Administrative Site Review Application

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

Raleigh

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

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

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

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☑

Building and Development Type (Check all that apply)		**Site Transaction History**
☐ Detached ☐ Attached ☐ Townhouse ☑ Apartment ☐ Tiny house ☐ Open lot	☐ General ☐ Mixed use ☐ Civic ☐ Cottage Court ☐ Frequent Transit Development Option	Subdivision case #: _____ Scoping/sketch plan case #: 0066-2023 Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____

GENERAL INFORMATION

Development name: Corporate Center Drive Apartments

Inside City limits? Yes ☐ No ☑

Property address(es): 1101 Corporate Center Drive

Site P.I.N.(s): 0774870206

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

Proposed 233 residential apartment project with associated parking and amenities.

Current Property Owner(s): AIS Forestry and Farming, LLC

Company: Bass, Nixon and Kennedy, Inc. | Title: Owner

Address: 319 Chapanoke Road, Suite 102, Raleigh, NC 27603-3433

Phone #: | Email:

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

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

Company: Bass, Nixon and Kennedy, In | Address: 6310 Chapel Hill Rd., Ste. 250, Raleigh, NC 27607

Phone #: 919-851-4422	Email: marty.bizzell@bnkinc.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Kenyon Burnham	
Company: KDM Development	Title: Vice President
Address: 1080 Pittsford Victor Rd. #202, Pittsford, NY 14534	
Phone #: 585-465-0099	Email: kenyon@kdmdevelopment.com
Applicant Name: Marty D. Bizzell	
Company: Bass, Nixon and Kennedy, Ir	Address: 6310 Chapel Hill Rd., Ste. 250, Raleigh, NC 27607
Phone #: 585-465-0099	Email: marty.bizzell@bnkinc.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	**BUILDING DATA**
Zoning district(s) (please provide the acreage of each): OX-5-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 21.89	Existing gross floor area to be demolished: N/A
# of parking spaces proposed: 349	New gross floor area: 314,143
Max # parking permitted (7.1.2.C): 442	Total sf gross (to remain and new): 314,143
Overlay District (if applicable): SHOD - 1	Proposed # of buildings: 5
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 4/5 Split
Proposed use (UDO 6.1.4): Apartments	Proposed # of basement levels (UDO 1.5.7.A.6) 1 Each

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 224,088	Impervious Area for Compliance (includes ROW): Existing (sf) 0 Proposed total (sf) 224,088

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 233	Total # of hotel bedrooms: N/A
# of bedroom units: 1br 132 2br 79 3br 22 4br or more 0	
# of lots: 1	Is your project a cottage court? ◯ Yes ◯ No
	A frequent transit development? ◯ Yes ◯ No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

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

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

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

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

Signature: Marty D Bizzell	Date: 9/7/23
Printed Name: Marty D. Bizzell, PE	

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

SYMBOLS & ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	HDPE	HIGH DENSITY POLYETHYLENE
ALUM	ALUMINUM	L	LENGTH
AST2	ALUMINIZED STEEL – TYPE 2	LF	LINEAR FEET
B–B	BACK TO BACK	MH	MANHOLE
BOA	BLOW–OFF ASSEMBLY	PAVE	PAVEMENT
C&G	CURB AND GUTTER	PE	FINISHED PAD ELEVATION
CFS	CUBIC FEET PER SECOND	PP	POWER POLE
CI	CURB INLET	PVC	POLYVINYL CHLORIDE
CL	CENTER LINE	R	RADIUS
CMP	CORRUGATED METAL PIPE	R/W	RIGHT–OF–WAY
CO	CLEAN OUT	RED	REDUCER
COM	COMMUNICATION	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	RPZ	REDUCED PRESSURE ZONE
DCV	DOUBLE CHECK VALVE	SS	SANITARY SEWER
DDCV	DOUBLE DETECTOR CHECK VALVE	STA	STATION
DI	DROP INLET	TDD	TEMPORARY DIVERSION DITCH
DIP	DUCTILE IRON PIPE	TELE	TELEPHONE
EASE	EASEMENT	TSB	TEMPORARY SEDIMENT BASIN
ELEC	ELECTRIC	UG	UNDERGROUND
EX	EXISTING	WCR	WHEELCHAIR RAMP
FES	FLARED END SECTION	W/L	WATER LINE
FH	FIRE HYDRANT	WM	WATER METER
FM	FORCE MAIN	YI	YARD INLET
FT	FEET		*EXISTING CURB INLET*
FT/SEC	FEET PER SEC		*EXISTING GRATE INLET/YARD INLET*
GALV	GALVANIZED		*EXISTING FLARED END SECTION*
GV	GATE VALVE		*EXISTING FIRE HYDRANT*

EXISTING BLOW–OFF ASSEMBLY	
EXISTING GATE VALVE	
EXISTING REDUCER	
EXISTING WATER METER	
EXISTING SAN SEWER MANHOLE	
EXISTING CLEAN OUT	
EXISTING POWER POLE	
EXISTING TELEPHONE PEDESTAL	
EXISTING AREA LIGHT	
EXISTING SIGN	
NEW CURB INLET	
NEW GRATE INLET/YARD INLET	
NEW FLARED END SECTION	
NEW FIRE HYDRANT	
NEW BLOW–OFF ASSEMBLY	
NEW GATE VALVE	
NEW REDUCER	
NEW WATER METER	
NEW TEE	
NEW PLUG	
NEW MANHOLE	
NEW CLEAN OUT	
NEW SIGN	
IRON PIPE	
BENCHMARK	

TEMP SILT FENCE	
TEMP TREE PROTECTION FENCE	
TEMP COMBINATION SILT/TREE PROTECTION FENCE	
TEMP DIVERSION DITCH	
DISTURBED LIMITS	
STREAM	
EXISTING GAS LINE	
EXISTING COMMUNICATIONS LINE	
EXISTING UNDERGROUND TELEPHONE	
EXISTING UNDERGROUND ELECTRIC	

EXISTING OVERHEAD ELECTRIC	
EXISTING WATER LINE	
EXISTING SANITARY SEWER FORCE MAIN	
EXISTING SANITARY SEWER	
EXISTING STORM DRAINAGE	
NEW STORM DRAINAGE	
NEW WATER LINE	
NEW SANITARY SEWER	
NEW SANITARY SEWER FORCE MAIN	
NEW GAS MAIN	
HANDICAPPED ACCESSIBLE ROUTE	

SITE DATA

PROJECT NAME: CORPORATE CENTER DRIVE APARTMENTS

PIN: 0774–87–0206

REAL ID NUMBER: 0206491

ADDRESS: 1101 CORPORATE CENTER DRIVE RALEIGH, NORTH CAROLINA

ZONING:
EXISTING: OX–5–CU W/SHOD–1 OVERLAY

FRONTAGE TYPE: N/A

BUILDING SETBACKS:
PRIMARY STREET: 5 FT SIDE LOT: 0 FT OR 6 FT
SIDE STREET: 5 FT REAR LOT: 0 FT OR 6 FT

USE:
EXISTING: VACANT
PROPOSED: APARTMENTS

SITE AREA:
EXISTING:
GROSS: 22.4293 AC
IN R/W (TO CENTERLINE OF TRINITY RD: 0.5392 AC
NET: 21.8901 AC
PROPOSED:
EXISTING NET: 21.8901 AC
R/W DEDICATION (CORPORATE CENTER DR): 0.3507 AC
R/W DEDICATION (TRINITY RD): 0.4355 AC
PROPOSED NET: 21.1039 AC

AMENITY AREA:
REQUIRED (10% OF SITE GROSS AREA): 0.1 X 21.89 AC 2.19 AC
PROVIDED:
ACTIVE: 1.36 AC
PASSIVE: 7.41 AC
TOTAL PROVIDED: 8.77 AC (40%)

BUILDING AREA:

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
BUILDING #1:	8,665 GSF	19,042 GSF	19,082 GSF	19,082 GSF	18,915 GSF	84,786 GSF
BUILDING #2:	7,287 GSF	12,993 GSF	13,091 GSF	13,091 GSF	13,091 GSF	59,553 GSF
BUILDING #3:	7,287 GSF	12,993 GSF	13,091 GSF	13,091 GSF	13,091 GSF	59,553 GSF
BUILDING #4:	7,287 GSF	12,993 GSF	13,091 GSF	13,091 GSF	13,091 GSF	59,553 GSF
BUILDING #5:	6,275 GSF	11,042 GSF	11,127 GSF	11,127 GSF	11,127 GSF	50,698 GSF

UNIT DATA:
BUILDING #1: 62 UNITS
BUILDING #2: 45 UNITS
BUILDING #3: 45 UNITS
BUILDING #4: 45 UNITS
BUILDING #5: 36 UNITS
TOTAL: 233 UNITS

RESIDENTIAL DENSITY: (233 UNITS/21.89 AC) 10.64 UNITS/AC

PARKING CALCULATIONS:
REQUIRED PARKING (MAXIMUM):
0–1 BDRM UNIT (1.5 SPACES PER UNIT): 1.5 x 132 UNITS 198 SPACES
2 BDRM UNIT (2.25 SPACES PER UNIT): 2.25 x 79 UNITS 178 SPACES
3 BDRM UNIT (3 SPACES PER UNIT): 3 x 22 UNITS 66 SPACES
TOTAL REQUIRED: 442 MAXIMUM SPACES
PROVIDED PARKING: 349 SPACES
REQUIRED BICYCLE PARKING (1 SPACE PER 20 UNITS): 233 UNITS/20 = 12 SPACES
PROVIDED BICYCLE PARKING: 14 SPACES

IMPERVIOUS:
EXISTING: 0 AC
PROPOSED: 5.14 AC

DISTURBED AREA: 7.93 AC

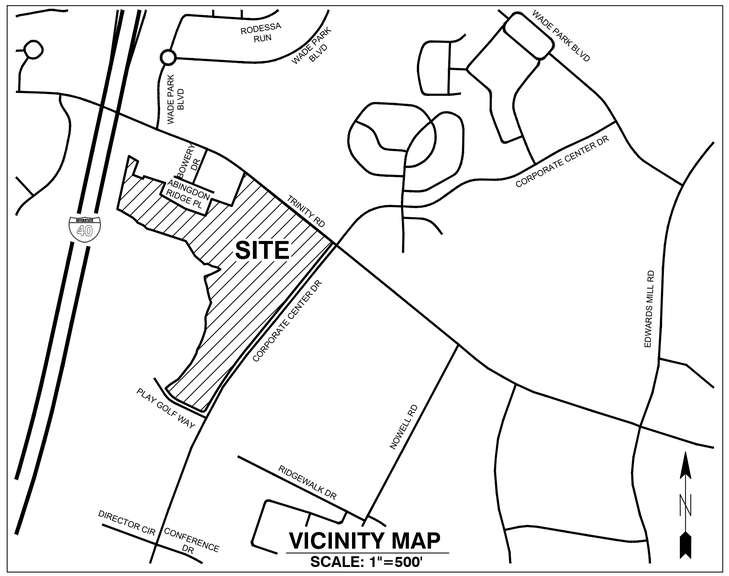
CORPORATE CENTER DRIVE APARTMENTS

1101 CORPORATE CENTER DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH PROJECT NO. _____



VICINITY MAP
SCALE: 1"=500'

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
3. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE–CALL UTILITIES LOCATION SERVICE (ULOCO) AT 1–800–632–4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
4. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
5. TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES,' AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.
6. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
7. A PRE–CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEERING DIVISION.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
9. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
11. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D698. STONE BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
12. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
13. THE CONTRACTOR SHALL REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING PROJECT.
14. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB, MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE 'NORTH CAROLINA STATE BUILDING CODE, VOL. 1–C ACCESSIBILITY CODE.
16. OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.) OBTAINING PROPER PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.
17. RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.
18. PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.
19. ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.
20. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 6 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR – TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS–BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
21. RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION. PROPER SCHEDULING, EXECUTION, AND RECORD KEEPING FOR ALL REQUIRED INSPECTIONS, TESTING, AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING, AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIGI
CONTACT ONE–CALL CENTER
1–800–632–4949

SHEET INDEX

	COVER
C0.1	OVERALL EXISTING CONDITIONS PLAN
C0.2	ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH
C0.3	ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN - NORTH
C1.0	OVERALL SITE PLAN
C1.1	ENLARGED SITE PLAN - SOUTH
C1.2	ENLARGED SITE PLAN - NORTH
C2.0	OVERALL UTILITY PLAN
C2.1	ENLARGED UTILITY PLAN - SOUTH
C2.2	ENLARGED UTILITY PLAN - NORTH
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN - SOUTH
C3.2	ENLARGED GRADING & DRAINAGE PLAN - NORTH
TC1.1	TREE CONSERVATION PLAN – NORTH
TC1.2	TREE CONSERVATION PLAN – SOUTH
SL-001	SITE LIGHTING PLAN
LP1.00	OVERALL CODE COMPLIANT LANDSCAPE PLAN
LP1.10	OVERALL CODE COMPLIANT LANDSCAPE PLAN
LP2.00	LANDSCAPE SCHEDULE NOTES AND DETAILS
A10-A19	BUILDING ELEVATIONS

ZONING CONDITIONS (Z-80-22)

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- District shall be prohibited: (i) cemetery.
2. Residential development shall not exceed 715 dwelling units.
3. "Office" uses as defined by UDO Section 6.4.4 shall not exceed 100,000 square feet of gross floor area.
4. "Retail Sales" uses as defined by UDO Section 6.4.11 shall not exceed 50,000 square feet of gross floor area.
5. The property owner shall pay to the City a total of $40,000.00 for one percent (1%) of all site plan approved dwelling units. Total site plan approved dwelling units multiplied by 1% shall be measured to the hundredth decimal point. The payment shall be placed in the fund designated for the City's Affordable Housing Program. Upon determination of the payment amount, the amount may be payable in five annual installments, with the first payment being due prior to the issuance of the first certificate of occupancy and with each other annual installment due on or before the same day of the successive years, although the property owner has a right to prepay any amounts due. Prior to the issuance of any building permit, the payment obligation shall be evidenced by a promissory note to the City. If a sale of the project or the property (or a portion thereof), including a sale of controlling interests of an ownership entity within the project, occurs subsequent to the issuance of the first building permit and prior to the payment in full of the sum described within this condition, any outstanding amount shall be paid prior to the change of ownership.
6. West of Richlands Creek, as shown on FEMA Map Number 3720077400K dated July 19, 2022 (exhibit A), the Apartment building type shall be prohibited.
7. Within fifty feet (50') of the Interstate-40 right-of-way, any eligible portion of the Property shall be dedicated as tree conservation area in accordance with UDO Article 9.1. Tree Conservation. Notwithstanding this condition, no portion of the Property encumbered by that easement recorded in Wake County Registry Book 13313, Page 1894 shall be dedicated as tree conservation area.
8. If a Tier 3 Site Plan proposes new buildings on the Property with PIN 0774-87-0206 (Deed Book 14084, Page 770, Wake County Registry) west of Richlands Creek, Developer shall install a Type B1 protective yard (as defined in UDO Section 7.2) along the shared boundary lines with the following properties: PIN 0774-77-4984 (Deed Book 19073, Page 2395, Wake County Registry), PIN 0774-77-5990 (Deed Book 19073, Page 2395, Wake County Registry), and PIN 0774-77-7715 (Deed Book 19073, Page 2395, Wake County Registry). Any existing shade trees, understory trees or shrubs within the Type B1 buffer that meet the criteria shall be counted towards the planting schedule.
9. West of Richlands Creek, as shown on FEMA Map Number 3720077400K dated July 19, 2022 (exhibit A), building height shall not exceed three (3) stories and fifty feet (50'). This condition shall not prohibit those height encroachments permitted by UDO Section 1.5.7.D.

For any new principal buildings located east of Richlands Creek, as shown on FEMA Map Number 3720077400K dated July 19, 2022 (exhibit A), the following conditions shall apply:

10. The maximum building setback shall be twenty feet (20') from Corporate Center Drive.
11. Each principal building shall have a primary street-facing entrance.
12. Vehicular surface parking between a building and Corporate Center Drive shall be prohibited.
13. In addition to the UDO prohibition of development in the 100-year floodplain and future condition floodplain, no principal structure shall be constructed within seventy-five feet (75') of the Richlands Creek floodway, as shown on flood maps effective at the time of site plan review or preliminary review.

OWNER:

AIS FORESTRY & FARMING LLC
319 CHAPANOKE RD STE 102
RALEIGH NC 27603-3433

DEVELOPER:

KDM DEVELOPMENT CORPORATION
1080 PITTSFORD VICTOR RD
PITTSFORD, NY 14534

CONTACT: KENYON BURNHAM
PHONE: (585) 465-0099
EMAIL: kburnha@u.rochester.edu

ENGINEER:

BNK
BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422
FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

CONTACT: MARTY D. BIZZELL, PE
EMAIL: Marty.Bizzell@BNKinc.com

[redacted]

Administrative Site Review Application

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

Raleigh

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

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

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

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☑

Building and Development Type (Check all that apply)			Site Transaction History
☐ Detached	☐ General		Subdivision case #: _____
☐ Attached	☐ Mixed use		Scoping/sketch plan case #: 0066-2023
☐ Townhouse	☐ Civic		Certificate of Appropriateness #: _____
☑ Apartment	☐ Cottage Court		Board of Adjustment #: _____
☐ Tiny house	☐ Frequent Transit Development Option		Zoning Case #: _____
☐ Open lot			Design Alternate #: _____

GENERAL INFORMATION

Development name: Corporate Center Drive Apartments
Inside City limits? Yes ☐ No ☑
Property address(es): 1101 Corporate Center Drive
Site P I N (s): 0774870206
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
Proposed 233 residential apartment project with associated parking and amenities.

Current Property Owner(s): AIS Forestry and Farming, LLC
Company: Bass, Nixon and Kennedy, Inc. Title: Owner
Address: 319 Chapanoke Road, Suite 102, Raleigh, NC 27603-3433
Phone #: Email:
Applicant Name (If different from owner. See "who can apply" in instructions):
Relationship to owner: ☐ Lessee or contract purchaser ☑ Owner's authorized agent ☐ Easement holder
Company: Bass, Nixon and Kennedy, In Address: 6310 Chapel Hill Rd., Ste. 250, Raleigh, NC 27607

Phone #: 919-851-4422	Email: marty.bizzell@bnkinc.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Kenyon Burnham	
Company: KDM Development	Title: Vice President
Address: 1080 Pittsford Victor Rd. #202, Pittsford, NY 14534	
Phone #: 585-465-0099	Email: kenyon@kdmdevelopment.com
Applicant Name: Marty D. Bizzell	
Company: Bass, Nixon and Kennedy, In	Address: 6310 Chapel Hill Rd., Ste. 250, Raleigh, NC 27607
Phone #: 585-465-0099	Email: marty.bizzell@bnkinc.com

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): OX-5-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 21.89	Existing gross floor area to be demolished: N/A
# of parking spaces proposed: 349	New gross floor area: 314,143
Max # parking permitted (7.1.2.C): 442	Total sf gross (to remain and new): 314,143
Overlay District (if applicable): SHOD - 1	Proposed # of buildings: 5
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 4/5 Split
Proposed use (UDO 6.1.4): Apartments	Proposed # of basement levels (UDO 1.5.7.A.6) 1 Each

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 224,088
Impervious Area for Compliance (includes ROW): Existing (sf) 0 Proposed total (sf) 224,088

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 233 Total # of hotel bedrooms: N/A
# of bedroom units: 1br 132 2br 79 3br 22 4br or more 0
# of lots: 1
Is your project a cottage court? ◯ Yes ◯ No
A frequent transit development? ◯ Yes ◯ No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

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

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

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

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

Signature: _____ Date: 9/7/23
Printed Name: Marty D. Bizzell, PE

CITY OF RALEIGH PROJECT NO. _____
BASS, NIXON & KENNEDY, INC.

03-23093 CORPORATE CENTER DRIVE APARTMENTS XXXXXXX SUBMITTAL

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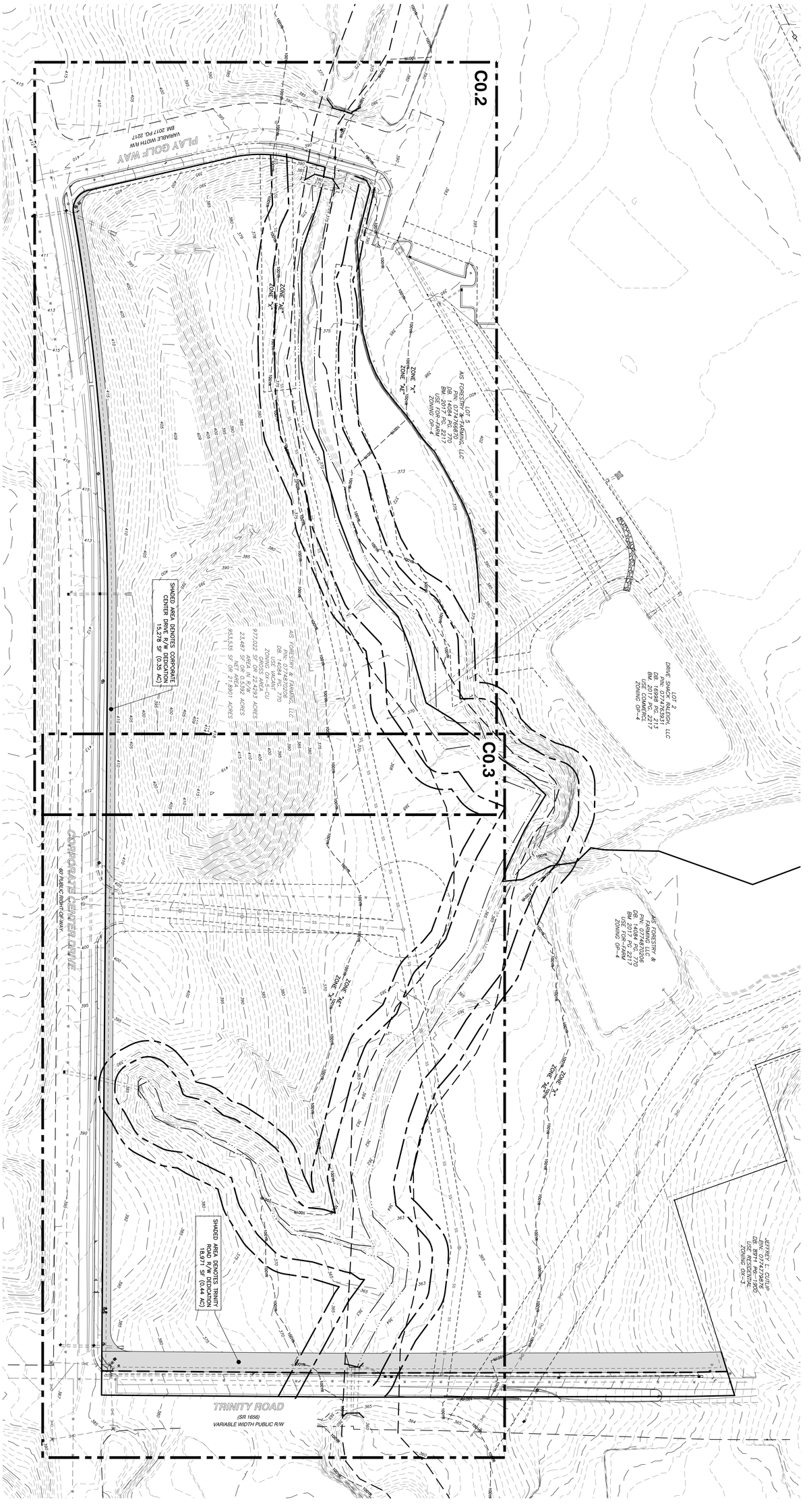


NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

SCALE IN FEET
0 30 60 120 180 240

SHEET
C0.1

CORPORATE CENTER DRIVE APARTMENTS

1101 CORPORATE CENTER DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

03-23093	09-08-2023	RAB
JOB NO.	DATE	DRAWN BY

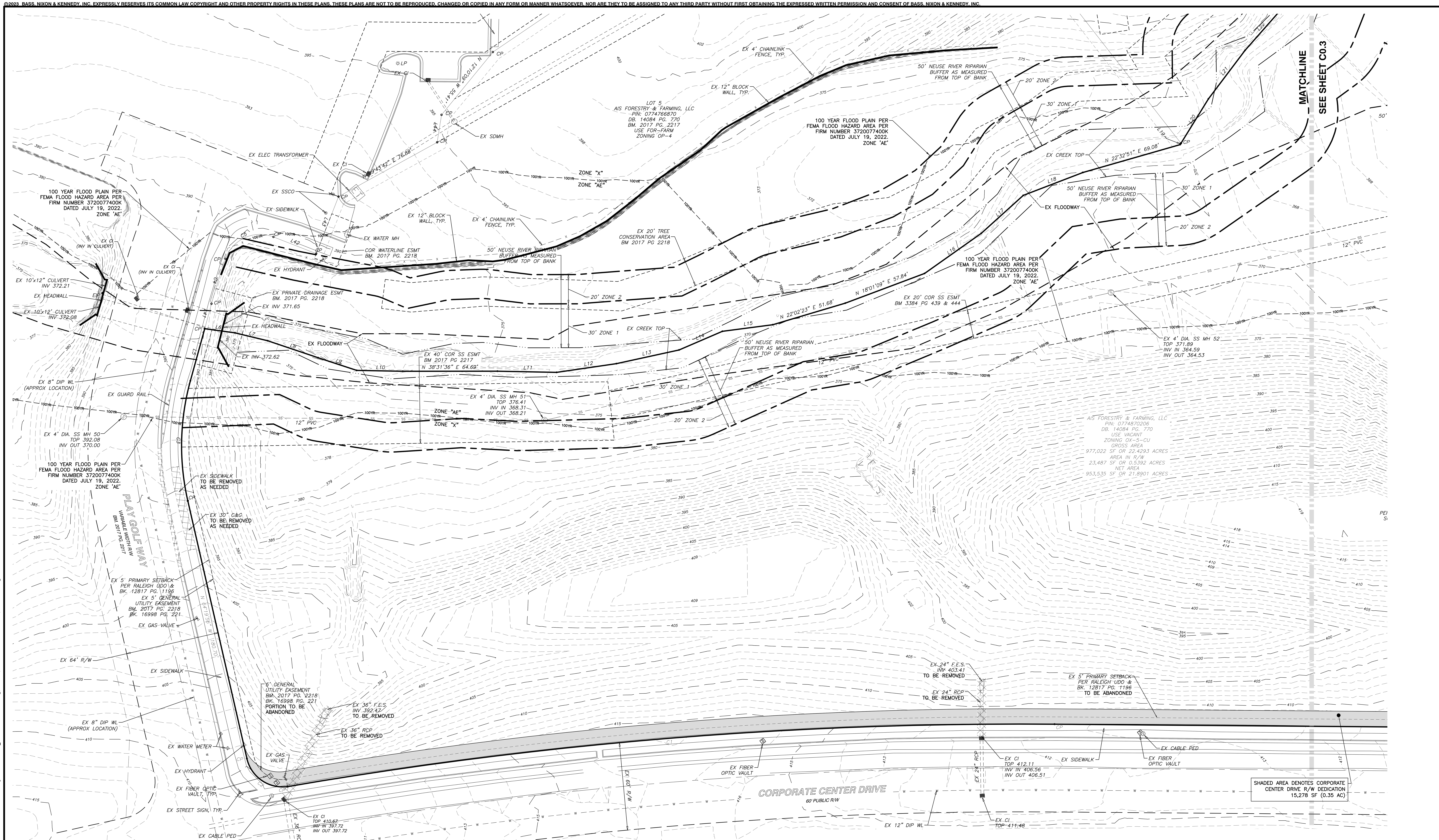
OVERALL EXISTING CONDITIONS PLAN

SCALE: 1" = 60' CHK BY: MDB

NO.	DATE	DESCRIPTION	BY
REVISIONS			

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

BNK
BASS | NIXON | KENNEDY
CONSULTING ENGINEERS



LEGEND

TO BE REMOVED OR RELOCATED

EASEMENT TO BE ABANDONED

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 58°11'34" W	28.83'
L2	N 66°36'07" W	25.23'
L3	N 20°16'28" E	18.25'
L4	S 22°17'26" W	36.56'
L5	N 36°04'26" W	36.98'
L6	N 46°25'25" E	20.86'
L7	N 52°13'32" E	23.02'
L8	N 57°07'58" E	36.31'
L9	N 56°45'35" E	27.74'
L10	N 39°42'13" E	31.46'
L11	N 39°40'12" E	40.41'
L12	N 30°17'16" E	41.23'
L13	N 26°15'51" E	43.83'
L14	N 15°16'40" E	32.24'
L15	N 31°04'07" E	34.68'
L16	N 03°15'06" E	47.48'
L17	N 03°33'59" W	38.67'
L18	N 17°35'46" E	43.64'
L19	N 19°43'31" W	1.07'
L20	N 19°43'31" W	35.68'
L21	N 14°22'47" W	41.50'
L22	N 10°03'35" W	38.39'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L23	N 16°55'04" W	39.29'
L24	N 07°29'09" W	32.27'
L25	N 69°48'43" E	49.86'
L26	N 56°08'15" E	19.39'
L27	N 56°50'15" W	24.49'
L28	N 77°18'05" W	20.91'
L29	N 77°12'16" W	18.05'
L30	N 59°08'11" W	32.16'
L31	S 84°14'13" W	25.93'
L32	N 43°07'51" W	17.26'
L33	N 49°58'27" W	41.66'
L34	N 50°08'48" W	26.06'
L35	N 71°49'50" W	28.21'
L36	N 74°17'32" W	44.67'
L37	N 45°15'05" W	33.38'
L38	N 65°15'04" W	45.37'
L39	N 40°16'31" W	22.28'
L40	N 49°09'27" W	27.37'
L41	N 36°04'26" W	17.66'
L42	N 59°57'16" E	31.38'
L43	N 30°02'44" W	41.87'
L44	N 42°23'43" W	19.05'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2,943.04'	526.42'	S 33°54'47" W	525.71'
C2	25.00'	36.97'	S 73°20'57" W	33.69'
C3	168.00'	82.86'	N 50°12'11" W	82.02'
C4	468.00'	32.13'	N 34°06'27" W	32.12'
C5	25.00'	40.19'	N 13°54'24" E	36.00'

[redacted]

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

SCALE IN FEET
0 15 30 60 90 120

BNK
BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

03-23093 | 09-08-2023 | RAB
JOB NO. | DATE | DRAWN BY

ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH

SCALE: 1" = 30' CHK BY: MDB

CORPORATE CENTER DRIVE APATMENTS

1101 CORPORATE CENTER DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET
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NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

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LEGEND

- TO BE REMOVED OR RELOCATED
- EASEMENT TO BE ABANDONED

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
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L4	S 22°17'26" W	36.56'	L26	N 56°08'15" E	19.39'
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L7	N 52°13'32" E	23.02'	L29	N 77°12'16" W	18.05'
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L9	N 56°45'35" E	27.74'	L31	S 84°14'13" W	25.93'
L10	N 39°42'13" E	31.46'	L32	N 43°07'51" W	17.26'
L11	N 39°40'12" E	40.41'	L33	N 49°58'27" W	41.66'
L12	N 30°17'16" E	41.23'	L34	N 50°08'48" W	26.06'
L13	N 26°15'51" E	43.83'	L35	N 71°49'50" W	28.21'
L14	N 15°16'40" E	32.24'	L36	N 74°17'32" W	44.67'
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BOUNDARY CURVE TABLE				
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NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

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SCALE IN FEET
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CONSULTING ENGINEERS
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BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO. 03-23093 | DATE 09-06-2023 | DRAWN BY RAB | CHK BY: MDB | SCALE: 1" = 30'

ENLARGED EXISTING CONDITIONS AND DEMOLITION PLAN - NORTH

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C0.3

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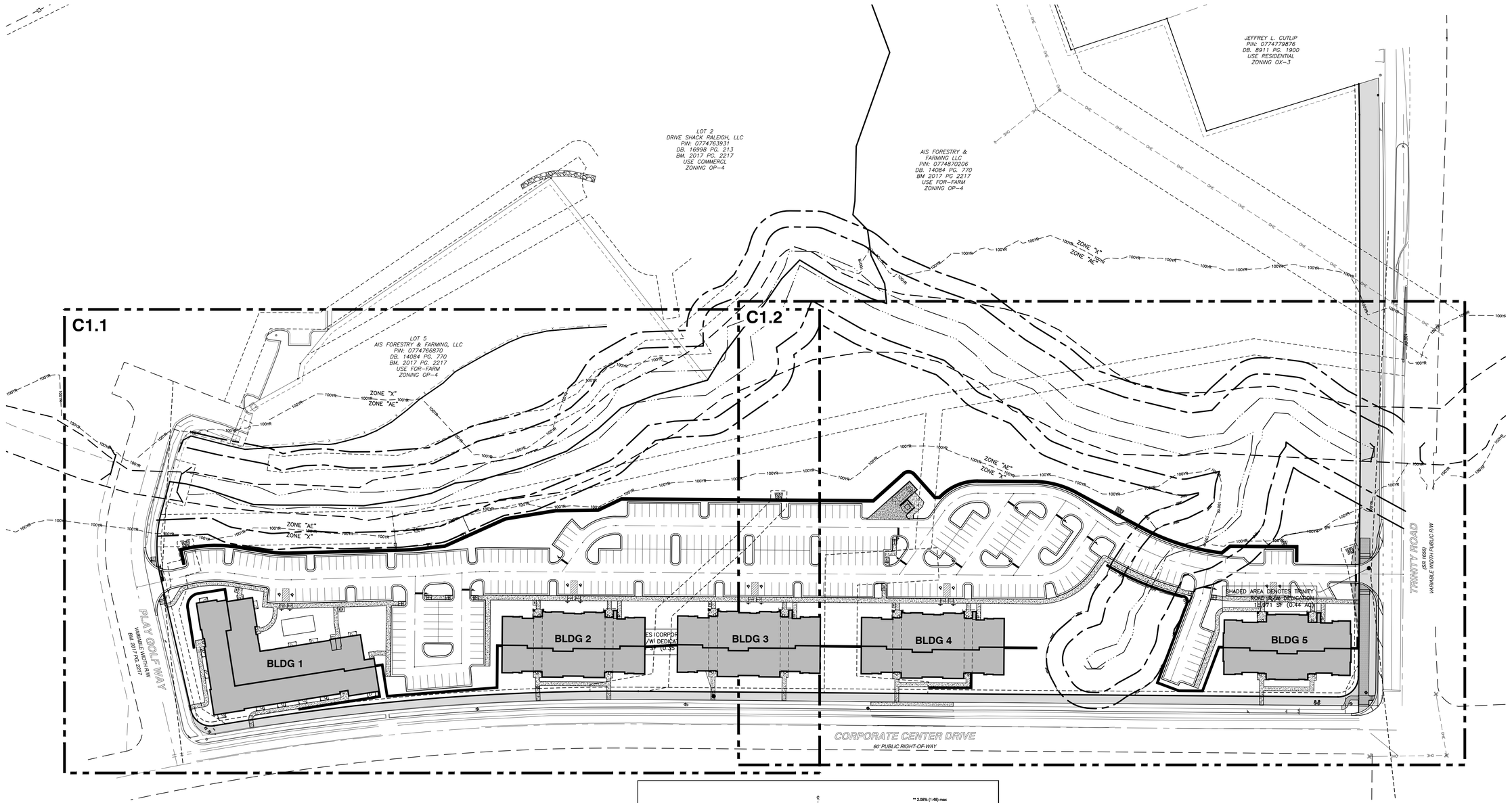


SITE DATA

PROJECT NAME: CORPORATE CENTER DRIVE APARTMENTS

PIN: 0774-87-0206

REAL ID NUMBER: 0206491

ADDRESS: 1101 CORPORATE CENTER DRIVE
RALEIGH, NORTH CAROLINA

ZONING:
EXISTING: OX-5-CU W/SHOD-1 OVERLAY

FRONTAGE TYPE: N/A

BUILDING SETBACKS:
PRIMARY STREET: 5 FT — SIDE LOT: 0 FT OR 6 FT
SIDE STREET: 5 FT — REAR LOT: 0 FT OR 6 FT

USE:
EXISTING: VACANT
PROPOSED: APARTMENTS

SITE AREA:
EXISTING:
GROSS: 22.4293 AC
IN R/W (TO CENTERLINE OF TRINITY RD): 0.5392 AC
NET: 21.8901 AC
PROPOSED:
EXISTING NET: 21.8901 AC
R/W DEDICATION (CORPORATE CENTER DR): 0.3507 AC
R/W DEDICATION (TRINITY RD): 0.4355 AC
PROPOSED NET: 21.1039 AC

AMENITY AREA:
REQUIRED (10% OF SITE GROSS AREA): 0.1 X 21.89 AC = 2.19 AC
PROVIDED:
ACTIVE: 1.36 AC
PASSIVE: 7.41 AC
TOTAL PROVIDED: 8.77 AC (40%)

BUILDING AREA:

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
BUILDING #1:	8,665 GSF	19,042 GSF	19,082 GSF	19,082 GSF	18,915 GSF	84,786 GSF
BUILDING #2:	7,287 GSF	12,993 GSF	13,091 GSF	13,091 GSF	13,091 GSF	59,553 GSF
BUILDING #3:	7,287 GSF	12,993 GSF	13,091 GSF	13,091 GSF	13,091 GSF	59,553 GSF
BUILDING #4:	7,287 GSF	12,993 GSF	13,091 GSF	13,091 GSF	13,091 GSF	59,553 GSF
BUILDING #5:	6,275 GSF	11,042 GSF	11,127 GSF	11,127 GSF	11,127 GSF	50,698 GSF

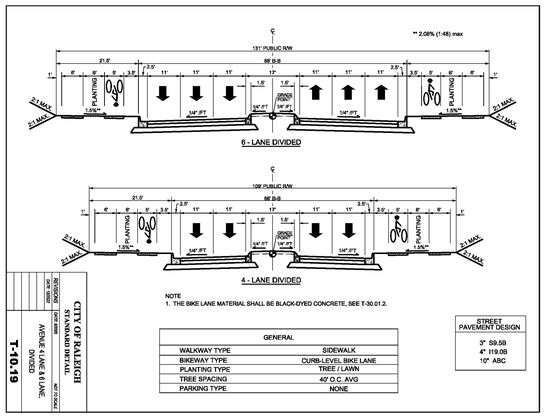
UNIT DATA:
BUILDING #1: 62 UNITS
BUILDING #2: 45 UNITS
BUILDING #3: 45 UNITS
BUILDING #4: 45 UNITS
BUILDING #5: 36 UNITS
TOTAL: 233 UNITS

RESIDENTIAL DENSITY: (233 UNITS/21.89 AC) 10.64 UNITS/AC

PARKING CALCULATIONS:
REQUIRED PARKING (MAXIMUM):
0-1 BDRM UNIT (1.5 SPACES PER UNIT): 1.5 x 132 UNITS = 198 SPACES
2 BDRM UNIT (2.25 SPACES PER UNIT): 2.25 x 79 UNITS = 178 SPACES
3 BDRM UNIT (3 SPACES PER UNIT): 3 x 22 UNITS = 66 SPACES
TOTAL REQUIRED: 442 MAXIMUM SPACES
PROVIDED PARKING: 349 SPACES
REQUIRED BICYCLE PARKING (1 SPACE PER 20 UNITS): 233 UNITS/20 = 12 SPACES
PROVIDED BICYCLE PARKING: 14 SPACES

IMPERVIOUS:
EXISTING: 0 AC
PROPOSED: 5.14 AC

DISTURBED AREA: 7.93 AC



TRINITY ROAD WIDENING
(4 - LANE DIVIDED)

SEE SHEETS TC1.1 AND TC1.2 FOR TREE CONSERVATION AND AMENITY AREAS

[redacted]

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

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SCALE IN FEET
0 30 60 120 180 240

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
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BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO. 03-23093 | DATE 09-06-2023 | DRAWN BY RAB | CHK BY: MDB

OVERALL SITE PLAN

SCALE: 1" = 60'

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C1.0

SIGHT DISTANCE CALCULATIONS

d=1.47vt

Where: d=sight distance (ft)
t=gap time (sec) t_{right}=6.5 sec, t_{left}=7.5 sec
v=design speed (mph)

Site Drive and Play Golf Way: v=40 mph (Posted 35 mph)
Right Turn (Looking Left): d=1.47(40)(6.5)=382'
Left Turn (Looking Right): d=1.47(40)(7.5)=441'

Site Drive and Trinity Road: v=45 mph (Posted 40 mph)
Right Turn (Looking Left): d=1.47(45)(6.5)=430'
Left Turn (Looking Right): d=1.47(45)(7.5)=496'

TRAFFIC CONTROL NOTES

1. ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

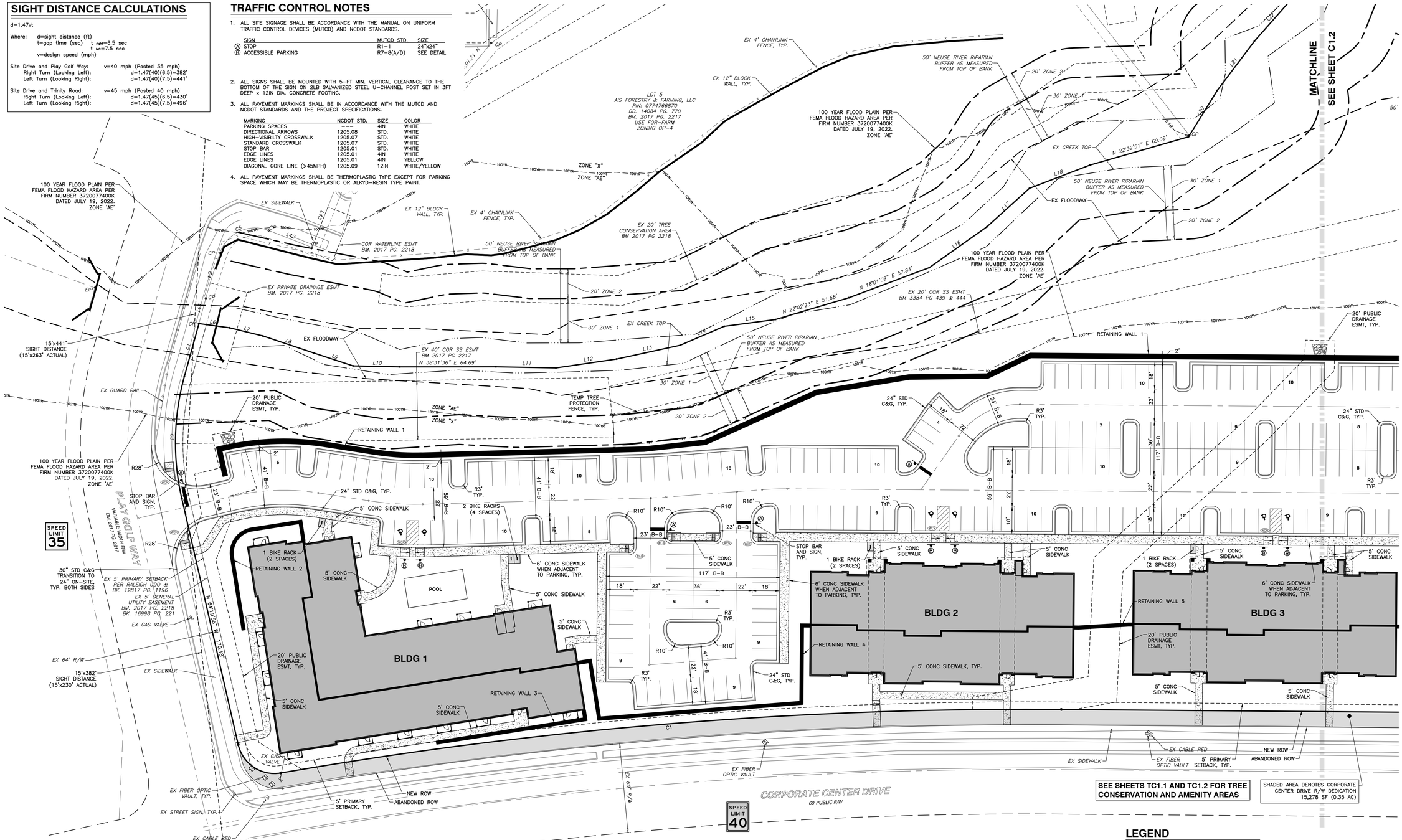
SIGN	MUTCD STD.	SIZE
(A) STOP	R1-1	24"x24"
(B) ACCESSIBLE PARKING	R7-8(A/D)	SEE DETAIL

2. ALL SIGNS SHALL BE MOUNTED WITH 5-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2LB GALVANIZED STEEL U-CHANNEL POST SET IN 3FT DEEP x 12IN DIA. CONCRETE FOOTING.

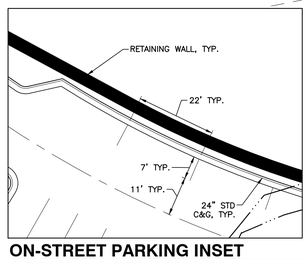
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.

MARKING	NCDOT STD.	SIZE	COLOR
PARKING SPACES	---	4IN	WHITE
DIRECTIONAL ARROWS	1205.08	STD.	WHITE
HIGH-VISIBILITY CROSSWALK	1205.07	STD.	WHITE
STANDARD CROSSWALK	1205.07	STD.	WHITE
STOP BAR	1205.01	STD.	WHITE
EDGE LINES	1205.01	4IN	WHITE
EDGE LINES	1205.01	4IN	YELLOW
DIAGONAL GORE LINE (>45MPH)	1205.09	12IN	WHITE/YELLOW

4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR ALKYD-RESIN TYPE PAINT.

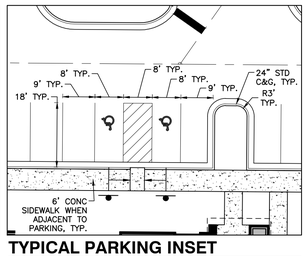


ON-STREET PARKING INSET



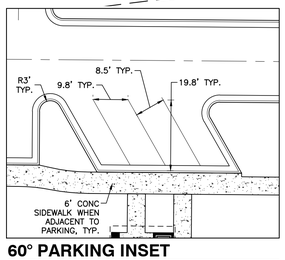
SCALE: 1" = 20'

TYPICAL PARKING INSET



SCALE: 1" = 20'

60° PARKING INSET



SCALE: 1" = 20'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2,953.54'	527.91'	S 33°54'35" W	526.46'
C2	25.00'	37.90'	S 72°13'56" W	34.38'
C3	168.00'	82.86'	N 50°12'11" W	82.02'
C4	468.00'	32.15'	N 34°06'27" W	32.12'
C5	25.00'	40.19'	N 13°54'24" E	36.00'
C6	25.00'	39.27'	S 05°57'36" E	35.35'

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 58°11'34" W	28.83'	L23	N 16°55'04" W	39.29'
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L3	N 20°16'28" E	18.25'	L25	N 69°48'43" E	49.86'
L4	S 22°17'26" W	36.56'	L26	N 56°08'15" E	19.39'
L5	N 36°04'26" W	36.98'	L27	N 56°50'15" W	24.49'
L6	N 46°25'25" E	20.86'	L28	N 77°18'05" W	20.91'
L7	N 52°13'32" E	23.02'	L29	N 77°12'16" W	18.05'
L8	N 57°07'58" E	36.31'	L30	N 59°08'11" W	32.16'
L9	N 56°45'35" E	27.74'	L31	S 84°14'13" W	25.93'
L10	N 39°42'13" E	31.46'	L32	N 43°07'51" W	17.26'
L11	N 39°40'12" E	40.41'	L33	N 49°58'27" W	41.66'
L12	N 30°17'16" E	41.23'	L34	N 50°08'48" W	26.06'
L13	N 26°15'51" E	43.83'	L35	N 71°49'50" W	28.21'
L14	N 15°16'40" E	32.24'	L36	N 74°17'32" W	44.67'
L15	N 31°04'07" E	34.68'	L37	N 45°15'05" W	33.38'
L16	N 03°15'06" E	47.48'	L38	N 65°15'04" W	45.37'
L17	N 03°33'59" W	38.67'	L39	N 40°16'31" W	22.28'
L18	N 17°35'46" E	43.64'	L40	N 49°09'27" W	27.37'
L19	N 19°43'31" W	1.07'	L41	N 36°04'26" W	17.66'
L20	N 19°43'31" W	35.68'	L42	N 59°57'16" E	31.38'
L21	N 14°22'47" W	41.50'	L43	N 30°02'44" W	41.87'
L22	N 10°03'35" W	38.39'	L44	N 42°23'43" W	19.05'

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

LEGEND

- CONCRETE SIDEWALK (4" THICK 3000 PSI CONCRETE)
- CONCRETE PAVING (8" THICK 3000 PSI CONCRETE W/6"x6" 1.4/1.4 WWF)
- ASPHALT TRAIL
- WHEELCHAIR RAMP
- TPF — TEMP TREE PROTECTION FENCE

SCALE IN FEET
0 15 30 60 90 120

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO. 03-23093 | DATE 09-06-2023 | DRAWN BY RAB
SCALE: 1" = 30' | CHK BY: MDB

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

ENLARGED SITE PLAN - SOUTH

SHEET C1.1

TRAFFIC CONTROL NOTES

1. ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
Ⓐ STOP	R1-1	24"x24"
Ⓑ ACCESSIBLE PARKING	R7-8(A/D)	SEE DETAIL

2. ALL SIGNS SHALL BE MOUNTED WITH 5-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2LB GALVANIZED STEEL U-CHANNEL POST SET IN 3FT DEEP x 12IN DIA. CONCRETE FOOTING.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.

MARKING	NCDOT STD.	SIZE	COLOR
PARKING SPACES	---	4IN	WHITE
DIRECTIONAL ARROWS	1205.08	STD.	WHITE
HIGH-VISIBILTY CROSSWALK	1205.07	STD.	WHITE
STANDARD CROSSWALK	1205.07	STD.	WHITE
STOP BAR	1205.01	STD.	WHITE
EDGE LINES	1205.01	4IN	WHITE
EDGE LINES	1205.01	4IN	YELLOW
DIAGONAL GORE LINE (>45MPH)	1205.09	12IN	WHITE/YELLOW

4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR ALKYD-RESIN TYPE PAINT.

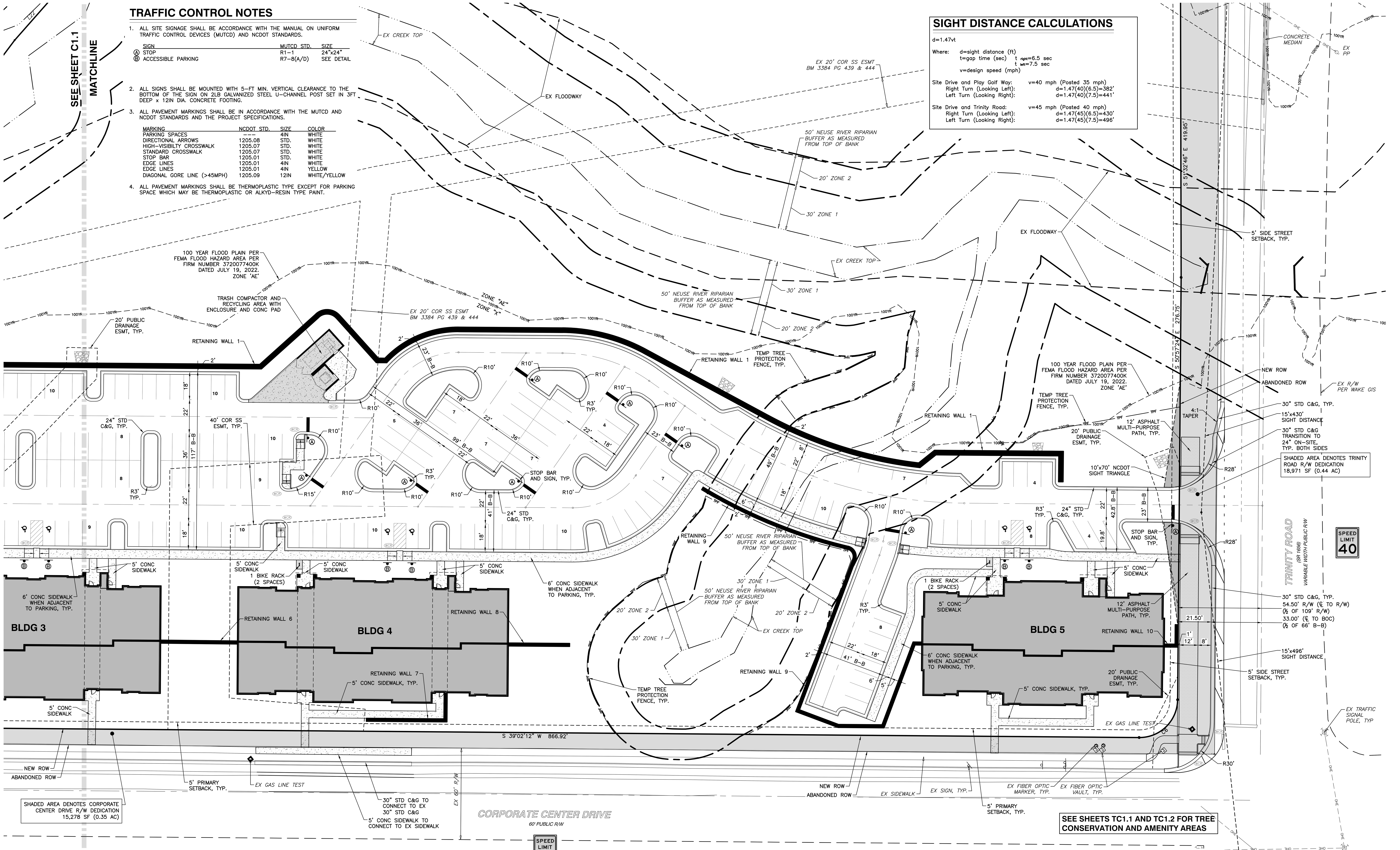
SIGHT DISTANCE CALCULATIONS

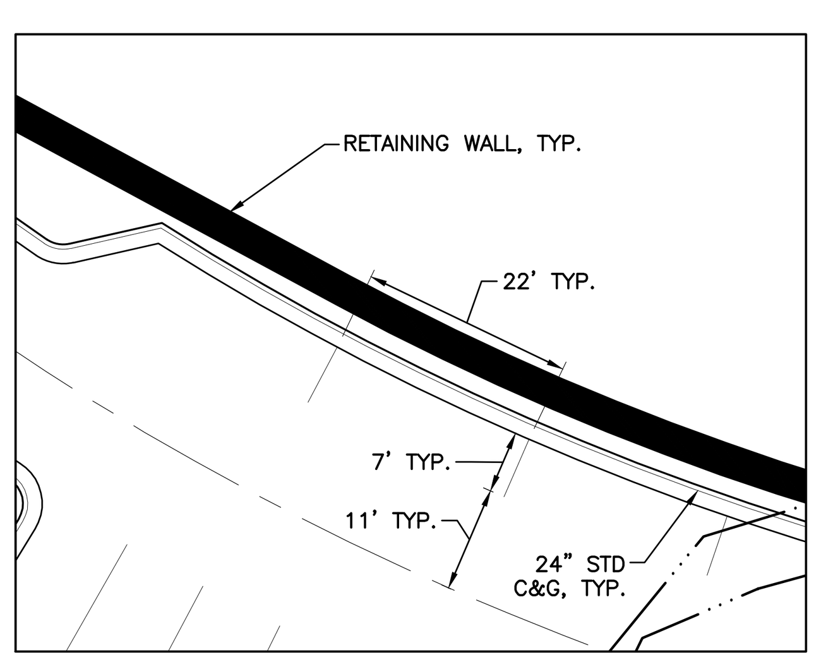
d=1.47vt

Where: d=sight distance (ft)
t=gap time (sec) t_{right}=6.5 sec, t_{left}=7.5 sec
v=design speed (mph)

Site Drive and Play Golf Way: v=40 mph (Posted 35 mph)
Right Turn (Looking Left): d=1.47(40)(6.5)=382'
Left Turn (Looking Right): d=1.47(40)(7.5)=441'

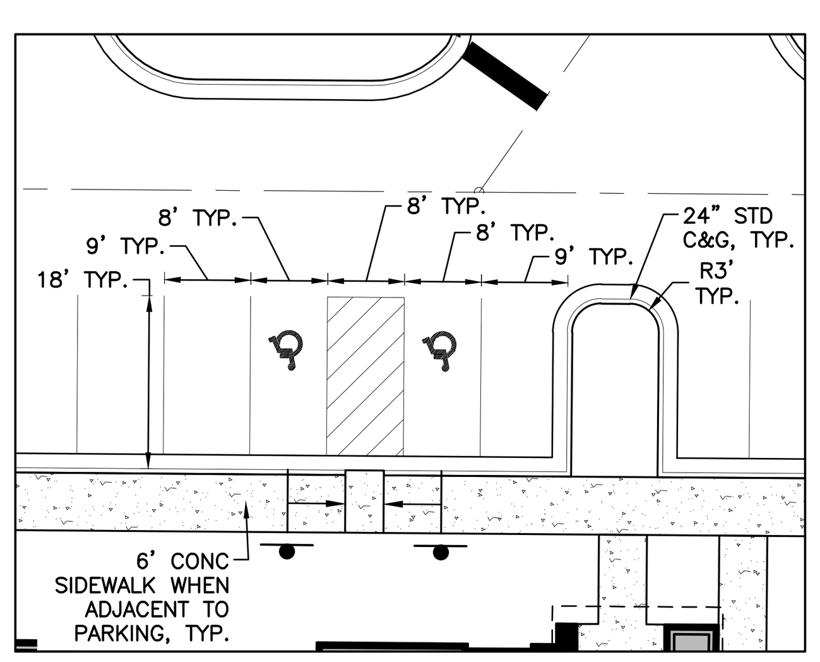
Site Drive and Trinity Road: v=45 mph (Posted 40 mph)
Right Turn (Looking Left): d=1.47(45)(6.5)=430'
Left Turn (Looking Right): d=1.47(45)(7.5)=496'





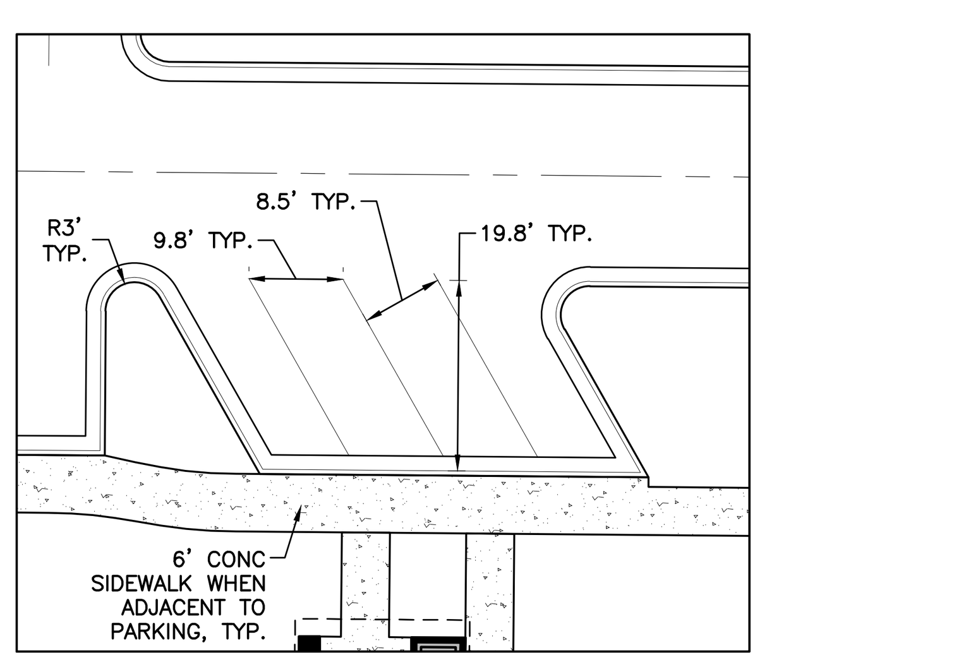
ON-STREET PARKING INSET

SCALE: 1" = 20'



TYPICAL PARKING INSET

SCALE: 1" = 20'



60° PARKING INSET

SCALE: 1" = 20'

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

SEE SHEETS TC1.1 AND TC1.2 FOR TREE CONSERVATION AND AMENITY AREAS

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2,953.54'	527.91'	S 33°54'35" W	526.46'
C2	25.00'	37.90'	S 72°13'56" W	34.38'
C3	168.00'	82.86'	N 50°12'11" W	82.02'
C4	468.00'	32.13'	N 34°06'27" W	32.12'
C5	25.00'	40.19'	N 13°54'24" E	36.00'
C6	25.00'	39.27'	S 05°57'36" E	35.35'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°11'34" W	28.83'
L2	N 66°36'07" W	25.23'
L3	N 20°16'28" E	18.25'
L4	S 22°17'26" W	36.56'
L5	N 36°04'26" W	36.98'
L6	N 46°25'25" E	20.86'
L7	N 52°13'32" E	23.02'
L8	N 57°07'58" E	36.31'
L9	N 56°45'35" E	27.74'
L10	N 39°42'13" E	31.46'
L11	N 39°40'12" E	40.41'
L12	N 30°17'16" E	41.23'
L13	N 26°15'51" E	43.83'
L14	N 15°16'40" E	32.24'
L15	N 31°04'07" E	34.68'
L16	N 03°15'06" E	47.48'
L17	N 03°33'59" W	38.67'
L18	N 17°35'46" E	43.64'
L19	N 19°43'31" W	1.07'
L20	N 19°43'31" W	35.68'
L21	N 14°22'47" W	41.50'
L22	N 10°03'35" W	38.39'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L23	N 16°55'04" W	39.29'
L24	N 07°29'09" W	32.27'
L25	N 69°48'43" E	49.86'
L26	N 56°08'15" E	19.39'
L27	N 56°50'15" W	24.49'
L28	N 77°18'05" W	20.91'
L29	N 77°12'16" W	18.05'
L30	N 59°08'11" W	32.16'
L31	S 84°14'13" W	25.93'
L32	N 43°07'51" W	17.26'
L33	N 49°58'27" W	41.66'
L34	N 50°08'48" W	26.06'
L35	N 71°49'50" W	28.21'
L36	N 74°17'32" W	44.67'
L37	N 45°15'05" W	33.38'
L38	N 65°15'04" W	45.37'
L39	N 40°16'31" W	22.28'
L40	N 49°09'27" W	27.37'
L41	N 36°04'26" W	17.66'
L42	N 59°57'16" E	31.38'
L43	N 30°02'44" W	41.87'
L44	N 42°23'43" W	19.05'

LEGEND

▨	CONCRETE SIDEWALK (4" THICK 3000 PSI CONCRETE)
▨	CONCRETE PAVING (8" THICK 3000 PSI CONCRETE W/6"x6" 1⁄10 WWF)
▨	ASPHALT TRAIL
WCR	WHEELCHAIR RAMP
—TPF—	TEMP TREE PROTECTION FENCE

[redacted]

SCALE IN FEET
0 15 30 60 90 120

BASS | NIXON | KENNEDY CONSULTING ENGINEERS

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NO.	DATE	DESCRIPTION	BY

REVISIONS

JOB NO.	DATE	DRAWN BY
03-23093	09-08-2023	RAB

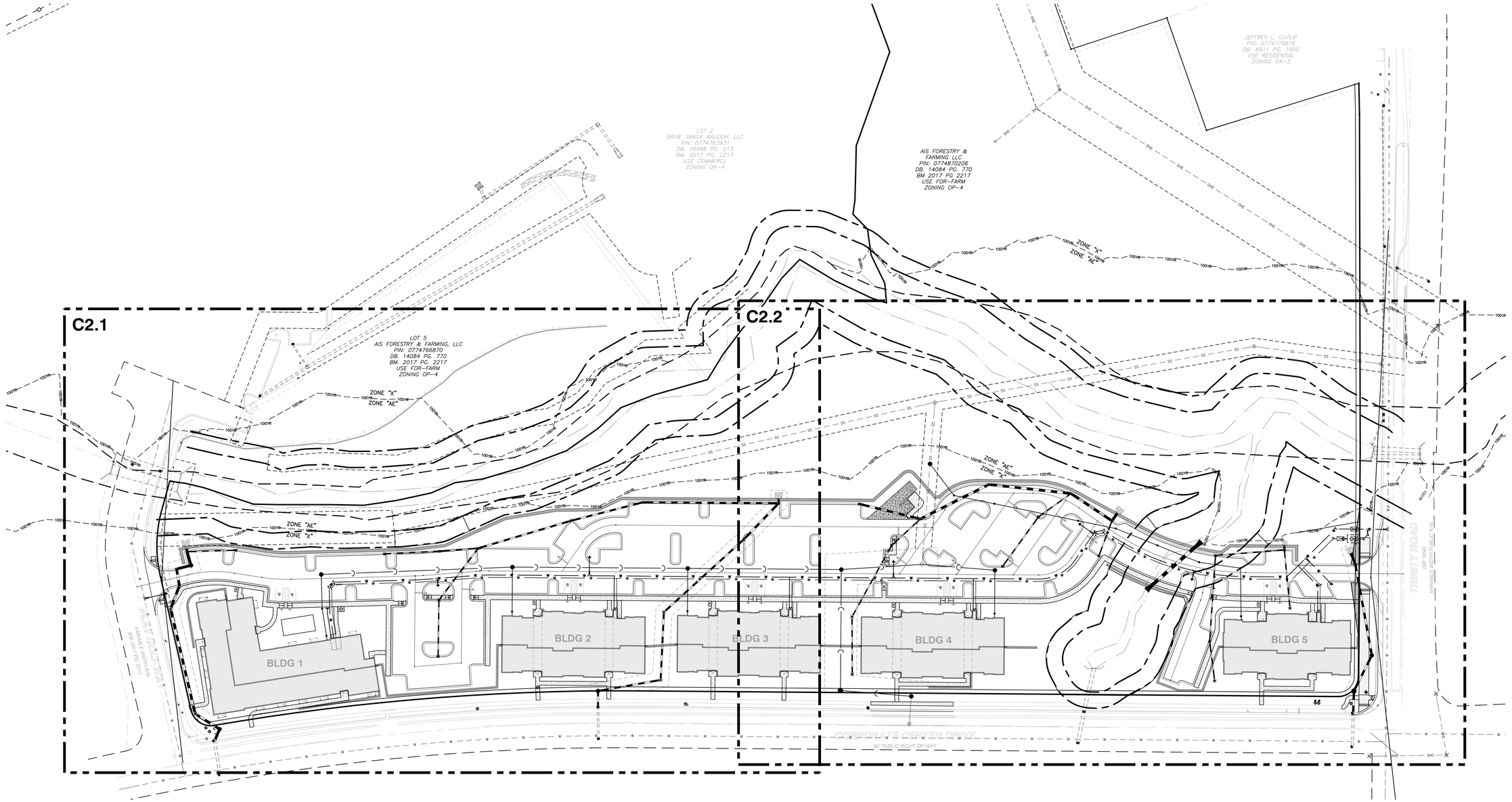
ENLARGED SITE PLAN - NORTH

SCALE: 1" = 30' CHK BY: MDB

CORPORATE CENTER DRIVE APATMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C1.2

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS; WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
7. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
12. GREASE INTERCEPTOR/OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

ATTENTION CONTRACTORS

The ***Construction Contractor*** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for ***contacting*** the ***Public Works Department*** at ***(919) 996-2409***, and the ***Public Utilities Department*** at ***(919) 996-4540*** at least ***twenty four hours*** prior to beginning any of their construction.

Failure to notify both ***City Departments*** in advance of beginning construction, will result in the issuance of ***monetary fines***, and require reinstallation 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***.

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

SCALE IN FEET
0 30 60 120 180 240

BASS, NIXON & KENNEDY, INC.
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BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

03-23093 JOB NO. | 09-06-2023 DATE | RAB DRAWN BY

OVERALL UTILITY PLAN

SCALE: 1" = 60' | CHK BY: MDB

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C2.0

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

R:\2023\23093 - Corporate Center Drive Apartments\CIVIL\03 Preliminary\003 - 23093_Utility.dwg, Overall, 9/7/2023 4:15:15 PM, robert burgoon

R:\2023\23093 – Corporate Center Drive Apartments\CIVIL\03 Preliminary\003 – 23093_Utility.dwg, Overall, 9/7/2023 4:15 PM, robert burgoon

BUILDING NUMBER	FIRE SERVICE	DOMESTIC SERVICE
1	4"	4"
2,3,4	4"	2"
5	4"	3"

THE DOMESTIC WATER OF ALL BUILDINGS ON THIS SITE TO BE SERVICED FROM MASTER METER (SEE PLAN FOR LOCATION)

NOTE: BACKFLOW PREVENTER FOR THE DOMESTIC SERVICES AND/OR FIRE PROTECTION SERVICES WILL BE LOCATED IN THE BUILDINGS, IF REQUIRED. THE BACKFLOW PREVENTION DEVICES REQUIRED FOR DOMESTIC AND/OR FIRE SERVICES SHALL BE AS REQUIRED BY THE CITY OF RALEIGH, AND SHALL BE REVIEWED WITH THE BUILDING PERMIT SUBMITTALS.

WATER SERVICE DETAIL

SCALE: NTS

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

SCALE IN FEET
0 15 30 60 90 120

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BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO. 03-23093 | DATE 09-08-2023 | DRAWN BY RAB

ENLARGED UTILITY PLAN - SOUTH

SCALE: 1" = 30' | CHK BY: MDB

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C2.1

SEE SHEET C2.1
MATCHLINE

30' ZONE 1
20' ZONE 2
50' NEUSE RIVER RIPARIAN BUFFER AS MEASURED FROM TOP OF BANK
EX CREEK TOP
EX FLOODWAY
12" PVC
EX 4' DIA. SS MH 53
TOP 368.67
INV IN (SW) 358.61
INV IN (SE) 360.74
INV OUT 358.39
100 YEAR FLOOD PLAIN PER FEMA FLOOD HAZARD AREA PER FIRM NUMBER 3720077400K DATED JULY 19, 2022. ZONE "AE"
ZONE "AE"
ZONE "X"
20' PUBLIC DRAINAGE ESMT, TYP.
MH 8
EX 20' COR SS ESMT BM 3384 PG 439 & 444
8" PVC
RETAINING WALL 1
SSCO
40' COR SS ESMT, TYP.
EX 4' DIA. SS MH 58
TOP 386.91
INV IN 374.30
INV OUT 374.23
MH 1
MH 7
8" DIP WL
6" DIP WL
FH ASSY
FDC
DOMESTIC/FIRE WATER SERVICE (SEE DETAIL THIS SHEET)
BLDG 3
BLDG 4
BLDG 5
RETAINING WALL 6
RETAINING WALL 7
RETAINING WALL 8
RETAINING WALL 9
RETAINING WALL 10
6" PVC SANITARY SEWER SERVICE
TEMP TREE PROTECTION FENCE, TYP.
EX 4' DIA. SS MH 54
TOP 366.26
INV IN 357.76
INV OUT 357.62
EX 20' COR SS ESMT BM 3384 PG 439 & 444
EX 4' DIA. SS MH 55
TOP 367.82
INV IN 357.24
INV OUT 357.12
EX 12" DIP WL (APPROX LOCATION)
S 51°32'46" E 419.95'
5' SIDE STREET SETBACK, TYP.
S 50°57'24" E 276.75'
8"X6" TEE
1-6" GV
8" RPDA BFP IN ABOVE GROUND HOT BOX
EX HYDRANT
EX R/W PER WAKE GIS
CONTRACTOR TO FIELD LOCATE EX 12" WL AND INSTALL NEW 8" DI WL WITH 12"X8" FULL CIRCUMFERENCE STAINLESS STEEL TAPPING SLEEVE AND VALVE
6" MASTER WATER METER IN COR WL ESMT
6" RPDA BFP IN ABOVE GROUND HOT BOX
TRINITY ROAD (SR 1056) VARIABLE WIDTH PUBLIC R/W
S 39°02'12" W 866.92'
MH 2
MH 3
5' PRIMARY SETBACK, TYP.
EX GAS LINE TEST
EX 4' DIA. SS MH 56
TOP 404.66
INV IN 392.62
INV OUT 392.60
EX 60' R/W
CORPORATE CENTER DRIVE
60' PUBLIC R/W
EX SIDEWALK
EX SIGN, TYP.
EX FIBER OPTIC MARKER, TYP.
EX FIBER OPTIC VAULT, TYP.
EX TRAFFIC SIGNAL POLE, TYP
EX 12" DIP WL (APPROX LOCATION)

BUILDING NUMBER	FIRE SERVICE	DOMESTIC SERVICE
1	4"	4"
2,3,4	4"	2"
5	4"	3"

THE DOMESTIC WATER OF ALL BUILDINGS ON THIS SITE TO BE SERVICED FROM MASTER METER (SEE PLAN FOR LOCATION)

NOTE: BACKFLOW PREVENTER FOR THE DOMESTIC SERVICES AND/OR FIRE PROTECTION SERVICES WILL BE LOCATED IN THE BUILDINGS, IF REQUIRED. THE BACKFLOW PREVENTION DEVICES REQUIRED FOR DOMESTIC AND/OR FIRE SERVICES SHALL BE AS REQUIRED BY THE CITY OF RALEIGH, AND SHALL BE REVIEWED WITH THE BUILDING PERMIT SUBMITTALS.

WATER SERVICE DETAIL

SCALE: NTS

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

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SCALE IN FEET
0 15 30 60 90 120

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BASS | NIXON | KENNEDY
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NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO. 03-23093
DATE 09-08-2023
DRAWN BY RAB
SCALE: 1" = 30'
CHK BY: MDB

ENLARGED UTILITY PLAN - NORTH

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C2.2

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

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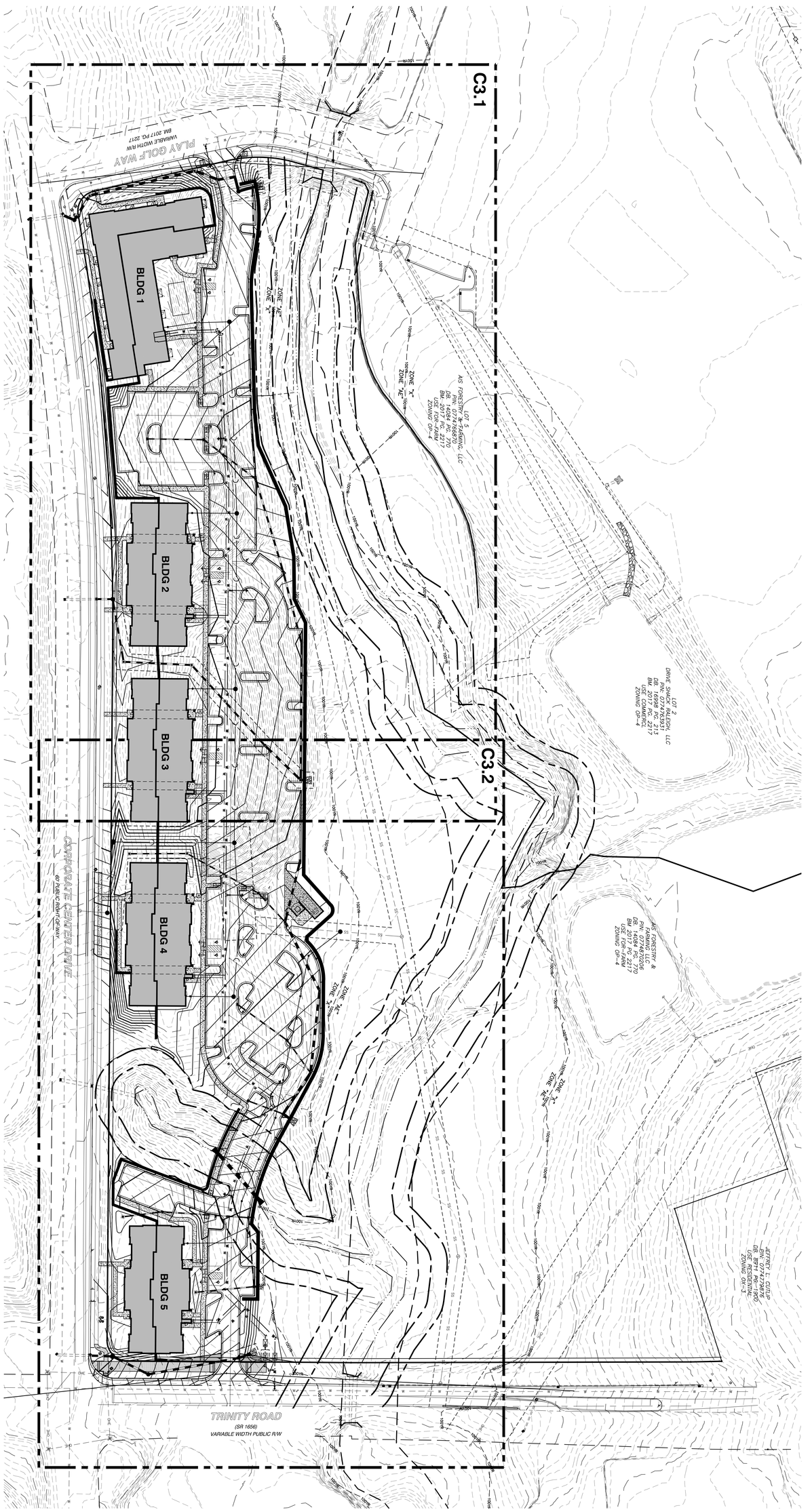

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

SCALE IN FEET
0 30 60 120 180 240

SHEET	CORPORATE CENTER DRIVE APARTMENTS			
C3.0	1101 CORPORATE CENTER DRIVE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA	03-23093 09-08-2023 RAB JOB NO. DATE DRAWN BY		BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607 TELEPHONE: (919)851-4422 FAX: (919)851-8968 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)
		OVERALL GRADING & DRAINAGE PLAN SCALE: 1" = 60' CHK BY: MDB	NO. DATE DESCRIPTION BY REVISIONS	BNK BASS | NIXON | KENNEDY CONSULTING ENGINEERS

LEGEND

LIMITS OF DISTURBANCE

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

SCALE IN FEET
0 15 30 60 90 120

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO.	DATE	DRAWN BY
03-23093	09-08-2023	RAB

ENLARGED GRADING & DRAINAGE PLAN - SOUTH

SCALE: 1" = 30' CHK BY: MDB

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C3.1

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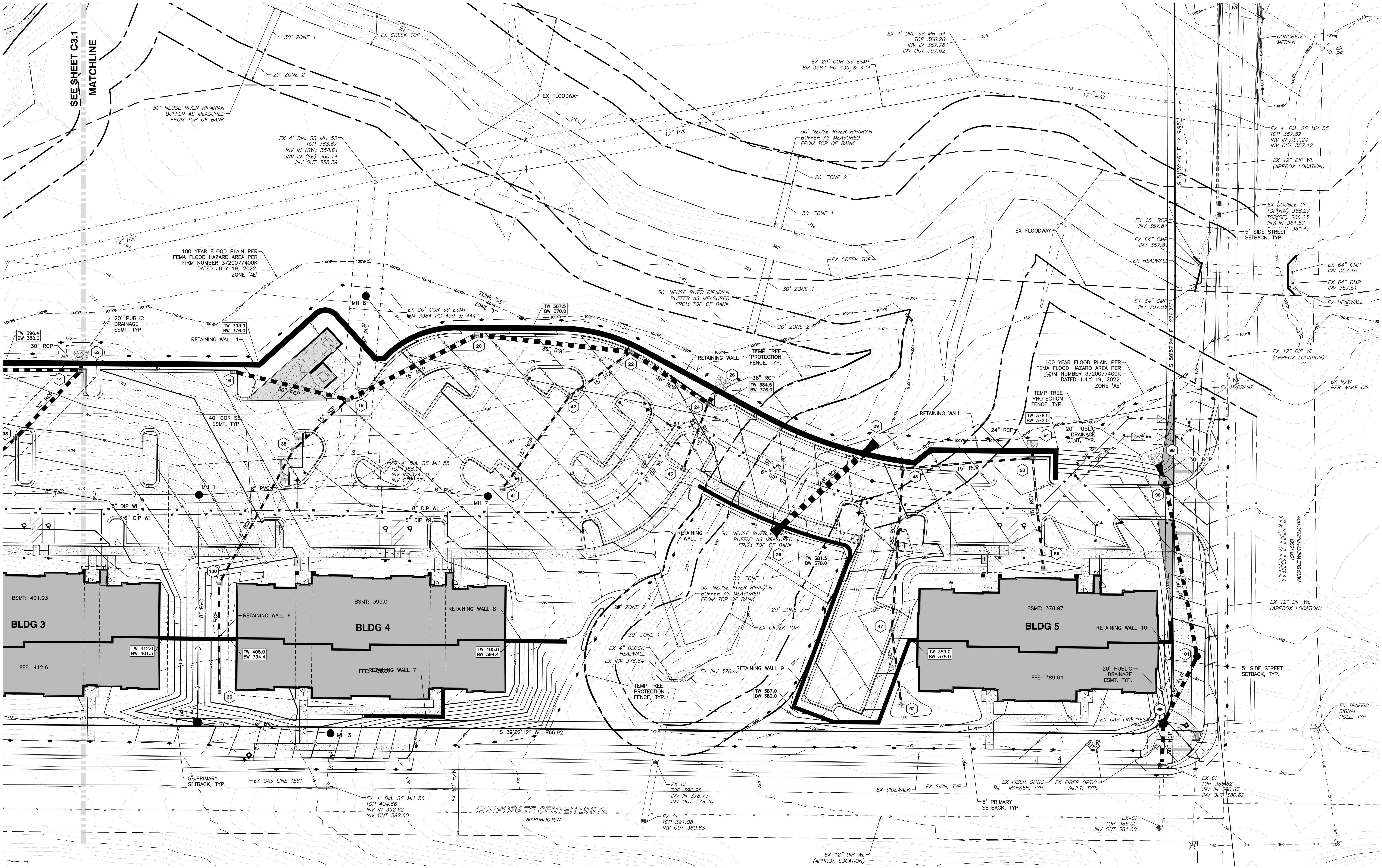


SEE SHEET C3.1 MATCHLINE
30' ZONE 1
20' ZONE 2
EX CREEK TOP
50' NEUSE RIVER RIPARIAN BUFFER AS MEASURED FROM TOP OF BANK
EX FLOODWAY
EX 4' DIA. SS MH 53 TOP 368.67 INV IN (SW) 358.61 INV IN (SE) 360.74 INV OUT 358.39
EX 4' DIA. SS MH 54 TOP 366.26 INV IN 357.76 INV OUT 357.62
EX 20' COR SS ESMT BM 3384 PG 439 & 444
12" PVC
100 YEAR FLOOD PLAIN PER FEMA FLOOD HAZARD AREA PER FIRM NUMBER 3720077400K DATED JULY 19, 2022. ZONE 'AE'
ZONE "AE"
ZONE "X"
20' PUBLIC DRAINAGE ESMT, TYP.
RETAINING WALL 1
30" RCP
36" RCP
15" RCP
40' COR SS ESMT, TYP.
TEMP TREE PROTECTION FENCE, TYP.
EX 4' DIA. SS MH 58
MH 1
MH 2
MH 3
MH 7
MH 8
8" PVC
8" DIP WL
6" DIP WL
24" RCP
BLDG 3
BSMT: 401.93
FFE: 412.6
BLDG 4
BSMT: 395.0
RETAINING WALL 6
RETAINING WALL 7
RETAINING WALL 8
BLDG 5
BSMT: 378.97
FFE: 389.64
RETAINING WALL 9
RETAINING WALL 10
20' PUBLIC DRAINAGE ESMT, TYP.
EX 4" BLOCK HEADWALL
EX INV 376.64
5' PRIMARY SETBACK, TYP.
EX GAS LINE TEST
EX 4' DIA. SS MH 56 TOP 404.66 INV IN 392.62 INV OUT 392.60
S 39°02'12" W 866.92'
EX 60' R/W
CORPORATE CENTER DRIVE
60' PUBLIC R/W
EX CI TOP 390.98 INV IN 378.73 INV OUT 378.70
EX CI TOP 391.08 INV OUT 380.88
EX SIDEWALK
EX SIGN, TYP.
EX FIBER OPTIC MARKER, TYP.
EX FIBER OPTIC VAULT, TYP.
EX CI TOP 386.62 INV IN 380.67 INV OUT 380.62
EX CI TOP 386.55 INV OUT 381.60
EX 12" DIP WL (APPROX LOCATION)
EX TRAFFIC SIGNAL POLE, TYP
5' SIDE STREET SETBACK, TYP.
TRINITY ROAD (SR 1656) VARIABLE WIDTH PUBLIC R/W
EX 4' DIA. SS MH 55 TOP 367.82 INV IN 357.24 INV OUT 357.12
EX DOUBLE CI TOP(NW) 366.27 TOP(SE) 366.23 INV IN 361.57 INV OUT 361.43
EX 15" RCP INV 357.81
EX 64" CMP INV 357.10
EX 64" CMP INV 357.51
EX 64" CMP INV 357.96
EX HEADWALL
EX HYDRANT
EX R/W PER WAKE GIS
CONCRETE MEDIAN
EX PP
S 51°32'46" E 419.95'
S 50°57'25" E 276.75'

NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALIEGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

LEGEND

— • — LIMITS OF DISTURBANCE

[redacted]

SCALE IN FEET

0 15 30 60 90 120

BNK
BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO.	DATE	DRAWN BY
03-23093	09-08-2023	RAB

ENLARGED GRADING & DRAINAGE PLAN - NORTH

SCALE: 1" = 30'

CHK BY: MDB

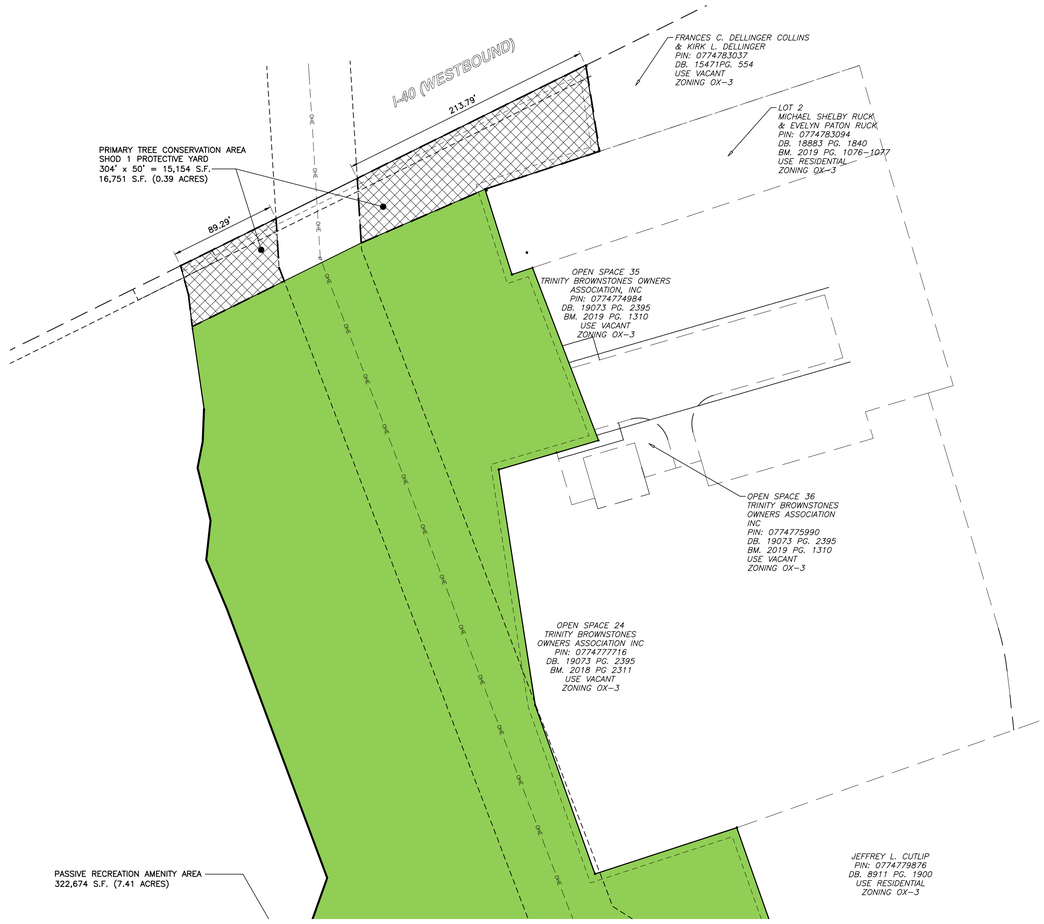
CORPORATE CENTER DRIVE APARTMENTS

1101 CORPORATE CENTER DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C3.2

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation

(Include applicable information on the plan sheet)

Project Name: Corporate Center Drive Apartments

Gross Site Acres:	21.89	ac
Right-of-way to be dedicated with this project:	1.33	ac
Net Site Acres:	20.56	ac

	Number of Acres		Percent of Tract	
UDO 9.1.4.A. Primary Tree Conservation Areas				
1. Primary Tree Conservation Area - SHOD 1	1.18	ac	5.74	%
1. Primary Tree Conservation Area - SHOD 2		ac		%
2. Primary Tree Conservation Area - Parkway Frontage		ac		%
3. Primary Tree Conservation Area - CM		ac		%
4. Primary Tree Conservation Area - MPOD		ac		%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species		ac		%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	.91	ac	4.43	%
7. Primary Tree Conservation Area - 45% Slopes		ac		%
8. Primary Tree Conservation Area -Thoroughfare		ac		%
Subtotal of Primary Tree Conservation Areas:	2.09	ac	10.17	%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		ac		%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)		ac		%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)		ac		%
Subtotal of Secondary Tree Conservation Areas:		ac		%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:		ac		%
UDO 9.1.9. Watershed Protection Overlay Districts				
UWPOD - Wooded Area (preserved)		ac		%
UWPOD - Wooded Area (planted)		ac		%
FWPOD - Wooded Area (preserved)		ac		%
FWPOD - Wooded Area (planted)		ac		%
SWPOD - Wooded Area (preserved)		ac		%
SWPOD - Wooded Area (planted)		ac		%

[redacted]

SCALE IN FEET

0 30 60 120 180 240

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NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO.	03-23093
DATE	09-06-2023
DRAWN BY	RAB
SCALE: 1" = 60'	CHK BY: MDB

TREE CONSERVATION PLAN - NORTH

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET TC1.1

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OPEN SPACE 36
TRINITY BROWNSTONES OWNERS ASSOCIATION INC.
PIN: 0774775990
DB. 19073 PG. 2395
BM. 2019 PG. 1310
USE VACANT
ZONING OX-3

OPEN SPACE 24
TRINITY BROWNSTONES OWNERS ASSOCIATION INC
PIN: 0774777716
DB. 19073 PG. 2395
BM. 2018 PG 2311
USE VACANT
ZONING OX-3

JEFFREY L. CUTLIP
PIN: 0774779876
DB. 8911 PG. 1900
USE RESIDENTIAL
ZONING OX-3

PASSIVE RECREATION AMENITY AREA
322,674 S.F. (7.41 ACRES)

LOT 2
DRIVE SHACK RALEIGH, LLC
PIN: 0774763931
DB. 16998 PG. 213
BM. 2017 PG. 2217
USE COMMERCL
ZONING OP-4

AIS FORESTRY & FARMING LLC
PIN: 0774870206
DB. 14084 PG. 770
BM 2017 PG 2217
USE FOR-FARM
ZONING OP-4

PRIMARY TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
5,866 S.F. (0.14 ACRES)

PRIMARY TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
10,470 S.F. (0.24 ACRES)

PRIMARY TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
4,830 S.F. (0.11 ACRES)

PRIMARY TREE CONSERVATION AREA
SHOD 1 PROTECTIVE YARD
670' X 50' = 33,500
34,250 S.F. (0.79 ACRES)

LOT 5
AIS FORESTRY & FARMING, LLC
PIN: 0774766870
DB. 14084 PG. 770
BM. 2017 PG. 2217
USE FOR-FARM
ZONING OP-4

PRIMARY TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
1,803 S.F. (0.04 ACRES)

PRIMARY TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
7,725 S.F. (0.18 ACRES)

PRIMARY TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
2,416 S.F. (0.06 ACRES)

ACTIVE RECREATION AMENITY AREA
4,956 S.F. (0.11 ACRES)

ACTIVE RECREATION AMENITY AREA
9,951 S.F. (0.23 ACRES)

ACTIVE RECREATION AMENITY AREA
21,595 S.F. (0.50 ACRES)

ACTIVE RECREATION AMENITY AREA
9,791 S.F. (0.23 ACRES)

ACTIVE RECREATION AMENITY AREA
12,433 S.F. (0.29 ACRES)

PRIMARY TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
5,775 S.F. (0.14 ACRES)

BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5

ZONE "X"
ZONE "AE"

PLAY GOLF WAY
VARIABLE WIDTH R/W
BM 2017 PG 2217

CORPORATE CENTER DRIVE
60' PUBLIC RIGHT-OF-WAY

TRINITY ROAD
(SR 1656)
VARIABLE WIDTH PUBLIC R/W

SCALE IN FEET
0 30 60 120 180 240

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BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO.	03-23093
DATE	09-08-2023
DRAWN BY	RAB
CHK BY:	MDB

OVERALL GRADING & DRAINAGE PLAN

SCALE: 1" = 60'

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET
TC1.2

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

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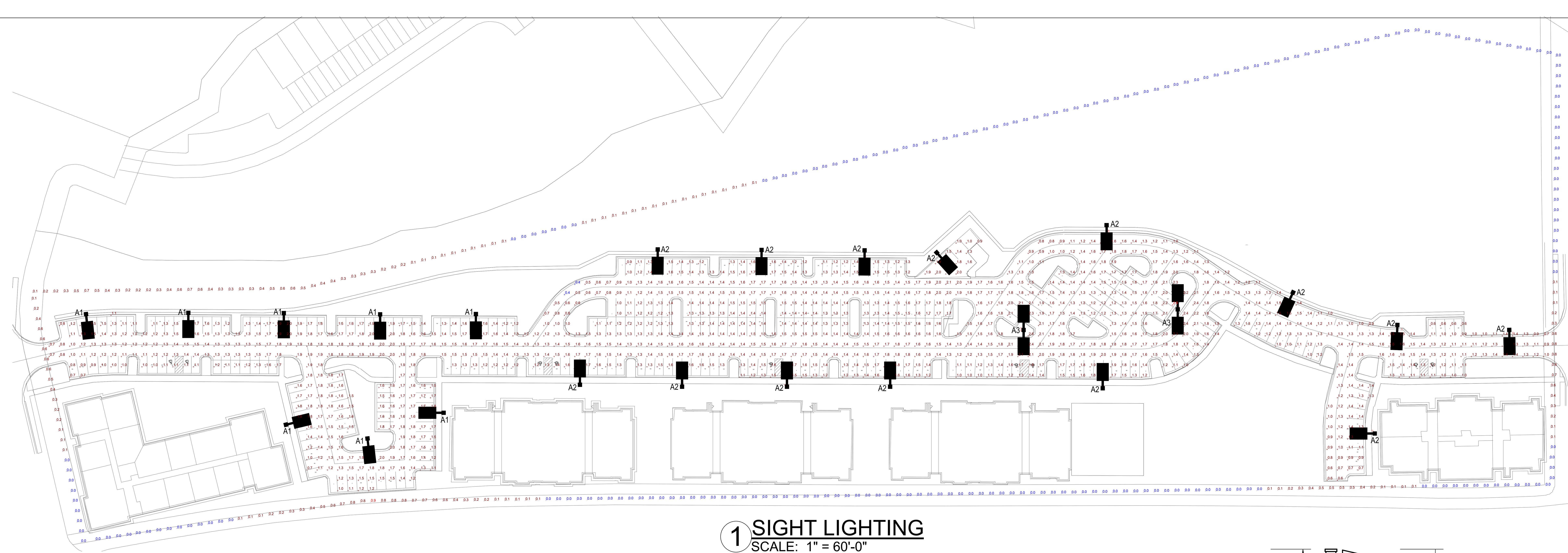


1 SIGHT LIGHTING
SCALE: 1" = 60'-0"

NOTE:

1. BUILDING LIGHTING SHALL BE PROVIDED TO ILLUMINATE ENTRANCES AND EXITS TO MEET IES STANDARDS AS PART OF THE BUILDING ELECTRICAL DESIGN AND IS NOT INCLUDED IN THE SCOPE OF THIS SITE LIGHTING LAYOUT.
2. ALL SITE LIGHTING SHALL BE SHEILDED FROM ADJACENT PUBLIC STREETS USING HOUSE SIDE SHEILDS IF GREATER THAN 2.0 FC AT PROPERTY LINE.
3. THE INTENT OF THIS DRAWING IS TO SHOW FOOTCANDLE LEVELS BASED ON FIXTURES SHOWN. ACTUAL LEVELS MAY VARY BASED ON ACTUAL FIXTURE INSTALLED.
4. THIS DRAWING IS INTENDED FOR PRELIMINARY SITE PLAN APPROVAL OF DESIGNED LIGHTING LEVELS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

ELECTRICAL CONNECTION NOTE:

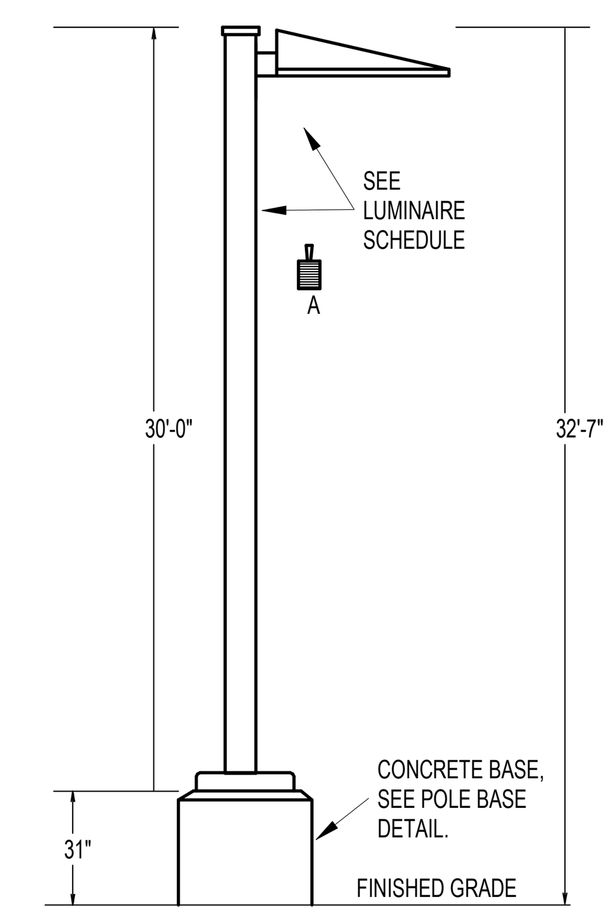
THIS IS A SITE LIGHTING CALCULATION PLAN ONLY AND DOES NOT PROVIDE ELECTRICAL CONNECTIONS FOR FIXTURES SHOWN. SITE DEVELOPERS (OWNERS, BUILDERS AND GENERAL CONTRACTORS) ARE RESPONSIBLE FOR COORDINATING WITH BUILDING ELECTRICAL CONTRACTOR OR POWER COMPANY FOR POWER CONNECTIONS FOR ALL FIXTURES.

LIGHTING FIXTURE SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING HEIGHT	WATTAGE
A1	NEW LED POLE MOUNTED PARKING LOT LIGHTING - TYPE 4 DISTRIBUTION	LITHONIA	DSX1 P3 40K 80CRI T4M MVOLT	30' - 0"	102.0 W
A2	NEW LED POLE MOUNTED PARKING LOT LIGHTING - TYPE 3 DISTRIBUTION	LITHONIA	DSX1 P3 40K 80CRI T3M MVOLT	30' - 0"	102.0 W
A3	NEW LED POLE MOUNTED PARKING LOT LIGHTING - TYPE 3 DISTRIBUTION	LITHONIA	DSX1 P3 40K 80CRI T3M MVOLT	30' - 0"	204.0 W

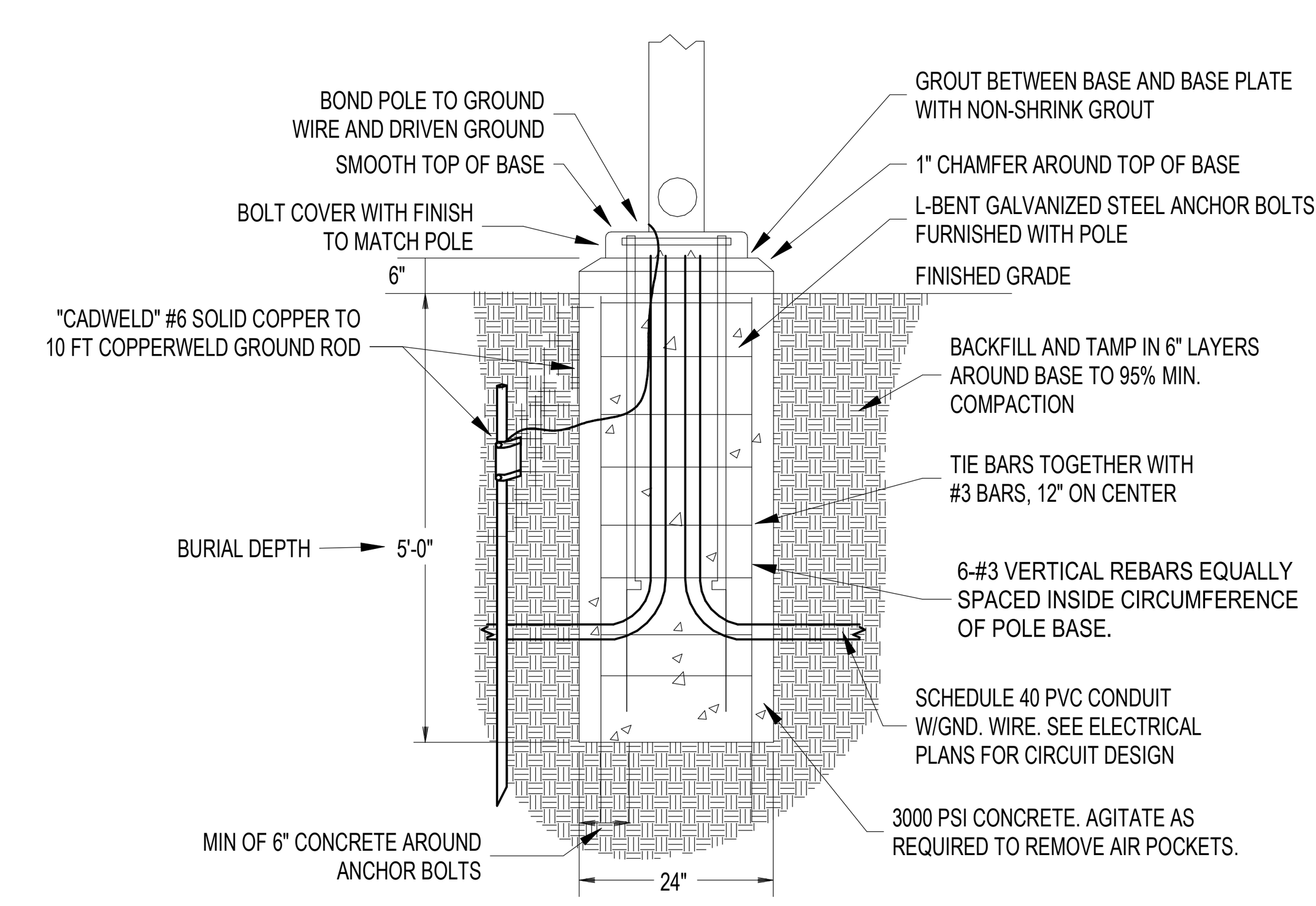
PARKING LOT STATISTICS	
AVERAGE	1.5 fc
MAXIMUM	2.9 fc
MINIMUM	0.4 fc
MAX/MIN	7.3:1
AVG/MIN	3.8:1

PROP LINE STATISTICS	
AVERAGE	0.1 fc
MAXIMUM	0.9 fc
MINIMUM	0.0 fc
MAX/MIN	N/A
AVG/MIN	N/A



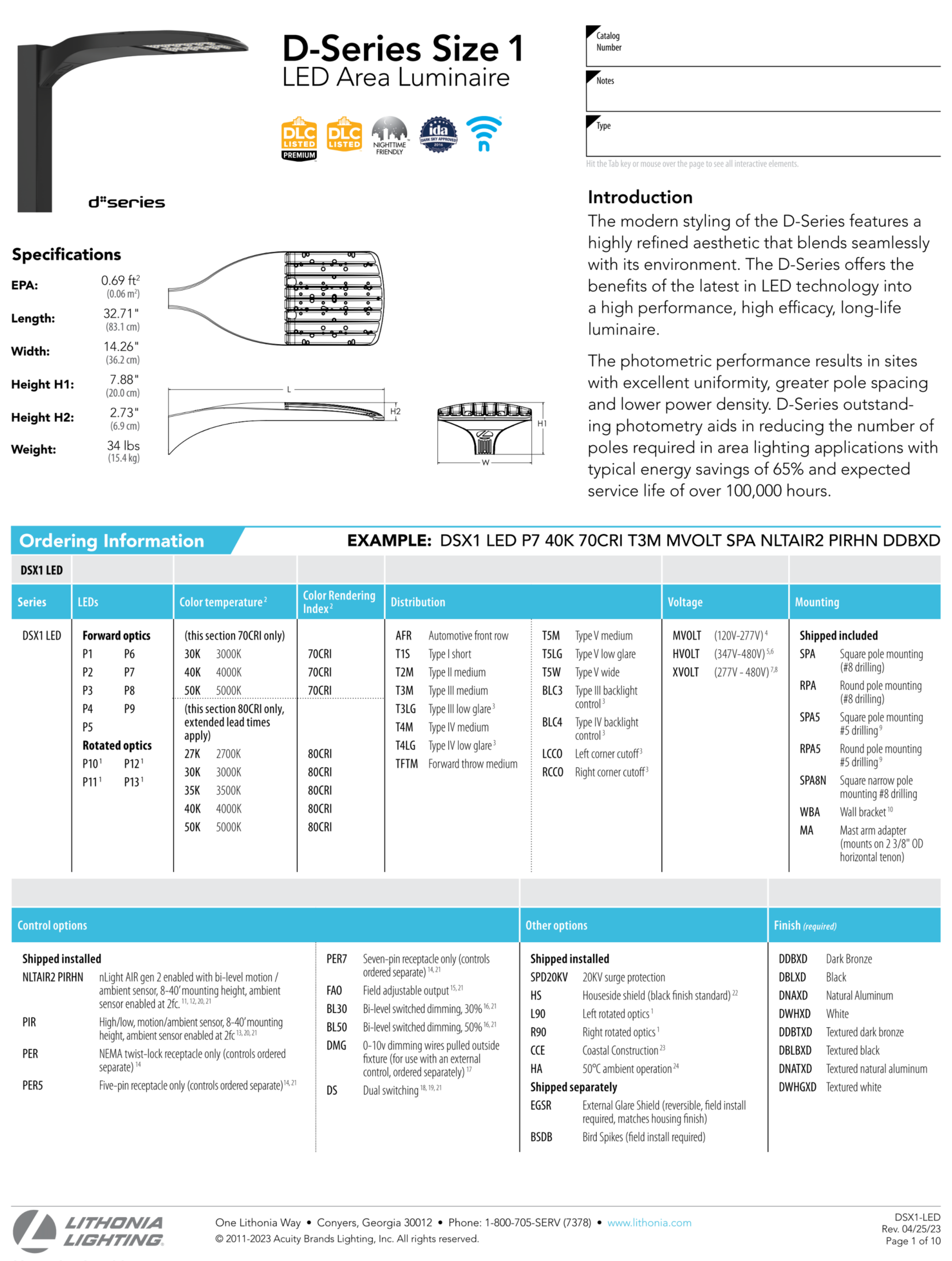
NOTE: TOP OF FIXTURE SHALL EXCEED 25-0".

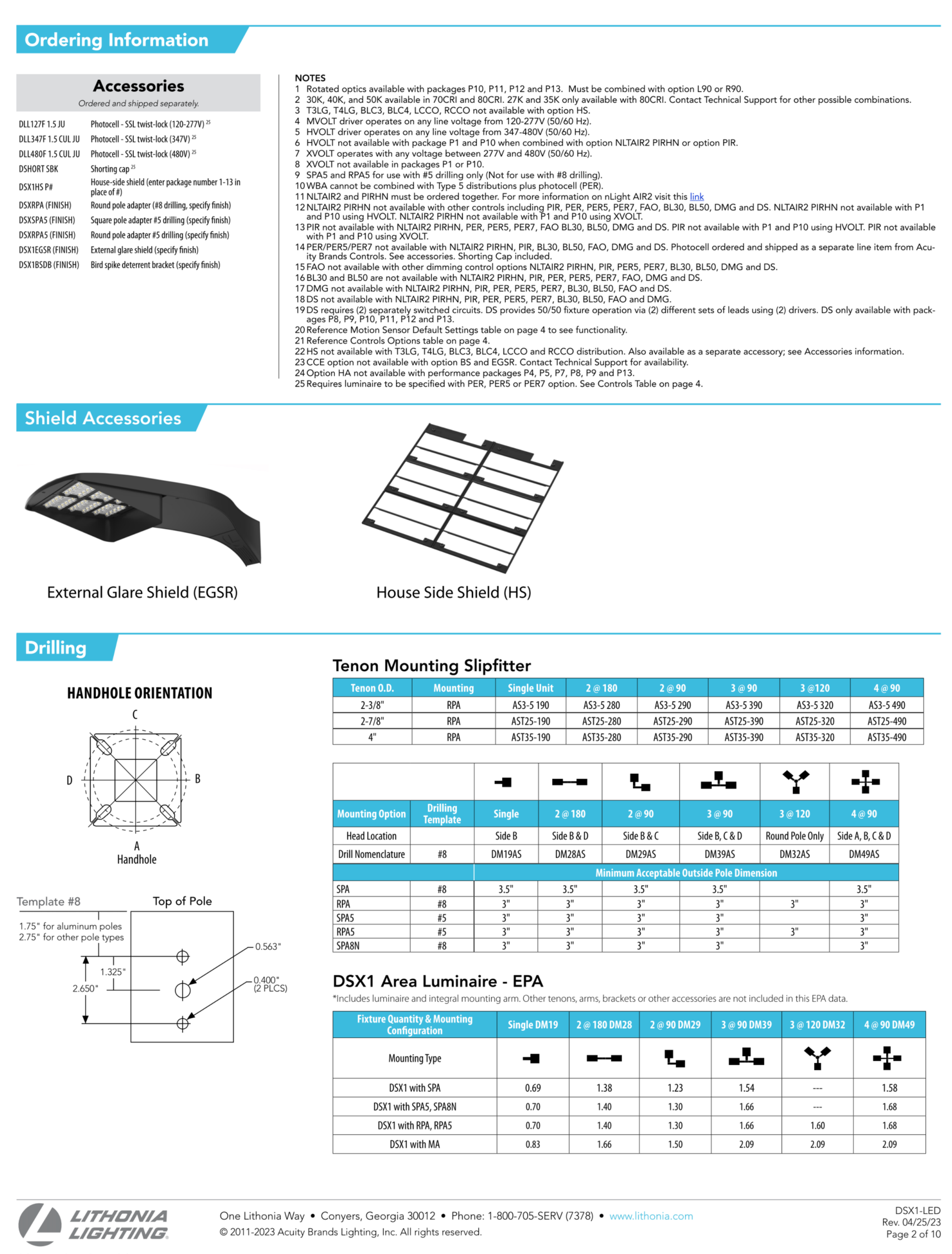
2 FIXTURE "A" DETAIL
SCALE: NONE

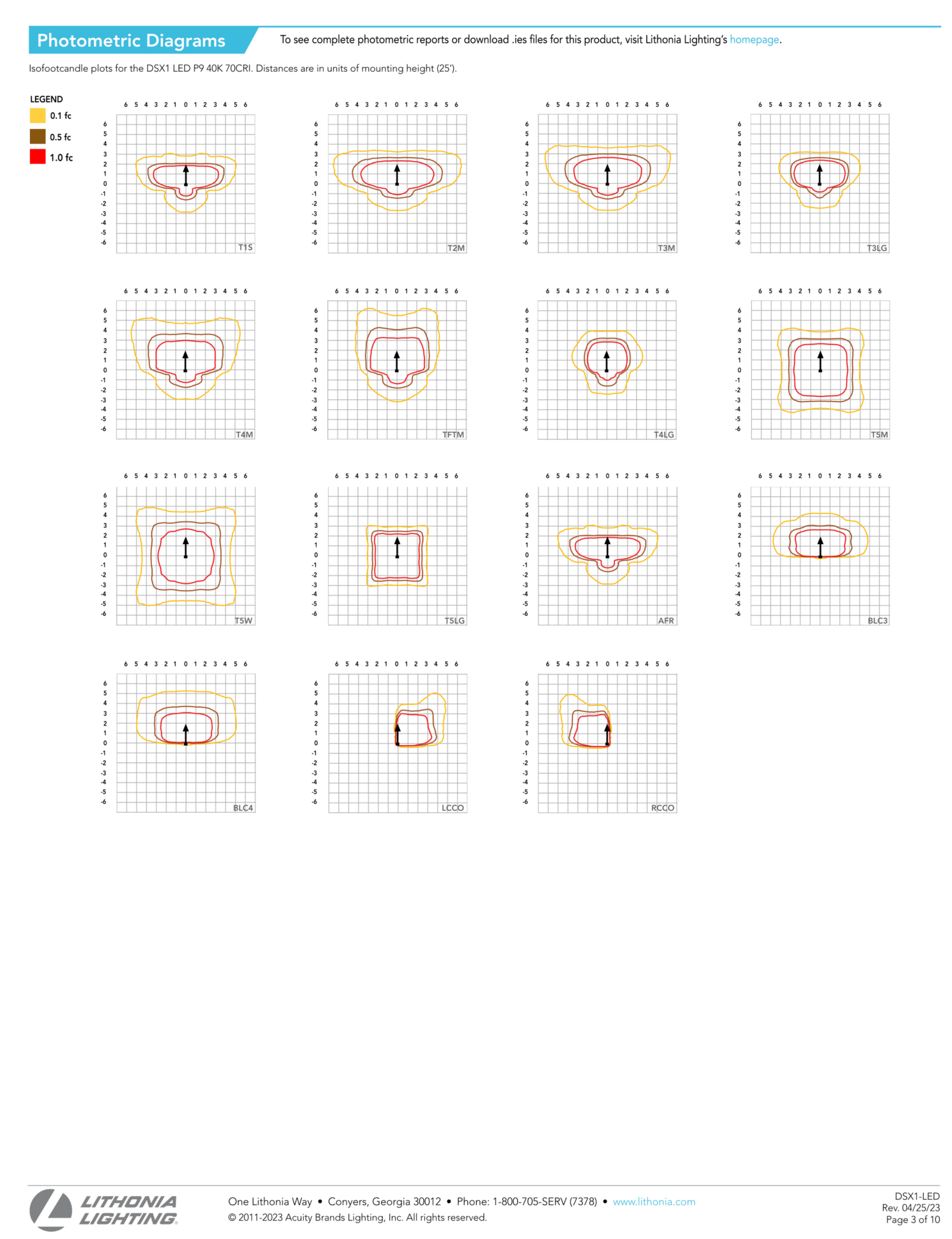


NOTE: ALLOW 30 DAYS FOR CONCRETE BASE TO CURE BEFORE INSTALLING POLE

3 SITE LIGHTING POLE BASE DETAIL - 5'(6" AFG)
SCALE: N.T.S.







BNK
ENGINEERING FIRM NUMBER: C-0110
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, N. C. 27607
PHONE: 919-851-4422
FAX: 919-851-8968

SEALS

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE

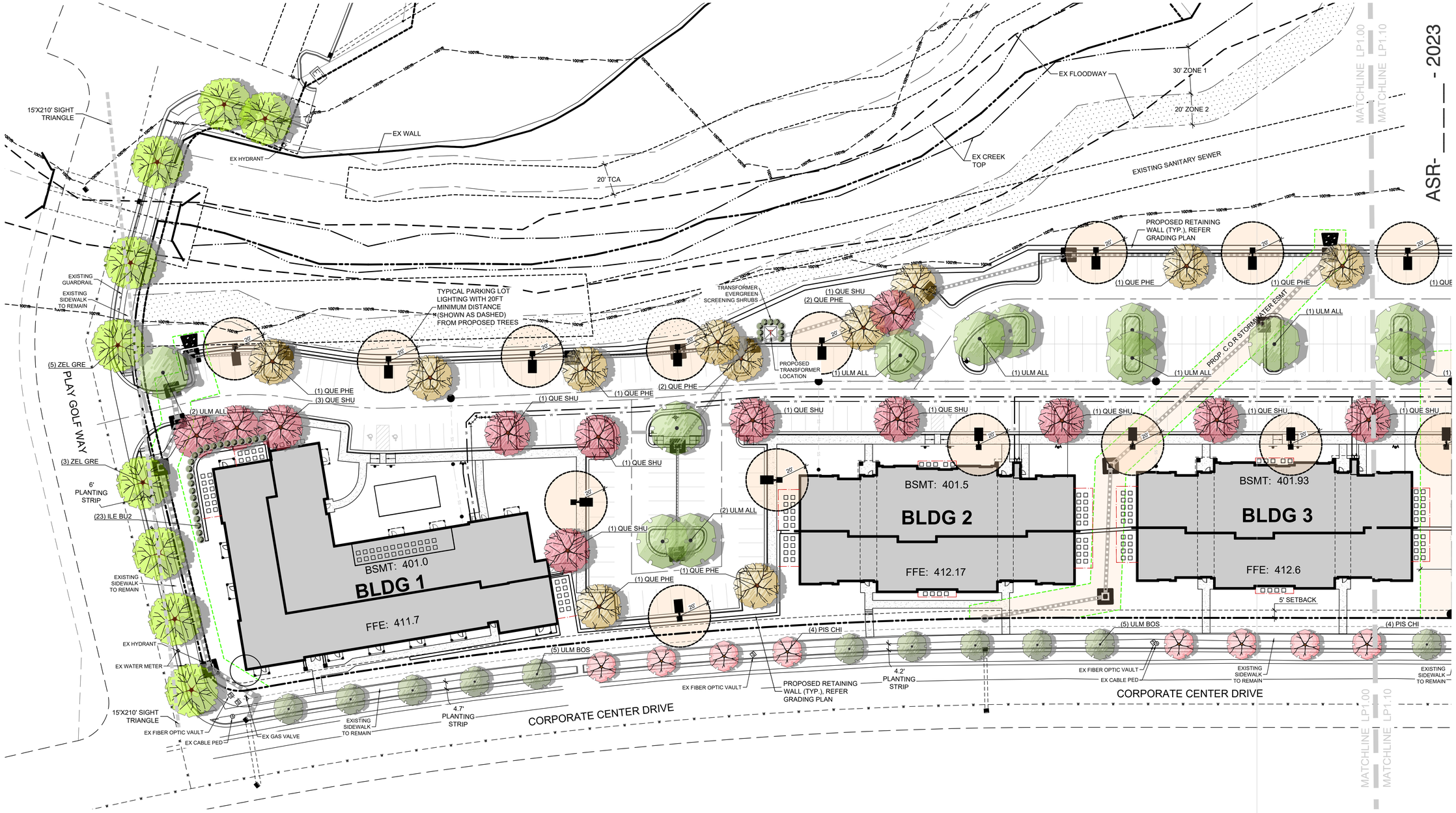
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

SHEET

DRAWN BY: KBP
CHECKED BY: PLC
DATE ISSUED: 8-7-23
SHEET NAME:
SIGHT LIGHTING

SHEET NUMBER:
SL-001



30' 15' 0 30' 60'

Overall Site Landscape Plan 03

Scale: 1" = 30'

ASR PLANTING NOTES:

1. REFER TO OVERALL & DETAILED SITE PLAN SHEETS FOR ADDITIONAL INFORMATION.
2. REFER TO TREE CONSERVATION AREA, UTILITY, AND GRADING PLANS.
3. REFER TO PROJECT NOTES ON THE COVER SHEET OF THIS PLAN SET.
4. THERE ARE NO REQUIRED/PROPOSED TRANSITIONAL PROTECTIVE OR NEIGHBORHOOD TRANSITION YARDS.
5. UNLESS NOTED OTHERWISE THE PROPOSED ONSITE STORMWATER, SANITARY SEWER, AND WATER DISTRIBUTION LINES ARE PRIVATE.
6. STREET TREES IN PUBLIC RIGHT-OF-WAY REQUIRED TREE PLANTING/IMPACT PERMIT. REFER TO COR STANDARD DETAIL TPP-03 ON SHEET LP2.00
7. REFER TO "RECOMMENDED MINIMUM DISTANCE FROM WALKS, CURBS, AND UTILITIES", PAGE 11/COR TREE MANUAL.
8. STREET TREE INSTALLATION IN PUBLIC RIGHT-OF-WAY IS PROHIBITED FROM MAY THROUGH SEPTEMBER.
9. WITHIN THE SITE DISTANCE TRIANGLE SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO FEET (2') AND 8 FEET (8') IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTION INCLUDE, BUT NOT LIMITED TO BERM, FOLIAGE, FENCE, WALL, SIGN OR PARKED VEHICLE.

PLANT SCHEDULE

PARKING LOT TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
	QUE PHE	18	QUERCUS PHELLOS	WILLOW OAK	3" MIN.	12'-14'	FULL, MATCHED
	QUE SHU	22	QUERCUS SHUMARDII	SHUMARD OAK	3" MIN.	12-14'	FULL, MATCHED
	ULM ALL	20	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	3" MIN.	12-14'	FULL, MATCHED
STREET TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**REMARKS**
	PIS CHI	14	PISTACIA CHINENSIS	CHINESE PISTACHE	3" MIN.	12'-14'	FULL HEAD, MATCHED
	ULM BOS	22	ULMUS PARVIFOLIA 'UPMTF'	BOSQUE® LACEBARK ELM	3" MIN.	12'-14'	FULL, MATCHED
	ZEL GRE	26	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" MIN.	12'-14'	FULL, MATCHED
SCREENING SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**REMARKS**
	ILE BU2	81	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	24" MIN.	18-24"	

Overall Code Compliant Plant Schedule 02

UNIFIED DEVELOPMENT ORDINANCE

7.1.7 VEHICULAR PARKING LOT LANDSCAPING

►INTERIOR ISLANDS
-INTERIOR ISLAND & SHADE TREE PER 10 PARKING SPACES
-ALL ROWS OF PARKING MUST END WITH ISLAND
-SHALL BE MIN 8' WIDE & 300 SF

►PERIMETER ISLANDS
-ALONG PRIMARY ACCESS DRIVES
-5' MIN WIDTH
-30 SHRUBS PER 100 LF
-MIN 3' HT X 3' SPR AT MATURITY

►TREE COVERAGE
-121,880 SF VSA
-EACH INTERIOR ISLAND SHALL HAVE TREE
-1 SHADE TREE PER 2000 SF VSA

REQUIRED SHADE TREES: _____60 TREES REQ.
121,880 SF X [1 TREES/2000 SF]
PROPOSED SHADE TREES: _____60 TREES PRO.

7.2.5 SCREENING
►MECHANICAL
-OPAQUE LANDSCAPE SCREEN NO LOWER THAN HIGHEST POINT ON EQUIPMENT

7.2.7 DESIGN AND INSTALLATION
►PLANT MATERIAL
-SHADE TREES- 3" MIN CAL INSTALLED, 35' MIN MATURE HT.
-UNDERSTORY TREES- 1.5" MIN CAL & 6' MIN HT. INSTALLED, 15' MIN MATURE HT.
-PARKING SHRUBS- 18" MIN HT. INSTALLED, 3' MIN MATURE HT.
-PROTECTIVE YARD SHRUBS- 18" MIN HT INSTALLED, 3' X 3' MIN MATURE SIZE
-STREET YARD SHRUBS- CONTINUOUS ROW 5' OC

8.5.2 STREETSCAPES
►**STREET TREES**
-40' OC (AVG.)

CORPORATE CENTER DRIVE - (1,423 LF)
REQUIRED TREES: _____35.58 TREES REQ.
1,423 LF X [1 TREE/40 LF]
PROPOSED TREES: _____36 TREES PRO.

PLAY GOLF WAY - (369 LF)
REQUIRED TREES: _____9.22 TREES REQ.
369 LF X [1 TREE/40 LF]
PROPOSED TREES: _____9 TREES PRO.

TRINITY ROAD - (667 LF)
REQUIRED TREES: _____16.67 TREES REQ.
667 LF X [1 TREE/40 LF]
PROPOSED TREES: _____17 TREES PRO.

Landscape Calculations 01

cline

KDM Development
Corporate Center Drive Apts
Raleigh, North Carolina

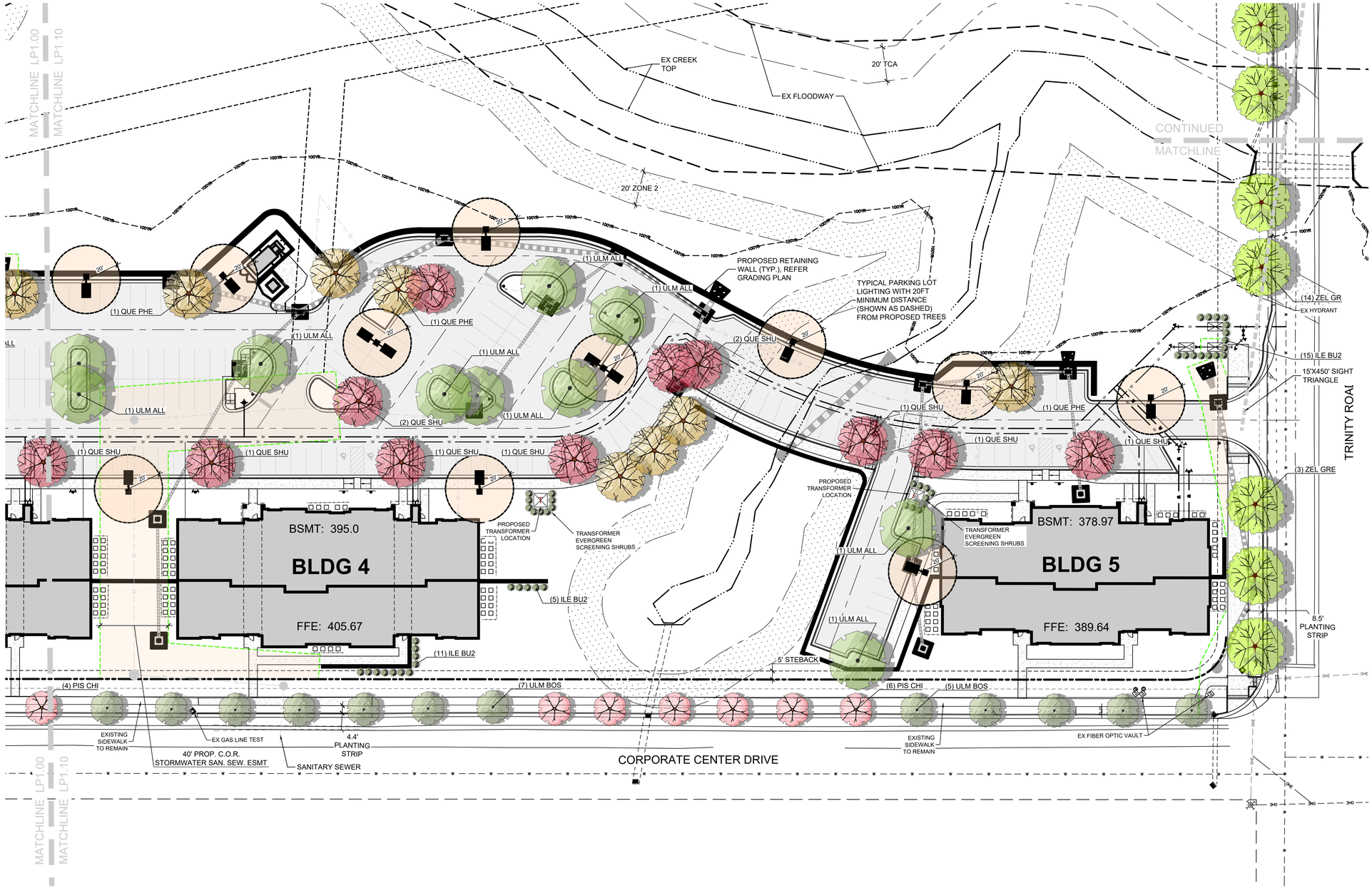
NOT FOR CONSTRUCTION

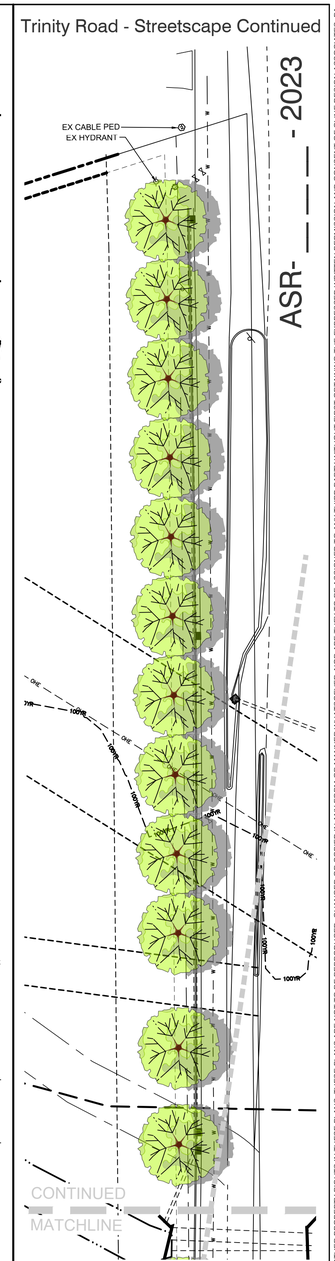
ASR

PROJECT:	023074
DATE:	09.06.2023
REVISIONS:	DATE
DRAWN BY:	TC
CHECKED BY:	JK

Overall Code Compliant Landscape Plan

LP1.00





30' 15' 0 30' 60'

Overall Site Landscape Plan 03

Scale: 1" = 30'

PLANT SCHEDULE

PARKING LOT TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
	QUE PHE	18	QUERCUS PHELLOS	WILLOW OAK	3" MIN.	12'-14'	FULL, MATCHED
	QUE SHU	22	QUERCUS SHUMARDII	SHUMARD OAK	3" MIN.	12-14'	FULL, MATCHED
	ULM ALL	20	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	3" MIN.	12-14'	FULL, MATCHED
STREET TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**REMARKS**
	PIS CHI	14	PISTACIA CHINENSIS	CHINESE PISTACHE	3" MIN.	12'-14'	FULL HEAD, MATCHED
	ULM BOS	22	ULMUS PARVIFOLIA 'UPMTF'	BOSQUE® LACEBARK ELM	3" MIN.	12'-14'	FULL, MATCHED
	ZEL GRE	26	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" MIN.	12'-14'	FULL, MATCHED
SCREENING SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**REMARKS**
	ILE BU2	81	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	24" MIN.	18-24"	

Overall Code Compliant Plant Schedule 02

UNIFIED DEVELOPMENT ORDINANCE

7.1.7 VEHICULAR PARKING LOT LANDSCAPING

►INTERIOR ISLANDS
- -INTERIOR ISLAND & SHADE TREE PER 10 PARKING SPACES
- -ALL ROWS OF PARKING MUST END WITH ISLAND
- -SHALL BE MIN 8' WIDE & 300 SF

►PERIMETER ISLANDS
- -ALONG PRIMARY ACCESS DRIVES
- -5' MIN WIDTH
- -30 SHRUBS PER 100 LF
- -MIN 3' HT X 3' SPR AT MATURITY

►TREE COVERAGE
- -121,880 SF VSA
- -EACH INTERIOR ISLAND SHALL HAVE TREE
- -1 SHADE TREE PER 2000 SF VSA

REQUIRED SHADE TREES: 60 TREES REQ.
121,880 SF X [1 TREES/2000 SF]
PROPOSED SHADE TREES: 60 TREES PRO.

7.2.5 SCREENING

►MECHANICAL
- -OPAQUE LANDSCAPE SCREEN NO LOWER THAN HIGHEST POINT ON EQUIPMENT

7.2.7 DESIGN AND INSTALLATION

►PLANT MATERIAL
- -SHADE TREES- 3" MIN CAL INSTALLED, 35' MIN MATURE HT.
- -UNDERSTORY TREES- 1.5" MIN CAL & 6' MIN HT. INSTALLED, 15' MIN MATURE HT.
- -PARKING SHRUBS- 18" MIN HT. INSTALLED, 3' MIN MATURE HT.
- -PROTECTIVE YARD SHRUBS- 18" MIN HT INSTALLED, 3' X 3' MIN MATURE SIZE
- -STREET YARD SHRUBS- CONTINUOUS ROW 5' OC

8.5.2 STREETSCAPES

►**STREET TREES**
- -40' OC (AVG.)

CORPORATE CENTER DRIVE - (1,423 LF)
REQUIRED TREES: 35.58 TREES REQ.
1,423 LF X [1 TREE/40 LF]
PROPOSED TREES: 36 TREES PRO.

PLAY GOLF WAY - (369 LF)
REQUIRED TREES: 9.22 TREES REQ.
369 LF X [1 TREE/40 LF]
PROPOSED TREES: 9 TREES PRO.

TRINITY ROAD - (667 LF)
REQUIRED TREES: 16.67 TREES REQ.
667 LF X [1 TREE/40 LF]
PROPOSED TREES: 17 TREES PRO.

Landscape Calculations 01

cline

KDM Development
Corporate Center Drive Apts
Raleigh, North Carolina

ASR-_____-2023

NOT FOR CONSTRUCTION

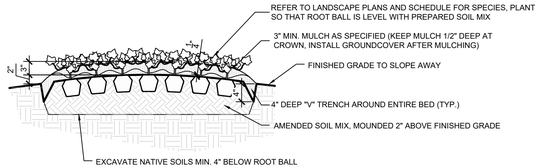
ASR

PROJECT:	023074
DATE:	09.06.2023
REVISIONS:	DATE
DRAWN BY:	TC
CHECKED BY:	JK

Overall Code Compliant Landscape Plan

LP1.10

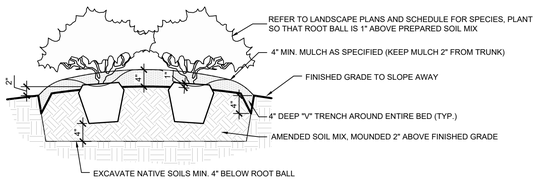
GENERAL NOTES:
1. THOROUGHLY TILL IN PLANTING MIXTURE AMENDMENTS TO A MIN. DEPTH OF 12" IN ENTIRE BED AREA.
2. WORK SOIL TO A LOOSE, UNIFORM TEXTURE.
3. HAND-TAMP BACKFILL TO REMOVE VOIDS/AIR POCKETS.
4. WATER IMMEDIATLY AFTER INSTALLATION UNTIL NO MORE WATER IS ABSORBED.
5. SEE SOIL PREPARATION AND AMENDMENT NOTES



Typical Groundcover Planting 08

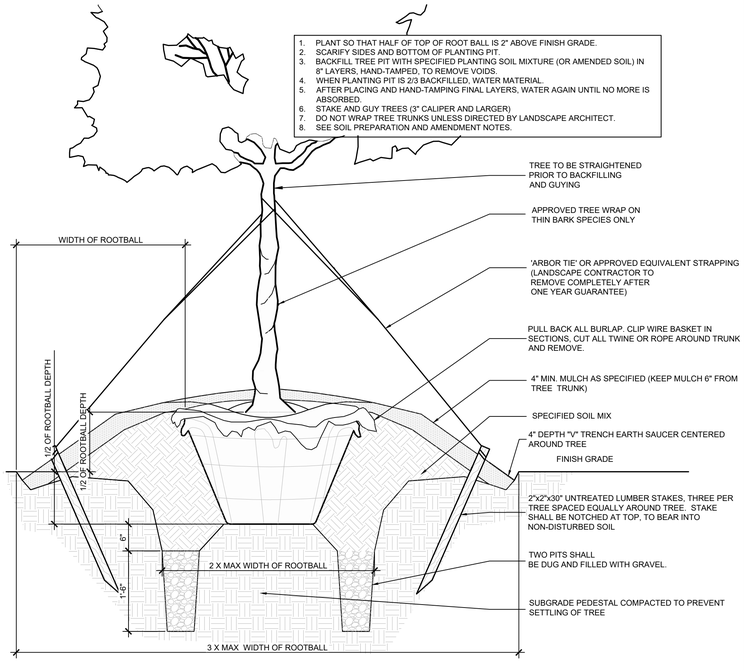
Scale: 3/4" = 1'-0"

GENERAL NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL PLANTING PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 6" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. ROOTBALL IS TO BE DISTURBED SO THAT ROOTS WILL GROW OUT INTO SOIL MIX
7. SEE SOIL PREPARATION AND AMENDMENT NOTES



Typical Shrub Planting 07

Scale: 3/4" = 1'-0"



Typical Tree Planting 06

Scale: 3/4" = 1'-0"

Landscape Maintenance Notes

A. Fertilization: Avoid any nitrogen fertilization of cool-season grasses, such as tall fescue, after the February application until September. Fertilize lawns three times per year September 15, October 31, and February 15 according to soil test. Fertilize warm season grasses once during growing season per soil test.

B. Pruning: Purpose of pruning is to improve heath and vigor of woody plants, adjustments to the foliage and branching density for visual screens and managing competition, and improving the appearance of trees and shrubs. Pruning shall be limited to removal of dead wood or branches for trees or for sight distances/safety reasons for the first year. The ANSI A300 Tree Care Operations standards SHALL be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges.
1. Shrubs in buffers allowed to remain full to ground and 6'-8' height.
2. Shrubs in streetscape buffer trimmed to continuous soft hedges below trees.
3. Shrubs in planting islands kept trimmed to 36" maximum height.

C. Pest Control: Pre-emergent weed control for lawns and shrub beds may be applied in February. Chemical treatment for insect infestation and disease may be applied and shall be specific to the problem.

D. Mulching: Mulching shall be maintained at a depth of 2"-3" in plant beds. Mulch shall be reapplied every year.

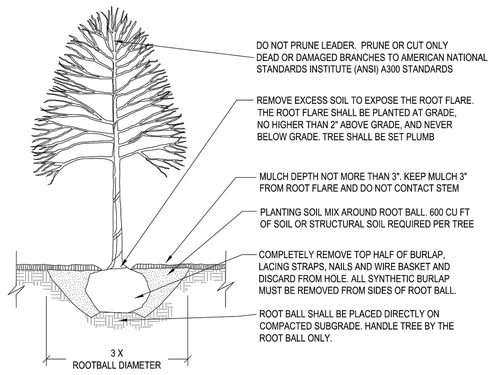
E. Mowing primary fescue lawns shall be maintained at a height of 3". Secondary turf areas may be maintained higher and less frequently. Warm season grasses shall be mowed as needed during the growing season to maintain the recommended height of the species of turf grass.

F. Plant protection: Avoid excess intrusion into the root zone area of established plantings. Install tree protection fencing as shown during construction.

G. Watering: If any irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.

H. Maintenance notes for Bioretenion Basin plant materials:
1. Visually inspect and repair erosion around bioretension areas on a monthly basis.
2. Inspect mulch cover monthly and replace any void area as needed. additional mulch shall be applied in the spring where needed.
3. Remove and replace all dead or diseased vegetation twice annually. Treat all diseased shrubs and trees as needed to insure proper growth.
4. All plant materials shall be watered by hand for two weeks after installation.
5. Replace any deficient stakes or wires whenever needed.
6. Remove all trash weekly.

Landscape Maintenance Notes 05



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

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

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE: 6/2020	NOT TO SCALE
10/2019	TREE PLANTING DETAIL	
	TPP-03	

Raleigh Street Tree Standard Detail 04

Landscape Planting Notes

1. Verification of total landscape material quantities as shown on the landscape plans and in the plant list shall be the responsibility of the landscape contractor. The landscape architect shall be notified of any discrepancies prior to final bidding or installation.
2. All landscape materials shall conform to the most recent American Standards for Nursery Stock established by the American Association of Nurserymen (A.A.N.).
3. Soil analysis shall be obtained by landscape contractor prior to planting. See Soil Preparation and Amendment Notes
4. Shrub bed area preparation is highly preferred to individually dug holes.
5. Trees with root flare covered by more than 1.5" of soil will be rejected prior to installation.
6. Landscape material placed in prepared holes shall be properly backfilled prior to the end of the working day.
7. All saucers shall be soaked with water and mulched immediately following installation.
8. All prepared ground cover and annual bed installations shall be properly soaked and mulched prior to the end of the day.
9. Landscape Architect shall approve any on-site plant storage area for accessibility, shade conditions, healing-in mulch material and temporary watering methods.
10. Lift and set the tree by root ball only. Do not lift using the tree trunk. Do not use tree trunk as a lever.
11. All root balls removed from containers shall be scarified by hand prior to placement and back filling with prepared soils. Hand tools are not to be used to scarify root balls.
12. All rope and wrapping twine shall be cut and removed from around the upper parts of the root ball. Metal basket wires and burlap shall be pulled back and tucked under the edges of the saucer rings on all trees and large shrubs. All synthetic burlap shall be removed from plant balls prior to back filling.
13. All plant beds or raised saucer rings shall be edged with smooth, continuous curves.
14 All plant material shall be planted at heights as illustrated in plant details.
15. Tree guying shall be performed within a week of planting. The landscape contractor shall be responsible for removing all tree guying strapping and stakes after the first full growing season or one year, which ever comes first.
16. B & B as listed under "root" in the plant list indicates balled and burlapped.
17. Contractor shall verify locations of underground utilities prior to planting. Any exposed or uncovered lines shall be shown to general contractor prior to backfilling.
18. All plant beds and raised saucer rings shall be graded to provide adequate drainage and shall be mulched as specified.
19. All materials, planting and landscape work shall conform to the current municipal authority's standard specifications and details.
20. All landscape areas that are not planted and mulched or paved shall be seeded or sodded per owner's direction, unless otherwise noted.
21. Tree protection fence shall be installed, inspected and approved prior to the issuance of any grading or other permits.
22. First year pruning of tree crown shall be limited to removal of dead & damaged wood.
23. The owner shall be responsible for the maintenance of all required landscaping by
    - -keeping lawns mowed
    - -maintaining plants disease free
    - -keeping all planting beds groomed and weed free per municipality requirements (except in areas of preserved existing natural vegetation i.e. thickets)
    - -keeping all planting beds free from trash, debris and other materials, after the first year from planting.
24. The owner shall be responsible for the replacement of any required planting, which is removed or dies after the first year from the date of planting. Such replacement shall occur during the next planting season.
25. Trees within Municipality Right-of Way to be planted from October 1st to April 30th only.

Soil Preparation and Amendment Notes

1. Soil samples shall be taken and submitted to independent source; results to be sent to Landscape Architect. Per recommendation of soils report; landscape contractor to supplement soil with lime, macronutirents and micronutrients.
3. Contractor to amend soil with organic material and/or sand to yield the final soil ratio:
    - -33.3% Sand/Silt
    - -33.3% Clay
    - -33.3% Organic Material *
    - * Organic material to be Compost made solely from plant-based products. Peat moss is allowed in sandy soils
4. Native soil, Lime, Nutrients and Amendments to be tilled to a minimum width of 3-5 x root ball for trees. Shrub and groundcover planting areas shall be tilled to a minimum 4" below rootball or a minimum 12" deep.

Planting and Soil Notes 03

Recommended Minimum Distance from Walks, Curbs and Utilities

Sidewalk	2'
Back of curb	2'
Driveways	10'
Structures	10'
Manholes and catch basins	10'
Fire hydrants	10'
Water meters and other utility boxes	5'
Traffic signs	10'
Stop signs	30'
Light poles	20'
Other trees	15' or 25' variable depending on species
Water & sewer lines that cross the planting strip	10'
Sewer easements	Planting prohibited
All other services that cross the planting strip	10'

Raleigh Tree Distance Chart 02

PLANT SCHEDULE

PARKING LOT TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
	QUE PHE	18	QUERCUS PHELLOS	WILLOW OAK	3" MIN.	12'-14'	FULL, MATCHED
	QUE SHU	22	QUERCUS SHUMARDII	SHUMARD OAK	3" MIN.	12-14'	FULL, MATCHED
	ULM ALL	20	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	3" MIN.	12-14'	FULL, MATCHED
STREET TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**HEIGHT**	**REMARKS**
	PIS CHI	14	PISTACIA CHINENSIS	CHINESE PISTACHE	3" MIN.	12'-14'	FULL HEAD, MATCHED
	ULM BOS	22	ULMUS PARVIFOLIA 'UPMTF'	BOSQUE® LACEBARK ELM	3" MIN.	12'-14'	FULL, MATCHED
	ZEL GRE	26	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" MIN.	12'-14'	FULL, MATCHED
SCREENING SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**REMARKS**
	ILE BU2	81	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	24" MIN.	18-24"	

Code Compliant Landscape Schedule 01

cline

KDM Development
Corporate Center Drive Apts
Raleigh, North Carolina

NOT FOR CONSTRUCTION

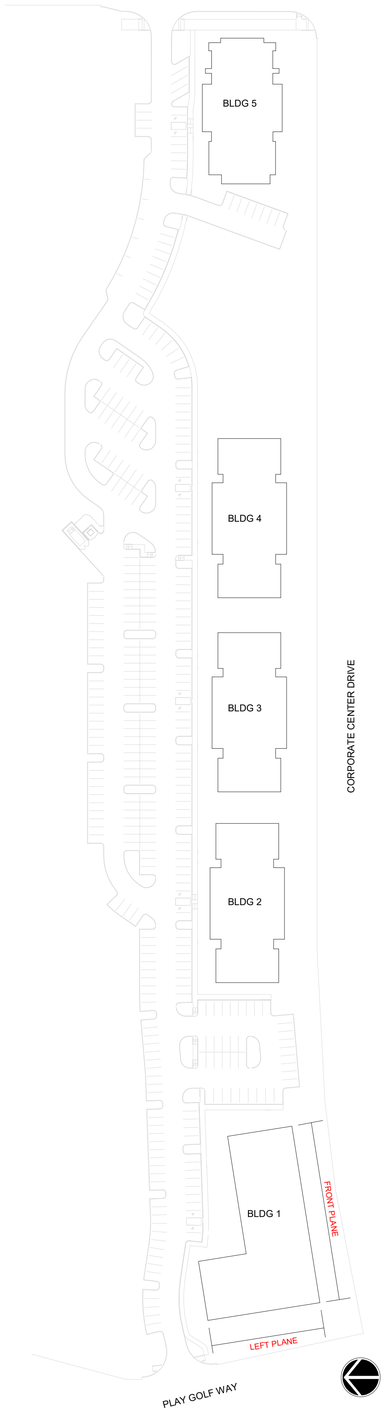
ASR

PROJECT: 023074
DATE: 09.06.2023
REVISIONS: DATE

DRAWN BY: TC
CHECKED BY: JK

Landscape Schedule
Notes and Details

LP2.00



BUILDING 1 - SOUTH ELEVATION
PRIMARY STREET

FRONT PLANE
3/32" = 1' - 0"

BUILDING 1 - WEST ELEVATION
SECONDARY STREET

LEFT PLANE
3/32" = 1' - 0"

AVERAGE GRADE CALCULATION

BUILDING 1	POST-DEVELOPMENT GRADES		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	411	410.5	410.75
LEFT PLANE [2] - STREET ELEVATION	410.5	410.5	410.50
RIGHT PLANE [3]	411	400.33	405.67
REAR PLANE [4]	411	400.33	405.67
AVERAGE GRADE			**408.15**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

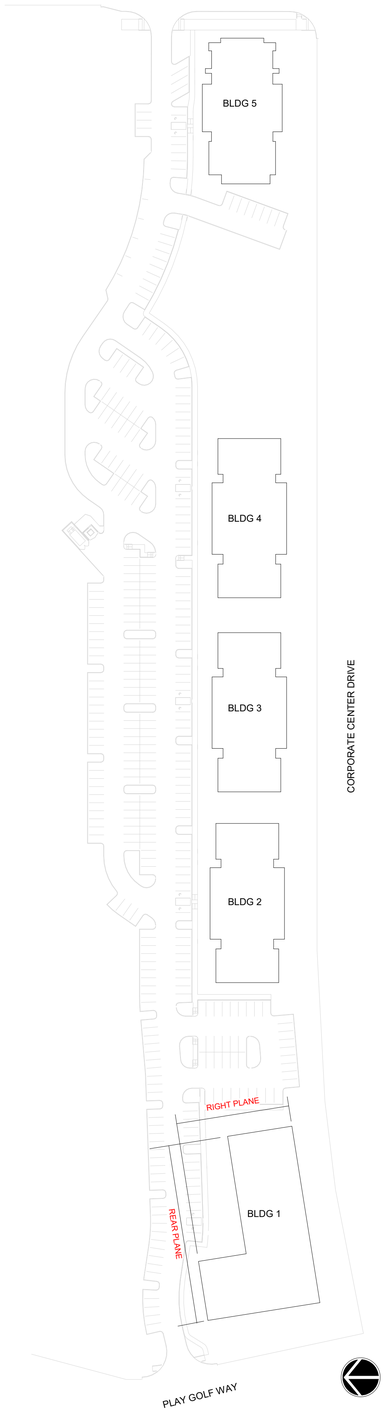
cline

CORPORATE CENTER DRIVE APARTMENTS

RALEIGH, NORTH CAROLINA

BUILDING 1 ELEVATIONS A10

3/32" = 1'-0" | 023074 | 09.05.2023



AVERAGE GRADE CALCULATION

BUILDING 1	POST-DEVELOPMENT GRADES		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	411	410.5	410.75
LEFT PLANE [2] - STREET ELEVATION	410.5	410.5	410.50
RIGHT PLANE [3]	411	400.33	405.67
REAR PLANE [4]	411	400.33	405.67
AVERAGE GRADE			**408.15**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

BUILDING 1 - NORTH ELEVATION
PARKING

REAR PLANE
3/32" = 1' - 0"

BUILDING 1 - EAST ELEVATION
PARKING

RIGHT PLANE
3/32" = 1' - 0"

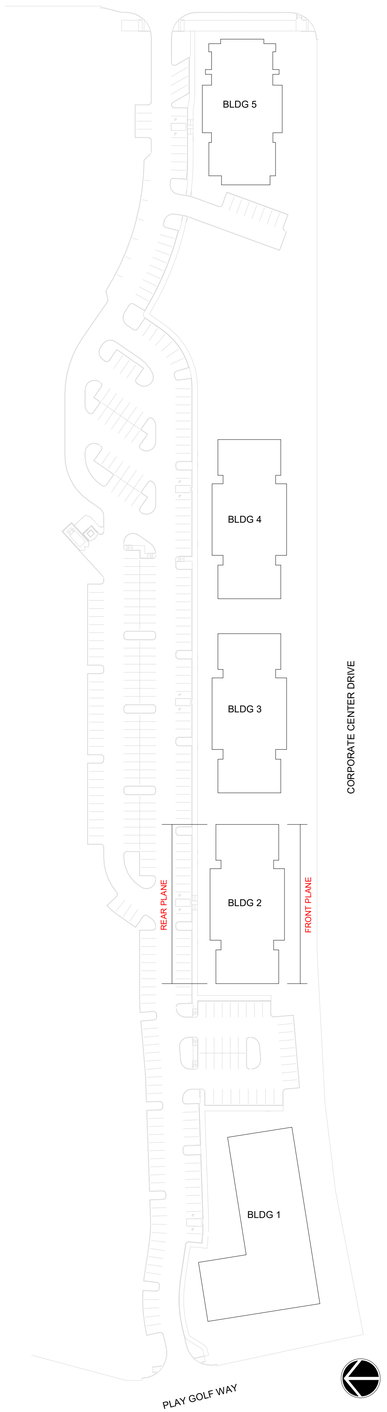
cline

CORPORATE CENTER DRIVE APARTMENTS

RALEIGH, NORTH CAROLINA

BUILDING 1 ELEVATIONS A11

3/32" = 1'-0" | 023074 | 09.05.2023



AVERAGE GRADE CALCULATION

BUILDING 2	POST-DEVELOPMENT GRADES		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	412	411.25	411.63
LEFT PLANE [2]	412	400.04	406.02
RIGHT PLANE [3]	411.25	401	406.13
REAR PLANE [4]	401	400.04	400.52
AVERAGE GRADE			**406.07**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

BUILDING 2 - NORTH ELEVATION PARKING

REAR PLANE
3/32" = 1' - 0"

BUILDING 2 - SOUTH ELEVATION PRIMARY STREET

FRONT PLANE
3/32" = 1' - 0"

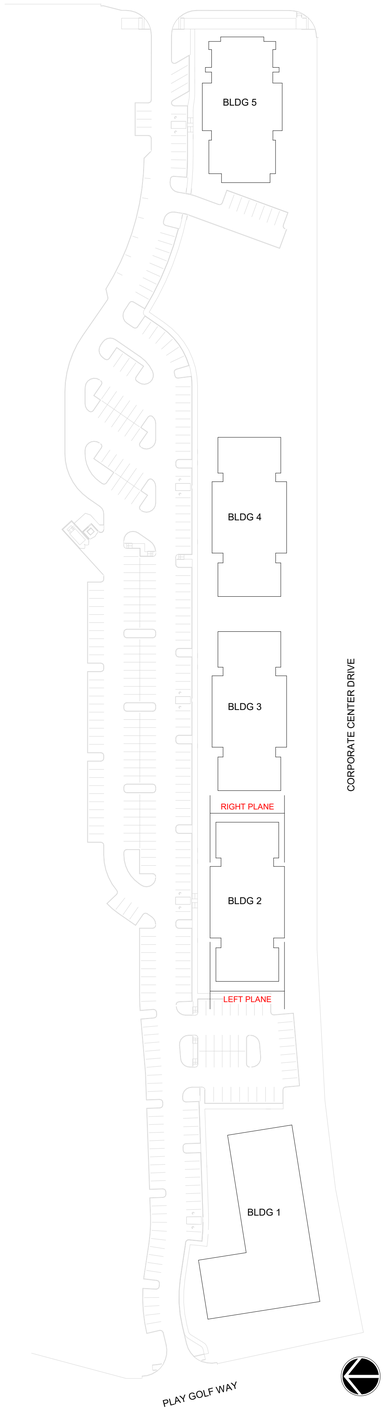
cline

CORPORATE CENTER DRIVE APARTMENTS

RALEIGH, NORTH CAROLINA

BUILDING 2 ELEVATIONS A12

3/32" = 1'-0" | 023074 | 09.05.2023



BUILDING 2 - EAST ELEVATION

RIGHT PLANE
3/32" = 1' - 0"

AVERAGE GRADE CALCULATION

BUILDING 2	POST-DEVELOPMENT GRADES		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	412	411.25	411.63
LEFT PLANE [2]	412	400.04	406.02
RIGHT PLANE [3]	411.25	401	406.13
REAR PLANE [4]	401	400.04	400.52
AVERAGE GRADE			**406.07**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

BUILDING 2 - WEST ELEVATION

LEFT PLANE
3/32" = 1' - 0"

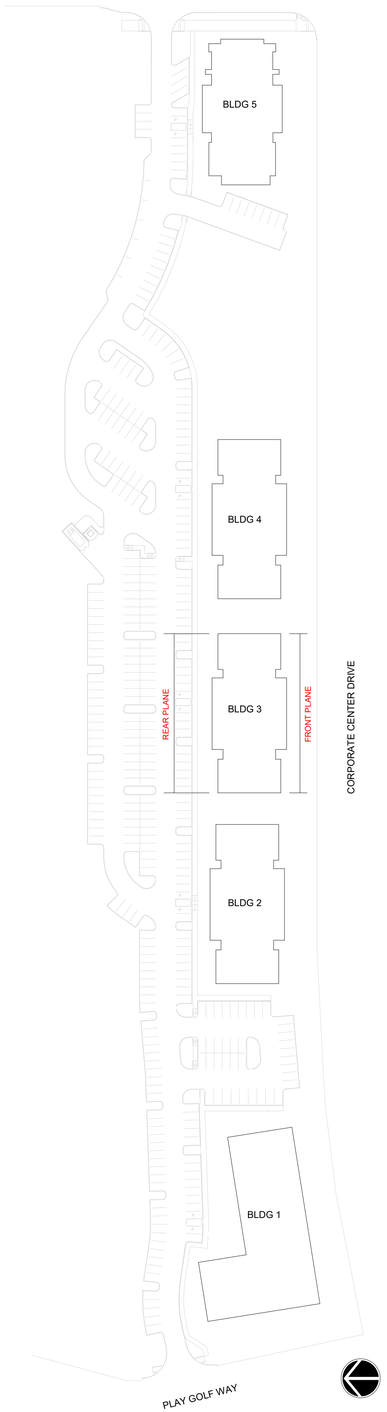
cline

CORPORATE CENTER DRIVE APARTMENTS

RALEIGH, NORTH CAROLINA

BUILDING 2 ELEVATIONS A13

3/32" = 1'-0" | 023074 | 09.05.2023



AVERAGE GRADE CALCULATION

BUILDING 3	POST-DEVELOPMENT GRADES		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	412	411.89	411.95
LEFT PLANE [2]	411.89	401	406.45
RIGHT PLANE [3]	412	401	406.50
REAR PLANE [4]	401	401	401.00
AVERAGE GRADE			**406.47**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

BUILDING 3 - NORTH ELEVATION PARKING

REAR PLANE
3/32" = 1' - 0"

BUILDING 3 - SOUTH ELEVATION PRIMARY STREET

FRONT PLANE
3/32" = 1' - 0"

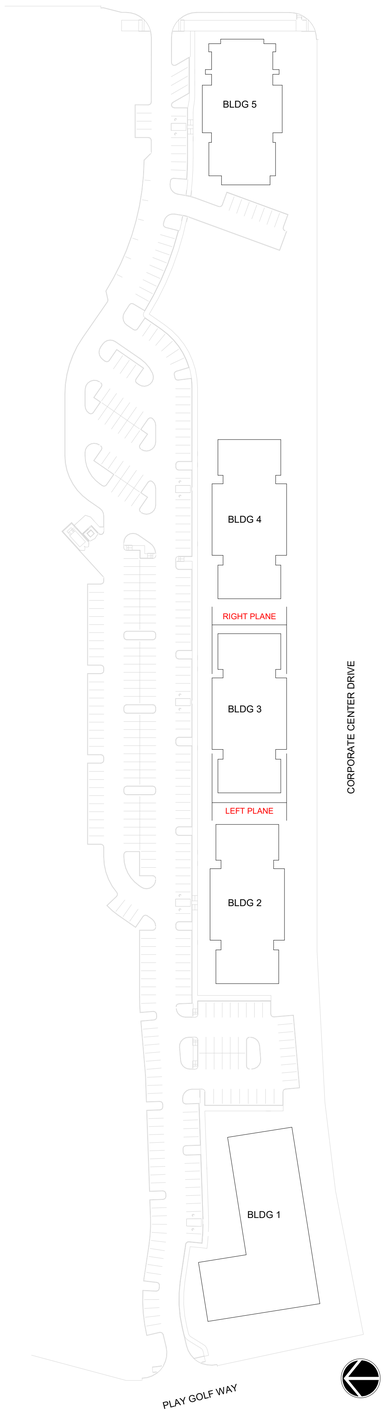
cline

CORPORATE CENTER DRIVE APARTMENTS

RALEIGH, NORTH CAROLINA

BUILDING 3 ELEVATIONS **A14**

3/32" = 1'-0" | 023074 | 09.05.2023



AVERAGE GRADE CALCULATION

BUILDING 3	POST-DEVELOPMENT GRADES		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	412	411.89	411.95
LEFT PLANE [2]	411.89	401	406.45
RIGHT PLANE [3]	412	401	406.50
REAR PLANE [4]	401	401	401.00
AVERAGE GRADE			**406.47**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

BUILDING 3 - EAST ELEVATION

RIGHT PLANE
3/32" = 1' - 0"

BUILDING 3 - WEST ELEVATION

LEFT PLANE
3/32" = 1' - 0"

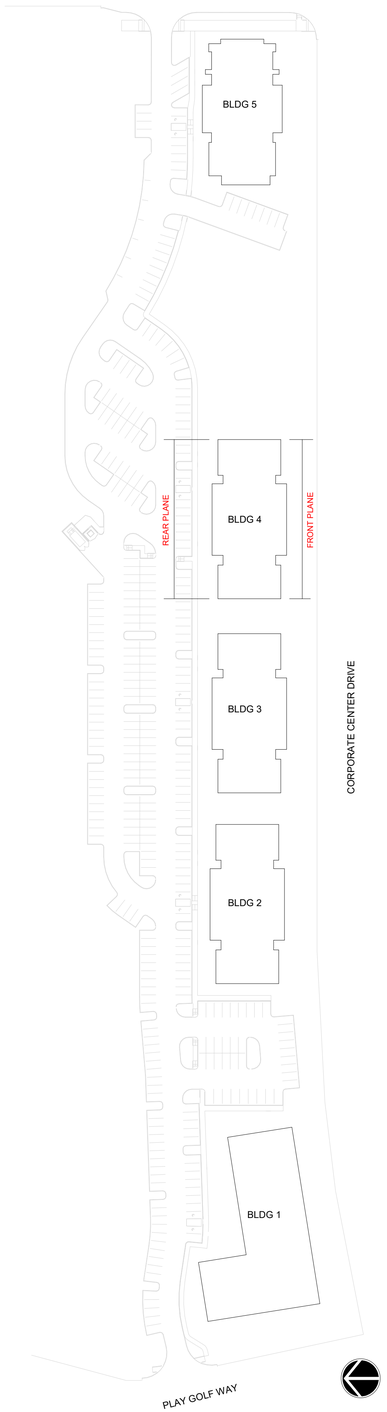
cline

CORPORATE CENTER DRIVE APARTMENTS

RALEIGH, NORTH CAROLINA

BUILDING 3 ELEVATIONS A15

3/32" = 1'-0" | 023074 | 09.05.2023



AVERAGE GRADE CALCULATION

BUILDING 4	POST-DEVELOPMENT GRADES		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	405.67	405	405.34
LEFT PLANE [2]	405	394	399.50
RIGHT PLANE [3]	405	394	399.50
REAR PLANE [4]	394	394	394.00
AVERAGE GRADE			**399.58**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

BUILDING 4 - NORTH ELEVATION PARKING

REAR PLANE
3/32" = 1' - 0"

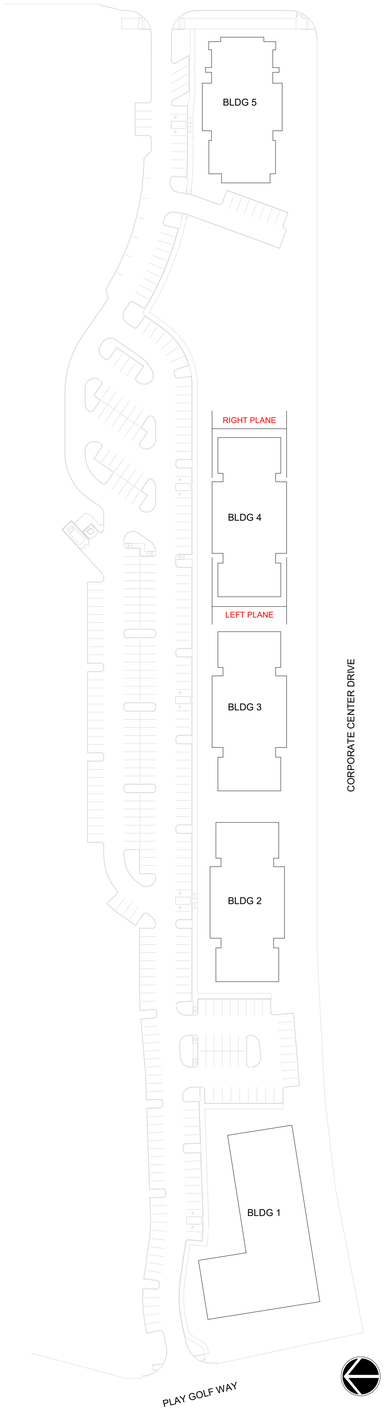
BUILDING 4 - SOUTH ELEVATION PRIMARY STREET

FRONT PLANE
3/32" = 1' - 0"

cline

CORPORATE CENTER DRIVE APARTMENTS
RALEIGH, NORTH CAROLINA

BUILDING 4 ELEVATIONS **A16**
3/32" = 1'-0" | 023074 | 09.05.2023



AVERAGE GRADE CALCULATION

BUILDING 4	**POST-DEVELOPMENT GRADES**		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	405.67	405	405.34
LEFT PLANE [2]	405	394	399.50
RIGHT PLANE [3]	405	394	399.50
REAR PLANE [4]	394	394	394.00
AVERAGE GRADE			**399.58**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

BUILDING 4 - EAST ELEVATION

RIGHT PLANE
3/32" = 1' - 0"

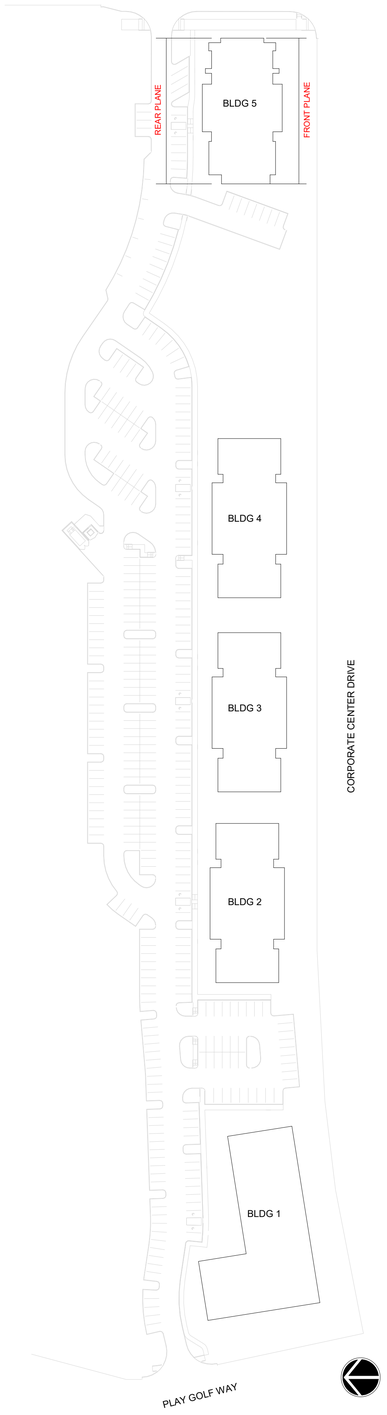
BUILDING 4 - WEST ELEVATION

LEFT PLANE
3/32" = 1' - 0"

cline

CORPORATE CENTER DRIVE APARTMENTS
RALEIGH, NORTH CAROLINA

BUILDING 4 ELEVATIONS **A17**
3/32" = 1'-0" | 023074 | 09.05.2023



AVERAGE GRADE CALCULATION

BUILDING 5	POST-DEVELOPMENT GRADES		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	389	386	387.50
LEFT PLANE [2]	378.25	388.13	383.19
RIGHT PLANE [3]	386	378.25	382.13
REAR PLANE [4]	378.25	378.25	378.25
AVERAGE GRADE			**382.77**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

BUILDING 5 - NORTH ELEVATION PARKING

REAR PLANE
3/32" = 1' - 0"

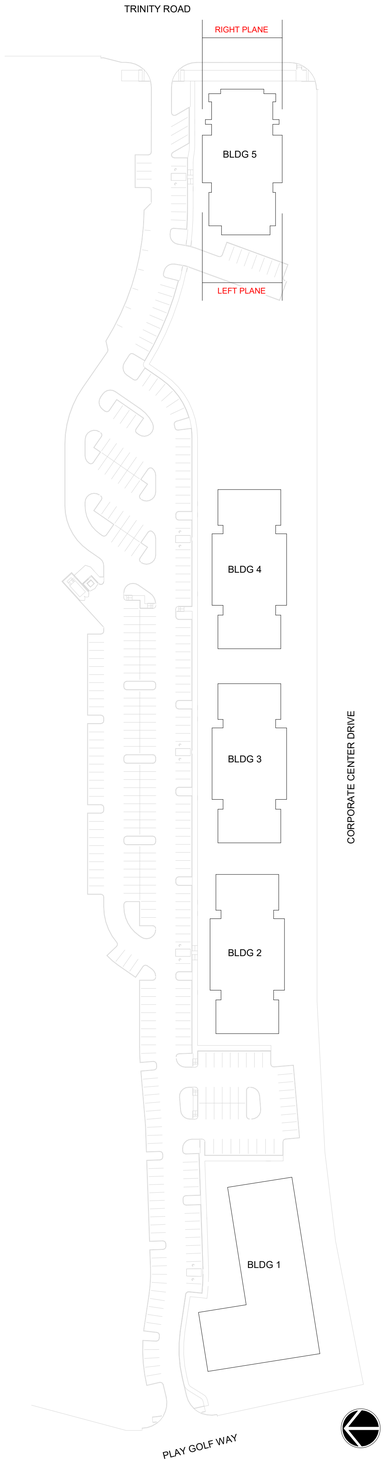
BUILDING 5 - SOUTH ELEVATION PRIMARY STREET

FRONT PLANE
3/32" = 1' - 0"

cline

CORPORATE CENTER DRIVE APARTMENTS
RALEIGH, NORTH CAROLINA

BUILDING 5 ELEVATIONS **A18**
3/32" = 1'-0" | 023074 | 09.05.2023



AVERAGE GRADE CALCULATION

BUILDING 5	POST-DEVELOPMENT GRADES		
	HIGHEST	LOWEST	**AVERAGE**
FRONT PLANE [1] - PRIMARY STREET	389	386	387.50
LEFT PLANE [2]	378.25	388.13	383.19
RIGHT PLANE [3]	386	378.25	382.13
REAR PLANE [4]	378.25	378.25	378.25
AVERAGE GRADE			**382.77**

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.

3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

BUILDING 5 - EAST ELEVATION
PRIMARY STREET

RIGHT PLANE
3/32" = 1' - 0"

BUILDING 5 - WEST ELEVATION
PARKING

LEFT PLANE
3/32" = 1' - 0"

cline

CORPORATE CENTER DRIVE APARTMENTS
RALEIGH, NORTH CAROLINA

BUILDING 5 ELEVATIONS **A19**
3/32" = 1'-0" | 023074 | 09.05.2023