



Administrative Approval Action

Case File / Name: ASR-0038-2021
DSLCL - Atlantic Springs Place Apartments (ASR)

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

LOCATION: This site is located at the Southwest quadrant of the intersection of Atlantic Springs Road and Spring Forest Road. The site is located within the corporate city limits of the City of Raleigh. The current address listed as 5501 & 5591 Atlantic Springs Road, PIN # 1716971227 & PIN #1716974878.

REQUEST: Development of five Apartment Buildings containing 264 dwelling units for Multi-Unit Residential Apartment Living and associated improvements such as club house building, pool, and surface parking. The total proposed building size is 236,893 square feet. The existing property is 10.94 acres in size and comprised of two lots to be recombined. The site is split zoned CX-3 PL and CX-3.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0007-2022: DSLCL - Site Permitting Review/Major [Signature Set]
SUR-0125-2022: DSENG - Surety/Infrastructure
RCMP-0099-2022: DSLCL - Recorded Maps/Boundary Survey - Major

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 December 7, 2021 by PIEDMONT LAND DESIGN, LLP (primary).

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. Solid Waste Services: A Will Serve Letter From Private Hauler is required prior to Site Permit approval. Solid waste contact information - E-mail: swscodescompliance@raleighnc.gov, Phone #: 919-996-3245
2. The revision to the TIA must be completed prior to the submittal of the SPR and an approved revision memorandum submitted to the reviewer. If the revision to the TIA cannot be approved, the plan must undergo an ASR review to depict the required findings.

Public Utilities

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater



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4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A stormwater control plan shall be approved (UDO 9.2). This site is showing a substantial decrease in impervious surface area so no SWMF for either detention or stormwater quality required. No TN offset required.

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| | |
|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | Utility Placement Easement Required |
|-------------------------------------|-------------------------------------|

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Right of Way Deed of Easement Required |
|-------------------------------------|--|

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

2. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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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General

1. A demolition permit shall be obtained.
2. That an agreement is put in place that provides a contribution toward the signal outlined in the TIA for Atlantic Avenue and Atlantic Springs Road. The agreement must be approved and executed and a copy provided with the Building plan submittal.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. A recombination map shall be recorded, recombining the existing lots into a single tract.

Engineering

5. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. A fee-in-lieu for 1 foot of sidewalk along Spring Forest Road and Atlantic Springs Drive shall be paid to the City of Raleigh (UDO 8.1.10).
8. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
9. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

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

Urban Forestry

11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.353 acres of tree conservation area.
12. A public infrastructure surety for 41 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 36 street trees along Atlantic Springs Road and 5 street trees along Spring Forest Road for a total of 41 street trees.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
3. That the monetary contribution toward the signal at Atlantic Avenue and Atlantic Springs Road is paid to the City in accordance with the approved agreement.

Stormwater

4. 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: May 4, 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. Stegall* Date: 01/05/2022
Development Services Dir./Designee

Staff Coordinator: Cara Russell

ATLANTIC SPRINGS PLACE APARTMENTS

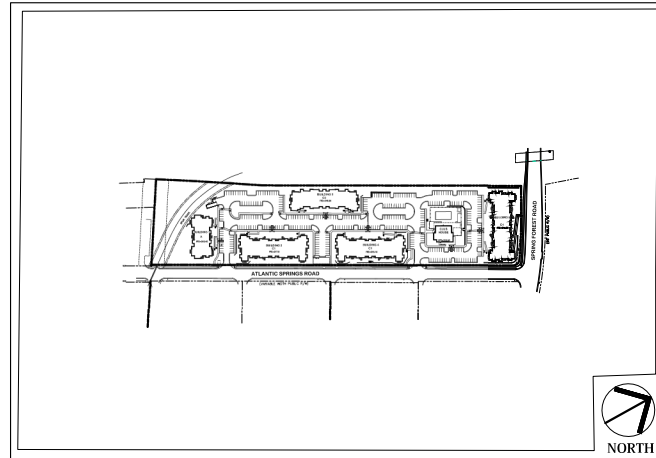
ADMINISTRATIVE SITE PLANS

5501 & 5591 ATLANTIC SPRINGS ROAD

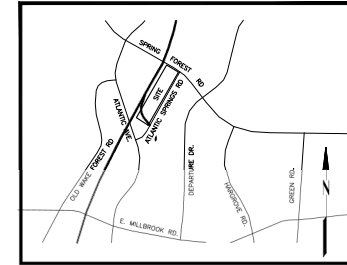
ASR-0038-2021

SITE DATA

- CURRENT PROPERTY OWNER:**
1716-87-1227 (5501 ATLANTIC SPRINGS RD.)
RESID. 0172477
APPRINS, LLC
2111 HANCOCK ST.
RALEIGH, NC 27604-1725
1716-87-4878 (5591 ATLANTIC SPRINGS RD.)
RESID. 0172478
APPRINS, LLC
2111 HANCOCK ST.
RALEIGH, NC 27604-1725
- CONTACT PERSON:**
DAVID J. POPE
ATLANTIC SPRINGS PLACE
5501 ATLANTIC SPRINGS ROAD
RALEIGH, NC 27604-1725
(919) 845-3306 (PHONE)
(919) 845-7800 (FAX)
DAVID@PDMORTLANDDESIGN.COM (E-MAIL)
- TOTAL PROJECT AREA / # LOTS:**
10,942 AC/476,335 SF ~ 2 LOTS
~2,000 AC/80,000 SF FIVE DESIGNATION
10,736 AC/467,897 SF ~ NET
315 TOTAL
- ZONING:**
CX-3 (5501) & CX-3-PL (5591)
- CURRENT USE:**
MOVIE THEATRE
- PROPOSED USE:**
264 APARTMENTS
- PARKING REQUIREMENTS:**
1 SPACE/1 BEDROOM (174 UNITS) = 174
1.5 SPACES/2 BEDROOM (90 UNITS) = 135
1/200 SF CLUSTERHOUSE (4,162 SF) = 14
CREDIT FOR BLDGS W/IN 400' OF
CLUSTERHOUSE (2,078 BUILDINGS) = 28
335 SPACES PROVIDED (INCLUDING 12 1/2')
- FEMA FLOODPLAIN:**
PROPERTY IS NOT LOCATED IN A FEMA
FLOOD AREA
- WATERSHED:**
NEUSE RIVER
- FLOOD HAZARD SOILS:**
NO FLOOD HAZARD SOILS (AS LISTED
IN THE MAPE COUNTY GEOID MAP
PRESENT ON THE PROPERTY)
- LINEAR FOOTAGE OF PROPOSED PUBLIC ROADS:**
0 LF
- OUTDOOR AMENITY AREA:**
106 REQUIRED (44,769 SF/1,074 AC)
PROVIDED (47,689 SF/1,101 AC)
- BICYCLE PARKING:**
SHORT TERM (1 SPACE/200 UNITS)
SHORT TERM (1 SPACE/2000 SF CLUSTERHOUSE 4 MIN)
264 UNITS = 14 SPACES REQUIRED
4,162 SF CLUSTERHOUSE = 4 SPACES MIN REQUIRED
12 INCHES (2 SPACES EACH) PROVIDED
- REQUIRED SETBACKS:**
BUILDING: 5'
SIDE STREET: 0'
SIDE: 0 OR 5'
REAR: 0 OR 5'
PARKING: 10'
SIDE STREET: 10'
SIDE: 0 OR 5'
REAR: 0 OR 5'
- EXISTING IMPERVIOUS AREA:**
318,831 SF (7.3 AC)
- PROPOSED IMPERVIOUS AREA:**
250,394 SF (5.8 AC)
- BUILDING HEIGHTS:**
BUILDING 1 45'-0"
BUILDING 2 43'-0"
BUILDING 3 43'-0"
BUILDING 4 43'-0"
BUILDING 5 43'-0"
CLUSTERHOUSE 27'-0"
EQUIPMENT ROOM 15'-0"



VICINITY MAP SCALE: 1"=200'



VICINITY MAP NTS

RIGHT-OF-WAY OBSTRUCTION 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 rightofway@raleighnc.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NC DOT streets within Raleigh's jurisdiction.
- A permit request with a TCPED 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 TCPED 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.

SOLID WASTE SERVICES STATEMENT

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE DEVELOPER PLANS TO USE PUBLIC HAULER TO HANDLE TRASH NEEDS.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-6949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.
- SURVEY DATA PROVIDED BY ROBINSON & PLANT, PC, 970 TRINITY RD, RALEIGH NC 27607 (919) 859-6530.

SHEET INDEX:

| | |
|-------|---------------------------|
| PA.1 | COVER |
| PA.2 | EXISTING CONDITIONS |
| PA.3 | SITE PLAN |
| PA.4 | BUILD TO PLAN |
| PA.5 | FIRE AND SOLID WASTE PLAN |
| PA.6 | GROUPING & DRAINAGE PLAN |
| PA.7 | UTILITY PLAN |
| PA.8 | LANDSCAPE PLAN |
| PA.9 | FREE CONSTRUCTION PLAN |
| PA.10 | THE LIGHTING PLAN |
| AS-01 | BUILDING 1 ELEVATIONS |
| AS-02 | BUILDING 2 ELEVATIONS |
| AS-03 | BUILDING 3 ELEVATIONS |
| AS-04 | BUILDING 4 ELEVATIONS |
| AS-05 | BUILDING 5 ELEVATIONS |
| AS-06 | CLUSTERHOUSE ELEVATIONS |
| AS-07 | EQUIPMENT ROOM ELEVATIONS |

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2992

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, as amended by text change case TC-14-18 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 Type | Site Transaction History | |
|---|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Detached | <input type="checkbox"/> General | Subdivision case #: |
| <input type="checkbox"/> Attached | <input type="checkbox"/> Mixed use | Certificate of Appropriateness #: |
| <input checked="" type="checkbox"/> Apartment | <input type="checkbox"/> Open lot | Board of Adjustment #: |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic | Administrative Alternate #: |

Development name: Atlantic Springs Place Apartments

Inside City limits? Yes ☒ No ☐

Property address(es): 5501 & 5591 Atlantic Springs Rd.

Site P.L.N.(s): (5501) 1716-87-1227 and (5591) 1716-87-4878

Please describe the scope of work. Include any additions, expansions, and change of use.
Construction of 264 apartment units on 10.942 acres with associated site improvements.

Current Property Owner/Developer Contact Name: _____
NOTE: please attach purchase agreement when submitting this form.
Company: Dominion Realty Partners
Address: 501 Fayetteville St, Suite 100, Raleigh, NC 27601
Phone #: 919-845-3306 Email: carol@domr.com
Applciant Name: David Lasley
Company: Piedmont Land Design
Address: 8522-204 Six Forks Rd, Raleigh, NC 27615
Phone #: 919-845-7800 Email: david@piedmontlanddesign.com

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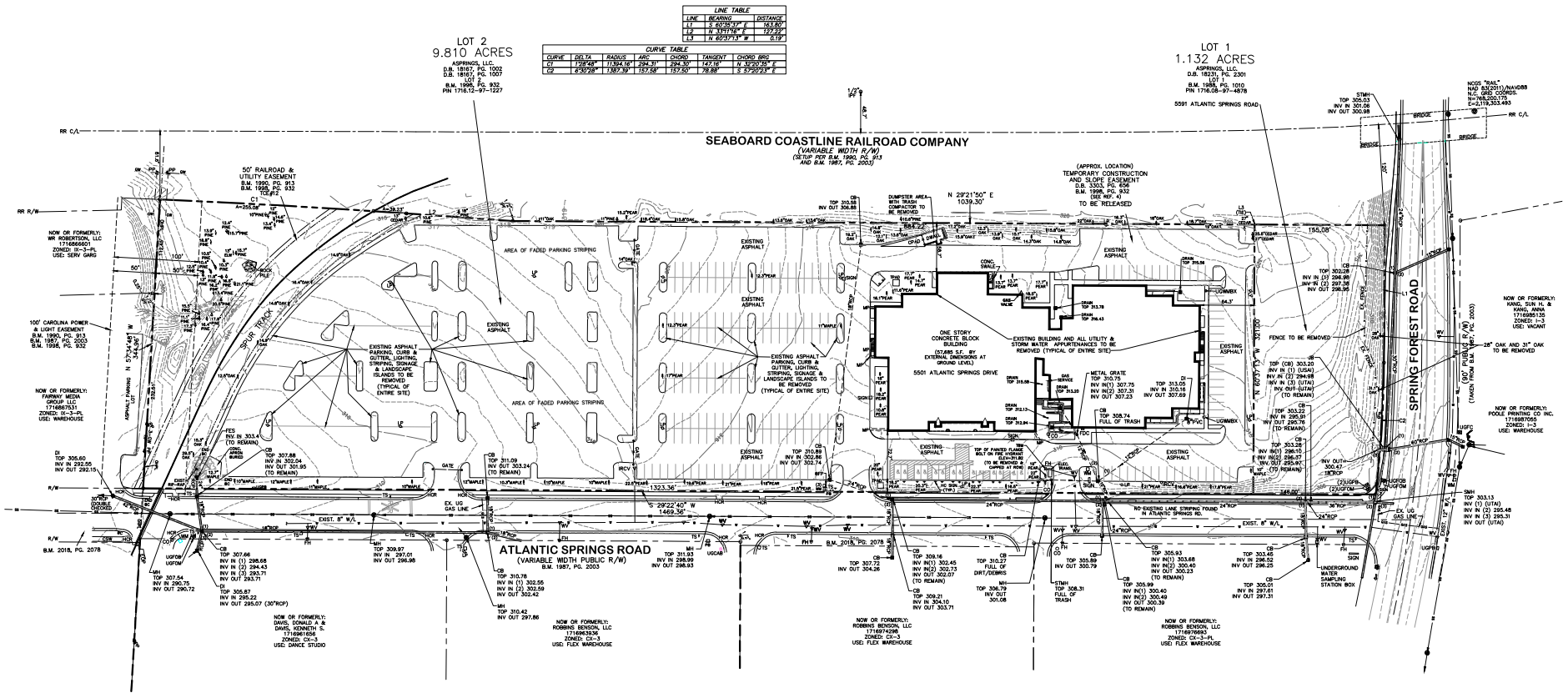
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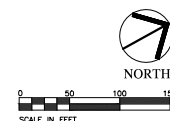
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NOTE: please attach purchase agreement when submitting this form.
Company: Dominion Realty Partners
Address: 501 Fayetteville St, Suite 100, Raleigh, NC 27601
Phone #: 919-845-3306 Email: carol@domr.com
Applciant Name: David Lasley
Company: Piedmont Land Design
Address: 8522-204 Six Forks Rd, Raleigh, NC 27615
Phone #: 919-845-7800 Email: david@piedmontlanddesign.com

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Digitally signed by Cara Russell
DN: cn=Cara Russell, o=City of Raleigh, ou=City of Raleigh Planning and Development Department, email=Cara.Russell@raleighnc.gov, c=US
Reason: I am approving this document
Date: 2022.01.04 15:00:05-0500



- REFERENCES:
- MAP BY JONATHAN MURPHY PROFESSIONAL LAND SURVEYING ENTITLED "ATLANTIC SPRINGS LAND, TITLE SURVEY 5501 ATLANTIC SPRINGS", DATED OCTOBER 22, 2020.
 - MAP BY JONATHAN MURPHY PROFESSIONAL LAND SURVEYING ENTITLED "ATLANTIC SPRINGS LAND, TITLE SURVEY 5501 ATLANTIC SPRINGS", DATED OCTOBER 22, 2020.
 - DUNE ENERGY PROGRESS EASEMENT (FORMERLY CAROLINA AND LITCO COMPANY EASEMENT) D.B. 4255, PG. 564 (GRANTEE EASEMENT FOR OVERHEAD AND UNDERGROUND POWERLINES WITH NO DEFINED METEOROLOGICAL LOT 1+2 PER PROVIDED CDA, SKECH-PER SKETCH LINES CROSS SPRING FOREST RD. JUST NORTH OF INTERSECTION WITH ATLANTIC SPRINGS RD. AND RINGS JUST NORTH OF THE ATLANTIC SPRINGS RD. RIGHT OF WAY LINE ALONG ATLANTIC SPRINGS RD. THROUGH LOTS 1+2 FOR SERVICES CROSSING ATLANTIC SPRINGS RD. TO LOTS 3-4 NORTH INDUSTRIAL BOULEVARD).
 - LIMITS OF TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF RALEIGH FOR STREET CONSTRUCTION PURPOSES AND SLOPE D.B. 3303, PG. 656 (MAY AFFECT LOTS 1+3+4+5+6+7+8+9+10+11+12+13+14+15+16+17+18+19+20+21+22+23+24+25+26+27+28+29+30+31+32+33+34+35+36+37+38+39+40+41+42+43+44+45+46+47+48+49+50+51+52+53+54+55+56+57+58+59+60+61+62+63+64+65+66+67+68+69+70+71+72+73+74+75+76+77+78+79+80+81+82+83+84+85+86+87+88+89+90+91+92+93+94+95+96+97+98+99+100+101+102+103+104+105+106+107+108+109+110+111+112+113+114+115+116+117+118+119+120+121+122+123+124+125+126+127+128+129+130+131+132+133+134+135+136+137+138+139+140+141+142+143+144+145+146+147+148+149+150+151+152+153+154+155+156+157+158+159+160+161+162+163+164+165+166+167+168+169+170+171+172+173+174+175+176+177+178+179+180+181+182+183+184+185+186+187+188+189+190+191+192+193+194+195+196+197+198+199+200+201+202+203+204+205+206+207+208+209+210+211+212+213+214+215+216+217+218+219+220+221+222+223+224+225+226+227+228+229+230+231+232+233+234+235+236+237+238+239+240+241+242+243+244+245+246+247+248+249+250+251+252+253+254+255+256+257+258+259+260+261+262+263+264+265+266+267+268+269+270+271+272+273+274+275+276+277+278+279+280+281+282+283+284+285+286+287+288+289+290+291+292+293+294+295+296+297+298+299+300+301+302+303+304+305+306+307+308+309+310+311+312+313+314+315+316+317+318+319+320+321+322+323+324+325+326+327+328+329+330+331+332+333+334+335+336+337+338+339+340+341+342+343+344+345+346+347+348+349+350+351+352+353+354+355+356+357+358+359+360+361+362+363+364+365+366+367+368+369+370+371+372+373+374+375+376+377+378+379+380+381+382+383+384+385+386+387+388+389+390+391+392+393+394+395+396+397+398+399+400+401+402+403+404+405+406+407+408+409+410+411+412+413+414+415+416+417+418+419+420+421+422+423+424+425+426+427+428+429+430+431+432+433+434+435+436+437+438+439+440+441+442+443+444+445+446+447+448+449+450+451+452+453+454+455+456+457+458+459+460+461+462+463+464+465+466+467+468+469+470+471+472+473+474+475+476+477+478+479+480+481+482+483+484+485+486+487+488+489+490+491+492+493+494+495+496+497+498+499+500+501+502+503+504+505+506+507+508+509+510+511+512+513+514+515+516+517+518+519+520+521+522+523+524+525+526+527+528+529+530+531+532+533+534+535+536+537+538+539+540+541+542+543+544+545+546+547+548+549+550+551+552+553+554+555+556+557+558+559+560+561+562+563+564+565+566+567+568+569+570+571+572+573+574+575+576+577+578+579+580+581+582+583+584+585+586+587+588+589+590+591+592+593+594+595+596+597+598+599+600+601+602+603+604+605+606+607+608+609+610+611+612+613+614+615+616+617+618+619+620+621+622+623+624+625+626+627+628+629+630+631+632+633+634+635+636+637+638+639+640+641+642+643+644+645+646+647+648+649+650+651+652+653+654+655+656+657+658+659+660+661+662+663+664+665+666+667+668+669+670+671+672+673+674+675+676+677+678+679+680+681+682+683+684+685+686+687+688+689+690+691+692+693+694+695+696+697+698+699+700+701+702+703+704+705+706+707+708+709+710+711+712+713+714+715+716+717+718+719+720+721+722+723+724+725+726+727+728+729+730+731+732+733+734+735+736+737+738+739+740+741+742+743+744+745+746+747+748+749+750+751+752+753+754+755+756+757+758+759+760+761+762+763+764+765+766+767+768+769+770+771+772+773+774+775+776+777+778+779+780+781+782+783+784+785+786+787+788+789+790+791+792+793+794+795+796+797+798+799+800+801+802+803+804+805+806+807+808+809+810+811+812+813+814+815+816+817+818+819+820+821+822+823+824+825+826+827+828+829+830+831+832+833+834+835+836+837+838+839+840+841+842+843+844+845+846+847+848+849+850+851+852+853+854+855+856+857+858+859+860+861+862+863+864+865+866+867+868+869+870+871+872+873+874+875+876+877+878+879+880+881+882+883+884+885+886+887+888+889+890+891+892+893+894+895+896+897+898+899+900+901+902+903+904+905+906+907+908+909+910+911+912+913+914+915+916+917+918+919+920+921+922+923+924+925+926+927+928+929+930+931+932+933+934+935+936+937+938+939+940+941+942+943+944+945+946+947+948+949+950+951+952+953+954+955+956+957+958+959+960+961+962+963+964+965+966+967+968+969+970+971+972+973+974+975+976+977+978+979+980+981+982+983+984+985+986+987+988+989+990+991+992+993+994+995+996+997+998+999+1000+1001+1002+1003+1004+1005+1006+1007+1008+1009+1010+1011+1012+1013+1014+1015+1016+1017+1018+1019+1020+1021+1022+1023+1024+1025+1026+1027+1028+1029+1030+1031+1032+1033+1034+1035+1036+1037+1038+1039+1040+1041+1042+1043+1044+1045+1046+1047+1048+1049+1050+1051+1052+1053+1054+1055+1056+1057+1058+1059+1060+1061+1062+1063+1064+1065+1066+1067+1068+1069+1070+1071+1072+1073+1074+1075+1076+1077+1078+1079+1080+1081+1082+1083+1084+1085+1086+1087+1088+1089+1090+1091+1092+1093+1094+1095+1096+1097+1098+1099+1100+1101+1102+1103+1104+1105+1106+1107+1108+1109+1110+1111+1112+1113+1114+1115+1116+1117+1118+1119+1120+1121+1122+1123+1124+1125+1126+1127+1128+1129+1130+1131+1132+1133+1134+1135+1136+1137+1138+1139+1140+1141+1142+1143+1144+1145+1146+1147+1148+1149+1150+1151+1152+1153+1154+1155+1156+1157+1158+1159+1160+1161+1162+1163+1164+1165+1166+1167+1168+1169+1170+1171+1172+1173+1174+1175+1176+1177+1178+1179+1180+1181+1182+1183+1184+1185+1186+1187+1188+1189+1190+1191+1192+1193+1194+1195+1196+1197+1198+1199+1200+1201+1202+1203+1204+1205+1206+1207+1208+1209+1210+1211+1212+1213+1214+1215+1216+1217+1218+1219+1220+1221+1222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+2223+2224+2225+2226+2227+2228+2229+2230+2231+2232+2233+2234+2235+2236+2237+2238+2239+2240+2241+2242+2243+2244+2245+2246+2247+2248+2249+2250+2251+2252+2253+2254+2255+2256+2257+2258+2259+2260+2261+2262+2263+2264+2265+2266+2267+2268+2269+2270+2271+2272+2273+2274+2275+2276+2277+2278+2279+2280+2281+2282+2283+2284+2285+2286+2287+2288+2289+2290+2291+2292+2293+2294+2295+2296+2297+2298+2299+2300+2301+2302+2303+2304+2305+2306+2307+2308+2309+2310+2311+2312+2313+2314+2315+2316+2317+2318+2319+2320+2321+2322+2323+2324+2325+2326+2327+2328+2329+2330+2331+2332+2333+2334+2335+2336+2337+2338+2339+2340+2341+2342+2343+2344+2345+2346+2347+2348+2349+2350+2351+2352+2353+2354+2355+2356+2357+2358+2359+2360+2361+2362+2363+2364+2365+2366+2367+2368+2369+2370+2371+2372+2373+2374+2375+2376+2377+2378+2379+2380+2381+2382+2383+2384+2385+2386+2387+2388+2389+2390+2391+2392+2393+2394+2395+2396+2397+2398+2399+2400+2401+2402+2403+2404+2405+2406+2407+2408+2409+2410+2411+2412+2413+2414+2415+2416+2417+2418+2419+2420+2421+2422+2423+2424+2425+2426+2427+2428+2429+2430+2431+2432+2433+2434+2435+2436+2437+2438+2439+2440+2441+2442+2443+2444+2445+2446+2447+2448+2449+2450+2451+2452+2453+2454+2





ATLANTIC SPRINGS PLACE APARTMENTS

5501 & 5501 ATLANTIC SPRINGS ROAD
RALEIGH, NORTH CAROLINA

ISSUED: 3 MAY 2021

REVISIONS:

| | | |
|---|-------------|--------------------------|
| Δ | 6 JULY 2021 | PER CITY REVIEW COMMENTS |
| Δ | 25 AUG 2021 | PER CITY REVIEW COMMENTS |
| Δ | 5 OCT 2021 | PER CITY REVIEW COMMENTS |
| Δ | 7 DEC 2021 | PER CITY REVIEW COMMENTS |

DRAWN BY: CRP
CHECKED BY: JDL
PROJECT: DASA

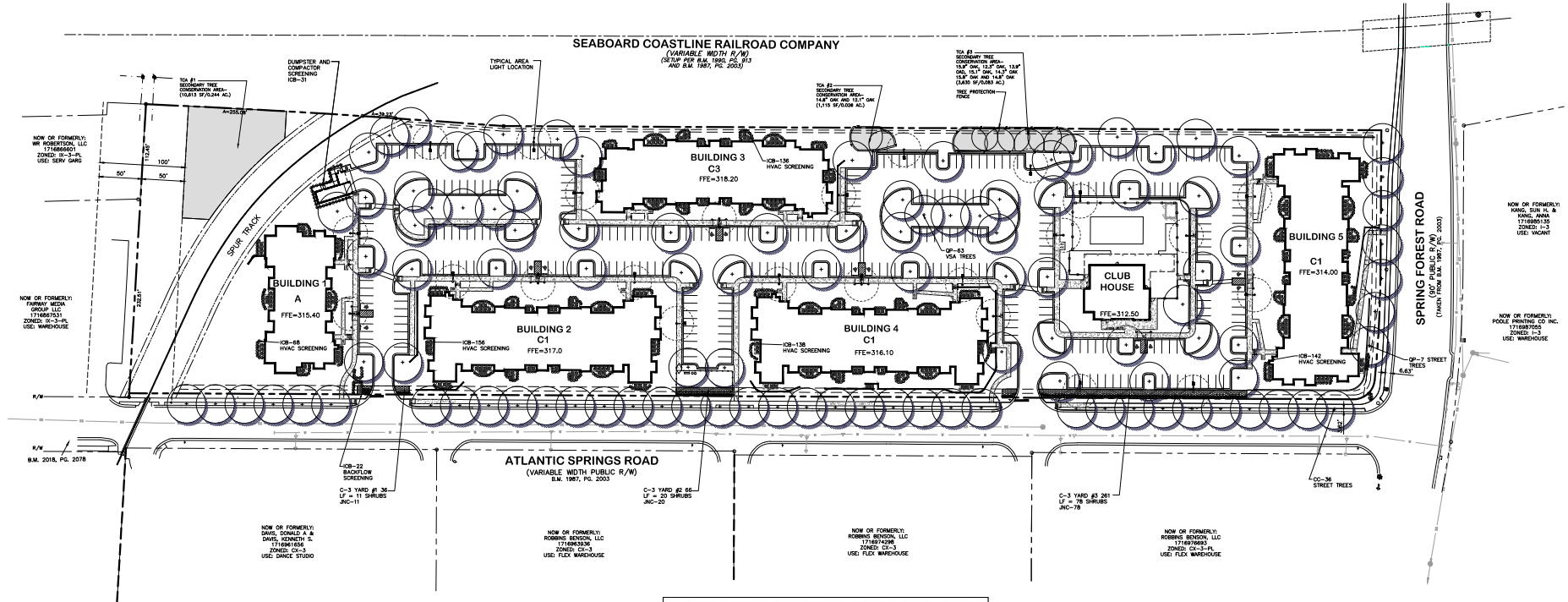
LANDSCAPE
PLAN

DWG. NO. PA. 8

PLANT LEGEND

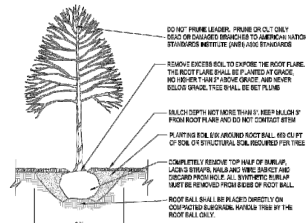
NOW SHADE TREES-VEHICULAR SURFACE AREA
AND STREET TREES

SHRUBS



LANDSCAPE NOTES

- CONTRACTOR SHALL MAINTAIN ALL WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., IN LANDSCAPE AREAS DISTURBED BY CONSTRUCTION. LANDSCAPE BEDS SHALL BE SCARPED TO A DEPTH OF 4" AND GRADED SMOOTH TO ALLOW FOR POSTIVE DRAINAGE.
- ALL NEW TREES AND SHRUBS ARE TO BE COMPLETELY COVERED WITH HANDED SHREDDED MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (5) FIVE FOOT DIAMETER.
- FINISHED GRADE IN LANDSCAPE GRASSES SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MAINTAINED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, SPRINKLING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE PLANT MATERIAL INSTALLED ON FOR PRIVATE PROPERTY FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TYP-03 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.



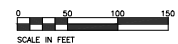
- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS # 01-12 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. POSITIVE DRAINAGE (JUST FROM PIT).
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE TO BE LOCATED IN THE PLANTING PIT IMMEDIATELY SURROUNDING THE TREE.
 - IF STAYING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE PLANTING MUST BE PLANTED WITHIN ONE YEAR.
 - TREES WILL HAVE A 10-YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH
STANDARD SPECIFICATIONS
TREE PLANTING DETAIL
TYP-03

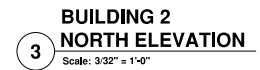
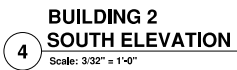
| KEY | PLANT LIST | | QUAN. | CULTIVAT PLANTING | HEIGHT AT PLANTING | HEIGHT AT SPREADING | REMARKS |
|--------|------------------------------------|------------------------|-------|-------------------|--------------------|---------------------|-------------------|
| | BOTANICAL NAME | COMMON NAME | | | | | |
| TREES | | | | | | | |
| 1P | Quercus laevis | Innocent | 150 | 3" | 10' | 150' / 30' | MEDIUM SHADE TREE |
| 2P | Quercus phellos | Willow Oak | 20 | 3" | 10' | 60' / 5' | SHADE TREE |
| SHRUBS | | | | | | | |
| 1CB | Juniperus chinensis 'Burford Nano' | Dwarf Burford Juniper | 800 | 16" | 6-10' / 6" | | |
| 2CB | Quercus laevis 'Nana Compacta' | Nana's Compact Juniper | 800 | 16" | 6-10' / 6" | | |

LANDSCAPE CALCULATIONS

| | |
|-------------------------------|---|
| STREET TREES: | SPRING FOREST ROAD-312 LF/40 LF = 7 TREES REQUIRED/PROVIDED |
| PARKING AREA TREES (7.1.7): | ATLANTIC SPRINGS ROAD 1,458 LF/40 LF = 36 TREES REQUIRED/PROVIDED DUE TO 3.5' WIDE PLANTING STRIP-MEDIUM SIZED TREES ARE USED |
| DUMPSTER/COMPACTOR SCREENING: | 1 SHRUB/4 LF = 31 SHRUBS REQUIRED/PROVIDED |
| TYPE C-3 YARDS | YARD 1 36 LF = 11 SHRUBS REQUIRED/PROVIDED YARD 2 46 LF = 20 SHRUBS REQUIRED/PROVIDED YARD 3 261 LF = 78 SHRUBS REQUIRED/PROVIDED |









**BUILDING 3
SOUTH ELEVATION**
4
Scale: 3/32" = 1'-0"



**BUILDING 3
NORTH ELEVATION**
3
Scale: 3/32" = 1'-0"

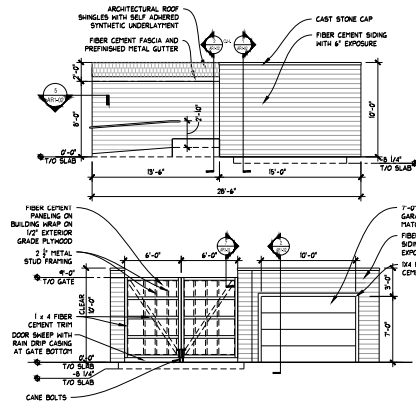


**BUILDING 3
WEST ELEVATION**
2
Scale: 3/32" = 1'-0"

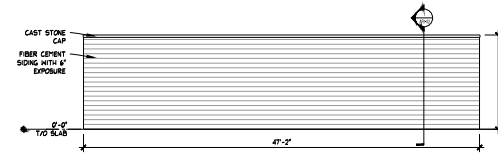


**BUILDING 3
EAST ELEVATION**
1
Scale: 3/32" = 1'-0"

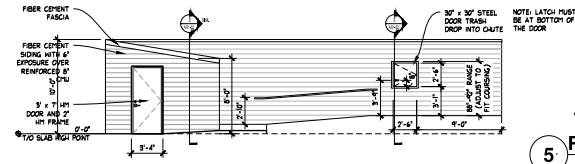




**TRASH ENCLOSURE
REAR ELEVATION**
Scale: 3/16" = 1'-0"



**TRASH ENCLOSURE
LEFT ELEVATION**
Scale: 3/16" = 1'-0"



**TRASH ENCLOSURE
RIGHT ELEVATION**
Scale: 3/16" = 1'-0"



**BUILDING 5
EAST ELEVATION**
Scale: 3/32" = 1'-0"



**BUILDING 5
WEST ELEVATION**
Scale: 3/32" = 1'-0"



**BUILDING 5
SOUTH ELEVATION**
Scale: 3/32" = 1'-0"

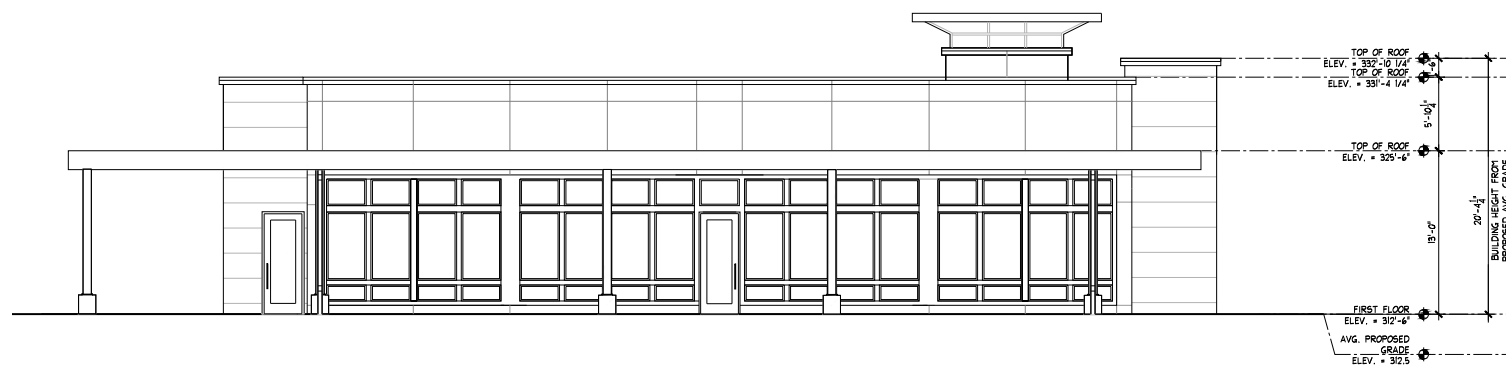


**BUILDING 5
NORTH ELEVATION**
Scale: 3/32" = 1'-0"

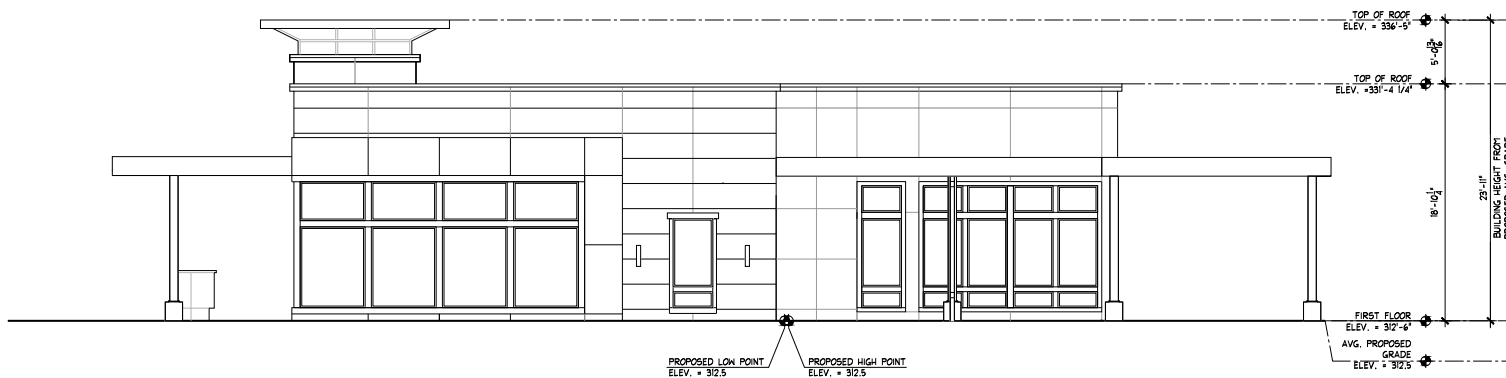


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| 04-30-21 | ASR |
| 07-02-21 | ASR #2 |
| 12-01-21 | ASR #3 |

Scale: 1/4" = 1'-0"



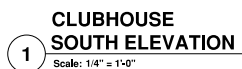
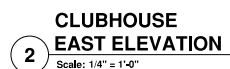
Scale: 1/4" = 1'-0"



[illegible]

ATLANTIC SPRINGS APTS
RALEIGH, NORTH CAROLINA

AC5-02



NOT ISSUED FOR CONSTRUCTION