



# Administrative Approval Action

Case File / Name: ASR-0056-2021  
DSLCL - LOFTS AT WAKEFIELD

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

**LOCATION:** The site is generally located on the south side of Wakefield Pines Drive west of the intersection of Wakefield Pines Drive and Falls of Neuse Road, with a common street address of 2730 Wakefield Pines Drive.

**REQUEST:** Development of an approximately 18,120 square foot 3-story Apartment Building containing 6 dwelling units. The property is approximately 1 acre zoned NX-3 in the Urban Watershed Protection Overlay District (UWPOD).

BOA-0065-2021 variance granting relief from the minimum forestation requirements set forth in UDO Section 9.1.9.A and UDO Section 9.1.9.A.1, a variance from the sidewalk width requirement and the planting strip width requirement set forth in UDO Section 8.5.6.B, a variance from the general utility easement dedication requirement set forth in UDO Section 8.4 and UDO Section 8.5, subject to the conditions of approval.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 15, 2022 by Drye-McGlamery Engineering, PLLC.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

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

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

### **General**

1. The landscape plan shall be updated to reflect the updated site layout and to demonstrate compliance with all landscaping requirements.
2. The landscape plan shall be updated to reflect the site layout consistent with the other plan sheets, and demonstrating compliance with the UDO.

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

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

## Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

## Stormwater

2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

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

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

## Public Utilities

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

## Stormwater

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





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## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) street trees along Wakefield Pines Dr.
6. A public infrastructure surety for (4) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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

### **3-Year Expiration Date:** August 25, 2025

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

### **4-Year Completion Date:**

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

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 04/28/2022  
Development Services Dir/Designee  
Staff Coordinator: Kasey Evans



## Administrative Site Review Application

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



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

Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8, as amended by text change case [TC-14-18](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic
Subdivision case #: N/A Scoping/sketch plan case #: 575373 Certificate of Appropriateness #: N/A Board of Adjustment #: BOA-0065-2021 Zoning Case #: N/A Administrative Alternate #: N/A	

### GENERAL INFORMATION

Development name: LOFTS @ WAKEFIELD  
 Inside City limits? Yes ☒ No ☐

Property address(es): 2730 Wakefield Pines Dr, Raleigh, NC 27614

Site P.I.N.(s): 1729988780

Please describe the scope of work. Include any additions, expansions, and change of use.  
 New Apartment Building (3-Story)

Current Property Owner/Developer Contact Name: Manoj Jain

**NOTE: please attach purchase agreement when submitting this form.**

Company: Shail Construction LLC Title: Managing Member

Address: 114 Tealight Lane, Cary, NC 27513

Phone #: (919) 728-0408 Email: jainm@shailhomes.com

Applicant Name: Daniel J. McGlamery, PE

Company: Drye McGlamery Engineering, PLLC Address: PO Box19558, Raleigh, NC 27619-9558

Phone #: (704) 960-0180 Email: daniel.mcglamery@dryeengineering.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NX-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.04	Existing gross floor area to be demolished: 0
# of parking spaces required: 18	New gross floor area: 18,119
# of parking spaces proposed: 27	Total sf gross (to remain and new): 18,119
Overlay District (if applicable): UWPOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): N/A	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): APARTMENT	

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.17 Square Feet: 7,405	Proposed Impervious Surface: Acres: 0.48 Square Feet: 20,038		
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, please provide: _____		
Alluvial soils: _____	Flood study: _____		
FEMA Map Panel #: _____	Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

RESIDENTIAL DEVELOPMENTS			
Total # of dwelling units: 0	Total # of hotel units: 0		
# of bedroom units: 1br 0 2br 12 3br 0	4br or more 0		
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

SIGNATURE BLOCK	
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.	
I, <u>Daniel J. McGlamery</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Daniel J McGlamery</u>	Date: 02/04/2022
Printed Name: Daniel J. McGlamery	

# ADMINISTRATIVE SITE REVIEW SUBMITTAL FOR LOFTS AT WAKEFIELD AT 2730 WAKEFIELD PINES DRIVE

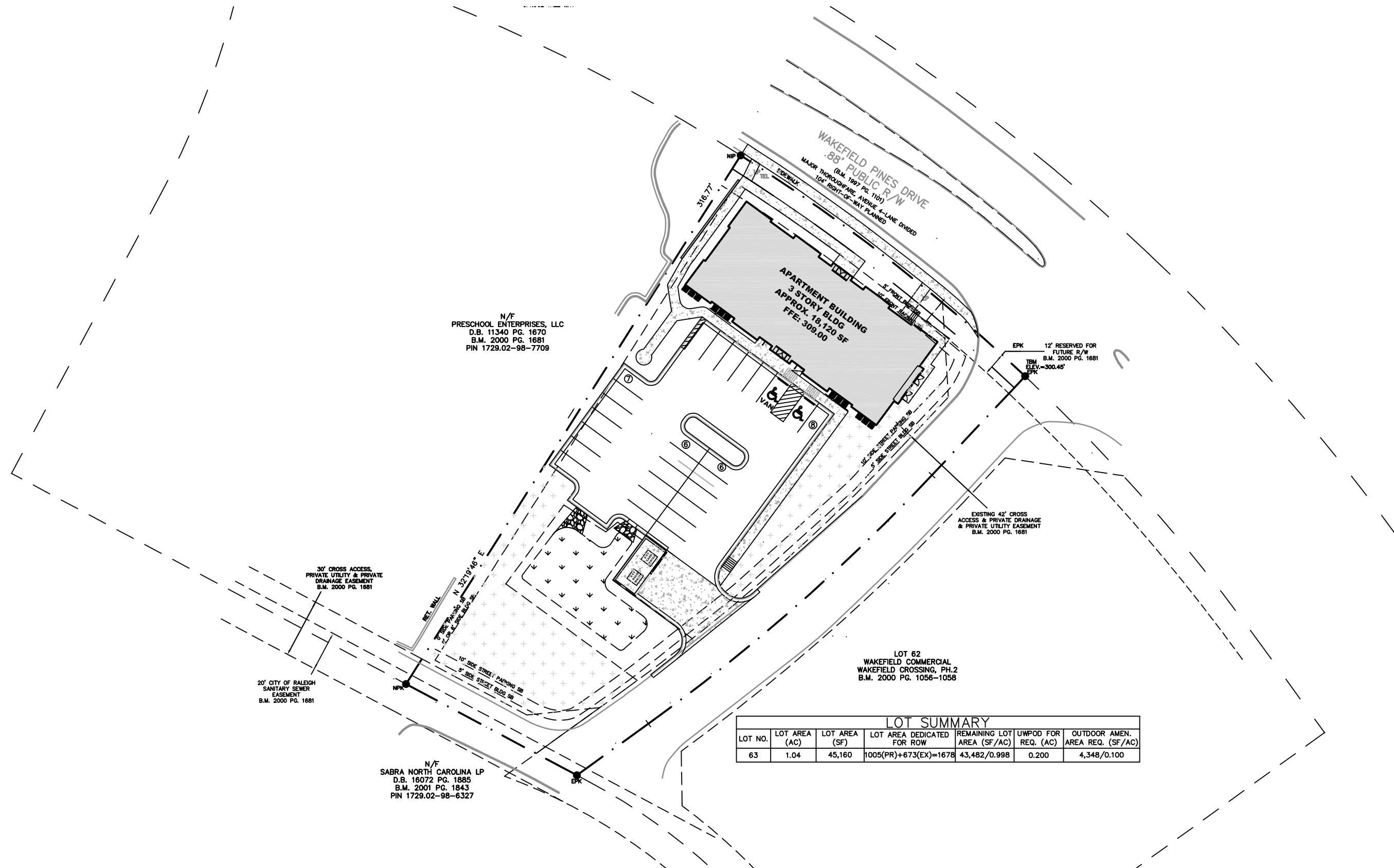
ASR CASE NUMBER: ASR-0056-2021

SPR CASE NUMBER: TBD

**OWNER**  
 SHAIL CONSTRUCTION, LLC  
 MANOJ JAIN  
 114 TEALIGHT LANE  
 CARY, NC 27513  
 (919) 633-0681  
 jainm@shailhomes.com

**CIVIL ENGINEER**  
 DANIEL J. MCGLAMERY, PE  
 DRYE-MCGLAMERY ENGINEERING, PLLC  
 821 WAKE FOREST RD  
 RALEIGH, NC 27604  
 PHONE: (704) 960-0180  
 daniel.mcglamery@dryeengineering.com

**LANDSCAPE ARCHITECT**  
 GRAHAM SMITH  
 SITE COLLABORATIVE, INC.  
 821 WAKE FOREST RD  
 RALEIGH, NC 27604  
 PHONE: (919) 805-3586  
 graham@sitecollaborative.com



## DRAWING LIST

- C-0.0 COVER SHEET
- C-0.1 BOA-0065-2021 VARIANCE APPROVAL
- C-1.0 EXISTING CONDITIONS PLAN
- C-1.1 DEMOLITION PLAN
- C-2.0 STAKING AND MATERIALS PLAN
- C-2.1 TRANSPORTATION PLAN
- C-4.0 GRADING AND DRAINAGE PLAN
- C-4.1 STORMWATER PLAN
- C-5.0 UTILITY PLAN
- L-1.0 PLANTING PLAN
- L-1.1 PLANTING NOTES & DETAILS
- EO.2 ELECTRICAL SITE PLAN
- A1.1 GROUND FLOOR ARCHITECTURAL PLAN
- A1.2 TYPICAL FLOOR ARCHITECTURAL PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS

## TREE CONSERVATION

TREE CONSERVATION NOT REQUIRED.

## SOLID WASTE COMPLIANCE

THE SITE WILL UTILIZE A PRIVATE WASTE COLLECTION SERVICE AND USE COMMERCIAL DUMPSTERS. SITE IS COMPLIANT WITH CITY OF RALEIGH SOLID WASTE DESIGN MANUAL FOR DRIVEWAY WIDTH AND RADIUS REQUIREMENTS. SEE APPROVAL LETTER BY GFL BASED ON CURRENT SITE PLAN.

## IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA: 7,405 SF  
 PROPOSED IMPERVIOUS AREA: 20,038 SF

TOTAL IMPERVIOUS AREA: 27,443 SF  
 TOTAL SITE AREA: 43,482 SF

TOTAL SITE IMPERVIOUS %: 63.1%

## PUBLIC IMPROVEMENTS QUANTITY TABLE

NUMBER OF LOT(S)	1
LOTS NUMBER(S) BY PHASE	1
NUMBER OF UNITS	1
LIVABLE BUILDINGS	1
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS?	1
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

## PARKING CALCULATIONS

### PARKING REQUIREMENTS

EXISTING PARKING: N/A  
 PROPOSED PARKING: 27  
 REQUIRED PARKING: 1.5 SPACES/UNIT (2BR) \* 12 UNITS = 18 SPACES

TOTAL REQUIRED: 18 SPACES  
 PARKING PROVIDED: 27 SPACES  
 MAXIMUM PARKING: 18 SPACES \* 150% = 27 SPACES

**ADA SPACES**  
 REQUIRED: 26-50 SPACES = 2  
 PROVIDED: 2 TOTAL SPACES  
 1 VAN SPACE REQUIRED

**BICYCLE PARKING:**  
 1 SP. PER 20 UNITS, MIN. 4 SPACES. (SHORT TERM ONLY)  
 REQUIRED: 4 SHORT TERM SPACES, 0 LONG TERM SPACES  
 PROVIDED: 4 SHORT TERM SPACES, 0 LONG TERM SPACES

## SITE DATA INFORMATION

PROJECT NAME: WAKEFIELD EXECUTIVE CENTER  
 PROJECT ADDRESS: 2730 WAKEFIELD PINES DR  
 RALEIGH, NC 27614

SITE ACREAGE: 1.04 ACRES (45,160 SF)  
 1.00 ACRES (43,482 SF)  
 AFTER ROW DEDICATION REQ'D  
 ALONG WAKEFIELD PINES DR.

ZONING DISTRICT: NX-3- (UWPOD\*)  
 \*URBAN WATERSHED PROTECTION  
 OVERLAY DISTRICT

PROPOSED USE: APARTMENT (ALLOWED)

EXISTING BUILDING: N/A SF  
 PROPOSED BUILDING: 18,120 SF

## CROSS ACCESS EXEMPTION

THIS DEVELOPMENT WILL BE EXEMPT FROM THE CROSS ACCESS REQUIREMENT PER UDO 8.3.4.D.5.C (TC-6-19). SPECIFICALLY, THIS SECTION SAYS THAT IF PROPERTY TO BE DEVELOPED OR ADJACENT PROPERTY TO WHICH ANY CROSS ACCESS DRIVEWAY OR DRIVEWAY STUB WOULD BE CONTINUED CONTAINS A SCHOOL (AMONGST OTHER QUALIFYING USES) THEN CROSS ACCESS IS EXEMPTED.

## BLOCK PERIMETER EXEMPTION

SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b (TC-6-19).

THERE IS A MINIMUM SITE AREA TO MEET THIS REQUIREMENT PER ZONING DESIGNATION. ZONING DISTRICT FOR DEVELOPMENT SITE IS NX-3 AND THE DEVELOPMENT GROSS ACREAGE IS 1.04 AC; THE MINIMUM SITE AREA FOR NX-3 IS 5 ACRES. THEREFORE, THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENT FOR THIS DEVELOPMENT.

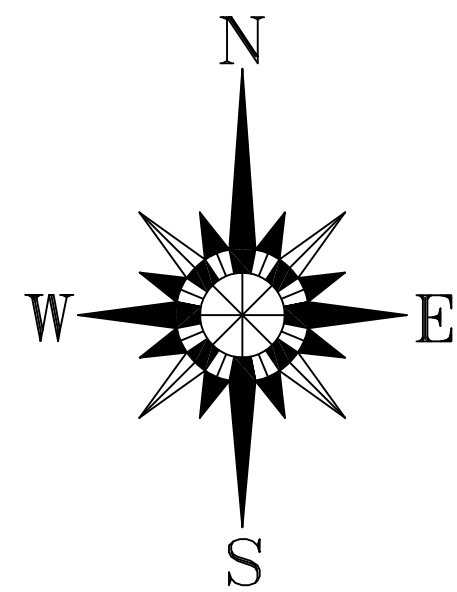
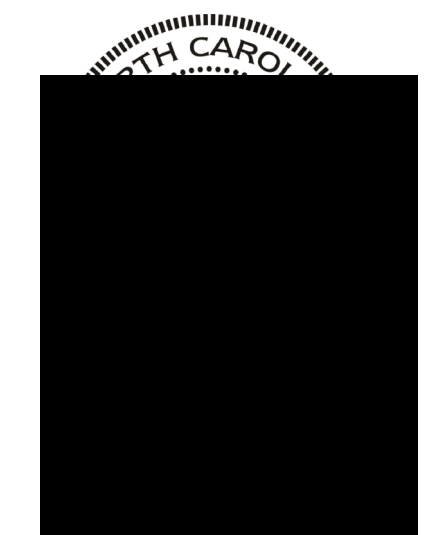
## VICINITY MAP N.T.S.

## SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L. JORDAN PARKER (PLS L-4665) ON JANUARY 7, 2020. CAWTHORNE, MOSS, & PANCIERA, PC, 333 S. WHITE STREET, WAKE FOREST, NC 27588



NC FIRM LICENSE #P-1305



LOFTS AT WAKEFIELD  
 2730 WAKEFIELD PINES DR  
 RALEIGH, NC 27614  
 WAKE COUNTY  
 NORTH CAROLINA

DRYE-MCGLAMERY  
 ENGINEERING, PLLC  
 821 WAKE FOREST RD  
 RALEIGH, NC 27604

DME PROJECT NO: 2021091

## ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	06-30-21
B	2ND ASR SUBMITTAL	08-20-21
C	3RD ASR SUBMITTAL	02-04-22
D	4TH ASR SUBMITTAL	03-15-22

DRAWN BY DJM

CHECKED BY HWD

SCALE: 1" = 50'  
 0 25 50 100

## COVER SHEET

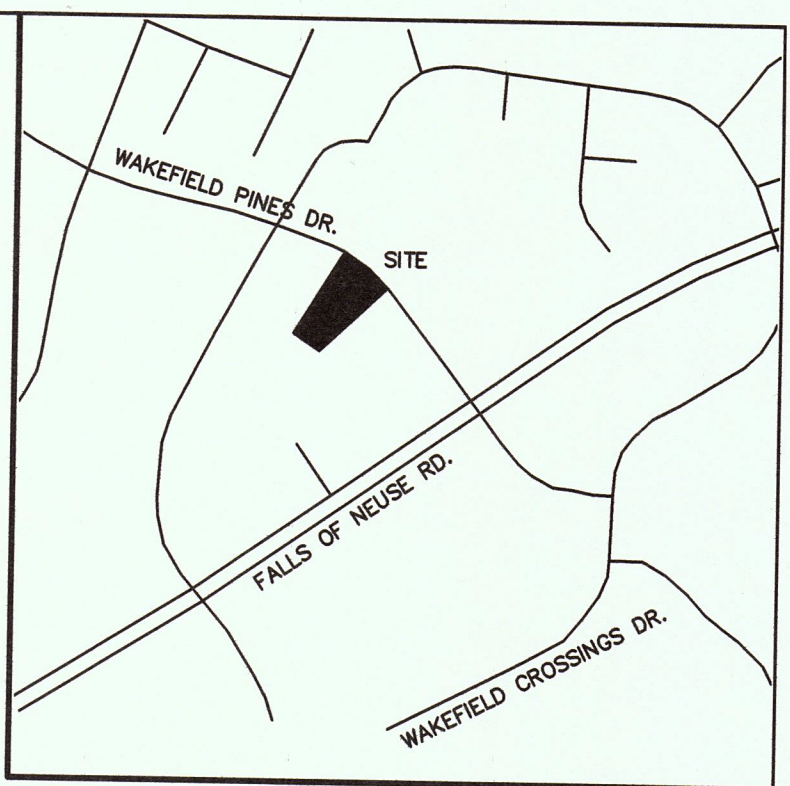
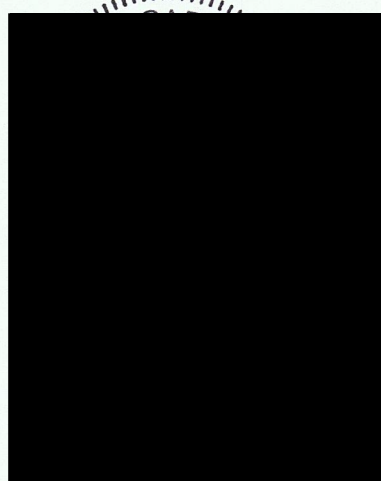
C-0.0





I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3793  
4685



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NPK - NEW PK NAIL SET
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT

NOTES:

- THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
- ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- ALL ELEVATIONS ARE BASED ON NVD NAD 88.
- ALL CONTOURS ARE AT 1' INTERVALS HIGHLIGHTED EVERY 5'.

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

LINE TABLE

LINE	LENGTH	BEARING
L-1	12.00'	S 43°16'23" W
L-2	56.80'	S 43°16'23" W
L-3	44.63'	S 54°13'46" W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	126.18'	956.00'	126.09'	N 53°52'24" W
C-2	56.41'	956.00'	56.40'	N 48°24'06" W
C-3	191.23'	1000.00'	190.94'	N 48°45'05" E

EXISTING  
CONDITIONS PLAN

C-1.0

TOPOGRAPHIC SURVEY FOR

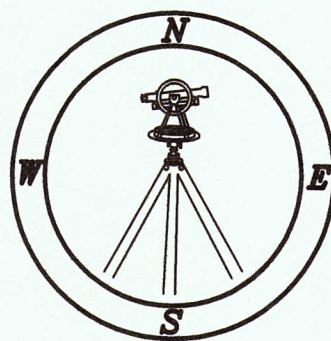
SHAIL CONSTRUCTION

OWNER: CK WAKEFIELD PROPERTIES LLC  
REF: D.B. 14220 PAGE 609  
CITY OF RALEIGH  
WAKE COUNTY, NORTH CAROLINA



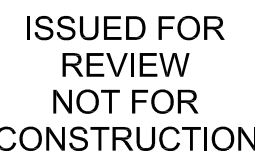
SCALE 1"=30'

MAY 15, 2018  
ZONED NX-3  
PIN # 1729.02-98-8780



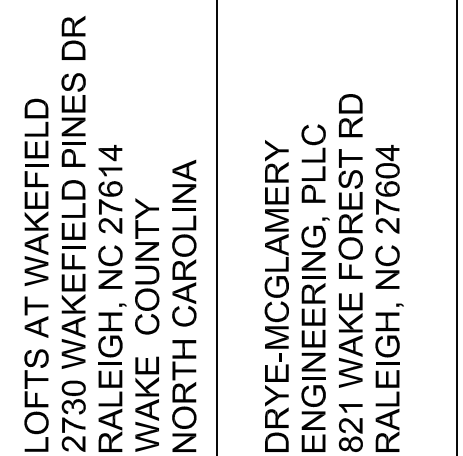
(WAKEFIELDPINES062730.DWG L.P.)





SURVEY INFORMATION PREPARED BY L.  
JORDAN PARKER (PLS L-4665) ON JANUARY 7,  
2020. CAWTHORNE, MOSS, & PANCIERA, PC,  
333 S. WHITE STREET, WAKE FOREST, NC 27588

1. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ALL PERMITS.
2. EXISTING WELL AND SEPTIC SYSTEM ABANDONMENTS OR REMOVALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY STANDARDS.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OWNER AND UTILITY COMPANY FOR DEMOLITION OR RELOCATION OF APPLICABLE UTILITIES, I.E. GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, DUCT BANK, ETC. CONTRACTOR IS ALSO RESPONSIBLE FOR SCHEDULING, SEQUENCING, AND PROVIDING TEMPORARY MEASURES OF SERVICE FOR ALL APPLICABLE UTILITIES. EXISTING UTILITIES SHALL PROVIDE CONTINUOUS SERVICE THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE. THE OWNER WILL PAY TO MOVE OR REPAIR ANY UTILITIES ENCOUNTERED DURING CONSTRUCTION WHICH ARE NOT IDENTIFIED ON CONSTRUCTION DOCUMENTS OR SITE SURVEY.
5. ALL MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND DISPOSED OF AT A LOCAL ORIGINALLY SITED FACILITY.
6. SAW-CUT CONCRETE AND ASPHALT PAVEMENT, SIDEWALK OR CURB AND GUTTER BEFORE EXCAVATION WHERE CONSTRUCTION PLANS SHOW TIE-INS.
7. WAKEFIELD PINES DR SHALL REMAIN OPEN AND UNOBSTRUCTED TO TRAFFIC AT ALL TIMES.
8. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION PER WORK AREA TRAFFIC CONTROL HANDBOOK STANDARDS. (W.A.T.C.H)
9. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OR INSTALLATION WORK ALONG WAKEFIELD PINES DR. WITH THE CITY OF RALEIGH.
10. REPAIR OR REPLACE ANY ADJACENT CONCRETE CURBING AND/OR SIDEWALK DAMAGED AS PART OF DEMOLITION PROCESS.



DME PROJECT NO: 2021091

ISSUED FOR  
REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	06-30-21
B	2ND ASR SUBMITTAL	08-20-21
C	3RD ASR SUBMITTAL	02-04-22
D	4TH ASR SUBMITTAL	03-15-22

DRAWN BY DJM  
CHECKED BY HWD

SCALE: 1" = 20'

0 10 20 40

## DEMOLITION PLAN

## C-1.1

LOT SUMMARY						
LOT NO.	LOT AREA (AC)	LOT AREA (SF)	LOT AREA DEDICATED FOR ROW	REMAINING LOT AREA (SF/AC)	UWPOD FOR REQ. (AC)	OUTDOOR AMEN. AREA REQ. (SF/AC)
63	1.04	45,160	1005(PR)+673(EX)=1678	43,482/0.998	0.200	4,348/0.100

N/F  
PRESCHOOL ENTERPRISES, LLC  
D.B. 11340 PG. 1670  
B.M. 2000 PG. 1681  
PIN 1729.02-98-7709

30' CROSS ACCESS,  
PRIVATE UTILITY & PRIVATE  
DRAINAGE EASEMENT  
B.M. 2000 PG. 1681

20' CITY OF RALEIGH  
SANITARY SEWER  
EASEMENT  
B.M. 2000 PG. 1681

N/F  
SABRA NORTH CAROLINA LP  
D.B. 16072 PG. 1885  
B.M. 2001 PG. 1843  
PIN 1729.02-98-6327

**North Carolina 811**  
www.nc811.org



SITE DATA INFORMATION

PROJECT NAME: LOFTS @ WAKEFIELD  
PROJECT ADDRESS: 2730 WAKFIELD PINES DR  
RALEIGH, NC 27614

SITE ACREAGE: 1.04 ACRES (45,160 SF)  
1.00 ACRES (43,482 SF)  
AFTER ROW DEDICATION REQ'D  
ALONG WAKEFIELD PINES DR.

ZONING DISTRICT: NX-3- (UWPOD\*)  
\*URBAN WATERSHED PROTECTION  
OVERLAY DISTRICT

PROPOSED USE: APARTMENT (ALLOWED)

EXISTING BUILDING: N/A SF  
PROPOSED BUILDING: 18,120 SF

AMENITY AREA REQUIREMENTS  
REQUIRED AMENITY AREA = 10%  
LOT AREA INSIDE RIGHT-OF-WAY: 1.00 ACRES  
REQ'D AMENITY AREA= 10%\*1.00 AC = 0.10 AC. (4,348 SF)  
PROVIDED AMENITY AREA = 0.10 AC. (4,533 SF)

BUILDING DIMENSIONAL REQUIREMENTS  
FRONT SB: 5 FT (MIN.) 8.77 FT MIN. (PROVIDED)  
SIDE STREET SB 5 FT (MIN.) 12 FT (PROVIDED)  
SIDE LOT LINE SB: 0 OR 6 FT (MIN.) 6 FT MIN. (PROVIDED)  
REAR LOT LINE SB: 0 OR 6 FT (MIN.) 191 FT (PROVIDED)  
ALLEY SB 4 OR 20 FT (MIN.) N/A FT (NO ALLEY)

PARKING DIMENSIONAL REQUIREMENTS  
FRONT SB: 10 FT (MIN.) 60 FT (PROVIDED)  
SIDE STREET SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED)  
SIDE LOT LINE SB: 0 FT (MIN.) 3 FT MIN. (PROVIDED)  
REAR LOT LINE SB: 0 FT (MIN.) 40 FT (PROVIDED)  
ALLEY SB: 4 FT (MIN.) N/A FT (NO ALLEY)

TRANSPARENCY REQUIREMENTS (NOT REQUIRED)

PARKING CALCULATIONS

PARKING REQUIREMENTS

EXISTING PARKING: N/A  
PROPOSED PARKING: 27  
REQUIRED PARKING: 1.5 SPACES/UNIT (2BR) \* 12 UNITS = 18 SPACES

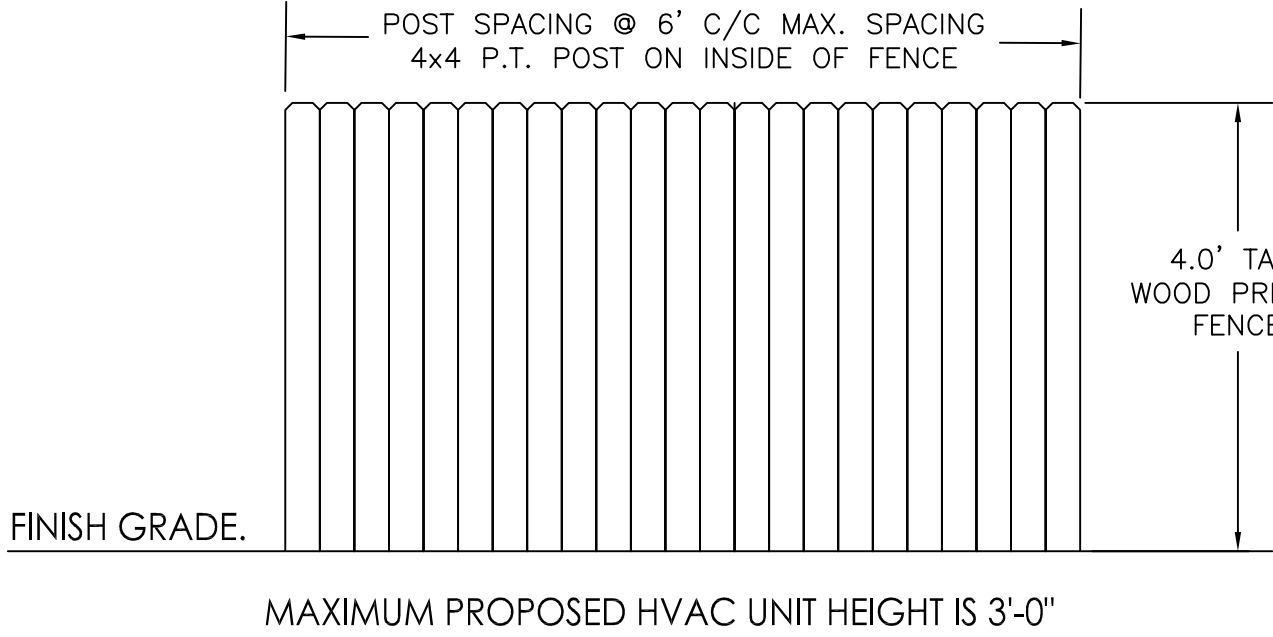
TOTAL REQUIRED: 18 SPACES  
PARKING PROVIDED: 27 SPACES

MAXIMUM PARKING: 18 SPACES \* 150% = 27 SPACES

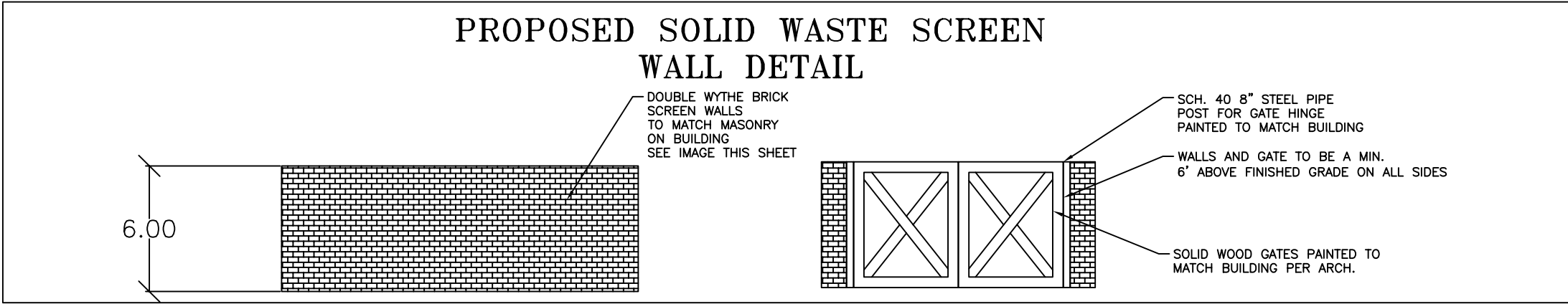
ADA SPACES  
REQUIRED: 26-50 SPACES = 2  
PROVIDED: 2 TOTAL SPACES  
1 VAN SPACE REQUIRED

BICYCLE PARKING:  
1 SP. PER 20 UNITS, MIN. 4 SPACES. (SHORT TERM ONLY)  
REQUIRED: 4 SHORT TERM SPACES, 0 LONG TERM SPACES  
PROVIDED: 4 SHORT TERM SPACES, 0 LONG TERM SPACES

HVAC SCREENING FENCE



PROPOSED SOLID WASTE SCREEN  
WALL DETAIL



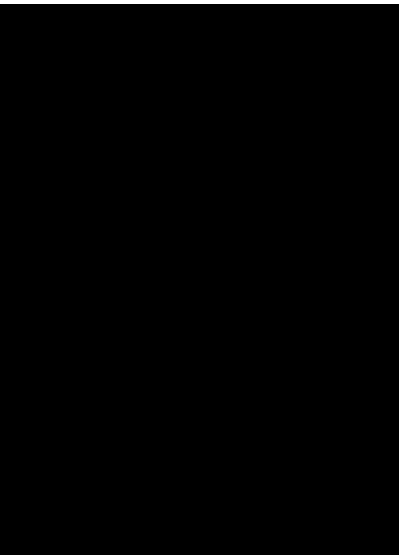
VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L.  
JORDAN PARKER (PLS L-4665) ON JANUARY 7,  
2020. CAWTHORNE, MOSS, & PANCIERA, PC,  
333 S. WHITE STREET, WAKE FOREST, NC 27588

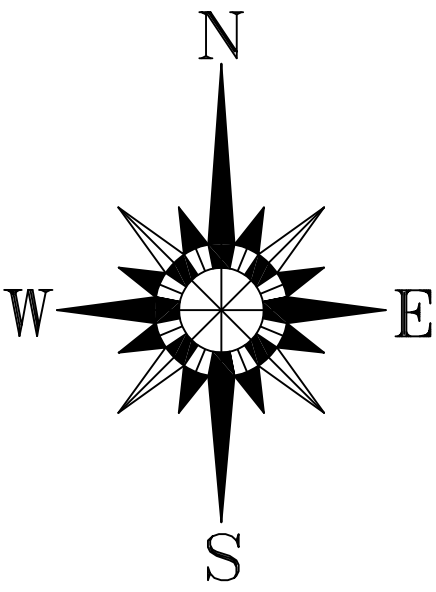


NC FIRM LICENSE #P-1305



LEGEND

SYMBOL	DETAIL
	PROPOSED SIDEWALK 6/C-6.0
	PROPOSED CONCRETE PAVING 6/C-6.1
	PROPOSED AMENITY AREA N/A SEE L-1.0
	PROPOSED UWPOD FORESTATION AREA N/A
	PROPOSED HVAC SCREENING FENCE N/A



TRAFFIC CONTROL  
NOTES

1. ALL WORK IN RIGHT-OF-WAY FOR WATERLINE SERVICE SHALL BE IN ACCORDANCE WITH MUTCD AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

STAKING AND MATERIAL  
PLAN NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS NOTED OTHERWISE (U.N.O.).
3. CONTRACTOR SHALL ESTABLISH POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY DRYE-McGLAMERY ENGINEERING, PLLC IMMEDIATELY OF ANY DISCREPANCIES.
4. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING, OR CENTERLINE U.N.O.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS.
6. ALL RADII SHALL BE 4'-0" AT FACE OF CURB U.N.O.

LOFTS AT WAKEFIELD  
2730 WAKEFIELD PINES DR  
RALEIGH, NC 27614  
WAKE COUNTY  
NORTH CAROLINA

DRYE-McGLAMERY  
ENGINEERING, PLLC  
821 WAKE FOREST RD  
RALEIGH, NC 27604

DME PROJECT NO: 2021091

ISSUED FOR  
REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	06-30-21
B	2ND ASR SUBMITTAL	08-20-21
C	3RD ASR SUBMITTAL	02-04-22
D	4TH ASR SUBMITTAL	03-15-22

DRAWN BY DJM  
CHECKED BY HWD

SCALE: 1" = 20'  
0 10 20 40

STAKING AND  
MATERIALS PLAN

C-2.0

NOTE: ALL SIDEWALK ROUTES ON  
SITE WILL BE ADA ACCESSIBLE  
EXCEPT RISER ROOM ACCESS

NOTE: REFER TO TRANSPORTATION  
PLAN C-2.1 FOR EXISTING STREET  
AND RIGHT-OF-WAY DIMENSIONS

N/F  
SABRA NORTH CAROLINA LP  
D.B. 16072 PG. 1885  
B.M. 2001 PG. 1843  
PIN 1729.02-98-6327

N/F  
PRESCHOOL ENTERPRISES, LLC  
D.B. 11340 PG. 1670  
B.M. 2000 PG. 1681  
PIN 1729.02-98-7709

ADJACENT OWNER DOES NOT WANT CROSS ACCESS  
THROUGH SITE (PRE-SCHOOL). NO EXISTING  
CROSS ACCESS AGREEMENT IS IN PLACE

PRIVATE DRAINAGE EASEMENT  
AROUND BMP PER C-4.0

PROPOSED STORMWATER  
BMP INLET W/ ENERGY  
DISSIPATOR (RIP RAP)  
PROPOSED STORMWATER BMP  
BIORETENTION CELL

UWPOD AREAS, TYP.  
SEE LANDSCAPE PLANS FOR DETAILS

30' CROSS ACCESS,  
PRIVATE UTILITY & PRIVATE  
DRAINAGE EASEMENT  
B.M. 2000 PG. 1681

20' CITY OF RALEIGH  
SANITARY SEWER  
EASEMENT  
B.M. 2000 PG. 1681

LOT NO.	LOT AREA (AC)	LOT AREA (SF)	LOT AREA DEDICATED FOR ROW	REMAINING LOT AREA (SF/AC)	UWPOD FOR REQ. (AC)	OUTDOOR AMEN. AREA REQ. (SF/AC)
63	1.04	45,160	1005(PR)+673(EX)=1678	43,482/0.998	0.200	4,348/0.100

SOLID WASTE COLLECTION TRUCK  
TRAVEL AREA

PROPOSED CAST-IN-PLACE  
CONCRETE RETAINING WALL  
BY OTHERS (<5'-0" RETAINED HEIGHT)





CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - 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.
  - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" 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).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH A 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 1.5" 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.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE 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.
- 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

N/F  
PRESCHOOL ENTERPRISES, LLC  
D.B. 11340 PG. 1670  
B.M. 2000 PG. 1681  
PIN 1729.02-98-7709

30' CROSS ACCESS,  
PRIVATE UTILITY & PRIVATE  
DRAINAGE EASEMENT  
B.M. 2000 PG. 1681

20' CITY OF RALEIGH  
SANITARY SEWER  
EASEMENT  
B.M. 2000 PG. 1681

N/F  
SABRA NORTH CAROLINA LP  
D.B. 16072 PG. 1885  
B.M. 2001 PG. 1843  
PIN 1729.02-98-6327

CONNECT TO EXISTING  
SEWER STUB/  
CLEAN-OUT  
INV. 299.15

TRAFFIC RATED  
CLEAN-OUT  
IN VALVE BOX PER  
COR DETAIL S-30  
INV. 299.40

CROSSING  
STORM INV. 301.00  
BTM OF STORM PIPE. 300.75  
TOP OF SAN. SWR. 300.25  
SEWER INV. 299.75

SMH  
TOP: 302.41'

LOT SUMMARY						
LOT NO.	LOT AREA (AC)	LOT AREA (SF)	LOT AREA DEDICATED FOR ROW	REMAINING LOT AREA (SF/AC)	UWPOD FOR REQ. (AC)	OUTDOOR AMEN. AREA REQ. (SF/AC)
63	1.04	45,160	1005(PR)+673(EX)=1678	43,482/0.998	0.200	4,348/0.100

NOTE: ALL ADJACENT LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER

UNDERGROUND NOTES

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC. AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NCDOT.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926, SUBPART P, OR AS AMENDED.
- ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT. BEFORE YOU DIG CALL THE CONTACT ONE-CALL CENTER AT 1-800-632-4949.

TRAFFIC CONTROL NOTES

- ALL WORK IN RIGHT-OF-WAY FOR WATERLINE SERVICE SHALL BE IN ACCORDANCE WITH NCDOT, MUTCD, AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L. JORDAN PARKER (PLS L-4665) ON JANUARY 7, 2020. CAWTHORNE, MOSS, & PANCIERA, PC, 333 S. WHITE STREET, WAKE FOREST, NC 27588

WATER DISTRIBUTION NOTES

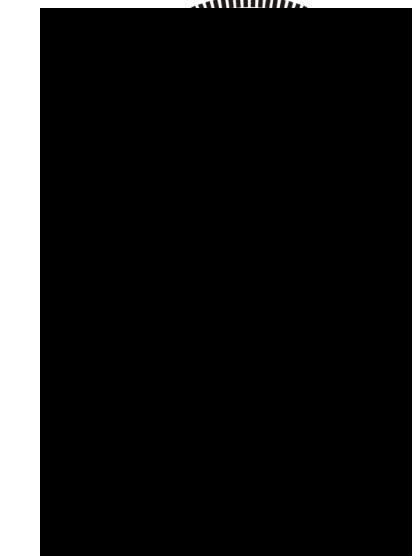
- 6.0" BYPASS FIRE METER SET BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR INSTALLATION INCLUDING TAP FEES. (INCLUDING CAPITAL FACILITY FEES)
- CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDING LOCATIONS BASED ON PLUMBING PLANS.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CITY OF RALEIGH REQUIRED BACKFLOW PREVENTER.
- PUBLIC UTILITIES CONTRACTORS CONSTRUCTING FIRE SERVICE MAINS FOR BUILDING CONNECTION TO FIRE SPRINKLER SYSTEMS SHALL TERMINATED THOSE LINES AT A FLANGE, CAP, PLUG, OR VALVE INSIDE THE BUILDING 1' ABOVE THE FINISHED FLOOR ELEVATION. ALL FIRE SERVICE MAINS SHALL COMPLY WITH NFPA STANDARDS FOR THE FIRE SERVICE MAIN AS INCORPORATED INTO THE NORTH CAROLINA BUILDING CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF BUILDING AND SITE UTILITY CONTRACTORS SO THAT HYDROSTATIC TESTING OF THE FIRE LINE MAY OCCUR TO THE TERMINATION POINT WITHIN THE BUILDING.

SANITARY SEWER NOTES

- CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDING LOCATIONS BASED ON PLUMBING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR INSTALLATION INCLUDING TAP FEES. (INCLUDING CAPITAL FACILITY FEES)

FIRE PROTECTION NOTES

- CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. (CHAPTER 14, 2018 NC FIRE CODE, NFPA 241, AND CHAPTER 22, 2018 NC BUILDING CODE)
- FIRE FLOW ANALYSIS MUST BE PROVIDED TO CITY OF RALEIGH AT SUBMITTAL OF BUILDING PERMIT DOCUMENTS PER THE NORTH CAROLINA FIRE PROTECTION CODE. PROVIDE AVAILABLE FIRE FLOW AND MINIMUM FIRE FLOW FROM ADJACENT HYDRANT FROM 2018 NORTH CAROLINA FIRE PROTECTION CODE APPENDIX B OR OTHER APPROVED METHOD.



LOFTS AT WAKEFIELD  
2730 WAKEFIELD PINES DR  
RALEIGH, NC 27614  
WAKE COUNTY  
NORTH CAROLINA  
  
DRYE-McGLAMERY  
ENGINEERING, PLLC  
821 WAKE FOREST RD  
RALEIGH, NC 27604

DME PROJECT NO: 2021091

ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	06-30-21
B	2ND ASR SUBMITTAL	08-20-21
C	3RD ASR SUBMITTAL	02-04-22
D	4TH ASR SUBMITTAL	03-15-22

DRAWN BY DJM  
CHECKED BY HWD

SCALE: 1" = 20'  
0 10 20 40

UTILITY PLAN

C-5.0

NOTE: REFER TO DETAIL SHEET C-6.6 & C-6.8 FOR TYPICAL CITY OF RALEIGH WATER AND FIRE HYDRANT INSTALLATION DETAILS

NOTE: REFER TO DETAIL SHEET C-6.7 FOR TYPICAL CITY OF RALEIGH SANITARY SEWER INSTALLATION DETAILS



PLANT SCHEDULE								
	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	B&B OR CONT.		REMARKS
AB	4	Acer buergerianum	Trident Maple	10'-12' MIN.	3" CAL.	B & B		Strong Central Leader, Straight Trunk, Street Trees
LR	11	Liquidambar styraciflua 'Rotundiloba' TM	Round-Lobed Sweet Gum	8' - 10' HT.	2" CAL.	B & B		UWPOD Reforestation
PT	6	Pinus taeda	Loblolly Pine	10' HT	2" CAL.	B & B		
QH	2	Quercus lyrata 'Highbeam'	Highbeam Overcup Oak	10'-12' MIN.	3" CAL.	B & B		Strong Central Leader
QR	6	Quercus rubra	Red Oak	8' - 10' HT.	2" CAL.	B & B		UWPOD Reforestation
UB	5	Ulmus parvifolia 'Bosque'	Bosque Elm	10' - 12' HT.	3" CAL.	B & B		Strong Central Leader
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD			
EJA	34	Euonymus japonicus 'Greenspire'	Greenspire Upright Euonymus	18" HT.	12" MIN.			FULL, DENSE
IN	63	Ilex cornuta 'Needlepoint'	Needlepoint Holly	18" MIN.	18" MIN.			Full, Dense
IP	13	Illicium parviflorum	Anise Tree	36" MIN.	36" MIN.			Full, Dense
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONT. SIZE	SPACING	REMARKS
CV3	273	Carex vulpinoidea	Brown Fox Sedge	---	---	4" POT	24" o.c.	
SOD	850 sf	Cynodon dactylon '419 Hybrid'	Bermuda Grass	---	---	SOD		Sod
JI	455	Juncus inflexus 'Blue Arrow'	Blue Arrow Juncus	4"	4"	4" POT	18" o.c.	
PV2	7	Panicum virgatum	Switch Grass	12" MIN.	12" MIN.	1 GAL. MIN.	24" o.c.	Full, Dense

Note: Variance Condition 3 Part 2 - New trees being planted to meet this requirement shall be at least 2 caliper inches at the time of planting. Each caliper inch of existing trees reserved to meet this condition shall be counted toward meeting this standard.

UWPOD CALCULATIONS	
NET LOT AREA	45,160 SF (1.04 AC)
20% OF LOT	0.21 AC
UWPOD EXISTING	0 SF (0%)
UWPOD PRESERVED	0.10 AC (10%)
UWPOD PROPOSED	0.11 AC (10%)
TOTAL PROPOSED WOODED AREA	0.21 AC (20%)

## LANDSCAPE REQUIREMENTS

PARKING LOT TREE COVERAGE:  
Total Parking Area = 11,996 SF  
Required: 1 Tree / 2,000 SF = 6 Trees  
Provided: 7 Trees

**STREET TREES:**  
**Wakefield Pine Drive**  
 Total Frontage = 182' - 4"  
 Required: 1 shade tree per 40' on average = 5 Trees  
 Provided: 5 Trees

URBAN WATERSHED PROTECTION OVERLAY DISTRICT (20%)\*  
Total Lot Area = 1.02 AC  
 Required: 20% of Lot = 0.20 AC  
 Proposed: 0.20 AC (See breakdown below)

UWPOD - Wooded Area (0.10 AC) - Preserved (Variance Condition 1 - Preserve at least 10% of the site area for active tree conservation)  
Required: Min. 2" per 100 sf = 87"  
Existing Trees: 131.5"

UWPOD - Wooded Area (0.10 AC) - Planted  
Required: (1) 2" tree / 200 sf = 22 trees  
Proposed: 22 trees [(17) 2" + (4) 3"]

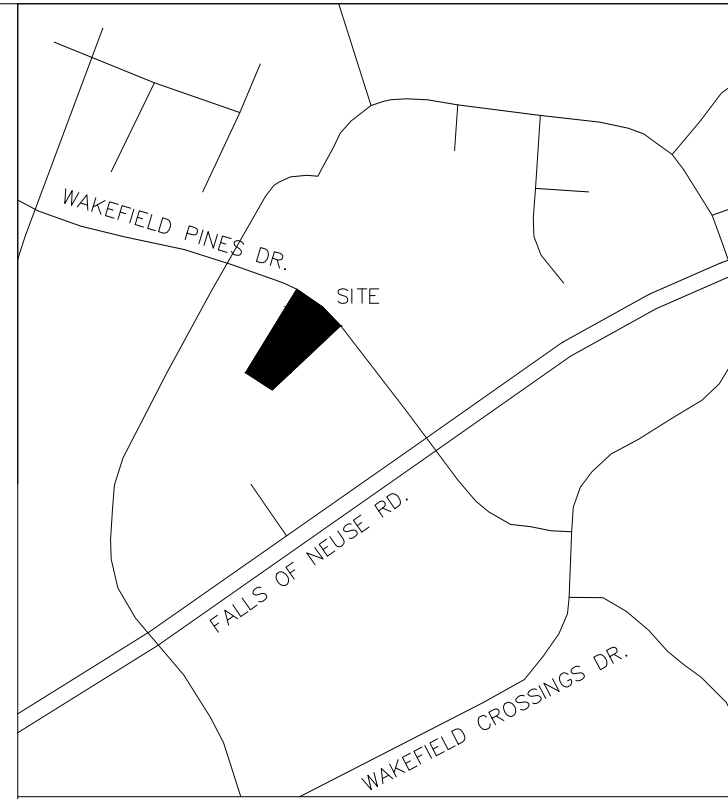
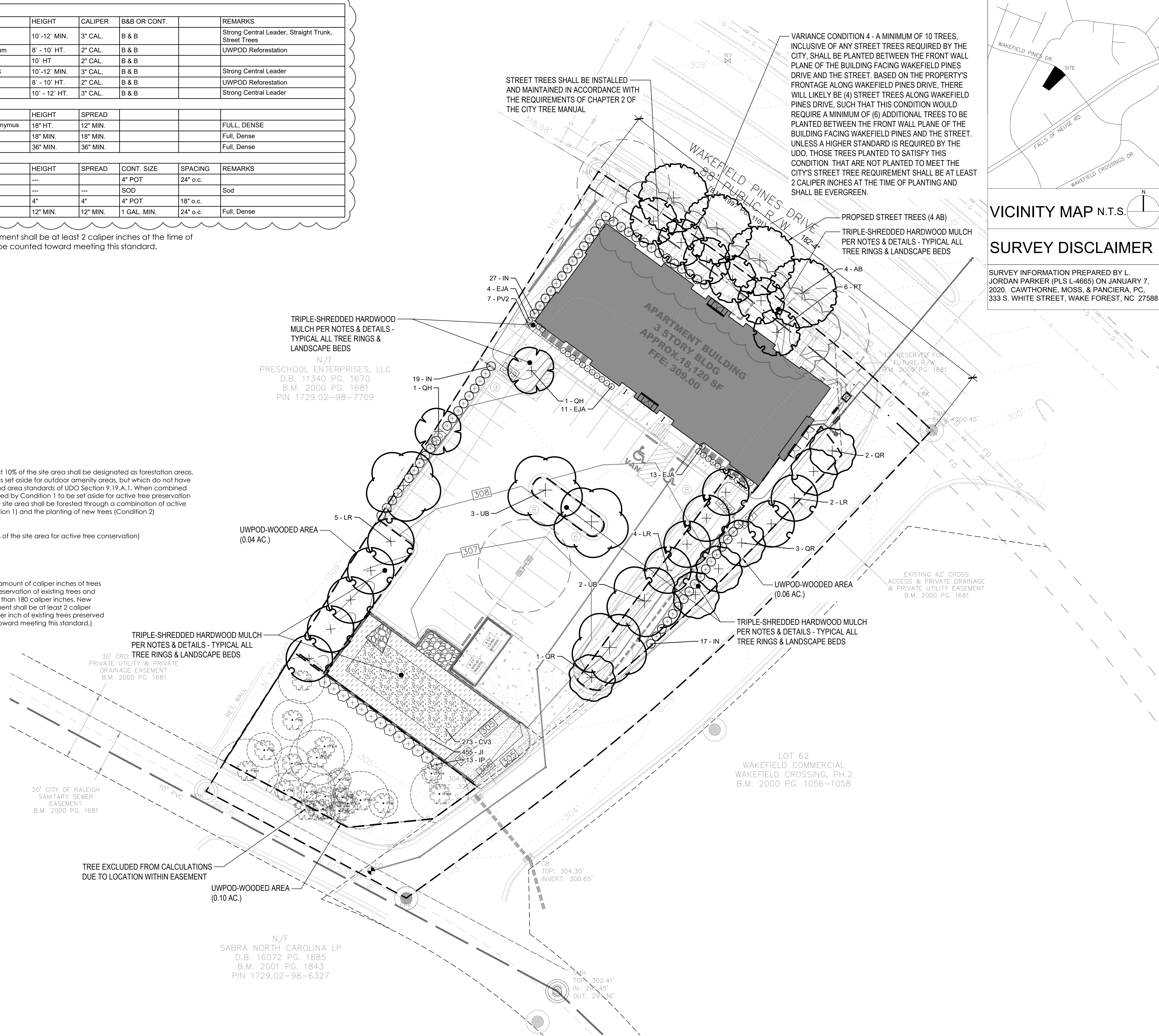
Total Caliper Inches (See Variance Condition)      the planting of new trees, shall be no less than 180 caliper inches. New trees being planted to meet this requirement shall be at least 2 caliper inches at the time of planting. Each caliper inch of existing trees preserved to meet this condition shall be counted toward meeting this standard.

Required: 181" (1.04 ac x 40% / 200 sf x 2")

Proposed: 186.5"

\*See BOA-0065-2021 for additional description of variance condition requirements

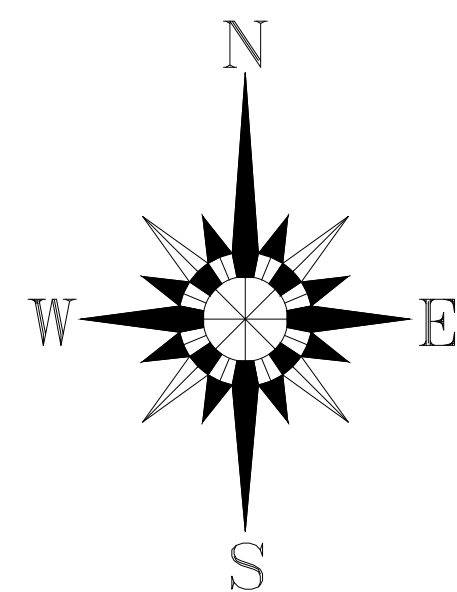
Note: All proposed trees and shrubs must be planted completely outside of critical root zones of existing trees.



VICINITY MAP N.T.S.

## SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L.  
JORDAN PARKER (PLS L-4665) ON JANUARY 7,  
2020. CAWTHORNE, MOSS, & PANCIERA, PC,  
333 S. WHITE STREET, WAKE FOREST, NC 27588



LOFTS AT WAKEFIELD  
2730 WAKEFIELD PINES DR  
RALEIGH, NC 27614  
WAKE COUNTY  
NORTH CAROLINA

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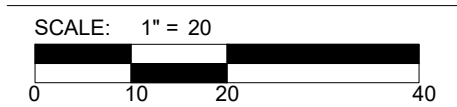
DRYE-MCGLAMERY  
ENGINEERING, PLLC  
5720 SIX FORKS RD., SUITE 203  
RALEIGH, NC 27609

DME PROJECT NO: 2018091

ISSUED FOR  
REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	06-30-21
B	2ND ASR SUBMITTAL	08-20-21
C	3RD ASR SUBMITTAL	02-04-22
D	4TH ASR SUBMITTAL	03-15-22

DRAWN BY DCB  
CHECKED BY GHS



## PLANTING PLAN

# L1.0





1 NORTH AND SOUTH EXTERIOR ELEVATION  
A2.1 SCALE - 1/4" = 1'-0"

LOFTS@WAKEFIELD

ELEVATION KEY NOTES

- A

 BRICK VENEER WITH RUNNING BOND AND CONCAVE JOINTS
- B

 FIBER CEMENT LAP SIDING WITH 7" EXPOSURE, PAINTED
- C

 FIBER CEMENT LAP SIDING WITH 3" EXPOSURE, PAINTED
- D

 THREE COAT STUCCO ON LATH, SAND FINISH, PAINTED
- E

 WINDOW AWNING WITH ALUMINUM FASCIA
- F

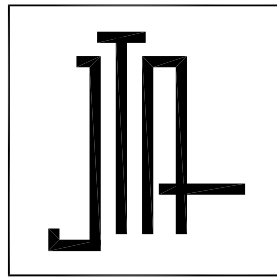
 ALUMINUM COPING WITH DRIP
- G

 ALUMINUM FASCIA ON ROOF EAVE
- H

 INSULATED GLASS WINDOW WITH CLAD EXTERIOR
- I

 INSULATED FLUSH METAL DOOR AND FRAME, PAINTED
- J

 ALUMINUM INSULATED GLASS ENTRY DOORS AND SIDELIGHTS



JOSEPH  
TROJANOWSKI  
ARCHITECT  
PC

DISTINCTIVE  
ARCHITECTURAL  
DESIGN

WWW.JTA-ARCH.COM

LOFTS@WAKEFIELD  
NEW 12 UNIT APARTMENT BUILDING  
BY SHAL BUILDING COMPANY  
2730 WAKEFIELD PINES DRIVE  
RALEIGH NC 27614

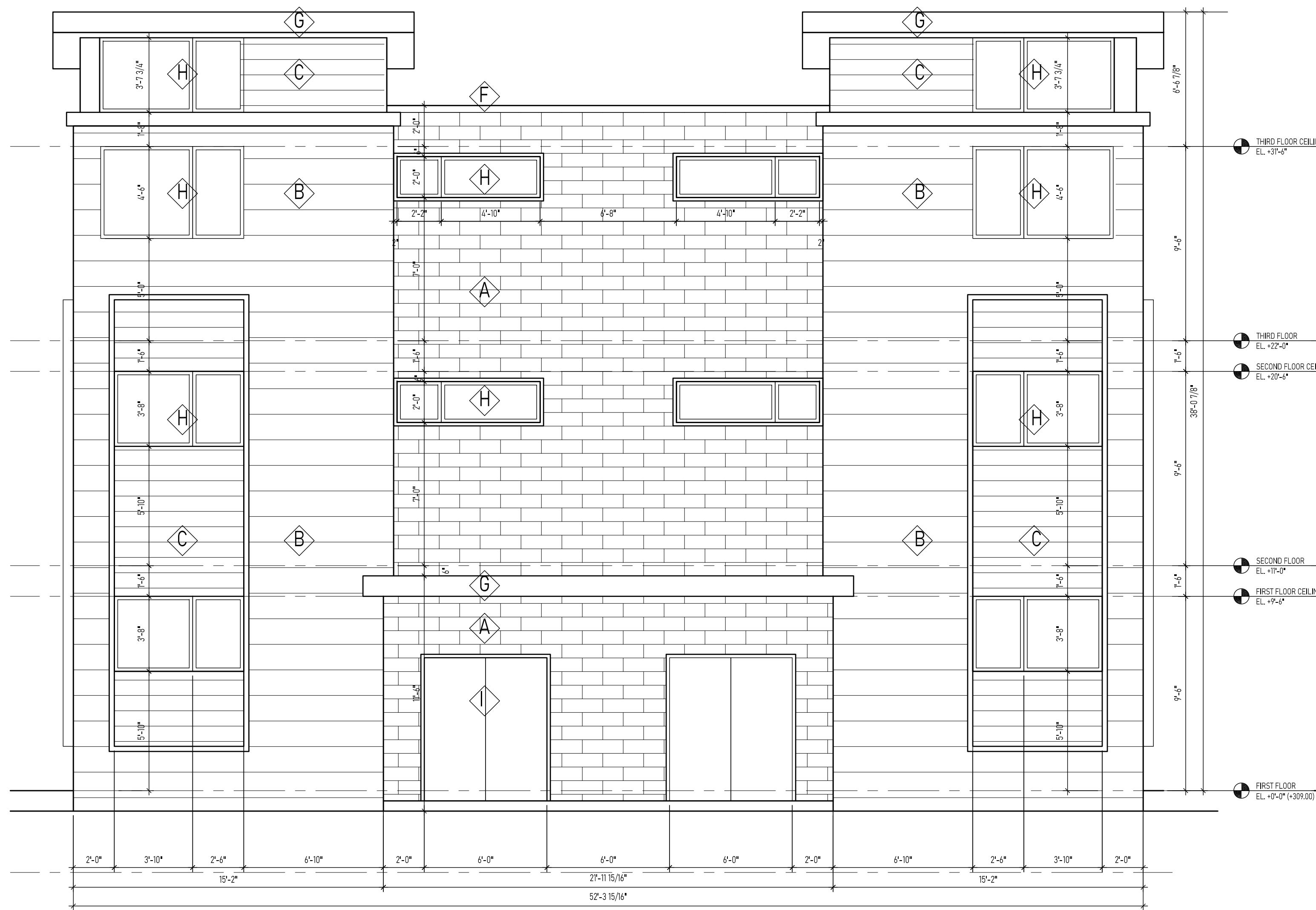
PROJECT NO.		
REV	DATE	ISSUE
	06.21.21	FOR REVIEW
	08.20.21	FOR REVIEW

NOT FOR CONSTRUCTION  
SCALE: AS NOTED

SHEET TITLE:  
EXTERIOR  
ELEVATIONS

SHEET NUMBER:

A2.1



1 EAST EXTERIOR ELEVATION  
A2.2 SCALE - 1/4" = 1'-0"

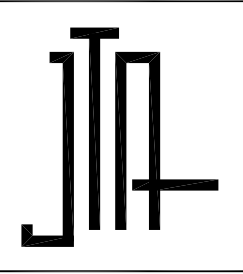
LOFTS@WAKEFIELD

ELEVATION KEY NOTES

- A BRICK VENEER WITH RUNNING BOND AND CONCAVE JOINTS
- B FIBER CEMENT LAP SIDING WITH 7" EXPOSURE, PAINTED
- C FIBER CEMENT LAP SIDING WITH 3" EXPOSURE, PAINTED
- D THREE COAT STUCCO ON LATH, SAND FINISH, PAINTED
- E WINDOW AWNING WITH ALUMINUM FASCIA
- F ALUMINUM COPING WITH DRIP
- G ALUMINUM FASCIA ON ROOF EAVE
- H INSULATED GLASS WINDOW WITH CLAD EXTERIOR
- I INSULATED FLUSH METAL DOOR AND FRAME, PAINTED
- ALUMINUM INSULATED GLASS ENTRY DOORS AND SIDELIGHTS



2 WEST EXTERIOR ELEVATION  
A2.2 SCALE - 1/4" = 1'-0"



JOSEPH  
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LOFTS@WAKEFIELD  
NEW 12 UNIT APARTMENT BUILDING  
BY SHAL BUILDING COMPANY  
2730 WAKEFIELD PINES DRIVE  
RALEIGH NC 27614

PROJECT NO.	REV	DATE	ISSUE

NOT FOR CONSTRUCTION  
SCALE: AS NOTED

SHEET TITLE:  
EXTERIOR  
ELEVATIONS

SHEET NUMBER:

A2.2