

# 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  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 #: <u>Z-60-23</u>
<input type="checkbox"/> Open lot		Design Alternate #: _____

## GENERAL INFORMATION

Development name: 4020 Tryon Road Apartments

Inside City limits? Yes  No

Property address(es): 4020 Tryon Road

Site P.I.N.(s): 0782782208

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Project includes the demolition of parking areas, and the construction of three proposed multi-family residential buildings with associated parking areas and infrastructure.

**Current Property Owner(s):** Bagwell Station LLC

Company: Bagwell Station LLC Title: \_\_\_\_\_

Address: 625 Glenmere Dr., Kinghtdale, NC 27545

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant Name (If different from owner. See "who can apply" in instructions):** Dustin Williams

Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder

Company: ECG Acquisitions, LLC Address: 1030 16th Ave. South, Suite 500, Nashville, TN 37212

Phone #: 615-490-6700	Email: dwilliams@elmingtoncapital.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
Developer Contact: Dustin Williams	
Company: ECG Acquisitions, LLC	Title: Pre-Development Manager
Address: 1030 16th Ave. South, Suite 500, Nashville, TN 37212	
Phone #: 615-490-6700	Email: dwilliams@elmingtoncapital.com
Applicant Name: Tim Carter	
Company: Kimley-Horn and Associates, Inc.	Address: 421 Fayetteville St, Suite 600, Raleigh, NC 27601
Phone #: 919-677-2197	Email: tim.carter@kimley-horn.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-5-CU (6.61)	Existing gross floor area (not to be demolished): 0
Gross site acreage: 6.61	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 330	New gross floor area: 320,000
Max # parking permitted (7.1.2.C): 585	Total sf gross (to remain and new): 320,000
Overlay District (if applicable): SRPOD	Proposed # of buildings: 3
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 5
Proposed use (UDO 6.1.4): Multi-family Residential	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s):  Existing (sf) <u>33,106</u> Proposed total (sf) <u>215,622</u>	Impervious Area for Compliance (includes ROW):  Existing (sf) <u>33,106</u> Proposed total (sf) <u>218,236</u>

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 220	Total # of hotel bedrooms: 0
# of bedroom units: 1br <u>34</u> 2br <u>65</u> 3br <u>97</u> 4br or more <u>24</u>	
# of lots: <u>1</u>	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page 4.



**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.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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 development 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: 6/7/24
Printed Name: Joe Handowitz	
Signature:	Date:
Printed Name:	



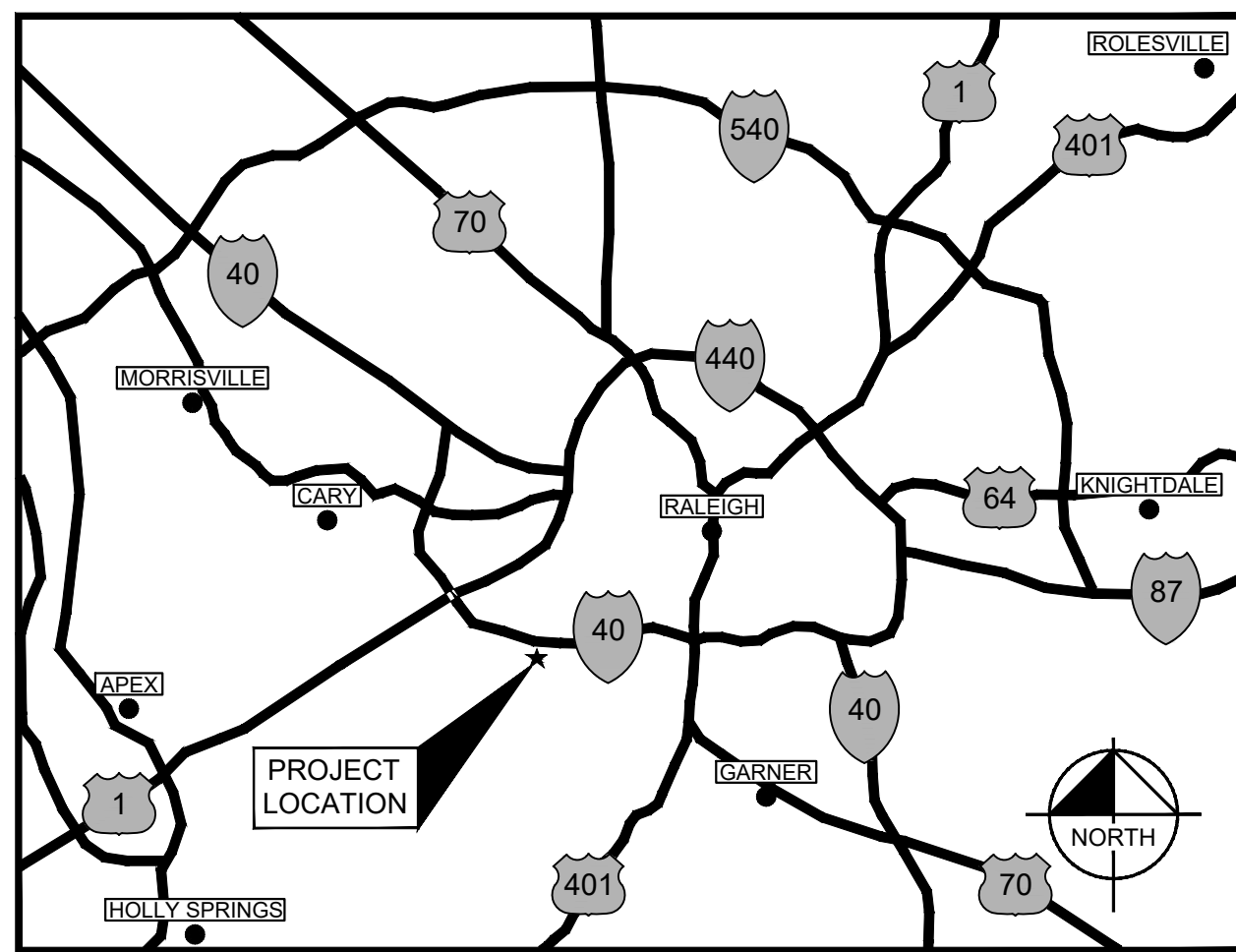
# ADMINISTRATIVE SITE REVIEW PLANSET FOR: 4020 TRYON ROAD APARTMENTS

ASR-XXXX-2024

Z-60-23

A DEVELOPMENT BY:  
**ECG ACQUISITIONS, LLC**

4020 TRYON ROAD  
RALEIGH, NORTH CAROLINA 27606



PROJECT LOCATION MAP

SCALE: NOT TO SCALE



**TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:**

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 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 TCPPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- 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 ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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

**ZONING CONDITIONS:**

1. THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.4. THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE CX-DISTRICT SHALL BE PROHIBITED: OUTDOOR SPORTS OR ENTERTAINMENT FACILITY; AND DETENTION CENTER, JAIL, PRISON.  
RESPONSE: THE PROPERTY PROPOSES THE DEVELOPMENT OF THREE MULTI-FAMILY RESIDENTIAL BUILDINGS
2. THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 250.  
RESPONSE: THE PROPOSED DEVELOPMENT WILL INCLUDE 220 RESIDENTIAL UNITS.
3. THE TOTAL AREA OF NON-RESIDENTIAL USES SHALL NOT EXCEED 15,000 SQUARE FEET.  
RESPONSE: NON-RESIDENTIAL USE ARE NOT PROPOSED ON THIS SITE.
4. THE DEVELOPMENT STANDARDS FOR THE PARKING LIMITED FRONTAGE (UDO SECTION 3.4.5) SHALL APPLY ALONG THE PROPERTY'S FRONTAGE ON LAKE DAM ROAD.  
RESPONSE: THE PROPERTY FRONTAGE ALONG LAKE DAM ROAD MEETS DEVELOPMENT STANDARDS FOR PARKING LIMITED ZONING.
5. A VARIABLE WIDTH LANDSCAPED PERIMETER BUFFER SHALL BE PROVIDED ALONG THE PROPERTY'S NORTHERN BOUNDARY ADJACENT TO I-40. THE BUFFER SHALL HAVE AN AVERAGE WIDTH OF AT LEAST TEN FEET (10'), WHERE THE BUFFER IS NOT ESTABLISHED AS TREE CONSERVATION AREA ACCORDING TO UDO CHAPTER 9.1 (TREE CONSERVATION), THE BUFFER SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING STANDARDS: FIVE (5) SHADE TREES PER 100 LINEAL FEET, THREE (3) UNDERSTORY TREES PER 100 LINEAL FEET, AND FORTY (40) SHRUBS PER 100 LINEAL FEET.  
RESPONSE: THE SITE LANDSCAPE COMPLIES.
6. A LANDSCAPED BUFFER SHALL BE PROVIDED ALONG THE PROPERTY'S LAKE DAM ROAD FRONTAGE BETWEEN THE STREET AND ANY STRUCTURE. IN ADDITION TO STREET TREE REQUIREMENTS, THE BUFFER SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING STANDARDS: TWO (2) SHADE TREES PER 100 LINEAL FEET, ONE (1) UNDERSTORY TREE PER 100 LINEAL FEET, TEN (10) SHRUBS PER 100 LINEAL FEET, AND TWENTY (20) SMALL DECORATIVE SHRUBS/GRASSES, SUBJECT TO APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, THE PLANTING REQUIREMENTS SHALL INCLUDE AN ADDITIONAL THREE (3) UNDERSTORY TREES (TOTAL OF 4) WITHIN THE LAKE DAM ROAD RIGHT OF WAY.  
RESPONSE: THE SITE LANDSCAPE COMPLIES.
7. THE RENTAL FEES FOR THIRTEEN (13) DWELLING UNITS CONSTRUCTED ON THE PROPERTY SHALL BE AFFORDABLE FOR HOUSEHOLDS EARNING AN AVERAGE OF EIGHTY PERCENT (80%) OR LESS OF THE AREA MEDIAN INCOME FOR A PERIOD OF NO LESS THAN THIRTY (30) YEARS FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON THE PROPERTY. AFFORDABLE HOUSING UNITS SHALL BE SUBJECT TO RENT AND INCOME LIMITS DETERMINED ANNUALLY BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. A DECLARATION OF RESTRICTIVE COVENANTS FOR AFFORDABLE HOUSING IN A FORM APPROVED BY THE NORTH CAROLINA DEPARTMENT OF FINANCE AGENCY SHALL BE FILED AND RECORDED IN THE PROPERTY'S CHAIN OF TITLE BY THE PROPERTY OWNER IN THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A RESIDENTIAL UNIT ON THE PROPERTY.  
RESPONSE: THE PROPOSED DEVELOPMENT WILL MEET THE MINIMUM REQUIRED THRESHOLD THAT THIRTEEN (13) DWELLING UNITS BE AFFORDABLE FOR HOUSEHOLDS EARNING AN AVERAGE OF EIGHTY PERCENT (80%) OR LESS OF THE AREA MEDIAN INCOME FOR A PERIOD OF NO LESS THAN THIRTY (30) YEARS FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON THE PROPERTY. THE PROPOSED DEVELOPMENT WILL INCLUDE 37 UNITS THAT ARE RENT AND INCOME RESTRICTED AT 80% AMI. THE UNIT MIX OF 80% AMI UNITS WILL INCLUDE 6 ONE BEDROOM UNITS, 9 TWO BEDROOM UNITS, 18 THREE BEDROOM UNITS AND 4 FOUR BEDROOM UNITS. ADDITIONALLY, THE REMAINING UNITS WILL BE RENT AND INCOME RESTRICTED AT 60% AMI OR LESS. A DECLARATION OF RESTRICTIVE COVENANTS FOR AFFORDABLE HOUSING IN A FORM APPROVED BY THE NORTH CAROLINA DEPARTMENT OF FINANCE AGENCY SHALL BE FILED AND RECORDED IN THE PROPERTY'S CHAIN OF TITLE BY THE PROPERTY OWNER IN THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A RESIDENTIAL UNIT ON THE PROPERTY.

**Administrative Site Review Application**

Planning and Development Customer Service Center • One Eastgate Plaza, Suite 400 • Raleigh, NC 27601 • (919) 996-2800

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  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/development 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 # _____
<input type="checkbox"/> Open lot		Design Alternate # _____

Development name: 4020 Tryon Apartments

Inside City limits? Yes  No

Property address(es): 4020 Tryon Road

Site P.I.N. (s): 0782782208

Please describe the scope of work: Include any additions, expansions, and uses (UDO 6.3.4):

Project includes the demolition of parking areas, and the construction of three proposed multi-family residential buildings with associated parking areas and infrastructure.

Current Property Owner(s): Bagwell Station LLC

Company: Bagwell Station LLC Title: \_\_\_\_\_

Address: 625 Glenmere Dr., Knightdale, NC 27545

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Name (if different from owner. See "who can apply" in instructions): Dustin Williams

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Phone #: 615-490-6700 Email: dwilliams@elmingtoncapital.com

**NOTE: please attach purchase agreement or contract, lease or assessment when submitting this form.**

Developer Contact: Dustin Williams

Company: ECG Acquisitions, LLC Title: Pre-Development Manager

Address: 1030 16th Ave. South, Suite 500, Nashville, TN 37212

Phone #: 615-490-6700 Email: williams@elmingtoncapital.com

Applicant Name: Tim Carter

Company: Kimley-Horn and Associates Address: 421 Fayetteville St, Suite 600, Raleigh, NC 27601

Phone #: (919) 677-2197 Email: tim.carter@kimley-horn.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-5-CU (6.61)	Existing gross floor area (not to be demolished): 0
Gross site acreage: 6.61	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 330	New gross floor area: 320,000
Max # of parking permitted (7.1.2.C): 585	Total # of gross (to remain and new): 320,000
Overlay District (if applicable): SRPOD	Proposed # of buildings: 3
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 5
Proposed use (UDO 6.1.4): Multi-family Residential	Proposed # of basement levels (UDO 1.5.7.A.8): 0

STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf): 21,646 Proposed total (sf): 215,652	Impervious Area for Compliance (includes ROW): Existing (sf): 21,646 Proposed total (sf): 215,238

RESIDENTIAL AND OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 220	Total # of hotel bedrooms: 0
# of bedroom units: 1br 2br 3br 4br or more 2B	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is a frequent transit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Continue to Applicant Signature Block on Page 4.

**APPLICANT SIGNATURE BLOCK**

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The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-750(d)), 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 be submitted and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: *[Signature]* Date: 6/7/24

Printed Name: See Handout 2

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**SOLID WASTE SERVICES NOTE:**  
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENT SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

**GENERAL NOTES:**

1. THIS SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b (TC-6-19)
2. SITE LIGHTING WILL BE PROVIDED AT SPR

**PROJECT OWNERS & CONSULTANTS**

<p><b>OWNER/DEVELOPER</b> OWNER: ECG ACQUISITIONS, LLC ADDRESS: 1030 16TH AVENUE SOUTH, SUITE 500, NASHVILLE, TN 37212 CONTACT: DUSTIN WILLIAMS PHONE: (615) 490-6700 EMAIL: DWILLIAMS@ELMINGTONCAPITAL.COM</p>	<p><b>LANDSCAPE ARCHITECT</b> OWNER: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 421 FAYETTEVILLE ST., SUITE 600, RALEIGH, NC 27601 CONTACT: ADAM FULLERTON, PLA PHONE: (919) 653-2937 EMAIL: adam.fullerton@kimley-horn.com</p>
<p><b>CIVIL ENGINEER</b> OWNER: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 421 FAYETTEVILLE ST., SUITE 600, RALEIGH, NC 27601 CONTACT: TIM CARTER, P.E. PHONE: (919) 677-2197 EMAIL: tim.carter@kimley-horn.com</p>	<p><b>SURVEYOR</b> OWNER: NEWCOMB LAND SURVEYORS, LLC ADDRESS: 7008 HARPS MILL ROAD, SUITE 105, RALEIGH, NC 27615 CONTACT: JUSTIN L. LUTHER, PLS PHONE: (919) 847-1800 EMAIL: justin@nls-nc.com</p>

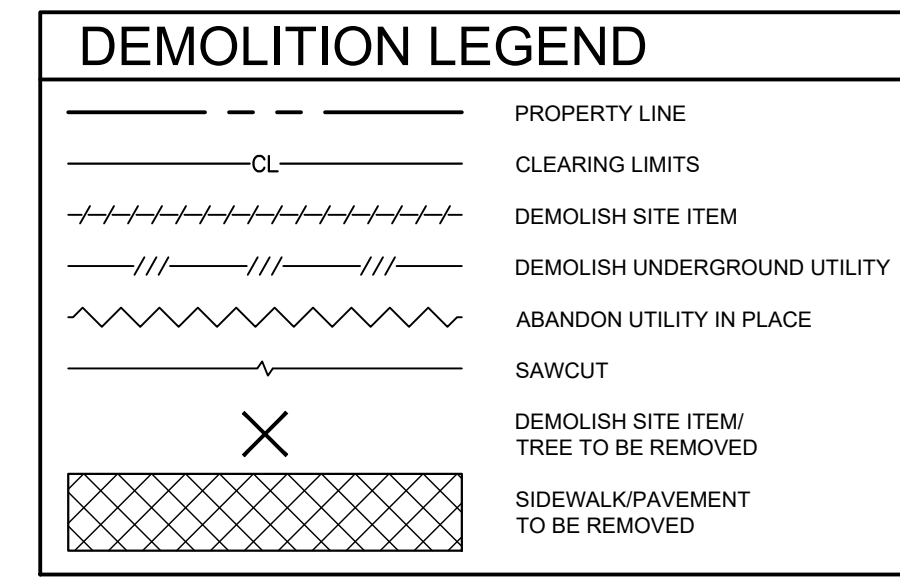
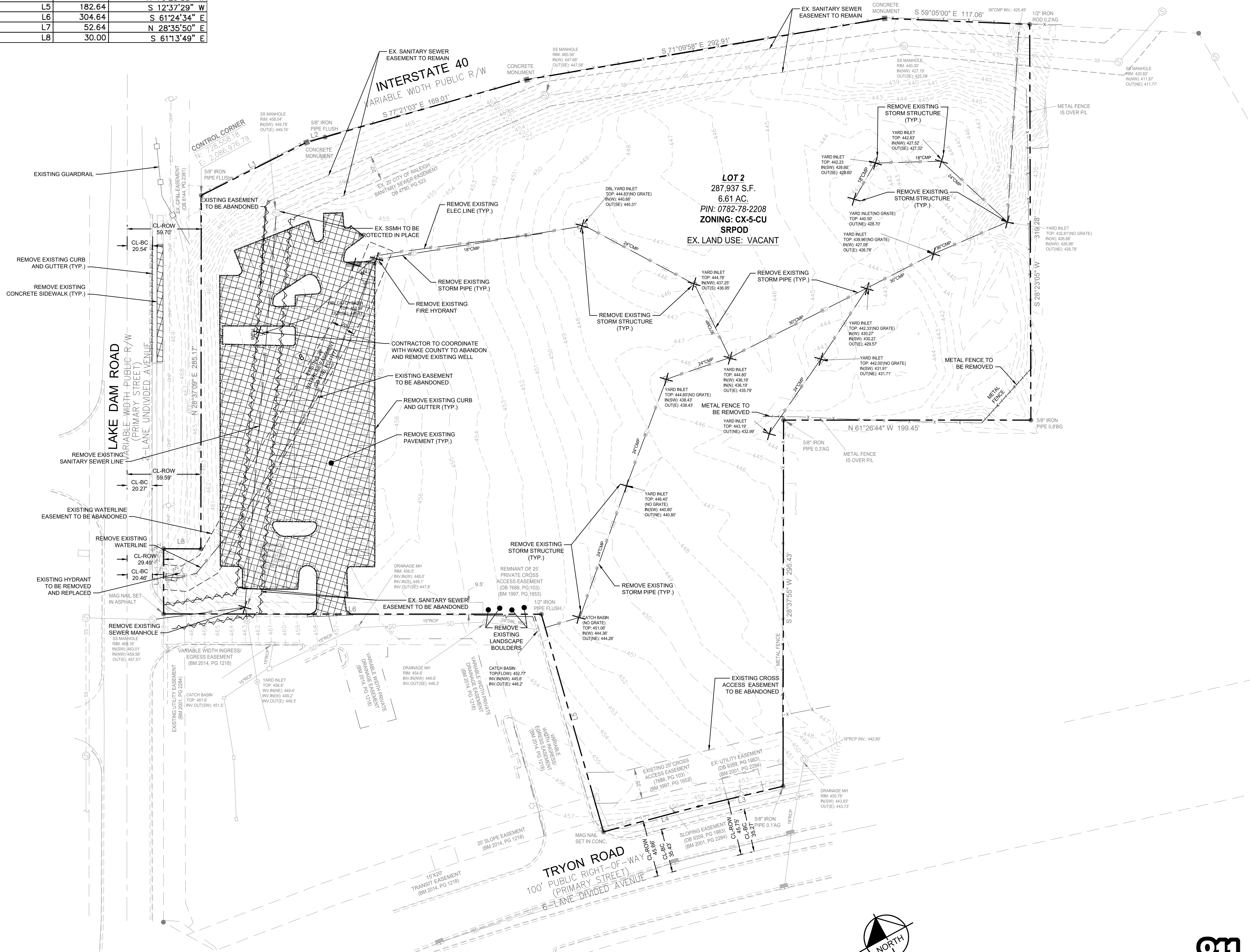
**SURVEY NOTE:**  
EXISTING TOPOGRAPHICAL INFORMATION IS BASED ON A TRANSVERSE LAND TITLE SURVEY OBTAINED ON 03/31/2020 BY NEWCOMB LAND SURVEYORS, LLC, 7008 HARPS MILL ROAD, SUITE 105, RALEIGH, NC 27615. PHONE: (919) 847-1800. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.





Plotted By: Barnes, Michael. Sheet: Sec:4020 Tryon Apartments - ASR. Layout: C1-00 EXISTING CONDITIONS AND DEMOLITION PLAN. June 11, 2024. 11:49:08am. K:\RAL\_LDEM\11812912\_4020 Tryon Apartments\Planning Phase\15\_CAD Files\PlanSheets\C1-00 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LINE TABLE		
LINE	LENGTH	BEARING
L1	95.13	S 88°11'10" E
L2	15.55	S 77°17'43" E
L3	70.19	N 74°48'58" W
L4	79.25	N 76°29'33" W
L5	182.64	S 12°37'29" W
L6	304.64	S 61°24'34" E
L7	52.64	N 28°35'50" E
L8	30.00	S 61°13'49" E



- DEMOLITION NOTES**
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
  - SAW CUT AND REMOVE CONCRETE CURB TO LIMITS REQUIRED FOR NEW WORK.
  - REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
  - SAW CUT AND REMOVE ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
  - DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER STATE REGULATIONS.
  - ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE PROJECT SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
  - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY UNFORESEEN OR ADVERSE CONDITIONS, INCLUDING UNCHARTED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.
  - SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
 #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

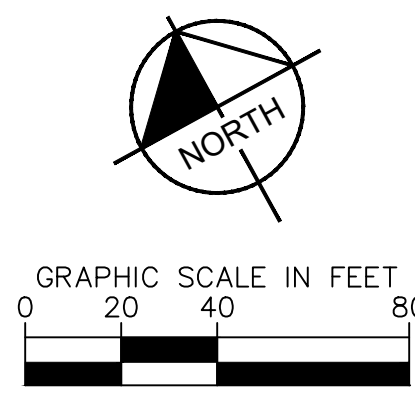
PRELIMINARY  
 NOT FOR CONSTRUCTION

KHA PROJECT	118129112
DATE	06/07/2024
SCALE	AS SHOWN
DESIGNED BY	MDB
DRAWN BY	MDB
CHECKED BY	TRC

EXISTING  
 CONDITIONS AND  
 DEMOLITION PLAN

4020 TRYON ROAD  
 APARTMENTS  
 PREPARED FOR  
 ECG ACQUISITIONS

RALEIGH NC

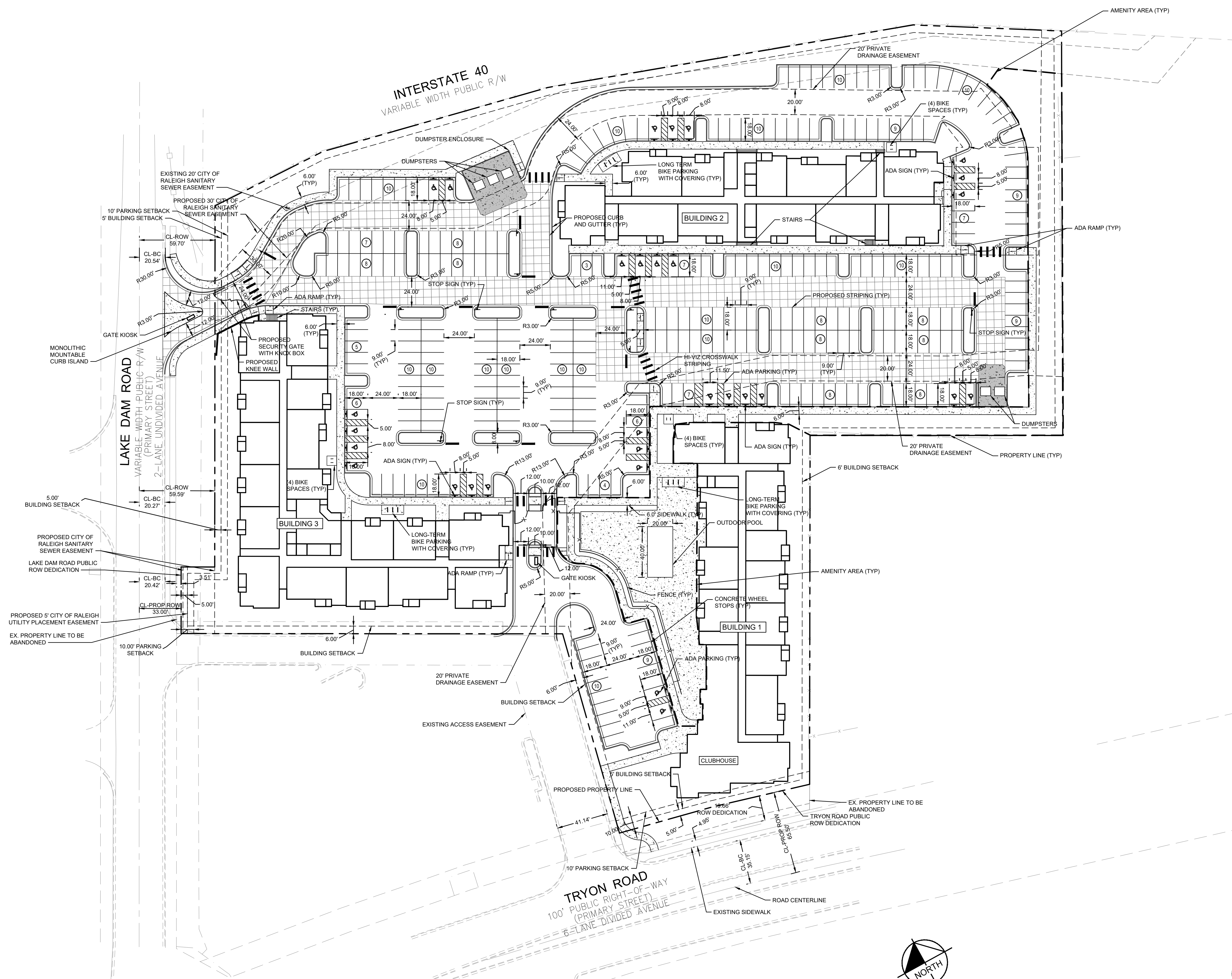


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 EXISTING TOPOGRAPHICAL INFORMATION IS BASED ON A LANTANPS LAND TITLE SURVEY OBTAINED ON 03/31/2020 BY NEWCOMB LAND SURVEYORS, LLC, 7008 HARRIS MILL ROAD, SUITE 105, RALEIGH, NC 27615, PHONE: (919) 847-1800. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.





Plotted By: Barnes, Michael. Sheet: 4020 Tryon Apartments - ASR. Layout: C2-00 PRELIMINARY SITE PLAN. June 11, 2024. 01:52:25pm. K:\B\AL\_LDE\118129112\_4020 Tryon Apartments\Planning Phase\19\_CAD Files\PlanSheets\C2-00 FIRE ACCESS PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

SITE DATA	
<b>PROPERTY INFORMATION</b>	
EXISTING ZONING:	COMMERCIAL - 5 (CX-5-PL)
EXISTING USE:	VACANT
GROSS SITE AREA:	6.61 AC (287,937 SF)
RIGHT-OF-WAY DEDICATION:	0.07 AC (2,990 SF)
NET SITE AREA:	6.54 AC (284,947 SF)
BUILDING SETBACKS:	PRIMARY STREET = 5' SIDE STREET = 5' SIDE LOT LINE = 0 OR 6' REAR LOT LINE = 0 OR 6'
PARKING SETBACKS:	PRIMARY STREET = 10' SIDE STREET = 10' SIDE LOT LINE = 0' REAR LOT LINE = 0'
<b>PROJECT DATA</b>	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PIN#:	0782762208
PROPOSED # OF BUILDINGS:	3
BUILDING GROSS FLOOR AREA:	319,218 SF
PARKING:	REQUIRED: MULTI-UNIT LIVING 0-1 BEDROOM: 1.5 SPACES PER UNIT (34"1.5) = 51 SPACES 2 BEDROOMS: 2.25 SPACES PER UNIT (65"2.25) = 147 SPACES 3 BEDROOMS: 3 SPACES PER UNIT (87"3) = 291 SPACES 4 BEDROOMS: 4 SPACES PER UNIT (24"4) = 96 SPACES TOTAL MAXIMUM: 585 SPACES PROVIDED: 330 / 1.5 SPACES PER UNIT
ACCESSIBLE PARKING:	REQUIRED: 8 SPACES (2 VAN ACCESSIBLE) PROVIDED: 30 SPACES TOTAL (5 VAN ACCESSIBLE)
SHORT TERM BIKE PARKING:	REQUIRED: MULTI-UNIT LIVING - 1 SPACE PER 20 UNITS, MINIMUM 4 1'(20/20) = 11 SPACES TOTAL REQUIRED = 11 SPACES PROVIDED: 12 SPACES
LONG TERM BIKE PARKING:	REQUIRED: MULTI-UNIT LIVING - 1 SPACE PER 7 BEDROOMS (5517) = 78 SPACES PER LIDO SEC 7.1.7.1 SINGLE USE LOTS ARE ONLY REQUIRED TO PROVIDE A MAXIMUM OF 30 BIKE PARKING SPACES. PROVIDED: 18 SPACES
AMENITY AREA:	SEE LANDSCAPE PLANS FOR DETAILS REQUIRED: 284,882 SF X 10% = 28,314 SF PROVIDED: 30,072 SF
SITE IMPERVIOUS AREA:	EXISTING (PRE-DEV.) = 0.76 AC (11.39%) PROPOSED (POST-DEV.) = 4.95 AC (74.21%) MAXIMUM ALLOWED IMPERVIOUS = 5.11 AC (76.61%)

4020 TRYON ROAD APARTMENTS PREPARED FOR ECG ACQUISITIONS

**PRELIMINARY SITE PLAN**

NOT FOR CONSTRUCTION

RALEIGH NC

**Kimley»Horn**

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NO.	REVISIONS	DATE	BY

KHA PROJECT 118129112

DATE 06/07/2024

SCALE AS SHOWN

DESIGNED BY MDB

DRAWN BY MDB

CHECKED BY TRC

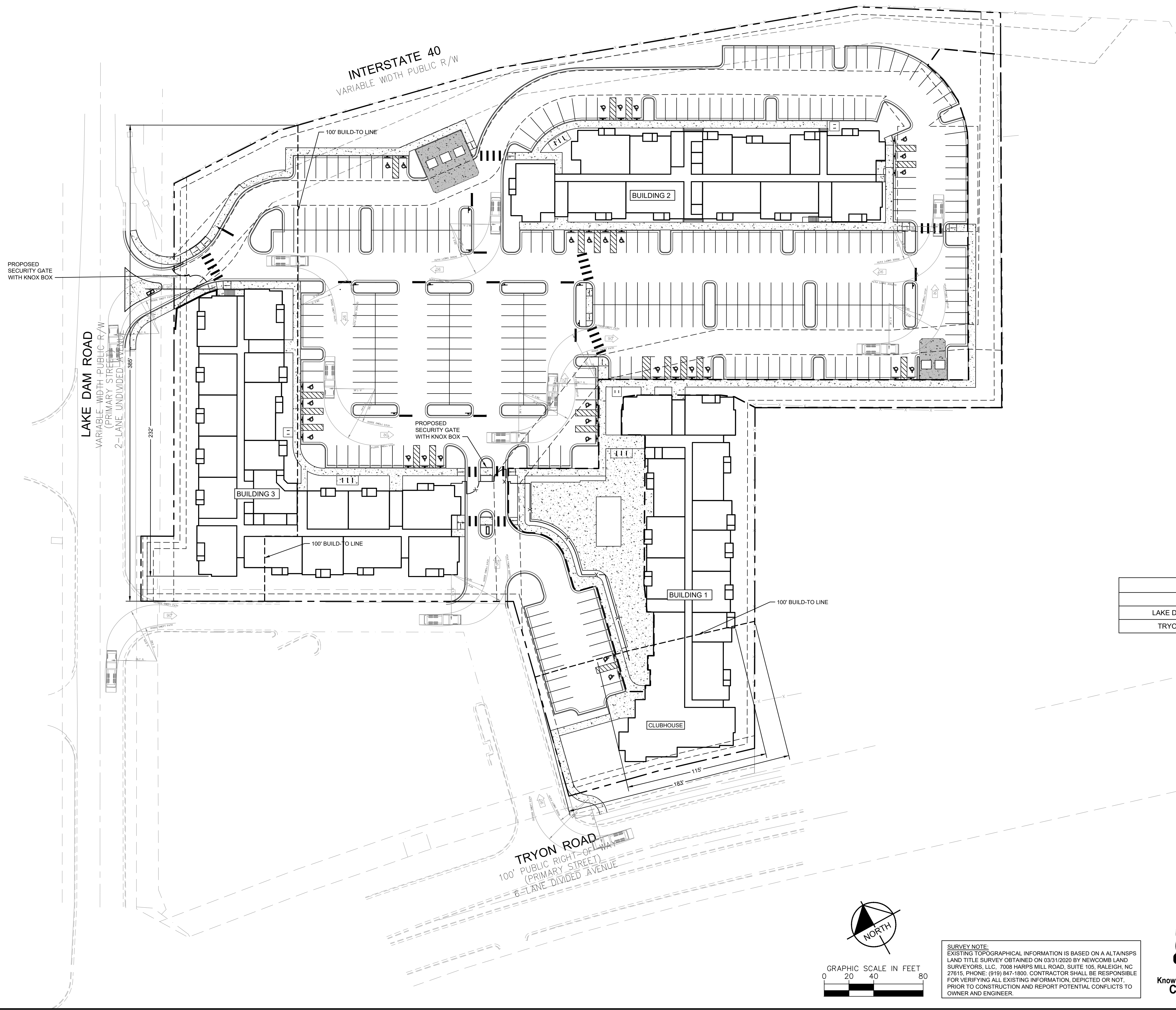
SHEET NUMBER C2-00

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

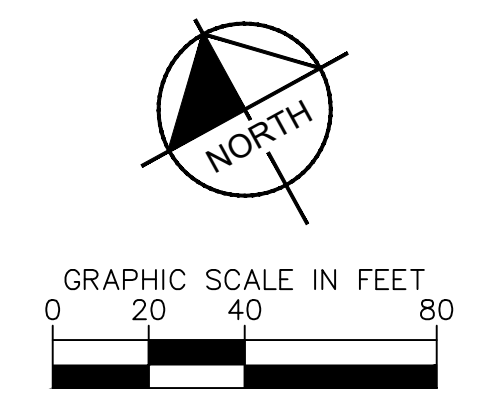
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Plotted By: Barnes, Michael. Sheet: Sec:4020 Tryon Apartments - ASR. Layout: C2-10 FIRE ACCESS PLAN. June 11, 2024, 11:49:24am. K:\RAL\_LDEV\18129112-4020 Tryon Apartments\Planning Phase\P15\_CAD Files\PlanSheets\C2-10 FIRE ACCESS PLAN.dwg  
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	BUILD-TO	
	REQUIRED	PROVIDED
LAKE DAM ROAD	193/385' = 50.0%	232/385' = 60.3%
TRYON ROAD	92/183' = 50.0%	115/183' = 62.8%



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**PRELIMINARY**  
 NOT FOR CONSTRUCTION

KHA PROJECT	118129112
DATE	06/07/2024
SCALE	AS SHOWN
DESIGNED BY	MDB
DRAWN BY	MDB
CHECKED BY	TRC

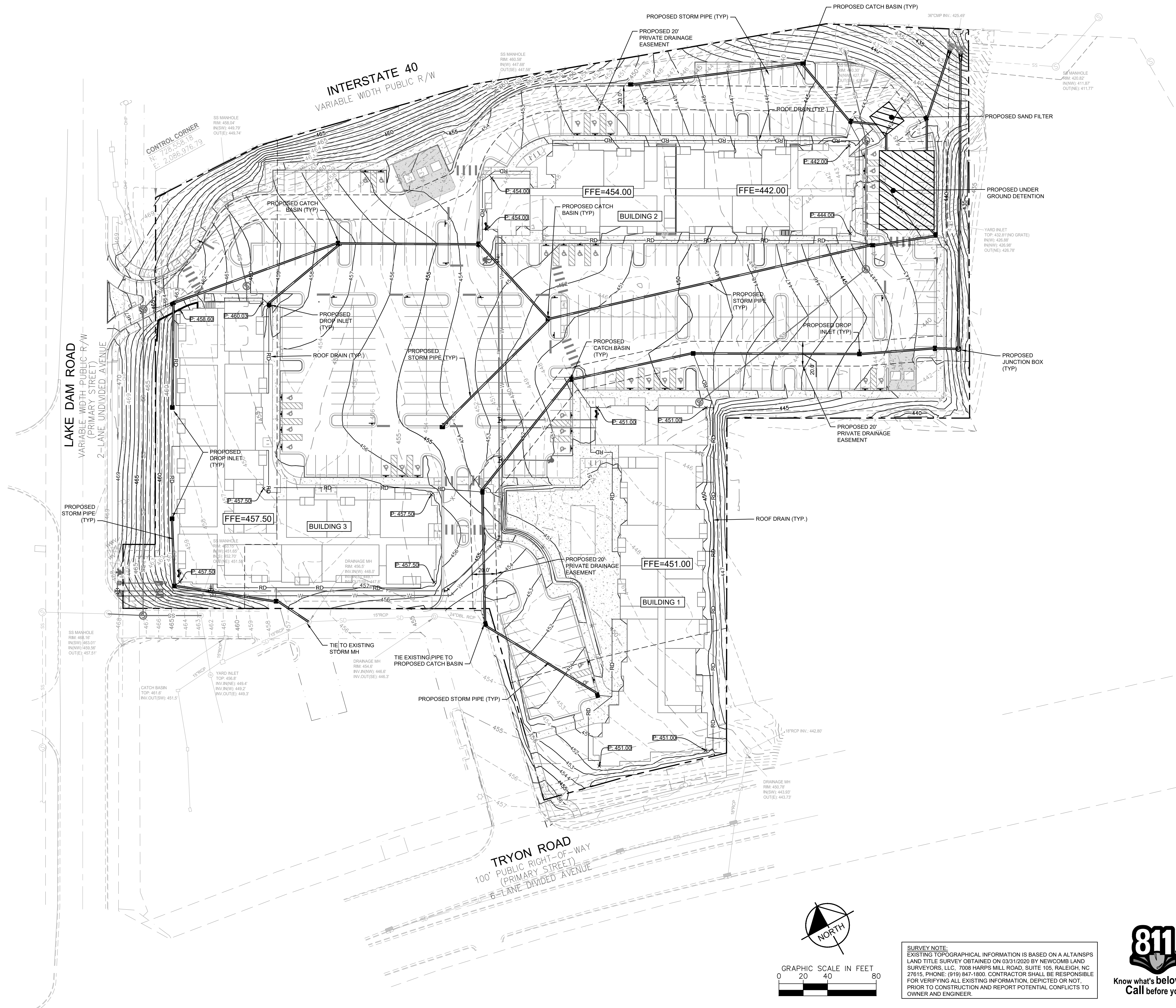
**FIRE ACCESS PLAN**

**4020 TRYON ROAD APARTMENTS**  
 PREPARED FOR  
**ECG ACQUISITIONS**  
 RALEIGH, NC

SHEET NUMBER  
**C2-10**



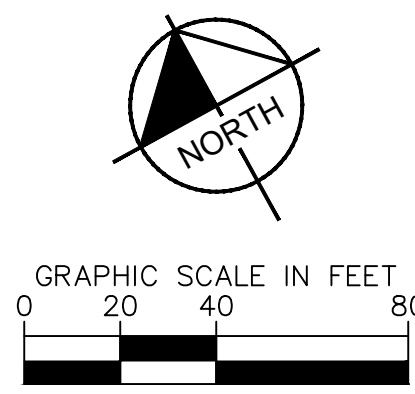
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	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)

PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE PROPOSED GRADE
458.80	457.50	458.05

PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE PROPOSED GRADE
451.00	451.00	451.00



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4020 TRYON ROAD APARTMENTS PREPARED FOR ECG ACQUISITIONS RALEIGH NC

**PRELIMINARY GRADING AND DRAINAGE PLAN**

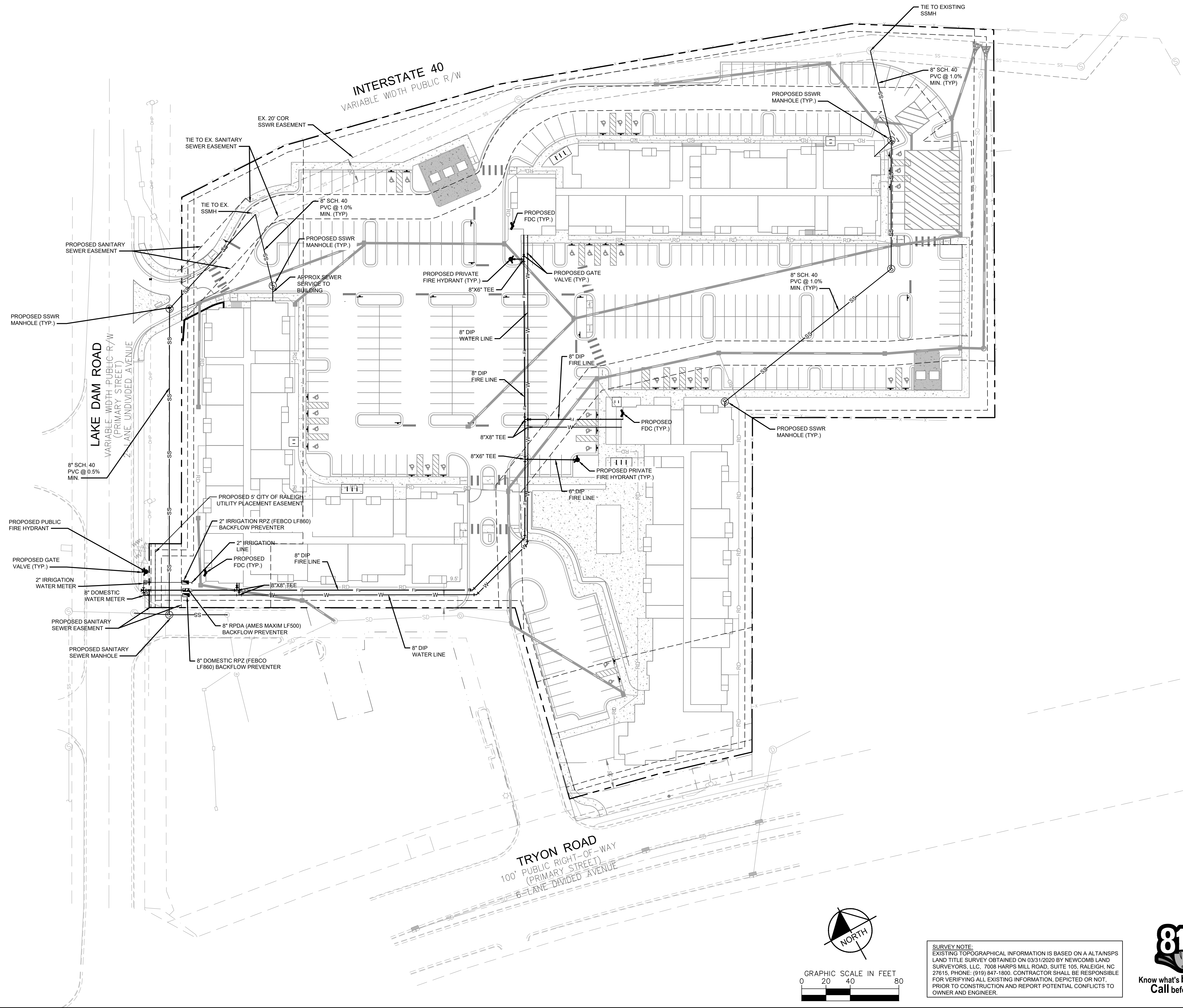
118129112  
 DATE: 06/07/2024  
 SCALE: AS SHOWN  
 DESIGNED BY: MDE  
 DRAWN BY: MDE  
 CHECKED BY: TRC

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NO.	REVISIONS	DATE	BY



Plotted By: Barnes, Michael. Sheet: Sec:4020 Tryon Apartments - ASR. Layout: C6-00 PRELIMINARY UTILITY PLAN. June 11, 2024. 11:49:43am. K:\DAL\_LDE\118129112\_4020 Tryon Apartments\Planning Phase\19\_CAD Files\PlanSheets\C6-00 PRELIMINARY UTILITY PLAN.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

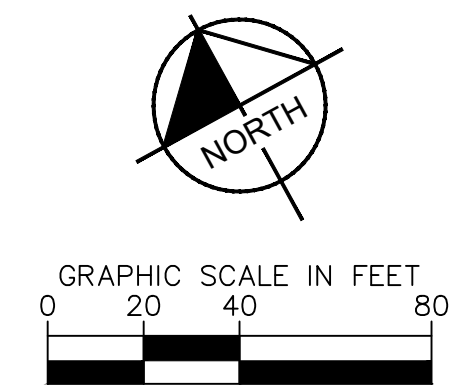


UTILITY LEGEND	
---	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
T	TELECOMMUNICATION
C	CABLE
□	LIGHT POLE
M	WATER METER
X	GATE VALVE
○	POINT OF CONNECTION
▬	BACKFLOW PREVENTOR
⋈	PIPE TEE/BENDS
⋈	REDUCER
⋈	FIRE HYDRANT (FH)
⋈	FIRE DEPARTMENT CONNECTION (FDC)
⋈	SANITARY SEWER CLEANOUT (SSCO)
⋈	SANITARY SEWER MANHOLE (SSMH)
⋈	SANITARY SEWER GREASE TRAP

- STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORRID HANDBOOK, CURRENT EDITION).
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO 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 ENCASUREMENT 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" VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE GRADLE HAVING 6" MIN. CLEARANCE (PER CORRID 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.
  - DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
  - 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 CORRID HANDBOOK PROCEDURE.
  - INSTALL 2" PE WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
  - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, 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 RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR EGG@RALEIGH.GOV FOR MORE INFORMATION.
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR EGG@RALEIGH.GOV FOR MORE INFORMATION.

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<p><b>PRELIMINARY UTILITY PLAN</b></p>	<p><b>PREPARED FOR ECG ACQUISITIONS</b></p>	<p>RALEIGH NC</p>
<p>4020 TRYON ROAD APARTMENTS</p>	<p>RALEIGH NC</p>	<p>RALEIGH NC</p>
<p>SHEET NUMBER C6-00</p>	<p>DATE 06/07/2024</p>	<p>SCALE AS SHOWN</p>
<p>DESIGNED BY MDB</p>	<p>DRAWN BY MDB</p>	<p>CHECKED BY TRC</p>
<p><b>NOT FOR CONSTRUCTION</b></p>		
<p>KHA PROJECT 118129112</p>	<p>DATE 06/07/2024</p>	<p>SCALE AS SHOWN</p>
<p>DESIGNED BY MDB</p>	<p>DRAWN BY MDB</p>	<p>CHECKED BY TRC</p>

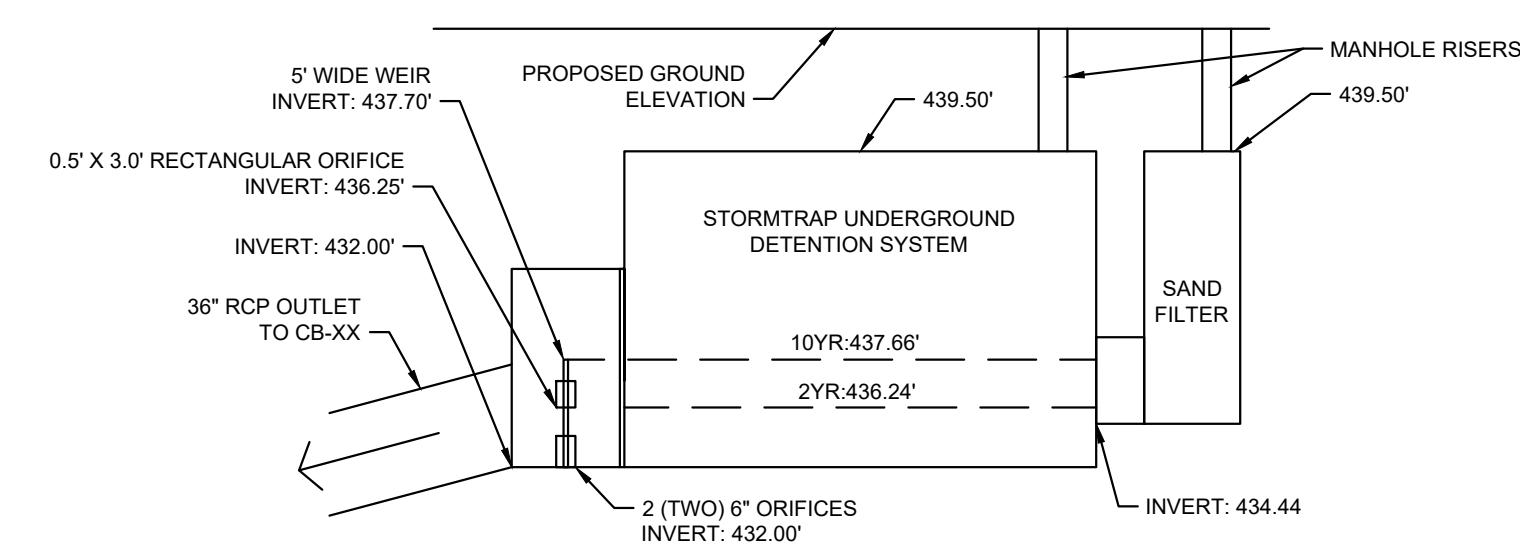
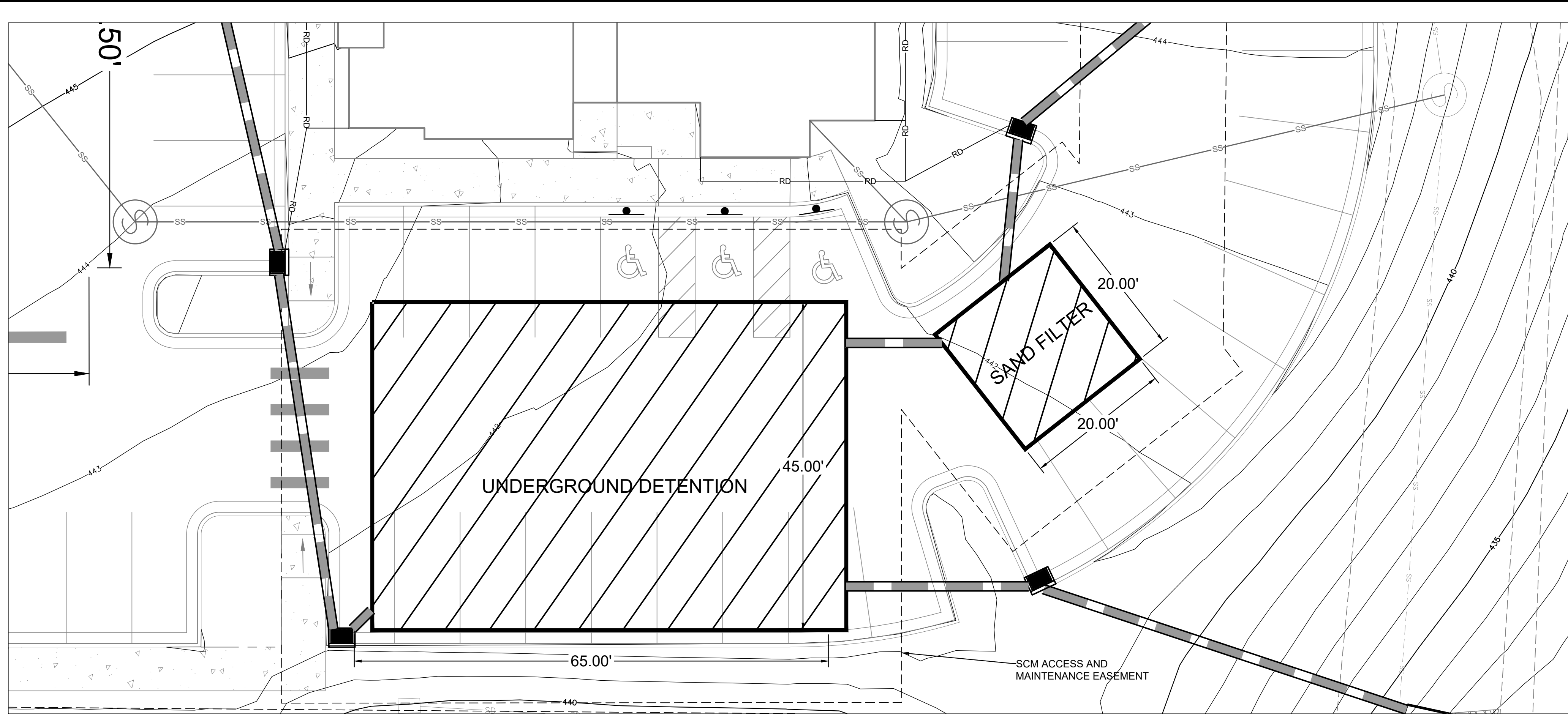


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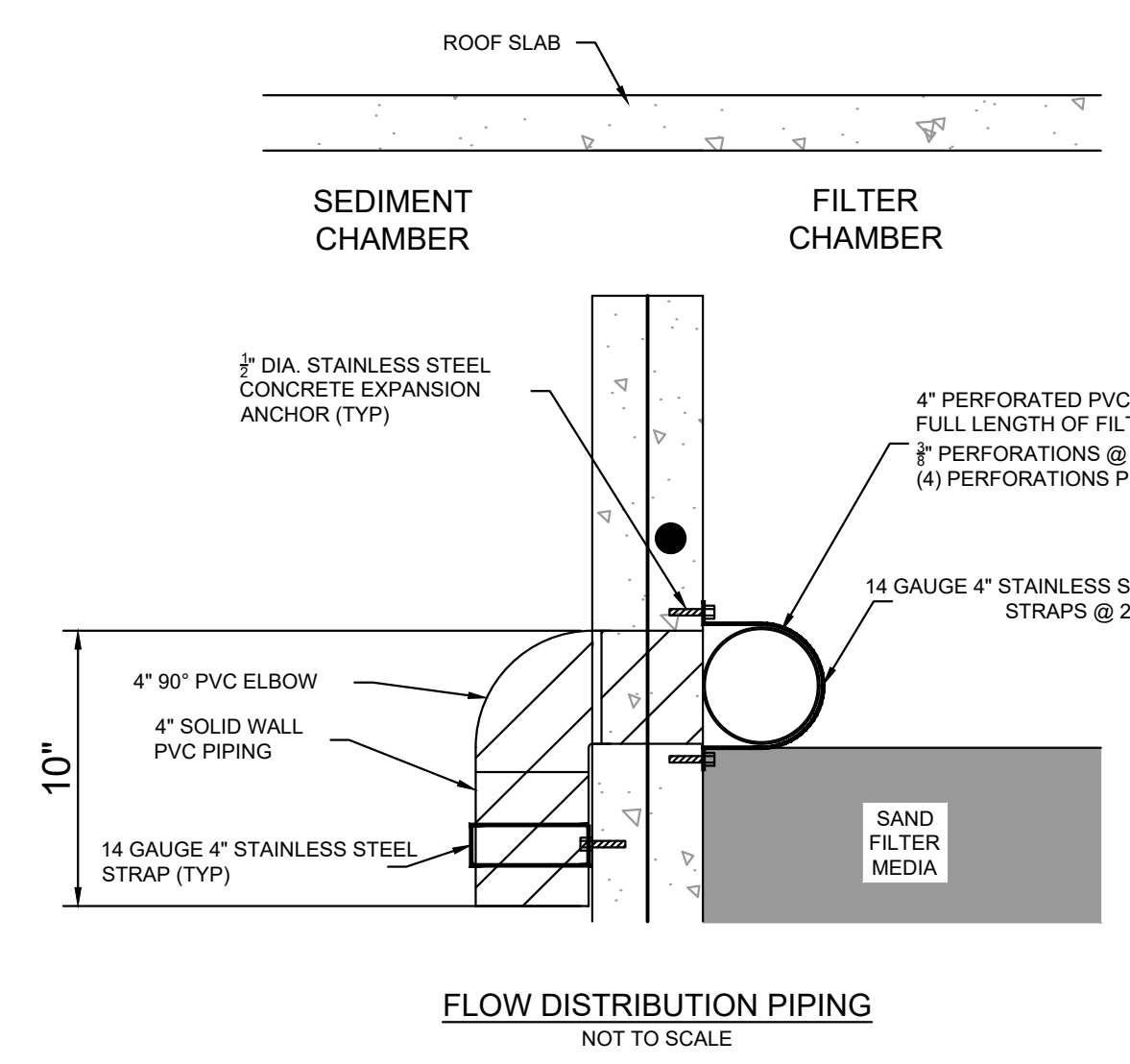
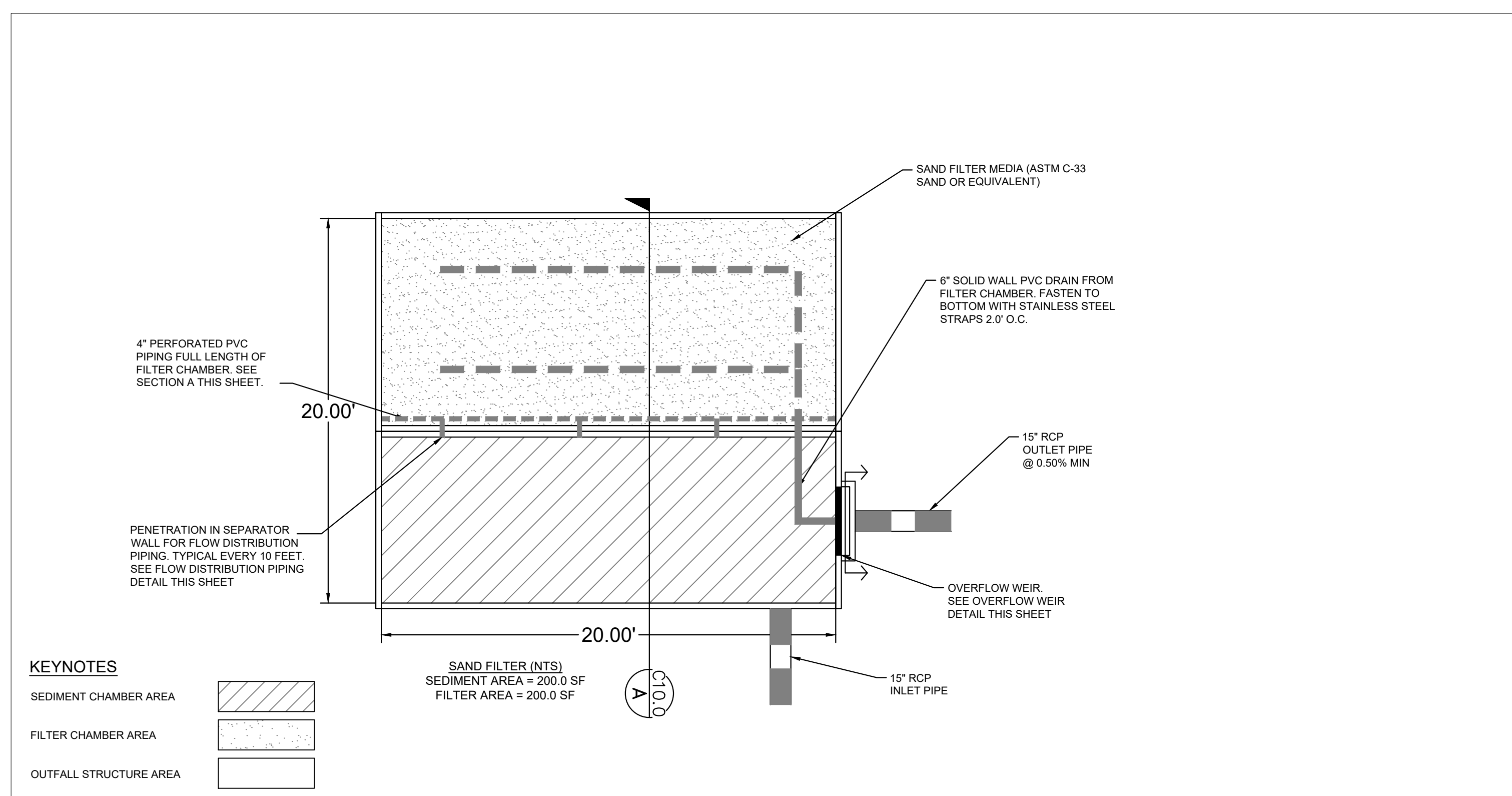


Plotted By: Barnes, Michael. Sheet: 4020 Tryon Apartments - ASR. Layout: C9-00 UNDERGROUND DETENTION AND SAND FILTER DETAILS. June 11, 2024. 11:49:56am. K:\RAL\_LDEV\118129112\_4020 Tryon Apartments\Planning Phase\P15\_CAD Files\PlanSheets\C9-00 UNDERGROUND DETENTION AND SAND FILTER DETAILS.dwg. This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

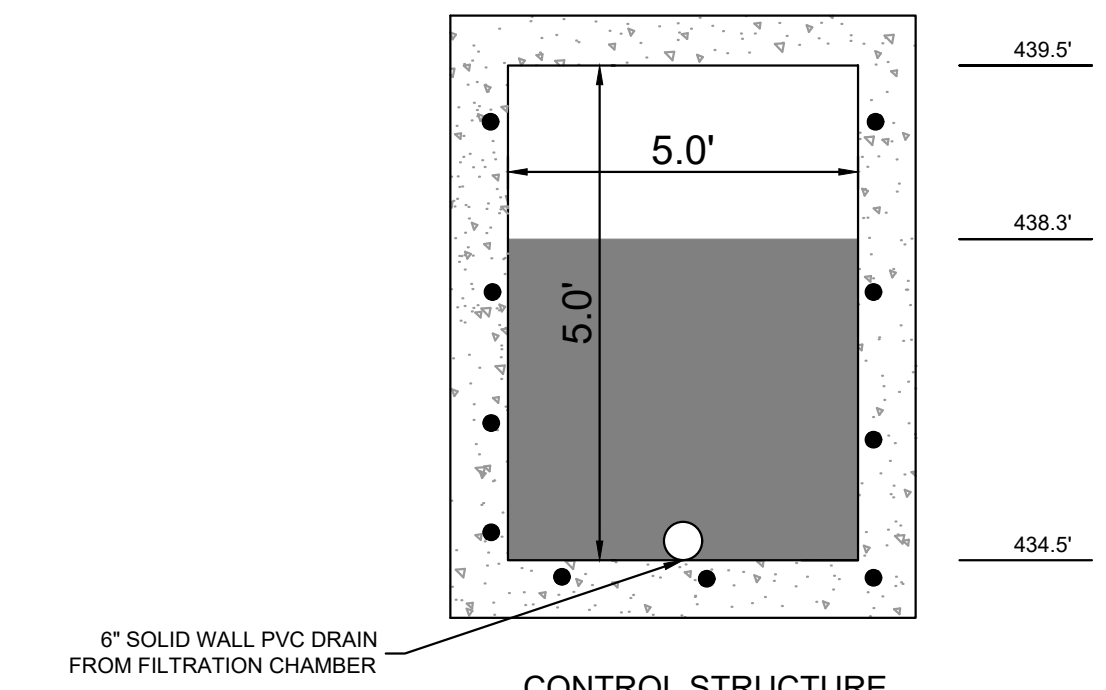


**UG-1 DETENTION/SAND FILTER PROFILE (NTS)**

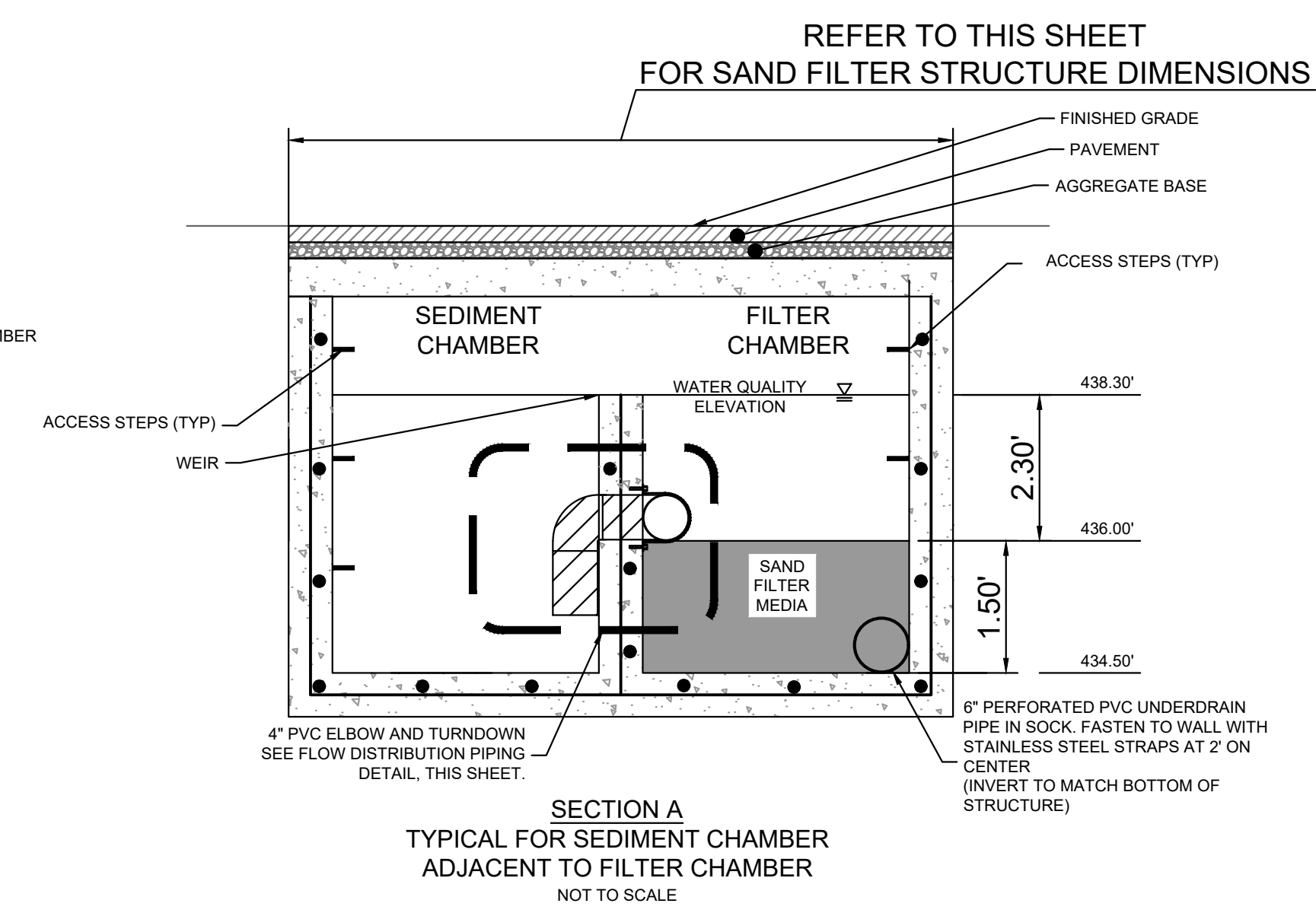
**SAND FILTER LOCATION DETAIL**



**FLOW DISTRIBUTION PIPING (NOT TO SCALE)**



**CONTROL STRUCTURE TYPICAL FOR SEDIMENT CHAMBER ADJACENT TO OUTFALL STRUCTURE (NOT TO SCALE)**



**SECTION A TYPICAL FOR SEDIMENT CHAMBER ADJACENT TO FILTER CHAMBER (NOT TO SCALE)**

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**PRELIMINARY NOT FOR CONSTRUCTION**

KHA PROJECT	118129112
DATE	06/07/2024
SCALE	AS SHOWN
DESIGNED BY	MDB
DRAWN BY	MDB
CHECKED BY	TRC

**UNDERGROUND DETENTION AND SAND FILTER DETAILS**

**4020 TRYON ROAD APARTMENTS**  
 PREPARED FOR ECG ACQUISITIONS  
 RALEIGH, NC

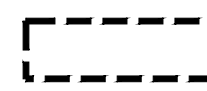
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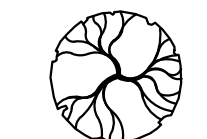


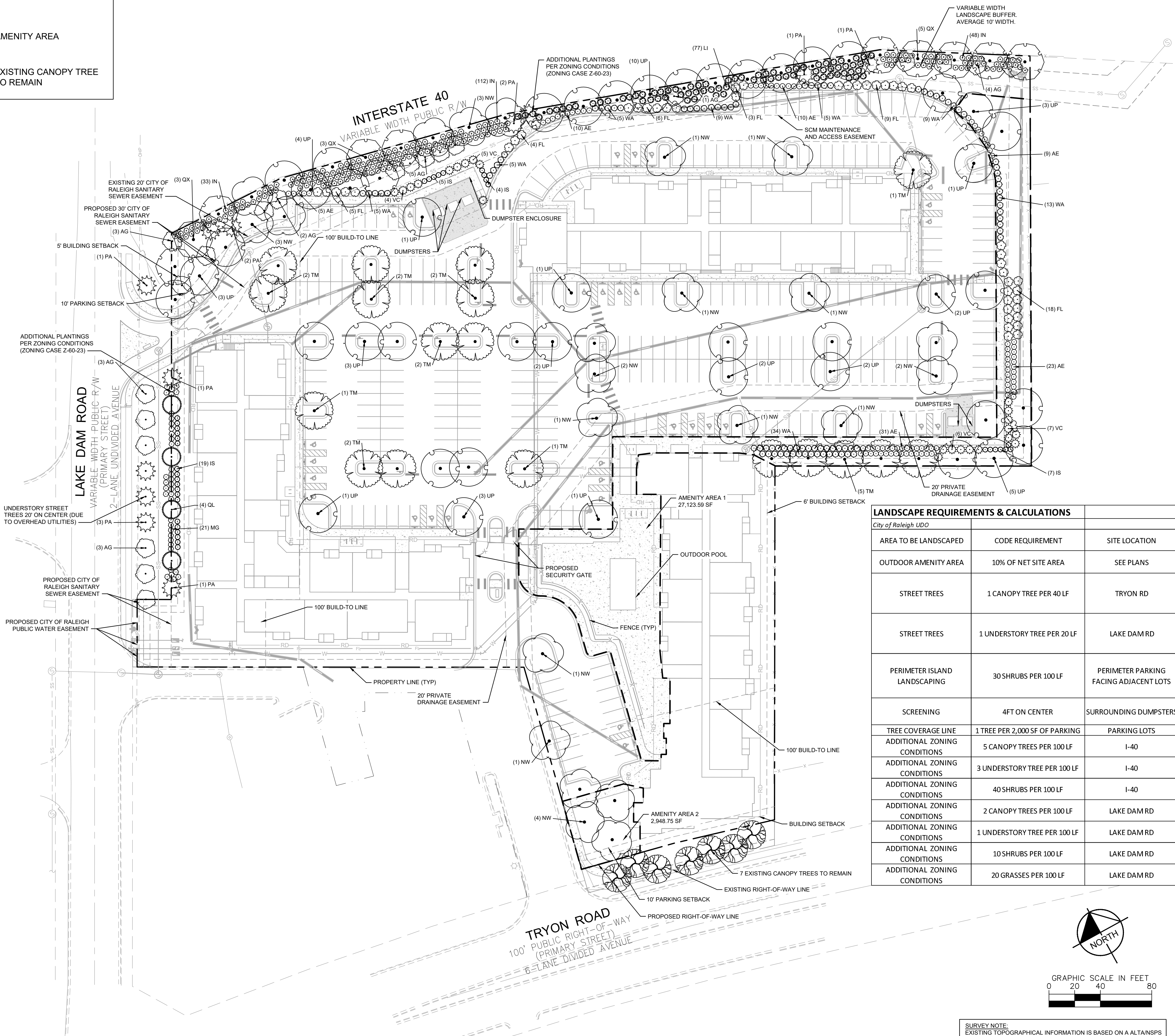
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- NOTES:**
- PLANTINGS LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PRUNED TO MAINTAIN VISIBILITY BETWEEN 2- FEET AND 8- FEET ABOVE FINISHED GRADE.
  - UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
  - THIS SHEET IS INTENDED FOR REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
  - SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
  - SEE SHEET TC1.0 FOR TREE CONSERVATION AREA CALCULATIONS.

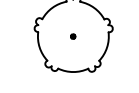

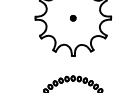




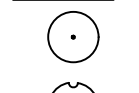
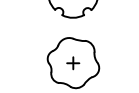
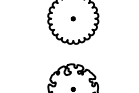
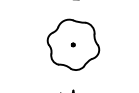
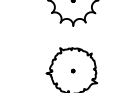


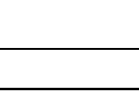
**LEGEND**

 AMENITY AREA

 EXISTING CANOPY TREE TO REMAIN



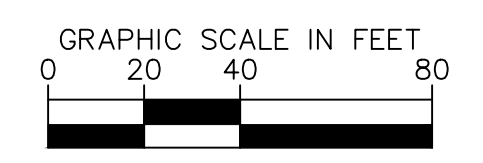
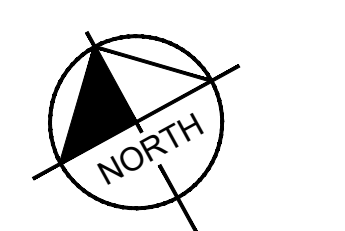
**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT
<b>TREES</b>						
	AG	21	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B	1.5" MIN.	6' MIN
	NW	23	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B&B	3" CAL.	10-12' MIN
	PA	12	PRUNUS X 'OKAME' / OKAME FLOWERING CHERRY	B&B	1.5" MIN.	6' MIN
	QL	4	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCEB OAK	B&B	3" CAL.	6' MIN
	QX	11	QUERCUS TEXANA 'QNTF' / TYLTEST® NUTTALL OAK	B&B	3" CAL.	10-12' MIN
	TM	18	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE™ BALD CYPRESS	B&B	3" CAL.	10-12' MIN
	UP	45	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B&B	3" CAL.	10-12' MIN
<b>SHRUBS</b>						
	AE	88	ABELIA X 'EDWARD GOUCHER' / EDWARD GOUCHER ABELIA	3 GAL.	18" MIN.	
	FL	45	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD' / LYNWOOD GOLD FORSYTHIA	3 GAL.	18" MIN.	
	IN	193	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL.	18" MIN.	
	IS	35	ILEX GLABRA 'SHAMROCK' / SHAMROCK INK BERRY HOLLY	3 GAL.	18" MIN.	
	LI	77	LOROPETALUM CHINENSE RUBRUM 'KUROBIN' / CERISE CHARM™ FRINGE FLOWER	3 GAL.	18" MIN.	
	MG	37	MUHLENBERGIA CAPILLARIS 'GULF COAST' / GULF COAST PINK MUHLY GRASS	3 GAL.	18" MIN.	
	VC	23	VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM	3 GAL.	18" MIN.	
	WA	85	WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSES® WEIGELA	3 GAL.	18" MIN.	

**LANDSCAPE REQUIREMENTS & CALCULATIONS**

City of Raleigh UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
OUTDOOR AMENITY AREA	10% OF NET SITE AREA	SEE PLANS	284,882 SF	284,882 x 0.1 = 28,314 SF	30,072.34 SF	3.2.4.A4
STREET TREES	1 CANOPY TREE PER 40 LF	TRYON RD	150 LF	150/40 = 4	7 EXISTING CANOPY TREES TO REMAIN	8.5.9.B
STREET TREES	1 UNDERSTORY TREE PER 20 LF	LAKE DAM RD	184 LF	184/20 = 10	10 UNDERSTORY TREES	8.5.9.B
PERIMETER ISLAND LANDSCAPING	30 SHRUBS PER 100 LF	PERIMETER PARKING FACING ADJACENT LOTS	725 LF	725/100x30=218	218 SHRUBS	7.1.7.C
SCREENING	4FT ON CENTER	SURROUNDING DUMPSTERS	155 LF	155/4=39	39 SHRUBS	7.2.5.C.1
TREE COVERAGE LINE	1 TREE PER 2,000 SF OF PARKING	PARKING LOTS	125453 SF	125453/2000=63	63 TREES	7.1.7.F
ADDITIONAL ZONING CONDITIONS	5 CANOPY TREES PER 100 LF	I-40	674 LF	674/100x5=34	34 CANOPY TREES	2-60-23
ADDITIONAL ZONING CONDITIONS	3 UNDERSTORY TREE PER 100 LF	I-40	674 LF	674/100x3=21	21 UNDERSTORY TREES	2-60-23
ADDITIONAL ZONING CONDITIONS	40 SHRUBS PER 100 LF	I-40	674 LF	674/100x40=270	270 SHRUBS	2-60-23
ADDITIONAL ZONING CONDITIONS	2 CANOPY TREES PER 100 LF	LAKE DAM RD	184 LF	184/100x2=4	4 CANOPY TREES	2-60-23
ADDITIONAL ZONING CONDITIONS	1 UNDERSTORY TREE PER 100 LF	LAKE DAM RD	184 LF	184/100x1=2	2 UNDERSTORY TREES	2-60-23
ADDITIONAL ZONING CONDITIONS	10 SHRUBS PER 100 LF	LAKE DAM RD	184 LF	184/100x10=19	19 SHRUBS	2-60-23
ADDITIONAL ZONING CONDITIONS	20 GRASSES PER 100 LF	LAKE DAM RD	184 LF	184/100x20=37	37 GRASSES	2-60-23



**SURVEY NOTE:**  
 EXISTING TOPOGRAPHICAL INFORMATION IS BASED ON A ALTANSPS LAND TITLE SURVEY OBTAINED ON 03/31/2020 BY NEWCOMB LAND SURVEYORS, LLC, 7008 HARPS MILL ROAD, SUITE 105, RALEIGH, NC 27615. PHONE: (919) 847-1800. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.



**Kimley»Horn**  
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 #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919.677.2000 FAX: 919.677.2050  
 421 FAYETTEVILLE STREET, SUITE 800, RALEIGH, NC 27601

**LANDSCAPE PLAN**  
 PRELIMINARY  
 NOT FOR CONSTRUCTION

KHA PROJECT 118129112  
 DATE 06/07/2024  
 SCALE AS SHOWN  
 DESIGNED BY MDB  
 DRAWN BY MDB  
 CHECKED BY TRC

4020 TRYON ROAD APARTMENTS  
 PREPARED FOR ECG ACQUISITIONS  
 RALEIGH NC

SHEET NUMBER L1-00

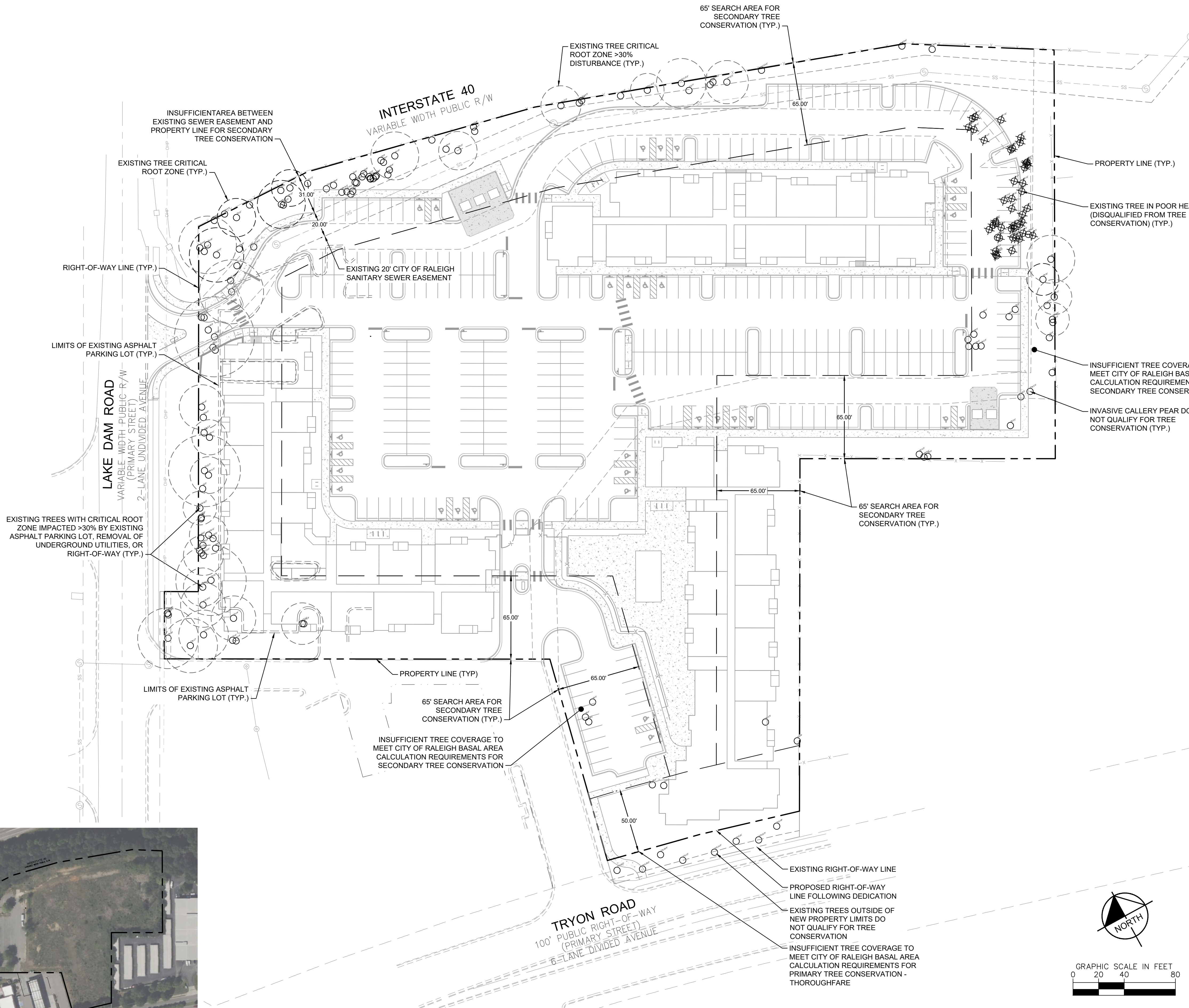
NO.	REVISIONS	DATE	BY



Plotted By: Barnes, Michael. Sheet: Sec: 4020 Tryon Apartments - ASR. Layout: TC1-00 TREE CONSERVATION PLAN. Date: June 11, 2024. 11:50:15am. K:\RAL\_LDEV\18128112\_4020 Tryon Apartments\Planning\Phase\15\_CAD Files\Plan\Sheet\TC1-00 TREE CONSERVATION PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 SITE AERIAL  
 TC1.0 SCALE: 1" = 200'



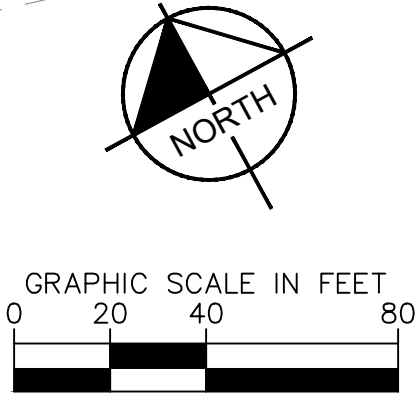
Tree Conservation Plan Data		
Net Project Area - 6.54 AC		
6.54 Total Acres (10% = 0.65 AC Required for TCA)		
<b>Primary Tree Conservation Areas</b>	<b>Number of Acres</b>	<b>Percentage of Tract</b>
Primary Tree Conservation Area - Thoroughfare	0	0.00%
<b>Secondary Tree Conservation Areas</b>	<b>Number of Acres</b>	<b>Percentage of Tract</b>
Secondary Tree Conservation Areas	0	0.00%
<b>Total Tree Conservation Area</b>	<b>0.00</b>	<b>0.00%</b>

PRELIMINARY TREE CONSERVATION LEGEND	
	CRITICAL ROOT ZONE
	CRITICAL ROOT ZONE >30% DISTURBANCE
	EXISTING TREE
	EXISTING TREE IN POOR HEALTH (DISQUALIFIED FROM TREE CONSERVATION)
	LIMITS OF EXISTING ASPHALT PARKING LOT TO BE REMOVED

TREE SURVEY LEGEND	
Label	Common Name
T1	red maple
T2	river birch
T3	common persimmon
T4	eastern red cedar
T5	sweetgum
T6	tulip poplar
T7	sourwood
T8	loblolly pine
T9	black cherry
T10	callery pear
T11	white oak
T12	scarlet oak
T13	southern red oak
T14	willow oak
T15	northern red oak
T16	post oak
T17	black locust
T18	American elm

Note: Callery pear (Pyrus calleryana) is listed as an invasive species on the NC Invasive Plant Council list, and does not qualify for tree conservation

- TREE CONSERVATION NOTES:
- TREE LOCATIONS ON THIS PLAN HAVE BEEN TAKEN FROM A TREE SURVEY PERFORMED BY KIMLEY-HORN & ASSOCIATES DATED JANUARY 6, 2024.
  - TREES OVER 10 INCHES DBH WITH 25% OR MORE OF THEIR CRZ IMPACTED BY DEVELOPMENT OR LOCATED OUTSIDE TREE CONSERVATION AREAS WILL NOT BE COUNTED TOWARDS BASAL AREA CALCULATIONS.
  - TREES LISTED ON THE CITY OF RALEIGH INVASIVE SPECIES LIST WILL NOT BE COUNTED TOWARDS BASAL AREA CALCULATIONS.
  - TREES LOCATED WITHIN UTILITY EASEMENTS MUST BE EXCLUDED FROM TREE CONSERVATION AREAS.
  - NO TREE MAY BE USED TO MEET TREE CONSERVATION REQUIREMENTS IF IT IS UNHEALTHY OR HAZARDOUS. SEE CERTIFIED ARBORIST'S MEMO INCLUDED IN PLAN SUBMITTAL FOR DETAILS ON UNHEALTHY TREES ON SITE.
  - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE STATED.
  - ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE SYSTEM (NAD 1983/2011).

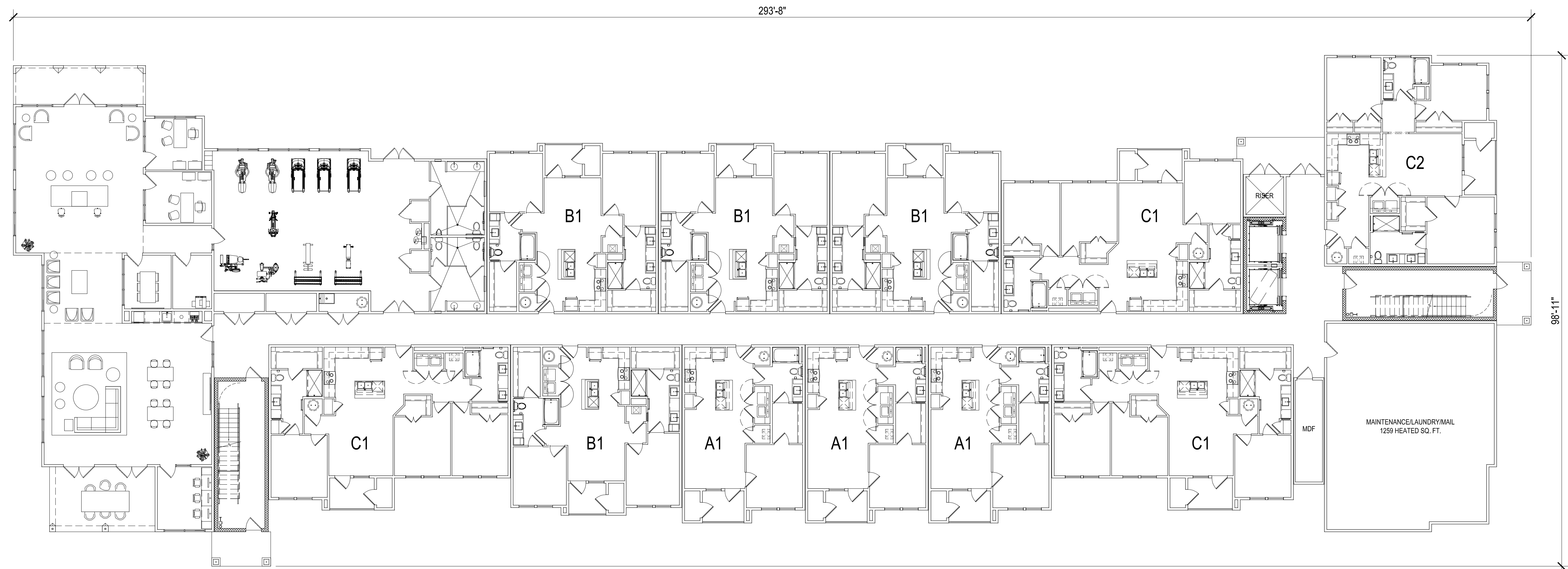


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	PRELIMINARY NOT FOR CONSTRUCTION					
TREE CONSERVATION PLAN						
4020 TRYON ROAD APARTMENTS PREPARED FOR ECG ACQUISITIONS						
SHEET NUMBER TC1-00						

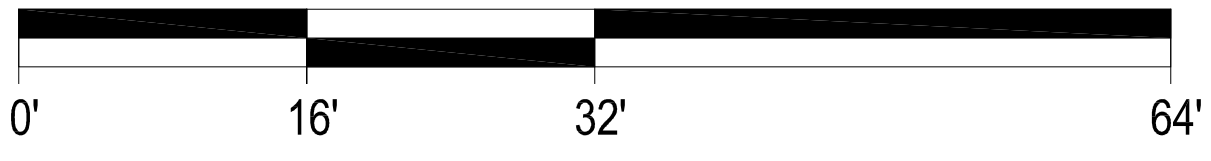




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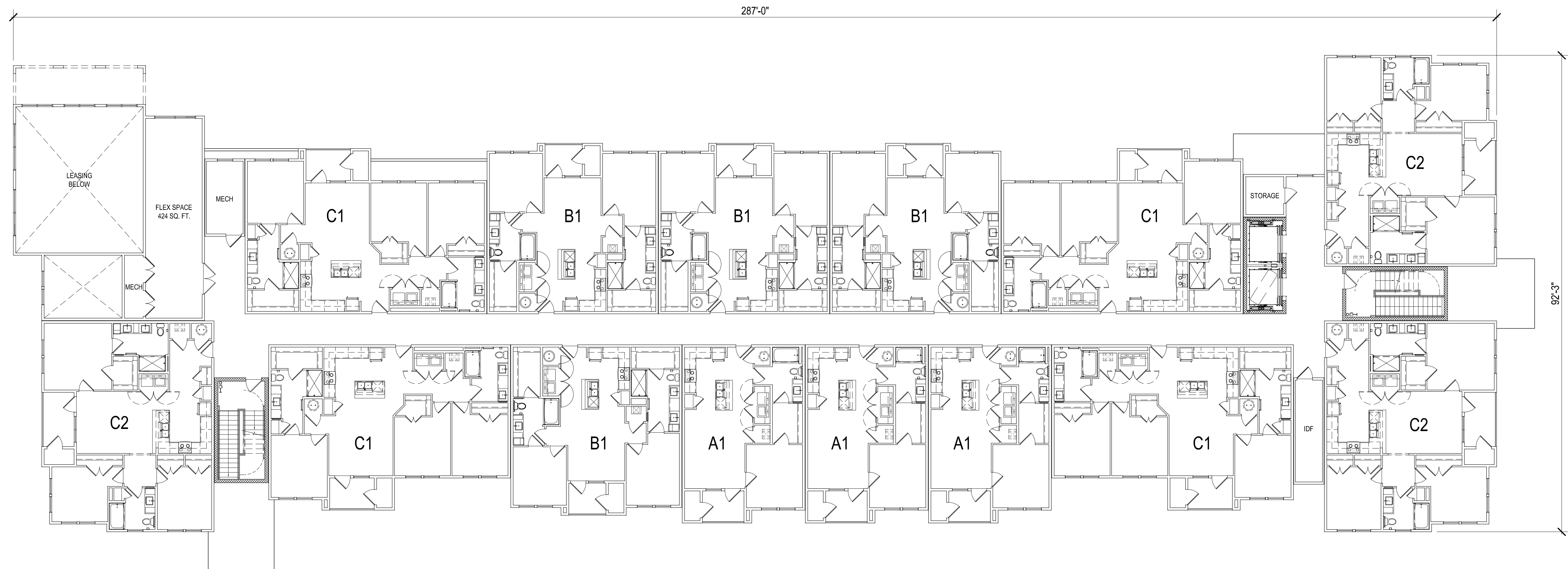
98'-11"

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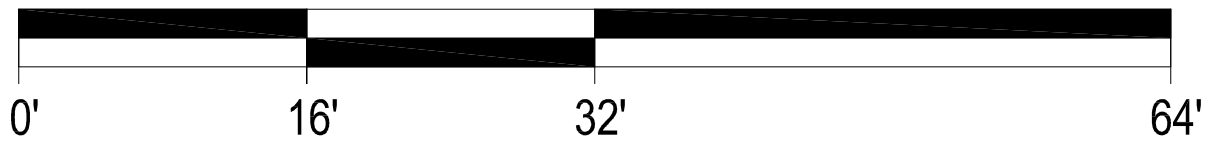


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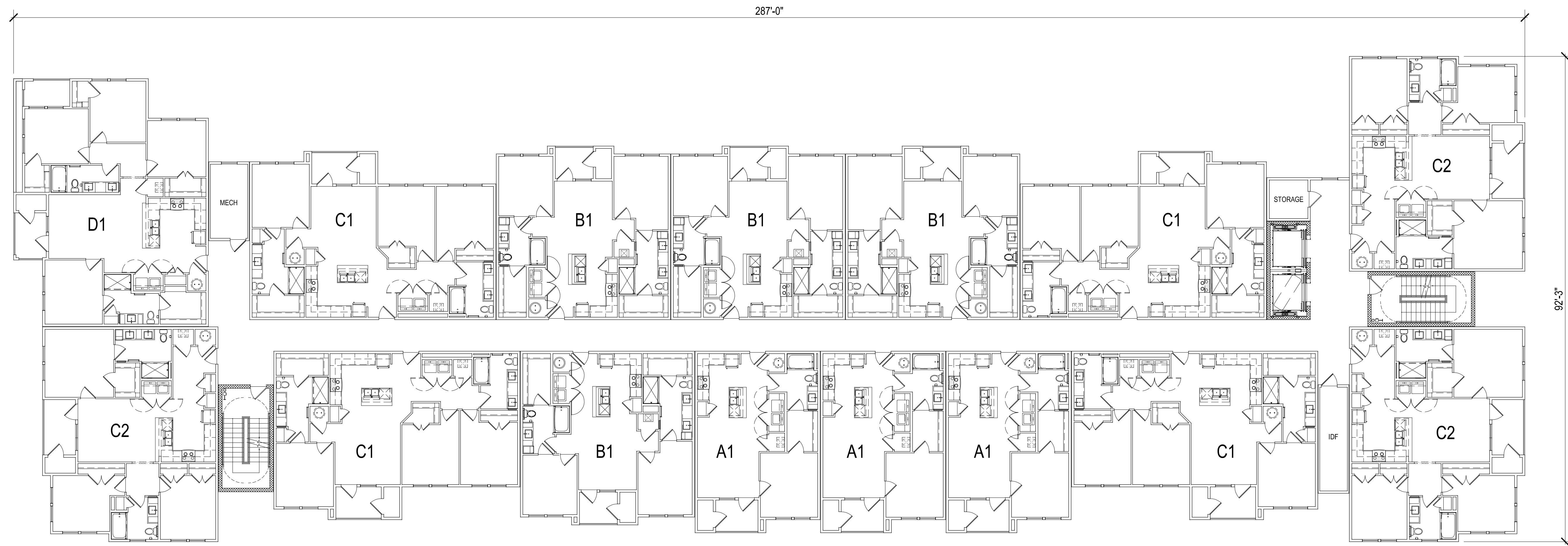


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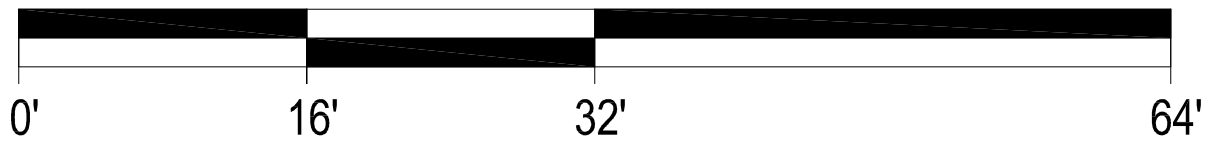


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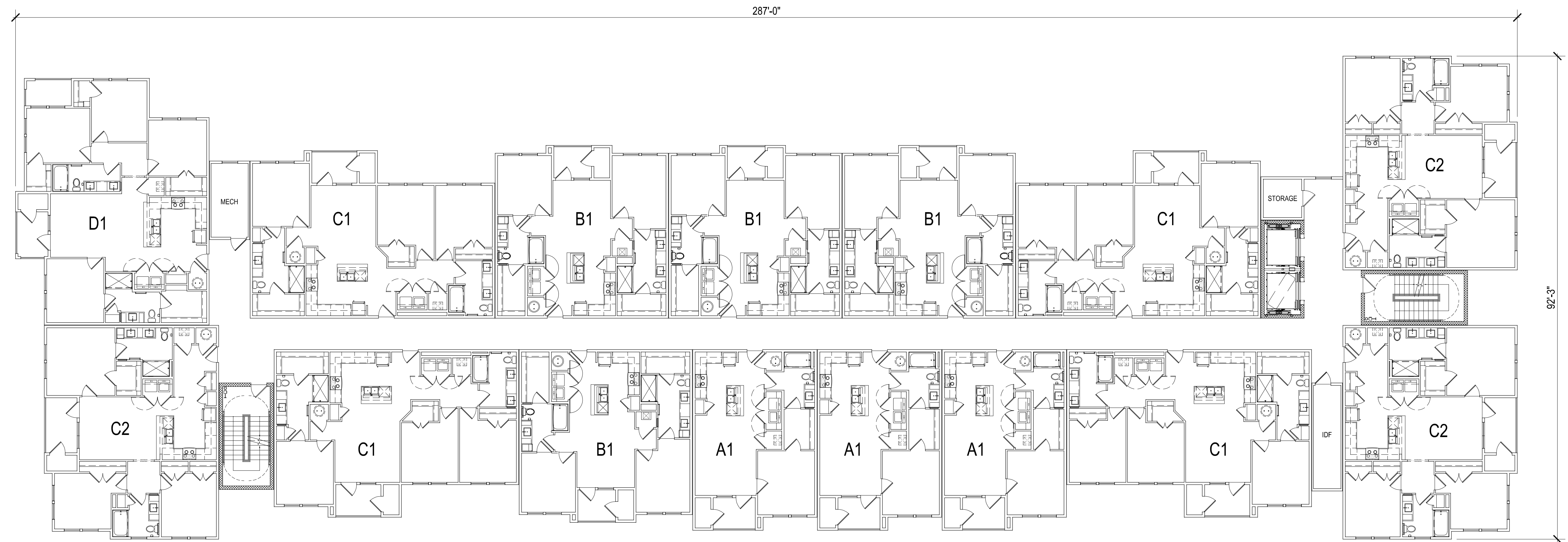


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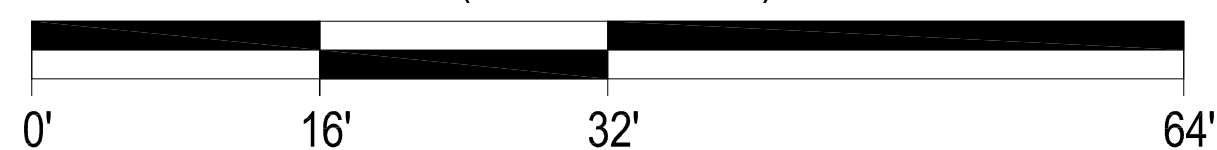


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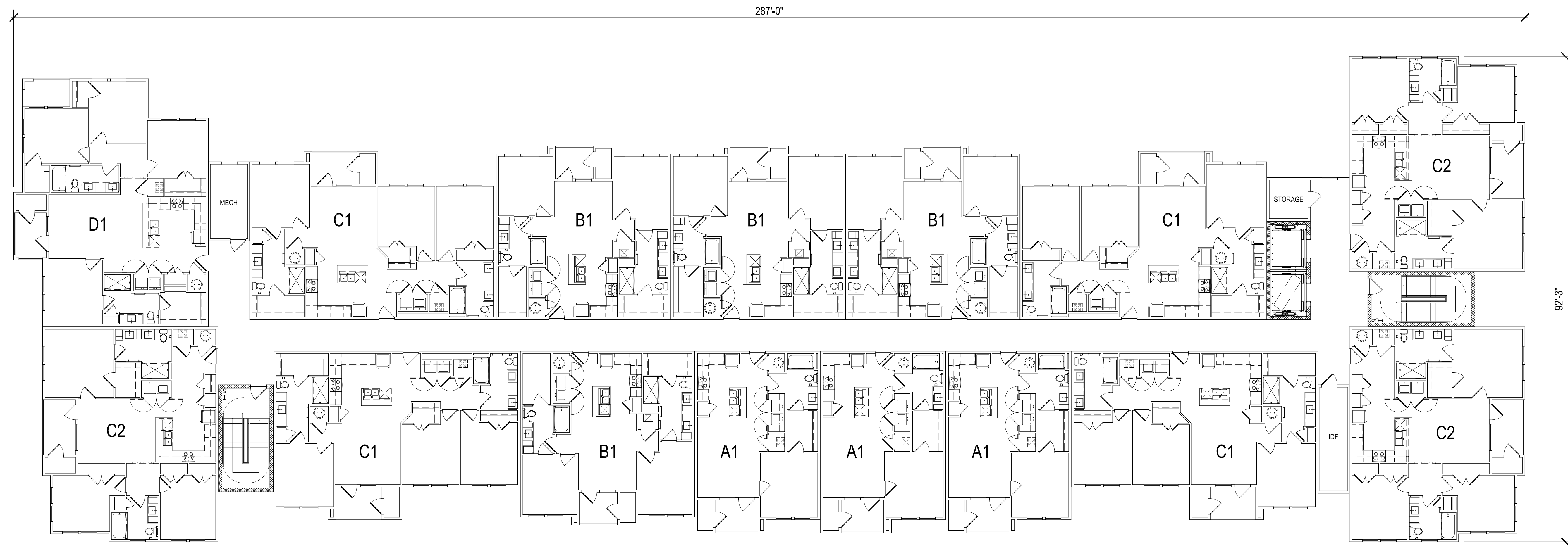




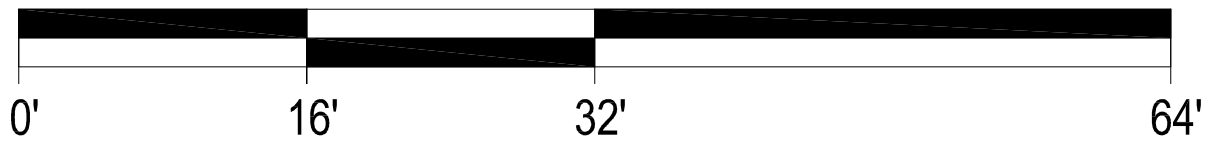
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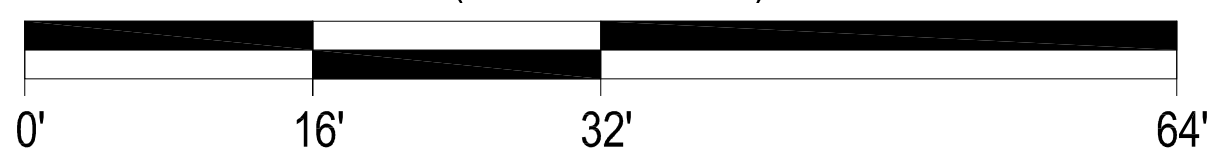
**2 BUILDING TYPE I - SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

TRANSPARENCY CALCULATION (CLUBHOUSE)			
	WALL AREA	WINDOW AREA	TRANSPARENCY
GROUND STORY	853 SQ. FT.	486 SQ. FT.	57%
UPPER STORY	351 SQ. FT.	124 SQ. FT.	35%
MAXIMUM VERTICAL BLANK WALL MEASUREMENT			11'-10"
MAXIMUM HORIZONTAL BLANK WALL MEASUREMENT			5'-2"



**1 BUILDING TYPE I - WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0" (24"x36" SHEET)





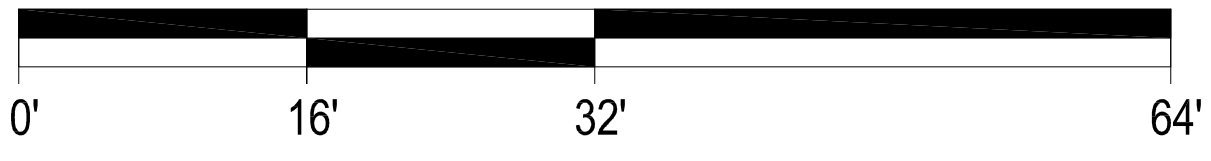


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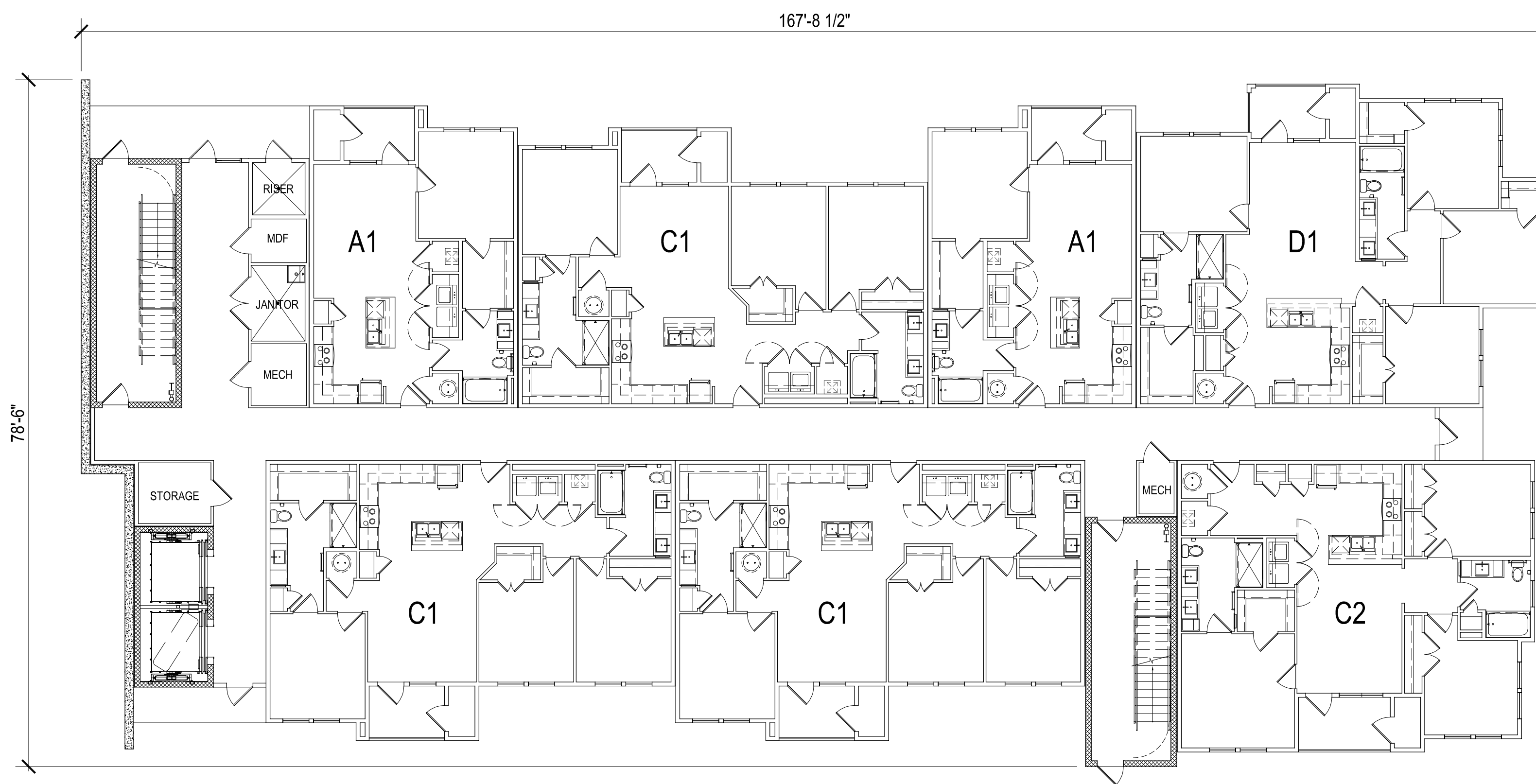


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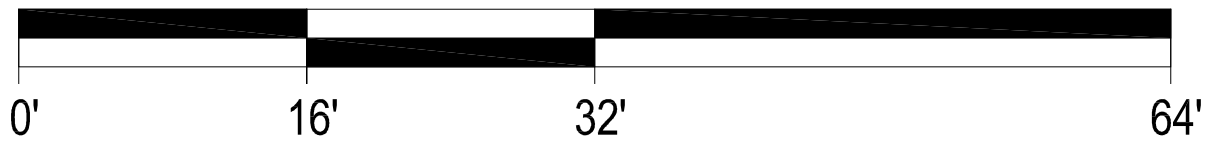
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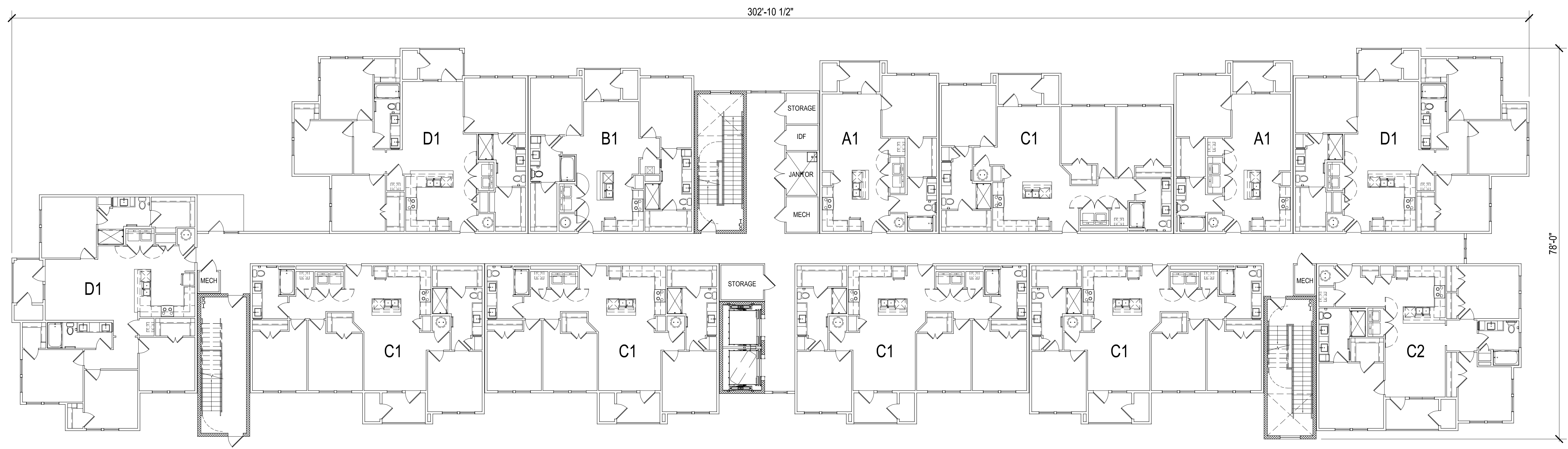


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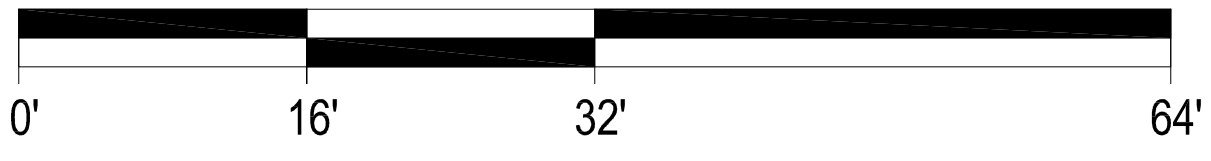


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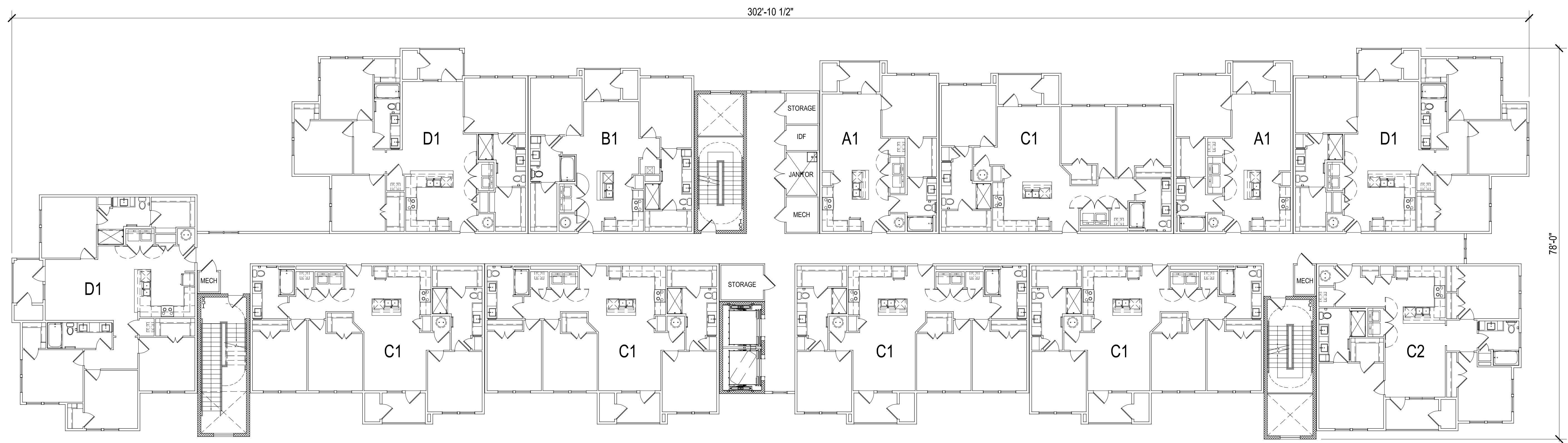


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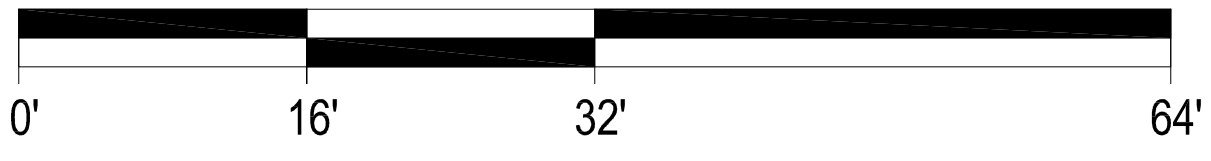


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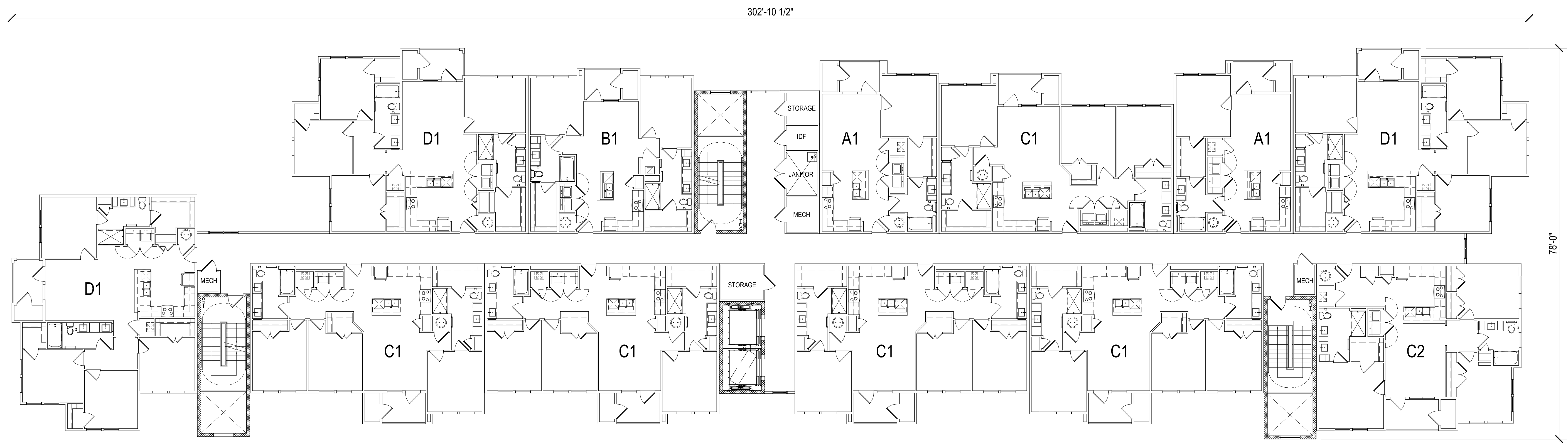


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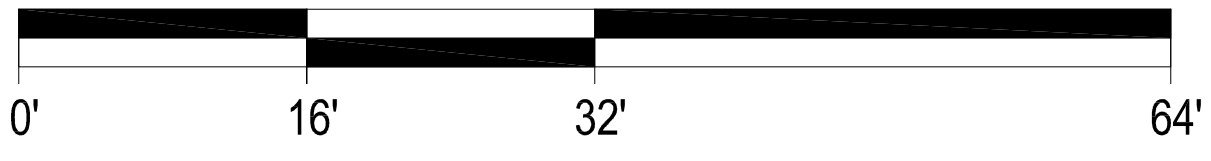


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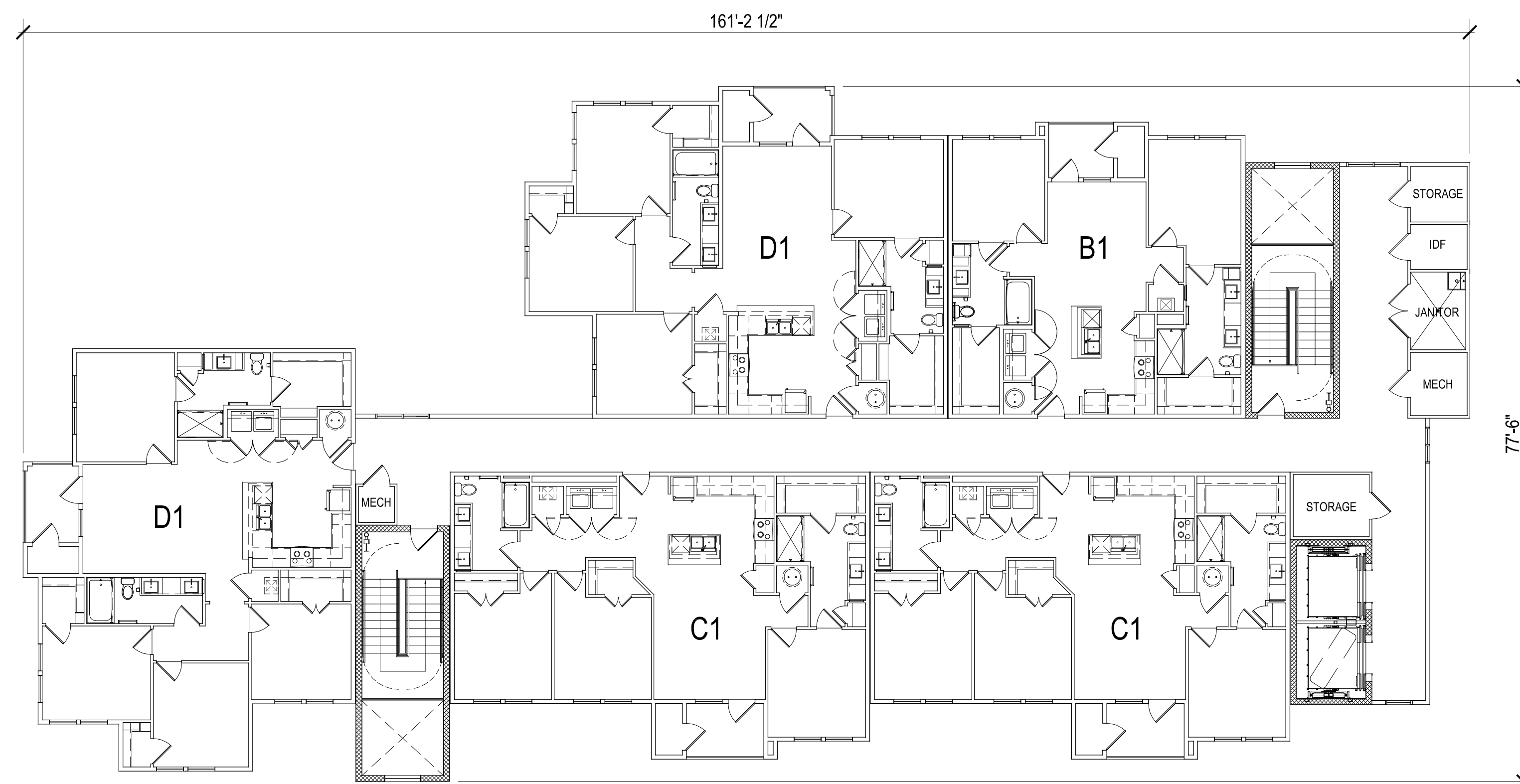


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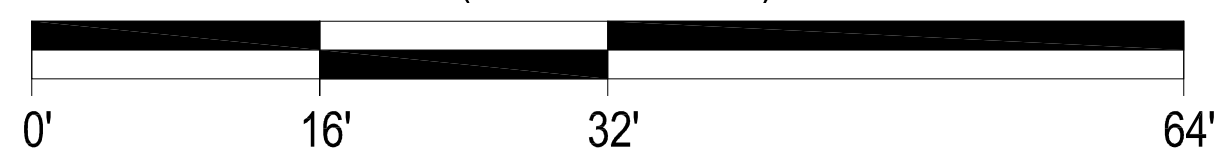


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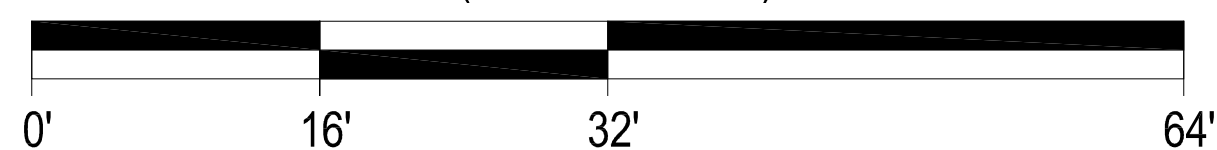


**2 BUILDING TYPE II - EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**1 BUILDING TYPE II - SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0" (24"x36" SHEET)





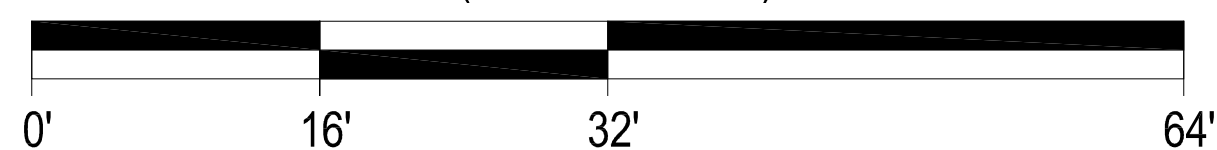


**2** BUILDING TYPE II - WEST ELEVATION  
SCALE: 3/32" = 1'-0"



**1** BUILDING TYPE II - NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



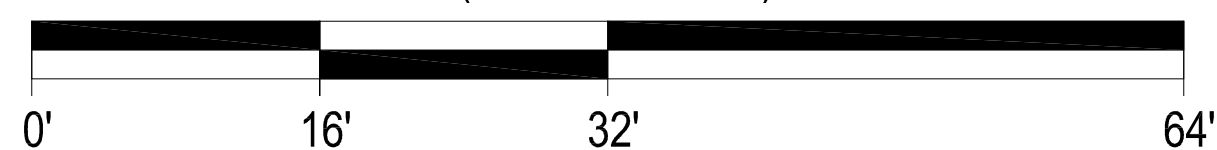


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210'-10 1/2"



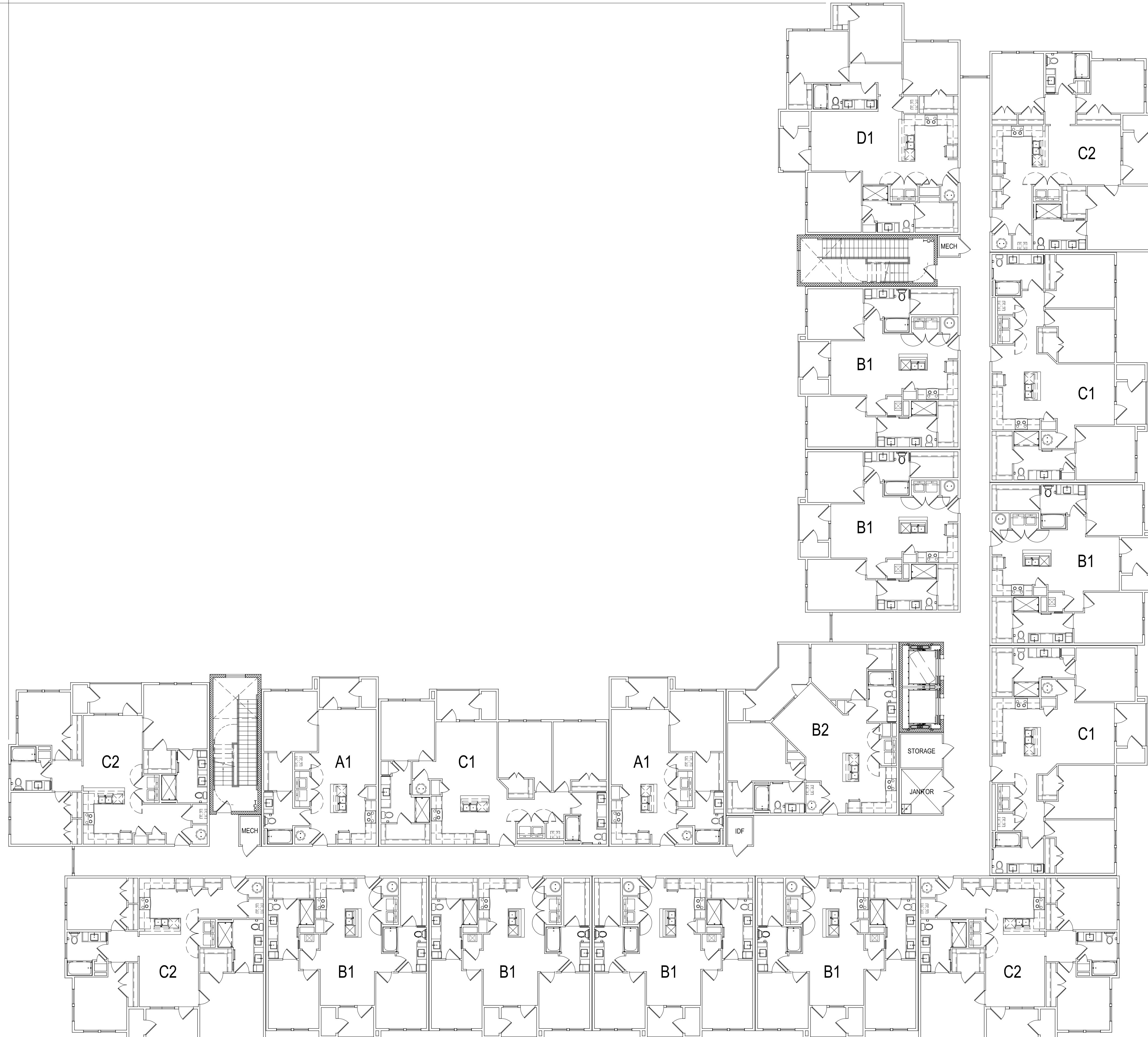
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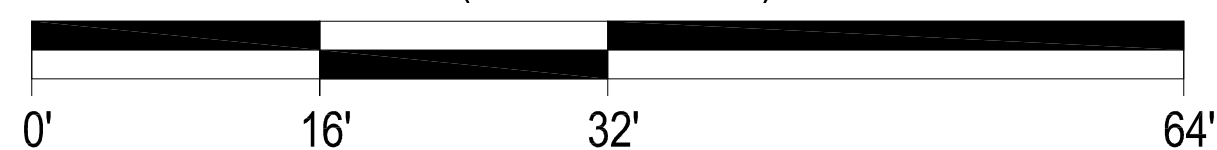


232'-10"

210'-10 1/2"



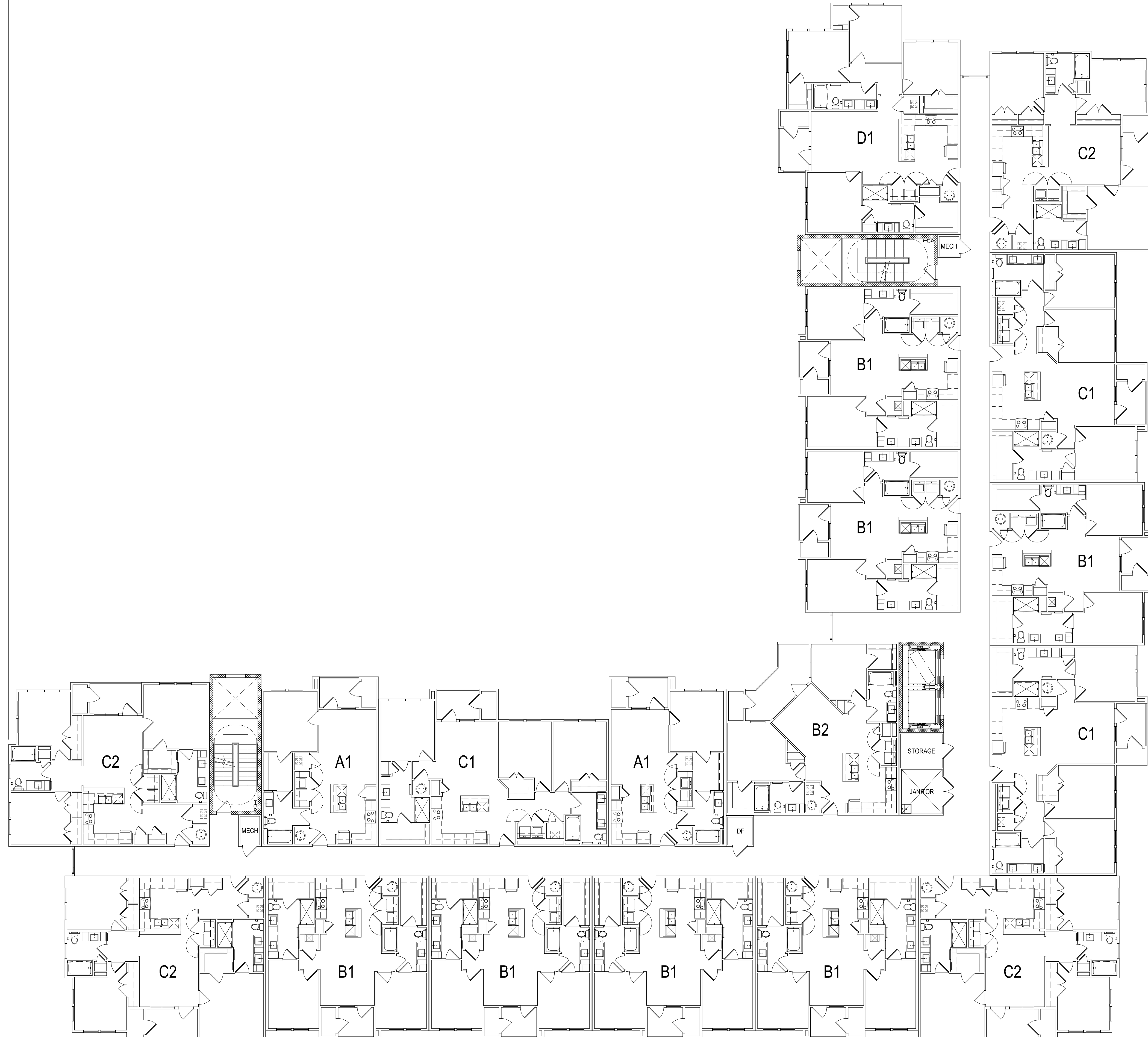
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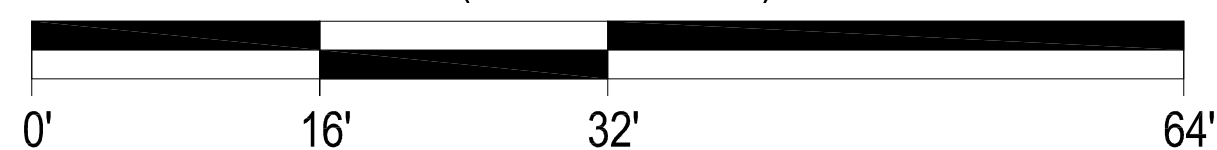


232'-10"

210'-10 1/2"



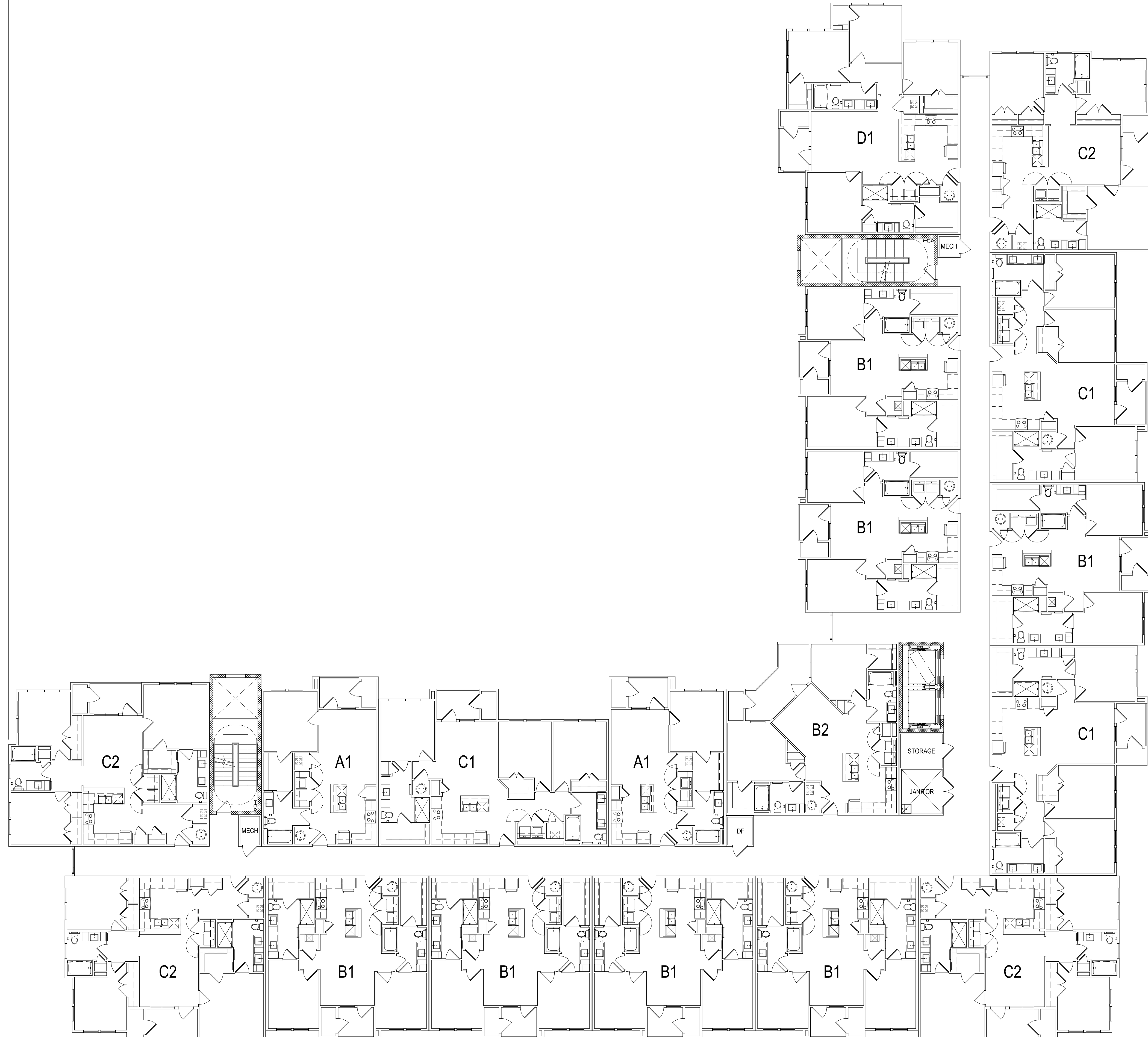
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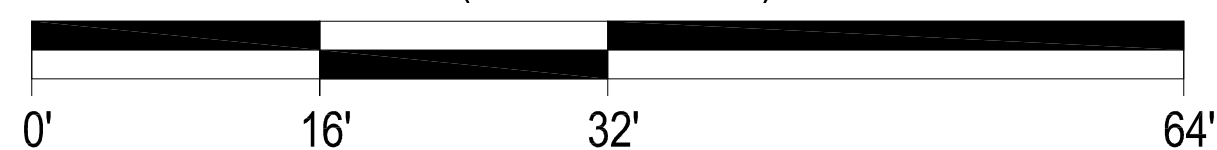


232'-10"

210'-10 1/2"



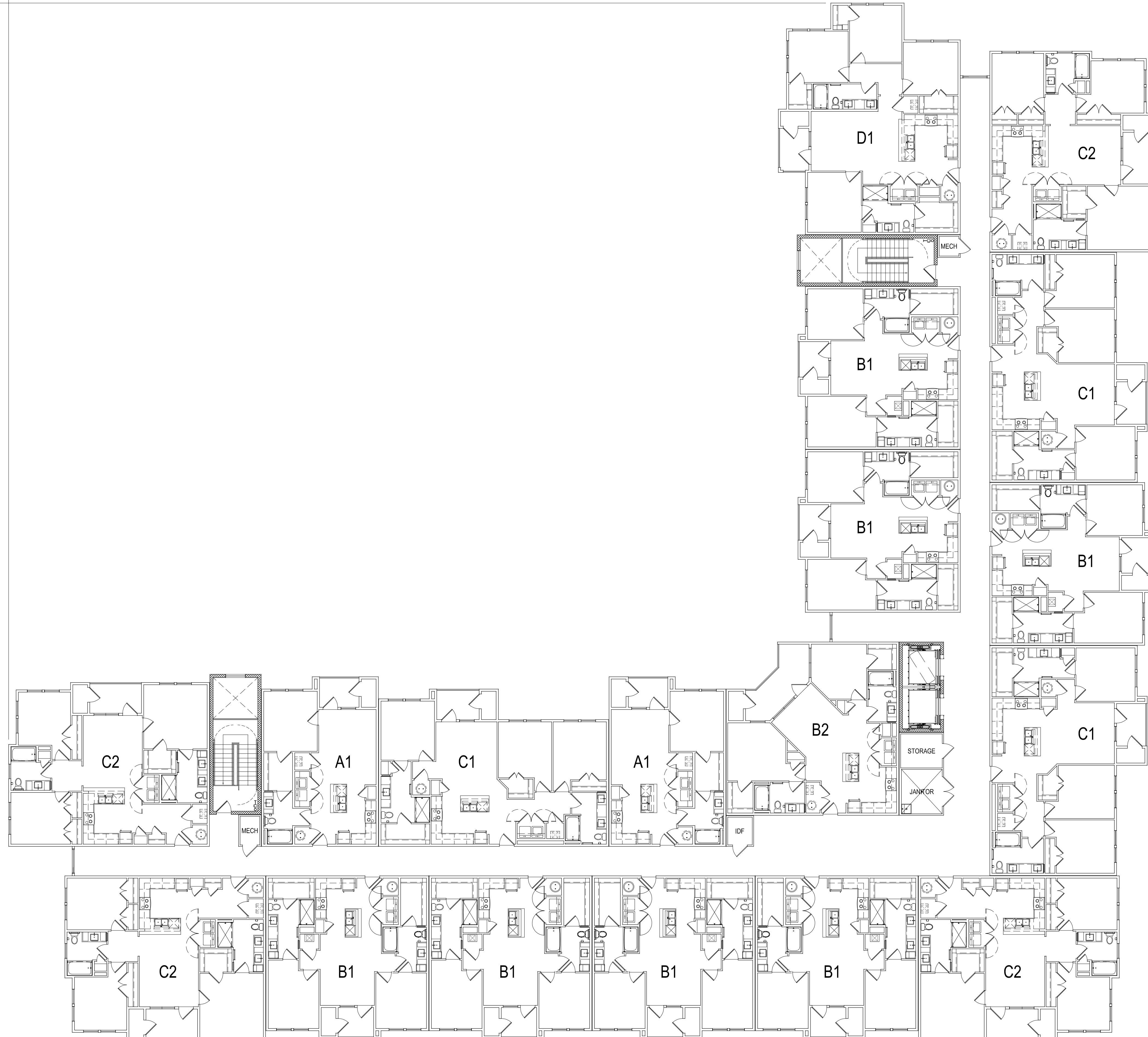
SCALE: 3/32" = 1'-0" (24"x36" SHEET)



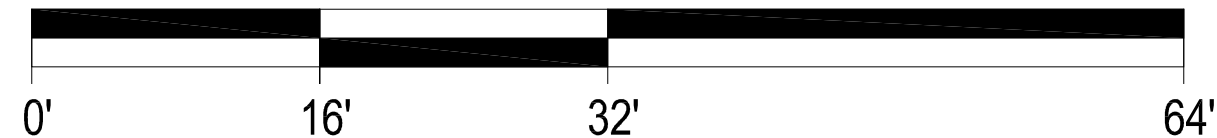


232'-10"

210'-10 1/2"



SCALE: 3/32" = 1'-0" (24"x36" SHEET)





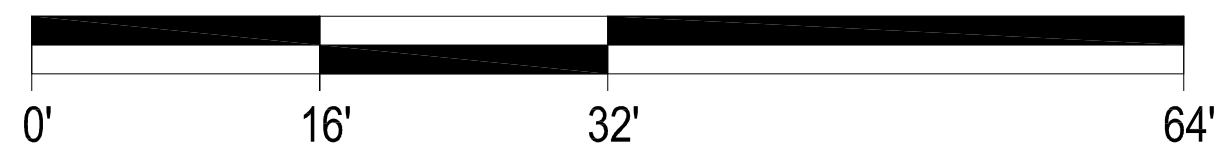


2 BUILDING TYPE III - WEST ELEVATION  
SCALE: 3/32" = 1'-0"



1 BUILDING TYPE III - SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0" (24"x36" SHEET)







2 BUILDING TYPE III - NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



1 BUILDING TYPE III - EAST ELEVATION  
SCALE: 3/32" = 1'-0"

