



Administrative Approval Action

Case File / Name: ASR-0095-2021
DSLCL - The Preserve at Gresham Lake (ASR)

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

- LOCATION:** The site is generally located on a the northeast corner of Gresham Lake Road and Durant Overlook Road, and north of the intersection of Durant Overlook Road and Coleman Trace Road, with a common street address of 3095 Gresham Lake Road. It is within the city limits.
- REQUEST:** Development on two lots of five 3-story apartment buildings and a 1-story clubhouse comprising approximately 212, 370 square feet, and associated improvements such as surface parking. The subject property is approximately 9.4 acres zoned CX-3-CU (Z-7-21). The two lots for the proposed development were approved with case SUB-0003-2022 and are to be recorded.
- 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 June 5, 2023 by TIMMONS GROUP.

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. Demonstrate compliance with UDO Section 1.5.3 (Outdoor Amenity Area).
2. Demonstrate compliance with UDO Section 7.1.7 (Vehicle Parking Lot Landscaping)
3. The connection to Durant Nature Preserve, located at 3095 Gresham Lake Rd, will be provided from the sidewalk/ROW on site to the park boundary to facilitate future park access. The connection will be built to COR Greenway Trail Standards, and final alignment is contingent upon approval by PRRCR Staff. All proposed public trails should be located within 20' wide Bike & Pedestrian Access Easements.

Public Utilities

4. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.



Administrative Approval Action

Case File / Name: ASR-0095-2021
DSLC - The Preserve at Gresham Lake (ASR)

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

- The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

Stormwater

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

Urban Forestry

- Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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"/>	Stormwater Maintenance Covenant 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:

Public Utilities

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

Stormwater

- 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).
- 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).



Administrative Approval Action

Case File / Name: ASR-0095-2021
DSLC - The Preserve at Gresham Lake (ASR)

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

4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
5. 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).
6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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. The subdivision to create the lots and right of way for this development (SUB-0003-2022) shall be recorded.

Stormwater

2. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

5. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 4 street trees along Colemont Trace Road, 24 street trees along Durant Overlook Road, and 3 street trees along Gresham Lake Road for a total of 31 street trees.
6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1.5.).

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



Administrative Approval Action

Case File / Name: ASR-0095-2021
DSLC - The Preserve at Gresham Lake (ASR)

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

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 inspections of the tree conservation areas and rights-of-way street trees by Urban Forestry Staff.
3. 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 (Zoning Condition #2; Z-7-21).

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: July 6, 2026

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

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 07/06/2023
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

3095 GRESHAM LAKE ROAD

THE PRESERVE AT GRESHAM LAKE - AFFORDABLE HOUSING PROJECT

ADMINISTRATIVE SITE REVIEW

ASR CASE No. ASR-0095-2021

RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 1727276820

Administrative Site Review Application

Planning and Development Customer Service Center • One Ecology Plaza, Suite 400 • Raleigh, NC 27601 | 919-999-2025

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 16.2.5. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 16.2.5 as presented by last change date. (S, L, E, C) to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the Permit and Development Portal. There is a fee for this verification service.

Site Plan Tier: Tier Two Site Plan (S)	Tier Three Site Plan (C)
Building Type: <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	Site Transaction History: <input type="checkbox"/> General Subdivision case # _____ <input type="checkbox"/> Mixed use Reconfig/lotplan plan case # _____ <input type="checkbox"/> Open lot Certificate of Appropriateness # _____ <input type="checkbox"/> Open lot Board of Adjustment # _____ <input type="checkbox"/> Zoning Case # _____ <input type="checkbox"/> Administrative Alternative # _____

GENERAL INFORMATION

Development name: THE PRESERVE AT GRESHAM LAKE

Inside City limits? Yes ☒ No ☐

Property address(es): 3095 GRESHAM LAKE RD

Site PIN (N): 1727276820

Please describe the scope of work, include any additions, deletions, and change of use.

5 APARTMENT BUILDINGS WITH CLUB HOUSE AND ASSOCIATED SURFACE PARKING

Current Property Owner/Developer Contact Name: LINDSEY COLE

NOTE: please attach purchase agreement when submitting this form.

Company: LDC DEVELOPMENT LLC Title: PROJECT MANAGER

Address: 1469 S 4th St Louisville KY 40208

Phone #: _____ Email: linda@ldcdevelopment.com

Applicant Name: Rick Baker

Company: Timmons Group Address: 5410 Trinity Rd, Ste 102, Raleigh NC 27607

Phone #: 919-666-4939 Email: rick.baker@timmons.com

Page 1 of 2

raleigh.gov

DEVELOPMENT TYPE - SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the average of each): CX-3(CU)	Existing gross floor area (not to be demolished): C
Gross site acreage: 9.48 AC	Existing gross floor area to be demolished: 0
# of parking spaces required: 1,500 (per 1,148 = 136)	New gross floor area: (2) 2,270
# of parking spaces proposed: 214	Total of gross (to remain and newly): 1,512,379
County District (if applicable): 03	Proposed # of buildings: 5
Existing use (UDO 5.1.4): VACANT	Proposed # of stories for each: 5
Proposed use (UDO 5.1.4): APARTMENT	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 5.48	Proposed Impervious Surface: Acres: 5.32 AC	Square Feet: 231,738 of
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, please provide: Flood stage: FEMA Map Panel #: 170170100		
Nature River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 156	Total # of single units: 156
# of bedrooms: 101	2br: 51 3br: 51 4br or more: 54
# of lots: 2	% in year project or cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

This undersigned indicates that the property owner(s) is aware of the application and that the proposed project described in the application will be constructed in accordance with the rules and regulations of the City of Raleigh and the Unified Development Ordinance.

I, Rick Baker, will serve as the agent regarding this application, and will receive and respond to administrative comments, resident plans and applications documentation, and will represent the property owner(s) in any public meeting regarding this application.

I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the final plan and submitted plans, which shall be approved within 180 days of execution.

Signature: _____ Date: 06/09/2023

Printed Name: Rick Baker

Page 2 of 2

raleigh.gov

DEVELOPER:
LDC DEVELOPMENT, LLC
1469 S. 4TH STREET
LOUISVILLE, KY 40208
(502) 649-0601

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
RICK BAKER, PE
(919) 866-4939
RICK.BAKER@TIMMONS.COM

ARCHITECT:
STUDIO A ARCHITECTURE, INC
2330 FRANKFORT AVE
LOUISVILLE, KY 40206
WARREN GROVE, AIA
(502) 496-0601
WARREN@STUDIOARCH.COM

SURVEYOR:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607

GENERAL NOTES:

TREE CONSERVATION:

- SITE COMPLES WITH TREE CONSERVATION REQUIREMENTS PER RALEIGH SUBDIVISION PLAN SUB-0003-2022.
- NO ADDITIONAL TREE CONSERVATION IS REQUIRED.

STORMWATER:

- SITE HAS BEEN DEVELOPED TO COMPLY WITH CITY OF RALEIGH STORMWATER MANAGEMENT REQUIREMENTS PER UDO SEC. 9.2.

SOLID WASTE MANAGEMENT:

- SOLID WASTE WILL BE MANAGED THROUGH A PRIVATE CONTRACTOR AND ONSITE DUMPSITE PADS.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

ARCHITECTURAL BASE DIMENSIONAL STANDARDS:

- ARCHITECTS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH UDO SEC. 3.2.4 REGARDING HEIGHT, TRANSPARENCY, AND BLANK WALL.

BLOCK PERIMETER:

- SITE IS EXEMPT PER UDO SEC. 8.3.2 A 1.B.I. (WOULD NEITHER REDUCE THE PERIMETER OF THE OVERSIZED BLOCK BY AT LEAST 20% NOR RESULT IN CONFORMING BLOCK PERIMETERS).

CROSS ACCESS:

- CROSS ACCESS TO PIN 1727276304 PROVIDED.
- CROSS ACCESS TO PIN 1727370752 PROVIDED.
- CROSS ACCESS TO PIN 1727271868 NOT REQUIRED PER UDO SEC. 8.3.5.D. LOT ABUTS A LOCAL STREET ONLY.
- CROSS ACCESS TO PIN 1727398804 NOT REQUIRED PER UDO SEC. 8.3.5.D. LOT ABUTS A LOCAL STREET ONLY.

TRAFFIC STUDY:

- PROPOSED DEVELOPMENT IS NOT PROJECTED TO EXCEED THRESHOLDS FOR A TRAFFIC STUDY PER RALEIGH STREET DESIGN MANUAL ARTICLE 7.1.3.

Z-021 - 3095 GRESHAM LAKE ROAD CONDITIONS DATED: APRIL 26, 2021

- THE FOLLOWING USES SHALL NOT BE PERMITTED AS PRINCIPAL USES ON THE PROPERTY: SINGLE-UNIT LIVING, TWO-UNIT LIVING; AND COTTAGE COURT; NOT MORE THAN 200 DWELLING UNITS SHALL BE PERMITTED ON THE PROPERTY.
- LESS THAN 200 DWELLING UNITS ARE PROPOSED.

- SITE HAS BEEN DEVELOPED TO COMPLY WITH CITY OF RALEIGH STORMWATER MANAGEMENT REQUIREMENTS PER UDO SEC. 9.2.
- RENTAL FEES FOR DWELLING UNITS ON THE PROPERTY SHALL BE AFFORDABLE FOR HOUSEHOLDS EARNING AN AVERAGE OF 60% OF THE AREA MEDIAN INCOME OR LESS FOR A PERIOD OF NO LESS THAN 25 YEARS FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON THE PROPERTY. THE RENT AND INCOME LIMITS WILL FOLLOW THE AFFORDABLE HOUSING STANDARDS DETERMINED ANNUALLY BY THE CITY OF RALEIGH HOUSING & NEIGHBORHOODS DEPARTMENT. AN AFFORDABLE HOUSING DEED RESTRICTION IN A FORM APPROVED BY THE CITY SHALL BE FILED AND RECORDED IN THE PROPERTY'S CHAIN OF TITLE BY THE PROPERTY OWNER IN THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO THE PROJECT RECEIVING A CERTIFICATE OF OCCUPANCY.
- SITE HAS BEEN DEVELOPED TO BE AN AFFORDABLE HOUSING DEVELOPMENT.

- THE AREA WITHIN 35 FEET OF THE ADJOINING PARCELS LISTED BELOW (THE "ADJOINING PARCELS"), WHERE NOT COMPRISING PART OF ANY TREE CONSERVATION AREA ON THE PROPERTY, SHALL CONTAIN (1) AN OPAQUE FENCE A MINIMUM OF 6 FEET IN HEIGHT DISPLAYING INFORMATION SIGNS AVERAGING NO MORE THAN 500 FEET APART ALONG ANY INDIVIDUAL FENCE, CONTAINING TEXT IN LETTERS NOT LESS THAN 5 INCHES IN HEIGHT STATING "NO TRESPASSING"; (2) A BERM WITH A MINIMUM HEIGHT OF 2.5 FEET, MEASURED PERPENDICULAR TO THE CENTER OF THE CROWN; (3) 4 SHADE TREES PER 100 LINEAL FEET; (4) 3 UNDERSTORY TREES PER 100 LINEAL FEET; AND (5) 40 SHRUBS PER 100 LINEAL FEET. ADDITIONALLY, NO RESIDENTIAL BUILDING SHALL BE LOCATED WITHIN 10 FEET OF THE ADJOINING PARCELS.

PIN	ADDRESS	BOOK	PAGE
1727271868	2917 GRESHAM LAKE ROAD	17294	1887
1727275304	3011 GRESHAM LAKE ROAD	17902	1286
1727370752	3106 GRESHAM LAKE ROAD	1922	189

- LANDSCAPE BUFFER HAS BEEN PROPOSED TO INCLUDE THESE ITEMS ALONG ADJOINING PARCELS.

- A PUBLIC PEDESTRIAN ACCESS EASEMENT NO LESS THAN 20 FEET IN WIDTH AND HAVING A PAVED SURFACE NO LESS THAN 10 FEET IN WIDTH SHALL BE PROVIDED ON THE PROPERTY AND SHALL CONNECT FROM GRESHAM LAKE ROAD, OR ANY PUBLIC RIGHT OF WAY DIRECTLY OR INDIRECTLY CONNECTING TO GRESHAM LAKE ROAD, TO THE NORTHERN PROPERTY LINE ADJACENT TO THE DURANT NATURE PRESERVE LOCATED ON THE PARCEL HAVING PIN 1727398804 AND CONVEYED BY DEED RECORDED IN BOOK 5741 PAGE 364 OF THE WAKE COUNTY REGISTER.
- PUBLIC PEDESTRIAN ACCESS EASEMENT AND PAVED SURFACE PROVIDED WITH SUB-0003-2022.

Kasey Evans

Timmons Group

[PRELIMINARY - NOT RELEASED FOR CONSTRUCTION]

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCODE AND NCDDT STANDARDS, SPECIFICATIONS, AND DETAILS

JOB NO.
47392
SHEET NO.
C0.0

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102, Raleigh, NC 27607
TEL: 919-866-4931 FAX: 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
01/21/2022
DRAWN BY
332
DESIGNED BY
332
CHECKED BY
R. BAKER
SCALE
AS SHOWN

REVISION DESCRIPTION
DATE
17/27/2022
REVISED PER CITY OF RALEIGH COMMENTS
18/02/2023
REVISED PER CITY OF RALEIGH COMMENTS
05/07/2023
REVISED PER CITY OF RALEIGH COMMENTS
08/07/2023
REVISED PER CITY OF RALEIGH COMMENTS

COVER SHEET

3095 GRESHAM LAKE ROAD
NORTH CAROLINA LICENSE NO. C-1652
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA





























































JOB NO.
47392
SHEET NO.
C0.0

TIMMONS GROUP



KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.



LEGEND	
<p>  RFP - ROOF PLY FOUND  RFP - ROOF IRON FLOOR  RFP - RICH PINE SET  PC - CALCULATED POINT  CM - CONCRETE MONUMENT  FRY - FRY HYDRANT  ELEC - ELECTRIC BOX  ELEC - ELECTRIC METER  GAS - GAS VALVE/STOVE  GAS - GAS VALVE/STOVE  LIGHT - LIGHT POLE  LIGHT - LIGHT POLE  WHEEL  R/W - R/W RIGHT  L - PROPERTY LINE  C - CENTERLINE  NTS - NOT TO SCALE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE  GAS - GAS VALVE </p>	<p>  ROLLROAD  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY  M - MANTARY </p>

8. RECORDED PROPERTY DATA:
8.1. DB 17306 PG 2335
8.2. BM 2009 PG 670

9. EXISTING IMPERVIOUS AREA = 0.22 ACRES

10. THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.

1. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.

2. THE CONTRACTOR SHALL LOCATE AND IDENTIFY ALL UTILITIES AVAILABLE TO THE ENVIRONMENTAL REPORTS (PIE 1, EISA, ASSETCS, ETC.) FROM DEVELOPER.

3. ALL WASTE MATERIAL, GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES OCCURRED BY THE CONTRACTOR, SHALL BE OFF-SITE TO AN APPROPRIATE FACILITY FOR DISPOSAL AND REGULATION.

4. REMEDIATION SHALL ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AN APPROVAL OF THE INSPECTOR, REFER TO EROSION CONTROL PLAN, REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILE SHALL BE LOCATED IN AN AREA WITH NO CONSTRUCTION LIMITS, DO NOT INTERRUPT EXISTING UTILITIES SERVICES FACILITIES OCCUPIED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES, (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF ANY EXPOSED UTILITIES, (2) NOTIFY ALL UTILITIES OF ANY UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION, (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.

5. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT BE MOVED OR CUT. A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION, ANY EXISTING PAVEMENT, CURB, GUTTER, OR SIDEWALK SHALL BE REPAIRED TO MATCH EXISTING. DO NOT PROVIDE ALLOW NEW CONSTRUCTION SHALL BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND INSTRUCTIONS TO MATCH EXISTING. THE CONTRACTOR SHALL BE NOTED OUT ON THE DRAWINGS TO BE REMOVED, UTILITY INSTALLATIONS MAY UTILIZE OPEN CUTS TO EXISTING UTILITIES, SHOULDER, OR SIDEWALKS TO EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.

6. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S UTILITIES, SHOW DAMAGE TO EXISTING UTILITIES, AND DAMAGE TO EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.

7. IMMEDIATELY.

8. ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATION, CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.

9. THE CONTRACTOR SHALL CALL (811) TO LOCATE ALL UTILITIES.

10. THE CONTRACTOR SHALL LOCATE AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION, REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.

11. THE CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION, EITHER ON-SITE OR IN PUBLIC ROW, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

12. WATER AND SEWER ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH CITY OF CHICAGO STANDARDS AND SPECIFICATIONS, AND FROM THE DEPTHS OF REMOVAL OF SERVICES FROM THE RIGHT-OF-WAY.

13. ANY EXISTING UNIDENTIFIED SEPTIC SYSTEMS AND WELLS FOUND ON SITE SHALL BE IMMEDIATELY ABANDONED IN ACCORDANCE WITH CITY OF CHICAGO AND FEDERAL REGULATIONS AND NO CHARGE TO THE OWNER.

14. VERIFY ALL EXISTING UTILITIES AND STRUCTURES, EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS, NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED.

15. THE CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND ABANDONMENT OF ALL UTILITIES WITH THE CITY OF CHICAGO, CHICAGO HEALTH DEPARTMENT AND CHICAGO PUBLIC WORKS. CHICAGO PUBLIC WORKS SHALL OBTAIN ANY PERMITS AS REQUIRED.

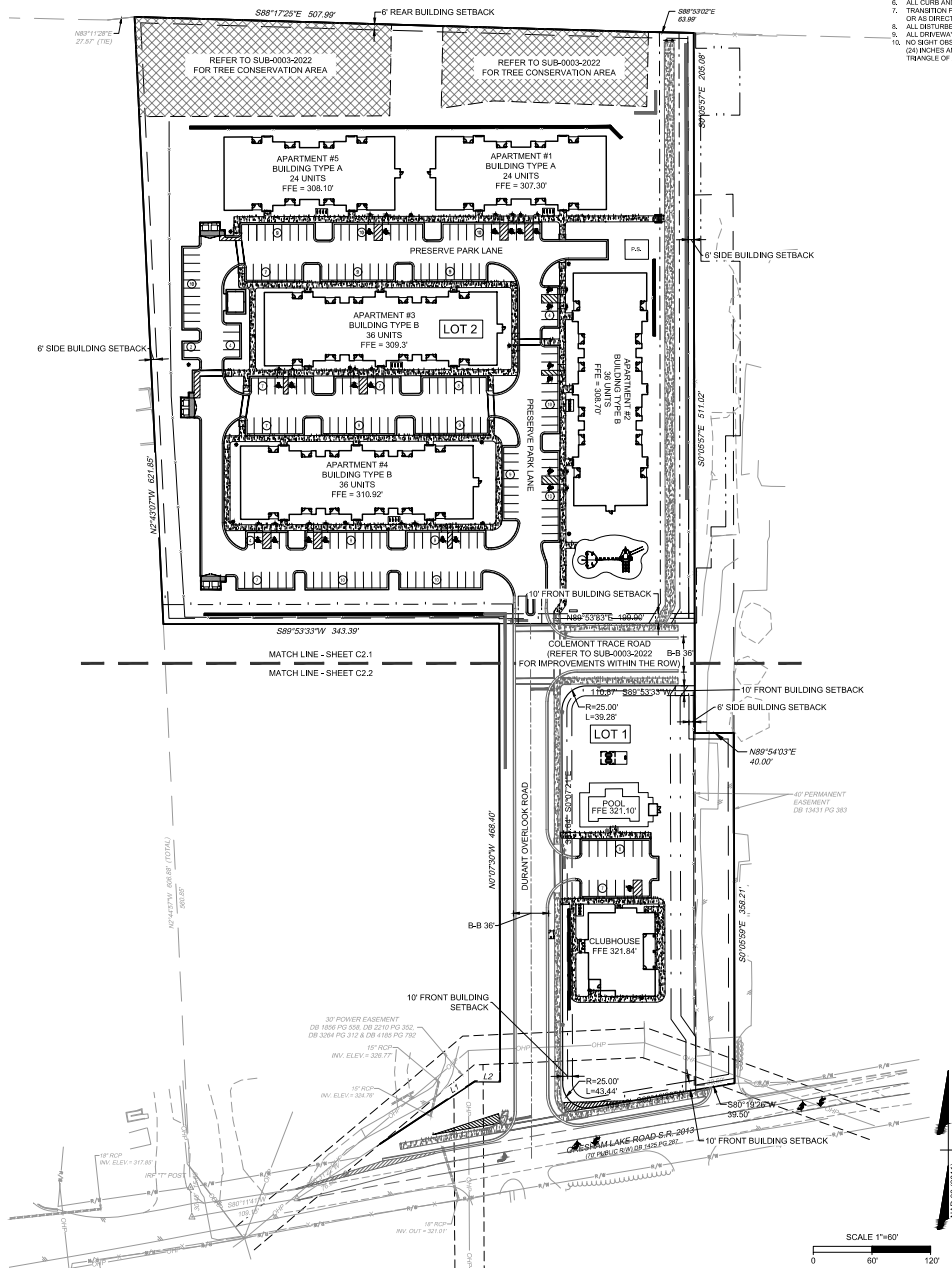
16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

17. EXISTING MANHOLE, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. SHALL BE REPAIRED TO MATCH EXISTING. THE CONTRACTOR SHALL BE NOTED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRASSES (WHETHER OR NOT INDICATED TO BE MOVED).

18. GENERAL CONTRACTOR SHALL MAINTAIN ALL PEDESTRIAN ACCESS PATHS, UTILITIES, LIGHTING ETC. WITH THE DEVELOPER.

19. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER OF ANY REPAIRS TO BE BEGINNING WORK WITHIN PUBLIC RIGHT-OF-WAY.

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to, resale, rental, reproduction, distribution, or otherwise, without the express written consent of TIMMONS GROUP.



SITE LAYOUT NOTES

- [illegible]

SITE PLAN SUMMARY

PROJECT NAME:	THE PRESERVE AT GRESHAM LAKE	
PROPERTY OWNER:	GRESHAM LAKE PARTNERS LLC	
PIN:	1727-27-6820	
DEED REFERENCE:	DB 1708 PG 2335	
PROPERTY ADDRESS:	3095 GRESHAM LAKE RD, RALEIGH, NC 27615	
JURISDICTION:	CITY OF RALEIGH	
PROPERTY ZONING:	C-3, C-5, C-6	
EXISTING USE:	VACANT	
PROPOSED USE:	MULTI-UNIT LIVING	
SITE AREA:	LOT 1: 71,807 SF (1.65 AC)	LOT 2: 341,158 SF (7.83 AC)
ADJACENT PROPERTY ZONING:	EAST & WEST: D-X-3, NORTH: R-4, SOUTH: H	
FLOOD ZONE:	NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #220612700A (EFFECTIVE 5/2/2006)	
BLOCK PERIMETER:	MAXIMUM: 3,000 LF EXEMPT PER UDO SEC. 8.3.2.a.1.b.8. WOULD NEVER REDUCE THE PERIMETER OF THE OVERSIZED BLOCK BY AT LEAST 2% NOR RESULT IN CONFORMING BLOCK PERIMETERS.	
CROSS ACCESS:	PER SUB-0003-0022 NO LOTS ABUTTING A STREET OTHER THAN A LOCAL STREET AREA IS PROPOSED.	
SETBACKS:		
FRONT (FROM PRIMARY STREET):	BLDG.: 5'	PARKING: 10'
SIDE:	BLDG.: 6'	PARKING: 0'
REAR:	BLDG.: 6'	PARKING: 0'
PARKING SUMMARY:		
REQUIRED BY RALEIGH UDO (SEC. 7.1.A.8):	LOT 1: NONE. PARKING PROVIDED WILL ACCOMMODATE CLUBHOUSE AS AN ACCESSORY TO THE APARTMENT BUILDINGS. LOT 2: 1.0 SPACES PER UNIT X 156 UNITS = 156 SPACES	
TOTAL PROVIDED VEHICULAR PARKING SPACES:	LOT 1: 15 SPACES (1 ADA SPACE) LOT 2: 199 SPACES (22 ADA SPACES)	
MINIMUM REQUIRED SHORT-TERM BICYCLE PARKING SPACES:	1 SPACE PER 20 UNITS, MINIMUM 4 = 8 SPACES	
MINIMUM REQUIRED LONG-TERM BICYCLE PARKING SPACES:	NONE	
TOTAL PROVIDED BICYCLE PARKING SPACES:	LOT 1: 8 SPACES LOT 2: 40 SPACES	
IMPERVIOUS SURFACE SUMMARY:		
EXISTING ONSITE IMPERVIOUS AREA:	LOT 1: 0.022 AC LOT 2: 0.18 AC (PROPOSED IN SUB-0003-2022)	
TOTAL PROPOSED IMPERVIOUS:	LOT 1: 0.074 AC (INCLUDES 0.1 AC FUTURE IMPERVIOUS ALLOCATION) LOT 2: 0.58 AC (INCLUDES 0.5 ACRES FUTURE IMPERVIOUS ALLOCATION)	
OUTDOOR AMENITY AREA:		
REQUIRED:	LOT 1: 71,807 SF X 10% = 7,181 SF. A MINIMUM OF 3,591 SF TO BE ADA ACCESSIBLE LOT 2: 341,158 SF X 10% = 34,116 SF. A MINIMUM OF 17,058 SF TO BE ADA ACCESSIBLE.	
PROVIDED:	LOT 1: 8,873 SF (9,881 SF ADA ACCESSIBLE) LOT 2: 34,772 SF (27,717 SF ADA ACCESSIBLE)	

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH
NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALPH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC
 TEL 919.866.4951 FAX 919.833.8124 www.trinityra.com

REVISION DESCRIPTION
REVISED PER CITY OF RALEIGH COMMENTS
REVISED PER CITY OF RALEIGH COMMENTS
REVISED PER CITY OF RALEIGH COMMENTS
REVISED PER CITY OF RALEIGH COMMENTS
REVISED PER CITY OF RALEIGH COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE	
12/22/2022	R
03/28/2023	R
04/12/2023	R
05/04/2023	R
06/05/2023	R

01/21/2022

DRAWN BY	
----------	--

332

DESIGNED BY

332

CHECKED BY	
------------	--

R. BAKER

SCALE
AS SHOWN

AS SHOWN

--	--

[illegible][illegible][illegible][illegible][illegible][illegible]

0

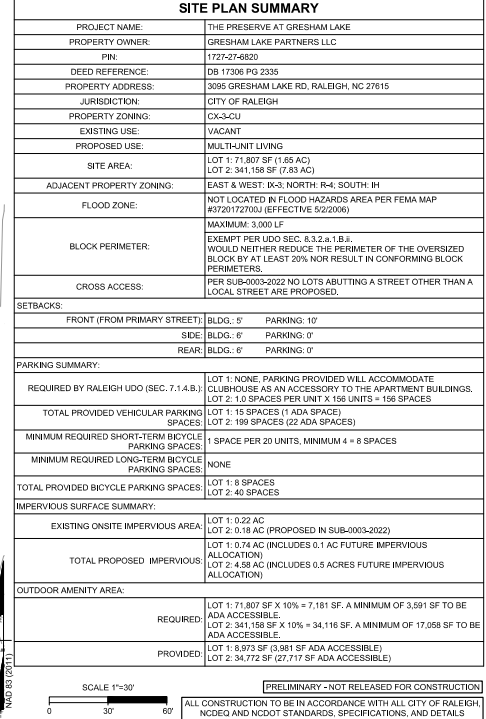
A[

TIMMONS GROUP

3095 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
OVERALL SITE PLAN

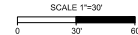
JOB NO.	47392
SHEET NO.	C2.0

These plans and associated documents are the exclusive property of TRIMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction claims without the express, written consent of TRIMONS GROUP.



TIME

JOB NO.	47392
SHEET NO.	C2.1



These plans and associated documents are the exclusive property of TMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to, creating, copying, distributing, publishing, or otherwise making available to the public. All rights are reserved. TMMONS GROUP shall not be responsible for any loss or damage to any data or information stored on or transmitted through the system.

CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3 DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE CONTRACTOR IMMEDIATELY.

CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES TO PREVENT ANY DAMAGE TO EXISTING UTILITIES. IF POWER POLES, TELEPHONE POLES, WATER MAINS, GAS MAINS, OR OTHER UTILITIES ARE LOCATED NEAR PEDESTALS, WATER METERS, ETC.

EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER IMMEDIATELY.

CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE EXISTING LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF LAND-CHANGING ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING VALVES, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANSOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FROM THE EDGE.

ALL BACKFILL, COMPACTION, SOIL TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.

A PRELIMINARY EROSION CONTROL PLAN SHALL BE SUBMITTED PRIOR TO ANY WORK. GRADING OR INSTALLATION OF EROSION CONTROL MEASURES. ALL EROSION CONTROL PARKING SPACES AND STRIPED EROSION CONTROL AREAS ARE TO HAVE A MORE THAN A 1% SLOPE. ALL EROSION CONTROL AREAS OTHER THAN SIDEWALKS ARE TO HAVE A MORE THAN A 1.20 (20/16) SLOPE FOR THE LENGTH OF THE SIDEWALK. ALL EROSION CONTROL AREAS OTHER THAN SIDEWALKS ARE TO HAVE A MORE THAN A 1.50 (20/16) SLOPE FOR THE WIDTH OF THE SIDEWALK.

CONTRACTOR TO IDENTIFY ALL NECESSARY SPIKE CURB SECTION LOCATIONS AND INSTALL TO PROTECT ALL EXISTING STRUCTURES.

IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE DEVELOPED.

EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE, AND ALL LANDSCAPING AND TREES SHALL BE REPLACED OR MAINTAINED TO EXISTING SIZE DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN ORDER TO PREVENT EROSION OF THE GRADING CONTRACTOR SITE.

THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAIN-FALL EVENT OR AS DIRECTED BY THE EROSION CONTROL BOARD.

THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS. GENERATE EROSION CONTROL AND EROSION CONTROL DEVICES AND TESTS FOR OFF-SITE STOCKPILES AND/OR WASTE DUMPS.

ALL EXISTING AND NEWLY MAINTAINED "BUMP NO WASTE DUMPS TO STREAM" OR EQUIVALENT.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

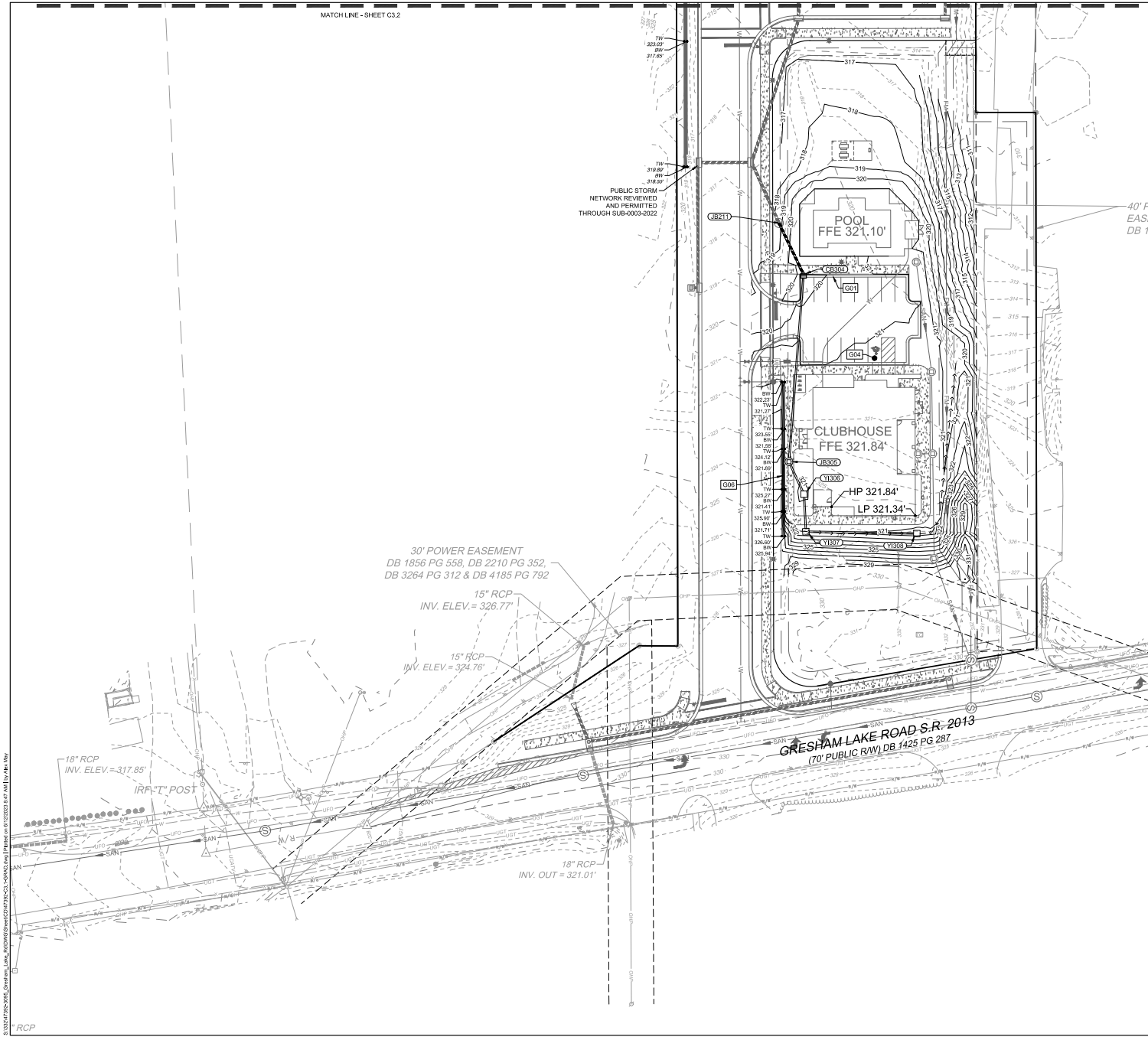
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

PRELIMINARY
NOT FOR
CONSTRUCTION

<div><div>TIMMONS GROUP</div><div>NORTH CAROLINA LICENSE NO. C-1652</div><div>3095 GRESHAM LAKE ROAD</div><div>CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA</div><div>OVERALL GRADING PLAN</div></div>	YOUR VISION ACHIEVED THROUGH OURS.		THIS DRAWING PREPARED AT THE \$410 Timmons Race, Suite 102 Raleigh, NC 27607 TEL: 919-886-9591 FAX: 919-331-5174 www.timmons.com	
	DATE		REVISION DESCRIPTION	
	01/21/2022		REVISED PER CITY OF RALEIGH COMMENTS	
	DRAWN BY		02/22/2022	
	332		REVISED PER CITY OF RALEIGH COMMENTS	
	DESIGNED BY		03/17/2022	
	332		REVISED PER CITY OF RALEIGH COMMENTS	
	CHECKED BY		04/12/2022	
	R. BAKER		REVISED PER CITY OF RALEIGH COMMENTS	
	SCALE		06/06/2023	
AS SHOWN		REVISED PER CITY OF RALEIGH COMMENTS		
JOB NO.				
47392				
SHEET NO.				
C3.0				

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction taking without the express written consent of TIMMONS GROUP.



GRADING & STORMWATER KEYNOTES	
NUMBER	DESCRIPTION
G01	24" CURB & GUTTER (TYP.)
G02	UNDERGROUND CONTECH STORM/FILTER STORMWATER CONTROL MEASURE WITH PIPE DETENTION
G03	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
G04	ADA STALLS (MAX SLOPE 1:50)
G05	SCM ACCESS AND MAINTENANCE EASEMENT
G06	RETAINING WALL WITH 42" MINIMUM SAFETY RAILING AT ALL AREAS TALLER THAN 30" (DESIGN BY OTHERS)

AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT per UDC Sec. 1-5.2.A. (C-4-20)			
Building/Elevations	Pos.-development grades (feet)		Average Grade
	High (HP)	Low (LP)	
Clubhouse			
Primary St (Colemont Trace Rd)	321.84	321.34	321.59
Building 1			
Primary St (Colemont Trace Rd)	327.30	326.63	326.97
Building 2			
Primary St (Colemont Trace Rd)	328.70	328.20	328.45
Building 3			
Primary St (Colemont Trace Rd)	329.30	328.63	328.97
Building 4			
Primary St (Colemont Trace Rd)	330.32	330.42	330.37
Building 5			
Primary St (Colemont Trace Rd)	328.10	327.50	327.85

SPOT ELEVATION LEGEND	
TC	TOP OF CURB
ME	MATCH EXISTING
GND	GROUND
SWW	SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
PC	FLUSH CURB
EP	EDGE OF PAVEMENT
PVMT	PAVEMENT

STORM DRAINAGE NOTE LEGEND	
NOTE	DESCRIPTION
CB	CATCH BASIN
VI	SLAB TOP-YARD INLET
DI	GRATED DROP INLET
JB	JUNCTION BOX
FE	FLARED END SECTION
RS	RISER STRUCTURE
NYI	NYLOPLAST YARD INLET
OCB	OFFSET CATCH BASIN



[PRELIMINARY - NOT RELEASED FOR CONSTRUCTION]
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5401 Tenth Street, Raleigh, NC 27607
TEL: 919.966.4961 FAX: 919.933.8124 www.timmons.com

REVISION DESCRIPTION	
DATE	REVISION
12/22/2022	REVISED PER CITY OF RALEIGH COMMENTS
01/12/2023	REVISED PER CITY OF RALEIGH COMMENTS
05/04/2023	REVISED PER CITY OF RALEIGH COMMENTS
08/23/2023	REVISED PER CITY OF RALEIGH COMMENTS

YOUR VISION. ACHIEVED THROUGH OURS.
DATE: 01/21/2022
DRAWN BY: 332
DESIGNED BY: 332
CHECKED BY: R. BAKER
SCALE: AS SHOWN



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

3095 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

GRADING AND DRAINAGE PLAN

JOB NO. 47392

SHEET NO. C3.2

These plans and associated documents are the sole property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, without the written consent of TIMMONS GROUP.

PROJECT SUMMARY

CALCULATION DETAILS
LOADING - RESERVE
APPROX. LINEAR FOOTAGE = 438 LF
STORAGE VOLUME REQUIRED = 16,329 CF
PIPE STORAGE VOLUME = 16,817 CF
MANHOLE STORAGE VOLUME = 16,817 CF
TOTAL STORAGE PROVIDED = 16,817 CF

PIPE DETAILS
DIAMETER = 36"
CORROSION = 5/8"
GRADE = 16"
COATING = A-12
WALL TYPE = B-10
BARREL SPACING = 30"

BACKFILL DETAILS
HEIGHT AT INLET = 12"
ABOVE PIPE = 12"
HEIGHT AT END = 12"
BELOW PIPE = 0"

NOTES

- ALL REINER AND STB DIMENSIONS ARE TO CONTINUE ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF REINER AND STB SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELAYING OF REINER/STB.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH WITH AASHTO.
- ALL REINER AND STB ARE 20" x 30" CORROSION AND 16 BARREL SPACING DIMENSIONS.
- QUANTITY OF PIPE BACKFILL DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS SHOWN PROVIDES EXISTING, INLET, AND/OR OUTLET PIPE FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- REINER TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS SUBJECTIVE TO THE DESIGNER'S JUDGMENT AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS EROSION AND ONLY REFLECTS THE BASE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MORE DETAILS.

DATE	REVISION DESCRIPTION	BY
01/12/2022	ISSUED FOR PERMIT	332

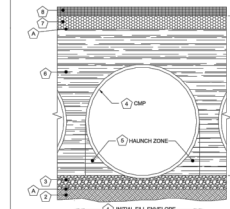
CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
800 CONTECH 16205
16205 Gresham Lake, NC 27627
919.886.4921 FAX 919.833.8124 www.timmons.com

CONTECH
CMP DETENTION SYSTEMS
DYC05
16205 Gresham Lake, NC 27627
919.886.4921 FAX 919.833.8124 www.timmons.com

ASSEMBLY
SCALE: 1" = 20'

DY015958 Gresham Lake
16205 of
Raleigh, NC
DETENTION SYSTEM

DATE	REVISION DESCRIPTION	BY
01/12/2022	ISSUED FOR PERMIT	332



- MINIMUM WALL DEPTH ON SITE CONDITIONS AND ENGINEERING JUDGEMENT
- CONSTRUCTION OF DETENTION SYSTEM
- PRIOR TO PLACING THE DETENTION SYSTEM, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNIFORMITY OF FOUNDATION MATERIALS IS ENCOUNTERED DURING EXCAVATION, THIS SHALL BE REMOVED AND PRODUCE BACK TO THE GRADE WITH A FULL MATERIAL AS APPROVED BY THE ENGINEER.
- MANHOLE ZONE MATERIAL SHALL BE PLACED AND UNIFORMLY COMPACTED WITHOUT SOFT SPOTS.

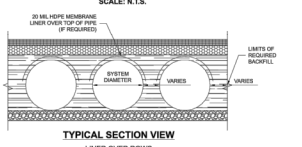
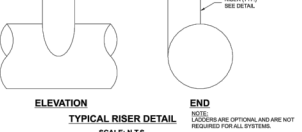
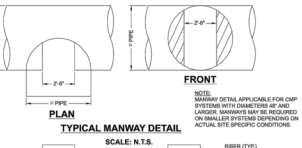
BACKFILL

WHEN PLACING THE FIRST LAYER OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE MANHOLE. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO (2) INCH DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADDED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
800 CONTECH 16205
16205 Gresham Lake, NC 27627
919.886.4921 FAX 919.833.8124 www.timmons.com

CONTECH
CMP DETENTION SYSTEMS
DYC05
16205 Gresham Lake, NC 27627
919.886.4921 FAX 919.833.8124 www.timmons.com



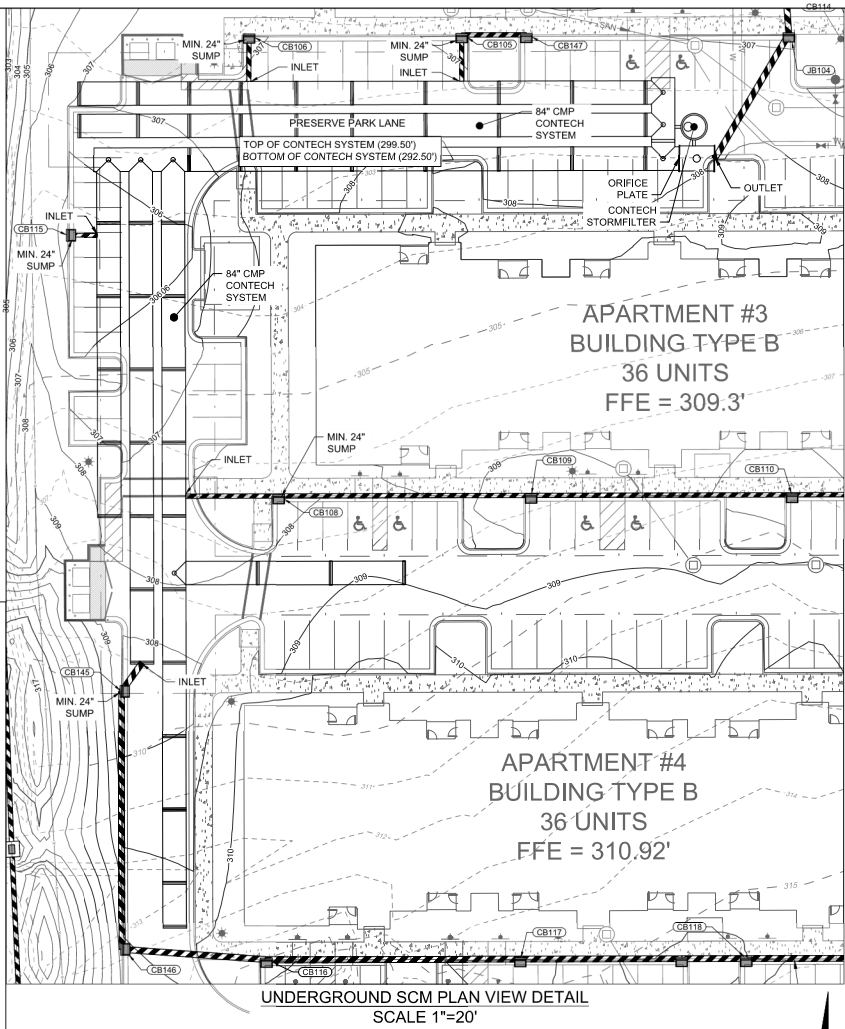
NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, AN HOPE MEMBRANE LINER IS RECOMMENDED WITH THE SYSTEM. THE HOPE MEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL CORROSION EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CONTECH DETENTION PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
800 CONTECH 16205
16205 Gresham Lake, NC 27627
919.886.4921 FAX 919.833.8124 www.timmons.com

CONTECH
CMP DETENTION SYSTEMS
DYC05
16205 Gresham Lake, NC 27627
919.886.4921 FAX 919.833.8124 www.timmons.com

DY015958 Gresham Lake
16205 of
Raleigh, NC
DETENTION SYSTEM

DATE	REVISION DESCRIPTION	BY
01/12/2022	ISSUED FOR PERMIT	332



[PRELIMINARY - NOT RELEASED FOR CONSTRUCTION]

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
3095 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
SCM DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

THE DRAWING PREPARED AT THE
RALEIGH OFFICE
3047 N. W. 10th St., Raleigh, NC 27607
TEL 919.886.4921 FAX 919.833.8124 www.timmons.com

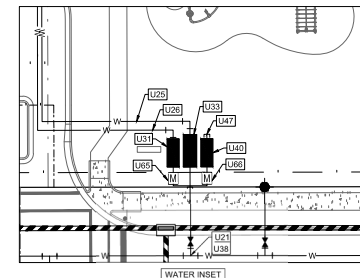
YOUR VISION ACHIEVED THROUGH OURS.

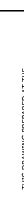
DATE
01/12/2022
DRAWN BY
332
DESIGNED BY
332
CHECKED BY
R. BAKER
SCALE
AS SHOWN

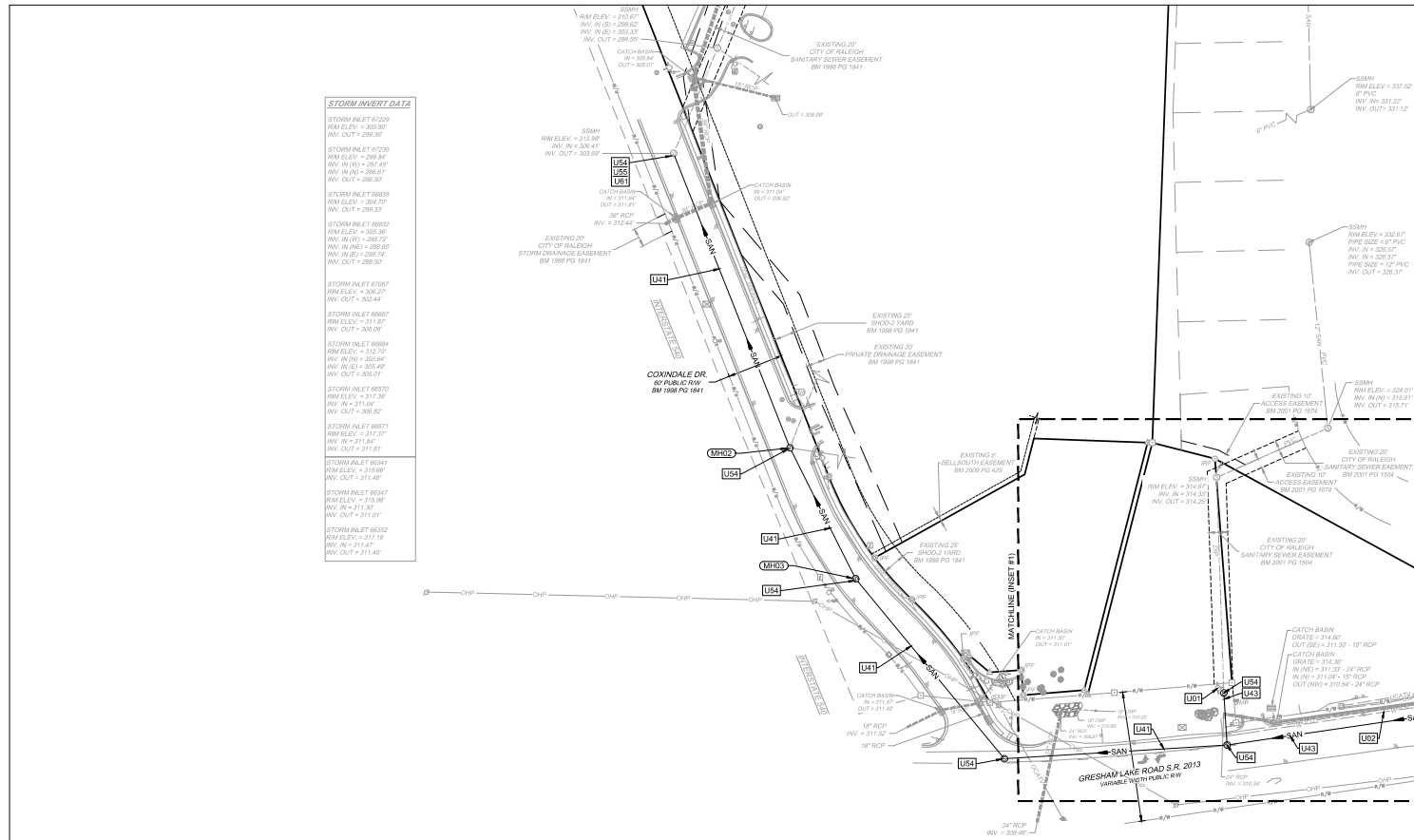
REVISION DESCRIPTION
REVISED PER CITY OF RALEIGH COMMENTS
01/12/2022
REVISED PER CITY OF RALEIGH COMMENTS
01/12/2022
REVISED PER CITY OF RALEIGH COMMENTS
05/04/2023
REVISED PER CITY OF RALEIGH COMMENTS
05/04/2023

JOB NO.
47392
SHEET NO.
C.3.3

These plans and associated documents are the sole property of TIMMONS GROUP and may not be reproduced in whole or in part and may not be used for any purpose whatsoever, including, but not limited to, construction, bidding, or other construction planning without the express written consent of TIMMONS GROUP.

[illegible]

		NORTH CAROLINA LICENSE NO. C-1652		3095 GRESHAM LAKE ROAD CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA		UTILITY PLAN		PRELIMINARY NOT FOR CONSTRUCTION	
THIS DRAWING PREPARED AT THE 5410 Trinity Ridge, Suite 102 Raleigh, NC 27607 TEL 919.866.4951 FAX 919.833.8224 www.timmons.com		YOUR VISION ACHIEVED THROUGH OURS.		DATE 01/21/2022		REVISION DESCRIPTION 1. REVISED PER CITY OF RALEIGH COMMENTS			
		DESIGNED BY 332		DRAWN BY 332		2. REVISED PER CITY OF RALEIGH COMMENTS			
		CHECKED BY R. BAKER		SCALE AS SHOWN		3. REVISED PER CITY OF RALEIGH COMMENTS			
						4. REVISED PER CITY OF RALEIGH COMMENTS			
						5. REVISED PER CITY OF RALEIGH COMMENTS			
						6. REVISED PER CITY OF RALEIGH COMMENTS			
						7. REVISED PER CITY OF RALEIGH COMMENTS			
						8. REVISED PER CITY OF RALEIGH COMMENTS			
						9. REVISED PER CITY OF RALEIGH COMMENTS			
						10. REVISED PER CITY OF RALEIGH COMMENTS			
						11. REVISED PER CITY OF RALEIGH COMMENTS			
						12. REVISED PER CITY OF RALEIGH COMMENTS			
						13. REVISED PER CITY OF RALEIGH COMMENTS			
						14. REVISED PER CITY OF RALEIGH COMMENTS			
						15. REVISED PER CITY OF RALEIGH COMMENTS			
						16. REVISED PER CITY OF RALEIGH COMMENTS			
						17. REVISED PER CITY OF RALEIGH COMMENTS			
						18. REVISED PER CITY OF RALEIGH COMMENTS			
						19. REVISED PER CITY OF RALEIGH COMMENTS			
						20. REVISED PER CITY OF RALEIGH COMMENTS			
						21. REVISED PER CITY OF RALEIGH COMMENTS			
						22. REVISED PER CITY OF RALEIGH COMMENTS			
						23. REVISED PER CITY OF RALEIGH COMMENTS			
						24. REVISED PER CITY OF RALEIGH COMMENTS			
						25. REVISED PER CITY OF RALEIGH COMMENTS			
						26. REVISED PER CITY OF RALEIGH COMMENTS			
						27. REVISED PER CITY OF RALEIGH COMMENTS			
						28. REVISED PER CITY OF RALEIGH COMMENTS			
						29. REVISED PER CITY OF RALEIGH COMMENTS			
						30. REVISED PER CITY OF RALEIGH COMMENTS			
						31. REVISED PER CITY OF RALEIGH COMMENTS			
						32. REVISED PER CITY OF RALEIGH COMMENTS			
						33. REVISED PER CITY OF RALEIGH COMMENTS			
						34. REVISED PER CITY OF RALEIGH COMMENTS			
						35. REVISED PER CITY OF RALEIGH COMMENTS			
						36. REVISED PER CITY OF RALEIGH COMMENTS			
						37. REVISED PER CITY OF RALEIGH COMMENTS			
						38. REVISED PER CITY OF RALEIGH COMMENTS			
						39. REVISED PER CITY OF RALEIGH COMMENTS			
						40. REVISED PER CITY OF RALEIGH COMMENTS			
						41. REVISED PER CITY OF RALEIGH COMMENTS			
						42. REVISED PER CITY OF RALEIGH COMMENTS			
						43. REVISED PER CITY OF RALEIGH COMMENTS			
						44. REVISED PER CITY OF RALEIGH COMMENTS			
						45. REVISED PER CITY OF RALEIGH COMMENTS			
						46. REVISED PER CITY OF RALEIGH COMMENTS			
						47. REVISED PER CITY OF RALEIGH COMMENTS			
						48. REVISED PER CITY OF RALEIGH COMMENTS			
						49. REVISED PER CITY OF RALEIGH COMMENTS			
						50. REVISED PER CITY OF RALEIGH COMMENTS			
						51. REVISED PER CITY OF RALEIGH COMMENTS			
						52. REVISED PER CITY OF RALEIGH COMMENTS			
						53. REVISED PER CITY OF RALEIGH COMMENTS			
						54. REVISED PER CITY OF RALEIGH COMMENTS			
						55. REVISED PER CITY OF RALEIGH COMMENTS			
						56. REVISED PER CITY OF RALEIGH COMMENTS			
						57. REVISED PER CITY OF RALEIGH COMMENTS			
						58. REVISED PER CITY OF RALEIGH COMMENTS			



INSET #2

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH
NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



	JOB NO. 47392
	SHEET NO. C5.1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction taking without the express written consent of TIMMONS GROUP.

Outdoor Lighting Shoebbox LED



The energy-efficient Shoebbox LED combines a decorative, contemporary style with versatility and energy lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebbox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where it is wanted. It is available in black, dark brown, gray or white with one to four fixtures per pole.

LED Light Emitting Diode

Mounting heights 25', 30', 35'

Colors Black, Bronze, Gray, White

Poles Fluoroglass (2 or 3 fixtures per pole) Decorative tapered metal, Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at duke-energy.com/outdoorlighting or call 1-877-866-3663 ext. 11



Outdoor Lighting Shoebbox LED

Light source: LED (watts)
Replacement: LED Wattage 150 - 250 watt (W) and metal halide, LED Wattage 205 - up to 400 watt (watts halide)

Warm-up and restrike time: Instant on (no warm-up or restrike time)

Wattage	BUS Rating	Light Pattern	Lumens	Color Temp
LED 150	83-105-03	IESNA Type V (downward)	15985	2700K
LED 150	83-105-03	IESNA Type III (downward)	15985	2700K
LED 205	83-105-03	IESNA Type III (downward)	25870	2700K
LED 220	83-105-04	IESNA Type IV (downward)	24390	2700K
LED 220	83-105-04	IESNA Type III (downward)	25114	2700K
LED 420	83-105-05	IESNA Type V (downward)	48514	2700K
LED 420	83-105-05	IESNA Type III (downward)	42365	2700K
LED 570	83-105-05	IESNA Type V (downward)	60295	2700K
LED 570	83-105-05	IESNA Type III (downward)	54035	2700K

*These are approximate replacement suggestions; actual conditions could be different.

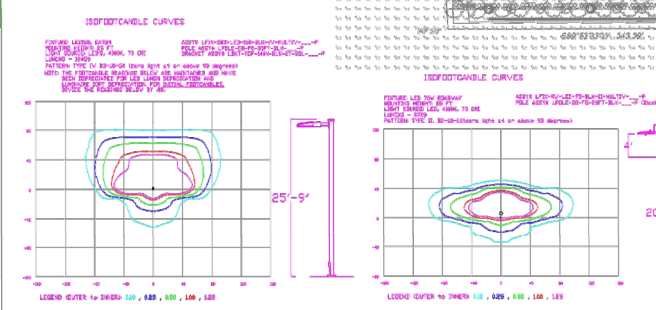
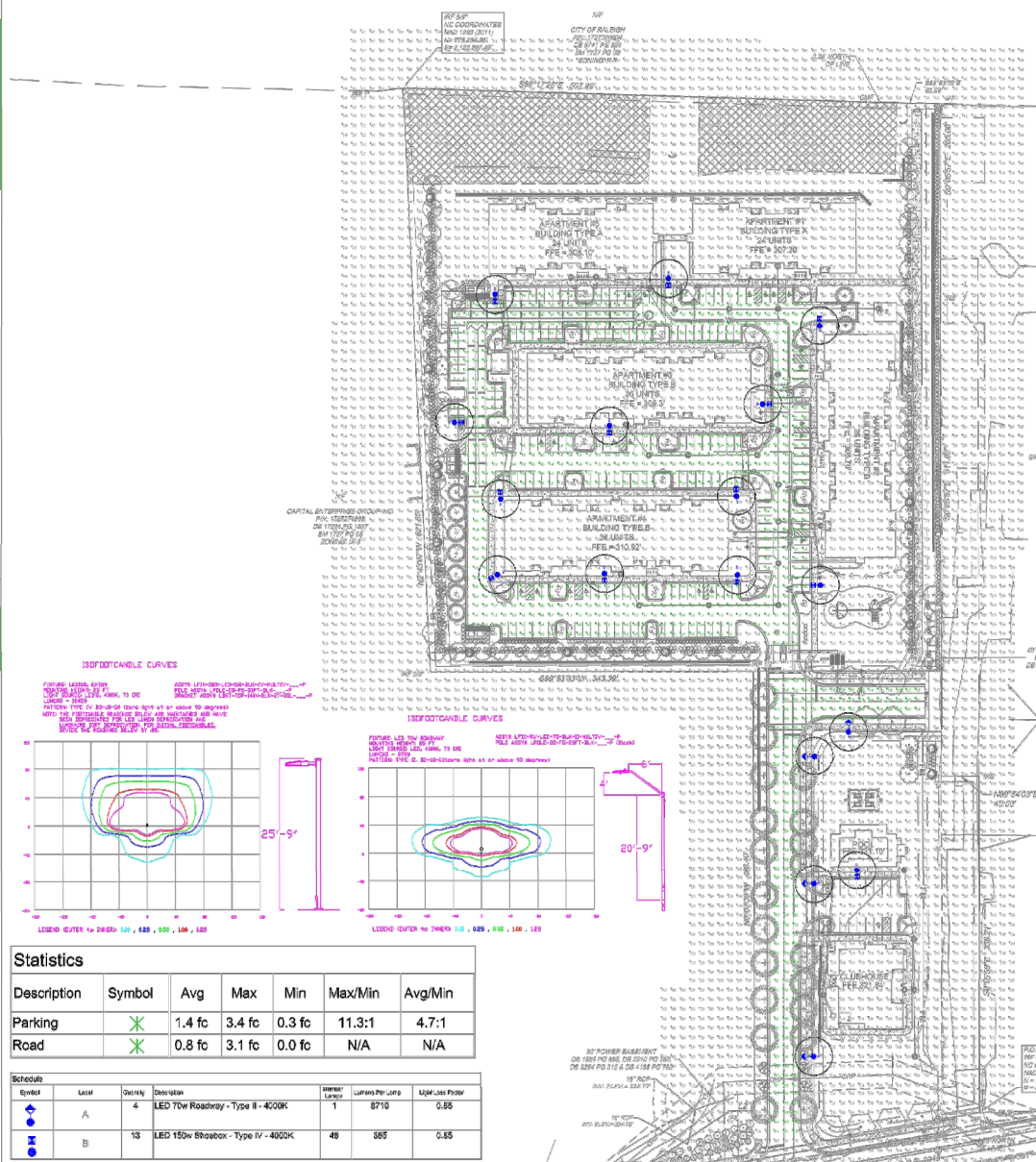
Poles available:	Mounting height	Color
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25', 30', 35'	Black, Bronze, Gray, White
Fluoroglass	30'	Black (2 or 3 fixtures per pole) Gray (2 or 3 fixtures per pole)

Features
Use or no installation cost
Design provided by lighting professionals included
No maintenance included
Decorative included
Warranty included
One year warranty on your electric bill
Transferable
Backed by over 40 years of experience

Benefits
Free up capital for other projects
Meets industry standards and lighting ordinances
One-time life cycle cost
Less expensive than traditional fixtures
Warranty-free
Convenient and safe for you
Proven, reliable maintenance and service
A whole lot less from today ... and to tomorrow

*All outdoor hardware available when required on metal poles only.

©2018 Duke Energy Progress. 10/18/18 0000



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	X	1.4 fc	3.4 fc	0.3 fc	11.3:1	4.7:1
Road	X	0.8 fc	3.1 fc	0.0 fc	N/A	N/A

80' POWER BUS
ON 150W PO 885, FOR
ON 80W PO 515 A 8

80' POWER BUS
ON 150W PO 885, FOR
ON 80W PO 515 A 8

80' POWER BUS
ON 150W PO 885, FOR
ON 80W PO 515 A 8

Schedule						
Symbol	Label	Quantity	Description	HEIGHT LUMENS	LUMENS PER LAMP	LIGHT POLE PRICE
A	A	4	LED 150w Shoebbox - Type IV - 4000K	1	8710	0.88
B	B	13	LED 150w Shoebbox - Type IV - 4000K	48	585	0.88

LIGHTING DESIGN TOLERANCE

This document contains only the conceptual design information presented as an estimate of service, to the sole property of Duke Energy and is intended only for the specific purpose and prospective client as stated in the site block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted except prior written consent from, and payment of compensation to Duke Energy. Duke Energy reserves any liability or responsibility for any unauthorized use of or reference to this document.



PROPRIETARY & CONFIDENTIAL

This document contains only the conceptual design information presented as an estimate of service, to the sole property of Duke Energy and is intended only for the specific purpose and prospective client as stated in the site block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted except prior written consent from, and payment of compensation to Duke Energy. Duke Energy reserves any liability or responsibility for any unauthorized use of or reference to this document.



Outdoor Lighting Roadway LED



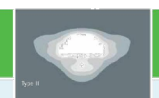
The Roadway LED is a green solution and great for streets, roads, parking lots, and parking areas. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing light to neighboring properties. Choose the luminaire type and mounting height to meet your needs. Mount on an existing pole. Available with one to four fixtures per pole, depending on the luminaire combination selected.

LED Light Emitting Diode	80 95 106 180 216 280 watts
Mounting heights	25', 30', 35'
Colors	Gray, Black
Poles	Fluoroglass (metal special conditions) Wood

For additional information, visit us at duke-energy.com/outdoorlighting or call 1-877-866-3663 ext. 11



Outdoor Lighting Roadway LED



Light source: LED (watts)
Lumens: 4,807 - 25,000 (lumens measured)
IESNA Backlight Rating - Class (BUC) Rating

Wattage	Light Pattern	IESNA Backlight Rating
LED 80	IESNA Type II (medium beam)	81-105-01
LED 95	IESNA Type II (medium beam)	81-105-02
LED 106	IESNA Type II (medium beam)	81-105-03
LED 180	IESNA Type II (medium beam)	81-105-04
LED 216	IESNA Type II (medium beam)	81-105-05
LED 280	IESNA Type II (medium beam)	81-105-06

Poles available:	Mounting height	Color
Fluoroglass	25', 30', 35'	Gray
Wood	25', 30', 35'	Black (additional cost)
Fluoroglass (metal special conditions)*	25', 30', 35'	Gray

Features
Use or no installation cost
Design provided by lighting professionals included
No maintenance included
Warranty included
One year warranty on your electric bill
Transferable
Backed by over 40 years of experience

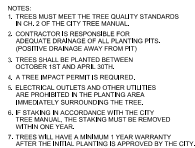
Benefits
Free up capital for other projects
Meets industry standards and lighting ordinances
One-time life cycle cost
Less expensive than traditional fixtures
Warranty-free
Convenient and safe for you
Proven, reliable maintenance and service
A whole lot less from today ... and to tomorrow

*All outdoor hardware available when required on metal poles only.

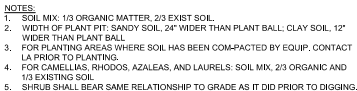
PRESERVE @ GRESHAMS LAKE

Rolling, ME
SITE LIGHTING PLAN
Designed by N. Johnson
Date: 06/06/2023
Description: LED 70w Roadway & 150w Shoebbox
Drawing No. 21-04108
Scale: 1" = 50'
Size: "Arch D"Sht. 1 of 1

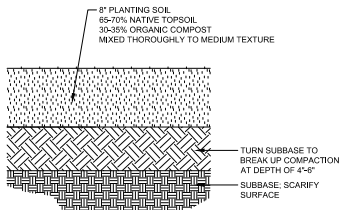
REV#	DATE	REVISION	BY
Rev A	06/06/23	Updated Site Plan	NJ
Rev A	12/16/2023	LED 70w Roadway - Black & 150w Shoebbox - Black Fluoroglass Pole	NJ



NTS



NTS



NTS

1. VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
2. PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS SHALL BE PROVIDED WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO THE PROJECT ARCHITECT FOR APPROVAL PRIOR TO BIDDING.
3. THE PROVIDER OF PLANT MATERIALS SHALL BE A CONTRACTOR ENGAGED IN LANDSCAPE ARCHITECTURE SHALL BE A LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF NORTH CAROLINA.
4. NEW PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL OF LANDSCAPE ARCHITECT.
5. NO TREE SHALL BE WITHIN 10' OF A FREE HYDRANT OR 5' OF A WATER METER OR VALVE.
6. PREPARE PLANT BEDS PER DETAILS.
7. ALL PLANT AREAS MUST NOT ONLY BE DETERMINE SOIL CHARACTER AND QUALITY, NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.
8. INSTALL PLANTS AND MULCH BEDS WITH 3" OF TURPLE-SHREDDED HARDWOOD MULCH.
9. ALL PLANT MATERIALS SHALL BE STABILIZED TO BE STABILIZED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR ENGINEER AND SHALL BE PERMANENTLY SEEDED WITH BERMAUDA SEED TURF GRASS.
10. AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
11. ANY EXISTING VEGETATION NOT INVOLVED IN NEW CONSTRUCTION SHALL BE ISOLATED AND PROTECTED BY TREE PROTECTION FENCING.
12. CONTRACTOR RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECT THE GUARANTEE.
13. CONTRACTOR SHALL INSURE THAT ALL PLANT MATERIAL IS FREE OF FERTILIZER PRIOR TO INSTALLATION.
14. ALL PLANT MATERIALS AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT. THE REVIEW AGENT WILL BE DETERMINED BY THE COUNTY OF THE CERTIFICATE OF OCCUPANCY.
15. REVIEW BY GUY WILL TAKE PLACE 12 MONTHS AFTER INSTALLATION.

5 GRESHAM LAKE ROAD
Y OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
LANDSCAPE NOTES & DETAILS

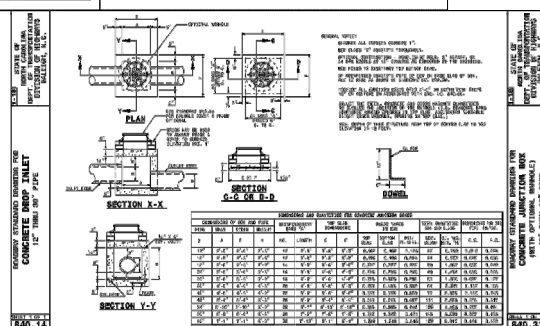
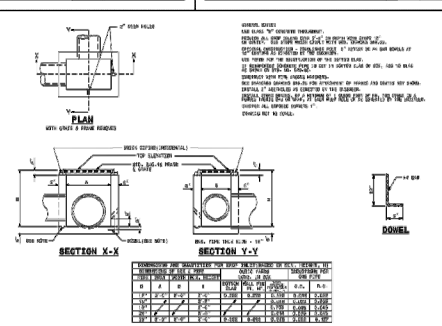
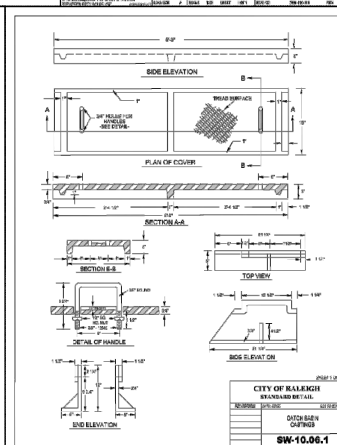
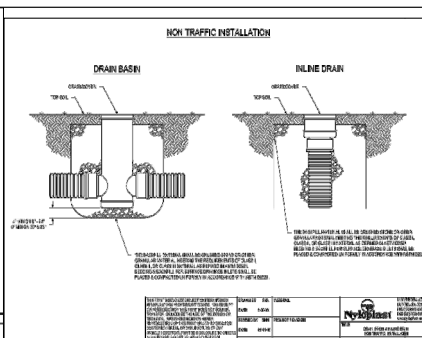
5 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
LANDSCAPE NOTES & DETAILS

JOB NO.
47392

SHEET NO.
162

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

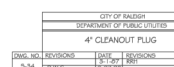
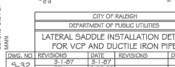
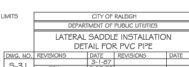
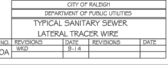
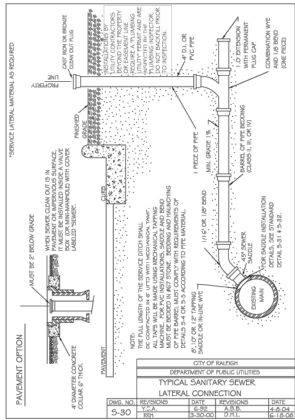
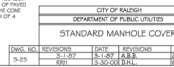
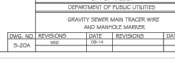
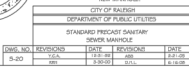
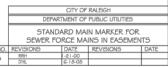
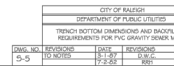
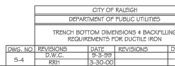
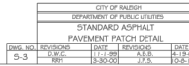
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH,
NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



ONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
5 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

		30%
--	--	-----


These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to, the sale, lease, license, or other disposition of any real property. This notice shall be printed on all copies of the plans and associated documents.




	
	JOB NO. 47392
	SHEET NO. C8.2

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC
 TEL 919.866.4951 FAX 919.833.8124 www.d...

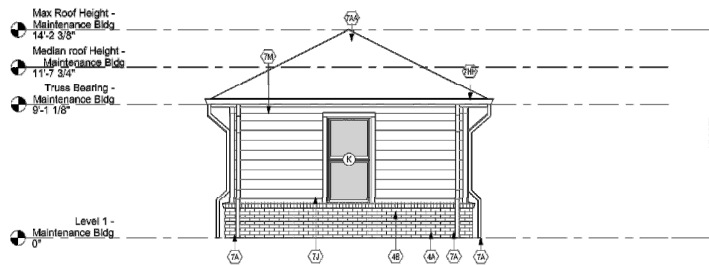
DATE	
12/22/2022	
03/28/2023	
04/12/2023	
05/04/2023	
06/05/2023	

	DESIGNED BY
	332
	CHECKED BY
	R. BAKER
	SCALE
	AS SHOWN

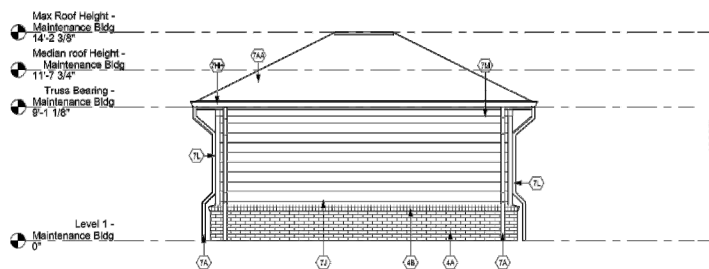
ONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
33095 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS



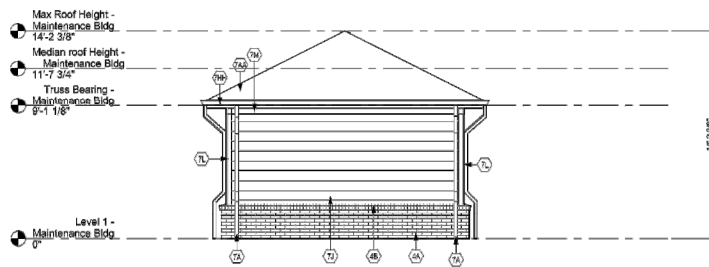
JOB NO.
47392
SHEET NO.
C8.2



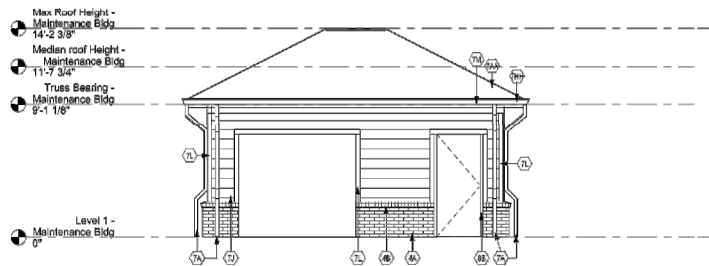
6 Maintenance Building Elevation - South
A141 1/4" = 1'-0"



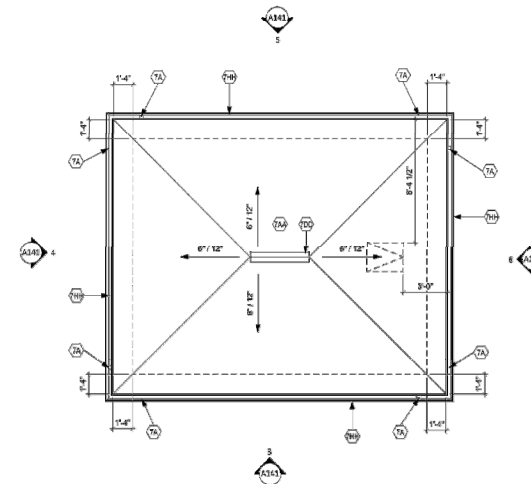
5 Maintenance Building Elevation - East
A141 1/4" = 1'-0"



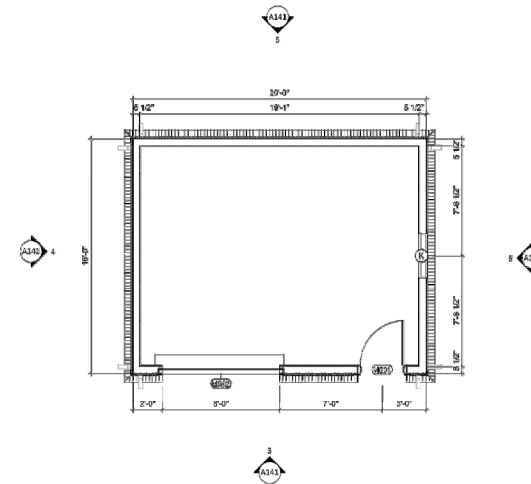
4 Maintenance Building Elevation - North
A141 1/4" = 1'-0"



3 Maintenance Building Elevation - West
A141 1/4" = 1'-0"

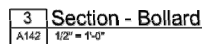
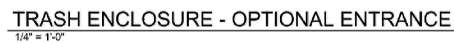
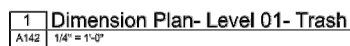
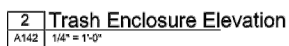


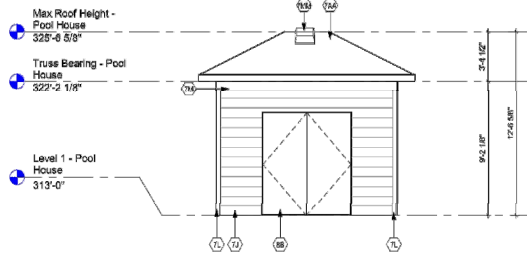
2 ROOF PLAN - MAINTENANCE BUILDING
A141 1/4" = 1'-0"



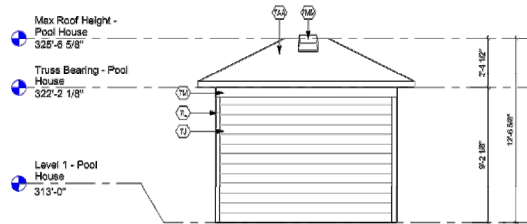
1 1ST FLOOR PLAN - MAINTENANCE BUILDING
A141 1/4" = 1'-0"

Revisions	No.	Description	Date

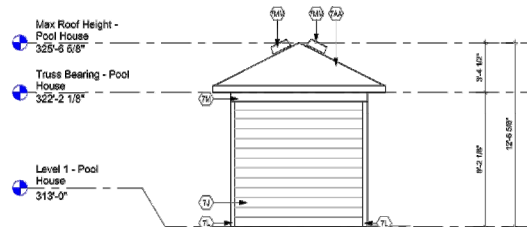




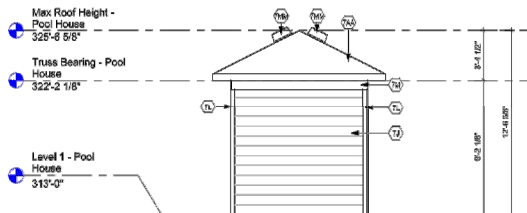
1 POOL HOUSE - ELEVATION - FRONT
A143 1/4" = 1'-0"



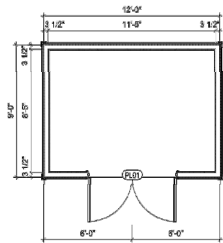
2 POOL HOUSE - BACK
A143 1/4" = 1'-0"



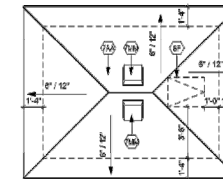
3 POOL HOUSE - SIDE
A143 1/4" = 1'-0"



4 POOL HOUSE - SIDE
A143 1/4" = 1'-0"



5 POOL HOUSE PLAN
A143 1/4" = 1'-0"



6 POOL HOUSE - ROOF PLAN
A143 1/4" = 1'-0"

Architect of Record
STUDIO A
2330 Blankfort Avenue
Knoxville, Kentucky 40206
Tel: 602.588.9007
www.studioarch.com

Design Architect
STUDIO A
1403 South 10th Street, Suite 110
Knoxville, TN 37922
Tel: 602.588.9007
Fax: 602.588.9008

Consultants

Project Name

Gresham Lake Apartments

3055 GRESHAM LAKE RD.
RALEIGH-WAKE COUNTY, NC

Client

Gresham Lake, L.P.

1400 S 4TH ST
LOUISVILLE, KY 40202

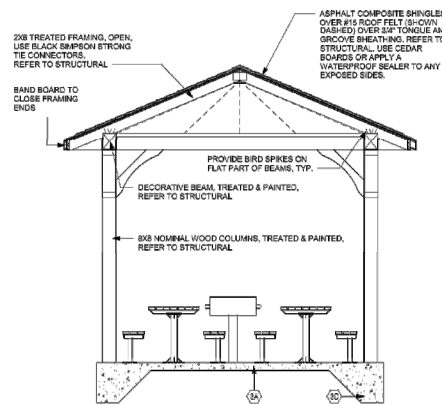
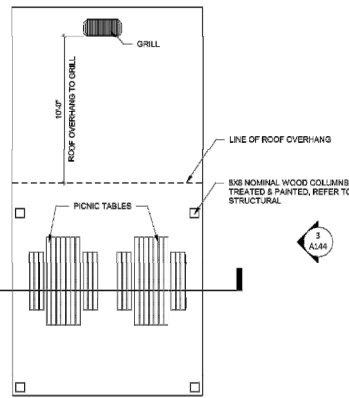
PERMIT SET

Revisions		
No.	Description	Date

SITE STRUCTURES - POOL BUILDING

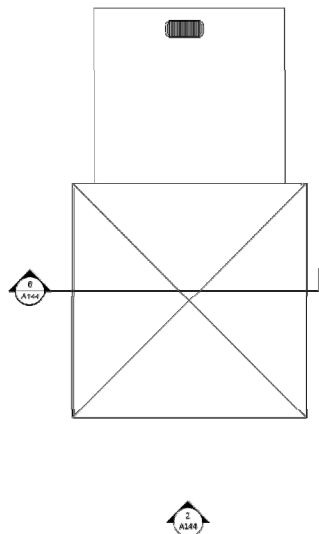
Project number: 21LD03
Date: 03/17/2022

A143
Scale: 1/4" = 1'-0"

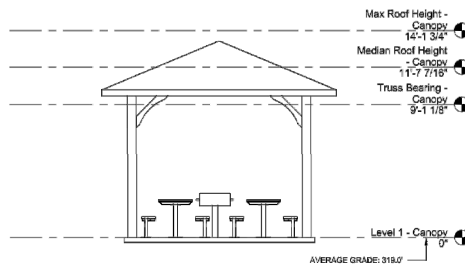


6 CANOPY SECTION
A144 3/8" = 1'-0"

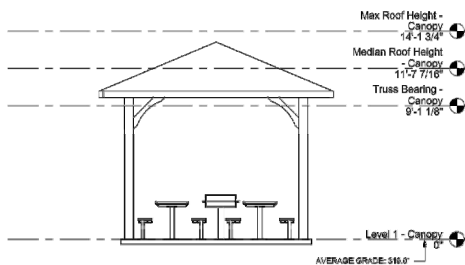
7 FLOOR PLAN - CANOPY
A144 1/4" = 1'-0"



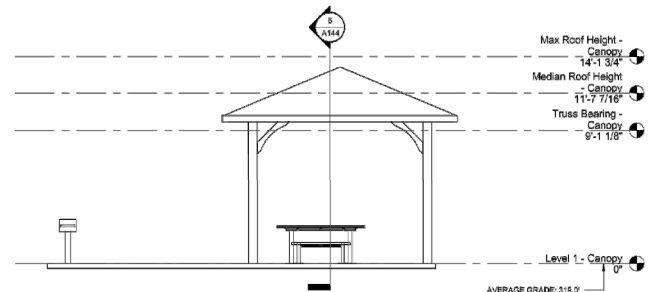
5 ROOF PLAN - CANOPY
A144 1/4" = 1'-0"



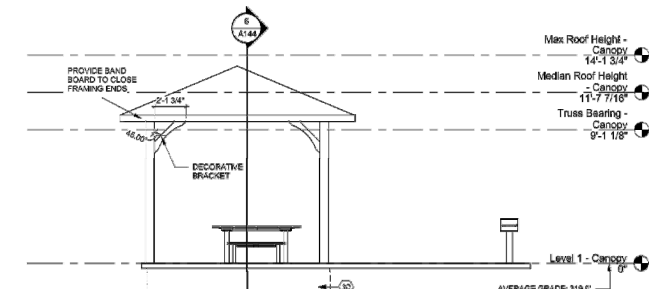
2 WEST ELEVATION - CANOPY
A144 1/4" = 1'-0"



1 EAST ELEVATION - CANOPY
A144 1/4" = 1'-0"



4 SOUTH ELEVATION - CANOPY
A144 1/4" = 1'-0"

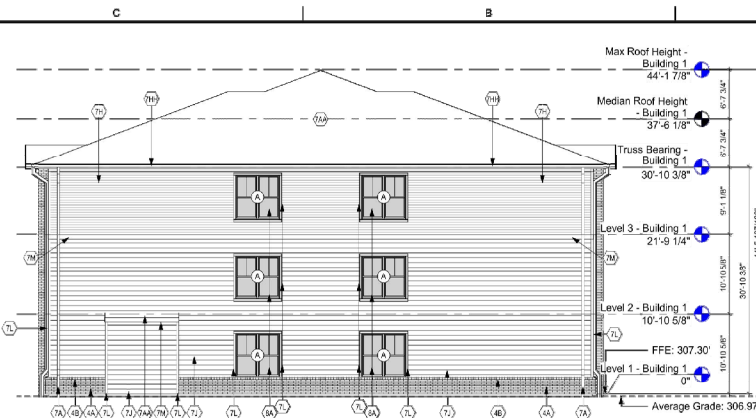


3 NORTH ELEVATION - CANOPY
A144 1/4" = 1'-0"

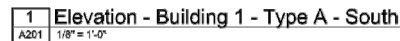
Key Value
3A 4" REINFORCED CONCRETE SLAB - REFER TO STRUCTURAL DWGS FOR ADDITIONAL INFORMATION
3C CONCRETE FOOTING, REFER TO STRUCTURAL DRAWING FOR ADDITIONAL INFORMATION

Keynote Text

Revisions	No.	Description	Date



4	Elevation - Building 1 - Type A - East
A201	1/8" = 1'-0"



- [illegible]



- Key Value**
- 4A
 - 4B
 - 8A
 - 8B
 - 7A
 - 7AA
 - 7B
 - 7C
 - 7D
 - 7E
 - 7F
 - 7G
 - 7H
 - 7I
 - 7J
 - 7K
 - 7L
 - 7M
 - 7N
 - 7O
 - 7P
 - 7Q
 - 7R
 - 7S
 - 7T
 - 7U
 - 7V
 - 7W
 - 7X
 - 7Y
 - 7Z
- Keynote Text**
- FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 10" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 18" FROM BRICK AND OUTSIDE CORNERS AND EVERY 24" MAX. OF STRAIGHT RUNS.
 - ROWLOCK COURSE FACE BRICK LEDGE, SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLD BRICK AT ENDS.
 - DECORATIVE GUARDRAIL - SEE FABRICATION DETAILS.
 - 12" HIGH 1-1/2" DIA. GUARDRAIL. PAINTED TO MATCH COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
 - 5" PRE-FINISHED METAL DOWNSPOUT. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
 - ASPHALT COMPOSITE ANTI-FUNGAL SEAL-TAB-TYPE SHINGLES WITH 25-YEAR PRODUCT WARRANTY (IN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE FLOOR BREAKING w/ CLIPS - REFER TO STRUCTURAL DRAWINGS).
 - HOUSE VENT.
 - 4" NOMINAL FIBER-CEMENT LAP SIDING BOARDS. MIN. 24" INCH THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. WHERE SIDING BOARDS ARE ATTACHED TO AND PART OF THE VINYL SIDING APPLICATION, METAL FLASHING MUST BE INSTALLED BEHIND, ON TOP OF, AND BELOW SIDING BOARDS.
 - 5" WIDE FINE-SAWN K-STYLE METAL GUTTER. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT - ROUTE TO STORM PIPES. SEE CIVIL DRAWINGS.
 - 2" NOMINAL FIBER-CEMENT LAP SIDING BOARDS. MIN. 24" INCH THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. WHERE SIDING BOARDS ARE ATTACHED TO AND PART OF THE VINYL SIDING APPLICATION, METAL FLASHING MUST BE INSTALLED BEHIND, ON TOP OF, AND BELOW SIDING BOARDS.
 - 4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
 - 8" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
 - SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - EXTERIOR INSULATED METAL DOOR AND FRAME ASSEMBLY. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION. EXTERIOR PATIO DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.

3 Elevation - Building 2 - Type B - North
A202 1/8" = 1'-0"

4 Elevation - Building 2 - Type B - South
A202 1/8" = 1'-0"

1 Elevation - Building 2 - Type B - East
A202 1/8" = 1'-0"

2 Elevation - Building 2 - Type B - West
A202 1/8" = 1'-0"

Architect of Record

2330 Frankfort avenue
Louisville, Kentucky 40206
Tel. 502.588.8007
www.studioarch.com

Design Architect

1400 5th Street Suite 210
Louisville, KY 40202
Tel. 502.588.8007

Consultants

Project Name

Gresham Lake Apartments

3055 GRESHAM LAKE RD
RALEIGH-WALKER COUNTY, NC

Client

Gresham Lake, L.P.

1400 5th Street
Louisville, KY 40206

PERMIT SET

Revisions

No.	Description	Date

BUILDING 2 - EXTERIOR ELEVATIONS

Project number: 21LD03
Date: 03/17/2022

A202

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



Architect of Record

STUDIO A

2330 Frankfort Avenue
Louisville, Kentucky 40206
Tel: 502.588.8007
www.studioarch.com

Design Architect

STUDIO A

1400 South 4th Street Suite 210
Louisville, KY 40203
Tel: 502.588.8007

Consultants

Project Name

Gresham Lake Apartments

3055 GRESHAM LAKE RD
RALEIGH-WHARF COUNTY, NC

Client

Gresham Lake, L.P.

1409 S 4TH ST
LOUISVILLE, KY 40202

PERMIT SET

Revisions

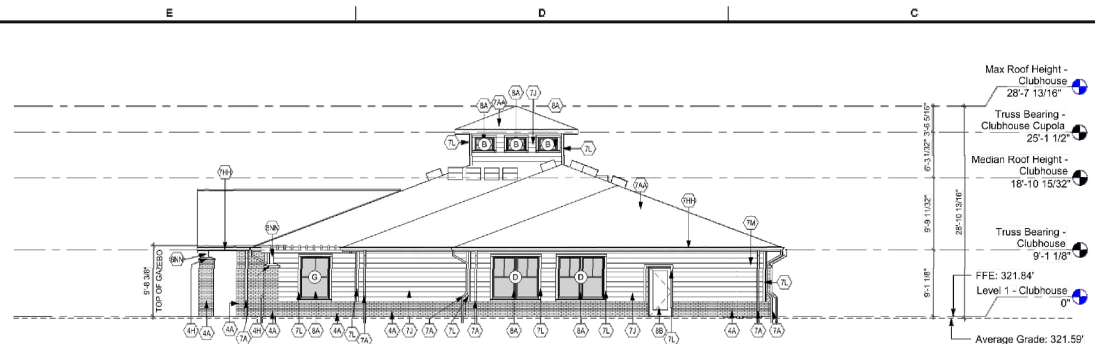
No.	Description	Date

BUILDING 3 - EXTERIOR ELEVATIONS

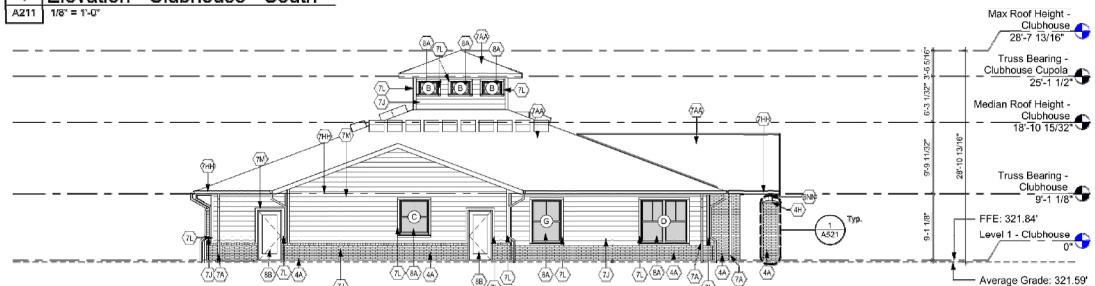
Project number: 21L003
Date: 03/17/2022

A203

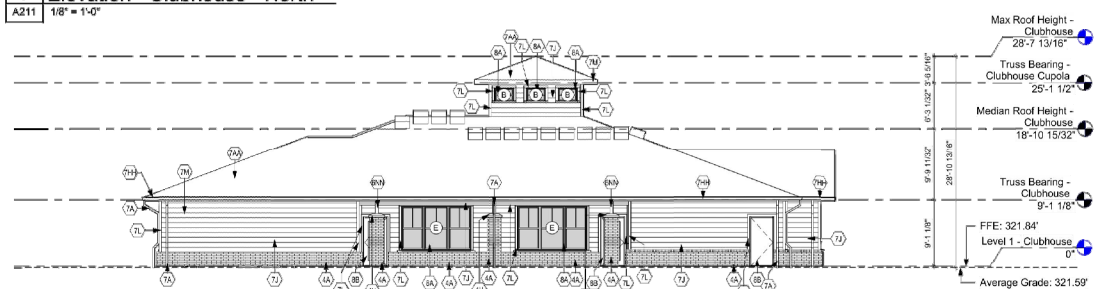
Scale: 1/8" = 1'-0"



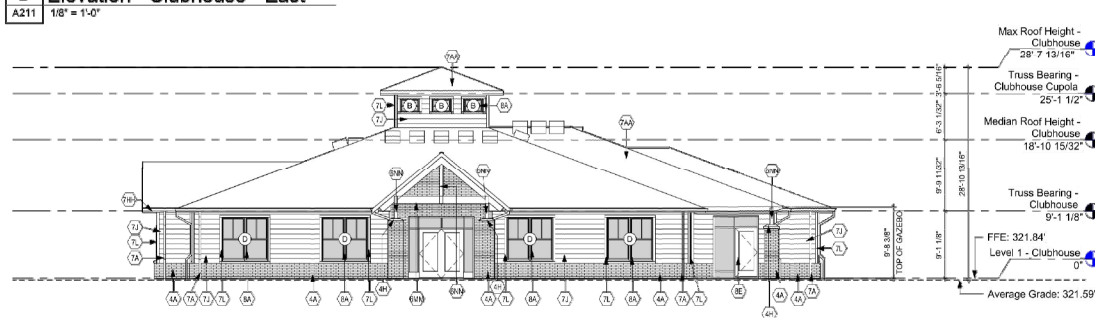
4 Elevation - Clubhouse - South
A211 1/8" = 1'-0"



3 Elevation - Clubhouse - North
A211 1/8" = 1'-0"



2 Elevation - Clubhouse - East
A211 1/8" = 1'-0"



1 Elevation - Clubhouse - West
A211 1/8" = 1'-0"

Key Value

Material Text

- 4A. FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 18" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 18" FROM INSIDE AND OUTSIDE CORNERS AND EVERY 28FT MIN. OF STRAIGHT RUN.
- 4H. PRE-CAST STONE CAP. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- 3AM. 6x12 ROUGH CUT CEDAR RIDGE POST. REFER TO STRUCTURAL DRAWINGS
- 3BH. 6x12 ROUGH CUT CEDAR POSTS. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
- 7A. 5/4" PRE-FINISHED METAL DOWNPOUT. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
- 7AA. ASPHALT COMPOSITE ANTI-FUNGAL SEAL TAB-TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY MINIMUM OVER TWO UNDERLAYMENT OVER EXISTING GRADE ROOF SHEATHING w/ CLIPS - REFER TO STRUCTURAL DRAWINGS
- 7HH. 5/4" WIDE PRE-FINISHED K-STYLE METAL GUTTER. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT - ROUTE TO STORM PIPING, SEE CIVIL DRAWINGS
- 7J. 1/2" NOMINAL FIBER-CEMENT LAP SIDING BOARDS. MIN. 0.04 INCH THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
- 7L. 1/2" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
- 7M. 1/2" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
- 8A. SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 8B. EXTERIOR INSULATED METAL DOOR AND FRAME ASSEMBLY. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 8E. ALUMINUM STOREFRONT DOOR AND WINDOW ASSEMBLY 1" THICK INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

Architect of Record



STUDIO A
2330 Frankfort Avenue
Louisville, Kentucky 40206
Tel. 502.588.8007
www.studioarch.com

Design Architect



STUDIO A
2330 Frankfort Avenue
Louisville, Kentucky 40206
Tel. 502.588.8007
www.studioarch.com

Consultants

Project Name

**Gresham Lake
Apartments**

3055 GRESHAM LAKE RD
RALEIGH-WHITE COUNTY, NC

Client

**Gresham Lake,
L.P.**

1409 E 4TH ST
LOUISVILLE, KY 40202

PERMIT SET

Revisions		
No.	Description	Date

**CLUBHOUSE -
EXTERIOR
ELEVATIONS**

Project number: 21LD003

Date: 03/17/2022

A211

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