

Administrative Site Review Application

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



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

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

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

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		
Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: <u>Z-61-23</u> Design Alternate #: _____

GENERAL INFORMATION

Development name: THE MILL

Inside City limits? Yes No

Property address(es): 2210 Spring Forest Road, Raleigh, NC 27615

Site P.I.N.(s): 1716796168

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

Construction of one (1) proposed building with all associated utilities/ amenities

Current Property Owner(s): Dane Sambrick

Company: The Mill Apartments, LLC	Title: Manager
Address: 4944 Windy Hill Dr., Raleigh NC 27609	
Phone #: 9196020678	Email: dsambrick@sambrick.us

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

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

Company: JAECO	Address: 333 Wade Ave, Raleigh NC 27605
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Phone #: 9198284428	Email: info@jaeco.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Dane Sambrick	
Company: Sambrick Management LLC	Title: Manager
Address: 4944 Windy Hill Dr. Raleigh NC 27609	
Phone #: 9196020678	Email: dsambrick@sambrick.us
Applicant Name: same	
Company: same	Address: same
Phone #: same	Email: same

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): RX-3-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.37 AC	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 52	New gross floor area: 36,740 sf
Max # parking permitted (7.1.2.C): N/A	Total sf gross (to remain and new): 36,740
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant Lot	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Apartment	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>0</u> Proposed total (sf) <u>24,098</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>3,410</u> Proposed total (sf) <u>4,076</u>
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 30	Total # of hotel bedrooms:
# of bedroom units: 1br <u>12</u> 2br <u>12</u> 3br <u>6</u> 4br or more _____	
# of lots: <u>1</u>	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page 4.

APPLICANT SIGNATURE BLOCK

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

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

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

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

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

Signature:



Date: 09-12-2024

Printed Name: Dane J. Sambrick

Signature:

Date:

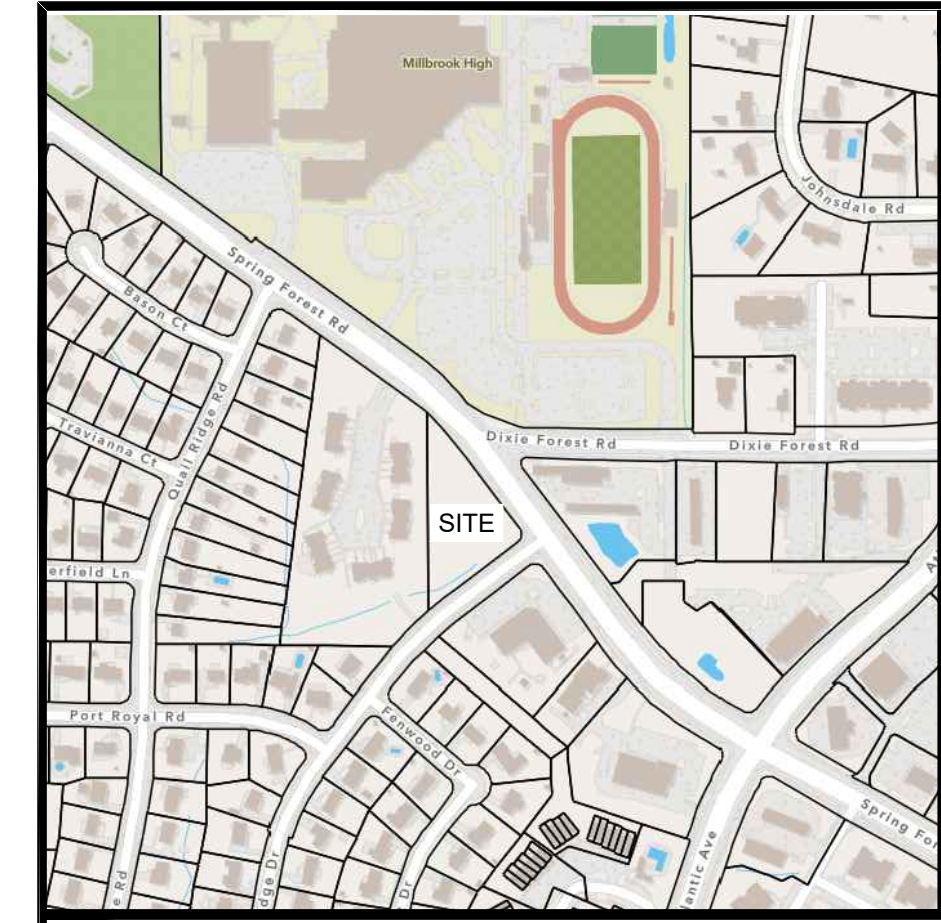
Printed Name:

THE MILL

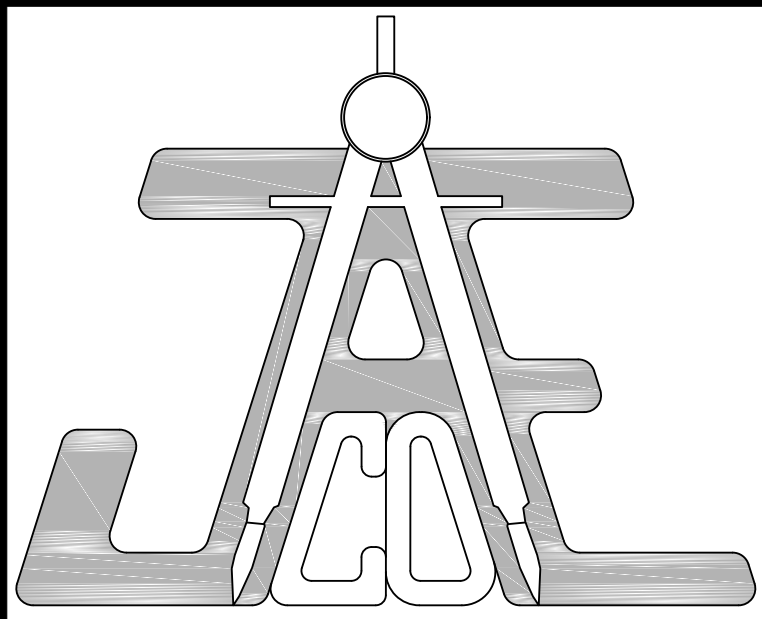
ASR- _____ -2024

2210 SPRING FOREST ROAD
RALEIGH, NC 27615

09/12/2024



VICINITY MAP
NOT TO SCALE



JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

THE MILL
2210 Spring Forest Road
Raleigh, NC 27615

THE MILL APARTMENTS LLC
4944 Windy Hill Dr. Raleigh, LLC
Raleigh, NC 27609

Call 911 before you dig.

LEGEND

SHEET INDEX

C-0.00	COVER SHEET
C-1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.00	SITE PLAN
C-3.00	GRADING PLAN
C-4.00	UTILITY PLAN
C-4.01	FIRE COVERAGE PLAN
C-5.00	STORMDRAIN & STORMWATER MANAGEMENT PLAN
LA-1	LANDSCAPE PLAN
A201	ELEVATIONS

SITE DATA

SITE ADDRESS:	2210 SPRING FOREST; RALEIGH, NC 27615	
WAKE COUNTY PIN#:	1716796168	
ZONING:	RX-3-CU	
EXISTING AREA:	59,894 SF (1.37 AC)	
AREA TO BE DEDICATED:	2,030 SF (0.05 AC)	
NET AREA:	57,864 SF (1.29 AC)	
PRIMARY STREET PER TC-5A-18 & SEC.1.5.4.C:	SPRING FOREST ROAD	
MIXED USE APARTMENT (UDO SEC. 3.2.4.A):	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	7,500 SF	57,864 SF
MINIMUM LOT WIDTH	N/A	N/A
OUTDOOR AMENITY AREA	5,787 SF (10%)	10,653 SF (18%)
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES MAX
EXISTING USE:	VACANT	
PROPOSED USE:	APARTMENT	
VEHICLE PARKING:	REQUIRED	PROVIDED
BICYCLE PARKING:	REQUIRED	PROVIDED
IMPERVIOUS: (WITHIN EFFECTIVE AREA)	3,410 SF (0.08 AC)	28,174 SF (0.65 AC)
PRINCIPAL BUILDING SETBACKS (UDO SEC. 3.2.4.B):	REQUIRED	PROVIDED
PRIMARY STREET	5'	12.1'
SIDE STREET	5'	17.1'
SIDE SITE LINE	0' OR 6'	64.7'
REAR SITE LINE	0' OR 6'	N/A
ALLEY	4' OR 20'	N/A
PARKING SETBACKS (UDO SEC. 3.2.4.C):	REQUIRED	PROVIDED
PRIMARY STREET	10'	27.0'
SIDE STREET	10'	17.6'
SIDE LOT LINE	0'	6'
REAR LOT LINE	0'	N/A
ALLEY	4'	N/A

COVER SHEET

Number	Description	Date

JAECO #: 183-01
DRAWING SCALE: N/A
DRAWN BY: CKC
CHECKED BY: TT
DATE ISSUED: 09/12/2024

C-0.00

OWNER:
The Mill Apartments LLC
4944 Windy Hill Drive
Raleigh, NC 27609

DEVELOPER:
SAMBRICK
4944 Windy Hill
Raleigh, N.C. 27609

ARCHITECT:
Design Line Studios, PLLC
PO Box 1928
Fuquay-Varina, NC 27526
(919) 604-27526

CIVIL ENGINEER:
JAECO
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, NC 27605
Phone: (919) 828 - 4428
Fax: (919) 828 - 4711
E-mail: info@jaeco.com

SITE WILL BE EXEMPT FROM CROSS ACCESS REQUIREMENTS PER UDO 8.3.5.D.5.b.1

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

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

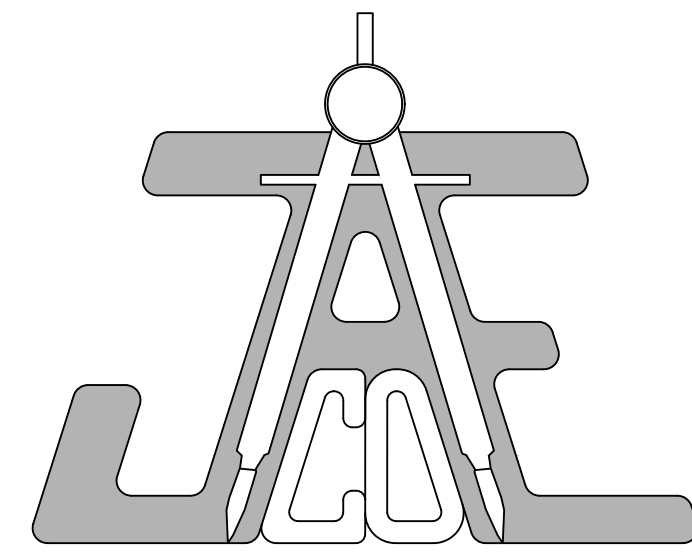
ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division and schedule a Pre-construction meeting on the Development Portal prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.
Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

ABBREVIATIONS

APPLICABLE TO ENTIRE PLAN SET

AC	ACRE
APPROX	APPROXIMATE
B-B	BACK-TO-BACK
BFP	BACKFLOW PREVENTER
BM	BOOK OF MAPS
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
COR	CITY OF RALEIGH
CP	COMPUTED POINT
DB	DEED BOOK
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DTL	DETAIL
ECM	EX CONC MONUMENT
EIP	EX IRON PIPE
EIR	EX IRON ROD
ELEC	ELECTRIC
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FH	FIRE HYDRANT
FM	FORCE MAIN
FP	FLOODPLAIN
GIS	GEOGRAPHIC INFORMATION SYSTEM
GM	GAS METER
GP	GALVANIZED PIPE
GW	GUY ANCHOR
HB	HOT BOX
HDPE	HIGH DENSITY POLYETHYLENE
IPS	IRON PIPE SET
LF	LINEAR FEET
LP	LIGHT POLE
LOC	LOCATION
MAGS	MAG NAIL SET
MH	MANHOLE
N/F	NOW OR FORMERLY
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PG	PAGE
PP	POWER POLE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONC PIPE
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
RSDM	RALEIGH STREET DESIGN MANUAL
SF	SQUARE FEET
SS	SANITARY SEWER
STBK	SETBACK
STD	STANDARD
SWM	STORMWATER MANAGEMENT
TBA	TO BE ABANDONED
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TF	ELECTRIC TRANSFORMER
TP	TELEPHONE PEDESTAL
TYP	TYPICAL
UNK	UNKNOWN
WW	WATER VALVE
WLE	WATER LINE ESMT
WM	WATER METER
YI	YARD INLET



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

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached	General
<input type="checkbox"/> Attached	Mixed use
<input type="checkbox"/> Townhouse	Civic
<input checked="" type="checkbox"/> Apartment	Cottage Court
<input type="checkbox"/> Tiny house	Frequent Transit Development Option
<input type="checkbox"/> Open lot	

Subdivision case #: _____
Scoping/ketch plan case #: _____
Certificate of Appropriateness #: _____
Board of Adjustment #: _____
Zoning Case #: Z-61-23
Design Alternate #: _____

GENERAL INFORMATION

Development name: THE MILL
Inside City limits? Yes No
Property address(es): 2210 Spring Forest Road, Raleigh, NC 27615
Site P.I.N.(s): 1716796168
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
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Company: The Mill Apartments, LLC Title: Manager
Address: 4944 Windy Hill Dr., Raleigh NC 27609
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Company: JAECO Address: 333 Wade Ave, Raleigh NC 27605
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NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact: Dane Sambrick
Company: Sambrick Management LLC Title: Manager
Address: 4944 Windy Hill Dr. Raleigh NC 27609
Phone #: 9196020678 Email: dsambrick@sambrick.us
Applicant Name: same
Company: same Address: same
Phone #: same Email: same

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): RX-3-CU Gross site acreage: 1.37 AC # of parking spaces proposed: 52 Max # of parking permitted (7.1.2.C): N/A Overlay District (if applicable): N/A Existing use (UDO 6.1.4): Vacant Lot Proposed use (UDO 6.1.4): Apartment	Existing gross floor area (not to be demolished): 0 New gross floor area to be demolished: 0 New gross floor area: 36,740 sf Total of gross to remain and new: 36,740 Proposed # of buildings: 1 Proposed # of stories for each: 3 Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 24,098	Impervious Area for Compliance (includes ROW): Existing (sf) 3,410 Proposed total (sf) 4,076
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 30 # of bedroom units: 1br 12 2br 12 3br 6 # of lots: 1	Total # of hotel bedrooms: 4br or more Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No
--	--

APPLICANT SIGNATURE BLOCK

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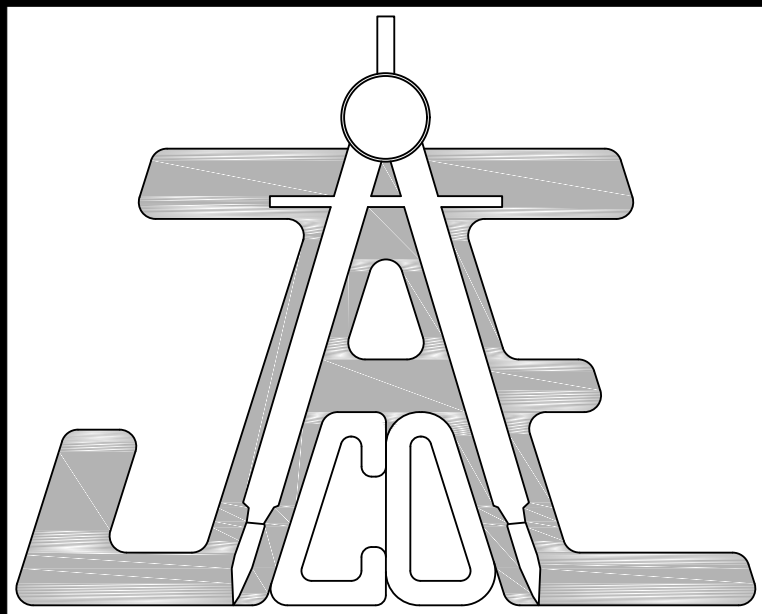
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Signature: DS Date: 09-12-2024
Printed Name: Dane J. Sambrick
Signature: _____ Date: _____
Printed Name: _____

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 ("MISS UTILITY") MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM



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Call 811 before you dig.

LEGEND

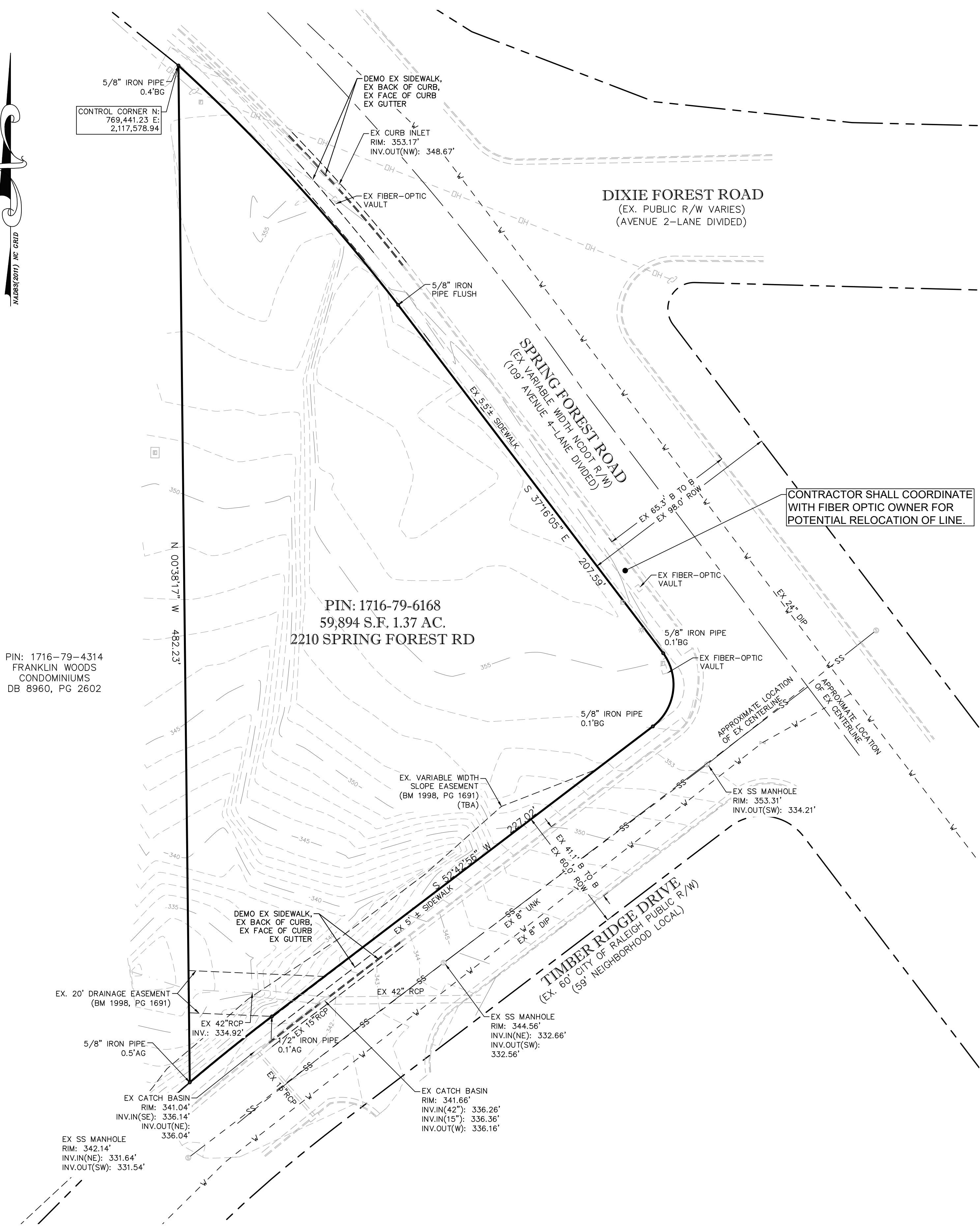
- DENOTES CONCRETE
 - DENOTES ADDRESS
 - DENOTES GREENWAY
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - PROP. LINE NOT SURVEYED
 - EASEMENT LINE
 - OHP— OVERHEAD POWERLINE
- CB
 FH
 LP
 WV
 SSMH
 GW
 MW
 PP
 TP
 GM

EXISTING CONDITIONS AND DEMOLITION PLAN

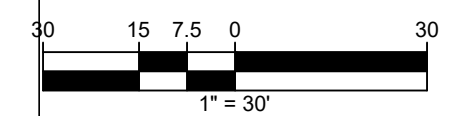
Revisions		
Number	Description	Date

JAECO #: 183-01
DRAWING SCALE: 1" = 30'
DRAWN BY: CKC
CHECKED BY: TT
DATE ISSUED: 09/12/2024

C-1.00

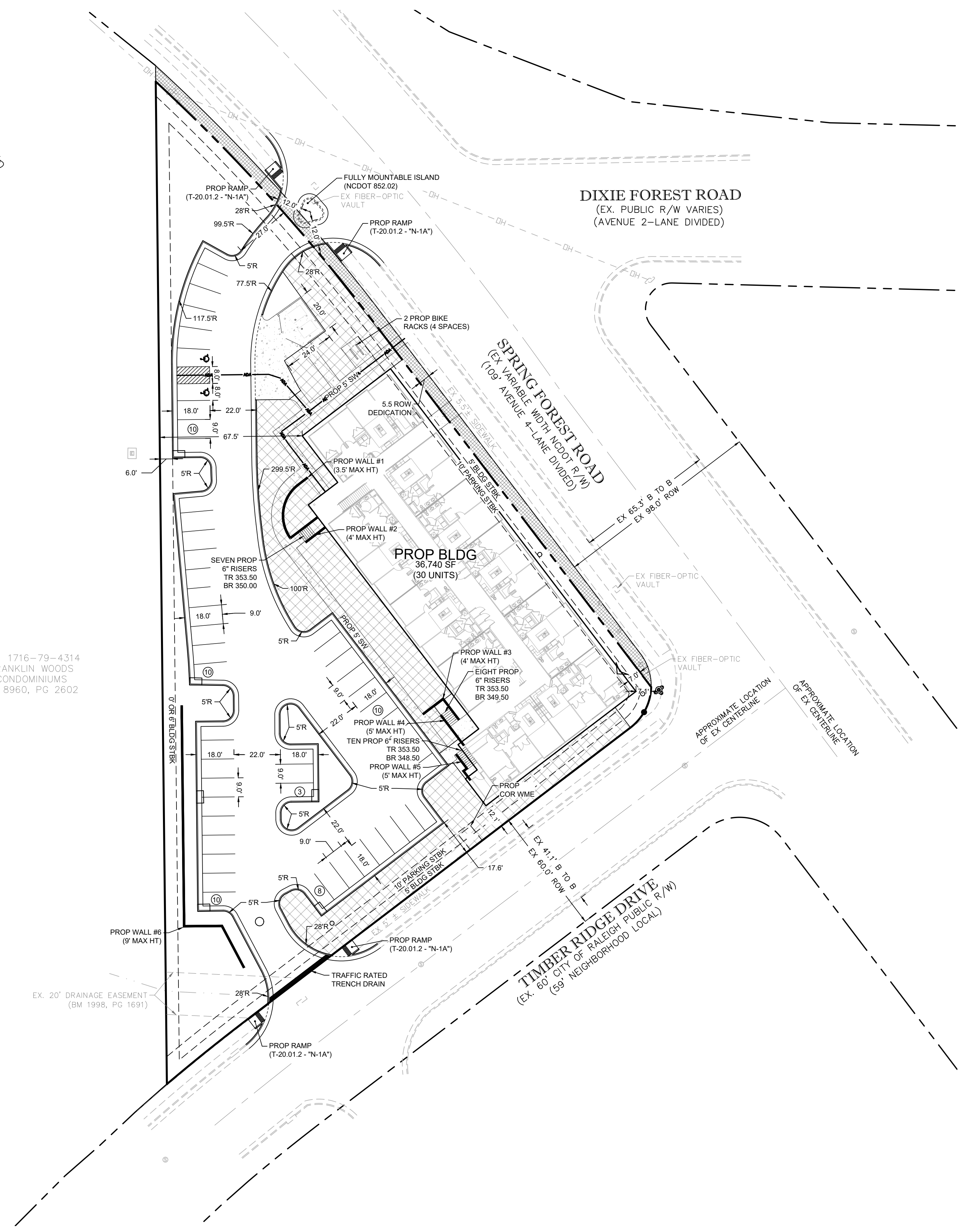


CONTRACTOR SHALL COORDINATE WITH FIBER OPTIC OWNER FOR POTENTIAL RELOCATION OF LINE.





PIN: 1716-79-4314
FRANKLIN WOODS
CONDOMINIUMS
DB 8960, PG 2602



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 ("MISS UTILITY") MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.

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 MUTCD (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. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
7. THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. 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).

TRANSPORTATION NOTES:

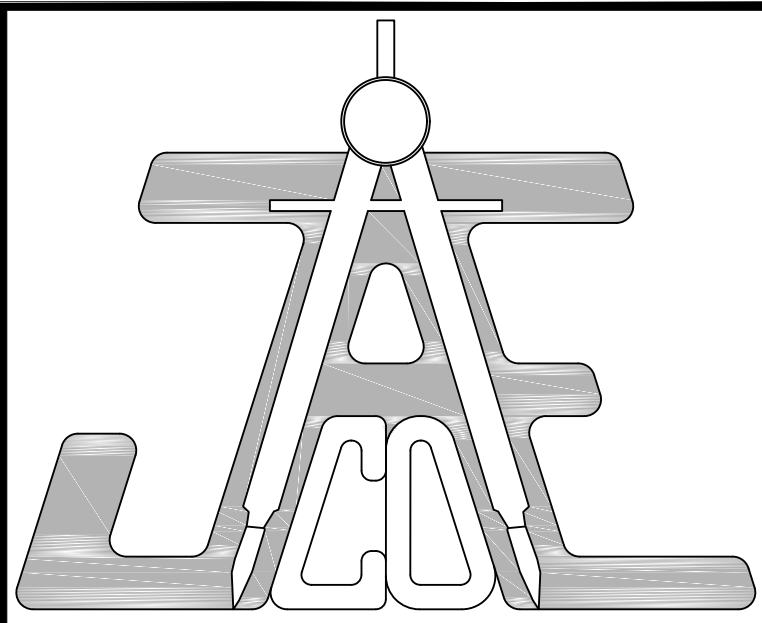
1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.01.2.
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10.10, T-10.12, AND T-10.14 AS NOTED.
6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
7. UNLESS OTHERWISE SHOWN, TURNOUT RADI TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

SITE WILL BE EXEMPT FROM CROSS ACCESS REQUIREMENTS PER UDO 9.3.5.D.5.b.1

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

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL

CONTRACTORS SHALL COORDINATE WITH FIBER OPTIC OWNER FOR POTENTIAL RELOCATION OF LINE.



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Call 811 before you dig.

LEGEND

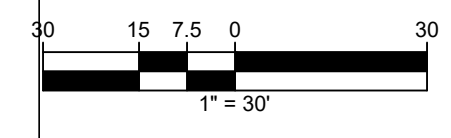
PROP PROPERTY LINE	---
PARKING SETBACK	---
BUILDING SETBACK	---
UTILITY EASEMENT	---
CENTERLINE	---
STORM EASEMENT	---
ADA PATH	---
PROP CURB	---
PROP CONC. SIDEWALK	---
PROP ROW DEDICATION (2,030 SF)	---
PROP AMENITY AREA (10,653 SF)	---

SITE PLAN

Revisions

Number	Description	Date

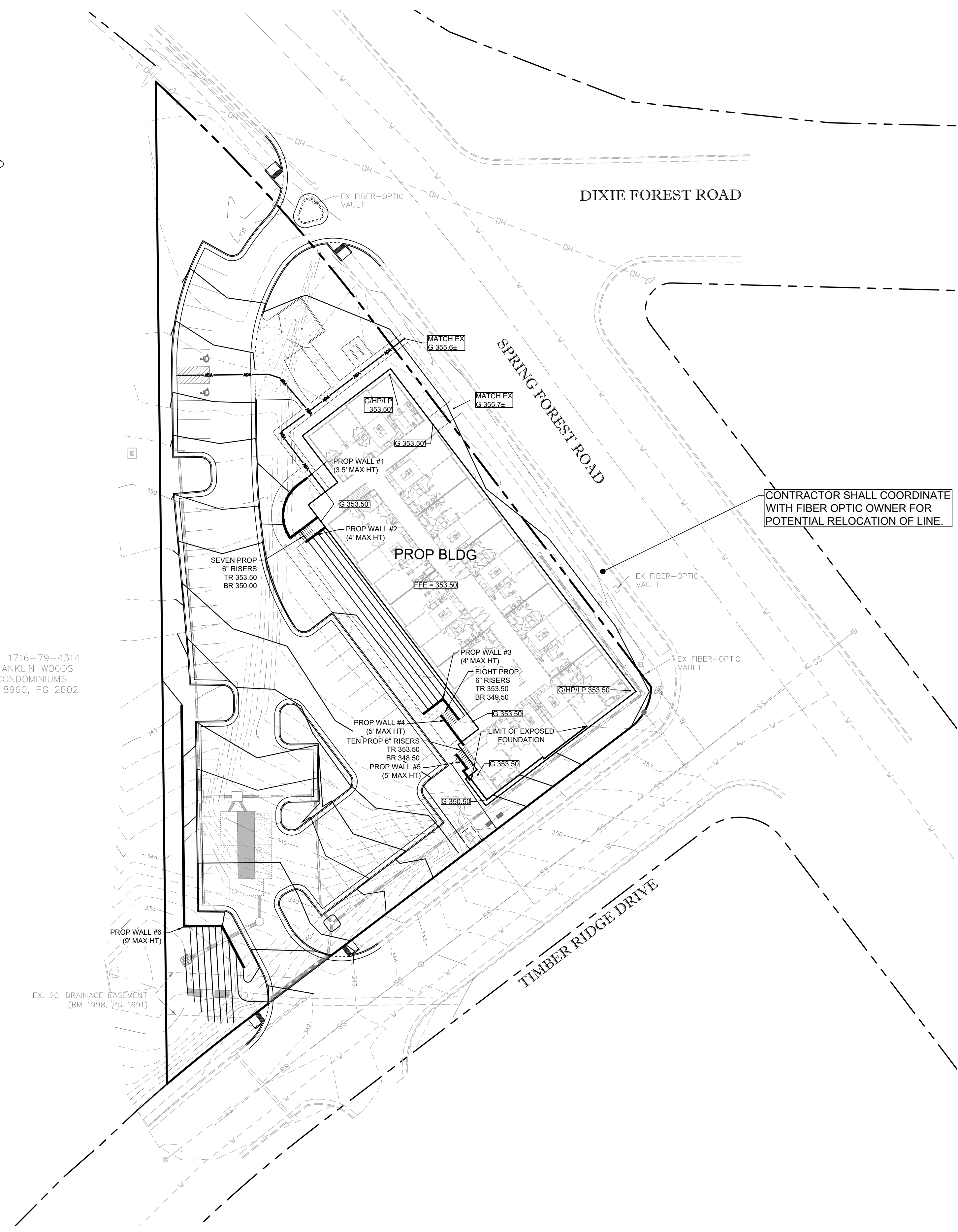
JAECO #: 183-01
DRAWING SCALE: 1" = 30'
DRAWN BY: CKC
CHECKED BY: TT
DATE ISSUED: 09/12/2024



C-2.00

MAY 2017 NC CRD

PIN: 1716-79-4314
FRANKLIN WOODS
CONDOMINIUMS
DB 8960, PG 2602



CONTRACTOR SHALL COORDINATE WITH FIBER OPTIC OWNER FOR POTENTIAL RELOCATION OF LINE.

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 ("MISS UTILITY") MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM

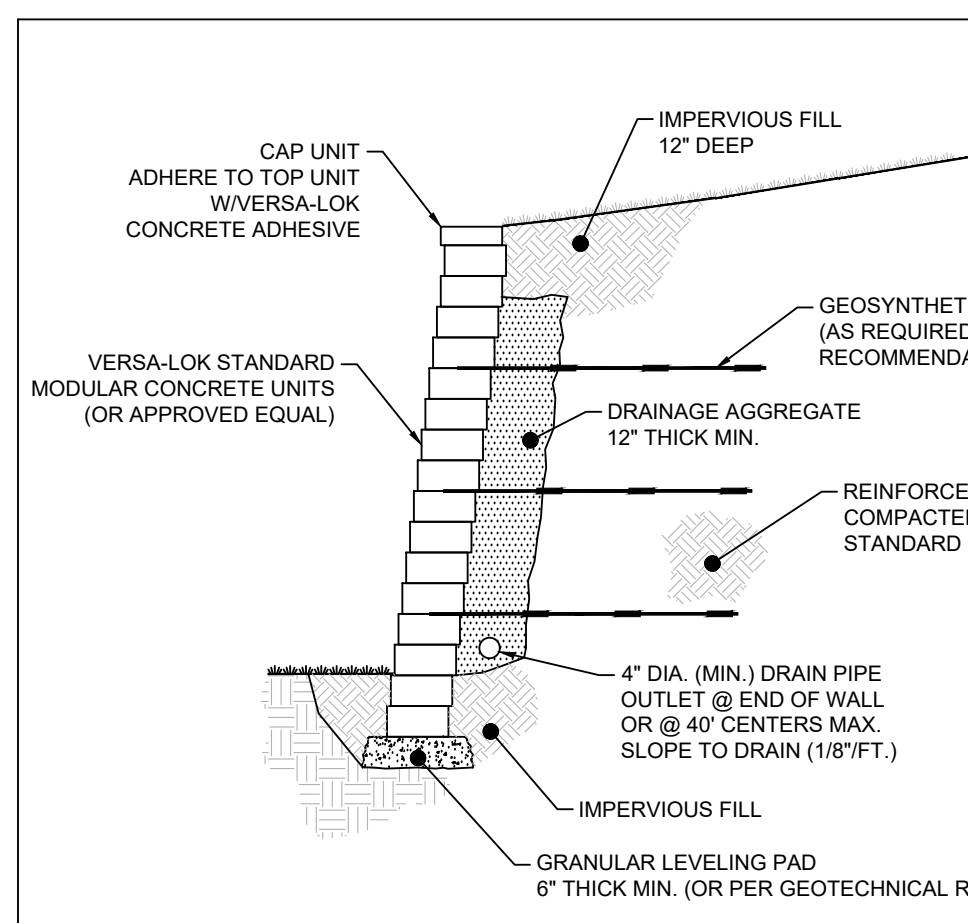
AVERAGE GRADE CALCULATIONS				
BUILDING #1	PRIMARY STREET FRONTAGE	SOUTH		AVG
		LOW	HIGH	
	SPRING FOREST ROAD	353.50	353.50	353.50

Where property slope increases to the rear, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof
Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be

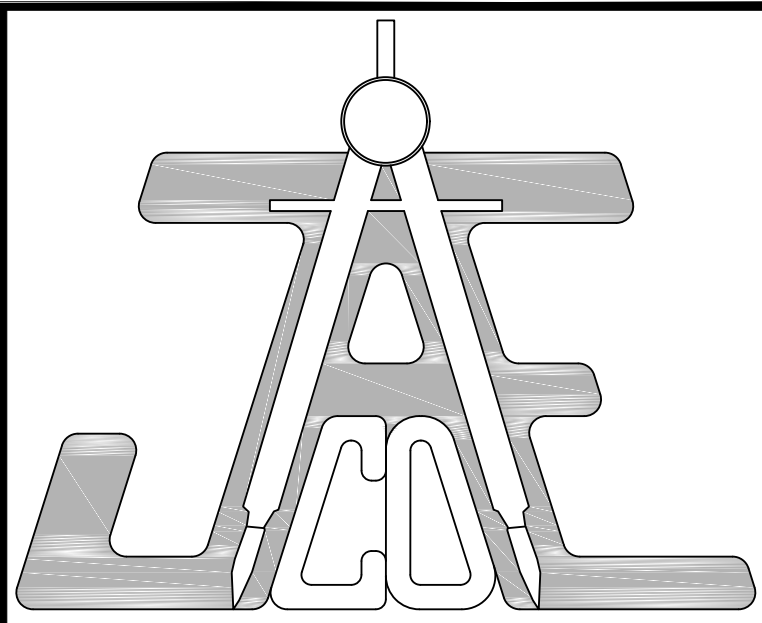
RETAINING WALL TABLE		
#	MAX HEIGHT	LENGTH
#1	3.5'	50'
#2	4'	12'
#3	4'	25'
#4	5'	18'
#5	5'	16'
#6	9'	145'

RETAINING WALL NOTES

- JAECO IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN OF RETAINING WALLS. DETAIL SHOWN IS CONCEPTUAL ONLY AND STRUCTURAL DESIGN SHALL BE PROVIDED BY NORTH CAROLINA LICENSED ENGINEER.
- BLOCK COLOR TO BE SPECIFIED BY OWNER. DO NOT MIX UNITS FROM DIFFERENT VENDORS ON SAME WALL.
- DO NOT USE SEGMENTAL GRAVITY WALLS WHEN SURCHARGE LOADS WILL BE WITHIN 5'-0" OF THE BACK OF THE END CAP UNIT.
- DO NOT USE SEGMENTAL GRAVITY WALLS WHEN VERY LOOSE OR SOFT SOIL OR MUCH IS BELOW WALL.
- SEGMENTAL GRAVITY WALL HEIGHT SHALL NOT EXCEED 60".
- DESIGN OF ALL RETAINING WALLS SHALL BE COMPLIANT WITH NORTH CAROLINA BUILDING CODE SECTION 1610.
- DETAILED WALL DESIGN DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA AND SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
- A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA SHALL PERFORM CONSTRUCTION OBSERVATIONS, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY THAT THE PROPOSED WALL(S) IS (ARE) CONSTRUCTED PER THE ENGINEERED DRAWINGS, IN COMPLIANCE WITH NORTH CAROLINA BUILDING CODE SECTIONS 1610 AND 1806.
- MANUFACTURER SHALL PROVIDE CALCULATIONS COMPLETED BY A LICENSED STRUCTURAL ENGINEER.
- SAFETY RAILING AND/OR FALL PROTECTION REQUIRED FOR ALL WALLS GREATER THAN OR EQUAL TO 30" MEASURED FROM GRADE BELOW TO ANY POINT WITHIN 36" HORIZONTAL TO THE EDGE.
- SAFETY RAILING, WHERE REQUIRED, SHALL COMPLY WITH NORTH CAROLINA BUILDING CODE SECTION 1015.
- CAST IN PLACE WALL SUBSTITUTION SHALL PROVIDE MASONRY VENEER WITH MATERIAL, TEXTURE, QUALITY, AND COLOR TO BE COMPATIBLE WITH PRINCIPAL BUILDING.
- CONCENTRATED FLOW SHALL BE DIVERTED AWAY FROM AND AROUND WALL(S).
- CONTRACTOR SHALL NOTIFY ENGINEER OF CONFLICTS WITH CONCENTRATED FLOW.



SEGMENTAL RETAINING WALL DETAIL
(OR APPROVED ALTERNATE)
N.T.S.



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LEGEND

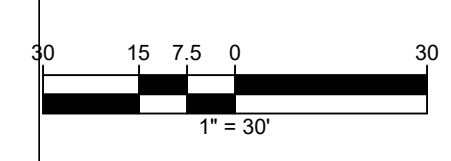
- EX MAJOR CONTOUR W/ ELEV LABEL ---xxx---
- EX MINOR CONTOUR W/ ELEV LABEL - - - - -xxx-
- PROP CONTOUR W/ ELEV LABEL ---xxx---
- PROP ADA PATH ---ADA---

SPOT KEY	
BC	BOTTOM OF CURB
BR	BOTTOM OF RISER
BW	BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
G	GRADE
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TR	TOP OF RISER
TW	TOP OF WALL

GRADING PLAN

Revisions		
Number	Description	Date

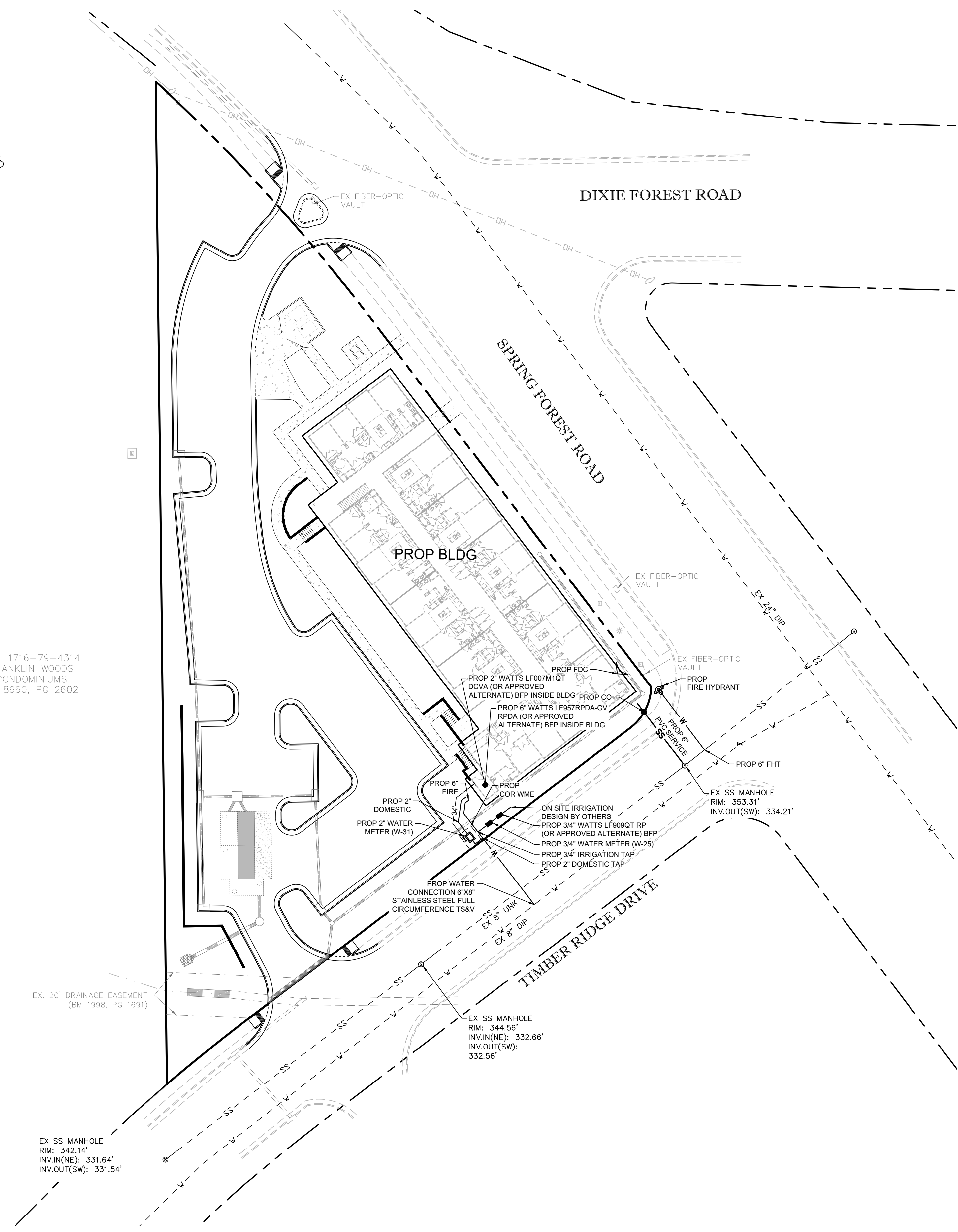
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C-3.00

MARS(2017) NC CRD

PIN: 1716-79-4314
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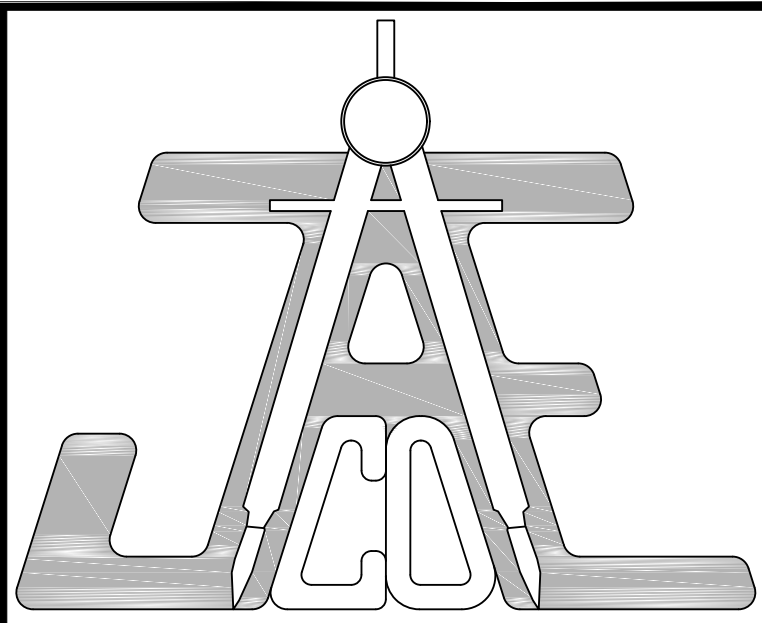
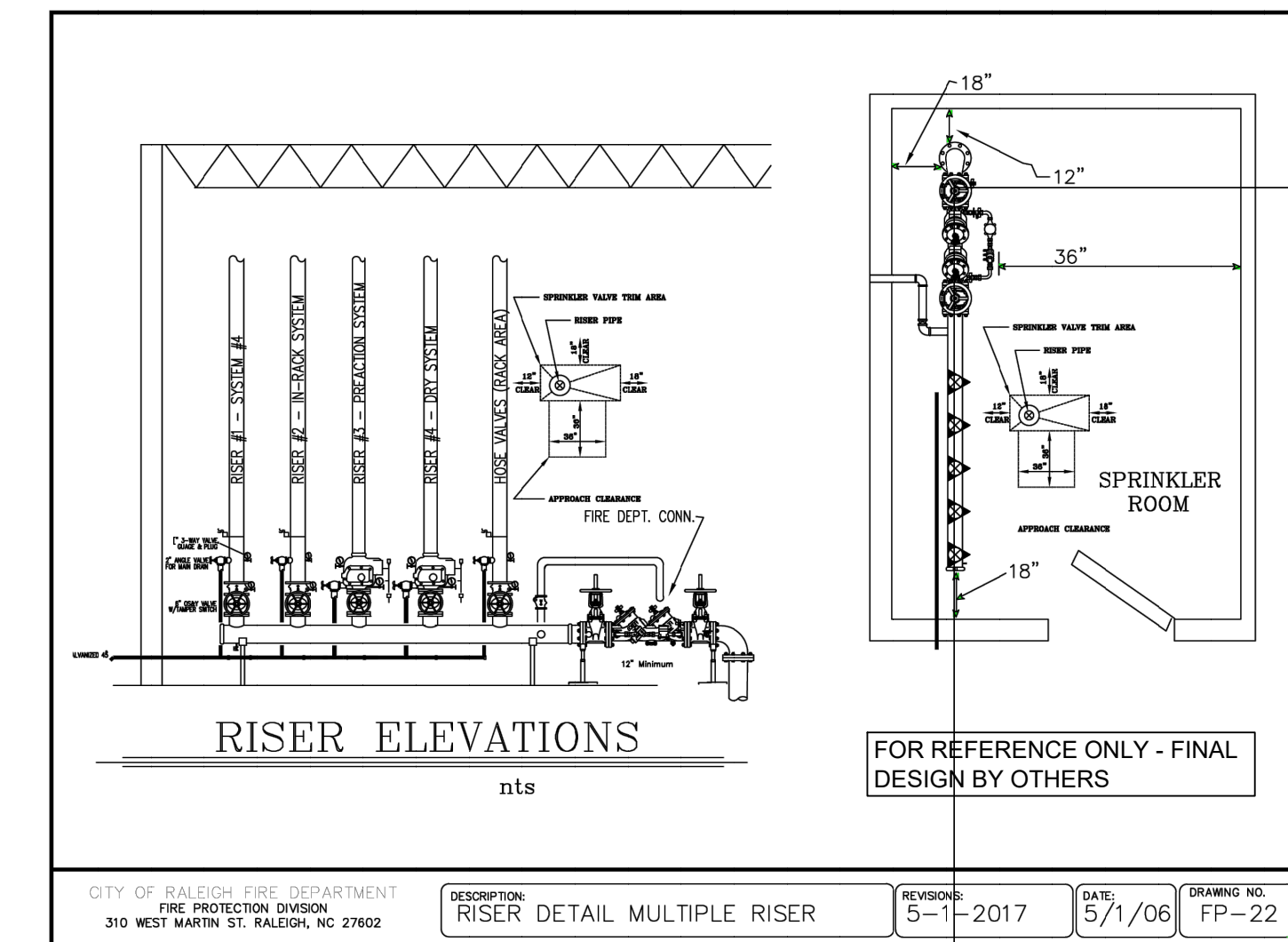
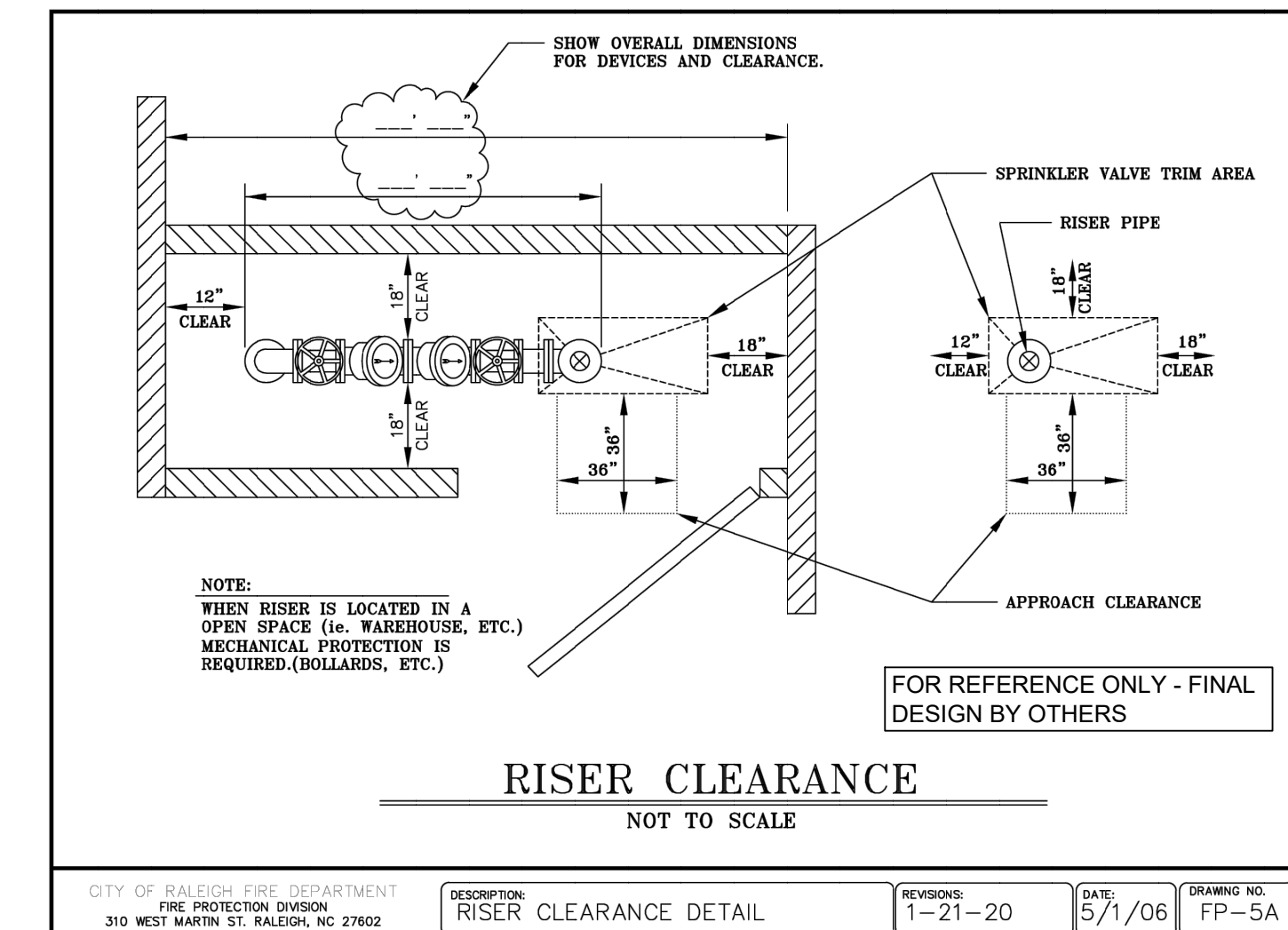


GENERAL NOTES

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- FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM

STANDARD UTILITY NOTES:

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-45).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
- SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of a service from ROW or easement per CORPUD Handbook procedure.
- Install 3/4" copper water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure*
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC / Bidg Permit. Contact (919) 996-4516 or foq@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list.
- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
- 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 (919) 996-5923 or cross-connection@raleighnc.gov for more information.
- NOTICE** for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000 must undergo the public bidding process.



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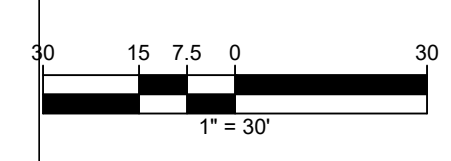
LEGEND

EX SEWER LINE	---	SS
EX WATER LINE	---	W
PROP WATER LINE	---	W
PROP SEWER LINE	---	SS
PROP SS MANHOLE	⊙	

UTILITY PLAN

Revisions		
Number	Description	Date

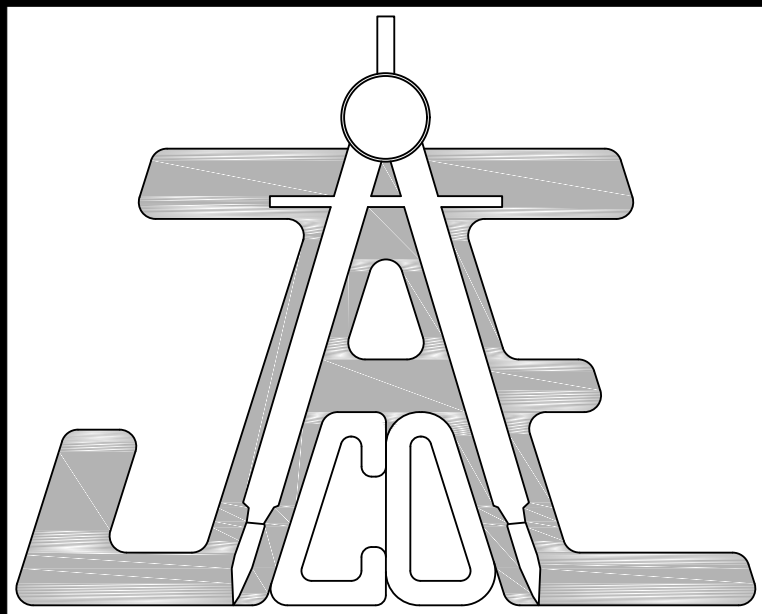
JAECO #: 183-01
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C-4.00

GENERAL NOTES

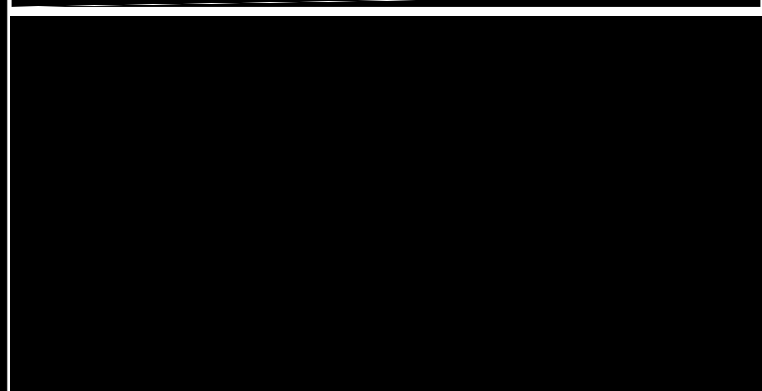
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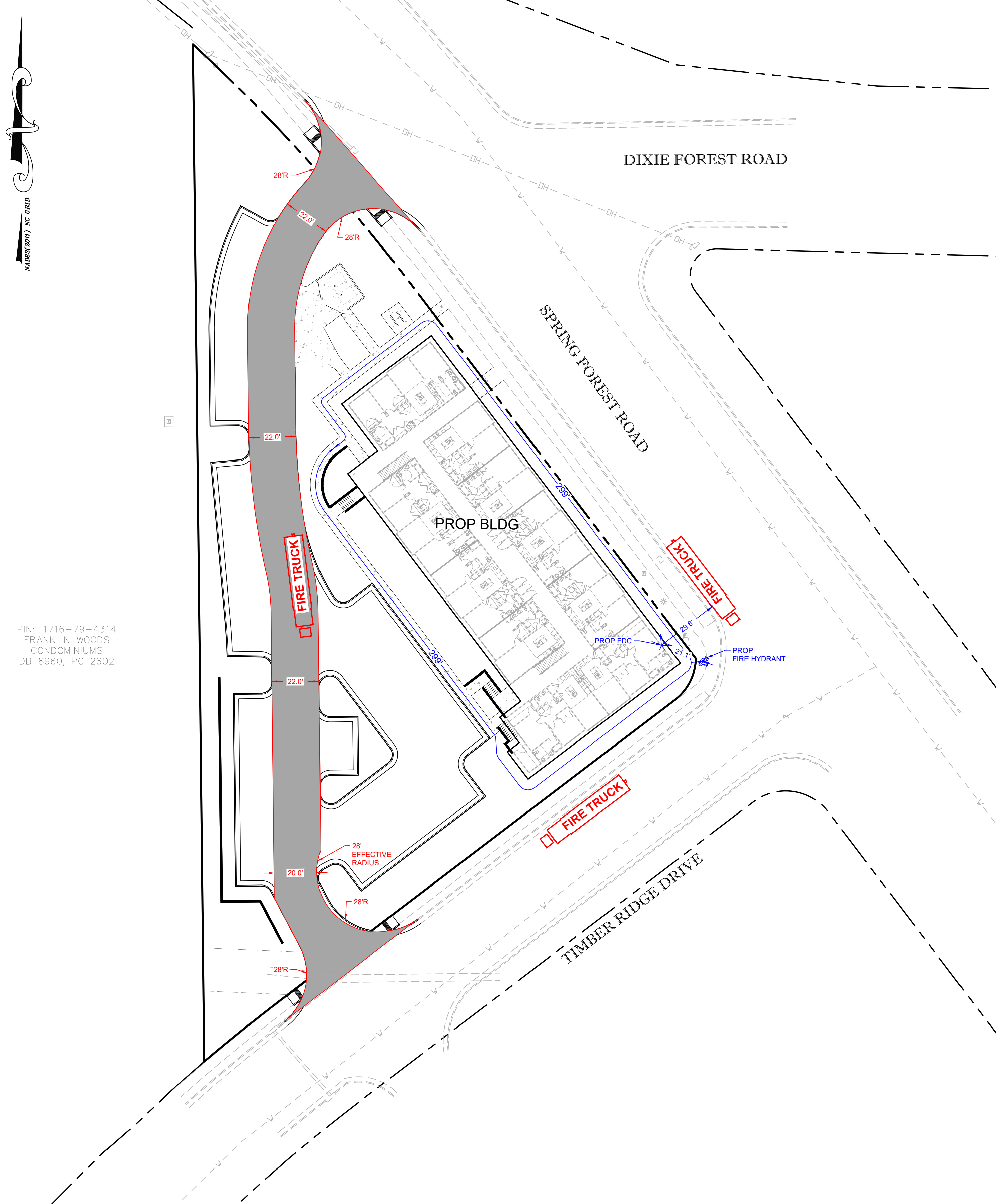
- PROP FIRE TRUCK COVERAGE ———XXX———
- PROP FIRE HYDRANT COVERAGE ———XXX———

FIRE COVERAGE PLAN

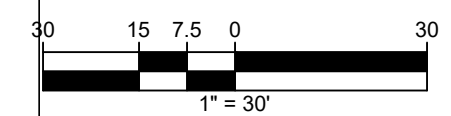
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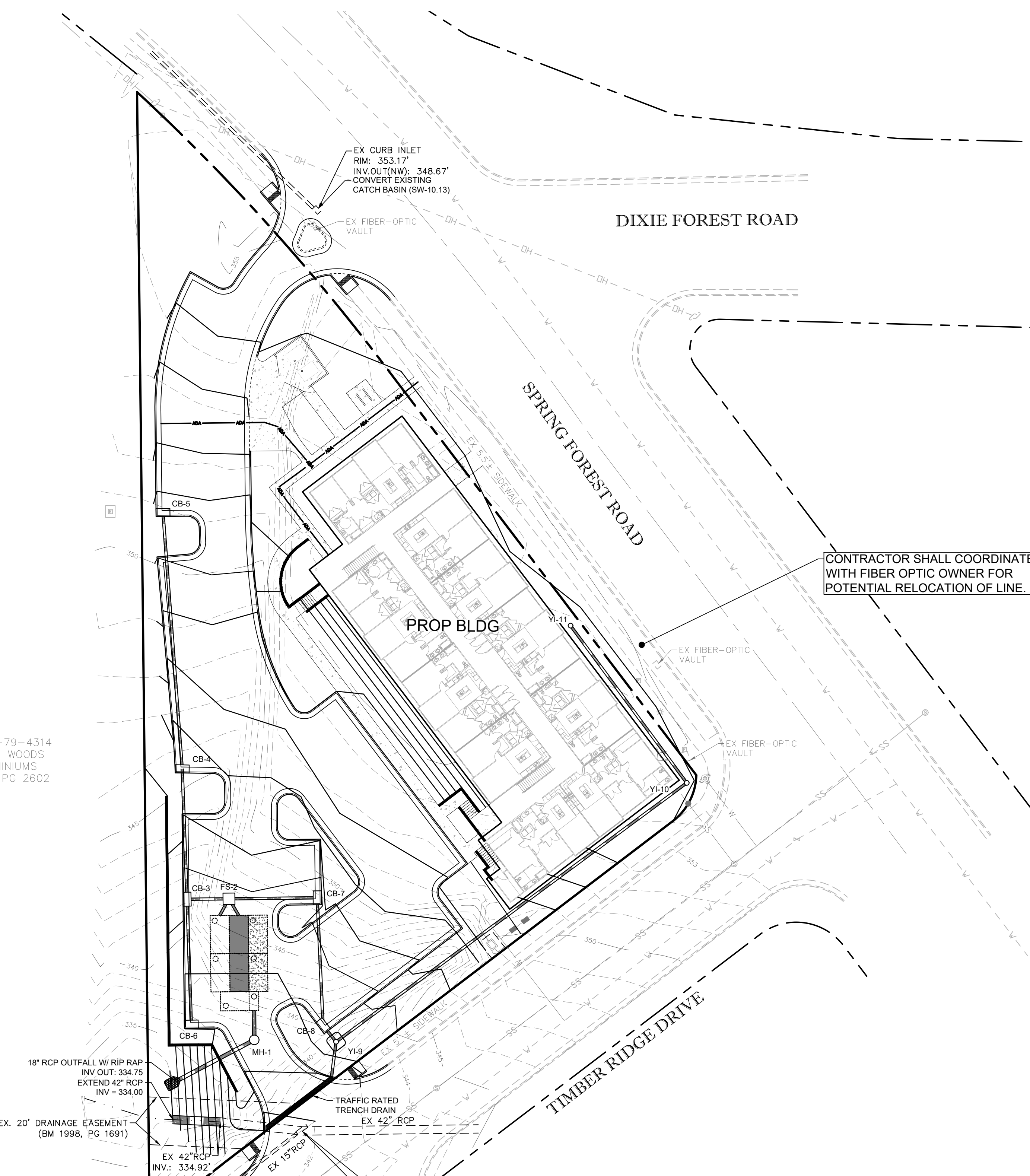


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UNDERDRAIN NOTES:

- AT LEAST ONE CLEAN OUT SHALL BE PROVIDED AT THE LOW POINT OF EACH UNDERDRAIN.
- UNDERDRAIN SHALL BE 6" SCHEDULE 40 OR SDR-35 SMOOTH WALL PVC.
- PIPE SOCKS ARE NOT PERMITTED.
- UNDERDRAINS SHALL BE LAID FLAT.
- PIPES SHALL HAVE GLUED FITTINGS WITH SCREW TYPE CAPS.
- THE ENDS OF THE UNDERDRAIN PIPES SHALL BE CAPPED.

SAND FILTER NOTES:

- SEASONAL HIGH WATER TABLE (SHWT) TO BE DETERMINED. IN THE EVENT SEPARATION BETWEEN SHWT & FACILITY BOTTOM IS LESS THAN 12", AN IMPERMEABLE LAYER SHALL BE PROVIDED.
- THE SAND MEDIA SHALL BE CLEAN, WASHED, COURSE MASONRY SAND SUCH AS ASTM C33 OR EQUIVALENT. THE SAND PARTICLES SHALL BE LESS THEN 2MM AVERAGE DIAMETER.
- MAINTAIN SAND FILTER MEDIA SUCH THAT INFILTRATION RATE IS GREATER THAN OR EQUAL TO TWO INCHES PER HOUR (2"HR).

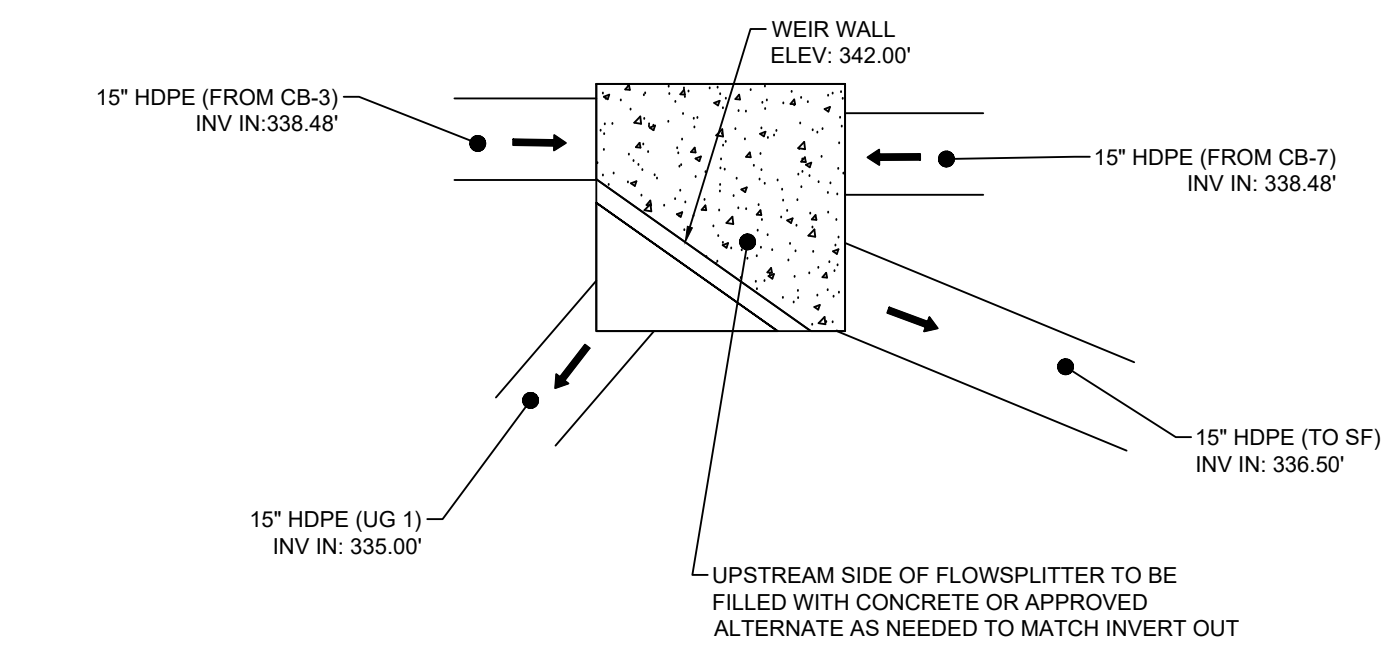
CONFINED SPACE NOTE:

NOTE THAT MAINTENANCE OF ONE OR MORE STORMWATER MANAGEMENT FACILITIES MAY BE SUBJECT TO 'CONFINED SPACE' AND/OR 'PERMIT REQUIRED CONFINED SPACE' PROTOCOLS AS DEFINED BY TITLE 29 OF THE CODE OF FEDERAL REGULATIONS (CFR), SUBTITLE 'B', CHAPTER XVII; SPECIFICALLY, BUT NOT LIMITED TO, PART 1910 AND PART 1926. OWNER SHALL NOTIFY PARTY RESPONSIBLE FOR ENTRY (DIRECT EMPLOYEE, CONTRACTOR AND THEIR EMPLOYEE, ETC) OF POTENTIAL REQUIREMENTS AND OBTAIN PERMITS AND/OR CERTIFICATIONS FOR THE SAME PRIOR TO COMMENCING WORK.

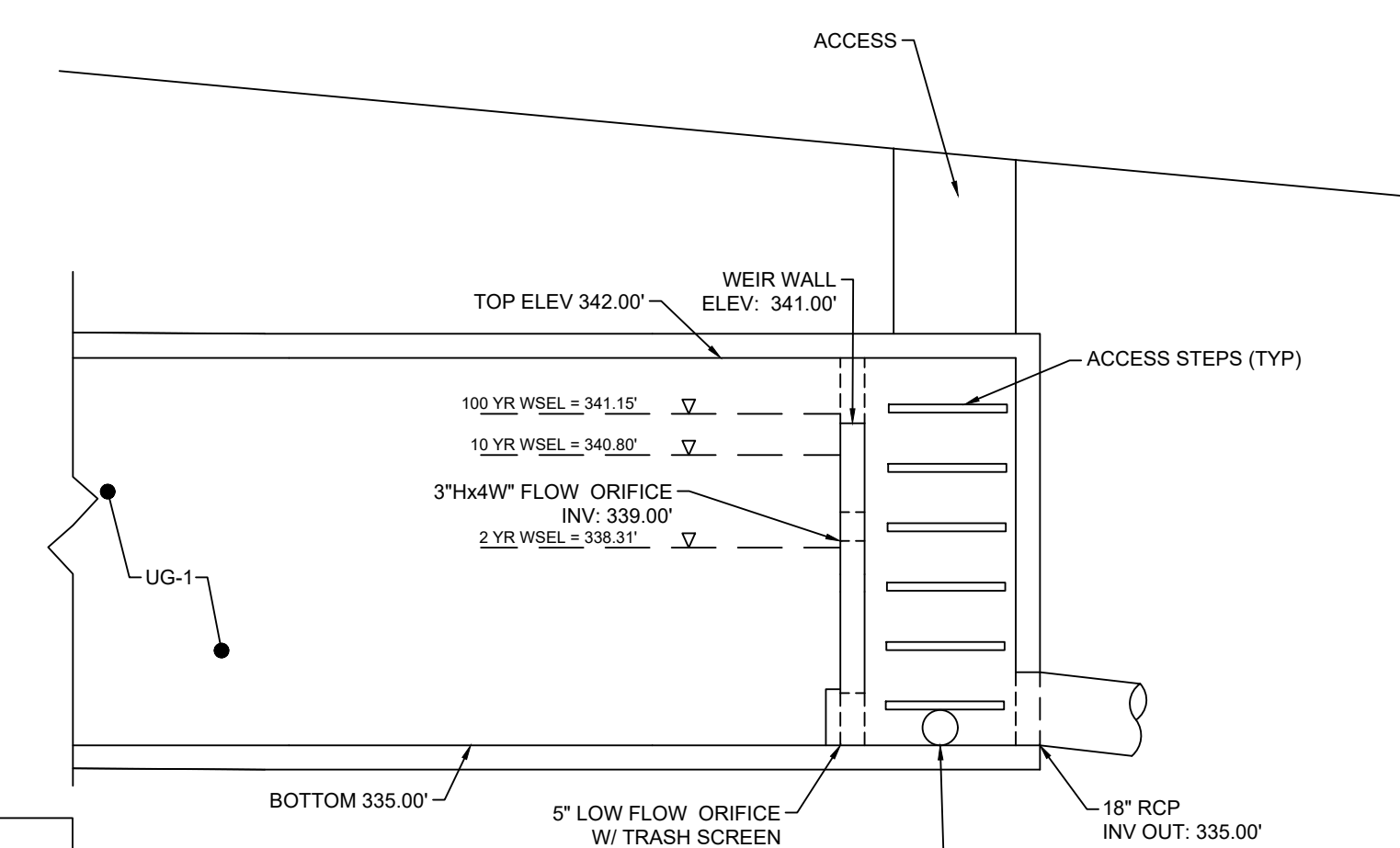
FLOW SPLITTER (FS-2)

6x6 CUSTOM BOX
PLAN VIEW - NOT TO SCALE

ACCESS TO BE ON BOTH SIDES OF WEIR WALL - EITHER WITH WATERPROOF 24" X 24" ACCESS DOOR SET IN WEIR WALL OR WITH ACCESS MANHOLES ON BOTH SIDES OF WEIR WALL AND MULTIPLE SETS OF STEPS



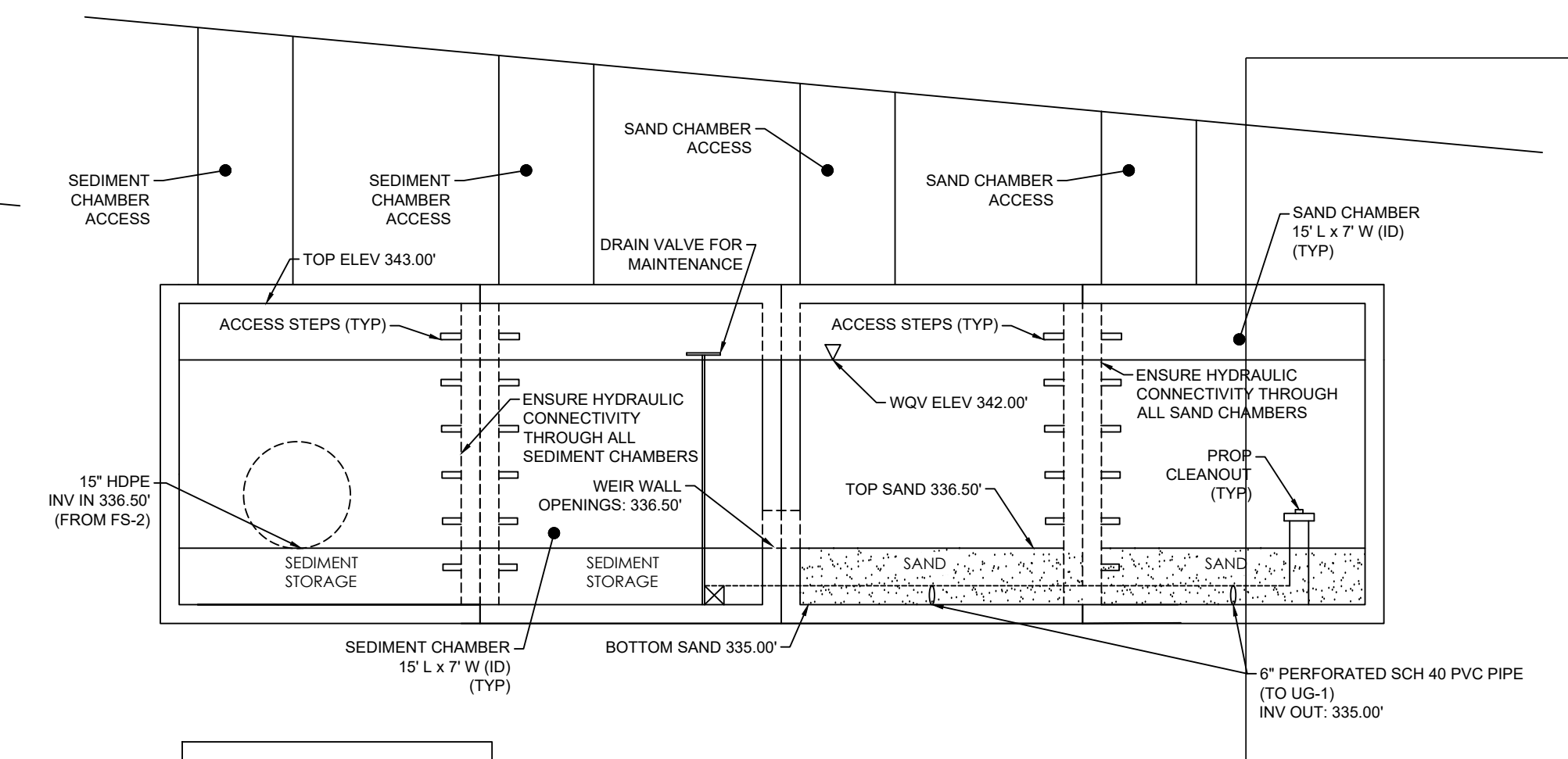
UPSTREAM SIDE OF FLOWSPLITTER TO BE FILLED WITH CONCRETE OR APPROVED ALTERNATE AS NEEDED TO MATCH INVERT OUT



UNDERGROUND DETENTION
DETENTION - (3) 15'x7' CHAMBERS
DETENTION VOL. = 2,205 CF

UNDERGROUND DETENTION

NOT TO SCALE

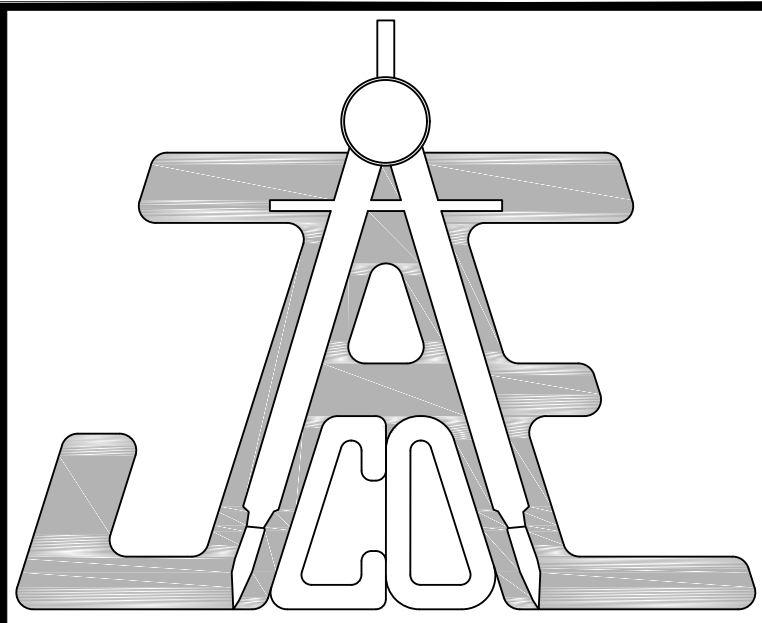


SAND FILTER
SEDIMENT - (2) 15'x8'7" CHAMBERS
SAND - (2) 15'x8'7" CHAMBERS
WGV PROVIDED: 2,310 CF

SAND FILTER

NOT TO SCALE

REFER TO INSTALLATION SPECIFICATIONS FOR INFORMATION ON BEDDING MATERIALS AND OTHER INSTALLATION REQUIREMENTS.



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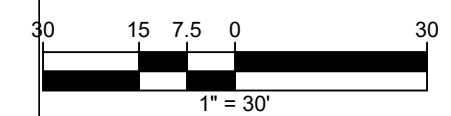
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- PROP SEDIMENT CHAMBER
- PROP DETENTION CHAMBER

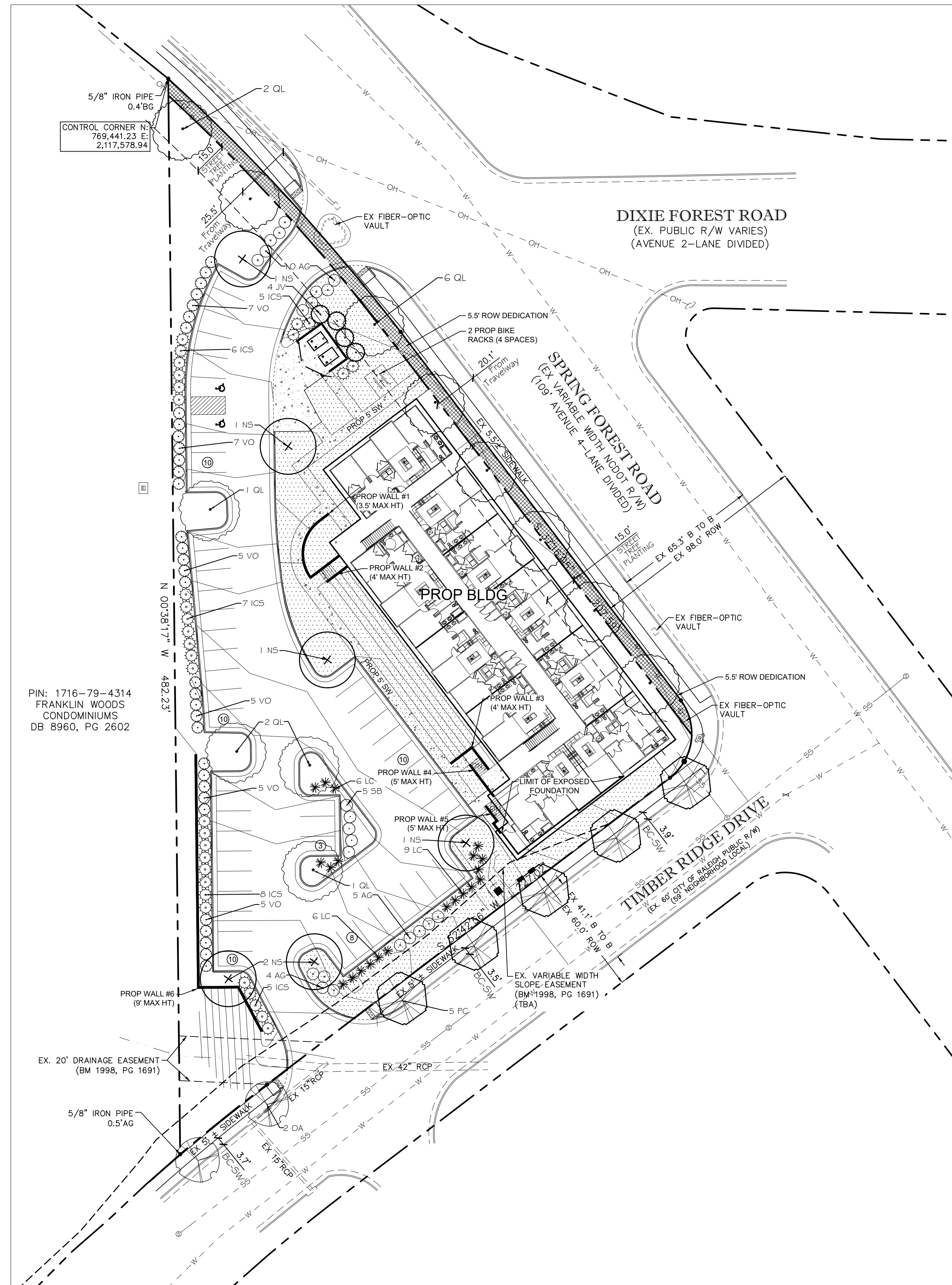
STORMDRAIN & STORMWATER MANAGEMENT PLAN

Revisions		
Number	Description	Date

JAECO #: 183-01
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PIN: 1716-79-4314
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City of Raleigh Planting Requirements:

1) VEHICLE SURFACE AREA:

Required: Evergreen shrubs screening parking from ROW.
Shade tree at terminus of parking row and in islands.
Provided: 10 trees. Evergreen shrubs to screen parking.

2) STREET TREES:

SPRING FOREST ROAD: (DOT ROAD)

Required: UDO Section 8.4.1.D.4

(b) Priority 1 - Distance between existing sidewalk and BOC = 3.8 or 6.5'

Provided to DOT: (2) 3" Caliper medium maturing tree per 40 lf (north of the entrance drive) where distance is 3.8' between BOC and sidewalk
(6) large maturing trees per 40 lf where distance is 6.5' between BOC and sidewalk

SEE ATTACHED DOT LETTER OF DENIAL FOR THE LOCATION OF THE TREES ALONG SPRING FOREST ROAD

Provided: UDO Section 8.4.1.D.4 (d)

(8) large maturing trees located within 15' of the ROW on private property

TIMBER RIDGE DRIVE: (CITY ROAD)

Required: UDO Section 8.4.1.D.5

(b) Priority 1 - Distance between existing sidewalk and BOC = 3.8 or 6.5'

Provided: Existing distance is 3.5'
(7) 3" Caliper medium maturing trees per 40 lf between the BOC and sidewalk

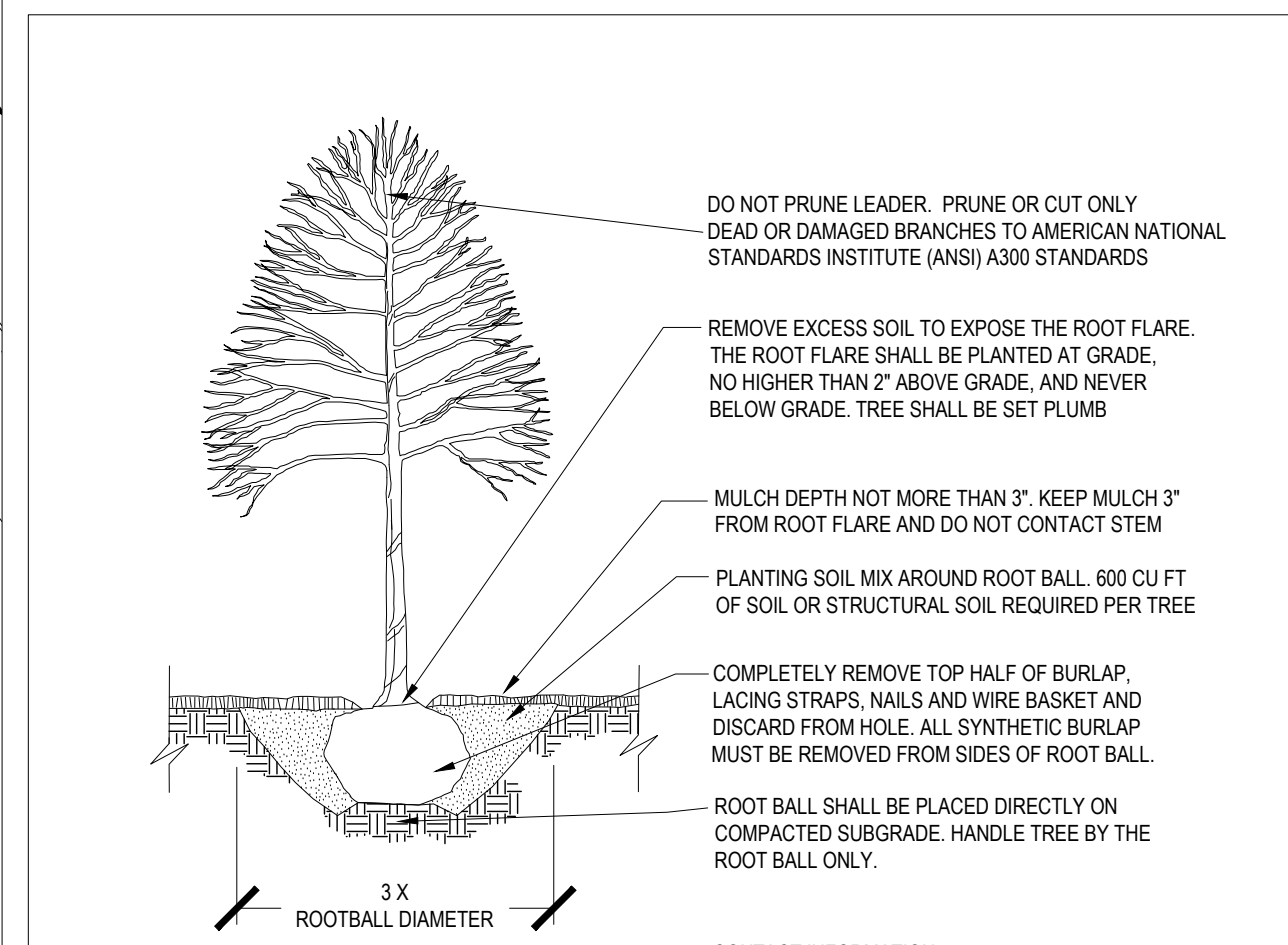
3) SCREENING:

Required: HVAC and dumpster screened from public view

Provided: Evergreen trees / shrubs provided to screen the dumpster enclosure.

PLANTING NOTES:

- All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.
- Plant locations to be approved in field prior to installation.
- Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- Establish plant bed configurations. Landscape Architect to approve bed layout in field.
- Install plants and mulch beds with 4" of pine straw.
- Areas disturbed by grading to be seeded and strawed.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications
- Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
- All plant material shown is minimum required by the City Code.



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

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE

TREE PLANTING DETAIL
TPP-03

1 STREET TREE / TREE PLANTING NTS

		PLANT SCHEDULE			MATURE HEIGHT / SPREAD	
QTY	KEY	BOTANICAL / COMMON NAME	SIZE INSTALL	ROOT	SPACING	
EVERGREEN SHRUB	19 AG	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA	3 GAL / 24" HT.	CONT.	4' O.C.	5' within 3 yrs
EVERGREEN SHRUB	31 ICS	ILEX CRENATA 'STEEDS' / STEEDS JAPANESE HOLLY	3 GAL / 24" HT.	CONT.	6' O.C.	5' within 3 yrs
DECIDUOUS SHRUB	5 SB	SPIRAEA X BUMALDA 'ANTHONY WATERER' / SPIREA	3 GAL / 18" HT.	CONT.	4' O.C.	4' X 4'
EVERGREEN SHRUB	21 LC	LOROPETALUM CHINENSIS 'RUBY' / CHINESE PRINCE FLOWER	3 GAL / 24" HT.	CONT.	5' O.C.	5' X 5'
EVERGREEN TREE	4 JV	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	2" Cal. / 8' HT.	CONT.	10' O.C. / As shown	15' X 10'
EVERGREEN SHRUB	34 VO	VIBURNUM OBOVATUM 'MRS. SHILLERS DELIGHT' / VIBURNUM	24" HT.	CONT.	5' O.C.	5' X 5'
DECIDUOUS SHADE TREE	10 QL	QUERCUS LYRATA 'HIGHBEAM' / OVERCUP OAK	3" Cal. / 10' HT.	B4B	AS SHOWN	35' X 30'
DECIDUOUS SHADE TREE	6 NS	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	3" Cal. / 10' HT.	B4B	AS SHOWN	35' X 30'
DECIDUOUS SHADE TREE	5 PC	PISTACHIA CHINENSIS / CHINESE PISTACHE	3" Cal. / 10' HT.	B4B	AS SHOWN	45' X 30'
UNDERSTORY TREE	4 OA	OXYDENDRON ARBOREUM / SOURWOOD	2" Cal. / 6' HT.	B4B	AS SHOWN	15' X 15'

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER GOVERNOR J.R. "JOEY" HOPKINS SECRETARY

August 20, 2024

Kimberly Siran
Coaly Design, PC
537 E Martin Street
Raleigh, North Carolina 27601

Subject: Planting Permit for The Mill

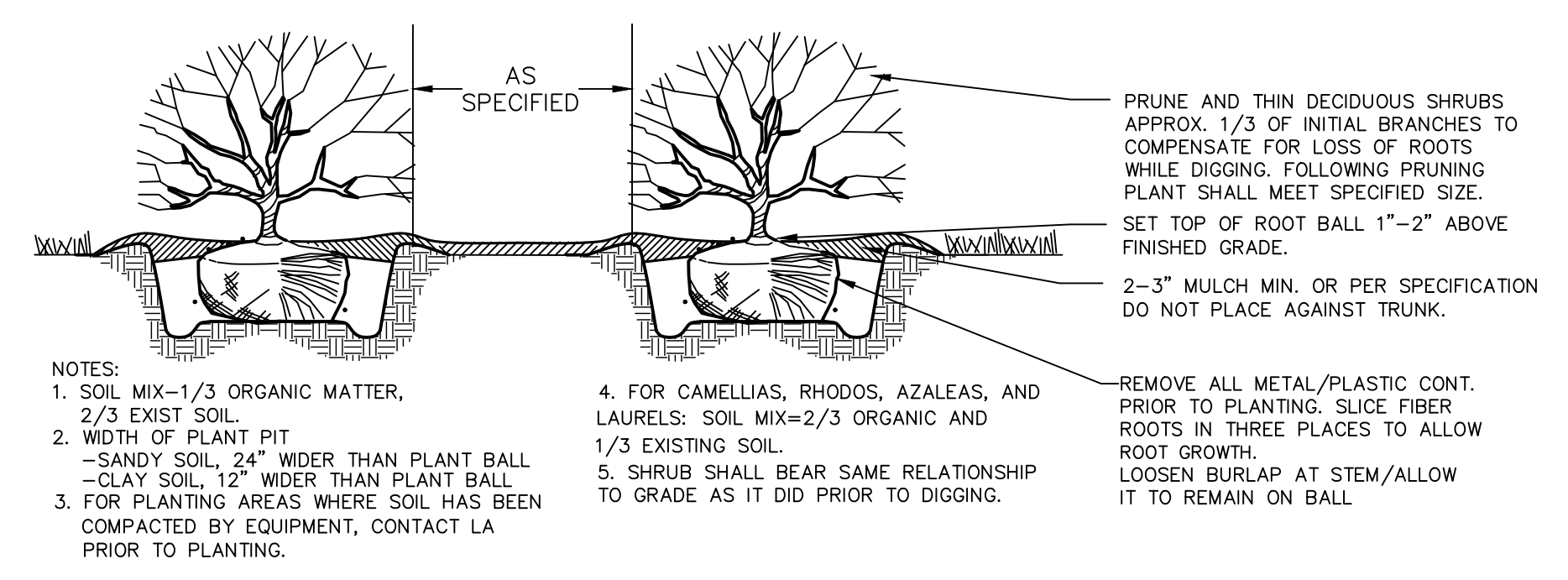
To whom it may concern:

Please be advised that the planting plans have been declined for The Mill located at 2210 Spring Forest Road in Wake County, North Carolina. The trees between the curb and sidewalk along Spring Forest will not meet our planting guidelines. With the speed limit being 45 mph, the large trees will require 12' from the travel lane.

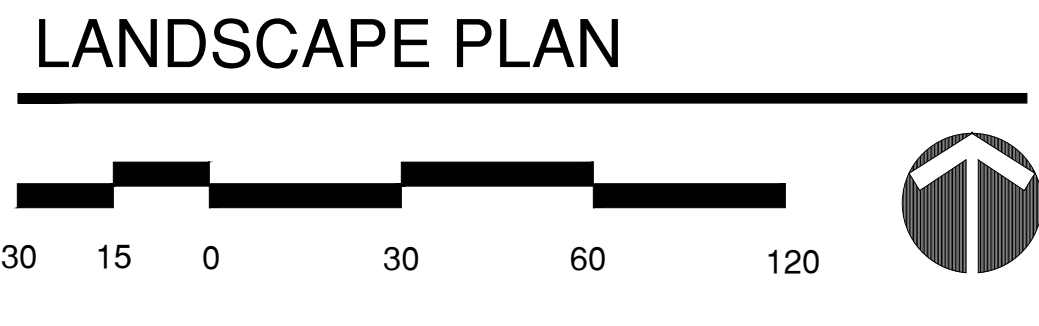
Please let me know if you have further questions.

Sincerely,
Col. Sudderth
Corey L. Sudderth
Roadside Environmental Engineer

MAILING ADDRESS: NC DEPARTMENT OF TRANSPORTATION, DIVISION 5 OFFICE, 2512 NORTH DUKE STREET, DURHAM, NC 27704, (CS# 1525-03)
TELEPHONE: (919) 315-4700, FAX: (919) 317-4700, CUSTOMER SERVICE: 1-877-368-4968, WEBSITE: www.nddte.gov
LOCATION: 2615 NORTH DUKE STREET, DURHAM, NC 27704



2 SHRUB PLANTING NTS



Date Issued:	8.23.24	Scale:	1"=30'
Drawn by:	KJS	Checked by:	KJS

Revisions	No.	Description	Date	By

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

City of Raleigh Development Approval

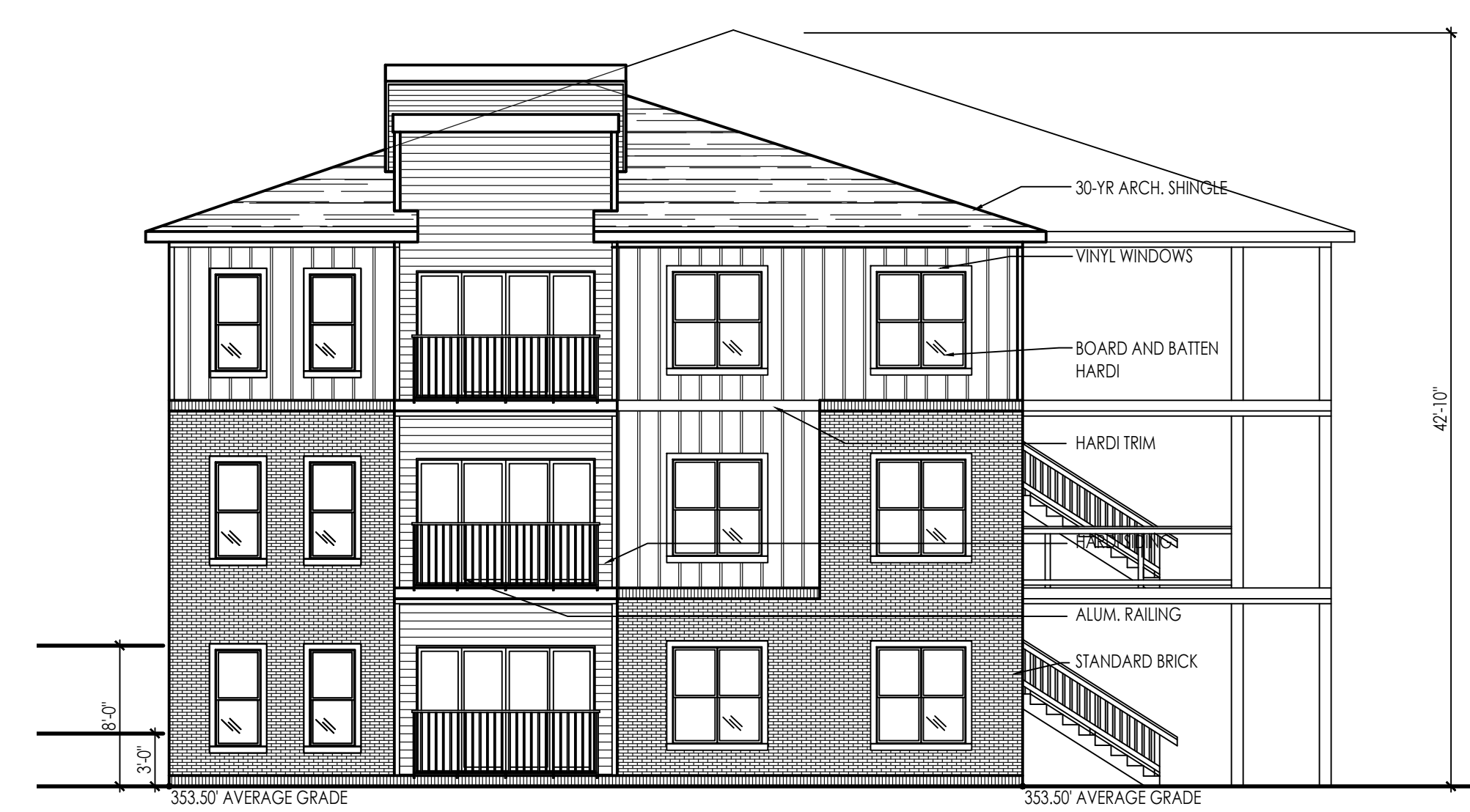


DesignLine Studios, PLLC
 107 Edinburg S. Dr. | Cary, NC 27511
 www.designlinestudios.com | 919.604.2975



FROM 3' TO 8' = 39% TRANSPARENCY
 UPPER LEVELS = 23% TRANSPARENCY
 TOTAL = 62% TRANSPARENCY

3 | NORTH ELEVATION (STREET SIDE)
 A201 | SCALE: 1/8"=1'-0"



FROM 3' TO 8' = 41% TRANSPARENCY
 UPPER LEVELS = 27% TRANSPARENCY
 TOTAL = 68% TRANSPARENCY

4 | WEST ELEVATION
 A201 | SCALE: 1/8"=1'-0"



FROM 3' TO 8' = 34% TRANSPARENCY
 UPPER LEVELS = 36% TRANSPARENCY
 TOTAL = 70% TRANSPARENCY

2 | EAST ELEVATION (STREET SIDE)
 A201 | SCALE: 1/8"=1'-0"



FROM 3' TO 8' = 35% TRANSPARENCY
 UPPER LEVELS = 22% TRANSPARENCY
 TOTAL = 57% TRANSPARENCY

1 | SOUTH ELEVATION
 A201 | SCALE: 1/8"=1'-0"

CORPORATE SEAL

PROFESSIONAL SEAL

SPRING FOREST APARTMENTS
 2210 SPRING FOREST ROAD
 RALEIGH, NORTH CAROLINA 27615

DATE: 3 SEPTEMBER 24

DESIGNED BY: BLJ
 DRAWN BY: BLJ
 CHECKED BY: BLJ
 SCALE: 1/8"=1'-0"
 PROJECT NUMBER: 17-014

ELEVATIONS

A201