREENING SHALL BE REPLACED WITHIN SIX MONTHS OR DURING NEXT PLANTING SEASON.
14. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

PLANT LIST

KEY	QTY	PLANT NAME	MIN. SIZE	REMARKS
TREES				
CC	8	'HEARTS OF GOLD' REDBUD <i>Cercis canadensis 'Hearts of Gold'</i>	2" CAL. MIN.	B&B, STRAIGHT TRUNK FULL CROWN
CF	4	CLOUD 9 DOGWOOD <i>Cornus florida 'Cloud 9'</i>	8" MIN. HT. B&B 2" CAL.	STRAIGHT TRUNK MATCHED SPECIMENS
LI	9	CRAPE MYRTLE 'CHEROKEE' <i>Lagerstroemia indica 'Cherokee'</i>	6" HT.	MULTI TRUNK FULL CROWN
LI2	9	CRAPE MYRTLE 'NATCHEZ' <i>Lagerstroemia indica 'Natchez'</i>	B&B/CONT.	MULTI TRUNK FULL CROWN
ML	2	MERRILL MAGNOLIA 'Merrill' <i>Magnolia x loebnerii 'Merrill'</i>	10" HT.	B&B, STRAIGHT TRUNK FULL CROWN
PC	5	CHINESE PISTACHE <i>Platanus chinensis</i>	12"-14" HT.	STRAIGHT TRUNK FULL CROWN
PY	4	YOSHINO CHERRY <i>Prunus x yedoensis 'Yoshino'</i>	6" MIN. HT. 1 1/2" CAL.	STRAIGHT TRUNK MATCHED SPECIMENS
QA	4	SAWTOOTH OAK <i>Quercus Acutissima</i>	B&B, STRAIGHT TRUNK FULL CROWN	2"-2 1/2" MIN.
QN	6	NUTTALL OAK <i>Quercus nuttallii</i>	3" CAL. MIN. FULL CROWN	B&B, STRAIGHT TRUNK FULL CROWN
ZS	3	VILLAGE GREEN ZELKOVA <i>Zelkova serrata 'Village Green'</i>	3" CAL. MIN. FULL CROWN	B&B, STRAIGHT TRUNK FULL CROWN
SHRUBS & GROUNDCOVERS				
BD	12	BLACK KNIGHT BUTTERFLY BUSH <i>Buddleia davidii 'Black Knight'</i>	18"-24" HT. 3-GAL CONT.	MATCHING, 6" O.C.
CA	4	BEAUTY BERRY <i>Callicarpa americana</i>	12" HT. MIN. CONT.	FULL SPACE AS SHOWN
CA2	20	'HUMMINGBIRD' CLETHRA <i>Clethra alnifolia 'Hummingbird'</i>	18"-24" HT. 3-GAL CONT.	FULL PLANTS MATCHING, 4" O.C.
CJ	20	JAPANESE CEDAR <i>Cryptomeria japonica 'Globosa Nana'</i>	12" HT.	3 GAL CONT., FULL SPACE 6" O.C.
CS	5	SUTSUGEKKA CAMELLIA <i>Cornelia sasanqua 'Sustugekka'</i>	24"-36" HT. 3-GAL CONT.	FULL PLANTS MATCHING, 8" O.C.
DG	27	SLENDER DEUTZIA <i>Deutzia gracilis</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING, 4" O.C.
EA	23	DWARF BURNING BUSH <i>Euonymus alatus 'COMPACTUS'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING, 6" O.C.
IC	6	CARISSA HOLLY <i>Ilex cornuta 'Carissa'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING, 4" O.C.
IC2	43	SOFT TOUCH HOLLY <i>Ilex crenata 'Soft Touch'</i>	18" HT. CONT.	FULL 4" O.C.
JD	6	PARSON'S JUNIPER <i>Juniperus dwarfica 'Parson'</i>	24" SPR./HT. CONT.	FULL 3.5" O.C.
JV	32	GREY OWL JUNIPER <i>Juniperus virginiana 'Grey Owl'</i>	18" HT. CONT.	FULL 4" O.C.
LA	23	ENGLISH LAVENDER <i>Levandula angustifolia 'BLUE CUSHION'</i>	1-GAL CONT.	FULL PLANTS MATCHING, 24" O.C.
LC	16	CHINESE FRINGE-FLOWER <i>Loropetalum chinense var. Ruby Daruma</i>	18" HT. MIN. CONT.	FULL 4" O.C.
MC	9	WAX MYRTLE <i>Myrica cerifera</i>	24" HT./SPR. CONT.	FULL 4" O.C.
PL	17	DWARF CHERRY LAUREL <i>Prunus laurocerasus 'Otto Luyken'</i>	18" HT./SPR. CONT.	FULL 5" O.C.
SJ	45	SPirea <i>Spiraea japonica 'Little Princess'</i>	24" SPR. 5 GAL CONT.	FULL 5" O.C.
VD	15	BLUE MUFFIN ARROWWOOD <i>Viburnum dentatum 'Blue Muffin'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING, 6" O.C.
WF	9	RED PRINCE WEIGELA <i>Weigela florida 'RED PRINCE'</i>	18"-24" HT. CONT.	MATCHING, 4" O.C.

10"WAY 419 SOO, SEE DETAIL SHEET.

LANDSCAPE CALCULATIONS (R4 ZONING)

VEHICULAR SURFACE AREA PLANTING REQUIREMENTS

PARKING LOT:
 SQUARE FT. OF PROPOSED VSA = 34,162 SQUARE FT.
 1 TREE PER 2000 SF VSA = 17 TREES
 1 SHRUB PER 500 SQUARE FT. OF VSA = 68 SHRUBS

PLANTINGS PROVIDED:
 NEW TREES = 27 TREES
 NEW SHRUBS = 80 SHRUBS

STREET PROTECTIVE YARD
 HARDEN ROAD = 271 LF*
 *EXCLUDES 134' OCCUPIED BY NEW DRIVEWAY

STANDARD:
 TYPE C2: 4 SHADE TREES/100 LF
 15 SHRUBS/100 LF

PLANTINGS REQUIRED:
 11 - 3" CAL. SHADE TREES
 41 SHRUBS

PLANTINGS PROVIDED:
 12 SHADE TREES
 106 SHRUBS

NANCY ANN DRIVE = 169 LF*

STANDARD:
 TYPE C2: 4 TREES/100 LF
 15 SHRUBS/100 LF

PLANTINGS REQUIRED:
 7 - 3" CAL. SHADE TREES
 25 SHRUBS

PLANTINGS PROVIDED:
 3 SHADE TREES, 4 EXISTING TREES
 47 SHRUBS

TRANSITIONAL PROTECTIVE YARD
 NORTH PROPERTY LINE A = 179.30 LF

STANDARD:
 10' TYPE A2
 4 SHADE TREES / 100 LF
 4 UNDERSTORY TREES/ 100 LF

PLANTINGS REQUIRED:
 7 SHADE TREES
 7 UNDERSTORY TREES/ 100 LF

PLANTINGS PROVIDED:
 7 EXISTING TREES
 7 EXISTING TREES

NORTH PROPERTY LINE B = 125.17 LF

STANDARD:
 10' TYPE A2
 4 SHADE TREES / 100 LF
 4 UNDERSTORY TREES/ 100 LF

PLANTINGS REQUIRED:
 5 SHADE TREES
 5 UNDERSTORY TREES/ 100 LF

PLANTINGS PROVIDED:
 1 SHADE TREE, 4 EXISTING TREES
 5 UNDERSTORY TREES

NORTH PROPERTY LINE C = 246.01 LF

STANDARD:
 10' TYPE A2
 4 SHADE TREES / 100 LF
 4 UNDERSTORY TREES/ 100 LF

PLANTINGS REQUIRED:
 10 SHADE TREES
 10 UNDERSTORY TREES/ 100 LF

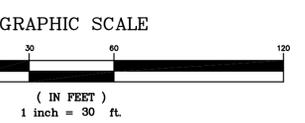
PLANTINGS PROVIDED:
 7 EXISTING TREES
 7 UNDERSTORY TREES

WEST PROPERTY LINE = 284.40 LF

STANDARD:
 10' TYPE A2
 4 SHADE TREES / 100 LF
 4 UNDERSTORY TREES/ 100 LF

PLANTINGS REQUIRED:
 11 SHADE TREES
 11 UNDERSTORY TREES/ 100 LF

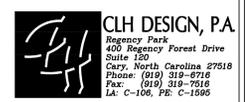
PLANTINGS PROVIDED:
 3 SHADE TREES, 8 EXISTING TREES
 9 UNDERSTORY TREES, 2 EXISTING TREES



NOTE

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

WHENEVER THERE ARE DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR CONFLICTS WITHIN THE SPECIFICATIONS AND/OR DRAWINGS, AND SUCH DISCREPANCY IS NOT CALLED TO THE ARCHITECT'S ATTENTION IN TIME TO PERMIT CLARIFICATION BY ADDENDUM, THE CONTRACTOR SHALL BASE HIS BID UPON PROVIDING THE BETTER QUALITY OR GREATER QUANTITY OF WORK OR MATERIAL CALLED FOR, SHALL SUBMIT A WRITTEN STATEMENT WITH HIS PROPOSAL NOTING SUCH DISCREPANCIES, AND SHALL SO FURNISH AND INSTALL SUCH BETTER QUALITY OR GREATER QUANTITY UNLESS OTHERWISE ORDERED IN WRITING.



Project No. 1478
 CLH Project No. 14-180

Date 9/6/2016
Drawn ZRP
Checked KAL
Revisions

PRELIMINARY NOT FOR CONSTRUCTION

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A NEW BUILDING FOR THE CITY OF RALEIGH FIRE STATION #14
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LANDSCAPE PLAN

sheet **C6.1**

SCHMATIC DESIGN SET