



Administrative Approval Action

Case File / Name: ASR-0047-2021
DSLCL - Town Drive Apartments

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 on the south side of I-540, north of Town Drive at 6350 Triangle Town Drive. The site is outside the city limits.

REQUEST: Development of a 23.98 acre/1,044,569 sf tract zoned CX-5-PK CU, with proposed right-of-way dedication of .05 acres/2,178 sf leaving a net area of 23.93 acres/1,042,391 sf. Proposed 384 unit apartment development (443,112 gross square feet floor area); 10 building units with a clubhouse and 10 garage units. A total of 187 1-bedroom units; 173 2-bedroom units and 24 3-bedroom units. Proposed Buildings 1,4,6,7,9 and 10 each being 41,886 sf; Buildings 2 and 3 being 40,593 sf; Buildings 5 and 8 being 49,669 sf and a 11,272 sf clubhouse.

Z-75-95 - Capital Boulevard (Quadrant D)

**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 October 22, 2021 by McAdams.

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. Revise building setback data and the site plan coversheet data table, to be in accordance with UDO Section 3.2.4.B. on the Site Permit Plans.
2. Demonstrate compliance with UDO Sec. 7.1.7.G. for the proposed Duke Energy light fixture location behind Building #9, and as shown on the lighting plan.
3. Revise the spot high grade, for proposed Garage #4, as listed on the South Elevation and shown on the avg. grade table, per sheet C3.08, from 285.91 to 284.33.
4. Provide the "average grade #'s" on sheets C3.03-C3.10 to the detail footprints shown, as they are listed on the Post-Development Grade tables.



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5. Revise the spot high grade, for proposed Garage #5, as listed on the South Elevation and shown on the avg. grade table, per sheet C3.08 from 286.58 to 288.33.
6. Revise the spot low grade for proposed Garage #2, as listed on the South Elevation and shown on the avg. table, per sheet C3.08, from 285.91 to 283.0.

Public Utilities

7. 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

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
12. 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).

☒ **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:

Engineering

1. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities



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

Stormwater

4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

☒ **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:

General

1. Comply with all conditions of Z-75-95
2. A petition of annexation is submitted with any plat recording review and or approved in form, prior to any building permit approvals of development plans.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. 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.
5. 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.
6. 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

7. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
8. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.



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Stormwater

9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

12. A public infrastructure surety for 49 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.58 acres of tree conservation area.
14. A tree impact permit must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 39 street trees along Town Drive and 10 street trees along Triangle Town Boulevard for a total of 49 street trees.

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

General

1. 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.
2. Final inspection of all tree conservation areas and rights of way street trees by Urban Forestry Sta
3. All street lights and street signs required as part of the development approval are installed.

Stormwater

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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



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must take place by the following dates:

3-Year Expiration Date: March 23, 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: Alysis Bailey Taylor Date: 11/24/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

TOWN DRIVE APARTMENTS

6350 TRIANGLE TOWN BOULEVARD RALEIGH, NORTH CAROLINA, 27616 ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH CASE #: ASR-0047-2021

PROJECT NUMBER: 2020110382
DATE: JUNE 2, 2021
REVISED: JULY 30, 2021
REVISED: SEPTEMBER 13, 2021
REVISED: OCTOBER 22, 2021

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NOTES

- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 30 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE. ROOM SECTION 5.2.0.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLLAGE, BRANCH OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE MARKET TRAVELWAY. NO CURBING EXITS.
- PER TC-SA-18, THE PRIMARY STREET DESIGNATIONS SHALL BE TOWN DRIVE & TRIANGLE TOWN BOULEVARD.

THE MAXIMUM BLOCK PERIMETER IN THE C-5 ZONING DISTRICT IS 2,500'. THE CURRENT BLOCK PERIMETER EXCEEDS THE ALLOWABLE LENGTH. RALEIGH TEXT CHANGE TC-6-19 ALLOWS FOR BLOCK PERIMETER STANDARDS TO NOT BE MET WHEN THE RESULTING STREET CONNECTION, IF COMPLETED, WOULD NEITHER REDUCE THE PERIMETER OF THE OVERSIZED BLOCK BY AT LEAST 20% NOR RESULT IN CONFORMING BLOCK PERIMETERS. IN THIS CASE, ADDITIONAL PUBLIC ROADS INTERNAL TO THE SITE WOULD NOT DECREASE THE OVERALL BLOCK LENGTH BY 20% NOR CREATE CONFORMING BLOCKS AND AS SUCH, ADDITIONAL INTERNAL PUBLIC RIGHTS-OF-WAY ARE NOT REQUIRED.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 998-2408, and the Public Utilities Department at (919) 998-4540 at least twenty-four hours prior to beginning any of their construction.

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

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

SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DISPOSAL MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-432-6949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LAKE, AND SEWERAGE COULDS OR DETOURS, PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LAKE, OR SEWERAGE. THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO traffic@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES".
- 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.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NOTED ROADWAY.
- ALL TRAFFIC CONTROL, SIGNS AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, "NC DOT" ROADWAY STANDARD DRAWING MANUAL, AND THE NC DOT SUPPLEMENT (MUTCD).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROVING), 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 SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NC DOT STANDARDS, SPECIFICATIONS AND DETAILS.

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	BUILDING DATA
SITE DATA Zoning district (if more than one, please provide the acreage of each): C-5-SF-CU SHOD 2 Gross site acreage: 23.98 # of parking spaces proposed: 514 # of parking spaces proposed: 514 Overlay District (if applicable): N/A Existing use (UDC 6.1.1): Vacant Proposed use (UDC 6.1.1): Apartment	BUILDING DATA Existing gross floor area (not to be demolished): Existing gross floor area to be demolished: New gross floor area: 643,112 sf Total of gross (to remain and new): 643,112 sf Proposed # of buildings: 11 Proposed # of stories for each: 2-4

STORMWATER INFORMATION Existing Impervious Surface: Acres: 0.00 Square Feet: 0.00 Is this a flood hazard area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Flood study: FEMA Map: Parcel # Neuse River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Proposed Impervious Surface: Acres: 0.00 Square Feet: 0.00 Is this a flood hazard area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Flood study: FEMA Map: Parcel # Neuse River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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RESIDENTIAL DEVELOPMENTS Total # of dwelling units: 11 # of bedroom units: 1st: 18r 2nd: 17r 3rd: 24 4th or more: 0 # of lots: 1 Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total # of motor units: N/A
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SIGNATURE BLOCK
The undersigned indicates that the property owner(s) is/are of the application and that the proposed project described in the application will be constructed 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.
City: Raleigh (McAdams)
I, Gray Habbell (McAdams), as owner, do hereby certify that the information provided in this application, and all maps and reports to administrative comments, contain plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding the application.
I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that the application is subject to the City's calendar and submission policy, which states applications will appear after 160 days of receipt.
Signature: Gray Habbell Date: 6/2/2021
Printed Name: Gray Habbell

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Administrative Site Review Application

Planning and Development Center - 10000 Capital Blvd., Suite 201, Raleigh, NC 27603

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDC) 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 UDC Section 10.2.8, as amended by test change case 17-1-11 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	General	Subdivision case #	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #	Subdivision case #
<input type="checkbox"/> Attached	<input type="checkbox"/> Attached	Subdivision case #	Subdivision case #
<input type="checkbox"/> Apartment	<input type="checkbox"/> Apartment	Subdivision case #	Subdivision case #
<input checked="" type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Townhouse	Subdivision case #	Subdivision case #
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Subdivision case #	Subdivision case #

Development name: Town Drive Apartments

Inside City limits? Yes ☒ No ☐

Property address: 6350 Triangle Town Boulevard

Site Plan No: 1727825409

Please describe the nature of work. Include any additions, expansions, and change of use. Construction of 10 residential apartment buildings and clubhouse with associated infrastructure and parking.

Current Property Owner/Developer Contact Name: Charles Humphreys

NOTE: please attach purchase agreement when submitting this form.

Company: TTY Raleigh, LLC Title: Development Manager

Address: 2850 Tipton Ave. Suite 101, Raleigh, NC 27603

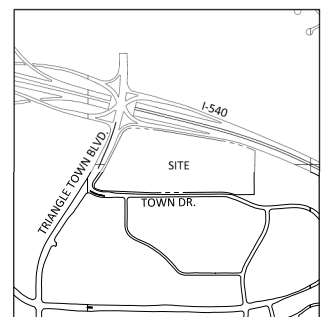
Phone: 919-533-0019 Email: chumphreys@relatedgroup.com

Applicant Name: Gray Habbell

Company: McAdams Address: One Glenwood Ave., Suite 201, Raleigh, NC 27603

Phone: 919-823-4300 Email: habbell@mcadamsco.com

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VICINITY MAP
N.T.S.



McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT

GRAY HABBELL
habbell@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT

RELATED GROUP
2850 TIGERTAIL AVENUE
MIAMI, FLORIDA 33133
PHONE: 305. 533. 0019

PROJECT DIRECTORY

RELATED GROUP
2850 TIGERTAIL AVENUE
MIAMI, FLORIDA 33133
PHONE: 305. 533. 0019

ARCHITECT
DWELL DESIGN STUDIO, LLC
1280 HIGHTOWER TRAIL
ATLANTA, GEORGIA 30350
PHONE: 770. 864. 1035

GEOTECHNICAL ENGINEER
GEOSCIENCE GROUP
557 PLYNN DRIVE
RALEIGH, NORTH CAROLINA 27606
PHONE: 919. 861. 0944

REVISIONS

NO.	DATE	REVISION
1	07.10.2021	REVISED PER 1st ASR CITY COMMENTS
2	09.13.2021	REVISED PER 2nd ASR CITY COMMENTS
3	10.22.2021	REVISED PER 3rd ASR CITY COMMENTS

ADMINISTRATIVE SITE REVIEW DRAWINGS FOR:

TOWN DRIVE APARTMENTS
RALEIGH, NORTH CAROLINA 27616
PROJECT NUMBER: 2020110382



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 30 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CURVE CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADII OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADII OF THE DRIVEWAY SHALL NOT EXCEED ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
3. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERRIES, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 4 INCHES AND 6 FEET ABOVE THE CURB LINE ELEVATION ON THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.1.2 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
4. MULTI-TRAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTI-TRAY STOP INSTALLATION WARRANTS CAN BE MET AND ORIGINATED BY CITY COUNCIL APPROVAL.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO BACKFILLING. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/STORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, HITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STATIONS APPROPRIATELY TO BE REQUIRED TO CORRECTLY FOLLOW THE ORDERS AND ALIGNMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NCST1" (811) OR (1-800-633-4949) AT LEAST 1 FULL BUSINESS DAY PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCST1". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (E.G. POWER POLES, TELEPHONE, FIBER, CABLE, WATER METERS, ETC.).
12. PRIOR TO BEGINNING CONSTRUCTION BEYOND DESIGN CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT (813) 996-2400, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDOD) DETAILS.
15. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH PHYSICAL DISABILITIES. PEDESTRIAN DRIVING ROUTES AND TRANSIT PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. TYPE PAYMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAYMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL MINIMUM PAYMENT SECTION SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HIGHER SECTION IS REQUIRED.
17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF EQUIPMENT OR MATERIALS.
18. IF UNEMPLOYED CONSIDERS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 5'0" (1000 PSI) CONCRETE PAD.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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 UNPOLLUTED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FURNISH SANITARY WATER PIPES SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPUR MAINS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER & R/W SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 3' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE SEPARATION ALLOWED BETWEEN THE WATER MAIN & A SEPARATE TRUNK WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. 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 MATERIAL OR STEEL ENCASEMENT EXTENDED UP ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE 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 ENCASEMENT 4" MIN. CLEARANCE (PER CORPUS 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 REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & R/W PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICES 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. 1/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FOREMAKES. 4/2" MINIMUM COVER IS REQUIRED ON ALL R/W MAINS.
6. IF 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 REMOVAL OF 1/2" & 1/4" MAINS & REMOVAL OF SERVICE FROM EACH END OF MAINS. PER CONSTRUCTION PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT TO THE APPLICANT'S RESPONSIBILITY TO PROPERTY. SITE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' UNLESS FIELD MAXIMUM.
9. PRESSURE RISING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI, WHERE SANITARY SERVICES ARE SERVING A BUILDING INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER. PRESSURE RISING VALVES ARE NOT REQUIRED ON WATER SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER. A BACKFLOW VALVE SHALL BE INSTALLED IN THE SERVICE LINE. SANITARY SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKFLOW VALVE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOWD, USACE OR FEMA FOR ANY SPILLAGE BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS, RESPECTIVELY PRIOR TO CONSTRUCTION.
11. MOIST & WETLANDS RECONSTRUCTION AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OF RALEIGH ROW PRIOR TO CONSTRUCTION.
12. GROUND INTERCEPT / 0.1 WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS LOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVELEY AT (919) 996-2344 OR ELMER.SALAS@raleighnc.gov FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS SET FORTH IN B-8 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 LISTING OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODICALLY. TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ON THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHICHEVER IS MORE STRINGENT. CONTACT JAMIE HARTLEY AT (919) 996-5923 OR JAMIE.HARTLEY@raleighnc.gov FOR MORE INFORMATION.

ADDITIONAL UTILITY NOTES

1. ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST EDITION OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDOD).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W SHALL HAVE A 5'0" (1000 PSI) CITY OF RALEIGH WATERLINE EASEMENT ADJACENT TO PROPERTY.
4. ALL SANITARY SEWER INTERCEPT LINES 12" & LARGER, AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPT LINE, SHALL BE INTERNALLY LINED WITH PROTECTED ADS OR APPROVED EQUIVALENT TO PREVENT HORIZONTAL SEWER CORROSION. USE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-1210(d), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. CONTRACTOR SHALL NOTIFY "NCST1" (811) OR (1-800-633-4949) AT LEAST 1 FULL BUSINESS DAY PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCST1". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2" MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 996-2400 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM THE RIGHT-OF-WAY SURVEYOR AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED TO WISDOT FOR THE "RIGHT-OF-WAY CLOSING" (WWW.RALEIGH.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@raleighnc.gov).
6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
7. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY TO RESTORE IT TO PREVIOUS OR BETTER CONDITION.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. NOTING PEDESTRIAN ROUTES AND TRANSIT PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CONTRACTOR SHALL NOTIFY "NCST1" (811) OR (1-800-633-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCST1". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

GRADING NOTES

1. ALL DRAINAGES AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29CFR PART 1926, SUBPART 17P APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY THE CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR SHALL NOTIFY "NCST1" (811) OR (1-800-633-4949) AT LEAST 1 FULL BUSINESS DAY PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCST1". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT. THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TYPING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR SHALL COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-168 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MATERIALS TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL AND OTHER OBJECTIONABLE MATERIAL. SUCH MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOOY OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOW OF PROOF ROLLING.
8. MATERIALS DEMAND BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCORDING TO REMOVAL AFTER THE PIPES IS Laid. THE FILL ABOVE THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DETAILABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBUILT TRENCHES AFTER WATER HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET AASHTO STANDARDS BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
13. "KNOCK-OUT" BOXES OR HOPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL. AT THE LOCATION OF THE WALL, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BEDS, AND THEIR CONSTRUCTION DOES NOT ENROACH ON ANY ADJACENT PROPERTIES DUE TO ANY WATER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSIGNED TO BE BACKFILLED WITH OFF SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READY-AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FLOODING ABOVE GRADE TO THE TOP OF THE 100 YEAR FLOOD COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS, ALL RUN OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND REDUCED TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.
9. RETAINING WALL THAT ARE LOCATED WITHIN 10 FEET OF A PUBLIC SIDEWALK SHALL BE REQUIRED TO ADHERE TO THE FOLLOWING: A RETAINING WALL MAY NOT EXCEED A CONTINUOUS, UNIFORM HEIGHT OF 10 FEET. ADDITIONAL HEIGHT ABOVE 10 FEET IS PERMITTED, PROVIDED THE WALL CONSTRUCT A MINIMUM 2 FEET STEP BACK FOR EACH ADDITIONAL 10 FEET OF WALL HEIGHT. A TYPE C STREET PROTECTIVE YARD SHALL BE REQUIRED FOR ANY FREESTANDING RETAINING WALLS THAT EXCEED 10 FEET IN HEIGHT. WHERE THE RETAINING WALL CAME ADJACENT, HEIGHT 10 FEET STEP BACK, THE STEP BACK AREA SHALL PROVIDE THE QUANTITY OF SHRUBS EQUAL TO A TYPE C STREET PROTECTIVE YARD.

DEMOLITION NOTES:

1. IN ACCORDANCE WITH 46 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DESTROYED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRAGILE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEEDS 100 SQUARE FEET, 500 LINEAL FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. ALL MATERIALS TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.

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



Know what's below. Call before you dig.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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TOWN DRIVE APARTMENTS
ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA, 27616

REVISIONS

NO.	DATE	
1	07.30.2021	REVISED PER 1st ASR CITY COMMENTS
2	09.13.2021	REVISED PER 2nd ASR CITY COMMENTS
3	10.22.2021	REVISED PER 3rd ASR CITY COMMENTS

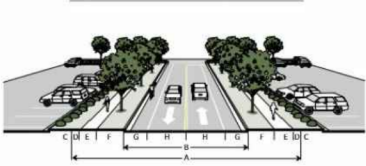
PLAN INFORMATION

PROJECT NO.	2020110382
FILENAME	2020110382-ASR-01
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	NTS
DATE	10.22.2021
SHEET	

PROJECT NOTES

C0.00

A. Avenue 2-Lane, Undivided



Width	
A Right-of-way width	64'
B Back of curb to back of curb	36'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Bike lane	7'
H Travel lane	11'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg

B. Avenue 4-Lane, Divided

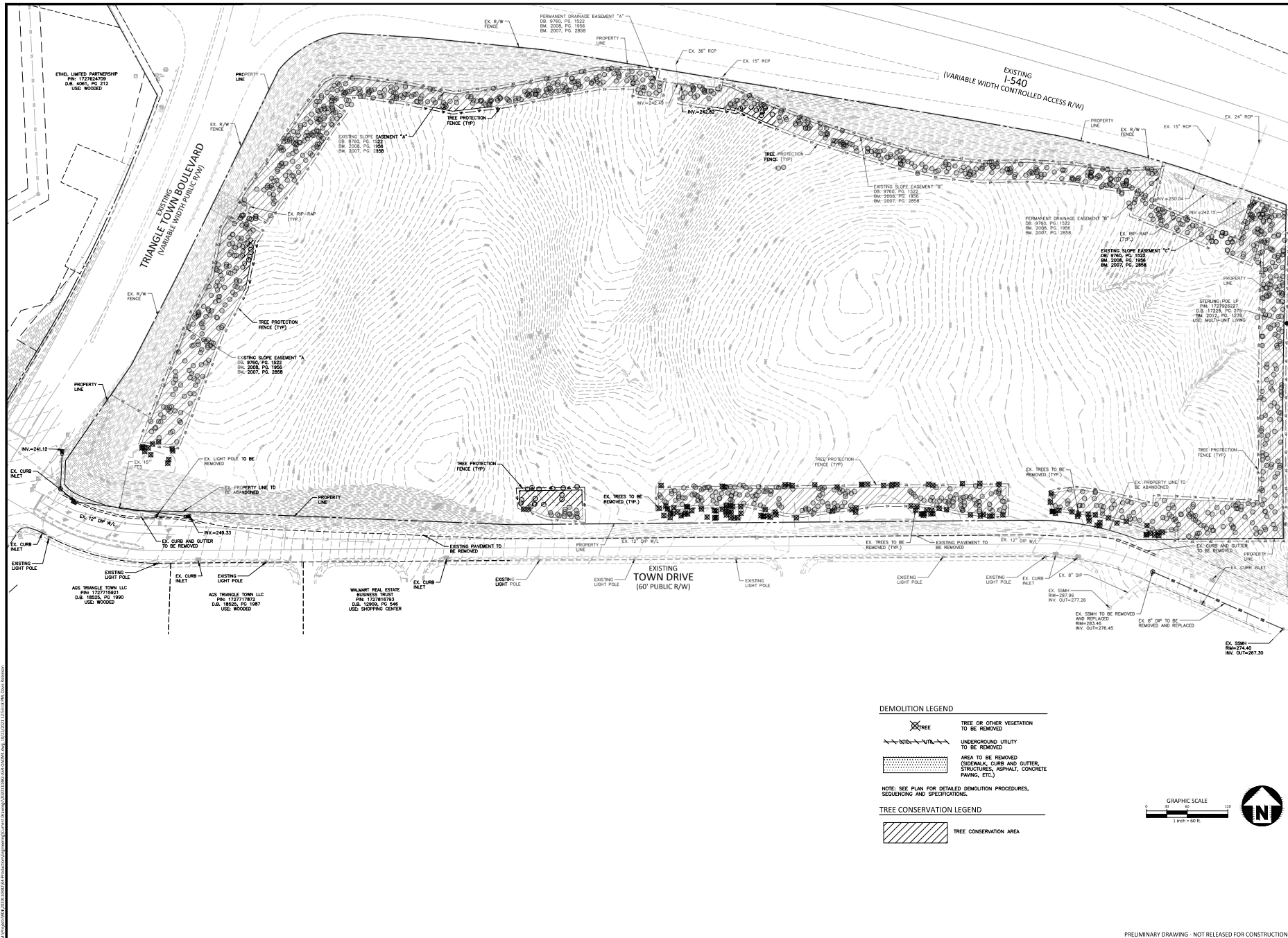


Width	
A Right-of-way width	104'
B Back of curb to back of curb	76'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Bike lane	7.5'
H Travel lane	11'
I Median	17'
General	
Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	40' o.c. avg

TOWN DRIVE STREET SECTION

TRIANGLE TOWN BOULEVARD STREET SECTION

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THE RELATED GROUP
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MIAMI, FLORIDA 33133
PHONE: 864.354.9491

TOWN DRIVE APARTMENTS
ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

REVISIONS

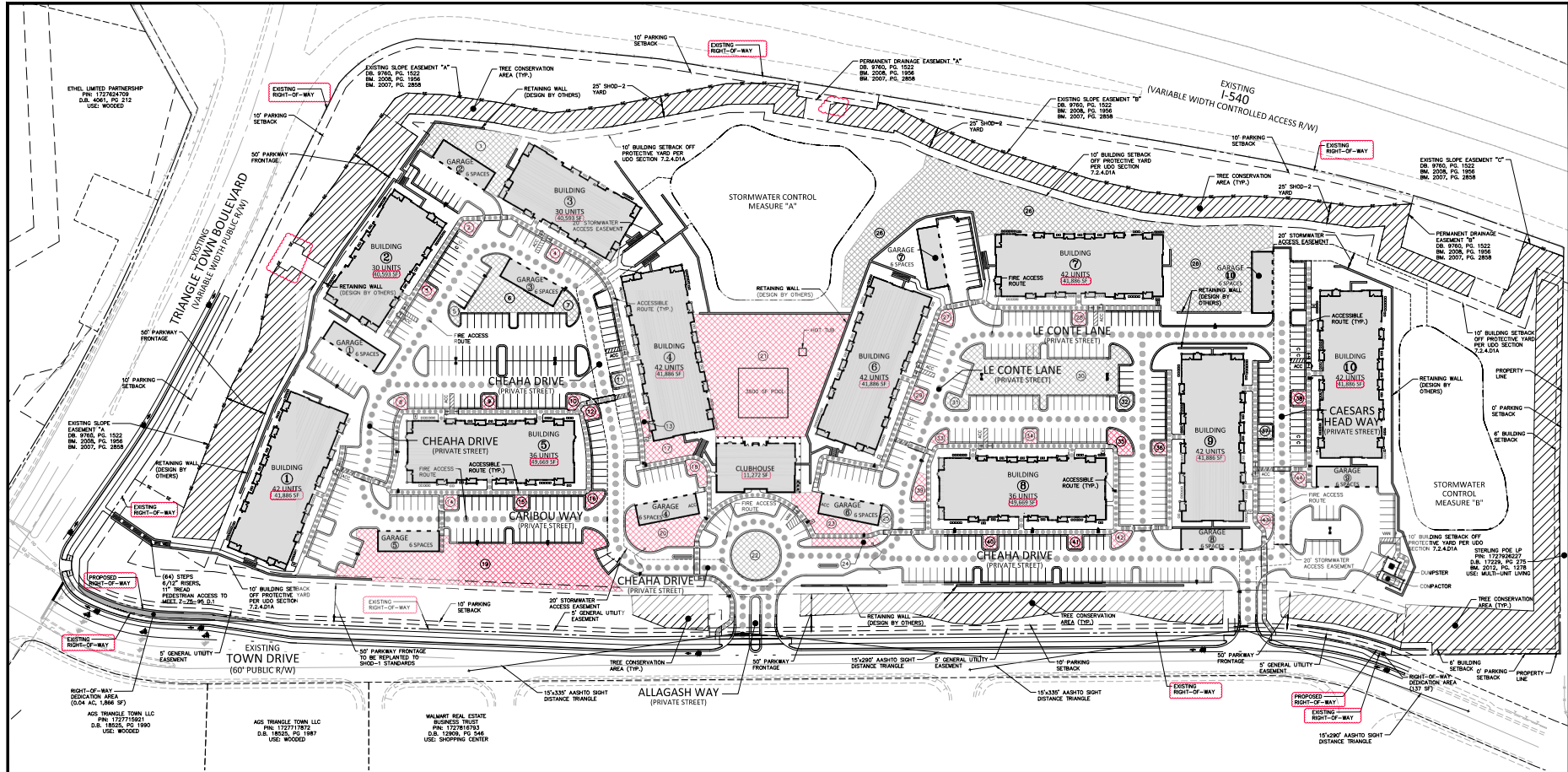
NO.	DATE	REVISION
1	07.30.2021	REVISED PER 1st ASR CITY COMMENTS
2	09.13.2021	REVISED PER 2nd ASR CITY COMMENTS
3	10.22.2021	REVISED PER 3rd ASR CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110382
FILENAME	2020110382-ASR-CAD.M1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=60'
DATE	10.22.2021

DEMOLITION PLAN
C1.01

TOWN DRIVE APARTMENTS
ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616



AMENITY AREA TABLE

PARCEL #	AREA (AC)	AREA (SF)
1	0.10	4,481
2	0.03	291
3	0.03	303
4	0.03	303
5	0.03	307
6	0.06	3,464
7	0.02	700
8	0.03	274
9	0.03	303
10	0.03	278
11	0.03	303
12	0.03	324
13	0.03	352
14	0.03	307
15	0.03	303
16	0.03	371
17	0.04	1,560
18	0.03	307
19	0.36	15,865
20	0.07	3,062
21	0.11	23,050
22	0.06	2,734
23	0.05	2,192
24	0.02	813
25	0.03	304
26	0.67	28,976
27	0.03	308
28	0.03	303
29	0.03	303
30	0.21	9,235
TOTAL	2.44 AC	105,898 SF

ADA AMENITY TABLE

PARCEL #	AREA (AC)	AREA (SF)
2	0.03	291
3	0.03	303
4	0.03	303
8	0.03	274
9	0.03	303
10	0.03	278
12	0.03	324
13	0.03	352
14	0.03	307
15	0.03	303
16	0.03	371
17	0.04	1,560
18	0.03	307
19	0.36	15,865
20	0.07	3,062
21	0.11	23,050
24	0.02	813
27	0.03	308
28	0.03	303
29	0.03	303
33	0.03	280
34	0.03	303
35	0.03	652
36	0.03	303
38	0.03	303
39	0.03	521
40	0.03	303
41	0.03	303
42	0.03	354
TOTAL	1.25 AC	54,315 SF

SITE LEGEND

- ACC VAN
- TYPE ① TYPE ②
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- AMENITY AREA
- ROW DEDICATION AREA
- FIRE TRUCK ACCESS ROUTE

TREE CONSERVATION LEGEND

- TREE CONSERVATION AREA
- ADA ACCESSIBLE AMENITY AREA

NOTES

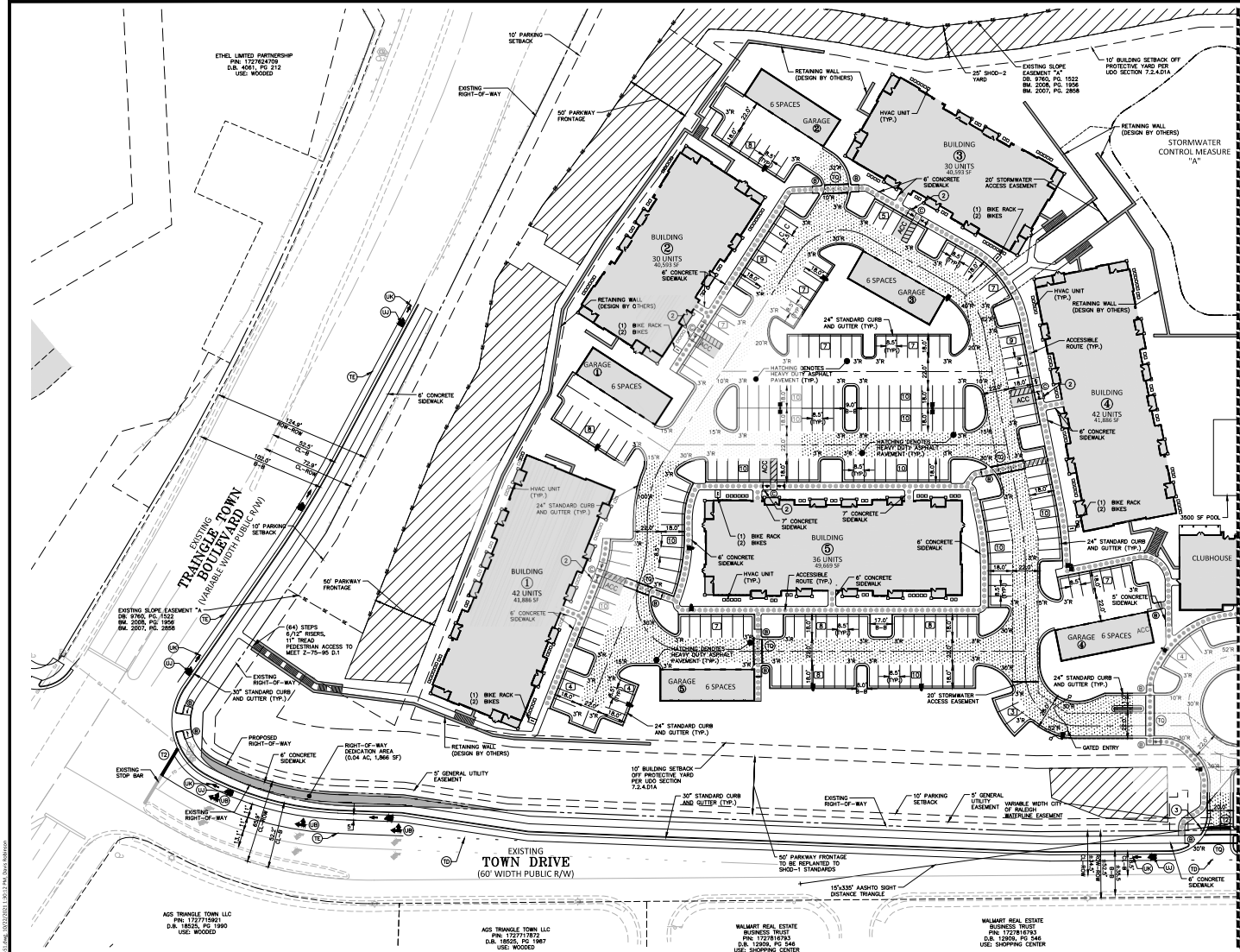
- PER TC 5A-18, THE PRIMARY STREET DESIGNATIONS SHALL BE TOWN DRIVE & TRIANGLE TOWN BOULEVARD.
- SMALLER AMENITY HATCHES MAKE UP REST OF REQUIRED AMENITY AREA.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

GRAPHIC SCALE
1" = 60' FT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



NOTES

- 1. POOL DIMENSIONS ARE UNDER THE 60' MAXIMUM LENGTH AND 4.000' IF MAXIMUM ALLOWED UNDER SECTION 6.7.3.6.5
- 2. ACCESSIBLE ROUTES SHALL BE 24" MAX CROSS SLOPE. RUNNING SLOPES SHALL NOT EXCEED 8.33% AND HANDRAILS SHALL BE PROVIDED FOR SLOPES BETWEEN 0% AND 8.33% WITH 4" ELEVATION CHANGE.
- 3. ACCESSIBLE ENTRANCES SHALL NOT EXCEED 2% SLOPE 5' OUTSIDE OF BUILDING FACE.
- 4. BIKE RACKS SHALL BE PROVIDED WITH AN ADJACENT 30"X48" CLEAR FLOOR SPACE ZONE.
- 6. RAMP EDGE PROTECTION SHALL NOT EXCEED 4" ABOVE THE SURFACE RAMP.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- ROW DEDICATION AREA

TREE CONSERVATION LEGEND

- TREE CONSERVATION AREA

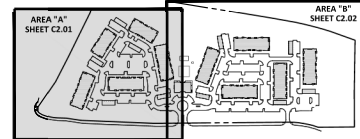
SIGNAGE LEGEND



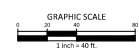
PAVEMENT MARKING LEGEND

- LANE LINES/MARKINGS
- T2 24" WHITE STOPBAR
- T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
- T9 4" YELLOW MARKSP (2" - 6" SP)
- T0 4" WHITE MARKSP (2" - 6" SP)
- T1 4" WHITE SOLID LANE LINE
- T4 4" YELLOW DOUBLE CENTER
- U1 BICYCLE STAMPS
- U2 BICYCLE STAMPS ARROW
- U3 8" WHITE CROSSWALK LINE
- ARROWS/CHARACTERS
- UB THRU/RIGHT TURN ARROW

NOTE: ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS 1205.01-1205.12)



INDEX MAP



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919.823.4300
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license number: C-0293, C-187
www.mcadamsco.com

CLIENT
THE RELATED GROUP
2850 TIGERTAIL AVENUE
MIAMI, FLORIDA 33133
PHONE: 864.354.9491

TOWN DRIVE APARTMENTS
ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

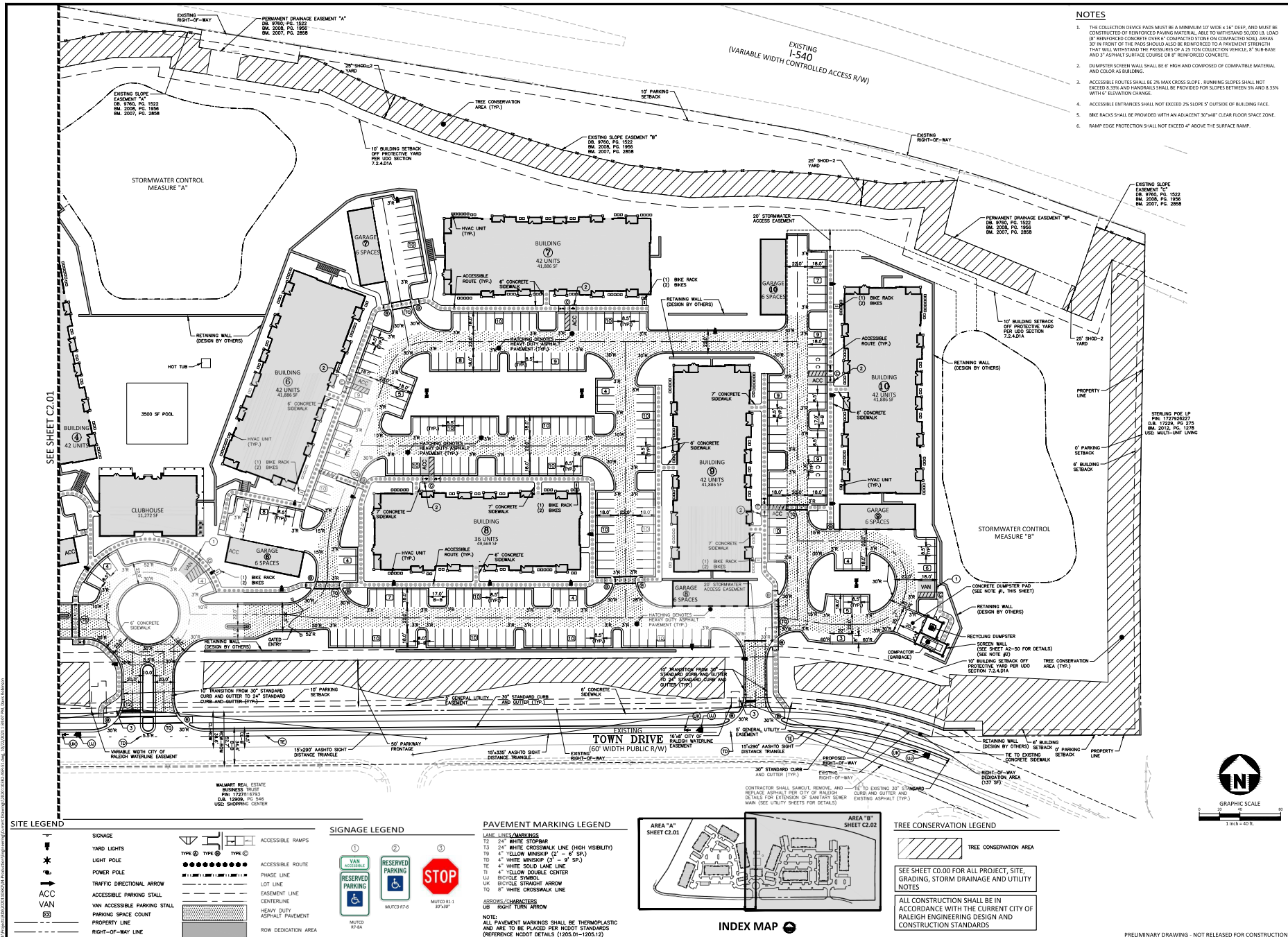
REVISIONS

NO.	DATE	REVISION
1	07.30.2021	REVISED PER 314 ASR CITY COMMENTS
2	09.13.2021	REVISED PER 244 ASR CITY COMMENTS
3	10.22.2021	REVISED PER 344 ASR CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110382
FILENAME	2020110382-ASR-51
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=40'
DATE	10.22.2021

DETAILED SITE PLAN
AREA "A"
C2.01



McADAMS

The John R. McAdams Company, Inc.
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 phone 919. 823. 4300
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 license number: C-0293, C-187
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CLIENT

THE RELATED GROUP
 2850 TIGERTAIL AVENUE
 MIAMI, FLORIDA 33133
 PHONE: 864. 354. 9491

**TOWN DRIVE APARTMENTS
 ADMINISTRATIVE SITE REVIEW
 6350 TRIANGLE TOWN BLVD
 RALEIGH, NORTH CAROLINA, 27616**

REVISIONS

NO.	DATE	REVISION
1	07.30.2021	REVISED PER 10/4/21 CITY COMMENTS
2	09.13.2021	REVISED PER 2/4/22 CITY COMMENTS
3	10.22.2021	REVISED PER 3/4/22 CITY COMMENTS

PLAN INFORMATION

PROJECT NO. 2020110382
 FILENAME 2020110382-ASR-51
 CHECKED BY CGH
 DRAWN BY CDR
 SCALE 1"=40'
 DATE 10.22.2021

SHEET

**DETAILED SITE PLAN
 AREA "B"
 C2.02**

TOWN DRIVE APARTMENTS
ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

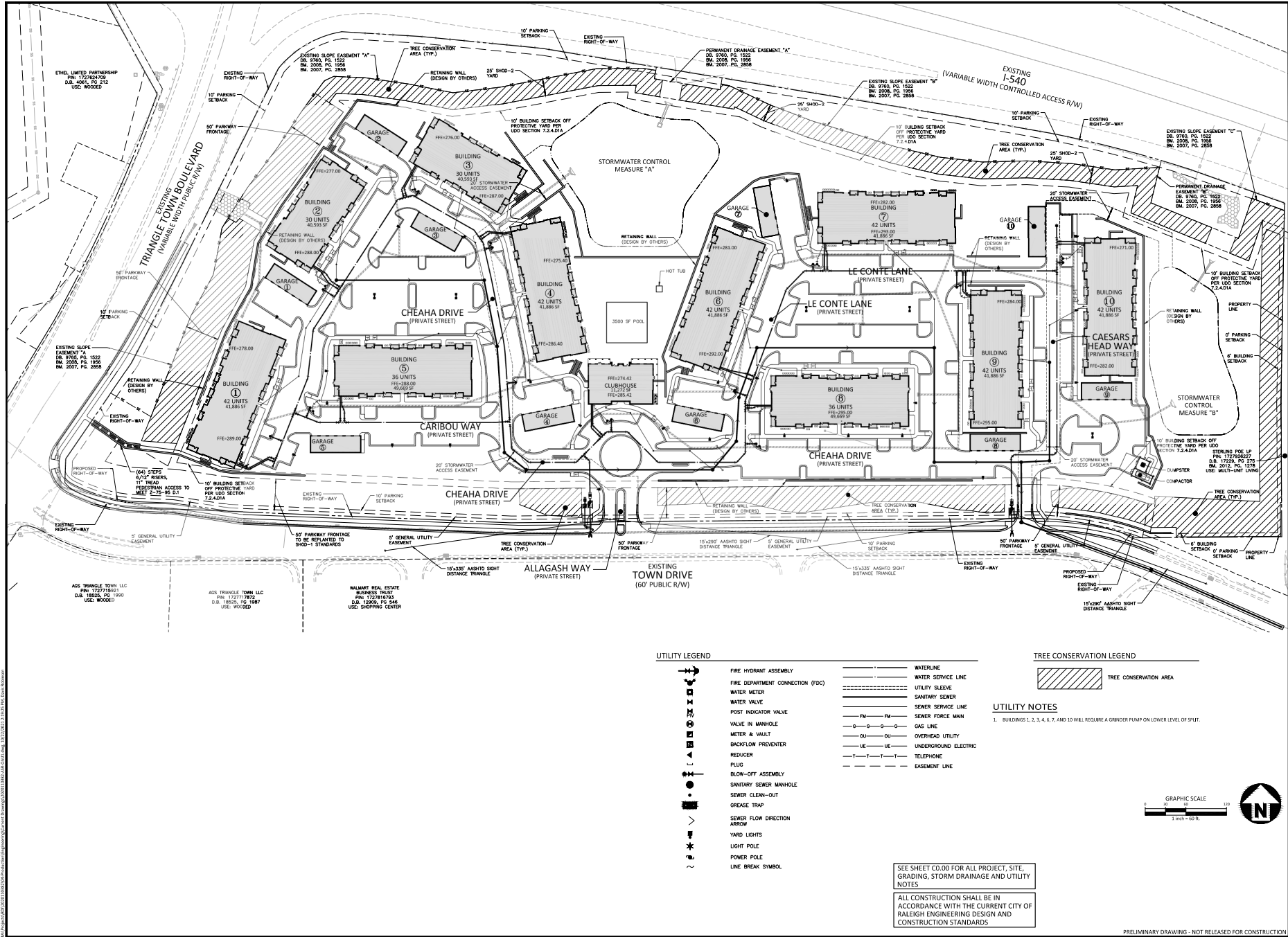
REVISIONS

NO.	DATE	REVISION
1	07.30.2021	REVISED PER 1st ASR CITY COMMENTS
2	09.13.2021	REVISED PER 2nd ASR CITY COMMENTS
3	10.22.2021	REVISED PER 3rd ASR CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110382
FILENAME	2020110382-ASR-0A11
CHECKED BY	JRB
DRAWN BY	CGH
SCALE	1"=60'
DATE	10.22.2021

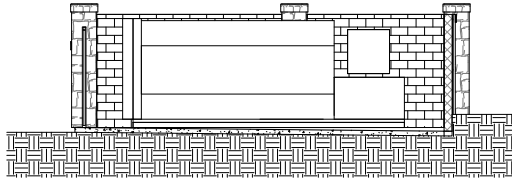
SHEET
OVERALL UTILITY PLAN
C4.00



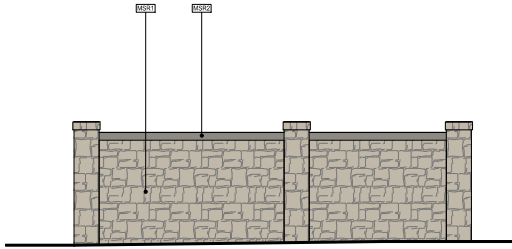
NOTE: MATERIALS USED AS BASIS OF DESIGN OR APPROVED EQUAL.

EXTERIOR FINISH KEY

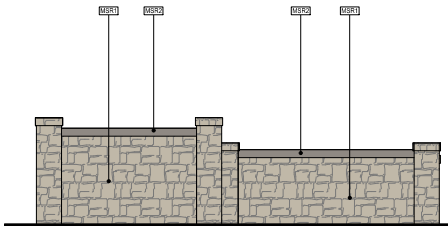
ABRV.	MATERIAL DESCRIPTION	MATERIAL DESCRIPTION	MATERIAL DESCRIPTION	MATERIAL DESCRIPTION	MATERIAL DESCRIPTION
MSR1	MASONRY VENEER #1 - FIELD STONE B.O.D. ELBORADO STONE - CUPRESTONE COLOR: BORDOWALK	LSS4	FIBER CEMENT LAP SIDING (8" EXPOSURE) B.O.D. ALLURA PANEL COLOR: WILLOW TREE (SW 7741)	HR1	ALUMINUM RAILING COLOR: DARK BRONZE
MSR2	MASONRY VENEER #2 - STONE HEADER AND SILL B.O.D. ELBORADO STONE - CUPRESTONE COLOR: TAN	CBB1	FIBER CEMENT PANEL WITH BATTEN STRIPS B.O.D. ALLURA PANEL COLOR: DOVETAIL (SW 7018)	WND	VINYL WINDOW B.O.D. TBD COLOR: DARK BRONZE (EXTERIOR)
LSS1	FIBER CEMENT LAP SIDING (8" EXPOSURE) B.O.D. ALLURA PANEL COLOR: DOVETAIL (SW 7018)	CBB2	FIBER CEMENT PANEL WITH BATTEN STRIPS B.O.D. ALLURA PANEL COLOR: GRECA/IVORY (SW 7541)	BDR	BALCONY DOOR B.O.D. TBD COLOR: DARK BRONZE (EXTERIOR)
LSS2	FIBER CEMENT LAP SIDING (8" EXPOSURE) B.O.D. ALLURA PANEL COLOR: GRECA/IVORY (SW 7541)	CBB3	FIBER CEMENT PANEL WITH BATTEN STRIPS B.O.D. ALLURA PANEL COLOR: JOGGING PATH (SW 7638)	GRA	GARAGE DOOR B.O.D. TBD COLOR: DOVETAIL (SW 7018)
LSS3	FIBER CEMENT LAP SIDING (8" EXPOSURE) B.O.D. ALLURA PANEL COLOR: JOGGING PATH (SW 7638)	CBB4	FIBER CEMENT PANEL WITH BATTEN STRIPS B.O.D. ALLURA PANEL COLOR: WILLOW TREE (SW 7741)	SHR	ARCHITECTURAL ASPHALT SHINGLE ROOF B.O.D. TBD COLOR: TBD
				SSR	STANDING SEAM METAL ROOF B.O.D. TBD COLOR: TBD
				DNS	ALUMINUM DOWNSPOUT B.O.D. TBD COLOR: DOVETAIL (SW 7018)
				GTR	ALUMINUM GUTTER B.O.D. TBD COLOR: DOVETAIL (SW 7018)
				BR-01	COMPOSITE BRACKET - # BR-01 B.O.D. ALLURA PANEL COLOR: DOVETAIL (SW 7018)
				BR-02	COMPOSITE BRACKET - # BR-02 B.O.D. ALLURA PANEL COLOR: DOVETAIL (SW 7018)
				COL	COLUMN W/ FIBER CEMENT PANEL FINISH B.O.D. ALLURA PANEL COLOR: DOVETAIL (SW 7018)
				TR1	FIBER CEMENT TRIM B.O.D. ALLURA PANEL COLOR: DOVETAIL (SW 7018)
				TR2	FIBER CEMENT TRIM B.O.D. ALLURA PANEL COLOR: GRECA/IVORY (SW 7541)



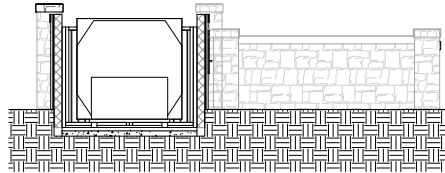
7 TRASH ENCLOSURE LONGITUDINAL SECTION
1/4" = 1'-0"



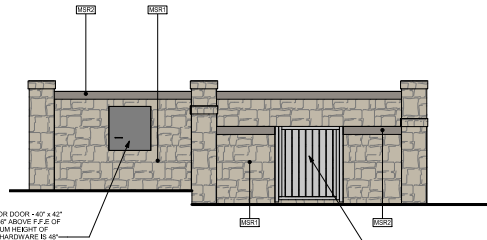
5 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



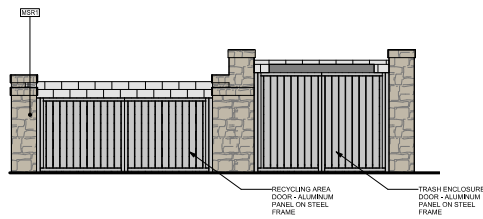
4 TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



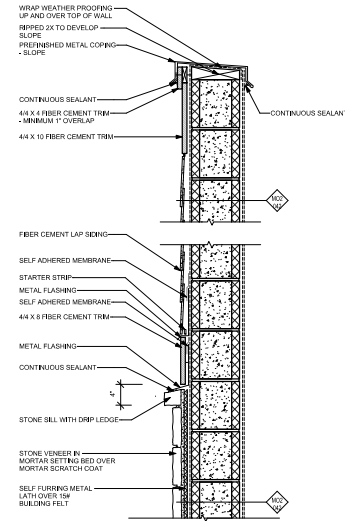
6 TRASH ENCLOSURE LATITUDINAL SECTION
1/4" = 1'-0"



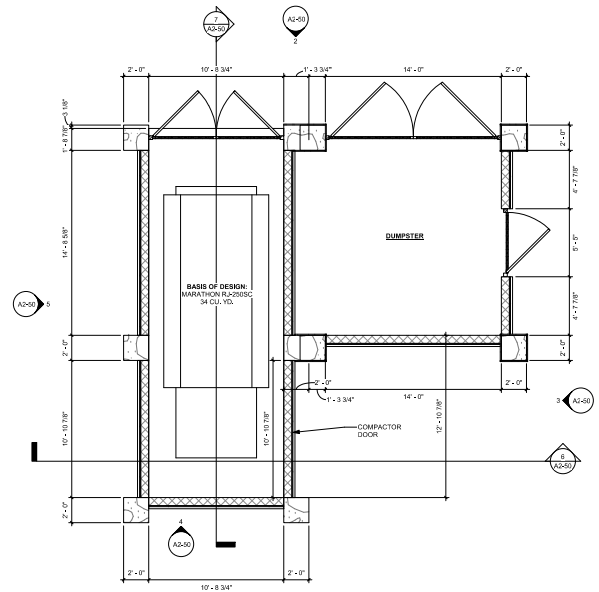
3 TRASH ENCLOSURE DROP OFF ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



8 STONE / CEMENTITIOUS LAP SIDING TRANSITION DETAIL AT CMU
1 1/2" = 1'-0"



1 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"

ISSUE

NO.	DATE	DESCRIPTION
1	01/11/2021	ISSUED FOR PERMIT REVIEW

REVISION

NO.	DATE	DESCRIPTION
-----	------	-------------

BLDG 1 EXTERIOR ELEVATIONS

JOB NUMBER:	2128001
DRAWN BY:	HL
CHECKED BY:	SL



2 BLDG 1000 OVERALL WEST ELEVATION
 1/8" = 1'-0"
 PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 277.67'



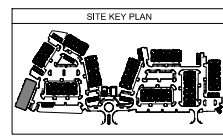
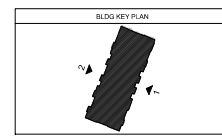
1 BLDG 1000 OVERALL EAST ELEVATION
 1/8" = 1'-0"

BUILDING 1 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	277.67	277.67	277.67
TOWN DRIVE (SOUTH)	288.67	277.67	283.17

FACADE AREAS

TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	0	0%
438	0	0%
2193	2193	100%
TOTAL		42%





ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616



JOB NUMBER: 2128901

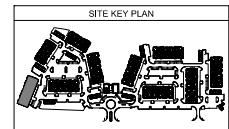
A4-11B



PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 283.17'

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	277.67	277.67	277.67
TOWN DRIVE (SOUTH)	288.67	277.67	283.17

TOTAL	42%
-------	-----





2 BLDG 2000 OVERALL WEST ELEVATION
1/8" = 1'-0" PROPOSED AVERAGE GRADE PLANE WEST ELEVATION = 276.67'

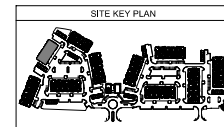
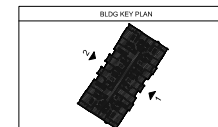


1 BLDG 2000 OVERALL EAST ELEVATION
1/8" = 1'-0"

	BUILDING 2 PRIMARY STREET AVERAGE GRADE		
	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	276.67	276.67	276.67
TOWN DRIVE (SOUTH)	287.67	276.67	282.17

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
421	0	0%
1704	0	0%
421	0	0%
1704	1704	100%

TOTAL 40%



ISSUE

NO.	DATE	DESCRIPTION
1	07/15/2021	ISSUED FOR PERMIT
2	07/15/2021	REVISION

REVISION

NO.	DATE	DESCRIPTION
1	07/15/2021	ISSUED FOR PERMIT
2	07/15/2021	REVISION

BLDG 2 EXTERIOR ELEVATIONS

JOB NUMBER:	2128001
DRAWN BY:	HE
CHECKED BY:	SL

BLDG 2 EXTERIOR ELEVATIONS

JOB NUMBER:	2128001
DRAWN BY:	HE
CHECKED BY:	SL



2 BLDG 2000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



1 BLDG 2000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 282.17'

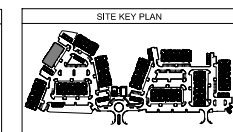
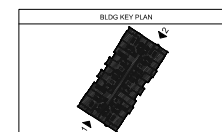
BUILDING 2 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	276.67	276.67	276.67
TOWN DRIVE (SOUTH)	287.67	276.67	282.17

FACADE AREAS

TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
421	0	0%
1704	0	0%
421	0	0%
1704	1704	100%

TOTAL 40%



ISSUE	DATE	BY	FOR
1.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW
2.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW
3.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW
4.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW
5.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW
6.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW
7.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW
8.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW
9.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW
10.00	01/15/2021	HL	ADMINISTRATIVE SITE REVIEW

REVISION	DATE	DESCRIPTION
1	01/15/2021	ADMINISTRATIVE SITE REVIEW

DATE	DESCRIPTION
01/15/2021	ADMINISTRATIVE SITE REVIEW

**BLDG 3
EXTERIOR
ELEVATIONS**

JOB NUMBER: 2128001
DRAWN BY: HL
CHECKED BY: SL

A4-13A



2 BLDG 3000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



1 BLDG 3000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

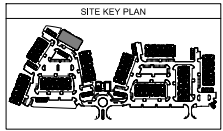
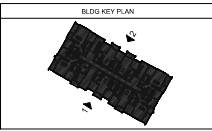
PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 286.84'

BUILDING 3 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	286.67	275.67	281.17
TOWN DRIVE (SOUTH)	287.00	286.67	286.84

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
1704	1704	100%
421	0	0%
1704	0	0%
421	0	0%

TOTAL 40%



ISSUE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/2021
2	REVISION	01/11/2021

REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/2021
2	REVISION	01/11/2021

REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/2021
2	REVISION	01/11/2021

REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/2021
2	REVISION	01/11/2021

**BLDG 3
EXTERIOR
ELEVATIONS**

JOB NUMBER: 2128001

DRAWN BY: HL CHECKED BY: SL



2 BLDG 3000 OVERALL EAST ELEVATION
1/8" = 1'-0"



1 BLDG 3000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 281.17'

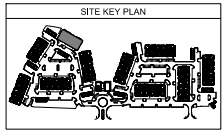
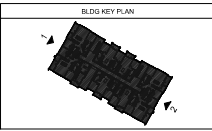
BUILDING 3 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	286.67	275.67	281.17
TOWN DRIVE (SOUTH)	287.00	286.67	286.84

FACADE AREAS

TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
1704	1704	100%
421	0	0%
1704	0	0%
421	0	0%

TOTAL 40%



ISSUE

NO.	DATE	DESCRIPTION
1	01/11/2021	ISSUED FOR PERMIT

REVISION

NO.	DATE	DESCRIPTION
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BLDG 4 EXTERIOR ELEVATIONS

JOB NUMBER: 2128001

DRAWN BY: HIL
CHECKED BY: SL



2 BLDG 4000 OVERALL EAST ELEVATION
1/8" = 1'-0"



1 BLDG 4000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 286.24'

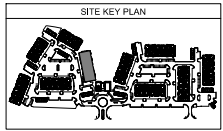
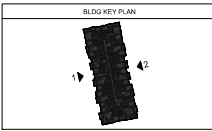
BUILDING 4 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	286.40	286.07	286.24
TOWN DRIVE (SOUTH)	286.07	275.07	280.57

FACADE AREAS

TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	2193	100%
438	0	0%
2193	0	0%

TOTAL 42%



REVISION

NO.	DATE	DESCRIPTION
1	10/1/2021	ISSUED FOR PERMIT

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NO.	DATE	DESCRIPTION
1	10/1/2021	ISSUED FOR PERMIT

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1	10/1/2021	ISSUED FOR PERMIT

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1	10/1/2021	ISSUED FOR PERMIT

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1	10/1/2021	ISSUED FOR PERMIT



2 BLDG 4000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 280.57'



1 BLDG 4000 OVERALL NORTH ELEVATION
1/8" = 1'-0"

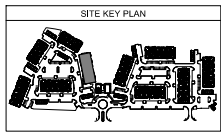
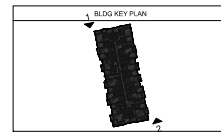
BUILDING 4 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	286.40	286.07	286.24
TOWN DRIVE (SCUTH)	286.07	275.07	280.57

FACADE AREAS

TOTAL (SFI)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	2193	100%
438	0	0%
2193	0	0%

TOTAL 42%



ISSUE

NO.	DATE	DESCRIPTION
1	01/11/2021	ISSUED FOR PERMIT REVIEW

REVISION

NO.	DATE	DESCRIPTION
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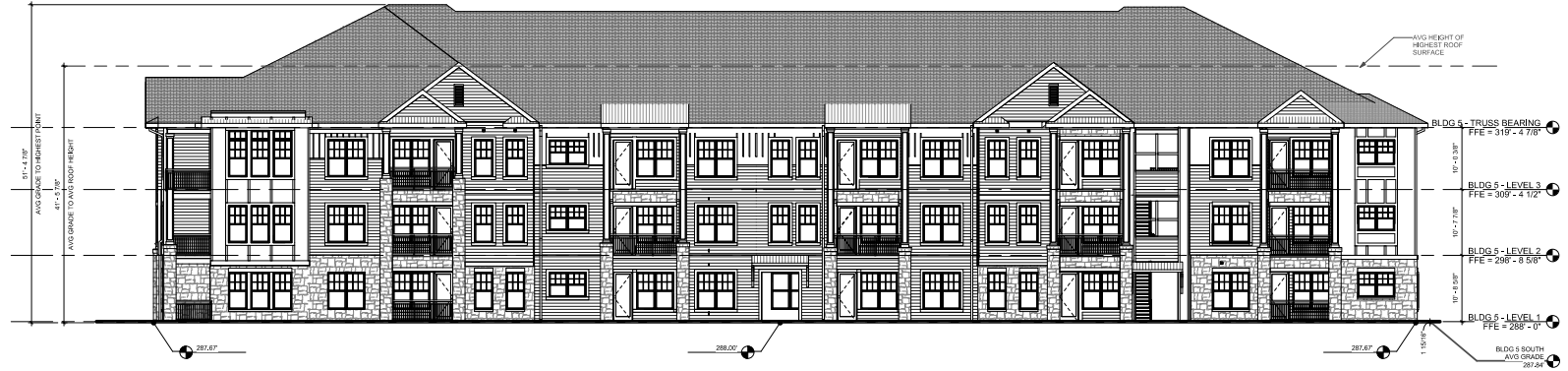
BLDG 5 EXTERIOR ELEVATIONS

JOB NUMBER: 2128001

DRAWN BY: HL	CHECKED BY: SL
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2 BLDG 5000 OVERALL NORTH ELEVATION
 1/8" = 1'-0"

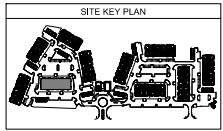
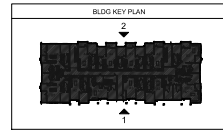


1 BLDG 5000 OVERALL SOUTH ELEVATION
 1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION = 287.84'

BUILDING 5 PRIMARY STREET AVERAGE GRADE

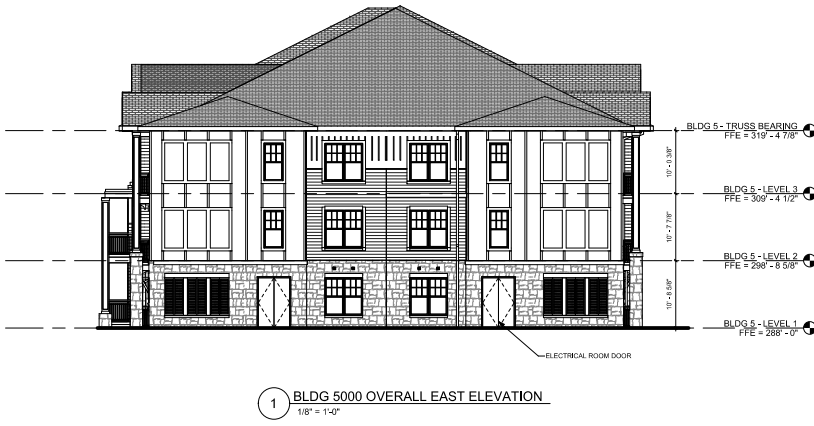
	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	287.67	287.67	287.67
TOWN DRIVE (SOUTH)	288.00	287.67	287.84



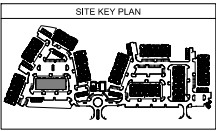
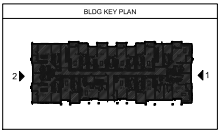
ISSUE	DATE	BY	APP'D
1. PRELIMINARY	01/15/2021	HL	SL
2. PRELIMINARY	01/15/2021	HL	SL
3. PRELIMINARY	01/15/2021	HL	SL
4. PRELIMINARY	01/15/2021	HL	SL
5. PRELIMINARY	01/15/2021	HL	SL
6. PRELIMINARY	01/15/2021	HL	SL
7. PRELIMINARY	01/15/2021	HL	SL
8. PRELIMINARY	01/15/2021	HL	SL
9. PRELIMINARY	01/15/2021	HL	SL
10. PRELIMINARY	01/15/2021	HL	SL

REVISION	DATE	DESCRIPTION	BY	APP'D
1	01/15/2021	ISSUED FOR PERMIT	HL	SL

1	01/15/2021	ISSUED FOR PERMIT	HL	SL
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	BUILDING 5 PRIMARY STREET AVERAGE GRADE		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	287.67	287.67	287.67
TOWN DRIVE (SOUTH)	288.00	287.67	287.84



ISSUE	DATE	BY
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2 BLDG 6000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE EAST ELEVATION - 280.67



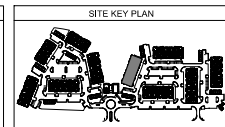
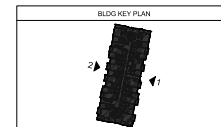
1 BLDG 6000 OVERALL EAST ELEVATION
1/8" = 1'-0"

BUILDING 6 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	280.67	280.67	280.67
TOWN DRIVE (SOUTH)	251.67	280.67	286.17

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	0	0%
438	0	0%
2193	2193	100%

TOTAL 42%



ISSUE

NO.	DATE	DESCRIPTION
1	01/15/2021	ISSUED FOR PERMIT REVIEW

REVISION

NO.	DATE	DESCRIPTION
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DATE

NO.	DATE	DESCRIPTION
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**BLDG 6
EXTERIOR
ELEVATIONS**

JOB NUMBER: 2128001

DRAWN BY: HIL CHECKED BY: SL



2 BLDG 6000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



1 BLDG 6000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 286.17'

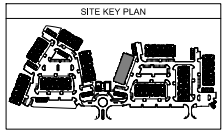
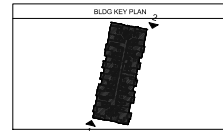
BUILDING 6 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	280.67	280.67	280.67
TOWN DRIVE (SOUTH)	251.67	280.67	286.17

FACADE AREAS

TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	0	0%
438	0	0%
2193	2193	100%

TOTAL 42%



ISSUE

NO.	DATE	DESCRIPTION
1	01/15/2021	ISSUED FOR PERMIT REVIEW

REVISION

NO.	DATE	DESCRIPTION
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BLDG 7
EXTERIOR
ELEVATIONS

JOB NUMBER: 2128001

DRAWN BY: HL

CHECKED BY: SL



2 BLDG 7000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



1 BLDG 7000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 292.84'

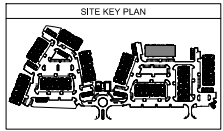
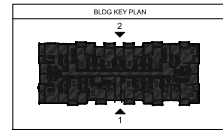
BUILDING 7 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	292.67	281.67	287.17
TOWN DRIVE (SOUTH)	293.00	292.67	292.84

FACADE AREAS

TOTAL (SF)	SF 3' BELOW GRADE	% BELOW GRADE
2153	0	0%
438	0	0%
2153	2193	100%
438	0	0%

TOTAL 42%



ISSUE	DATE	DESCRIPTION
1	01/11/2021	ISSUED FOR PERMIT REVIEW
2	01/11/2021	ISSUED FOR PERMIT REVIEW
3	01/11/2021	ISSUED FOR PERMIT REVIEW
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7	01/11/2021	ISSUED FOR PERMIT REVIEW
8	01/11/2021	ISSUED FOR PERMIT REVIEW
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10	01/11/2021	ISSUED FOR PERMIT REVIEW

REVISION	DATE	DESCRIPTION
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4	01/11/2021	ISSUED FOR PERMIT REVIEW
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10	01/11/2021	ISSUED FOR PERMIT REVIEW

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NO.	DESCRIPTION
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8	ISSUED FOR PERMIT REVIEW
9	ISSUED FOR PERMIT REVIEW
10	ISSUED FOR PERMIT REVIEW



2 BLDG 7000 OVERALL EAST ELEVATION
 1/8" = 1'-0"



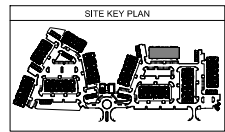
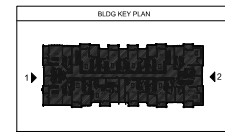
1 BLDG 7000 OVERALL WEST ELEVATION
 1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 287.17'

	BUILDING 7 PRIMARY STREET AVERAGE GRADE		
	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	292.67	281.67	287.17
TOWN DRIVE (SCUTH)	293.00	292.67	292.84

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
2193	0	0%
438	0	0%
2193	2193	100%
438	0	0%

TOTAL 42%



ISSUE

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL

REVISION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL

REVISION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL

REVISION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL

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NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL

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NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL

REVISION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL

REVISION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL

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NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL

REVISION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2021	HL
2	REVISION	01/11/2021	HL



2 BLDG 8000 OVERALL NORTH ELEVATION
1/8" = 1'-0"

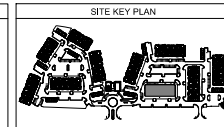
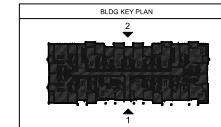


1 BLDG 8000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION = 289.24'

BUILDING 8 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	289.67	289.67	289.67
TOWN DRIVE (SOUTH)	290.00	289.67	289.84





2 BLDG 8000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 289.67'

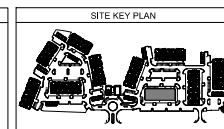
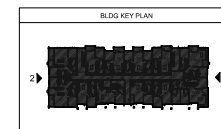


1 BLDG 8000 OVERALL EAST ELEVATION
1/8" = 1'-0"

$$1/8^{\circ} = 1'-0''$$

BUILDING 8 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	289.67	289.67	289.67
TOWN DRIVE (SOUTH)	290.00	289.67	289.84



ISSUE

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	07/20/2021	HL

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NO.	DESCRIPTION	DATE	BY
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2 BLDG 9000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 298.74'



1 BLDG 9000 OVERALL EAST ELEVATION
1/8" = 1'-0"

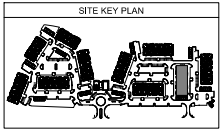
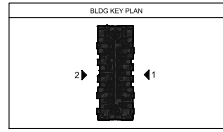
BUILDING 9 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	298.90	298.57	298.74
TOWN DRIVE (SOUTH)	298.57	287.57	293.07

FACADE AREAS

TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
433	0	0%
2193	2193	100%
433	0	0%
2193	0	0%

TOTAL 42%



ISSUE

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/11/2021	HL

REVISION

NO.	DESCRIPTION	DATE	BY
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BLDG 10 EXTERIOR ELEVATIONS

NO.	DESCRIPTION	DATE	BY
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JOB NUMBER: 2128001

DRAWN BY: HL

CHECKED BY: SL



2 BLDG 10000 OVERALL EAST ELEVATION
1/8" = 1'-0"

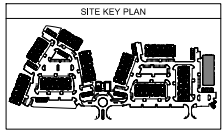
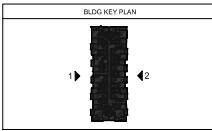


1 BLDG 10000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 285.64'

BUILDING 10 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	285.80	285.47	285.64
TOWN DRIVE (SOUTH)	285.47	274.47	279.97



ISSUE

NO.	DATE	DESCRIPTION
1	01/11/2021	ISSUED FOR PERMIT REVIEW
2	02/02/2021	REVISION: PERMIT REVIEW
3	02/02/2021	REVISION: PERMIT REVIEW
4	02/02/2021	REVISION: PERMIT REVIEW
5	02/02/2021	REVISION: PERMIT REVIEW
6	02/02/2021	REVISION: PERMIT REVIEW
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18	02/02/2021	REVISION: PERMIT REVIEW
19	02/02/2021	REVISION: PERMIT REVIEW
20	02/02/2021	REVISION: PERMIT REVIEW

REVISION

NO.	DATE	DESCRIPTION
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2	02/02/2021	REVISION: PERMIT REVIEW
3	02/02/2021	REVISION: PERMIT REVIEW
4	02/02/2021	REVISION: PERMIT REVIEW
5	02/02/2021	REVISION: PERMIT REVIEW
6	02/02/2021	REVISION: PERMIT REVIEW
7	02/02/2021	REVISION: PERMIT REVIEW
8	02/02/2021	REVISION: PERMIT REVIEW
9	02/02/2021	REVISION: PERMIT REVIEW
10	02/02/2021	REVISION: PERMIT REVIEW
11	02/02/2021	REVISION: PERMIT REVIEW
12	02/02/2021	REVISION: PERMIT REVIEW
13	02/02/2021	REVISION: PERMIT REVIEW
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18	02/02/2021	REVISION: PERMIT REVIEW
19	02/02/2021	REVISION: PERMIT REVIEW
20	02/02/2021	REVISION: PERMIT REVIEW

BLDG 10

NO.	DATE	DESCRIPTION
1	01/11/2021	ISSUED FOR PERMIT REVIEW
2	02/02/2021	REVISION: PERMIT REVIEW
3	02/02/2021	REVISION: PERMIT REVIEW
4	02/02/2021	REVISION: PERMIT REVIEW
5	02/02/2021	REVISION: PERMIT REVIEW
6	02/02/2021	REVISION: PERMIT REVIEW
7	02/02/2021	REVISION: PERMIT REVIEW
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17	02/02/2021	REVISION: PERMIT REVIEW
18	02/02/2021	REVISION: PERMIT REVIEW
19	02/02/2021	REVISION: PERMIT REVIEW
20	02/02/2021	REVISION: PERMIT REVIEW

BLDG 10
EXTERIOR
ELEVATIONS

NO.	DATE	DESCRIPTION
1	01/11/2021	ISSUED FOR PERMIT REVIEW
2	02/02/2021	REVISION: PERMIT REVIEW
3	02/02/2021	REVISION: PERMIT REVIEW
4	02/02/2021	REVISION: PERMIT REVIEW
5	02/02/2021	REVISION: PERMIT REVIEW
6	02/02/2021	REVISION: PERMIT REVIEW
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18	02/02/2021	REVISION: PERMIT REVIEW
19	02/02/2021	REVISION: PERMIT REVIEW
20	02/02/2021	REVISION: PERMIT REVIEW

JOB NUMBER: 2128001

DRAWN BY	CHECKED BY
HL	SL



2 BLDG 10000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE NORTH ELEVATION - 279.97'

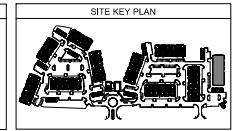
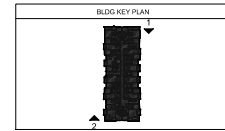


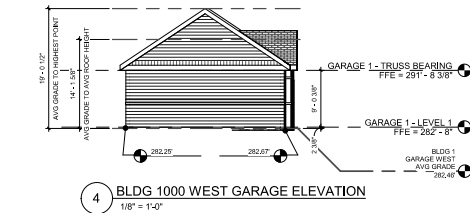
1 BLDG 10000 OVERALL NORTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE NORTH ELEVATION - 279.97'

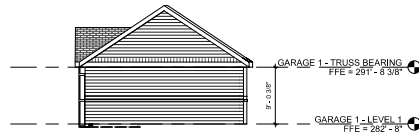
BUILDING 10 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	285.80	285.47	285.64
TOWN DRIVE (SOUTH)	285.47	274.47	279.97





4 BLDG 1000 WEST GARAGE ELEVATION
1/8" = 1'-0"



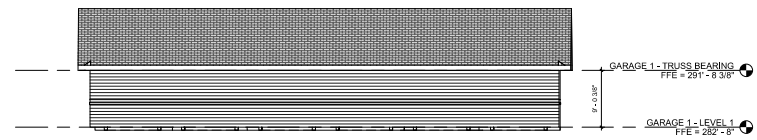
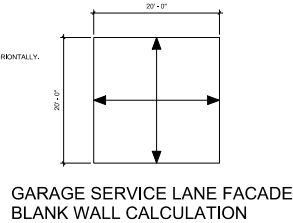
3 BLDG 1000 EAST GARAGE ELEVATION
1/8" = 1'-0"

GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION

PER SECTION 1.5.10: FACADE UNITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY.
PER SECTION 3.2.6: MIXED USE BUILDING - BLANK WALL MAX 20'-0".

BLANK WALL AREA - MAXIMUM PERCENT AND SPACING

FULL PERIOD: 3'-0" W x 8'-4" H x 8' PERIOD
PARTIAL PERIODS: VARIOUS W x 8'-4" H
PARTIAL PERIODS: VARIOUS W x H BASED ON MATERIAL AND FACADE RHYTHM.
BASE: MAX HEIGHT 12'-4 1/4"

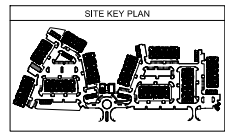
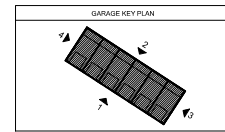


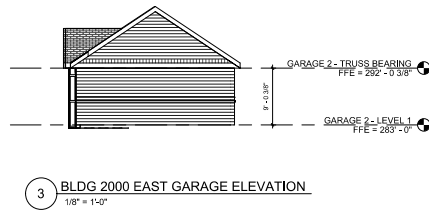
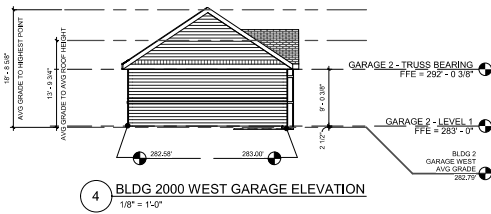
2 BLDG 1000 NORTH GARAGE ELEVATION
1/8" = 1'-0"



1 BLDG 1000 SOUTH GARAGE ELEVATION
1/8" = 1'-0"

	GARAGE 1 PRIMARY STREET AVERAGE GRADE		
	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	282.57	282.25	282.46
TOWN DRIVE (SOUTH)	286.00	282.57	284.34



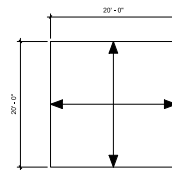


GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION

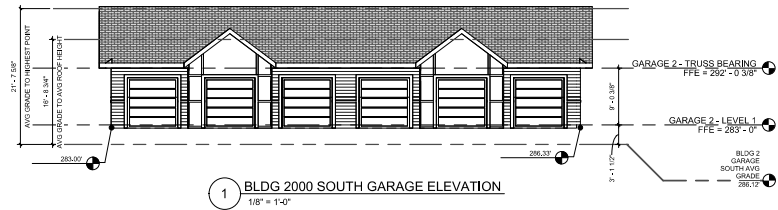
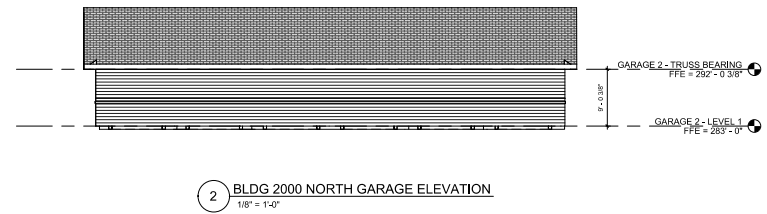
PER SECTION 1.5.10: FACADE LIMITS BLANK WALL: SPACE BOTH VERTICALLY AND HORIZONTALY.
PER SECTION 3.2.6: F3 MIXED USE BUILDING - BLANK WALL MAX 27'-0".

BLANK WALL AREA, MATERIALS AND DIMENSIONS

FULL PERIS: 3'-0" W x 34'-4" H x 8 PERIS
PARTIAL PERIS: VARIOUS W x H BASED ON MATERIAL AND FACADE RHYTHM
PANDROLS: VARIOUS W x H BASED ON MATERIAL AND FACADE RHYTHM
BASE: MAX HEIGHT 18'-4 1/4"

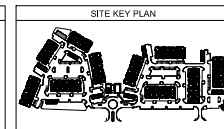
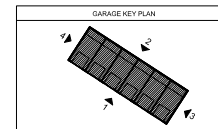


**GARAGE SERVICE LANE FACADE
BLANK WALL CALCULATION**



GARAGE 2 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	283.00	282.58	282.79
TOWN DRIVE (SOUTH)	286.33	283.00	284.67



ISSUE	DATE	BY	CHKD
1. PRELIMINARY REVIEW	10/21/2021	HL	SL
2. PRELIMINARY REVIEW	10/21/2021	HL	SL
3. PRELIMINARY REVIEW	10/21/2021	HL	SL
4. PRELIMINARY REVIEW	10/21/2021	HL	SL
5. PRELIMINARY REVIEW	10/21/2021	HL	SL
6. PRELIMINARY REVIEW	10/21/2021	HL	SL
7. PRELIMINARY REVIEW	10/21/2021	HL	SL
8. PRELIMINARY REVIEW	10/21/2021	HL	SL
9. PRELIMINARY REVIEW	10/21/2021	HL	SL
10. PRELIMINARY REVIEW	10/21/2021	HL	SL

REVISION	DATE	BY	CHKD
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REVISION	DATE	BY	CHKD
1	10/21/2021	HL	SL
2	10/21/2021	HL	SL
3	10/21/2021	HL	SL
4	10/21/2021	HL	SL
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7	10/21/2021	HL	SL
8	10/21/2021	HL	SL
9	10/21/2021	HL	SL
10	10/21/2021	HL	SL

REVISION	DATE	BY	CHKD
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REVISION	DATE	BY	CHKD
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REVISION	DATE	BY	CHKD
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REVISION	DATE	BY	CHKD
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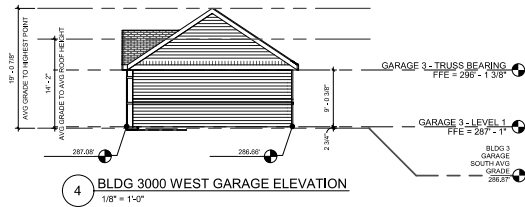
REVISION	DATE	BY	CHKD
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REVISION	DATE	BY	CHKD
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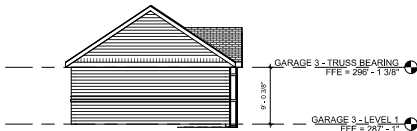
REVISION	DATE	BY	CHKD
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REVISION	DATE	BY	CHKD
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REVISION	DATE	BY	CHKD
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3 BLDG 3000 EAST GARAGE ELEVATION
1/8" = 1'-0"

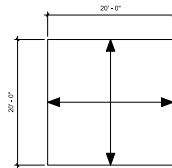


GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION

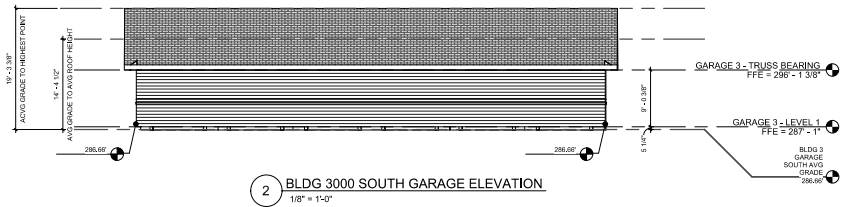
PER SECTION 1.5.10: FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY.
PER SECTION 3.2.6: F3 MIXED USE BUILDING - BLANK WAL MAX 20'-4\"/>

BLANK WALL AREA - MAXIMUM PERIS AND SPANDRELS

FULL PERIS: 3'-8\" W x 36'-4\" H x 8 PERIS
PARTIAL PERIS: VARIOUS W x 50'-0\" H
SPANDRELS: VARIOUS W x H BASED ON MATERIAL AND FACADE RHYTHM.
BASE: MAX HEIGHT 15'-4 1/4\"



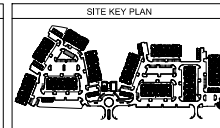
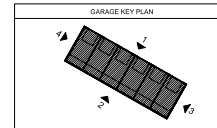
GARAGE SERVICE LANE FACADE
BLANK WALL CALCULATION

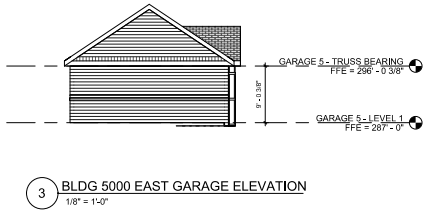
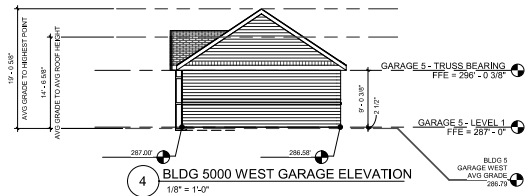


1 BLDG 3000 NORTH GARAGE ELEVATION
1/8" = 1'-0"



NO.	DATE	DESCRIPTION	BY	CHKD
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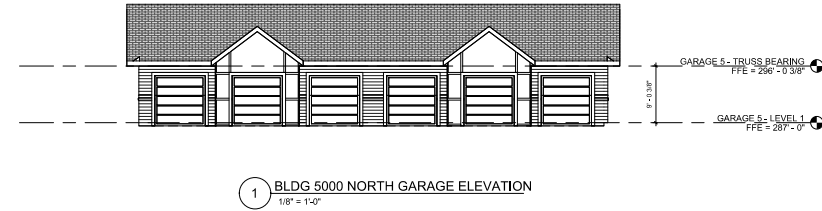
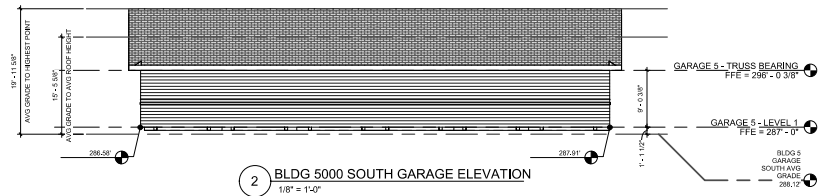
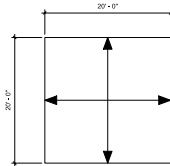
GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION:

PER SECTION 1.5.10: FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY.
PER SECTION 3.2.6: P3 MIXED USE BUILDING - BLANK WALL MAX 20'-0".

BLANK WALL - MASONRY PATTERN AND SPACING:

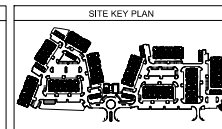
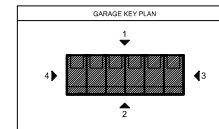
FULL PIER: 3'-0" W x 8'-4" H x 8 PERS
PARTIAL PIER: VARIOUS W x H BASED ON MATERIAL AND FACADE RHYTHM.
BASE MAX HEIGHT 18'-4" H

GARAGE SERVICE LANE FACADE
BLANK WALL CALCULATION



GARAGE 5 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TCWN BLVD (WEST)	287.00	286.58	286.79
TOWN DRIVE (SOUTH)	287.91	286.58	287.25



ISSUE	DATE	DESCRIPTION
1	1/20/21	ISSUE 1: INITIAL REVIEW
2	1/20/21	ISSUE 2: REVISIONS
3	1/20/21	ISSUE 3: REVISIONS
4	1/20/21	ISSUE 4: REVISIONS
5	1/20/21	ISSUE 5: REVISIONS
6	1/20/21	ISSUE 6: REVISIONS
7	1/20/21	ISSUE 7: REVISIONS
8	1/20/21	ISSUE 8: REVISIONS
9	1/20/21	ISSUE 9: REVISIONS
10	1/20/21	ISSUE 10: REVISIONS

REVISION	DATE	DESCRIPTION
1	1/20/21	REVISION 1: INITIAL REVIEW
2	1/20/21	REVISION 2: REVISIONS
3	1/20/21	REVISION 3: REVISIONS
4	1/20/21	REVISION 4: REVISIONS
5	1/20/21	REVISION 5: REVISIONS
6	1/20/21	REVISION 6: REVISIONS
7	1/20/21	REVISION 7: REVISIONS
8	1/20/21	REVISION 8: REVISIONS
9	1/20/21	REVISION 9: REVISIONS
10	1/20/21	REVISION 10: REVISIONS

DATE	DESCRIPTION
1/20/21	DATE 1: INITIAL REVIEW
1/20/21	DATE 2: REVISIONS
1/20/21	DATE 3: REVISIONS
1/20/21	DATE 4: REVISIONS
1/20/21	DATE 5: REVISIONS
1/20/21	DATE 6: REVISIONS
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1/20/21	DATE 10: REVISIONS

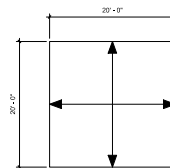
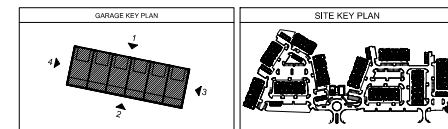
BLDG 5
GARAGE
ELEVATIONS

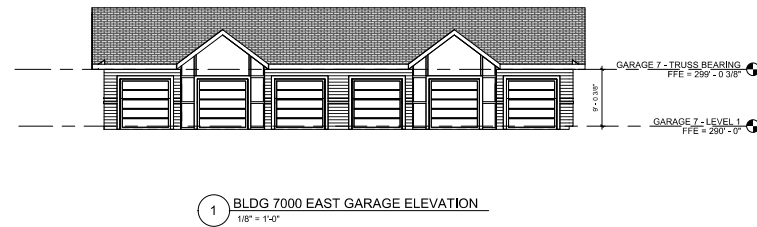
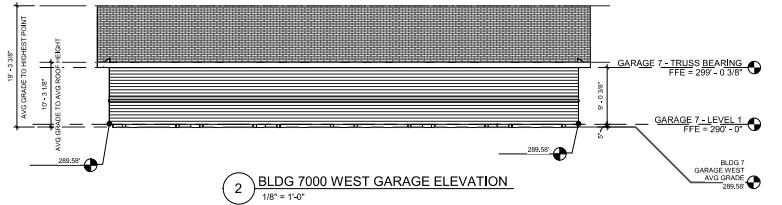
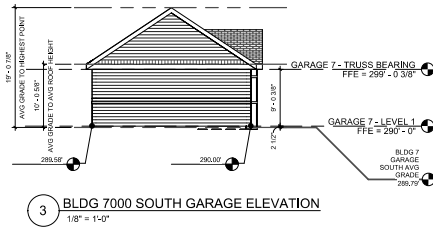
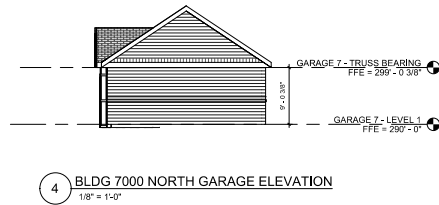
JOB NUMBER: 212801

DRAWN BY: HL
CHECKED BY: SL



BASE: MAX HEIGHT 18'-4 1/4"

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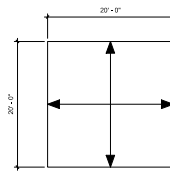


GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION

PER SECTION 15.10 FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY.
PER SECTION 3.2.2: F3 MIXED USE BUILDING - BLANK WALL MAX 20'-0".

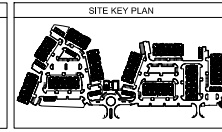
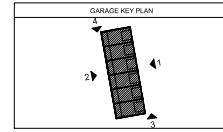
BLANK WALL AREA, VERTICALITY, PERS AND SPANDREL

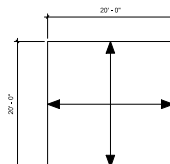
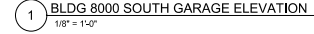
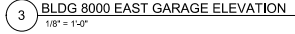
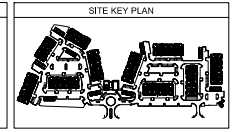
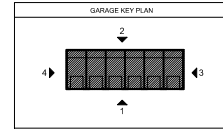
FULL PERS: 3'-0" W x 8'-4" H x 8 PERS
PARTIAL PERS: VARIOUS W x 8'-0" H
PANDRELS: VARIOUS W x H BASED ON MATERIAL AND FACADE RHYTHM.
BASE: MAX HEIGHT 10'-4 1/4"

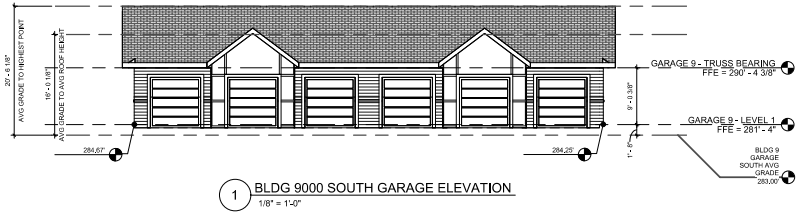
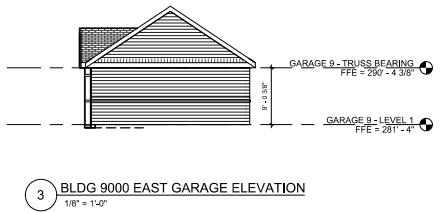
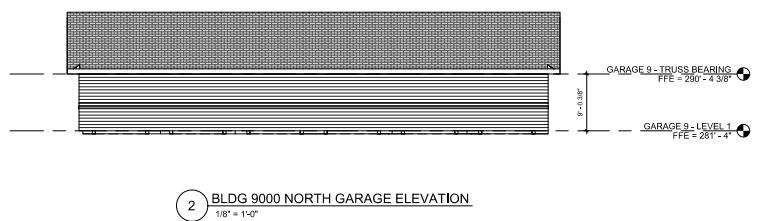
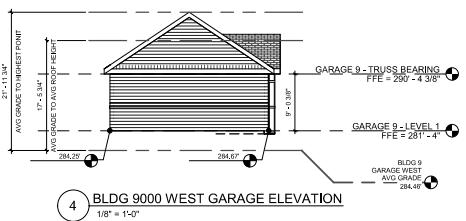


GARAGE SERVICE LANE FACADE
BLANK WALL CALCULATION

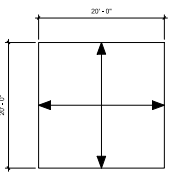
	GARAGE 7 PRIMARY STREET AVERAGE GRADE PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	289.58	289.58	289.58
TOWN DRIVE (SOUTH)	290.00	289.58	289.79



[illegible]



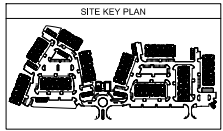
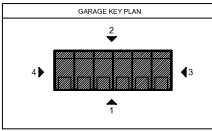
GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION
PER SECTION 15.10: FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY.
PER SECTION 3.2.B: F3 MIXED USE BUILDING - BLANK WALL MAX 20'-0\"/>
BLANK WALL AREA, MASONRY PIER, AND SPANDREL S
FULL PIERS: 3'-0\"/>

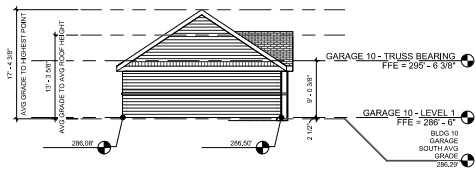


GARAGE SERVICE LANE FACADE
BLANK WALL CALCULATION

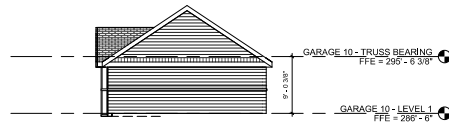
GARAGE 9 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	234.57	284.25	284.46
TOWN DRIVE (SOUTH)	234.57	281.33	283.00





4 BLDG 10000 SOUTH GARAGE ELEVATION
1/8" = 1'-0"



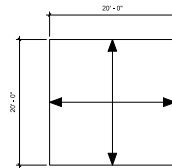
3 BLDG 10000 NORTH GARAGE ELEVATION
1/8" = 1'-0"

GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION

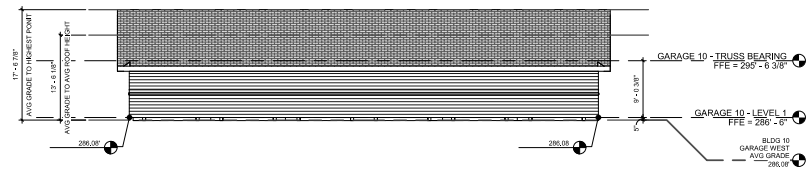
PER SECTION 1.5.10 FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY.
PER SECTION 3.2.2: F3 MIXED USE BUILDING - BLANK WALL MAX 20'-0".

BLANK WALL AREA, VERTICALITY, RHYTHM AND SPANDREL S

FULL PIER: 3'-0" W x 8'-4" H x 8 FEET
PARTIAL PIER: VARIOUS W x 5'-0" H
PANDREL: VARIOUS W x H BASED ON MATERIAL AND FACADE RHYTHM.
BASE: MAX HEIGHT 18'-4 1/4"



GARAGE SERVICE LANE FACADE
BLANK WALL CALCULATION

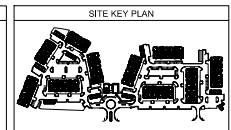
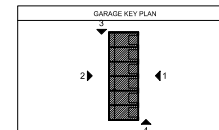


2 BLDG 10000 WEST GARAGE ELEVATION
1/8" = 1'-0"

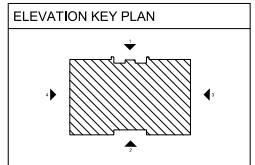


1 BLDG 10000 EAST GARAGE ELEVATION
1/8" = 1'-0"

	GARAGE 10 PRIMARY STREET AVERAGE GRADE		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	286.08	286.08	286.38
TOWN DRIVE (SOUTH)	286.50	286.08	286.29

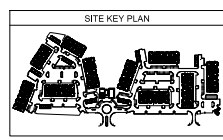


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BUILDING CLUBHOUSE PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	285.00	274.00	279.50
TOWN DRIVE (SOUTH)	285.42	285.00	285.21



4 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - EAST ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"

dwell
design
studio

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ATLANTA, GA 30355
PHONE: 770.854.1035
dwell@dwelldesignstudio.com

TOWN BOULEVARD
APARTMENTS

ADMINISTRATIVE SITE REVIEW
1530 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

RELATED

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CLUBHOUSE -
ELEVATIONS

JOB NUMBER: 212801

DRAWN BY: HL
CHECKED BY: SL

A4-40

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