



Administrative Approval Action

Case File / Name: ASR-0030-2022
DSLC - 1022 GREGG STREET

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

LOCATION: This .45 acre parcel zoned R-10 is located on the west side of Gregg Street, south of the intersection of Gregg Street and Martin Luther King Jr. Blvd. at 1022 Gregg Street.

REQUEST: Six townhome style condominiums with driveways and associated infrastructure.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 29, 2022 by MOSS CONSTRUCTION AND DESIGN LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

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

General

1. For clarification purposes - Please provide a detail showing the existing houses within your infill sample and show setback lines (furthest and closest) showing that the Unit 6 setback is within that range.
2. For clarification (sheet ASR 3) , please label proposed amenity area on plan sheet. (2.2.3 A 3)

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. These lots are exempt per UDO Section 9.2.2.A.1.b.ii as a grandfathered lot one-half acre or less, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:



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Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.1.b.ii as a grandfathered lot one-half acre or less, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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

3-Year Expiration Date: November 30, 2025

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

4-Year Completion Date:

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

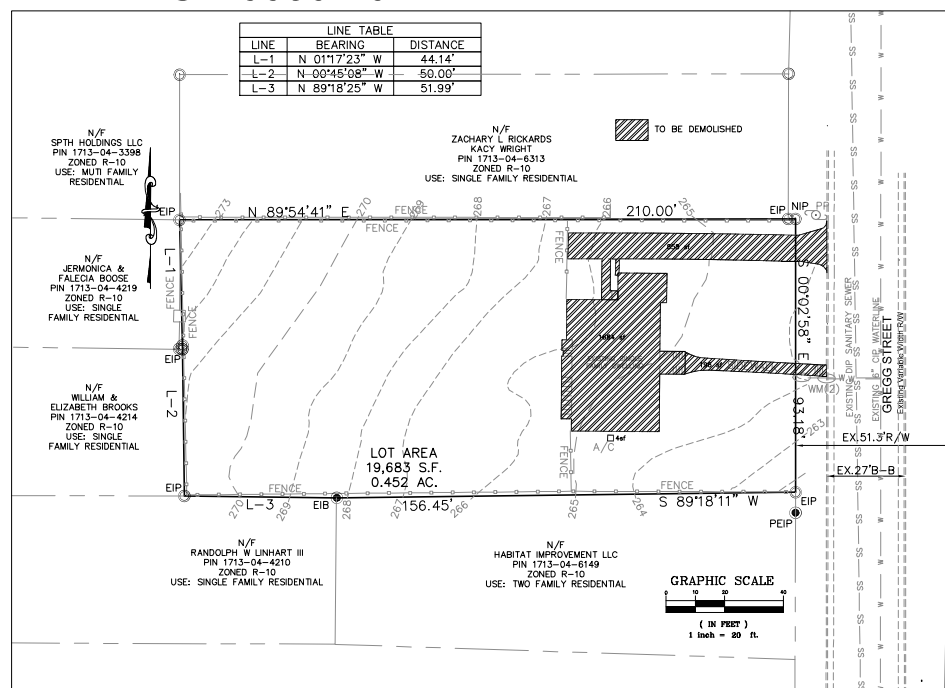
I hereby certify this administrative decision.

Signed: Daniel L. Stogall Date: 08/03/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters



ASR-0030-2022

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 01°17'23" W	44.14'
L-2	N 00°45'08" W	50.00'
L-3	N 89°18'25" W	51.99'



TITLE, EXISTING CONDITIONS & DEMOLITION	ASR-1
INFILL COMPATIBILITY	ASR-2
PROPOSED SITE PLAN	ASR-3
PROPOSED GRADING PLAN	ASR-3A
PROPOSED UTILITY PLAN	ASR-4
PROPOSED LANDSCAPE PLAN	ASR-5
BUILDING ELEVATIONS	A-201.1-201.3
BUILDING FLOOR PLAN	A-101

ADDRESS	1022 Gregg Street
WAKE CO. PINs	1713-04-6206
REFERENCE :	BM 1885 PG 29; DB 18392 PG 0175
ZONING	R-10
LOT AREA	0.452 ac/19,683 sf
OWNER	Ken Harvey Homes LLC 408 Lansbury Street Wake Forest, NC 27587 Attn: James Moss (910)
No. of Units	6
No. of Bedrooms per unit	3
Total No. of Bedrooms	18

PER TC-11-21
TOWNHOUSE MAX. PARKING REQUIRED - No maximum
BICYCLE PARKING REQUIRED - None
PARKING PROVIDED 18 spaces

REQUIRED FOR R-10 ZONING:
STANDARD MIN. FRONT - 10'
FRONT INFILL to \mathcal{C} - 44.4 to 73.9'
Distance from \mathcal{C} to R/W = 25'
FRONT INFILL to R/W - 19.4' to 48.9'
SIDE - 6'. REAR - 20'

PROVIDED (From R/W):
FRONT - 23.7', SIDE - 11.6', REAR - 24.6'
BUILDING HEIGHT MAX. - 40' (3 Stories)
OUTDOOR AMENITY AREA REQUIRED (10%) = 1,968 sf
OUTDOOR AMENITY AREA PROVIDED = 2,180 sf
MIN. SITE AREA PER UNIT = $\frac{1}{2}$ (4,000sf) = 2,000 sf
PROVIDED SITE AREA PER UNIT = 3,280 sf

[illegible]

INFILL SETBACK		1022 Gregg Street		
Lot Widths > 80', setback within 25% of Samples				
ADDRESS		SETBACK TO R/W LINE		
	to CL	Median	+25%	-25%
1100	55.6	59.2	73.9	44.4
1110	56.0			
1020	62.3			
1016	63.2			
Setback range (to R/W)=			44.4	to 73.9

Phase Number(s)	1
Number of Lot(s)	1
Lot Number(s) by Phase	1
Number of Units	2
Livable Buildings	1
Open Space?	No
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF)	0
Street Signs (LF)	0
Water Service Stubs	1
Sewer Service Stubs	1

Existing Iron Pipe
Fire Hydrant
Utility Pole
Sanitary Sewer Manhole
Water Valve
Proposed Water Meter
Proposed Sewer Clean
Existing Water Meter
Existing Sewer Clean

Per section 9.2.2.A.2.b.ii subject to 4.a. of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater control measures and subject to further review upon placement of impervious surface.

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

N.C. UNDERGROUND UTILITIES



3 DAYS BEFORE DIGGING CALL
811

1. NOTES:
2. 1. TIER 2 SITE PLAN REVIEW.
3. 2. ONSITE TOPOGRAPHY FROM FIELD TOPO BY CAWTHORNE MOSS & PANCIERA PC.
4. 3. OFF-SITE TOPOGRAPHY FROM WAKE COUNTY GIS.
5. 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
6. 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
7. 6. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE PART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
8. 7. A SURETY OF 125% OF ESTIMATED CONSTRUCTION COST IS REQUIRED FOR THE CONSTRUCTION COSTS OF ALL PUBLIC IMPROVEMENTS WHICH ARE NOT COMPLETE AT THE TIME OF BUILDING PERMIT.
9. 8. PER SEC. 9-1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
10. 9. RESIDENTIAL INFILL RULES APPLY (SEC.22.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES.

NOT RELEASED FOR CONSTRUCTION

GREGG STREET TOWNES
11022 Gregg Street, Raleigh, NC
ADMINISTRATIVE SITE REVIEW
ASR-0030-2022

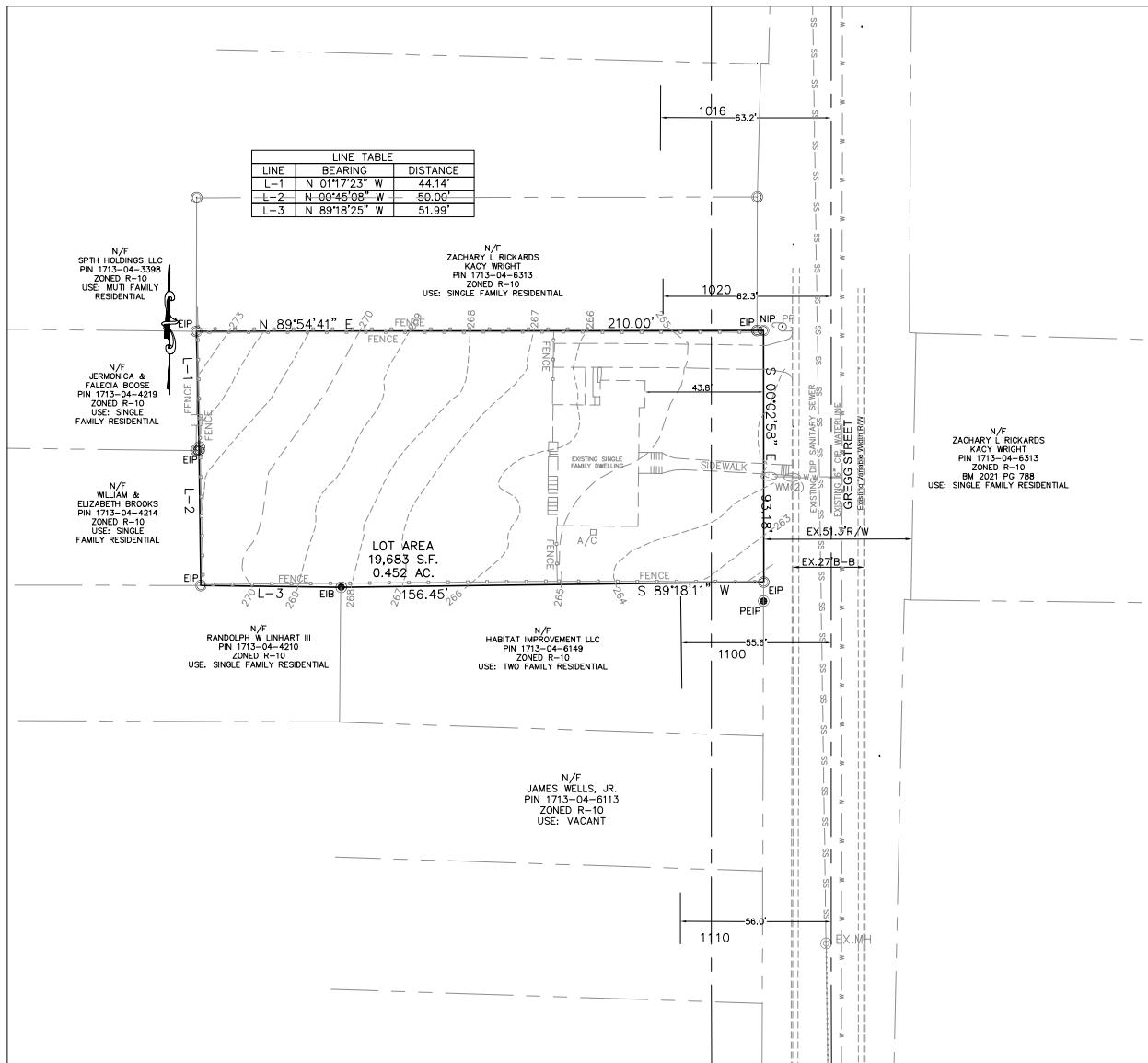
REVISIONS
05/19/22 PER COR COMMENTS

TITLE, EX.
CONDITIONS &
DEMOLITION

DWG NAME:	10220RECC ASURJ1
DRAWN:	PDH
CHECKED:	PDH
PLAN DATE:	04/11/22
DATE ISSUED:	06/29/2022
SCALE:	AS SHOWN

ASR-1

CMS Engineering, PLLC
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
FAX: (919) 833-0830



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 01°17'23" W	44.14'
L-2	N 00°45'08" W	50.00'
L-3	N 89°18'25" W	51.99'

INFILL SETBACK TABLE

INFILL SETBACK		1022 Gregg Street			
Lot Widths > 80', setback within 25% of Samples					
ADDRESS	SETBACK TO R/W LINE				
	to CL	Median	+25%	-25%	
1100	55.6	59.2	73.9	44.4	
1110	56.0				
1020	62.3				
1016	63.2				
Setback range (to R/W)=			44.4	to	73.9

INFILL HEIGHT

PER UDO 2.2.3 MAXIMUM ALLOWABLE HEIGHT OF 45'
 PER UDO 2.2.7.D.1 MAX SIDEWALL PLANE HEIGHT =
 25' + 1' FOR EACH ADDITIONAL FOOT FROM SIDE
 SETBACK OR THE AVERAGE HEIGHT OF THE 2 ABUTTING
 WALL PLANES, WHICHEVER IS GREATER, NOT TO EXCEED
 45'

UNITS 1 & 2

- DISTANCE OFF OF NORTH SIDE PROP LINE = 21.3'
 MAX. HEIGHT = 25' + (23.2-6) = 42.2'
 PROPOSED MAX. SIDE WALL PLANE HEIGHT = 32.75'
 - DISTANCE OFF OF SOUTH SIDE PROP LINE = 21.3'
 MAX. HEIGHT = 25' + (19.6-6) = 38.6'
 PROPOSED MAX. SIDE WALL PLANE HEIGHT = 33.25'

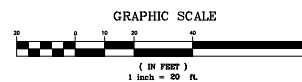
UNITS 3 & 4

- DISTANCE OFF OF NORTH SIDE PROP LINE = 23.3'
 MAX. HEIGHT = 25' + (23.3-6) = 42.3'
 PROPOSED MAX. SIDE WALL PLANE HEIGHT = 33.17'
 - DISTANCE OFF OF SOUTH SIDE PROP LINE = 18.9'
 MAX. HEIGHT = 25' + (18.9-6) = 37.9'
 PROPOSED MAX. SIDE WALL PLANE HEIGHT = 33.58'

UNITS 5 & 6

- DISTANCE OFF OF NORTH SIDE PROP LINE = 23.4'
 MAX. HEIGHT = 25' + (23.4-6) = 42.4'
 PROPOSED MAX. SIDE WALL PLANE HEIGHT = 32.83'
 - DISTANCE OFF OF SOUTH SIDE PROP LINE = 18.1'
 MAX. HEIGHT = 25' + (18.1-6) = 37.1'
 PROPOSED MAX. SIDE WALL PLANE HEIGHT = 33.17'

LEGEND	
○	Computer Point
○	Existing Iron Pipe
○	Fire Hydrant
○	Utility Pole
○	Sanitary Sewer Manhole
○	Water Valve
○	Proposed Water Meter
○	Proposed Sewer Clean Out



N.C. UNDERGROUND UTILITIES	
3 DAYS BEFORE DIGGING CALL 811	
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY	

NOT RELEASED FOR CONSTRUCTION

CMS Engineering, PLLC
 P.O. Box 780
 Knightdale, NC 27545
 PHONE: (919) 833-0830
 EMAIL: info@cmsengineering.net

GREGG STREET TOWNES
 1022 Gregg Street, Raleigh, NC
 ADMINISTRATIVE SITE REVIEW
 ASR-0030-2022

REVISIONS	
05/19/22	PER COR COMMENTS

INFILL
 COMPATIBILITY
 PLAN

DWG NAME:
 1022MREGG_ASR01
 DRAWN:
 PDH
 CHECKED:
 PDH
 PLAN DATE:
 4/11/22
 DATE ISSUED:
 06/29/22
 SCALE: 1"=20'

ASR-2

N/F
SPTH HOLDINGS LLC
PIN 1713-04-3398
ZONED R-10
USE: MUTI FAMILY
RESIDENTIAL

N/F
ZACHARY L RICKARDS
KACY WRIGHT
PIN 1713-04-6313
ZONED R-10
USE: SINGLE FAMILY RESIDENTIAL

N/F
JERMONICA &
FALECIA BOOSE
PIN 1713-04-4219
ZONED R-10
USE: SINGLE
FAMILY RESIDENTIAL

N/F
WILLIAM &
ELIZABETH BROOKS
PIN 1713-04-4214
ZONED R-10
USE: SINGLE
FAMILY RESIDENTIAL

N/F
RANDOLPH W LINHART III
PIN 1713-04-6149
ZONED R-10
USE: SINGLE FAMILY RESIDENTIAL

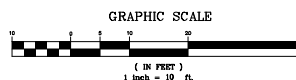
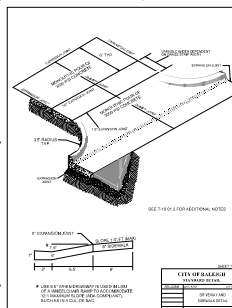
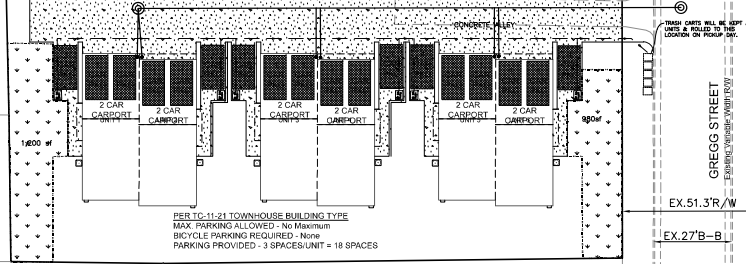
N/F
HABITAT IMPROVEMENT LLC
PIN 1713-04-6149
ZONED R-10
USE: TWO FAMILY RESIDENTIAL

RESIDENTIAL RAMP
TYPE ENTRANCE SEE
DETAIL T-10.01.1
BELOW

TRASH CARTS WILL BE KEPT AT
UNITS & ROLLED TO THIS
LOCATION ON PICKUP DAY.

(55'RW, 27'B-B, 5' UPE, 6'x6' SW/PS)

PARKING REQUIREMENT EXHIBIT



- LEGEND**
- Computed Point
 - Existing Iron Pipe
 - ✕ Fire Hydrant
 - Utility Pole
 - ⊙ Sanitary Sewer Manhole
 - ⊙ Water Valve
 - ⊙ Proposed Water Meter
 - ⊙ Proposed Sewer Clean Out

1022 Gregg Street	
Areas	
Lct Area	19,683 sf
Max. Impervious Area (65%)	12,794 sf
Proposed	
Buildings	5,846 sf
Parking, driveway & sidewalk	6,239 sf
Sidewalk & Pavement in R/W	218 sf
Misc Conc	30 sf
Total Proposed Impervious Area	12,333 sf
Proposed Impervious Area %	62.66%

N.C. UNDERGROUND UTILITIES
3 DAYS BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

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

STORMWATER EXEMPTION:

Per section 9.2.2 A.2.b.ii subject to 4.a. of the Part 10A
Raleigh Unified Development Ordinance, these lots are
exempt from active stormwater control measures and
subject to further review upon placement of impervious
surface.

NOT RELEASED FOR CONSTRUCTION

CMS Engineering, PLLC
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
EMAIL: info@cmsengineering.net
P-1867

GREGG STREET TOWNES
1022 Gregg Street, Raleigh, NC
ADMINISTRATIVE SITE REVIEW
ASR-0030-2022

REVISIONS
03/19/22 FOR CDR
COMMENTS

PROPOSED
SITE
PLAN

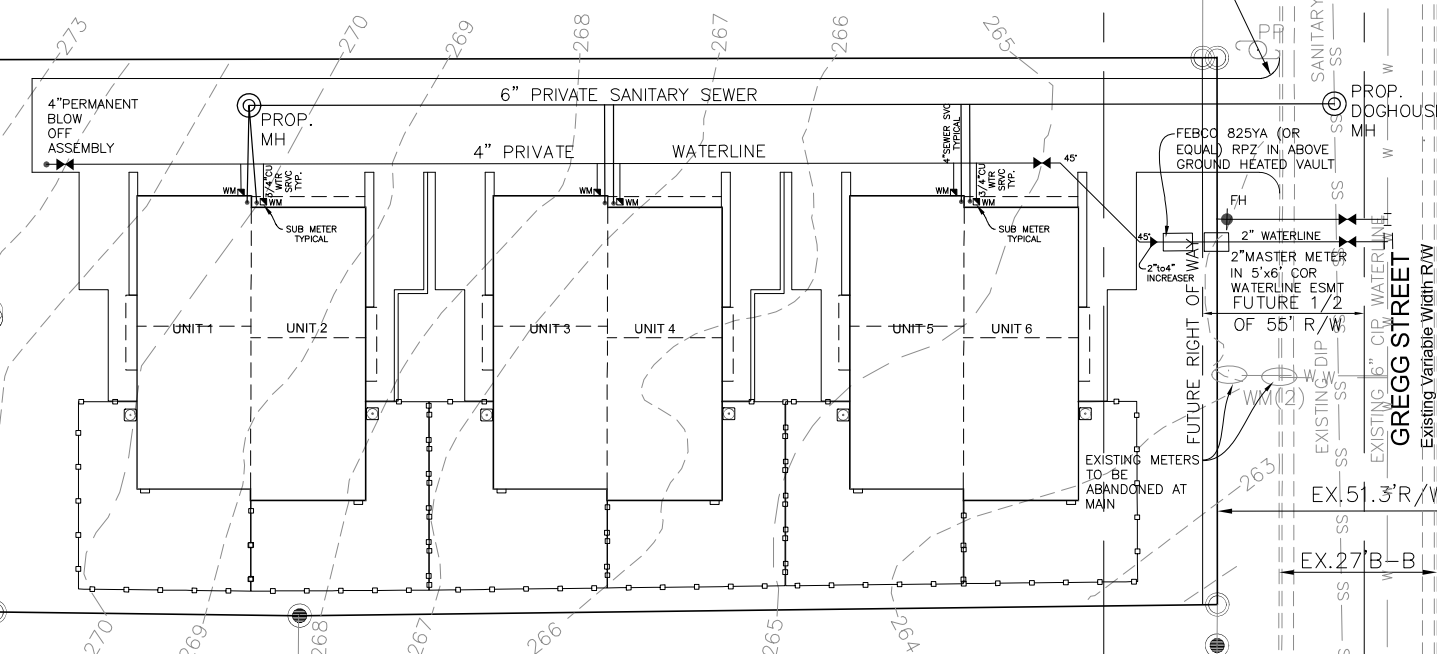
DWG NAME:
1022GREGG ASR1
DRAWN: PDH
CHECKED: PDH
PLAN DATE: 04/11/22
DATE ISSUED: 06/29/22
SCALE: 1"=10'
ASR-3

N/F
SPTH HOLDINGS LLC
PIN 1713-04-3398
ZONED R-10
USE: MUTI FAMILY
RESIDENTIAL

N/F
JERMONICA &
FALECIA BOOSE
PIN 1713-04-4219
ZONED R-10
USE: SINGLE
FAMILY RESIDENTIAL

N/F
ZACHARY L RICKARDS
KACY WRIGHT
PIN 1713-04-6313
ZONED R-10
USE: SINGLE FAMILY RESIDENTIAL

RESIDENTIAL RAMP
TYPE ENTRANCE SEE
DETAIL T-10.01.1
BELOW



N/F
RANDOLPH W LINHART III
PIN 1713-04-4210
ZONED R-10
USE: SINGLE FAMILY RESIDENTIAL

N/F
HABITAT IMPROVEMENT LLC
PIN 1713-04-6149
ZONED R-10
USE: TWO FAMILY RESIDENTIAL

STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
 - a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 2' from a private well or 50' from a public well
 - b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
 - c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or used encasement extended 10' on each side of crossing must be specified & installed to watertight specifications
 - d) 5' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - e) Maintain 18" min. vertical separation at all 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 9" min. clearance (per CORPUD details W-41 & S-49)
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
3. Any necessary field revision are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
5. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover

6. 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
7. Install 1/2" copper water services with meters located at ROW or within a 2x2' 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*
8. Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
12. 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 Bosley at (919) 250-7925 or timbosley@raleighnc.gov for more information
13. 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 approved 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 Helver at (919) 212-5923 or joanie.helver@raleighnc.gov for more information

LEGEND
○ Computed Point
○ Existing Iron Pipe
x Fire Hydrant
○ Utility Pole
○ Sanitary Sewer Manhole
W Water Valve
WMB Proposed Water Meter
cc Proposed Sewer Clean Out

STORMWATER EXEMPTION:

Per section 9.2.2.A.2.b.ii subject to 4.a. of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater control measures and subject to further review upon placement of impervious surface.

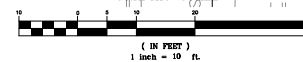
NOTE: ALL WATER SERVICES TO BE 3/4" COPPER WITH 5/8" METER. ALL SEWER SERVICES TO BE 4" PVC @ 1.0% MINIMUM SLOPE WITH CLEANOUT.

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

N.C. UNDERGROUND UTILITIES

3 DAYS BEFORE DIGGING CALL 811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

GRAPHIC SCALE



NOT RELEASED FOR CONSTRUCTION

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Knightdale, NC 27545
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EMAIL: info@cmsengineering.net
P-1867

GREGG STREET TOWNES
1022 Gregg Street, Raleigh, NC
ADMINISTRATIVE SITE REVIEW
ASR-0030-2022

REVISIONS

05/19/22 PER COR COMMENTS

PROPOSED UTILITY PLAN

DWG NAME:
1022GREGG_ASR01
DRAWN: PDH
CHECKED: PDH
PLAN DATE: 04/11/22
DATE ISSUED: 06/29/22
SCALE: 1"=10'
ASR-4

N/F
WILLIAM &
ELIZABETH BROOKS
PIN 1713-04-4214
ZONED R-10
USE: SINGLE
FAMILY RESIDENTIAL

RESIDENTIAL RAMP
TYPE ENTRANCE SEE-
DETAIL T-10.01.1
BELOW

N/F
RANDOLPH W LINHART III
PIN 1713-04-4210
ZONED R-10
USE: SINGLE FAMILY RESIDENTIAL

N/F
HABITAT IMPROVEMENT LLC
PIN 1713-04-6149
ZONED R-10
USE: TWO FAMILY RESIDENTIAL

CMS Engineering, PLLC
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
EMAIL: info@cmsengineering.net

GREGG STREET TOWNES
1022 Gregg Street, Raleigh, NC
ADMINISTRATIVE SITE REVIEW
ASR-0030-2022

ASR-0030-2022

NOT RELEASED FOR CONSTRUCTION

REVISIONS
05/19/22 PER CO COMMENTS

PROPOSED
LANDSCAPE
PLAN

DWG NAME:

DRAWN:
DDU

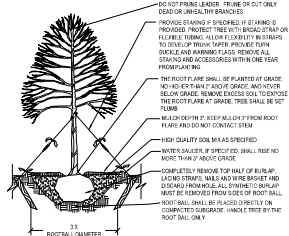
CHECKED:
BDH

PLAN DATE:
01/11/02

DATE ISSUED
06/00/0

SCALE: 1"=10'

ASR-5











NOTES:

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

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALDIGHNC.GOV
WWW.RALEDIGHNC.GOV

CITY OF RALEIGH		
STANDARD DETAIL		
DATE	DATE REVIS	WRT DRWG
TREE PLANTING DETAIL		
TPP-03		

		LANDSCAPE PLANTING SCHEDULE		
QTY	COMMON	SCIENTIFIC	SIZE @ PLANTING	MATURE HT/CROWN SPREAD
6	SUGAR MAPLE	ACER SACCHARUM	3"CAL, 8'HT	50-75' / 30-40'
6	CRAPE MYRTLE			
45	HARLEquin BOXWOOD			

LEGEND
 Computed Point
 Existing Iron Pipe
 Fire Hydrant
 Utility Pole
 Sanitary Sewer Manhole
 Water Valve
 **W** Proposed Water Meter
 **co** Proposed Sewer Clean Out

NOTES:

1. THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
2. A TREE IMPACT PERMIT WILL BE REQUIRED PRIOR TO SUBDIVISION OR PRIOR TO ISSUANCE OF BUILDING PERMITS, WHICHEVER COMES FIRST.
3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

1. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.12.1 AND 6.19.2.

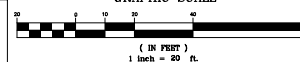
PLANTING STANDARDS:
 1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
 a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIO STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036
 b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
 c. NURSERY THIRD, THE STAFF OF THE U.S. LIBRARY HORTICULTURE, 1978, MACMILLAN PUBLISHING CO. NEW YORK

N.C. UNDERGROUND UTILITIES

 3 DAYS BEFORE DIGGING CALL

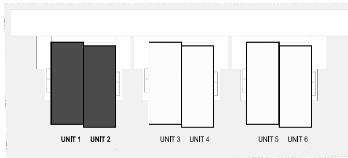
811

GRAPHIC SCALE



ASR-5

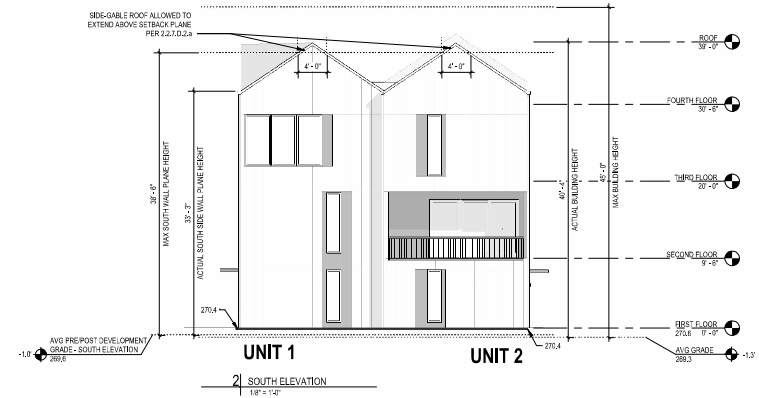
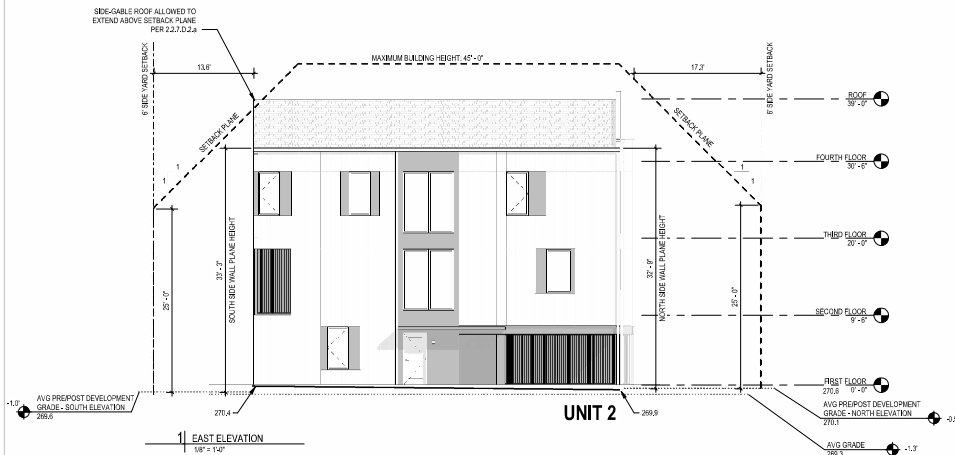
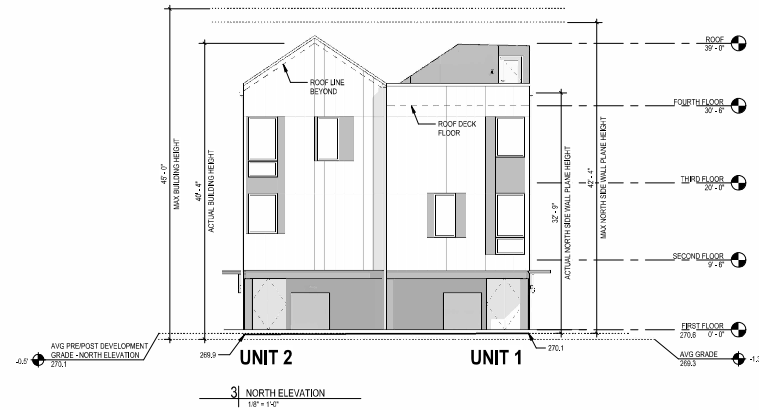
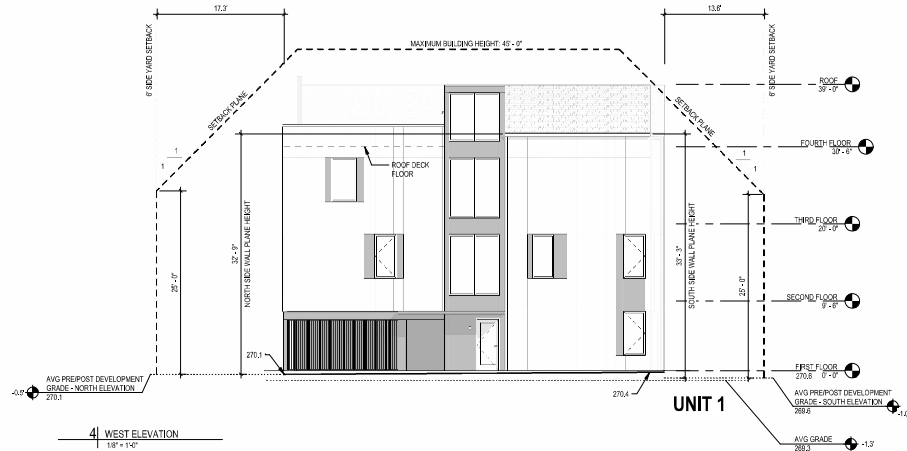
REVISIONS		
No.	Description	Date



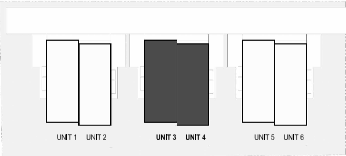
DRAWING KEY: SITE DIAGRAM

NOTES:

- BUILDING HEIGHT CALCULATED PER UDO 1.5.7.A, INFILL DEVELOPMENT HEIGHT METHOD, MULTIPLE MODULES
- AVERAGE GRADE FOR ALL MODULES ESTABLISHED USING THE EAST ELEVATION (ELEVATION PARALLEL AND CLOSEST TO PRIMARY ST)
- SIDE WALL PLANE HEIGHT CALCULATED PER UDO 2.2.2.D

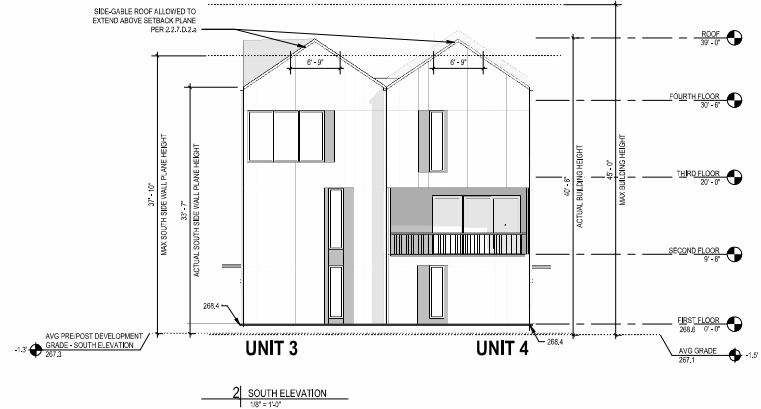
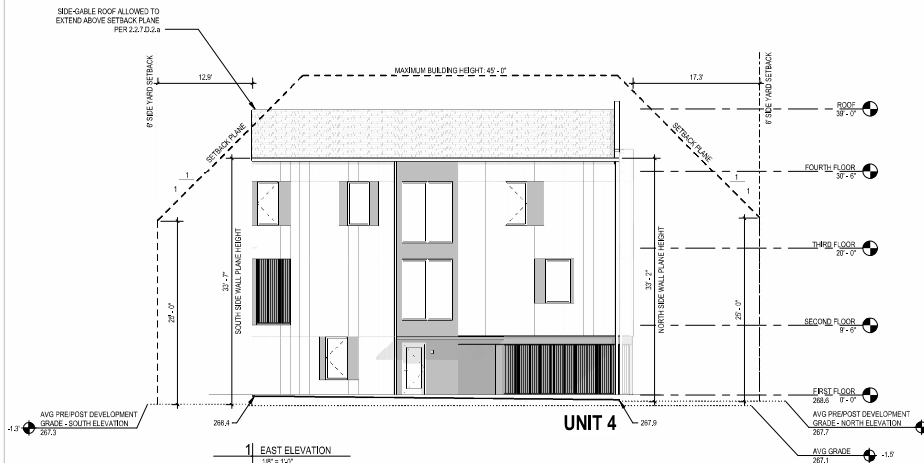
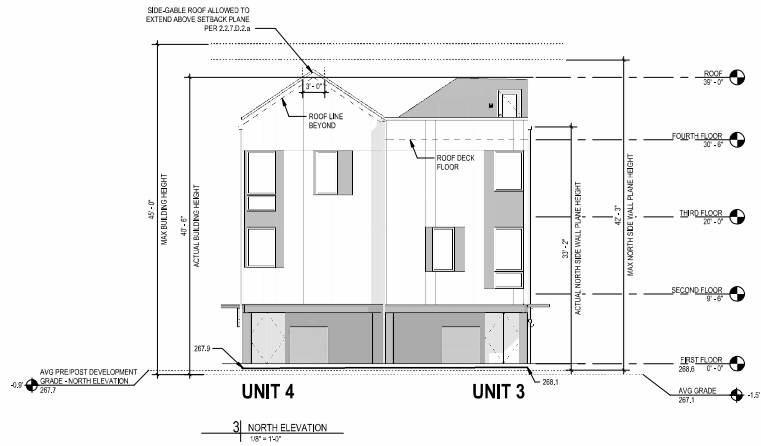
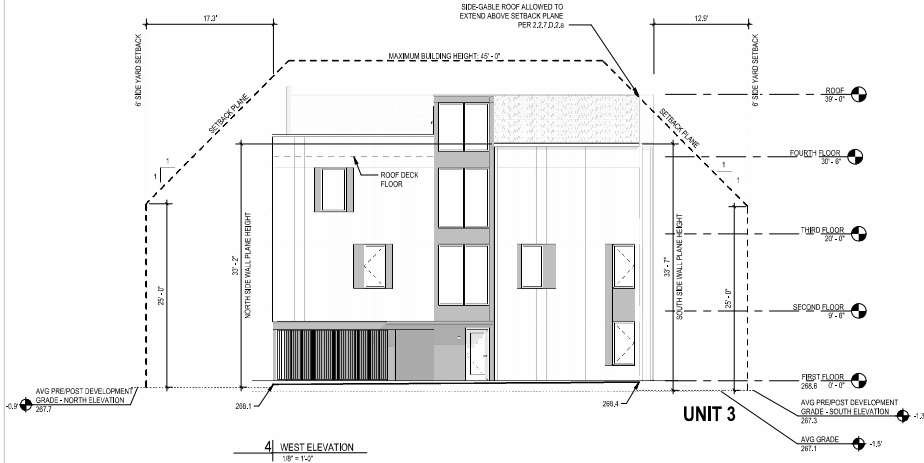


REVISIONS		
No.	Description	Date



DRAWING KEY: SITE DIAGRAM

- NOTES:
- BUILDING HEIGHT CALCULATED PER UDO 1.5.7.A, INFILL DEVELOPMENT HEIGHT METHOD, MULTIPLE MODULES
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 - SIDE WALL PLANE HEIGHT CALCULATED PER UDO 2.2.7.D



REVISIONS		
No.	Description	Date

PROJECT DATA
DATE: 06.06.2022
DRAWN: ME
CHECKED: FB
PROJECT NO: 2021_2010
PRINTING: PDSM SET

BUILDING
ELEVATIONS
UNITS 5 & 6

A201.3