



# Administrative Approval Action

Case File / Name: ASR-0081-2023  
DSLC - Anderson Townhomes

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

- LOCATION:** This vacant 1.03 acre parcel is located north of I-87 South, east of North Rogers Lane, west of the Neuse River, and south of Gilman Lane. It is part of the Anderson Point Planned Development (PD) and is specifically identified as 115 Anderson Point Drive. The adopted master plan for the property is case number MP-1-97. The parcel is zoned PD and SHOD-1.
- REQUEST:** This project proposes adding one 3-story multi-family building with 12 units using the townhouse building type. The total proposed building space is 21,600 square feet. The development will gain access from Scripps Lane. The project includes the addition of a surface parking lot with 12 spaces and outdoor amenity area. There is an existing City of Raleigh Greenway Easement that runs along the southern and eastern property lines, between the building and the right-of-way for the railroad and highway, with the southern portion of the easement also located in a SHOD-1 protective yard.
- 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 April 21, 2025 by Osterlund Architects.

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

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

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

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

### **General**

1. Prior to approval, permits for all proposed retaining walls shall be issued. Retaining walls less than 5 feet in height will be issued zoning permits and any retaining walls greater than 5 feet in height will be issued building permits. Building details of the wall(s) shall also be provided for review.
2. Elevation sheets (A201 and A202) shall be integrated into the plan set prior to site permit review approval, not just as an attachment in the case folder. The plans shall comply with all applicable standards for building height.



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3. Plan shall provide approval from City of Raleigh Solid Waste Services to have dumpsters located on adjacent property and that the proposed plan complies with the the Solid Waste Collection Design Manual; the plans shall articulate compliance through drawings, details, notes, etc. as applicable. Provide written confirmation from the Solid Waste Services Department that the proposed solid waste plan is acceptable and in compliance with the Solid Waste Collection Design Manual. If service will be provided by a private provider, include signed and dated intent to serve letter in the plan set.
4. SPR-0261-2023, which will provide access to this development, must be approved and site permits issued prior to approval of the SPR for ASR-0081-2023.
5. On the final grading and site plans show tree protection fencing to be installed adjacent the City of Raleigh Greenway easement and around those trees to be preserved in the amenity area as shown on the landscape plan sheet L100.

## Stormwater

6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

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

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

## Engineering

1. A cross access agreement among the lots identified as PINs 1733563970 and 1733478015 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.

## Public Utilities



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2. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## Stormwater

3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

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

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

## Stormwater

1. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. 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).
4. 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

5. A public infrastructure surety for 5 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
6. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 5 street trees along Anderson Point Drive.

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

## General



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1. Final inspection of all right-of-way street trees by Urban Forestry Staff.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

## Stormwater

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

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

### 3-Year Expiration Date: June 12, 2028

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: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov  
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov  
Reason: I am approving this document  
Date: 2025.06.12 15:55:09-0400'

Date: 06/12/2025

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin



ADMINISTRATIVE SITE REVIEW (ASR-0081-0023)

ANDERSON TOWNHOMES

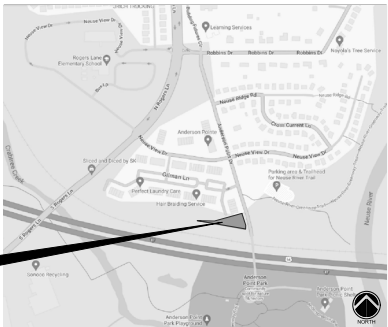
CITY OF RALEIGH  
411 SCIPPS LANE  
RALEIGH, NORTH CAROLINA

SHEET INDEX

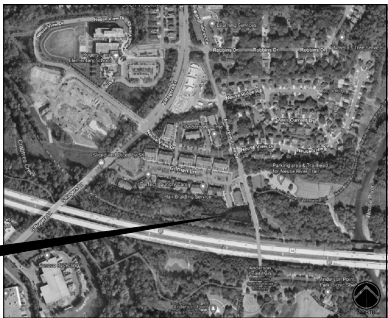
- SURVEY  
C000 COVER SHEET  
C100 SITE PLAN  
C200 GRADING PLAN  
C300 EROSION CONTROL PLAN (NOT SUBMITTED WITH ASR)  
C400 UTILITY PLAN  
C401 OFFSITE UTILITY PLAN  
L100 LANDSCAPE PLAN  
LP100 LIGHTING PLAN  
D100 SITE DETAILS  
D200 STORM & UTILITY DETAILS  
D300 EROSION CONTROL DETAILS  
D400 UTILITY DETAILS  
D500 UTILITY DETAILS  
D600 LANDSCAPE DETAILS

SITE INFORMATION

LOCATION: 411 SCRIPPS LANE  
RALEIGH, NC 27610  
WAKE  
COUNTY:  
PIN: 1733563970  
CURRENT LAND USE: VACANT  
PROPOSED LAND IMPROVEMENTS: TOWNHOME DEVELOPMENT  
GROSS SITE AREA: 44,640 SF (1.025 AC)  
NET SITE AREA: 44,640 SF (1.025 AC)  
EXISTING IMPERVIOUS AREA: 1313 SF (0.030 AC)  
PROPOSED IMPERVIOUS AREA: 13,284 SF (0.303 AC)  
ZONING: PLANNED DEVELOPMENT (PD)  
DENSITY: (MP-1-97) - ALLOWS 12 ADDITIONAL UNITS  
PROPOSED DWELLINGS: 12  
WATERSHED: CRABTREE CREEK  
RIVER BASIN: NEUSE  
PARKING: 15 STANDARD SPACES - OFFSITE  
10 STANDARD SPACES - ONSITE  
2 ACCESSIBLE SPACES - ONSITE  
OVERLAY DISTRICT: SPECIAL HIGHWAY OVERLAY DISTRICT-1  
AMENITY AREA: REQUIRED - 10% OF TOTAL SITE AREA  
BUILDING SETBACKS: PROPOSED - 4,800SF (10.8%)  
LOTS >10,000SF (Z-113-97)  
20' FRONT SETBACKS  
10' SIDE SETBACKS  
20' REAR SETBACKS  
BUILDING HEIGHT: THOROUGHFARE DISTRICT STANDARDS  
3 STORY - 40'-0" (PROPOSED)  
OWNER: SKYROCK ESTATES LLC  
1000 OLD MILBURNIE RD  
RALEIGH, NC 27604



VICINITY MAP



AERIAL VICINITY MAP



ZONING MAP

**Administrative Site Review Application**

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2000

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 fee. If assistance determining a Site Plan Fee is needed, a Site Plan Fee Verification request can be submitted online via the [UDO Fee Verification Tool](#). (Note: There is a fee for this verification service.)

**Site Plan Fee:** Tier Two Site Plan ☒ Tier Three Site Plan ☐

**Building and Development Type (Check all that apply)**

☒ Detached ☐ General ☐ Subdivision case # \_\_\_\_\_  
☒ Attached ☐ Mixed use ☐ Single-family plus case # \_\_\_\_\_  
☒ Townhouse ☐ Civic ☐ Certificate of Appropriateness # \_\_\_\_\_  
☐ Apartment ☐ Cottage Court ☐ Board of Adjustment # \_\_\_\_\_  
☐ Tiny house ☐ Frequent Transit ☐ Zoning Case # MP-1-97  
☐ Open lot ☐ Development Option ☐ Design Alternate # \_\_\_\_\_

**SITE TRANSACTION HISTORY**

Development name: Anderson Townhomes  
Is this City Center? Yes ☒ No ☐  
Property address(es): 411 Scipps Lane, Raleigh, NC 27610  
Site P.I.N./ID: 1733563970  
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).  
New Townhouse Building with Parking

**Current Property Owner(s):** Skyrock Estates LLC  
Company: Skyrock Estates LLC Title: \_\_\_\_\_  
Address: 1000 Old Milburnie Rd, Raleigh, NC 27604  
Phone #: 919-745-7941 Email: rmanao@skyrockconstructionllc.com  
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: Skyrock Estates LLC Address: P.O. Box 99149, Raleigh, NC 27604

**GENERAL INFORMATION**

Phone #: 919-745-7941 Email: rmanao@skyrockconstructionllc.com  
NOTE: Please attach purchase agreement or contract, lease or easement when submitting this form.  
Developer Contact: Skyrock Construction LLC Title: \_\_\_\_\_  
Address: 1000 Old Milburnie Rd, Raleigh, NC 27604  
Phone #: 919-745-7941 Email: rmanao@skyrockconstructionllc.com  
Applicant Name: Jane Karatu  
Company: Osterlund Architects Address: 5 W Hargett St, Suite 310, Raleigh, NC 27601  
Phone #: 919-745-7941 Email: jane@osterlundarchitects.com

**DEVELOPMENT TYPE • SITE DATA TABLE**  
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): PD	Existing gross floor area not to be demolished: NA
City site acreage: 1.025	Existing gross floor area to be demolished: NA
# of parking spaces proposed: 12	New gross floor area: 21800
Max # parking permitted (7.1.2.C):	Total of gross (in remain and new):
Overlay District (if applicable): SHOD-1	Proposed # of buildings: 1
Existing use (UDO 5.1.4): Vacant	Proposed # of stories for each: 3
Proposed use (UDO 5.1.4): Multi-unit living	Proposed # of basement levels (UDO 1.5.7.A.6) 0

**STORMWATER INFORMATION**

Impervious Area on Parcel(s):  
Existing (sf) 1313 Proposed total (sf) 13284  
Existing (sf) 1313 Proposed total (sf) 13284

**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

Total # of dwelling units: 12  
# of bedrooms units: 12  
# of lots: 1  
Is your project a cottage court? Yes ☐ No ☒  
A frequent transit development? Yes ☐ No ☒

**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.

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 developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403.

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. 143-756(b)), 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 that apply to the new application.

Signature: \_\_\_\_\_ Date: 10/05/2023  
Printed Name: Jane Karatu

Continue to Applicant Signature Block on Page Three.

Page 2 of 3  
revised 1.20.20  
raleighnc.gov

Page 3 of 3  
revised 1.20.20  
raleighnc.gov

1ST SUBMITTAL: MAY 16, 2022

2ND SUBMITTAL: NOVEMBER 6, 2023

3RD SUBMITTAL: APRIL 8, 2024

4TH SUBMITTAL: JULY 23, 2024

5TH SUBMITTAL: AUGUST 9, 2024

6TH SUBMITTAL: FEBRUARY 3, 2025

7TH SUBMITTAL: APRIL 21, 2025

ENGINEER:

ASHLEY BICE, PE

PO BOX 26634

LITTLE ROCK, AR 72221

501.593.1298

ASHLEY@DAENGINEERING.CO

ARCHITECT

OSTERLUND ARCHITECTS, PLLC

5 W HARGETT STREET, #310

RALEIGH, NC 27601

919.838.9337

ANDREW@ARCHITECT.COM

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

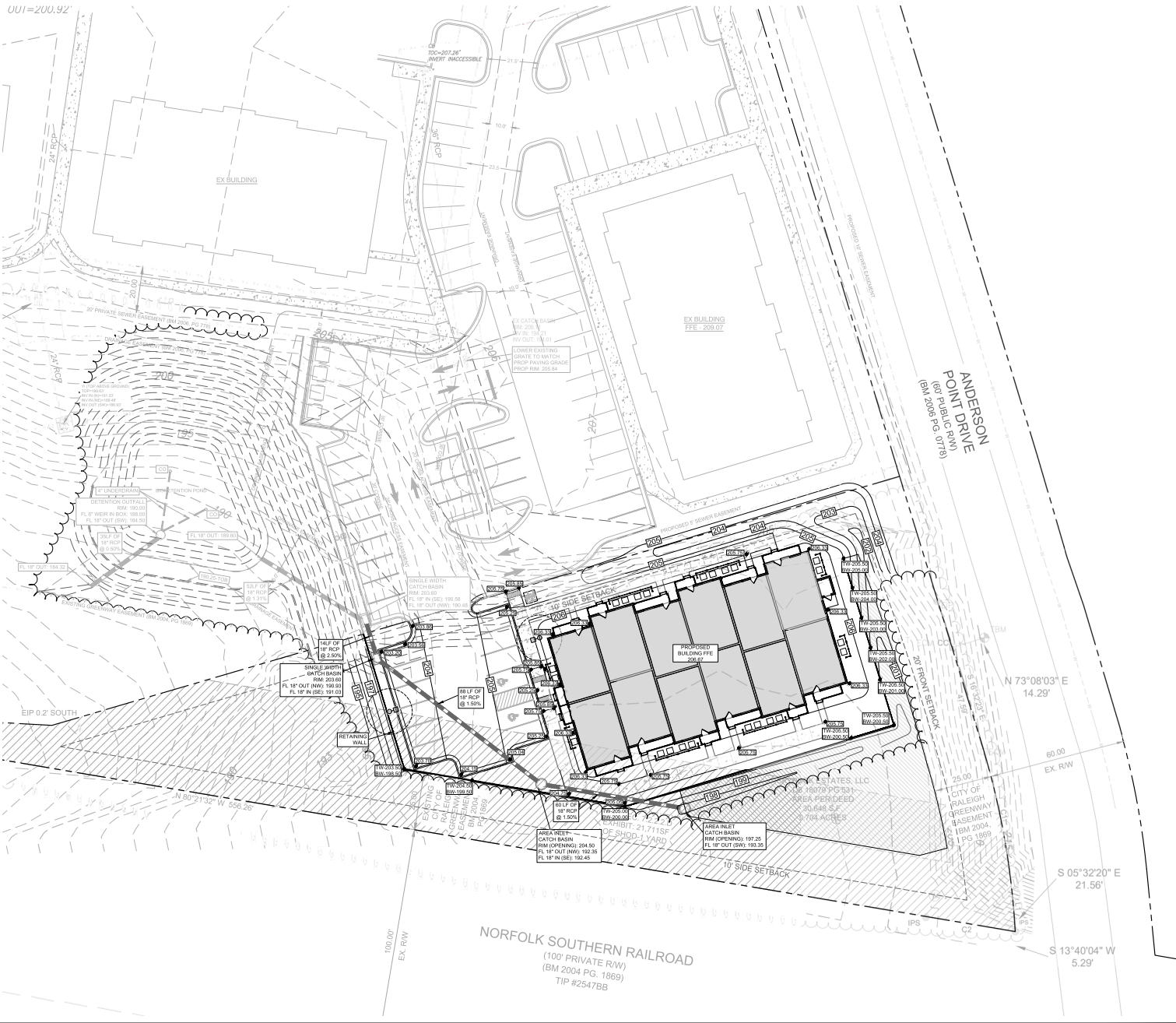
NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.







0.01=200.92'



GENERAL NOTES

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
2. LOCATIONS OF THE EXISTING UTILITIES SHOWN WITHIN THE PLAN WERE DERIVED FROM INFORMATION PROVIDED BY THE LOCAL UTILITY OR SHOWN WITHIN THE SURVEY. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDCAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE. ALL RAMPS AND PAVING TO CONFORM TO ADA STANDARDS.
6. NOTIFY THE CITY INSPECTOR AND PROJECT ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADDITIONAL PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DESTROYED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

GRADING PLAN NOTES:

1. CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHPA, STATE, AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
3. AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL, INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE THE ENGINEER MAKE THE FINAL DETERMINATION.
4. CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, ROCK, HEAVY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
5. CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOPSOIL, REMOVED FROM AREAS TO BE GRADED AND FILED FOR USE, IN PAIL, GRADING ALL CRITICAL UNPAVED AREAS.
6. CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED TO THE REQUIRED COMPACTION MINIMUM.

FEMA STUDY, PUBLISHED BFE FOR PROJECT LOCATION: 175.8

NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.



ASR-0081-2023



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ARCHITECTS, PLLC

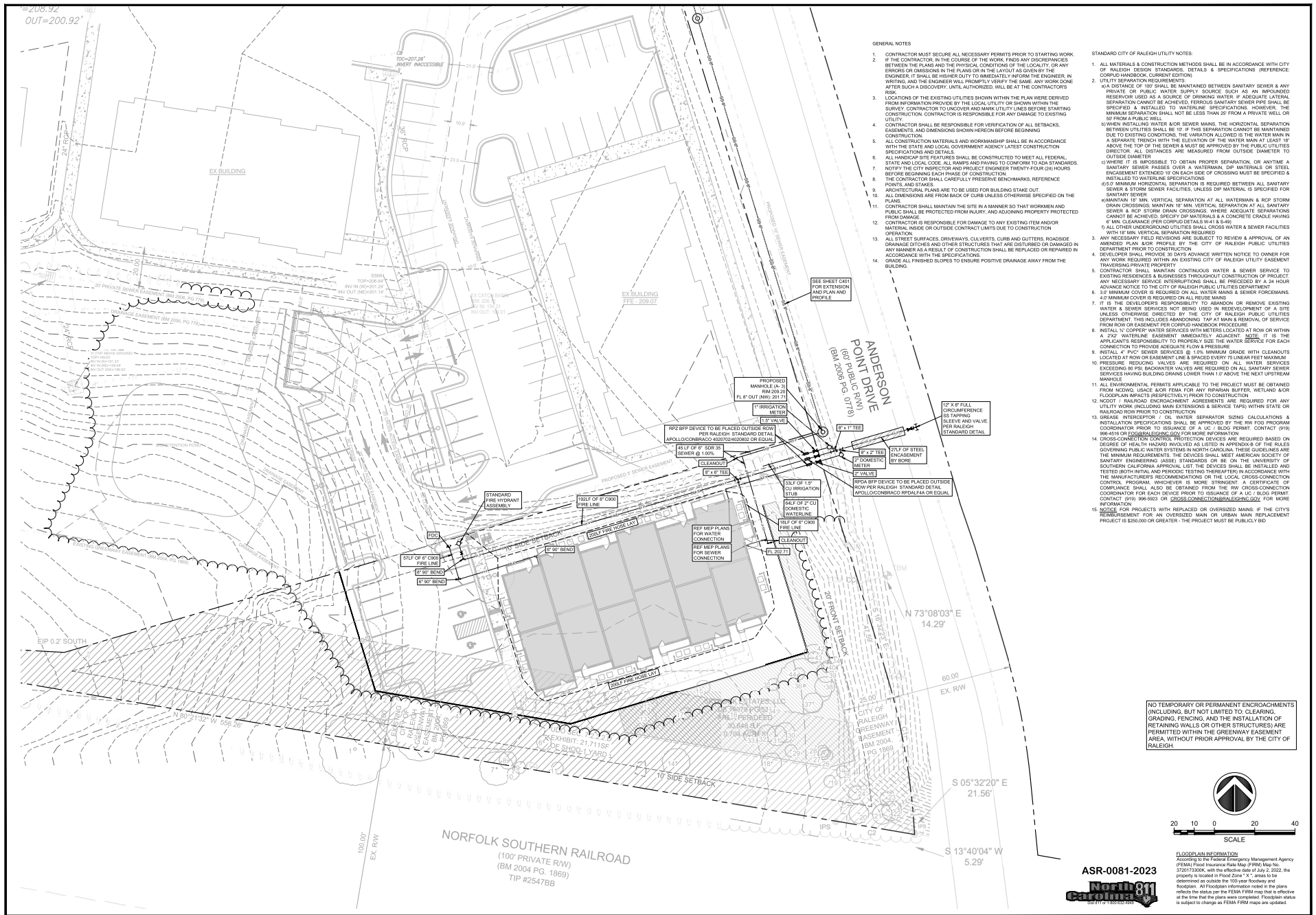
REVISIONS DATE

ANDERSON TOWNHOMES  
ADMINISTRATIVE SITE REVIEW  
411 SCRIPPS LANE, RALEIGH, NC 27610  
GRADING AND DRAINAGE PLAN

PLAN DATE  
10/31/2023  
DESIGN: ARB CHECK: ARB DRAWN: ARB  
PROJECT NO.  
23-136

C200





Osterlund  
ARCHITECTS, PLLC

ANDERSON TOWNHOMES  
ADMINISTRATIVE SITE REVIEW  
411 SCRIPPS LANE, RALEIGH, NC 27610

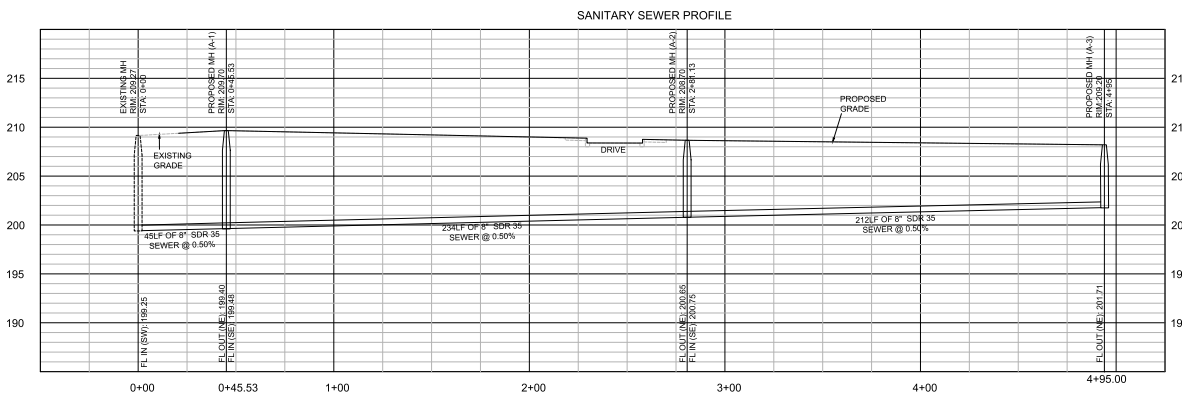
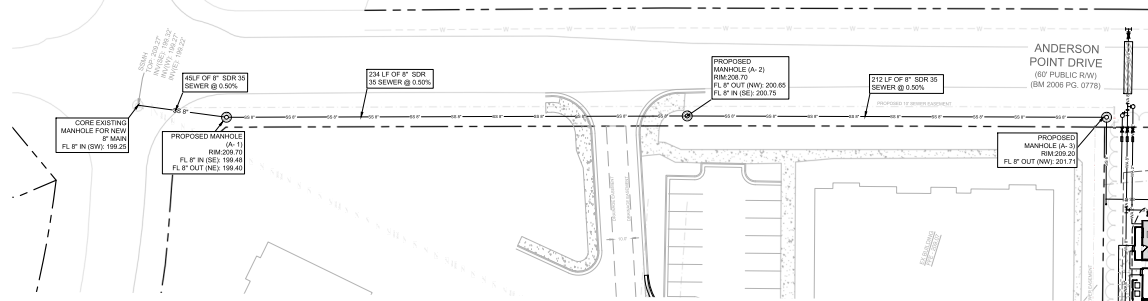
UTILITY PLAN

REVISIONS  
DATE

11/06/2024

23-136

C400



# GENERAL NOTES

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- GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.



# STANDARD CITY OF RALEIGH UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
  - SEPARATION OF PUBLIC WATER MAINS FROM SANITARY SEWER: ANY WATER MAIN CROSSING OVER A SANITARY SEWER SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND WATER MAIN AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - SEPARATION OF WATER MAINS FROM SANITARY SEWER: THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE SEPARATION 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, DP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWERS & STORM SEWER FACILITIES, UNLESS DP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MINIMUM 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWERS & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE PER CORPUS DETAILS (H-1 & H-2).
  - 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 AMBROSE PLAN AOR 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 TRANSFERRING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS.
- 4/2" 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 AVOIDING THE EXISTING WATER MAINS & SEWER SERVICES FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'02" WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY USE 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 1'4" ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOWD, USACE AOR FEMA FOR ANY RIPARIAN BUFFER, WETLAND AOR 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 U.C. / BLDG PERMIT. CONTACT (919) 968-4519 OR [FOG@raleighnc.gov](mailto:FOG@raleighnc.gov) FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A U.C. / BLDG PERMIT. CONTACT (919) 968-4519 OR [CROSS-CONNECTION@raleighnc.gov](mailto:CROSS-CONNECTION@raleighnc.gov) FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REQUIREMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

ASR-0081-2023



FLOODPLAIN INFORMATION  
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 170017000K, with its effective date of July 2, 2012, the property is located in Flood Zone "X". Areas to be determined or outside the 100-year floodway and floodplain. All floodplain information noted in the plans reflects the status per the FEMA FIRM maps that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.

ANDERSON TOWNHOMES

ADMINISTRATIVE SITE REVIEW  
411 SCRIPPS LANE, RALEIGH, NC 27610

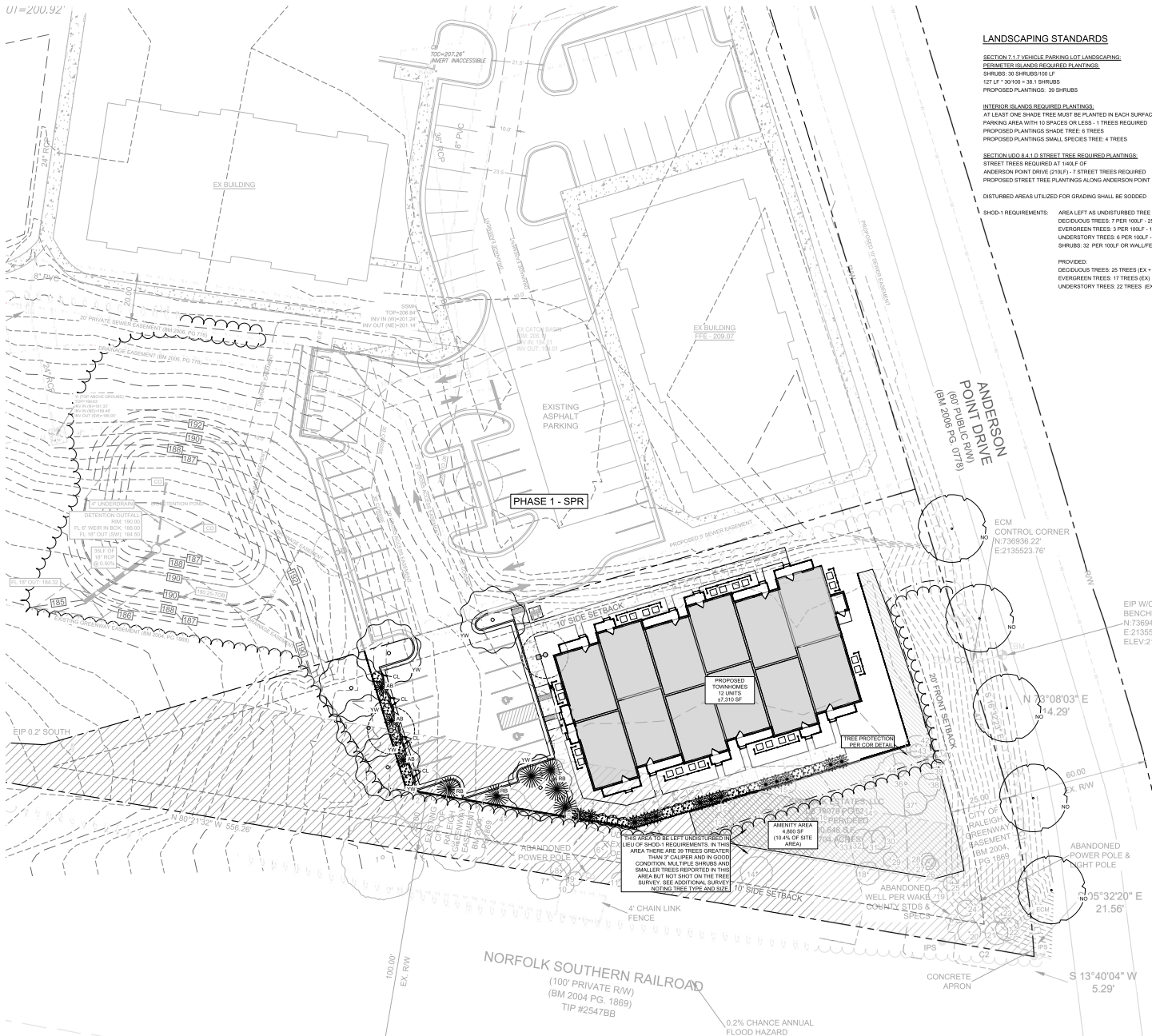
OFFSITE UTILITY PLAN

PLAN DATE  
11/06/2024  
DESIGN: ARB  
CHECK: ARB  
DRAWN: ARB  
PROJECT NO.

23-136

C401

U1=200.92'



### LANDSCAPING STANDARDS

#### SECTION 7.1.7 VEHICLE PARKING LOT LANDSCAPING

##### PROPOSED PLANTING REQUIRED PLANTINGS

SHRUBS: 30 SHRUBS/100 LF

127 LF \* 30/100 = 38.1 SHRUBS

PROPOSED PLANTINGS: 39 SHRUBS

##### INTERIOR ISLANDS REQUIRED PLANTINGS

AT LEAST ONE SHADE TREE MUST BE PLANTED IN EACH SURFACE

PARKING AREA WITH 10 SPACES OR LESS - 1 TREE REQUIRED

PROPOSED PLANTINGS SHADE TREE: 6 TREES

PROPOSED PLANTINGS SMALL SPACES TREE: 4 TREES

##### SECTION 7.0.6.8.1.3 STREET TREE REQUIRED PLANTINGS

STREET TREES REQUIRED AT 1/4 LF OF

ANDERSON POINT DRIVE (210 LF) - 7 STREET TREES REQUIRED

PROPOSED STREET TREE PLANTINGS ALONG ANDERSON POINT DRIVE: 5 TREES

DISBURSED AREAS UTILIZED FOR GRADING SHALL BE SODDED

##### SHOD-1 REQUIREMENTS: AREA LEFT AS UNDISTURBED TREE STAND IN LIEU OF PLANTINGS

DECIDUOUS TREES: 7 PER 100 LF - 25 TREES

EVERGREEN TREES: 3 PER 100 LF - 11 TREES

UNDERSTORY TREES: 6 PER 100 LF - 21 TREES

SHRUBS: 32 PER 100 LF OR WALLPAPER

PROVIDED: DECIDUOUS TREES: 25 TREES (EX + PLANTINGS)

EVERGREEN TREES: 17 TREES (EX)

UNDERSTORY TREES: 22 TREES (EX + PLANTINGS)

### GENERAL NOTES

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- LOCATIONS OF THE EXISTING UTILITIES SHOWN WITHIN THE PLAN WERE DERIVED FROM INFORMATION PROVIDED BY THE LOCAL UTILITY OR SHOWN WITHIN THE SURVEY. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL LANDSCAPE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE, AND LOCAL CODES. ALL SWAPS AND PAVING TO CONFORM TO ADA STANDARDS.
- NOTIFY THE CITY INSPECTOR AND PROJECT ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADDING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL, INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DESTROYED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

QUANTITY	SYMBOL	COMMON BOTANICAL NAME	SIZE	REMARKS
6		YELLOW WOOD CLADRASTIS VENTURINA	3" MIN. CAL. 14" MIN. HT.	848
4		RED BUD CERCIS CANADENSIS	3" MIN. HT.	CONF.
10		AMERICAN BEAUTYBERRY CALLICARPA AMERICANA	18" MIN. HT.	CONF.
10		OTTO LUYKEN CHERRY LAUREL PRUNUS LAUROCERASUS	18" MIN. HT.	CONF.
5		NUTTALL OAK QUERCUS NUTTALLII	3" MIN. CAL. 14" MIN. HT.	848
44		VARIOUS EXISTING TREES SEE ADDITIONAL SURVEY	3" MIN. CAL. 14" MIN. HT.	

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ASR-0081-2023



**FLOODPLAIN INFORMATION**  
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 370175000K, with an effective date of July 2, 2022, the property is located in Flood Zone "X", areas to be determined on the 100-year floodway and floodplain. All floodplain information noted in the plans reflects the status per the FEMA FIRM map that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.

Osterlund  
ARCHITECTS, PLLC

ANDERSON TOWNHOMES  
ADMINISTRATIVE SITE REVIEW  
115 ANDERSON POINT DRIVE, RALEIGH, NC 27610  
LANDSCAPE PLAN

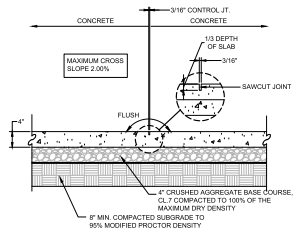
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10/31/2023  
DESIGN: [ ] CHECK: [ ] DRAWN: [ ]  
ARB: [ ] ARB: [ ] ARB: [ ]  
PROJECT NO.  
23-136

L100

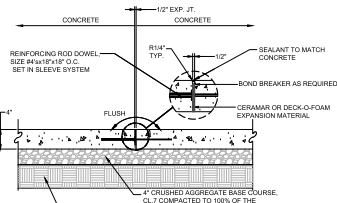




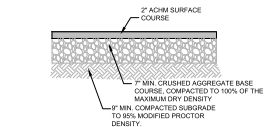




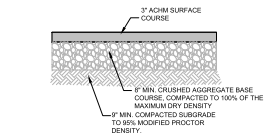
1 CONCRETE SIDEWALK AT SAWCUT CONTROL JOINT  
SECTION N.T.S.



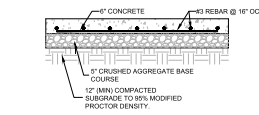
2 CONCRETE SIDEWALK AT EXPANSION JOINT  
SECTION N.T.S.



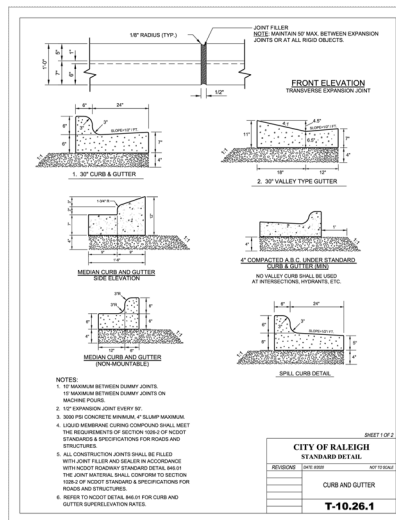
3 LIGHT DUTY ASPHALT  
N.T.S.



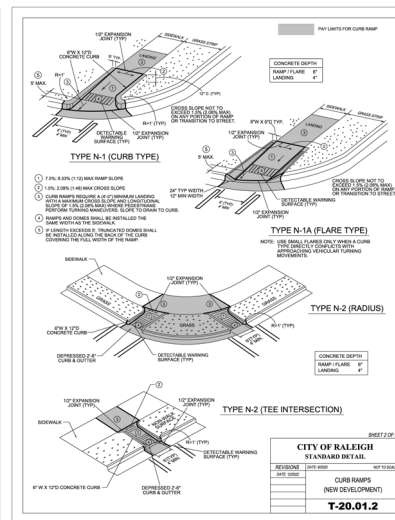
4 HEAVY DUTY ASPHALT  
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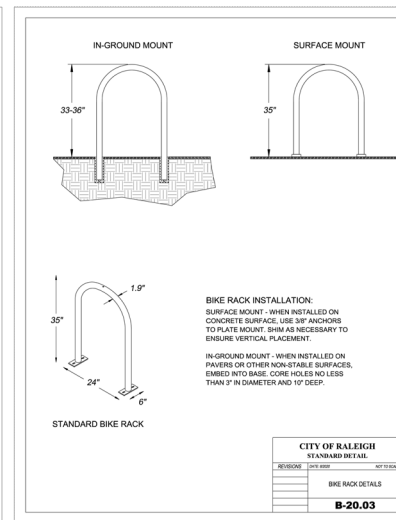
5 DUMPSTER PAVING  
N.T.S.



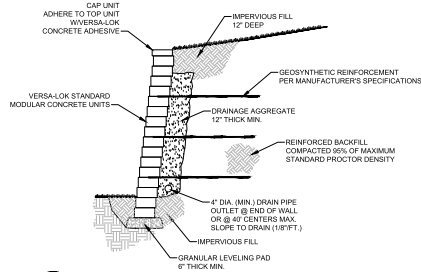
6 COR CURB & GUTTER  
N.T.S.



7 COR CURB RAMPS  
N.T.S.



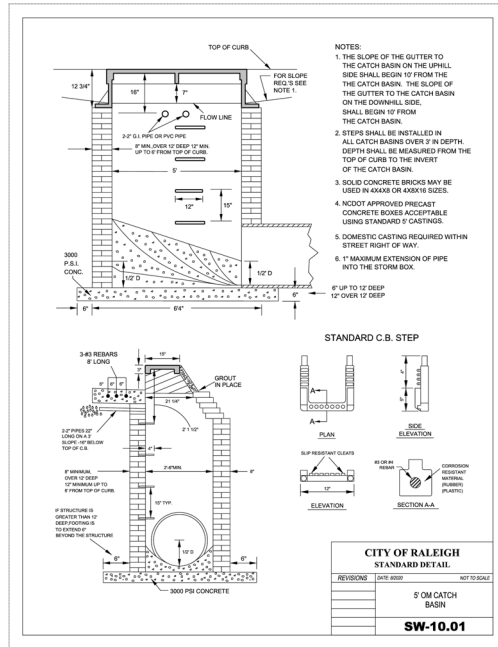
8 COR BIKE RACK  
N.T.S.



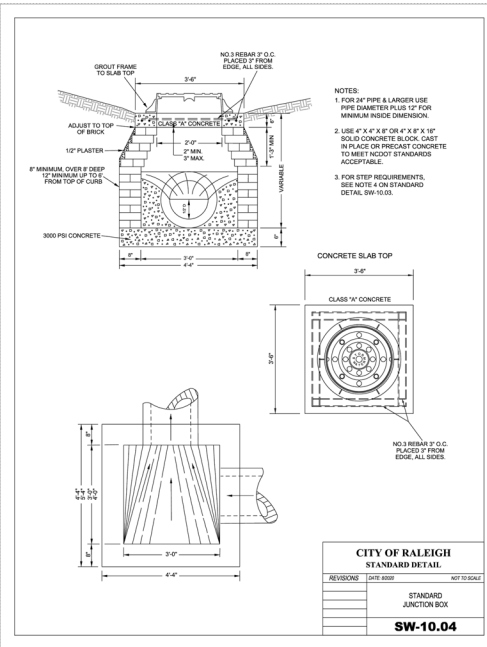
9 TYPICAL SECTION-REINFORCED RETAINING WALL  
MODULAR CONCRETE UNIT  
SCALE: NONE

REVISIONS	DATE

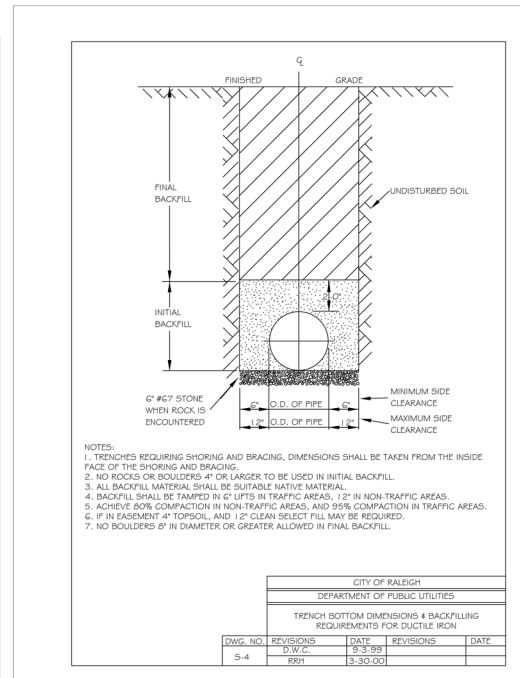
PLAN DATE:		
10/31/2023		
DESIGN:	CHECK:	DRAWN:
ARB	ARB	ARB
PROJECT NO.		
23-136		



1 COR CATCH BASIN  
N.T.S.



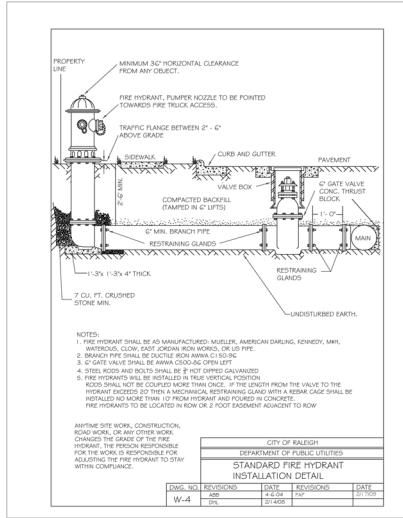
2 COR JUNCTION BOX  
N.T.S.



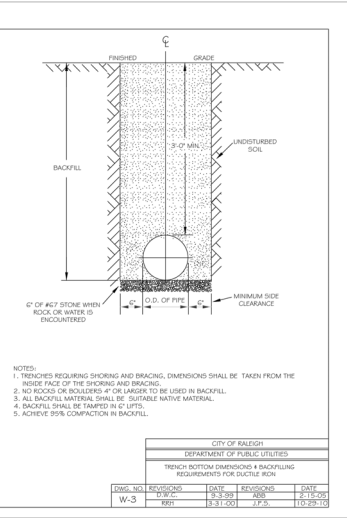
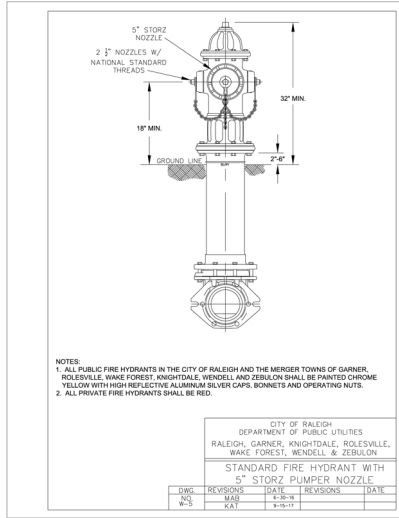
3 COR BEDDING & BACKFILL  
N.T.S.



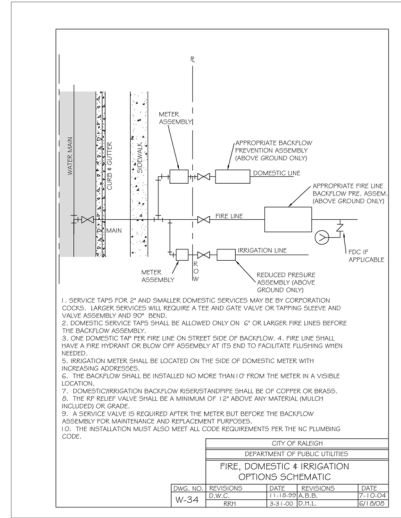
REVISIONS	DATE



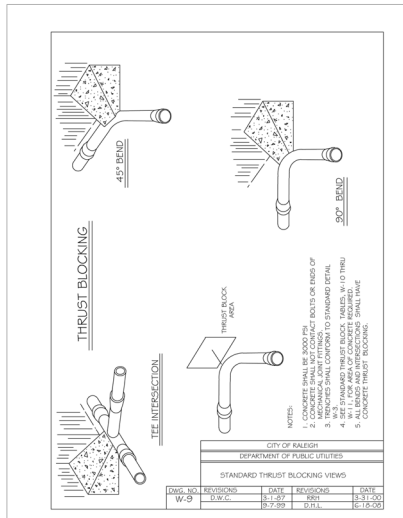
1 STANDARD FIRE HYDRANT ASSEMBLY  
N.T.S.



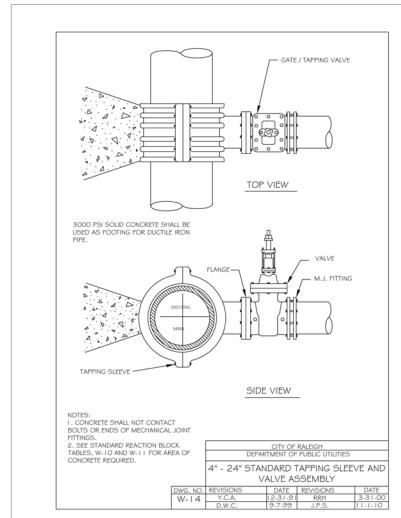
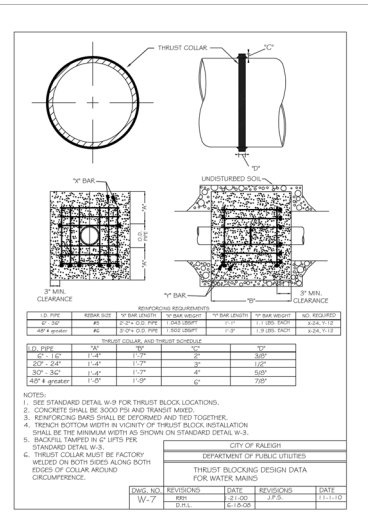
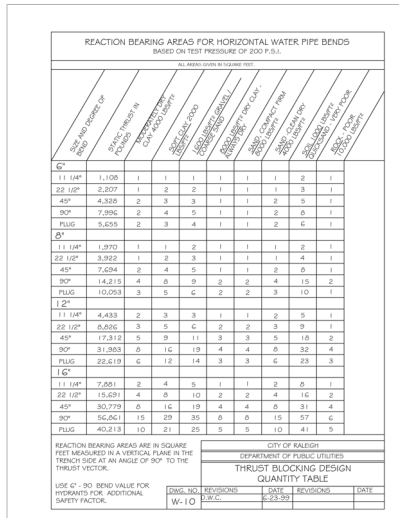
2 BEDDING & BACKFILL  
N.T.S.



3 FIRE, DOMESTIC, IRRIGATION TAP  
N.T.S.



4 STANDARD THRUST BLOCKING  
N.T.S.



5 STANDARD TAPPING SLEEVE & VALVE  
N.T.S.







POST-DEVELOPMENT AVERAGE GRADE ALONG PRIMARY STREET (ANDERSON POINT DRIVE)	= 206.33
TOP OF ROOF PEAK	= 246.33
OVERALL HEIGHT	= 40.00

### EXTERIOR FINISH SCHEDULE

MATERIAL	/ FINISH
057300 DECORATIVE METAL RAILING	/ BLACK SAND
064013 WOOD COLUMN	/ DARK BROWN STAIN
073113 ASPHALT SHINGLES	/ COOL ANTIQUE SLATE
074646 FIBER-CEMENT PANEL	/ 099114 PAINT
074646 FIBER-CEMENT SIDING	1. FIELD SW 9685
	2. FIELD SW 9168
	3. FIELD SW 7028
074646 FIBER-CEMENT TRIM	/ WHITE
074646 FIBER-CEMENT FASCIA	/ WHITE
077100 ROOF-EDGE DRAINAGE SYSTEMS	/ WHITE
081110 FIBERGLASS ENTRY DOORS	/ 099114 PAINT
	4. FIELD SW 0016
	5. FIELD SW 7675



POST-DEVELOPMENT AVERAGE GRADE ALONG PRIMARY STREET (ANDERSON POINT DRIVE)	= 206.33
TOP OF ROOF PEAK	= 246.33
OVERALL HEIGHT	= 40.00





