

# Administrative Site Review Application

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



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

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

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

**Site Plan Tier:** Tier Two Site Plan  Tier Three Site Plan

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

## GENERAL INFORMATION

Development name: \_\_\_\_\_

Inside City limits? Yes  No

Property address(es): \_\_\_\_\_

Site P.I.N.(s): \_\_\_\_\_

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

### Current Property Owner(s):

Company: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

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: \_\_\_\_\_ Address: \_\_\_\_\_

Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b>	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____
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**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page 4.

**APPLICANT SIGNATURE BLOCK**

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

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

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

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

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

Signature: *Mandy O. Briggall*

Date:

Printed Name:

Signature:

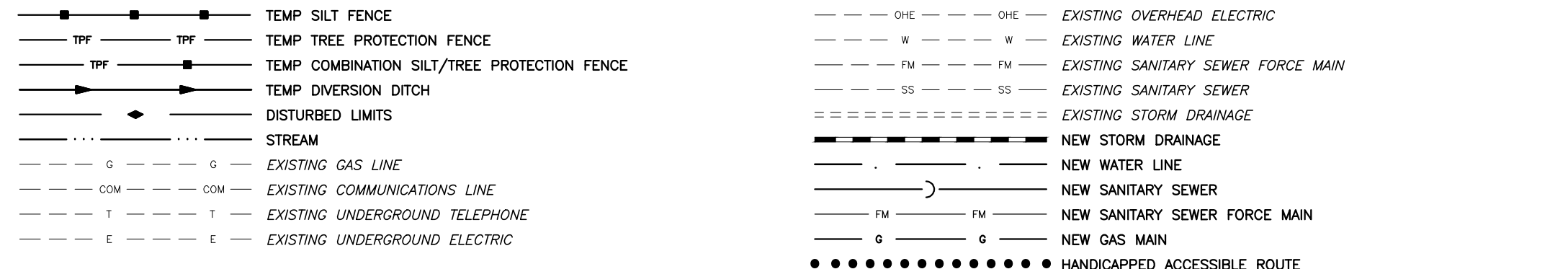
Date:

Printed Name:

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

SYMBOLS & ABBREVIATIONS

Table with columns for symbol, description, and symbol. Includes symbols for aggregate base course, aluminum, ASTM aluminumized steel, back to back, blow-off assembly, curb and gutter, cubic feet per second, curb inlet, center line, corrugated metal pipe, clean out, communication, concrete, double check valve, double detector check valve, drop inlet, ductile iron pipe, ease, electric, existing, flared end section, fire hydrant, force main, feet, feet per sec, galvanized, gate valve, high density polyethylene, length, linear feet, manhole, pavement, finished pad elevation, power pole, polyvinyl chloride, radius, right-of-way, reducer, reinforced concrete pipe, reduced pressure zone, sanitary sewer, station, temporary diversion ditch, telephone, temporary sediment basin, underground, wheelchair ramp, water line, water meter, yard inlet, existing curb inlet, existing grate inlet/yard inlet, existing flared end section, existing fire hydrant, existing blow-off assembly, existing gate valve, existing reducer, existing water meter, existing clean out, existing power pole, existing telephone, 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, 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, and handicapped accessible route.



SITE DATA

Table with columns for Project Name, PIN, REAL ID NUMBER, ADDRESS, ZONING, FRONTAGE TYPE, BUILDING SETBACKS, USE, AMENITY AREA, BUILDING AREA, and TABLE 1.1.1 ACCESSIBLE PARKING SPACES. Includes details for Corporate Center Drive Apartments, PIN 0774-87-0206, 1101 Corporate Center Drive, Raleigh, North Carolina. Total units: 237 (108 existing, 129 proposed).

Table with columns for Unit Data, Residential Density, Parking Calculations, Accessible Parking Calculations, Bicycle Parking Calculations, and Long-Term. Includes details for 1-Bedroom units (140x1-140), 2-Bedroom units (79x2-158), and 3-Bedroom units (18x3-54). Total units: 352. Includes accessible parking calculations for required, provided, and van spaces.

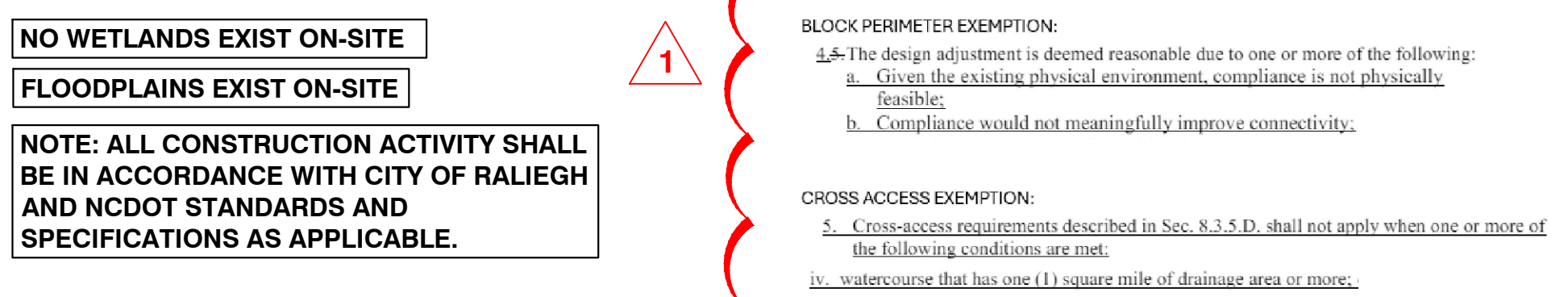
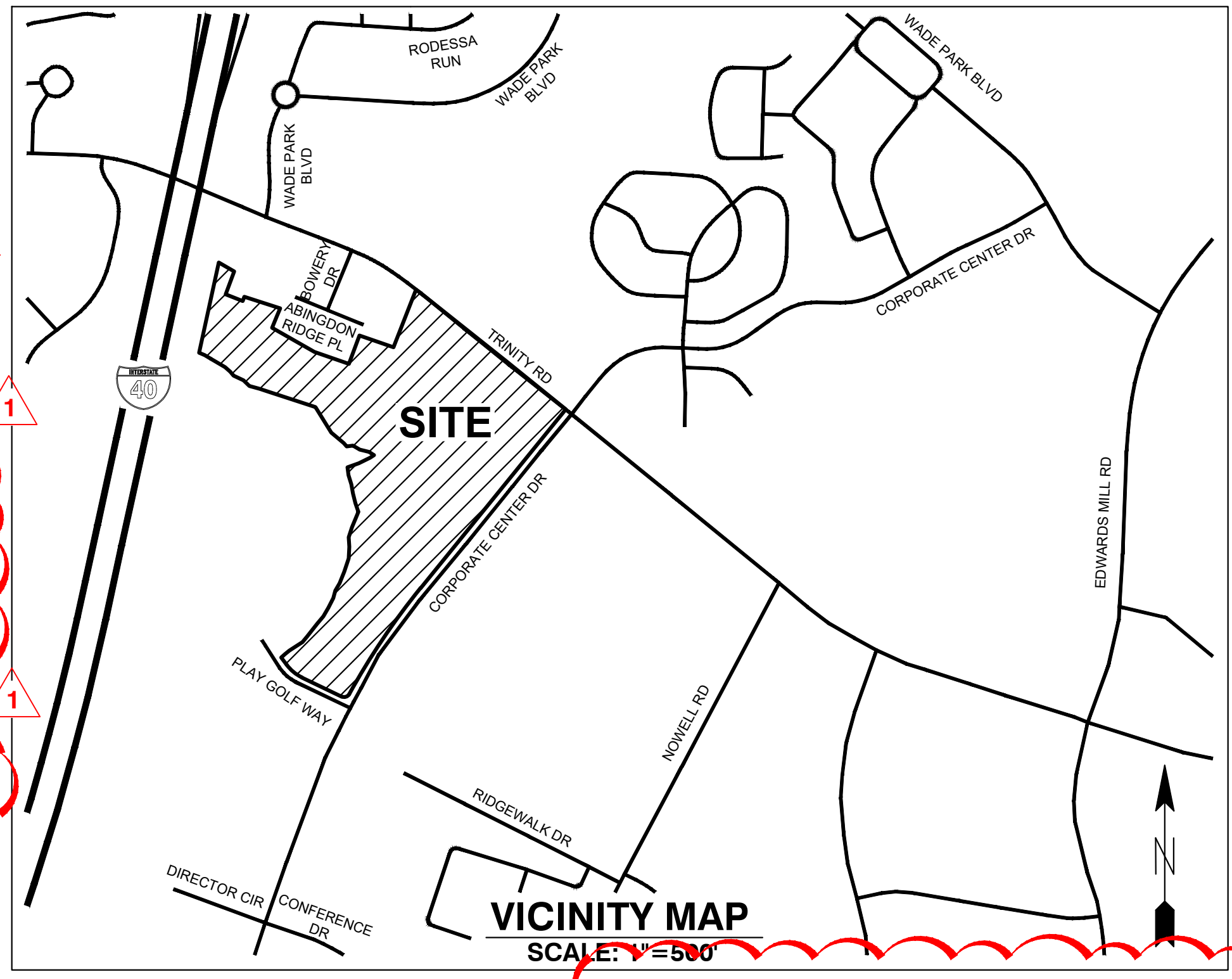


Table with columns for Building Area (Basement, 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, Total), Building #1, Building #2, Building #3, Building #4, and Building #5. Includes gross square feet and net square feet for each building and total site area.

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 (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 ATTEND 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 GRADDED 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 GROUND 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 D958. STONE BACKFILL SHALL BE COMPACTED TO 95% OF 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-2 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.

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- COVER
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C0.2 ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH
C0.3 ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN - NORTH
C0.4 ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN - NORTH 2
C1.0 OVERALL SITE PLAN
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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 CX-District shall be prohibited (D) 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 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, this 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 in 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 Richards 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 Property Book 13313, Page 1859 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 710, Wake County Registry) west of Richards Creek, Developer shall install a Type B1 protective yard (as defined in UDO Section 7.2) along the shared boundary line with the following properties: PIN 0774-77-6984 (Deed Book 15073, Page 2365, Wake County Registry), PIN 0774-77-6990 (Deed Book 15073, Page 2365, Wake County Registry), and PIN 0774-77-7716 (Deed Book 15073, Page 2365, 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 Richards 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.
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 Richards Creek roadway, as shown on flood maps effective at the time of site plan review or preliminary review.
For any new principal buildings located east of Richards Creek, as shown on FEMA Map Number 3720077400K dated July 19, 2022 (exhibit A), the following conditions shall apply.
14. The maximum building setback shall be twenty feet (20') from Corporate Center Drive.
15. Each principal building shall have a primary street-facing entrance.
16. Vehicular surface parking between a building and Corporate Center Drive shall be prohibited.

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

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: 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

Administrative Site Review Application

Administrative Site Review Application form. Includes sections for Office Use Only, Building and Development Type, Site Transaction History, Development Name, Inside City Limits?, Property address, and Current Property Owner information.

Form section for Zoning and Developer information. Includes fields for Zoning district, Developer contact (Kenyon Burnham), Company (KDM Development), Address (1080 Pittsford Victor Rd), Phone, and Applicant Name (Marty D. Bizzell).

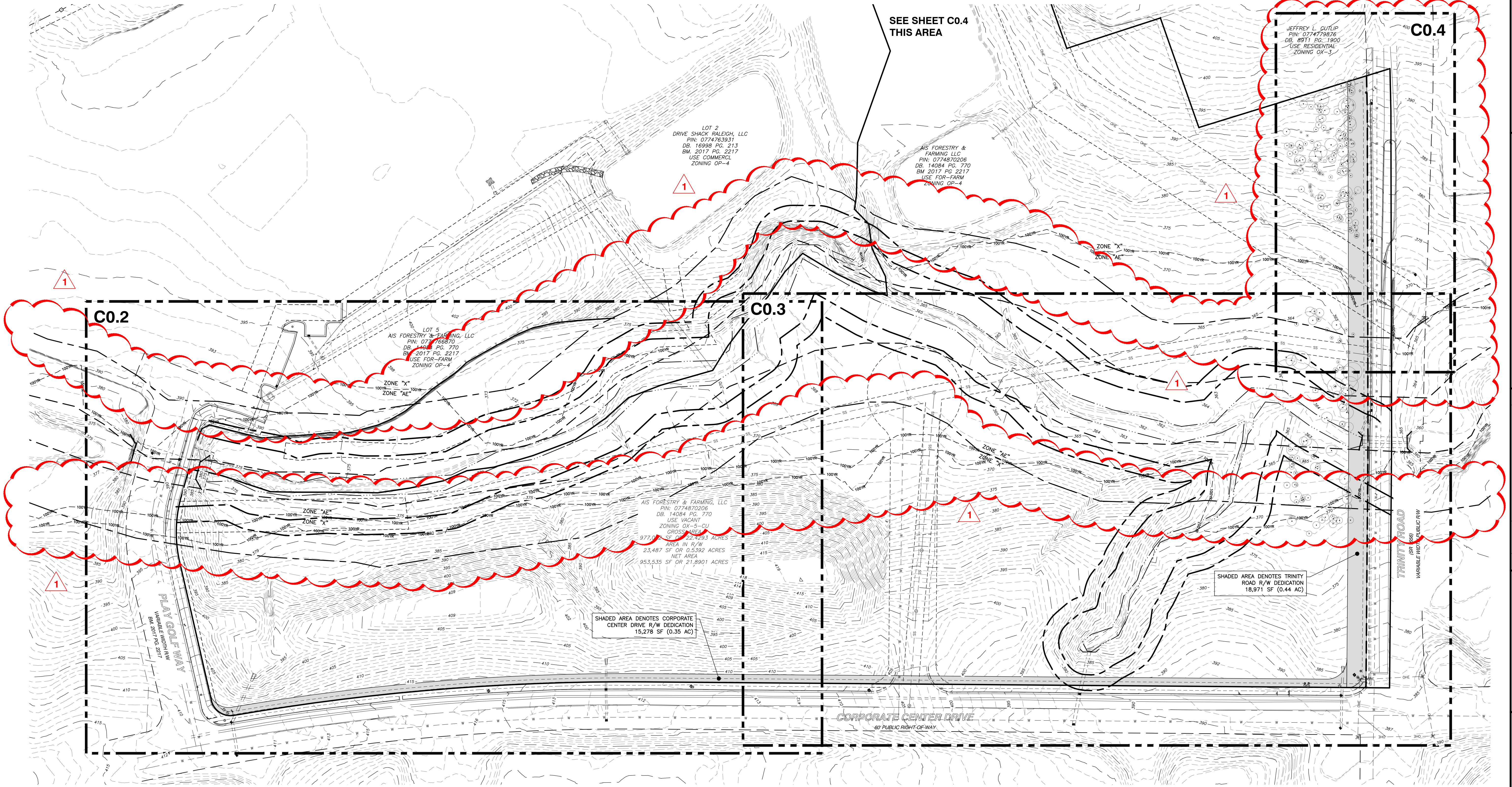
Table with columns for SITE DATA and BUILDING DATA. Includes zoning district (CX-5-CU), gross acreage (21.89), max parking spaces (349), and total gross floor area (314,143).

Form section for STORMWATER INFORMATION. Includes fields for Imperious Area on Parcel, Imperious Area for Compliance, Existing and Proposed total area, and Existing and Proposed total impervious area.

Form section for APPLICANT SIGNATURE BLOCK. Includes fields for Signature and Printed Name (Marty D. Bizzell, PE).

R:\2023\23093 - Corporate Center Drive Apartments\CTVIL103 Preliminary\00 - COVER, 5/1/2024 12:21:17 PM, robert.kingston

CITY OF RALEIGH PROJECT NO. ASR-0052-2023. XXXXXX SUBMITTAL. 03-23093



SEE SHEET C0.4  
THIS AREA

C0.4

C0.2

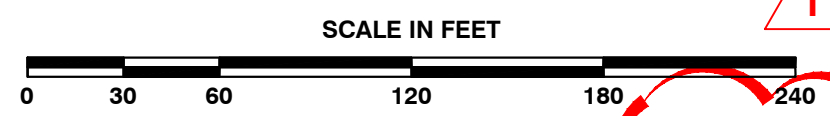
C0.3

SHADED AREA DENOTES CORPORATE  
CENTER DRIVE R/W DEDICATION  
15,278 SF (0.35 AC)

SHADED AREA DENOTES TRINITY  
ROAD R/W DEDICATION  
18,971 SF (0.44 AC)

NO WETLANDS EXIST ON-SITE  
FLOODPLAINS EXIST ON-SITE

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



**BASS, NIXON & KENNEDY, INC.**  
CONSULTING ENGINEERS  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919) 861-4422 FAX: (919) 861-8868  
CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	06-31-24	CITY OF RALEIGH COMMENTS	RAB

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

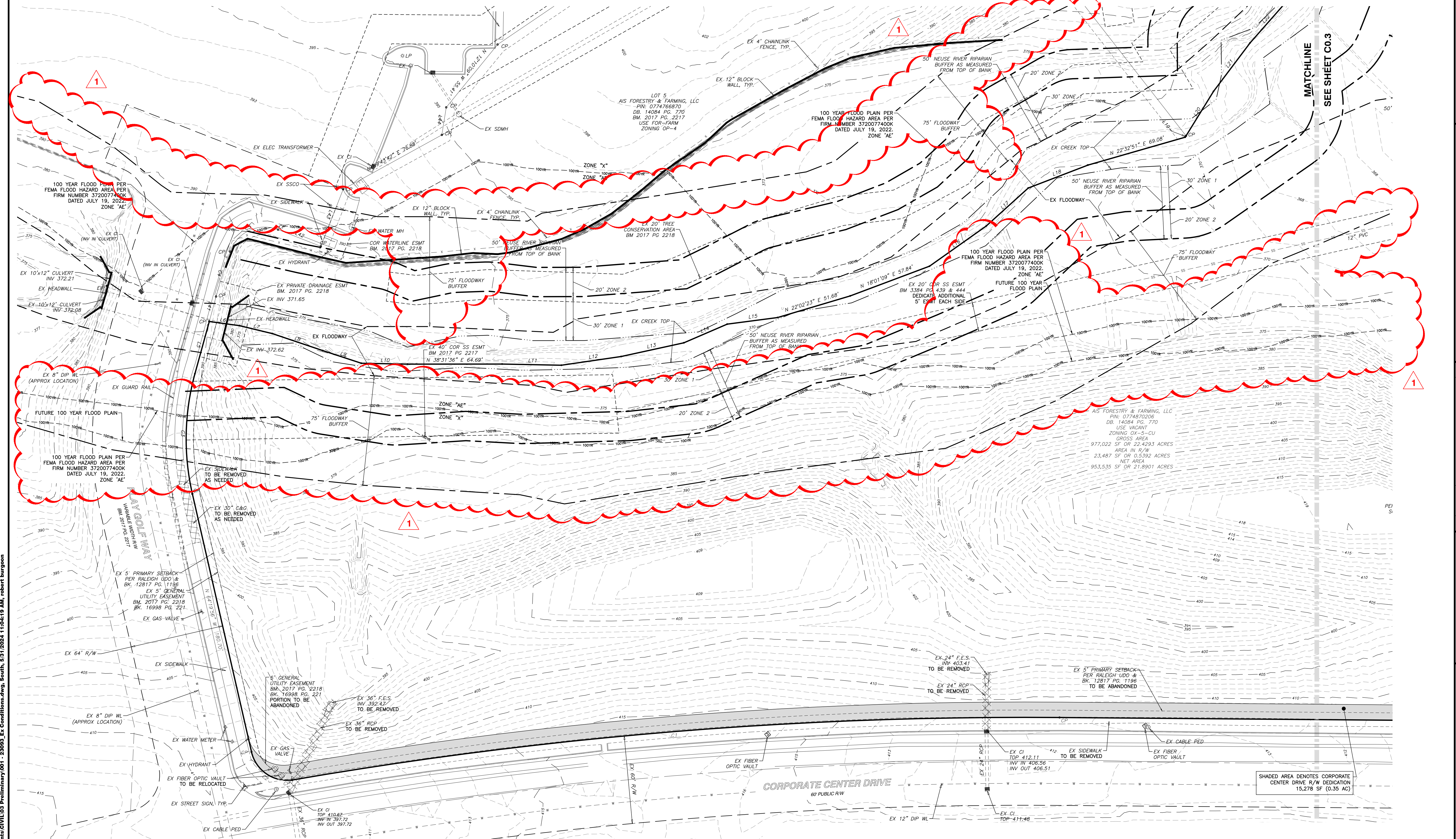
OVERALL EX CONDITIONS  
PLAN

03-23093 05-08-2023 RAB  
JOB NO. DATE DRAWN BY

SCALE: 1" = 60'

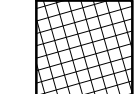

CHK BY: MDB

SHEET  
**C0.1**



R:\23093\23093 - Corporate Center Drive Apartments\CIVIL\03 Preliminary\001 - 23093\_Ext Conditions.dwg, South, 5/31/2024 11:04:19 AM, robert burgoon

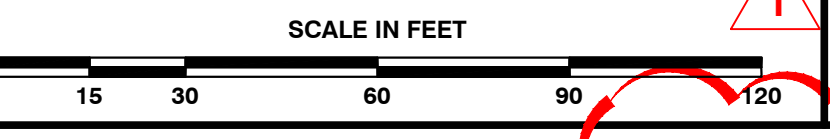
**LEGEND**

-  TO BE REMOVED OR RELOCATED
-  EASEMENT TO BE ABANDONED

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'
L2	N 66°36'07" W	25.23'	L24	N 07°29'09" W	32.27'
L3	N 20°16'28" E	18.25'	L25	N 69°48'43" E	40.86'
L4	S 22°17'26" W	36.56'	L26	N 55°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°12'32" 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	11.07'	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'

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°12'17" W	82.02'
C4	468.00'	32.13'	N 34°06'27" W	32.12'
C5	25.00'	40.19'	N 13°56'55" W	39.81'

**NO WETLANDS EXIST ON-SITE**  
**FLOODPLAINS EXIST ON-SITE**  
**NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.**



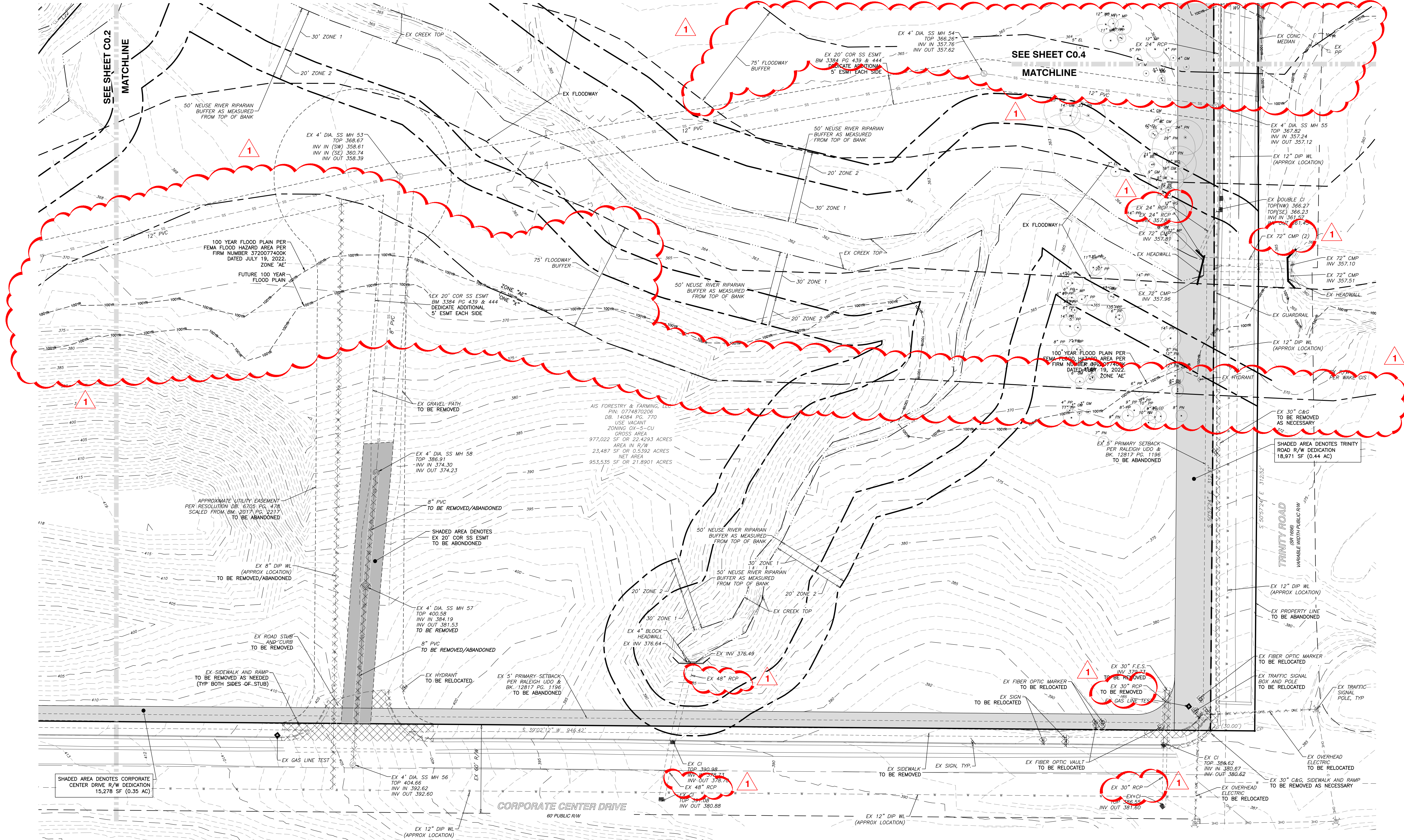
**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919) 861-4422 FAX: (919) 861-8868  
 CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	06-31-24	CITY OF RALEIGH COMMENTS	RAB

03-23093 05-08-2023 RAB  
 DATE DRAWN BY  
**ENLARGED EX CONDITIONS & DEMOLITION PLAN - SOUTH**  
 NO. DATE DESCRIPTION REVISIONS  
 1 06-31-24 CITY OF RALEIGH COMMENTS RAB  
 NO. DATE DESCRIPTION REVISIONS  
 SCALE: 1" = 30' CHK BY: MDB



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

**SHEET 00.2**



R:\2023\23093 - Corporate Center Drive Apartments\CIVIL\03 Preliminary\001 - 23093\_Ex Conditions.dwg, North, 5/31/2024 10:43:27 AM, robert burgoon

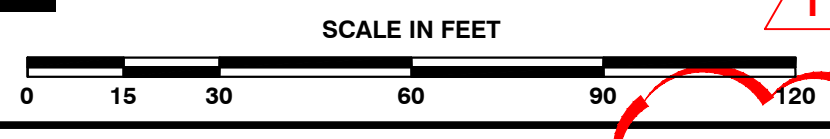
**LEGEND**

-  TO BE REMOVED OR RELOCATED
-  EASEMENT TO BE ABANDONED

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'
L2	N 66°36'07" W	25.23'	L24	N 07°29'09" W	32.27'
L3	N 20°16'28" E	18.25'	L25	N 09°48'43" E	49.86'
L4	S 25°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	11.07'	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'

BOUNDARY CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
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°12'17" 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'

**NO WETLANDS EXIST ON-SITE**  
**FLOODPLAINS EXIST ON-SITE**  
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**BASS, NIXON & KENNEDY, INC.**  
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 CERTIFICATION NUMBERS: NCBSLS (C-0110), NCBOLA (C-0267)

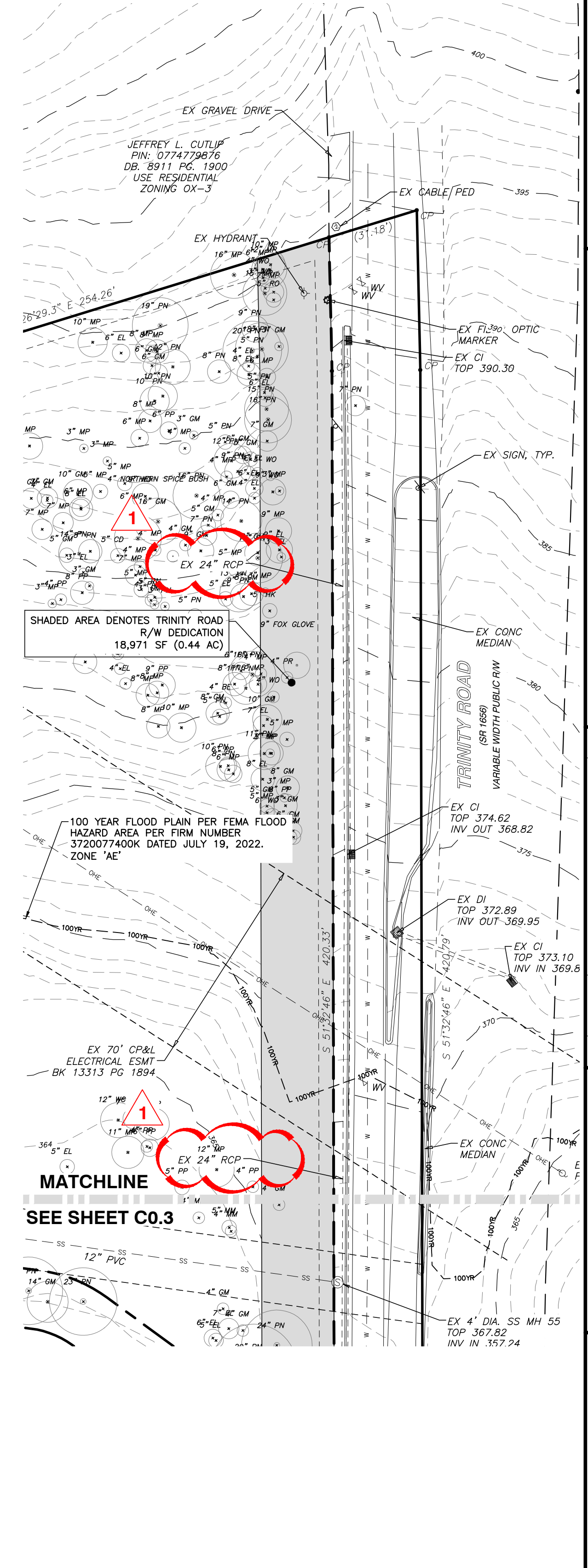
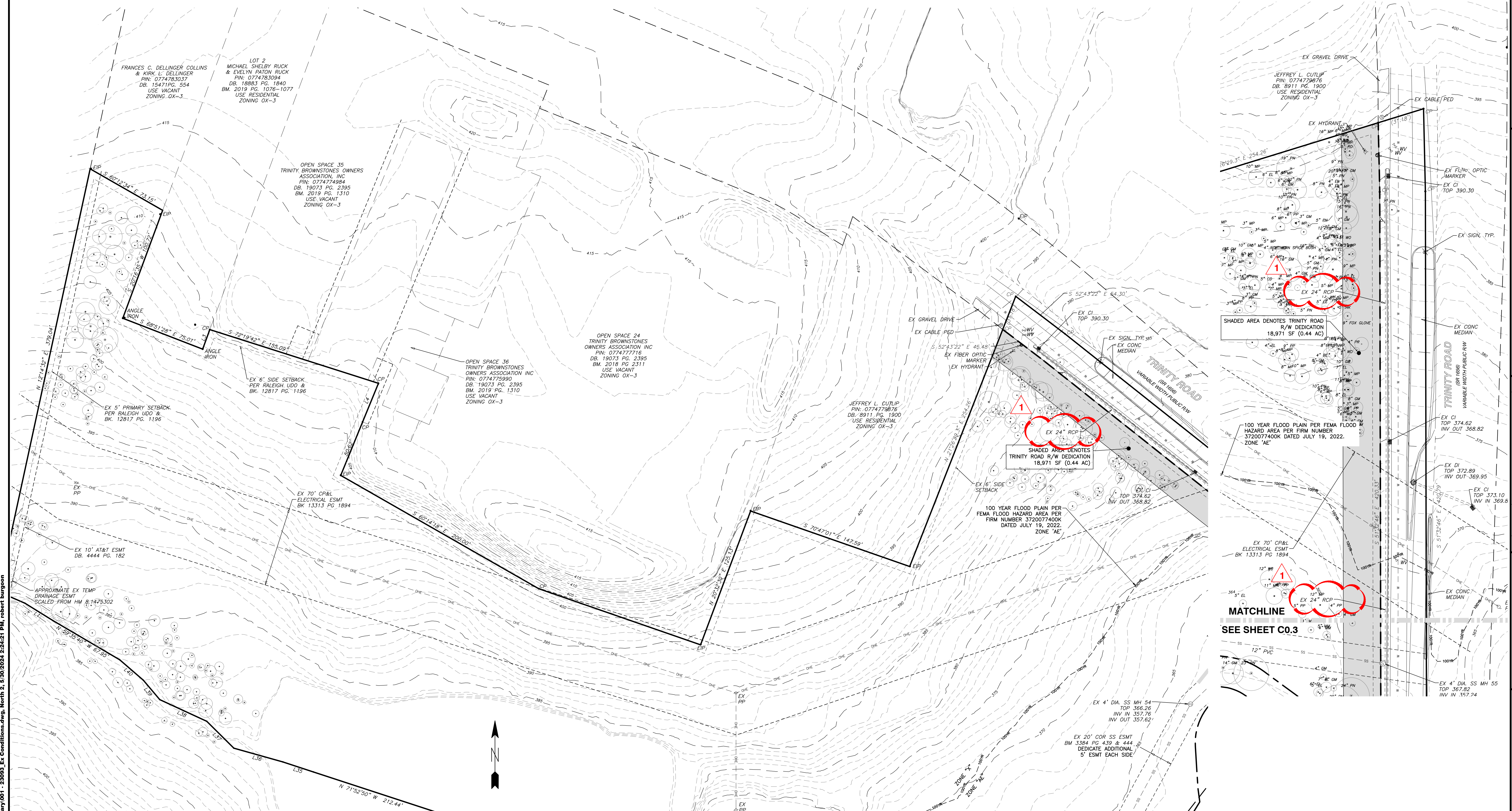
NO.	DATE	DESCRIPTION	BY
1	05-31-24	CITY OF RALEIGH COMMENTS	RAB

RAB: 05-08-2023  
 DATE: 05-08-2023  
 DRAWN BY: ENLARGED EX CONDITIONS AND DEMOLITION PLAN - NORTH  
 CHECK BY: MDB

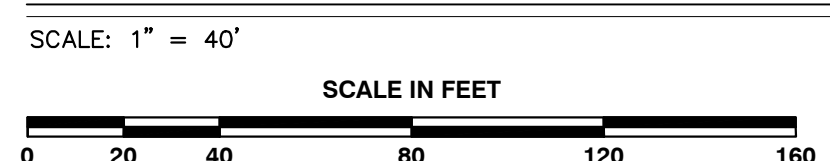
**CORPORATE CENTER DRIVE APARTMENTS**  
**1101 CORPORATE CENTER DRIVE**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**SHEET 00.3**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



NORTHERN BOUNDARY



**LEGEND**

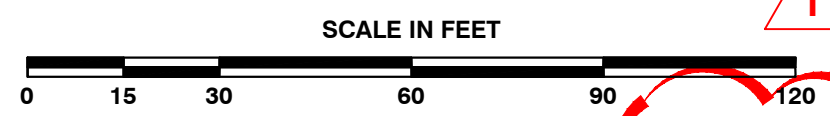
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BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
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L4	S 22°17'26" W	36.56'	L26	N 56°08'15" E	19.39'
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NO WETLANDS EXIST ON-SITE  
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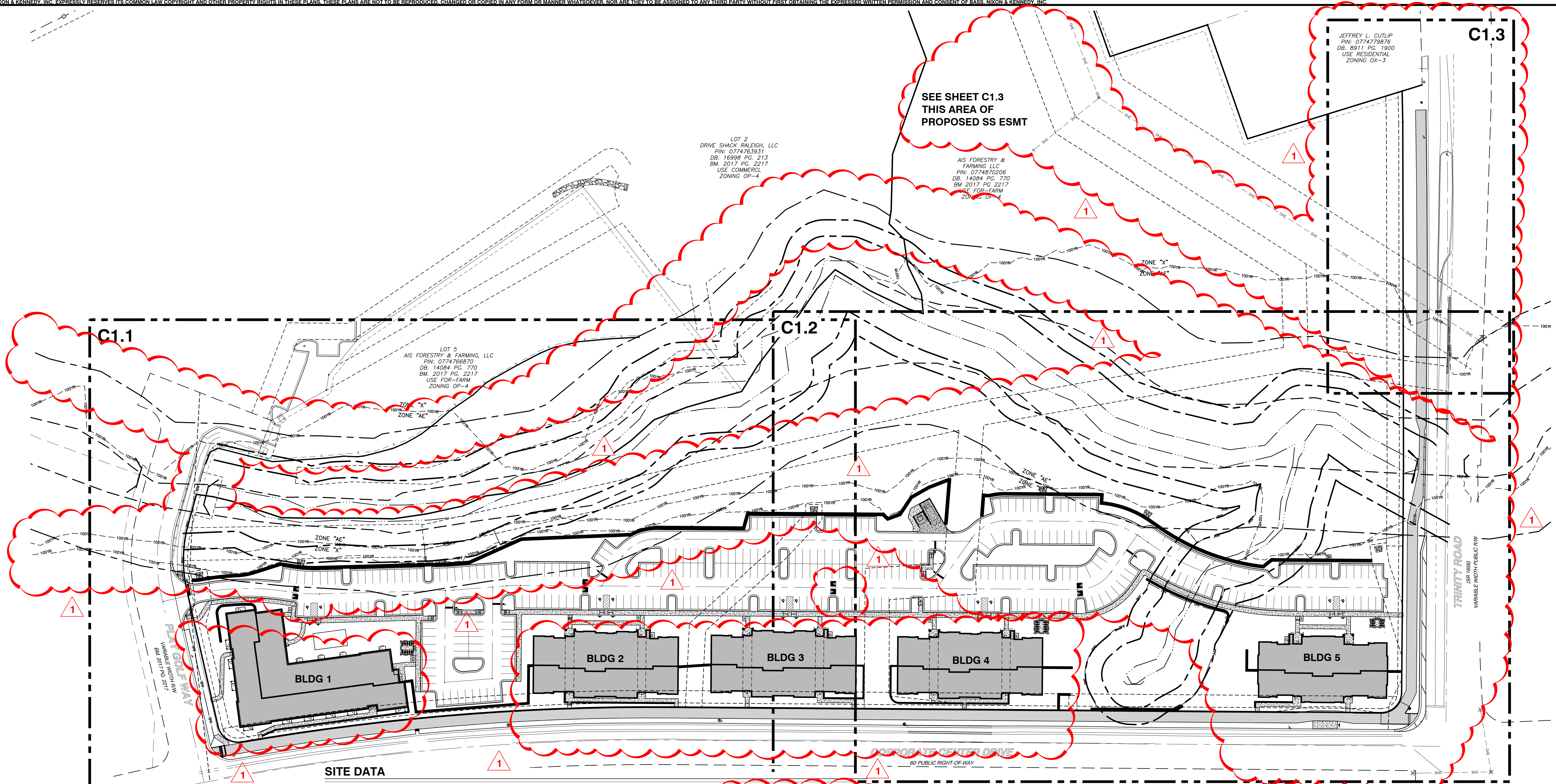
**BASS, NIXON & KENNEDY, INC.**  
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CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

JOB NO.	DATE	DRAWN BY	CHECKED BY	NO.	DATE	DESCRIPTION	REVISIONS
23093-001	06-30-2023	MB	MB	1	06-30-2023	CITY OF RALEIGH COMMENTS	BY
ENLARGED EX CONDITIONS AND DEMOLITION PLAN - NORTH 2							REVISIONS
SCALE: 1" = 30'							CHK BY: MB

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

**SHEET C0.4**





**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:	OX-5-CU W/SHOD-1 OVERLAY					
EXISTING:	VACANT APARTMENTS					
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 APARTMENTS					
PROPOSED:	APARTMENTS					
SITE AREA:						
EXISTING:	22.4293 AC					
GROSS:	0.5392 AC					
IN R/W (TO CENTERLINE OF TRINITY RD.):	21.8901 AC					
NET:	21.8901 AC					
PROPOSED NET:	21.8901 AC					
EXISTING NET:	0.3507 AC					
R/W DEDICATION (CORPORATE CENTER DR.):	0.4355 AC					
R/W DEDICATION (TRINITY RD.):	21.1039 AC					
PROPOSED NET:	21.1039 AC					
AMENITY AREA:						
REQUIRED (10% OF SITE GROSS AREA):	0.1 X 21.89 AC					
PROVIDED:	2.19 AC					
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:	66 UNITS
BUILDING #2:	45 UNITS
BUILDING #3:	45 UNITS
BUILDING #4:	45 UNITS
BUILDING #5:	36 UNITS
TOTAL:	237 UNITS
RESIDENTIAL DENSITY:	10.81 UNITS/AC
1-BEDROOM UNITS:	140x1=140 BEDROOMS
2-BEDROOM UNITS:	79x2=158 BEDROOMS
3-BEDROOM UNITS:	18x3=54 BEDROOMS
TOTAL:	352 BEDROOMS

REQUIRED PARKING (MAXIMUM):	
0-1 BDRM UNIT (1.5 SPACES PER UNIT):	1.5 x 140 UNITS = 210 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 18 UNITS = 54 SPACES
TOTAL REQUIRED:	442 MAXIMUM SPACES
PROVIDED PARKING:	347 SPACES

ACCESSIBLE PARKING CALCULATIONS:	
REQUIRED: (SEE 2018 NCSBC TABLE BELOW (347 TOTAL SPACES))	8 SPACES
PROVIDED:	10 SPACES
VAN SPACES REQUIRED: (1 PER 6 ACCESSIBLE SPACES (2018 NCSBC 1106.5))	2
VAN SPACES PROVIDED:	5

BICYCLE PARKING CALCULATIONS:	
SHORT-TERM:	
REQUIRED (1 SPACE PER 50 UNITS):	331 UNITS / 50 = 12 SPACES
PROVIDED:	14 SPACES
LONG-TERM:	
REQUIRED (1 SPACE PER 7 BEDROOMS):	352 BEDROOMS / 7 = 50 SPACES
PROVIDED:	52 SPACES

INTERIORS:	
EXISTING:	0 AC
PROPOSED:	5.14 AC
DISTURBED AREA:	7.93 AC

TABLE 1101.1 ACCESSIBLE PARKING SPACES	
NO. OF UNITS	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
0-1	1
2-4	2
5-9	3
10-14	4
15-19	5
20-24	6
25-29	7
30-34	8
35-39	9
40-44	10
45-49	11
50-54	12
55-59	13
60-64	14
65-69	15
70-74	16
75-79	17
80-84	18
85-89	19
90-94	20
95-99	21
100-104	22
105-109	23
110-114	24
115-119	25
120-124	26
125-129	27
130-134	28
135-139	29
140-144	30
145-149	31
150-154	32
155-159	33
160-164	34
165-169	35
170-174	36
175-179	37
180-184	38
185-189	39
190-194	40
195-199	41
200-204	42
205-209	43
210-214	44
215-219	45
220-224	46
225-229	47
230-234	48
235-239	49
240-244	50
245-249	51
250-254	52
255-259	53
260-264	54
265-269	55
270-274	56
275-279	57
280-284	58
285-289	59
290-294	60
295-299	61
300-304	62
305-309	63
310-314	64
315-319	65
320-324	66
325-329	67
330-334	68
335-339	69
340-344	70
345-349	71
350-354	72
355-359	73
360-364	74
365-369	75
370-374	76
375-379	77
380-384	78
385-389	79
390-394	80
395-399	81
400-404	82
405-409	83
410-414	84
415-419	85
420-424	86
425-429	87
430-434	88
435-439	89
440-444	90
445-449	91
450-454	92
455-459	93
460-464	94
465-469	95
470-474	96
475-479	97
480-484	98
485-489	99
490-494	100



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NO.	DATE	DESCRIPTION	RAB	BY
1	06-31-24	CITY OF RALEIGH COMMENTS		

03-23093	05-08-2023	RAB	DATE	DRAWN BY
OVERALL SITE PLAN				
SCALE: 1" = 60'	CHK BY: MDB			

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

SHEET C1.0

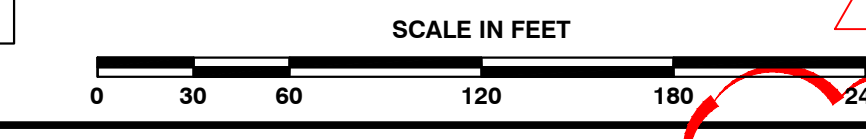
SEE SHEETS TC1.1 AND TC1.2 FOR TREE CONSERVATION AND AMENITY AREAS



NO WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

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



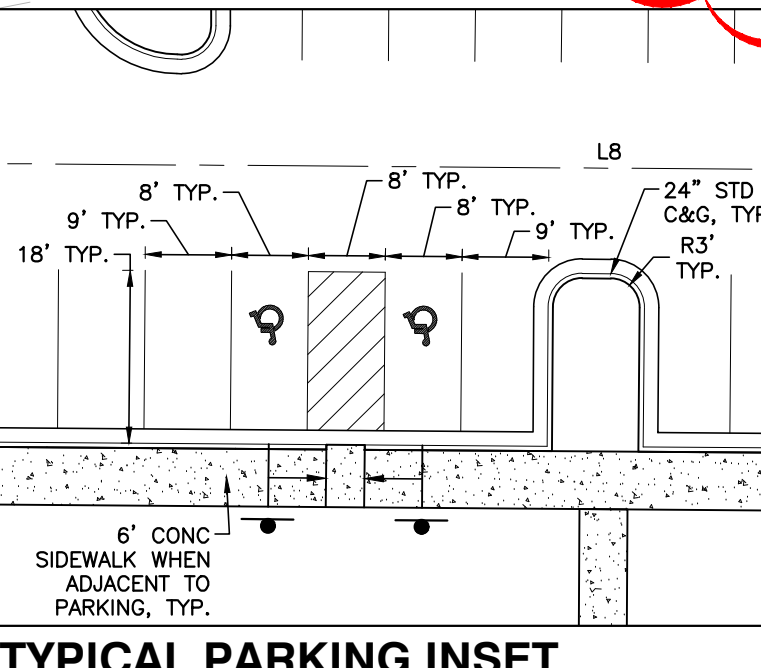
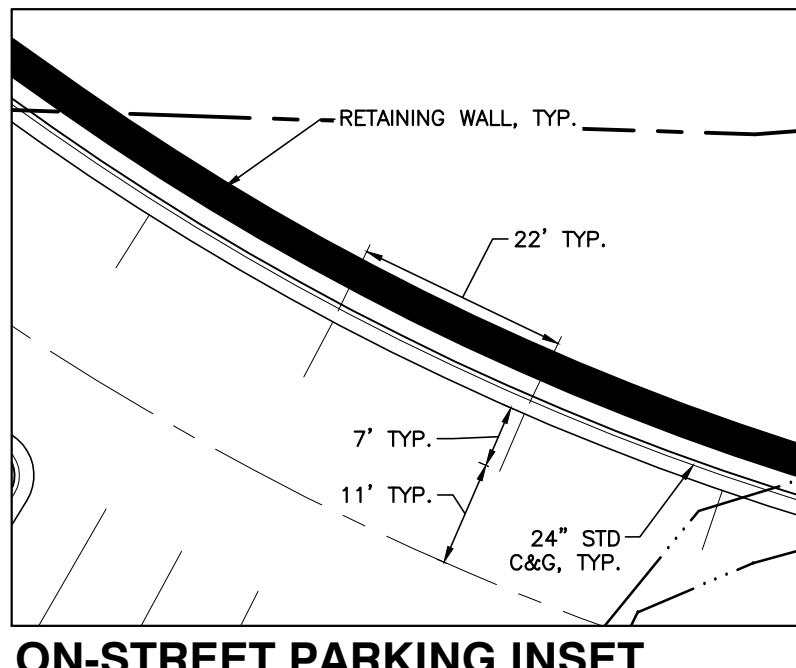
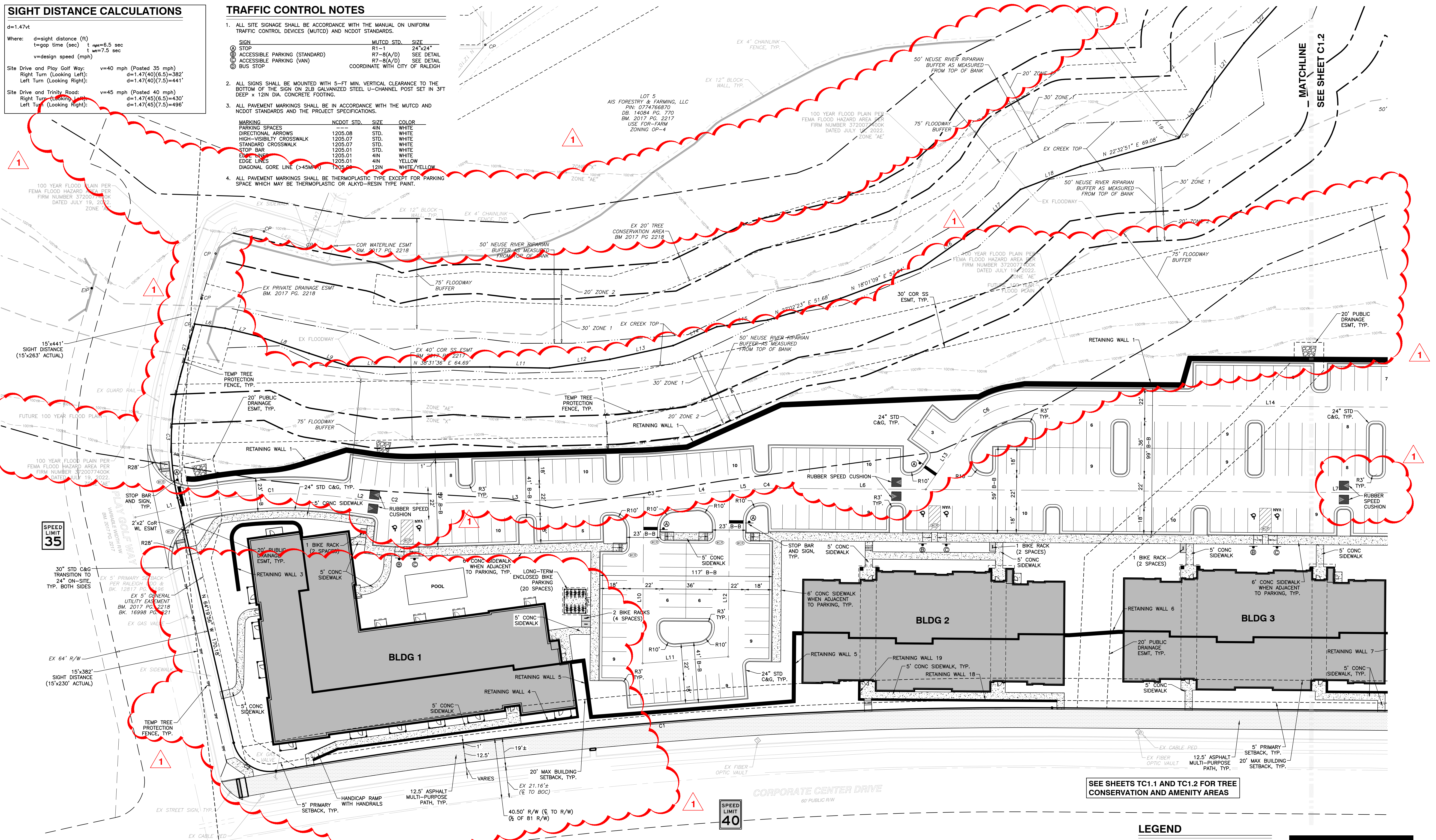
**SIGHT DISTANCE CALCULATIONS**

$d=1.47vt$   
 Where:  $d$ =sight distance (ft)  $t$ =gap time (sec)  $v$ =design speed (mph)  
 $t_{gap}=6.5$  sec  $t_{w}=7.5$  sec  
 $v=40$  mph (Posted 35 mph)  
 Site Drive and Play Golf Way:  $d=1.47(40)(6.5)=382'$   
 Right Turn (Looking Left):  $d=1.47(40)(7.5)=441'$   
 Left Turn (Looking Right):  
 $v=45$  mph (Posted 40 mph)  
 Site Drive and Trinity Road:  $d=1.47(45)(6.5)=430'$   
 Right Turn (Looking Left):  $d=1.47(45)(7.5)=496'$   
 Left Turn (Looking Right):

**TRAFFIC CONTROL NOTES**

- ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
- ALL SIGNS SHALL BE MOUNTED WITH 5-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2x8 GALVANIZED STEEL U-CHEMICAL POST SET IN 3FT DEEP x 12IN DIA. CONCRETE FOOTING.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR ALKYD-RESIN TYPE PAINT.

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



**ROAD CL LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	35.99'	N25° 29' 22.72"E
L2	5.28'	N47° 26' 38.72"E
L3	153.50'	N38° 59' 41.57"E
L4	48.00'	N34° 08' 19.38"E
L5	17.05'	N34° 08' 19.38"E
L6	98.93'	N38° 59' 47.70"E
L7	409.29'	N38° 59' 47.70"E
L8	172.04'	N38° 59' 47.70"E
L9	55.74'	N16° 18' 41.92"W
L10	112.37'	N51° 00' 12.30"W

**ROAD CL LINE TABLE**

LINE #	LENGTH	DIRECTION
L11	58.21'	N34° 06' 43.66"E
L12	112.08'	N51° 00' 12.30"W
L13	44.34'	N16° 18' 41.92"W
L14	383.09'	N38° 59' 47.70"E
L15	70.54'	N16° 18' 41.92"W
L16	4.66'	S16° 18' 41.92"E
L17	106.62'	N38° 59' 47.70"E
L18	128.85'	N73° 41' 18.08"E
L19	120.83'	N39° 02' 36.28"E

**ROAD CL CURVE TABLE**

CURVE #	LENGTH	RADIUS
C1	114.95'	300.00'
C2	36.48'	200.00'
C3	9.97'	200.00'
C4	16.96'	200.00'
C5	48.27'	50.00'
C6	48.27'	50.00'
C7	48.27'	50.00'
C8	57.42'	100.00'
C9	3.12'	100.00'
C10	181.40'	300.00'

**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'
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**BOUNDARY LINE TABLE**

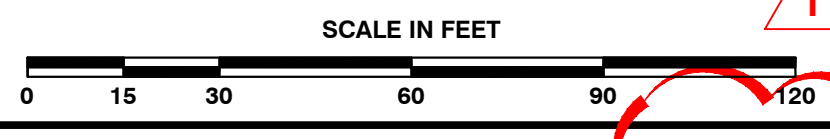
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L13	N 26°15'51" E	43.83'
L14	N 15°16'40" E	32.24'
L15	N 3°10'07" E	34.68'
L16	N 0°15'06" E	47.48'
L17	N 0°33'59" W	38.67'
L18	N 1°35'46" E	43.64'
L19	N 19°43'31" W	1.07'
L20	N 19°43'31" W	35.68'
L21	N 14°22'47" W	41.50'
L22	N 10°03'35" W	38.39'

**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	25.33'
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 (6" THICK 3000 PSI CONCRETE W/6"x6" 1% W/WF)
- ASPHALT TRAIL
- WHEELCHAIR RAMP
- TEMP TREE PROTECTION FENCE



**BANK**  
**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919) 861-4422 FAX: (919) 861-8868  
 CERTIFICATION NUMBERS: NCBELS (C-0161), NCBOLA (C-0267)

RAB	DATE	DRAWN BY	ENLARGED SITE PLAN - SOUTH	CITY OF RALEIGH COMMENTS	RAB	BY
03-23093	08-08-2023				1	06-31-24

NO. 1 DATE DESCRIPTION REVISIONS

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

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SHEET **C1.1**

**TRAFFIC CONTROL NOTES**

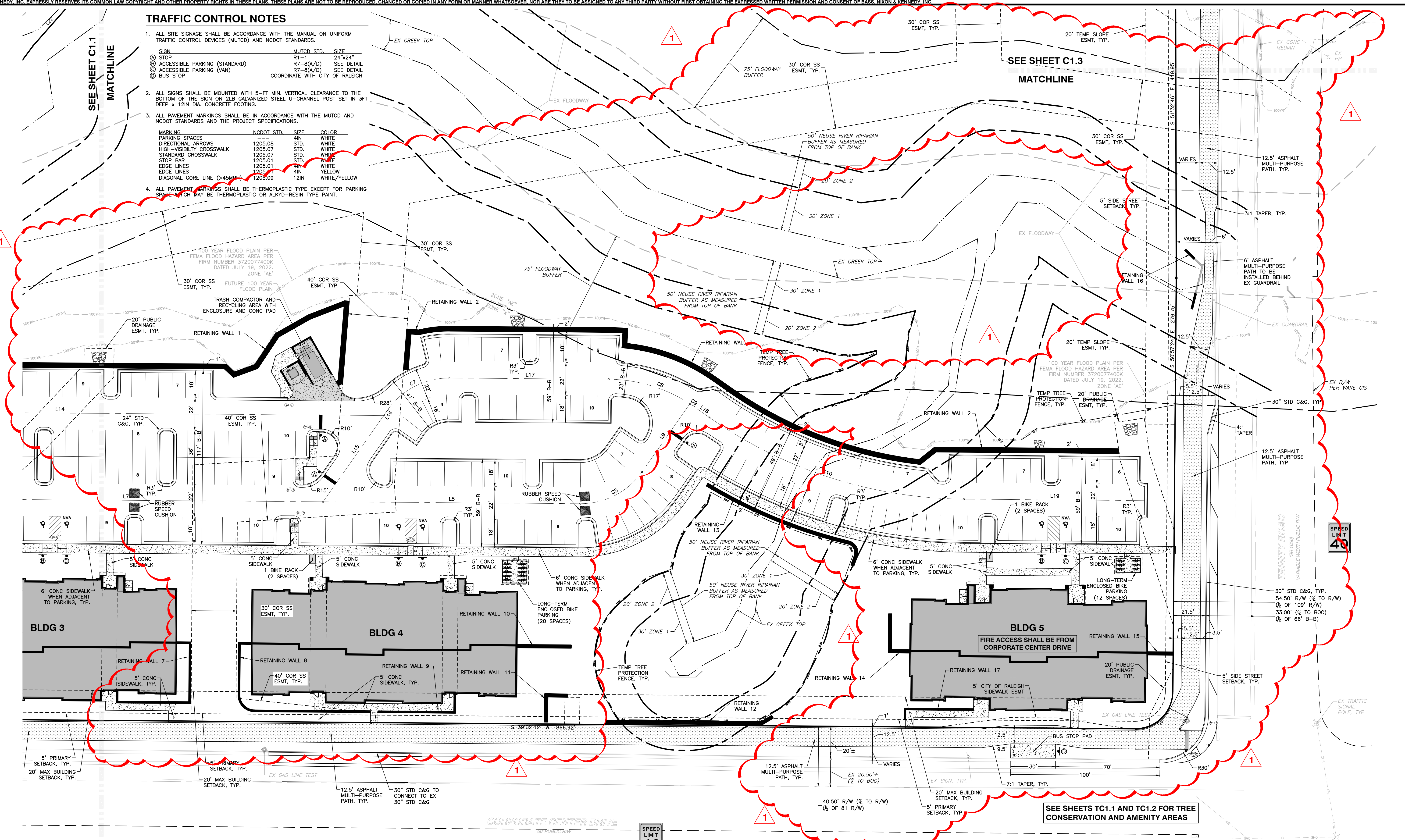
- ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
 

SIGN	MUTCD STD.	SIZE
STOP	R1-1	24"x24"
ACCESSIBLE PARKING (STANDARD)	R7-8(A/D)	SEE DETAIL
ACCESSIBLE PARKING (VAN)	R7-8(A/D)	SEE DETAIL
BUS STOP		COORDINATE WITH CITY OF RALEIGH
- 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.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
 

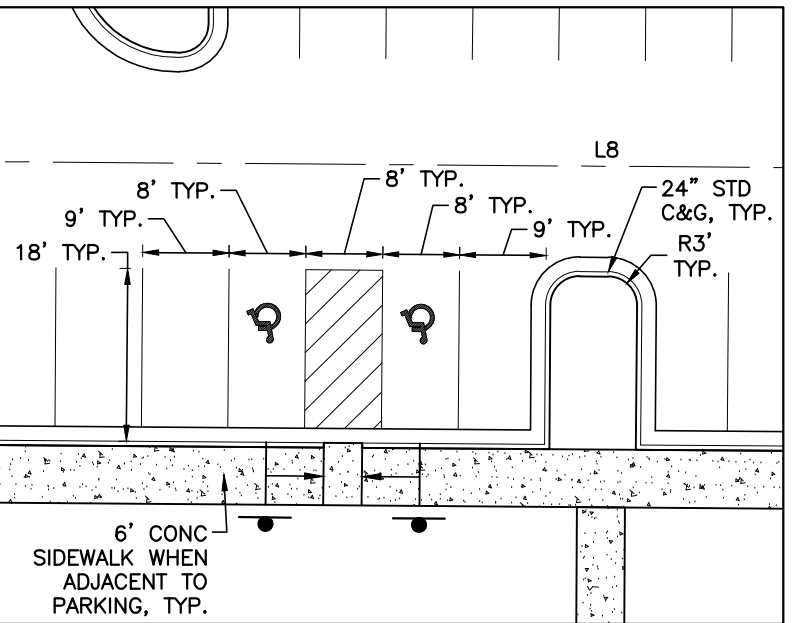
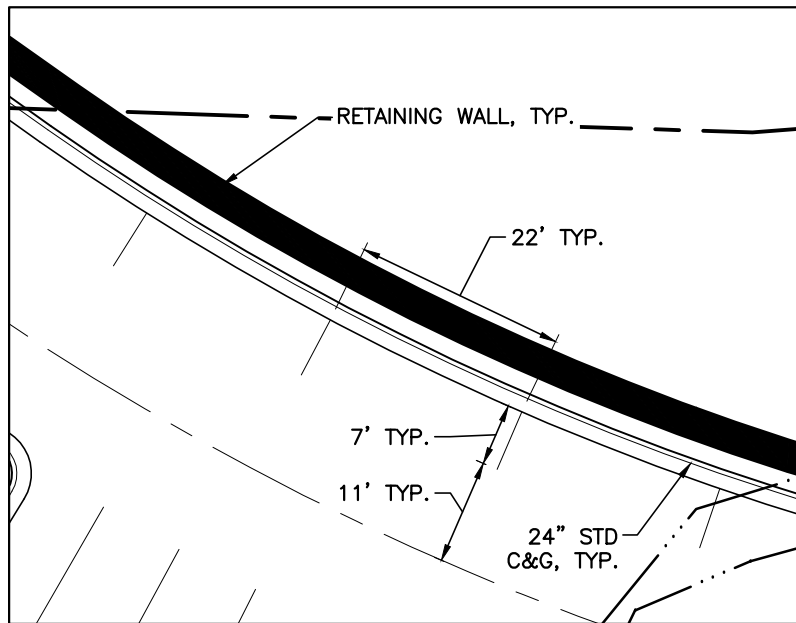
MARKING SPACES	NCDOT STD.	SIZE	COLOR
DIRECTIONAL ARROWS	1205.08	STD.	WHITE
HIGH-VISIBILITY CROSSWALK	1205.07	STD.	WHITE
STANDARD CROSSWALK	1205.07	STD.	WHITE
STOP BAR	1205.01	STD.	WHITE
EDGE LINES	1205.01	MIN	WHITE
EDGE LINES	1205.01	MIN	YELLOW
DIAGONAL GORE LINE (>45MPH)	1205.09	12IN	WHITE/YELLOW
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACES WHICH MAY BE THERMOPLASTIC OR ALKYD-RESIN TYPE PAINT.

SEE SHEET C1.1  
MATCHLINE

SEE SHEET C1.3  
MATCHLINE



R:\2023\23093 - Corporate Center Drive Apartments\CIVIL\03 Preliminary\002 - 23093\_Site.dwg, North, 5/31/2024 11:19:42 AM, robert.burgoon



**ROAD CL LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	35.99'	N25° 29' 22.72"E
L2	5.28'	N47° 26' 38.72"E
L3	153.50'	N36° 59' 41.57"E
L4	48.00'	N34° 08' 19.38"E
L5	17.05'	N34° 08' 19.38"E
L6	98.93'	N38° 59' 47.70"E
L7	409.29'	N38° 59' 47.70"E
L8	172.04'	N38° 59' 47.70"E
L9	55.74'	N16° 18' 41.92"W
L10	112.37'	N51° 00' 12.30"W

**ROAD CL LINE TABLE**

LINE #	LENGTH	DIRECTION
L11	58.21'	N34° 06' 43.68"E
L12	112.08'	N51° 00' 12.30"W
L13	44.34'	N16° 18' 41.92"W
L14	383.09'	N38° 59' 47.70"E
L15	70.54'	N16° 18' 41.92"W
L16	4.66'	S16° 18' 41.92"E
L17	106.62'	N38° 59' 47.70"E
L18	12.85'	N73° 41' 18.08"E
L19	120.83'	N39° 02' 36.28"E

**ROAD CL CURVE TABLE**

CURVE #	LENGTH	RADIUS
C1	114.95'	300.00'
C2	36.48'	200.00'
C3	9.97'	200.00'
C4	16.96'	200.00'
C5	48.27'	50.00'
C6	48.27'	50.00'
C7	48.27'	50.00'
C8	57.42'	100.00'
C9	3.12'	100.00'
C10	181.40'	300.00'

**BOUNDARY CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	DIRECTION
C1	2,953.54'	527.91'	S 33°54'30" W	526.46'
C2	25.00'	37.90'	S 72°13'56" W	34.35'
C3	168.00'	82.86'	N 50°12'11" W	82.02'
C4	468.00'	32.13'	N 34°08'32" 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**

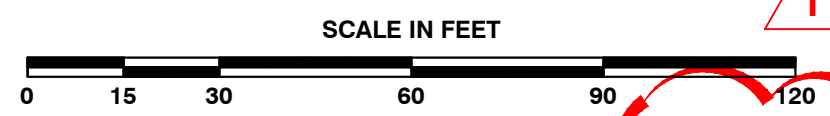
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 58°11'34" W	28.83'	L23	N 16°55'04" W	39.29'
L2	N 66°36'07" W	25.23'	L24	N 07°29'09" W	32.27'
L3	N 20°16'28" E	18.25'	L25	N 69°48'43" E	49.86'
L4	S 22°17'26" W	36.56'	L26	N 56°08'15" E	19.39'
L5	N 36°04'26" W	36.98'	L27	N 56°50'15" W	24.49'
L6	N 46°25'25" 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	43.63'	L35	N 71°49'50" W	28.21'
L14	N 15°16'40" E	1.07'	L36	N 74°17'32" W	44.67'
L15	N 31°04'07" E	34.68'	L37	N 45°15'05" W	33.38'
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L17	N 03°33'59" W	38.67'	L39	N 40°16'31" W	22.28'
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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 RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.**

**LEGEND**

- CONCRETE SIDEWALK (4" THICK 3000 PSI CONCRETE)
- CONCRETE PAVING (8" THICK 3000 PSI CONCRETE W/6% W/WF)
- ASPHALT TRAIL
- WHEELCHAIR RAMP
- TEMP TREE PROTECTION FENCE



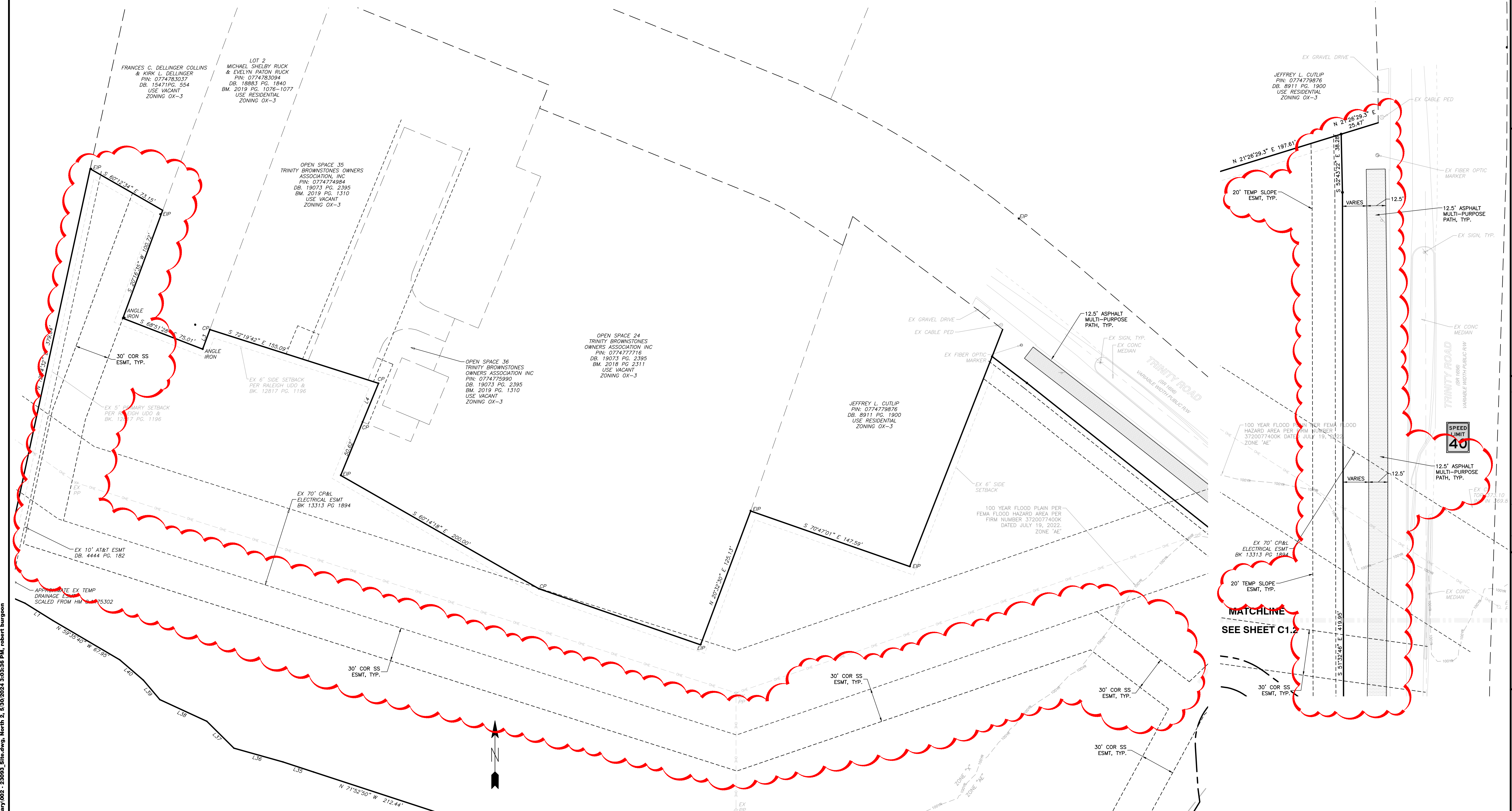
**BANK**  
BASS, NIXON & KENNEDY  
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919)861-4422 FAX: (919)861-8868  
CERTIFICATION NUMBERS: NCBSLS (C-0110), NCBSOLA (C-0267)

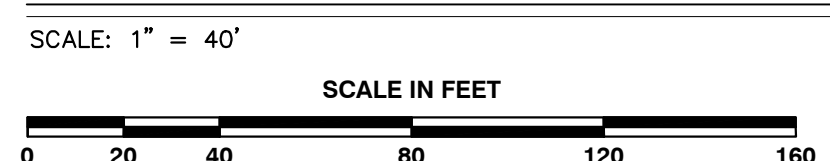
RAB	DATE	DESCRIPTION	BY
ENLARGED SITE PLAN - NORTH	05-31-24	CITY OF RALEIGH COMMENTS	

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

**NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION**



**NORTHERN BOUNDARY**



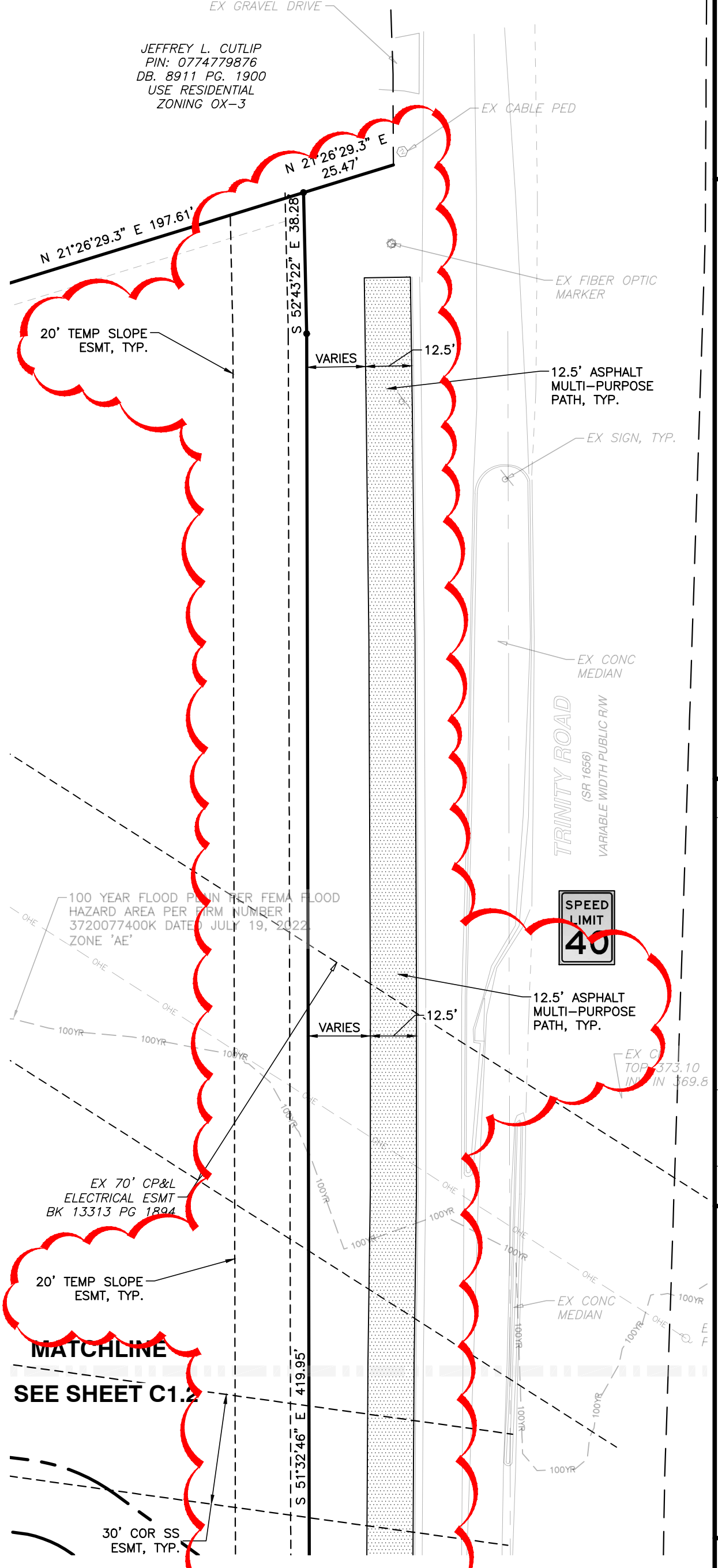
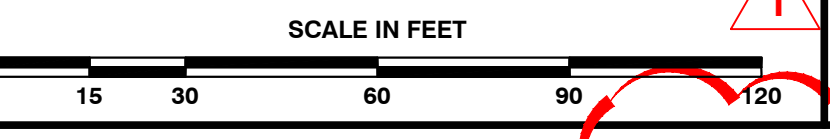
BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2,853.54	527.91	S 33°54'35" W	526.46'
C2	25.00'	37.90'	S 72°13'56" W	34.36'
C3	168.00'	82.86'	N 50°12'11" W	82.02'
C4	468.00'	32.13'	N 34°06'27" W	32.12'
C5	25.00'	40.19'	N 13°54'24" E	36.00'
C6	25.00'	39.27'	S 05°57'36" E	35.35'

BOUNDARY LINE TABLE				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'		
L2	N 66°36'07" W	25.23'	L24	N 07°29'09" W	32.27'		
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°26'25" 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 66°45'58" E	27.74'	L31	S 84°14'13" W	26.93'		
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°43'51" W	1.07'	L41	N 36°04'26" W	17.66'		
L20	N 19°43'51" 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 RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.**

**LEGEND**

- CONCRETE SIDEWALK (4" THICK 3000 PSI CONCRETE)
- CONCRETE PAVING (8" THICK 3000 PSI CONCRETE W/6% W/WF)
- ASPHALT TRAIL
- WHEELCHAIR RAMP
- TEMP TREE PROTECTION FENCE



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

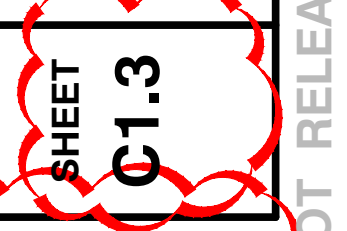


**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919) 861-4422 FAX: (919) 861-8868  
 CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

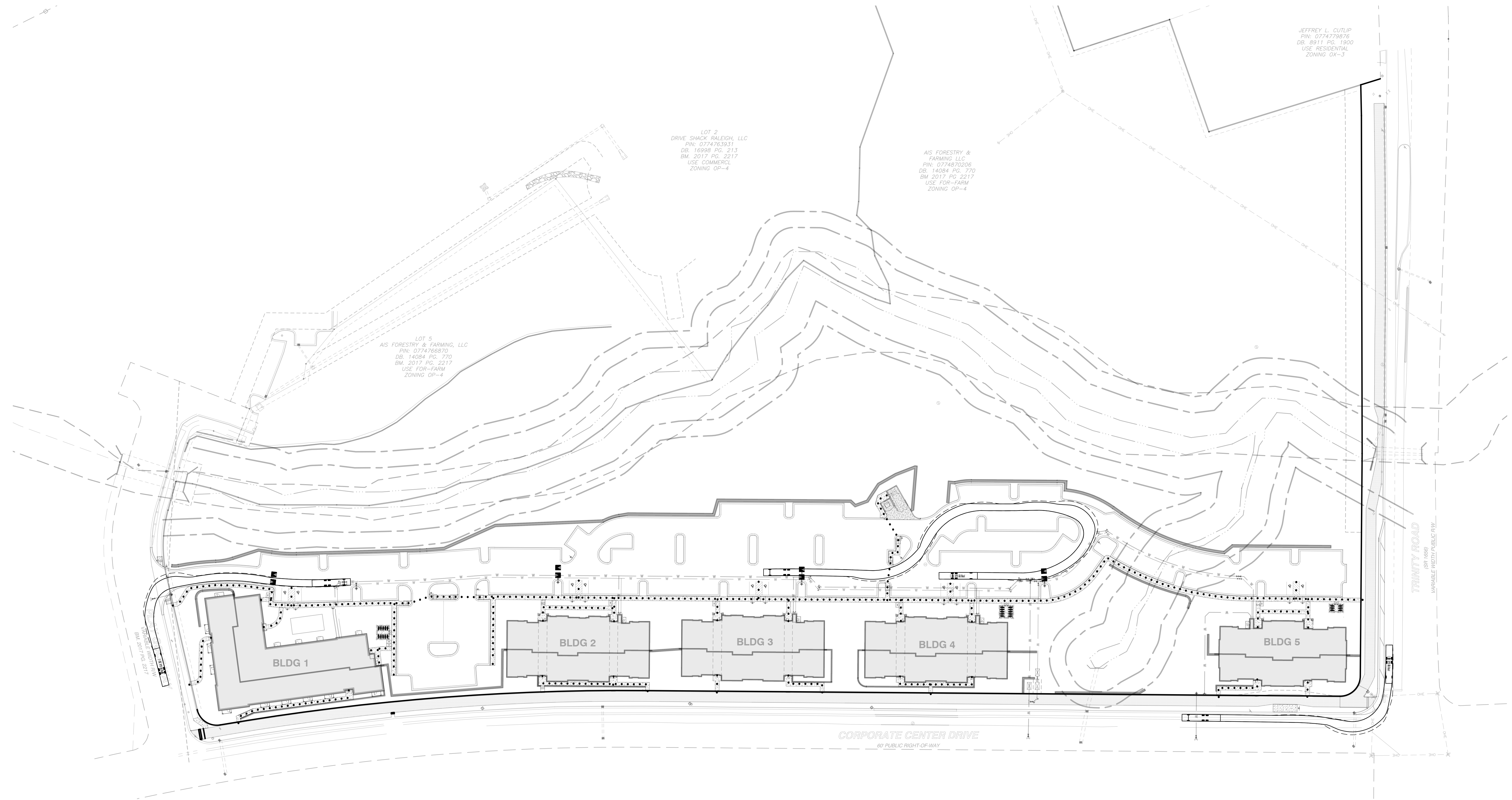
NO.	DATE	DESCRIPTION	BY
1	06-31-24	CITY OF RALEIGH COMMENTS	RAB

**ENLARGED SITE PLAN - NORTH 2**  
 DATE: 08-08-2023  
 DRAWN BY: RAB  
 CHECKED BY: MDB

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



R:\2023\23093 - Corporate Center Drive Apartments\CIVIL\03 Preliminary\007 - 23093\_ADA and Fire.dwg, Overall, 5/30/2024 3:42:50 PM, robert burgoon



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

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

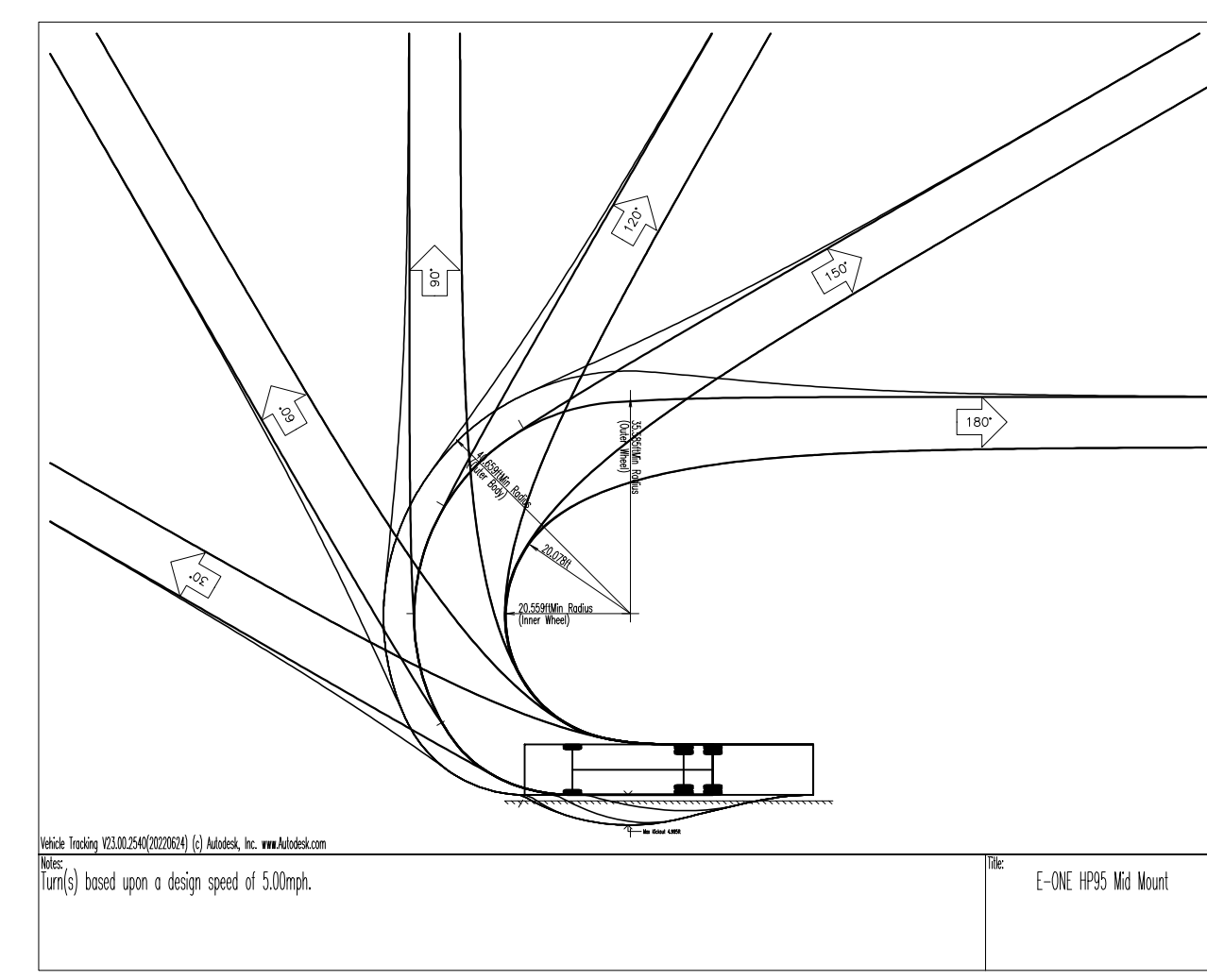
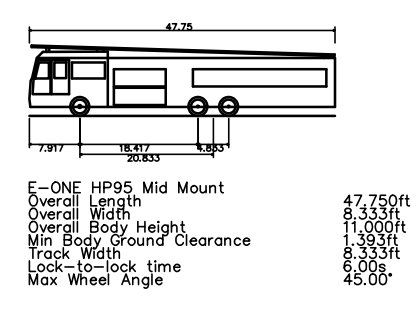
LOT 5  
AIS FORESTRY & FARMING, LLC  
PIN: 0774768870  
DB: 14084 PG. 770  
BM: 2017 PG. 2217  
USE FOR-FARM  
ZONING OP-4

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

1101 CORPORATE CENTER DRIVE  
CORPORATE CENTER DRIVE

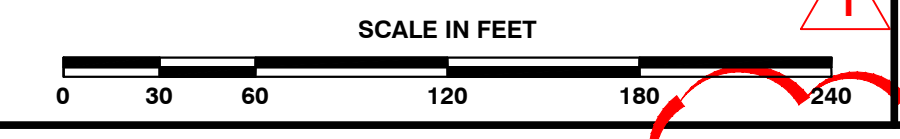
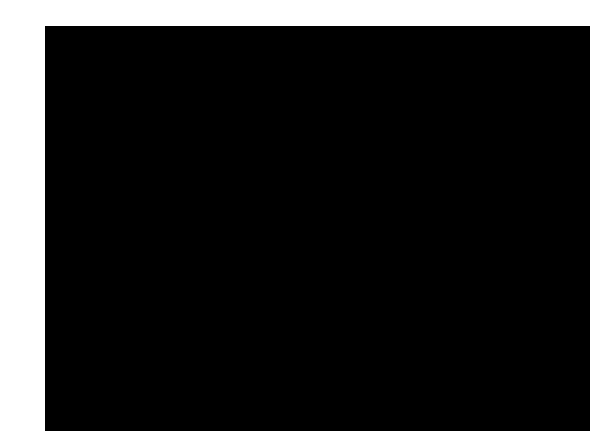
TRINITY ROAD  
(SR 1060)  
VARIABLE WIDTH PUBLIC RW

CORPORATE CENTER DRIVE  
60' PUBLIC RIGHT-OF-WAY



**LEGEND**  
..... ADA ACCESSIBLE ROUTE

NO WETLANDS EXIST ON-SITE  
FLOODPLAINS EXIST ON-SITE  
NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.



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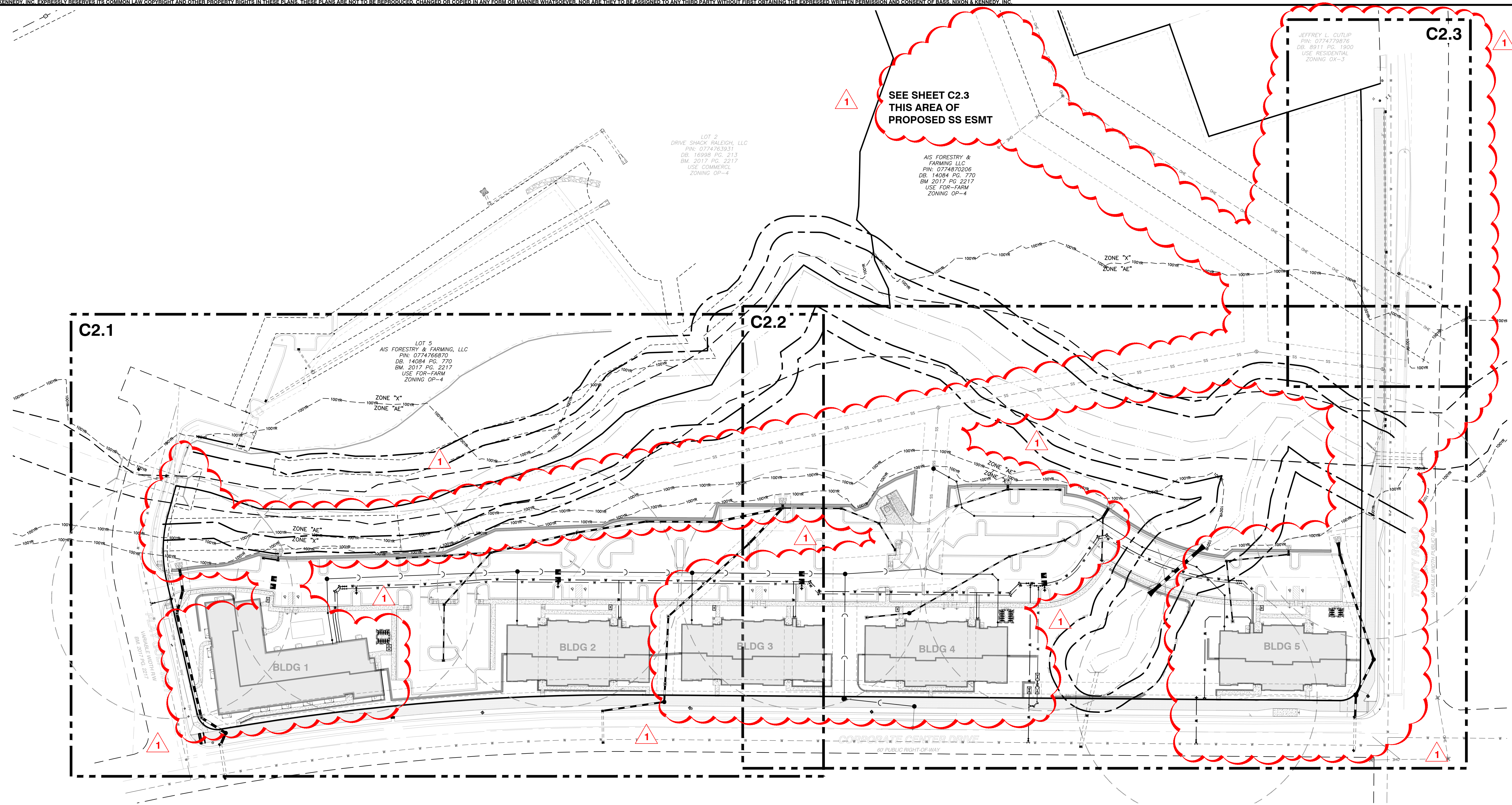
NO.	DATE	DESCRIPTION	BY
06-31-24 <td></td> <td>CITY OF RALEIGH COMMENTS <td>RAB</td> </td>		CITY OF RALEIGH COMMENTS <td>RAB</td>	RAB

05-29-2023 09-08-2023  
JOB NO. DATE DRAWN BY  
ADA ACCESSIBILITY AND FIRE APPARATUS PLAN  
SCALE: 1" = 60'  
CHK BY: MMB

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

SHEET 01.4

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919) 961-4422 FAX: (919) 961-8968  
 CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	05-31-24	CITY OF RALEIGH COMMENTS	RAB

**OVERALL UTILITY PLAN**  
 RAB  
 DATE: 05-08-2023  
 DRAWN BY: MDB  
 SCALE: 1" = 60'

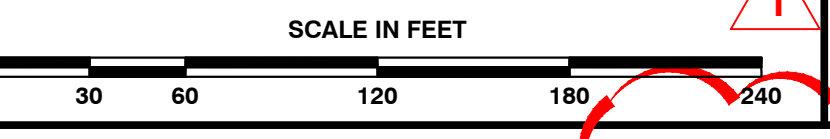
**CORPORATE CENTER DRIVE APARTMENTS**  
 1101 CORPORATE CENTER DRIVE  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**CITY OF RALEIGH 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 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED. SPECIFY DIP MATERIALS & A CONCRETE GRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 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 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 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION).
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@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 ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTE: FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS, IF THE CITY'S REMEDIATION FUND FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.

**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.

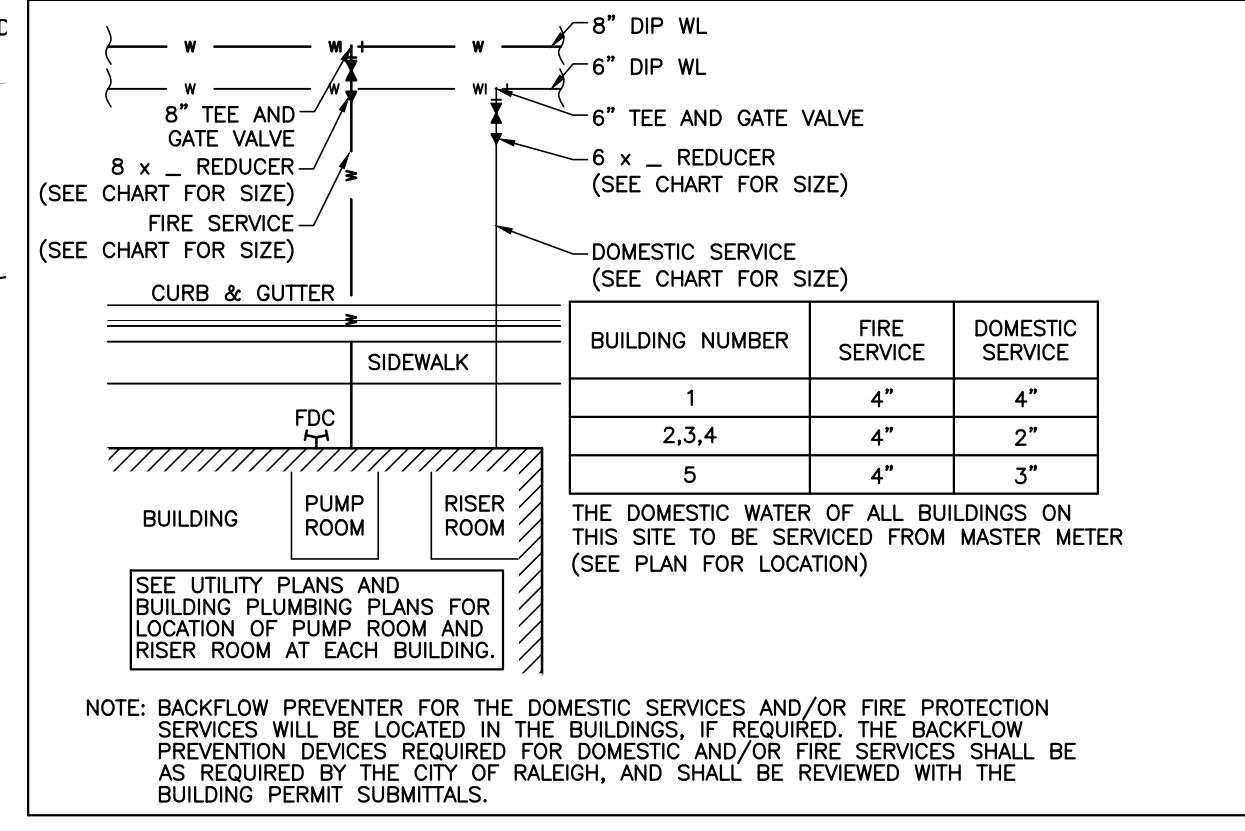
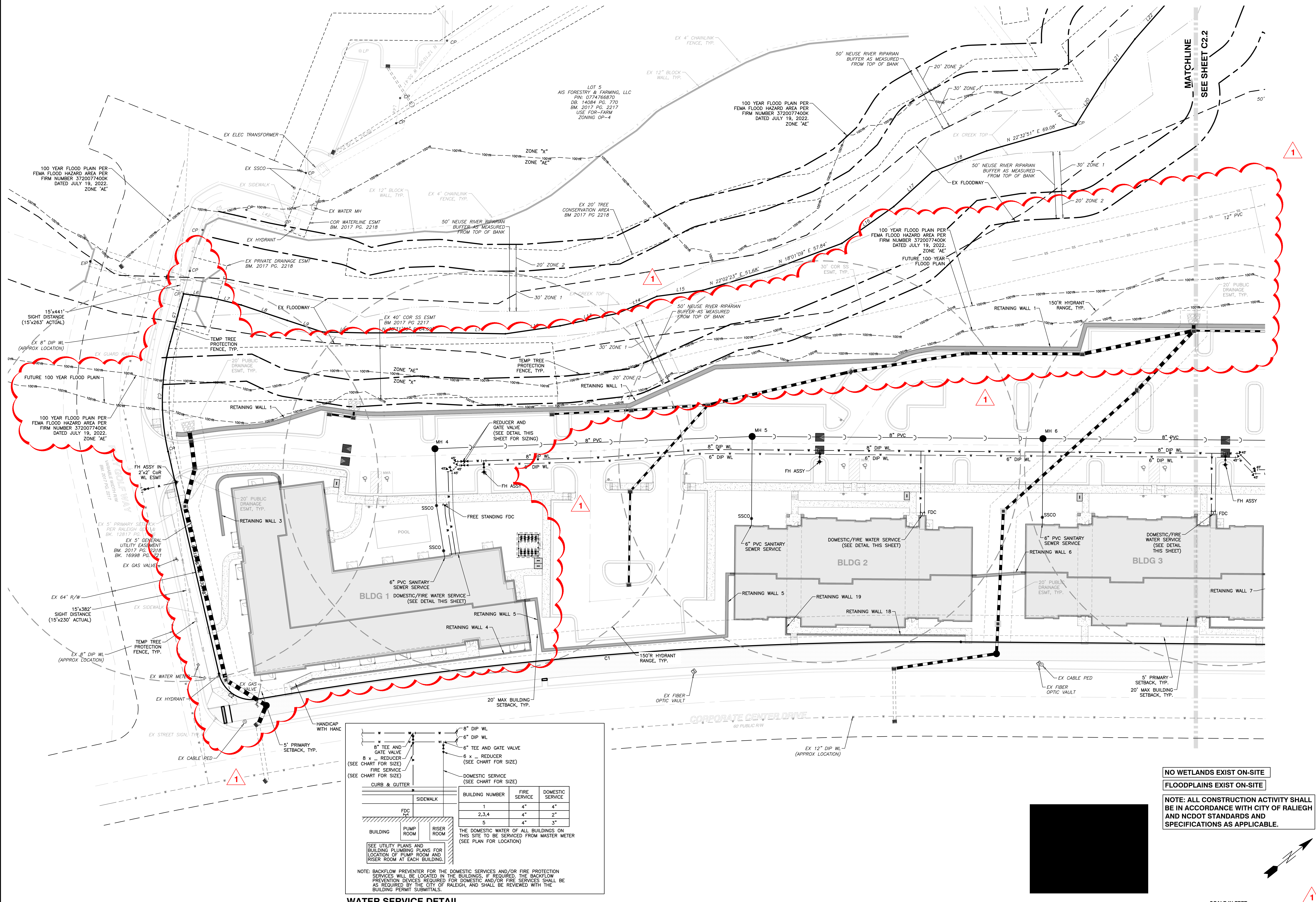
NO WETLANDS EXIST ON-SITE  
 FLOODPLAINS EXIST ON-SITE  
 NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.



R:\2023\23093 - Corporate Center Drive Apartments\DWG\03 Preliminary\003 - 23093\_Utility.dwg, Overall: 5/30/2024 3:10:40 PM, robert.burgston

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

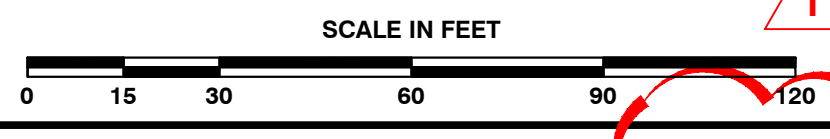
SHEET  
**C2.0**



**WATER SERVICE DETAIL**  
SCALE: NTS

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

**NO WETLANDS EXIST ON-SITE**  
**FLOODPLAINS EXIST ON-SITE**  
**NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.**



**BASS, NIXON & KENNEDY, INC.**  
CONSULTING ENGINEERS  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919) 861-4422 FAX: (919) 861-8868  
CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	06-31-24	CITY OF RALEIGH COMMENTS	RAB

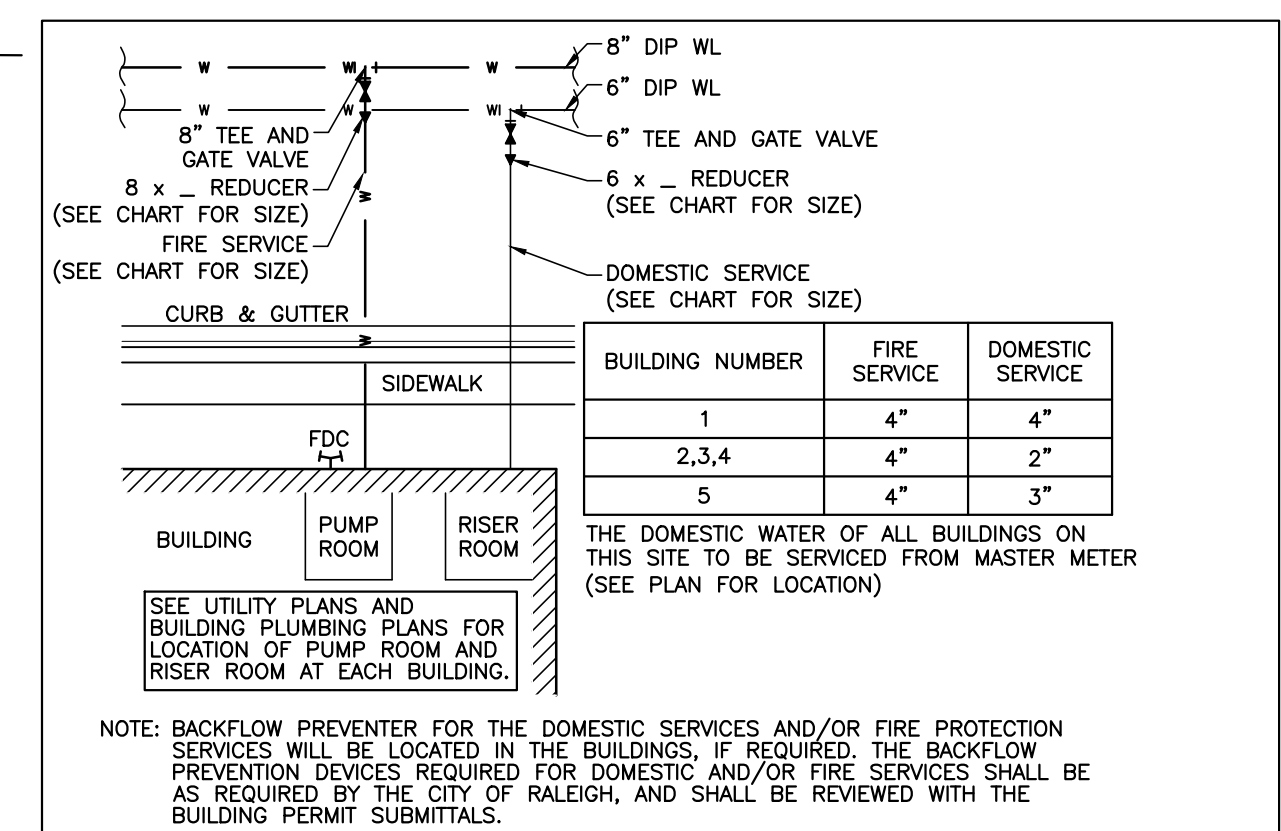
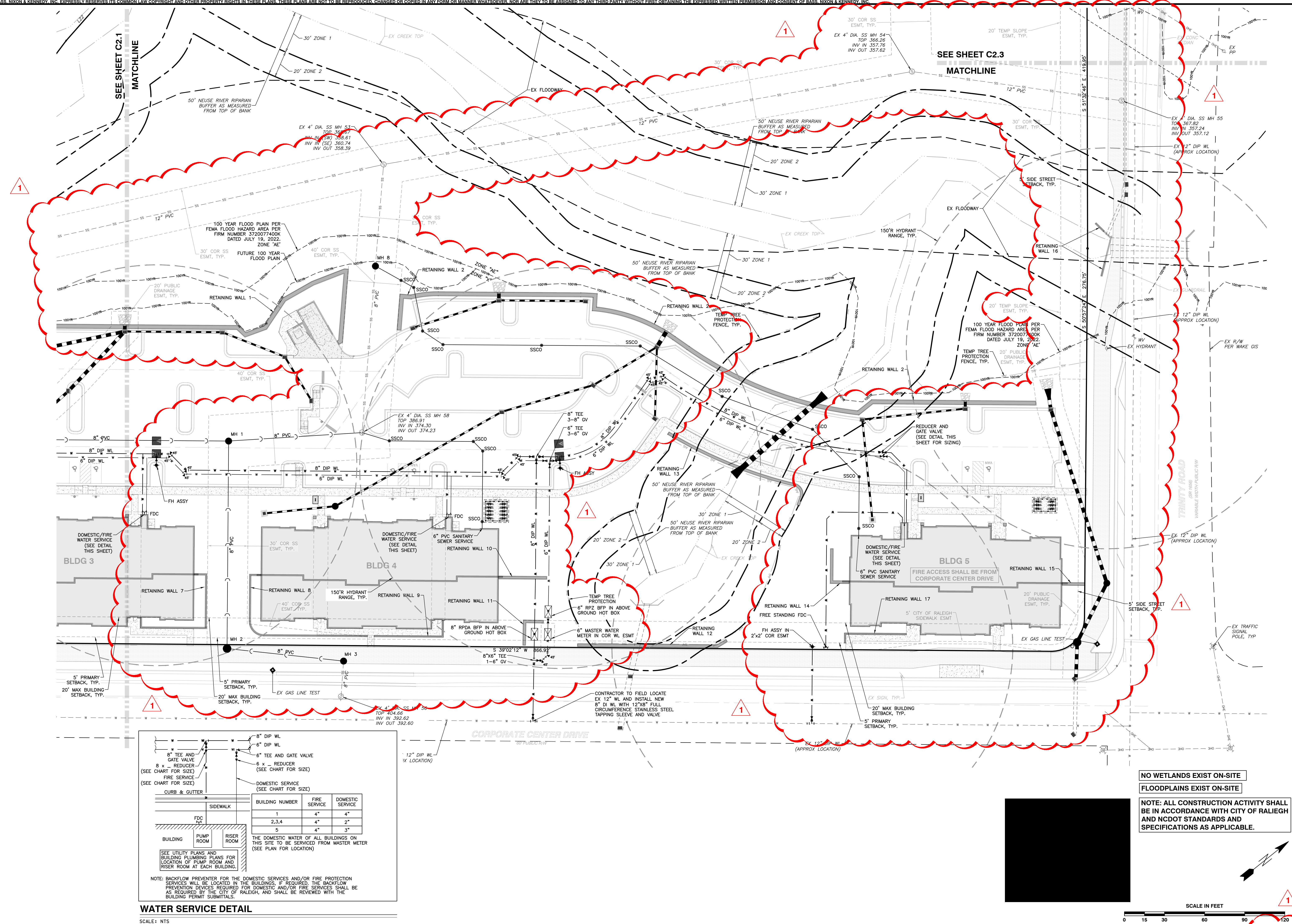
RAB: MDB  
DATE: 05-08-2023  
DRAWN BY: MDB  
ENLARGED UTILITY PLAN - SOUTH  
SCALE: 1" = 30'  
CHK BY: MDB

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

**SHEET 02.1**  
NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

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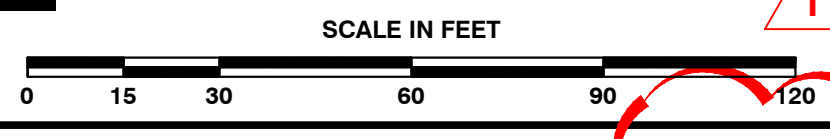
**WATER SERVICE DETAIL**  
SCALE: NTS

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.

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)

NO WETLANDS EXIST ON-SITE  
FLOODPLAINS EXIST ON-SITE  
NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.



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TELEPHONE: (919)861-4422 FAX: (919)861-8868  
CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

**BANK**  
CONSULTING ENGINEERS  
BASS, NIXON & KENNEDY  
CONSULTING ENGINEERS

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

ENLARGED UTILITY PLAN - NORTH

SCALE: 1" = 30'

03-23093 JOB NO.

05-08-2023 DATE

09-08-2023 RAB

05-08-2023 DATE

09-08-2023 RAB

1 06-31-24 CITY OF RALEIGH COMMENTS

NO. DATE DESCRIPTION

BY

1 06-31-24 CITY OF RALEIGH COMMENTS

NO. DATE DESCRIPTION

BY

1 06-31-24 CITY OF RALEIGH COMMENTS

NO. DATE DESCRIPTION

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1 06-31-24 CITY OF RALEIGH COMMENTS

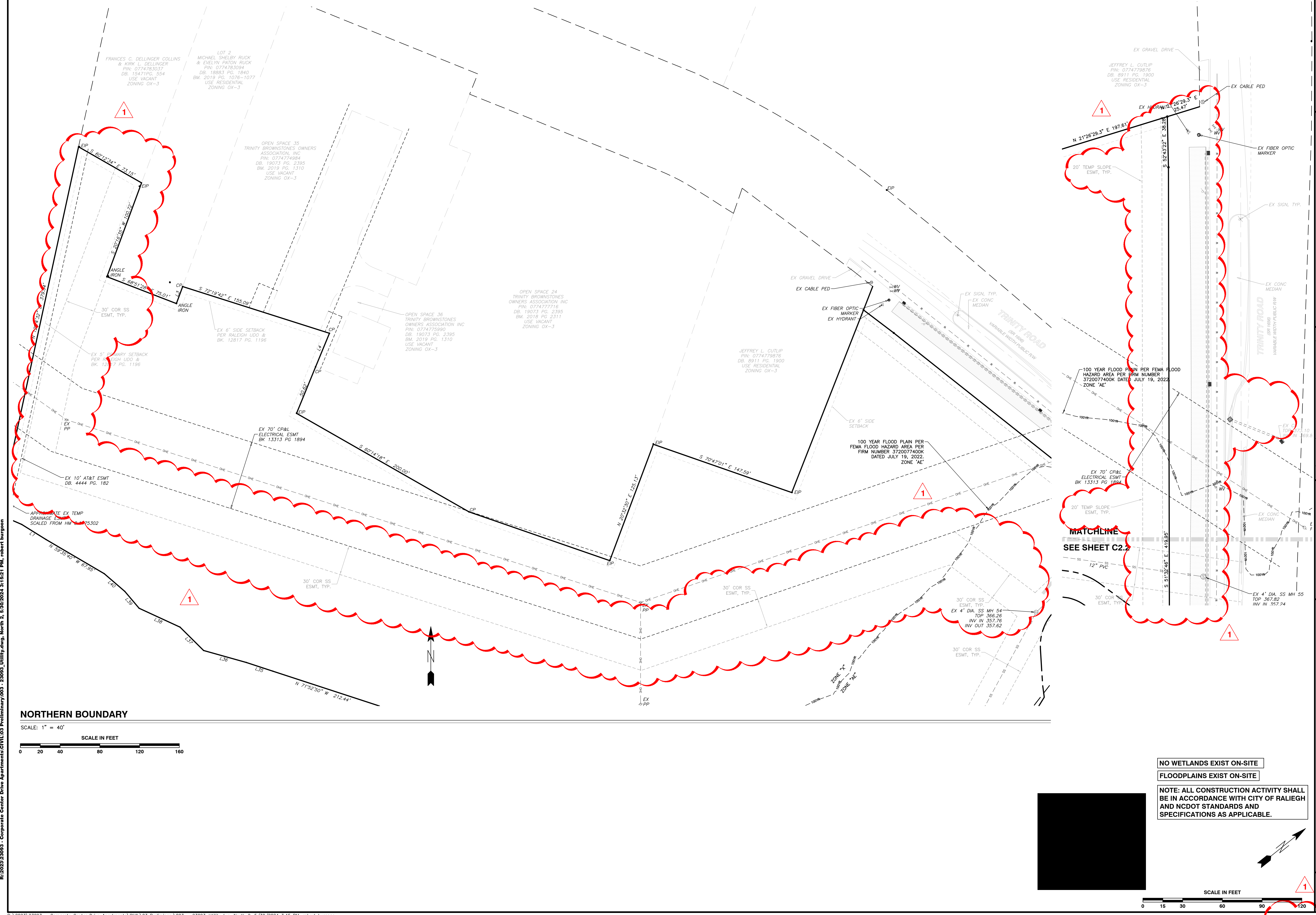
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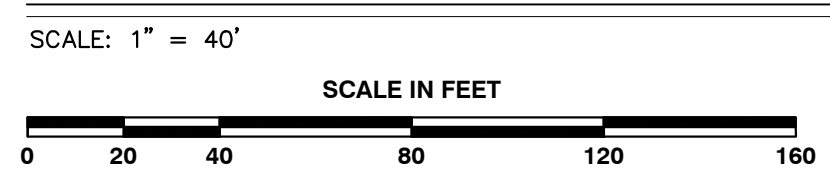
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CITY OF RALEIGH PROJECT NO. ASR-0052-2023

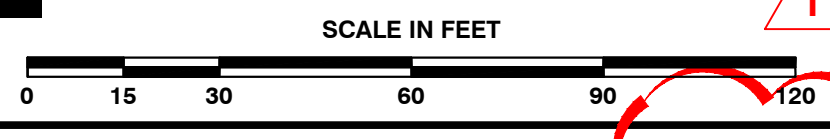




**NORTHERN BOUNDARY**



NO WETLANDS EXIST ON-SITE  
 FLOODPLAINS EXIST ON-SITE  
 NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.



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

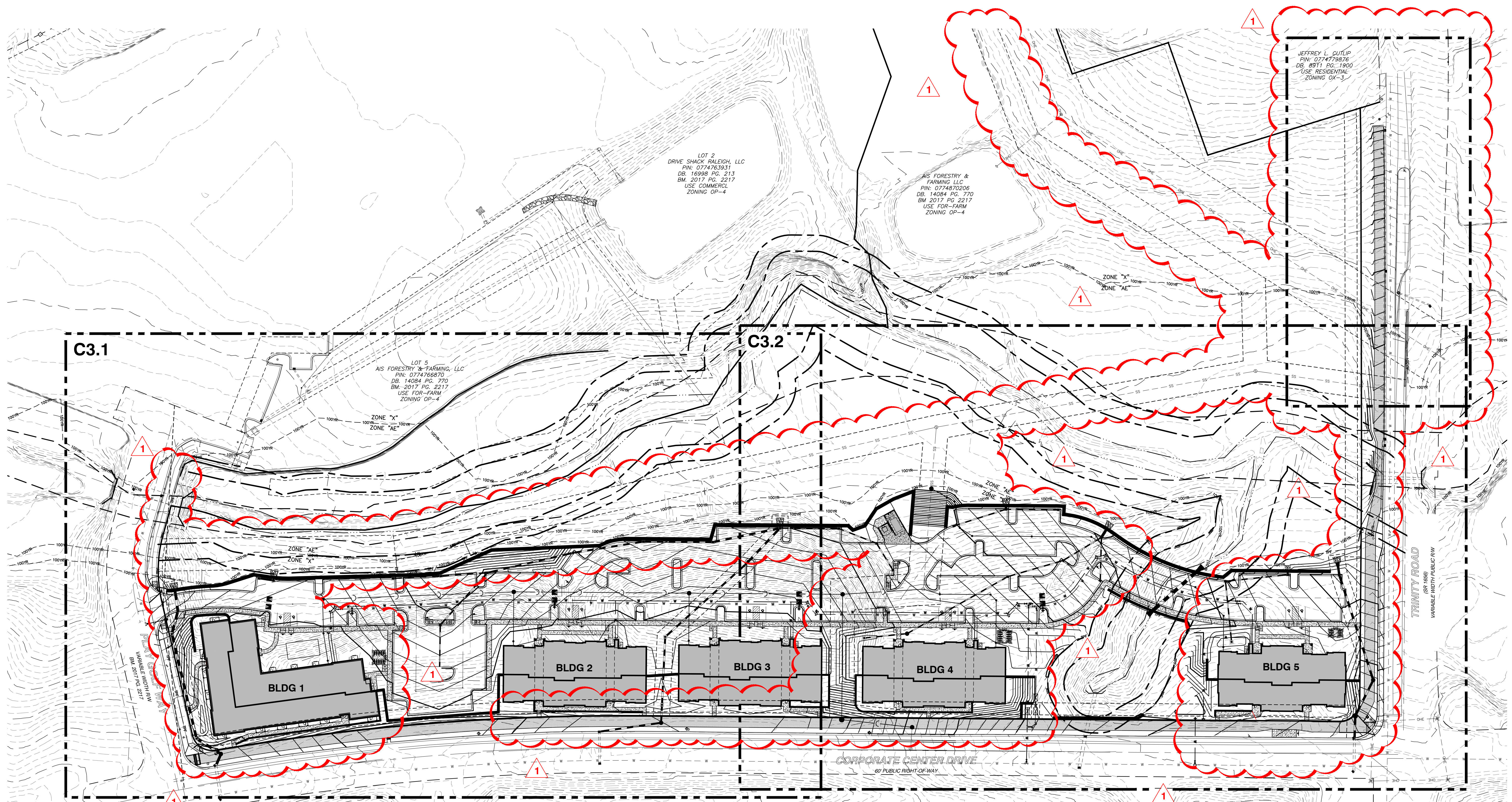
NO.	DATE	DESCRIPTION	BY
1	06-31-24	CITY OF RALEIGH COMMENTS	RAB

03-23093 08-08-2023 DRAWN BY: RAB  
 JOB NO.: DATE: 08-08-2023  
 ENLARGED UTILITY PLAN - NORTH 2  
 SCALE: 1" = 40'  
 CHECK BY: MDB

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

SHEET 02.3

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



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 CONSULTING ENGINEERS  
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 TELEPHONE: (919) 861-4422 FAX: (919) 861-8868  
 CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	05-31-24	CITY OF RALEIGH COMMENTS	RAB

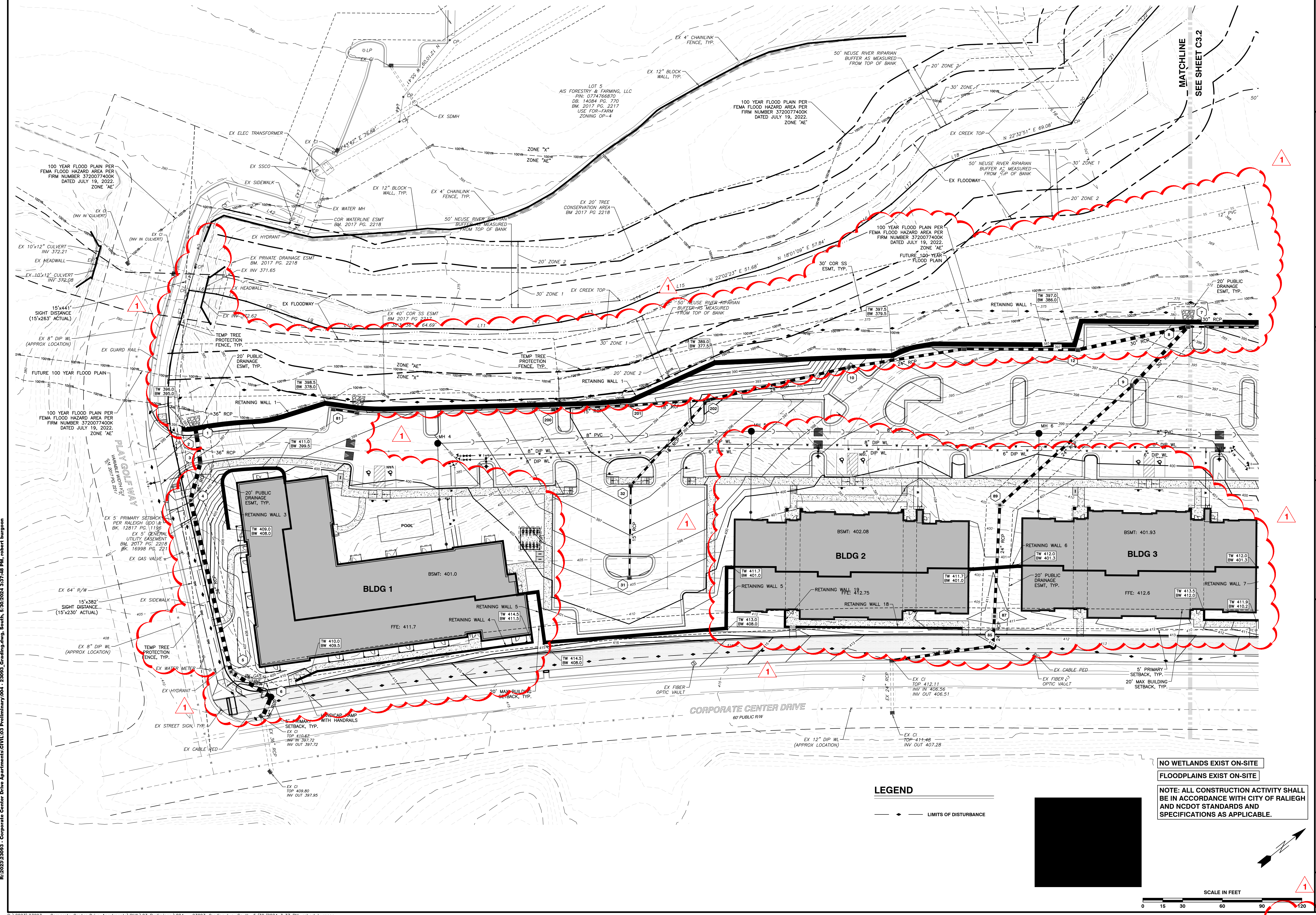
JOB NO.	DATE	RAB	DRAWN BY
03-23093	05-08-2023		

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

**SHEET C3.0**

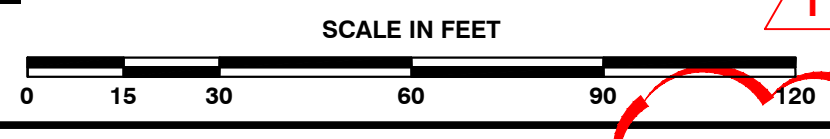
SCALE: 1" = 60'

CHK BY: MDB



NO WETLANDS EXIST ON-SITE  
 FLOODPLAINS EXIST ON-SITE  
 NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

**LEGEND**  
 - - - - - LIMITS OF DISTURBANCE



**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919) 861-4422 FAX: (919) 861-8868  
 CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

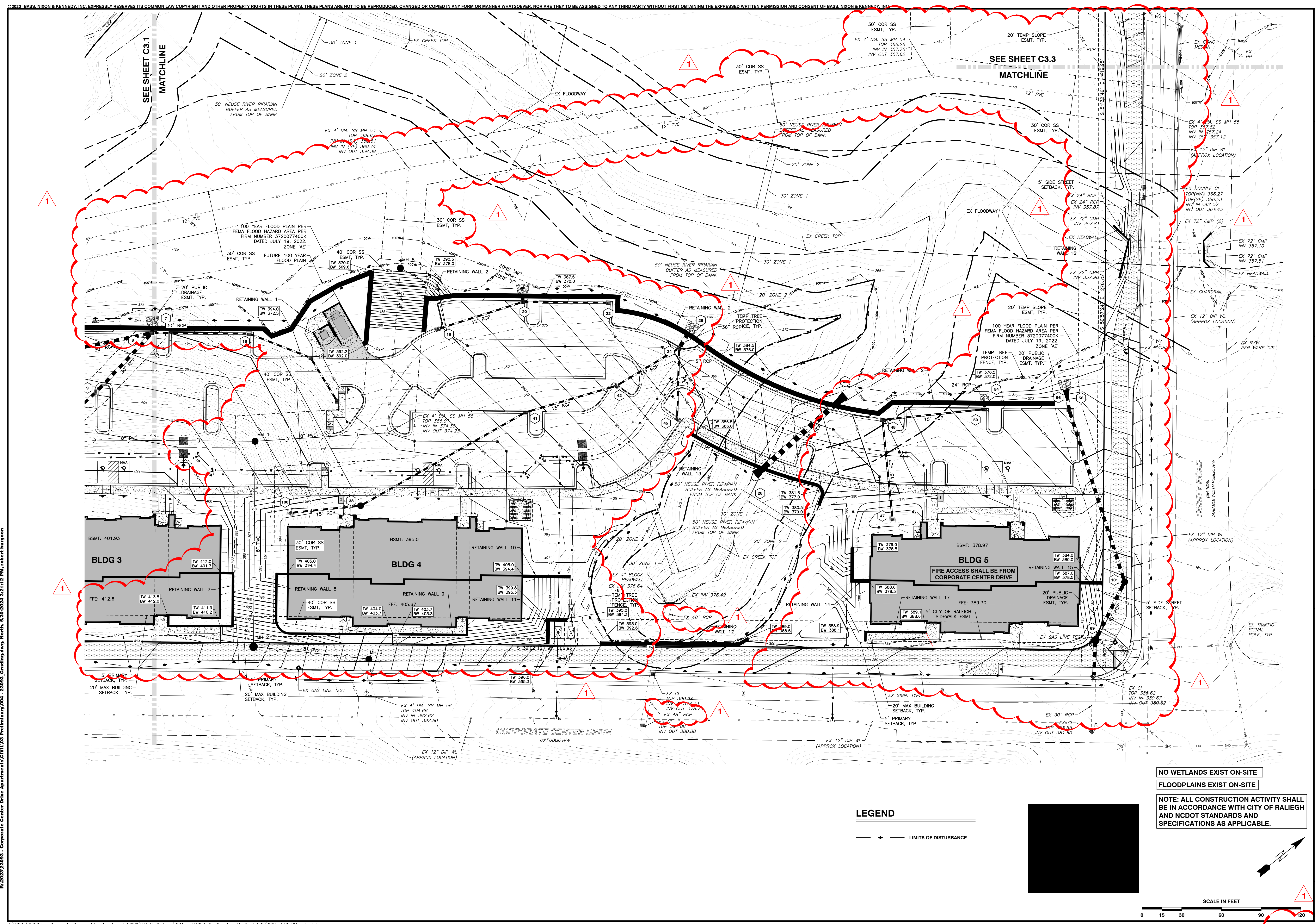
NO.	DATE	DESCRIPTION	BY
1	06-31-24	CITY OF RALEIGH COMMENTS	RAB

03-23093 05-08-2023 RAB  
 DATE DRAWN BY  
**ENLARGED GRADING & DRAINAGE PLAN - SOUTH**  
 NO. 1 06-31-24 CITY OF RALEIGH COMMENTS RAB  
 DATE DESCRIPTION BY  
 SCALE: 1" = 30' CHK BY: MDB

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

**SHEET C3.1**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



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**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919) 861-1492 FAX: (919) 861-8868  
 CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

NO.	DATE	CITY OF RALEIGH COMMENTS	DESCRIPTION	BY
1	06-31-24			

DATE	JOB NO.	RAB	DRAWN BY
05-08-2023			

**ENLARGED GRADING & DRAINAGE PLAN - NORTH**  
 SCALE: 1" = 30'

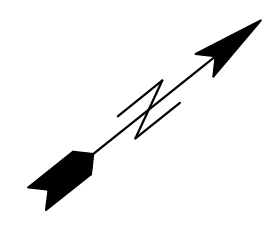
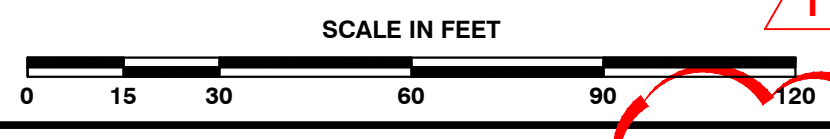
**CORPORATE CENTER DRIVE APARTMENTS**  
 1101 CORPORATE CENTER DRIVE  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

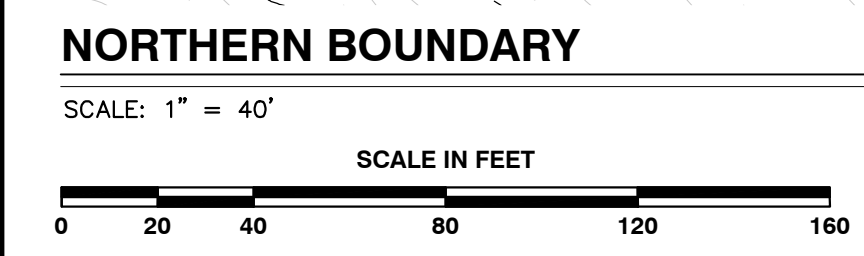
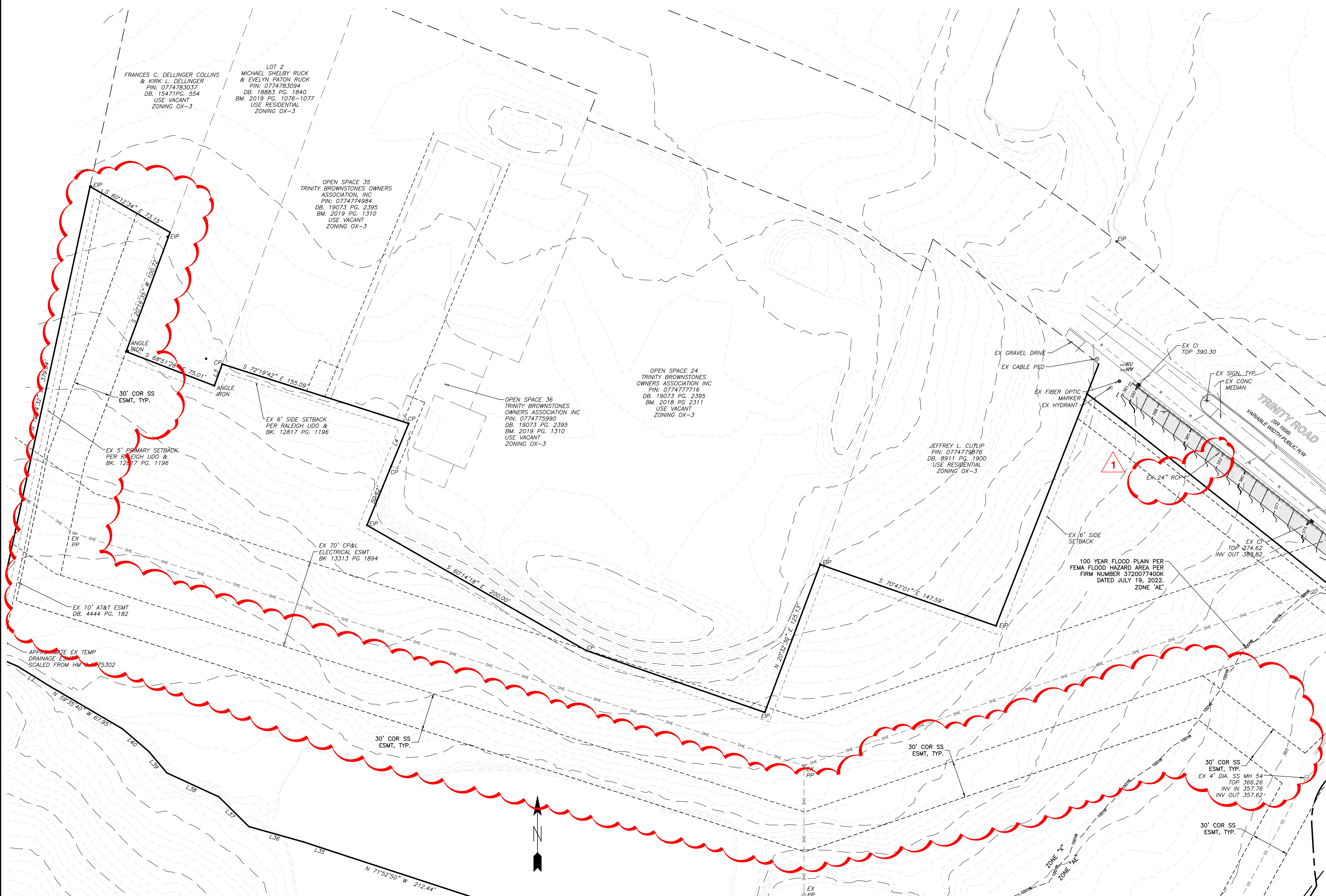
**SHEET C3.2**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

NO WETLANDS EXIST ON-SITE  
 FLOODPLAINS EXIST ON-SITE  
 NOTE: ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

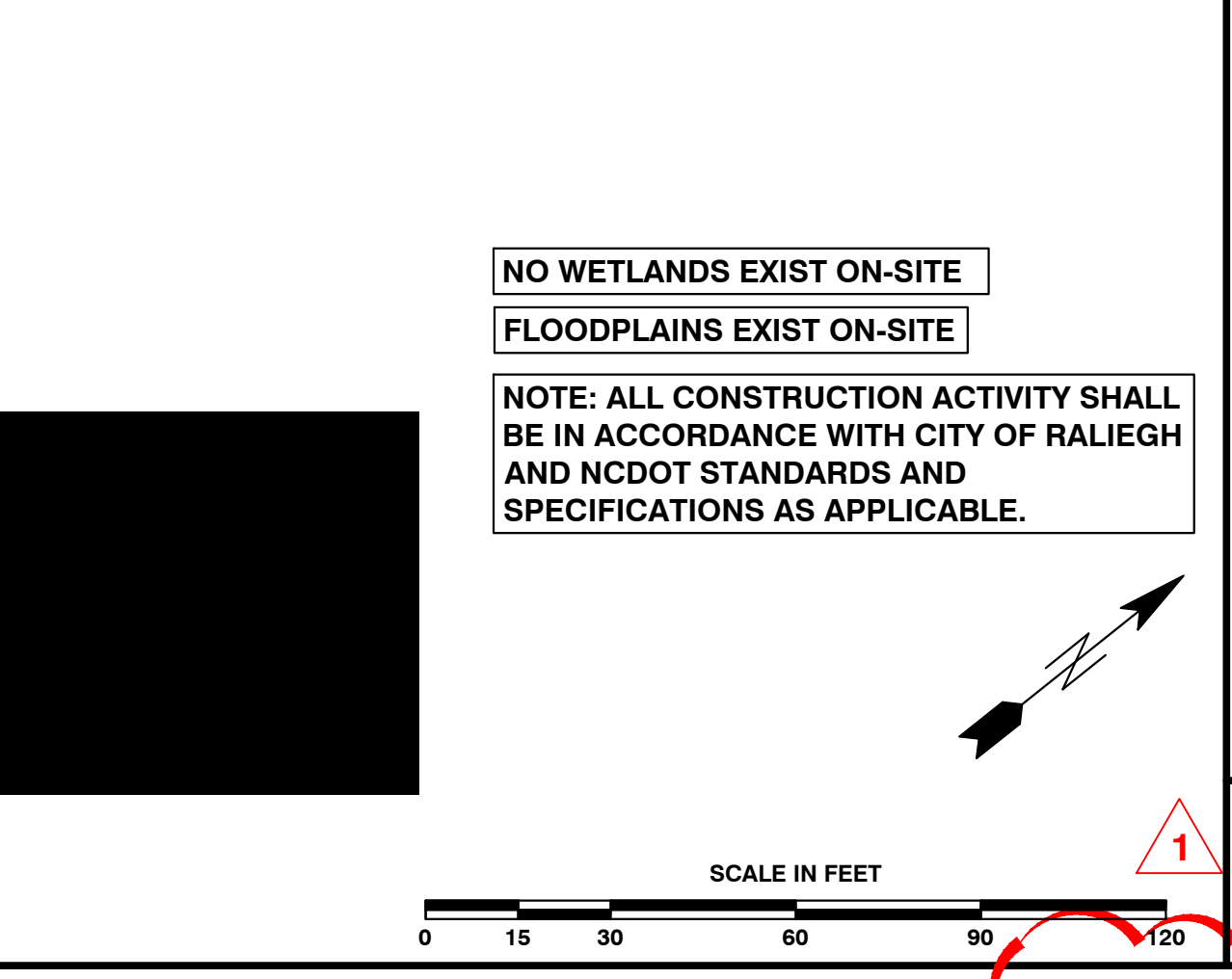
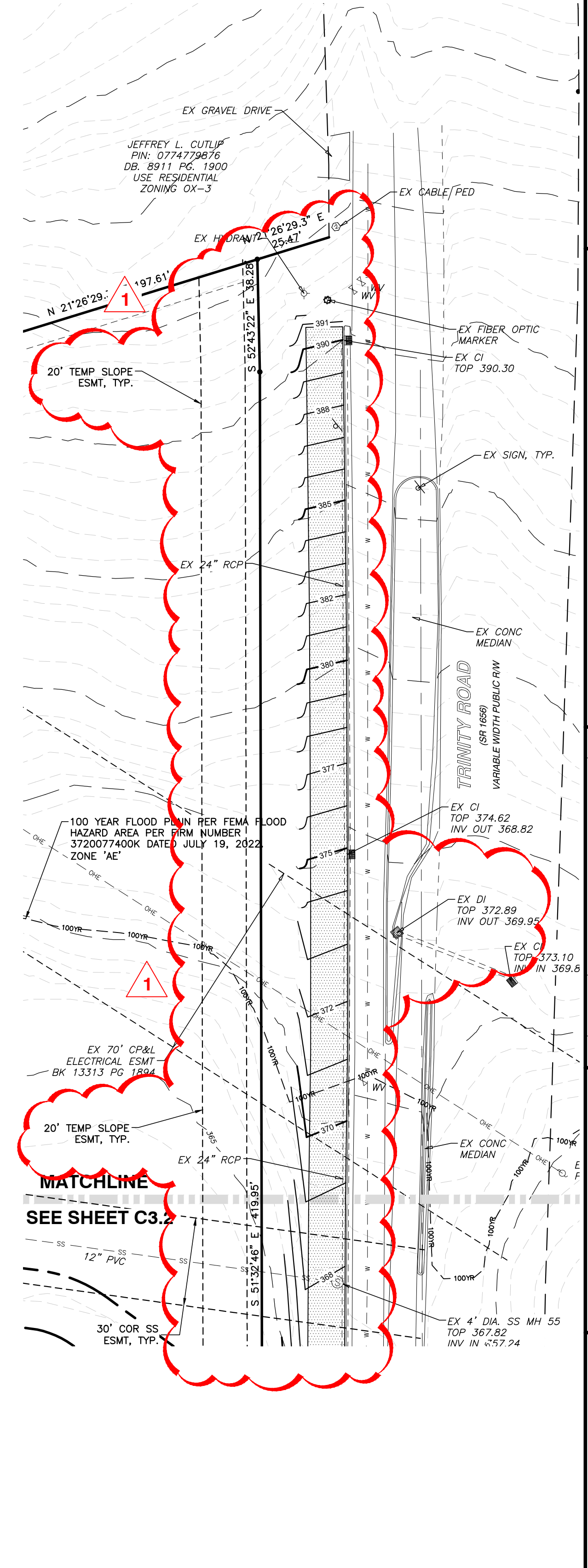
**LEGEND**  
 ———— LIMITS OF DISTURBANCE





**LEGEND**  
 — ◆ — LIMITS OF DISTURBANCE

NO WETLANDS EXIST ON-SITE  
 FLOODPLAINS EXIST ON-SITE  
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 TELEPHONE: (919)961-4422 FAX: (919)961-8868  
 CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	06-31-24	CITY OF RALEIGH COMMENTS	RAB

DATE	BY	DESCRIPTION
05-23-2023	RAB	DRAWN BY
05-23-2023	OK BY	MDB

**ENLARGED GRADING & DRAINAGE PLAN - NORTH 2**  
 SHEET C3.3  
 CORPORATE CENTER DRIVE APARTMENTS  
 1101 CORPORATE CENTER DRIVE  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
 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

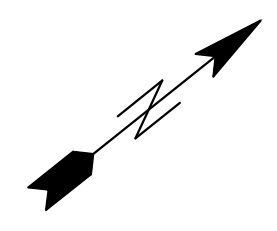
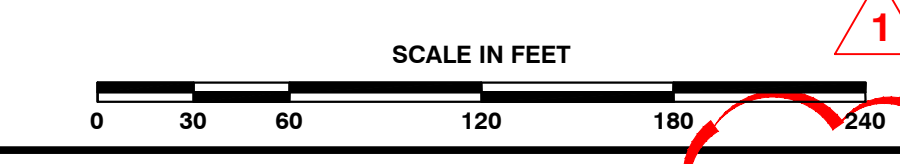
Gross Site Acres:	21.89	ac
Right-of-way to be dedicated with this project:	1.33	ac
Net Site Acres:	20.56	ac

	Number of Acres	Percent of Total
<b>UDO 9.1.4.A. Primary Tree Conservation Areas</b>		
1. Primary Tree Conservation Area - SHOD 1	0.34	ac 1.65 %
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	0.91	ac 4.43 %
7. Primary Tree Conservation Area - 45% Slopes		ac %
8. Primary Tree Conservation Area - Thoroughfare	0.97	ac 4.72 %
<b>Subtotal of Primary Tree Conservation Areas:</b>	<b>2.22</b>	<b>ac 10.80 %</b>
<b>UDO 9.1.4.D.2 Tree Conservation Area - Greenway</b>		ac %
<b>UDO 9.1.4.B.1.a. &amp; b. Secondary Tree Conservation Areas</b> (Include perimeter buffers and their alternate compliance areas)	<b>0.23</b>	<b>ac 1.12 %</b>
<b>UDO 9.1.4.B.1.c. &amp; d. Individual Tree Secondary Tree Conservation Areas</b> (Include individual trees and their alternate compliance areas)		ac %
<b>Subtotal of Secondary Tree Conservation Areas:</b>	<b>0.23</b>	<b>ac 1.12 %</b>
<b>TOTAL ALL TREE CONSERVATION AREA PROVIDED:</b>	<b>2.45</b>	<b>ac 11.92 %</b>
<b>UDO 9.1.9. Watershed Protection Overlay Districts</b>		
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 %

### CORPORATE CENTER DRIVE APARTMENTS - BASAL AREA CALCULATIONS

Panel	Caliper (in)																												Total Basal Area (sq ft)	Panel Area (sq ft)	Basal Area (ft/acre)	Total # of Trees	Average Caliper	Minimum Caliper	Maximum Caliper	Health
	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	0									
1	1																												8,084	2,104	167.37	10	11.50	3	11	mature, healthy
2	1	4	5	1	1	1	1																					2,780	1,998	60.61	13	5.85	3	12	mature, healthy	
3	1	2																										2,589	1,974	57.14	9	6.78	3	12	mature, healthy	
4	4	4	8																									5,391	2,500	93.94	23	6.30	1	8	mature, healthy	
5	1	2	3	1	2	1	1	1																				13,868	2,500	241.64	17	10.59	4	23	mature, healthy	
6	2	2	1	1																								9,060	2,500	157.87	13	9.69	3	21	mature, healthy	
7	2	1	1																									3,211	1,357	103.07	8	7.63	3	15	mature, healthy	
8	1	3	4	3	1																							7,855	2,919	117.23	14	9.36	3	19	mature, healthy	
9	3	6	6	7	5	3	5	1	1	1	2	3																15,106	3,942	166.92	42	7.31	3	16	mature, healthy	
10	6	8	7	1	6	2	1	1	1																			6,771	3,944	74.78	32	5.69	3	13	mature, healthy	
11	1	1	2	3	2																							2,753	2,315	51.80	9	7.22	4	10	mature, healthy	
12	4	3	1	1																								4,110	3,399	52.68	13	6.92	4	12	mature, healthy	
13	3	1	1	2																								10,369	3,537	127.69	11	10.73	4	23	mature, healthy	
14																												6,013	3,955	66.23	9	10.56	6	16	mature, healthy	
15	1	3	6	3																								9,453	3,947	104.32	19	8.53	4	20	mature, healthy	
16	1	1	3	3	2	2																						5,729	3,927	63.55	15	7.53	1	8	mature, healthy	
17	2	4	2	1	2	7																						7,790	3,951	85.89	22	7.32	1	8	mature, healthy	
18	6	6	3	5	4																							5,784	3,634	69.33	28	5.68	3	12	mature, healthy	
19	6	6	2	2	3	3	2	2	1																			6,264	2,644	103.19	29	5.76	3	12	mature, healthy	



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

JOB NO.	05-23093	DATE	05-08-2023	DRAWN BY	RAB	CHECKED BY	MDB
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**CORPORATE CENTER DRIVE APARTMENTS**  
**DRIVE APARTMENTS**  
**1101 CORPORATE CENTER DRIVE**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**TREE CONSERVATION PLAN - NORTH**

NO.	1	DATE	05-31-24	CITY OF RALEIGH COMMENTS	RAB	BY
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SCALE: 1" = 60'

R:\2023\23093 - Corporate Center Drive Apartments\CIVIL\03 Preliminary\006 - 23093\_TCA.dwg, TCA - South, 5/30/2024 4:03:26 PM, robert.burgoon



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919) 961-4422 FAX: (919) 961-8968  
 CERTIFICATION NUMBERS: NCBELS (C-010), NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	RAB	BY
1	06-31-24	CITY OF RALEIGH COMMENTS		

JOB NO.	DATE	RAB	DRAWN BY
03-23093	05-08-2023		

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

**OVERALL GRADING & DRAINAGE PLAN**

SCALE: 1" = 60'

CHK BY: MDB

SHEET  
**TC1.2**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SEALS

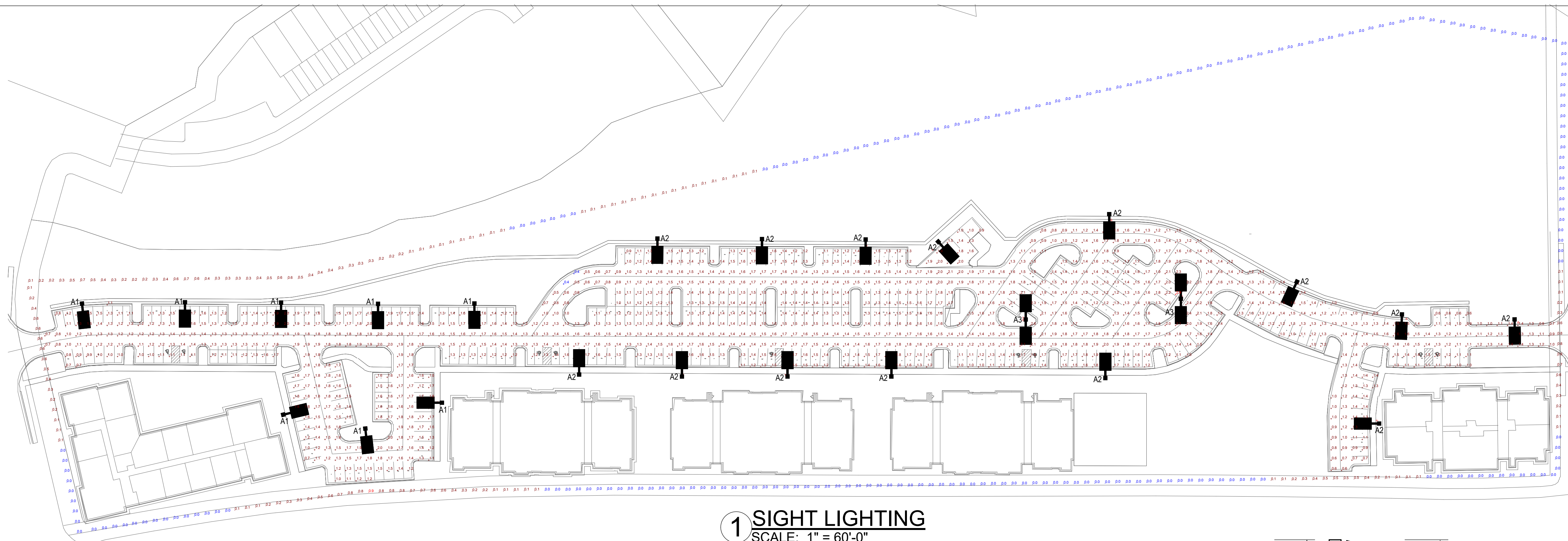
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

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**



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

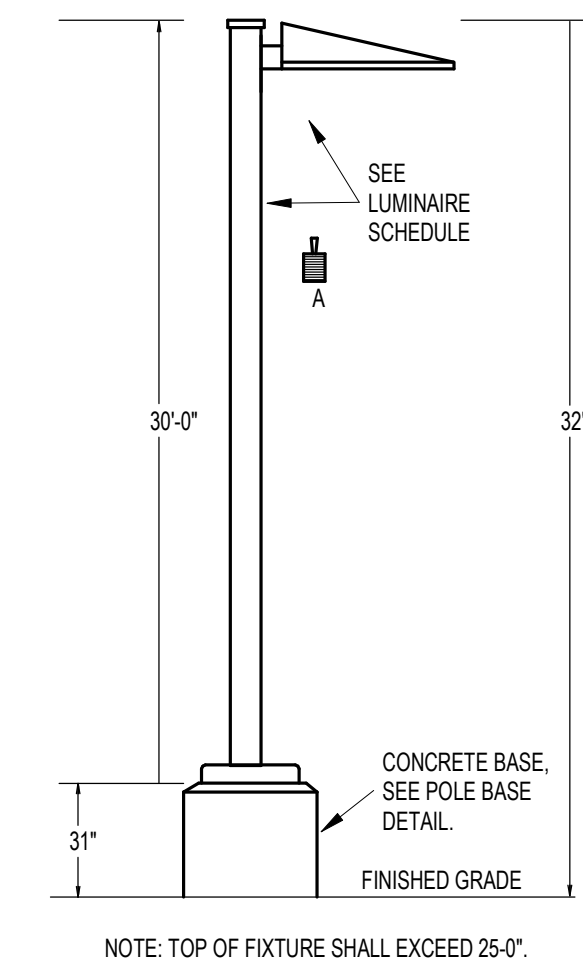
- NOTE:**
- BUILDING LIGHTING SHALL BE PROVIDED TO ILLUMINATE ENTRANCES AND EXITS TO MEET IES STANDARDS AS PART OF THE BUILDING ELECTRICAL DESIGN AND IS NOT INCLUDED IN THE SCOPE OF THIS SITE LIGHTING LAYOUT.
  - ALL SITE LIGHTING SHALL BE SHIELDED FROM ADJACENT PUBLIC STREETS USING HOUSE SIDE SHIELDS IF GREATER THAN 2.0 FC AT PROPERTY LINE.
  - THE INTENT OF THIS DRAWING IS TO SHOW FOOTCANDLE LEVELS BASED ON FIXTURES SHOWN. ACTUAL LEVELS MAY VARY BASED ON ACTUAL FIXTURE INSTALLED.
  - 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.

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

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

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



**2 FIXTURE "A" DETAIL**  
 SCALE: NONE



**Specifications**

Length:	32.1" (828mm)
Width:	14.26" (362mm)
Height H1:	7.88" (200mm)
Height H2:	2.73" (70mm)
Weight:	34 lbs (15.4kg)

**Introduction**  
 The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**Ordering Information**

**Accessories**

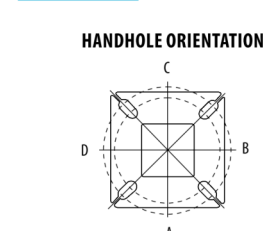
- 011011-010 Polearm (18' standard) (270°)
- 011011-010 Polearm (18' standard) (180°)
- 011011-010 Polearm (18' standard) (90°)
- 011011-010 Polearm (18' standard) (0°)
- 011011-010 Polearm (18' standard) (270°)
- 011011-010 Polearm (18' standard) (180°)
- 011011-010 Polearm (18' standard) (90°)
- 011011-010 Polearm (18' standard) (0°)

**Shield Accessories**

**Shield Accessories**



**Drilling**



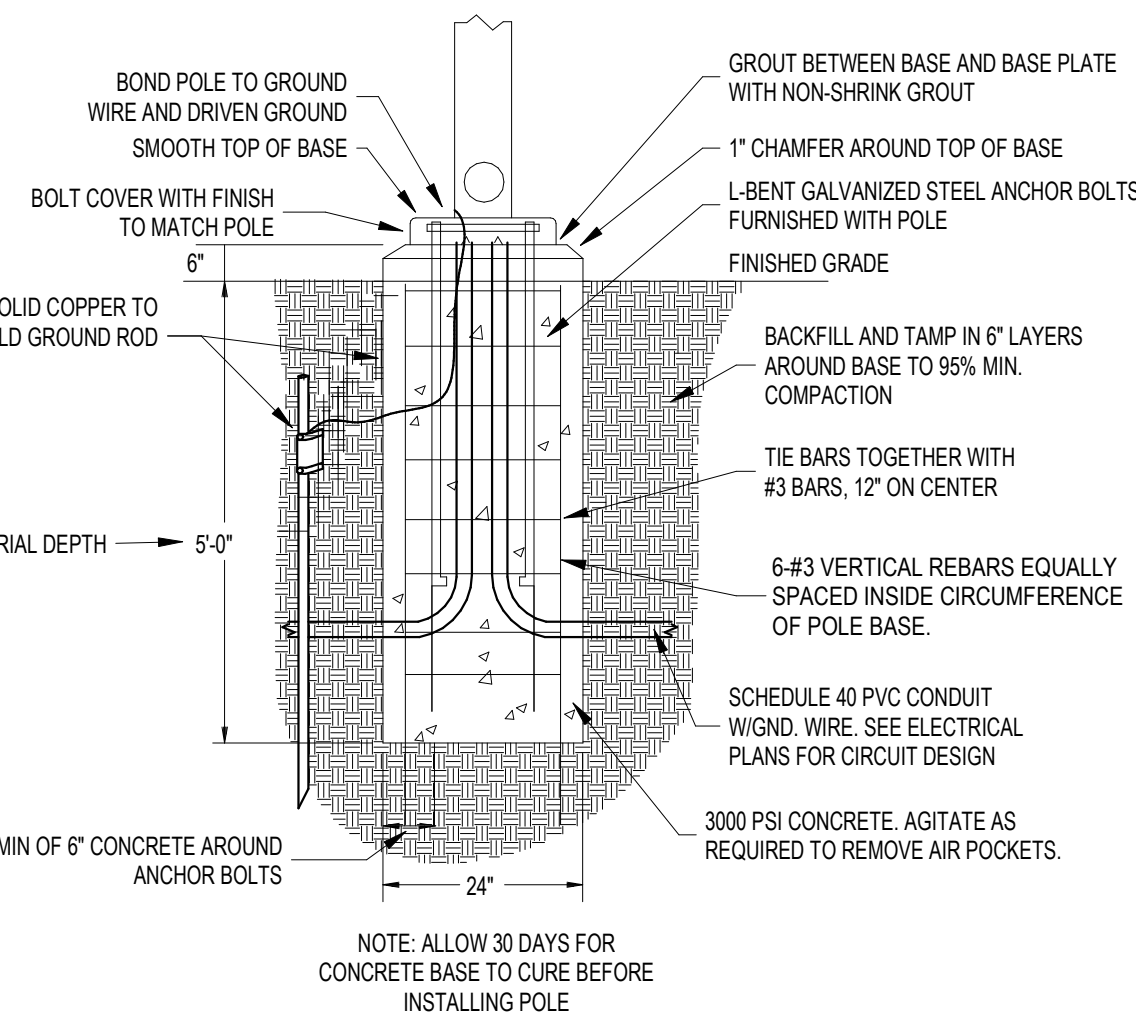
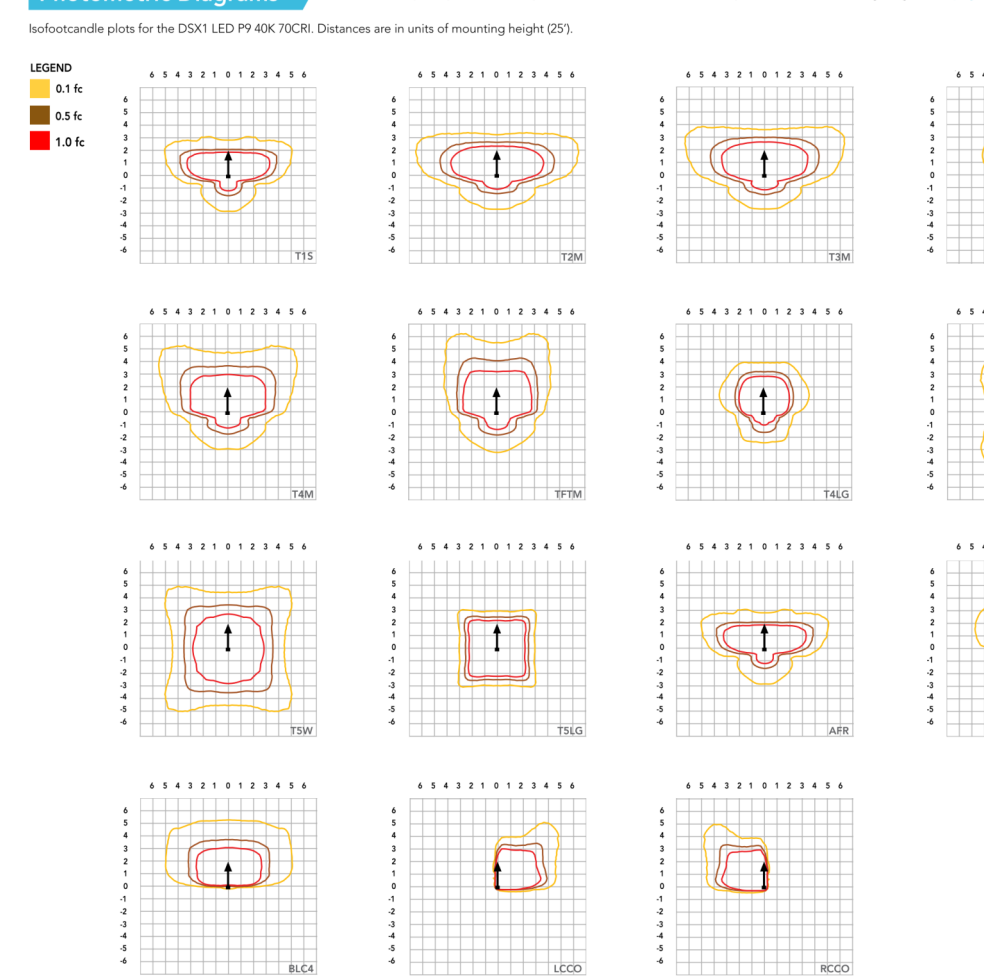
**Tenon Mounting Splitter**

Mounting System	Drilling	Splitter	3/4" x 1/8"	3/4" x 1/4"	3/4" x 3/8"	3/4" x 1/2"	3/4" x 5/8"	3/4" x 3/4"
Steel location	1/4"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Concrete location	1/4"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"

**DSX1 Area Luminaire - EPA**

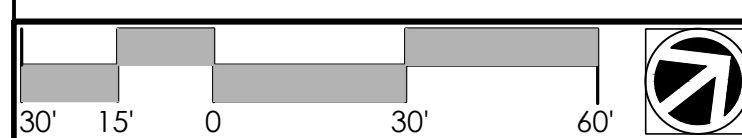
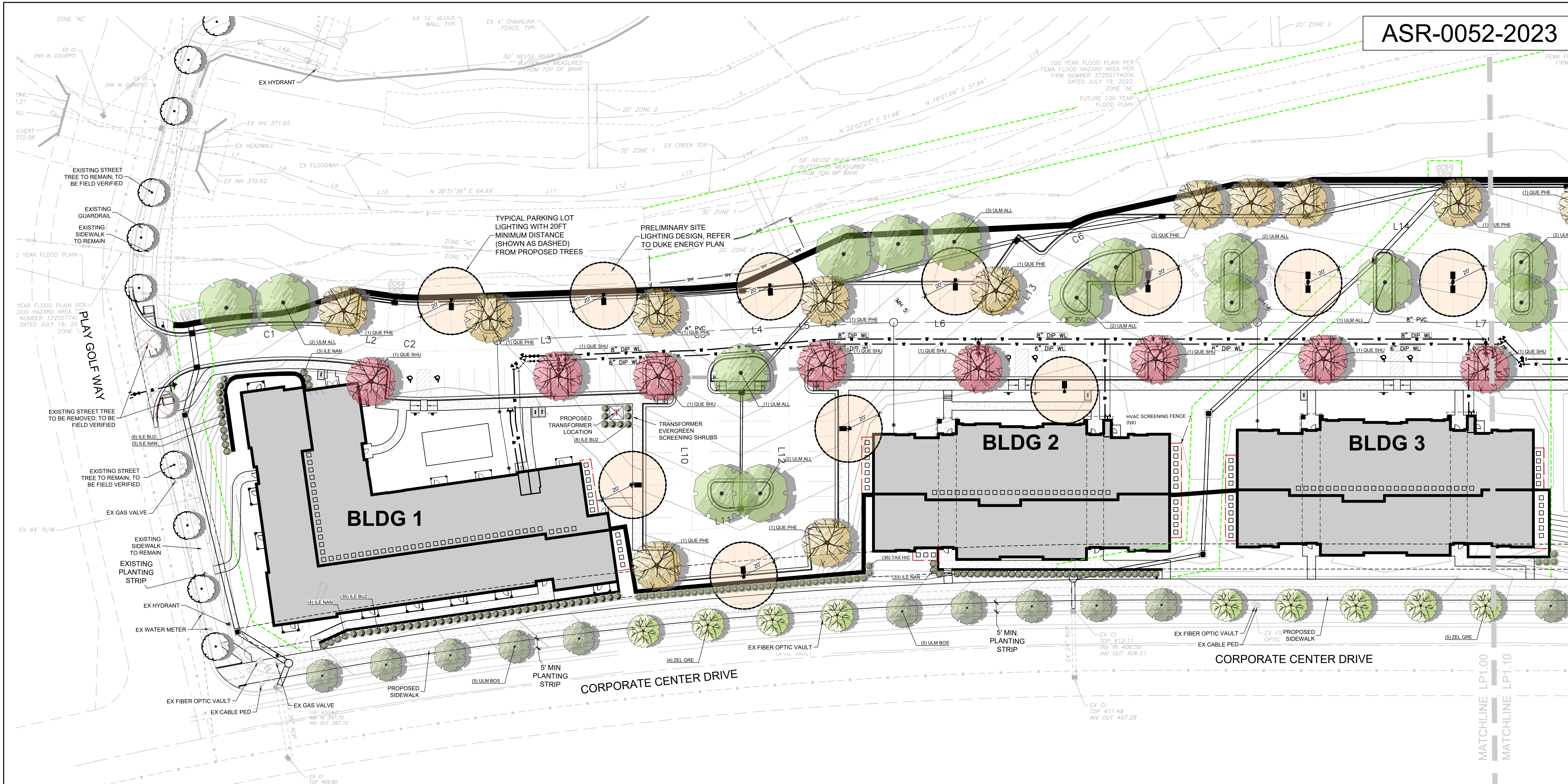
Mounting Type	Height	1.0	1.5	2.0	2.5	3.0	3.5	4.0
DSX1 with BNS	6.0	1.0	1.3	1.7	2.1	2.5	2.9	3.3
DSX1 with BNS, DSX1	6.0	1.0	1.3	1.7	2.1	2.5	2.9	3.3
DSX1 with BNS, DSX1	6.0	1.0	1.3	1.7	2.1	2.5	2.9	3.3
DSX1 with BNS, DSX1	6.0	1.0	1.3	1.7	2.1	2.5	2.9	3.3

**Photometric Diagrams**



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





Overall Site Landscape Plan 03  
Scale: 1" = 30'

**ASR PLANTING NOTES**

- REFER TO OVERALL & DETAILED SITE PLAN SHEETS FOR ADDITIONAL INFORMATION
- REFER TO TREE CONSERVATION AREA, UTILITY, AND GRADING PLANS.
- REFER TO PROJECT NOTES ON THE COVER SHEET OF THIS PLAN
- THERE ARE NO REQUIRED/PROPOSED TRANSITIONAL PROTECTIVE OR NEIGHBORHOOD TRANSITION YARDS.
- UNLESS NOTED OTHERWISE THE PROPOSED ONSITE STORMWATER, SANITARY SEWER AND WATER DISTRIBUTION LINES ARE PRIVATE
- STREET TREES IN PUBLIC RIGHT-OF-WAY REQUIRED TREE PLANTING/IMPACT PERMIT REFER TO COR STANDARD DETAIL TPP-03 ON SHEET LP2.00
- REFER TO "RECOMMENDED MINIMUM DISTANCE FROM WALKS, CURBS, AND UTILITIES", PAGE 11/COR TREE MANUAL
- STREET TREE INSTALLATION IN PUBLIC RIGHT-OF-WAY IS PROHIBITED FROM MAY THROUGH SEPTEMBER.
- 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**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
<b>PARKING LOT TREE</b>								
	QUE PHE	22	QUERCUS PHELLOS	WILLOW OAK	3" MIN.	12'-14'		FULL MATCHED
	QUE SHU	16	QUERCUS SHUMARDI	SHUMARD OAK	3" MIN.	12'-14'		FULL MATCHED
	ULM ALL	20	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	3" MIN.	12'-14'		FULL MATCHED
<b>STREET TREES</b>								
	PIS CHI	3	PISTACIA CHINENSIS	CHINESE PISTACHE	3" MIN.	12'-14'		FULL HEAD, MATCHED
	TAX DIS	17	TAXODIUM DISTICHUM	BALD CYPRESS	3" MIN.	12'-14'		FULL MATCHED
	ULM BOS	20	ULMUS PARVIFOLIA 'UPMTP'	BOSQUE® LACEBARK ELM	3" CAL.	12'-14'		FULL MATCHED
	ZEL GRE	16	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" MIN.	12'-14'		FULL MATCHED
<b>SHRUBS</b>								
	ILE BU2	91	ILEX CORNUTA 'BURFORDI'	BURFORD HOLLY	24" MIN.	18'-24"		
	ILE NAN	61	ILEX VOMITORIA 'NANA'	DWARF YALPON HOLLY	24" MIN.	18'-24"		FULL
	TAX HC	40	TAXUS X MEDIA 'HICKSI'	HICKS YEW	24" MIN.	18'-24"		FULL

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**
    - 113,265 SF VSA
    - EACH INTERIOR ISLAND SHALL HAVE TREE
    - 1 SHADE TREE PER 2000 SF VSA
- REQUIRED SHADE TREES: 57 TREES REQ.  
121,880 SF X (1 TREE/2000 SF)  
PROPOSED SHADE TREES: 57 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

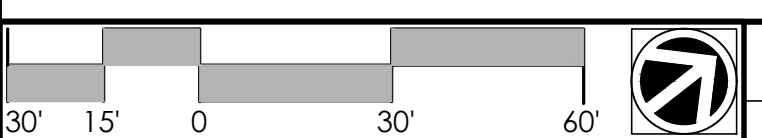
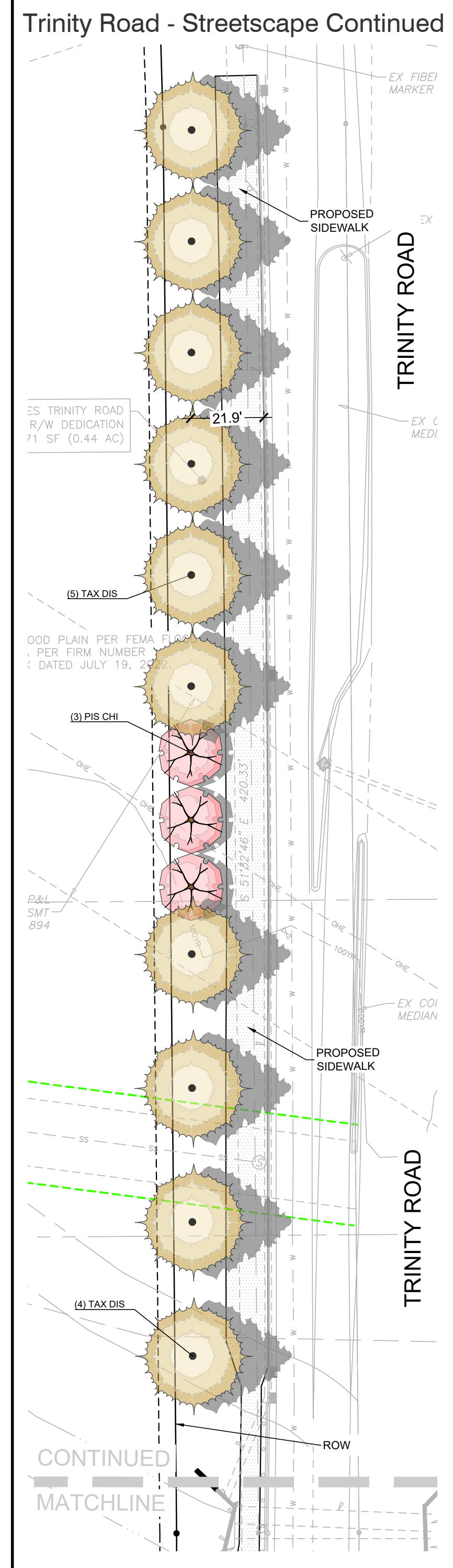
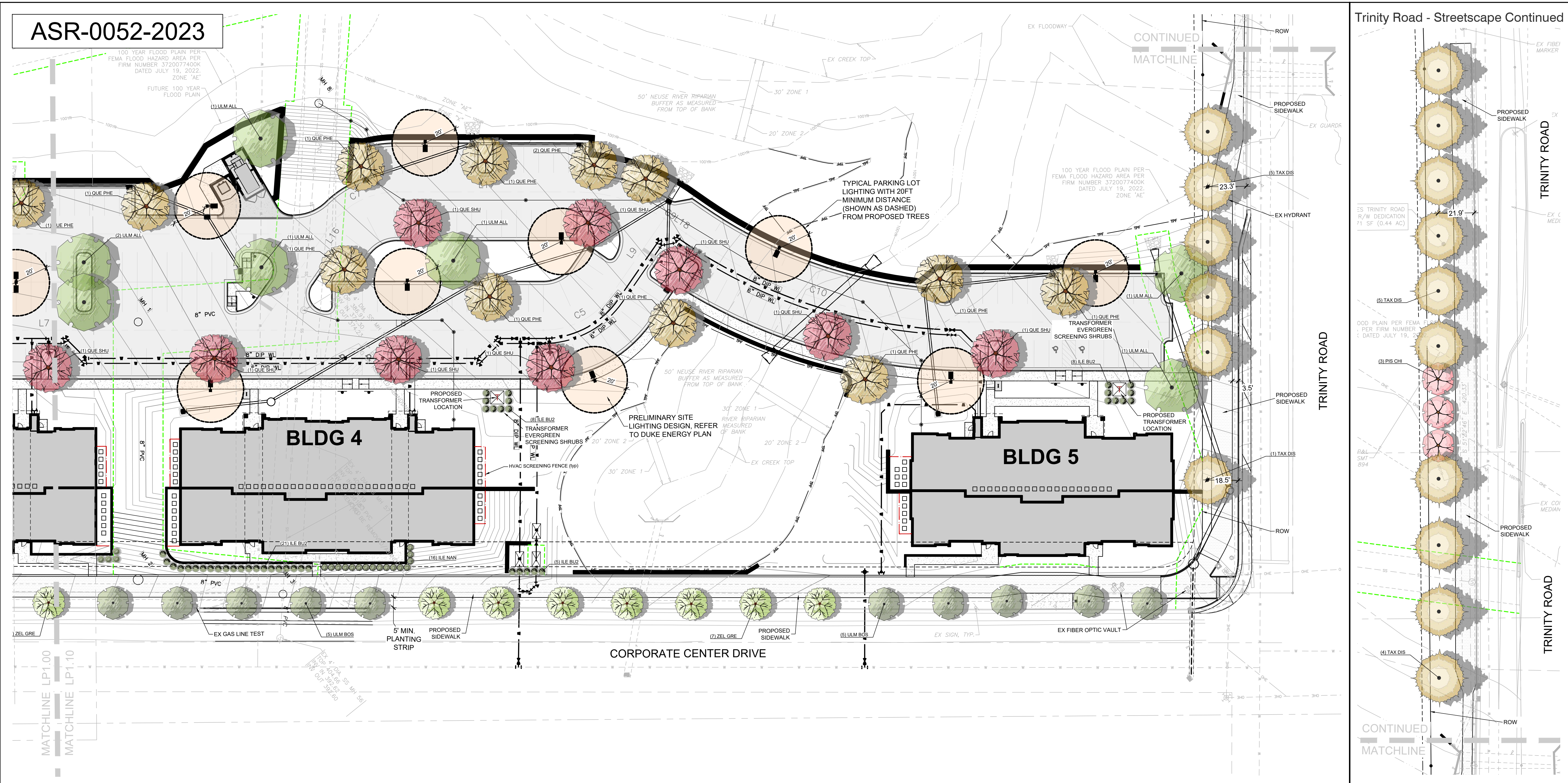
**8.5.2 STREETSCAPES**

- 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.
- TRINITY ROAD - (667 LF)**
- REQUIRED TREES: 18.2 TREES REQ.  
728 LF X (1 TREE/40 LF)  
PROPOSED TREES: 19 TREES PRO.

Landscape Calculations 01

KDM  
**cline**  
 Corporate Center Drive Apts  
 Raleigh, North Carolina  
 PROJECT: 023074  
 DATE: 09.06.2023  
 REVISIONS: DATE  
 REV ASR COMMENTS 05.09.24  
 DRAWN BY: TC  
 CHECKED BY: JK  
 Overall Code Compliant Landscape Plan  
**LP1.00**

ASR-0052-2023



Overall Site Landscape Plan 03  
Scale: 1" = 30'

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**PLANT SCHEDULE**

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**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
    - 113,265 SF VSA
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- REQUIRED SHADE TREES: 57 TREES REQ.  
121,880 SF X (1 TREE/2000 SF)  
PROPOSED SHADE TREES: 57 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**

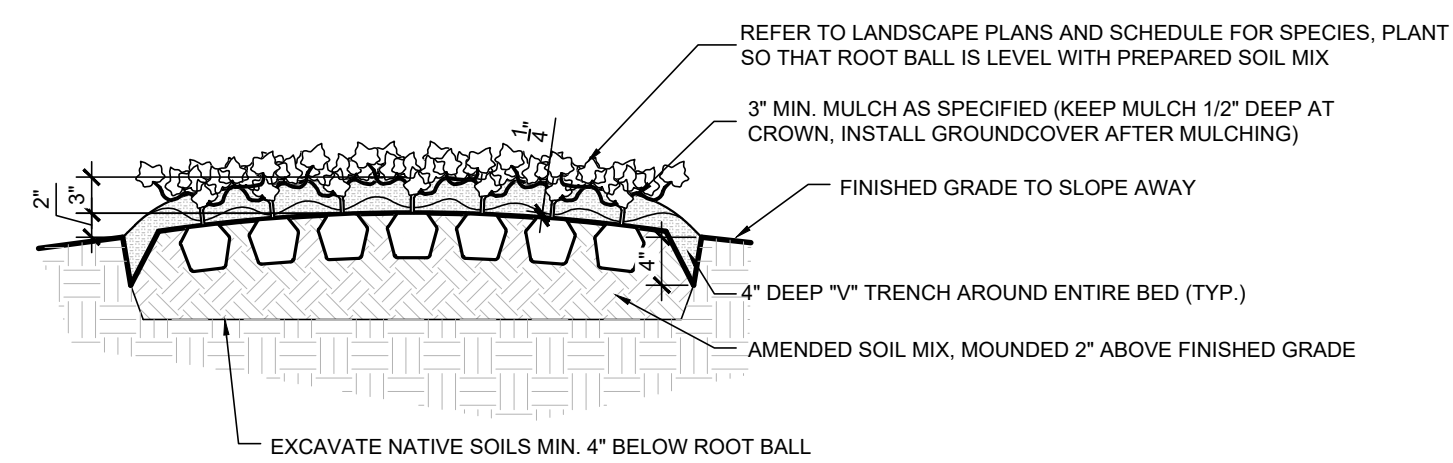
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 1,423 LF X (1 TREE/40 LF)  
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 728 LF X (1 TREE/40 LF)  
 PROPOSED TREES: 19 TREES PRO.

Overall Code Compliant Plant Schedule 02

Landscape Calculations 01

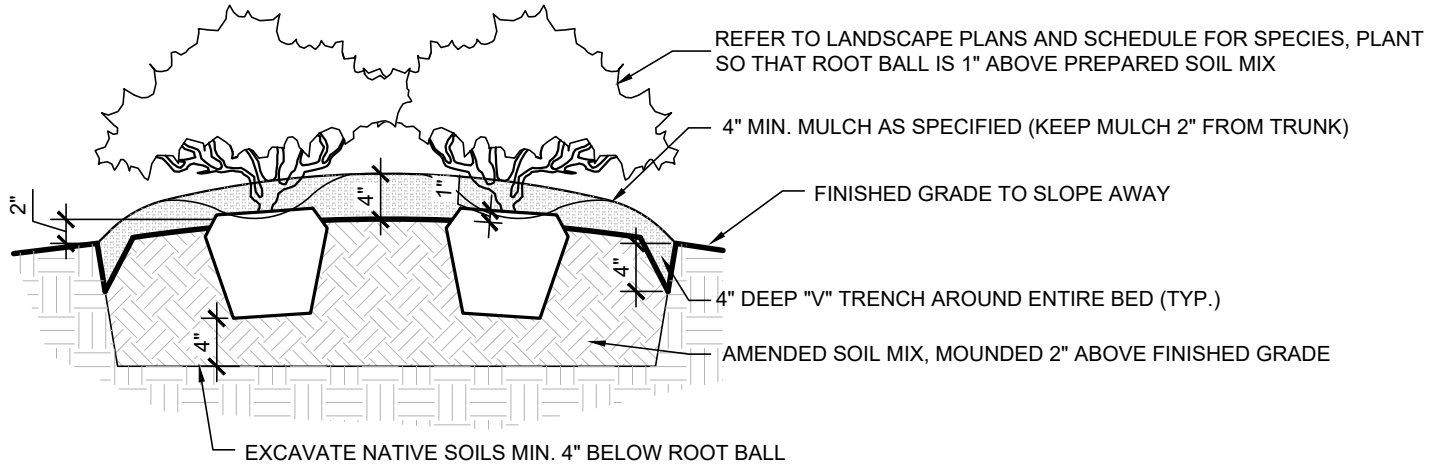
PROJECT: 023074  
 DATE: 09.06.2023  
 REVISIONS: DATE  
 REV ASR COMMENTS 05.09.24  
 DRAWN BY: TC  
 CHECKED BY: JK  
 Overall Code Compliant Landscape Plan  
 LP1.10

- 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 IMMEDIATELY AFTER INSTALLATION UNTIL NO MORE WATER IS ABSORBED.
  5. SEE SOIL PREPARATION AND AMENDMENT NOTES



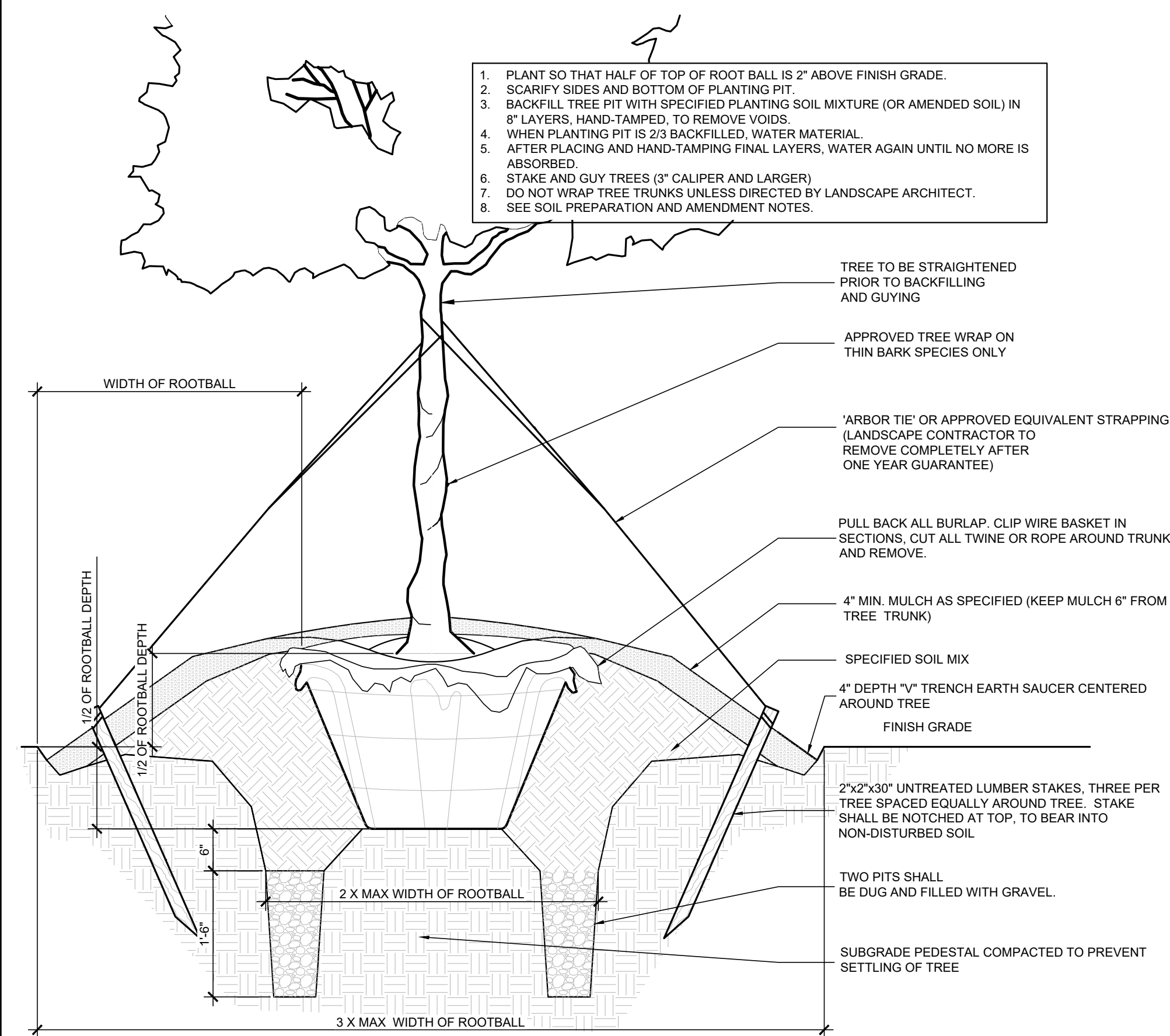
**Typical Groundcover Planting** 07  
Scale: 3/4" = 1'-0"

- 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 8" 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** 06  
Scale: 3/4" = 1'-0"

1. PLANT SO THAT HALF OF TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 8" 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. STAKE AND GUY TREES (3" CALIPER AND LARGER).
7. DO NOT WRAP TREE TRUNKS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
8. SEE SOIL PREPARATION AND AMENDMENT NOTES.

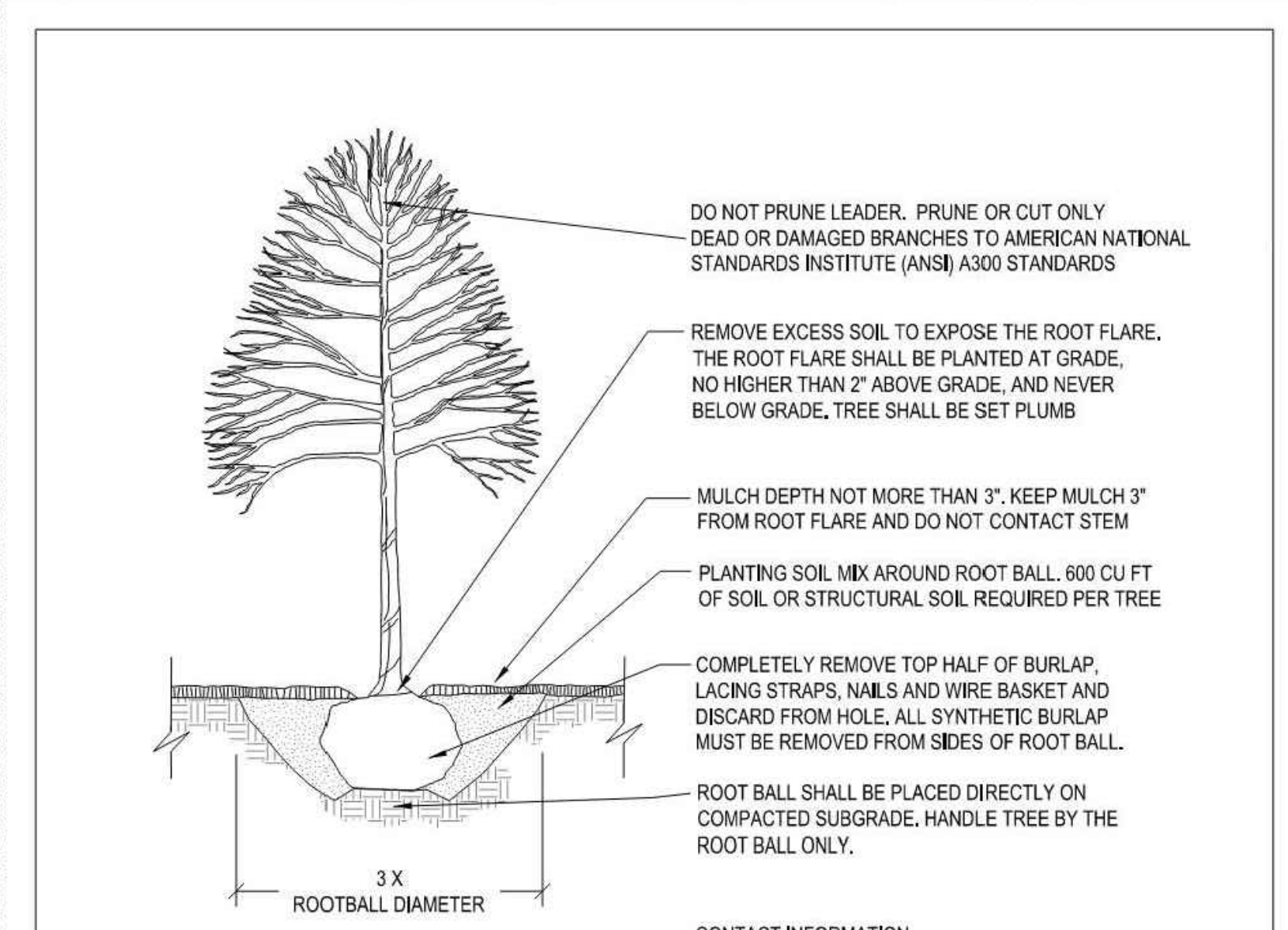


**Typical Tree Planting** 05  
Scale: 3/4" = 1'-0"

**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 health 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 distance/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 Bioretention Basin plant materials:**
1. Visually inspect and repair erosion around bioretention 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** 04



- 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	NOT TO SCALE
10/2019		

TREE PLANTING DETAIL

**TPP-03**

**Raleigh Street Tree Standard Detail** 03

**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, whichever 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, macronutrients and micronutrients.
  2. 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 \*
  3. \* 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 9.5 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** 02

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
<b>PARKING LOT TREE</b>								
	QUE PHE	22	QUERCUS PHELLOS	WILLOW OAK	3" MIN.	12'-14'		FULL, MATCHED
	QUE SHU	16	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
<b>STREET TREES</b>								
	PIS CHI	3	PISTACIA CHINENSIS	CHINESE PISTACHE	3" MIN.	12'-14'		FULL HEAD, MATCHED
	TAX DIS	17	TAXODIUM DISTICHUM	BALD CYPRESS	3" MIN.	12'-14'		FULL, MATCHED
	ULM BOS	20	ULMUS PARVIFOLIA 'UPMTF'	BOSQUE® LACEBARK ELM	3" CAL.	12'-14'		FULL, MATCHED
	ZEL GRE	16	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" MIN.	12'-14'		FULL, MATCHED
<b>SHRUBS</b>								
	ILE BU2	91	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	24" MIN.	18-24"		FULL
	ILE NAN	61	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" MIN.	18"-24"		FULL
	TAX HIC	40	TAXUS X MEDIA 'HICKSII'	HICKS YEW	24" MIN.	18"-24"		FULL

PROJECT: \_\_\_\_\_

DATE: 09.06.2023

REVISIONS: \_\_\_\_\_ DATE \_\_\_\_\_

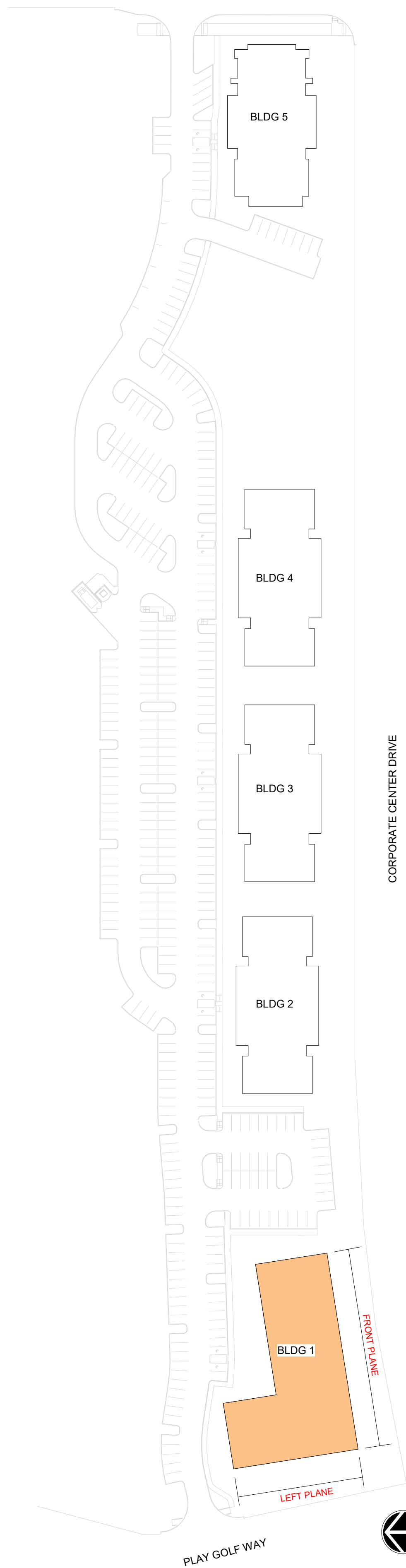
REV	ASR COMMENTS	05.09.24
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DRAWN BY: TC  
CHECKED BY: JK

Landscape Schedule  
Notes and Details

**ASR-0052-2023**

**Code Compliant Landscape Schedule** 01



CORPORATE CENTER DRIVE

UDO Section 3.2.4 - Apartments  
CX - 20% Transparency Required  
**TRANSPARENCY CALCULATIONS**  
GROUND LEVEL (RESIDENTIAL USE):  
TOTAL FACADE AREA (W/H): 2,494 SF  
REQD AREA OF TRANSPARENCY: 2,494 SF x 0.2 = 499 SF  
AREA OF TRANSPARENCY: 607 SF 24%  
UPPER LEVEL (RESIDENTIAL USE):  
TOTAL FACADE AREA (W/H): 6,302 SF  
REQD AREA OF TRANSPARENCY: 6,302 SF x 0.15 = 945 SF  
AREA OF TRANSPARENCY: 1,864 SF 30%

**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
<b>AVERAGE GRADE</b>			<b>408.15</b>

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

UDO Section 3.2.4 - Apartments  
CX - 20% Transparency Required  
**TRANSPARENCY CALCULATIONS**  
GROUND LEVEL (RESIDENTIAL USE):  
TOTAL FACADE AREA (W/H): 1,696 SF  
REQD AREA OF TRANSPARENCY: 1,696 SF x 0.2 = 339 SF  
AREA OF TRANSPARENCY: 409 SF 24%  
UPPER LEVEL (RESIDENTIAL USE):  
TOTAL FACADE AREA (W/H): 4,281 SF  
REQD AREA OF TRANSPARENCY: 4,281 SF x 0.15 = 642 SF  
AREA OF TRANSPARENCY: 1,333 SF 32%



**BUILDING 1 - SOUTH ELEVATION  
PRIMARY STREET**

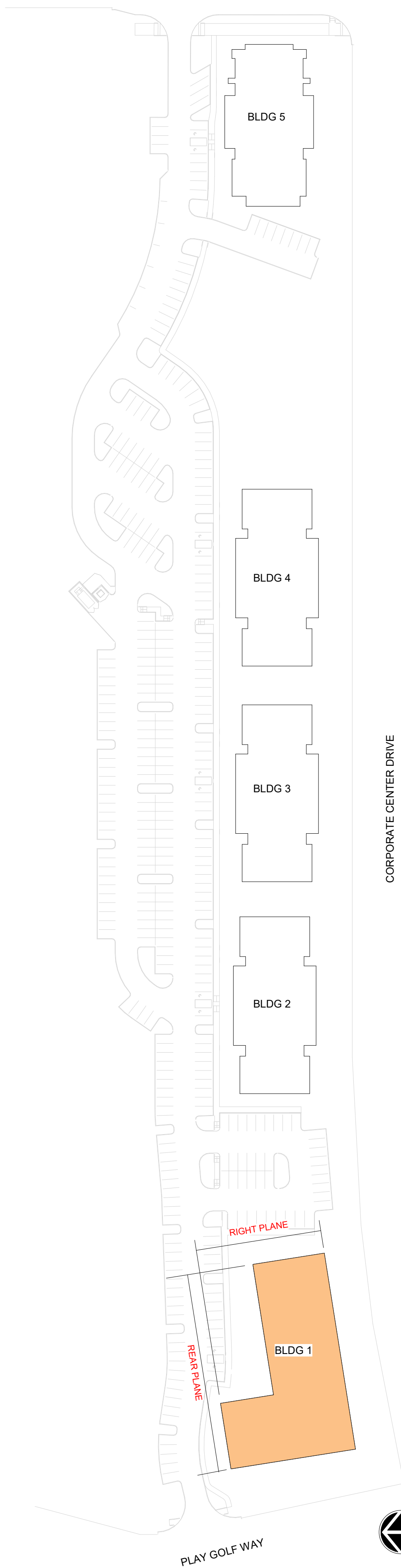
FRONT PLANE  
3/32" = 1' - 0"



**BUILDING 1 - WEST ELEVATION  
SECONDARY STREET**

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

TRINITY ROAD



CORPORATE CENTER DRIVE

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
<b>AVERAGE GRADE</b>			<b>408.15</b>

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

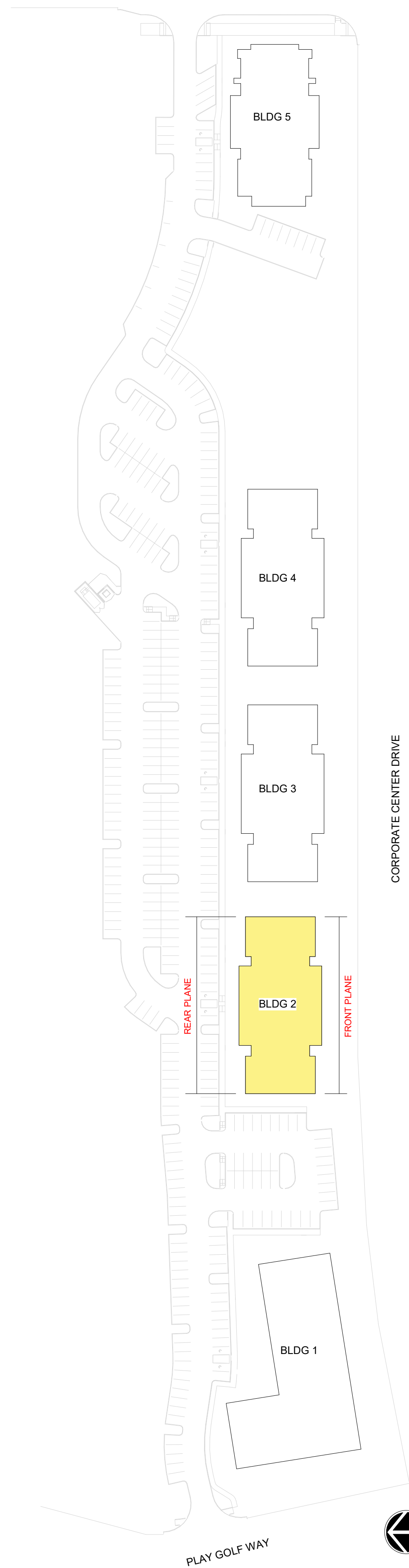
RIGHT PLANE  
3/32" = 1' - 0"



**CORPORATE CENTER DRIVE APARTMENTS**  
RALEIGH, NORTH CAROLINA

**BUILDING 1 ELEVATIONS A11**  
3/32" = 1'-0" | 023074 | 03.14.24

TRINITY ROAD



CORPORATE CENTER DRIVE

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
<b>AVERAGE GRADE</b>			<b>406.07</b>

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

UDO Section 3.2.4 - Apartments  
 CX - 20% Transparency Required

**TRANSPARENCY CALCULATIONS**

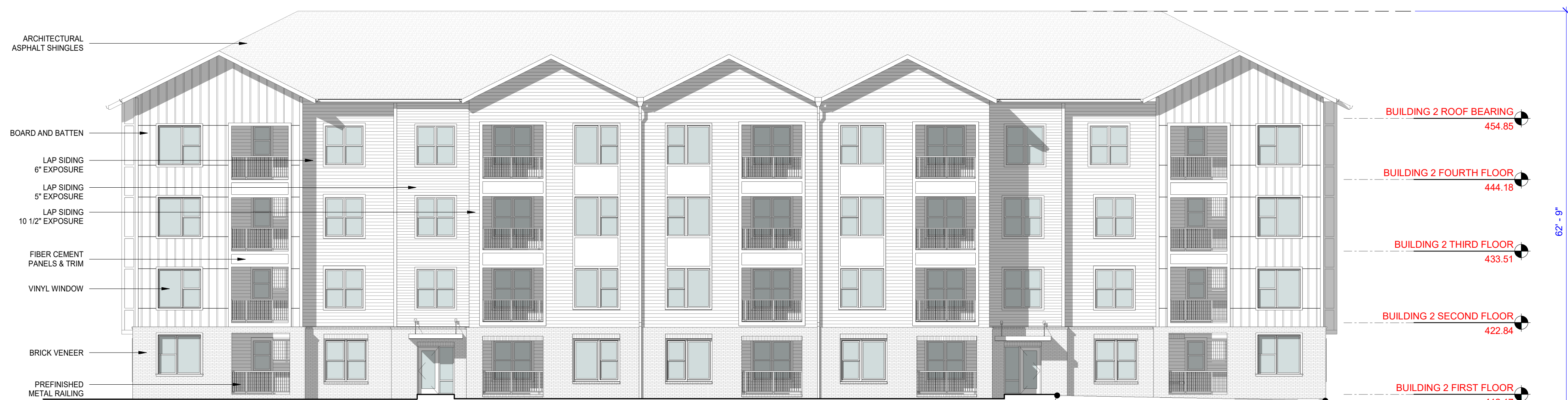
**GROUND LEVEL (RESIDENTIAL USE):**  
 TOTAL FACADE AREA (WxH): 2,134 SF  
 REQ'D AREA OF TRANSPARENCY: 2,134 SF x 0.2 = 427 SF  
 AREA OF TRANSPARENCY: 455 SF 21%

**UPPER LEVEL (RESIDENTIAL USE):**  
 TOTAL FACADE AREA (WxH): 5,389 SF  
 REQ'D AREA OF TRANSPARENCY: 5,389 SF x 0.15 = 808 SF  
 AREA OF TRANSPARENCY: 1,419 SF 26%



**BUILDING 2 - NORTH ELEVATION  
 PARKING**

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



**BUILDING 2 - SOUTH ELEVATION  
 PRIMARY STREET**

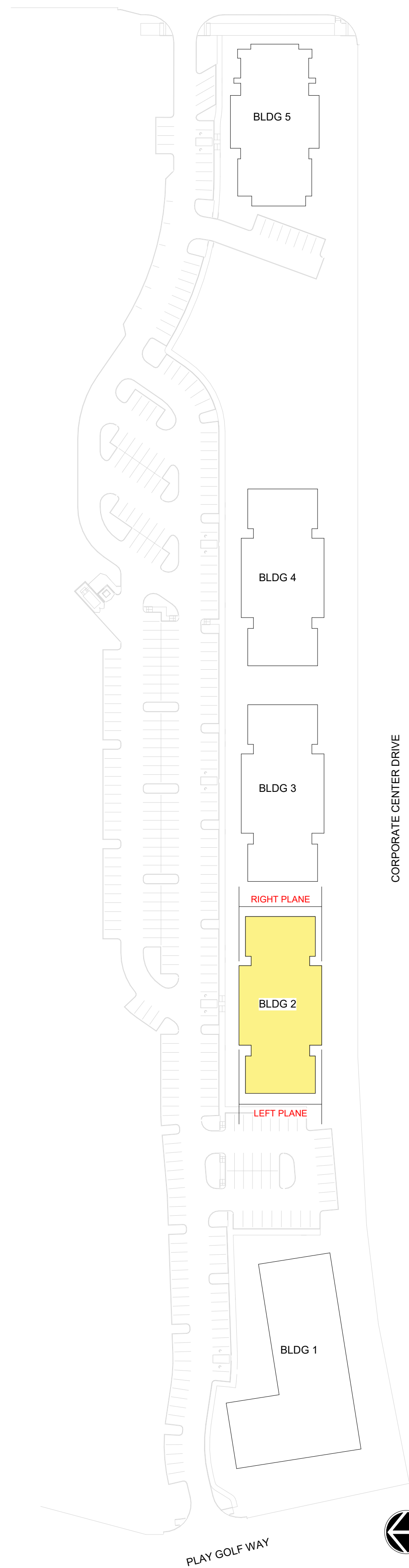
FRONT PLANE  
 3/32" = 1' - 0"



**CORPORATE CENTER DRIVE APARTMENTS**  
 RALEIGH, NORTH CAROLINA

**BUILDING 2 ELEVATIONS A12**  
 3/32" = 1'-0" | 023074 | 03.14.24

TRINITY ROAD



CORPORATE CENTER DRIVE

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
<b>AVERAGE GRADE</b>			<b>406.07</b>

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



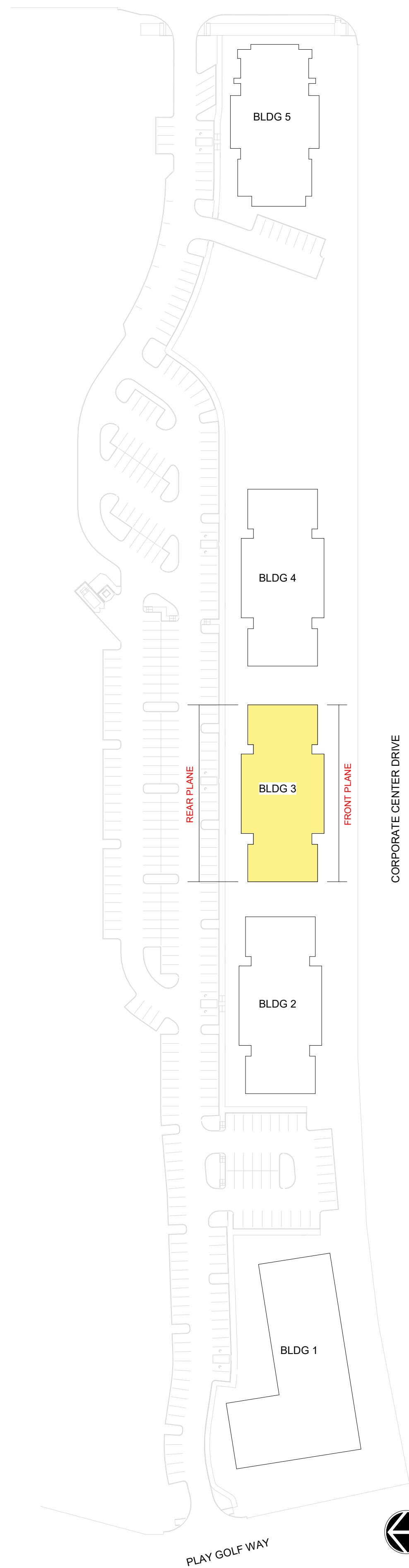
**BUILDING 2 - EAST ELEVATION**

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



**BUILDING 2 - WEST ELEVATION**

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



CORPORATE CENTER DRIVE

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
<b>AVERAGE GRADE</b>			<b>406.47</b>

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

UDO Section 3.2.4 - Apartments  
 CX - 20% Transparency Required  
**TRANSPARENCY CALCULATIONS**  
 GROUND LEVEL (RESIDENTIAL USE):  
 TOTAL FACADE AREA (WH): 2,134 SF  
 REQ'D AREA OF TRANSPARENCY: 2,134 SF x 0.2 = 427 SF  
 AREA OF TRANSPARENCY: 455 SF 21%  
 UPPER LEVEL (RESIDENTIAL USE):  
 TOTAL FACADE AREA (WH): 5,389 SF  
 REQ'D AREA OF TRANSPARENCY: 5,389 SF x 0.15 = 808 SF  
 AREA OF TRANSPARENCY: 1,419 SF 26%



**BUILDING 3 - NORTH ELEVATION  
 PARKING**

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

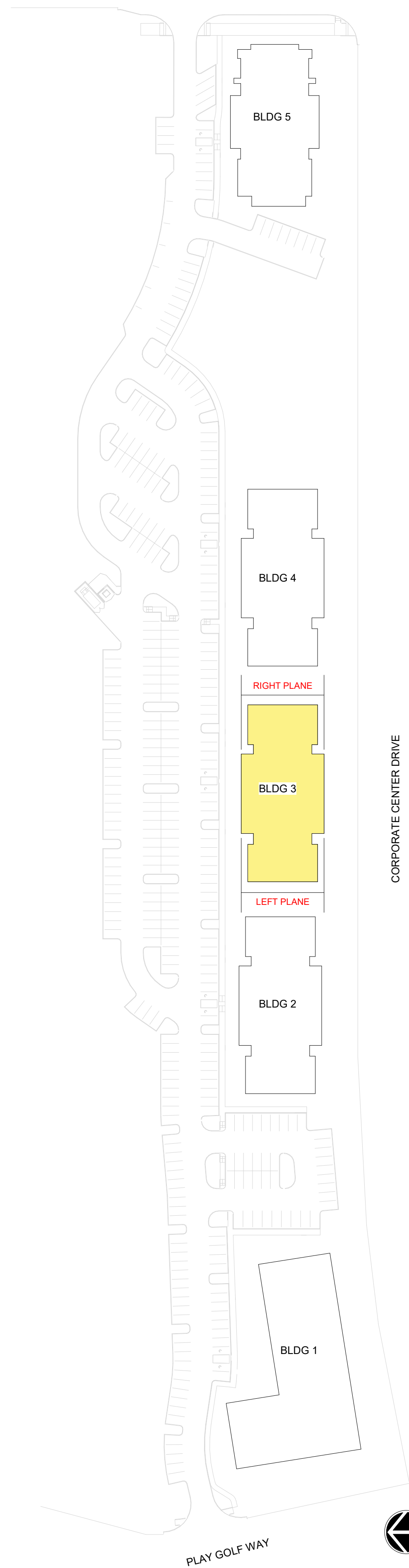


**BUILDING 3 - SOUTH ELEVATION  
 PRIMARY STREET**

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



TRINITY ROAD



CORPORATE CENTER DRIVE

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
<b>AVERAGE GRADE</b>			<b>406.47</b>

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



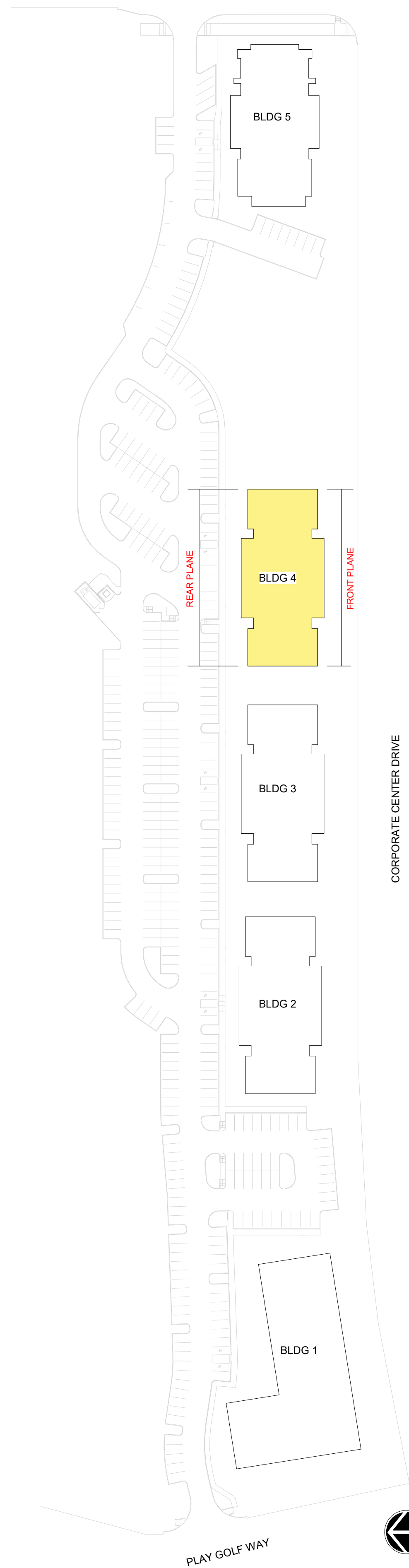
**BUILDING 3 - EAST ELEVATION**

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



**BUILDING 3 - WEST ELEVATION**

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



CORPORATE CENTER DRIVE

**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
<b>AVERAGE GRADE</b>	<b>399.58</b>		

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

UDO Section 3.2.4 - Apartments  
CX - 20% Transparency Required

**TRANSPARENCY CALCULATIONS**

<b>GROUND LEVEL (RESIDENTIAL USE):</b>	
TOTAL FACADE AREA (WxH):	2,134 SF
REQD AREA OF TRANSPARENCY:	2,134 SF x 0.2 = 427 SF
AREA OF TRANSPARENCY:	455 SF 21%
<b>UPPER LEVEL (RESIDENTIAL USE):</b>	
TOTAL FACADE AREA (WxH):	5,389 SF
REQD AREA OF TRANSPARENCY:	5,389 SF x 0.15 = 808 SF
AREA OF TRANSPARENCY:	1,419 SF 26%



**BUILDING 4 - NORTH ELEVATION**  
**PARKING**

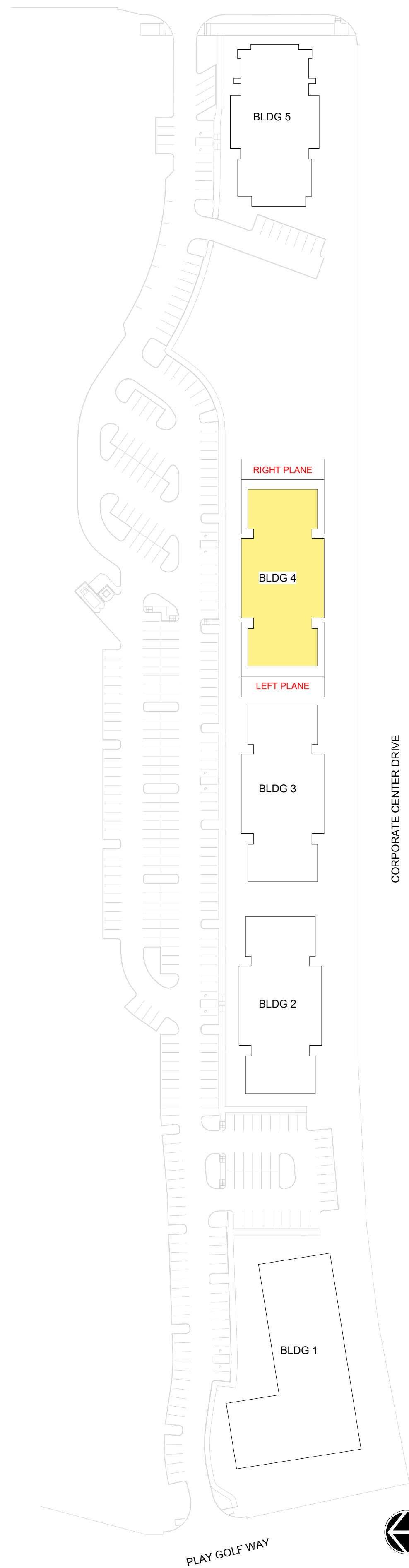
REAR PLANE  
3/32" = 1' - 0"



**BUILDING 4 - SOUTH ELEVATION**  
**PRIMARY STREET**

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

TRINITY ROAD



**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
<b>AVERAGE GRADE</b>			<b>399.58</b>

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

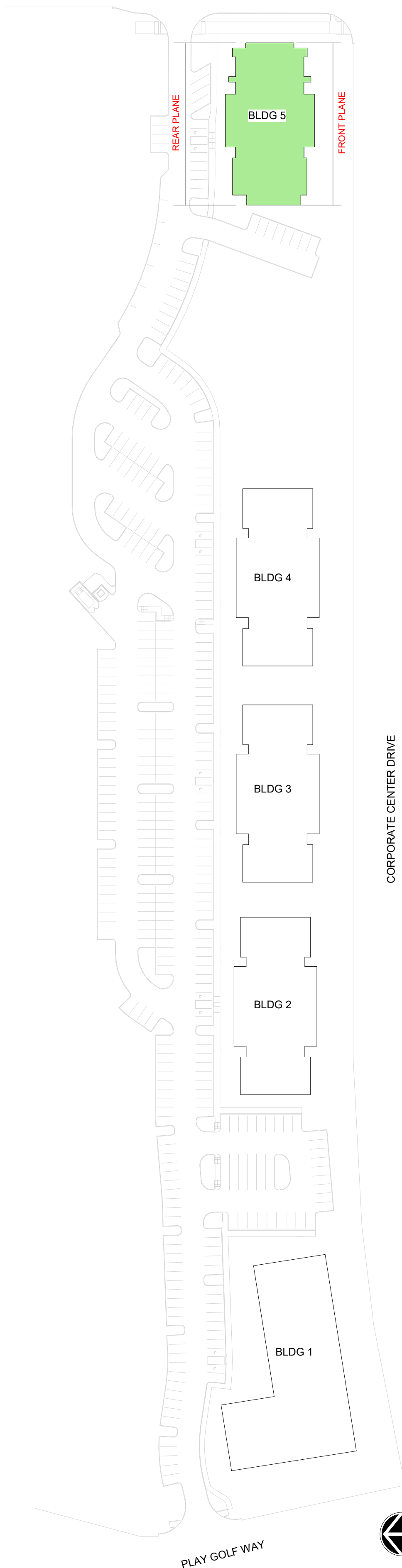
RIGHT PLANE  
3/32" = 1' - 0"



**BUILDING 4 - WEST ELEVATION**

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

TRINITY ROAD



**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
<b>AVERAGE GRADE</b>			<b>382.77</b>

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



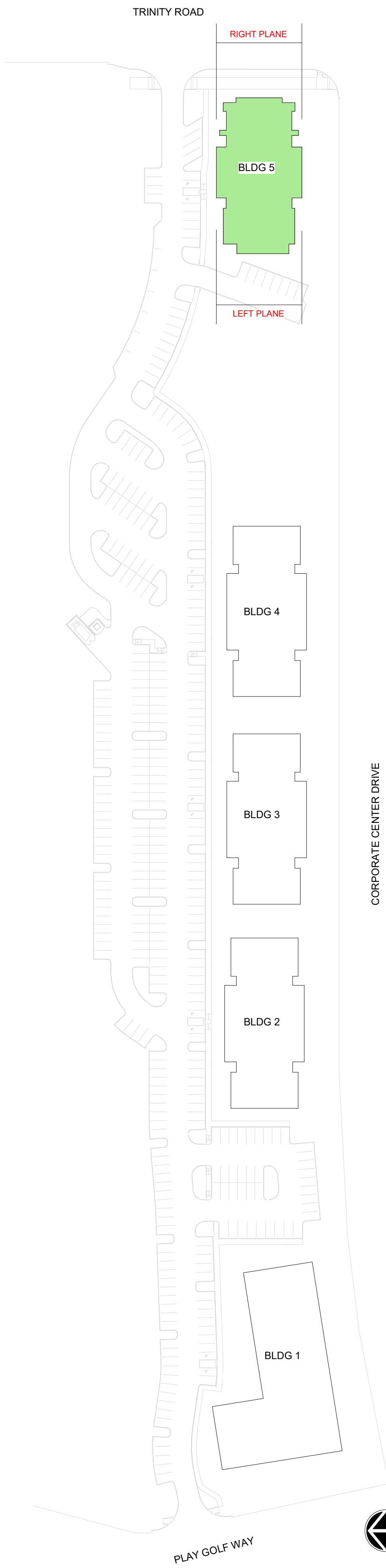
**BUILDING 5 - SOUTH ELEVATION**  
**PRIMARY STREET**

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

UDO Section 3.2.4 - Apartments  
CX - 20% Transparency Required  
**TRANSPARENCY CALCULATIONS**  
**GROUND LEVEL (RESIDENTIAL USE):**  
TOTAL FACADE AREA (WH): 1,900 SF  
REQD AREA OF TRANSPARENCY: 1,900 SF x 0.2 = 380 SF  
AREA OF TRANSPARENCY: 460 SF 24%  
**UPPER LEVEL (RESIDENTIAL USE):**  
TOTAL FACADE AREA (WH): 4,764 SF  
REQD AREA OF TRANSPARENCY: 4,764 SF x 0.15 = 715 SF  
AREA OF TRANSPARENCY: 1,434 SF 30%



**CORPORATE CENTER DRIVE APARTMENTS**  
RALEIGH, NORTH CAROLINA



**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
<b>AVERAGE GRADE</b>			<b>382.77</b>

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.

UDO Section 3.2.4 - Apartments  
 CX - 20% Transparency Required

**TRANSPARENCY CALCULATIONS**

**GROUND LEVEL (RESIDENTIAL USE):**  
 TOTAL FACADE AREA (WxH): 411 SF  
 REQ'D AREA OF TRANSPARENCY: 411 SF x 0.2 = 82 SF  
 AREA OF TRANSPARENCY: 85 SF 21%

**UPPER LEVEL (RESIDENTIAL USE):**  
 TOTAL FACADE AREA (WxH): 1,394 SF  
 REQ'D AREA OF TRANSPARENCY: 1,394 SF x 0.15 = 209 SF  
 AREA OF TRANSPARENCY: 276 SF 20%



**BUILDING 5 - EAST ELEVATION**  
**PRIMARY STREET**

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



**BUILDING 5 - WEST ELEVATION**  
**PARKING**

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