Administrative Approval Action

Case File / Name: ASR-0067-2020
King Charles Apartments

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

LOCATION: This 7.1 acre site zoned CX-3 is located on the northwest side of North King Charles Road between Summer Kings Ct. and Brighton Road at 1031 North King Charles Road.

REQUEST: This is a three building apartment complex (249,500 sf total) consisting of 110 one-bedroom units and 85 two-bedroom units with pool, pool house, and associated infrastructure.

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

FINDINGS: **City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 18, 2021 by Thomas Taft.**

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:

Stormwater

1. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

Urban Forestry

4. 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).

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

☑ **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.

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

General

1. A demolition permit shall be obtained.

Engineering

2. A public infrastructure surety for 6 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

4. A cross access agreement among the lots identified as PINs 1714549416 and 1714543201 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.

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

Public Utilities

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

Stormwater

7. 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).

8. 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).

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

Urban Forestry

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10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation area (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 6 street trees along N. King Charles Rd.

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

3-Year Expiration Date: August 18, 2024
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: Alysia Bailey Taylor Date: 04/21/2021
Development Services Dir/Designee

Staff Coordinator: **Michael Walters**

ADMINISTRATIVE SITE REVIEW

ASR-0067-2020

Proposed

King Charles Apartments

1031 North King Charles Road

Raleigh, Wake County, North Carolina

INDEX OF DRAWINGS

C0.0	COVER SHEET
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.8	STORMWATER MANAGEMENT DETAILS
C1.9	SOLID WASTE MANAGEMENT DETAILS
C1.10	LIGHTING PLAN
LA-1	TREE CONSERVATION PLAN
LA-2	LANDSCAPE PLAN
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY
S002	ARCHITECTURAL SITE PLAN
A.101	BUILDING TYPE A FIRST FLOOR PLAN
A.105	BUILDING TYPE B FIRST FLOOR PLAN
A.109	BUILDING TYPE C FIRST FLOOR PLAN
A.201	BUILDING TYPE A ELEVATIONS
A.202	BUILDING TYPE A ELEVATIONS
A.203	BUILDING TYPE B ELEVATIONS
A.204	BUILDING TYPE B ELEVATIONS
A.205	BUILDING TYPE C ELEVATIONS
A.206	BUILDING TYPE C ELEVATIONS
A.207	BUILDING SECTIONS & PLANS WITH SPOT ELEVATIONS
A.208	MAX BLDG HEIGHTS-POST DEVELOPED SECTIONS
A.209	ZONE C COMPLIANCE DIAGRAMS
A.410	MAIL & POOL PAVILION
A.411	TRASH COMPACTOR

FLOOD ZONE NOTE:

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM) #3720073400K WITH AN EFFECTIVE DATE OF 5/2/2006. FEMA FIRM MAPS SUBJECT TO CHANGE.

IMPERVIOUS AREA SUMMARY

SITE AREA = 195,229 SF/4.48 ACRES BEFORE R/W DEDICATION

BUILDINGS	89,814 SF	1.91 ACRES	17.28 % OF TOTAL AREA
SIDEWALKS	21,741 SF	0.50 ACRES	3.81 % OF TOTAL AREA
PAVEMENT	89,421 SF	1.85 ACRES	38.21 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA (NON-SWQ)	194,251 SF	4.24 ACRES	68.29 % OF TOTAL AREA
LANDSCAPED SPACE	119,551 SF	2.75 ACRES	39.21 % OF TOTAL AREA
EXISTING IMPERVIOUS AREA TO BE REMOVED:	72,868 SF	1.72 ACRES/SF	
NET INCREASE IN IMPERVIOUS:	196,774 SF	2.48 ACRES/SF	
ADDITIONAL CHARLES ROAD R/W = 15,545 SF/0.36 AC. IMPROVEMENTS ALONG PROPERTY FRONTAGE			
PAVEMENT	1,821 SF	0.04 ACRES	11.71% OF TOTAL AREA
SIDEWALK	2,281 SF	0.05 ACRES	14.67 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA (NON-SWQ)	4,101 SF	0.09 ACRES	26.38 % OF TOTAL AREA
LANDSCAPED SPACE	9,520 SF	0.18 ACRES	61.24 % OF TOTAL AREA

BULK AREA REQUIREMENTS

LOCATION:	1031 KING CHARLES ROAD RALEIGH, NORTH CAROLINA		
ZONE:	CX-3 COMMERCIAL MIXED USE		
USE:	MULTI-FAMILY APARTMENTS 140 - 1 BEDROOM APARTMENTS, 56 - 2 BEDROOM APARTMENTS		
PIN:	1714-54-9416		
CX3	REQUIRED		PROVIDED
MINIMUM LOT AREA:	10,000 SF		195,229 SF - 4.48 AC (DEDICATION) 7.00 AC. GROSS DISTRICT
MAXIMUM FAR, NO SITE:	N/A		0.64
MAXIMUM BUILDING COVERAGE:	N/A		39.42% (76,953 SF/195,229 SF)
MINIMUM FRONTAGE % BUILT:	70 % FRONTAGE (TYP.) BUILDING WITHIN 40' BUILD-TO (R-10-2018)		SEE BUILDING FRONTAGE CALCULATION ON THIS SHEET
MINIMUM SETBACK:	0 FT. / 4 FT.		0 FT.
MAXIMUM SETBACK:	0 FT. / 4 FT.		0 FT.
MAXIMUM BUILDING HEIGHT:	3 STORY		3 STORY
PARKING SETBACK:	10 FT.		10 FT.
MULTIFAMILY:	NONE - NEIGHBORHOOD RESIDENT STATUS?		
	REFERENCE: 10.1.5.2 OF THE CITY OF RALEIGH ZONING ORDINANCE		

PUBLIC IMPROVEMENT QUANTITIES

Phase Number(s):	1
Number of Lot(s):	1
Lot Number(s) by Phase:	N/A
Number of Units:	196
Cluster Building:	N/A
Open Space:	N/A
Number of Open Space Lots:	N/A
Public Water (LF):	0 LF
Public Sewer (LF):	0 LF
Public Street (LF) - FULL:	0 LF
Public Street (LF) - PARTIAL:	0 LF
Public Sidewalks (LF):	736 LF
Street Signs (LF):	736 LF
Water Service Stubs:	3 EA
Sewer Service Stubs:	6 EA

AMENITY AREA CALCULATION

TOTAL AREA:	7.09 AC (308,937 SF)
AMENITY AREA REQUIREMENTS:	10% OF PROPERTY: 30,894 SF + 10% = 33,982.59
PROPOSED AMENITY AREA=	33,982.59 SQ FT ON SITE PLAN

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	196 UNITS: 140 - 1BR UNITS 56 - 2 BR UNITS 196 TOTAL UNITS
PARKING REQUIRED	1 SPACE PER 1 BR UNIT x 196 = 196 1.5 SPACES PER 2 BR UNIT x 56 = 84 TOTAL SPACES REQUIRED = 280	278 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	7	11
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 10	20

TREE CONSERVATION

TOTAL SITE AREA:	7.09 AC (308,937 SF)
TREE CONSERVATION REQUIREMENT:	10% OF PROPERTY: 30,894 SF + 10% = 33,982.59
PROPOSED TREE CONSERVATION AREA:	33,984 SF

BLOCK PERIMETER NOTE

SUBDIVISION PERIMETER REQUIREMENTS SECTION 8.3.2.A OF THE UDO: THE MAXIMUM SITE AREA APPLICABLE TO A BLOCK PERIMETER WITHIN A ZONING DISTRICT OR MIXED USE OR INSTITUTIONAL CAMPUS IS 10 ACRES. ONE SIDE OF THE PROPERTY IS APPROXIMATELY 1,174 FEET.

BUILDING FRONTAGE CALCULATION

ITEM	REQUIREMENTS	PROVIDED
NORTHBOUND CHARLES ROAD	PRIMARY STREET BUILD-TO PER BUILD-TO LINE=70FT PRIM. BUILD-TO WIDTH=70FT BUILDING WIDTH REQUIRED IN BUILD-TO=70%	STREET FRONT-AT-WAY LENGTH = 376 LF SANITARY SEWER EASEMENT = -302 LF EFFECTIVE RIGHT-OF-WAY LENGTH= 274 LF PROPOSED BUILDING WIDTH IN BUILD-TO= 191 LF PERCENTAGE WIDTH IN BUILD-TO= 70 %

CITY OF RALEIGH NOTES

RIGHT-OF-WAY DEDICATION NOTES:

- LINE AND SIDEWALK CLOSURE INSPECTIONS: PRIOR TO ANY LINE OR SIDEWALK DESTRUCTION, THE CONSULTING ENGINEER SHALL SUBMIT A CERTIFICATE, AND/OR VIDEO, WALK-OFF, OF ALL LINES WITH A RIGHT-OF-WAY SERVICE APPLICATION TO REFLECT THE DESTRUCTION PRIOR TO THE START OF WORK.
- WARRANTY PERIOD REQUIRED PRIOR TO APPROVAL
- NO CITY OF RALEIGH RECORDS AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK DO ANY PUBLIC STREET OR SIDEWALK AND MUST OBSERVATION OR DEBRIS NAVIGATION.
- ALL PUBLIC SIDEWALKS, DRIVEWAYS AND PAVED TRAILS SHALL ADHERE TO THE PLANS, AS CURRENTLY STATED, AND THE LATEST EDITION OF THE CITY'S STANDARD SPECIFICATIONS FOR ROADWAY STRUCTURES, ROADWAY TECHNICAL STANDARD DRAWING MANUAL, AND THE AMERICANS WITH DISABILITIES ACT.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND/OR HEARING IMPAIRED BY FOLLOWING, TAILORING, AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED, TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ESTABLISH ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE ENTIRE JOB.

CONDITION OF APPROVAL

- A TEMPORARY PUBLIC UTILITY EASEMENT SHALL BE RECORDED FOR THE PORTION OF WATER AND SEWER INFRASTRUCTURE LOCATED WITHIN PRIVATE STREETS.
- SITE SHALL PROVIDE A TOTAL OF 280 PARKING SPACES. THE PROPERTY IS ZONED CX-3-PK WITH A PARKING LIMITED (PK) DISTRICT OVERLAY. PARKING SHALL NOT EXCEED 280 SPACES.

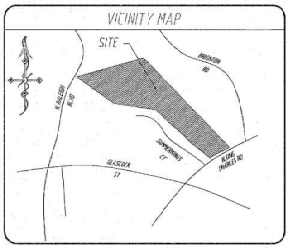
CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE NOTES

1. SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATE COMPANY.
2. SEE SHEET C1.9 FOR SOLID WASTE DETAILS.

VICINITY MAP



STOP

811 Know what's below. Call before you dig



OWNER/DEVELOPER

King Charles Investments, LLC
2217 Stantonsburg Road
Greenville, NC 27834
(252) 752-7101 (O)
(252) 758-1002 (F)
Thomas@tfonc.com

CIVIL ENGINEER

Triangle Site Design, PLLC
Attn: Matt Lowder, PE
4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE#P-0519

TRIANGLE SITE DESIGN

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

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

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

Building Type		Site Transaction History
☐ Detached	☐ General	Subdivision case #: _____
☐ Attached	☐ Mixed use	Scoping/sketch plan case #: SCOPE-0114-2019
☑ Apartment	☐ Open lot	Certificate of Appropriateness #: _____
☐ Townhouse	☐ Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: King Charles Apartments

Inside City limits? ☑ Yes ☐ No

Property address(es): 1031 North King Charles Road

Site P.I.N.(s): 1714-54-9416

Please describe the scope of work. Include any additions, expansions, and change of use.
9 buildings, 196 unit apartment complex consisting of 140-1 Bedroom & 56-2 Bedroom units with pool and pool house/mail kiosk

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: King Charles Investments, LLC	Title: Thomas F. Taft, Jr. Manager
Address: 2217 Stantonsburg Road Greenville, NC 27834	
Phone #: 252-752-7101 (Ext. 213)	Email: thomas@tfonc.com
Applicant Name: Thomas F. Taft, Jr.	
Company: King Charles Investments, LLC	Address: 2217 Stantonsburg Road Greenville, NC 27834
Phone #: 252-752-7101 (Ext. 213)	Email: thomas@tfonc.com

Page 1 of 2

REVISED 07.20.19

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DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3 (Commercial Mixed Use)	Existing gross floor area (not to be demolished): 24,770sf
Gross site acreage: 7.00	New gross floor area: 245,900sf
# of parking spaces required: 238	Total sf gross (to remain and new): 249,500sf
# of parking spaces proposed: 238	Proposed # of buildings: 9
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use: (UDO 6.1.4): Industrial	
Proposed use (UDO 6.1.4): Apartment	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.72 Square Feet: 75,100	Proposed Impervious Surface: Acres: 4.28 Square Feet: 186,566
Is this a flood hazard area? ☐ Yes ☑ No	
If yes, please provide:	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer ☐ Yes ☑ No	Wetlands ☐ Yes ☑ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 196	Total # of hotel units: 0
# of bedroom units: 1br ☑ 2br ☑ 3br ☐ 4br or more ☐	
# of lots: 1	Is your project a cottage court? ☐ Yes ☑ No

SIGNATURE BLOCK

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states application will expire after six consecutive months of inactivity.

Signature: _____ Date: 12/18/20

Printed Name: Thomas Taft

Page 2 of 2

REVISED 07.20.19

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CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
mlowder@trianglesitedesign.com
LICENSE #P-0519

[redacted]

OWNER/DEVELOPER:
King Charles Investments, LLC
Attn: Thomas F. Taft, Jr.
2217 Stantonsburg Road
Greenville, NC 27834
(252) 752-7101 (O)
(252) 758-1002 (F)
thomas@tfonc.com

King Charles Apartments
1031 North King Charles Road
Raleigh, NC Wake County
ASR-0067-2020

REVISIONS	DATE
No. 1	DATE OF FIRST REVIEW
No. 2	DATE OF SECOND REVIEW

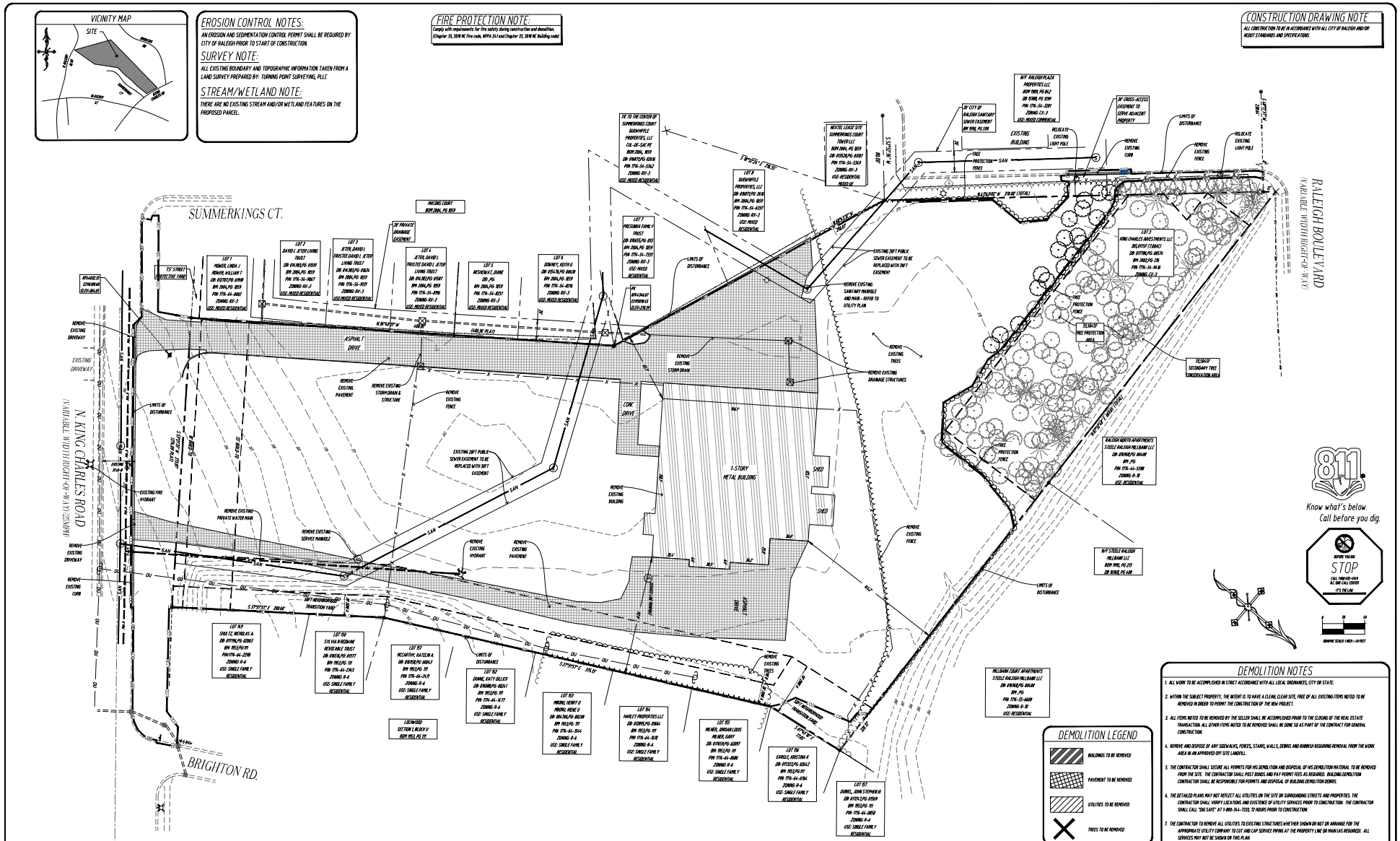
Drawn
Checked
Approved

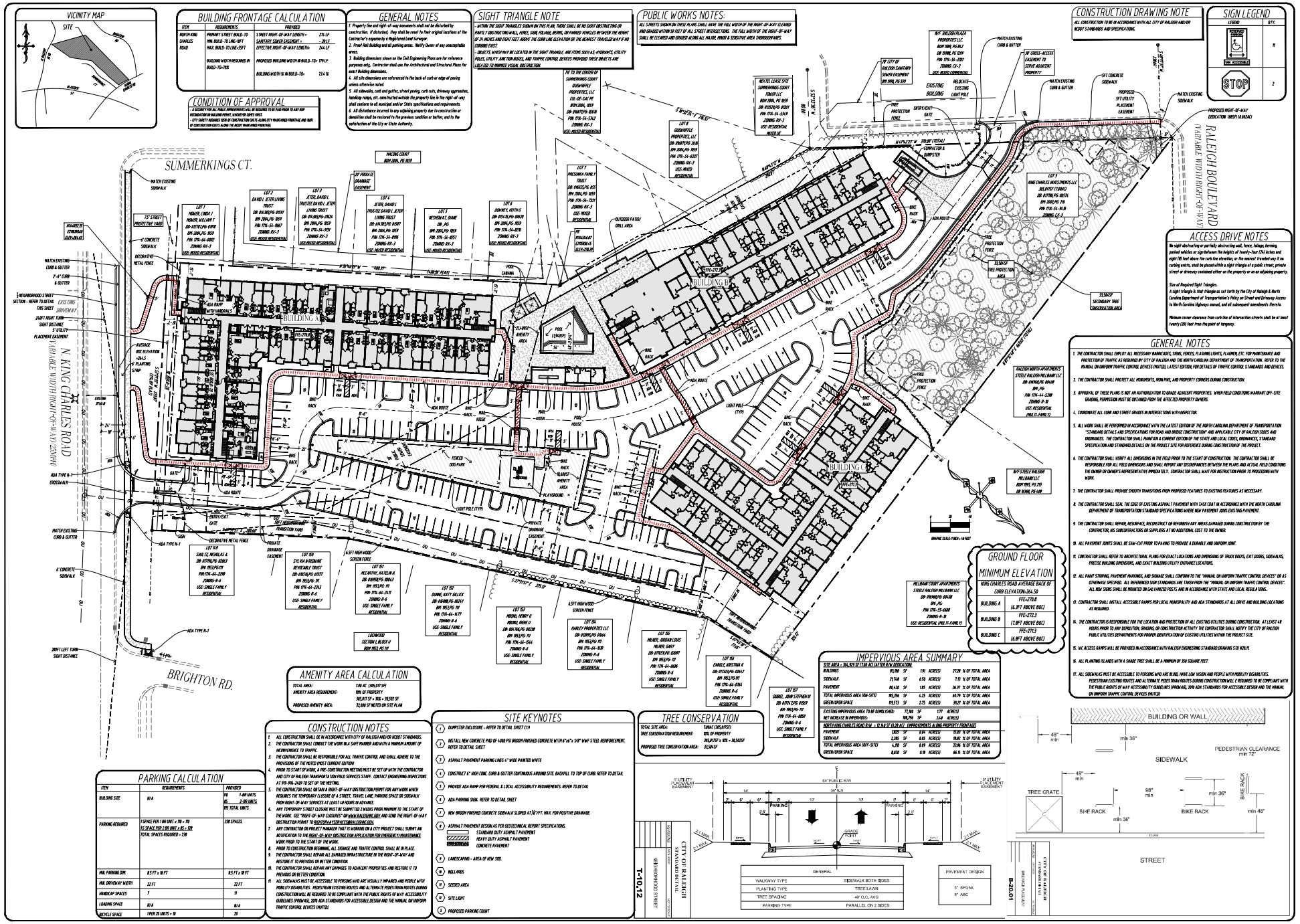
Project No. 05508
Date: March 18, 2021

Title
COVER SHEET

Sheet No.
C0.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.


SUMMERKINGS CT.
HAGINS COURT
BOM 2004, PG 1859
30' PRIVATE DRAINAGE EASEMENT
75' STREET PROTECTIVE YARD
LOT 1
MOWER, LINDA J
MOWER, WILLIAM T
DB 10737/PG 6998
BM 2004/PG 1859
PIN# 1716-54-6882
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 2
DAVID L. JETER LIVING TRUST
DB: 9413/PG: 0591
BM 2004/PG 1859
PIN: 1716-54-5867
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 3
JETER, DAVID L
TRUSTEE DAVID L JETER LIVING TRUST
DB: 9413/PG: 0565
BM 2004/PG 1859
PIN: 1716-54-7059
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 4
JETER, DAVID L
TRUSTEE DAVID L JETER LIVING TRUST
DB: 9413/PG: 0587
BM 2004/PG 1859
PIN: 1716-54-4796
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 5
NEWCOMB E. DIANE
DB: /PG
BM 2004/PG 1859
PIN: 1716-54-4251
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 6
GODWEY, KEITH G
DB: 6154/PG 0960
BM 2004/PG 1859
PIN: 1716-54-4076
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 7
PRESSMAN FAMILY TRUST
DB: 10465/PG 1151
BM 2004/PG 1859
PIN: 1716-54-7297
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 8
DUCKWORTH PROPERTIES, LLC
DB: 18687/PG: 2016
BM 2004/PG 1859
PIN: 1716-54-6397
ZONING: RX-3
USE: MIXED RESIDENTIAL
TIE TO THE CENTER OF SUMMERKINGS COURT
DUCKWORTH PROPERTIES, LLC
TAX-ID#: 54C PE
BOM 2016, 1859
DB: 18687/PG: 0268
PIN: 1716-54-5362
ZONING: RX-3
USE: MIXED RESIDENTIAL
MEXTEL LEASE SITE
SUMMERKINGS COURT
TOWER LLC
BOM 2004, PG 1859
DB: 19552/PG: 0397
PIN: 1716-54-6364
ZONING: RX-3
USE: RESIDENTIAL MIXED USE
N/F CITY OF RALEIGH SANITARY SEWER EASEMENT BM 1998, PG 599
N/F RALEIGH PLAZA PROPERTIES LLC BOM 1998, PG 84,2; DB 13380, PG 1799 PIN: 1716-54-3391 ZONING: CX-3 USE: MIXED COMMERCIAL
30' CROSS-ACCESS EASEMENT TO SERVE ADJACENT PROPERTY
EXISTING BUILDING
RELOCATE EXISTING LIGHT POLE
REMOVE EXISTING CURB
LIMITS OF DISTURBANCE
REMOVE EXISTING FENCE
RELOCATE EXISTING LIGHT POLE
TREE PROTECTION FENCE
SAN
RALEIGH BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
EXISTING 20FT PUBLIC SEWER EASEMENT TO BE REPLACED WITH 30FT EASEMENT
REMOVE EXISTING SANITARY MANHOLE AND MAIN - REFER TO UTILITY PLAN
LOT 3
KING CHARLES INVESTMENTS LLC
305/PG 57 (TRACT)
DB: 8777/PG: 0873
BM 2002/PG 278
PIN: 1716-54-9436
ZONING: CX-3
33,568SF TREE PROTECTION AREA
33,568SF SECONDARY TREE CONSERVATION AREA
REMOVE EXISTING TREES
REMOVE EXISTING DRAINAGE STRUCTURES
RALEIGH NORTH APARTMENTS
STEELE RALEIGH MILLBANK LLC
DB: 19998/PG: 0908
BM /PG
PIN: 1716-44-5398
ZONING: R-10
USE: RESIDENTIAL
N/F STEELE RALEIGH MILLBANK LLC
BOM 1998, PG 201
DB 16968, PG 688
LIMITS OF DISTURBANCE
MILLBANK COURT APARTMENTS
STEELE RALEIGH MILLBANK LLC
DB: 19998/PG: 0848
BM /PG
PIN: 1716-55-4648
ZONING: R-10
USE: RESIDENTIAL
N. KING CHARLES ROAD
(VARIABLE WIDTH RIGHT-OF-WAY) (25MPH)
EXISTING DRIVEWAY
REMOVE EXISTING DRIVEWAY
REMOVE EXISTING CURB
EXISTING FIRE HYDRANT
REMOVE EXISTING PRIVATE WATER MAIN
REMOVE EXISTING SERVICE MANHOLE
ASPHALT DRIVE
REMOVE EXISTING PAVEMENT
REMOVE EXISTING STORM DRAIN & STRUCTURE
REMOVE EXISTING FENCE
REMOVE EXISTING STORM DRAIN
CONC. DRIVE
1-STORY METAL BUILDING
SHED
REMOVE EXISTING BUILDING
EXISTING 20FT PUBLIC SEWER EASEMENT TO BE REPLACED WITH 30FT EASEMENT
REMOVE EXISTING HYDRANT
REMOVE EXISTING PAVEMENT
REMOVE EXISTING FENCE
CANOPY
LIMITS OF DISTURBANCE
REMOVE EXISTING TREES
SOFT NEIGHBORHOOD TRANSITION YARD
BRIGHTON RD.
LOT N/F
SHULTZ, NICHOLAS A.
DB: 8777/PG: 0260
BM: 1955/PG: 111
PIN: 1716-44-2798
ZONING: R-6
USE: SINGLE FAMILY RESIDENTIAL
LOT 158
SYLVIA M BOONE REVOCABLE TRUST
DB: 19878/PG: 01177
BM: 1955/PG: 111
PIN: 1716-44-7365
ZONING: R-6
USE: SINGLE FAMILY RESIDENTIAL
LOT 157
MCCARTHY, KATELIN A.
DB: 19015/PG: 0842
BM: 1955/PG: 111
PIN: 1716-44-7470
ZONING: R-6
USE: SINGLE FAMILY RESIDENTIAL
LOT 152
DUNNE, KATY SELECT
DB: 18388/PG: 0053
BM: 1955/PG: 111
PIN: 1716-44-1477
ZONING: R-6
USE: SINGLE FAMILY RESIDENTIAL
LOT 153
MOORE, HENRY O
MOORE, RENE U
DB: 18476/PG: 00209
BM: 1955/PG: 111
PIN: 1716-44-5544
ZONING: R-6
USE: SINGLE FAMILY RESIDENTIAL
LOT 154
HARLEY PROPERTIES LLC
DB: 18391/PG: 01864
BM: 1955/PG: 111
PIN: 1716-44-1638
ZONING: R-6
USE: SINGLE FAMILY RESIDENTIAL
LOT 155
MEARS, BRIAN LOUIS
HILGER, GARY
DB: 19769/PG: 02397
BM: 1955/PG: 111
PIN: 1716-44-8686
ZONING: R-6
USE: SINGLE FAMILY RESIDENTIAL
LOT 156
EAGLE, KRISTINA K.
DB: 19722/PG: 02643
BM: 1955/PG: 111
PIN: 1716-44-6396
ZONING: R-6
USE: SINGLE FAMILY RESIDENTIAL
LOT 157
DORRIS, JOHN STEPHEN III
DB: 8727/PG: 01569
BM: 1955/PG: 111
PIN: 1716-44-8858
ZONING: R-6
USE: SINGLE FAMILY RESIDENTIAL
LOCKWOOD
SECTION 1 MB/81 U
BOM 1955, PG 111
N/F RALEIGH CHRISTIAN CHURCH
DB 1/PG
BM 1955/PG 111
PIN 1716-44-6488
ZONING: R-6
USE: CHURCH
LOT 8
DUCKWORTH PROPERTIES, LLC
DB: 18687/PG: 2016
BM: 2004/PG: 1859
PIN: 1716-54-6397
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 7
PRESSMAN FAMILY TRUST
DB: 10465/PG: 1151
BM: 2004/PG: 1859
PIN: 1716-54-7297
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 6
GODWEY, KEITH G
DB: 6154/PG: 0960
BM: 2004/PG: 1859
PIN: 1716-54-4076
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 5
NEWCOMB E. DIANE
DB: /PG
BM: 2004/PG: 1859
PIN: 1716-54-4251
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 4
JETER, DAVID L
TRUSTEE DAVID L JETER LIVING TRUST
DB: 9413/PG: 0587
BM: 2004/PG: 1859
PIN: 1716-54-4796
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 3
JETER, DAVID L
TRUSTEE DAVID L JETER LIVING TRUST
DB: 9413/PG: 0565
BM: 2004/PG: 1859
PIN: 1716-54-7059
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 2
DAVID L. JETER LIVING TRUST
DB: 9413/PG: 0591
BM: 2004/PG: 1859
PIN: 1716-54-5867
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 1
MOWER, LINDA J
MOWER, WILLIAM T
DB: 10737/PG: 6998
BM: 2004/PG: 1859
PIN: 1716-44-6882
ZONING: RX-3
USE: MIXED RESIDENTIAL
N/F 4548 LLC
DB 17/PG 1
BM 1955/PG 111
ELEV=218.99
N/F 4546 LLC
DB 17/PG 1
BM 1955/PG 111
ELEV=218.99
N/F 4544 LLC
DB 17/PG 1
BM 1955/PG 111
ELEV=218.99
N/F 4542 LLC
DB 17/PG 1
BM 1955/PG 111
ELEV=218.99
N/F



VICINITY MAP

BUILDING FRONTAGE CALCULATION

ITEM	REQUIREMENTS	PROVIDED
NORTH KING CHARLES ROAD	PRIMARY STREET BUILD-TO MIN. BUILD-TO LINE=NFT	STREET RIGHT-OF-WAY LENGTH= 174 LF
	MAX. BUILD-TO LINE=59FT	SANITARY SEWER EASEMENT = 38 LF
		EFFECTIVE RIGHT-OF-WAY LENGTH= 264 LF
	BUILDING WIDTH REQUIRED IN BUILD-TO=70%	PROPOSED BUILDING WIDTH IN BUILD-TO= 179 LF
		BUILDING WIDTH % IN BUILD-TO= 72.4 %

CONDITION OF APPROVAL

- A SECURITY FOR ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY NEW RECORDATION OR BUILDING PERMIT, WHICHEVER COMES FIRST.
- CITY SHALL REQUIRE 100% OF CONSTRUCTION COSTS ALONG CITY MAINTAINED FRONTAGE AND 100% OF CONSTRUCTION COSTS ALONG THE MOST MAINTAINED FRONTAGE.

GENERAL NOTES

1. Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
2. Proof Roll Building and all parking areas. Notify Owner of any unacceptable areas.
3. Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
4. All site dimensions are referenced to the back of curb or edge of paving unless otherwise noted.
5. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
6. All disturbance incurred in any existing property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.

SIGHT TRIANGLE NOTE

- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHT OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE NOT FELT TO PRESENT VISUAL OBSTRUCTION.

PUBLIC WORKS NOTES:

ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SENSITIVE AREA THOROUGHFARES.

CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SIGN LEGEND

LEGEND	QTY.
RESERVED PARKING VAN ACCESSIBLE	11
STOP	2

ACCESS DRIVE NOTES

No sight obstructing or partially obstructing wall, fence, foliage, berming, parked vehicles or sign between the heights of twenty-four (24) inches and eight (8) feet above the curb line elevation, or the nearest traveled way if no curbing exists, shall be placed within a sight triangle of a public street, private street or driveway cashland either on the property or on an adjoining property.

Size of Required Sight Triangles.
A sight triangle is that triangle as set forth by the City of Raleigh & North Carolina Department of Transportation's Policy on Street and Driveway Access to North Carolina Highways manual, and all subsequent amendments thereto.

Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency.

GENERAL NOTES

1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY OF RALEIGH AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE CITY OF RALEIGH CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
8. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
9. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
10. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
12. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS, AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
13. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
15. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD 420.11.
16. ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
17. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

GROUND FLOOR MINIMUM ELEVATION

KING CHARLES ROAD AVERAGE BACK OF CURB ELEVATION=264.50

BUILDING A	FFE=270.8 (6.3FT ABOVE BOC)
BUILDING B	FFE=272.3 (7.8FT ABOVE BOC)
BUILDING C	FFE=271.3 (6.8FT ABOVE BOC)

AMENITY AREA CALCULATION

TOTAL AREA:	7.16 AC (311,817 SF)
AMENITY AREA REQUIREMENT:	10% OF PROPERTY: 31,182 SF
	10% OF 305,017 SF = 10% = 30,502 SF
PROPOSED AMENITY AREA:	32,006 SF NOTED ON SITE PLAN

IMPERVIOUS AREA SUMMARY

SITE AREA = 314,329 SF (7.18 AC) AFTER R/W DEDICATION

BUILDINGS	83,198	SF	1.91 ACRES(S)	27.28 % OF TOTAL AREA
SIDEWALK	21,748	SF	0.50 ACRES(S)	7.13 % OF TOTAL AREA
PAVEMENT	84,428	SF	1.85 ACRES(S)	26.31 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA (ON-SITE)	185,356	SF	4.25 ACRES(S)	60.71 % OF TOTAL AREA
GREEN/OPEN SPACE	119,513	SF	2.75 ACRES(S)	39.21 % OF TOTAL AREA
EXISTING IMPERVIOUS AREA TO BE DEMOLISHED:	77,148	SF	1.77 ACRES(S)	
NET INCREASE IN IMPERVIOUS:	108,256	SF	2.48 ACRES(S)	

NORTH KING CHARLES ROAD R/W = 12,146 SF (0.28 AC) IMPROVEMENTS ALONG PROPERTY FRONTAGE

PAVEMENT	1,805	SF	0.04 ACRES(S)	13.85 % OF TOTAL AREA
SIDEWALK	2,285	SF	0.05 ACRES(S)	17.53 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA (OFF-SITE)	4,110	SF	0.09 ACRES(S)	33.86 % OF TOTAL AREA
GREEN/OPEN SPACE	8,036	SF	0.19 ACRES(S)	66.14 % OF TOTAL AREA

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	TH: 1-BR UNITS MF: 2-BR UNITS TH: TOTAL UNITS
PARKING REQUIRED	1 SPACE PER 1 BR UNIT x TH = 19 1.5 SPACE PER 2 BR UNIT x MF = 128 TOTAL SPACES REQUIRED = 238	238 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	7	11
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 18	20

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE NOTED (MOST CURRENT EDITION)
4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
6. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT AN NOTIFICATION TO THE RIGHT-OF-WAY OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
11. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SITE KEYNOTES

1. DUMPSTER ENCLOSURE - REFER TO DETAIL SHEET C1.9
2. INSTALL NEW CONCRETE PAD OF 4,000 PSI BROOM FINISHED CONCRETE WITH 6"x6" x 1/8" WWF STEEL REINFORCEMENT. REFER TO DETAIL SHEET
3. ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
4. CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL
5. PROVIDE ADA RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
6. ADA PARKING SIGN. REFER TO DETAIL SHEET
7. NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AT 1/4"/FT. MAX. FOR POSITIVE DRAINAGE.
8. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS.
   - STANDARD DUTY ASPHALT PAVEMENT
   - HEAVY DUTY ASPHALT PAVEMENT
   - CONCRETE PAVEMENT
9. LANDSCAPING - AREA OF NEW SOD.
10. BOLLARDS
11. SEEDED AREA
12. SITE LIGHT
13. PROPOSED PARKING COUNT

TREE CONSERVATION

TOTAL SITE AREA:	7.18AC (312,817SF)
TREE CONSERVATION REQUIREMENT:	10% OF PROPERTY 312,817SF x 10% = 31,282SF
PROPOSED TREE CONSERVATION AREA:	31,514SF

TRIANGLE SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4614 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
mlawler@triangleSitedesign.com
LICENSE #P-0619

OWNER/DEVELOPER:
King Charles Investments, LLC
Attn. Thomas F. Taft, Jr.
2217 Stantonsburg Road
Greenville, NC 27834
(252) 752-7101 (O)
(252) 758-1002 (F)
Thomas@tfinc.com

King Charles Apartments
1031 North King Charles Road
Raleigh, NC Wake County
ASR-0067-2020

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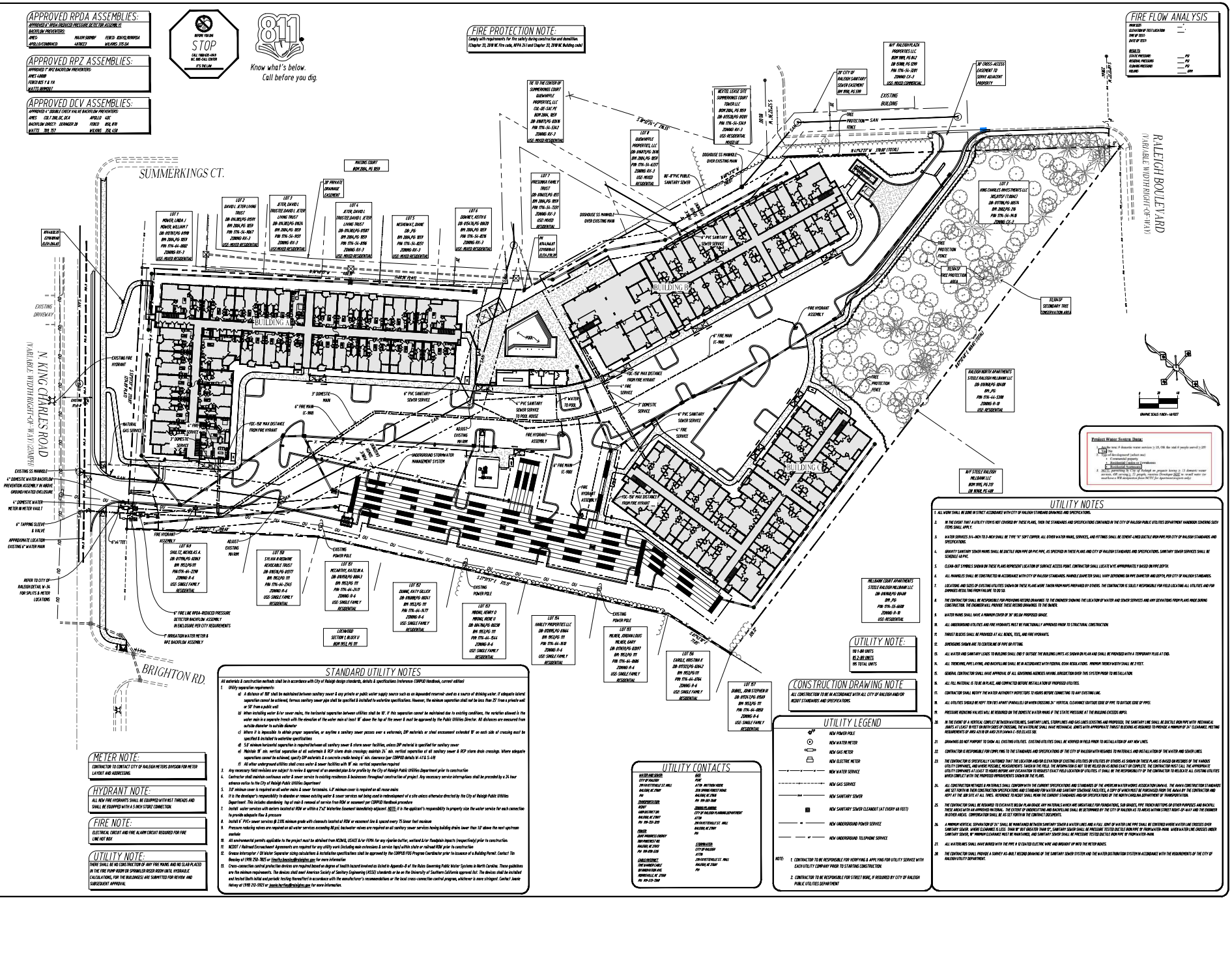
NO.	REVISION	Date
1	AGENCY/UTILITY REVIEW/REVISION	Dec.
2	AGENCY/UTILITY REVIEW/REVISION	3/2021

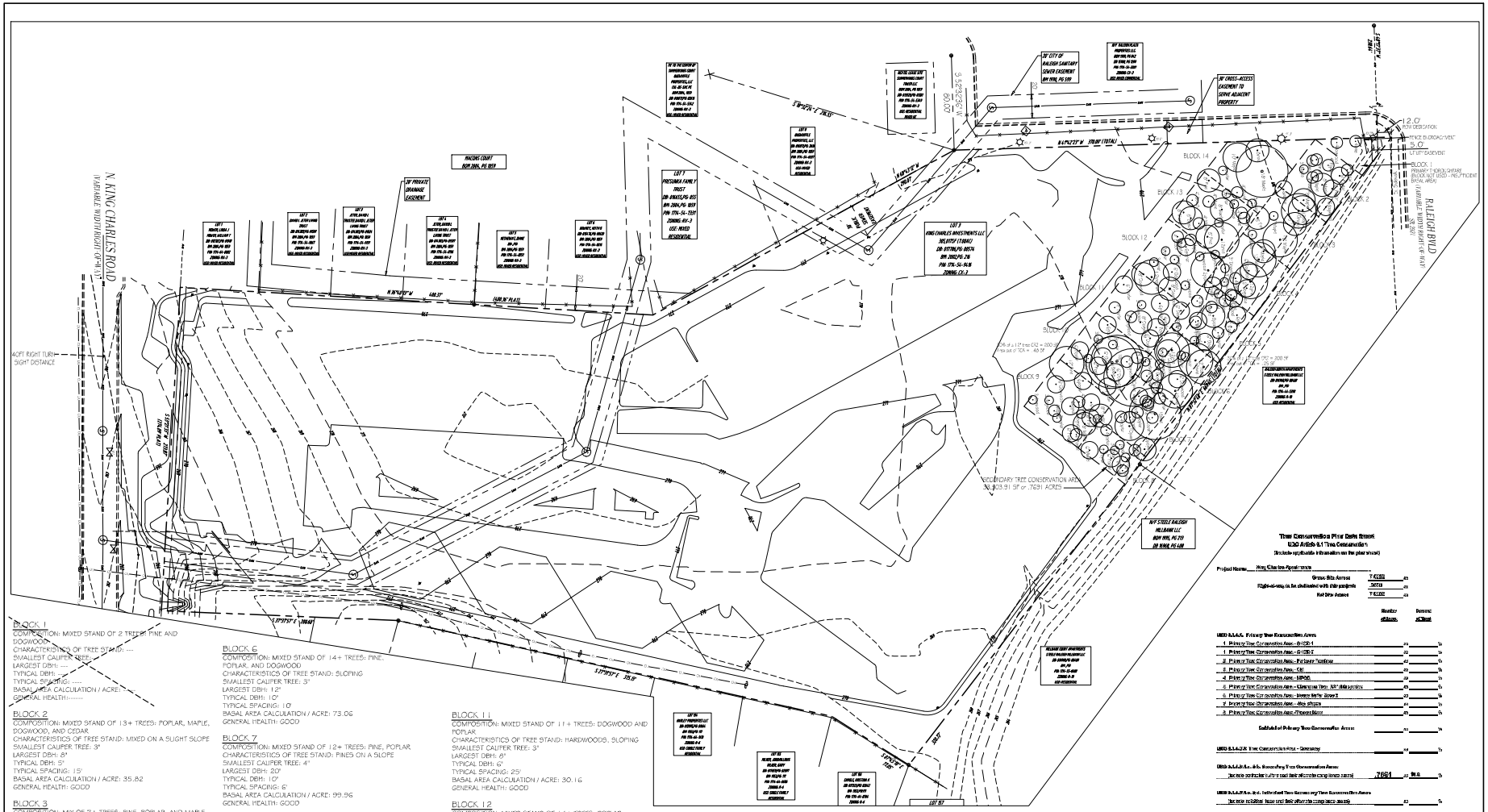
Drawn
Checked
Approved

Project No. 695018
Date March 19, 2021

Title
SITE PLAN

Sheet No.
C1.0


APPROVED RPDA ASSEMBLIES:
APPROVED 1" RPDA (REDUCED PRESSURE DETECTOR ASSEMBLY)
BACKFLOW PREVENTERS:
AMES - 4000SS/U
WILKINS - 375 DA
APPROVED RPZ ASSEMBLIES:
APPROVED 1" RPZ BACKFLOW PREVENTERS:
AMES 4000SS
FEBCO 825 Y & YA
WATTS 909QT
APPROVED DCV ASSEMBLIES:
APPROVED 4" DOUBLE CHECK VALVE BACKFLOW PREVENTERS:
AMES - CDLT, DHL, DC, DCV
APOLLO - 4DC
BACKFLOW DIRECT: SERINGER 38
FEBCO - 850, 870
WATTS - 709, 757
WILKINS - 350, 450
STOP
CALL TWO FULL WKS
N.C. 811 CALL CENTER
IT'S ONLINE
811
Know what's below.
Call before you dig.
FIRE PROTECTION NOTE:
Comply with requirements for fire safety during construction and demolition.
(Chapter 33, 2018 NC Fire code, NFPA 241 and Chapter 33, 2018 NC Building code)
FIRE FLOW ANALYSIS
FLOW DATA:
ELEVATION OF TEST LOCATION
TYPE OF TEST:
DATE OF TEST:
RESULTS:
STATIC PRESSURE: PSI
RESIDUAL PRESSURE: PSI
FLOWING PRESSURE: PSI
VOLUME: GPM
SUMMERKINGS CT.
BRIGHTON RD.
N. KING CHARLES ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
RALEIGH BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
BUILDING A
BUILDING B
BUILDING C
EXISTING DRIVEWAY
PROPOSED DRIVEWAY
LOT 1 MOWER, LINDA J MOWER, WILLIAM T DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-44-9082 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 2 DAVIDS L. ETER LIVING TRUST DB: 016281/PG: 01591 BM: 2004/PG: 1059 PIN: 1714-54-9067 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 3 ETER, DAVID L TRUSTEE DAVID L. ETER LIVING TRUST DB: 016281/PG: 01826 BM: 2004/PG: 1059 PIN: 1714-54-9101 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 4 ETER, DAVID L TRUSTEE DAVID L. ETER LIVING TRUST DB: 016281/PG: 01587 BM: 2004/PG: 1059 PIN: 1714-54-8196 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 5 MESHKAT, DIANE DB: /PG BM: 2004/PG: 1059 PIN: 1714-54-8251 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 6 DONNET, KEITH G DB: 9151/PG: 01601 BM: 2004/PG: 1059 PIN: 1714-54-8276 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 7 PRESSWALA FAMILY TRUST DB: 016025/PG: 01571 BM: 2004/PG: 1059 PIN: 1714-54-7337 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 8 QUEWHIPPLE PROPERTIES, LLC DB: 018072/PG: 2696 BM: 2004/PG: 1059 PIN: 1714-54-6207 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 9 KING CHARLES INVESTMENTS LLC 165,697SF/3.804AC DB: 017784/PG: 00574 BM: 2002/PG: 216 PIN: 1714-54-9416 ZONING: CX-3
LOT 10 SHUE, SHU NI & SHUE, KIN SHING DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-54-7067 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 11A SHUE, KIN SHING & SHUE, SHU NI DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-54-6082 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 11B SHUE, KIN SHING & SHUE, SHU NI DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-54-5063 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 11C SHUE, KIN SHING & SHUE, SHU NI DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-54-4044 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 11D SHUE, KIN SHING & SHUE, SHU NI DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-54-3025 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 11E SHUE, KIN SHING & SHUE, SHU NI DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-54-2006 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 11F SHUE, KIN SHING & SHUE, SHU NI DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-54-1087 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 11G SHUE, KIN SHING & SHUE, SHU NI DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-54-0168 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 11H SHUE, KIN SHING & SHUE, SHU NI DB: 019787/PG: 01199 BM: 2004/PG: 1059 PIN: 1714-53-9249 ZONING: RX-3 USE: MIXED RESIDENTIAL
LOT 12 MCCARTHY, KATELYN A. DB: 019158/PG: 00843 BM: 1953/PG: 111 PIN: 1714-44-2411 ZONING: R-6 USE: SINGLE FAMILY RESIDENTIAL
LOT 13 ZIGMIE, KATY GLLICK DB: 018088/PG: 00241 BM: 1953/PG: 111 PIN: 1714-44-3377 ZONING: R-6 USE: SINGLE FAMILY RESIDENTIAL
LOT 14 HARLEY PROPERTIES LLC DB: 017095/PG: 01864 BM: 1953/PG: 111 PIN: 1714-54-3318 ZONING: R-6 USE: SINGLE FAMILY RESIDENTIAL
LOT 15 MILNER, JORDAN DOUG MILNER, GARY DB: 019703/PG: 02597 BM: 1953/PG: 111 PIN: 1714-44-0686 ZONING: R-6 USE: SINGLE FAMILY RESIDENTIAL
LOT 16 EARDLE, KRISTINA K DB: 017520/PG: 00463 BM: 1953/PG: 111 PIN: 1714-44-4094 ZONING: R-6 USE: SINGLE FAMILY RESIDENTIAL
LOT 17 DUBIEL, JOHN STEPHEN III DB: 8959/1296 BM: 1953/PG: 111 PIN: 1714-44-5859 ZONING: R-6 USE: SINGLE FAMILY RESIDENTIAL
LOT 18A 570 KM R RESCHINE REVOCABLE TRUST DB: 018076/PG: 01077 BM: 1953/PG: 111 PIN: 1714-44-2145 ZONING: R-6 USE: SINGLE FAMILY RESIDENTIAL
LOT 18B SHUE, NICHOLAS A. DB: 017796/PG: 02063 BM: 1953/PG: 111 PIN: 1714-44-2298 ZONING: R-6 USE: SINGLE FAMILY RESIDENTIAL
LOT 19 LOT 1 SUTTON'S RIDGE II BOM 1953, PG 111
LOT 20 MOORE, HENRY D MOORE, HEDIE U DB: 004784/PG: 00238 BM: 1953/PG: 111 PIN: 1714-44-5541 ZONING: R-6 USE: SINGLE FAMILY RESIDENTIAL
LOT 21 MELBOURNE COURT APARTMENTS STEELE RALEIGH MELBOURNE LLC DB: 018960/PG: 00468 BM: /PG PIN: 1714-55-6608 ZONING: R-10 USE: RESIDENTIAL
RALEIGH NORTH APARTMENTS STEELE RALEIGH MELBOURNE LLC DB: 018960/PG: 00468 BM: /PG PIN: 1714-44-5398 ZONING: R-10 USE: RESIDENTIAL
NVF STEELE RALEIGH MELBOURNE LLC BOM 1998, PG 331 OR 18968, PG 488
NVF RALEIGH PLAZA PROPERTIES LLC BOM 1995, PG 842 OR 13998, PG 1291 PIN: 1714-54-3291 ZONING: CX-3 USE: MIXED COMMERCIAL
NVF CROSS-ACCESS EASEMENT TO SERVE ADJACENT PROPERTY
NVF CITY OF RALEIGH SANITARY SEWER EASEMENT BM 1998, PG 1291
EXISTING BUILDING
WESTEL LEASE SITE SUMMERKINGS COURT TOWER LLC DB: 017529/PG: 01091 PIN: 1714-54-5749 ZONING: RX-3 USE: RESIDENTIAL MIXED USE
TREE PROTECTION FENCE
SAN
WATER
GAS
OU
OHP
STORM
SANITARY SEWER
WATER
GAS
FIRE
PROPERTY LINE
EXISTING SS MANHOLE
4" DOMESTIC WATER BACKFLOW PREVENTION ASSEMBLY IN ABOVE GROUND WATER ENCLOSURE
4" DOMESTIC WATER METER IN METER VAULT
6" TAPPING SLEEVE & VALVE
APPROXIMATE LOCATION EXISTING 8" WATER MAIN
REFER TO CITY OF RALEIGH DETAIL W-36 FOR SPLITS & METER LOCATIONS
6" FIRE LINE RPDA-REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY IN ENCLOSURE PER CITY REQUIREMENTS
1" IRRIGATION WATER METER & RPZ BACKFLOW ASSEMBLY
FIRE HYDRANT ASSEMBLY
ADJUST EXISTING MH RIM
EXISTING FIRE HYDRANT
EXISTING WATER METER
NATURAL GAS SERVICE
3" DOMESTIC SERVICE
6" FIRE MAIN (C-900)
6" PVC SANITARY SEWER SERVICE
4" PVC SANITARY SEWER SERVICE TO POOL HOUSE
4" WATER TO POOL
3" DOMESTIC MAIN
4" FIRE SERVICE
4" PVC SANITARY SEWER SERVICE
4" FIRE SERVICE
3" DOMESTIC SERVICE
6" PVC SANITARY SEWER SERVICE
FIRE HYDRANT ASSEMBLY
150'- 150' MAX DISTANCE FROM FIRE HYDRANT
UNDERGROUND STORMWATER MANAGEMENT SYSTEM
EXISTING POWER POLE
3 PHASE
OHP
DOGHOUSE SS MANHOLE OVER EXISTING MAIN
8" PVC PUBLIC SANITARY SEWER
8" PVC SANITARY SEWER SERVICE
TREE PROTECTION FENCE
31,934SF TREE PROTECTION AREA
31,934SF SECONDARY TREE CONSERVATION AREA
TREE PROTECTION FENCE
GRAPHIC SCALE: 1 INCH = 64 FEET
Project Water System Data:
1. Are the total # domestic water services ≥ 15, OR the total # people served ≥ 25?
Yes
Type of development (select one):
Commercial property
Residential (select all combinations
Single family dwellings
2. Method, pertaining to City of Raleigh or property having ≥ 15 domestic water services, OR serving ≥ 25 people, for new Development (NOT to install water for maintenance OR interpretation from NCDEQ for department projects only):
METER NOTE:
CONTRACTOR TO CONTACT CITY OF RALEIGH METERS DIVISION FOR METER LAYOUT AND ADDRESSING.
HYDRANT NOTE:
ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND SHALL BE EQUIPPED WITH A 5 INCH STORZ CONNECTION.
FIRE NOTE:
ELECTRICAL CIRCUIT AND FIRE ALARM CIRCUIT REQUIRED FOR FIRE LINE HOT BOX
UTILITY NOTE:
THERE SHALL BE NO CONSTRUCTION OF ANY FIRE MAINS AND NO SLAB PLACED IN THE FIRE PUMP ROOM OR SPRINKLER RISER ROOM UNTIL HYDRAULIC CALCULATIONS, FOR THE BUILDING(S) ARE SUBMITTED FOR REVIEW AND SUBSEQUENT APPROVAL
STANDARD UTILITY NOTES
All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
1. Utility separation requirements:
a) A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
b) When installing water & / or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main is a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-47.0 & S-49)
f) All other underground utilities shall cross water & sewer facilities with 6" min. vertical separation required
2. 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
3. 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
4. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
5. 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
6. Install 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
7. Install 6" PVC sewer services @ 2.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
8. 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 18" above the next upstream manhole
9. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
10. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
11. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 250-7825 or timothy.beasley@raleighnc.gov for more information
12. 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 approved list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-7003 or joanie.helvey@raleighnc.gov for more information.
UTILITY CONTACTS
WATER AND SEWER CITY OF RALEIGH 222 W. HARGETT ST. 9001 RALEIGH, NC 27601 PH:
TRANSPORTATION (ROW) CITY OF RALEIGH TRANSPORTATION 1 SUT RALEIGH, NC 27601 PH: 919-351-1818
STORM (SURFACE WATER) CITY OF RALEIGH STORMWATER UTILITY 222 W. HARGETT ST. 9001 RALEIGH, NC 27601 PH: 919-996-4095
ELECTRIC DUKE ENERGY PROGRESS 1199 HARBOUR PARK BLVD PMB 140 SOUTHPORT, NC 28461 PH: 910-457-3268
GAS (NATURAL) PIEDMONT NATURAL GAS 4720 PIEDMONT ROW DR. CHARLOTTE, NC 28210 PH: 704-731-1500
TELEPHONE AT&T 1120 SANCTUARY PKWY, 4TH FLOOR ALPHARETTA, GA 30004 PH:
CABLE TELEVISION SPECTRUM 1600 WESTINGHOUSE BLVD. RALEIGH, NC 27604 PH:
UTILITY LEGEND
NEW POWER POLE
NEW WATER METER
NEW ELECTRIC METER
NEW WATER SERVICE
NEW GAS SERVICE
NEW SANITARY SEWER
NEW SANITARY SEWER CLEANOUT (AT EVERY 48 FEET)
NEW UNDERGROUND POWER SERVICE
NEW UNDERGROUND TELEPHONE SERVICE
NOTE:
1. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING & APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO BE RESPONSIBLE FOR STREET BORE, IF REQUIRED BY CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
UTILITY NOTE:
191 1-BR UNITS
85 2-BR UNITS
195 TOTAL UNITS
CONSTRUCTION DRAWING NOTE
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
UTILITY NOTES
1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STORMWATER DRAWINGS AND SPECIFICATIONS.
2. IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK CONTAINING SUCH ITEMS SHALL APPLY.
3. WATER SERVICES 3/4-INCH TO 2-INCH SHALL BE TYPE "K" SOFT COPPER. ALL OTHER WATER MAINS, SERVICES, AND FITTINGS SHALL BE CEMENT-LINED DUCTILE IRON PIPE PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. GRAVITY SANITARY SEWER MAINS SHALL BE DUCTILE IRON PIPE OR PVC PIPE, AS SPECIFIED IN THESE PLANS AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 PVC.
5. CLEAN-OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
6. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER CITY OF RALEIGH STANDARDS.
7. LOCATIONS AND SIZES OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM MAPS PREPARED BY OTHERS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD DRAWINGS TO THE OWNER.
9. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
10. ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
11. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
12. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
13. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
14. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 3 FEET.
15. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
16. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
17. CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
18. ALL UTILITIES SHOULD BE KEPT 10 FEET APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
19. PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER RISING IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.
20. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORMLINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 AND 21.11 (AWWA C-150 CLASS 50).
21. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
22. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
23. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, REQUIREMENTS, EARLIER IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
24. ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA). THE AWWA CONSTRUCTION STANDARDS ARE SET FORTH IN THEIR CONSTRUCTION SPECIFICATIONS AND STANDARD FOR WATER AND SANITARY SEWERAGE FACILITIES, A COPY OF WHICH MUST BE PURCHASED FROM THE AWWA BY THE CONTRACTOR AND KEPT AT THE JOB SITE AT ALL TIMES. REFERENCE TO MODIFY SHALL MEAN THE CURRENT STANDARDS AND/OR SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
25. THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB-GRADES, PIPE TRENCH BOTTOMS, OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDERCUTTING AND BACKFILLING SHALL BE DETERMINED BY THE CITY OF RALEIGH AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.
26. A MINIMUM VERTICAL SEPARATION OF 24" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER LINES AND A FULL JOINT OF WATER LINE PIPE SHALL BE CENTERED WHERE WATER LINE CROSSES OVER SANITARY SEWER. WHERE CLEARANCE IS LESS THAN 18" BUT GREATER THAN 12", SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE OR FIBERGLASS-PIPE. WHERE WATER LINE CROSSES UNDER SANITARY SEWER, 6" MINIMUM CLEARANCE MUST BE MAINTAINED, AND SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE OR FIBERGLASS-PIPE FOR WATER-MAIN.
27. ALL WATERLINES SHALL HAVE BURIED WITH THE PIPE A 12 GAUGE ELECTRIC WIRE AND WRAPPED UP INTO THE METER BOXES.
28. THE CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT RECORD DRAWING OF THE SANITARY SEWER SYSTEM AND THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RALEIGH UTILITY DEPARTMENT.
This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.
TRIANGLE SITE DESIGN
CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-4539
mlowder@triangleSitedesign.com
LICENSE #P-0619
OWNER/DEVELOPER:
King Charles Investments, LLC
Attn. Thomas F. Taft, Jr.
2217 Stantonsburg Road
Greenville, NC 27834
(252) 752-7101 (O)
(252) 758-1002 (F)
Thomas@tfanc.com
King Charles Apartments
1031 North King Charles Road
Raleigh, NC Wake County
ASR-0067-2020
NO. BY/DATE DESCRIPTION
1 /
Drawn
Checked
Approved
Project No. 035088
Date: January 11, 2021
Title
UTILITY PLAN
Sheet No.
C1.2


N. KING CHARLES ROAD
VARIABLE WIDTH RIGHT-OF-WAY
RALEIGH BLVD
VARIABLE WIDTH RIGHT-OF-WAY
MASONS COURT
BOOK 2000, PG 1859
LOT 1
PISCIANNA FAMILY TRUST
DB 019870/PG 0055
BM 2004/PG 1859
PIN 1776-54-7291
ZONING: RX-3
USE: MIXED RESIDENTIAL
LOT 2
KING CHARLES INVESTMENTS LLC
305,117SF (7.00AC)
DB 017761/PG 00574
BM 2002/PG 276
PIN 1776-56-9436
ZONING CX-3
LOT 57
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
SECONDARY TREE CONSERVATION AREA
33,503.91 SF or .7691 ACRES
60' CITY OF RALEIGH SANITARY SEWER EASEMENT
BM 1998, PG 2139
60' CROSS-ACCESS EASEMENT TO SERVE ADJACENT PROPERTY
12.0' PUBLIC DEDICATION
FENCE ENCROACHMENT
5.0' UTILITY EASEMENT
BLOCK 1
PRIMARY THOROUGHFARE
BLOCK NOT USED - INSUFFICIENT RADIAL AREA
40FT RIGHT TURN SIGHT DISTANCE
OPEN AREA AT ROADWAY
S 37°37'57" E 1.39.87'
S 37°37'57" E 1.39.87'
S 37°37'57" E 1.39.87'
N 52°22'03" E 60.00'
N 37°37'57" W 1.39.87'
N 37°37'57" W 1.39.87'
N 52°22'03" E 60.00

UNIT TABULATION - 01.5319

Unit Type		Type	NLSF*	GSF**	Unit Count		Total NLSF	Total GSF
					Total	Percent		
S1	Building Type A	Studio	500	505	3	2%	1,500	1,515
S2	Building Type A & B & C	Studio	500	505	8	4%	4,000	4,040
1.1	Building Type A & B & C	1BR/1BA	807	811	26	13%	20,982	21,086
1.1.2	Building Type A & B & C	1BR/1BA	814	820	74	38%		
2.1A	Building Type A & B & C	2BR/2BA	1058	1065	12	6%	12,696	12,780
2.1A2	Building Type A & B & C	2BR/2BA	1058	1065	26	13%		
2.1C	Building Type A & B & C	2BR/2BA	1146	1154	5	3%	5,730	5,770
2.1C.2	Building Type A & B & C	2BR/2BA	1146	1157	12	6%		
2.2	Building Type A & B & C	2BR/2BA	1274	1282	7	4%	8,918	8,974
2.2.2	Building Type A & B & C	2BR/2BA	1376	1384	16	8%		
2.3	Building Type A & B & C	2BR/2BA	1205	1213	6	3%	7,230	7,278
TOTALS					195	100%	61,056	61,443
AVERAGE SF			947					

* NLSF = (Net Leasable Square Feet) HUD "paint to paint" Methodology

** GSF = (Gross Square Feet) HUD Gross Square Foot Methodology (does not include breezeways or balconies; but does include balcony storage closets)

ACCESSIBLE UNIT TABULATION

Unit Designation	Type A	Type B	Standard	Total
Unit S1	0	3	0	3
Unit S2	1	7	0	8
Unit 1.1	4	60	36	100
Unit 2.1A	3	35	0	38
Unit 2.1C	1	12	4	17
Unit 2.2	0	19	4	23
Unit 2.3	1	5	0	6
TOTAL	10	141	44	195

STORAGE CLOSET TABULATION

Building 1 - First Floor	273
Building 1 - Second Floor	179
Building 1 - Third Floor	179
TOTAL FOR BLDG 1	631
Building 3 - First Floor	122
Building 3 - Second Floor	179
Building 3 - Third Floor	179
TOTAL FOR BLDG 2	480
STORAGE TOTAL ON SITE	1111

ACCESSORY STRUCTURES

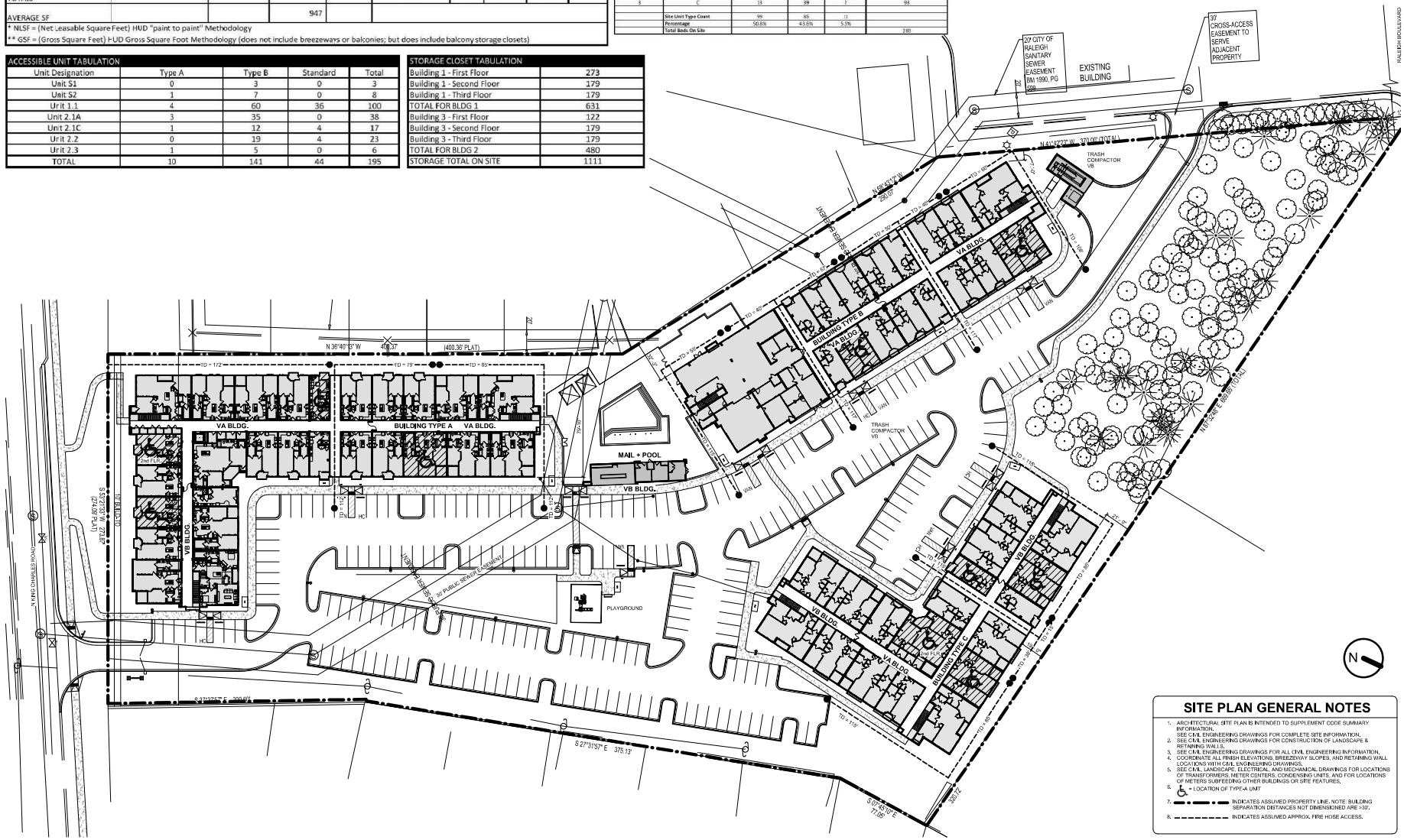
BLDG TYPE	BLDG DESCRIPTION	STORIES	HUD BLDG GSF	# OF BLDGS	TOTAL HUD BLDG GSF
Mail & Pool Kiosk	Amenity Bldg	1	1,236	1	1,236
Trash Compactor	Amenity Bldg	1	700	1	700
TOTAL				2	1,936

PARKING SPACE TABULATION

Surface Parking	238
Parallel Parking	0
HC Parking	9
Total Parking Spaces	247

Site Building #	Building Type	1 Bed Unit	2 Bed Unit	Studio Unit	Total Units Per Floor	Number of Stories	Total Units Per Building Type	Building Types on Site		Site Units
1	A	12	12	3	27	1	27	1	1	27
		16	12	1	27	2	54		1	54
2	B	10	2	4	16	1	16		1	16
		18	4	0	22	2	44		1	44
3	C	3	13	2	18	1	18		1	18
		5	13	0	18	2	36		1	36
								TOTAL BLDGS ON SITE	7	TOTAL UNITS ON SITE 295

Site Building #	Building Type	1 bedroom units on site	2 bedroom units on site	Studio Units	Beds on site
1	A	40	36	3	117
2	B	46	10	4	70
3	C	13	39	2	93
	Site Unit Type Count	99	85	11	
	Percentage	50.8%	43.6%	5.6%	
	Total Beds On Site				280



SITE PLAN GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS INTENDED TO SUPPLEMENT CODE SUMMARY INFORMATION. SEE CIVIL ENGINEERING DRAWINGS FOR COMPLETE SITE INFORMATION.
2. SEE CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION OF LANDSCAPE & RETAINING WALLS.
3. SEE CIVIL ENGINEERING DRAWINGS FOR ALL CIVIL ENGINEERING INFORMATION.
4. COORDINATE ALL FINISH ELEVATIONS, BREEZEWAY SLOPES, AND RETAINING WALL LOCATIONS WITH CIVIL ENGINEERING DRAWINGS.
5. SEE CIVIL, LANDSCAPE, ELECTRICAL, AND MECHANICAL DRAWINGS FOR LOCATIONS OF TRANSFORMERS, METER CENTERS, CONDENSING UNITS, AND FOR LOCATIONS OF METERS SUBFEEDING OTHER BUILDINGS OR SITE FEATURES.
6. = LOCATION OF TYPE-A UNIT
7. INDICATES ASSUMED PROPERTY LINE. NOTE: BUILDING SEPARATION DISTANCES NOT DIMENSIONED ARE >30'.
8. INDICATES ASSUMED APPROX. FIRE HOSE ACCESS.

1 ARCHITECTURAL SITE PLAN

1" = 30'-0"

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. design.
5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.
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Taft Family Ventures

Apartments at King Charles

1031 North King Charles Road, Raleigh NC 27610

ADMINISTRATIVE SITE PLAN REVIEW

PROGRESS DATE:
ISSUE DATE: 01.06.2021

NO.	DESCRIPTION
1	

PROJECT NO: 015319
DRAWN BY: CBT
CHECKED BY: MWM / RMN

SHEET TITLE: ARCHITECTURAL SITE PLAN

SHEET NUMBER: G002



5 BUILDING TYPE A - FRONT ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES

ROOFS
1. USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12
2. ALL ROOF SLOPES ARE INDICATED AS A 4:12 PITCH UNLESS OTHERWISE NOTED

ROOF VENTILATION
1. SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

EXTERIOR MATERIALS

- =ASPHALT SHINGLES CHARCOAL GREY
- =FIBER CEMENT PANELS AND TRIM, COLOR - OFF WHITE BASIS OF DESIGN: HARDIETRIM BOARDS
- =EIFS - OFF WHITE
- =2" CULTURED STONE VENEER - GREY
- =ROWLOCK/SOLDIER (MATCH STONE COLOR)
- =HORIZONTAL LAP SIDING ACCENT PANELS 5.25" WIDTH, 4" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING AT BALCONIES, 7.25" WIDTH, 6" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING ACCENT PANELS 9" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING

1. TRIM TO BE WHITE EXCEPT TRIM MEMBERS WITHIN F.C. PANELS - WHICH ARE TO BE SAME PAINT COLOR AS THE PANELS.
2. ALL BRACKTES TO BE OFF WHITE SOLID PVC.
3. ALL EXT DOORS AND GATES TO BE METAL, COLOR TBD.



4 BUILDING TYPE A - EAST ENTRANCE ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE A - SOUTH INTERIOR ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE A - INTERIOR CORNER ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE A - EAST INTERIOR ELEVATION
1/8" = 1'-0"

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Taft Family Ventures
Apartments at King Charles
1031 North King Charles Road, Raleigh NC 27610
ADMINISTRATIVE SITE PLAN REVIEW

[redacted]

PROGRESS DATE:
ISSUE DATE: 01.06.2021

#	DATE	DESCRIPTION
1	01.06.2021	ADMIN SUBMITTAL

PROJECT NO: 015319
DRAWN BY: CBT
CHECKED BY: MWM

SHEET TITLE:
BLDG TYPE A - ELEVATIONS

SHEET NUMBER:
A201



3 BUILDING TYPE A - NORTH ENTRANCE ELEVATION

1/8" = 1'-0"

ELEVATION GENERAL NOTES

ROOFS

1. USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12
2. ALL ROOF SLOPES ARE INDICATED AS A 4:12 PITCH UNLESS OTHERWISE NOTED

ROOF VENTILATION

1. SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

EXTERIOR MATERIALS

- =ASPHALT SHINGLES CHARCOAL GREY
- =FIBER CEMENT PANELS AND TRIM, COLOR - OFF WHITE BASIS OF DESIGN: HARDIETRIM BOARDS
- =EIFS - OFF WHITE
- =2" CULTURED STONE VENEER - GREY
- =ROWLOCK/SOLDIER (MATCH STONE COLOR)
- =HORIZONTAL LAP SIDING ACCENT PANELS 5.25" WIDTH, 4" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING AT BALCONIES, 7.25" WIDTH, 6" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING ACCENT PANELS 9" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING

1. TRIM TO BE WHITE EXCEPT TRIM MEMBERS WITHIN F.C. PANELS - WHICH ARE TO BE SAME PAINT COLOR AS THE PANELS.
2. ALL BRACKTES TO BE OFF WHITE SOLID PVC.
3. ALL EXT DOORS AND GATES TO BE METAL, COLOR TBD.



2 BUILDING TYPE A - WEST REAR ELEVATION (A-A)

1/8" = 1'-0"



1 BUILDING TYPE A - WEST REAR ELEVATION (B-B)

1/8" = 1'-0"

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PROGRESS DATE:	
ISSUE DATE:	XX.XX.XXX
PROJECT NO:	015319
DRAWN BY:	CBT
CHECKED BY:	MWM

SHEET TITLE: BLDG TYPE A - ELEVATIONS

SHEET NUMBER: A202



4 BUILDING TYPE B - FRONT ELEVATION (A-A)
1/8" = 1'-0"

ELEVATION GENERAL NOTES

ROOFS
1. USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12
2. ALL ROOF SLOPES ARE INDICATED AS A 4:12 PITCH UNLESS OTHERWISE NOTED

ROOF VENTILATION
1. SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

EXTERIOR MATERIALS

- =ASPHALT SHINGLES CHARCOAL GREY
- =FIBER CEMENT PANELS AND TRIM, COLOR - OFF WHITE BASIS OF DESIGN: HARDIETRIM BOARDS
- =EIFS - OFF WHITE
- =2" CULTURED STONE VENEER - GREY
- =ROWLOCK/SOLDIER (MATCH STONE COLOR)
- =HORIZONTAL LAP SIDING ACCENT PANELS 5.25" WIDTH, 4" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING AT BALCONIES, 7.25" WIDTH, 6" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING ACCENT PANELS 9" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING

1. TRIM TO BE WHITE EXCEPT TRIM MEMBERS WITHIN F.C. PANELS - WHICH ARE TO BE SAME PAINT COLOR AS THE PANELS.
2. ALL BRACKTES TO BE OFF WHITE SOLID PVC.
3. ALL EXT DOORS AND GATES TO BE METAL, COLOR TBD.



3 BUILDING TYPE B - FRONT ELEVATION (B-B)
1/8" = 1'-0"



2 BUILDING TYPE B - NORTH ENTRANCE ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE B - SOUTH ENTRANCE ELEVATION
1/8" = 1'-0"

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ISSUE DATE:	01.06.2021
PROJECT NO:	015319
DRAWN BY:	NA
CHECKED BY:	MWM

SHEET TITLE: BLDG TYPE B - ELEVATIONS

SHEET NUMBER: A203



2 BUILDING TYPE B - REAR ELEVATION (A-A)

1/8" = 1'-0"



1 BUILDING TYPE B - REAR ELEVATION (B-B)

1/8" = 1'-0"

ELEVATION GENERAL NOTES

ROOFS

1. ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12
2. ALL ROOF SLOPES ARE INDICATED AS A 4:12 PITCH UNLESS OTHERWISE NOTED

ROOF VENTILATION

1. SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

EXTERIOR MATERIALS

- =ASPHALT SHINGLES CHARCOAL GREY
- =FIBER CEMENT PANELS AND TRIM, COLOR - OFF WHITE BASIS OF DESIGN: HARDIETRIM BOARDS
- =EIFS - OFF WHITE
- =2" CULTURED STONE VENEER - GREY
- =ROWLOCK/SOLDIER (MATCH STONE COLOR)
- =HORIZONTAL LAP SIDING ACCENT PANELS 5.25" WIDTH, 4" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING AT BALCONIES, 7.25" WIDTH, 6" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING ACCENT PANELS 9" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING

1. TRIM TO BE WHITE EXCEPT TRIM MEMBERS WITHIN F.C. PANELS - WHICH ARE TO BE SAME PAINT COLOR AS THE PANELS.
2. ALL BRACKETS TO BE OFF WHITE SOLID PVC.
3. ALL EXT DOORS AND GATES TO BE METAL, COLOR TBD.

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PROGRESS DATE:
ISSUE DATE: 01.06.2021

NO.	DATE	DESCRIPTION
1		

PROJECT NO: 015319
DRAWN BY: NA
CHECKED BY: MWM

SHEET TITLE: BLDG TYPE B - ELEVATIONS

SHEET NUMBER: A204

ELEVATION GENERAL NOTES

ROOFS
1. USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12
2. ALL ROOF SLOPES ARE INDICATED AS A 4:12 PITCH UNLESS OTHERWISE NOTED

ROOF VENTILATION
1. SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

EXTERIOR MATERIALS

- =ASPHALT SHINGLES CHARCOAL GREY
- =FIBER CEMENT PANELS AND TRIM, COLOR - OFF WHITE BASIS OF DESIGN: HARDIETRIM BOARDS
- =EIFS - OFF WHITE
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- =HORIZONTAL LAP SIDING ACCENT PANELS 9" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING

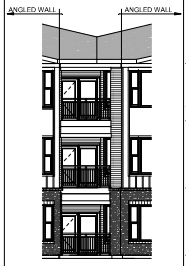
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2. ALL BRACKETES TO BE OFF WHITE SOLID PVC.
3. ALL EXT DOORS AND GATES TO BE METAL, COLOR TBD.



5 BUILDING TYPE C - FRONT ENTRY
1/8" = 1'-0"



4 BUILDING TYPE C - INT SOUTH FACING ELEVATION
1/8" = 1'-0"



3 BC - INT CORNER
1/8" = 1'-0"



2 BUILDING TYPE C - FRONT INT 1
1/8" = 1'-0"



1 BUILDING TYPE C - EAST ENTRANCE ELEVATION
1/8" = 1'-0"

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PROGRESS DATE:
ISSUE DATE: 01.06.2021
DESCRIPTION
PROJECT NO: 015319
DRAWN BY: NA
CHECKED BY: MWM
SHEET TITLE: BLDG TYPE C - ELEVATIONS
SHEET NUMBER: A205

ELEVATION GENERAL NOTES

ROOFS
1. USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12
2. ALL ROOF SLOPES ARE INDICATED AS A 4:12 PITCH UNLESS OTHERWISE NOTED

ROOF VENTILATION
1. SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

EXTERIOR MATERIALS

- =ASPHALT SHINGLES CHARCOAL GREY
- =FIBER CEMENT PANELS AND TRIM, COLOR - OFF WHITE BASIS OF DESIGN: HARDETRIM BOARDS
- =EIFS - OFF WHITE
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2. ALL BRACKETS TO BE OFF WHITE SOLID PVC.
3. ALL EXT DOORS AND GATES TO BE METAL. COLOR TBD.



2 BUILDING TYPE C - REAR ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE C - WEST ENTRANCE ELEVATION
1/8" = 1'-0"

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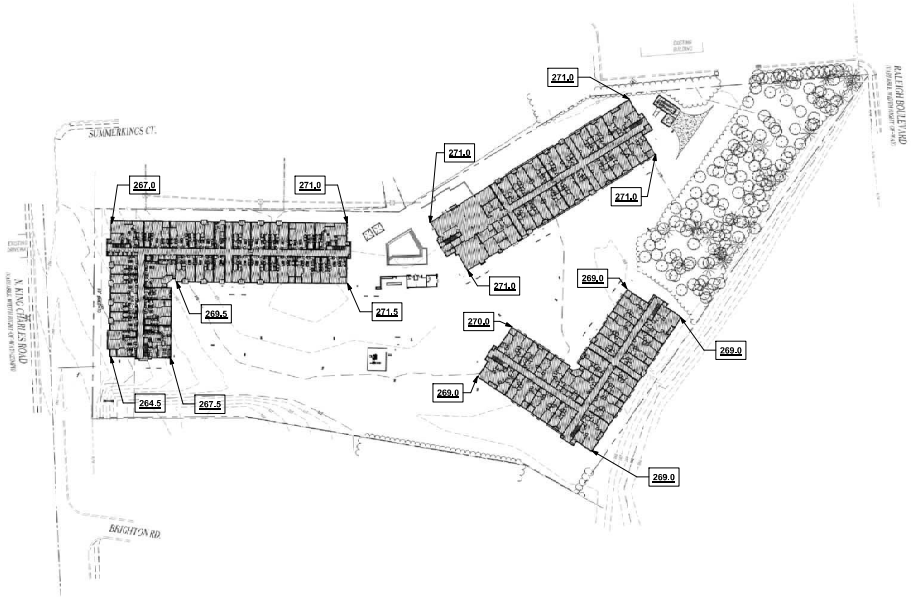
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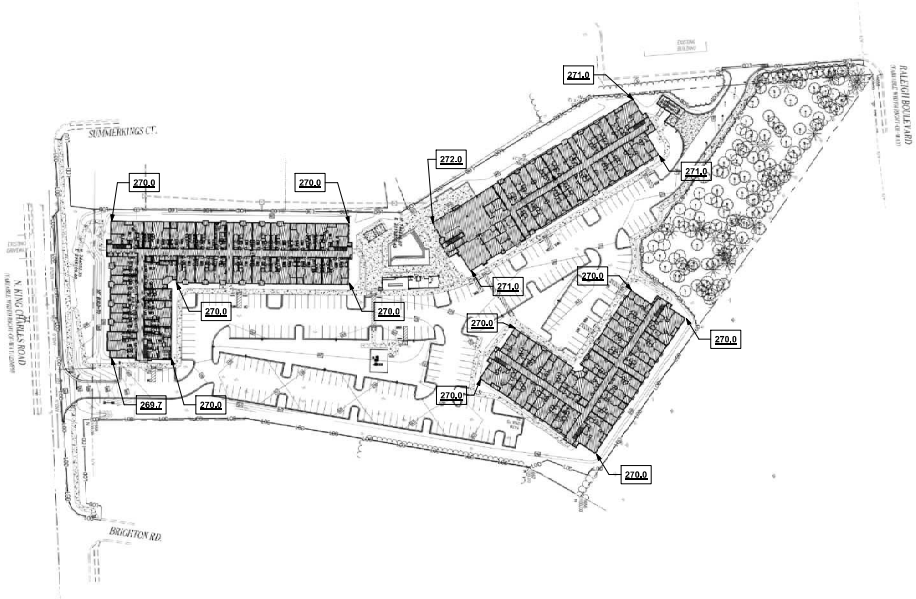
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PROGRESS DATE:
ISSUE DATE: 01.06.2021
PROGRESS SET
ISSUE SET
DESCRIPTION

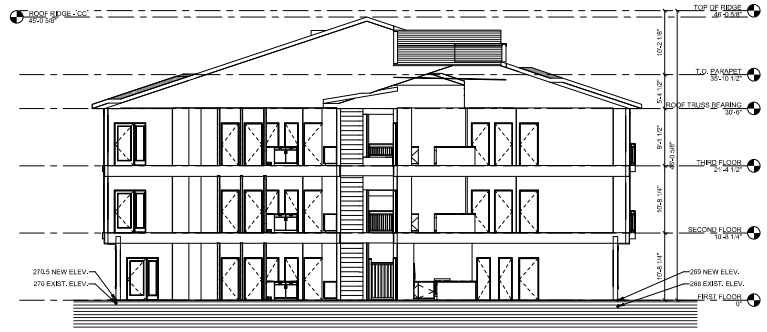
PROJECT NO: 015319
DRAWN BY: NW
CHECKED BY: MWM
SHEET TITLE: BLDG TYPE C - ELEVATIONS
SHEET NUMBER: A206



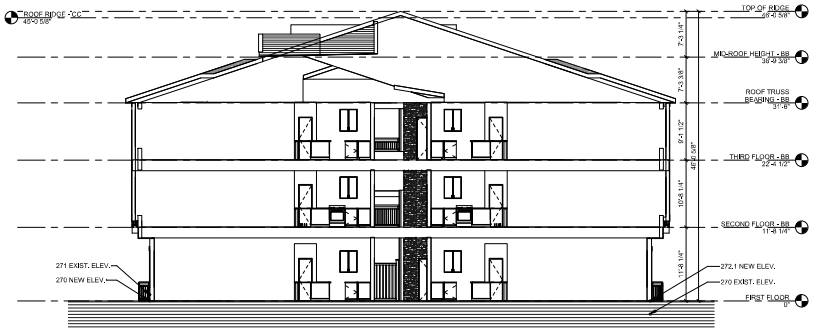
5 BUILDING PLANS WITH EXISTING TOPO
NTS



4 BUILDING PLANS WITH NEW TOPO
NTS



3 BUILDING C - SECTION
1/8" = 1'-0"



2 BUILDING B - SECTION
1/8" = 1'-0"



1 BUILDING A - SECTION
1/8" = 1'-0"

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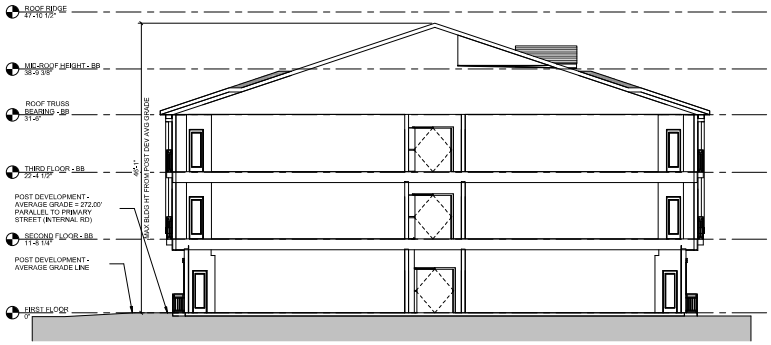
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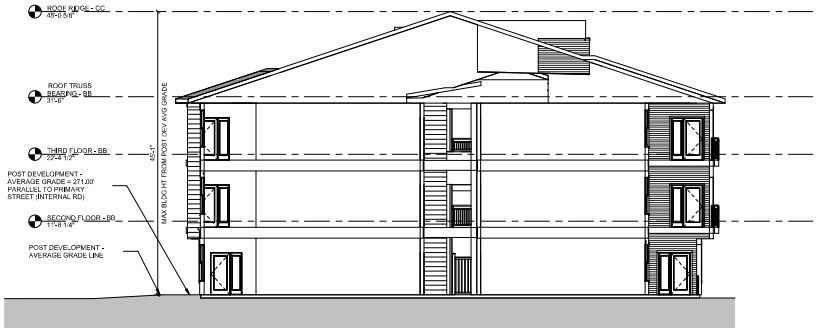
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PROGRESS DATE:
ISSUE DATE: 01.06.2021
DESCRIPTION
PROJECT NO: 015319
DRAWN BY: CBT
CHECKED BY: MVM
SHEET TITLE:
BUILDING SECTIONS & PLANS W/ SPOT ELEVATIONS
SHEET NUMBER:
A207



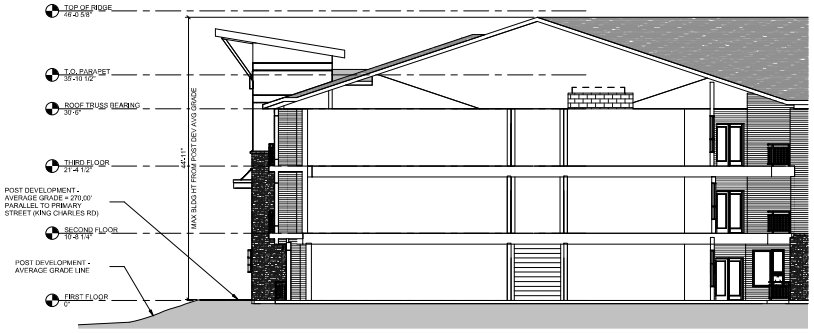
3 BUILDING B - SECTION W/ AVG HT AT MAIN INTERNAL RD

1/8" = 1'-0"



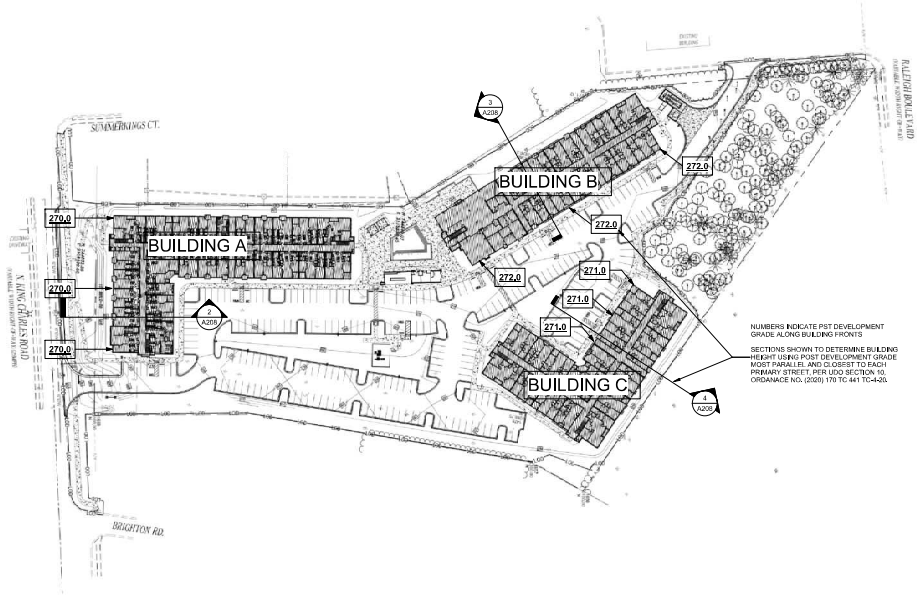
4 BUILDING C - SECTION W/ AVG HT AT MAIN INTERNAL RD

1/8" = 1'-0"



2 BUILDING A - SECTION W/ AVG HT AT KING CHARLES RD

1/8" = 1'-0"



1 SITE PLAN - AVG POST-DEVELOPMENT GRADING

1/8" = 1'-0"

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PROGRESS DATE:
ISSUE DATE: 01.06.2021

NO.	DATE	DESCRIPTION
1	01.06.2021	ADMIN SUBMITTAL

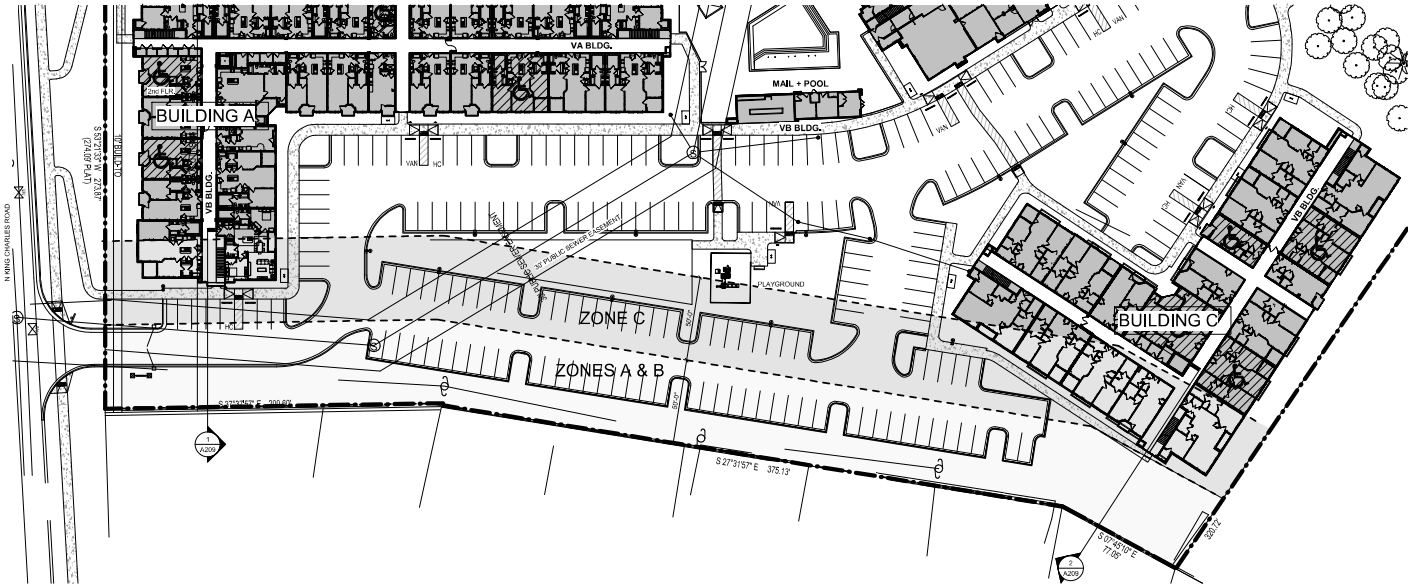
PROJECT NO: 015319

DRAWN BY: Author

CHECKED BY: Checker

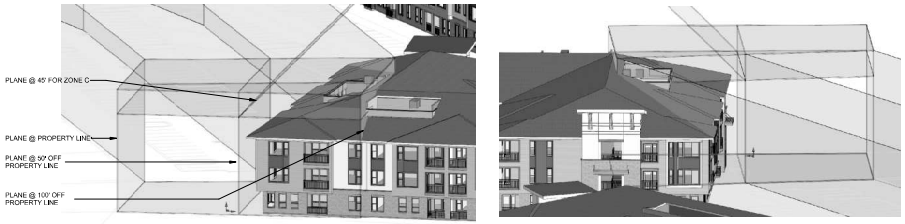
SHEET TITLE:
MAX BLDG HEIGHTS - POST DEV. SECTIONS

SHEET NUMBER:
A208



3 ARCHITECTURAL SITE PLAN

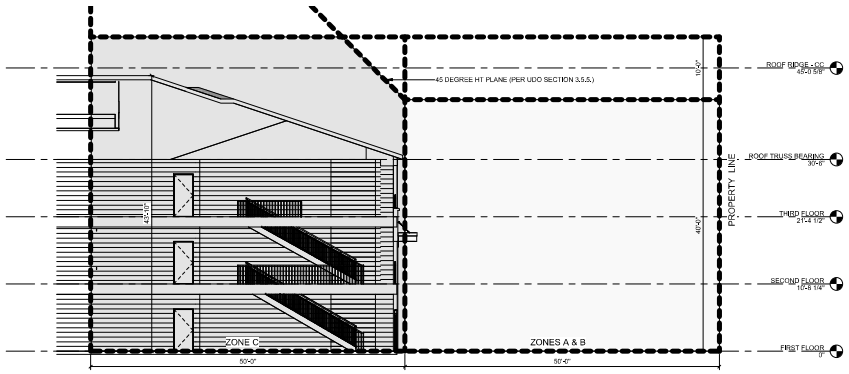
1" = 30'-0"



3D VIEWS SHOWING BUILDING C UDO COMPLIANCE WITHIN ZONE C

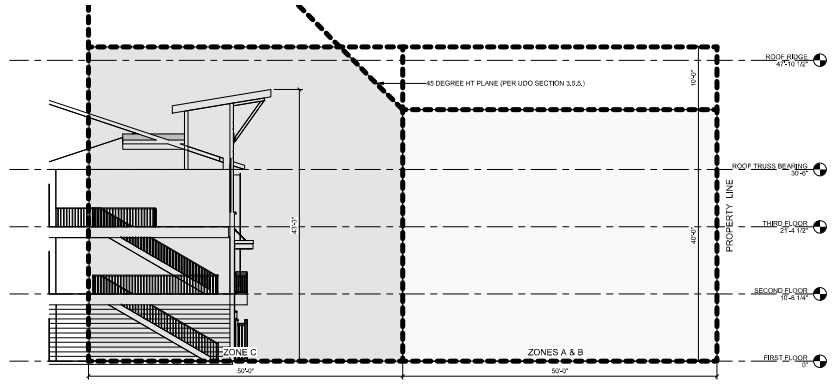


3D VIEWS SHOWING BUILDING A UDO COMPLIANCE WITHIN ZONE C



2 BUILDING C - ZONE C SECTION

1/8" = 1'-0"



1 BUILDING A - ZONE C SECTION

1/8" = 1'-0"

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ADMINISTRATIVE SITE PLAN REVIEW

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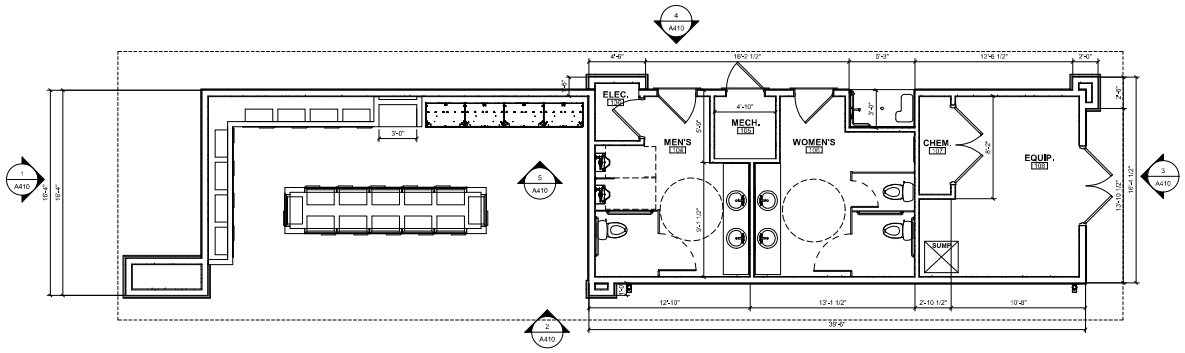
PROGRESS DATE:
ISSUE DATE: 01.06.2021

#	DESCRIPTION
1	PER R.F.I.

PROJECT NO: 015319
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE:
ZONE C COMPLIANCE DIAGRAMS

SHEET NUMBER:
A209

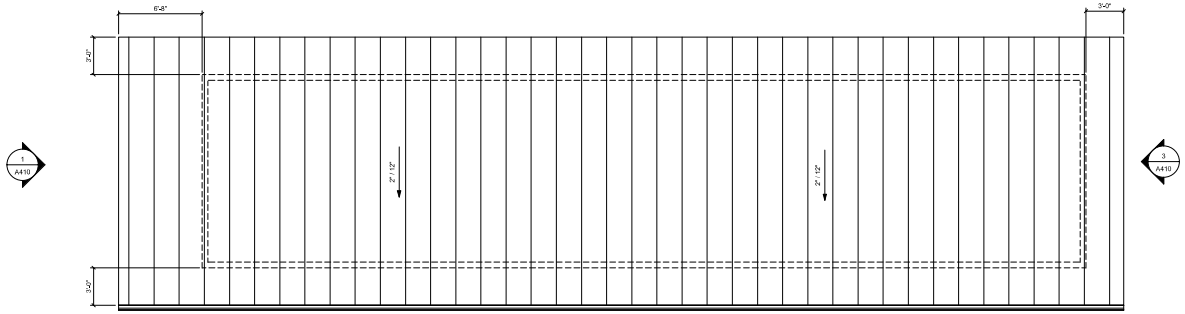


7 MAIL & POOL PAVILION - FLOOR PLAN
1/4" = 1'-0"

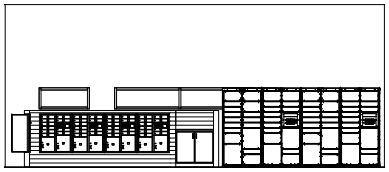
EXTERIOR MATERIALS

- =ASPHALT SHINGLES CHARCOAL GREY
- =FIBER CEMENT PANELS AND TRIM, COLOR - OFF WHITE BASIS OF DESIGN: HARDIETRIM BOARDS
- =EIFS - OFF WHITE
- =2" CULTURED STONE VENEER - GREY
- =ROWLOCK/SOLDIER (MATCH STONE COLOR)
- =HORIZONTAL LAP SIDING ACCENT PANELS 5.25" WIDTH, 4" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING AT BALCONIES, 7.25" WIDTH, 6" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING
- =HORIZONTAL LAP SIDING ACCENT PANELS 9" EXPOSURE, BASIS OF DESIGN: HARDIEPLANK LAP SIDING

1. TRIM TO BE WHITE EXCEPT TRIM MEMBERS WITHIN F.C. PANELS - WHICH ARE TO BE SAME PAINT COLOR AS THE PANELS.
2. ALL BRACKTES TO BE OFF WHITE SOLID PVC.
3. ALL EXT DOORS AND GATES TO BE METAL. COLOR TBD.



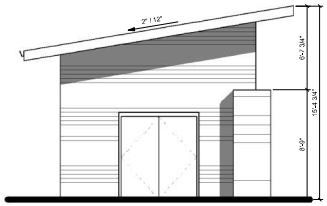
6 MAIL & POOL PAVILION - ROOF PLAN
1/4" = 1'-0"



5 MAIL & POOL PAVILION - MAILBOX & PACKAGE LOCKER ELEVATION
1/4" = 1'-0"



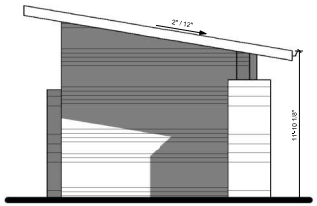
4 MAIL & POOL PAVILION - REAR ELEVATION
1/4" = 1'-0"



3 MAIL & POOL PAVILION - RIGHT ELEVATION
1/4" = 1'-0"



2 MAIL & POOL PAVILION - FRONT ELEVATION
1/4" = 1'-0"



1 MAIL & POOL PAVILION - LEFT ELEVATION
1/4" = 1'-0"

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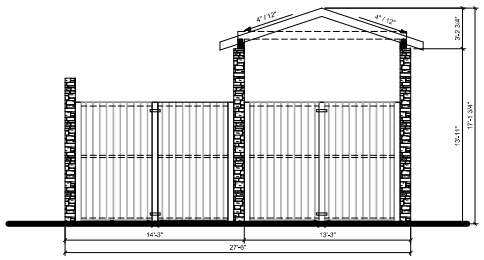
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PROGRESS DATE:			
ISSUE DATE:	XX.XX.XXX		
REVISIONS	DATE	PER	DESCRIPTION

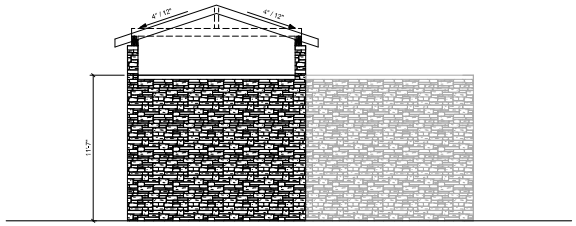
PROJECT NO: 015319
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE:
MAIL & POOL PAVILION

SHEET NUMBER:
A410



5 TRASH COMPACTOR - FRONT ELEVATION
1/4" = 1'-0"

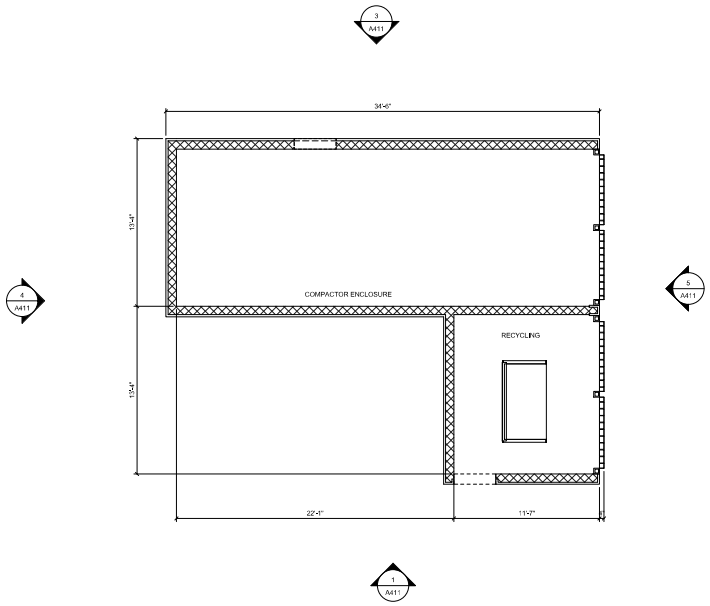


4 TRASH COMPACTOR - REAR ELEVATION
1/4" = 1'-0"

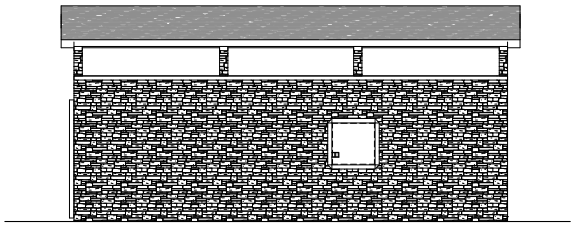
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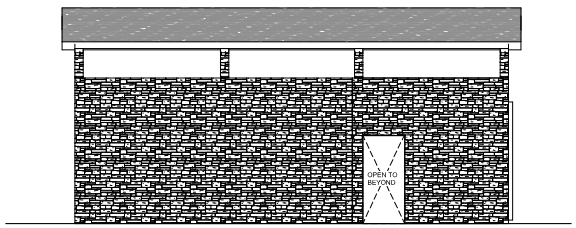
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2. ALL BRACKETS TO BE OFF WHITE SOLID PVC.
3. ALL EXT DOORS AND GATES TO BE METAL, COLOR TBD.



2 TRASH COMPACTOR - FLOOR PLAN
1/4" = 1'-0"



3 TRASH COMPACTOR - RIGHT ELEVATION
1/4" = 1'-0"



1 TRASH COMPACTOR - LEFT ELEVATION
1/4" = 1'-0"

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REVISIONS	
NO.	DATE
1	

PROJECT NO: 015319
DRAWN BY: NA
CHECKED BY: MWM
SHEET TITLE: TRASH COMPACTOR
SHEET NUMBER: A411