



Administrative Approval Action

Case File / Name: ASR-0066-2021
DSLC - elan parkside

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

LOCATION: This site is located at the northwest corner of the intersection of Nowell Road and Chapel Hill Road. The site is located outside the corporate limits of the City of Raleigh. The current address listed as 6500 Chapel Hill Road, PIN # 0774824927

REQUEST: Development for multifamily apartments; nine buildings and associated infrastructure and parking. The proposal includes 234,366 square feet of building area and 252 dwelling units.
The existing property is 8.13 acres, zoned CX-3-PL.

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 14, 2022 by Mcadams.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. Demonstrate compliance with UDO Section 7.1.7.G. Show light poles on the landscape sheet with a 20 foot buffer around trees near a light pole.
2. Final signage, pavement markings and fine details of the public infrastructure improvements to be reviewed at site permitting review.
3. Label building height measurements from the average grade to top of roof on elevation sheets to demonstrate UDO compliance. (UDO Section 1.5.7.)
4. Provide all elevations at Site Permitting Review

Engineering

5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
6. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.



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General Condition

7. Demonstrate compliance with UDO Section 1.5.3.B.2 Outdoor Amenity Area and provide calculations for 50% of this area to be ADA accessible.

Public Utilities

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

Stormwater

9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
11. The applicant must obtain written authorization/acknowledgement from adjacent property owner for the shown offsite stormwater outfall and drainage easement impacts on their property.

Urban Forestry

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

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

<input checked="" type="checkbox"/>	Cross Access Agreements Required
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<input checked="" type="checkbox"/>	Slope Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

Engineering



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1. A cross access agreement among the proposed development and PIN 0774830101 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Public Utilities

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

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .79 acres of tree conservation area.

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

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

General

1. A demolition permit shall be obtained.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
4. A fee-in-lieu for sidewalk, curb and gutter that stop just short of adjacent parcels for the pavement tapers shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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



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6. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

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

Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 22 street trees along Capel Hill Road and 18 street trees along Nowell Road.
12. A public infrastructure surety for 40 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater



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

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

3-Year Expiration Date: June 8, 2025

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 02/09/2022
Development Services Dir/Designee

Staff Coordinator: Cara Russell



LEGEND

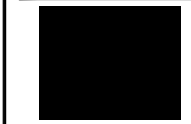
● EXISTING IRON PIPE	⊕ ACCESSIBLE PARKING
○ IRON PIPE SET	⊕ IRRIGATION CONTROL VALVE
▲ CALCULATED POINT	⊕ FLOOD LIGHT
⊕ BORE HOLE	⊕ MAIL BOX
⊕ SANITARY SEWER MANHOLE	⊕ MONITORING WELL
⊕ SANITARY SEWER CLEANOUT	⊕ SIMULATED CONNECTION
⊕ WATER VALVE	⊕ SIGN
⊕ WATER METER	⊕ WELL
⊕ FIRE HYDRANT	⊕ WATER MANHOLE
⊕ TELEPHONE PEDESTAL	⊕ LIGHT SINGLE
⊕ TELEPHONE MANHOLE	⊕ LIGHT DOUBLE
⊕ ELECTRIC BOX	⊕ CABLE BOX
⊕ LIGHT POLE	⊕ FIBER OPTIC VAULT
⊕ POWER POLE	⊕ SPRINKLER HEAD
⊕ CURB INLET	⊕ STORM DRAIN PIPE
⊕ STORM DRAINAGE MANHOLE	⊕ OVERHEAD UTILITY LINES
⊕ YARD INLET	⊕ WATER LINE
⊕ AIR CONDITIONER	⊕ SANITARY SEWER LINE
⊕ ADDRESS BOX	⊕ TELEPHONE LINE
⊕ BOLLARD	⊕ GAS LINE
⊕ FIRE CONNECTION	⊕ UNDERGROUND ELECTRIC
⊕ FIBER OPTIC MARKER	⊕ UNDERGROUND TELEPHONE
⊕ GREASE PIT	⊕ FENCE LINE



McADAMS
The John R. McAdams Company, Inc.
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fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
GREYSTAR
521 E. MOREHEAD STREET
SUITE 400
CHARLOTTE, NORTH CAROLINA 28202

ELAN PARKSIDE
ADMINISTRATIVE SITE REVIEW
6500 CHAPEL HILL ROAD
RALEIGH, NORTH CAROLINA 27607

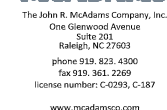


REVISIONS

NO.	DATE	DESCRIPTION
1	09.17.2021	RESPONSE TO 3RD COR ASR COMMENTS
2	11.24.2021	RESPONSE TO 2ND COR ASR COMMENTS
3	03.14.2022	RESPONSE TO 3RD COR ASR COMMENTS

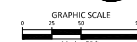
PLAN INFORMATION
PROJECT NO. 2021110348
FILENAME 2021110348-XC1
CHECKED BY LJV
DRAWN BY ILP
SCALE 1"=50'
DATE 07.23.2021
SHEET

EXISTING CONDITIONS
C1.00



GREYSTAR
521 E. MOREHEAD STREET
SUITE 400
CHARLOTTE, NORTH CAROLINA 28202

ELAN PARKSIDE
ADMINISTRATIVE SITE REVIEW
6500 CHAPEL HILL ROAD
RALEIGH, NORTH CAROLINA 27607

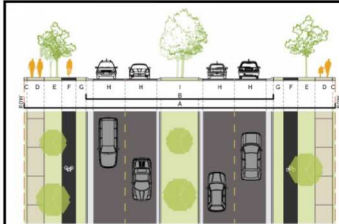


NO.	DATE	
1	09.17.2021	RESPONSE TO 1ST COR-ASR COMMENTS
2	11.24.2021	RESPONSE TO 2ND COR-ASR COMMENT
3	03.14.2023	RESPONSE TO 3RD COR-ASR COMMENT

PROJECT NO.	2021110348
FILENAME	2021110348-DM1
CHECKED BY	LJV
DRAWN BY	ILP
SCALE	1"=50'
DATE	07.23.2021

C1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Width	
A Right-of-way width	109'
B Back-of-curb to back-of-curb	66'
Streetscape	
C Maintenance strip (min)	1'
D Sidewalk (min)	6'
E Planting area (min)	6'
F Bike lane (min)	5'
G Buffer (min; planted, paved, or paver)	3.5'
Travelway	
H Travel lane	11'
I Median	17'
General	
Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	40' o.c. avg
Minimum Driveway Spacing	300'

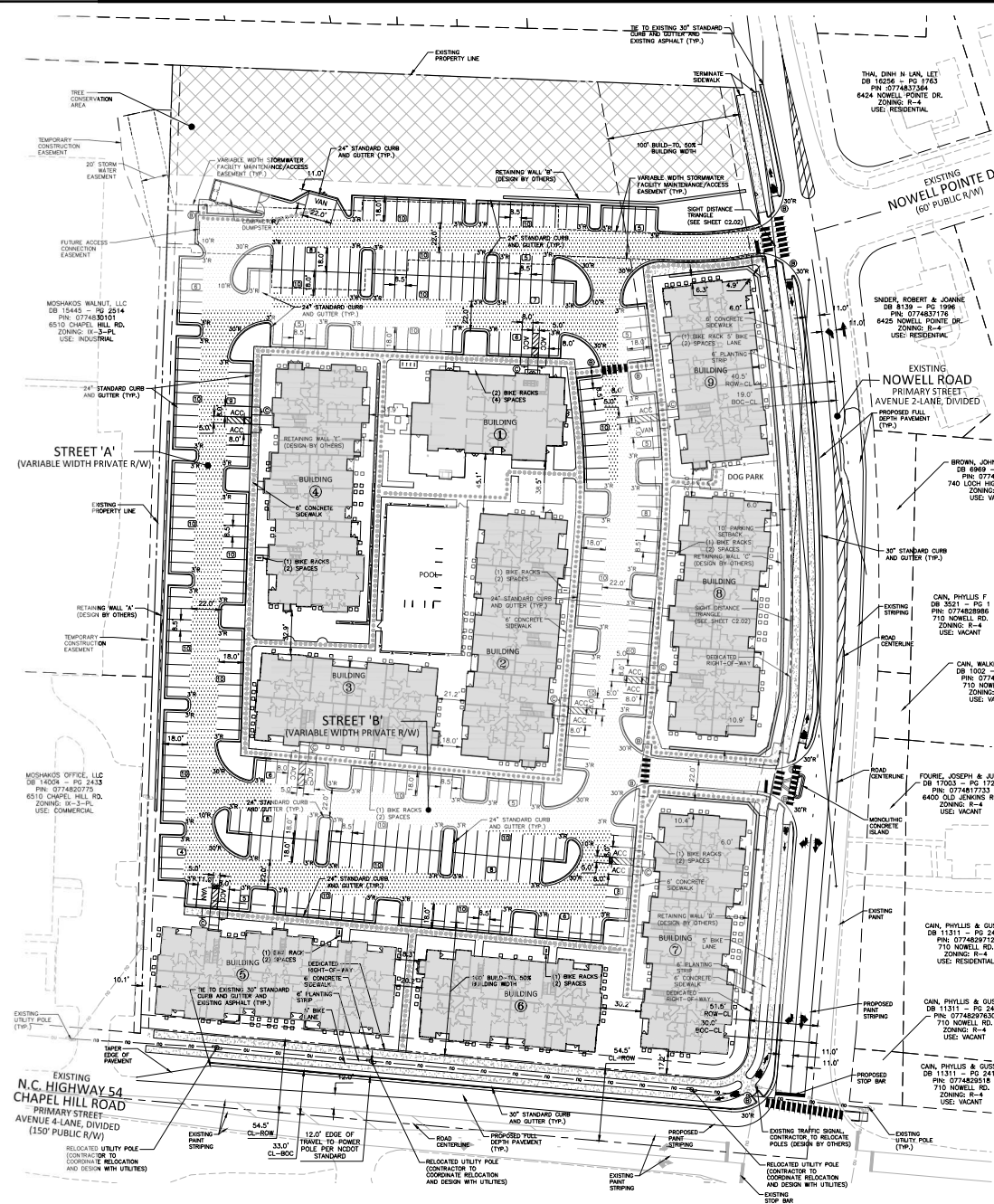
HWY 54 - CHAPEL HILL ROAD
AVENUE 4-LANE - DIVIDED



Width	
A Right-of-way width	66'
B Back-of-curb to back-of-curb	27'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	1'
E Sidewalk (min)	6'
F Buffer (min; paved or paver)	1.5'
G Bike Lane (min)	5'
H Planting area (min)	6'
Travelway	
I Travel lane	11'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Minimum Driveway Spacing	200'

NOWELL ROAD
AVENUE 2-LANE - DIVIDED

SEE SHEET C3.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



SITE LEGEND

- SONAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED FULL DEPTH PAVEMENT

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REVISIONS

NO.	DATE	DESCRIPTION
1	08.17.2021	RESPONSE TO 3RD COR ASR COMMENTS
2	11.24.2021	RESPONSE TO 2ND COR ASR COMMENTS
3	01.14.2022	RESPONSE TO 3RD COR ASR COMMENTS

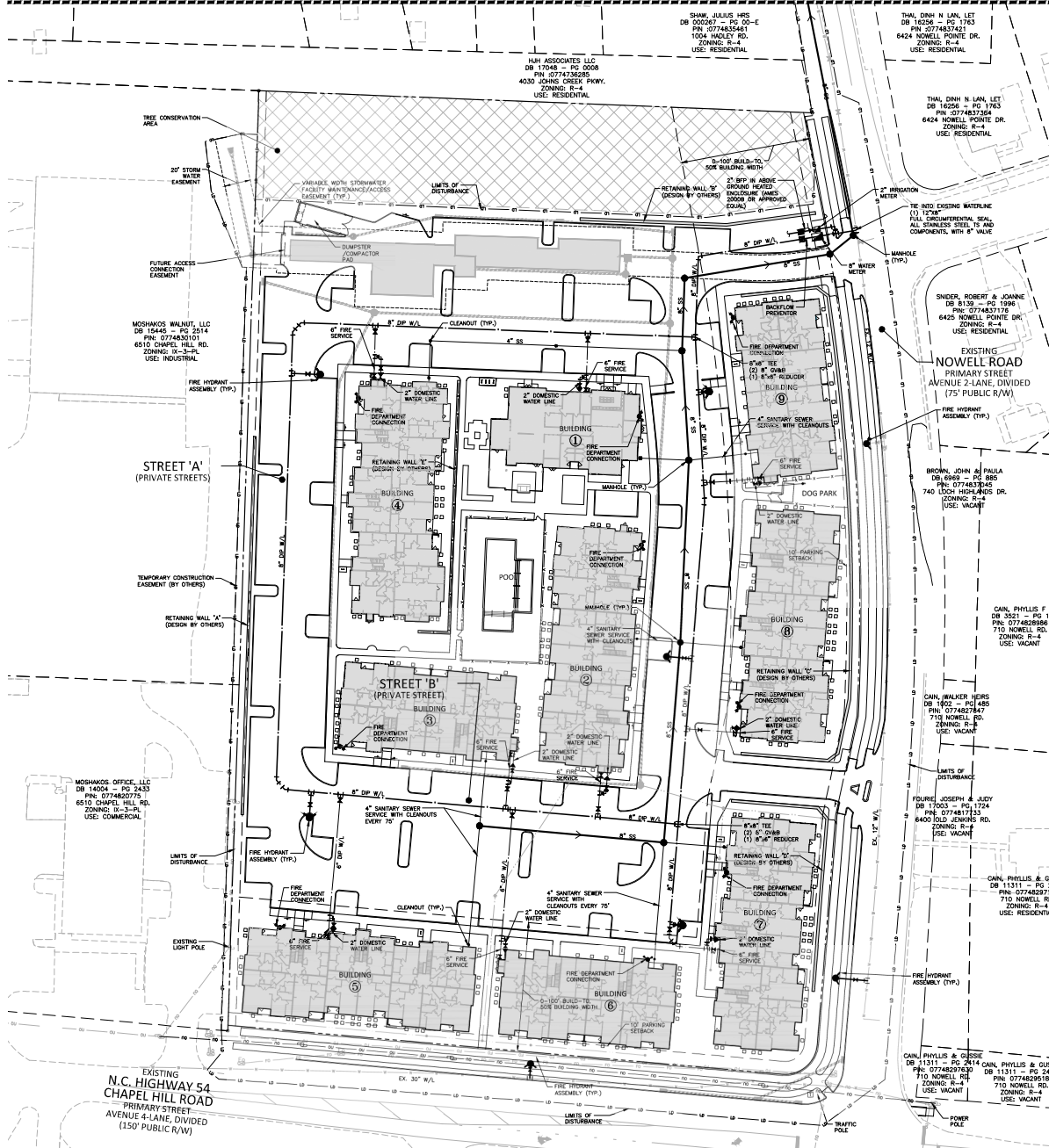
PLAN INFORMATION
PROJECT NO. 2021110348
FILENAME 2021110348-0A51
CHECKED BY ADP
DRAWN BY ILP
SCALE 1"=40'
DATE 07.23.2021

SHEET

SITE PLAN
C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET 4.01



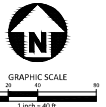
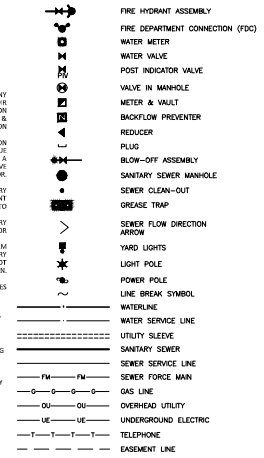
CITY OF RALEIGH STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, SPECIFICATIONS & SPECIFICATIONS REFERENCE COMPANION HANDBOOK, CURRENT EDITION.
2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 30" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PERIODIC SANITARY SEWER PIPES SHALL BE SPECIFIED & INSTALLED TO WATERPROOF SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 24" FROM A PRIVATE WELL OR 50" FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 30" IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE SEPARATION ALLOWED IS THE WATER MAIN IS A SEPARATE TRUNK WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIVISION.
 - c) WHERE IT IS POSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, TOP MATERIALS OR STEEL ENCASEMENT EXTENDED UP ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERPROOF SPECIFICATIONS.
 - d) IF MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIFF. MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, PRECAST DP MATERIALS & A CONCRETE CHAMBER HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-41).
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN APPOINTED FIELD &/OR PROJECT BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. OWNER SHALL PROVIDE 60 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT. MAINTAINING PRIVATE PROPERTY.
5. 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.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL RESIDE MAINS.
7. 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 CORPUS HANDBOOK PROCEDURE.
8. INSTALL 4" COVER WATER SERVICES WITH METER LOCATED AT ROW OR WITHIN A 7'X7' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE FOR THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL OF PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH 6" HANDLOTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 150 FEET MAXIMUM.
10. 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.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM, USACE & RCP FEMA FOR ANY RIPARIAN BUFFER, WETLAND & RCP FLOODPLAIN IMPACTS RESPECTFULLY PRIOR TO CONSTRUCTION.
12. NCEM / AULOGS ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN, EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR OR OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERT AT (919) 996-2334 OR STEPHEN.CALVERT@RALEIGH.GOV FOR MORE INFORMATION.
14. CROSS CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS SET FORTH IN APPENDIX B OF THE RULES COVERING 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 BEFORE AND AFTER CONSTRUCTION. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH BEFORE AND AFTER CONSTRUCTION. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH SERVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JAMIE HARTLEY AT (919) 996-5923 OR JAMIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

NOTE:

1. WHERE SWIMMING POOL DISCHARGE IS CONNECTED TO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF DRAINING OR FILLING THE POOL OR BACKWASHING THE FILTERS, THE DISCHARGE SYSTEM SHALL BE EQUIPPED WITH A PUMP OR FLOW RESTRICTOR SO THAT THE DISCHARGE RATE TO THE SANITARY SEWER DOES NOT EXCEED 50 GALLONS PER MINUTE.

UTILITY LEGEND

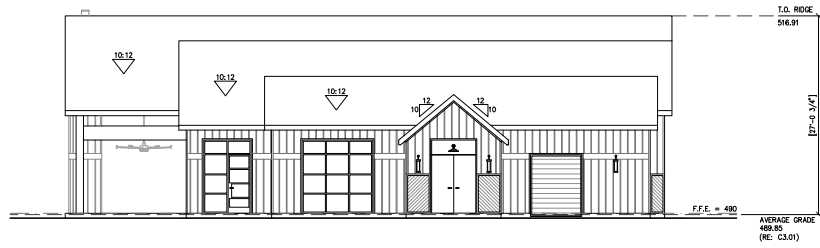


2023110348-04U1
ADP
ILP
1'-40'

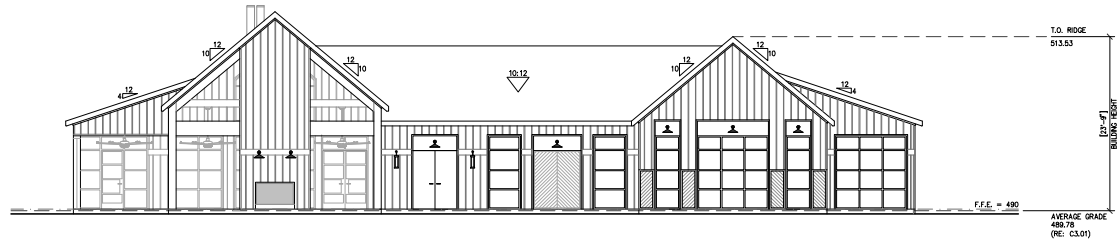
OVERALL UTILITY PLAN

C4.00

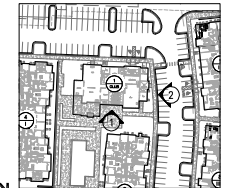




2 BUILDING 1 (CLUBHOUSE) - EAST ELEVATION
1/8"=1'-0"



1 BUILDING 1 (CLUBHOUSE) - SOUTH ELEVATION
1/8"=1'-0"



KEYMAP

MEEKS PARTNERS
9000 Memorial Drive
Suite 100
Raleigh, NC 27609
252.455.8787
© 2022 MEEKS PARTNERS, INC. All Rights Reserved.

ELAN PARKSIDE
RALEIGH, NC
A Development of
GREYSTAR.

JOB NO.: 21036
X NOT FOR CONSTRUCTION
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION
SHEET TITLE:
BLANK WALL
EXHIBIT
DRAWING NO.:
A4.15



2 BUILDING 2 (TYPE II) - EAST ELEVATION
1/8"=1'-0"



1 BUILDING 2 (TYPE II) - SOUTH ELEVATION
1/8"=1'-0"



KEYMAP

MEEKS PARTNERS
9000 Memorial Drive
Suite 100
Tampa, FL 33610
281.455.7787

ELAN PARKSIDE
RALEIGH, NC
A Development of
GREYSTAR

JOB NO. 21036

X NOT FOR CONSTRUCTION

ISSUED FOR PERMIT

ISSUED FOR PERMIT

ISSUED FOR CONSTRUCTION

SHEET TITLE

BLANK WALL

EXHIBIT

DRAWING NO.

A4.16



KEYMAP

MEEKS ■ PARTNERS
19000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787

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ELAN PARKSIDE
RALEIGH, NC
A Development of
GREYSTAR.

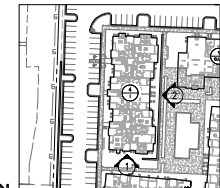
JOB NO.:		21036
X	NOT FOR CONSTRUCTION	
	ISSUED FOR PRICING	
	ISSUED FOR PERMIT	
	ISSUED FOR CONSTRUCTION	
SHEET TITLE		
BLDG 3 -		
AVERAGE BLDG		
HEIGHT		
DRAWING NO.		
A4.17		



2 BUILDING 4 (TYPE 1) - EAST ELEVATION
1/8"=1'-0"



1 BUILDING 4 (TYPE 1) - SOUTH ELEVATION
1/8"=1'-0"



KEYMAP

MEEKS PARTNERS
9000 Memorial Drive
Suite 100
Tomball, Texas 77079
281.455.8787
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ELAN PARKSIDE
RALEIGH, NC
A Development of
GREYSTAR

JOB NO. 21036
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SHEET TITLE
BLANK WALL
EXHIBIT

DRAWING NO.
A4.18



KEYMAP

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Houston, Texas 77070
281.558.5737

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SHEET TITLE
BLDG 5 -
AVERAGE BLDG
HEIGHT

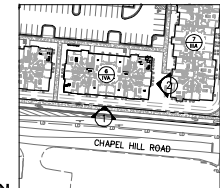
DRAWING NO.
A4.19

Architectural elevation drawing of a building facade. The drawing shows a central gabled section with a large window grid, flanked by two side sections with vertical window columns. Roof pitches are indicated as 10:12, 12:12, and 10:12. Elevation levels are marked on the right: LEVEL 1 (499.50), LEVEL 2 (501.16), LEVEL 3 (511.82), and LEVEL 4 (520.91). The average grade is 499.56. A north arrow points towards the top right.

2 BUILDING 6 (TYPE IV) - EAST ELEVATION
1/8"=1'-0"



1 BUILDING 6 (TYPE IV) - SOUTH ELEVATION
1/8"=1'-0"



KEYMAP

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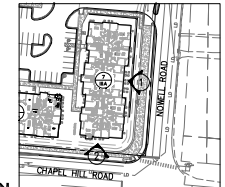
JOB NO.:		21036
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	ISSUED FOR CONSTRUCTION	
SHEET TITLE		
BLDG 6 -		
AVERAGE BLDG		
HEIGHT		
DRAWING NO.		
A4.20		



2 BUILDING 7 (TYPE IIIA) - EAST ELEVATION
1/8"=1'-0"



1 BUILDING 7 (TYPE IIIA) - SOUTH ELEVATION
1/8"=1'-0"



KEYMAP

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SHEET TITLE
BLDG 7 -
AVERAGE BLDG
HEIGHT

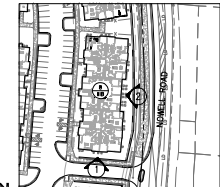
DRAWING NO.
A4.21



2 BUILDING 8 (TYPE IIIB) - EAST ELEVATION
1/8"=1'-0"



1 BUILDING 8 (TYPE IIIB) - SOUTH ELEVATION
1/8"=1'-0"



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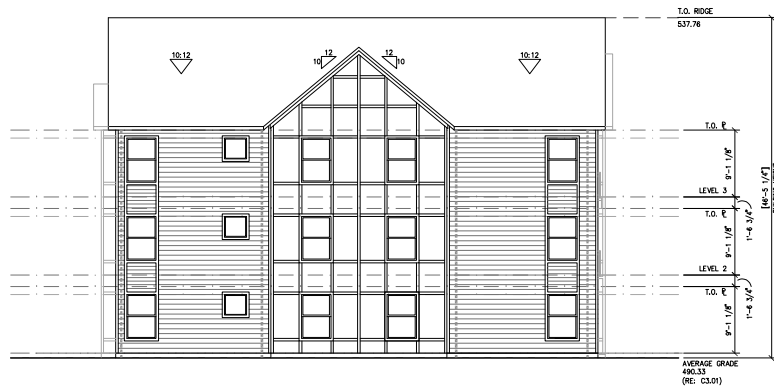
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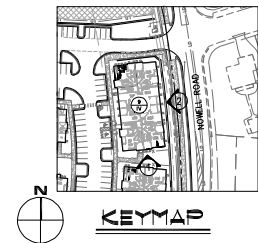
SHEET TITLE
BLDG 8 -
AVERAGE BLDG
HEIGHT
DRAWING NO.
A4.22



2 BUILDING 9 (TYPE IV) - EAST ELEVATION
1/8"=1'-0"



1 BUILDING 9 (TYPE IV) - SOUTH ELEVATION
1/8"=1'-0"



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SHEET TITLE:
BLDG 9 -
AVERAGE BLDG
HEIGHT
DRAWING NO.:
A4.23