



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>
Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: <u>Z-03-06</u>
<input type="checkbox"/> Open lot		Design Alternate #: _____
GENERAL INFORMATION		
Development name: Mellow Field		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 2661 Mellow Field Dr		
Site P.I.N.(s): 1715429776		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).		
Development of a 10-story apartment building with approximately 230 dwelling units.		
Current Property Owner(s):		
Company: Mellow Field Investments LLC		Title:
Address: 4004 NC 55 HWY, Cary, NC 27519		
Phone #:		Email:
Applicant Name (If different from owner. See "who can apply" in instructions): Tonya Singletary		
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: Civil Site Designs, PLLC		Address: 1209 Capstone Dr, Durham, NC 27713

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br <u>148</u> 2br <u>86</u> 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? Yes No
	A frequent transit development? Yes No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:



Date: 1/26/24

Printed Name: Wesley R Reynolds - Manager - Mellowfield Investments L

OWNER

MELLOW FIELD INVESTMENTS, LLC
 4004 NC HWY 55
 CARY, NC 27519

MELLOW FIELD APARTMENTS
 ASR - TIER 3 SITE PLAN
 2661 MELLOW FIELD DR
 RALEIGH, NC 27604

MELLOW FIELD APARTMENTS

2661 MELLOW FIELD DRIVE
 RALEIGH, NORTH CAROLINA 27604

ADMINISTRATIVE SITE REVIEW

TIER 3 SITE PLAN

CASE NUMBER: ASR-XXXX-2024

PROJECT NUMBER: 23030

DATE: MARCH 22, 2024

SITE DATA

PARCEL PIN NUMBER:	1715429776
ZONING:	OX-12 & OX-12-CU (Z-03-06)
OVERLAY DISTRICT:	NONE
WATERSHED:	CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:	3720171500 K (JULY 19, 2022)
GROSS SITE AREA	1.65 AC (71,972 SF)
NET SITE AREA	1.65 AC (71,972 SF)
EXISTING USE:	VACANT
PROPOSED USE:	APARTMENT
PARKING DATA:	VEHICLE PARKING MAXIMUM: MULTI-UNIT 0 - 1 BEDROOM: 1.5 SPACE / UNIT - 1.5*148 = 222 SPACES MULTI-UNIT 2 BEDROOM: 2.25 SPACE / UNIT = 2.25*86 = 194 TOTAL: 416 SPACES MAX. PROVIDED: 300 SPACES
	ACCESSIBLE PARKING REQUIRED: 7 SPACES; 2 VAN SPACE PROVIDED: 7 SPACES; 2 VAN SPACES
	BIKE PARKING REQUIRED: SHORT TERM: 1 SPACE/20 UNITS = 234 / 20 = 12 RACKS LONG TERM: 1 SPACE / 7 BEDROOMS = 320 BED / 7 = 46 RACKS PROVIDED: 46 RACKS
BUILDING SF	36,356 SF
BUILDING AND PARKING SETBACKS:	MELLOW FIELD DR 5' BUILDING SETBACK 10' PARKING SETBACK
	MEADOW WOOD DR 5' BUILDING SETBACK 10' PARKING SETBACK
	SIDE LOT 0' OR 6' BUILDING SETBACK 0' PARKING SETBACK
	REAR LOT 0' OR 6' BUILDING SETBACK 0' PARKING SETBACK
BUILDING HEIGHT:	MAXIMUM ALLOWED: 12 STORIES PROPOSED: 10 STORIES
DWELLING UNITS:	PROPOSED: 234
TREE CONSERVATION:	REQUIRED: 7,198 SF OR 0.165 AC OR 10% PARCEL NET AREA EXISTING: 17,724 SF OR 0.41 AC OR 25% PROVIDED: 13,260 SF OR 0.30 AC OR 18%

RIGHT-OF-WAY OBSTRUCTION NOTES

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. rightofway@raleighnc.gov FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

TREE CONSERVATION PLAN:

- PER CITY OF RALEIGH UDO SECTION 9.1.2, SITES THAT ARE GREATER THAN TWO (2) ACRES REQUIRE A TREE CONSERVATION PLAN. THE SUBJECT PARCEL IS UNDER TWO (2) ACRES, SO THEREFORE A TREE CONSERVATION PLAN IS NOT REQUIRED.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



Know what's below.
 Call before you dig.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

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 Planning and Development Customer Service Center - One Exchange Plaza, Suite 402 | Raleigh, NC 27601 | 919-996-2500

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Office Use Only: Case #: _____ Planner (print): _____

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Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #:
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #:
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #:
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: Z-03-06
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GENERAL INFORMATION

Development name: Mellow Field
 Inside City limits? Yes No
 Property address(es): 2661 Mellow Field Dr
 Site P.I.N. (s): 1715429776
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Current Property Owners:
 Company: Mellow Field Investments LLC Title:
 Address: 4004 NC 55 HWY, Cary, NC 27519
 Phone #: _____ Email: _____
 Applicant Name (if different from owner. See "who can apply" in instructions): Tonya Singletary
 Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
 Company: Civil Site Designs, PLLC Address: 1209 Capstone Dr, Durham, NC 27713

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 raleighnc.gov

Phone #: _____ Email: _____
 NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact:
 Company: _____ Title: _____
 Address: _____
 Phone #: _____ Email: _____
 Applicant Name: _____
 Company: _____ Address: _____
 Phone #: _____ Email: _____

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): OX-12 (0.50ac) & OX-12-CU (1.15 ac)	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.65	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 300	New gross floor area: 258,500
Max # parking permitted (7.1.2.C): 416	Total # gross (to remain and new): 258,500
Overlay District (if applicable): none	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 10
Proposed use (UDO 6.1.4): Residential	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Impervious Area on Parcel(s):
 Existing (sf) 0 Proposed total (sf) 41,320
 Impervious Area for Compliance (includes ROW):
 Existing (sf) 0 Proposed total (sf) 41,320

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 234
 # of bedroom units: 1br 348 2br 86 3br _____ 4br or more _____
 # of lots: 1
 Is your project a cottage court? Yes No
 A frequent transit development? Yes No

Continue to Applicant Signature Block on Page Three.

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APPLICANT SIGNATURE BLOCK

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Signature: _____ Date: 1/28/24
 Printed Name: Wesley R Reynolds - Manager - Mellowfield Investments L

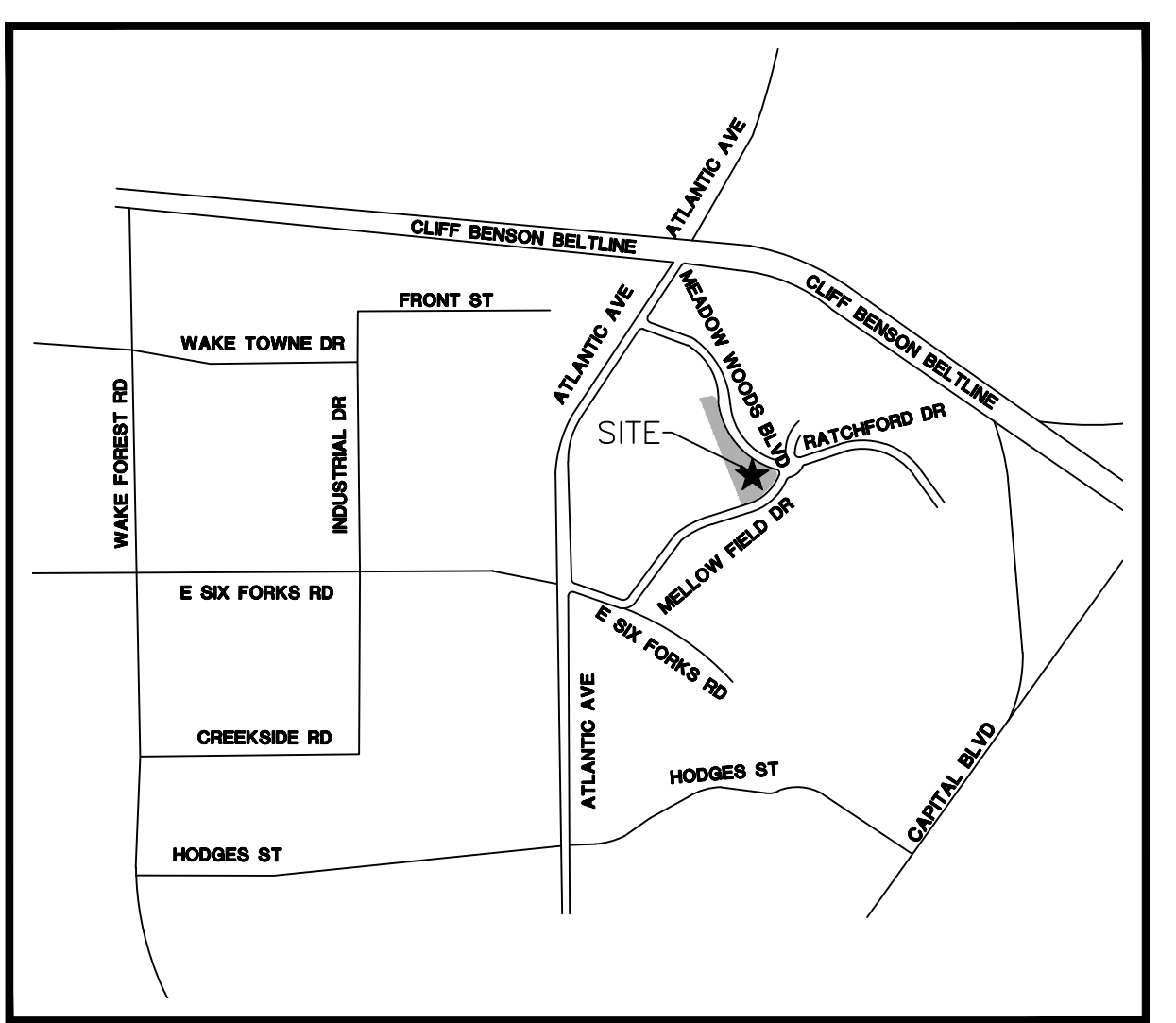
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ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2400, and the Public Utilities Department at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstatement of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



VICINITY MAP
 N.T.S.



SHEET INDEX

- C0.00 COVER SHEET
- C1.00 EXISTING CONDITIONS PLAN
- C1.01 DEMOLITION PLAN
- C2.00 SITE PLAN
- C3.00 GRADING PLAN
- C4.00 UTILITY PLAN
- C5.00 SITE DETAILS
- C5.01 UTILITY DETAILS
- C5.02 UTILITY DETAILS
- C5.03 UTILITY DETAILS
- C5.04 STORM DETAILS
- L1.00 LANDSCAPE PLAN AND DETAILS
- A1.0A ARCHITECTURAL FLOOR PLANS
- A1.0B ARCHITECTURAL FLOOR PLANS
- A1.0C ARCHITECTURAL FLOOR PLANS
- A1.1A ARCHITECTURAL FLOOR PLANS
- A3.0 CAPERTON DRIVE ELEVATION
- A3.1 WEST ELEVATION
- A3.2 MEADOW WOOD BLVD. ELEVATION
- A3.3 MEADOW FIELD DRIVE ELEVATION
- A4.0 MEADOW WOOD BLVD. 3D
- A4.1 MELLOW FIELD DRIVE 3D
- A4.2 SOUTHWEST CONNER 3D
- A4.3 SOUTHWEST CONNER 3D-HIGH VIEW

REVI _____ NO. DATE

PLAN INFORMATION

PROJECT NO. 23030
 FILENAME 23030 ASR
 CHECKED BY THS
 DRAWN BY XXX
 SCALE NTS
 DATE 3.15.2024

SHEET

COVER SHEET

CO.00

E:\TRAC\GIS\GIS\Projects\ASR\23030\2024\11\31\17 AM_Tonya_Singletary



Civil Site Designs

LIC. number: P-2347
Durham, NC 27713
phone 919. 717.2147
email: tsingletary@csitedesigns.com
www.csitedesigns.com

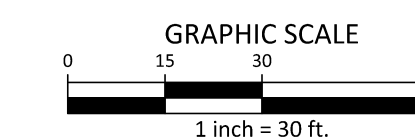
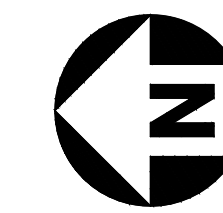
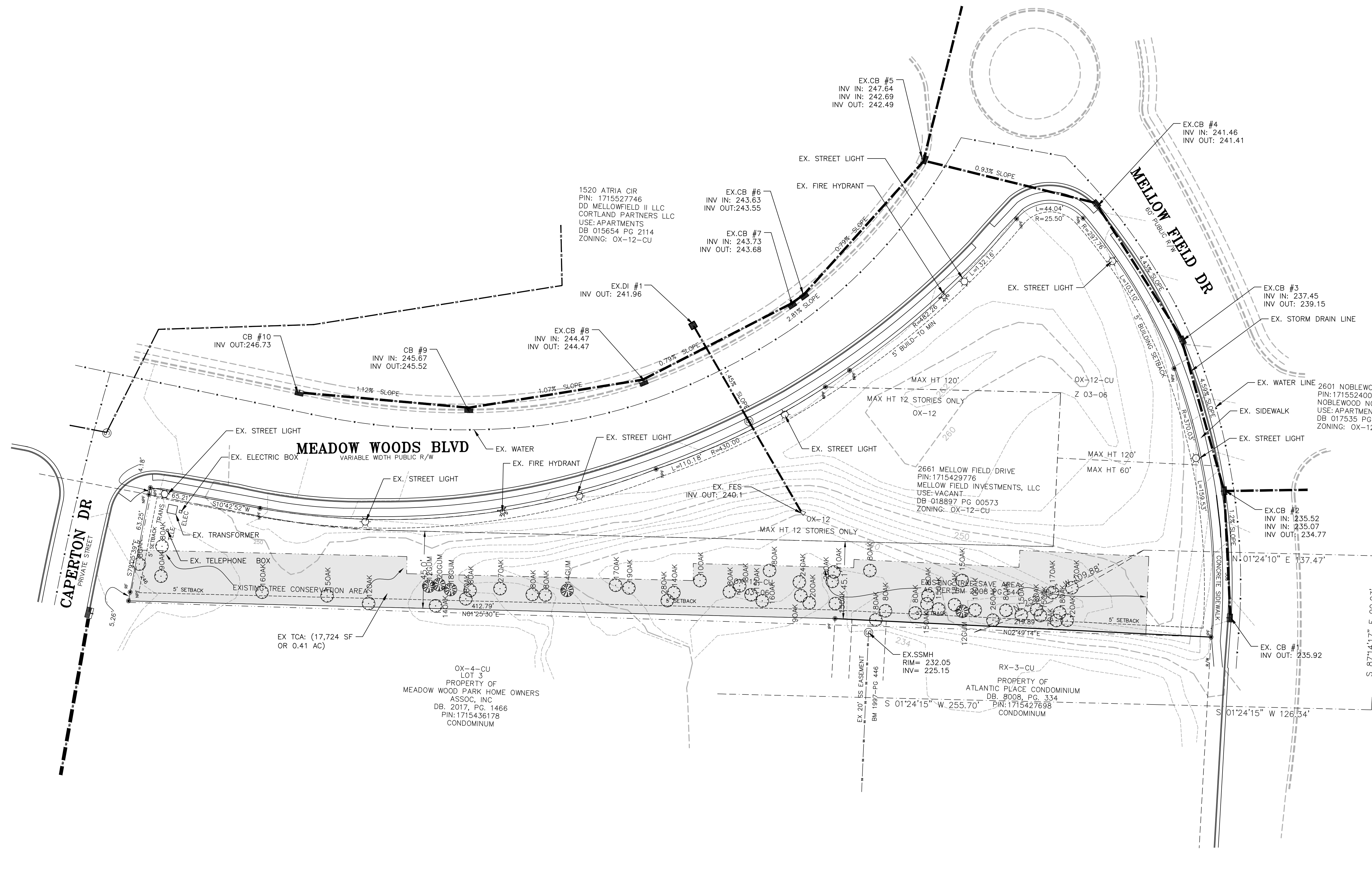
OWNER

MELLOW FIELD INVESTMENTS, LLC
4004 NC HWY 55
CARY, NC 27519

MELLOW FIELD APARTMENTS
ASR - TIER 3 SITE PLAN
2661 MELLOW FIELD DR
RALEIGH, NC 27604

LEGEND

- ⊙ EXISTING IRON PIPE
- IRON PIPE SET
- NC DOT R/W DISC
- ▲ CALCULATED POINT
- ⊕ FIRE HYDRANT
- ☆ LIGHT POLE
- ⊕ POWER POLE
- GUY WIRE
- SIGN
- SD — STORM DRAIN PIPE
- W — WATER LINE
- ⊕ SWEET GUM
- ⊕ OAK



GENERAL NOTES:

1. SURVEY INFORMATION SHOWN PROVIDED BY AIKEN & YELLE ASSOCIATES, 3755 BENSON DRIVE, RALEIGH, NC, DATED 1/5/22 AND SUPPLEMENTED WITH TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS.
2. ALL DIMENSIONS, GRADES AND UTILITIES SHOWN ON THE PLANS SHALL BE FIELD-VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
3. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS, ENGINEERING INSPECTIONS DEPARTMENT (919) 996-6824, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER.
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR, AFTER PERMISSION BY EROSION CONTROL INSPECTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY.
6. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED TO THE STANDARD PROCTOR MAXIMUM DRY DENSITY UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 23030
 FILENAME 23030 ASR
 CHECKED BY THS
 DRAWN BY XXX
 SCALE 1"=30'
 DATE 3.15.2024

SHEET

EXISTING CONDITIONS PLAN

C1.00



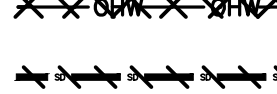
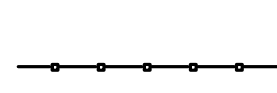
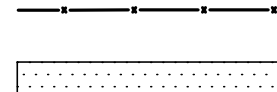
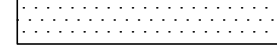
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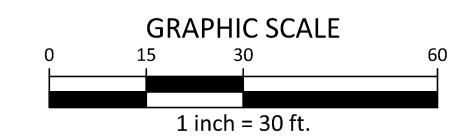
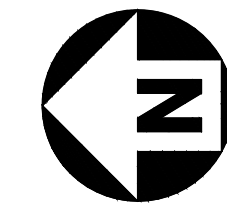
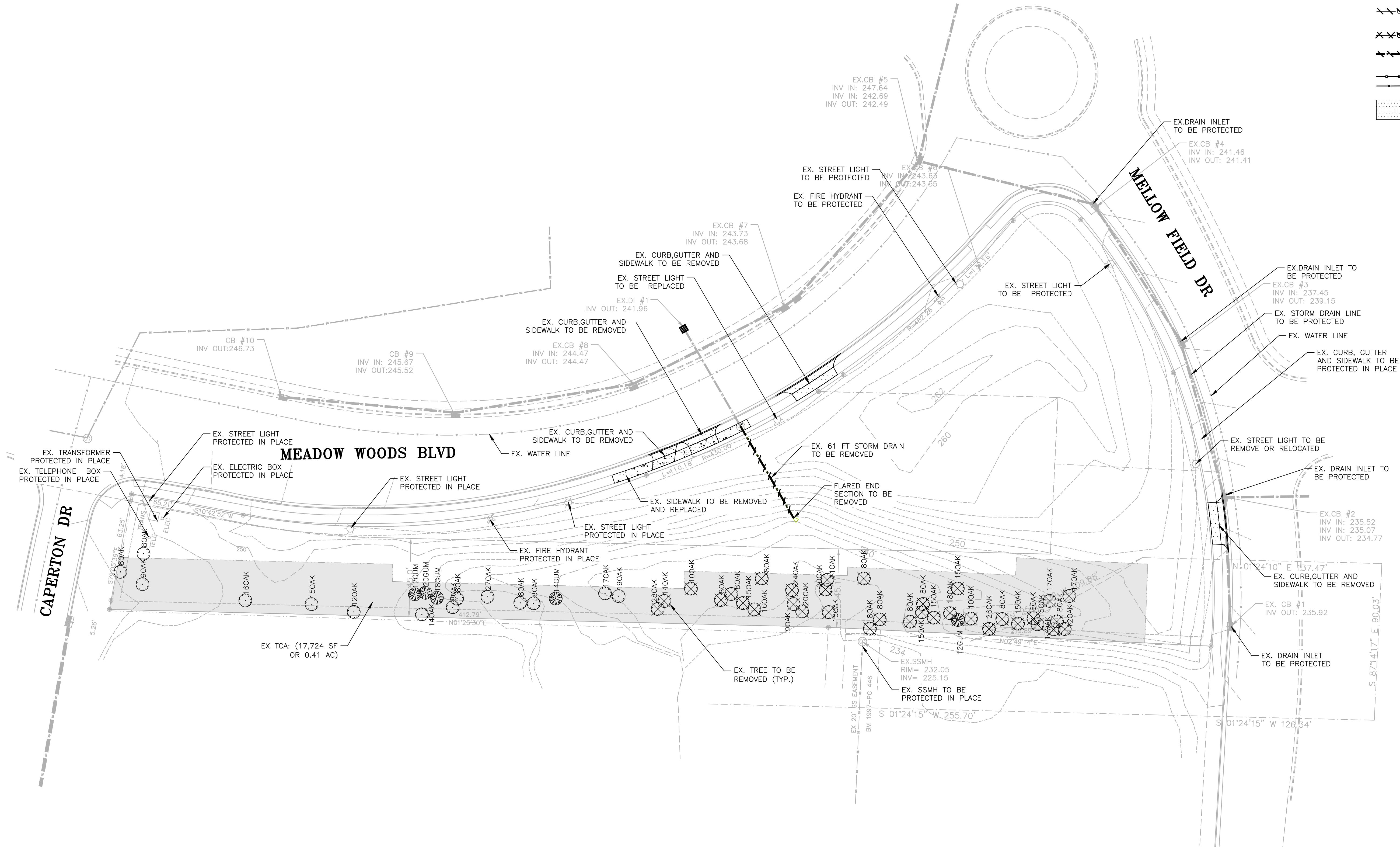
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 CARY, NC 27519

MELLOW FIELD APARTMENTS
 ASR - TIER 3 SITE PLAN
 2661 MELLOW FIELD DR
 RALEIGH, NC 27604

DEMOLITION LEGEND

	TREE OR OTHER VEGETATION TO BE REMOVED
	UNDERGROUND UTILITY TO BE REMOVED
	OVERHEAD WIRE TO BE REMOVED
	SD PIPE TO BE REMOVED
	FENCE TO BE REMOVED
	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)



DEMOLITION NOTES:

1. THE INFORMATION SHOWN WAS TAKEN FROM DESIGN DRAWINGS AND FIELD SURVEY WHEREVER POSSIBLE. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DEMOLITION MATERIAL WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER LOCATION AND METHOD AS DESIGNATED BY THE LOCAL AUTHORITIES.
4. CONTRACTOR SHALL NOTIFY NC811 (811 OR 800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
6. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES AND ADJACENT ROADWAYS FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

REV

NO. DATE

PLAN INFORMATION

PROJECT NO. 23030
 FILENAME 23030 ASR
 CHECKED BY THS
 DRAWN BY XXX
 SCALE 1"=30'
 DATE 3.15.2024

SHEET

DEMOLITION PLAN

C1.01



Civil Site Designs

LIC. number: P-2347
Durham, NC 27713
phone 919. 717.2147
email: tsingletary@csitedesigns.com
www.csitedesigns.com

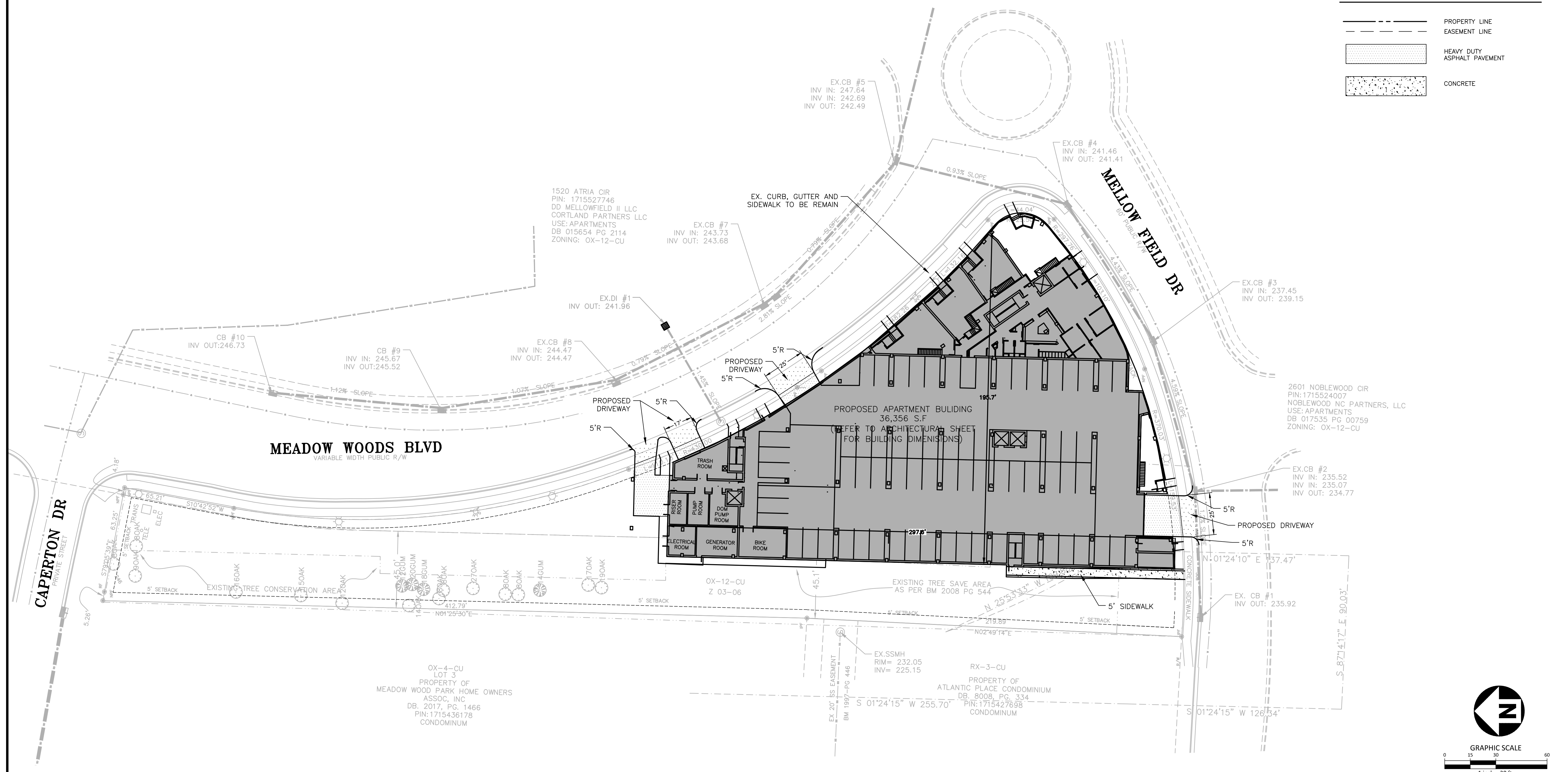
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CARY, NC 27519

MELLOW FIELD APARTMENTS
ASR - TIER 3 SITE PLAN
2661 MELLOW FIELD DR
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SITE LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- [Pattern] HEAVY DUTY ASPHALT PAVEMENT
- [Pattern] CONCRETE



SITE PLAN NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT FOR EROSION CONTROL AND ENGINEERING INSPECTIONS PRIOR TO ANY WATER OR SEWER ABANDONMENT, REMOVAL OR INSTALLATIONS.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 23030
 FILENAME 23030 ASR
 CHECKED BY THS
 DRAWN BY XXX
 SCALE 1"=30'
 DATE 3.15.2024

SHEET

SITE PLAN

C2.00


























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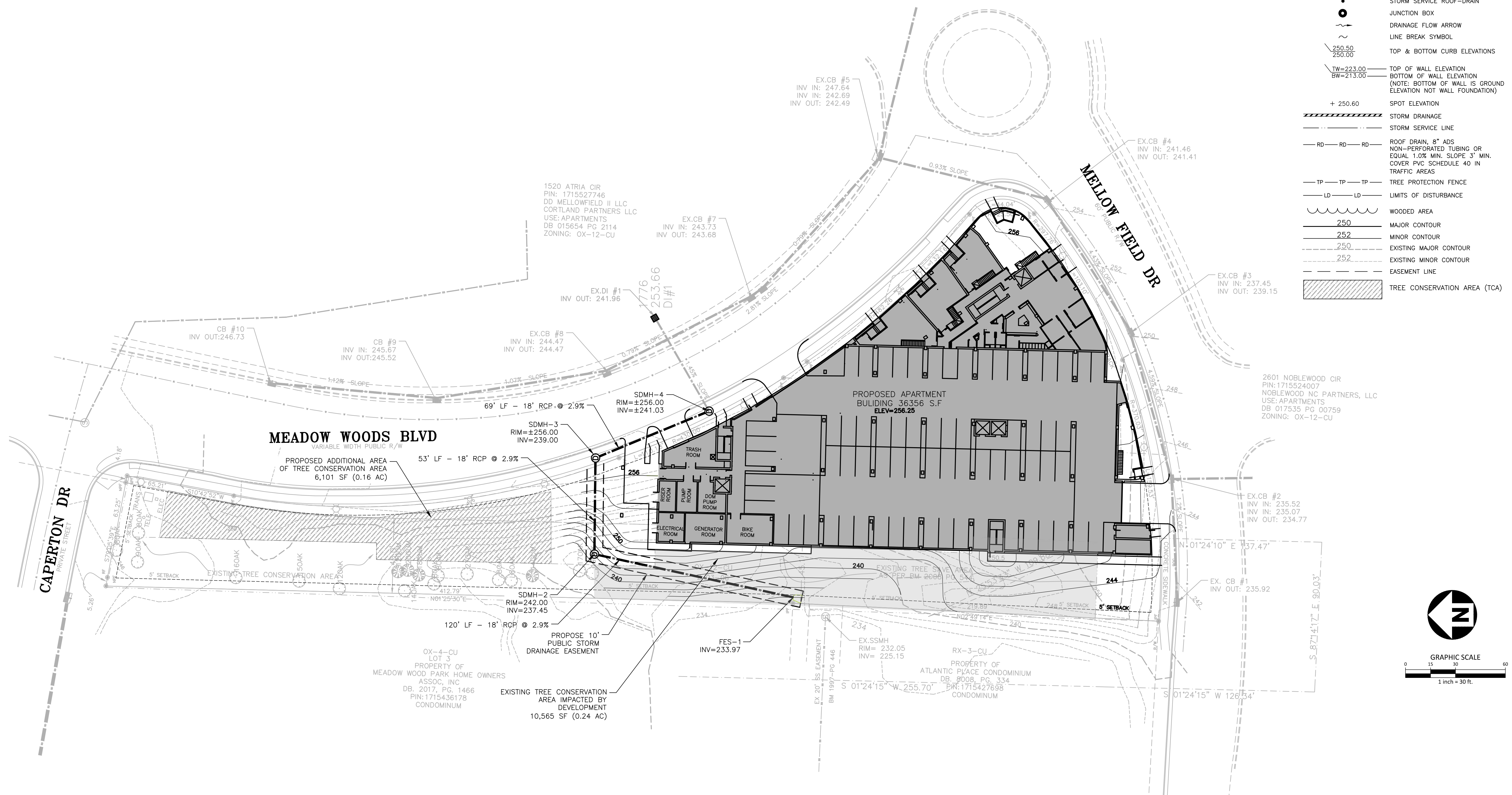
OWNER

MELLOW FIELD INVESTMENTS, LLC
 4004 NC HWY 55
 CARY, NC 27519

MELLOW FIELD APARTMENTS
 ASR - TIER 3 SITE PLAN
 2661 MELLOW FIELD DR
 RALEIGH, NC 27604

GRADING LEGEND

	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-DRAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	250 MAJOR CONTOUR
	250 MINOR CONTOUR
	250 EXISTING MAJOR CONTOUR
	252 EXISTING MINOR CONTOUR
	EASEMENT LINE
	TREE CONSERVATION AREA (TCA)



STORM DRAINAGE NOTES:

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF RALEIGH AND NCDOT STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECHNICAL ENGINEER AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	23030
FILENAME	23030 ASR
CHECKED BY	THS
DRAWN BY	XXX
SCALE	1"=30'
DATE	3.15.2024

SHEET

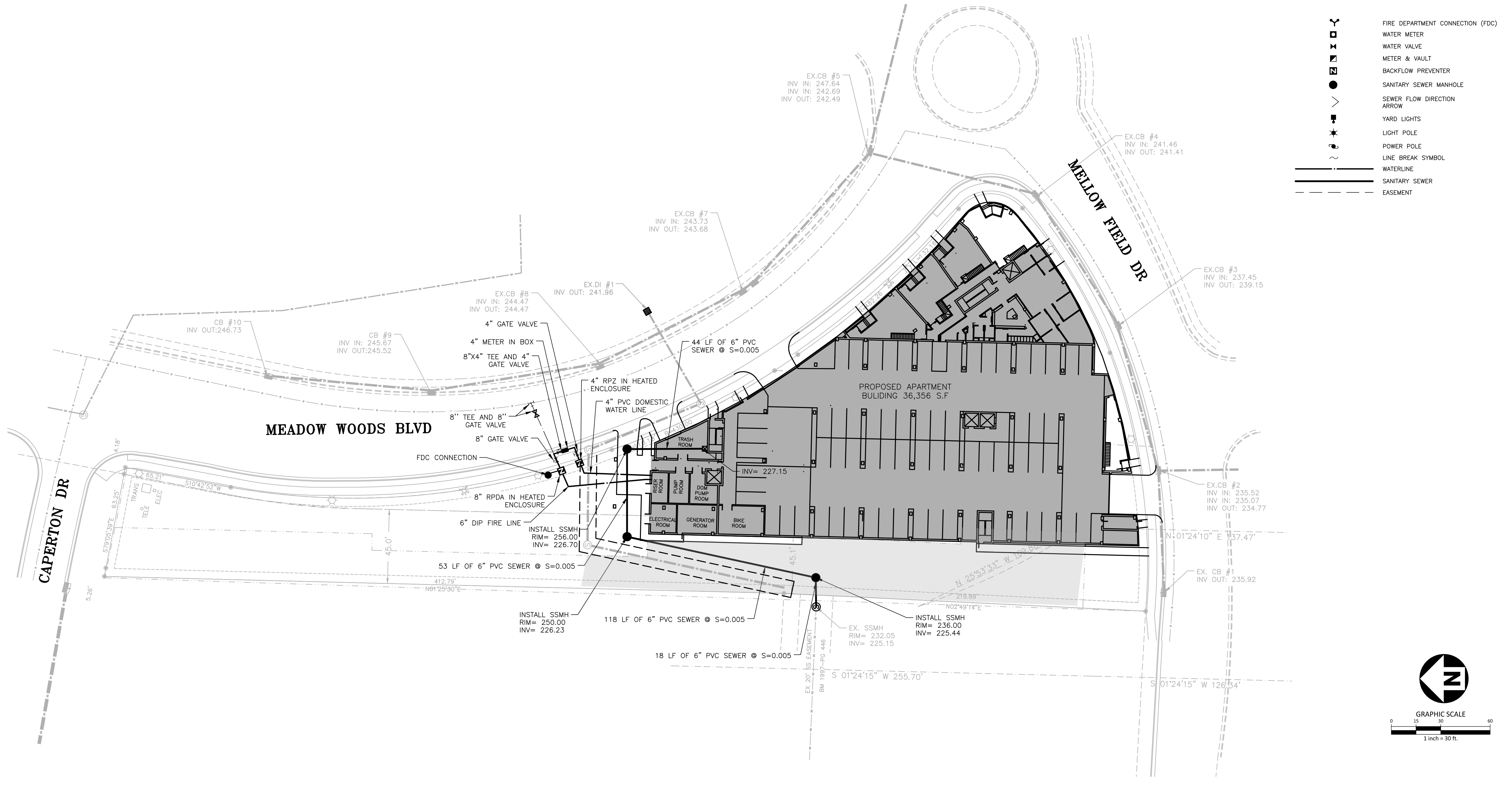
GRADING AND STORM DRAINAGE PLAN

C3.00

MEADOW FIELD APARTMENTS
 ASR - TIER 3 SITE PLAN
 2661 MEADOW FIELD DR
 RALEIGH, NC 27604

UTILITY LEGEND

- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- METER & VAULT
- BACKFLOW PREVENTER
- SANITARY SEWER MANHOLE
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- SANITARY SEWER
- EASEMENT



RALEIGH STANDARD UTILITY NOTES:

1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK, CURRENT EDITION (INCLUDING STANDARDS AND SPECIFICATIONS).
2. UTILITY SEPARATION REQUIREMENTS:
 - 2.1. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND 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 AND INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - 2.2. WHEN INSTALLING WATER AND/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 AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - 2.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.
 - 2.4. 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES UNLESS DIP IS SPECIFIED FOR SANITARY SEWER.
 - 2.5. MAINTAIN 18" MINIMUM VERTICAL SEPARATION AT ALL WATERMAIN AND RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MINIMUM VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS AND A CONCRETE GRADLE HAVING 6" MIN. CLEARANCE (REF. CORPUD DETAILS W-41 & S-49).
 - 2.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18" MINIMUM VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN AMENDED PLAN AND OR PROFILE BY THE CORPUD PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICE TO EXISTING RESIDENCES AND BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CORPUD.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL RE-USE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CORPUD. THIS INCLUDES ABANDONING TAP AT MAIN AND REMOVAL FROM R.O.W. OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

SANITARY SEWER NOTES:

1. ALL SEWER SERVICES IN PUBLIC R.O.W. SHALL BE INSTALLED BY A LICENSED UTILITY CONTRACTOR.
2. BEFORE COMMENCING ANY EXCAVATION IN ANY HIGHWAY, STREET, PUBLIC SPACE, OR IN AN EASEMENT, THE NORTH CAROLINA UNDERGROUND DAMAGE PREVENTION ACT REQUIRES NOTIFICATION OF EACH UTILITY OWNER HAVING U.G. UTILITIES LOCATED IN THE PROPOSED AREA TO BE EXCAVATED, EITHER ORALLY OR IN WRITING, NOT LESS THAN 2 DAYS NOR MORE THAN 10 WORKING DAYS PRIOR TO STARTING OF THE INTENT TO EXCAVATE.
3. ANY EXISTING UTILITY APPURTENANCES SHALL NOT BE REUSED ON PROPOSED IMPROVEMENTS.
4. ALL PROPOSED SEWER ON THIS SITE IS TO BE PRIVATE UNLESS OTHERWISE SPECIFIED.
5. ALL 8" SEWER SHALL BE PVC SDR-35 AND ALL 6" SEWER SHALL BE PVC SCH.40 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. MINIMUM COVER TO FINISHED GRADE OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET OR DEEPER THAN 12', DUCTILE IRON PIPE SHALL BE REQUIRED WITH TYPE 1 BEDDING TO A COVER AT A MIN OF 3 FEET.
7. MINIMUM SLOPE FOR THE 8 INCH SANITARY SEWER COLLECTION LINE IS 0.50% AND THE MINIMUM SLOPE FOR THE 6 INCH SANITARY SEWER SHALL BE NO LESS THAN 1.0% (WITH CLEANOUTS EVERY 100 LINEAL FEET).
8. SEWER CLEANOUTS ARE NOT ALLOWED IN DRIVEWAYS, SIDEWALKS AND PARKING LOTS UNLESS SHOWN OTHERWISE. CLEANOUTS WITHIN ASPHALT PAVED TRAFFIC AREAS SHALL BE INSTALLED IN TRAFFIC RATED MINI-MANHOLES, DOMESTICALLY CAST.
9. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY ACTUAL LOCATION AND DEPTHS IN FIELD PRIOR TO BEGINNING CONSTRUCTION.
10. UTILITY SLEEVES SHALL BE PVC (SCH. 40), INSTALL WITH 2" MINIMUM COVER. CAP AND MARK BOTH ENDS.
11. ALL PUBLIC AND PRIVATE SEWER LINES ARE TO BE DESIGNED BY THE ENGINEER AND APPROVED FOR CONSTRUCTION BY PUBLIC UTILITIES.
12. ALL UTILITY RELOCATION WORK SHALL BE SIGNIFICANTLY COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.

REVISIONS

NO.	DATE

PLAN INFORMATION

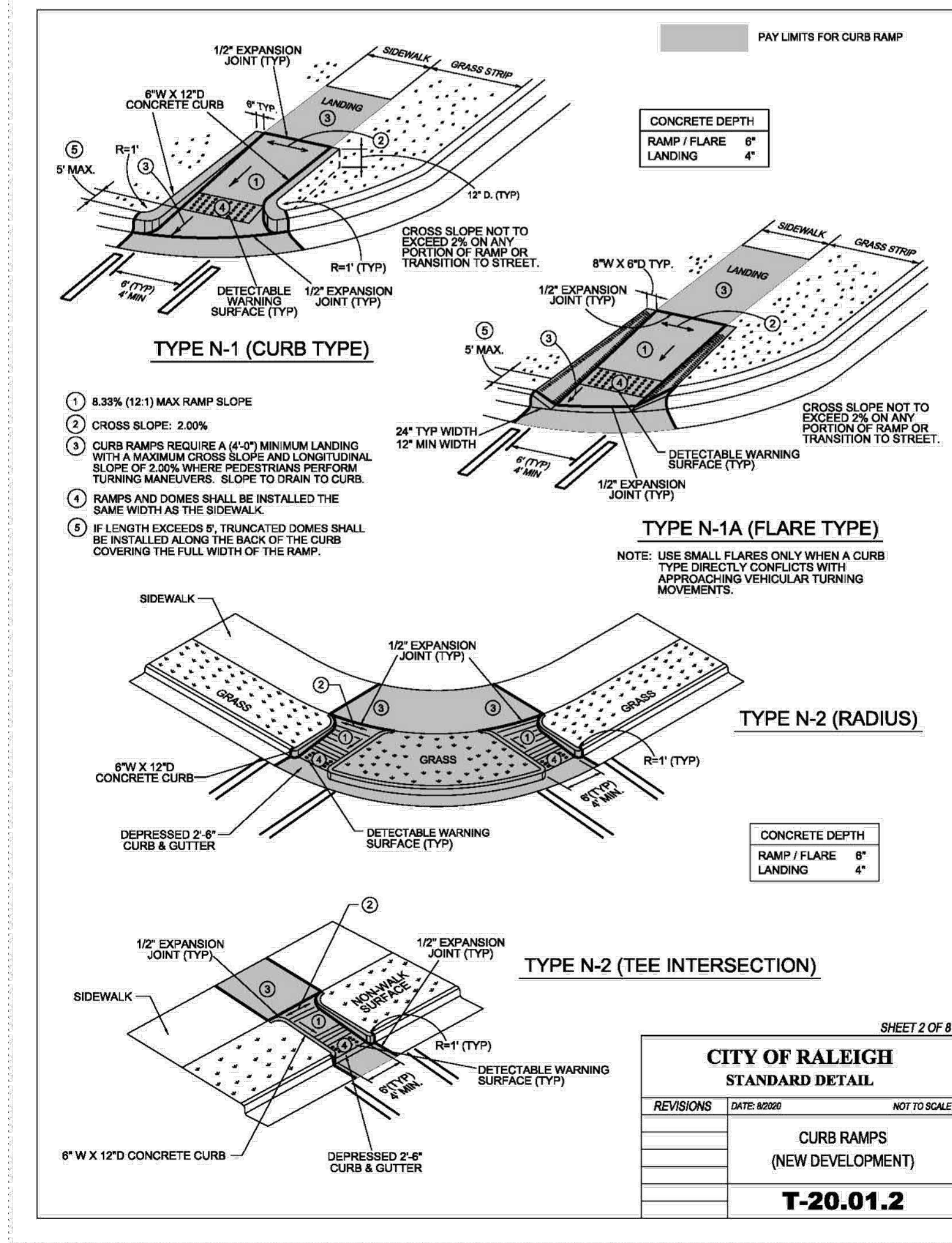
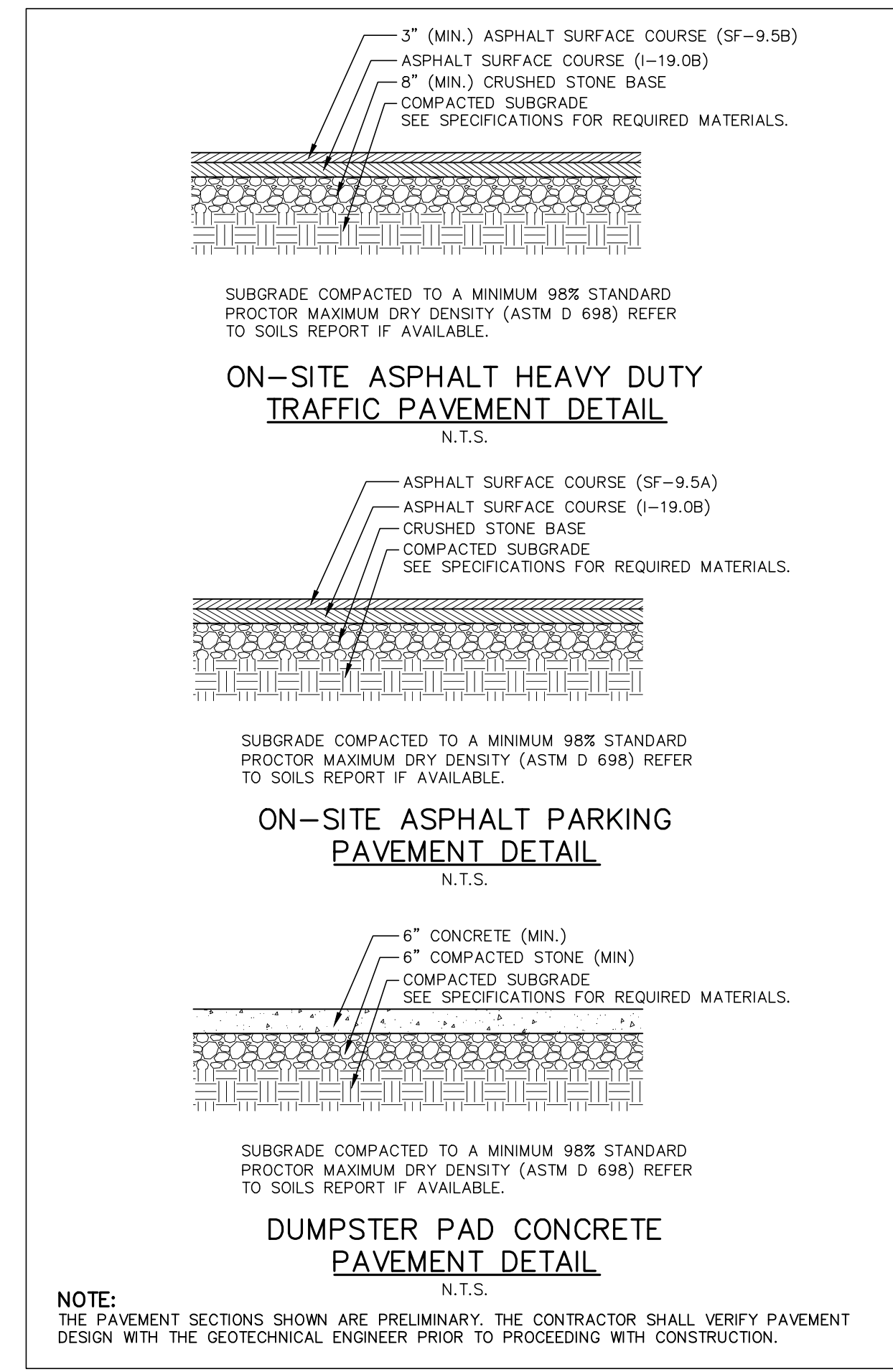
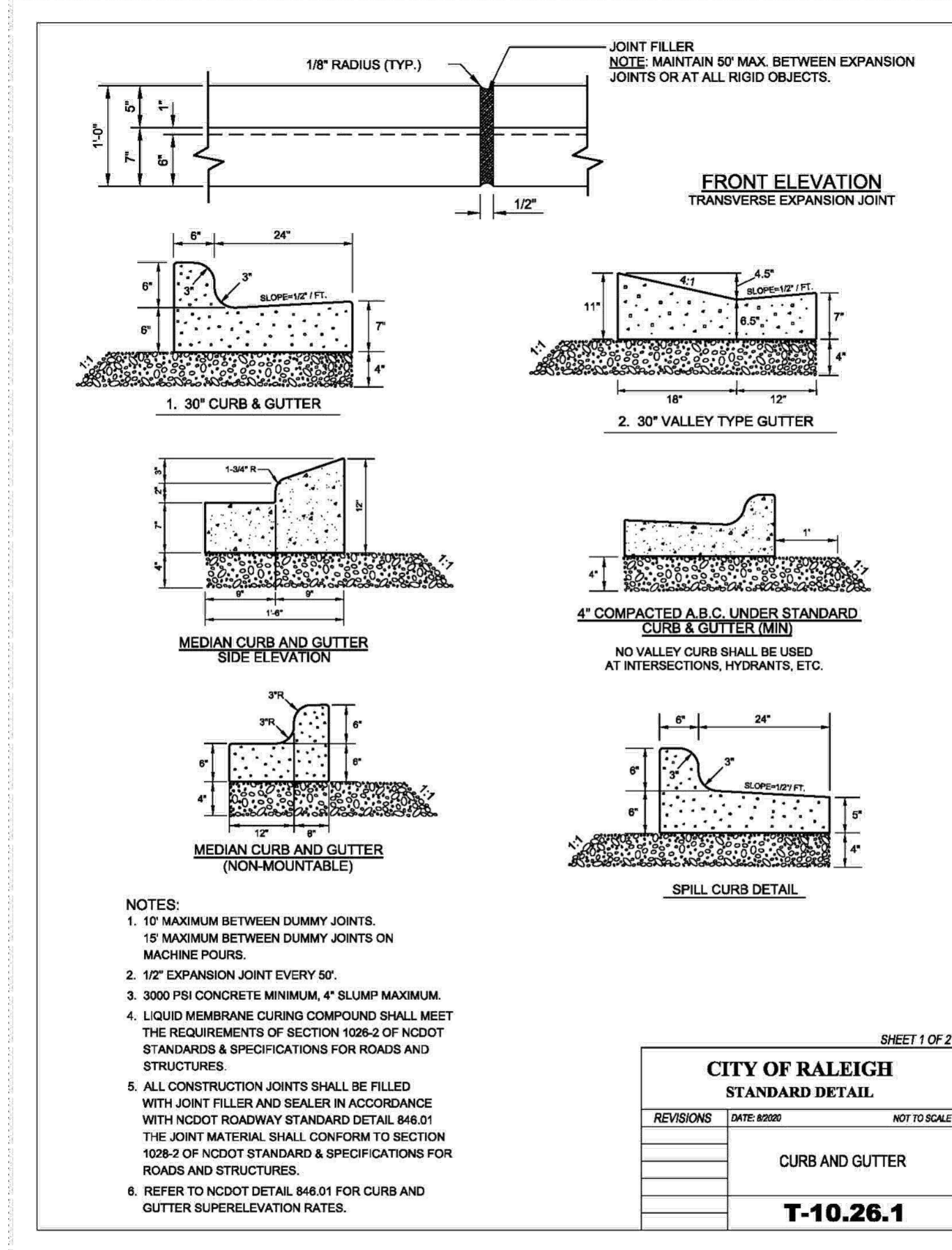
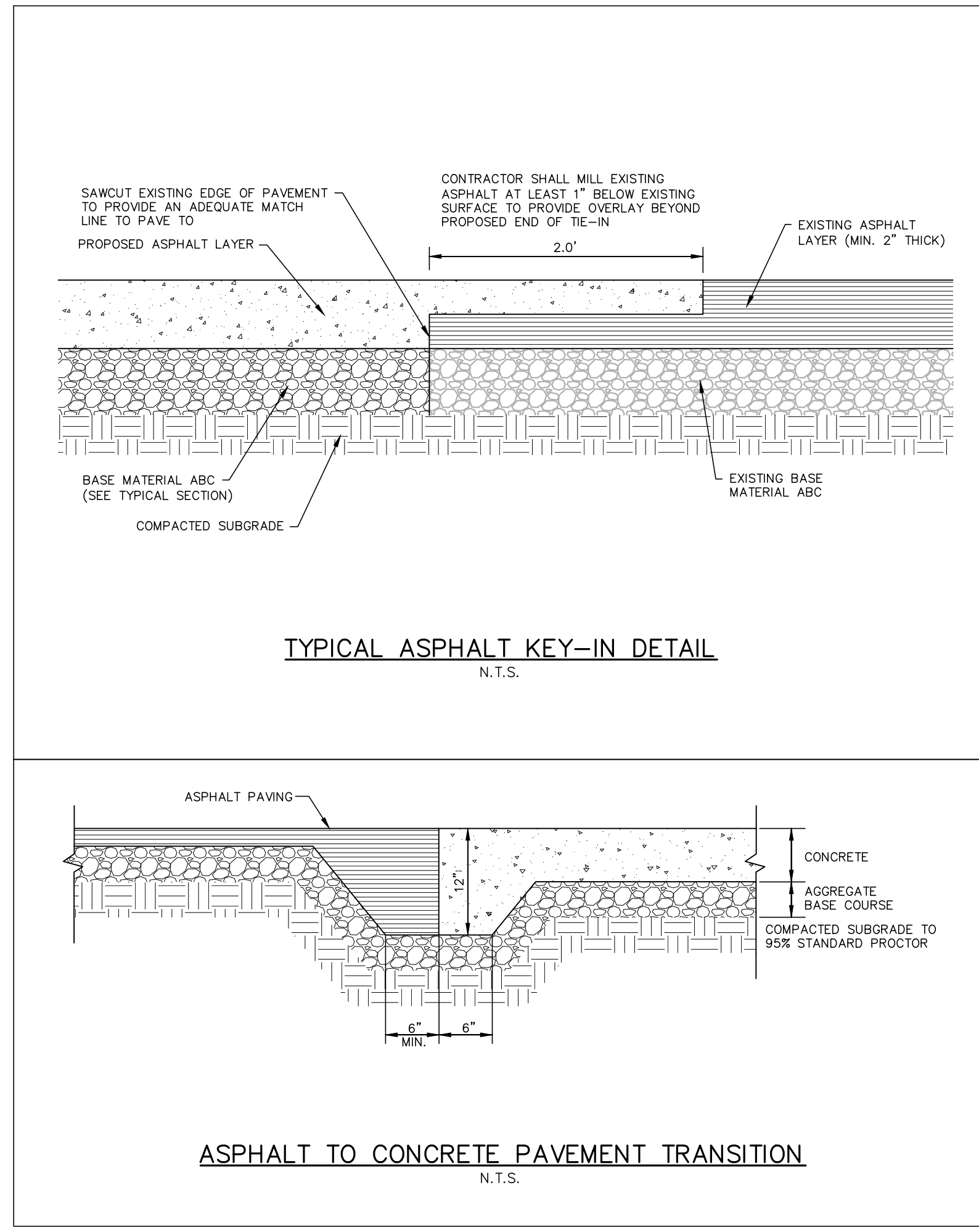
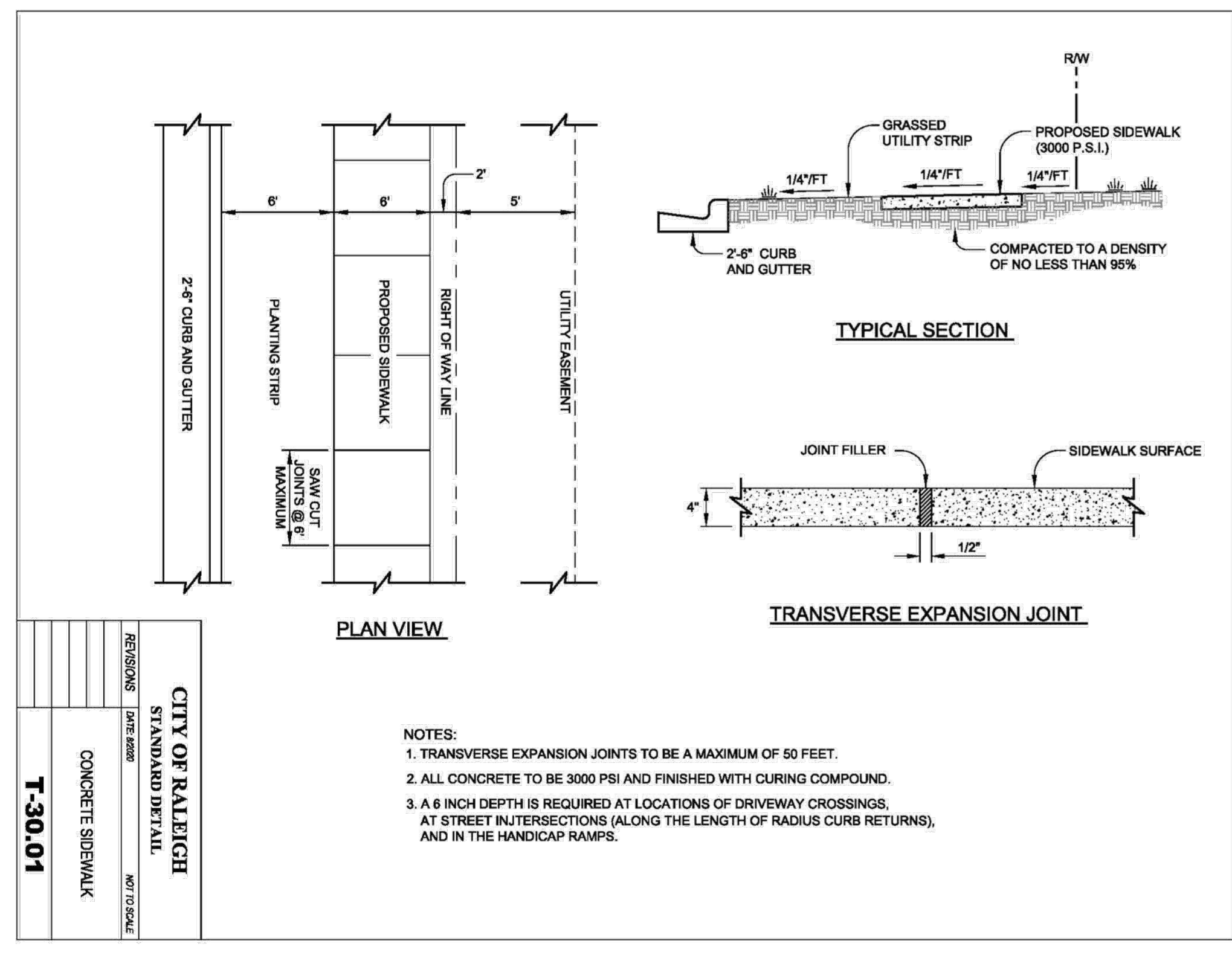
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SCALE	1"=30'
DATE	3. 15. 2024

SHEET

UTILITY PLAN

C4.00

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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REV	NO.	DATE

PLAN INFORMATION

PROJECT NO.	23030
FILENAME	23030 ASR
CHECKED BY	THS
DRAWN BY	XXX
SCALE	AS SHOWN
DATE	3. 15. 2024

SITE DETAILS

C5.00

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OWNER

MELLOW FIELD INVESTMENTS, LLC
 4004 NC HWY 55
 CARY, NC 27519

MELLOW FIELD APARTMENTS
 ASR - TIER 3 SITE PLAN
 2661 MELLOW FIELD DR
 RALEIGH, NC 27604

REVISION

NO. DATE

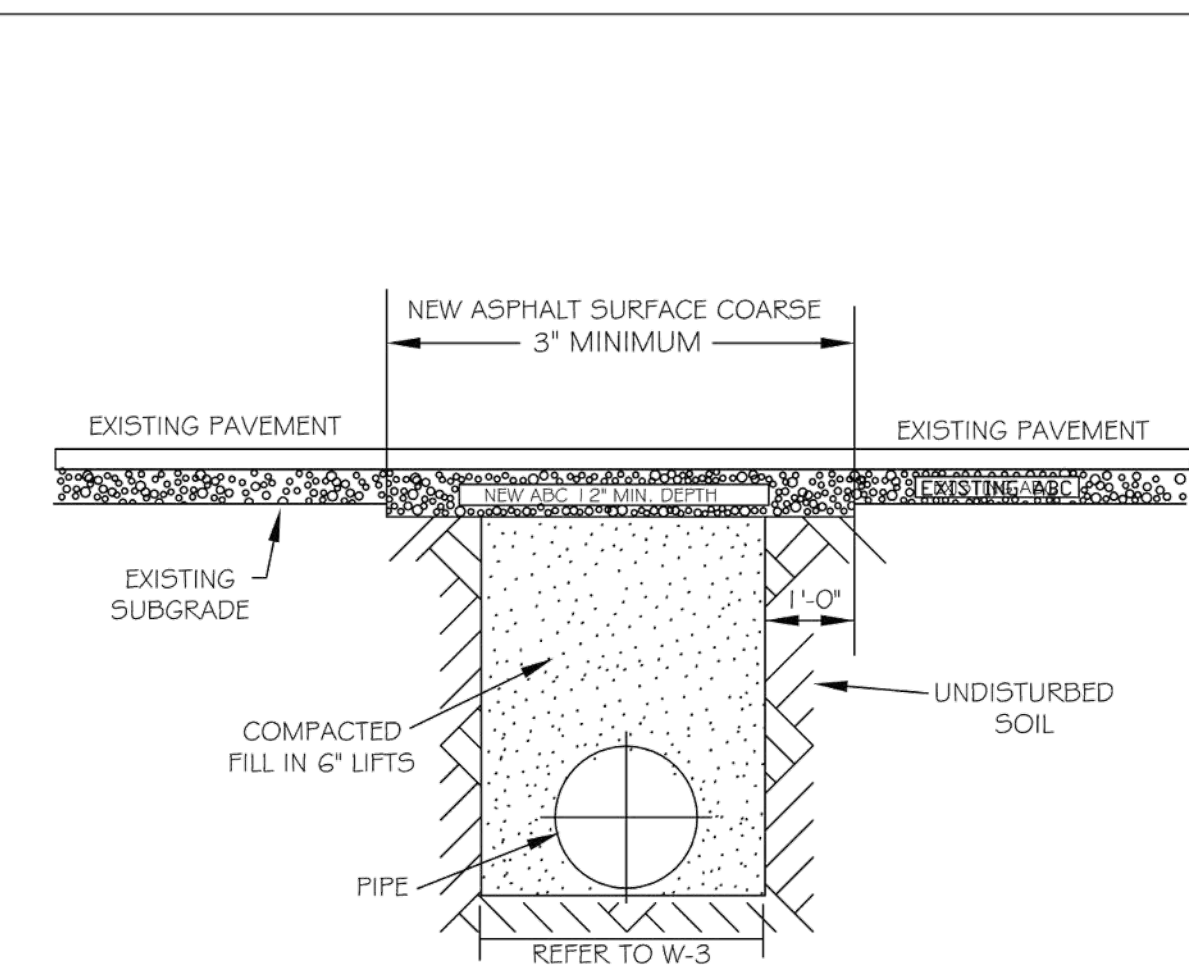
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 DATE 3.15.2024

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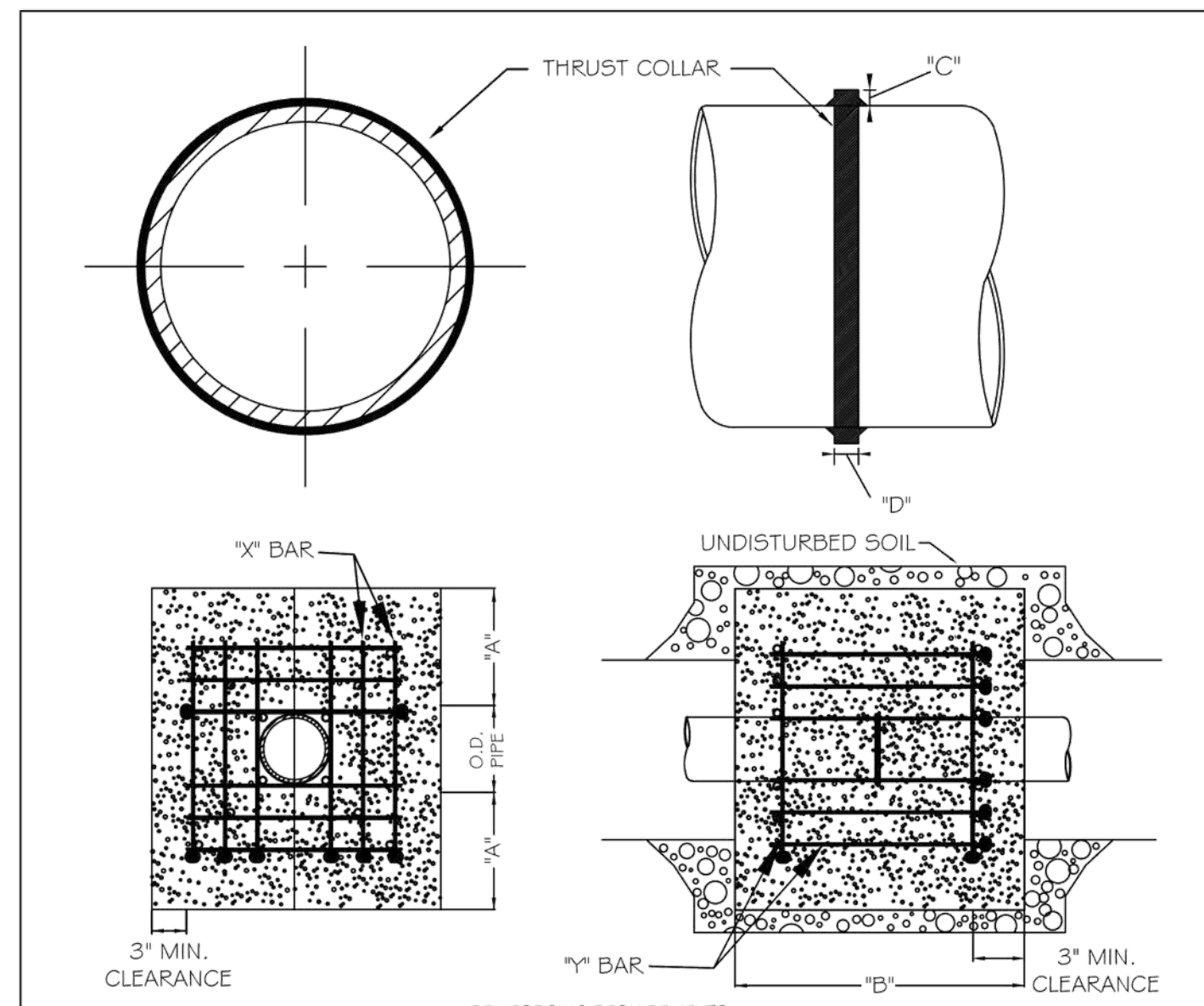
UTILITY DETAILS

C5.01



- NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
 2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
 3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
 4. THE ENTIRE THICKNESS/ VERTICAL EDGE OF CUT SHALL BE TACKED.
 5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
 6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
 7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3. FOR ADDITIONAL DETAILS.
 8. NO HAND PATCHING ALLOWED.
 9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD ASPHALT PAVEMENT PATCH DETAIL			
DWG. NO.	REVISIONS	DATE	DATE
W-2	RRH	3-31-00	4-16-04
	D.W.C.	11-1-99	J.P.S. 10-29-10

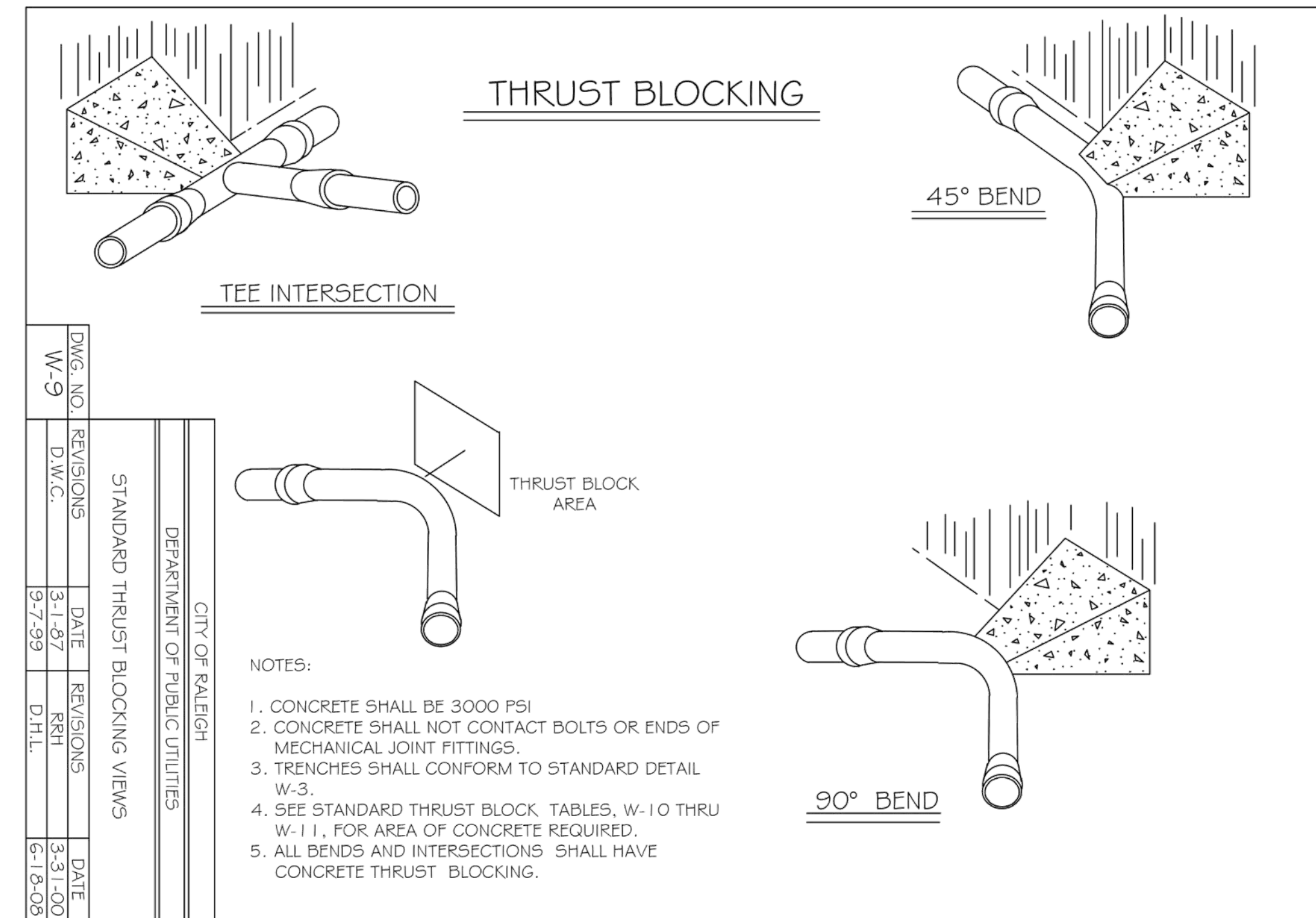


I.D. PIPE	REBAR SIZE	"X" BAR LENGTH	"X" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQUIRED
6" - 36"	#5	2'-2" + O.D. PIPE	1.043 LBS/FT	1'-1"	1.1 LBS. EACH	X-24, Y-12
48" & greater	#6	3'-0" + O.D. PIPE	1.502 LBS/FT	1'-3"	1.9 LBS. EACH	X-24, Y-12

I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	4"	7/8"

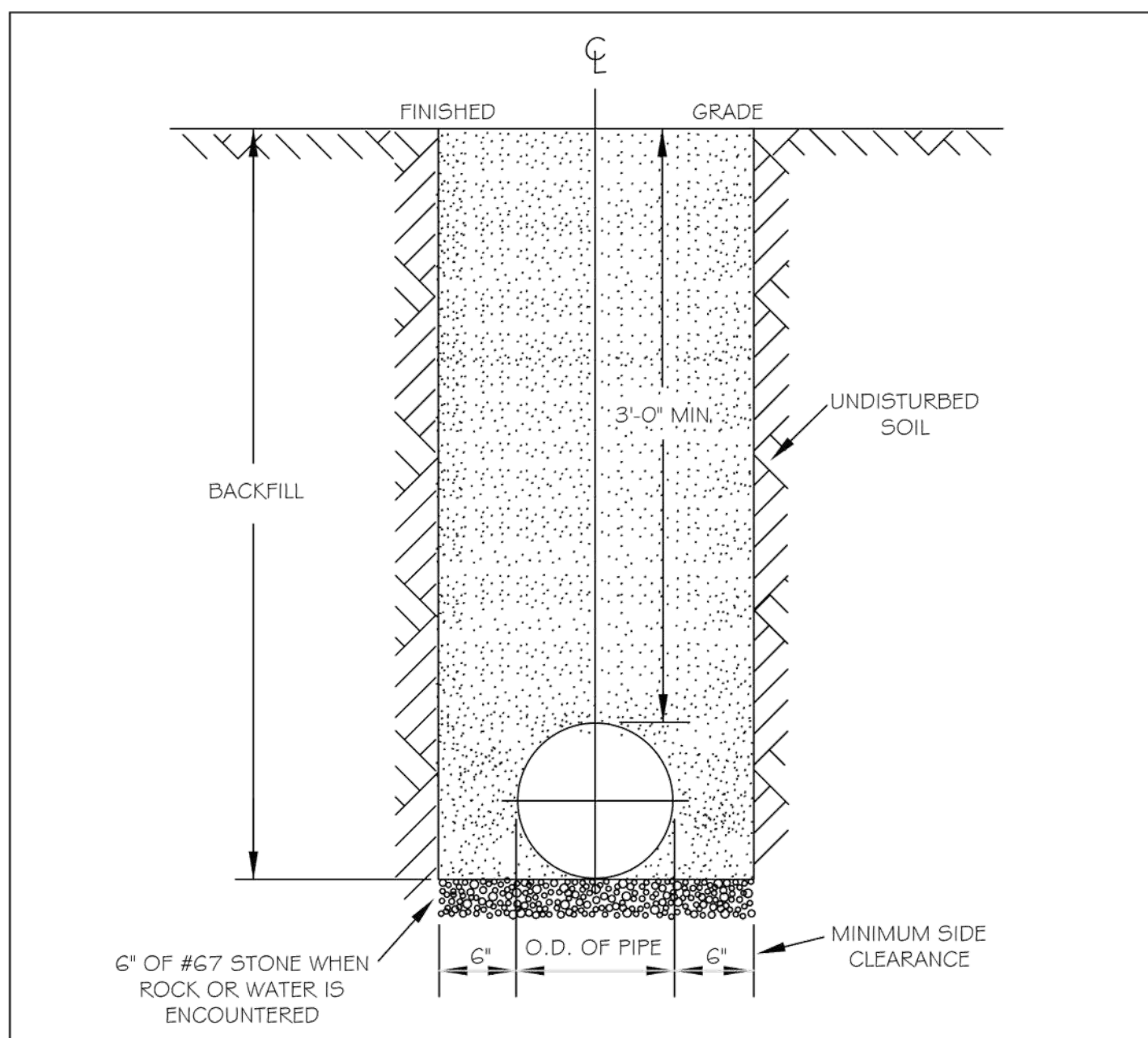
- NOTES:
1. SEE STANDARD DETAIL W-9 FOR THRUST BLOCK LOCATIONS.
 2. CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
 3. REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
 4. TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD DETAIL W-3.
 5. BACKFILL TAMPED IN 6" LIFTS PER STANDARD DETAIL W-3.
 6. THRUST COLLAR MUST BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
THRUST BLOCKING DESIGN DATA FOR WATER MAINS			
DWG. NO.	REVISIONS	DATE	DATE
W-7	RRH	1-21-00	J.P.S. 11-1-10
	D.H.L.	6-18-08	



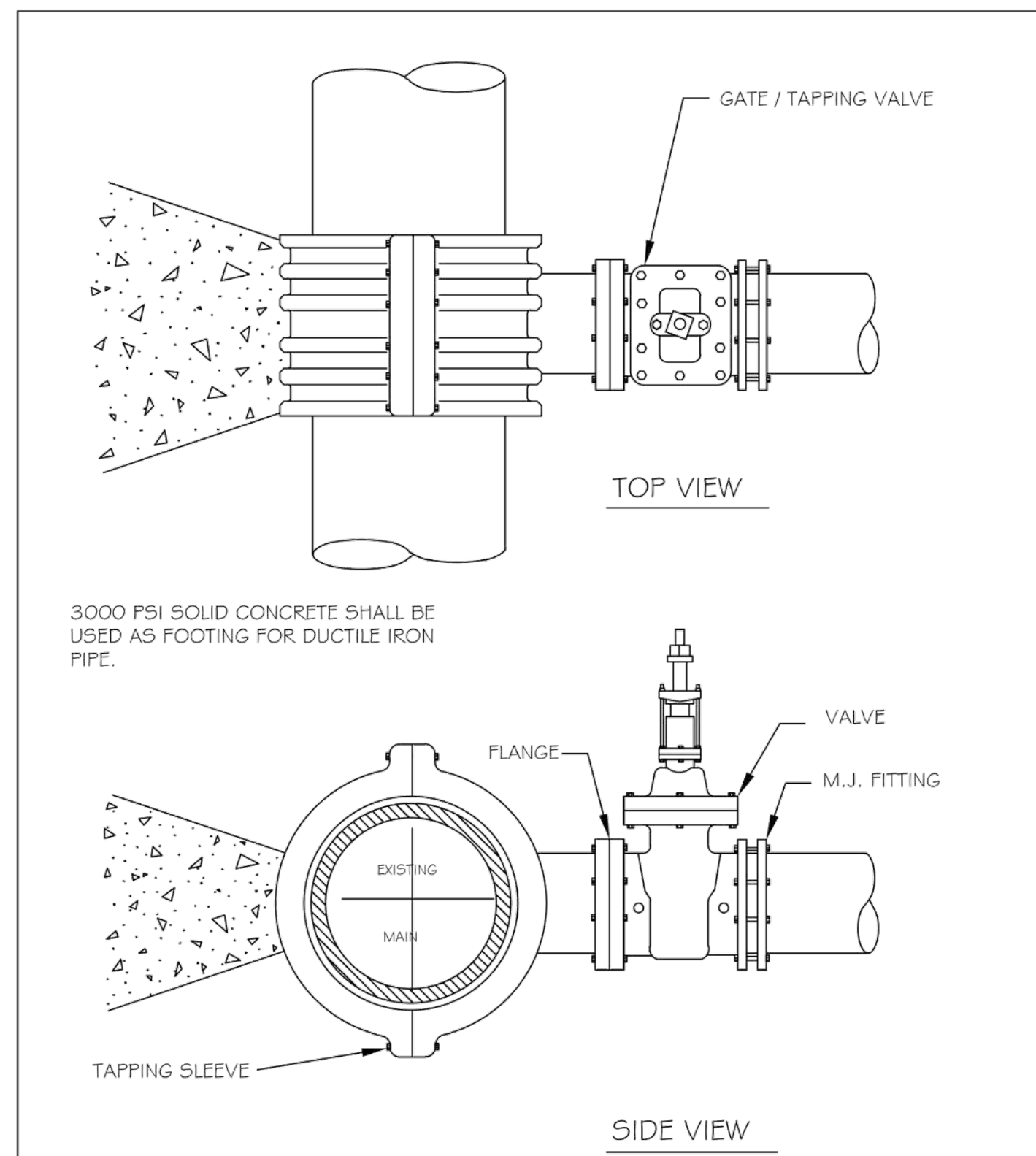
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD THRUST BLOCKING VIEWS			
DWG. NO.	REVISIONS	DATE	DATE
W-9	D.W.C.	3-1-07	3-31-00
	D.H.L.	9-7-99	6-18-08

- NOTES:
1. CONCRETE SHALL BE 3000 PSI
 2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
 3. TRENCHES SHALL CONFORM TO STANDARD DETAIL W-3.
 4. SEE STANDARD THRUST BLOCK TABLES, W-10 THRU W-11, FOR AREA OF CONCRETE REQUIRED.
 5. ALL BENDS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING.



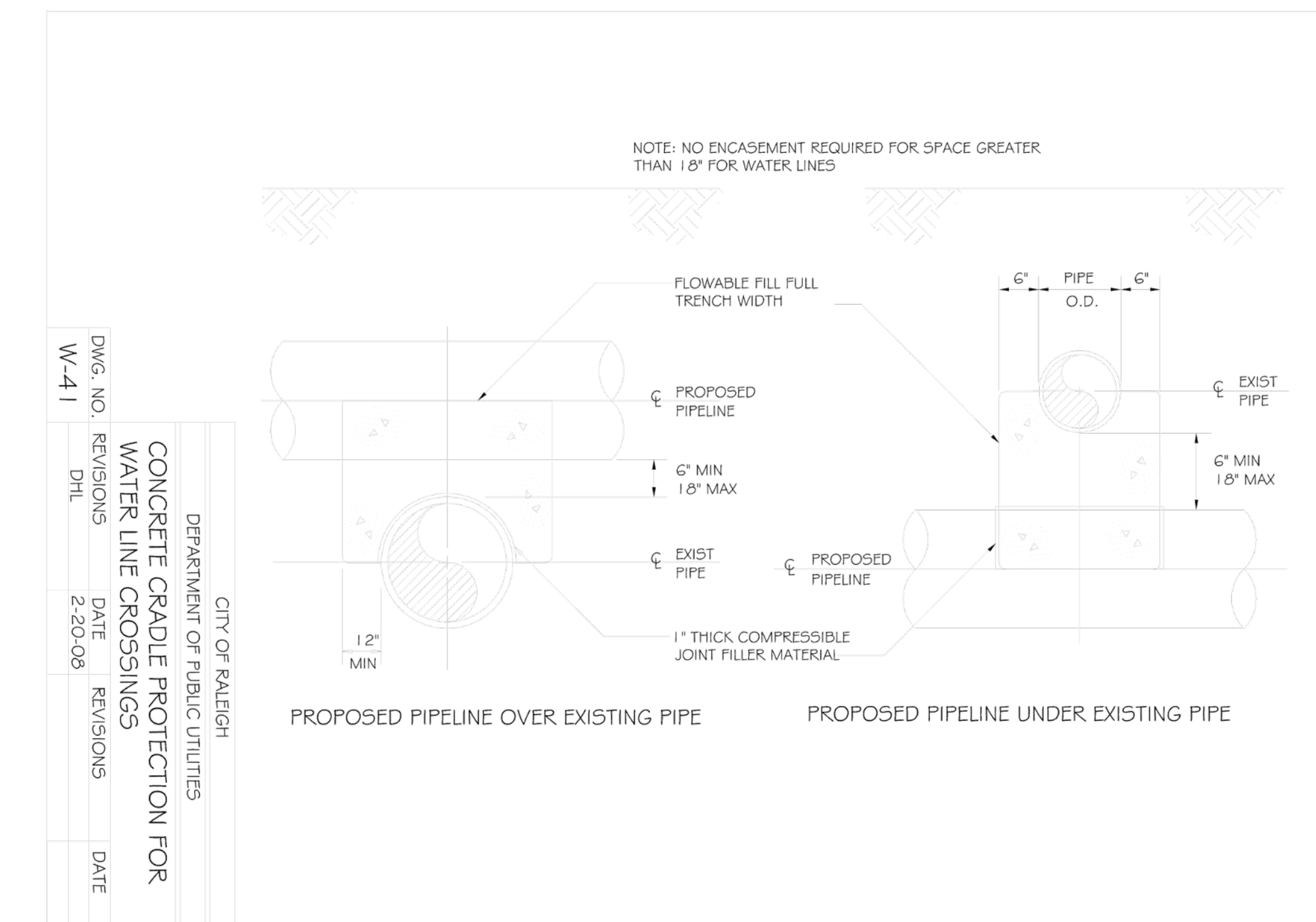
- NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
 3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
 4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
 5. ACHIEVE 95% COMPACTION IN BACKFILL.

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON			
DWG. NO.	REVISIONS	DATE	DATE
W-3	D.W.C.	9-3-99	ABB 2-15-05
	RRH	3-31-00	J.P.S. 10-29-10



- NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
 2. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY			
DWG. NO.	REVISIONS	DATE	DATE
W-14	Y.C.A.	2-31-91	RRH 3-31-00
	D.W.C.	9-7-99	J.P.S. 11-1-10



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
CONCRETE GRADE PROTECTION FOR WATER LINE CROSSINGS			
DWG. NO.	REVISIONS	DATE	DATE
W-41	D.H.L.	2-20-08	
	REVISIONS	DATE	DATE

- NOTE: NO ENCASMENT REQUIRED FOR SPACE GREATER THAN 18" FOR WATER LINES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

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OWNER

MELLOW FIELD INVESTMENTS, LLC
 4004 NC HWY 55
 CARY, NC 27519

MELLOW FIELD APARTMENTS
 ASR - TIER 3 SITE PLAN
 2661 MELLOW FIELD DR
 RALEIGH, NC 27604

REVISION

NO. DATE

PLAN INFORMATION

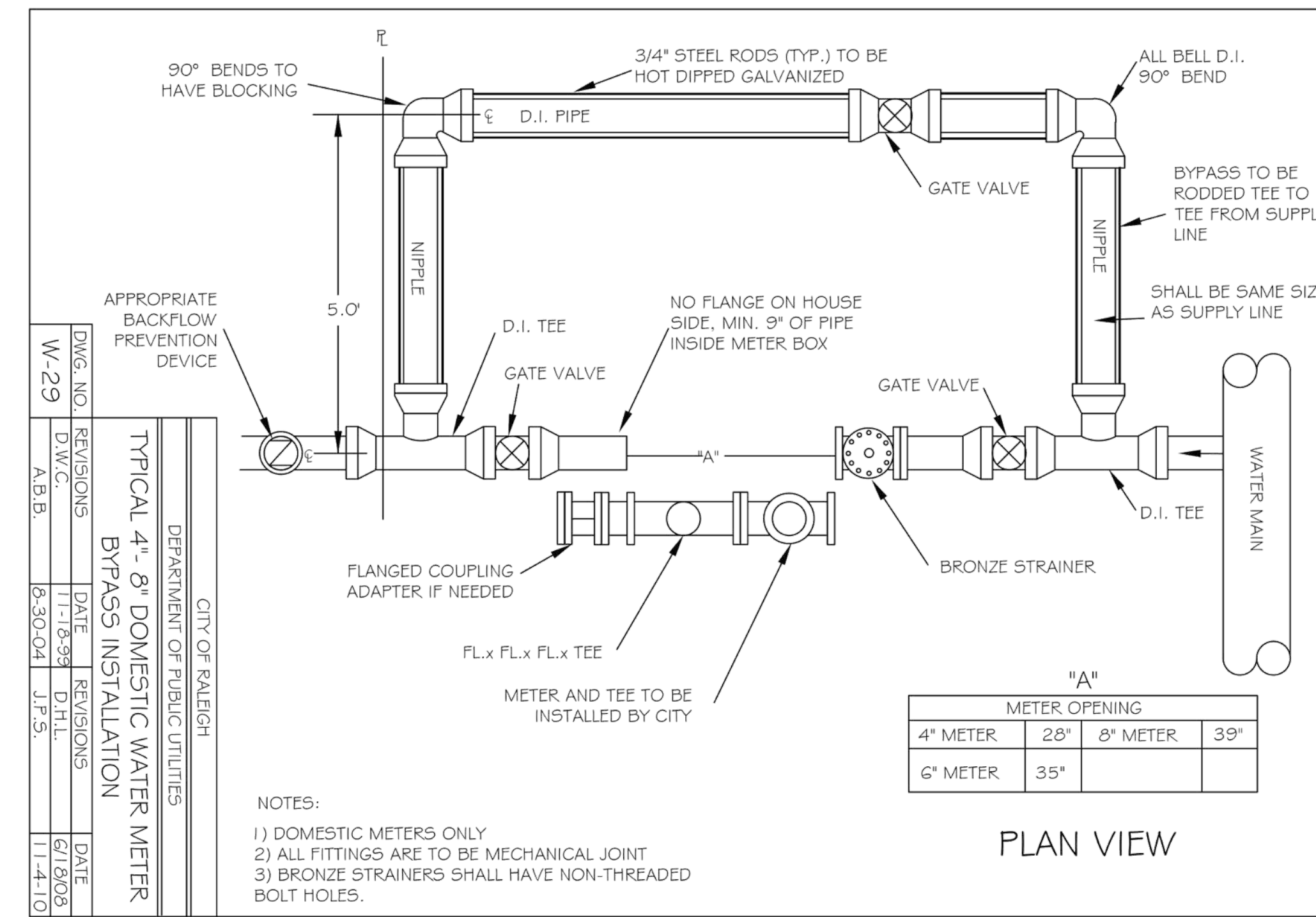
PROJECT NO. 23030
 FILENAME 23030 ASR
 CHECKED BY THS
 DRAWN BY XXX
 SCALE AS SHOWN
 DATE 3. 15. 2024

SHEET

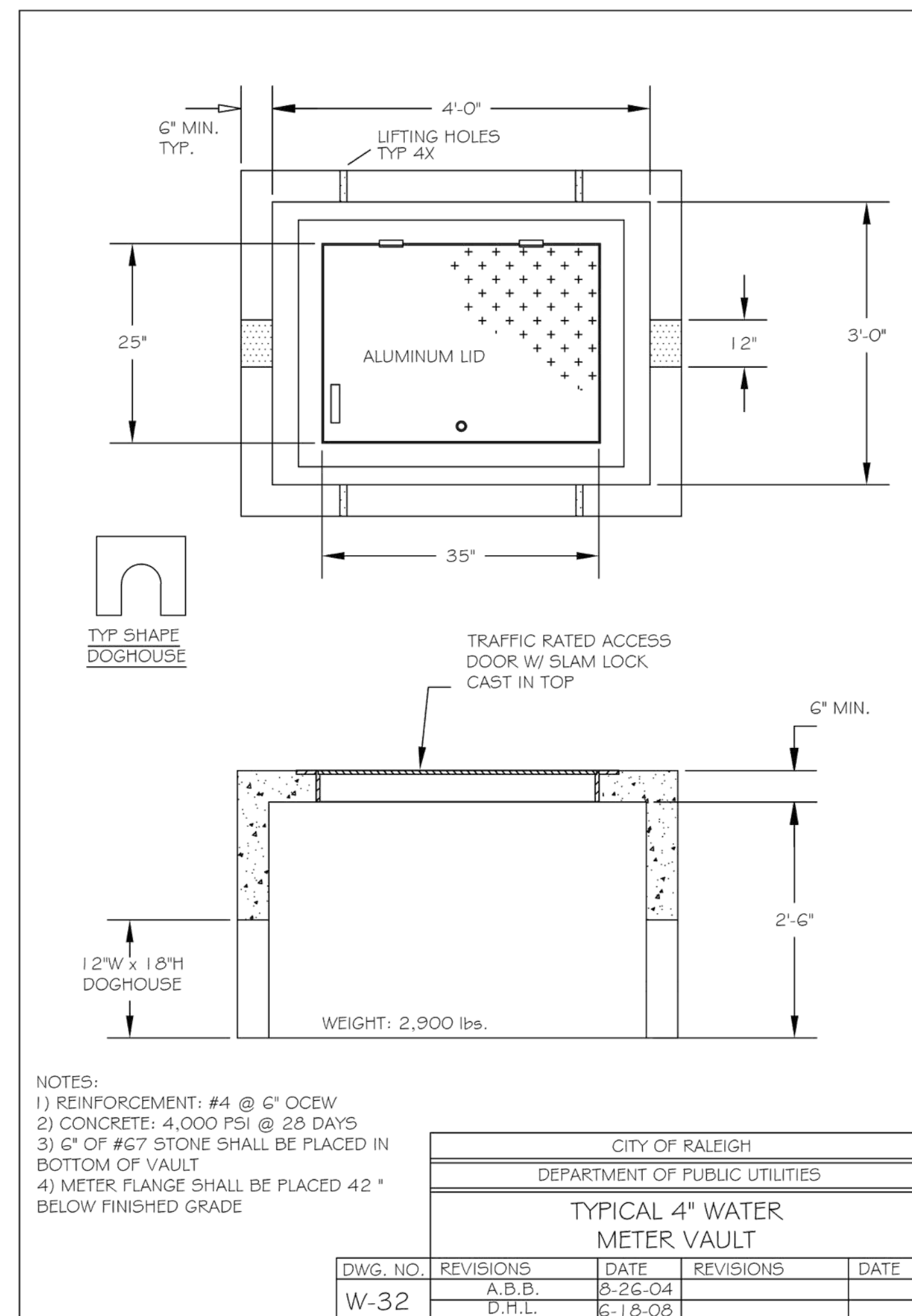
UTILITY DETAILS

C5.02

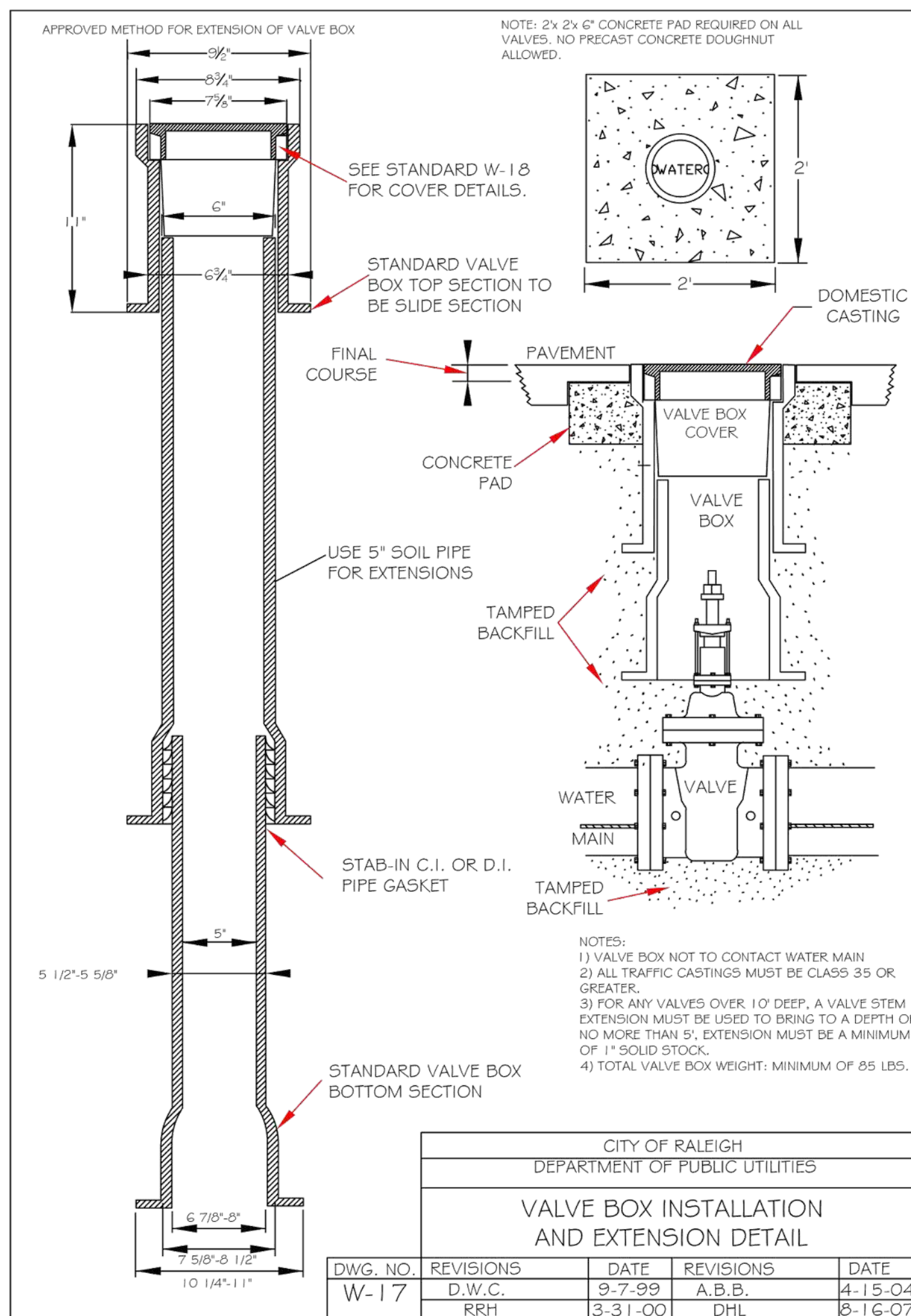
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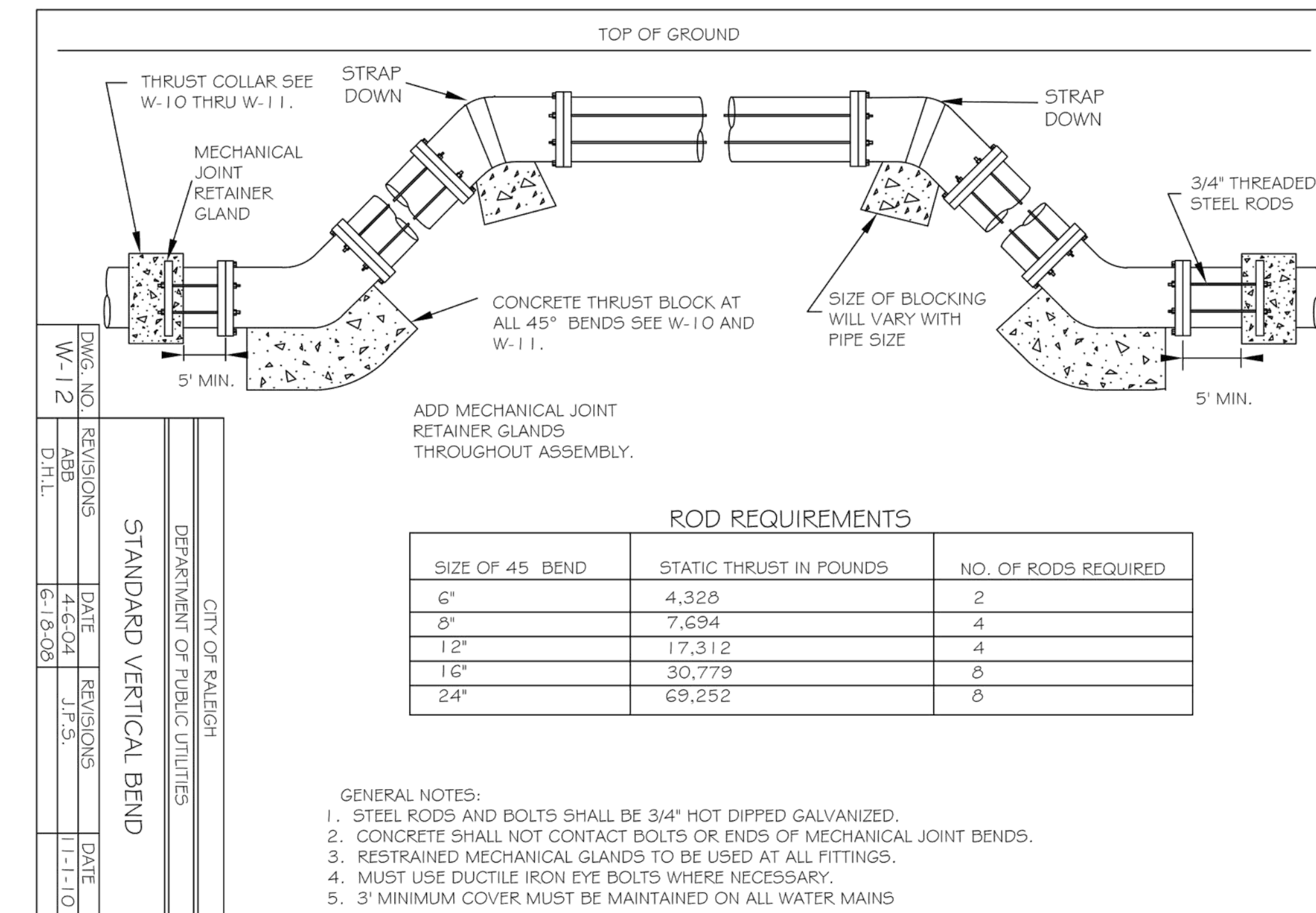
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-29				
D.W.C.	A.B.B.	11-1-03	D.H.L.	6/18/03
A.B.B.		8-30-04	J.F.S.	11-4-10



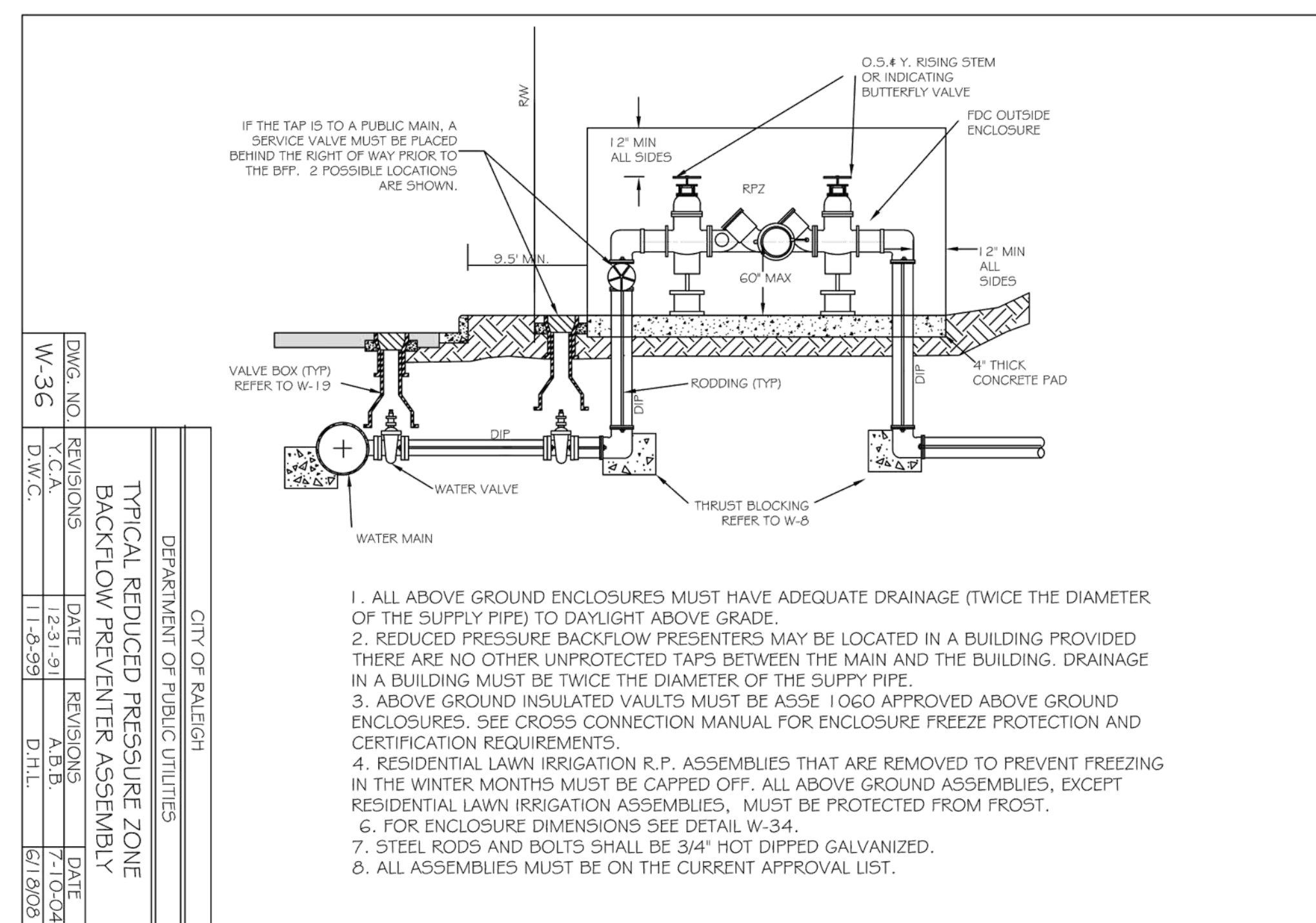
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TYPICAL 4" WATER METER VAULT				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-32				
	A.B.B.	8-26-04		
	D.H.L.	6-18-08		



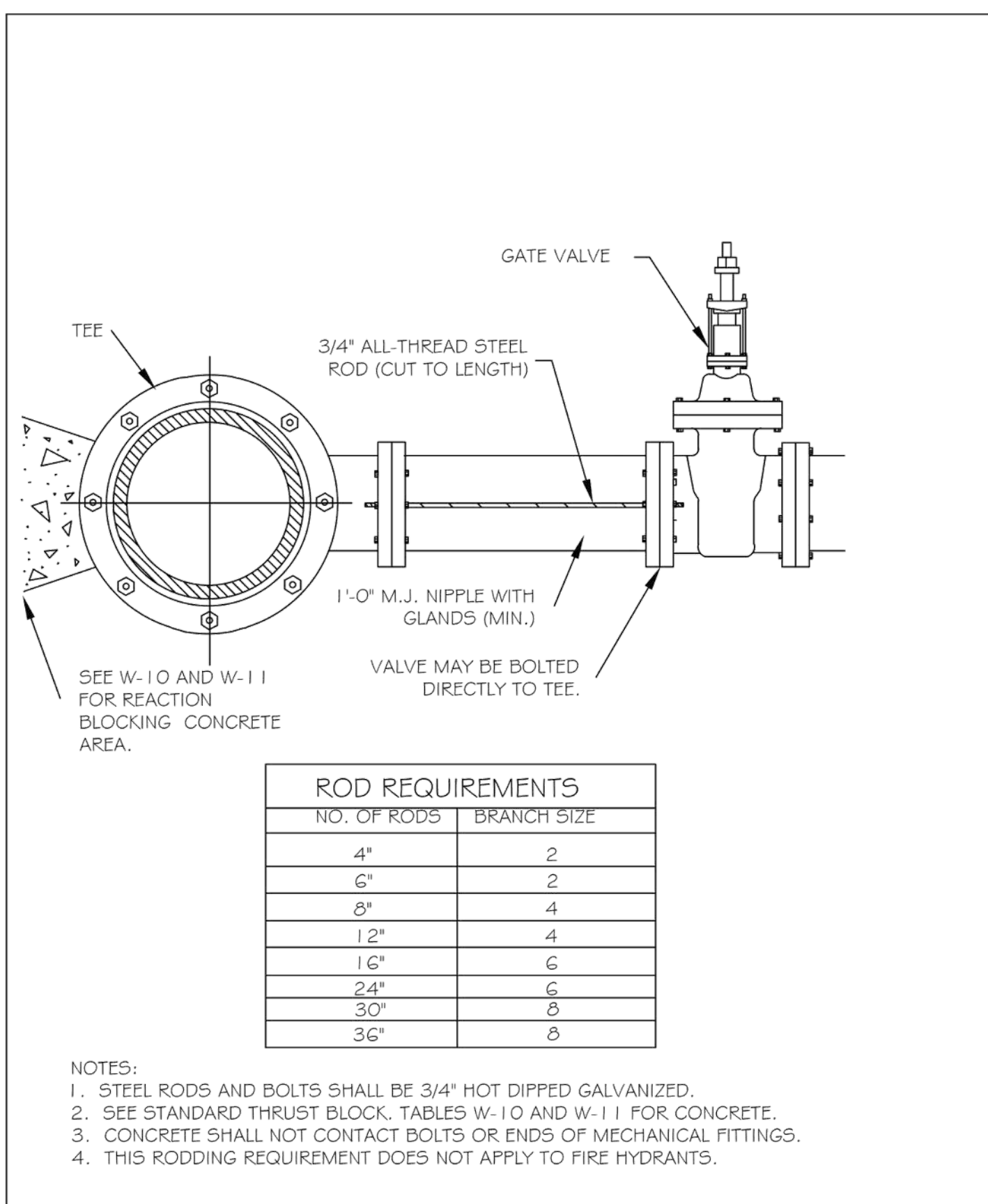
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
VALVE BOX INSTALLATION AND EXTENSION DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17				
	D.W.C.	9-7-99	A.B.B.	4-15-04
	RRH	3-31-00	D.H.L.	8-16-07



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD VERTICAL BEND				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-12				
D.W.C.	A.B.B.	4-6-04	J.F.S.	11-1-10
D.H.L.		6-18-08		



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-36				
	T.C.A.	12-31-91	A.B.B.	7-10-04
	D.W.C.	11-8-99	D.H.L.	6/18/08



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
VALVE RESTRAINT AT TEES AND CROSSES FOR LINES (4" - 24")				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-15				
	RRH	3-31-00	D.H.L.	6-16-08
	A.B.B.	4-19-04	J.F.S.	11-1-10

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

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OWNER
 MELLOW FIELD INVESTMENTS, LLC
 4004 NC HWY 55
 CARY, NC 27519

MELLOW FIELD APARTMENTS
 ASR - TIER 3 SITE PLAN
 2661 MELLOW FIELD DR
 RALEIGH, NC 27604

REVIS

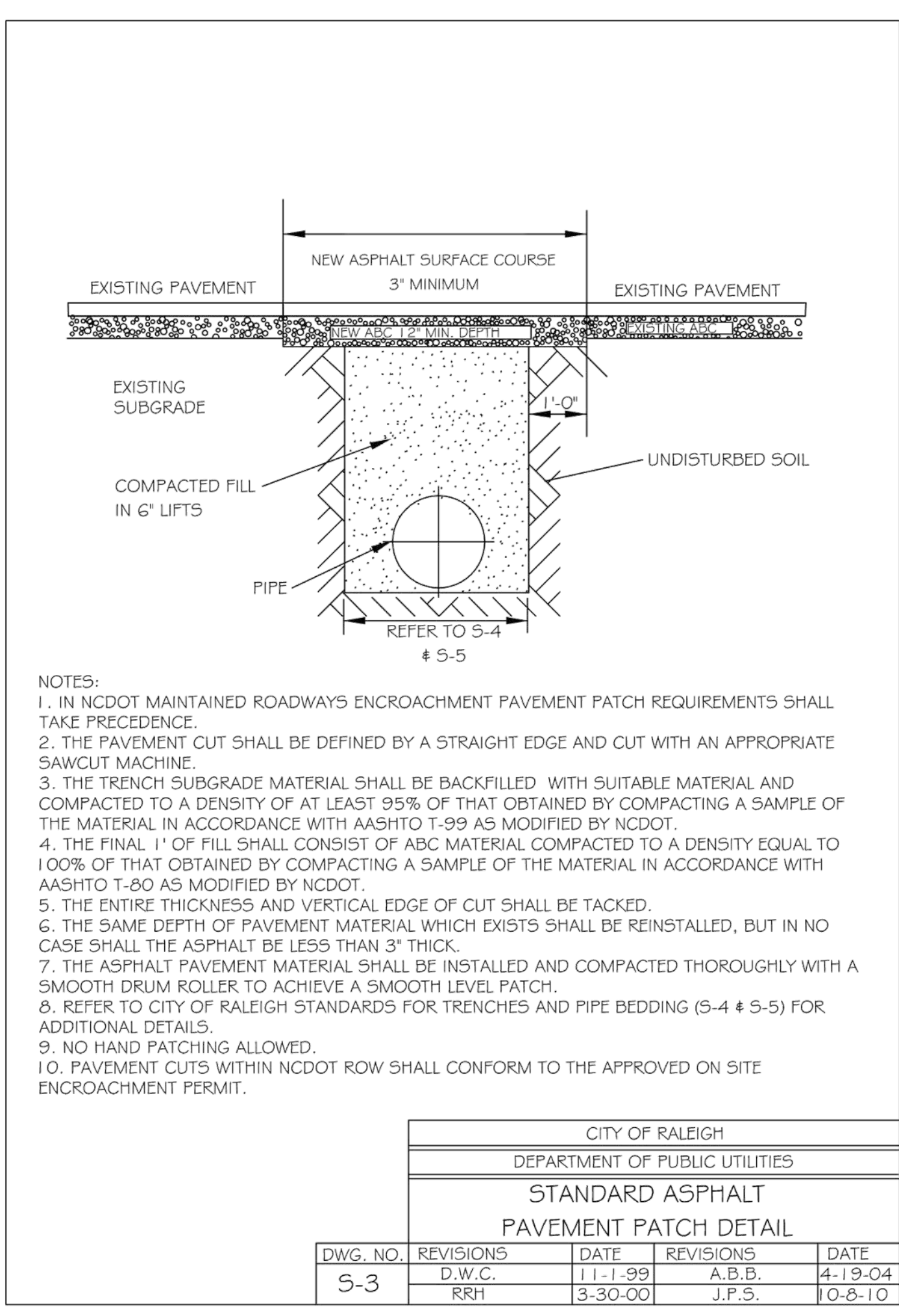
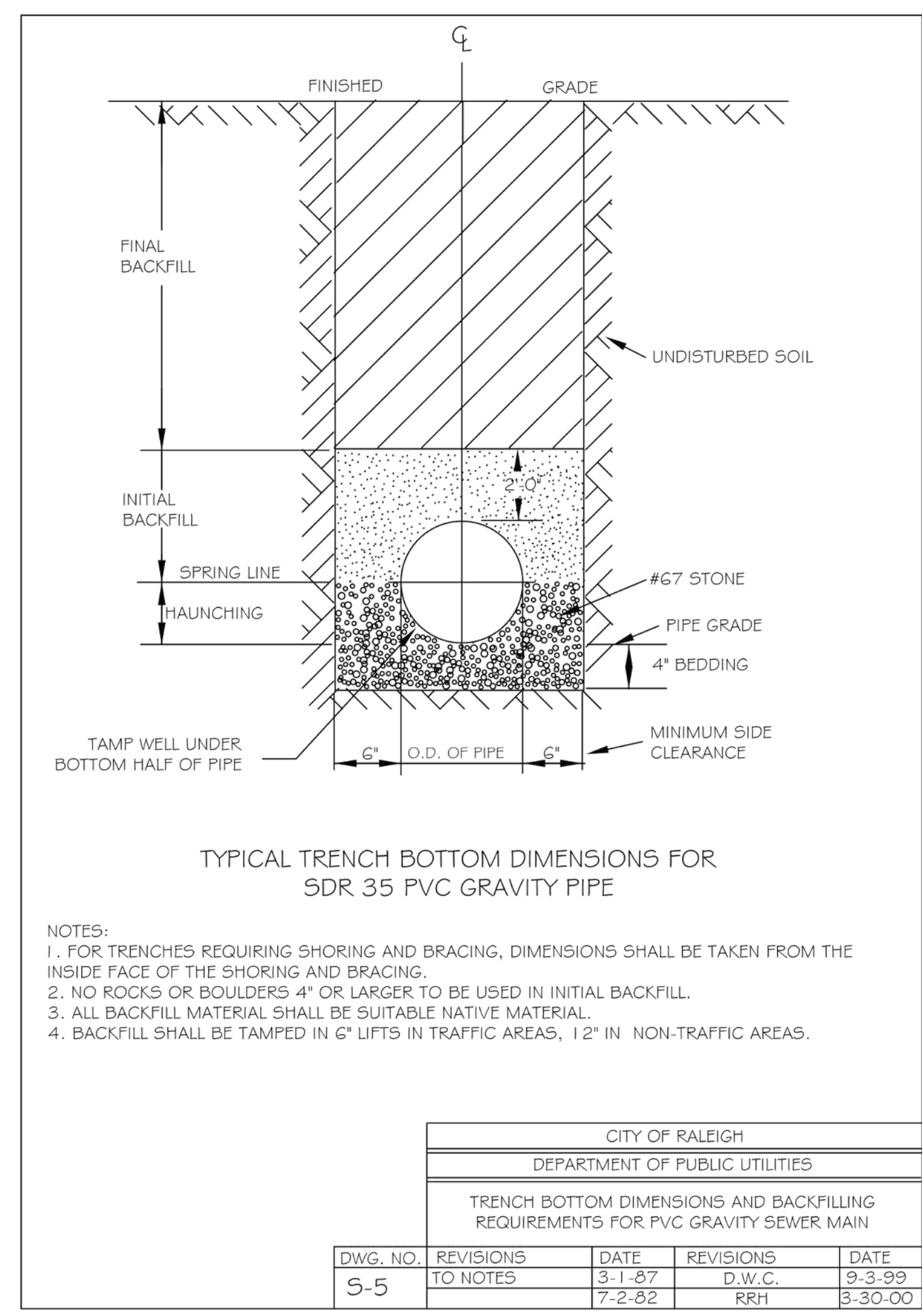
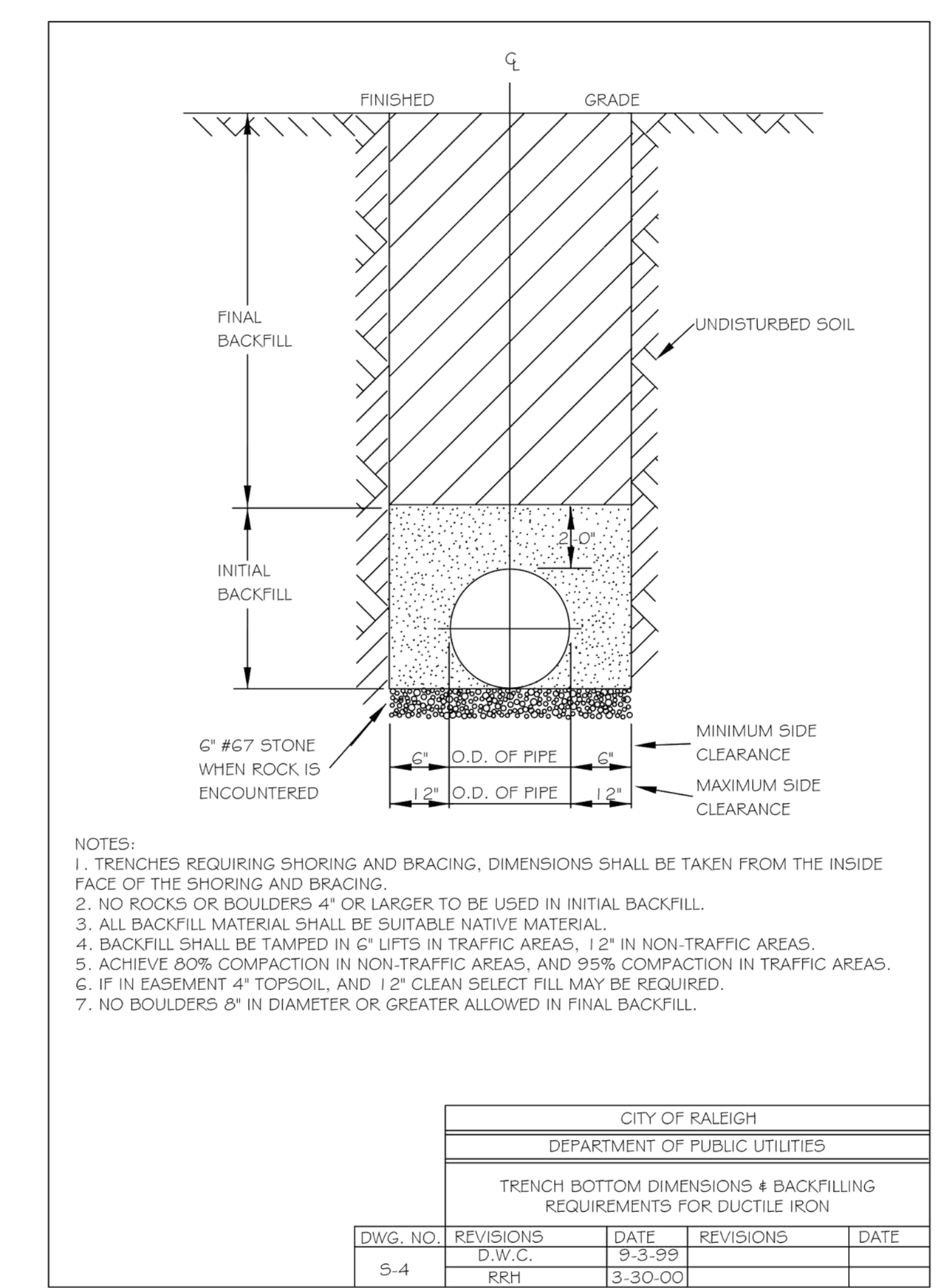
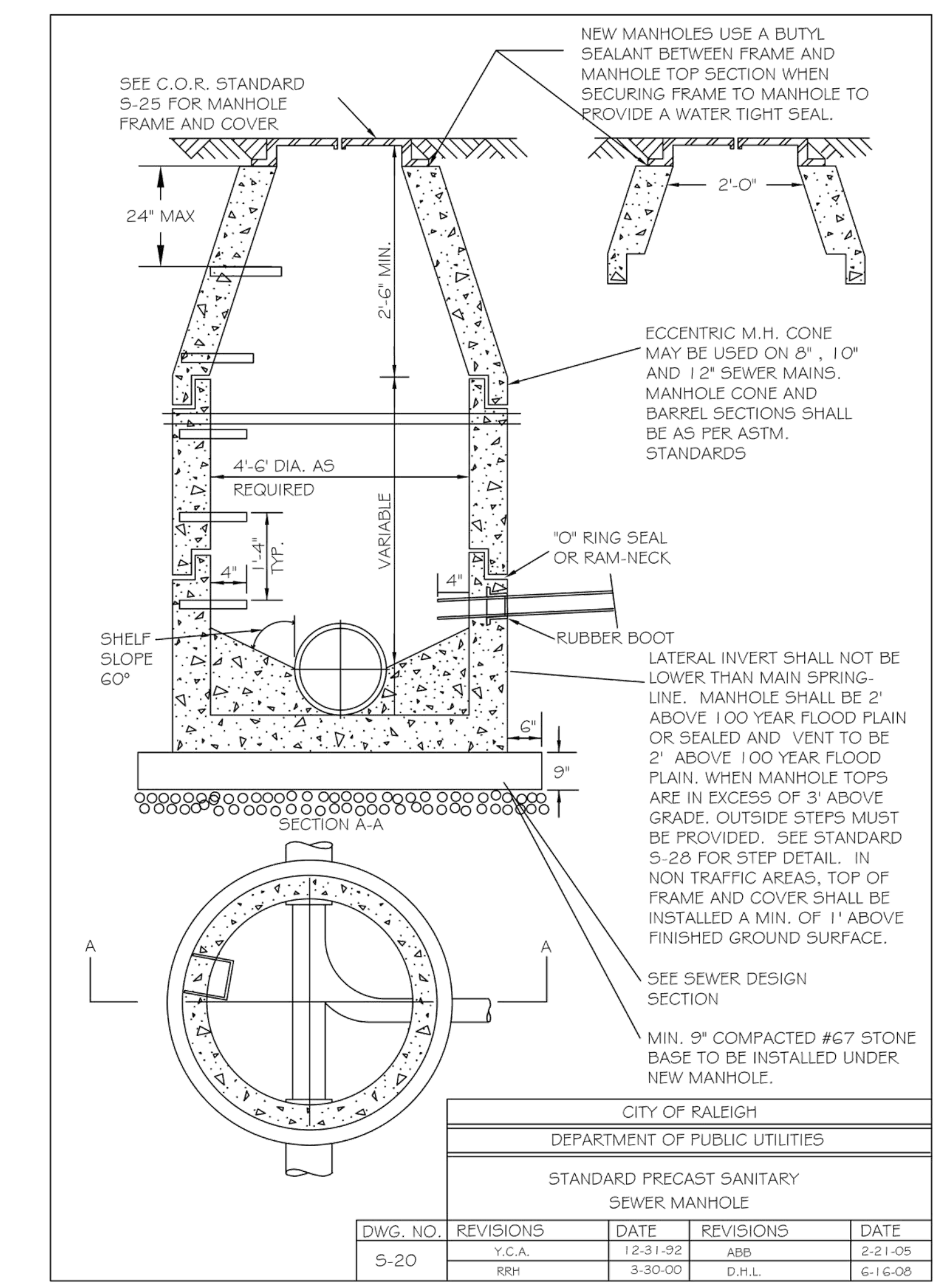
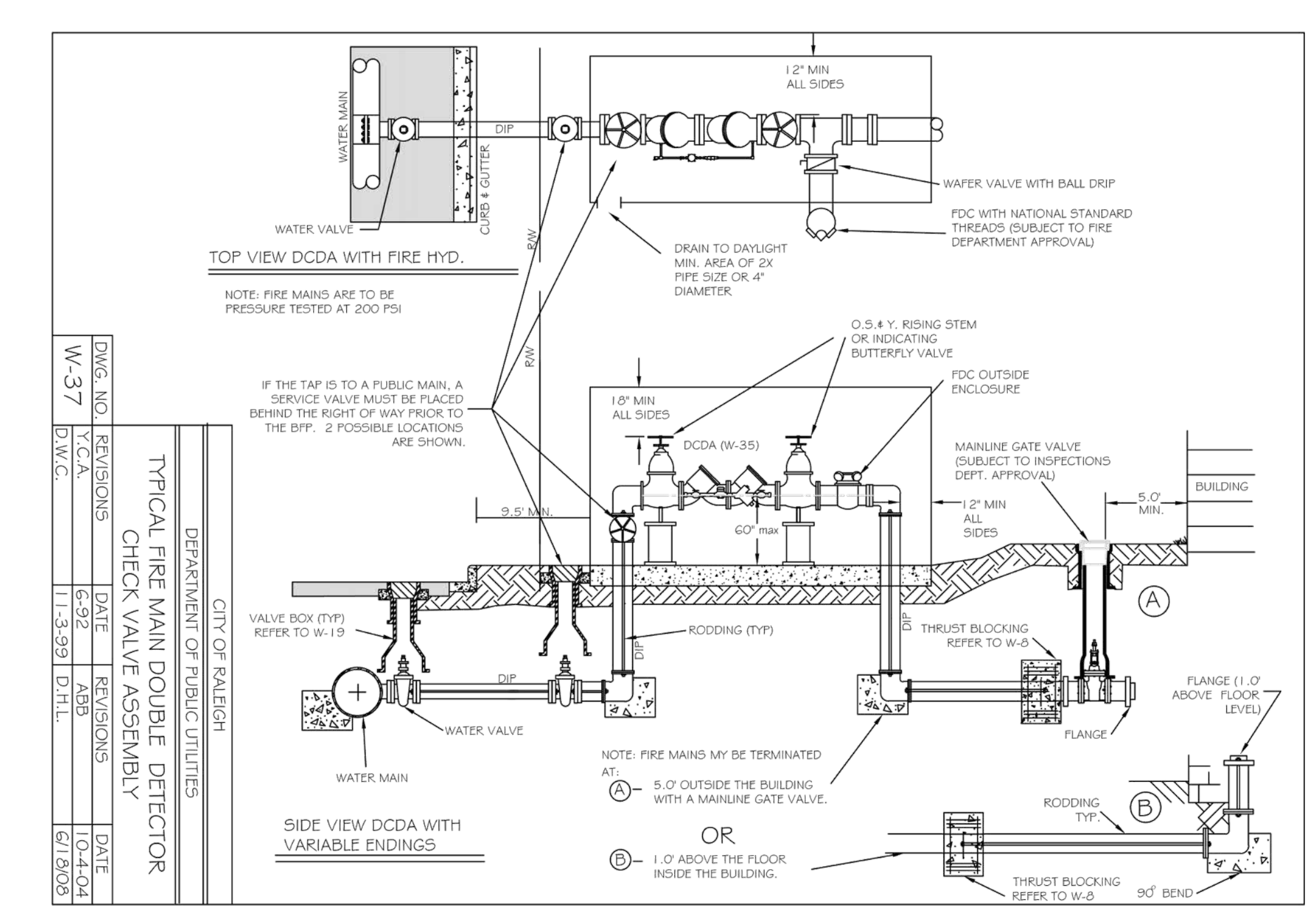
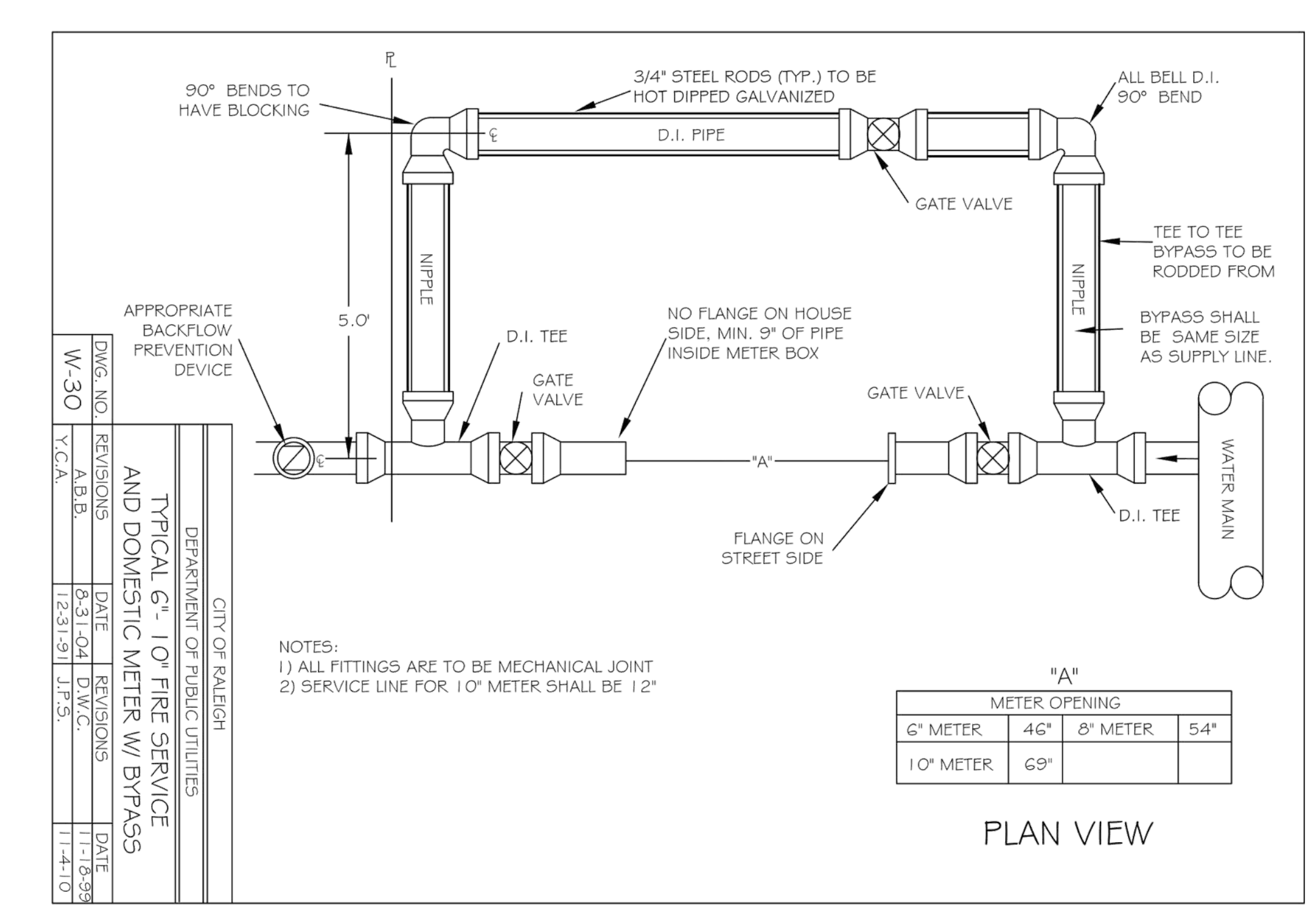
NO.	DATE

PLAN INFORMATION

PROJECT NO.	23030
FILENAME	23030 ASR
CHECKED BY	THS
DRAWN BY	XXX
SCALE	AS SHOWN
DATE	3. 15. 2024

UTILITY DETAILS

C5.03



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

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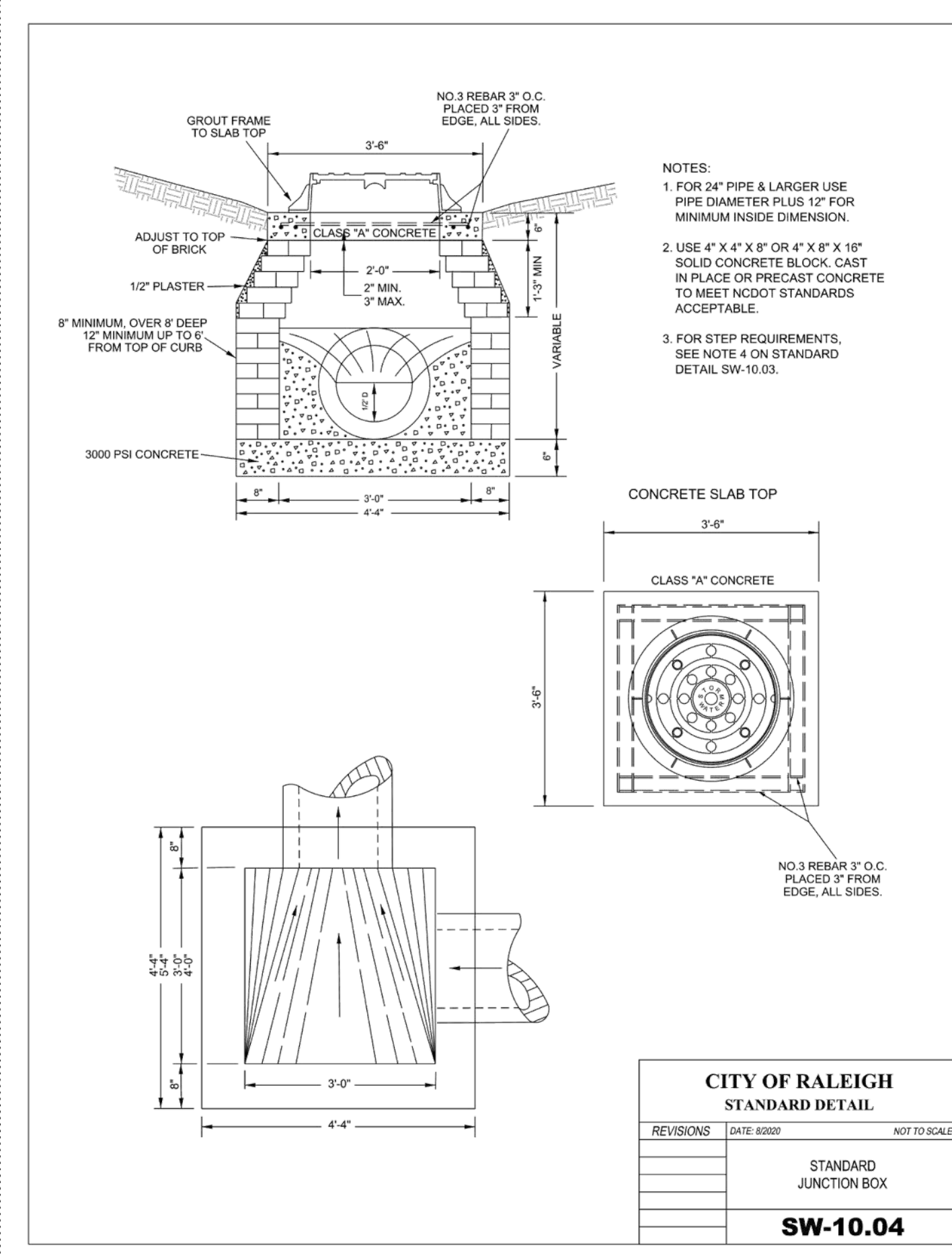
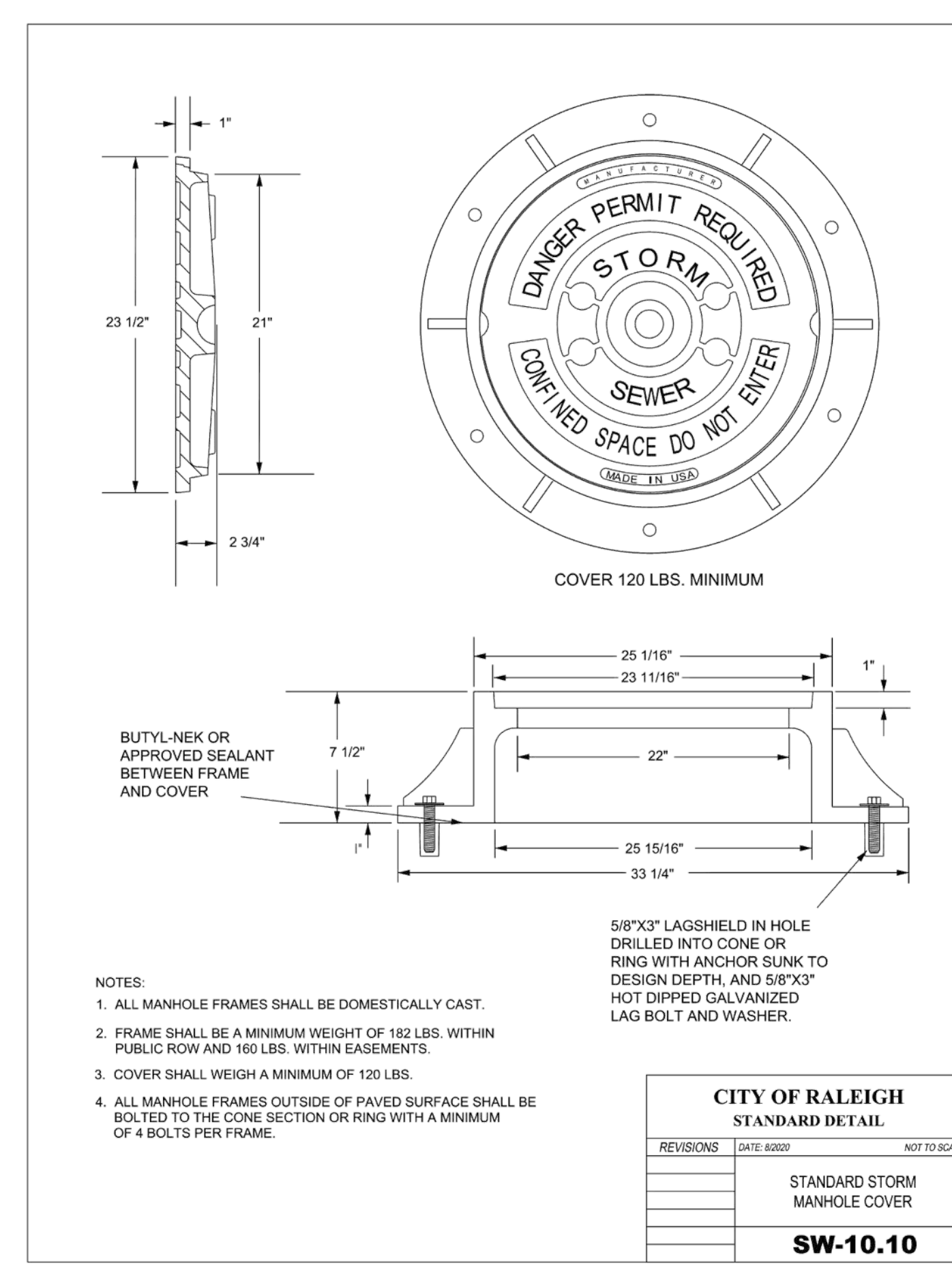
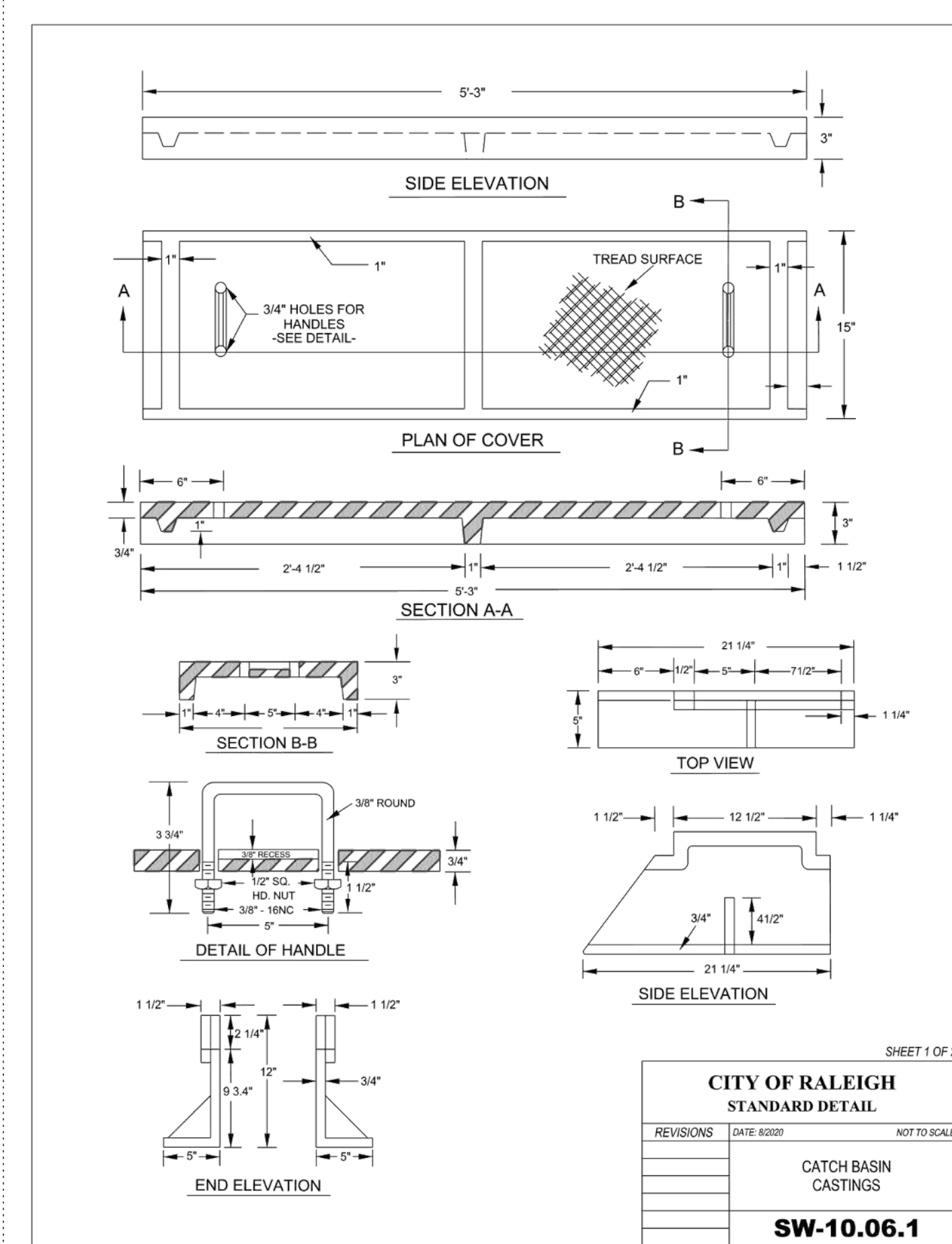
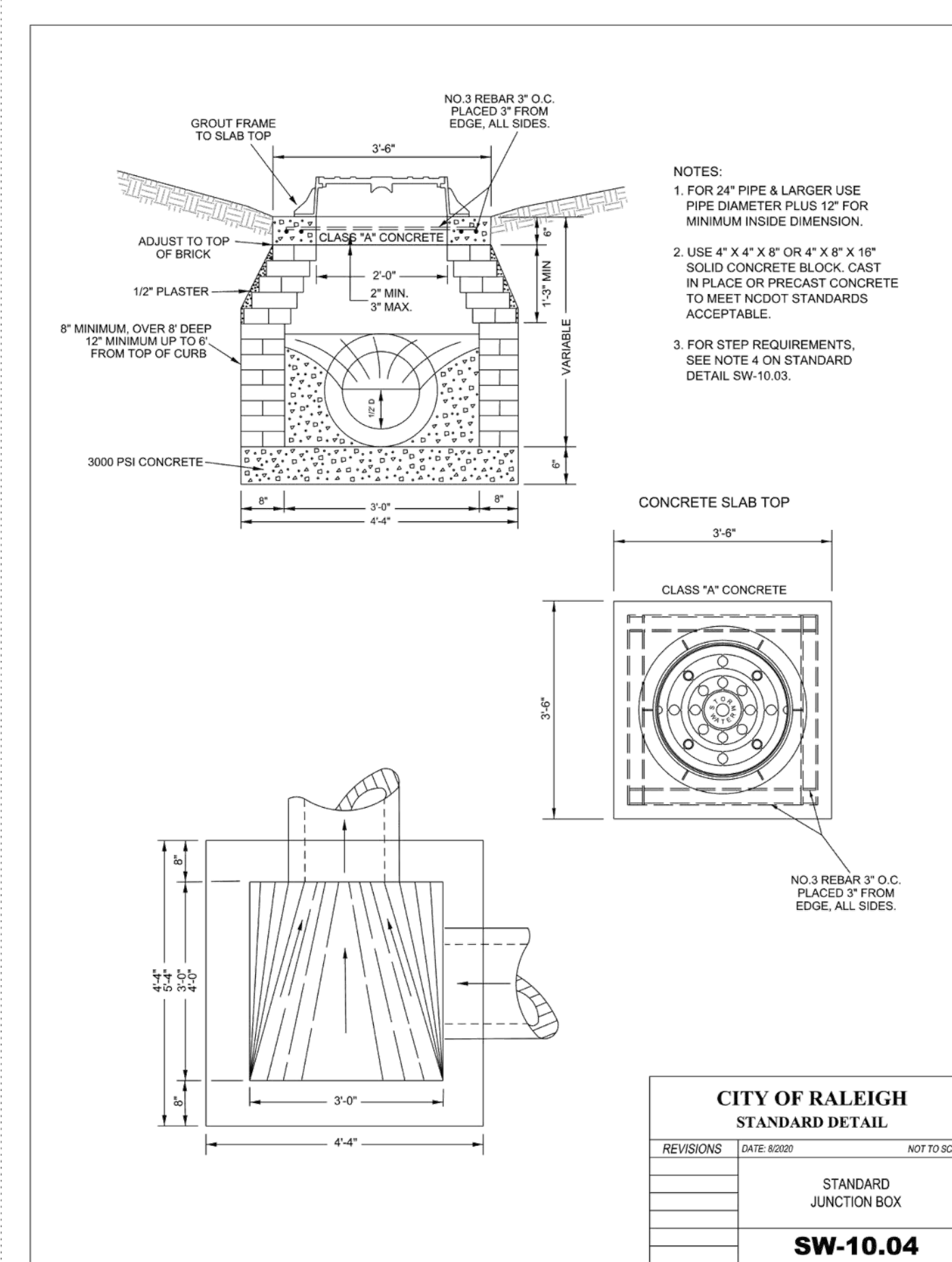
Civil Site Designs

LIC. number: P-2347
Durham, NC 27713
phone 919. 717.2147
email: tsingletary@csitedesigns.com
www.csitedesigns.com

OWNER

MELLOW FIELD INVESTMENTS, LLC
4004 NC HWY 55
CARY, NC 27519

MELLOW FIELD APARTMENTS
ASR - TIER 3 SITE PLAN
2661 MELLOW FIELD DR
RALEIGH, NC 27604



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 23030
FILENAME 23030 ASR
CHECKED BY THS
DRAWN BY XXX
SCALE AS SHOWN
DATE 3. 15. 2024

SHEET

STORM DETAILS

C5.04

OWNER

MELLOW FIELD INVESTMENTS, LLC
 4004 NC HWY 55
 CARY, NC 27519

MELLOW FIELD APARTMENTS
 ASR - TIER 3 SITE PLAN
 2661 MELLOW FIELD DR
 RALEIGH, NC 27604

REVIS

NO. DATE

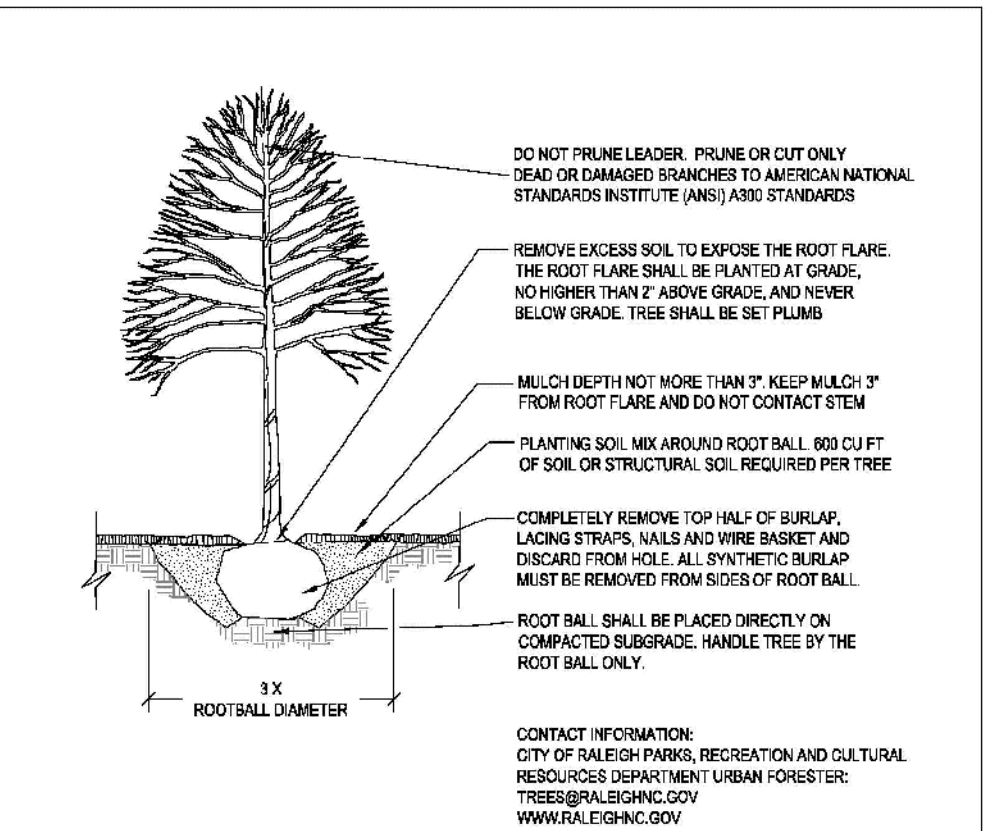
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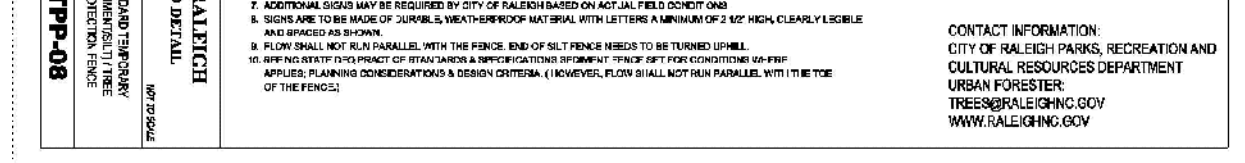
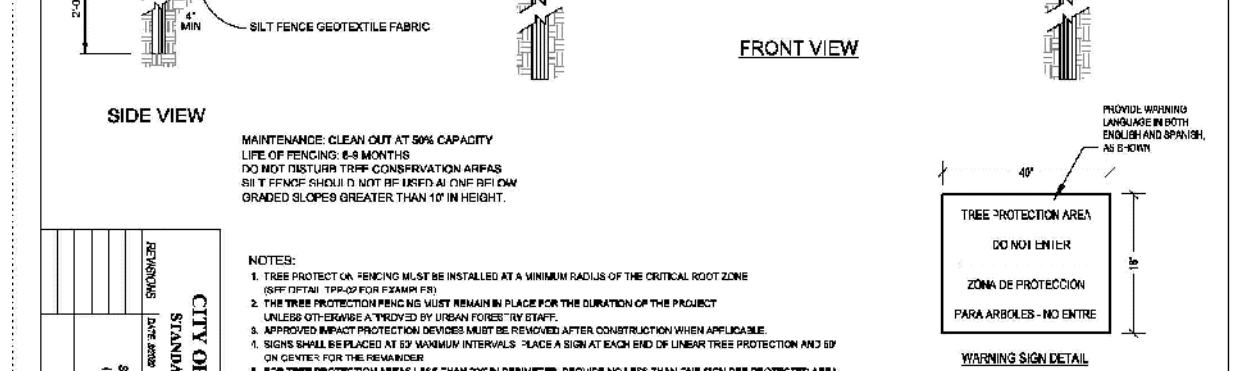
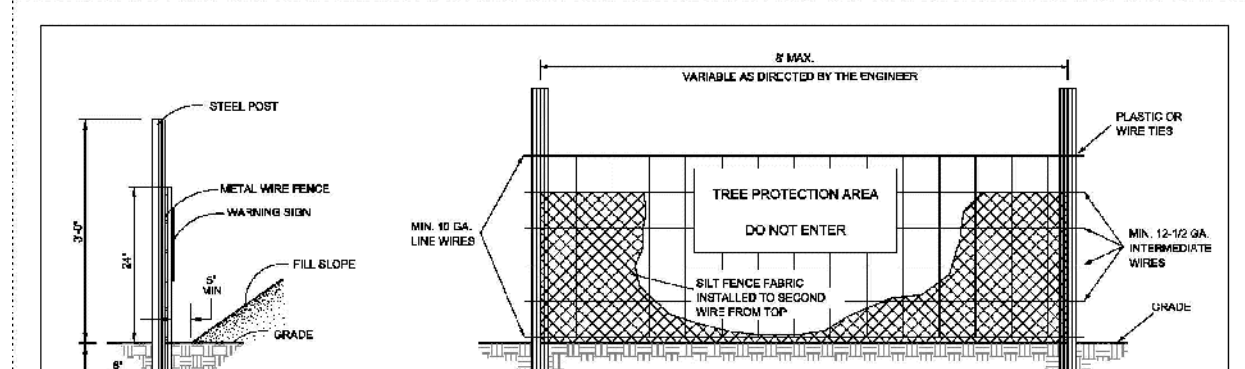
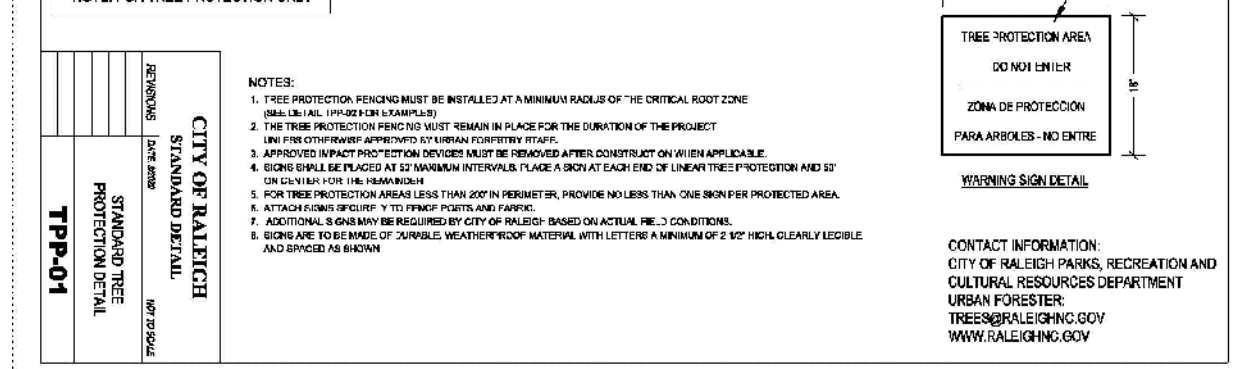
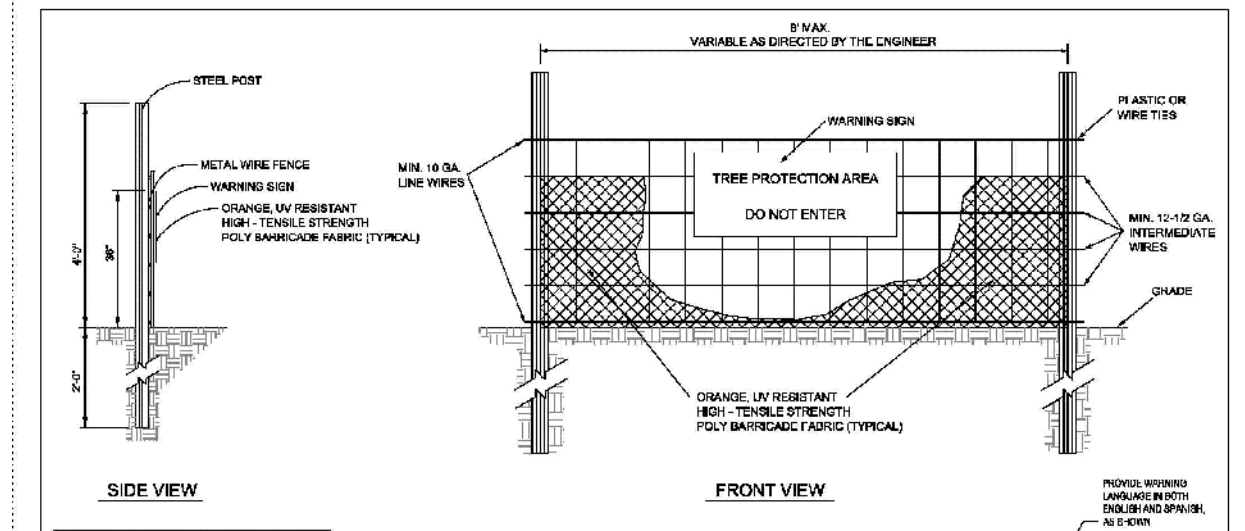
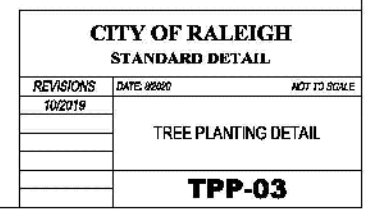
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LANDSCAPE PLAN AND DETAILS

L1.00

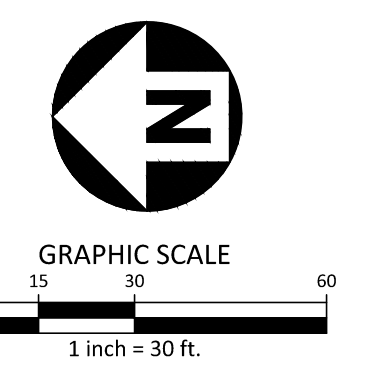


- NOTES:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKES MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.



NOTES:

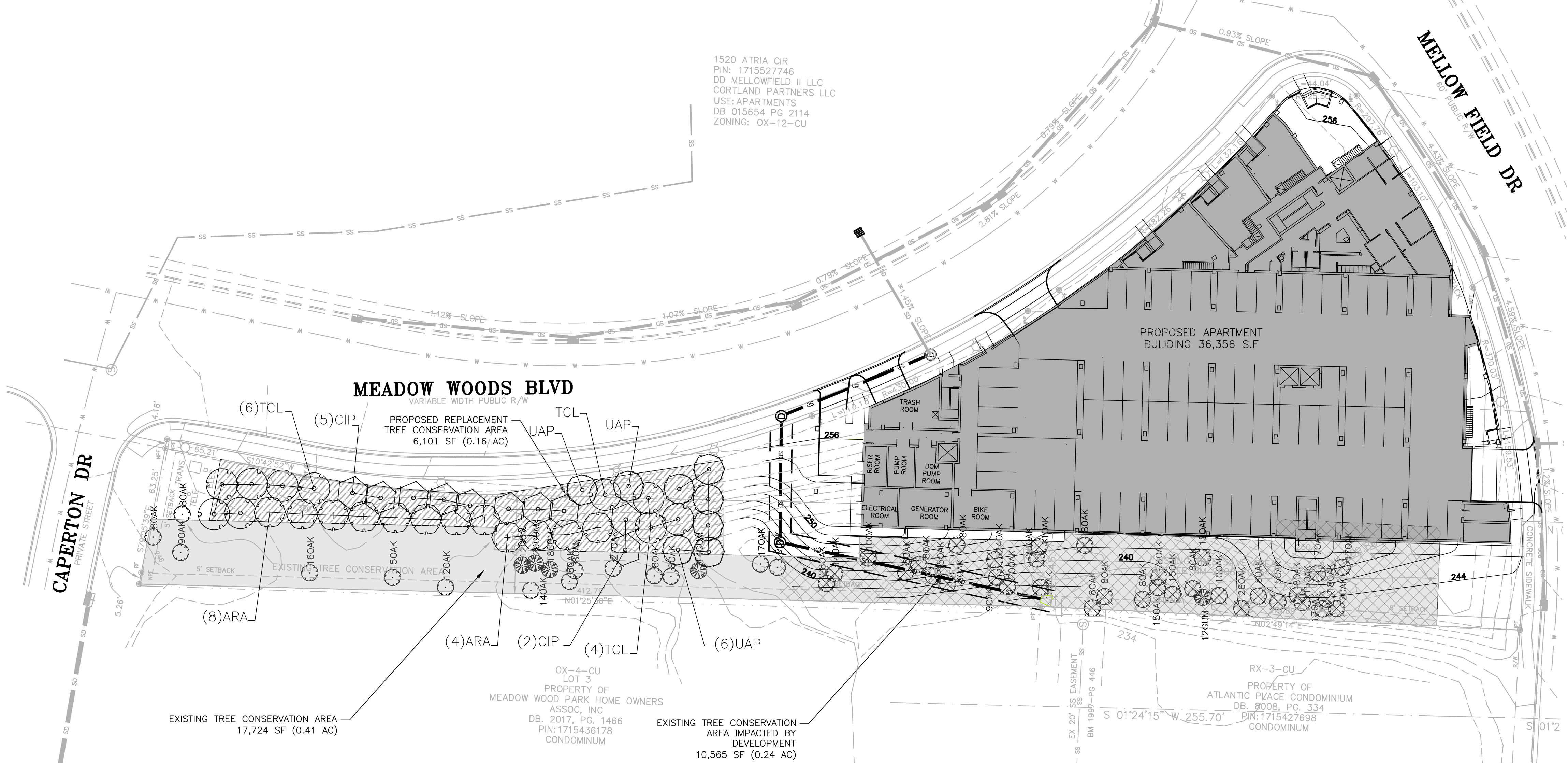
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY PIPES, 10' FROM DRIVEWAY AND 20' FROM ANY LIGHT POLES. SEE RALEIGH CITY TREE MANUAL FOR ADDITIONAL MINIMUM SEPARATIONS FROM SITE ELEMENTS TO STREET TREES.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH TREE PLANTING DETAIL TTP-03 BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO'S IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PLANT_SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
ARA	12	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	3"	10'	
CIP	7	Pecan	Carya illinoensis	3"	10'	
TCL	11	Littleleaf Linden	Tilia cordata	3"	10'	
UAP	8	American Elm	Ulmus americana 'Princeton'	3"	10'	



LANDSCAPE NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS. ADDITIONAL PLANT MATERIAL WILL BE REQUIRED OUTSIDE OF THIS REGULATORY LANDSCAPE PLAN. COORDINATE WITH OWNER/ OWNER'S REPRESENTATIVE.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ORDERING OF ANY PLANT MATERIAL.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1/0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEUS MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.

- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

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