



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"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: _____
<input type="checkbox"/> Open lot		Design Alternate #: _____
GENERAL INFORMATION		
Development name: Kent Road Apartments		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 1329 Kent Rd		
Site P.I.N.(s): 0793181270		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).		
Development of an affordable-unit community consisting of 3 multifamily buildings, surface parking, an amenity center, and associated infrastructure.		
Current Property Owner(s): James Marapoti		
Company: City of Raleigh		Title:
Address: 219 Fayetteville St. Raleigh, NC 27501		
Phone #: 919-996-4777		Email: james.marapoti@raleighnc.gov
Applicant Name (If different from owner. See "who can apply" in instructions): Amber Mason		
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: City of Raleigh Withers Bayne		Address: 137 South Wilmington Street, #200, Raleigh, NC 27601

Phone #: 919-238-0311	Email: rmason@withersravenel.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Samuel W. Weldon	
Company: Blue Ridge Atlantic	Title: Director of Development
Address: 1630 Military Cutoff Rd., Suite 104, Wilmington, NC 28403	
Phone #: 919-238-0311	Email: sweldon@blueridgeatlantic.com
Applicant Name: Amber Mason	
Company: Withers Ravenel	Address: 137 South Wilmington Street, #200, Raleigh, NC 27601
Phone #: 919-238-0311	Email: rmason@withersravenel.com

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): RX-4-PL-CU	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 4.88	Existing gross floor area to be demolished: 2,281 SF +/-
# of parking spaces proposed: 188	New gross floor area: 203,675 SF
Max # parking permitted (7.1.2.C): 333	Total sf gross (to remain and new): 203,675 SF
Overlay District (if applicable): SRPOD	Proposed # of buildings: 3
Existing use (UDO 6.1.4): Residential	Proposed # of stories for each: 4
Proposed use (UDO 6.1.4): Multi-unit living	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>17,860</u> Proposed total (sf) <u>140,643</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>17,860</u> Proposed total (sf) <u>141,370</u>
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 144	Total # of hotel bedrooms: N/A
# of bedroom units: 1br <u>36</u> 2br <u>60</u> 3br <u>48</u> 4br or more _____	
# of lots: 1	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 Three.

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(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.

DocuSigned by:

Signature: *Amber Mason*

Date: 12/15/2023

Printed Name: 12E70CCE2089408.Amber Mason

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.10	TREE CONSERVATION PLAN
C2.00	OVERALL SITE PLAN
C2.01	DETAILED SITE PLAN
C2.02	DETAILED SITE PLAN
C3.00	OVERALL UTILITY PLAN
C3.01	DETAILED UTILITY PLAN
C3.02	DETAILED UTILITY PLAN
C3.03	FIRE ACCESS PLAN
C4.00	OVERALL GRADING & DRAINAGE PLAN
C4.01	DETAILED GRADING & DRAINAGE PLAN
C4.02	DETAILED GRADING & DRAINAGE PLAN
C5.00	SCM PLAN AND DETAILS
L6.00	LANDSCAPE PLAN
L9.00	LANDSCAPE DETAILS
A3.1	ELEVATION - BUILDING 1
A3.2	ELEVATION - BUILDING 1
A3.3	ELEVATION - BUILDING 2
A3.4	ELEVATION - BUILDING 2
A3.5	ELEVATION - BUILDING 3
A3.6	ELEVATION - BUILDING 3
A3.5	ELEVATION - COMMUNITY BUILDING
A4.1	ELEVATION - PICNIC SHELTER

SITE DATA TABLE

CITY OF RALEIGH PROJECT NO.	ASR-XXXX-2023
PARCEL PIN NO.	0793181270
OWNER	CITY OF RALEIGH
SITE ADDRESS	1329 KENT RD, RALEIGH, NC 27606
DEED BOOK AND PAGE	19032 PG 1929
ZONING	RX-4-PL-CU
OVERLAY DISTRICT	SRPOD
EXISTING GROSS SITE AREA	4.89 AC
PROPOSED GROSS SITE AREA	4.88 AC
WATERSHED	BUSHY
EXISTING USE	SINGLE-UNIT & MANUFACTURED HOME DEVELOPMENT
PROPOSED USE	MULTI-UNIT LIVING
IMPERVIOUS AREA	3.25 AC
LIMITS OF DISTURBANCE	4.2 AC +/-
BUILDING SETBACKS:	
PRIMARY STREET	10'
SIDE LOT LINE	0' OR 5'
REAR LOT LINE	15'
PARKING SETBACKS:	
PRIMARY STREET	10'
SIDE LOT LINE	0'
REAR LOT LINE	0'
BUILDING INFORMATION:	
PROPOSED NUMBER OF BUILDINGS	5
EXISTING BUILDING SF TO REMAIN	0
NET BUILDING SF	146,210
GROSS BUILDING SF	203,675
TOTAL UNITS	144
PROPOSED NUMBER OF STORIES	4
PARKING:	
MAXIMUM PARKING	333 SPACES
PROVIDED PARKING	188 SPACES
PROVIDED ADA-ACCESSIBLE PARKING	20 SPACES (15 VAN)
BIKE PARKING:	
MINIMUM BIKE PARKING REQUIRED (SHORT TERM)	7 SPACES
PROPOSED BIKE PARKING (SHORT TERM)	7 SPACES
MINIMUM BIKE PARKING REQUIRED (LONG TERM)	30 SPACES
PROPOSED BIKE PARKING (LONG TERM)	30 SPACES
AMENITY AREA:	
MINIMUM AMENITY AREA REQUIRED	10% (PER UDO SEC. 3.2.4)
PROPOSED AMENITY AREA	0.49 AC

NOTE: SEE SHEET C2.00 FOR SITE CALCULATIONS

ADMINISTRATIVE SITE PLAN

KENT RD APARTMENTS

1329 KENT RD | RALEIGH, NC 27606 | WAKE

1ST SUBMITTAL: DECEMBER 15, 2023

ZONING CONDITIONS

KENT ROAD ZONING CONDITION COMPLIANCE TABLE

ZONING CONDITION PER Z-11-23 DATED APRIL 19TH, 2023

GENERAL		
	Condition	Response
1	Rental fees for dwelling units on the property shall be affordable for households earning an average of 60% of the area median income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy on the property. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.	
2	If requested by the City of Raleigh, prior to, or as a part of, any subdivision or site plan for development of any portion of the property, the owner shall dedicate to the City an easement sufficient to accommodate a bikeshare station of up to 8 docks.	
3	Without benefit of the exceptions found in UDO Sec. 8.3.5.D.5, any Tier 3 site plan approved for the subject property shall provide cross access as set forth in UDO Sec. 8.3.5.D. to the property having PIN 0793186880 and conveyed by deed recorded at Book 15875, Page 2718, unless either (i) a site plan for such abutting property has been submitted for approval after the effective date of Z-11-23, or (ii) access along such boundary is impractical due to required tree conservation area as set forth in UDO Sec. 9.1.	

SOLID WASTE INSPECTION STATEMENT

1. A TRASH COMPACTOR (PRIVATE VENDOR) IS PROPOSED FOR THIS SITE. ALL DETAILS AND A WILL-SERVE WILL BE PROVIDED AT SITE PLAN REVIEW

FIRE DEPARTMENT NOTES

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA 13 SPRINKLER SYSTEM IS PROPOSED).
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - 5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - 5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - 5.4. RALEIGH STREET DESIGN MANUAL (RSDM).
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING 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).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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Inside City limits? Yes No

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Page 1 of 3 REVISION 1.23.23
raleighnc.gov

Phone #: 919-238-0311 Email: mason@withersravenel.com

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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

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Continue to Applicant Signature Block on Page Three.

Page 2 of 3 REVISION 1.23.23
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CONTACT LIST:

CIVIL ENGINEER Rob Caudle, PE WithersRavenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27601 919-535-5200 rcaudle@withersravenel.com	LANDSCAPE ARCHITECT Daniel Whatley WithersRavenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27601 919-238-0312 dwhatley@withersravenel.com	DEVELOPER Samuel Weldon Blue Ridge Atlantic 1630 Military Cutoff Rd, Suite 104 Wilmington, NC 28403 252-515-7331 sweldon@blueridgeatlantic.com	OWNER James Marapoti City of Raleigh 219 Fayetteville St. Raleigh, NC 27601 919-996-4777 james.marapoti@raleighnc.gov
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PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



PREPARED BY:

WithersRavenel
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

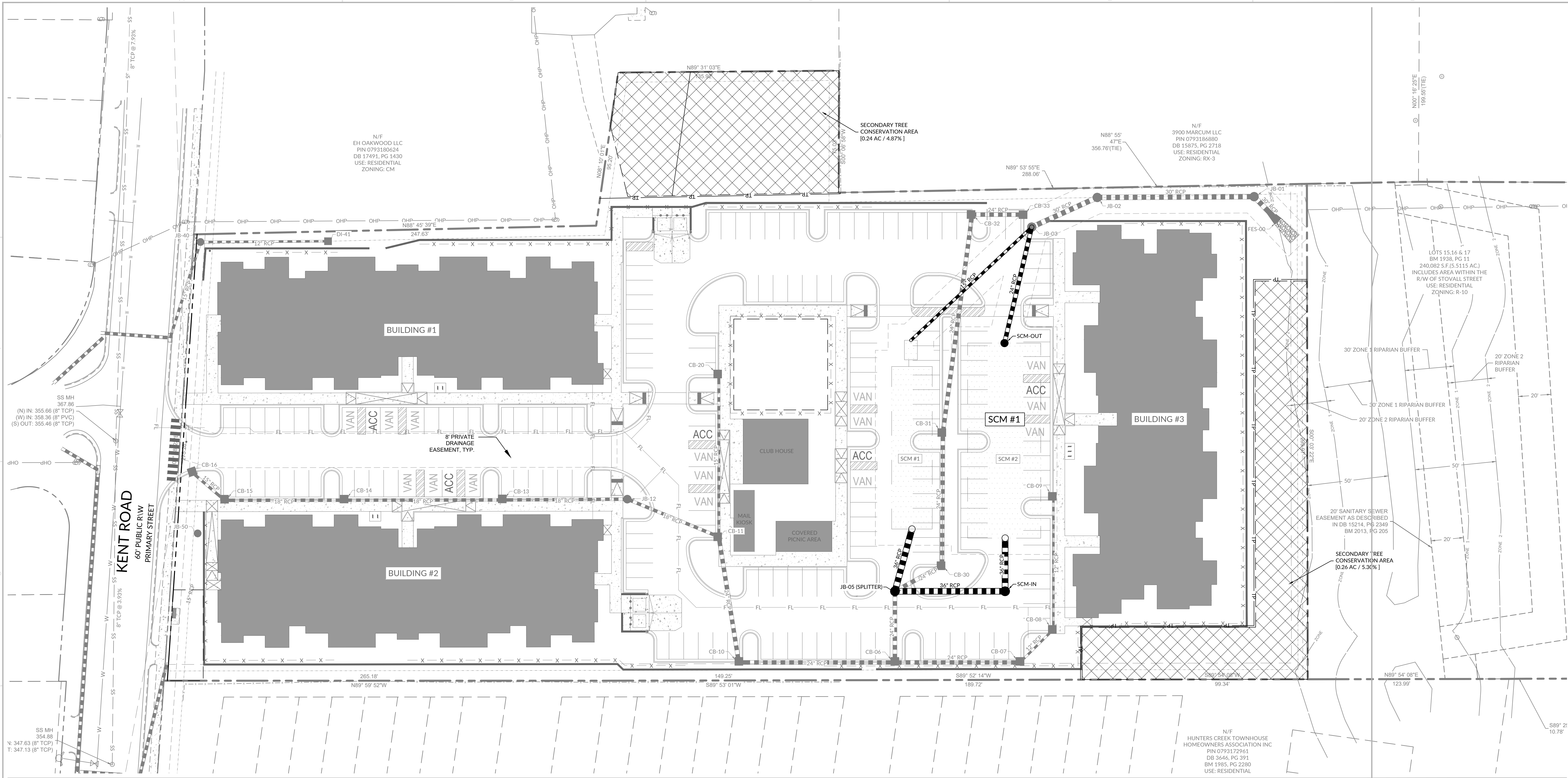
DEVELOPER:

BLUE RIDGE ATLANTIC

1630 MILITARY CUTOFF RD, STE 104
WILMINGTON, NC 28403
PHONE #: 252-515-7331
ATTENTION: SAMUEL WELDON



ADMINISTRATIVE SITE PLAN
KENT RD
APARTMENTS
WR PROJECT NO. 23-0264
CITY OF RALEIGH:
MUNI PRO NO. ASR-XXXX-2023
INITIAL PLAN DATE: 12/15/2023

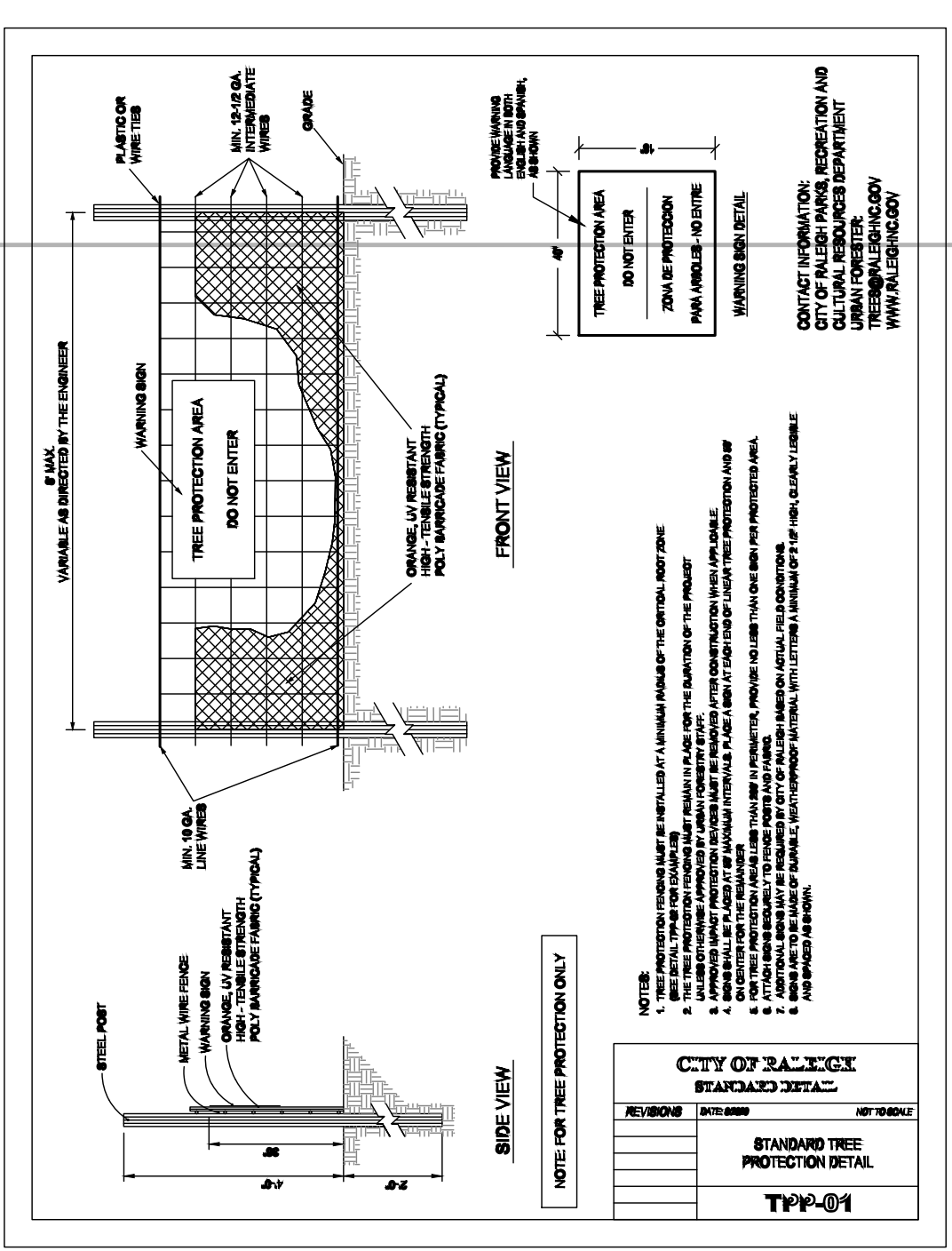


Tree Conservation Plan Data Sheet
 UDO Article 9.1 Tree Conservation
 (Include applicable information on the plan sheet)

Project Name: KENT ROAD APARTMENTS

Gross Site Acres: 4.9
 Right-of-way to be dedicated with this project: 0.01
 Net Site Acres: 4.88

	Number of Areas	Percent of Sites
UDO 9.1.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	0	0%
2. Primary Tree Conservation Area - SHOD 2	0	0%
3. Primary Tree Conservation Area - Parkway Frontage	0	0%
4. Primary Tree Conservation Area - DM	0	0%
5. Primary Tree Conservation Area - MPOD	0	0%
6. Primary Tree Conservation Area - Champion Tree XX" dbh species	0	0%
7. Primary Tree Conservation Area - Neuse Buffer Zone 2	0	0%
8. Primary Tree Conservation Area - 45% Slopes	0	0%
9. Primary Tree Conservation Area - Thoroughfare	0	0%
Subtotal of Primary Tree Conservation Areas:	0	0%
UDO 9.1.A.D.2 Tree Conservation Area - Greenway	0	0%
UDO 9.1.A.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	0.495	10.17%
UDO 9.1.A.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)	0	0%
Subtotal of Secondary Tree Conservation Areas:	0.495	10.17%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.495	10.17%
UDO 9.1.B. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (reserved)	0	0%
UWPOD - Wooded Area (started)	0	0%
UWPOD - Wooded Area (reserved)	0	0%
UWPOD - Wooded Area (started)	0	0%
SWPOD - Wooded Area (reserved)	0	0%
SWPOD - Wooded Area (started)	0	0%



CITY OF RALEIGH
 STAFFED OFFICE

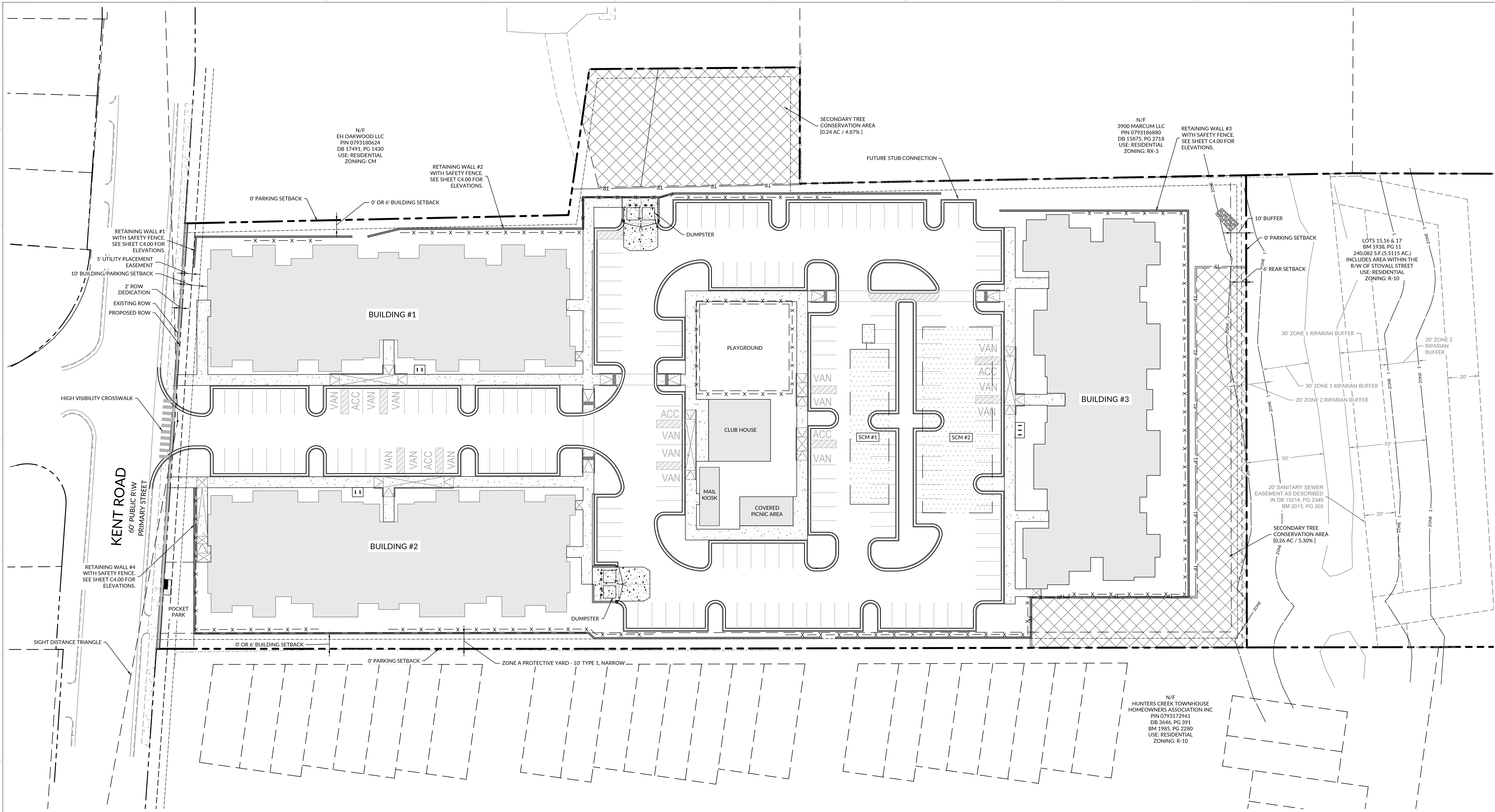
STANDARD TREE PROTECTION DETAIL

TPZ-01

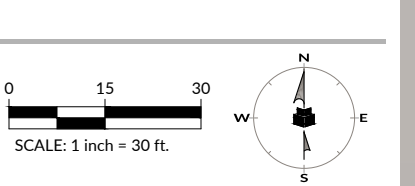
NOTES:

1. THIS DETAIL IS TO BE USED FOR ALL TREES WITH A DBH OF 12" OR GREATER.
2. THE TREE PROTECTION ZONE (TPZ) SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
3. THE TPZ SHALL BE BOUNDARIED BY A 12" DIA. METAL PIPE OR 4" DIA. CONCRETE PIPE.
4. THE TPZ SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
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CONTACT INFORMATION:
 CITY OF RALEIGH
 215 S. RAYBURN STREET
 RALEIGH, NC 27601
 WWW.RALEIGH.NC.GOV

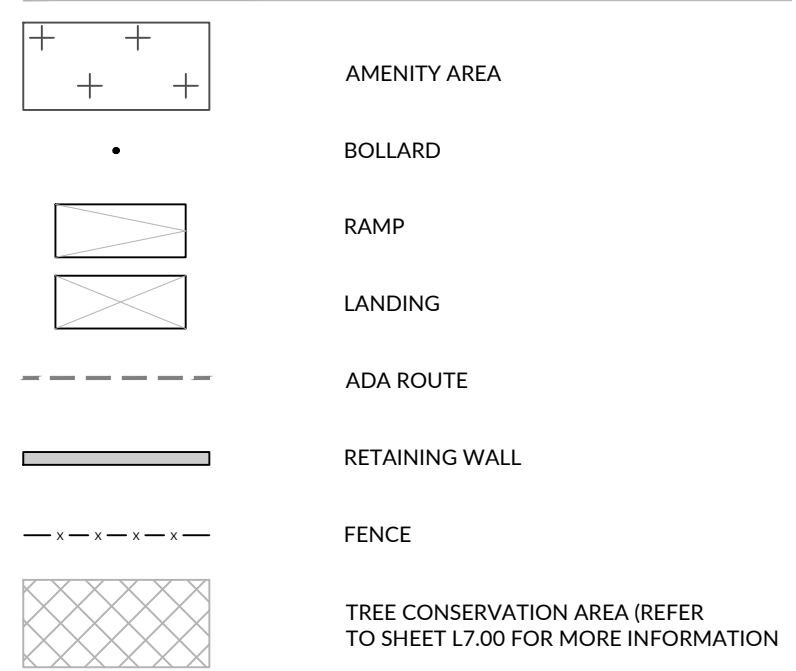


PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION



INITIAL PLAN DATE: 12/15/2023
 REVISIONS:

SITE LEGEND



SITE CALCULATIONS

SITE AREA:
 EXISTING SITE AREA: 4.89 AC OR 213,008 SF
 TOTAL ROW DEDICATION: 0.01 AC OR 450 SF
 TOTAL PROPOSED SITE AREA: 4.88 AC OR 212,473 SF

USE CATEGORY: MULTI-UNIT LIVING

VEHICLE PARKING (MAX.) - COR:
 REQUIRED: 1.5 SPACES PER 1BD UNIT X 36 1BD UNITS = 54 SPACES
 2.25 SPACES PER 2BD UNIT X 60 2BD UNITS = 135 SPACES
 3 SPACES PER 3BD UNIT X 48 3BD UNITS = 144 SPACES
 = 333 SPACES MAXIMUM (PER UDO SEC. 7.1.2.C)
 PROPOSED: 188 SPACES

ADA-ACCESSIBLE VEHICLE PARKING (MIN.):
 REQUIRED: 10% OF TOTAL PARKING (PER NCHFA QAP APPENDIX B.V.F) = 19 SPACES
 PROPOSED: PROPOSED ADA PARKING = 20 SPACES (15VAN)

SHORT TERM BICYCLE PARKING (MIN.):
 REQUIRED: 1 SPACE PER 20 UNITS MINIMUM 4 (PER UDO SEC. 7.1.2.C)
 PROPOSED: 144 UNITS X 1 SPACE PER 20 UNITS = 7 SPACES

LONG TERM BICYCLE PARKING (MIN.):
 REQUIRED: 1 SPACE PER 7 BEDROOMS (PER UDO SEC. 7.1.2.C)
 36 1BD, 60 2BD, 48 3BD = 300 TOTAL BEDROOMS
 300 BD X 1 SPACE PER 7 BD = 42 SPACES
 30 SPACES MAXIMUM (PER UDO 7.1.7.J)
 PROPOSED: 10 SPACES PER BUILDING = 30 SPACES

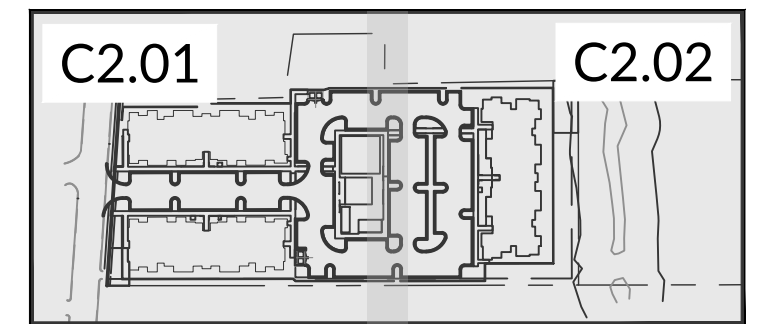
OUTDOOR AMENITY AREA (MIN.):
 REQUIRED: 10% OF LOT AREA FOR APARTMENT USE (PER UDO SEC. 3.2.4.A4)
 4.88 AC LOT X 10% = 0.49 AC (21,344 SF)
 PROPOSED: 0.49 AC (SEE AREAS ON SHEETS C2.01 & C2.02)

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSRAVENEL, CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- CONTACT INC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES AND HC ACCESS RAMP(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCLOSED ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS

RETAINING WALL NOTES:

- THE CONTRACTOR SHALL ADHERE TO THE HORIZONTAL AND VERTICAL LOCATION OF THE WALLS SHOWN ON THE PLANS. THE STRUCTURAL WALL DESIGN SHALL BE COMPLETED BY OTHERS, UNLESS OTHERWISE NOTED.
- TFW REFERS TO TOP FACE OF WALL ELEVATION. BFW REFERS TO THE BOTTOM FACE OF WALL ELEVATION AT FINISHED GRADE, NOT FOOTING GRADE.
- IF STAKED BY WITHERSRAVENEL, INC., BOTTOM OF WALL GRADE AT FINISHED GRADE WILL BE STAKED. ANY DIFFERENCES BETWEEN FOUNDATION OF WALL AS COMPARED TO FINISHED GRADE BOTTOM IS TO BE STATED SO ON RETAINING WALL PLANS BY OTHERS.
- IF WALL CONTRACTOR REQUIRES ADDITIONAL STAKING BEYOND WALL AT FINISHED GRADE, THE ENGINEER MAY PROVIDE A CAD FILE NOTING LOCATION OF THE ITEMS TO BE STAKED. LOCATIONS WHERE WALL BREAKS OR CHANGES IN WALL ANGLES ARE TO BE NOTED ON THE CAD FILE.
- WALL BATTER ASSUMPTIONS
 - 1" PER 8' VERTICAL RISE
 - THE WALL CONTRACTOR OR ENGINEER OF RECORD FOR THE PROPOSED WALL SHALL NOTIFY WITHERSRAVENEL, INC. IF THE RETAINING WALL BATTER MUST DEVIATE FROM THE ABOVE WALL ASSUMPTIONS AT THE TIME OF DESIGN FOR VERIFICATION TO MEET SITE DESIGN CRITERIA.
- PRIOR TO WALL STAKING, A MEETING SHALL BE HELD BY THE SURVEYOR AND WALL CONTRACTOR TO DETERMINE STAKING CRITERIA.
- CONTRACTOR TO INSTALL TEMPORARY FENCING/BARRICADES DURING CONSTRUCTION UNTIL PERMANENT FENCING IS INSTALLED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO PERMANENT FENCING DURING CONSTRUCTION. REPAIR OF DAMAGES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER AND OWNER.



WR JOB NUMBER: 23-0264
 DRN: WR DGN: WR CKD: WR

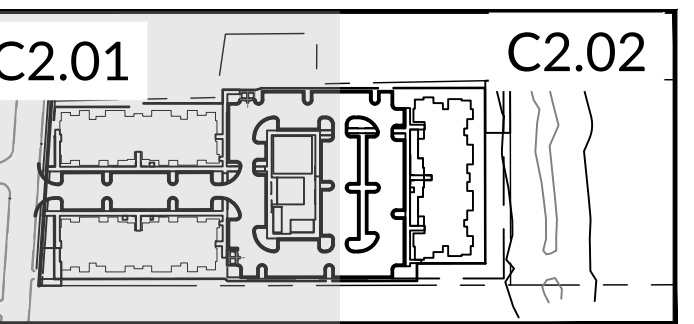
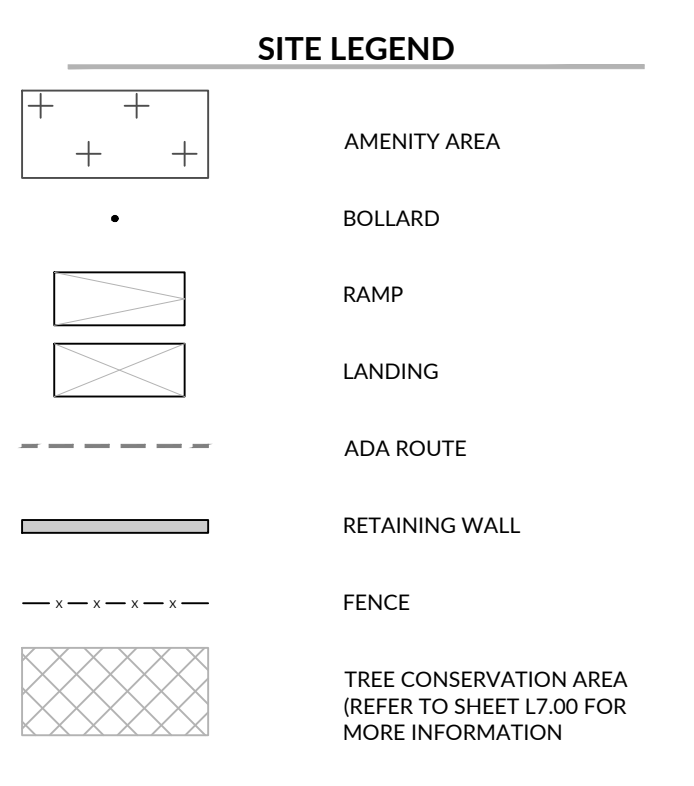
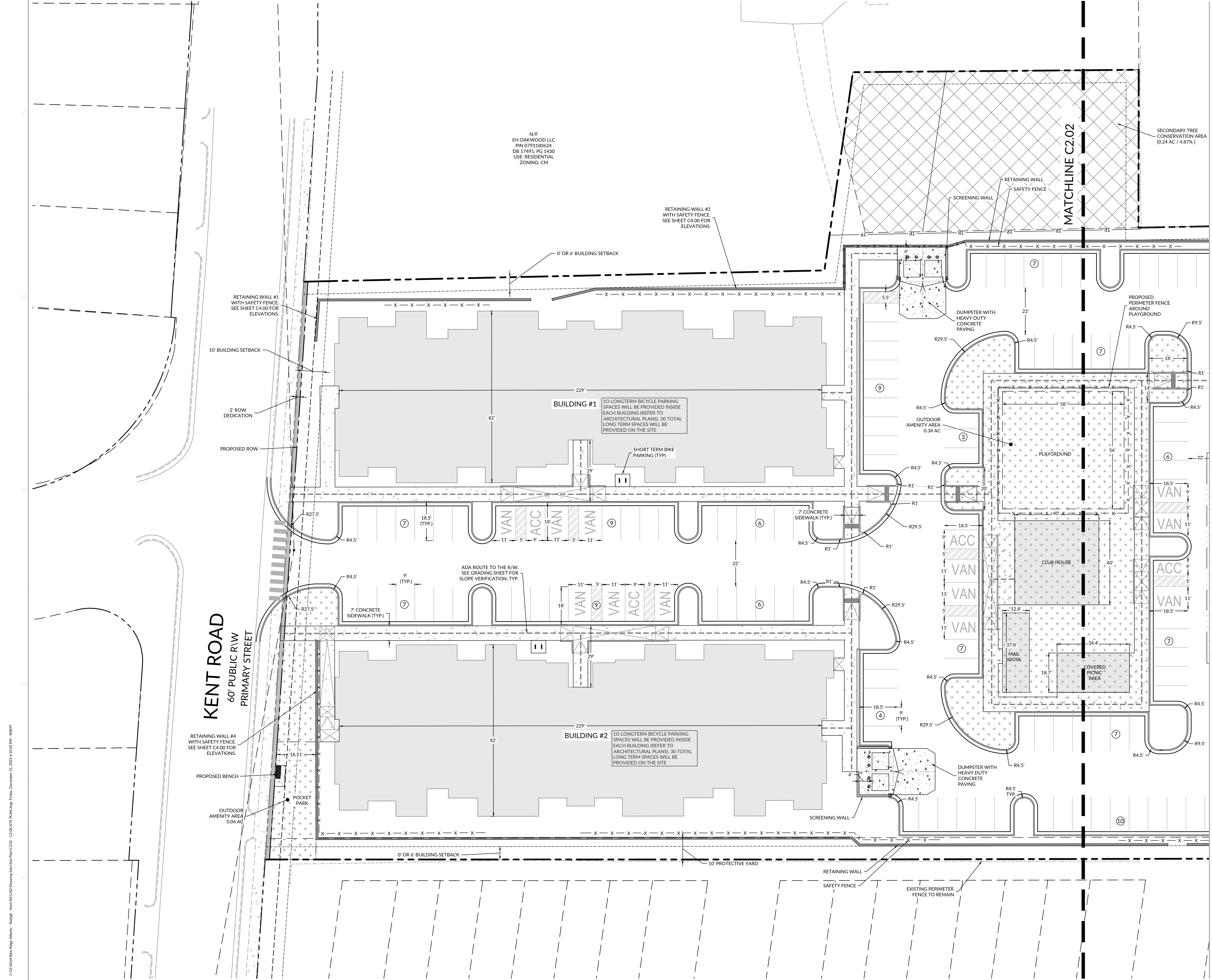
OVERALL SITE PLAN

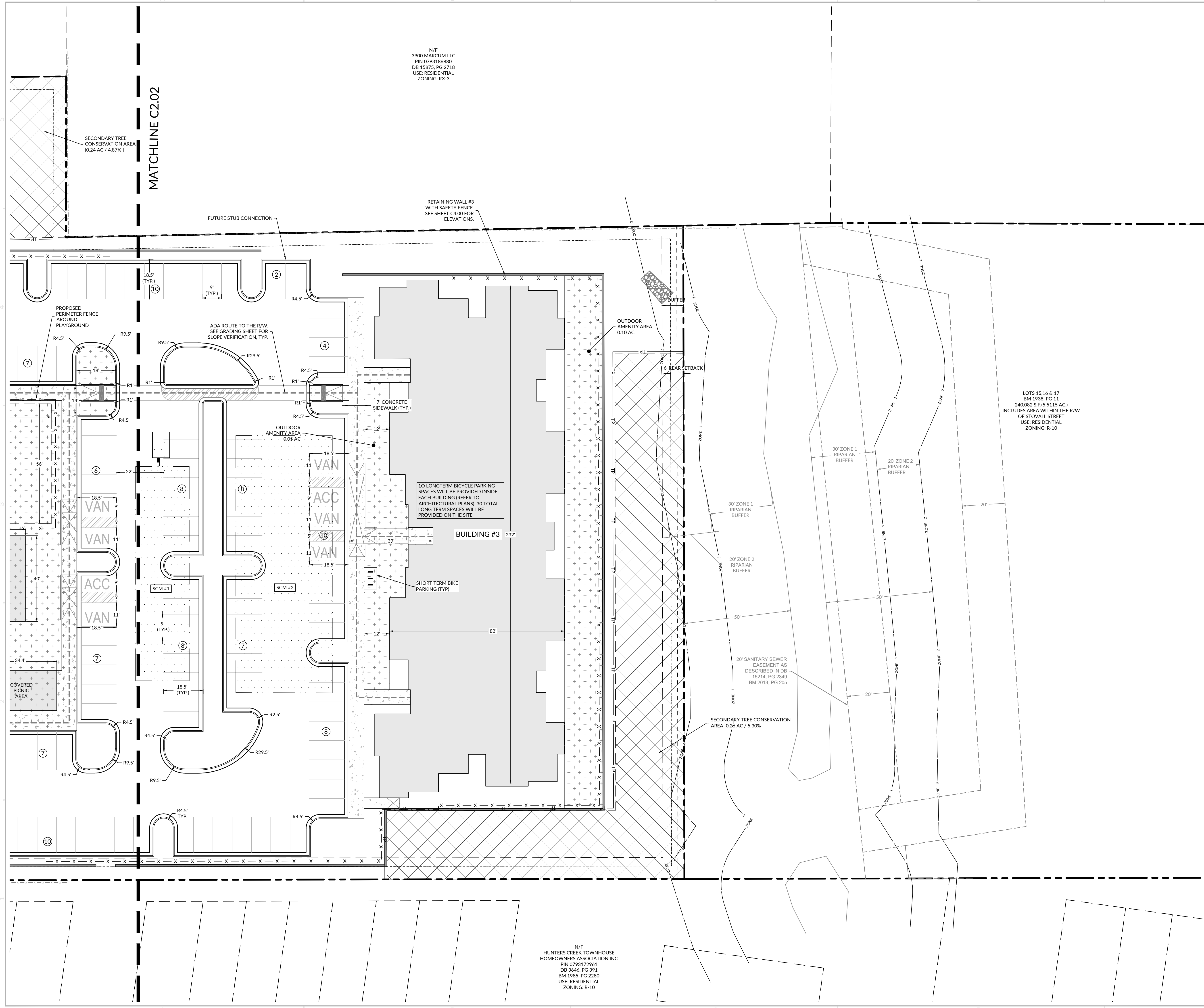
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N/F
EH OAKWOOD LLC
PIN 0793180624
DB 17491, PG 1430
USE: RESIDENTIAL
ZONING: CM





SITE LEGEND

	AMENITY AREA
	BOLLARD
	RAMP
	LANDING
	ADA ROUTE
	RETAINING WALL
	FENCE
	TREE CONSERVATION AREA (REFER TO SHEET L7.00 FOR MORE INFORMATION)

N/F
3900 MARCUM LLC
PIN 0793186890
DB 15875, PG 2718
USE: RESIDENTIAL
ZONING: RX-3

MATCHLINE C2.02

LOTS 15, 16 & 17
BM 1928, PG 11
240,082 S.F. (5.5115 AC.)
INCLUDES AREA WITHIN THE R/W
OF STOVALL STREET
USE: RESIDENTIAL
ZONING: R-10

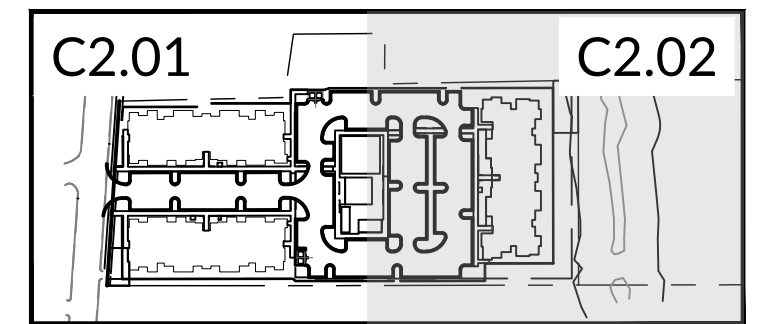
10 LONG TERM BICYCLE PARKING SPACES WILL BE PROVIDED INSIDE EACH BUILDING (REFER TO ARCHITECTURAL PLANS). 30 TOTAL LONG TERM SPACES WILL BE PROVIDED ON THE SITE

BUILDING #3 232

20' SANITARY SEWER EASEMENT AS DESCRIBED IN DB 15214, PG 2349 BM 2013, PG 205

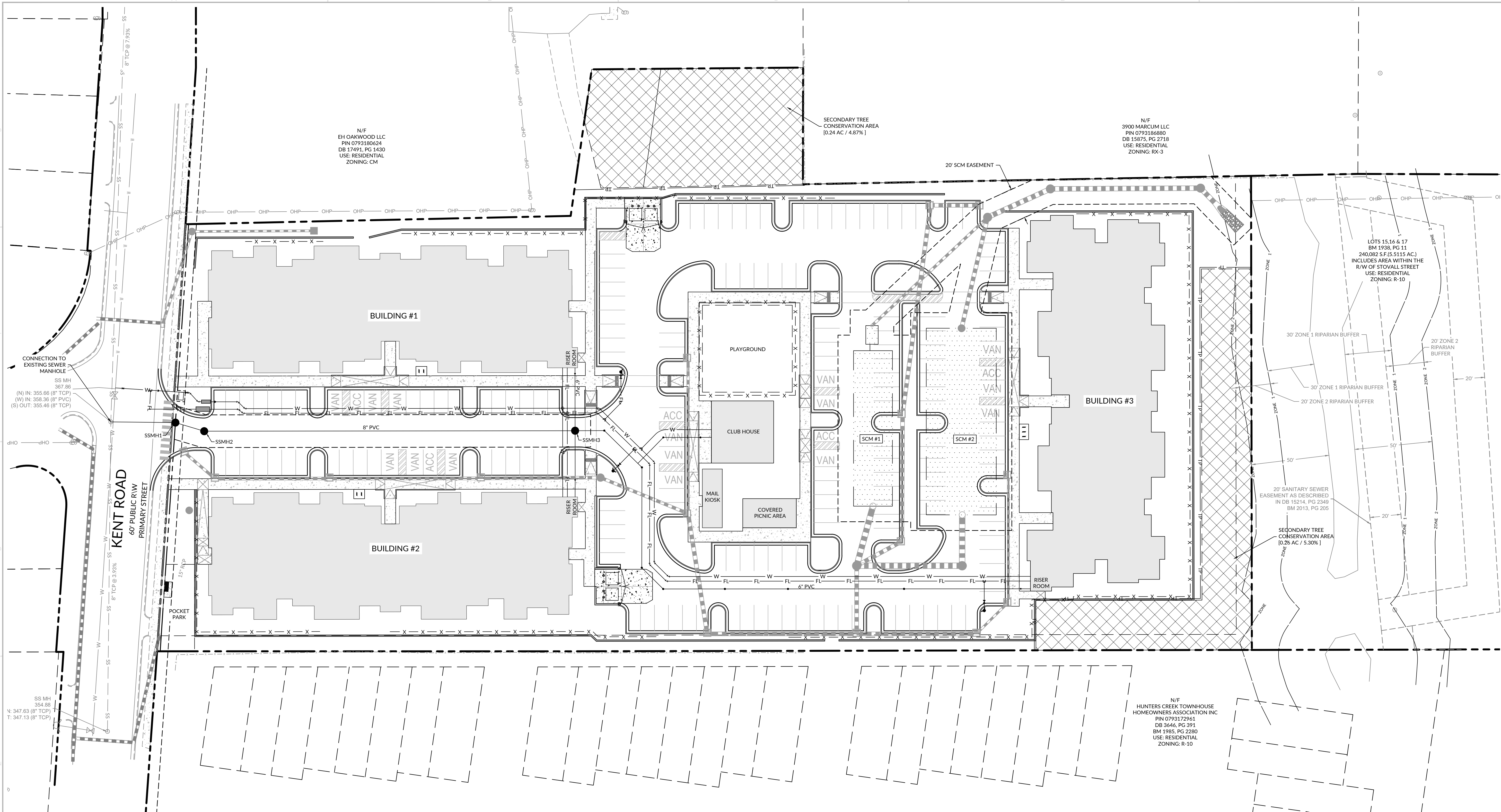
SECONDARY TREE CONSERVATION AREA (0.26 AC / 5.30%)

N/F
HUNTERS CREEK TOWNHOUSE HOMEOWNERS ASSOCIATION INC
PIN 0793172961
DB 3646, PG 391
BM 1985, PG 2280
USE: RESIDENTIAL
ZONING: R-10

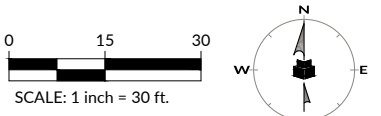


KEY PLAN
SCALE 1"=250'

J:\2023\0264 Blue Ridge Atlantic - Raleigh - Kent Rd\CAD\Drawings\SitePlan\C2.01 - C2.02.dwg, Friday, December 15, 2023 14:52:09 PM - RNF/P



PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION



INITIAL PLAN DATE: 12/15/2023
 REVISIONS:

WR JOB NUMBER: 23-0264
 DRN: WR DGN: WR CKD: WR

OVERALL UTILITY PLAN

C3.00

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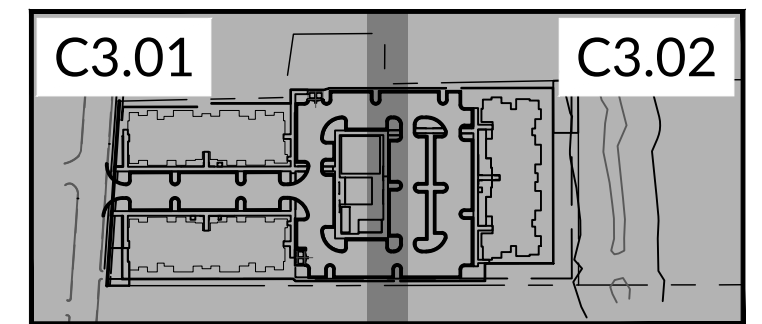
EST. 1983

COR APPENDIX D STANDARD UTILITY NOTES

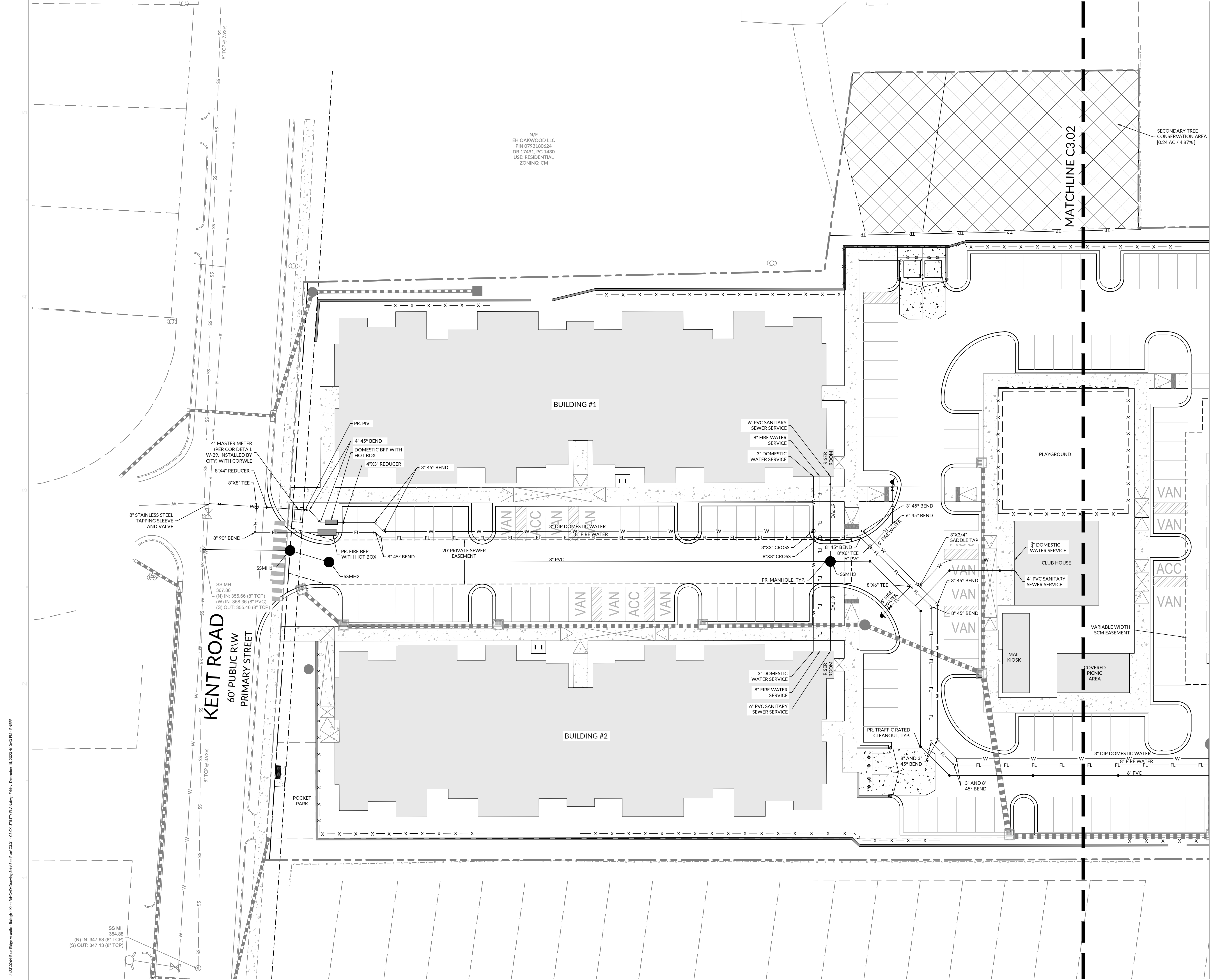
- REFER TO DEMOLITION PLAN, SHEET C1.10, FOR MORE INFORMATION REGARDING EXISTING UTILITY SERVICES AND STRUCTURES TO BE ABANDONED.

SYMBOL	DESCRIPTION
	PROPOSED FIRE HYDRANT
	PROPOSED FDC
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	PROPOSED CLEAN OUT
	PROPOSED SANITARY SEWER/ STORM MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DROP INLET WITH GRATE
	PROPOSED STORM PIPE

- ALL STANDARD MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN, STANDARD, DETAILS, & SPECIFICATIONS (REFERENCE CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 508' 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 ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD.13, DETAILS W-41 & 5-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
 - INSTALL 2" COPPER WATER SERVICE WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. *NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE*
 - INSTALL 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
- NC DOT / 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 CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



KEY PLAN
 SCALE 1"=250'

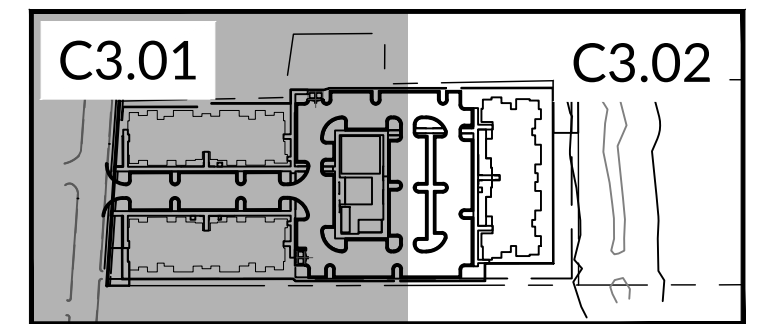


UTILITIES NOTES

- REFER TO DEMOLITION PLAN, SHEET C1.10, FOR MORE INFORMATION REGARDING EXISTING UTILITY SERVICES AND STRUCTURES TO BE ABANDONED.

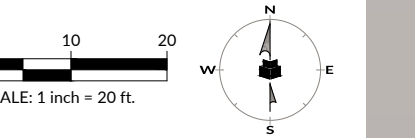
UTILITIES LEGEND

SYMBOL	DESCRIPTION
	PROPOSED FIRE HYDRANT
	PROPOSED FDC
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	PROPOSED CLEAN OUT
	PROPOSED SANITARY SEWER/ STORM MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DROP INLET WITH GRATE
	PROPOSED STORM PIPE



KEY PLAN
SCALE 1"=250'

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



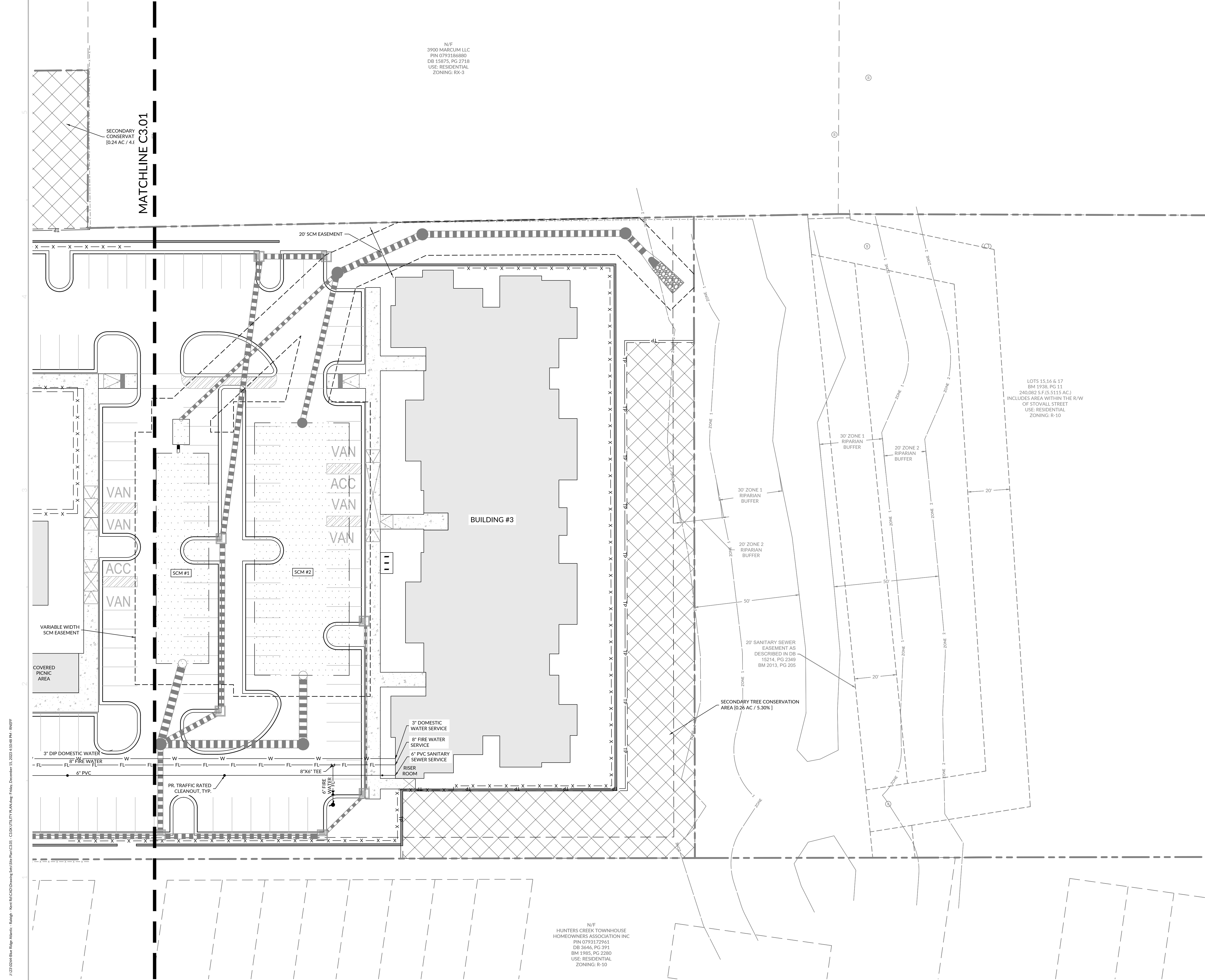
INITIAL PLAN DATE: 12/15/2023
REVISIONS:

WR JOB NUMBER: 23-0264
DRN: WR DGN: WR CKD: WR

DETAILED UTILITY PLAN

C3.01

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 PIN 0793186880
 DB 15875, PG 2718
 USE: RESIDENTIAL
 ZONING: R-3

LOTS 15, 16 & 17
 BM 1928, PG 11
 240,082 S.F. (5.5115 AC.)
 INCLUDES AREA WITHIN THE R/W
 OF STOVALL STREET
 USE: RESIDENTIAL
 ZONING: R-10

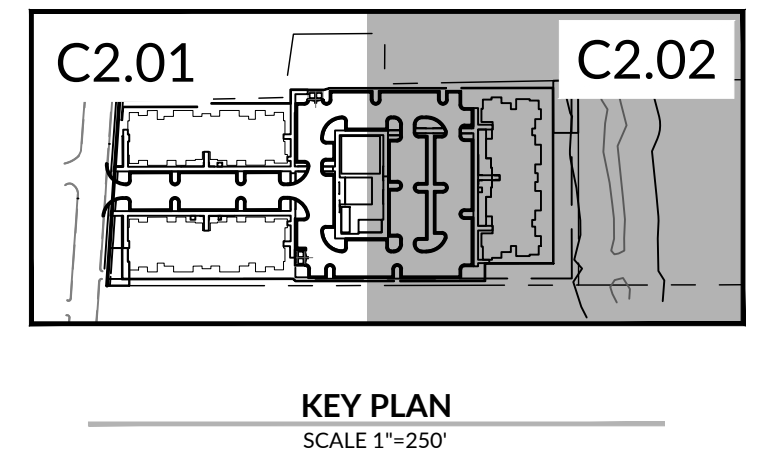
N/F
 HUNTERS CREEK TOWNHOUSE
 HOMEOWNERS ASSOCIATION INC
 PIN 0793172961
 DB 3646, PG 391
 BM 1985, PG 2280
 USE: RESIDENTIAL
 ZONING: R-10

UTILITIES NOTES

1. REFER TO DEMOLITION PLAN, SHEET C1.10, FOR MORE INFORMATION REGARDING EXISTING UTILITY SERVICES AND STRUCTURES TO BE ABANDONED.

UTILITIES LEGEND

SYMBOL	DESCRIPTION
	PROPOSED FIRE HYDRANT
	PROPOSED FDC
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
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	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DROP INLET WITH GRATE
	PROPOSED STORM PIPE



WithersRavenel
 137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601
 License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

BLUE RIDGE ATLANTIC
 CONSULTING ENGINEERS

1630 MILITARY CUTOFF RD, STE 104
 WILMINGTON, NC 28403

ADMINISTRATIVE SITE PLAN
KENT RD APARTMENTS
 1329 KENT RD | RALEIGH, NC 27606 | WAKE

PRELIMINARY
 NOT APPROVED FOR CONSTRUCTION

0 10 20
 SCALE: 1 inch = 20 ft.

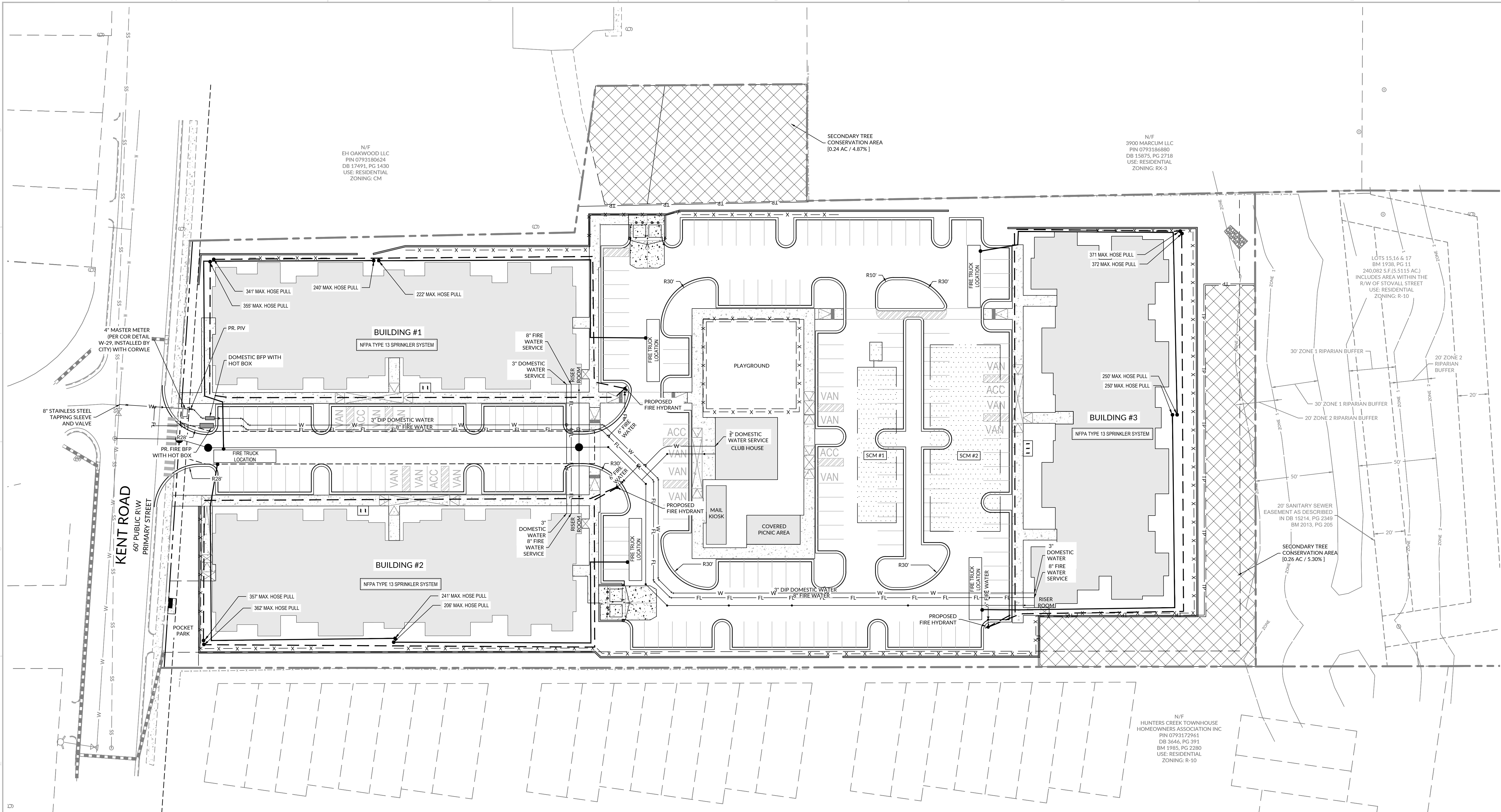
INITIAL PLAN DATE: 12/15/2023
 REVISIONS:

WR JOB NUMBER: 23-0264
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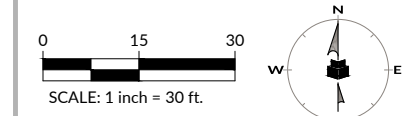
DETAILED UTILITY PLAN

C3.02

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INITIAL PLAN DATE: 12/15/2023
 REVISIONS:

WR JOB NUMBER: 23-0264
 DRN: WR DGN: WR CKD: WR

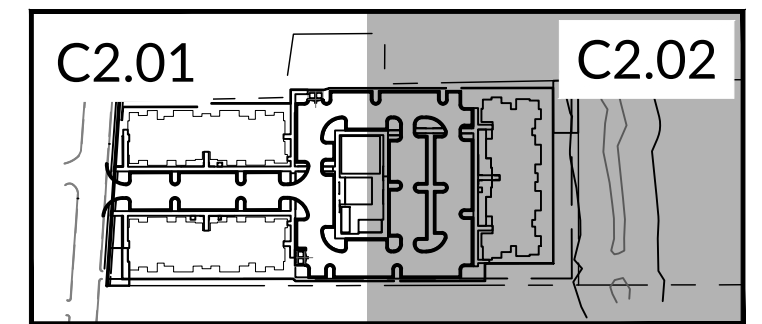
FIRE ACCESS PLAN

C3.03

- FIRE ACCESS NOTES**
- SEE SHEET C2.01 AND C2.02 FOR LOCATIONS OF HEAVY DUTY PAVEMENT.
 - HEAVY DUTY ASPHALT MUST BE CAPABLE OF SUPPORTING THE LOAD OF A FIRE APPARATUS WITH A MIN. WEIGHT OF 80,000 LBS AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES, PER NCFPC 553.2.3.

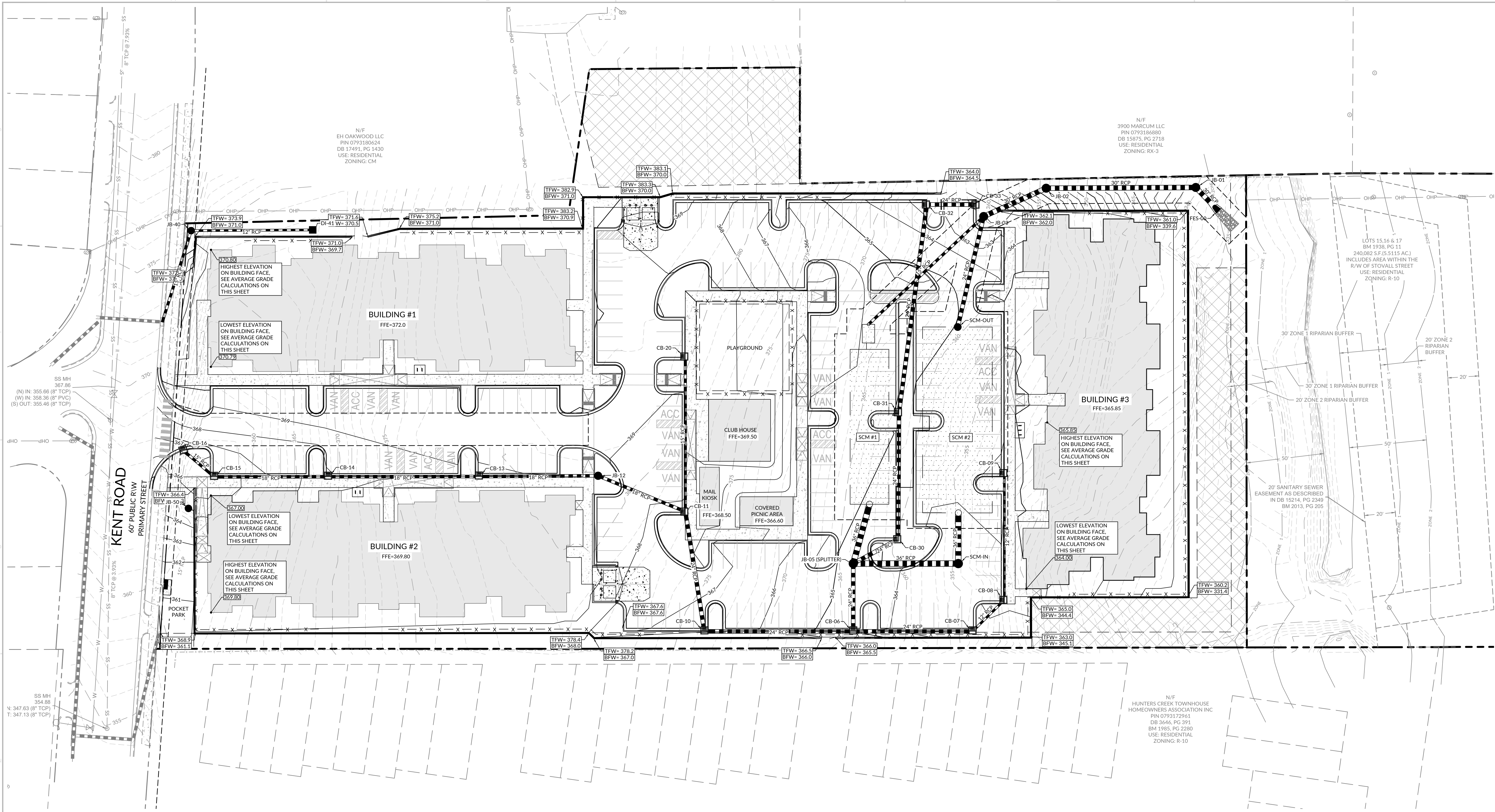
FIRE ACCESS LEGEND

SYMBOL	DESCRIPTION
	PROPOSED FIRE HYDRANT
	PROPOSED FDC
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	PROPOSED CLEAN OUT
	PROPOSED SANITARY SEWER/ STORM MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED HOSE PULL LENGTH FROM TRUCK
	PROPOSED HOSE PULL LENGTH FROM HYDRANT



KEY PLAN
 SCALE 1"=250'

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PIN 0793180624
DB 17491, PG 1430
USE: RESIDENTIAL
ZONING: CM

N/F
3900 MARCUM LLC
PIN 0793186880
DB 15875, PG 2718
USE: RESIDENTIAL
ZONING: RX-3

LOTS 15.16 & 17
BM 1938, PG 11
240,082 S.F. (5.5115 AC.)
INCLUDES AREA WITHIN THE
R/W OF STOVALL STREET
USE: RESIDENTIAL
ZONING: R-10

20' SANITARY SEWER
EASEMENT AS DESCRIBED
IN DB 15214, PG 2349
BM 2013, PG 205

N/F
HUNTERS CREEK TOWNHOUSE
HOMEOWNERS ASSOCIATION INC
PIN 0793172961
DB 3646, PG 391
BM 1905, PG 2280
USE: RESIDENTIAL
ZONING: R-10

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITHIN A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCROACHMENT AGREEMENT.
3. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF 7AM-9AM AND 4PM-5PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT., TRANSPORTATION OPERATIONS DIVISION AT (919)99-3030 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-2495 TO OBTAIN A STREET CUT PERMIT.
5. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB & GUTTER, SIDEWALKS & STREET TO EXISTING CONDITION OR BETTER.
8. IF THE EXISTING ROADWAY WIDTH IS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1101.02 (SHEET 1), 1101.04 & 1101.11.

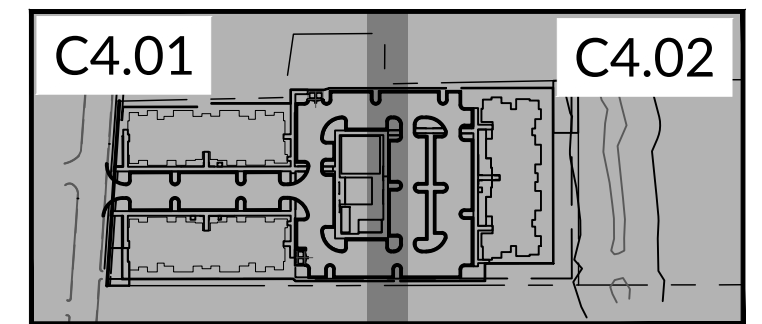
STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS & DETAILS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF RALEIGH.
4. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC AREAS.
5. 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 COR PUD DETAILS W-41 & S-49).
6. MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.
7. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C76, TABLE III OR TABLE IV. JOINTS SHALL BE SEALED WITH A PLASTIC CEMENT PUTTY MEETING FEDERAL SPECIFICATIONS SS-S-00210, SUCH AS RAM-NEK OR BUTYL RUBBER SEALANT.
8. STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.
9. EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MAXIMUM 5:1 SLOPE. THE BENCH SHALL BEGIN AT A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30 - 48 INCH PIPE, AND ONE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.
10. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS. A FABRIC OR WASHED STONE BARRIER SHALL BE INSTALLED BETWEEN THE DISSIPATION PAD AND THE NATURAL GROUND.
11. ALL STORM DRAINAGE EASEMENTS SHALL BE "PRIVATE" UNLESS OTHERWISE SPECIFIED.
12. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT AT 890-3340 TO SCHEDULE CONSTRUCTION INSPECTIONS.
13. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

AVERAGE GRADE CALCULATION

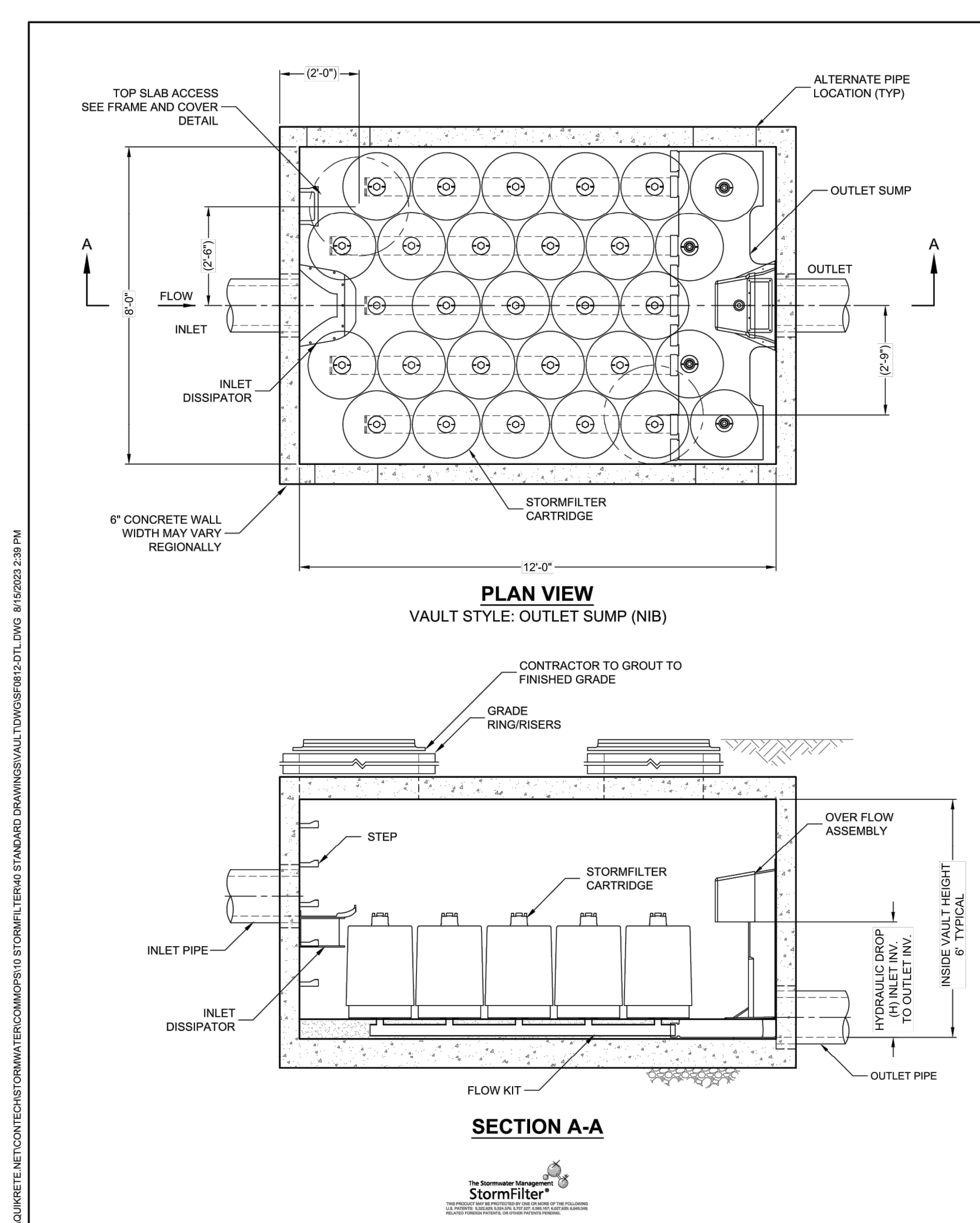
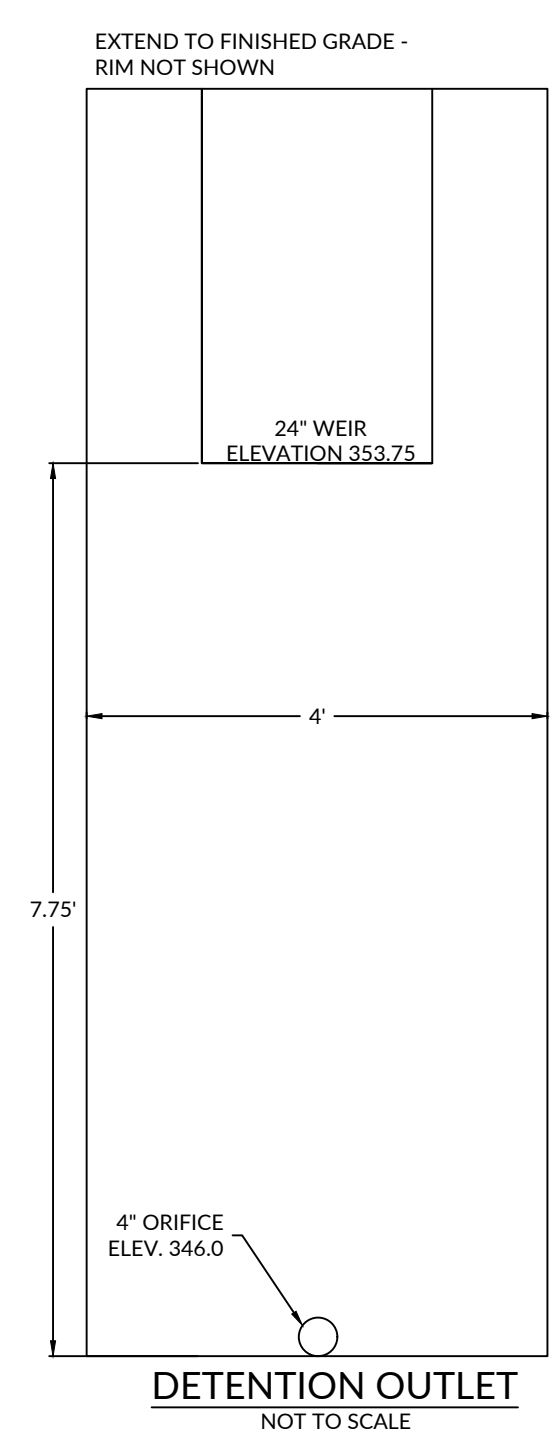
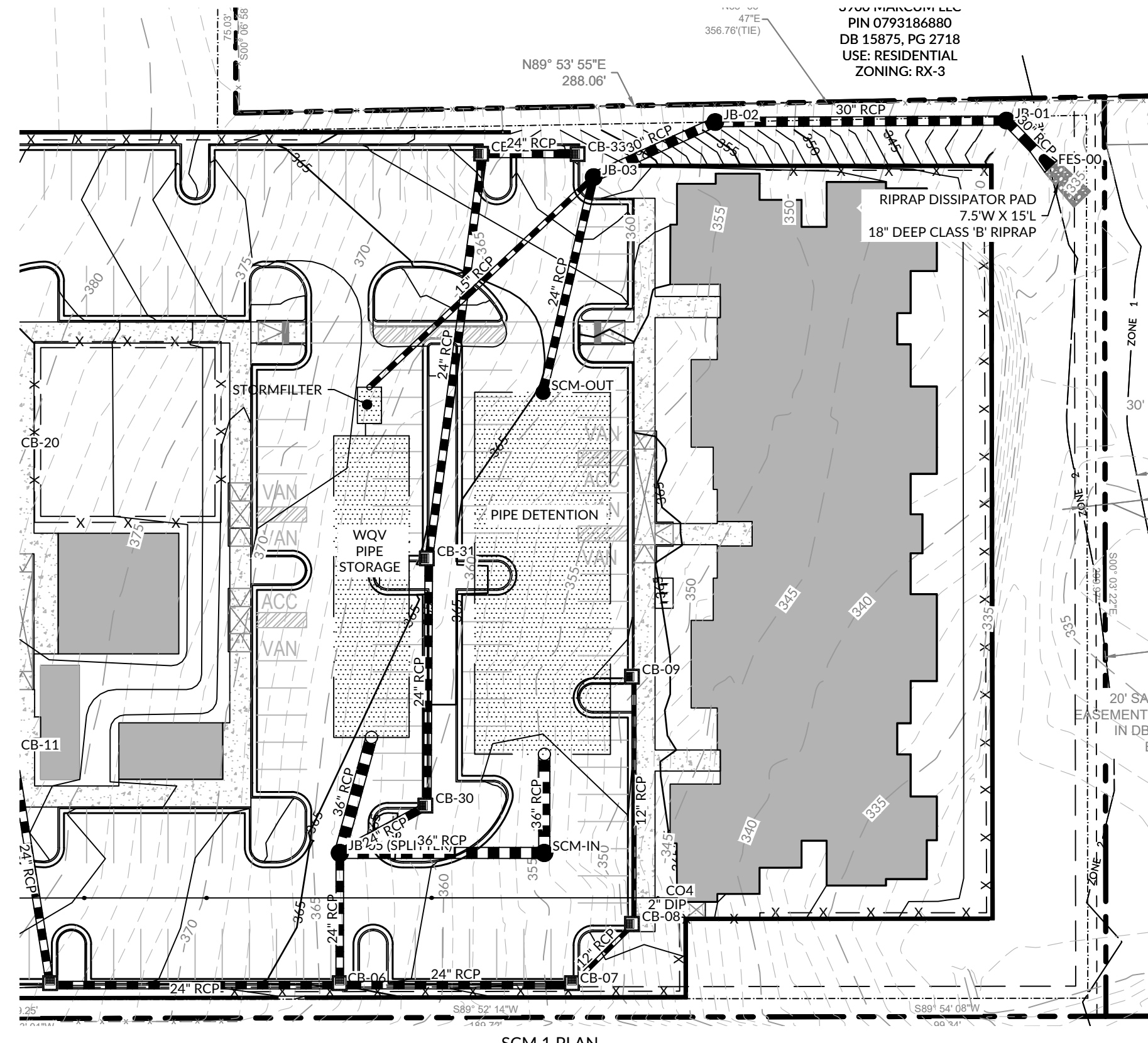
THE AVERAGE GRADE FOR THIS SITE IS MEASURED FROM KENT ROAD, THE PRIMARY STREET FOR THIS PROJECT. THE AVERAGE GRADE CALCULATION IS BELOW:

BUILDING #1	(LOWEST ELEVATION + HIGHEST ELEVATION) / 2 = AVERAGE GRADE
LOWEST ELEVATION = 370.80	
HIGHEST ELEVATION = 370.80	
(370.80 + 370.80) / 2 = 370.80	
BUILDING #2	(LOWEST ELEVATION + HIGHEST ELEVATION) / 2 = AVERAGE GRADE
LOWEST ELEVATION = 369.80	
HIGHEST ELEVATION = 367.00	
(369.80 + 367.00) / 2 = 368.4	
BUILDING #3	(LOWEST ELEVATION + HIGHEST ELEVATION) / 2 = AVERAGE GRADE
LOWEST ELEVATION = 364.00	
HIGHEST ELEVATION = 365.85	
(364.00 + 365.85) / 2 = 364.93	



KEY PLAN
SCALE 1"=250'

J:\2023\04\Blue Ridge Atlantic - Raleigh - Kent RD\CD\Drawings\SitePlan\C4.00 OVERALL GRADING & DRAINAGE PLAN.dwg, Friday, December 15, 2023 11:13:14 AM - RNEP

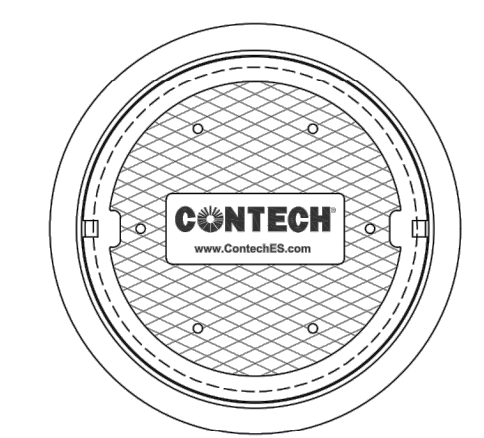


STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD VAULT STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (28). VAULT STYLE OPTIONS INCLUDE INLET BAY (19), INLET BAY/OUTLET BAY (14), OUTLET BAY (24), FULL HEIGHT BAFFLE WALL (20), STORMFILTER 9' x 12' PEAK HYDRAULIC CAPACITY IS 1.8 CFS. IF THE SITE CONDITIONS EXCEED 1.8 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	LOW DROP
CARTRIDGE HEIGHT	27"	18"	1.8"
RECOMMENDED HYDRAULIC DROP (ft)	3.05'	2.3'	1.5'
SPECIFIC FLOW RATE (gpm/ft)	2 gpm/ft	1.67' gpm/ft	1 gpm/ft
CARTRIDGE FLOW RATE (gpm)	22.5	18.75	11.25
	15	12.53	7.5
	10	8.35	5

* 1.67 gpm/ft SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



SITE SPECIFIC DATA REQUIREMENTS

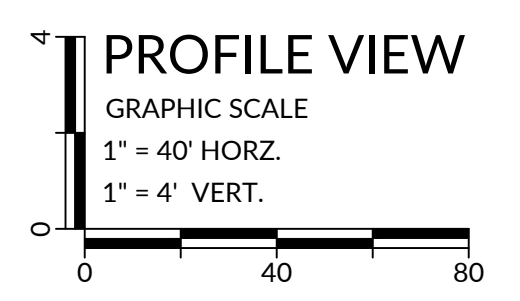
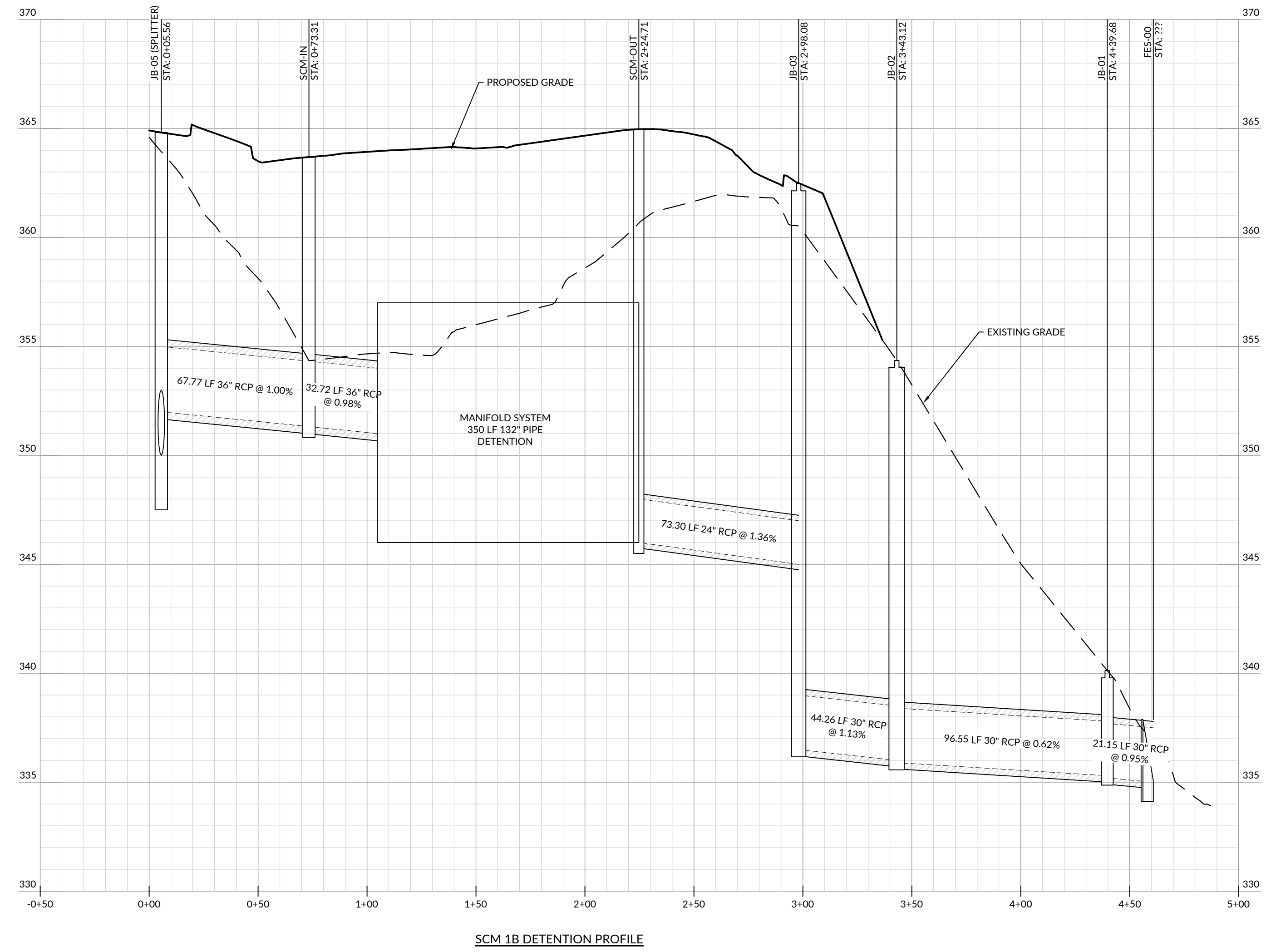
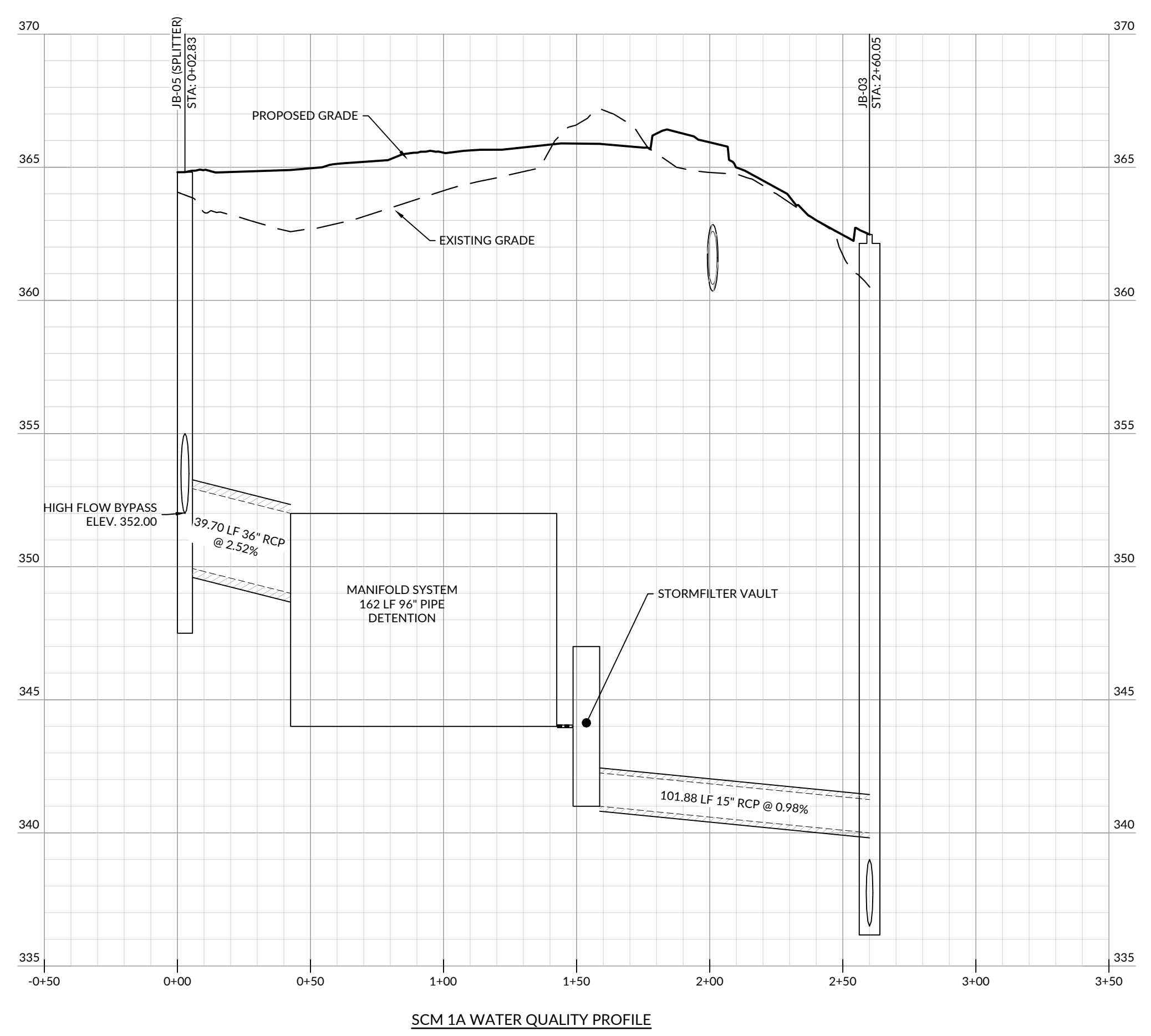
STRUCTURE ID	WATER QUALITY FLOW RATE (cfs)	PEAK FLOW RATE (cfs)	RETURN PERIOD OF PEAK FLOW (yrs)	CARTRIDGE HEIGHT (27", 18", LOW DROP(LO))	NUMBER OF CARTRIDGES REQUIRED	CARTRIDGE FLOW RATE	MEDIA TYPE (PERLITE, ZPG, PSORB)
PIPE DATA:	I.E.	MATERIAL	DIAMETER				
INLET PIPE #1	*	*	*				
INLET PIPE #2	*	*	*				
OUTLET PIPE	*	*	*				
UPSTREAM RIM ELEVATION							
DOWNSTREAM RIM ELEVATION							
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT					
NOTES/SPECIAL REQUIREMENTS:							

* PER ENGINEER OF RECORD

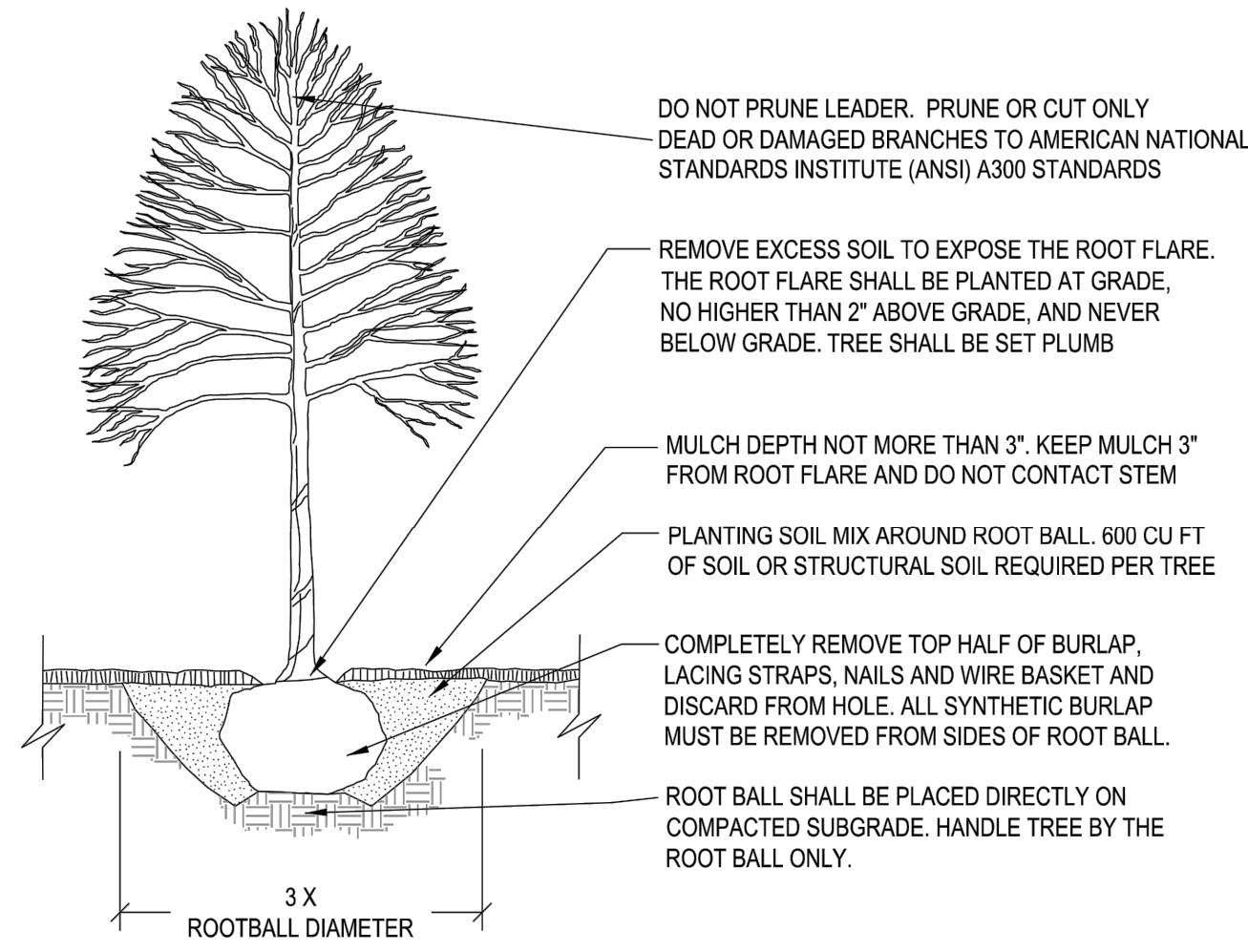
- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH (L) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 6' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
 - SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).
 - STORMFILTER STRUCTURE SHALL BE PRECAST CONFORMING TO ASTM C-857 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER VAULT (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL VAULT SECTIONS AND ASSEMBLE VAULT.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH
ENGINEERED SOLUTIONS LLC
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SF0812
STORMFILTER
STANDARD DETAIL



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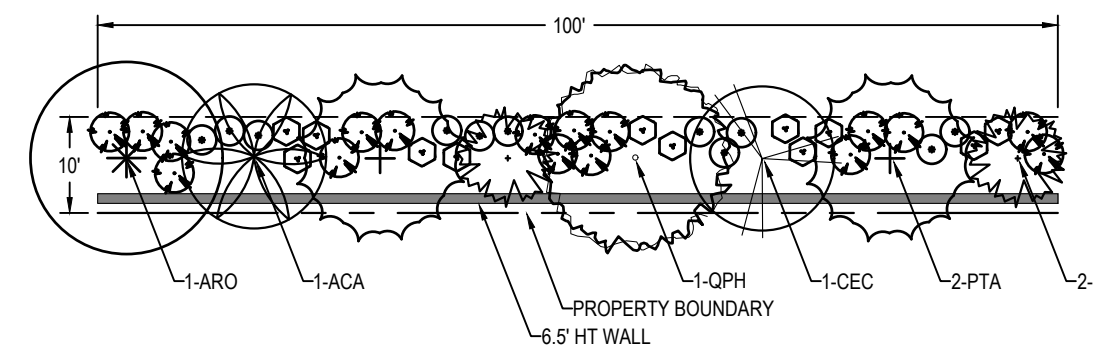


CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

- 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
10/2019		
TREE PLANTING DETAIL		
TPP-03		

TRANSITIONAL PROTECTIVE YARD SUPPLEMENTAL PLANT SCHEDULE								
KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	TYPE	USE	NOTES
SHADED TREES								
ARO	Acer rubrum 'October Glory'	October Glory® Red Maple	B&B	3"	10'	D	TPY	MATCHED / 50H x 40W MATURE
PTA	Pinus taeda	Loblolly Pine	B&B	3"	10'	E	TPY	MATCHED / 70H x 40W MATURE
OPH	Quercus phellos	Willow Oak	B&B	3"	10'	D	TPY	MATCHED / 60H x 40W MATURE
UNDERSTORY TREES								
ACA	Amelanchier canadensis	Serviceberry	B&B	1.5"	6'	D	TPY	MATCHED / 15H x 15W MATURE
CEC	Cercis canadensis	Eastern Redbud	B&B	1.5"	6'	D	TPY	MATCHED / 30H x 25W MATURE
INS	Ilex x 'Nelle R. Stevens'	Nelle Steven's Holly	B&B	1.5"	6'	E	TPY	MATCHED / 20H x 15W MATURE
TYPE / USE LEGEND								
PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN / H = HERBACEOUS								
PLANT USE: TPY = TRANSITIONAL PROTECTIVE YARD								
NOTE								
THIS PLANT SCHEDULE IS TO BE USED IF EXISTING VEGETATION REQUIRES SUPPLEMENTAL PLANTING IN ORDER TO ACHIEVE THE MINIMUM STANDARDS OF THE TRANSITIONAL PROTECTIVE YARD								



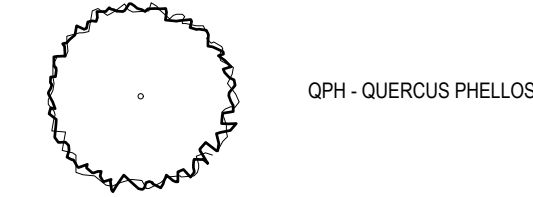
ZONE A: PROTECTIVE YARD TYPE 1: NARROW - TYPICAL 100' SECTION
SCALE: 1" = 20'

- REQUIREMENTS:
- 10' AVERAGE WIDTH
 - 6.5' HT WALL
 - 4 SHADE TREES (50% EVERGREEN MIN.) PER 100 LF
 - 4 UNDERSTORY TREES (50% EVERGREEN MIN.) PER 100 LF
 - 40 SHRUBS PER 100 LF

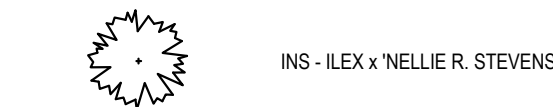
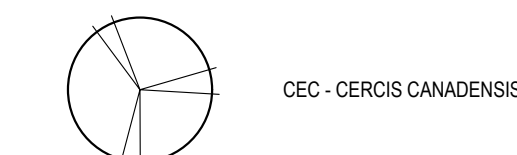
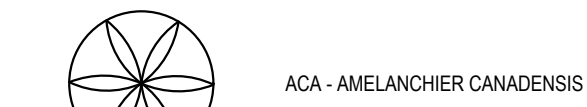
NOTE: THIS DETAIL IS TO BE USED IF EXISTING VEGETATION REQUIRES SUPPLEMENTAL PLANTING IN ORDER TO ACHIEVE THE MINIMUM STANDARDS OF THE TRANSITIONAL PROTECTIVE YARD

TRANSITIONAL PROTECTIVE YARD PLANT SYMBOL KEY:

SHADE TREES:



UNDERSTORY TREES:



LANDSCAPE CALCULATIONS:

UDO 7.1.7 VEHICLE PARKING LOT LANDSCAPING

TREE COVERAGE REQUIREMENT: EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SF OF PARKING AREA. LIGHTING FIXTURES MUST BE LOCATED AT LEAST 20 FEET FROM A TREE, MEASURED FROM THE POLE OF THE LIGHTING FIXTURE TO THE TRUNK OF THE TREE

PARKING AREA: 63,543 SF
REQUIRED: 32 SHADE TREES
PROVIDED: 32 SHADE TREES

UDO 7.2.4 PROTECTIVE YARDS

TRANSITIONAL PROTECTIVE YARD (TPY) REQUIREMENT: 10' W TYPE A2
6.5' HT FENCE
4 SHADE TREES PER 100 LF (50% EVERGREEN)
4 UNDERSTORY TREES PER 100 LF (50% EVERGREEN)

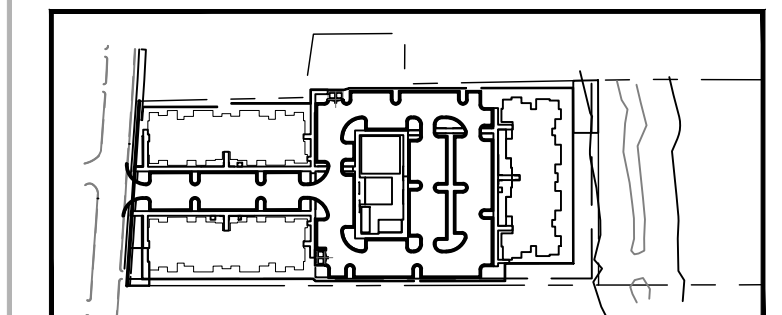
10' W TYPE A2 TYP: 1,002 LF - 365 LF TCA - 74 LF RIPARIAN BUFFER = 563 LF
REQUIRED: 6.5' HT SOLID WOOD FENCE
23 SHADE TREES (12 EVERGREEN MIN.)
23 UNDERSTORY TREES (12 EVERGREEN MIN.)

PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED TO THE EXTENT POSSIBLE. SUPPLEMENT AS NECESSARY TO ACHIEVE THE MINIMUM PLANTING REQUIREMENTS

UDO 8.4 NEW & EXISTING STREETS

STREET TREES REQUIREMENT: 1 SHADE TREE PER 40 LF

KENT ROAD: 275 LF
REQUIRED: 6 SHADE TREES
PROVIDED: 6 SHADE TREES



KEY PLAN
SCALE 1"=250'

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Parkside

Raleigh, NC

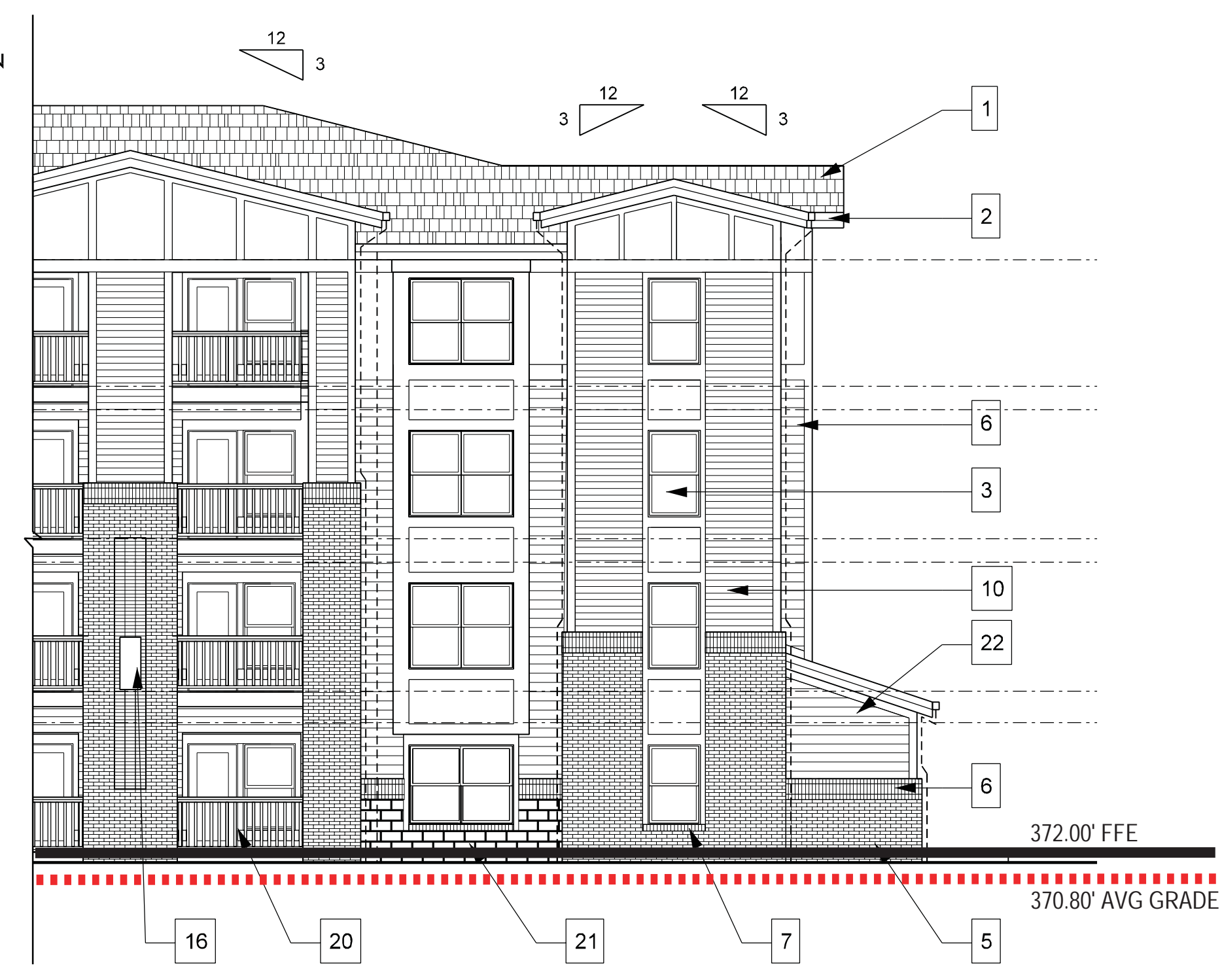
Job Number: 0000
Date: 2023.1215
Revisions:

ELEVATION KEY NOTES

- 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- 2 PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOGS
- 3 VINYL WINDOW(S) - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A9.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 BRICK SOLDIER COURSE / STACKED BOND ACCENT BAND
- 7 BRICK VENEER ROW/LOCK SILL, SLOPED TO DRAIN
- 8 RECESSED DECORATIVE BRICK PANEL - (1'-2") FROM FACE OF ADJACENT VENEER
- 9 CEMENTITIOUS LAP SIDING - 7" EXPOSURE
- 10 CEMENTITIOUS LAP SIDING - 5" EXPOSURE
- 11 CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR, TYP.
- 12 CEMENTITIOUS COL. / BEAM WRAP WITH 4" CEMENTITIOUS TRIM ON SOLID PANELS
- 13 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM, TYP.
- 14 MASONRY CONTROL JOINT, TYP.
- 15 VERTICAL CEMENTITIOUS BOARD AND BATTEN SIDING
- 16 EXTERIOR ACCENT LIGHT. SEE ELECTRICAL.
- 17 LINE OF BUILDING IN FRONT / BEYOND
- 18 ELECTRICAL EQUIPMENT. SEE ELECTRICAL
- 19 ROOF TOP MECHANICAL WELL
- 20 VINYL GUARDRAIL SYSTEM
- 21 8" X 16" SPLITFACE CMU VENEER
- 22 SPRINKLER RISER ROOM



SEE 1-A3.1 FOR CONTINUATION



End Elevation - Building 1

Scale: 1/8" = 1'-0"

Partial Front Elevation - Building 1

Scale: 1/8" = 1'-0"

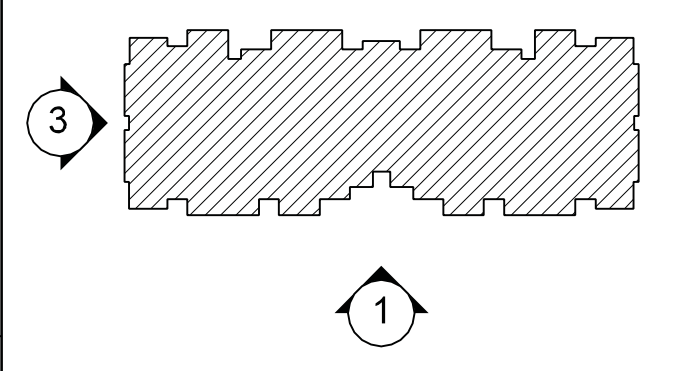
LEGEND

- 1 DOWNSPOUT. VERIFY LOGS IN FIELD PRIOR TO INSTALL

SEE 2-A3.1 FOR CONTINUATION



ELEVATION KEY PLAN



Partial Front Elevation - Building 1

Scale: 1/8" = 1'-0"

DATES \$FILES

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Parkside

Raleigh, NC

Job Number: 0000
Date: 2023_1215
Revisions:

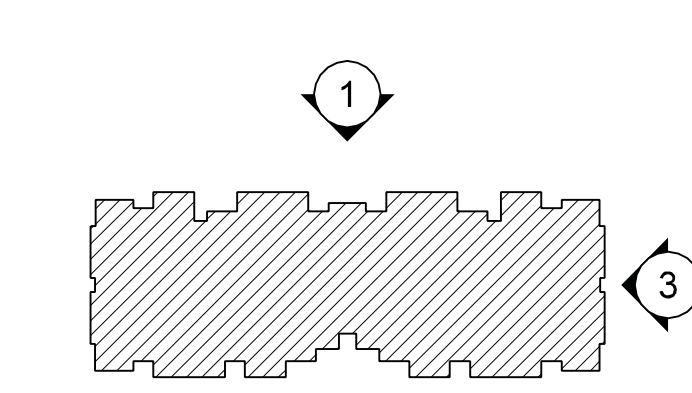
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- 23 CONT THROUGH WALL FLASHING, TYP. PROVIDE LOOSE LINTEL SUPPORT AT VENEER, TYP.

LEGEND

- ! DOWNSPOUT. VERIFY LOGS IN FIELD PRIOR TO INSTALL

ELEVATION KEY PLAN

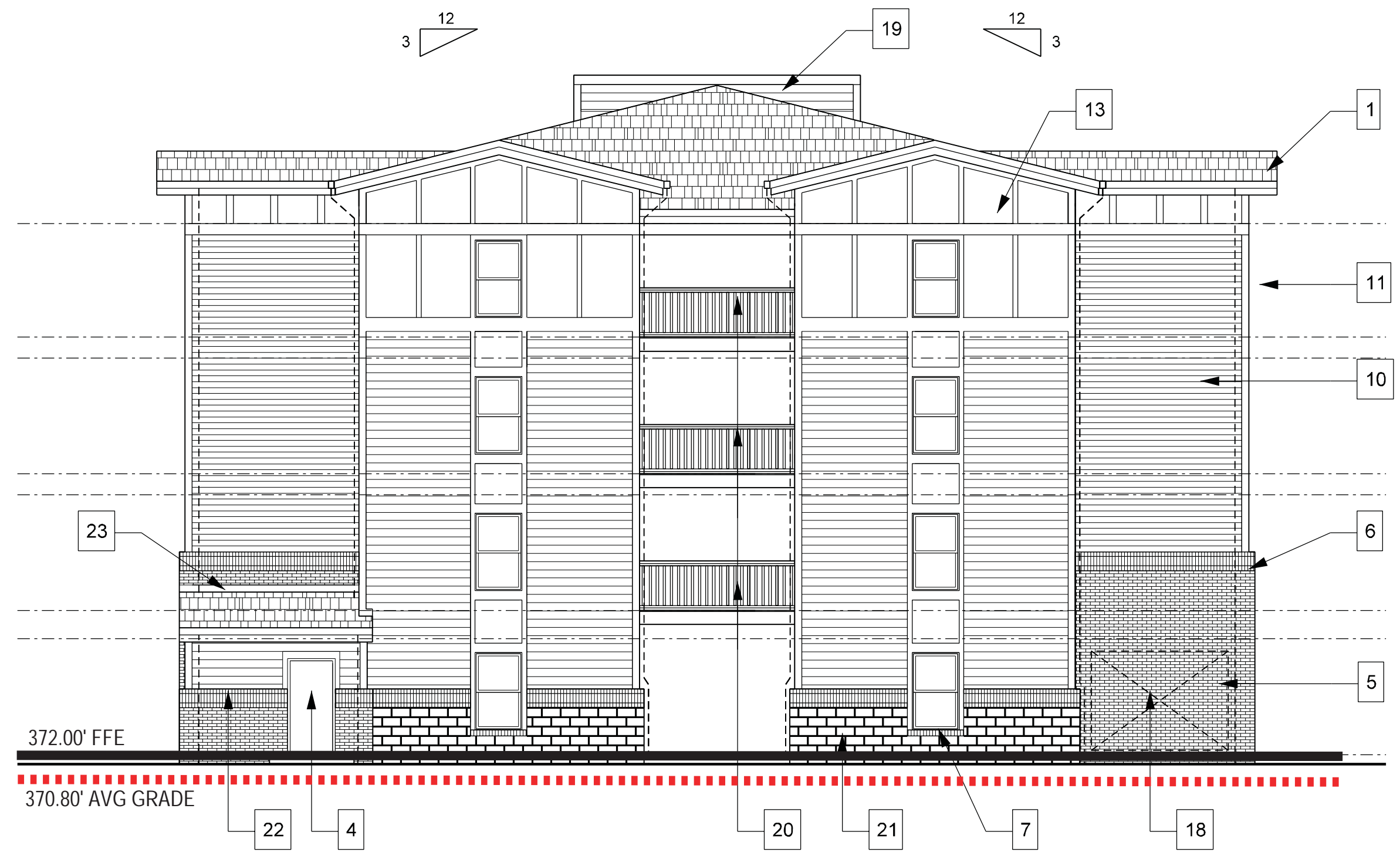


Elevations
Sheet

A3.2

SEE 1-A3.2 FOR CONTINUATION

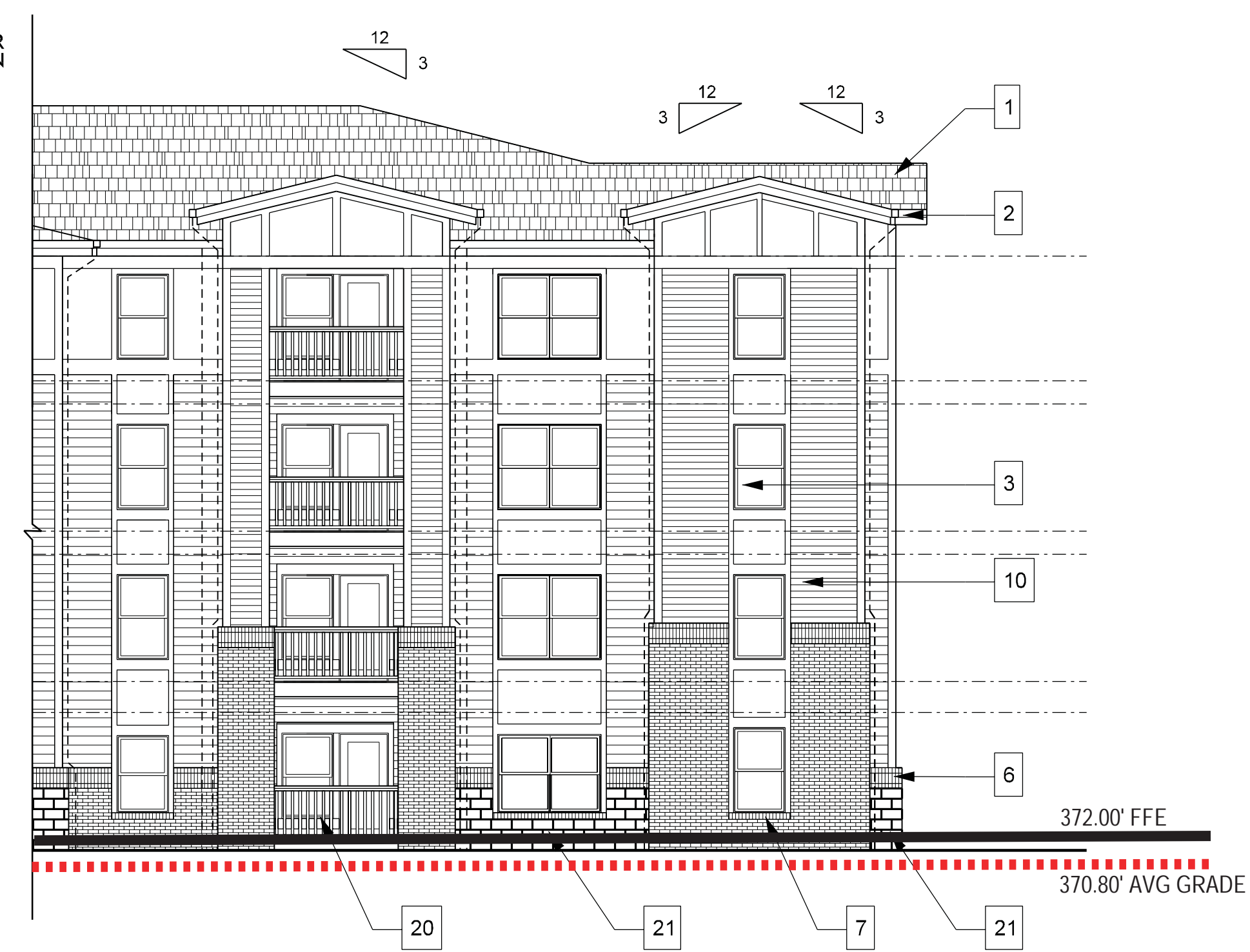
SEE 2-A3.2 FOR CONTINUATION



End Elevation - Building 1

Scale: 1/8" = 1'-0"

3



Partial Front Elevation - Building 1

Scale: 1/8" = 1'-0"

2



Partial Rear Elevation - Building 1

Scale: 1/8" = 1'-0"

1

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Parkside

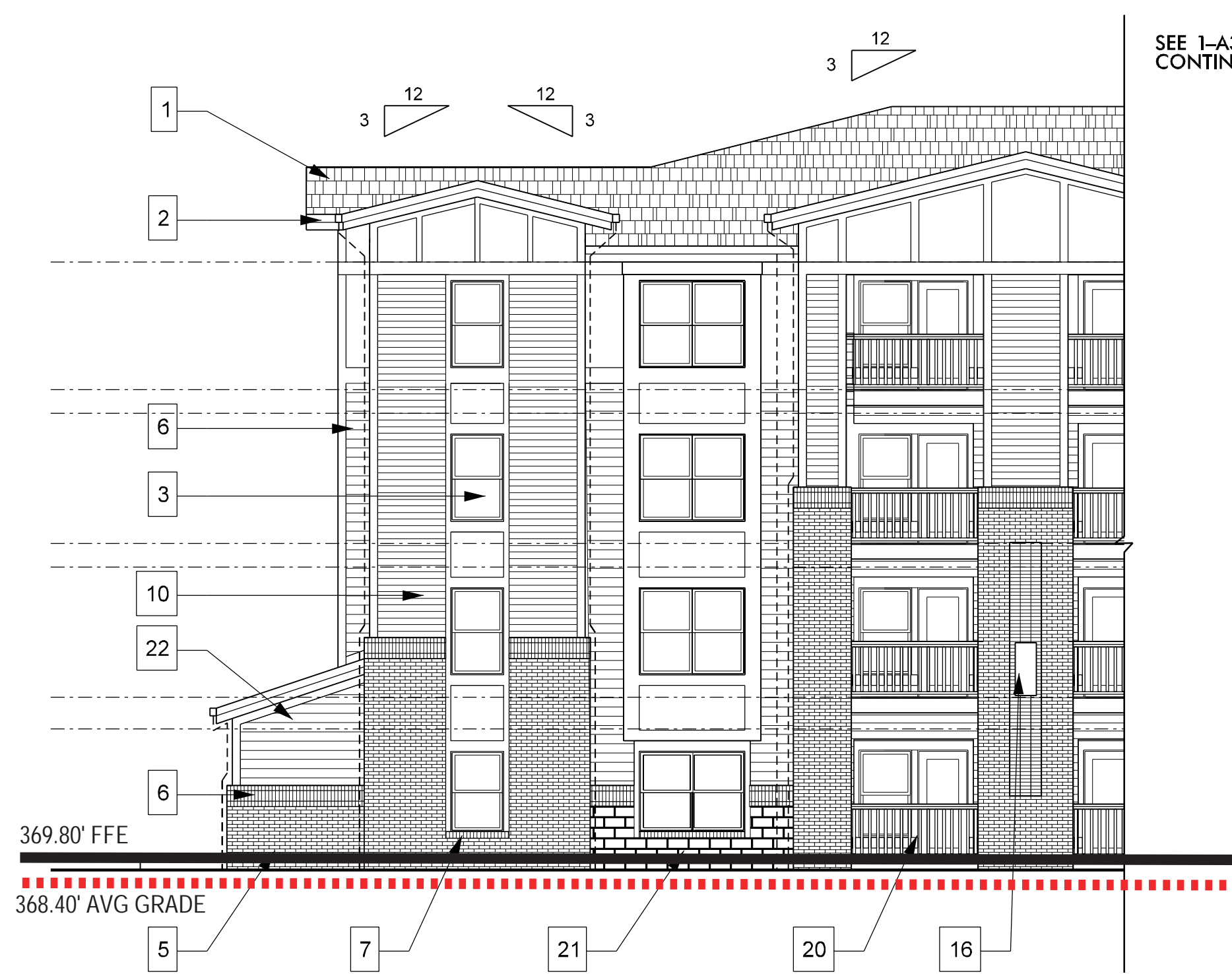
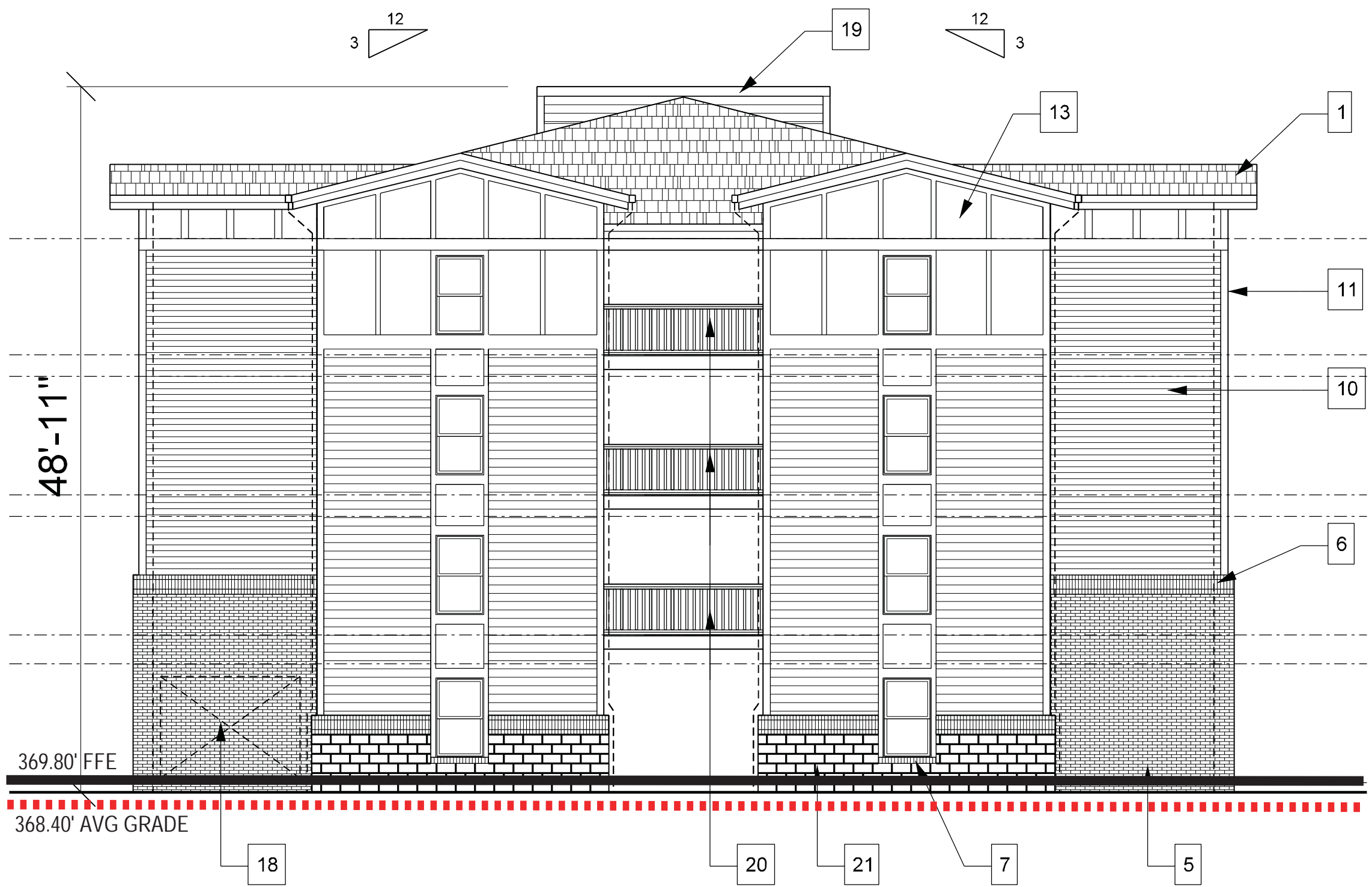
Raleigh, NC

Job Number: 0000
Date: 2023_1215
Revisions:

ELEVATION KEY NOTES

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SEE 1-A3.3 FOR CONTINUATION



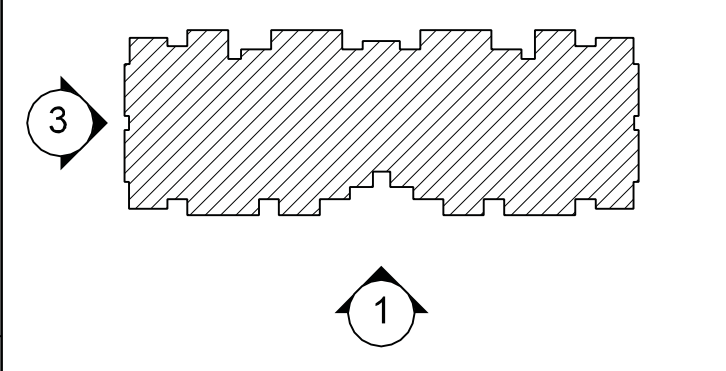
End Elevation - Building 2 3
Scale: 1/8" = 1'-0"

Partial Front Elevation - Building 2 2
Scale: 1/8" = 1'-0"

LEGEND

- ! DOWNSPOUT. VERIFY LOGS IN FIELD PRIOR TO INSTALL

ELEVATION KEY PLAN



SEE 2-A3.3 FOR CONTINUATION



Partial Front Elevation - Building 2 1
Scale: 1/8" = 1'-0"

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Parkside
Raleigh, NC

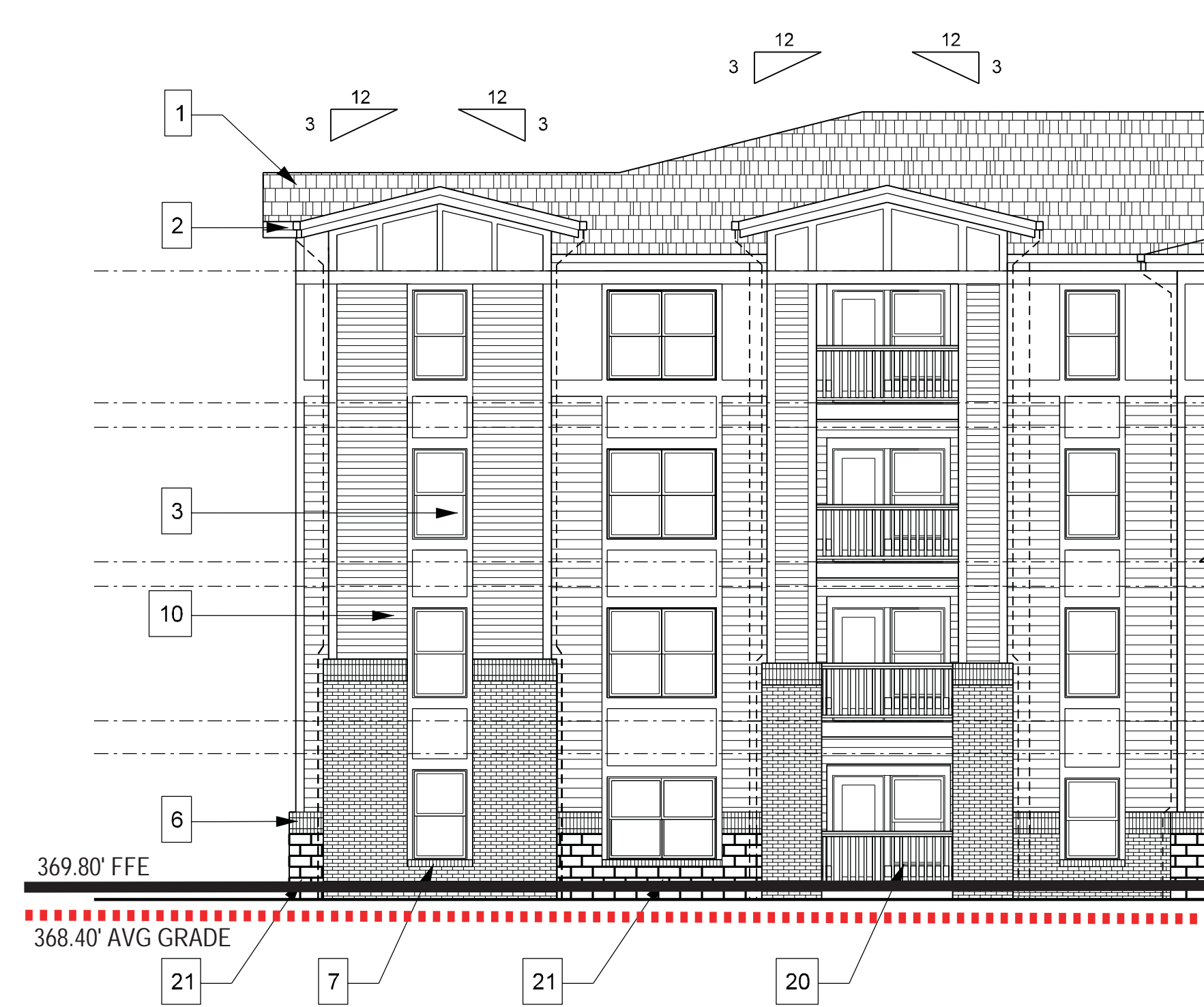
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Revisions:

ELEVATION KEY NOTES

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- 23 CONT THROUGH WALL FLASHING, TYP. PROVIDE LOOSE LINTEL SUPPORT AT VENEER, TYP.



End Elevation - Building 2
Scale: 1/8" = 1'-0" **3**



Partial Front Elevation - Building 2
Scale: 1/8" = 1'-0" **2**

SEE 1-A3.4 FOR CONTINUATION

SEE 2-A3.4 FOR CONTINUATION

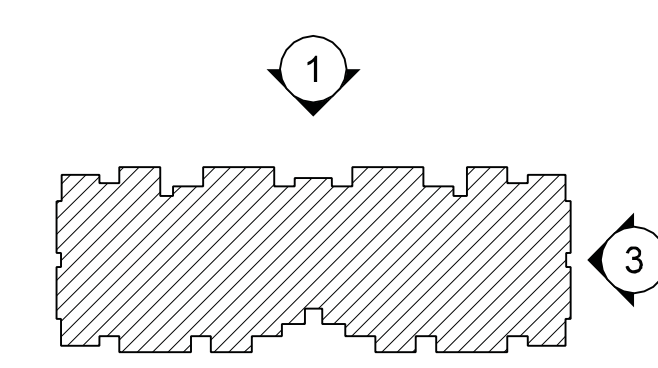


Partial Rear Elevation - Building 2
Scale: 1/8" = 1'-0" **1**

LEGEND

- ! DOWNSPOUT. VERIFY LOGS IN FIELD PRIOR TO INSTALL

ELEVATION KEY PLAN



Elevations
Sheet

A3.4

\$DATES \$FILES

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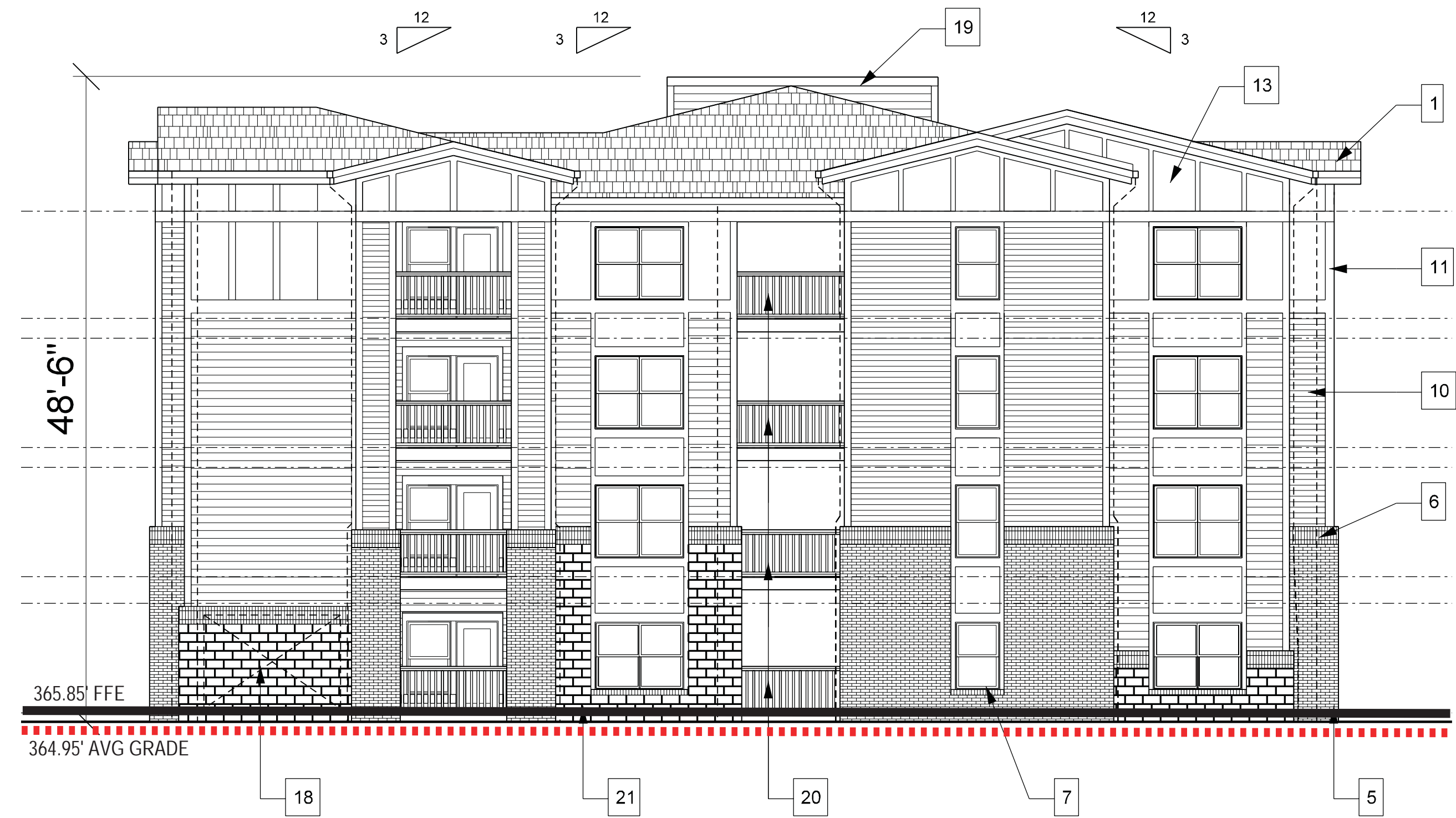
Parkside

Raleigh, NC

Job Number: 0000
Date: 2023_1215
Revisions:

ELEVATION KEY NOTES

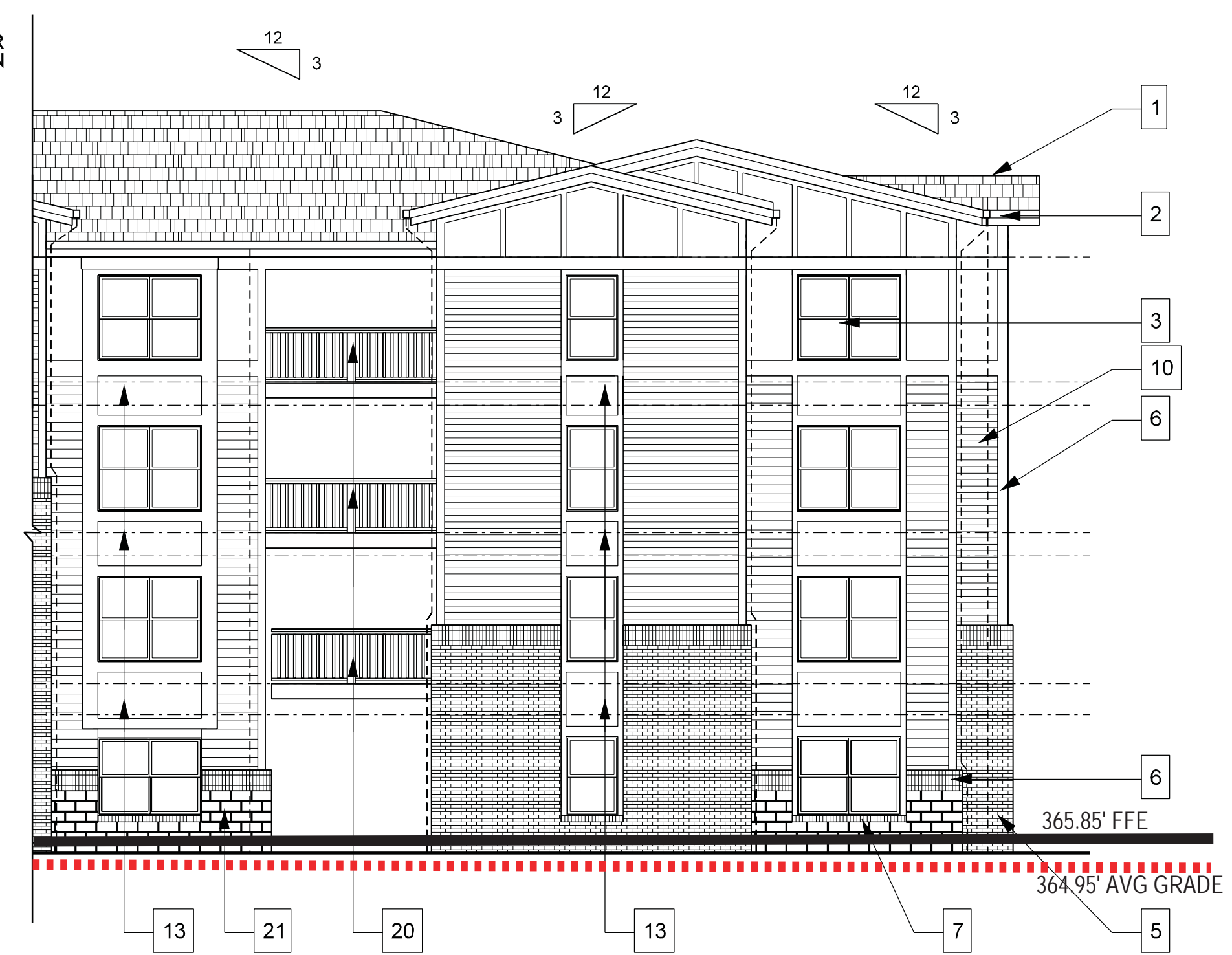
- 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- 2 PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOGS
- 3 VINYL WINDOW(S) - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A9.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 BRICK SOLDIER COURSE / STACKED BOND ACCENT BAND
- 7 BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- 8 RECESSED DECORATIVE BRICK PANEL - (1'-2") FROM FACE OF ADJACENT VENEER
- 9 CEMENTITIOUS LAP SIDING - 7" EXPOSURE
- 10 CEMENTITIOUS LAP SIDING - 5" EXPOSURE
- 11 CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR, TYP.
- 12 CEMENTITIOUS COL. / BEAM WRAP WITH 4" CEMENTITIOUS TRIM ON SOLID PANELS
- 13 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM, TYP.
- 14 MASONRY CONTROL JOINT, TYP.
- 15 VERTICAL CEMENTITIOUS BOARD AND BATTEN SIDING
- 16 EXTERIOR ACCENT LIGHT. SEE ELECTRICAL.
- 17 LINE OF BUILDING IN FRONT / BEYOND
- 18 ELECTRICAL EQUIPMENT. SEE ELECTRICAL
- 19 ROOF TOP MECHANICAL WELL
- 20 VINYL GUARDRAIL SYSTEM
- 21 8" X 16" SPLITFACE CMU VENEER
- 22 SPRINKLER RISER ROOM



End Elevation - Building 3

Scale: 1/8" = 1'-0"

3



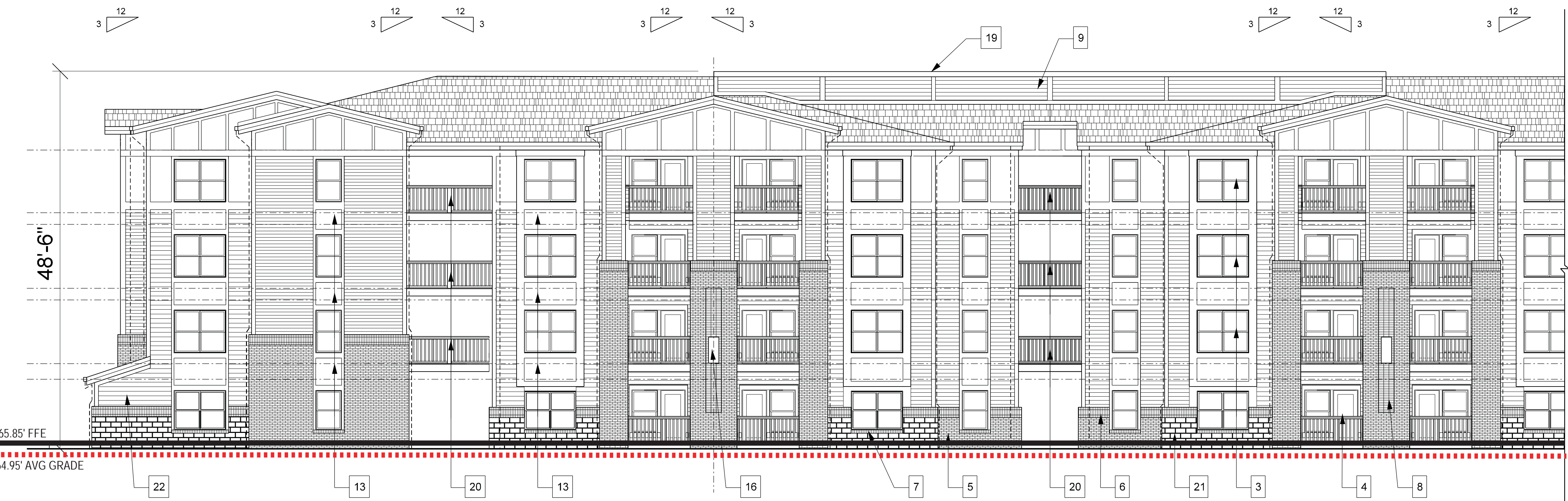
Partial Front Elevation - Building 3

Scale: 1/8" = 1'-0"

2

LEGEND

- ! DOWNSPOUT. VERIFY LOGS IN FIELD PRIOR TO INSTALL

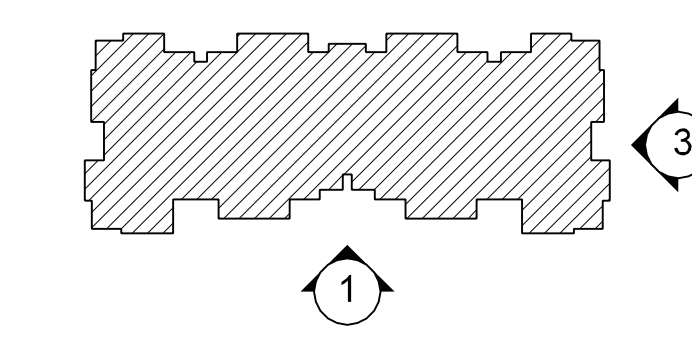


Partial Front Elevation - Building 3

Scale: 1/8" = 1'-0"

1

ELEVATION KEY PLAN



Exterior Elevations
Sheet

A3.5

SDATES \$FILES

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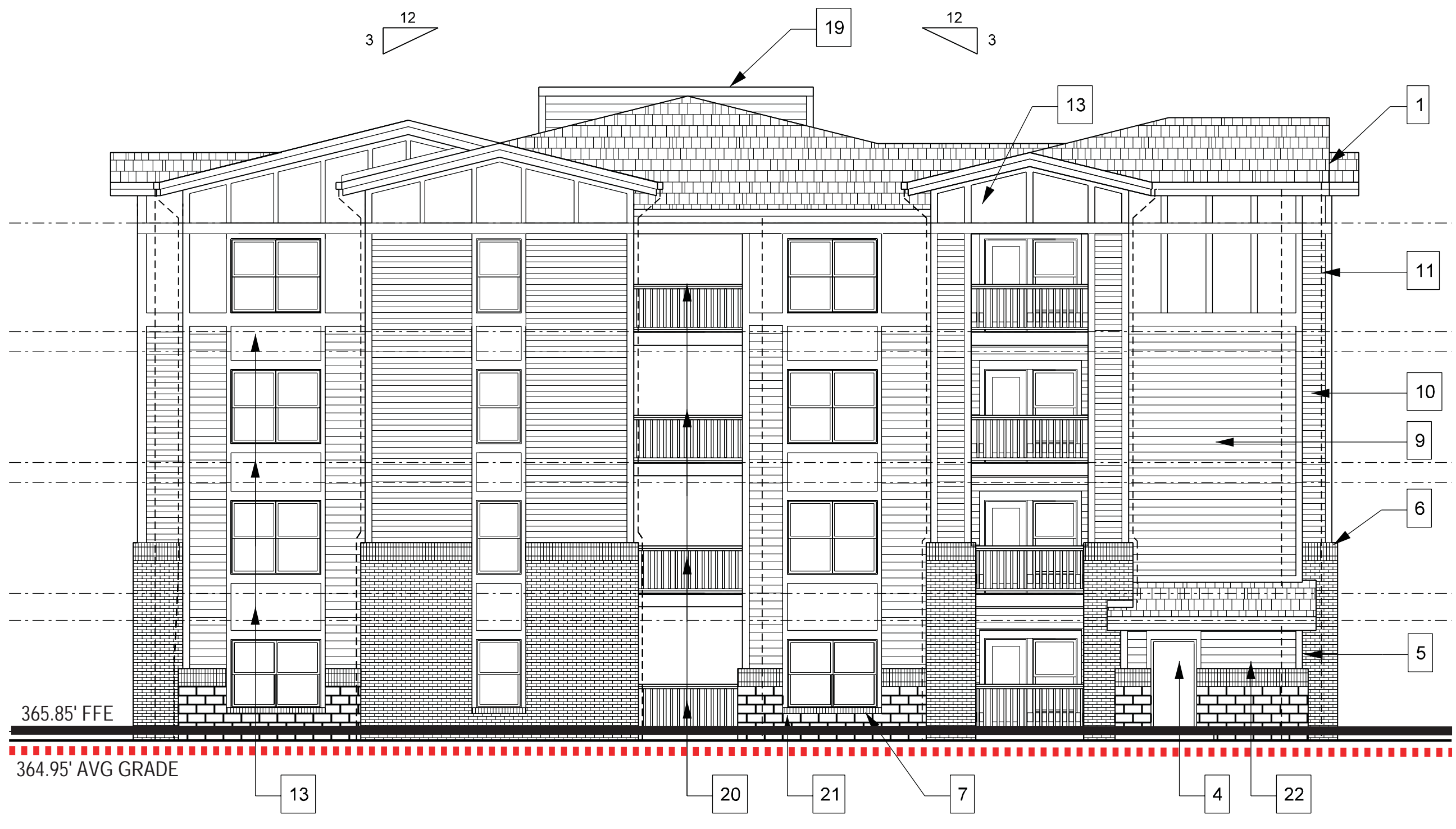
Parkside

Raleigh, NC

Job Number: 0000
Date: 2023_1215
Revisions:

ELEVATION KEY NOTES

- 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- 2 PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOGS
- 3 VINYL WINDOW(S) - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A9.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 BRICK SOLDIER COURSE / STACKED BOND ACCENT BAND
- 7 BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- 8 RECESSED DECORATIVE BRICK PANEL - (1'-2") FROM FACE OF ADJACENT VENEER
- 9 CEMENTITIOUS LAP SIDING - 7" EXPOSURE
- 10 CEMENTITIOUS LAP SIDING - 5" EXPOSURE
- 11 CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR, TYP.
- 12 CEMENTITIOUS COL. / BEAM WRAP WITH 4" CEMENTITIOUS TRIM ON SOLID PANELS
- 13 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM, TYP.
- 14 MASONRY CONTROL JOINT, TYP.
- 15 VERTICAL CEMENTITIOUS BOARD AND BATTEN SIDING
- 16 EXTERIOR ACCENT LIGHT. SEE ELECTRICAL.
- 17 LINE OF BUILDING IN FRONT / BEYOND
- 18 ELECTRICAL EQUIPMENT. SEE ELECTRICAL.
- 19 ROOF TOP MECHANICAL WELL
- 20 VINYL GUARDRAIL SYSTEM
- 21 8" X 16" SPLITFACE CMU VENEER
- 22 SPRINKLER RISER ROOM
- 23 CONT THROUGH WALL FLASHING, TYP. PROVIDE LOOSE LINTEL SUPPORT AT VENEER, TYP.



End Elevation - Building 3
Scale: 1/8" = 1'-0"

3

SEE 1-A3.4 FOR CONTINUATION



Partial Rear Elevation - Building 3
Scale: 1/8" = 1'-0"

2

LEGEND

- ↓ DOWNSPOUT. VERIFY LOGS IN FIELD PRIOR TO INSTALL

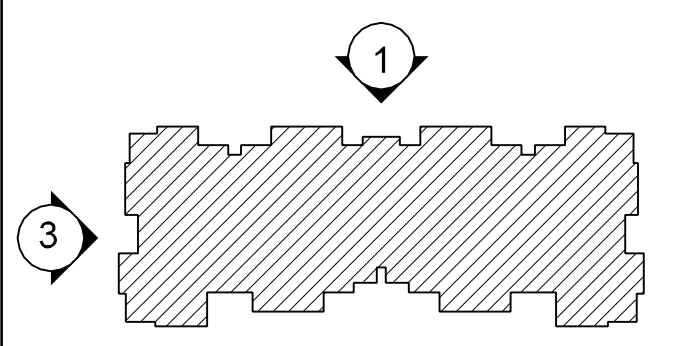
SEE 2-A3.4 FOR CONTINUATION



Partial Rear Elevation - Building 3
Scale: 1/8" = 1'-0"

1

ELEVATION KEY PLAN



Exterior Elevations
Sheet

A3.6

DATES \$FILES

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Parkside Apartments

Raleigh, NC

- Job Number: -
- Date: 2023-0512
- Revisions:

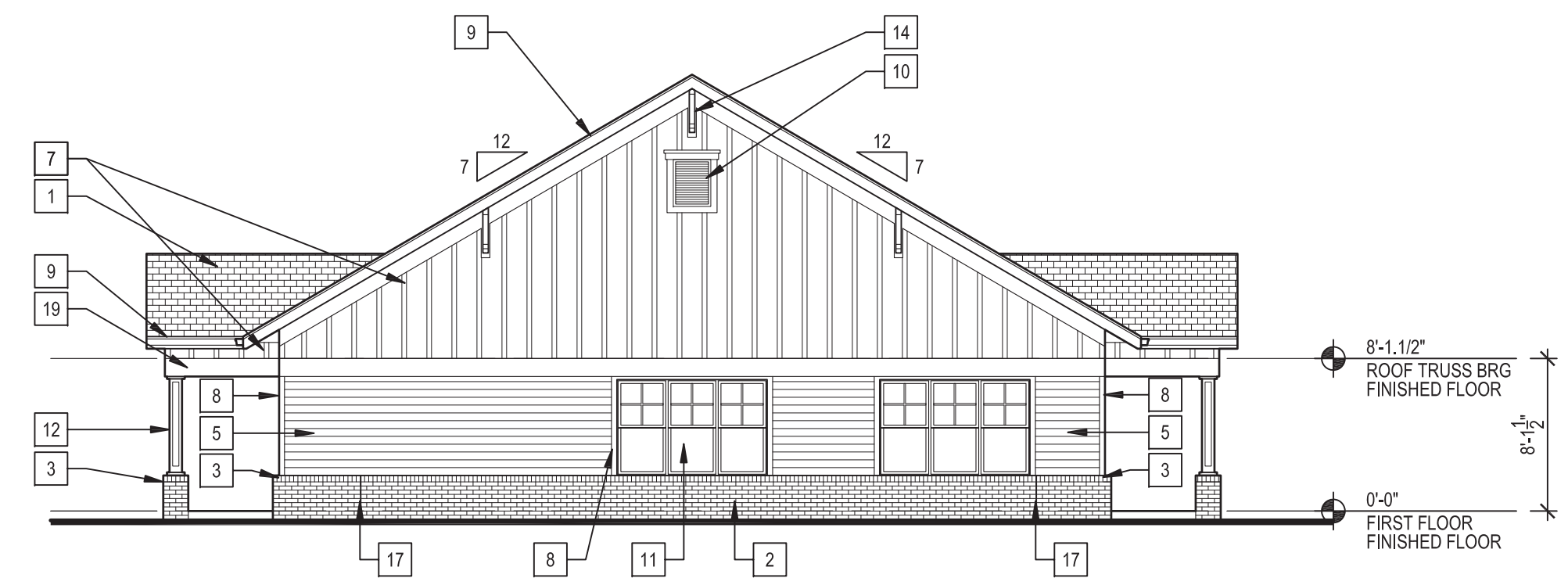


Community Building
 Exterior Elevation

Sheet
A3.5

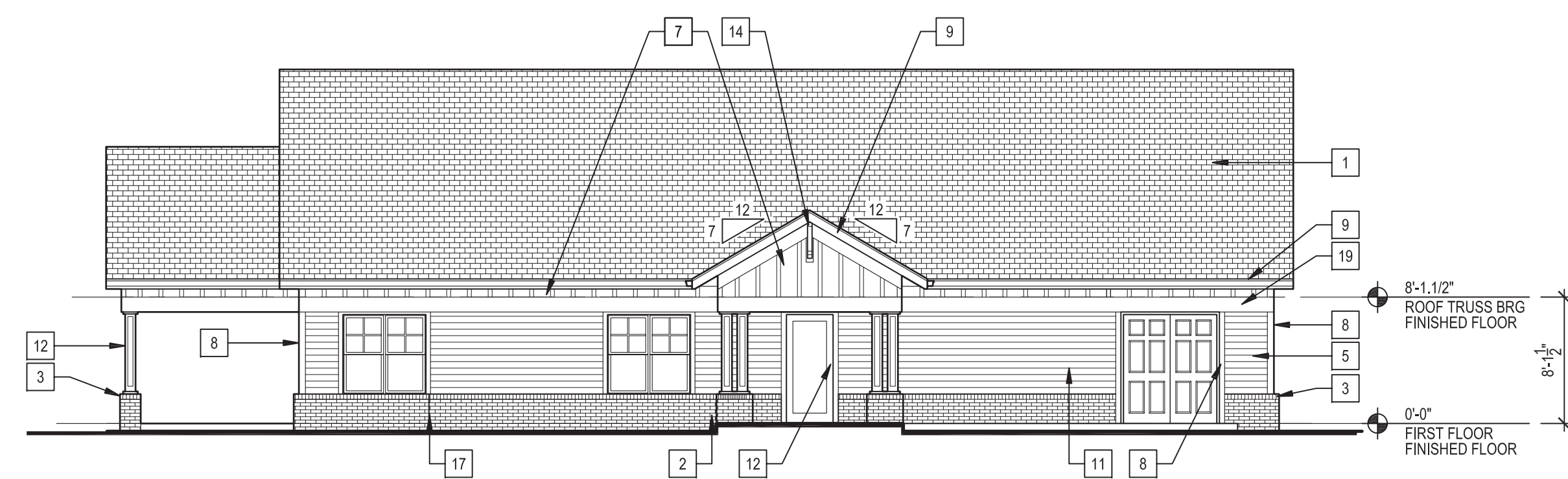
ELEVATION KEYNOTES

- 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY, CLASS B
- 2 FACE BRICK VENEER, RUNNING BOND PATTERN
- 3 STACKED DECORATIVE BRICK COURSE / ACCENT BAND
- 4 STANDING SEAM METAL ROOF
- 5 CEMENTITIOUS LAP SIDING, 5" EXPOSURE
- 6 CEMENTITIOUS LAP SIDING, 7" EXPOSURE
- 7 CEMENTITIOUS BOARD AND BATTEN VERTICAL SIDING
- 8 4/4 SOLID CEMENTITIOUS TRIM AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP.
- 9 CEMENTITIOUS FASCIA WITH VENTED SOFFIT PANEL
- 10 24x30 LOUVER WITH INSECT SCREEN AND VINYL TRIM
- 11 SOLID VINYL SINGLE HUNG WINDOW(S) WITH LOW-E GLAZING, TYP.
- 12 CEMENTITIOUS COLUMN ENCLOSURE, TYP.
- 13 PVC BALCONY RAILING
- 14 DECORATIVE BRACKET BY FYPON OR EQUAL
- 15 OPEN COVERED PORCH / BREEZEWAY
- 16 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
- 17 MASONRY CONTROL JOINT (CJ), CJS TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYPICAL
- 18 INSULATED METAL DOOR
- 19 12" CEMENTITIOUS HORIZONTAL TRIM WITH CONT. FLASHING
- 20 GALVANIZED ADA CANE DETECTION RAIL, PAINT TO MATCH TRIM.
- 21 RENT DROP BOX - PERMA-VAULT MODEL PRO-903-M



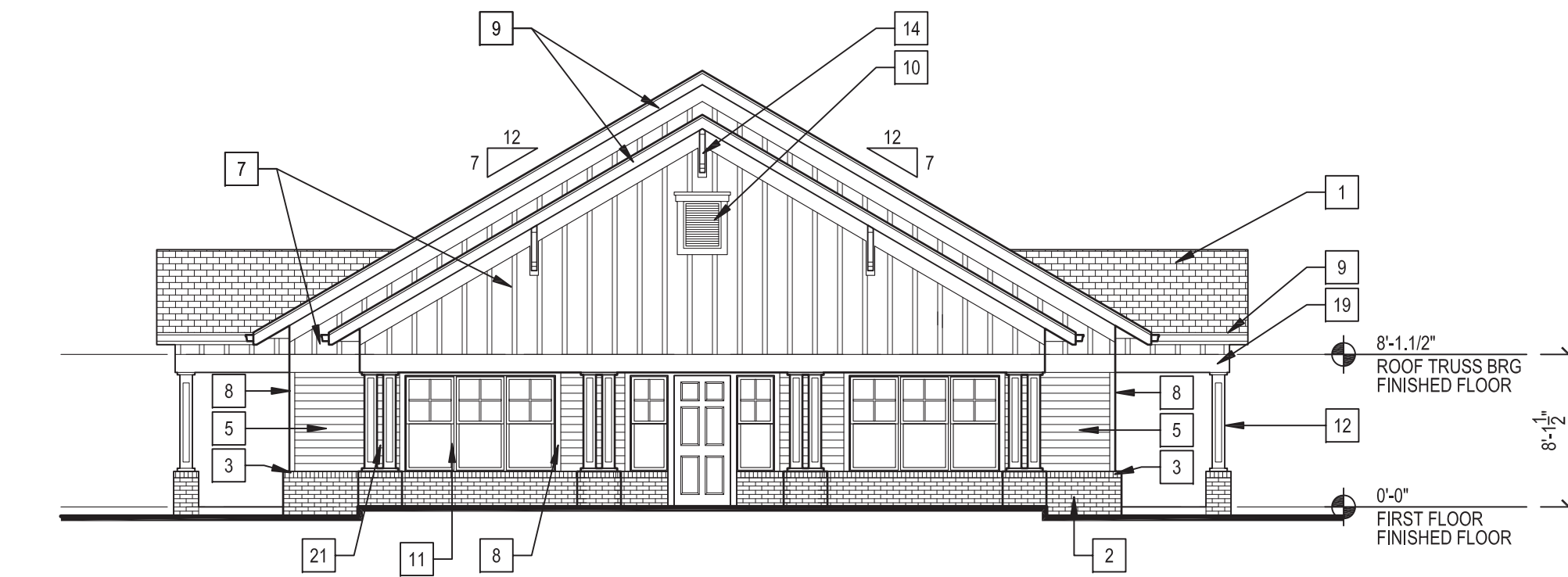
REAR ELEVATION - COMMUNITY BUILDING

3



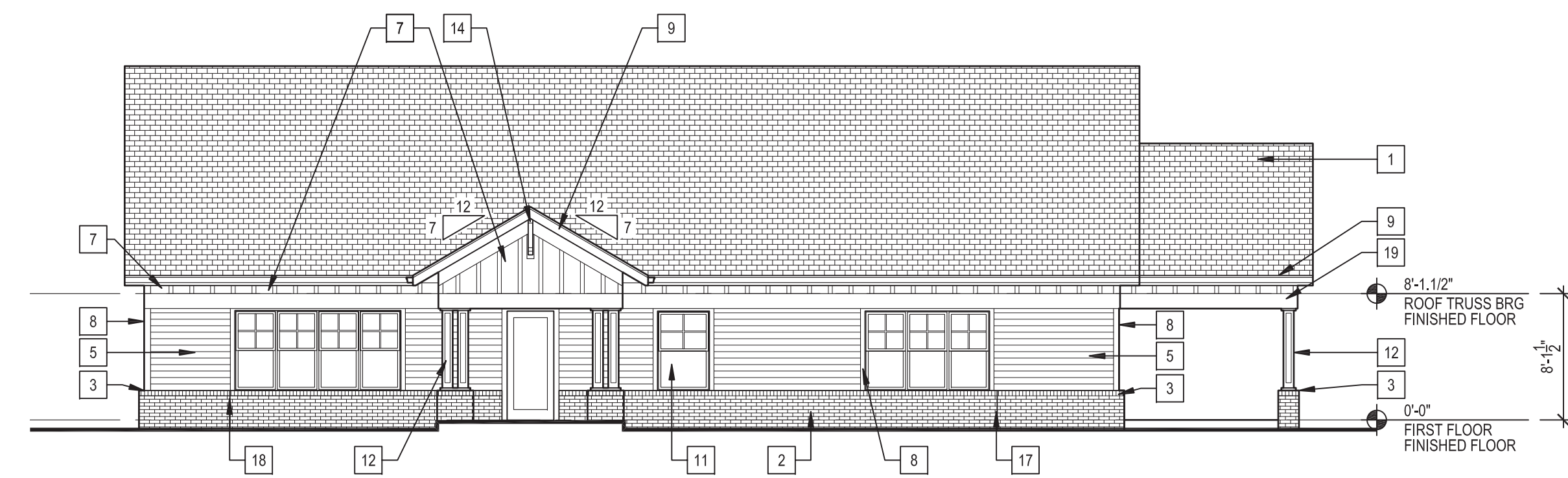
RIGHT ELEVATION - COMMUNITY BUILDING

4



FRONT ELEVATION - COMMUNITY BUILDING

1



LEFT ELEVATION - COMMUNITY BUILDING

2

