



Administrative Approval Action

Case File / Name: ASR-0089-2021
DSLCL - THE PINES AT PEACH ROAD

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

LOCATION: This 4.48 acre site zoned both RX-3 and R-10 is located on both the north and south sides of Peach Road at the end of Peach Road just past the intersection of Peach Road and Dillwyn Drive at 505-605 Peach Road.

REQUEST: Development is utilizing the Frequent Transit Development Option (3.7, Unified Development Ordinance). This is a multi-family affordable housing community of 119 units utilizing the Frequent Transit Development Option.

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 by BGE, Inc..

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. lighting plan with mounting heights, foot candle chart, and detail of fixture.
2. Sheets A21, A22, A23.1, A23.2, A24 Cline Design has reference 5.5.1 C, the issue is that this is zoned RX and RX is NOT a Residential district but a mixed use district such that (5.5.1 C 1 a-g) would not apply. These sheets should reference 5.5.1 G in regards to allowable height AND SHOULD show calculations for max. height. as per 5.5.1 G. ALSO, correct maximum height on all elevations. ALSO - Indicate clearly (on the cover sheet) that the Transit Development Option is being utilized

Public Utilities

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

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 stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

<input checked="" type="checkbox"/>	Public Access Deed of Easement Required
<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

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:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A sidewalk 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 access 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)
4. 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)
5. 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

6. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
8. 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).
9. 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).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.



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11. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
13. 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).

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:

General

1. A subdivision/recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract for the lot south of Peach Road and shifting the lot line on the lot north of Peach Road. (see the east side of the proposed lot north of Peach Road)

Engineering

2. A public infrastructure surety 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.

Public Utilities

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

Stormwater

4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 17 street trees along Peach Road.
6. A public infrastructure surety for 13 street trees along Peach Road 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.



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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all right of way street trees by Urban Forestry Staff.
3. A number of units equal to at least twenty percent (20%) of the residential units established in newly allowed stories shall be affordable for households earning sixty percent (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. 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. The property owner of development approved under this section shall provide an annual report to the City to demonstrate compliance with the requirements of this section. The report shall utilize a form prescribed by the City and shall be submitted in accordance with a schedule set by the City. Affordable units used to meet the requirements of this section shall be constructed concurrently with the project's market rate units. (5.5.1 G 2 ii)

Stormwater

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

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

3-Year Expiration Date: May 19, 2026

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

4-Year Completion Date:



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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: _____ Daniel L. Stegall _____ Date: 01/20/2023
Development Services Dir/Designee
Staff Coordinator: Michael Walters

ADMINISTRATIVE SITE REVIEW PLANS FOR THE PINES AT PEACH ROAD 505, 514, 601, 605 PEACH ROAD RALEIGH, NORTH CAROLINA 27603

REVISED: DECEMBER 13, 2022



SITE LOCATION MAP SCALE: 1" = 500'

Table with 4 columns: Subdivision, Lot, Area, and other details. Lists property details for Lots 1 and 2.

Table with 4 columns: Subdivision, Lot, Area, and other details. Lists property details for Lots 1 and 2.

Administrative Site Review Application

Administrative Site Review Application form fields including site information, zoning, and applicant details.

Current Property (Developer) Contact Name, Note, Company Contact Information, and address details for The Pines at Peach Road.

Development Type & Site Data Table containing sections for Site Data, Building Data, Stormwater Information, Residential Development, and Signature Block.

SHEET LIST TABLE with columns for SHEET NUMBER and SHEET TITLE, listing sheets from G00 to A25.

SOLID WASTE INSPECTION STATEMENT, FIRE DEPARTMENT NOTES, TREE CONSERVATION AND STORMWATER NOTES, RESIDENTIAL INFILL REQUIREMENT, and TRANSIT OVERLAY DISTRICT NOTE.

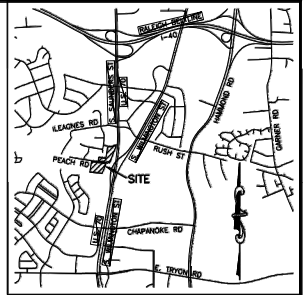
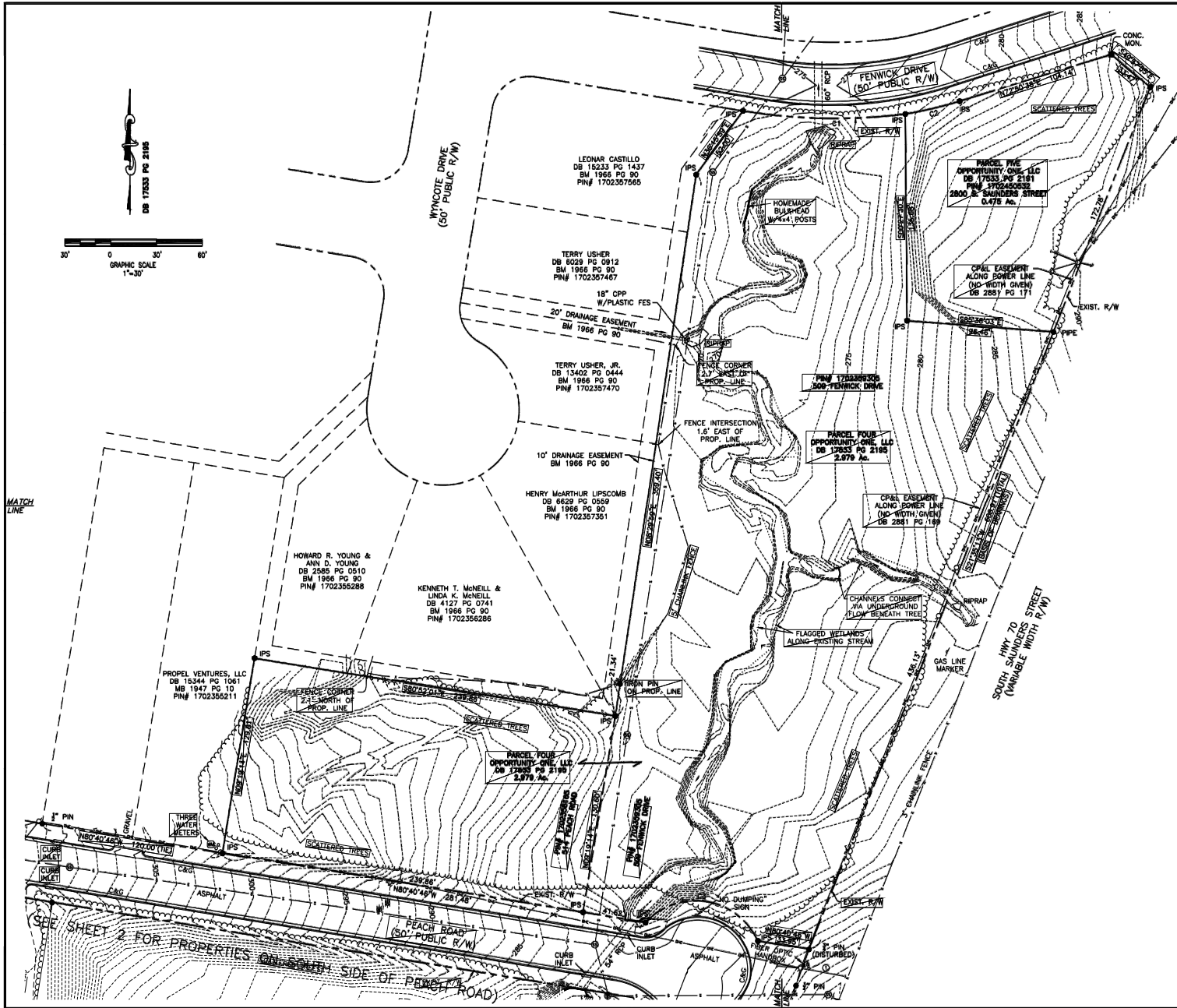
GENERAL NOTES section containing 18 numbered items regarding construction standards, signage, and site requirements.

CONSULTANT INFORMATION table listing developer (Oppidan Investment Company), civil engineer (Ryan Fisher, P.E.), surveyor (Mike Zmuda, L.S.P.), and architect (Ashley Thayer).

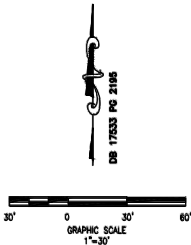


ATTENTION CONTRACTORS - Construction Contractor responsible for extension of water, sewer, and/or gas, as approved in these plans.

Vertical sidebar containing BGE logo, OPPIDAN INVESTMENT COMPANY logo, THE PINES AT PEACH ROAD logo, PRELIMINARY status, NOT FOR CONSTRUCTION status, FILE NUMBER: 7646-01, DATE: 12/13/2022, and C0-0.



VICINITY MAP
SCALE: 1"=300'



LEGEND

- FOUND CONCRETE MONUMENT
- FOUND MONUMENT AS NOTED
- IPS ● IRON PIN SET
- ● DIMENSION POINT (NOTHING SET)
- R/W RIGHT OF WAY
- CONC CONCRETE
- C&G CURB AND GUTTER
- CP&L CAROLINA POWER AND LIGHT COMPANY
- CPP CORRUGATED PLASTIC PIPE
- FES FLARED END SECTION
- FCP REINFORCED CONCRETE PIPE
- ☉ CLEAN-OUT
- POWER POLE
- GUY WIRE
- ☒ HANDBOX
- ☉ SANITARY SEWER MANHOLE
- ☉ SIGN
- ☉ TREE STUMP
- ☉ TELEPHONE MANHOLE
- ☉ WATER METER
- ☉ WATER VALVE
- ☉ FIRE HYDRANT
- FENCE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- STORM DRAIN CULVERT
- EDGE OF VEGETATION

CHRY	ARC LENGTH	RADIUS	AREA	ARC LENGTH	CHRY	ARC LENGTH
C1	108.97	271.53	17,217.99	58.25	C1	108.97
C2	88.50	48.00	1,127.29	41.11	C2	88.50



PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtvo@jmt-engineering.com

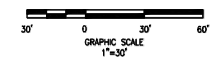
REVISION #	DATE	REASON FOR REVISION

BOUNDARY & TOPOGRAPHIC SURVEY
 PREPARED FOR
 OPFIDAN HOLDINGS, LLC & TBD, LLC
SOUTH SAUNDERS STREET PROPERTY
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT:	JMT# 21-00779-001
CHECKED BY: WTR	CONTRACT#:	SHEET 1 OF 2
DATE: 08/26/2021	SCALE: 1"=30'	

SEE SHEET 2 FOR PROPERTIES ON SOUTH SIDE OF PEACH ROAD

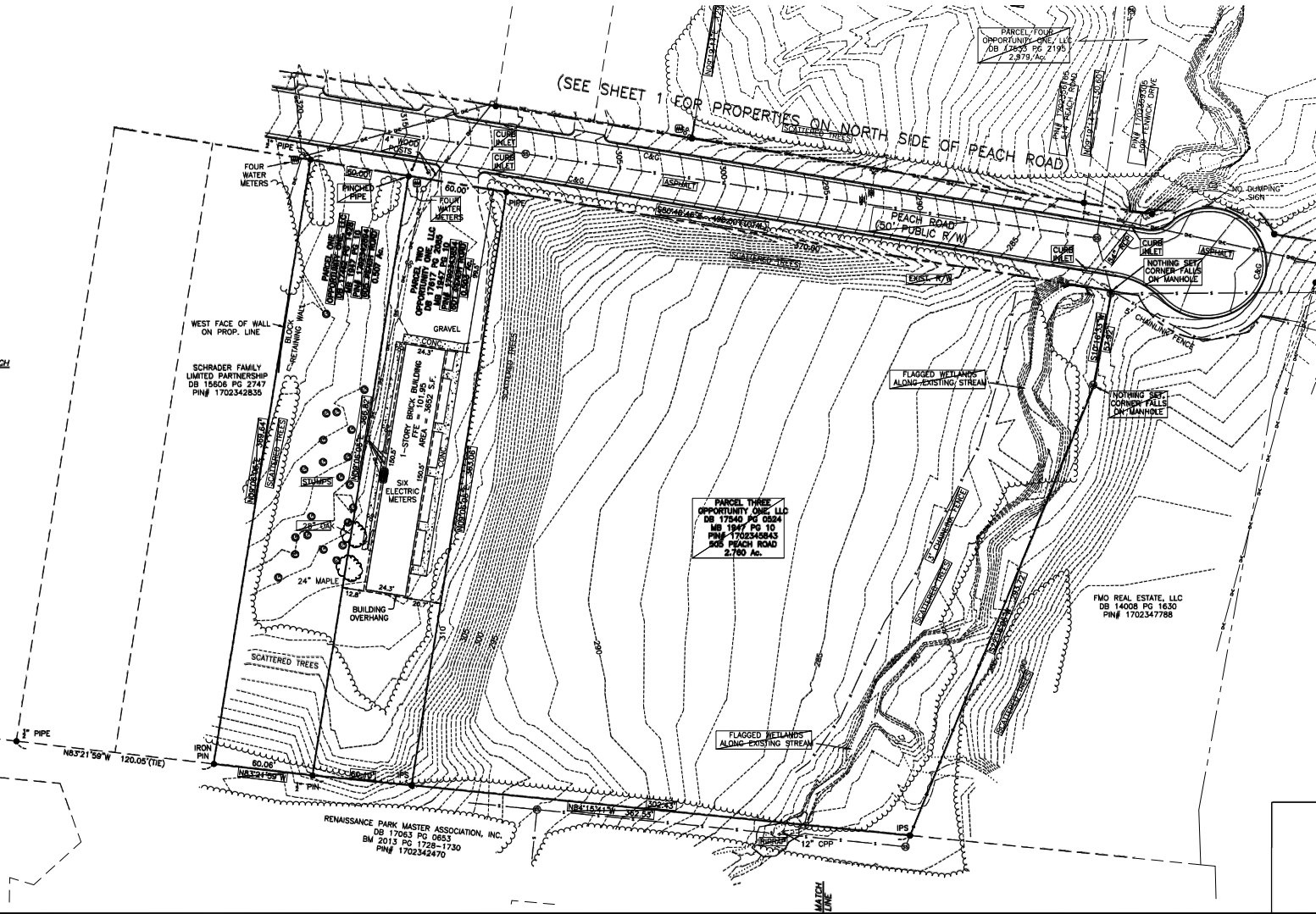
MATCH LINE



(SEE SHEET 1 FOR PROPERTIES ON NORTH SIDE OF PEACH ROAD)

MATCH LINE

MATCH LINE



LEGEND

- FOUND CONCRETE MONUMENT
- FOUND MONUMENT AS NOTED
- IPS ● IRON PIN SET
- DIMENSION POINT (NOTHING SET)
- R/W RIGHT OF WAY
- CONC CONCRETE
- C&G CURBS AND GUTTER
- CP&L CAROLINA POWER AND LIGHT COMPANY
- CPP CORRUGATED PLASTIC PIPE
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- ☒ HANDBOX
- ⊗ SANITARY SEWER MANHOLE
- SIGN
- ⊙ TREE STUMP
- ⊙ TELEPHONE MANHOLE
- ⊗ WATER METER
- ⊖ WATER VALVE
- ⊙ FIRE HYDRANT
- FENCE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- ⊖ STORM DRAIN CULVERT
- EDGE OF VEGETATION

CURVE/ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	105.57	37.00	149.10°	S88°41'N	106.60
C2	6.72	271.43	7.45/01°	N76°40'47"E	6.69
C3	88.35	45.00	112°29'41"	N80°40'48"W	74.83

PARCEL THREE
 OPPORTUNITY ONE, LLC
 DB 17540 PG 0594
 NB 19°17' PG 10
 PIN# 1702542843
 265 PEACH ROAD
 2.760 Ac.

FMO REAL ESTATE, LLC
 DB 14008 PG 1630
 PIN# 1702347788

SCHRADER FAMILY
 LIMITED PARTNERSHIP
 DB 16606 PG 2747
 PIN# 1702342855

RENAISSANCE PARK MASTER ASSOCIATION, INC.
 DB 17063 PG 0653
 BN 2013 PG 1728-1730
 PIN# 1702342470

JMT JENSEN, BRIDGMAN & THOMPSON
 ENGINEERS & ARCHITECTS
 1000 W. HARRIS STREET, SUITE 200
 RALEIGH, NC 27601
 PHONE: (804)-323-8900 FAX: (804)-323-0906
 EMAIL: jmtvo@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION

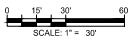
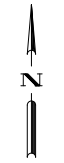
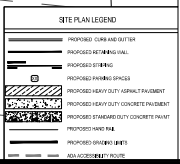
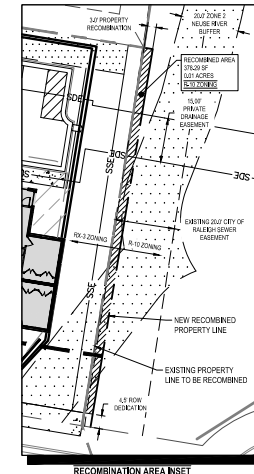
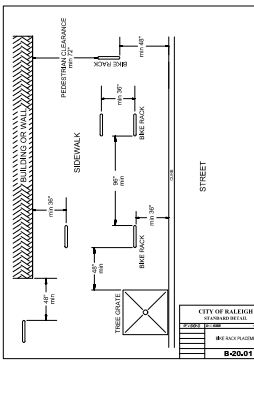
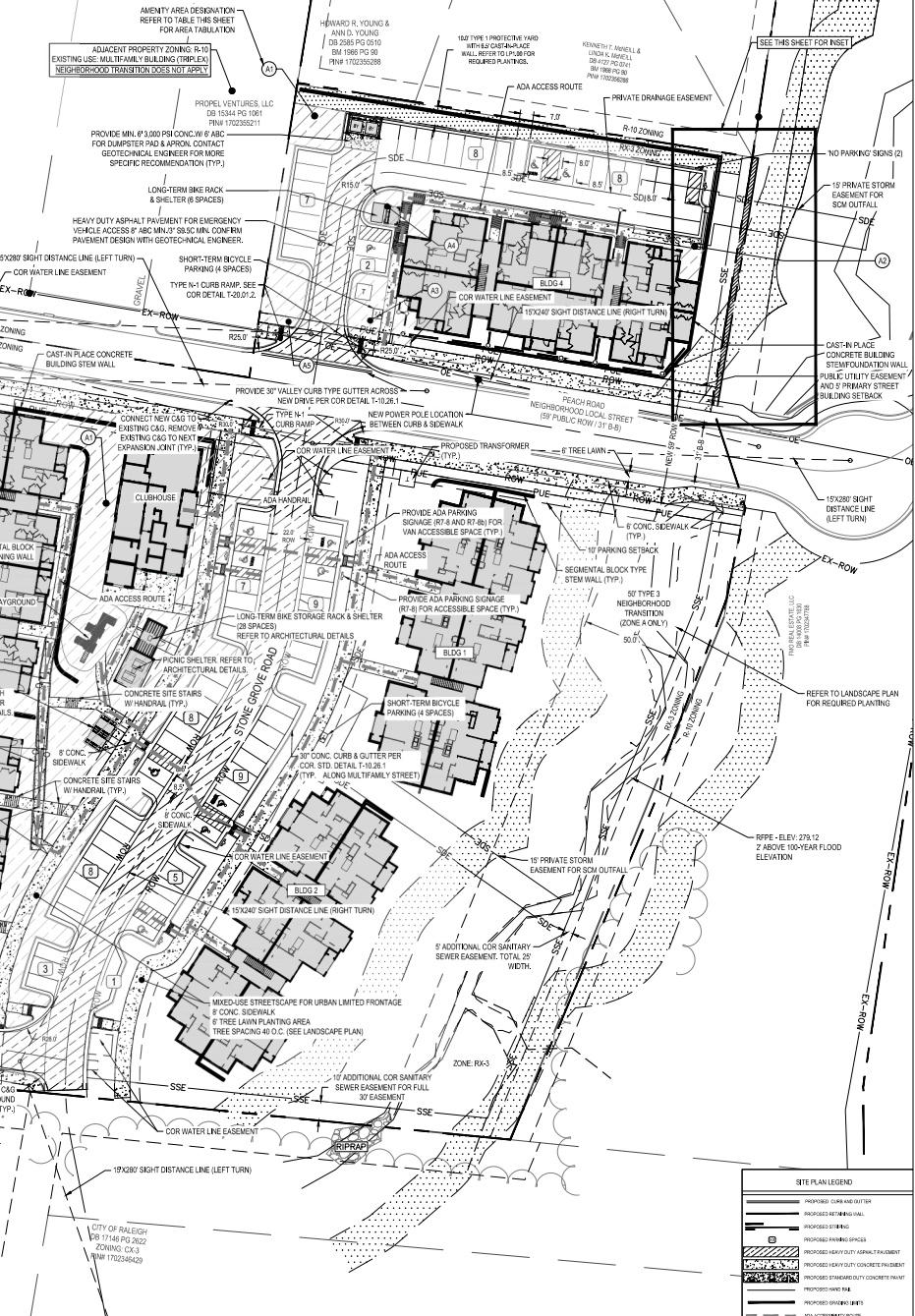
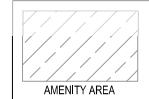
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DRAWN BY: JSZ	PROJECT:	JMPE 21-07719-001
CHECKED BY: WTR	CONTRACT:	
DATE: 05/24/2021	SCALE: 1"=30'	SHEET 2 OF 2

C:\NCA\Projects\Opplan\164641 - Opplan - 2000 South Starbun, Starbun03 - DWG\Final\SitePlan\SitePlan.dwg Layer: C2-0 SITE PLAN, Pinned: 12/13/2022 8:23:31 AM

AMENITY AREA TABLE LOT 1 (NORTH)		
	SF	ACRES
A1	546	0.013
A2	293	0.007
A3	1,132	0.026
A4	738	0.017
A5	740	0.017
TOTAL PROVIDED	3,399	0.077
TOTAL REQUIRED	3,006	0.070

AMENITY AREA TABLE LOT 2 (SOUTH)		
	SF	ACRES
TOTAL PROVIDED	19,012	0.436
TOTAL REQUIRED	16,553	0.38



- GENERAL NOTES**
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND MOST STRONGER AND/OR APPLICABLE.
 2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAIL, LANE, PARKING SPACE, OR SIDEWALK FROM PEDESTAL-WAY SERVICES AT LEAST 14 BUSINESS DAYS PRIOR.
 3. CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THE PLAN ARE REQUIRED TO BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY PART OF THE DEVELOPMENT.
 4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY THE RALEIGH INSPECTOR AT THE DISCRETION OF THE CITY OF RALEIGH.
 5. ALL SURVEY INFORMATION PROVIDED TO BE USED, INCLUDING NORTH CAROLINA OFFICE BY THE DESIGNER, SHALL BE THE PROPERTY OF THE DESIGNER.
 6. ALL PROPOSED CURB AND GUTTER SHALL BE PUBLIC RIGHT-OF-WAY BOUNDARY ON PLANS TO BE BY CITY OF RALEIGH ENGINEERING CONSULTANTS CURB AND GUTTER AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED OTHERWISE.
 7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE STATED ON PLANS.
 8. WITHIN THE RIGHT TRIANGLES SHOWN ON THE PLAN, NO OBSTRUCTION BETWEEN 2 FEET FROM THE RIGHT HAND CURB TO THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BENCH, FENCE, WALL, OR SIGN WHICH IS NOT APPROVED BY THE CITY OF RALEIGH.
 9. UNLESS NOTED, ACCESS ROUTES FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20 FEET.
 10. 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 NO ONE AT BY FIELD LOCATION OF UNDERGROUND UTILITIES.
 11. HANDICAP PARKING SPACES AND HC ACCESS AREAS SHALL BE NO GREATER THAN 18 FEET FROM THE CURB TO THE CENTERLINE OF THE PARKING SPACE.
 12. PROVIDE BRIDGE AND STIRRING OF HANDICAP SPACES AS PER ADA STANDARDS.
 13. ALL STAIRWAYS SHALL BE GREATER THAN 6 FEET WIDE TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS SPECIFICALLY NOTED OTHERWISE.
 14. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF INTERSECTION OF THE CURB OR SIDEWALK. UNLESS NOTED, NO OBSTRUCTIONS SHALL EXIST ON THE SIDEWALK CORNER CLEARANCE.
 15. NO ACCESS RAMP SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT ENGINEERING, PROMOTE STANDARDS AND ADA STANDARDS.
 16. ALL RAMP AND HANDRAILS SHALL BE CONFORM TO UNDERSTANDING.
 17. ALL ABOVE GROUND UTILITIES INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE FEEDBACKS, ELECTRICAL, TRANSFORMERS, BROADCAST TOWER, FENCE, ETC. SHALL BE SCREENED FROM ON-STREET VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 18. ALL SERVICES MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DEVICES. RECOMMEND EXISTING ROUTES AND ALTERNATE PAVEMENT ROUTES DURING CONSTRUCTION TO BE COMPLIANT WITH ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 19. IF IMPROVEMENTS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN HANDBOOK AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 20. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT AND THE CITY OF RALEIGH ENGINEERING CONSULTANTS TO DISCUSS THE SCOPE OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING CONSULTANTS FOR FURTHER INFORMATION.
 21. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD MOST CURRENT EDITION.
 23. ANY TEMPORARY STREET CLOSURE MUST BE QUANTIFIED NUMBER OF VEHICLES PER HOUR TO THE START OF WORK. SEE "TEMPORARY CLOSURE" ON WWW.RALEIGH.CITY.GOV/COMPLETE AND SEND THE INFORMATION TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 24. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 25. WITHIN THE AREA OF THE DENIED RIGHT-OF-WAY AREAS, THERE SHOULD BE NO OBSTRUCTION OR PARTIALLY OBSTRUCTING WALL, FENCE, BENCH, FURGLINE BENCH, OR OTHER VEHICLES BETWEEN THE WIDTH OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.
- PAVEMENT NOTES**
1. HEAVY DUTY PAVEMENT TO BE 8" AC" W/ 3" SSC
 2. LIGHT DUTY PAVEMENT TO BE 6" AC" W/ 3" SSC

DESIGNED BY:	RGE
DRAWN BY:	RGE
REVIEWED BY:	BSF
DATE:	12/13/2022

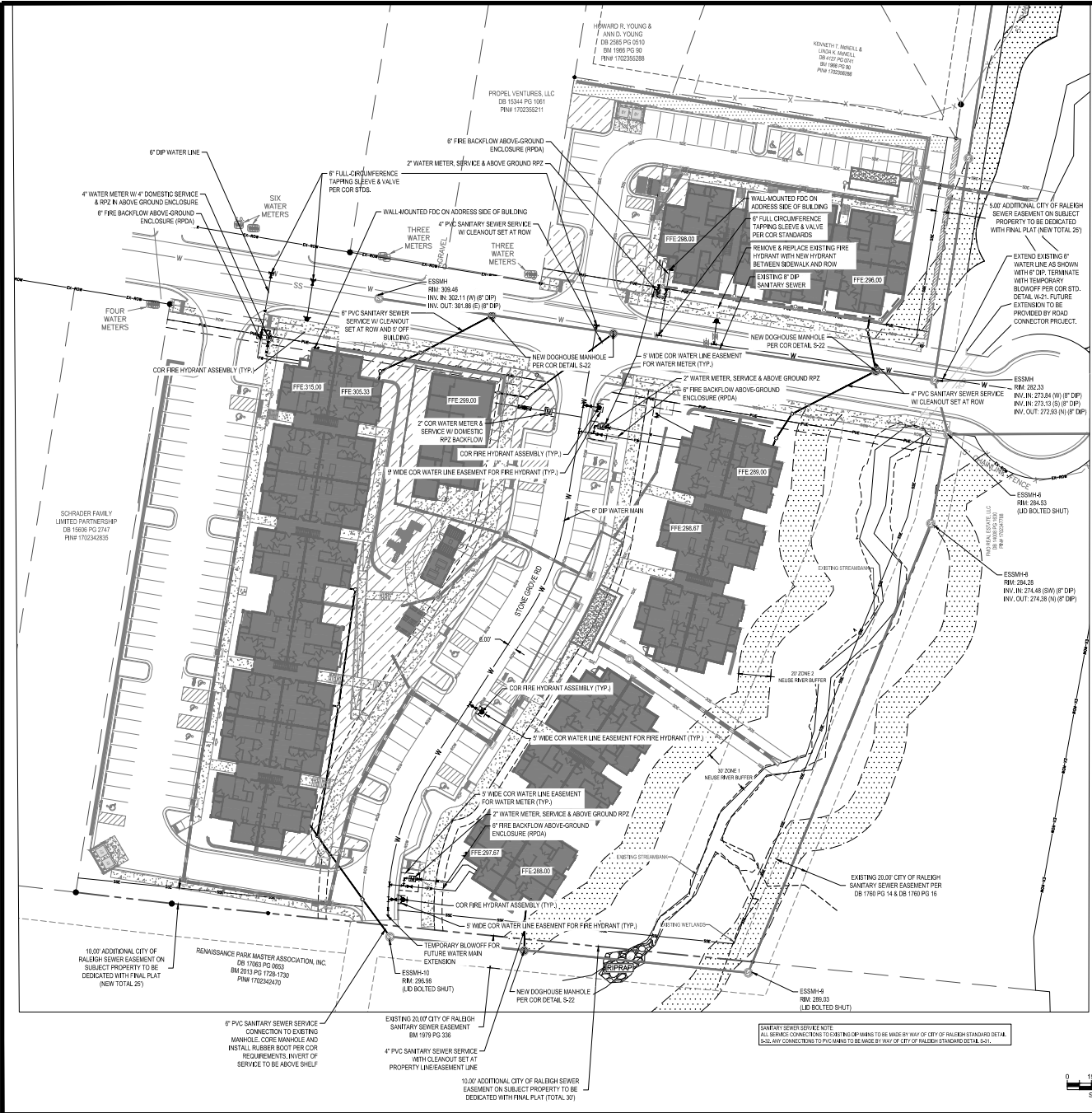
5440 VALLEY PARK BLVD SUITE 102
 RALEIGH, NC 27609
 TEL: 919.876.7800
 FAX: 919.876.7801
 NC LICENSE #C-4397

OPPLAN INVESTMENT COMPANY
 400 N. HARRIS STREET, SUITE 100
 RALEIGH, NORTH CAROLINA 27601

THE PINES AT PEACH ROAD
 605 S. H. 601, 605 PEACH ROAD
 RALEIGH, NORTH CAROLINA 27606

SITE PLAN
 PRELIMINARY
 NOT FOR CONSTRUCTION
 FILE NUMBER: 7646-01
 DATE: 12/13/2022
 C2-0

:\projects\mfr\mfr\mfr\Regional\PC\Projects\Opinion\346491 - Opinion - 2020 South Saunders_Sheet\03 - DWG\SiteSheet\Opinion\346491 - UTILITY PLAN.dwg Layout: C:\C:\UTILITY PLAN.dwg Plotted: 12/12/2022 3:10:38 PM

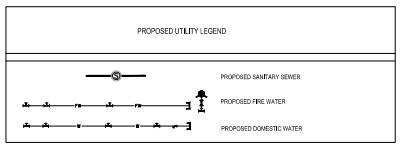


STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS REFERENCE: CORPUS HANDBOOK CURRENT EDITION.
2. UTILITY SEPARATION REQUIREMENTS
 - a) A SEPARATION OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN APPROVED RESERVOIR PROVIDED AS A SOURCE OF DRINKING WATER. A SEPARATE LATERAL SEPARATION COVER MAY BE REQUIRED FOR SANITARY SEWER PIPES SHALL BE SPECIFIED & INSTALLED TO WATER BE SPECIFIC TO THE SOURCE. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 30 FROM A PRIVATE WELL OR 70 FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER SUPPLY SERVICES, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THE SEPARATION COVER IS MAINTAINED DUE TO EXISTING CONDITIONS, THE MINIMUM ALLOWABLE IS THE WATER UTILITY A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER. THIS SHALL BE APPROVED BY THE PUBLIC UTILITIES DIVISION.
 - c) ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - d) WHERE IT IS NOT POSSIBLE TO OBTAIN PROPER SEPARATION, OR JUNCTURE SANITARY SEWER PIPES OVER A WATERMAIN, USE MATERIALS OF STEEL ENCASUREMENT EXTENDING TO THE END OF EACH SIDE OF CROSSING. THIS SHALL BE SPECIFIED & REFERENCED TO THE CITY OF RALEIGH DESIGN STANDARDS.
 - e) ALL MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS OTHERWISE SPECIFIED FOR SANITARY SEWER.
 - f) SEPARATION OF VERTICAL SEPARATION AT ALL WATERMAIN & STORM DRAIN CROSSINGS. MAINTAIN 18" VERTICAL SEPARATION AT ALL SANITARY SEWER & STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE MAINTAINED, SPECIFY THE MATERIALS & CONCRETE GRADE. MAINTAIN 18" MIN. CLEARANCE PER CORPUS DETAILS (H4 & H-40).
 - g) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING BUILDINGS & 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.
5. 3/8" MINIMUM COVERS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4" MINIMUM COVERS REQUIRED ON ALL RISE MAINS.
6. IF THE DEVELOPER'S RESPONSIBILITY TO ABANDON EXISTING WATER & SEWER SERVICES NOT BE USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES ABANDONING TAP AT MAIN & REPAIR OF SERVICE FROM ROW OR EXISTING PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL A COPPER WATER SERVICES WITH METERS LOCATED AT ROW OF UP TO A 7 1/2" WATERLINE EASTWEST. INSTALLED ADJUSTABLE, 300PSI. IF THE APPLICANTS RESPONSIBILITY TO PROPERLY SEAL ALL WATER SERVICES FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL IF PVC SEWER SERVICES @ 12% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MINIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 1/2" FOR BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINAGE LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOG, USACE OR FEMA FOR ANY PERMANENT BUFFER, WETLAND OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. ADOPT FEDERAL ROADWAY DESIGN AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & TAPPS. THESE STATE OR HIGHWAY ROAD PRIOR TO CONSTRUCTION.
12. CROSS-CONNECTION CONTROL PROGRAM: CONTRACTOR SHALL CALCULATE AN INSTALLATION SPECIFICATION SHEET. THIS SHALL BE APPROVED BY THE CORPUS FLOW PROGRAM COORDINATOR PRIOR TO RESUBMISSION OF A BIDDING PERMIT. CONTACT T. HENLEY AT (919) 996-2341 OR T.HENLEY@CITYOFRALEIGH.ORG FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD UNLESS AS SET FORTH IN APPENDIX A OF THE RULES GOVERNING PUBLIC WATER DISTRIBUTION IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DESIGNER SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS FOR THE UNIVERSITY OF RALEIGH. THE DESIGNER SHALL BE INSTALLED AND TESTED. INITIAL AND PERIODIC TESTING. THE REPORTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ON THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHERE THERE IS MORE STRICTMENT, CONTACT JONAH HARTLEY AT (919) 996-2341 OR JONAH.HARTLEY@CITYOFRALEIGH.ORG FOR MORE INFORMATION.

PROJECT WATER SYSTEM DATA

1. ASSE THE TOTAL # DOMESTIC WATER SERVICES IS: ON THE TOTAL # PEOPLE SERVED: 257
2. # OF DEVELOPMENT (SELECT ONE)
 - COMMERCIAL/PRIORITY
 - RESIDENTIAL CONDOS OR TOWNHOMES
 - RESIDENTIAL SINGLE-FAMILY
3. NOTE: PERMITTING BY CITY OF RALEIGH FOR PROJECTS HAVING 25 DOMESTIC WATER SERVICES, OR SERVING 25 PEOPLE, REQUIRES DEVELOPER WALK TO RESSEL WATER DRAINAGE WITH A WALKER CERTIFICATION FROM NCDOG FOR WATERMETER PROJECTS ONLY.



ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-2445 at least every four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require cancellation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Disconnection Plug, have Permitted Plans on the job site, or any other violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

811
Know what's below.
Call before you dig.

PRELIMINARY

NOT FOR CONSTRUCTION

FILE NUMBER: 7846-01

DATE: 12/13/2022

C3-0

12/22/2022	REVISED PER COR COR COMMENTS	BSG
10/27/2022	REVISED PER COR COMMENTS	BSG
10/26/2022	REVISED PER COR COMMENTS	BSG
7/29/2022	REVISED PER COR COMMENTS	BSG
DATE	REV	DESCRIPTION
DESIGNED BY:	BSG	
DRAWN BY:	RSF	
REVIEWED BY:	BSG	
5440 VALLEY PARK BLVD, SUITE 402 RALEIGH, NC 27609 EXCELLENCE IN SERVICE NC LICENSE #C-4387		
OPPIDIAN INVESTMENT COMPANY 4501 W. GARDNER ROAD, SUITE 100 RALEIGH, NORTH CAROLINA 27610		
THE PINES AT PEACH ROAD 600 S. 614 601 605 PEACH ROAD RALEIGH, NORTH CAROLINA 27610		
UTILITY PLAN		

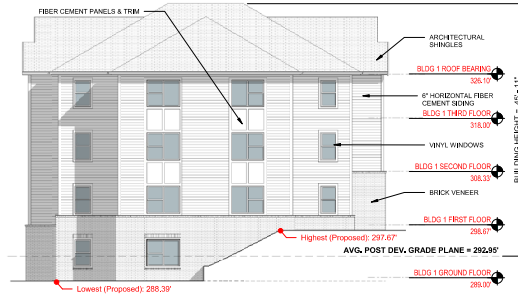
Article 5.5. Transit Overlays
Sec. 5.5.1. Transit Overlay District (TOD)
C. Dimensional Standards

1. Where the TOD is applied to a Residential district, the following provisions apply:
 - a. Dimensional standards for Conventional development for the Residential Districts, as defined in Article 2.3, shall not apply.
 - b. The dimensional standards of the Residential Mixed Use district as defined in Article 3.2 shall apply to all building types. Maximum density shall be controlled by the 6X dimensional standards rather than the lot area permit standard from the underlying residential district.
 - c. Height shall be limited to 4 stories and 60 feet.
 - d. Height bonuses as defined in Sec. 5.5.1.G shall not be allowed.
 - e. The Townhouse, and Apartment building types are permitted in all residential districts.
 - f. There shall be no minimum lot size for the Apartment building type.
 - g. Parking requirements shall be set by the TOD overlay.

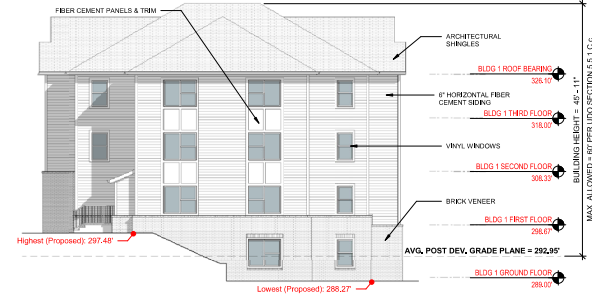
AVERAGE GRADE CALCULATION

BUILDING 1	POST-DEVELOPMENT GRADES (SEE NOTE #3 BELOW)		
	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1] - PRIMARY STREET ELEVATION	297.67	297.48	297.58
LEFT PLANE [2]	297.48	288.27	292.88
RIGHT PLANE [3] - STREET ELEVATION	297.67	288.39	293.03
REAR PLANE [4]	288.39	288.27	288.33
AVERAGE OF FOUR PLANES			292.95

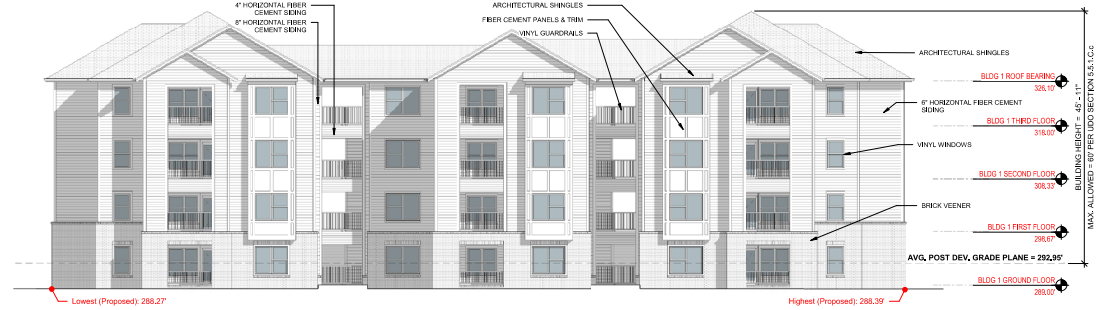
1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A FITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.
2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.
3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.



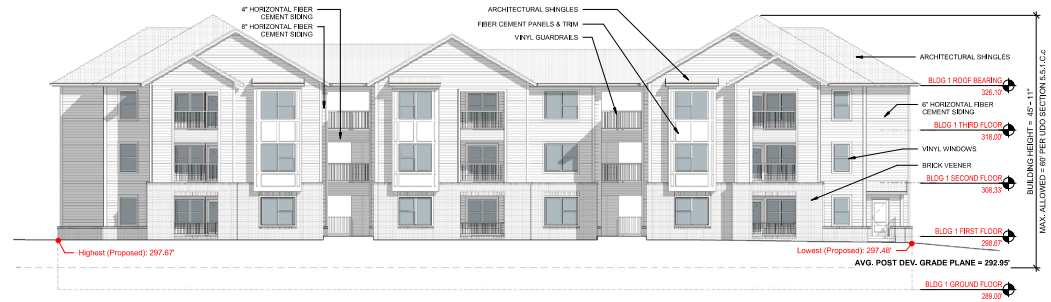
BUILDING 1 - NORTH ELEVATION
RIGHT PLANE [3]
 3/32" = 1' - 0"



BUILDING 1 - SOUTH ELEVATION
LEFT PLANE [2]
 3/32" = 1' - 0"



BUILDING 1 - EAST ELEVATION
REAR PLANE [4]
 3/32" = 1' - 0"



BUILDING 1 - WEST ELEVATION
PRIMARY STREET
FRONT PLANE [1]
 3/32" = 1' - 0"



THE PINES AT PEACH ROAD
 RALEIGH, NC

BUILDING 1 ELEVATIONS A21
 As indicated | 021034 | 10.26.2022

Article 5.5. Transit Overlays
 Sec. 5.5.1. Transit Overlay District (TOD)

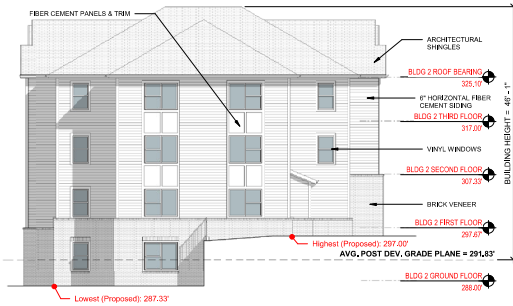
C. Dimensional Standards

1. Where the TOD is applied to a Residential district, the following provisions apply:
 - a. Dimensional standards for Conventional development for the Residential Districts, as defined in Article 2.2, shall not apply.
 - b. The dimensional standards of the Residential Mixed Use district as defined in Article 3.2 shall apply to all building types. Maximum density shall be controlled by the RX dimensional standards rather than the lot area per unit standard from the underlying residential district.
 - c. Height shall be limited to 4 stories and 60 feet.
 - d. Height bonuses as defined in Sec. 5.5.1.5. shall not be allowed.
 - e. The Townhouse, and Apartment building types are permitted in all residential districts.
 - f. There shall be no minimum lot size for the Apartment building type.
 - g. Parking requirements shall be set by the TOD overlay.

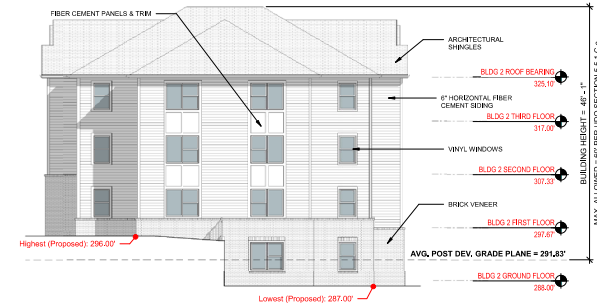
AVERAGE GRADE CALCULATION

BUILDING 2	POST-DEVELOPMENT GRADES (SEE NOTE #3 BELOW)		
	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1] - PRIMARY STREET ELEVATION	297	296	296.50
LEFT PLANE [2]	296	287	291.50
RIGHT PLANE [3]	297	287.33	292.17
REAR PLANE [4]	287.33	287	287.17
AVERAGE OF FOUR PLANES			291.83

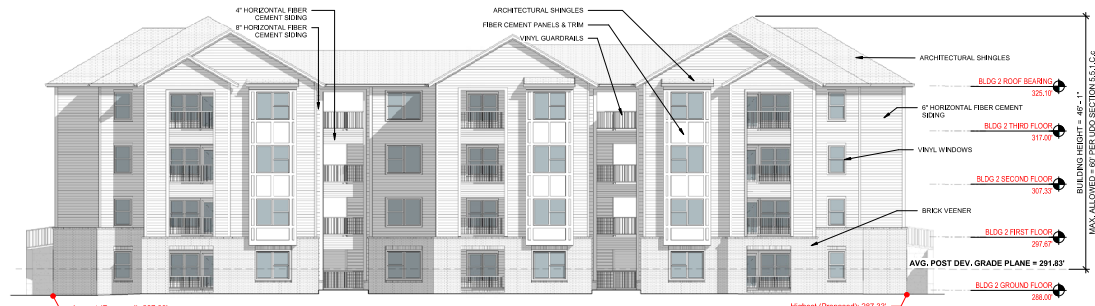
1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.
2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.
3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.



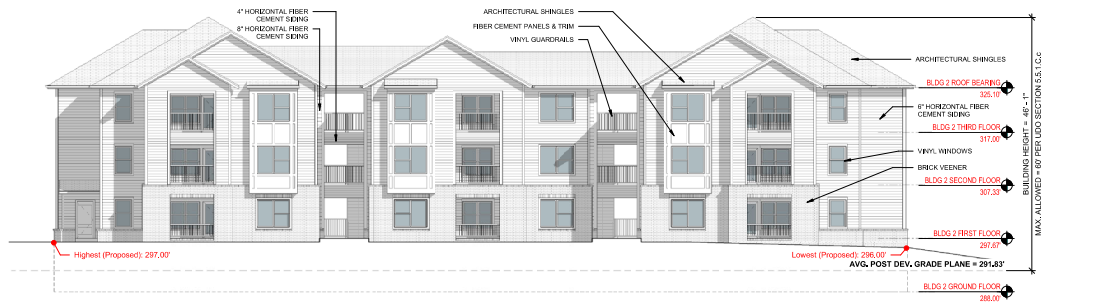
BUILDING 2 - NORTH ELEVATION
 RIGHT PLANE [3]
 3/32" = 1' - 0"



BUILDING 2 - SOUTH ELEVATION
 LEFT PLANE [2]
 3/32" = 1' - 0"



BUILDING 2 - EAST ELEVATION
 REAR PLANE [4]
 3/32" = 1' - 0"



BUILDING 2 - WEST ELEVATION
 PRIMARY STREET
 FRONT PLANE [1]
 3/32" = 1' - 0"



THE PINES AT PEACH ROAD
 RALEIGH, NC



BUILDING 3 - EAST ELEVATION
PRIMARY STREET
FRONT PLANE [1]
 3/32" = 1' - 0"



AVERAGE GRADE CALCULATION

BUILDING 3	POST-DEVELOPMENT GRADES (SEE NOTE #3 BELOW)		
	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1] - PRIMARY STREET ELEVATION	304.66	299.16	301.91
LEFT PLANE [2]	310.33	299.16	304.75
RIGHT PLANE [3] - STREET ELEVATION	314.24	304.66	309.45
REAR PLANE [4]	314.24	310.33	312.29
AVERAGE OF FOUR PLANES			307.10

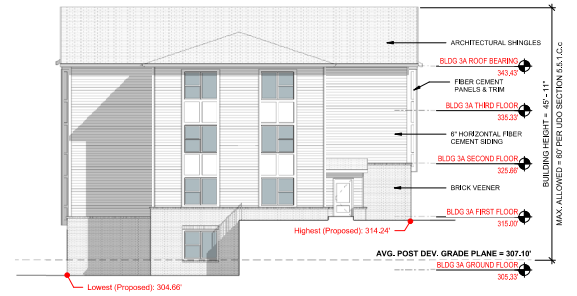
- PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.
- AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.
- PER SECTION 1.5.7 A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

Article 5.5. Transit Overlays

Sec. 5.5.1. Transit Overlay District (TOD)

C. Dimensional Standards

- Where the TOD is applied to a Residential district, the following provisions apply:
 - Dimensional standards for Conventional development for the Residential Districts, as defined in Article 2.2, shall not apply.
 - The dimensional standards of the Residential Mixed Use district as defined in Article 3.2 shall apply to all building types. Maximum density shall be controlled by the RX dimensional standards rather than the lot area per unit standard from the underlying residential district.
 - Height shall be limited to 4 stories and 60 feet.
 - Height bonuses as defined in Sec. 5.5.1.G. shall not be allowed.
 - The Townhouse, and Apartment building types are permitted in all residential districts.
 - There shall be no minimum lot size for the Apartment building type.
 - Parking requirements shall be set by the TOD overlay.



BUILDING 3 - NORTH ELEVATION
RIGHT PLANE [3]
 3/32" = 1' - 0"



THE PINES AT PEACH ROAD
 RALEIGH, NC

BUILDING 3 ELEVATIONS A23.1
 As indicated | 021034 | 10,26,2022



BUILDING 3 - WEST ELEVATION

REAR PLANE [4]

3/32" = 1' - 0"



AVERAGE GRADE CALCULATION

BUILDING 3	POST-DEVELOPMENT GRADES (SEE NOTE #3 BELOW)		
	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1] - PRIMARY STREET ELEVATION	304.66	299.16	301.91
LEFT PLANE [2]	310.33	299.16	304.75
RIGHT PLANE [3] - STREET ELEVATION	314.24	304.66	309.45
REAR PLANE [4]	314.24	310.33	312.29
AVERAGE OF FOUR PLANES			307.10

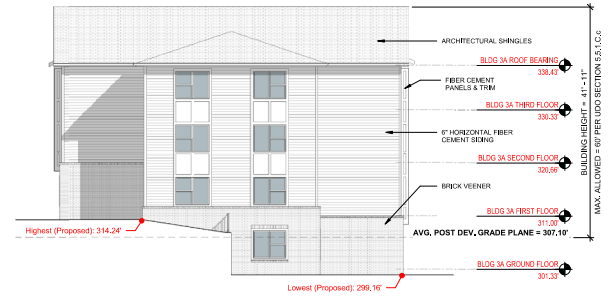
- PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.
- AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.
- PER SECTION 1.5.7 A.3, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.

Article 5.5. Transit Overlays

Sec. 5.5.1. Transit Overlay District (TOD)

C. Dimensional Standards

- Where the TOD is applied to a Residential district, the following provisions apply:
 - Dimensional standards for Conventional development for the Residential Districts, as defined in Article 2.2, shall not apply.
 - The dimensional standards of the Residential Mixed Use district as defined in Article 3.2 shall apply to all building types. Maximum density shall be controlled by the RX dimensional standards rather than the lot area per unit standard from the underlying residential district.
 - Height shall be limited to 4 stories and 60 feet.
 - Height bonuses as defined in Sec. 5.5.1.6, shall not be allowed.
 - The Townhouse, and Apartment building types are permitted in all residential districts.
 - There shall be no minimum lot size for the Apartment building type.
 - Parking requirements shall be set by the TOD overlay.



BUILDING 3 - SOUTH ELEVATION

LEFT PLANE [2]

3/32" = 1' - 0"



THE PINES AT PEACH ROAD
RALEIGH, NC

BUILDING 3 ELEVATIONS A23.2

As indicated | 021034 | 10.26.2022

Article 5.5. Transit Overlays
 Sec. 5.5.1. Transit Overlay District (TOD)

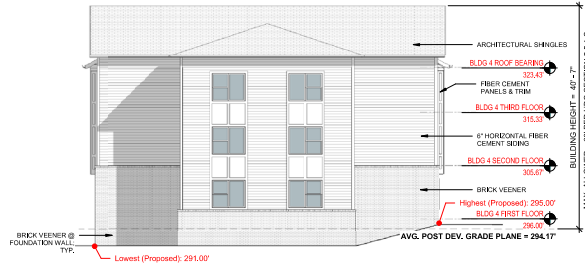
C. Dimensional Standards

1. Where the TOD is applied to a residential district, the following provisions apply:
 - a. Dimensional standards for Conventional development for the Residential Districts, as defined in Article 2.2, shall not apply.
 - b. The dimensional standards of the Residential Mixed Use district as defined in Article 3.2 shall apply to all building types. Maximum density shall be controlled by the RK dimensional standards rather than the lot area per unit standard from the underlying residential district.
 - c. Height shall be limited to 4 stories and 66 feet.
 - d. Height bonuses as defined in Sec. 5.5.1.G shall not be allowed.
 - e. The Townhouse, and Apartment building types are permitted in all residential districts.
 - f. There shall be no minimum lot size for the Apartment building type.
 - g. Parking requirements shall be set by the TOD overlay.

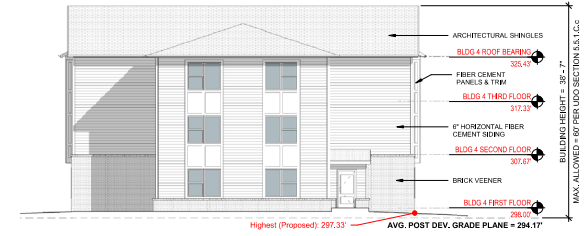
AVERAGE GRADE CALCULATION

BUILDING 4	POST-DEVELOPMENT GRADES (SEE NOTE #2 BELOW)		
	HIGHEST	LOWEST	AVERAGE
FRONT PLANE (1) - PRIMARY STREET ELEVATION	297.33	291	294.17
AVERAGE GRADE			294.17

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.
2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.
3. PER SECTION 1.5.7 A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.



BUILDING 4 - EAST ELEVATION
 RIGHT PLANE [3]
 3/32" = 1' - 0"



BUILDING 4 - WEST ELEVATION
 LEFT PLANE [2]
 3/32" = 1' - 0"



BUILDING 4 - NORTH ELEVATION
 REAR PLANE [4]
 3/32" = 1' - 0"



BUILDING 4 - SOUTH ELEVATION
 PRIMARY STREET
 FRONT PLANE [1]
 3/32" = 1' - 0"



THE PINES AT PEACH ROAD
 RALEIGH, NC

BUILDING 4 ELEVATIONS A24
 As indicated | 021034 | 10.26.2022

MAIL KIOSK 1 (SERVES BLDGS 1-3):
BASE OF DESIGN:
FLORENCE CORPORATION - VERSATILE 4C MAILBOX 4CADD-10

PROJECT TOTALS/REQUIREMENTS:
 UNITS = 98
 MAILBOXES REQUIRED = 98'
 PARCELS REQUIRED = 20"

PROVIDED = 10 VERSATILE 4CADD-10 SUITES
 10 TENANT MAILBOXES PER SUITE = 100 TOTAL
 2 PARCEL LOCKERS PER SUITE = 20 TOTAL

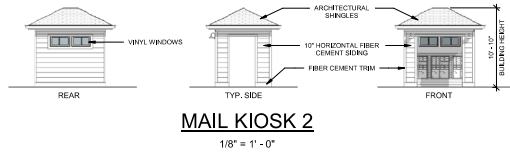
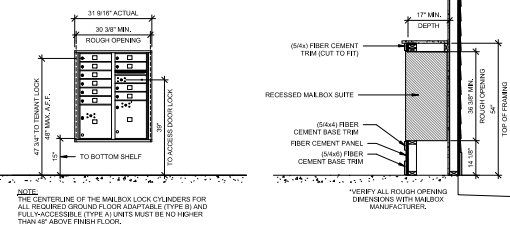
MAIL BOXES CRITERIA:
 *1 MAILBOX PER UNIT
 *1.5 RATIO OF MAILBOXES TO PARCEL BOXES

MAIL KIOSK 2 (SERVES BLDG 4):
BASE OF DESIGN:
FLORENCE CORPORATION - VERSATILE 4C MAILBOX 4CADD-10

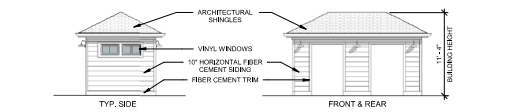
PROJECT TOTALS/REQUIREMENTS:
 UNITS = 21
 MAILBOXES REQUIRED = 21'
 PARCELS REQUIRED = 4"

PROVIDED = 3 VERSATILE 4CADD-10 SUITES
 10 TENANT MAILBOXES PER SUITE = 30 TOTAL
 2 PARCEL LOCKERS PER SUITE = 6 TOTAL

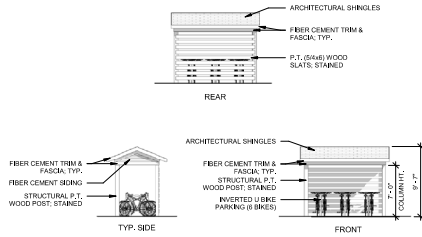
MAIL BOXES CRITERIA:
 *1 MAILBOX PER UNIT
 *1.5 RATIO OF MAILBOXES TO PARCEL BOXES



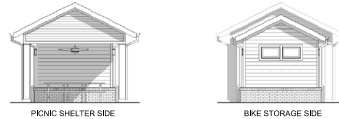
MAIL KIOSK 2
 1/8" = 1' - 0"



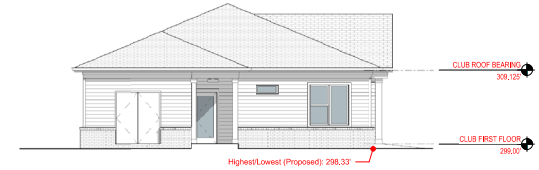
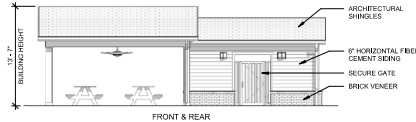
MAIL KIOSK 1
 1/8" = 1' - 0"



BIKE STORAGE
 1/8" = 1' - 0"



PICNIC SHELTER & BIKE STORAGE
 1/8" = 1' - 0"



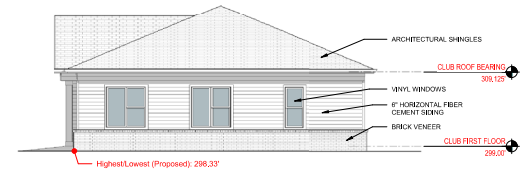
CLUBHOUSE - SOUTH ELEVATION

LEFT PLANE [2]
 1/8" = 1' - 0"



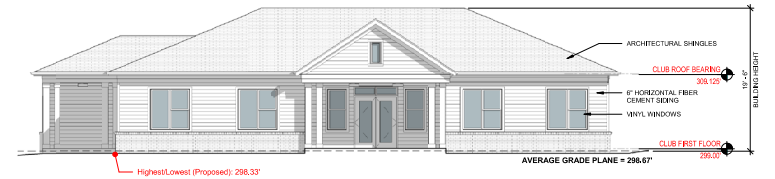
CLUBHOUSE - WEST ELEVATION

REAR PLANE [4]
 1/8" = 1' - 0"



CLUBHOUSE - NORTH ELEVATION

RIGHT PLANE [3]
 1/8" = 1' - 0"



CLUBHOUSE - EAST ELEVATION

PRIMARY STREET

FRONT PLANE [1]
 1/8" = 1' - 0"



THE PINES AT PEACH ROAD
 RALEIGH, NC

CLUBHOUSE & AUXILIARY BLDGS A25

As indicated | 021034 | 10,26,2022