



Administrative Approval Action

Case File / Name: ASR-0087-2023

PARKSIDE APARTMENTS - AFFORDABLE HOUSING

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

- LOCATION:** This 4.9 acre site zoned RX-4-PL CU (Z-11-23) and within an SRPOD overlay is located on the east side of the intersection of Cyanne Ct and Kent Road at 1329 Kent Road.
- REQUEST:** Development of an affordable-unit community consisting of three four-story multifamily apartment buildings with 144 dwelling units, surface parking, an amenity center and associated infrastructure. Total proposed building space is 203,675 square feet.
- 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 May 1, 2024 by Kylie Howe.

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. If requested by the City of Raleigh (Transportation) , 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. (Z-11-23)
2. 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 for an attached, detached, or townhouse building type 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. 9z-11-23)
3. See Sheet SL1.00- lighting plan - on the plan sheet please clarify that the pole height is < 30' as required by section 7.4.5 a of the Unified Development Ordinance. demonstrate compliance on pla

Stormwater

4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).



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5. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

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

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. An offer of cross access agreement among the lots identified as PINs 0793186880 and 0793181270 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

4. 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

5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
6. 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

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .49 acres of tree conservation area.

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

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

Engineering

1. A fee-in-lieu for 1' width sidewalk along property frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Stormwater



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3. 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).
4. 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).

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Kent Rd.
7. A public infrastructure surety for 7 street trees along Kent Rd shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure

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

General

1. 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. (Z-11-23)
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

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

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 6, 2027

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



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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: _____ *John Kato* _____ Date: 06/06/2024
Development Services Dir/Designee
Staff Coordinator: **Michael Walters**

SHEET LIST TABLE

Table listing sheet numbers and titles, including C0.00 COVER, C0.01 GENERAL NOTES, C1.00 COMPLIANCE TABLES & WILL SERVE LETTER, etc.

SITE DATA TABLE

Table containing site data including project name (CITY OF RALEIGH PROJECT NO.), owner (CITY OF RALEIGH), site address (1329 KENT RD), zoning (RK-4-PL-CU), and various setbacks.

NOTE: SEE SHEET C2.00 FOR SITE CALCULATIONS

CONTACT LIST:

Contact list table with columns for role (CIVIL ENGINEER, LANDSCAPE ARCHITECT, DEVELOPER, OWNER) and contact information.

ADMINISTRATIVE SITE PLAN

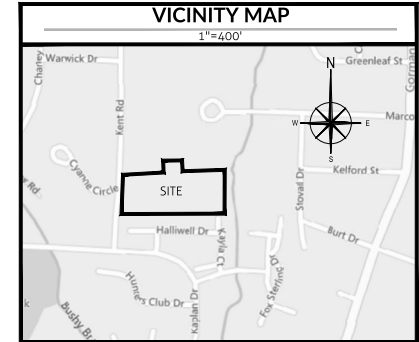
PARKSIDE APARTMENTS ASR-0087-2023

1329 KENT RD | RALEIGH, NC 27606 | WAKE

1ST SUBMITTAL: DECEMBER 15, 2023

2ND SUBMITTAL: MARCH 28, 2024

3RD SUBMITTAL: MAY 1, 2024



Administrative Site Review Application form, including sections for Building and Development Type, General Information, and Applicant Signature Block.

DEVELOPMENT TYPE + SITE DATA TABLE containing SITE DATA and BUILDING DATA sections.

STUMPER INFORMATION table showing Impervious Area on Parcels and Existing/Proposed totals.

SOLID WASTE INSPECTION STATEMENT

- 1. TWO DUMPER ENCLOSURES WITH SOLID WASTE CONTAINERS ARE PROPOSED ON THE SITE. A PRIVATE VENDOR WILL BE UTILIZED FOR TRASH PICK UP. 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 (NCF 507.5.1).
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NPT THREADED AND WITH A 5" INCH STORK CONNECTION.
4. FIRE FLOW ANALYSIS MUST BE PROVIDED 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 RIGHT-OF-WAY SERVICES@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 (RALEIGHNC.GOV);
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.

PREPARED BY:

WithersRavenel logo and contact information: 137 S Wilmington Street, Suite 200, Raleigh, NC 27601.

DEVELOPER:

Blue Ridge Atlantic logo and contact information: 1630 MILITARY CUTOFF RD, STE 104, WILMINGTON, NC 28403.

ADMINISTRATIVE SITE PLAN PARKSIDE APARTMENTS

WR PROJECT NO: 23-004 CITY OF RALEIGH MAIN PROJ NO: 148-0001-2000 INITIAL PLAN DATE: 12/15/2023

OUR PEOPLE. YOUR SUCCESS.

ZONING CONDITIONS

PARKSIDE APARTMENTS ZONING CONDITION COMPLIANCE TABLE

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

GENERAL	Condition	Response
1	Rent fee 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 standards set forth in the Affordable Housing Ordinance of the City of Raleigh. The City of Raleigh shall determine annually by the City of Raleigh Housing & Neighborhood Development Department the Affordable Housing Rent 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.	Noted, proposed development units will comply with this condition.
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 bicycle station of the property.	Noted, cross access easement options will be reviewed with the City if required.
3	Without benefit of the exceptions found in UDO Sec. 8.3.5.0.5, any Tier 2 site plan approved for the subject property shall provide cross access as set forth in UDO Sec. 8.3.5.0.5 to the property having PIN 0793169880 and converted by deed recorded at Book 15981, Page 2718. The subject property shall be deemed to have been approved for an attached, detached, or townhouse building type 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.	Noted, cross access easement options will be reviewed with the City if required.

USE STANDARDS

PARKSIDE APARTMENTS COMPLIANCE TABLE

UDO SECTION 3.2.4 - APARTMENT DIMENSIONAL REQUIREMENTS

(NOTE: REQUIREMENTS LISTED ARE FOR RZ ZONING)

A. LOT DIMENSIONS	Requirement	Min./Max. Allowed	Requirement Met?
A1	Area (sq ft)	7,500 SF	MET
A2	Area (sq ft)	n/a	MET
A3	Width (ft)	n/a	n/a
A4	Outdoor amenity area (sq ft)	10%	MET
B. BUILDING/STRUCTURE SETBACKS	Requirement	Min./Max. Allowed	Requirement Met?
B1	From primary street (ft)	5	MET
B2	From side street (ft)	0	N/A
B3	From rear of lot (ft)	0 or 6'	MET
B4	From rear of lot (ft)	0 or 6'	MET
B5	From alley	4' or 20' min	N/A
C. PARKING SETBACKS	Requirement	Min./Max. Allowed	Requirement Met?
C1	From primary street (ft)	10'	MET
C2	From side street (ft)	10'	N/A
C3	From side/rear of lot (ft)	0'	MET
C4	From rear of lot (ft)	0'	MET
C5	From alley, garage, only (ft)	4'	N/A
D. HEIGHT	Requirement	Min./Max. Allowed	Requirement Met?
D1	Principal building (ft)	Set by district	MET

UDO SECTION 3.2.2 - BUILDING HEIGHT REQUIREMENTS

(NOTE: REQUIREMENTS LISTED ARE FOR RZ-4 DESIGNATION)

A. MAX HEIGHT	Requirement	Min./Max. Allowed	Requirement Met?
A1	Building height (max. ft/ft)	60'	MET

UDO SECTION 3.4.5 - FRONTAGE REQUIREMENTS

(NOTE: REQUIREMENTS LISTED ARE FOR PL DESIGNATION)

A. Build-to	Requirement	Min./Max. Allowed	Requirement Met?
C2	Building width in primary build-to (min./max)	50%	MET



April 24, 2024
 Kirk Arnold
 WithersRavenel
 113 McCracken
 Cary, NC 27513

Attn: Elizabeth

Subject: Parkside Apartments - in Raleigh, NC

We have reviewed the plans and have found that GFI Environmental will still be able to safely perform all the services requested. Current design plans call for two double curbs - assuming one 8' yard trash and one 8' yard recycling in each corner. Frequency of service is yet to be determined. If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

Should you have any questions or need more information, please contact me at Eliza.Arnold@gfienv.com.

Sincerely,

Eliza Arnold

Account Manager
 - Raleigh
 (919) 427-2999

3201 Bennett Drive, Suite 401, Raleigh, NC 27609
 Tel: (919) 325-2000 | gfienv.com



BLUE RIDGE ATLANTIC
 1433 MILITARY CUTOFF RD, STE 104
 WILMINGTON, NC 28403



137 S Wilmington Street, Suite 2001 | Raleigh, NC 27601
 License #: F-1479 | T-919-469-3340 | www.withersravenel.com

ADMINISTRATIVE SITE PLAN PARKSIDE APARTMENTS

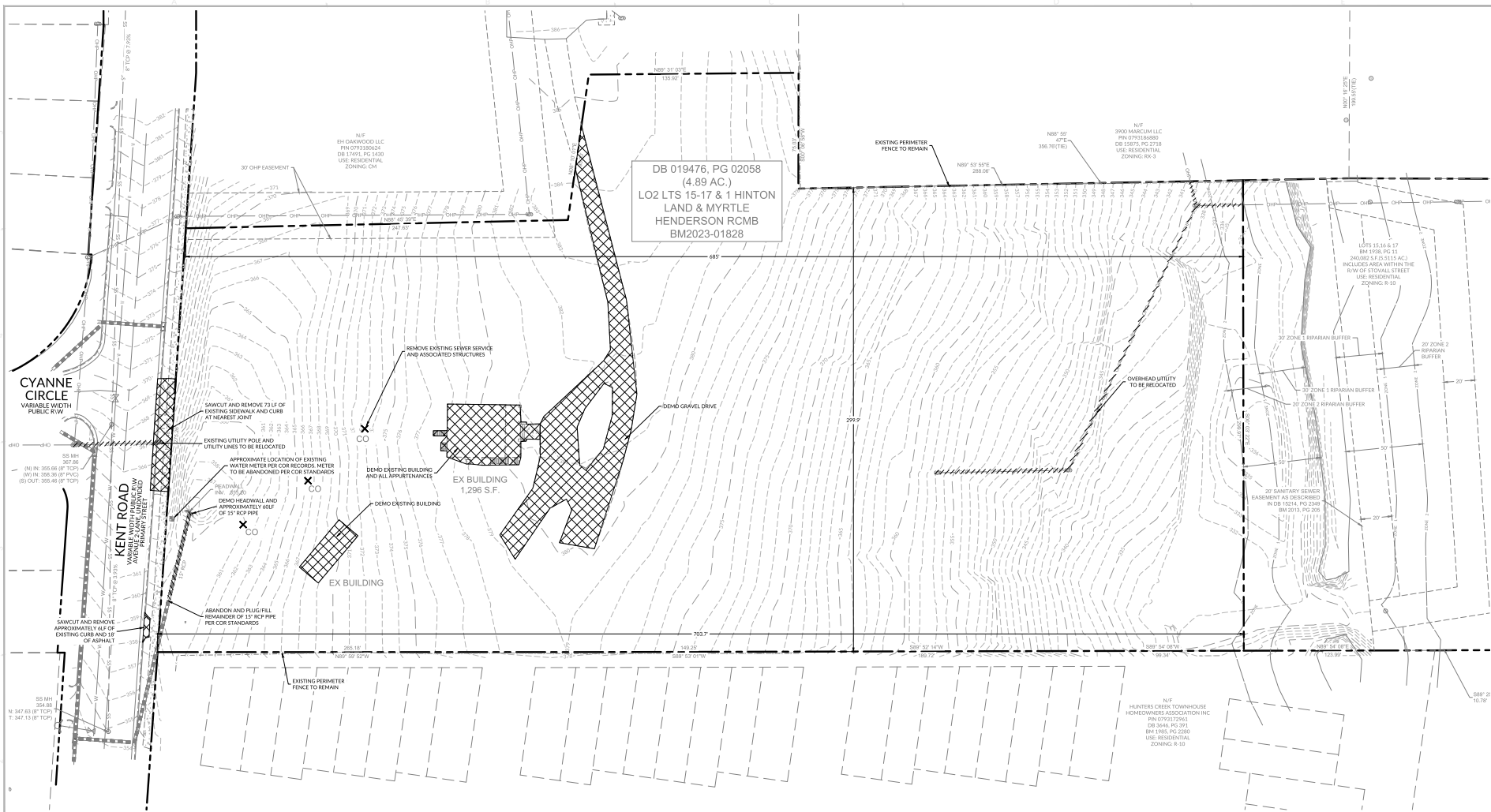
1329 KENT RD | RALEIGH, NC 27606 | WAKE

PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION

INITIAL EXAMINER: 12/15/2023
 PROJECT NO: 2023-0004
 2. COMMENTS
 3. COMMENTS

COMPLIANCE
 TABLES & WILL
 SERVE LETTER

C002

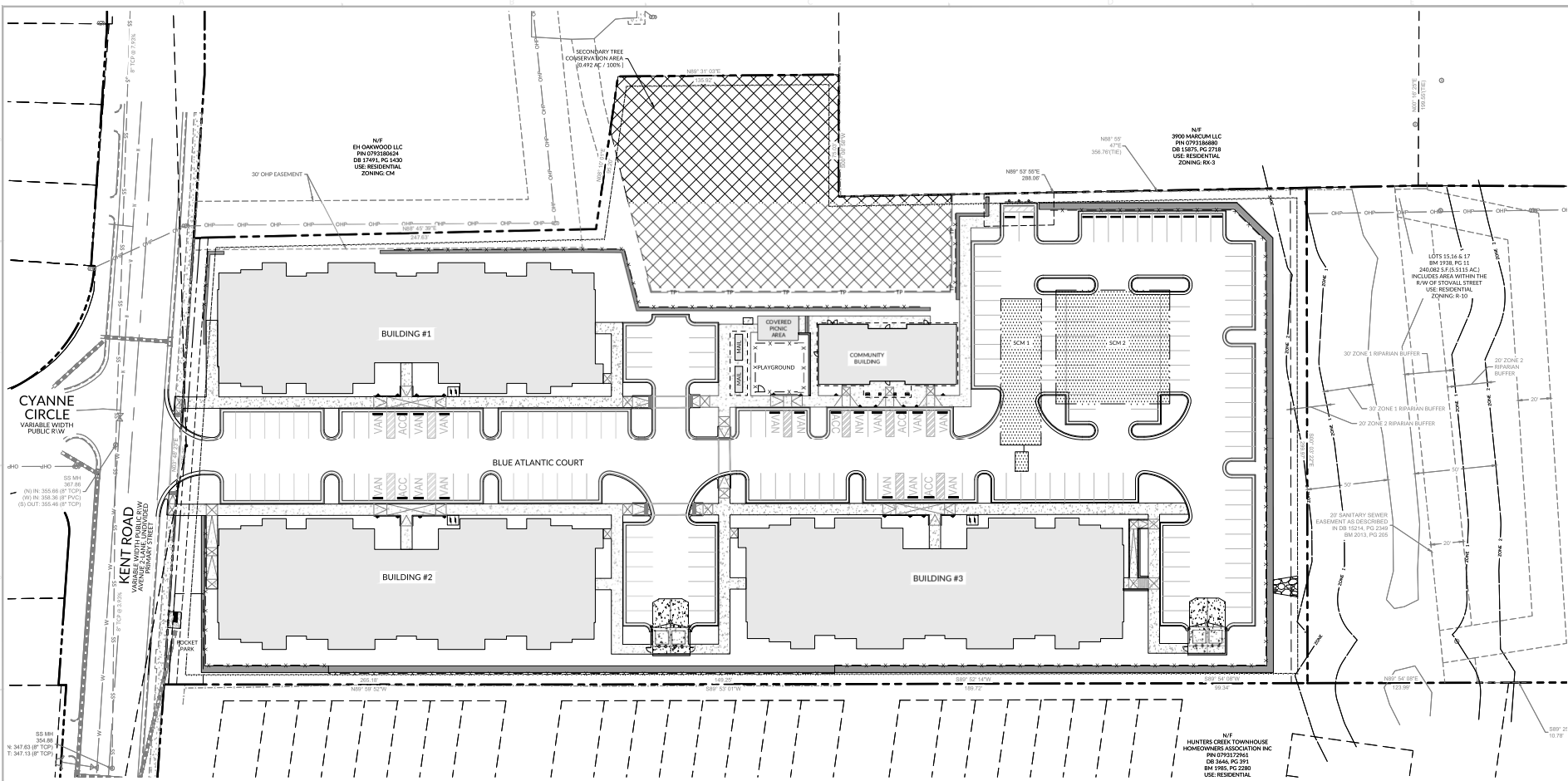


- SURVEY NOTES**
1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES, NAD83(2011) VERTICAL DATUM NAVD83
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 3. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
 4. THE EXTERIOR PERIMETER BOUNDARY HAS ONLY BEEN SURVEYED. ALL INTERIOR LOT LINES ARE FOR GRAPHICAL LOCATION ONLY.
 5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 1700370080R AND 3700370080L, DATED MAY 2, 2006.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	XXXX AREAS TO BE REMOVED
	FENCE TO BE REMOVED
	STORM PIPE TO BE REMOVED
	WETLANDS TO BE IMPACTED
	TREE TO BE REMOVED
	SEWER STRUCTURE TO BE REMOVED
	OVERHEAD POWER TO BE RELOCATED

- EXISTING CONDITIONS AND DEMOLITION NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER AND GENERAL CONTRACTOR PRIOR TO COMMENCING WORK.
 3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
 4. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
 5. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
 6. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANES AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
 7. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 8. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO
 9. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
 10. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 12. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURE" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
 13. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 14. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
 15. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.



CYANNE CIRCLE
VARIABLE WIDTH
PUBLIC RW

KENT ROAD
VARIABLE WIDTH PUBLIC ROW
PRIMARY STREET

SS 100
254.82
T: 347.83 (9' TCR)
T: 347.13 (9' TCR)

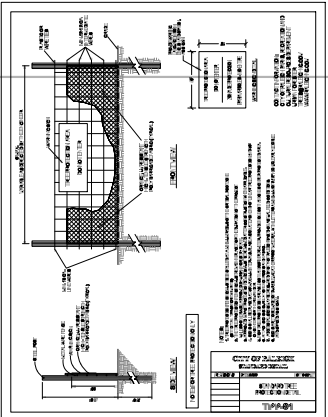
Tree Conservation Plan Data Sheet

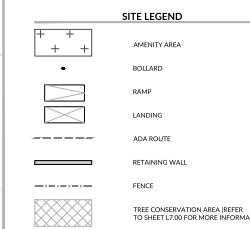
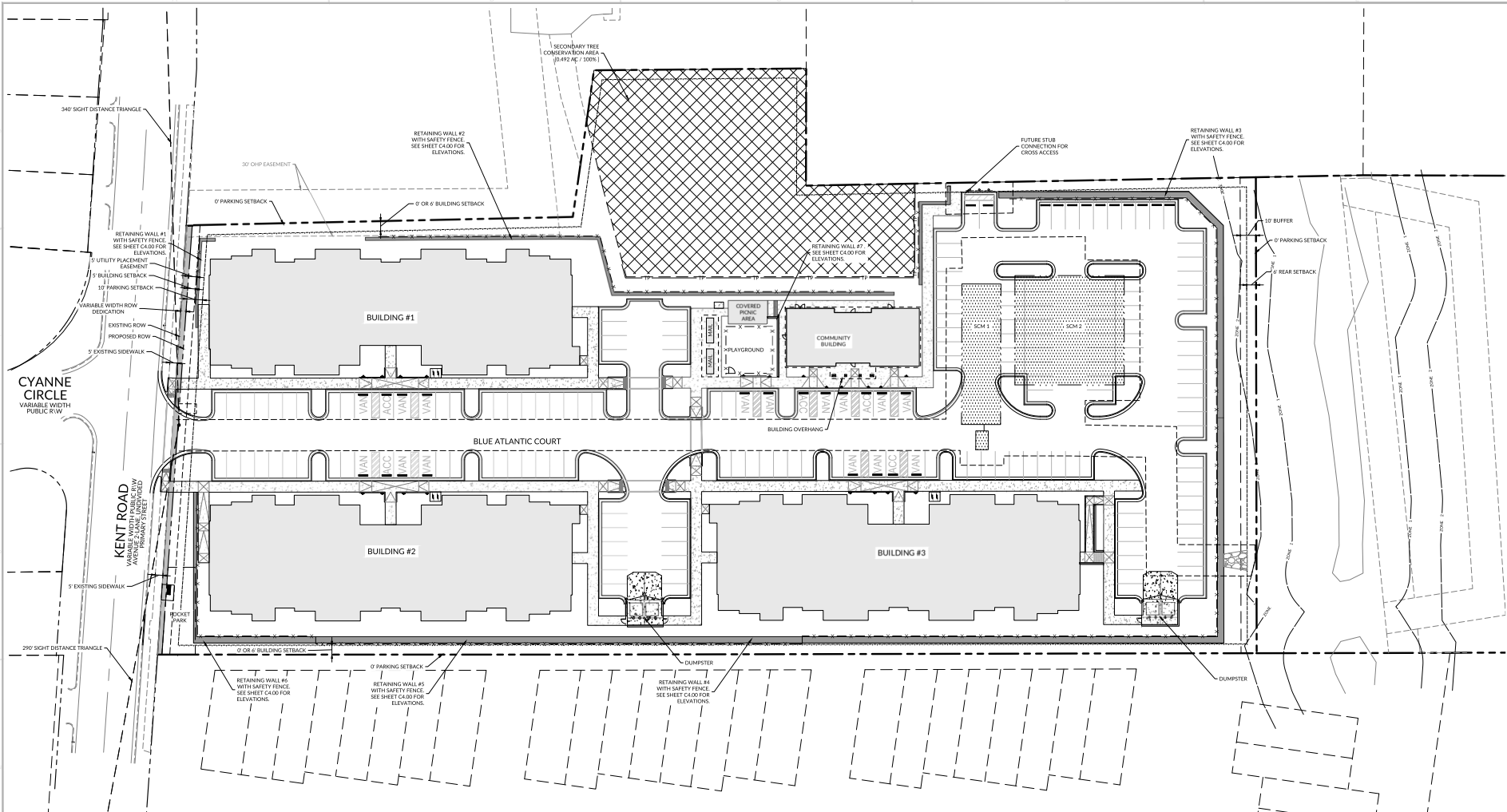
1000 Article 18 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: **PARKSIDE APARTMENTS**

Grass Strip Area:	4.80
Right-of-way to be preserved with this project:	0.01
Net SA Area:	4.80

	Number	Percent
1000 8.1.4.1 Primary Tree Conservation Area		
1. Primary Tree Conservation Area (P1)	0.00	0.00%
2. Primary Tree Conservation Area (P2)	0.00	0.00%
3. Primary Tree Conservation Area (P3)	0.00	0.00%
4. Primary Tree Conservation Area (P4)	0.00	0.00%
5. Primary Tree Conservation Area (P5)	0.00	0.00%
6. Primary Tree Conservation Area (P6)	0.00	0.00%
7. Primary Tree Conservation Area (P7)	0.00	0.00%
8. Primary Tree Conservation Area (P8)	0.00	0.00%
9. Primary Tree Conservation Area (P9)	0.00	0.00%
10. Primary Tree Conservation Area (P10)	0.00	0.00%
11. Primary Tree Conservation Area (P11)	0.00	0.00%
12. Primary Tree Conservation Area (P12)	0.00	0.00%
13. Primary Tree Conservation Area (P13)	0.00	0.00%
14. Primary Tree Conservation Area (P14)	0.00	0.00%
15. Primary Tree Conservation Area (P15)	0.00	0.00%
16. Primary Tree Conservation Area (P16)	0.00	0.00%
17. Primary Tree Conservation Area (P17)	0.00	0.00%
18. Primary Tree Conservation Area (P18)	0.00	0.00%
19. Primary Tree Conservation Area (P19)	0.00	0.00%
20. Primary Tree Conservation Area (P20)	0.00	0.00%
21. Primary Tree Conservation Area (P21)	0.00	0.00%
22. Primary Tree Conservation Area (P22)	0.00	0.00%
23. Primary Tree Conservation Area (P23)	0.00	0.00%
24. Primary Tree Conservation Area (P24)	0.00	0.00%
25. Primary Tree Conservation Area (P25)	0.00	0.00%
26. Primary Tree Conservation Area (P26)	0.00	0.00%
27. Primary Tree Conservation Area (P27)	0.00	0.00%
28. Primary Tree Conservation Area (P28)	0.00	0.00%
29. Primary Tree Conservation Area (P29)	0.00	0.00%
30. Primary Tree Conservation Area (P30)	0.00	0.00%
31. Primary Tree Conservation Area (P31)	0.00	0.00%
32. Primary Tree Conservation Area (P32)	0.00	0.00%
33. Primary Tree Conservation Area (P33)	0.00	0.00%
34. Primary Tree Conservation Area (P34)	0.00	0.00%
35. Primary Tree Conservation Area (P35)	0.00	0.00%
36. Primary Tree Conservation Area (P36)	0.00	0.00%
37. Primary Tree Conservation Area (P37)	0.00	0.00%
38. Primary Tree Conservation Area (P38)	0.00	0.00%
39. Primary Tree Conservation Area (P39)	0.00	0.00%
40. Primary Tree Conservation Area (P40)	0.00	0.00%
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100. Primary Tree Conservation Area (P100)	0.00	0.00%
Subtotal of Primary Tree Conservation Areas:	0.00	0.00%
1000 8.1.4.2 Tree Conservation Area - Clearing		
1. Tree Conservation Area (C1)	0.492	10.08%
2. Tree Conservation Area (C2)	0.00	0.00%
3. Tree Conservation Area (C3)	0.00	0.00%
4. Tree Conservation Area (C4)	0.00	0.00%
5. Tree Conservation Area (C5)	0.00	0.00%
6. Tree Conservation Area (C6)	0.00	0.00%
7. Tree Conservation Area (C7)	0.00	0.00%
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95. Tree Conservation Area (C95)	0.00	0.00%
96. Tree Conservation Area (C96)	0.00	0.00%
97. Tree Conservation Area (C97)	0.00	0.00%
98. Tree Conservation Area (C98)	0.00	0.00%
99. Tree Conservation Area (C99)	0.00	0.00%
100. Tree Conservation Area (C100)	0.00	0.00%
Subtotal of Secondary Tree Conservation Areas:	0.492	10.08%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.492	10.08%





NET SITE AREA CALCULATION

COMBINED EXISTING SITE AREA - 4.89 AC OR 213,541 SF
TOTAL ROW DEDICATION - 0.00 AC OR 0 SF
TOTAL PROPOSED SITE AREA - 4.88 AC OR 212,768 SF

SITE CALCULATIONS

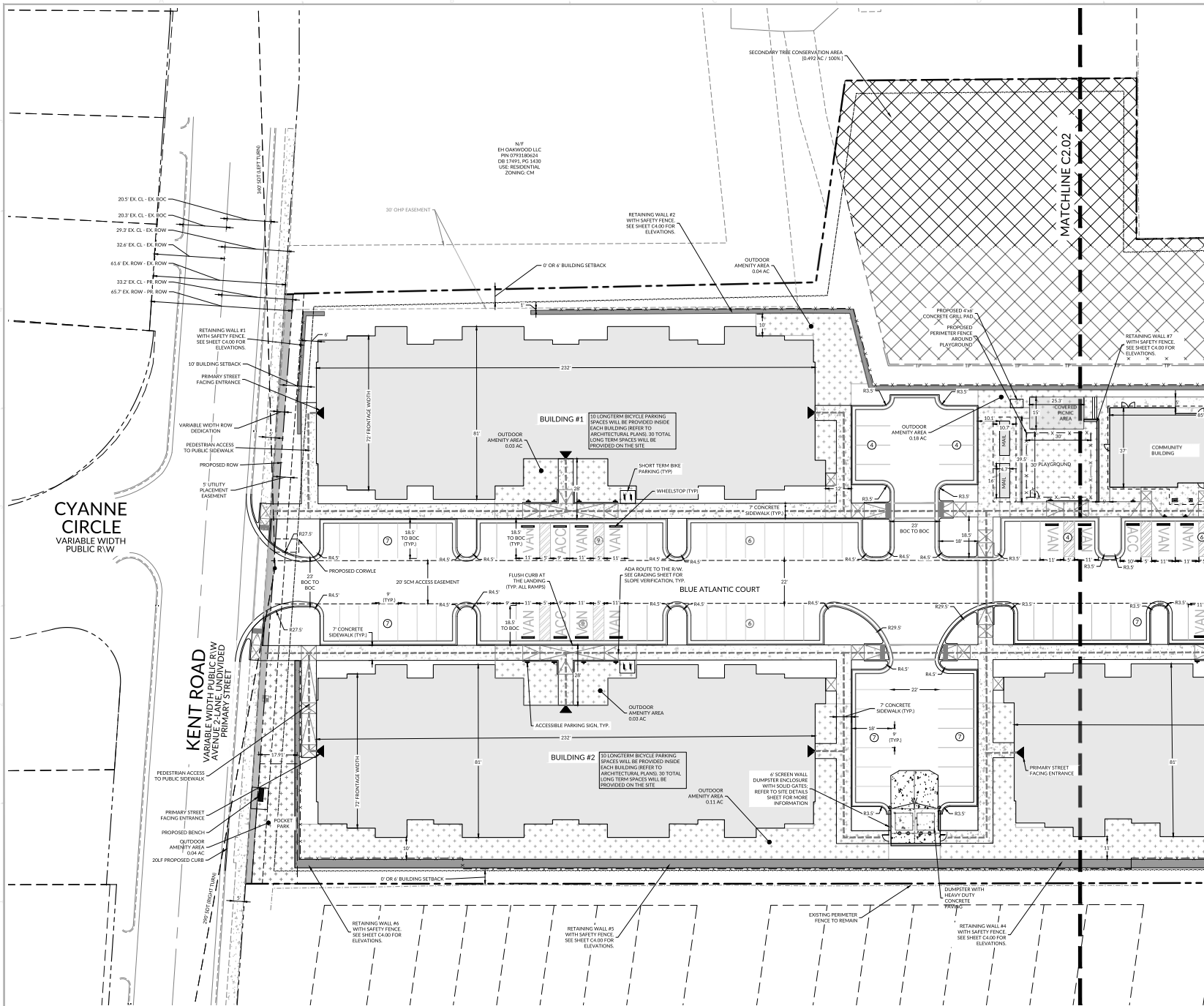
USE CATEGORY	REQUIRED	PROPOSED
VEHICLE PARKING (MAX 1 COV.)	1 SPACES PER 180 UNIT X 36 180 UNITS = 54 SPACES 2.25 SPACES PER 200 UNIT X 60 200 UNITS = 135 SPACES 3 SPACES PER 180 UNIT X 48 180 UNITS = 144 SPACES 233 SPACES MAXIMUM (PER UDO SEC. 7.1.2.C)	233 SPACES
ADA-ACCESSIBLE VEHICLE PARKING (MIN)	10% OF TOTAL PARKING PER NCHPA GAP APPENDIX B.V.P.	23 SPACES
SHORT TERM BICYCLE PARKING (MIN)	1 SPACE PER 20 UNITS MINIMUM 4 (PER UDO SEC. 7.1.2.C)	7 SPACES
LONG TERM BICYCLE PARKING (MIN)	1 SPACE PER 7 BEDROOMS (PER UDO SEC. 7.1.2.C) 36 (50 - 60 UNITS) 45 (60 - 90 TOTAL BEDROOMS) 300 (90 X 3 SPACE PER 7 BD) = 42 SPACES 90 SPACES MAXIMUM (PER UDO 7.1.2.C)	42 SPACES
OUTDOOR AMENITY AREA (MIN)	10% OF LOT AREA FOR APARTMENT USE (PER UDO SEC. 3.2.4.AA) 4.88 AC LOT X 10% = 0.49 AC (21,344 SF)	0.56 AC (USE 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 AS APPLICABLE.
 - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANES, 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 SUBMISSION 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 WITHHERSRAVELL, RALEIGH, NORTH CAROLINA OFFICE BY WITHHERSRAVELL, RALEIGH, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH 2019 AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
 - ALL PROPOSED CURB AND CUTTERS WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND CUTTER AND ALL OTHER PROPOSED CURB AND CUTTER TO BE 6" CONCRETE CURB AND CUTTER UNLESS OTHERWISE NOTED ON PLANS.
 - ALL DIMENSIONS SHOWN ARE THE FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BEEM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE OR 3" MINIMUM.
 - TRUCK AND CARTRIDGE DUMPSTERS ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - ALL NEW WALLS SHALL BE CONSTRUCTED WITHIN 10 FEET OF THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY FINDINGS TO THE ENGINEER AND THE PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL CONTACT ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - PROPOSED PARKING SPACES AND ALL ACCESS AREAS SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTIONS AS PER ADA STANDARDS.
 - PROPOSED SPACES SHALL BE CONSTRUCTED AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE, NO RETAINING WALLS ARE PERMITTED BY THE SLOPE OF THE GROUND UNLESS APPROVED BY ENGINEERING.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 35 FEET FROM THE FRONT OF THE CURB FOR MIXED USE COMMERCIAL DRIVEWAY, NO DRIVEWAYS SHALL ENCHROACH ON THIS MINIMUM CORNER CLEARANCE.
 - NO ACCESS RAMP SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAS SPECIFICATIONS.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
 - ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDISTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC SHALL BE SCREENED FROM OFF SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY CHALLENGES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT. TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND CREATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTORS AT 919.976.2809 TO SET UP THE MEETING.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INTERFERENCE TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD MOST CURRENT EDITION.
 - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT OF WAY CLOSURE" ON WWW.RALEIGH.GOV/DEPARTMENTAL/COMMUNITY/RIGHT-OF-WAY-CLOSURE AND SEND THE RIGHT OF WAY OBSTRUCTION PERMIT TO RIGHTOFWAY@CITYOFRALEIGH.GOV.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL NOTICE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - ALL WALLS WITH HEIGHTS IN EXCESS OF 28" REQUIRE A SAFETY FENCE TO BE INSTALLED ALONG THE TOP OF THE WALL.
 - ALL HANDICAP RAMPS AND STAIRS REQUIRE A HANDRAIL TO BE INSTALLED ALONG THE LENGTH OF IT. PROPOSED WASTE TRUCK ROUTE TO BE PAVED WITH HEAVY DUTY ASPHALT. DRAINAGE DETAILS WILL BE PROVIDED ON SPM PLANS.

- 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.
 - TIFV REFERS TO TOP FACE OF WALL ELEVATION. BFMV REFERS TO THE BOTTOM FACE OF WALL ELEVATION AT FINISHED GRADE, NOT FOOTING GRADE.
 - IF STATED BY WITHHERSRAVELL, INC., BOTTOM OF WALL GRADE AT FINISHED GRADE WILL BE STAVED. ANY DIFFERENCES BETWEEN FOUNDATION OF WALL AS COMPARED TO FINISHED GRADE BOTTOM TO BE STATED ON CHANGING 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 SETTER ASSUMPTIONS
 - PER "VERTICAL RISE"
 - THE WALL CONTRACTOR OR ENGINEER OF RECORD FOR THE PROPOSED WALL SHALL NOTIFY WITHHERSRAVELL, INC. IF THE RETAINING WALL SETTER MUST DEVIATE FROM THE ABOVE WALL ASSUMPTIONS AT THE TIME OF DESIGN FOR VERIFICATION TO MEET SITE DESIGN CRITERIA.
 - PROHIBIT WALL STAKING. THE WALL SHALL BE HELD BY THE SUBMITTER 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.

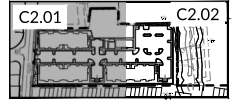


KEY PLAN
SCALE 1"=250'



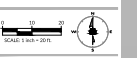
SITE LEGEND

	AMENITY AREA
	BOLLARD
	RAMP
	LANDING
	ADA ROUTE
	RETAINING WALL
	FENCE
	TREE CONSERVATION AREA REFER TO SHEET C2.00 FOR MORE INFORMATION



KEY PLAN
SCALE 1"=250'

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

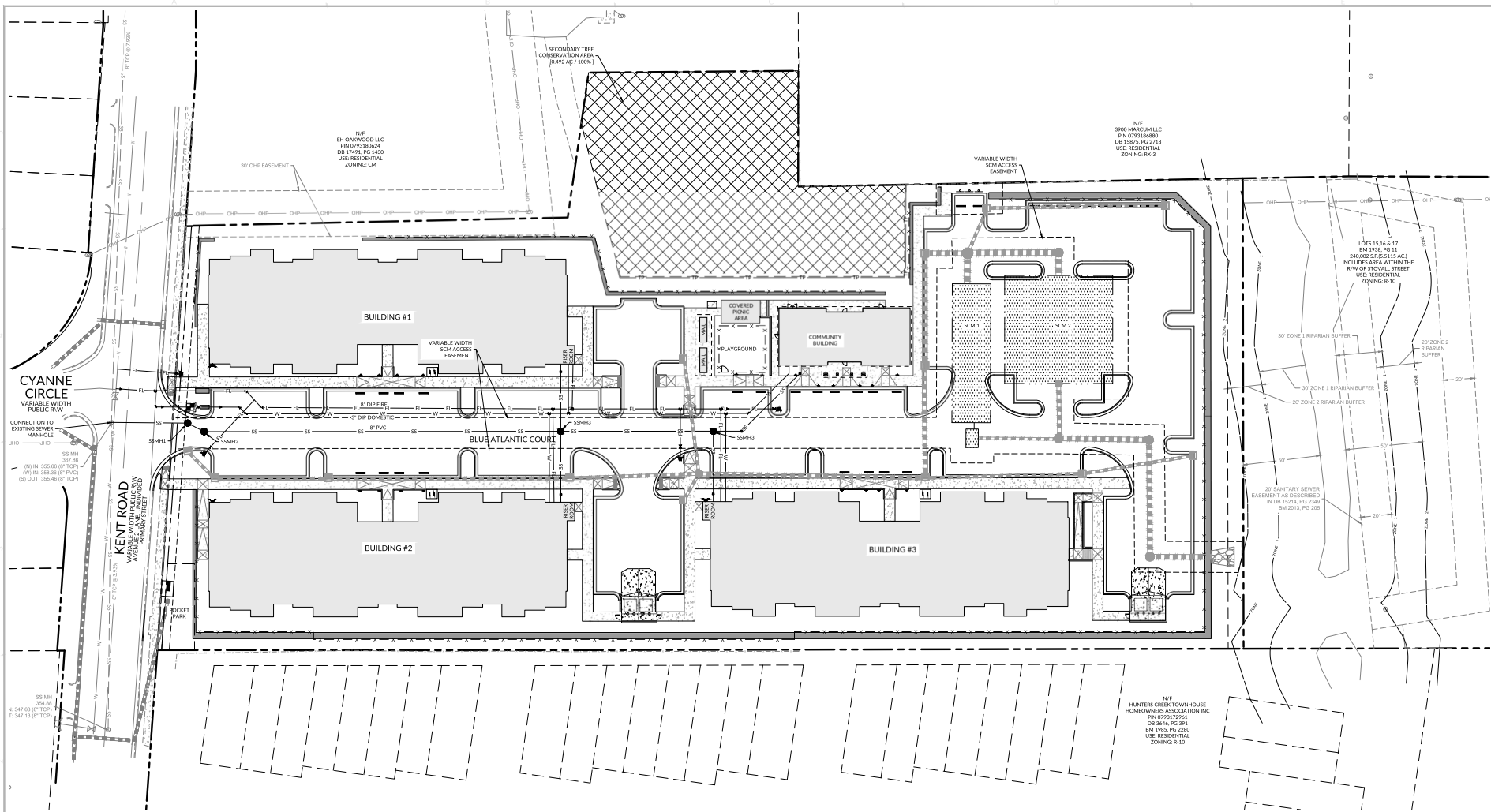


INITIAL PLAN DATE: 12/15/2023
REVISIONS:
1 - 10/28/2024
COR COMMENTS
2 - 10/01/2024
COR COMMENTS

WR JOB NUMBER: 23-2024
CON. NO.: 0006 WR. CSD. WR.

DETAILED SITE PLAN

C2.01



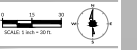
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BLUE RIDGE ATLANTIC
 1500 MILLERS CREEK RD, STE 100
 WASHINGTON, NC 27689

1329 KENT RD | RALEIGH, NC 27605 | WVAKE

our people • YOUR SUCCESS

PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION

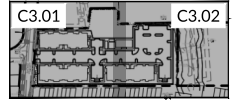


INITIAL PLAN DATE: 12/15/2023
 REVISIONS:
 1 - 10/08/2024
 COR COMMENTS
 1 - 10/01/2024
 COR COMMENTS

WE FOR NUMBER: 23-2024
 CON. NO.: 1008 WVA
 CASE NO.:
OVERALL UTILITY PLAN
C3.00

- UTILITIES NOTES**
- REFER TO DEMOLITION PLAN SHEET C3.10 FOR MORE INFORMATION REGARDING EXISTING UTILITY SERVICES AND STRUCTURES TO BE ABANDONED.
- UTILITIES LEGEND**
- | SYMBOL | DESCRIPTION |
|----------|---|
| (Symbol) | PROPOSED FIRE HYDRANT |
| (Symbol) | PROPOSED FDC |
| (Symbol) | PROPOSED WATER LINE |
| (Symbol) | PROPOSED FIRE LINE |
| (Symbol) | PROPOSED CLEAN-OUT |
| (Symbol) | PROPOSED SANITARY SEWER LINE |
| (Symbol) | PROPOSED SANITARY SEWER / STORM MANHOLE |
| (Symbol) | PROPOSED SANITARY SEWER LINE |
| (Symbol) | PROPOSED STORM DROP-INLET WITH GRATE |
| (Symbol) | PROPOSED STORM PIPE |

- COR APPENDIX D STANDARD UTILITY NOTES**
- ALL STANDARD MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE CORPUS HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS
 - A DISTANCE OF 300' 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 SHALL BE SPECIFIED & NOT ALLOWED TO WATERBINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50S FROM A PUBLIC WELL
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10" AT THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MARK IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 10" 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 ENCASMENT 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 OTHERWISE 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 CORPUS DETAILS W-1 & S-149)
 - 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 DISTING RESIDENCES & BUSINESS 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 FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
 - IF IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE
 - INSTALL 2" COVER WATER SERVICE WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT (SIDE) TO THE APPLICANT'S RESPONSIBILITY TO PROVIDE. SEE TRENCH SERVICE FOR SHOWN CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
 - INSTALL 4" PVC SEWER SERVICES TO 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. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM/USACE E-ROW FORA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
 - ROW / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS CALLED BY 1915 P95-2314 OR STEPHEN CALVERTY (RALEIGH.GOV FOR MORE INFORMATION)
 - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FDC PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERTY AT 919-979-2314 OR STEPHEN.CALVERTY@RALEIGH.GOV FOR MORE INFORMATION
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTH CAROLINA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS & 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 JOANNE HARTLEY AT 919-979-2323 OR JOANNE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION



KEY PLAN
 SCALE 1"=250'

MATCHLINE C3.01

N/P
3900 MARCLUM LLC
PIN 07703108861
DB 15675, PG 2718
USE: RESIDENTIAL
ZONING: R-3

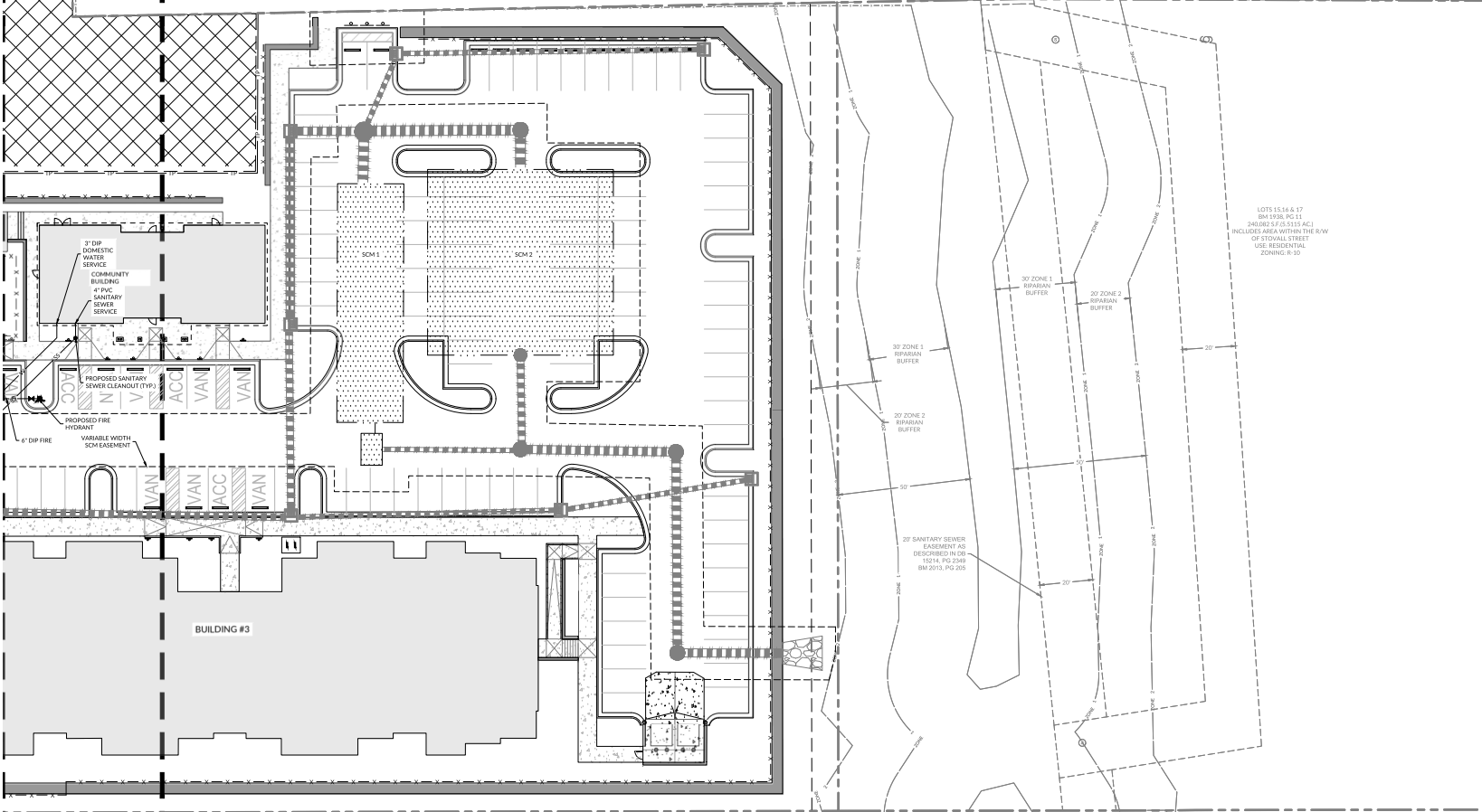
LOTS 15.14 & 17
BM 1928, PG 11
240,882 S.F. (5.5113 AC)
INCLUDED AREA WITHIN THE R/W
OF STOVALL STREET
USE: RESIDENTIAL
ZONING: R-50

N/P
HUNTERS CREEK TOWNHOUSE
HOMEOWNERS ASSOCIATION INC.
PIN 0729372965
DB 3044, PG 297
BM 1985, PG 2280
USE: RESIDENTIAL
ZONING: R-10

UTILITIES NOTES
1. REFER TO DEMOLITION PLAN SHEET C3.10 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



BLUE RIDGE ATLANTIC
1500 MILLERS CREEK RD, STE 100
WYOMING, NC 28689

ADMINISTRATIVE SITE PLAN
PARKSIDE APARTMENTS
1329 KENT RD | RALEIGH, NC 27605 | WAKE

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

SCALE 1" = 20'
INITIAL PLAN DATE: 12/15/2023
REVISIONS:
1: 10/28/2024
COR COMMENTS
2: 10/30/2024
COR COMMENTS



KEY PLAN
SCALE 1" = 250'

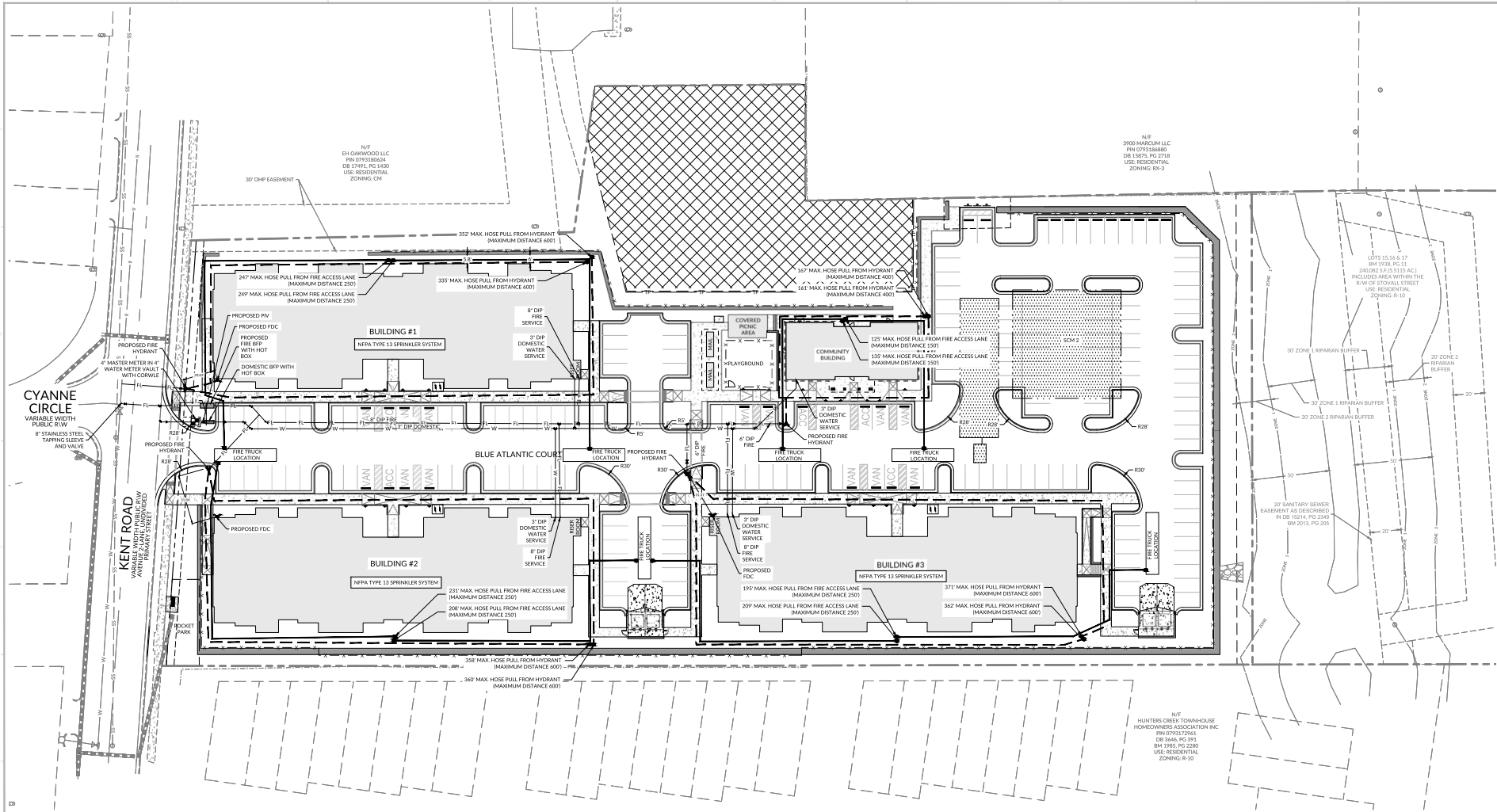
WR JOB NUMBER: 23-2024
CON. NO.: 1006 WR CKD WR

DETAILED UTILITY PLAN

C3.02

2/2/2024 New Map Details - Maple - Not for Construction - 10/28/2024 10:00 AM - 10/28/2024

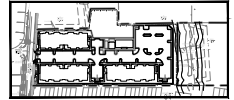
our people your success



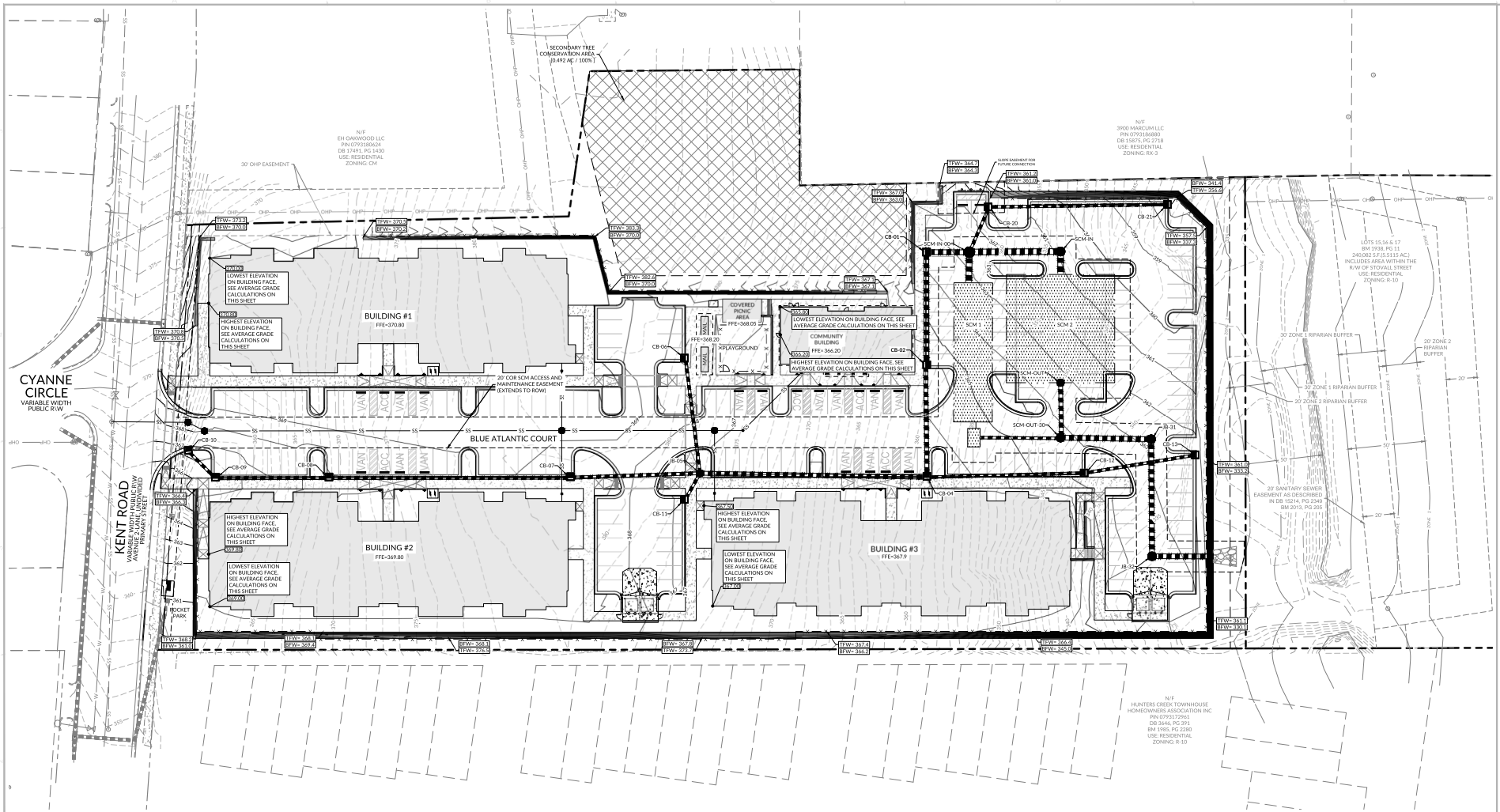
- FIRE ACCESS NOTES**
- HEAVY DUTY PAVEMENT SHALL BE PROVIDED IN ALL FIRE TRUCK ACCESS LANES
 - HEAVY DUTY ASPHALT MAT BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPROXIM WITH A WEIGHT OF 30,000 LBS AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PER NCPC 902.2.

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'



CONSTRUCTION NOTES

- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADDRESS TO THE PROPOSING OF THE MOST CURRENT EDITION AND ALL CONDITIONS OF THE APPROVED DRIVEN PERMIT AND/OR ENCROACHMENT AGREEMENT.
- NO WORK ON OR BLOCKAGE OF EXISTING HIGHWAY TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF TUESDAY AND WEDNESDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TOWEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT., TRANSPORTATION OPERATIONS DIVISION AT 919-996-2323 FOR LANE CLOSURE AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 3 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-996-2960 TO OBTAIN A STREET CLOSURE PERMIT.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL HAVE COMPLETE SETS OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN ALL DRIVEWAYS, DRIVEWAY PIPES, CURB & GUTTER, SIDEWALKS & STREET TO EXISTING CONDITION OR BETTER.
- IF THE EXISTING ROWLINE WIDTH IS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED FOR THE WIDTH ON THE MOST STANDARD DRAWINGS 1101.02 (SEE SHEET 11, 1101.04 & 1101.11).

STORM DRAINAGE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS & DETAILS.
- 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.
- ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS OTHERWISE SPECIFIED BY THE CITY OF RALEIGH.
- ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC AREAS.
- MAINTAIN 12" MIN. VERTICAL SEPARATION AT ALL WATERBORN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIALITY OF MATERIALS & A CONCRETE CRADLE WITH 18" MIN. CLEARANCE PER COR PLAN DETAILS W-1 & W-1A.
- MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.
- STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C11, TABLE II OR TABLE IV. JOINTS SHALL BE SEALED WITH A PLASTIC CEMENT PUTTY MEETING FEDERAL SPECIFICATIONS SS-801013 (SUCH AS MARIKOL OR BUTYL RUBBER SEALANT).
- STORM SEWER PIPE (RCP) SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.
- EACH DRAINAGE STRUCTURE SHALL HAVE A SHARPED INVERT CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MINIMUM 5% SLOPE. THE BENCH SHALL BE ON 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.
- ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS. A FABRIC OR WASHED STONE BARRIER SHALL BE INSTALLED BETWEEN THE DISCHARGE PAD AND THE NATURAL GROUND.
- ALL STORM DRAINAGE EASEMENTS SHALL BE "PRIVATE" UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT AT 919-960-1100 TO SCHEDULE CONSTRUCTION INSPECTIONS.
- STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

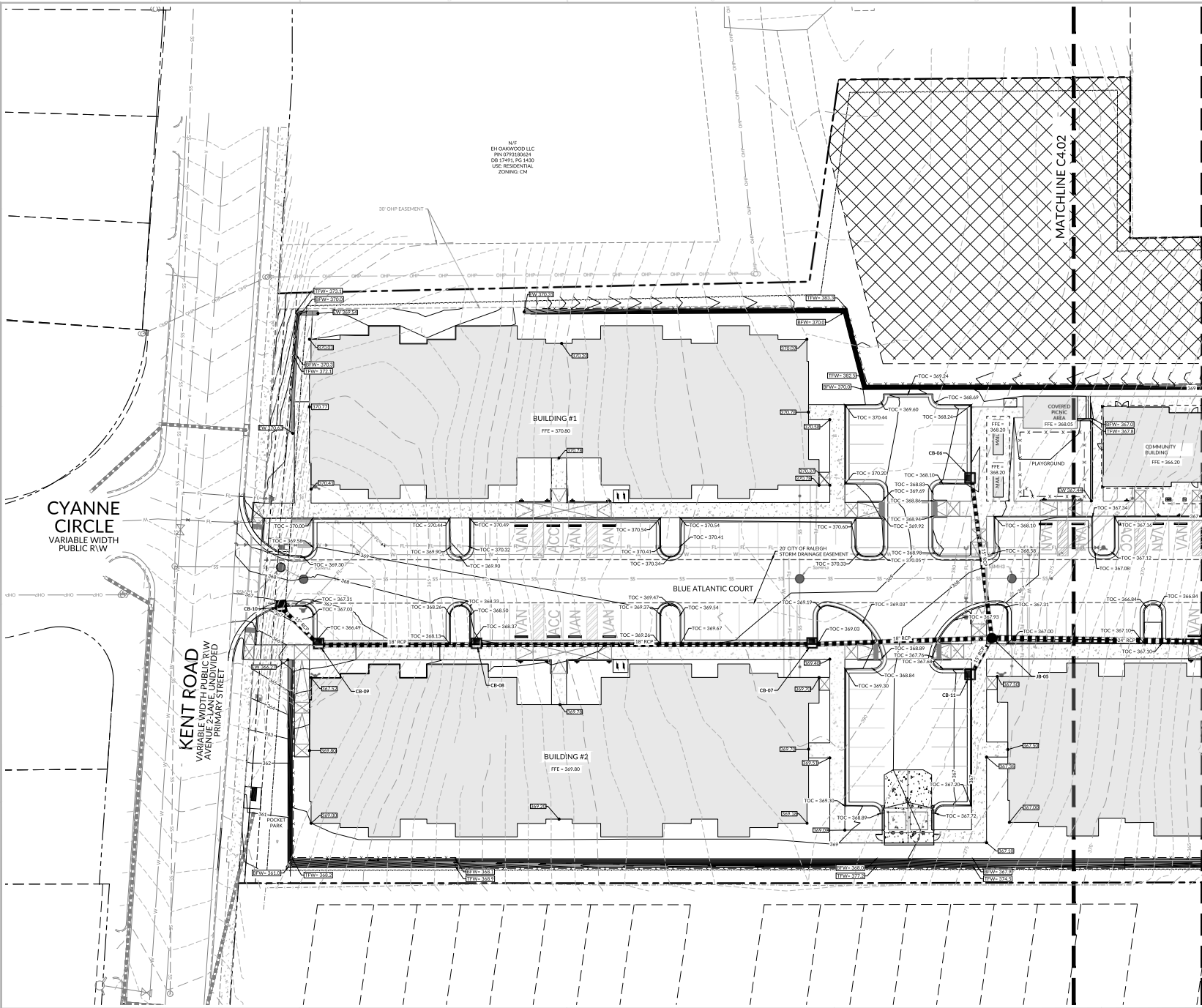
AVERAGE GRADE CALCULATION

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

BUILDING #	(LOWEST ELEVATION - HIGHEST ELEVATION) / 2 = AVERAGE GRADE
BUILDING #1	(370.00 - 370.00) / 2 = 370.00
BUILDING #2	(369.00 - 369.00) / 2 = 369.00
BUILDING #3	(368.00 - 368.00) / 2 = 368.00
COMMUNITY BUILDING	(368.00 - 368.00) / 2 = 368.00



KEY PLAN
 SCALE 1" = 250'

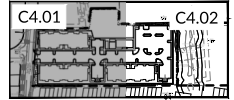


NIF
 61 GARDWOOD LLC
 794 07918 0004
 DB 17491 PG 1430
 USE RESIDENTIAL
 ZONING CM

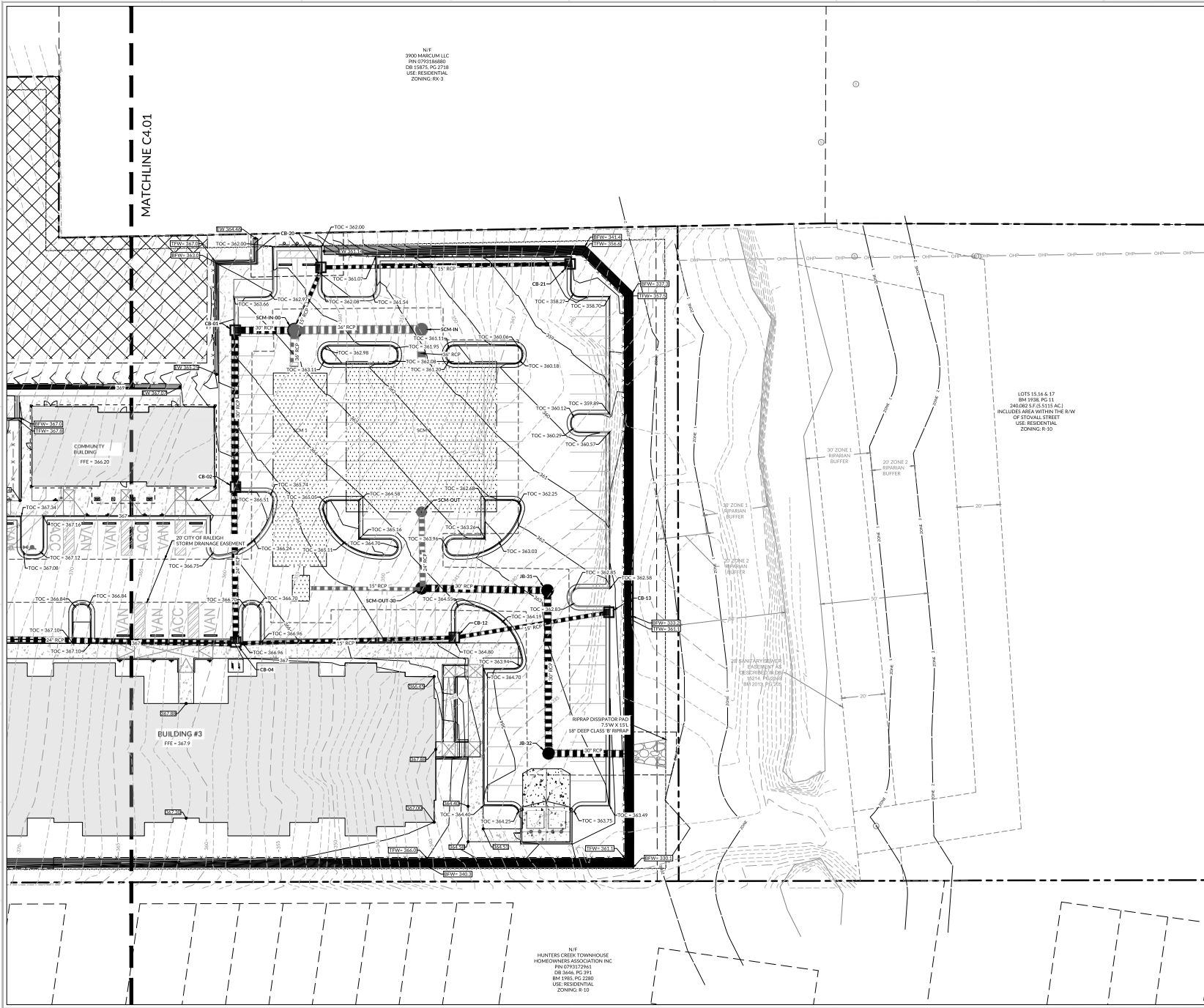
CYANNE CIRCLE
 VARIABLE WIDTH
 PUBLIC RW

KENT ROAD
 VARIABLE WIDTH PUBLIC RW
 AVENUE, 2-LANE UNDIVIDED
 PRIMARY STREET

MATCHLINE C4.02



KEY PLAN
 SCALE 1"=250'





our people • your success

BLUE RIDGE ATLANTIC

1500 MARKET CREEK RD, STE 100
WYOMING, NC 28680

ADMINISTRATIVE SITE PLAN
PARKSIDE APARTMENTS

1329 KENT RD | RALEIGH, NC 27605 | WVAKE

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



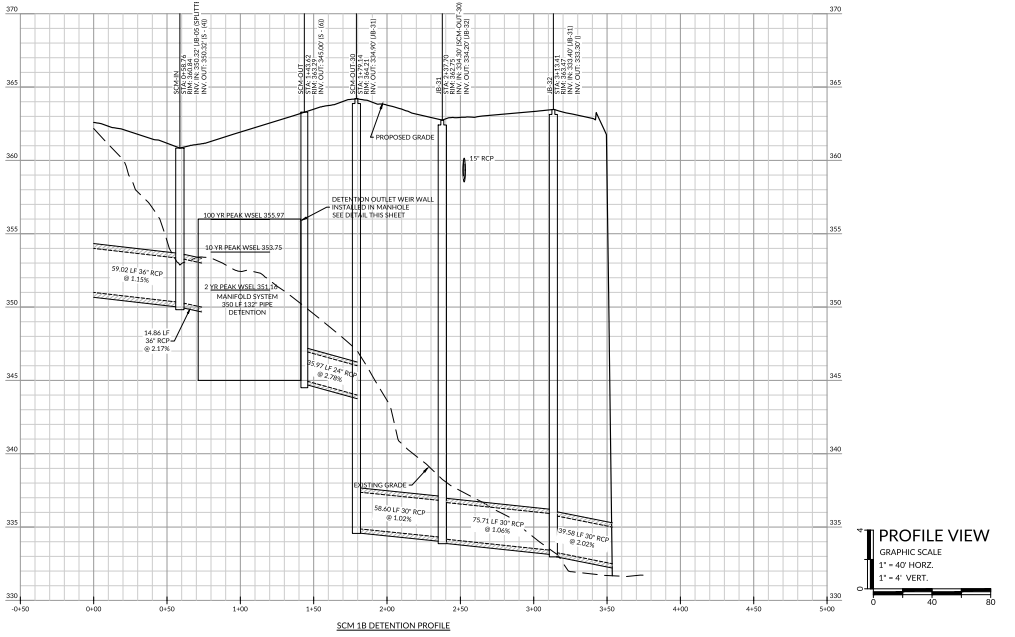
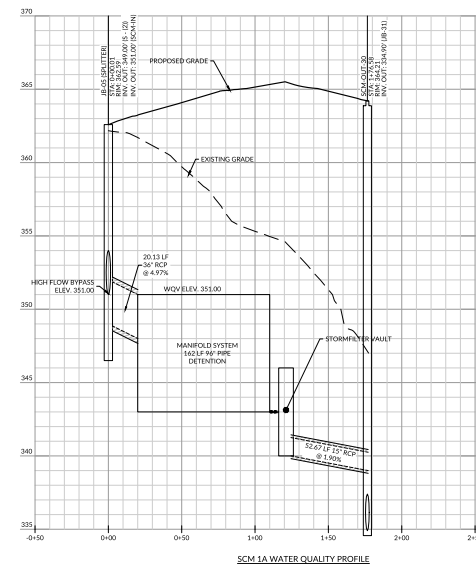
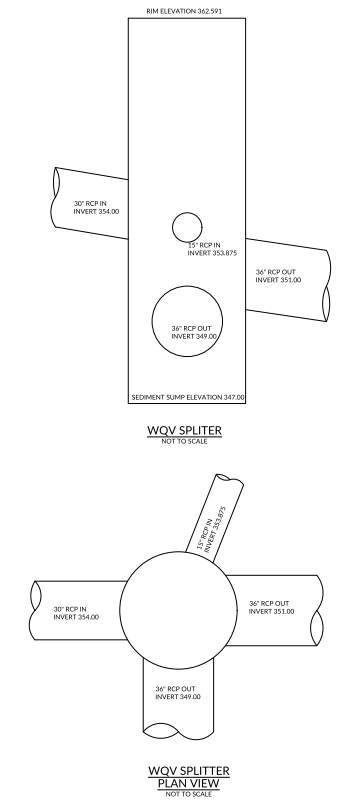
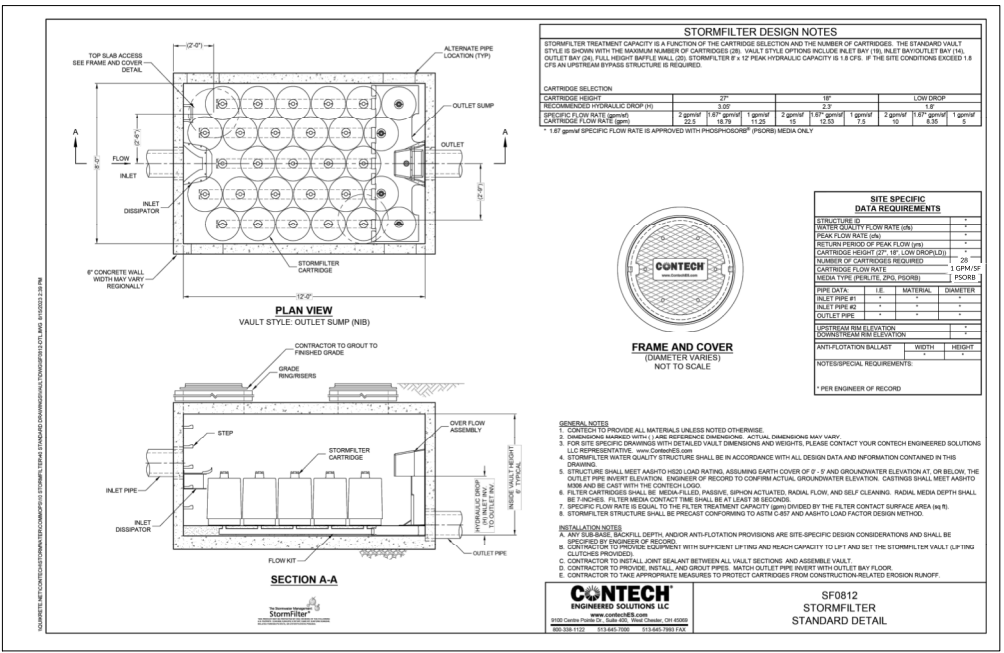
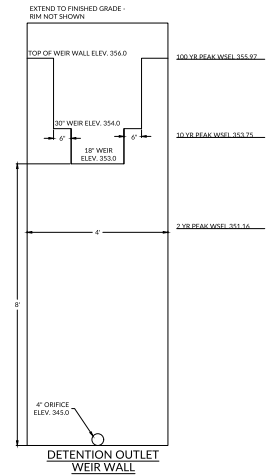
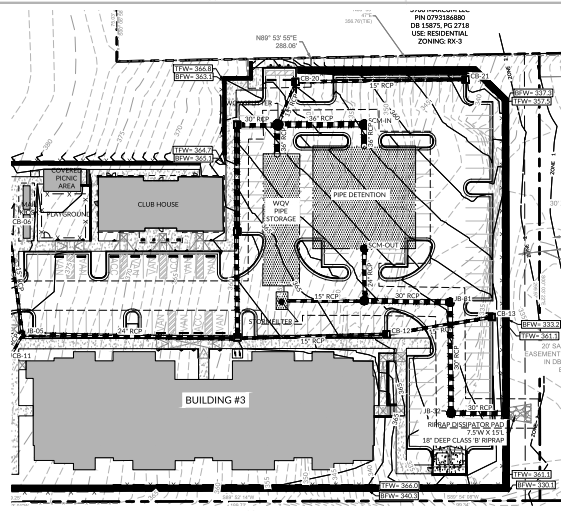
SCALE 1"=250'

INITIAL PLAN DATE: 12/15/2023
 REVISIONS:
 1 - 10/28/2024
 COR COMMENTS
 2 - 10/30/2024
 COR COMMENTS

WR JOB NUMBER: 23-2024
 COR NO: 1008 WR COR WR

DETAILED GRADING & DRAINAGE PLAN

C4.02



WithersRavenel
 ARCHITECTS & ENGINEERS
 License # F-12791 | T-1317-669-2306 | www.withersravenel.com

BLUE RIDGE ATLANTIC
 1500 MILLER CLOFF RD, STE 100
 WASHINGTON, NC 27680

ADMINISTRATIVE SITE PLAN
PARKSIDE APARTMENTS

1329 KENT RD | RALEIGH, NC 27605 | WVAE

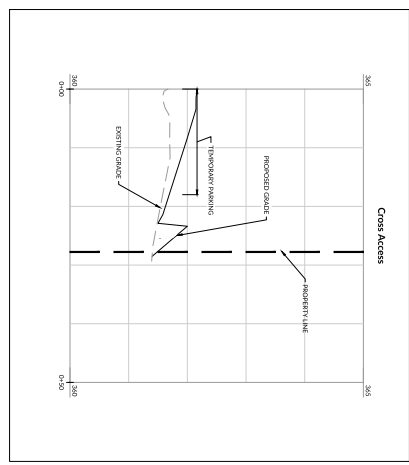
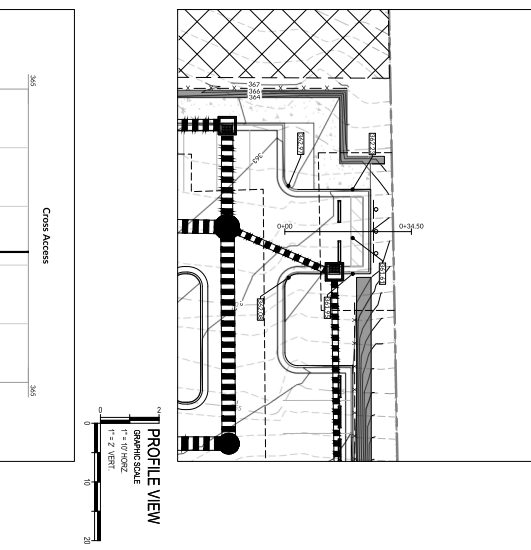
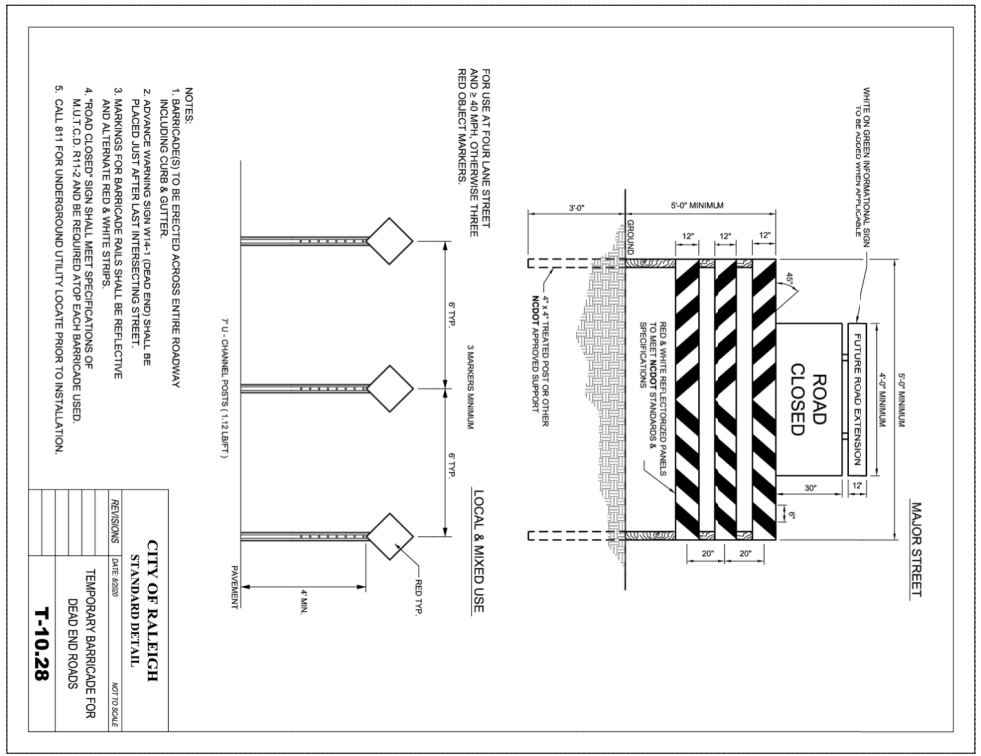
PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION

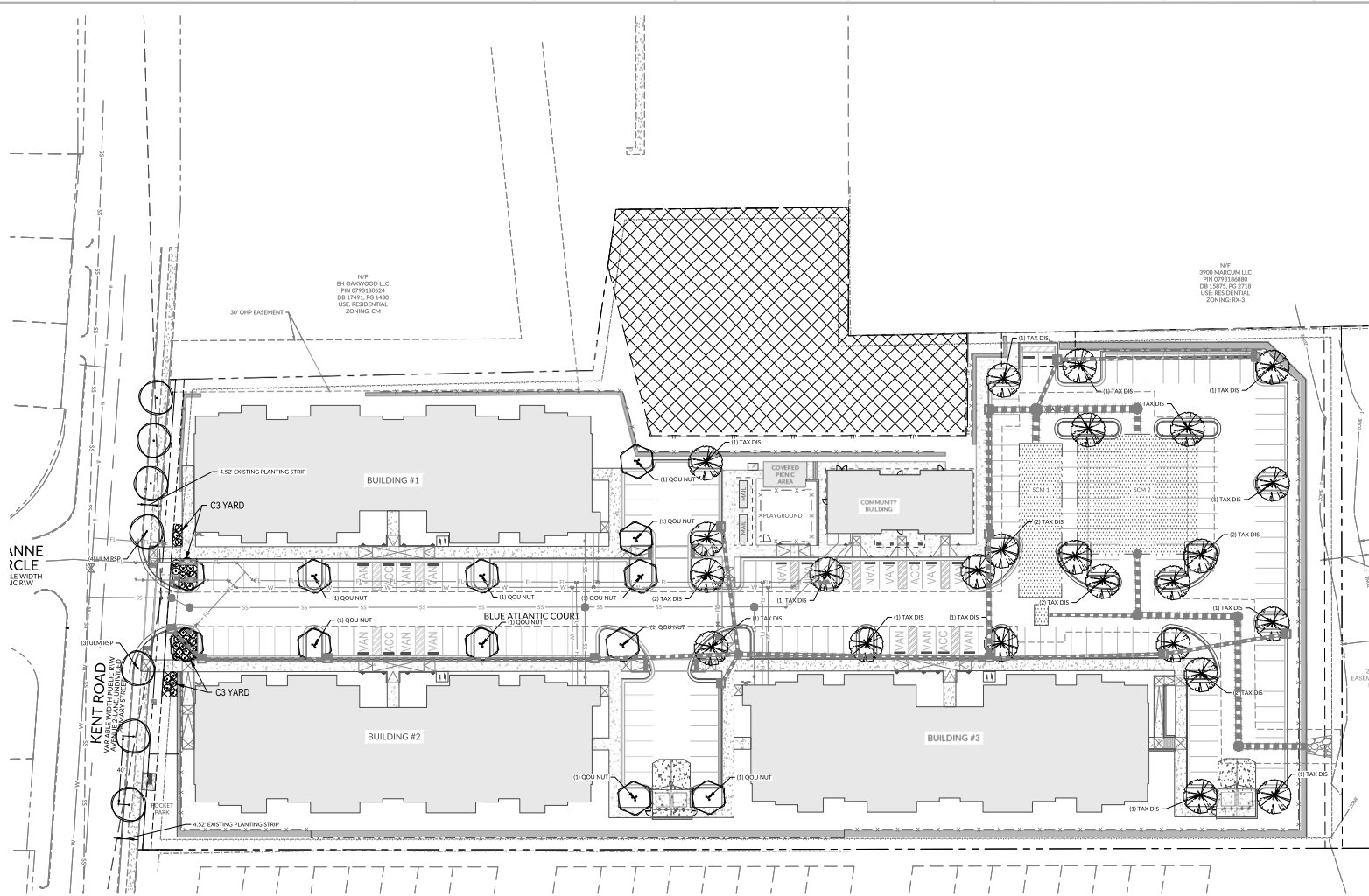
INITIAL PLAN DATE: 12/15/2023
 REVISIONS:
 1-10/28/2024
 COR COMMENTS
 2-10/30/2024
 COR COMMENTS

WR JOB NUMBER: 23-2024
 CORN. NO.: 1006 WR CKD WR

SCM PLAN AND DETAILS

C5.00





- CITY OF RALEIGH LANDSCAPE NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS
 2. NO POINT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDO.
 3. THE DEVELOPMENT SERVICES DIRECTOR CANNOT ISSUE A CERTIFICATE OF COMPLIANCE UNTIL ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDO.
 4. A TEMPORARY CERTIFICATE OF COMPLIANCE MAY BE ISSUED WHEN THE DEVELOPMENT SERVICES DIRECTOR DETERMINES THAT DUE TO THE UNAVAILABILITY OF PLANT MATERIAL, OR WEATHER CONCERNS, PLANTING LANDSCAPING WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS FOR A PERIOD OF UP TO 1 YEAR FOLLOWING THE DATE OF APPLICATION FOR A CERTIFICATE OF COMPLIANCE.
 5. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RALEIGH CITY MANUAL BETWEEN OCTOBER 1 AND APRIL 31. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT URBAN FORESTRY INSPECTOR WITH QUESTIONS.
 6. TREE AND SHRUB PLANTINGS SHOULD NOT INTERFERE WITH THE DRIVE, SIDEWALK AND PEDESTRIAN CIRCULATION ON THE SITE.
 7. LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING ASILES OR THE APPROACH TO ANY STREET INTERSECTION.
 8. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
 9. TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE.
 10. NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
 11. THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THE UDO WITHIN 30 DAYS (OR WITHIN 90 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPING.
 12. ALL PLANTING AREAS MUST BE STABILIZED FROM SOIL EROSION IMMEDIATELY UPON PLANTING AND MUST BE MAINTAINED FOR THE DURATION OF THE USE.
 13. ALL REQUIRED LANDSCAPING SHALL BE ALLOWED TO REACH ITS REQUIRED SIZE AND SHALL BE MAINTAINED AT THAT REQUIRED SIZE.
 14. STREET TREES ARE TO BE PROTECTED AND MAINTAINED PER REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY TREE MANUAL.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
TREES		
(1) QOU NUT	QOU NUT	QUERCUS NUTTALLII
(2) TAX DIS	TAX DIS	TAXODIUM DISTICHUM
(3) ULM RSP	ULM RSP	ULMUS PARVIFOLIA BOSSQUE
SHRUBS		
(4) ILE SHA	ILEX GLABRA 'SHAMROCK'	

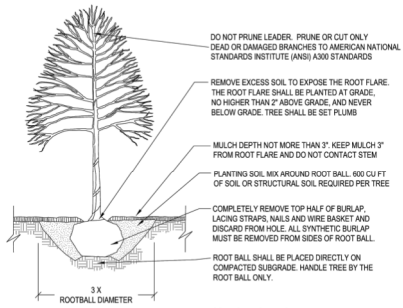
PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION

INITIAL PLAN DATE: 12/15/2023
 REVISIONS:
 1: 10/28/2024
 COR COMMENTS
 2: 10/30/2024
 COR COMMENTS

WR JOB NUMBER: 23-0264
 CORN WR: DGOV WR: CDD WR

LANDSCAPE PLAN

L6.00



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

- NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITTS. (POSITIVE DRAINAGE AWAY FROM PIT)
 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 4. A TREE IMPACT PERMIT IS REQUIRED.
 5. ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 7. 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
1	02/21/24	
TREE PLANTING DETAIL		
TPP-03		

LANDSCAPE CALCULATIONS:

100' x 17' 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 10 FEET FROM A TREE, MEASURED FROM THE POLE OF THE LIGHTING FIXTURE TO THE TRUNK OF THE TREE.

PARKING AREA PROVIDED: 61,643 SF
REQUIRED: 18 SHADE TREES
PROVIDED: 36 SHADE TREES

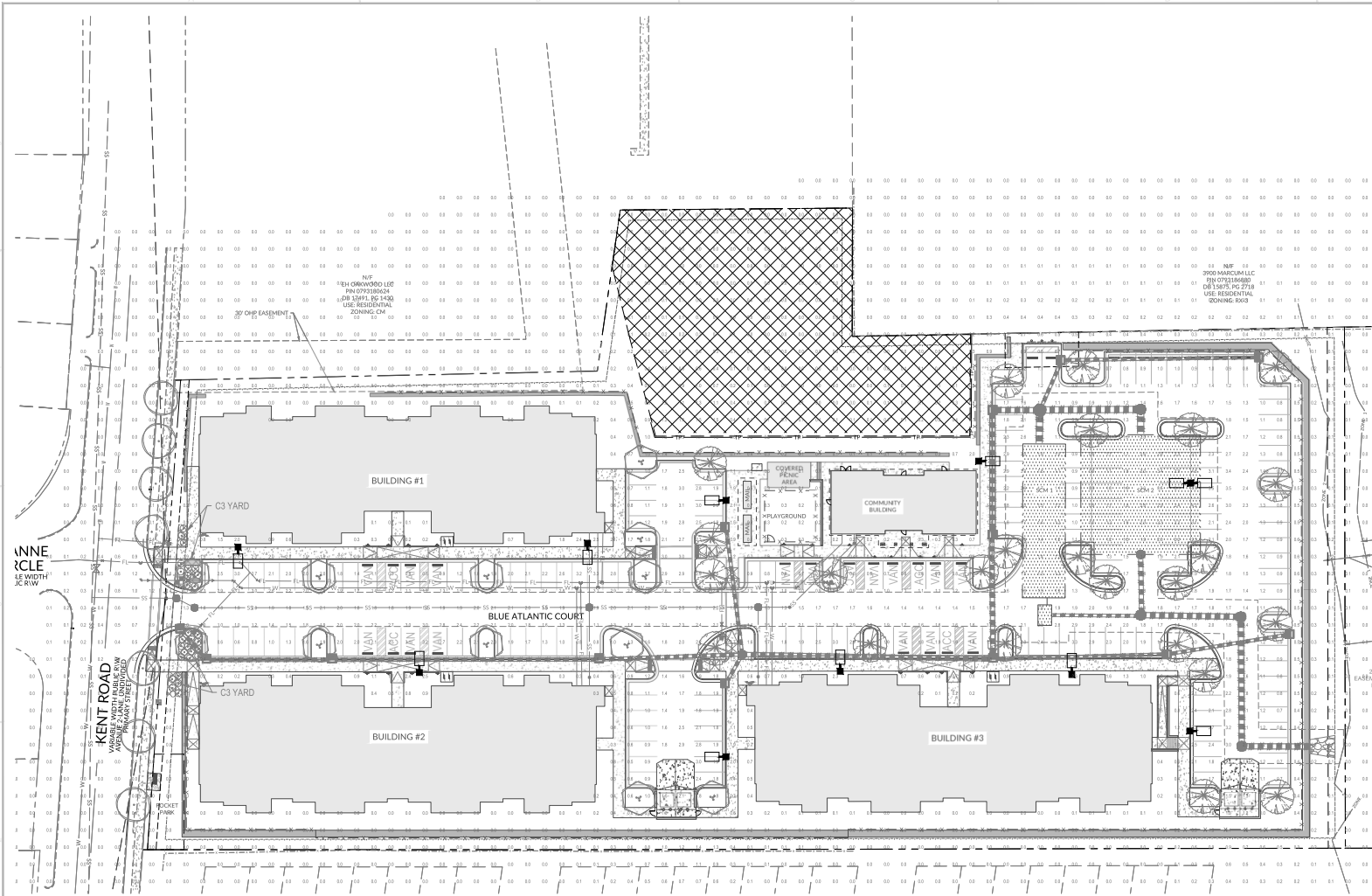
100' x 10' STREET TREE REQUIREMENTS (ENTRANCE)

LINEAR FEET OF STREET PROVIDED: 270 LF
REQUIRED: 7 STREET TREES
PROVIDED: 7 STREET TREES

PLANT SCHEDULE


CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	REMARKS
TREES							
QOU NUT	12	QUERCUS NUTTALLII	NUTTALL OAK	B&B	3" CAL MIN	10' MIN	MATCHED / 50'H X 40'W
TAX DIS	24	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	3" CAL MIN	10' MIN	MATURE / 60'H X 40'W
ULM RSP	6	ULMUS PARVIFOLIA 'BOSQUE'	LACEBARK ELM	B&B	3" CAL MIN	10' MIN	MATURE / 50'H X 40'W
SHRUBS							
ILE SHA	30	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	#10		36" MIN.	

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	REMARKS
SHRUBS							
ILE SHA	30	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	#10		36" MIN.	



DUKE ENERGY
PROCESSED

Custom Lighting
Shoobox LED




The energy efficient Shoobox LED fixture is available in recessed, surface mount, and street lighting applications. It is ideal for parking lots, walkways, and commercial buildings. The fixture is available in multiple colors and finishes and is compatible with all standard LED drivers. For more information, please contact your local Duke Energy representative.

LED	30W, 40W, 50W watts
Light Emitting Diode	300, 500, 700 lumens
Mounting Heights	300, 500
Colors	Black, White, Clear, Bronze
Finish	Polycarbonate, Diecast Aluminum, or Steel
Notes	See all your available options on our website.

DUKE ENERGY
PROCESSED

Custom Lighting
Shoobox LED



Model	Power Rating	Light Output	Color	Finish
SHO-30W-3000K	30W	3000 lumens	3000K	Black
SHO-30W-4000K	30W	3000 lumens	4000K	Black
SHO-30W-5000K	30W	3000 lumens	5000K	Black
SHO-40W-3000K	40W	4000 lumens	3000K	Black
SHO-40W-4000K	40W	4000 lumens	4000K	Black
SHO-40W-5000K	40W	4000 lumens	5000K	Black
SHO-50W-3000K	50W	5000 lumens	3000K	Black
SHO-50W-4000K	50W	5000 lumens	4000K	Black
SHO-50W-5000K	50W	5000 lumens	5000K	Black

Notes: All fixtures are subject to change without notice. All dimensions are in inches unless otherwise specified. All quantities are in units unless otherwise specified. All quantities are in units unless otherwise specified.

AVERAGE FOOT-CANDLES	1.73
MAXIMUM FOOT-CANDLES	4.4
MINIMUM FOOT-CANDLES	0.5
MINIMUM TO MAXIMUM FC RATIO	0.11
MAXIMUM TO MINIMUM FC RATIO	9.49
AVERAGE TO MINIMUM FC RATIO	3.73

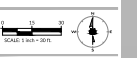
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
SB1	☐	(48) 150W	GALLEON AREA AND ROADWAY LUMINAIRE(3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEADS EACH AND TYPE III ROADWAY OPTICS	ELECTRONIC	POLE	EATON - STREETWORKS (FORMER COOPER LIGHTING), GAN-4F-03-LED-U-T3R	120V 1P 2W	11

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ADMINISTRATIVE SITE PLAN
PARKSIDE APARTMENTS
 1329 KENT RD | RALEIGH, NC 27605 | WAKE

PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION

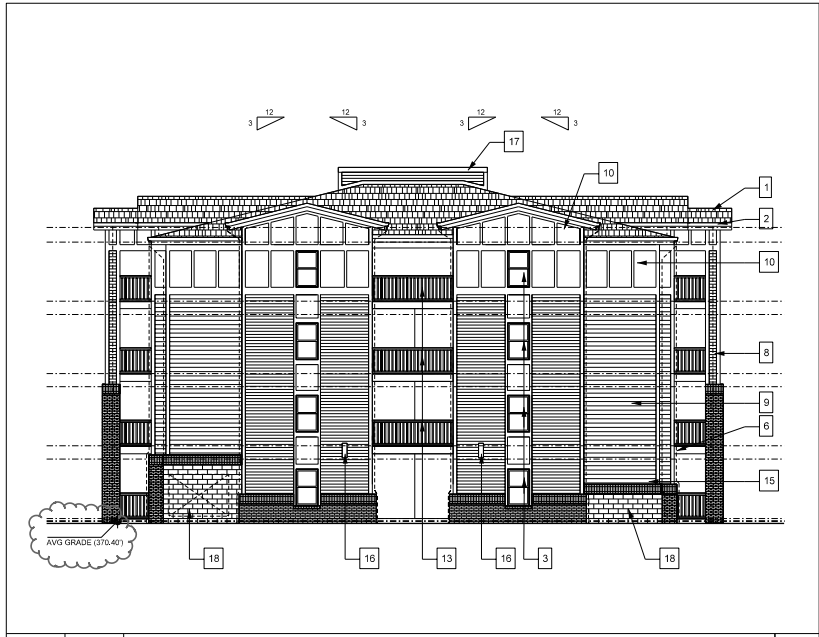


INITIAL PLAN DATE: 12/15/2023
 REVISIONS:
 1: 10/28/2024
 2: 10/28/2024
 3: 10/28/2024

WFLR NUMBER: 23-024
 CDR: WFLR - EDR: WFLR - CDR: WFLR

SITE LIGHTING

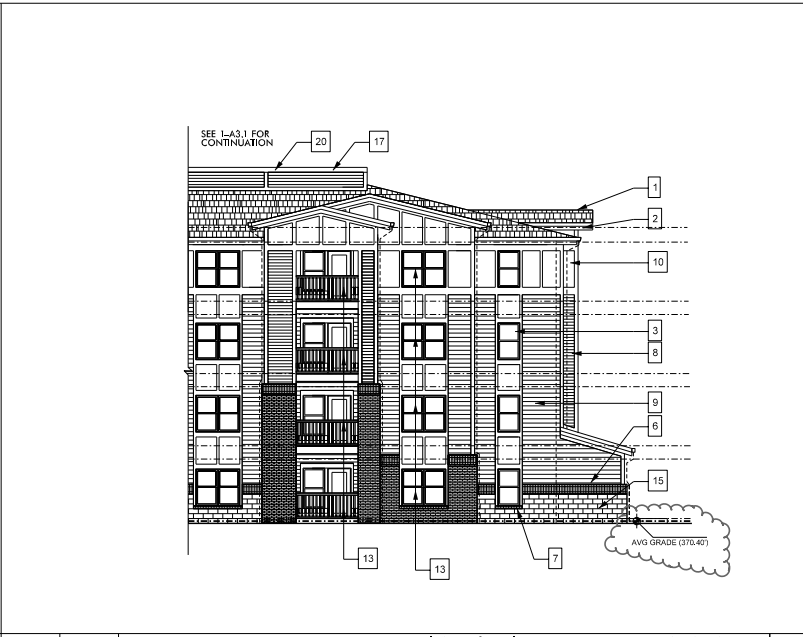
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West Elevation – BUILDING No. 1

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

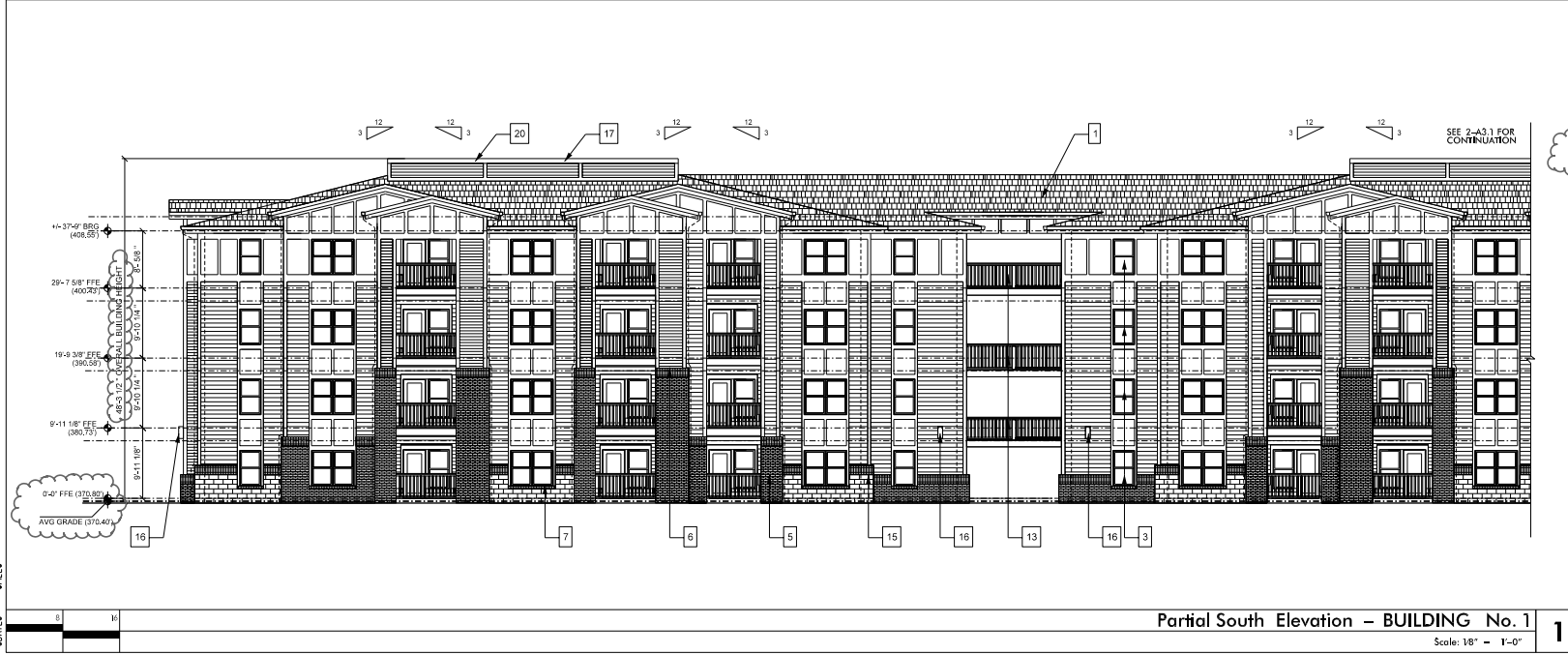
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Partial South Elevation – BUILDING No. 1

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

2



Partial South Elevation – BUILDING No. 1

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

1

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 WINDOWS - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A8.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 BRICK SOLDIER COURSE / STACKED BOND ACCENT BAND
- 7 BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- 8 CEMENTITIOUS LAP SIDING, 9" EXPOSURE - COLOR 1
- 9 CEMENTITIOUS LAP SIDING, 9" EXPOSURE - COLOR 2
- 10 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
- 11 CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR, TYP.
- 12 FIBER CEMENT COL / BEAM WRAP WITH 4" TRIM ON SOLID PANELS
- 13 PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT ALL BALCONIES
- 14 MASONRY CONTROL JOINT, TYP.
- 15 8" X 16" SPLIT FACE CONCRETE MASONRY UNIT
- 16 EXTERIOR ACCENT LIGHT
- 17 PREFINISHED METAL CORING
- 18 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- 19 SPRINKLER RISER
- 20 MECHANICAL WELL

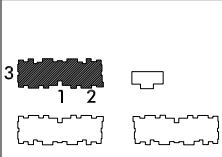
LEGEND

- ↓ DOWNSPOUT, VERIFY LOGS IN FIELD PRIOR TO INSTALL
- Revisions:

AVERAGE GRADE PLANE

Building No. 1	FFE = 370.80'	AVG Grade = 370.40'
Building No. 2	FFE = 369.80'	AVG Grade = 369.40'
Building No. 3	FFE = 367.60'	AVG Grade = 367.25"
Community Building	FFE = 366.20'	AVG Grade = 366.00'

ELEVATION KEY PLAN



TISE-KIESTER ARCHITECTS

Tka

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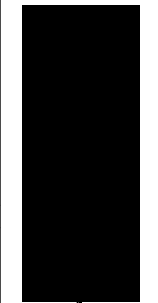
Parkside

Raleigh, NC

Job Number: 0000

Date: 2024_0327

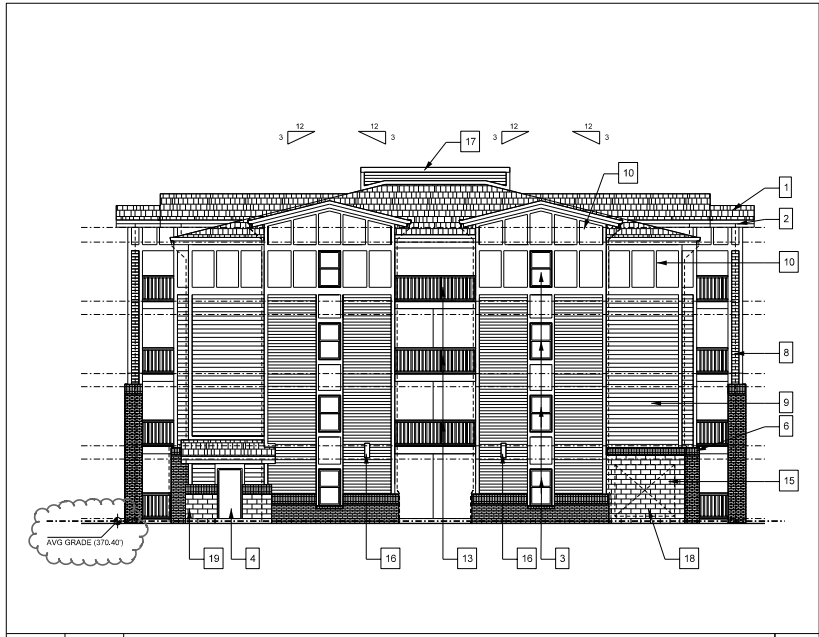
Revisions:



Sheet

A3.1

FILES



East Elevation – BUILDING No. 1

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

3



Partial North Elevation – BUILDING No. 1

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

2



Partial North Elevation – BUILDING No. 1

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

1

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 WINDOWS - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A3.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 BRICK VENEER COURSE / STACKED BOND ACCENT BAND
- 7 BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- 8 CEMENTITIOUS LAP SIDING, 7" EXPOSURE - COLOR 1
- 9 CEMENTITIOUS LAP SIDING, 7" EXPOSURE - COLOR 2
- 10 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
- 11 CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR, TYP.
- 12 FIBER CEMENT COL. / BEAM WRAP WITH 4" TRIM ON SOLID PANELS
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- 14 MASONRY CONTROL JOINT, TYP.
- 15 8" X 16" SPLIT FACE CONCRETE MASONRY UNIT
- 16 EXTERIOR ACCENT LIGHT
- 17 PREFINISHED METAL CORING
- 18 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- 19 SPRINKLER RISER
- 20 MECHANICAL WELL

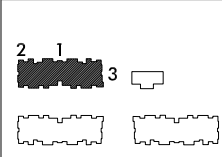
LEGEND

- ↓ DOWNSPOUT, VERIFY LOGS IN FIELD PRIOR TO INSTALL
- Revisions:

AVERAGE GRADE PLANE

- Building No. 1
FFE = 370.80'
AVG Grade = 370.40'
- Building No. 2
FFE = 369.80'
AVG Grade = 369.40'
- Building No. 3
FFE = 367.60'
AVG Grade = 367.25"
- Community Building
FFE = 366.20'
AVG Grade = 366.00'

ELEVATION KEY PLAN



TISE-KIESTER ARCHITECTS

Tka

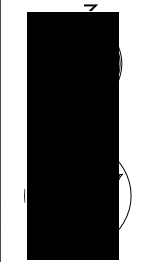
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Parkside

Raleigh, NC

Job Number: 0000
Date: 2024_0327



Building Elevations Building No. 1
Sheet

A3.2

FILES

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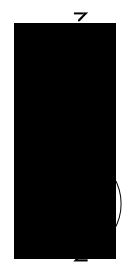
Parkside

Raleigh, NC

Job Number: 0000

Date: 2024_0327

Revisions:

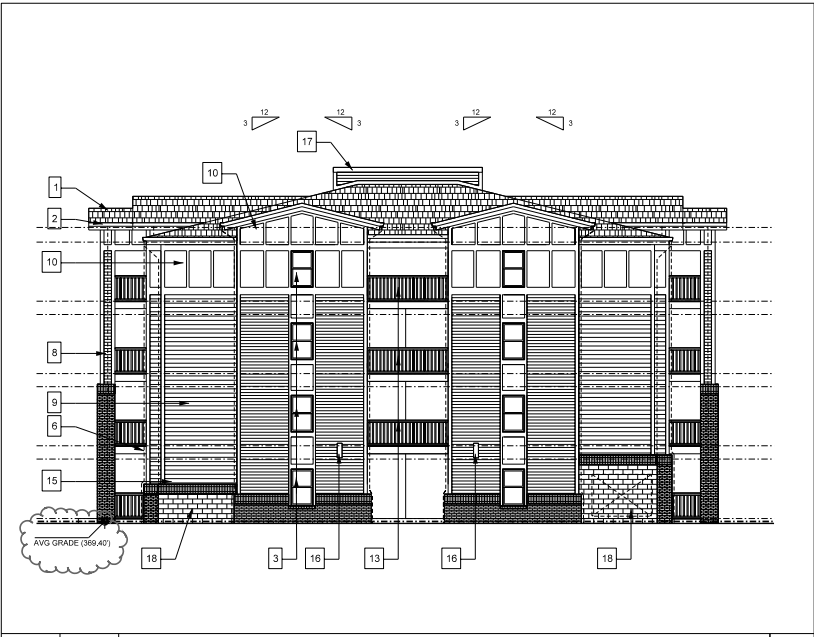


Building Elevations
Building No. 2
Sheet

A3.3

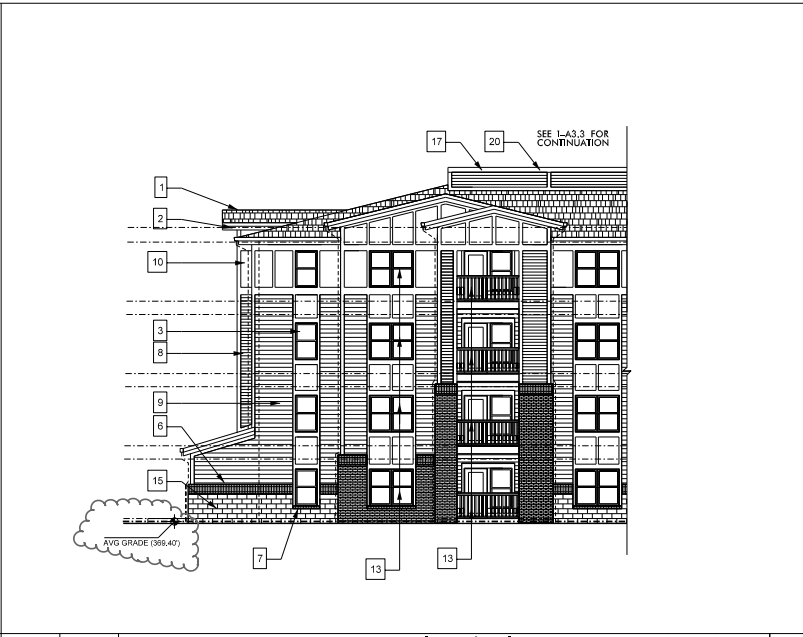
ELEVATION KEY NOTES

- 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
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- 13 PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT ALL BALCONIES
- 14 MASONRY CONTROL JOINT, TYP.
- 15 8" X 16" SPLIT FACE CONCRETE MASONRY UNIT
- 16 EXTERIOR ACCENT LIGHT
- 17 PREFINISHED METAL CORING
- 18 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- 19 SPRINKLER RISER
- 20 MECHANICAL WELL



West Elevation – BUILDING No. 2
Scale: 1/8" = 1'-0"

3



Partial North Elevation – BUILDING No. 2
Scale: 1/8" = 1'-0"

2



Partial North Elevation – BUILDING No. 2
Scale: 1/8" = 1'-0"

1

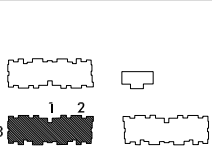
LEGEND

↓ DOWNSPOUT, VERIFY LOGS IN FIELD PRIOR TO INSTALL

AVERAGE GRADE PLANE

Building No. 1	FFE = 370.80'	AVG Grade = 370.40'
Building No. 2	FFE = 369.80'	AVG Grade = 369.40'
Building No. 3	FFE = 367.60'	AVG Grade = 367.25"
Community Building	FFE = 366.20'	AVG Grade = 366.00'

ELEVATION KEY PLAN



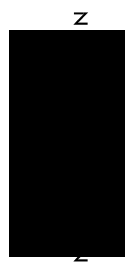
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Raleigh, NC

Job Number: 0000
 Date: 2024_0322
 Revisions:



Building Elevations
 Building No. 2
 Sheet

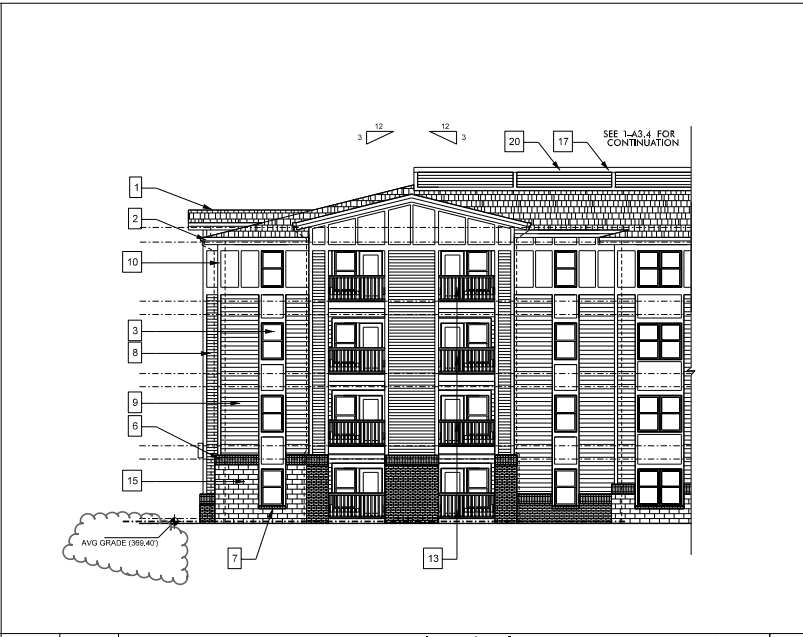
A3.4

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 LIDS
- 3 VINYL WINDOWS - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A3.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- 7 CEMENTITIOUS LAP SIDING, 7" EXPOSURE - COLOR 1
- 8 CEMENTITIOUS LAP SIDING, 7" EXPOSURE - COLOR 2
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- 10 CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR, TYP.
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- 15 EXTERIOR ACCENT LIGHT
- 16 PREFINISHED METAL CORING
- 17 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- 18 SPRINGLER RISER
- 19 MECHANICAL WELL



East Elevation - BUILDING No. 2
 Scale: 1/8" = 1'-0"



Partial South Elevation - BUILDING No. 2
 Scale: 1/8" = 1'-0"

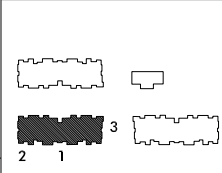
LEGEND

- ↓ DOWNSPOUT, VERIFY LIDS IN FIELD PRIOR TO INSTALL

AVERAGE GRADE PLANE

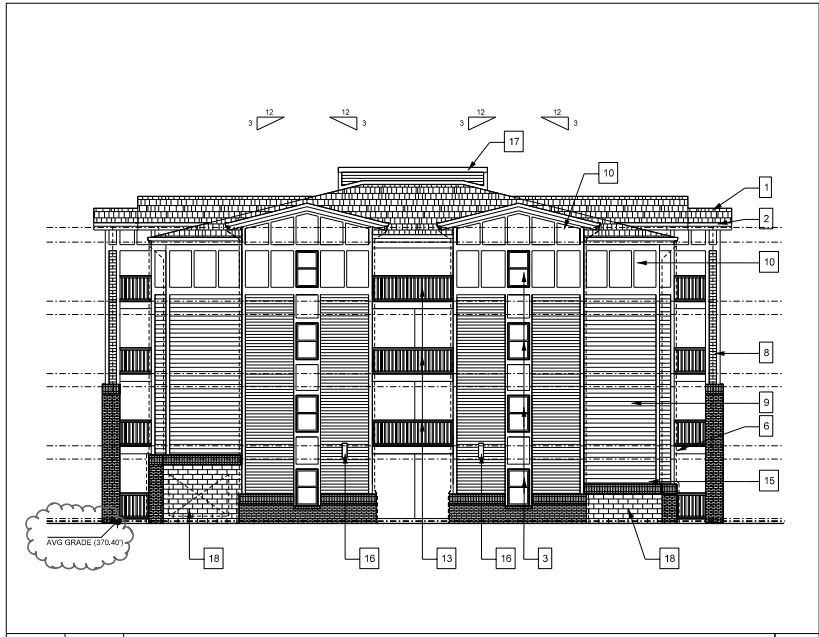
Building No. 1	FFE = 370.80'	AVG Grade = 370.40'
Building No. 2	FFE = 369.80'	AVG Grade = 369.40'
Building No. 3	FFE = 367.60'	AVG Grade = 367.25"
Community Building	FFE = 366.20'	AVG Grade = 366.00'

ELEVATION KEY PLAN

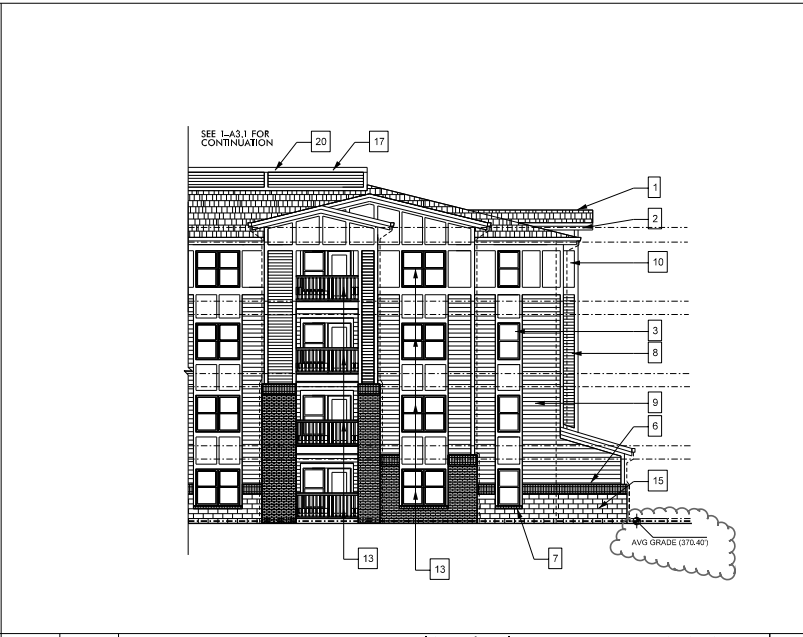


Partial South Elevation - BUILDING No. 1
 Scale: 1/8" = 1'-0"

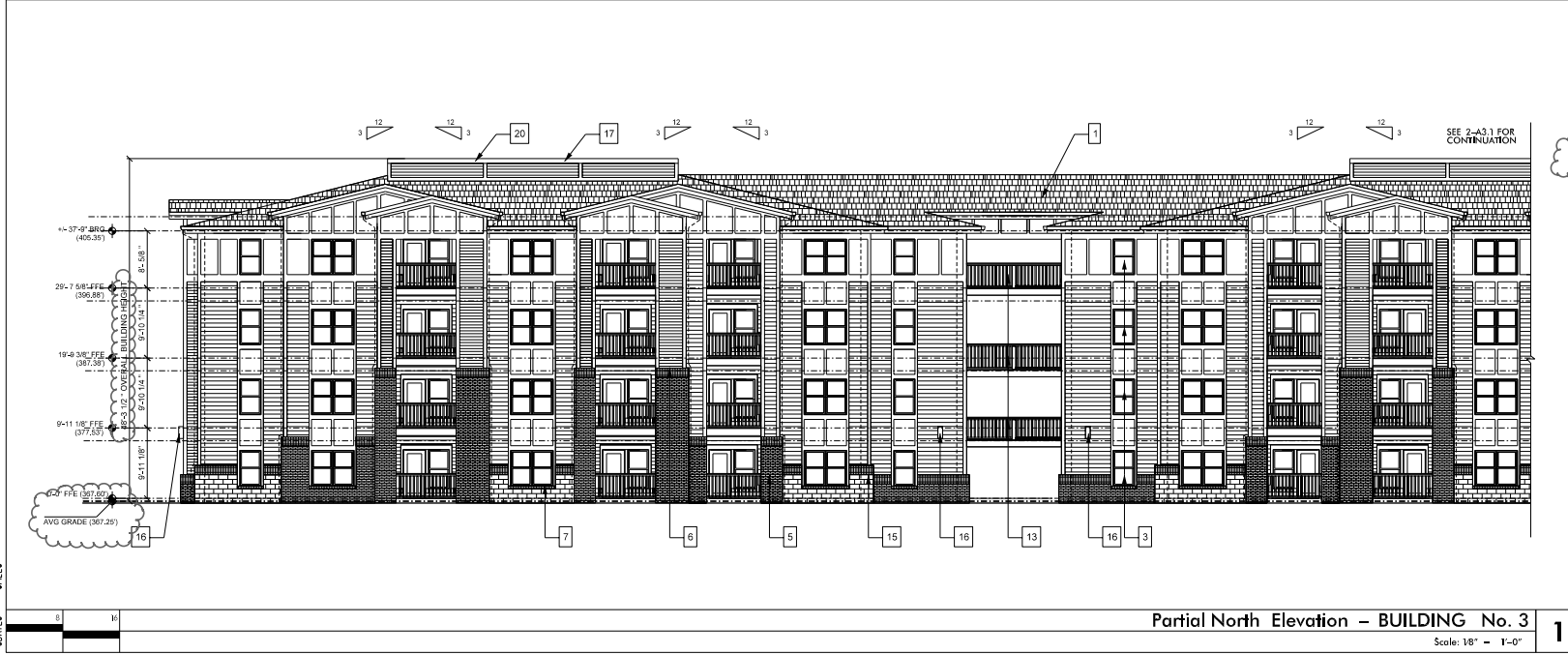
FILES



East Elevation - BUILDING No. 3
Scale: 1/8" = 1'-0"



Partial North Elevation - BUILDING No. 3
Scale: 1/8" = 1'-0"



Partial North Elevation - BUILDING No. 3
Scale: 1/8" = 1'-0"

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 LIDS
- 3 VINYL WINDOWS - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A8.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 BRICK SOLDIER COURSE / STACKED BOND ACCENT BAND
- 7 BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- 8 CEMENTITIOUS LAP SIDING, 3" EXPOSURE - COLOR 1
- 9 CEMENTITIOUS LAP SIDING, 3" EXPOSURE - COLOR 2
- 10 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
- 11 CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR, TYP.
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- 14 MASONRY CONTROL JOINT, TYP.
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- 16 EXTERIOR ACCENT LIGHT
- 17 PREFINISHED METAL CORING
- 18 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- 19 SPRINGLER FIBER
- 20 MECHANICAL WELL

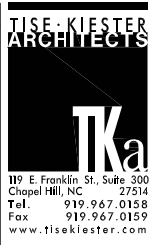
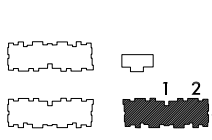
LEGEND

- ↓ DOWNSPOUT, VERIFY LIDS IN FIELD PRIOR TO INSTALL
- Revisions:

AVERAGE GRADE PLANE

Building No. 1	FFE = 370.80' AVG Grade = 370.40'
Building No. 2	FFE = 369.80' AVG Grade = 369.40'
Building No. 3	FFE = 367.60' AVG Grade = 367.25"
Community Building	FFE = 366.20' AVG Grade = 366.00'

ELEVATION KEY PLAN



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Parkside

Raleigh, NC

Job Number: 0000

Date: 2024_0327

Revisions:

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Building Elevations
Building No. 3
Sheet

A3.5

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Parkside

Raleigh, NC

Job Number: 0000

Date: 2024_0327

Revisions:

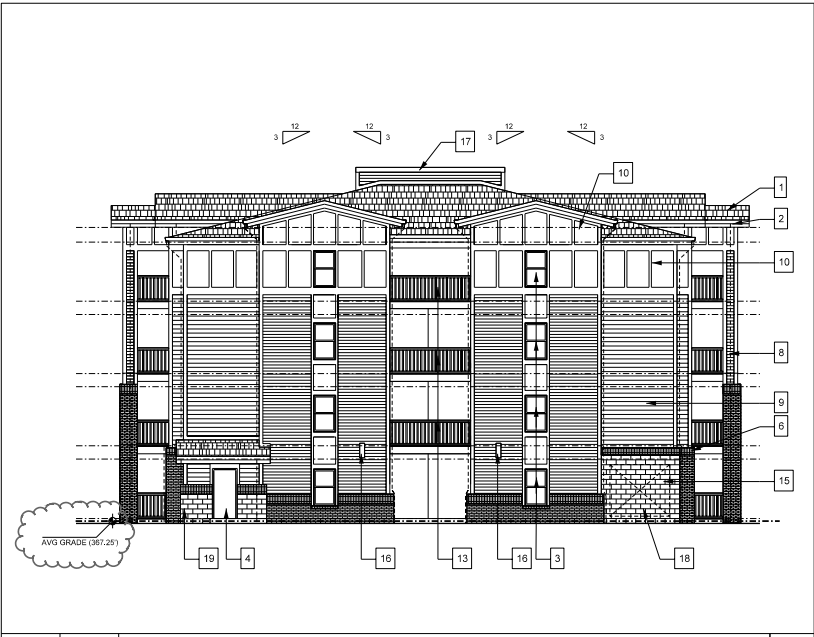


Building Elevations
 Building No. 3
 Sheet

A3.6

ELEVATION KEY NOTES

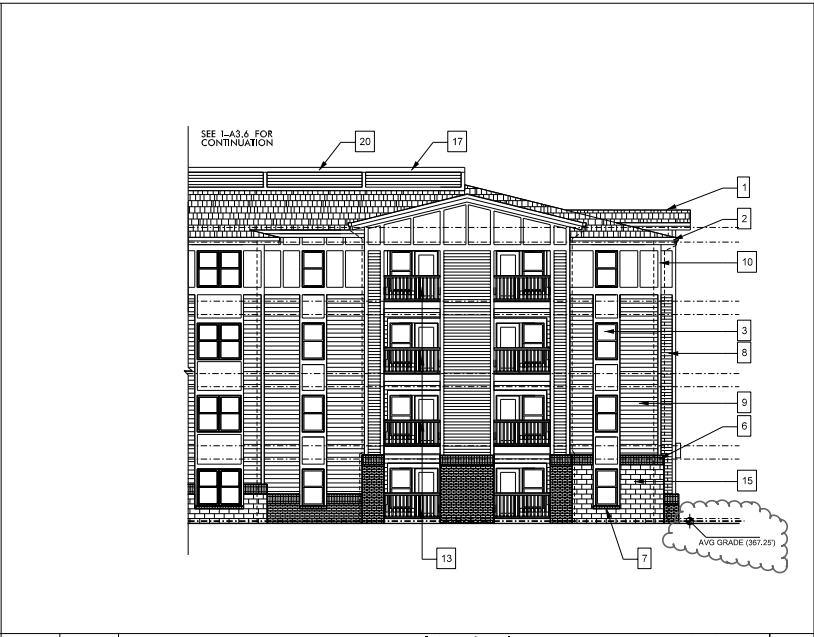
- 1 FIBERGLASS REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- 2 PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LIDS
- 3 VINYL WINDOWS - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A3.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 BRICK VENEER SOLDER COURSE / STACKED BOND ACCENT BAND
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- 8 CEMENTITIOUS LAP SIDING, 7" EXPOSURE - COLOR 1
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- 17 PREFINISHED METAL CORING
- 18 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- 19 SPRINKLER RISER
- 20 MECHANICAL WELL



West Elevation – BUILDING No. 3

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

3



Partial South Elevation – BUILDING No. 3

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

2

LEGEND

- ↓ DOWNSPOUT, VERIFY LIDS IN FIELD PRIOR TO INSTALL

AVERAGE GRADE PLANE

Building No. 1

FFE = 370.80'
 AVG Grade = 370.40'

Building No. 2

FFE = 369.80'
 AVG Grade = 369.40'

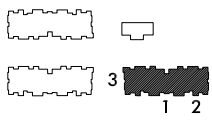
Building No. 3

FFE = 367.60'
 AVG Grade = 367.25"

Community Building

FFE = 366.20'
 AVG Grade = 366.00'

ELEVATION KEY PLAN



Partial South Elevation – BUILDING No. 3

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

1

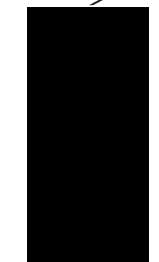
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Parkside Apartments

Raleigh, NC

Job Number: 2314
 Date: 3.1.2024
 Revisions:



Community Building
 Exterior Elevation

Sheet

A3.7

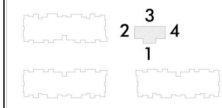
ELEVATION KEYNOTES

- 1 1/2" BEGGING-REINFORCED ARCHITECTURAL, WATERING, ASPHALT SHINGLES, 30-YEAR WARRANTY, CLASS B
- 2 FACE BRICK VENEER, RUNNING BOND PATTERN
- 3 ROWLOCK COURSE OVER SOLDIER COURSE OVER ROWLOCK BRICK COURSE
- 4 1/2" CEMENTITIOUS HORIZONTAL TRIM WITH CONT. FLASHING
- 5 CEMENTITIOUS LAP SIDING, 6" EXPOSURE
- 6 NOT USED
- 7 CEMENTITIOUS BOARD AND BATTEN VERTICAL SIDING
- 8 4x4 SOLID CEMENTITIOUS TRIM AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP.
- 9 CEMENTITIOUS FASCIA WITH VENTED SOFFIT PANEL
- 10 24x36 LOUVER WITH INSECT SCREEN AND VINYL TRIM
- 11 SOLID VINYL SINGLE HUNG WINDOWS WITH LOW-E GLAZING, TYP.
- 12 CEMENTITIOUS COLUMN ENCLOSURE, TYP.
- 13 MASONRY CONTROL JOINT (CJ, CJS) TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYPICAL

AVERAGE GRADE PLANE

Building No 1	
FFE =	370.80'
AVG Grade =	370.40'
Building No. 2	
FFE =	369.80'
AVG Grade =	369.40'
Building No. 3	
FFE =	367.60'
AVG Grade =	367.25'
Community Building	
FFE =	366.20'
AVG Grade =	366.00'

ELEVATION KEY PLAN



SIDE ELEVATION - COMMUNITY BUILDING

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

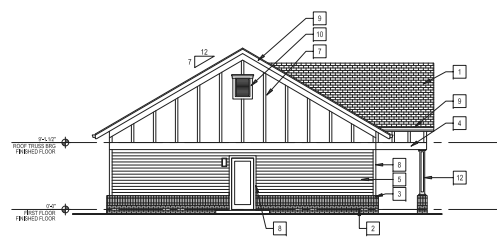
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REAR ELEVATION - COMMUNITY BUILDING

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

3



SIDE ELEVATION - COMMUNITY BUILDING

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

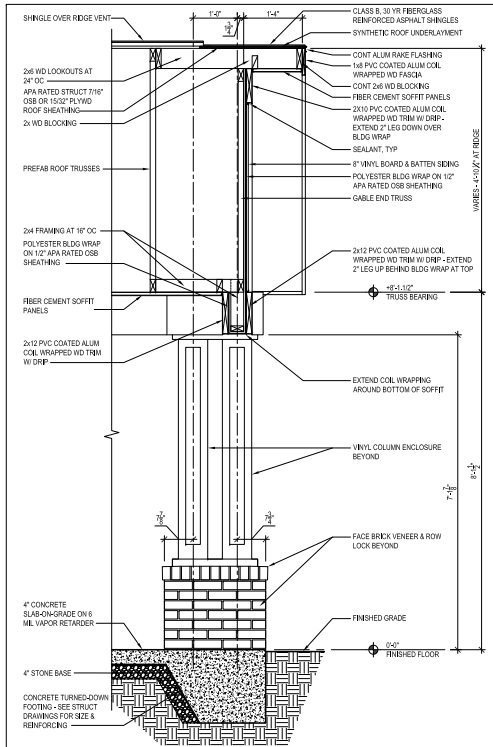
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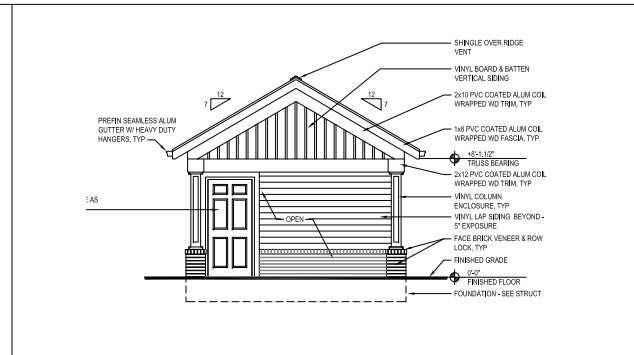
FRONT ELEVATION - COMMUNITY BUILDING

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

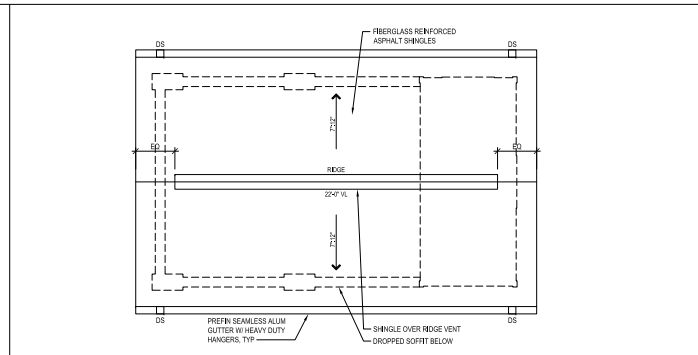
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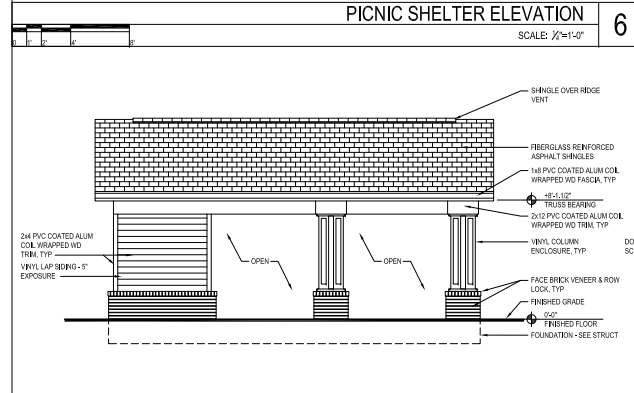
PICNIC SHELTER WALL SECTION
SCALE: 1/2"=1'-0"



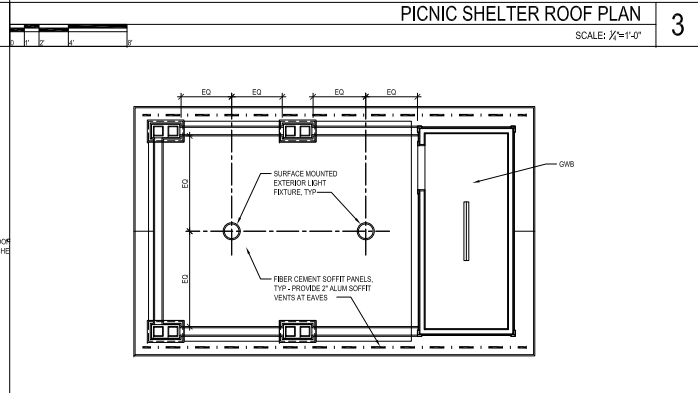
PICNIC SHELTER ELEVATION
SCALE: 1/2"=1'-0"



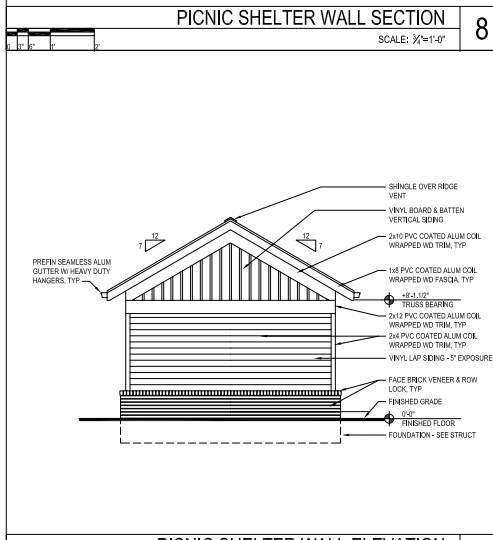
PICNIC SHELTER ROOF PLAN
SCALE: 1/2"=1'-0"



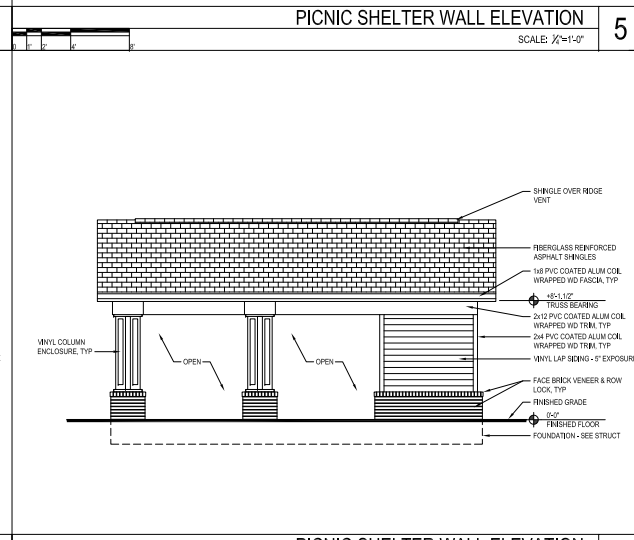
PICNIC SHELTER WALL ELEVATION
SCALE: 1/2"=1'-0"



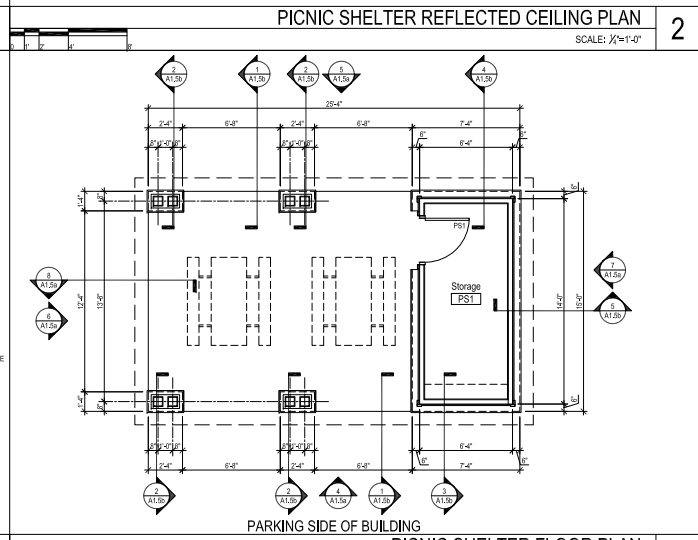
PICNIC SHELTER REFLECTED CEILING PLAN
SCALE: 1/2"=1'-0"



PICNIC SHELTER WALL ELEVATION
SCALE: 1/2"=1'-0"



PICNIC SHELTER WALL ELEVATION
SCALE: 1/2"=1'-0"



PICNIC SHELTER FLOOR PLAN
SCALE: 1/2"=1'-0"

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Parkside Apartments

Raleigh, NC
Job Number: 2314
Date: 4.19.2024
Revisions:



Picnic Shelter
Sheet
A1.5a