



Administrative Approval Action

Case File / Name: ASR-0098-2022
DSLCL - Collegeview Student Housing

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

LOCATION: This site is composed of 16 parcels located on the north side of Avent Ferry Road, west of Varsity Drive (between Varsity Drive, Crest Road, and Collegeview Avenue) at 1406 Varsity Drive.

REQUEST: Development of a 4.14 acre/180,206 sf site zoned RX-7-UL with a total right-of-way dedication along Varsity Dr. (1,729 sf), Crest Rd (1,400 sf) and Collegeview Ave. (4,761 sf), totaling .18 acres/7,890 sf leaving a net area of 3.95 acres/172,130 sf. A proposed 226 multi-units apartment structure, 349,007 sf gross floor area (42 1-bedroom; 61 2-bedrooms; 11 3-bedrooms; 98 4-bedrooms & 14 5-bedrooms), and an enclosed parking garage of 136,158 sf, for a total gross area of 485,165 sf.

Z- 35-22 - Rezoning Varsity Dr. & Collegeview Ave - Prohibited Uses. Adopted 10/4/22. Effective 10/9/22.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUR-0896-2022: DSENG - Surety/Infrastructure

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 16, 2023 by Mcadams.

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:

Public Utilities

1. 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

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



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

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

General

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

Engineering

2. A pedestrian and bicycle 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)
3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
4. 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.
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)



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6. 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)

Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .14 acres of tree conservation area.

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

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

General

1. A demolition permit shall be obtained.
2. A recombination map shall be recorded recombining the existing lots into a single tract.
3. Comply with all conditions of Z-35-22.
4. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

Engineering

5. 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

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

Stormwater

7. 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).



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8. 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).
9. 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

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along Crest Rd, 4 street trees along Varsity Dr, and 11 street trees along Collegeview Sr.
11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
12. A public infrastructure surety for the 27 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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. All street lights and street signs required as part of the development approval are installed.
3. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

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

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



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3-Year Expiration Date: July 19, 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: 07/19/2023
Development Services Dir/Designee

Staff Coordinator: **Jermont Purifoy**

COLLEGEVIEW MULTIFAMILY

APARTMENTS

1406 VARSITY DRIVE
RALEIGH, NORTH CAROLINA 27606
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH CASE# ASR-0098-2022
PROJECT NUMBER: SPEC-22179
DATE: OCTOBER 18, 2022

Administrative Site Review Application

Planning and Development Customer Service Center - One Exchange Place, Suite 401 Raleigh, NC 27601 (919) 890-0200

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 15.2.4. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case # _____ Please print (only)

Please review UDO Section 15.2.4 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 [Form and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier One Site Plan <input type="checkbox"/> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Tiny House <input type="checkbox"/> Open lot	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Live-Work <input type="checkbox"/> College Court <input type="checkbox"/> Frequent Tenant Development Option <input type="checkbox"/> Design Alternative # _____	<input type="checkbox"/> Subdivision case # _____ <input type="checkbox"/> Replat/lot split case # _____ <input type="checkbox"/> Board of Adjustment # _____ <input type="checkbox"/> Zoning Case # 2-205-2022 <input type="checkbox"/> Design Alternative # _____

GENERAL INFORMATION

Development name: Collegeview Student Housing

Inside City limits? Yes ☒ No ☐

Property addresses: 1401, 1414, 1404-1405 Varsity Dr. 1405, 1402, 1404, 1406, 1408, 1410, 1412, 1408-1410, 1412, 1414, 1416, 1418, 1420, 1422, 1408-1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634, 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1654, 1656, 1658, 1660, 1662, 1664, 1666, 1668, 1670, 1672, 1674, 1676, 1678, 1680, 1682, 1684, 1686, 1688, 1690, 1692, 1694, 1696, 1698, 1700, 1702, 1704, 1706, 1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1748, 1750, 1752, 1754, 1756, 1758, 1760, 1762, 1764, 1766, 1768, 1770, 1772, 1774, 1776, 1778, 1780, 1782, 1784, 1786, 1788, 1790, 1792, 1794, 1796, 1798, 1800, 1802, 1804, 1806, 1808, 1810, 1812, 1814, 1816, 1818, 1820, 1822, 1824, 1826, 1828, 1830, 1832, 1834, 1836, 1838, 1840, 1842, 1844, 1846, 1848, 1850, 1852, 1854, 1856, 1858, 1860, 1862, 1864, 1866, 1868, 1870, 1872, 1874, 1876, 1878, 1880, 1882, 1884, 1886, 1888, 1890, 1892, 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1920, 1922, 1924, 1926, 1928, 1930, 1932, 1934, 1936, 1938, 1940, 1942, 1944, 1946, 1948, 1950, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1966, 1968, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 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3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382, 3384, 3386, 3388, 3390, 3392, 3394, 3396, 3398, 3400, 3402, 3404, 3406, 3408, 3410, 3412, 3414, 3416, 3418, 3420, 3422, 3424, 3426, 3428, 3430, 3432, 3434, 3436, 3438, 3440, 3442, 3444, 3446, 3448, 3450, 3452, 3454, 3456, 3458, 3460, 3462, 3464, 3466, 3468, 3470, 3472, 3474, 3476, 3478, 3480, 3482, 3484, 3486, 3488, 3490, 3492, 3494, 3496, 3498, 3500, 3502, 3504, 3506, 3508, 3510, 3512, 3514, 3516, 3518, 3520, 3522, 3524, 3526, 3528, 3530, 3532, 3534, 3536, 3538, 3540, 3542, 3544, 3546, 3548, 3550, 3552, 3554, 3556, 3558, 3560, 3562, 3564, 3566, 3568, 3570, 3572, 3574, 3576, 3578, 3580, 3582, 3584, 3586, 3588, 3590, 3592, 3594, 3596, 3598, 3600, 3602, 3604, 3606, 3608, 3610, 3612, 3614, 3616, 3618, 3620, 3622, 3624, 3626, 3628, 3630, 3632, 3634, 3636, 3638, 3640, 3642, 3644, 3646, 3648, 3650, 3652, 3654, 3656, 3658, 3660, 3662, 3664, 3666, 3668, 3670, 3672, 3674, 3676, 3678, 3680, 3682, 3684, 3686, 3688, 3690, 3692, 3694, 3696, 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4694, 4696, 4698, 4700, 4702, 4704, 4706, 4708, 4710, 4712, 4714, 4716, 4718, 4720, 4722, 4724, 4726, 4728, 4730, 4732, 4734, 4736, 4738, 4740, 4742, 4744, 4746, 4748, 4750, 4752, 4754, 4756, 4758, 4760, 4762, 4764, 4766, 4768, 4770, 4772, 4774, 4776, 4778, 4780, 4782, 4784, 4786, 4788, 4790, 4792, 4794, 4796, 4798, 4800, 4802, 4804, 4806, 4808, 4810, 4812, 4814, 4816, 4818, 4820, 4822, 4824, 4826, 4828, 4830, 4832, 4834, 4836, 4838, 4840, 4842, 4844, 4846, 4848, 4850, 4852, 4854, 4856, 4858, 4860, 4862, 4864, 4866, 4868, 4870, 4872, 4874, 4876, 4878, 4880, 4882, 4884, 4886, 4888, 4890, 4892, 4894, 4896, 4898, 4900, 4902, 4904, 4906, 4908, 4910, 4912, 4914, 4916, 4918, 4920, 4922, 4924, 4926, 4928, 4930, 4932, 4934, 4936, 4938, 4940, 4942, 4944, 4946, 4948, 4950, 4952, 4954, 4956, 4958, 4960, 4962, 4964, 4966, 4968, 4970, 4972, 4974, 4976, 4978, 4980, 4982, 4984, 4986, 4988, 4990, 4992, 4994, 4996, 4998, 5000, 5002, 5004, 5006, 5008, 5010, 5012, 5014, 5016, 5018, 5020, 5022, 5024, 5026, 5028, 5030, 5032, 5034, 5036, 5038, 5040, 5042, 5044, 5046, 5048, 5050, 5052, 5054, 5056, 5058, 5060, 5062, 5064, 5066, 5068, 5070, 5072, 5074, 5076, 5078, 5080, 5082, 5084, 5086, 5088, 5090, 5092, 5094, 5096, 5098, 5100, 5102, 5104, 5106, 5108, 5110, 5112, 5114, 5116, 5118, 5120, 5122, 5124, 5126, 5128, 5130, 5132, 5134, 5136, 5138, 5140, 5142, 5144, 5146, 5148, 5150, 5152, 5154, 5156, 5158, 5160, 5162, 5164, 5166, 5168, 5170, 5172, 5174, 5176, 5178, 5180, 5182, 5184, 5186, 5188, 5190, 5192, 5194

C0.00



2-23-23

Re:
COLLEGEVIEW STUDENT HOUSING
Atten: GRIFFIN HORNYAK c/o FD STONEWATER

This is a letter of support for trash and recycling services for your new facility being planned for **COLLEGEVIEW STUDENT HOUSING at 1423 COLLEGEVIEW AVE RALEIGH NC 27606**. We have reviewed the plans and have found that **REPUBLIC SERVICES** will be able to safely perform all needed services.

If the event that the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe for us to provide service.

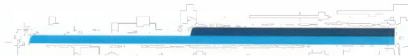
We look forward to providing waste and recycling services at your new property once it has been completed and ready to be serviced.

Please feel free to contact me directly 919-519-9739 or email tyolk@republicservices.com
Service days and hours: Monday-Friday 7am. to 5pm.

Best Regards,

Timothy M. Volk

Timothy M. Volk
Sr. Account Executive: Raleigh Metro
Republic Services
919-519-9739



McADAMS
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CLIENT

FD STONEWATER
1001 19TH STREET N, SUITE 1401
ARLINGTON, VA 22203

**COLLEGEVIEW MULTIFAMILY
APARTMENTS**
ADMINISTRATIVE SITE REVIEW
CREST ROAD ASSEMBLAGE
RALEIGH, NC 27607

REVISIONS

NO.	DATE	
1	12-12-2022	RESPONSE TO 1ST ASR REVIEW
2	03-15-2023	RESPONSE TO 2ND ASR REVIEW
3	05-10-2023	RESPONSE TO 3RD ASR REVIEW
4	06-16-2023	RESPONSE TO 4TH ASR REVIEW

PLAN INFORMATION

PROJECT NO. SPEC-22179
FILENAME
CHECKED BY
DRAWN BY
SCALE
DATE 10-18-2022
SHEET

APPROVAL FORMS

C0.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



CLIENT

FD STONEWATER
1001 19TH STREET N, SUITE 1401
ARLINGTON, VA 22203

CREST ROAD ASSEMBLAGE
ALTA/NSPS LAND TITLE SURVEY
CREST ROAD AND COLLEGE VIEW AVENUE
RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

1. SEE SHEET 1 OF 2 FOR GENERAL NOTES
2. SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES.

1. ROBERT F. AND PATRICIA W. STOSIC
D.B.: 0793386510
D.B. 18977, PG. 988
1408 VARSITY RD
12,075 S.F. OR 0.28 AC.
2. BEAVER CREEK LAND HOLDINGS LLC
P.I.N.: 0793386451
D.B. 18228, PG. 700, BM. 1997, PG. 318
1409 COLLEGEVIEW AVE
8,779 S.F. OR 0.20 AC.
3. BEAVER CREEK LAND HOLDINGS LLC
P.I.N.: 0793386462
D.B. 18228, PG. 700, BM. 1997, PG. 318
1414 VARSITY RD
6,708 S.F. OR 0.15 AC.
4. BEAVER CREEK LAND HOLDINGS LLC
P.I.N.: 0793386496
D.B. 18228, PG. 704, BM. 1997, PG. 318
1410 VARSITY RD
8,757 S.F. OR 0.20 AC.
5. BEAVER CREEK LAND HOLDINGS LLC
P.I.N.: 0793386395
D.B. 18228, PG. 704, BM. 1997, PG. 318
1414 VARSITY RD
8,739 S.F. OR 0.20 AC.
6. CARDIFF SHEA
P.I.N.: 0793384354
D.B. 18811, PG. 1563
1411 COLLEGEVIEW AVE
14,004 S.F. OR 0.32 AC.
7. CARDIFF SHEA
P.I.N.: 0793384226
D.B. 18860, PG. 597
1419 COLLEGEVIEW AVE
7,791 S.F. OR 0.18 AC.
8. PRESCOTT COLLEGEVIEW LLC
P.I.N.: 0793384204
D.B. 18977, PG. 814, BM. 1924, PG. 02
1411 COLLEGEVIEW AVE
8,814 S.F. OR 0.20 AC.
9. BEAVER CREEK LAND HOLDINGS LLC
P.I.N.: 0793381179
D.B. 18970, PG. 1692
1427 COLLEGEVIEW AVE
9,702 S.F. OR 0.22 AC.
10. BEAVER CREEK LAND HOLDINGS LLC
P.I.N.: 0793383144
D.B. 18970, PG. 1692
1501 COLLEGEVIEW AVE
14,483 S.F. OR 0.33 AC.
11. XUEJIAN JIN, TIMOTHY STEPHENS
P.I.N.: 0793386322
D.B. 18289, PG. 2228, BM. 1924, PG. 2A-C
1408 VARSITY RD
10,478 S.F. OR 0.24 AC.
12. CENTENNIAL LAND COMPANY LLC
P.I.N.: 0793386207
D.B. 18680, PG. 597
1404 CREST RD
10,330 S.F. OR 0.24 AC.
13. CENTENNIAL LAND COMPANY LLC
P.I.N.: 0793385138
D.B. 18680, PG. 597, BM. 2001, PG. 2019
1408 CREST RD
21,866 S.F. OR 0.50 AC.
14. CENTENNIAL LAND COMPANY LLC
P.I.N.: 0793386147
D.B. 18680, PG. 597, BM. 2001, PG. 2019
1408 CREST RD
9,014 S.F. OR 0.21 AC.
15. ROBERT F. STOSIC
P.I.N.: 0793386027
D.B. 18705, PG. 018
1412 CREST RD
14,261 S.F. OR 0.33 AC.
16. GEOFFREY R. AND
KARLSON G. CAMPBELL
P.I.N.: 0793385010
D.B. 11486, PG. 374
1500 CREST RD
14,302 S.F. OR 0.33 AC.
N/F(ADJOINER)
KENNETH A. LUCAS
P.I.N.: 0793374684
D.B. 14294, PG. 2219
1502 CREST RD
10,255 S.F. OR 0.24 AC.
N/F(ADJOINER)
KENNETH A. LUCAS
P.I.N.: 0793374670
D.B. 14294, PG. 2219
1504 CREST RD
10,255 S.F. OR 0.24 AC.

PROJECT NO.	SPEC22179
FILE NAME	SPEC22179-AT

FILENAME	SPEC22175A1
CHECKED BY	JBT
DRAWN BY	JBT
SCALE	1"=30'
DATE	09.14.2022

ALTA/NSPS
LAND TITLE SURVEY

2-2

●	EXISTING IRON PIPE
○	IRON PIPE SET
▲	CALCULATED POINT
●	BORE HOLE
①	SANITARY SEWER MANHOLE
②	SANITARY SEWER CLEANOUT
W	WATER
W	WATER
W	WATER METER
W	FLUE W/HEAT
W	TELEPHONE PEDESTAL
W	BICYCLE RACK
W	ELECTRIC BOX
W	LIGHT POLE
W	POWER POLE
W	GUY WIRE
W	CURB INLET
W	STORM DRAINAGE MANHOLE
W	VARD INLET
W	TRANSFORMER
W	FIBER OPTIC VAULT
W	SIGN
W	BOLLARD
W	TELEPHONE HAND HOLE(ACCESS PANEL)
SD	STORM DRAIN PIPE
OU	OVERHEAD UTILITY LINES
W	WATER LINE
SS	SANITARY SEWER LINE
○	TELEPHONE LINE
○	GAS LINE
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
-X-X-	FENCE LINE
~~~~~	TREE LINE
=====	PROPERTY BOUNDARY LINE
-----	EASEMENT LINE
-----	SEWERAGE LINE





# CLIENT

FD STONEWATER  
1001 19TH STREET N, SUITE 1401  
ARLINGTON, VA 22203

# COLLEGEVIEW MULTIFAMILY APARTMENTS ADMINISTRATIVE SITE REVIEW CREST ROAD ASSEMBLAGE RALEIGH, NC 27607

# REVISIONS

NO.	DATE	DESCRIPTION
1	12.12.2022	RESPONSE TO 1ST ASH REVIEW
2	03.15.2023	RESPONSE TO 2ND ASH REVIEW
3	09.10.2023	RESPONSE TO 3RD ASH REVIEW
4	06.16.2023	RESPONSE TO 4TH ASH REVIEW

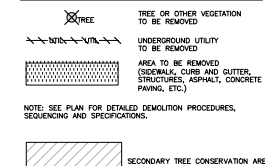
# PLAN INFORMATION

PROJECT NO. SPEC-22179  
FILENAME  
CHECKED BY  
DRAWN BY  
SCALE  
DATE 10.18.2022  
SHEET

# DEMOLITION PLAN

**C1.01**

# DEMOLITION LEGEND



NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

# DEMOLITION NOTES:

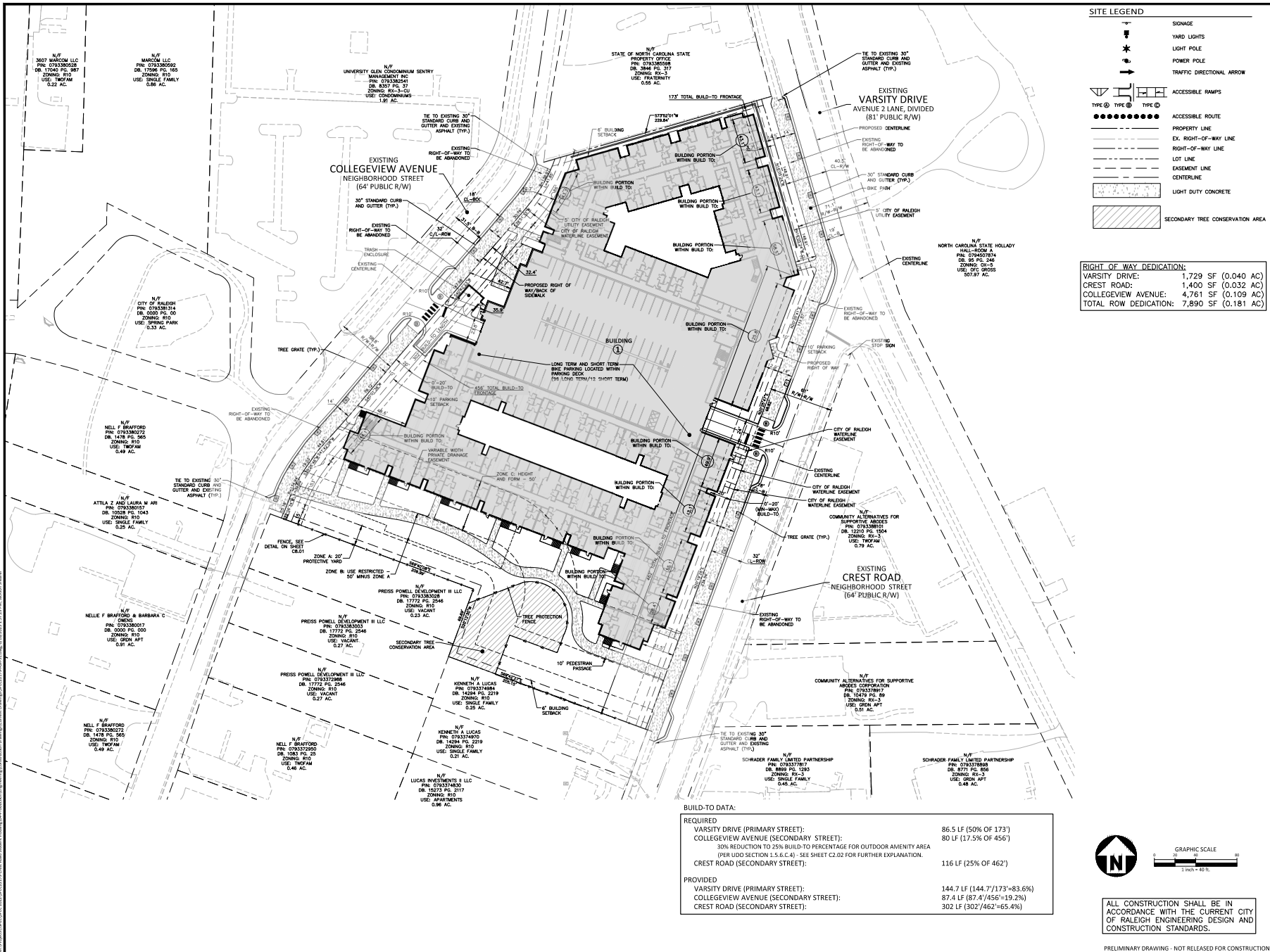
- IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS PRIOR TO CONDUCTING A DEMOLITION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE DEMOLITION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 360 LINEAR FEET OR 15 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
- ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
- BEFORE STARTING DEMOLITION OR MODIFICATION OF EXISTING STRUCTURES, LIGHT POLES, ELECTRICAL DISTRIBUTION, ETC., CONTRACTOR TO COORDINATE DISCONNECTION OF ELECTRICAL POWER, COMMUNICATIONS, WATER SERVICE, SANITARY SERVICE, ETC. WITH ASSOCIATED UTILITY COMPANY AND OWNER.
- DEVELOPER TO REMOVE BUILDING WITHIN TREE CONSERVATION AREA USING NO MOTORIZED OR HEAVY EQUIPMENT WITH TIRES OR TRACKS AND NO DISTURBANCE TO THE AREA.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION





**SITE LEGEND**

- Signage
- Yard Lights
- Light Pole
- Power Pole
- Traffic Directional Arrow
- Accessible Ramps
- Accessible Route
- Property Line
- Ex. Right-of-Way Line
- Right-of-Way Line
- Lot Line
- Easement Line
- Centerline
- Light Duty Concrete
- Secondary Tree Conservation Area

**RIGHT OF WAY DEDICATION:**

Varsity Drive:	1,729 SF (0.040 AC)
Crest Road:	1,400 SF (0.032 AC)
Collegeview Avenue:	4,761 SF (0.109 AC)
<b>TOTAL ROW DEDICATION:</b>	<b>7,890 SF (0.181 AC)</b>

**McADAMS**  
The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919.823.4300  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
FD STONENATER  
1001 19TH STREET N, SUITE 1401  
ARLINGTON, VA 22203

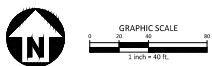
**COLLEGEVIEW MULTIFAMILY APARTMENTS**  
ADMINISTRATIVE SITE REVIEW  
CREST ROAD ASSEMBLAGE  
RALEIGH, NC 27607

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12.12.2022	RESPONSE TO 1ST AAR REVIEW
2	03.15.2023	RESPONSE TO 2ND AAR REVIEW
3	09.10.2023	RESPONSE TO 3RD AAR REVIEW
4	06.16.2023	RESPONSE TO 4TH AAR REVIEW

**PLAN INFORMATION**  
PROJECT NO.: SPEC-22179  
FILENAME:  
CHECKED BY:  
DRAWN BY:  
SCALE:  
DATE: 10.18.2022  
**SHEET**

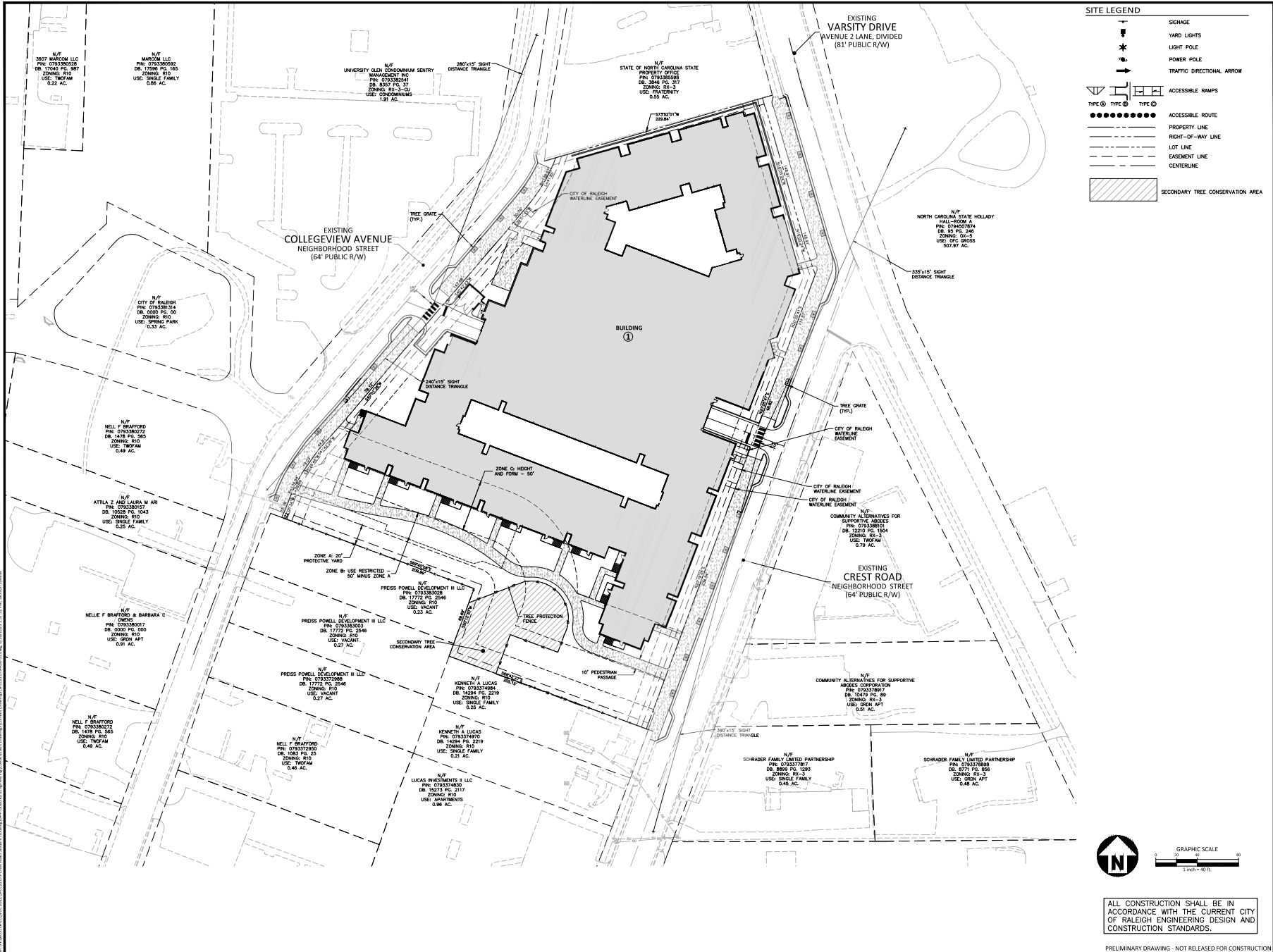
**OVERALL SITE PLAN**  
**C2.00**



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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**COLLEGEVIEW MULTIFAMILY  
APARTMENTS**  
ADMINISTRATIVE SITE REVIEW  
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PROJECT NO. SPEC-22179  
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DATE 10.18.2022  
**SHEET**

**SITE DISTANCE TRIANGLE**  
**PLAN**  
**C2.01**





### GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- BRANCHED FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 6" ADS
- NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3" MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TREE PROTECTION FENCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- TREE CONSERVATION AREA

### AVERAGE GRADE DETERMINATION:

VARSITY DRIVE	PROPOSED		
	HIGH	LOW	AVERAGE
	399.57	398.83	399.20

### CLIENT

FD STONEMASTER  
1001 19TH STREET N, SUITE 1401  
ARLINGTON, VA 22203

### REVISIONS

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### PLAN INFORMATION

PROJECT NO. SPEC-22179  
FILENAME:  
CHECKED BY:  
DRAWN BY:  
SCALE:  
DATE 10.18.2022  
SHEET

### OVERALL GRADING PLAN

# C3.00

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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## COLLEGEVIEW MULTIFAMILY APARTMENTS

### ADMINISTRATIVE SITE REVIEW

### CREST ROAD ASSEMBLAGE

RALEIGH, NC 27607

### REVISIONS

NO.	DATE	DESCRIPTION
1	12.12.2022	RESPONSE TO 1ST AAR REVIEW
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### OVERALL GRADING PLAN

# C3.00

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**COLLEGEVIEW MULTIFAMILY APARTMENTS**  
ADMINISTRATIVE SITE REVIEW  
CREST ROAD ASSEMBLAGE  
RALEIGH, NC 27607

**REVISIONS**

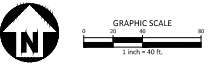
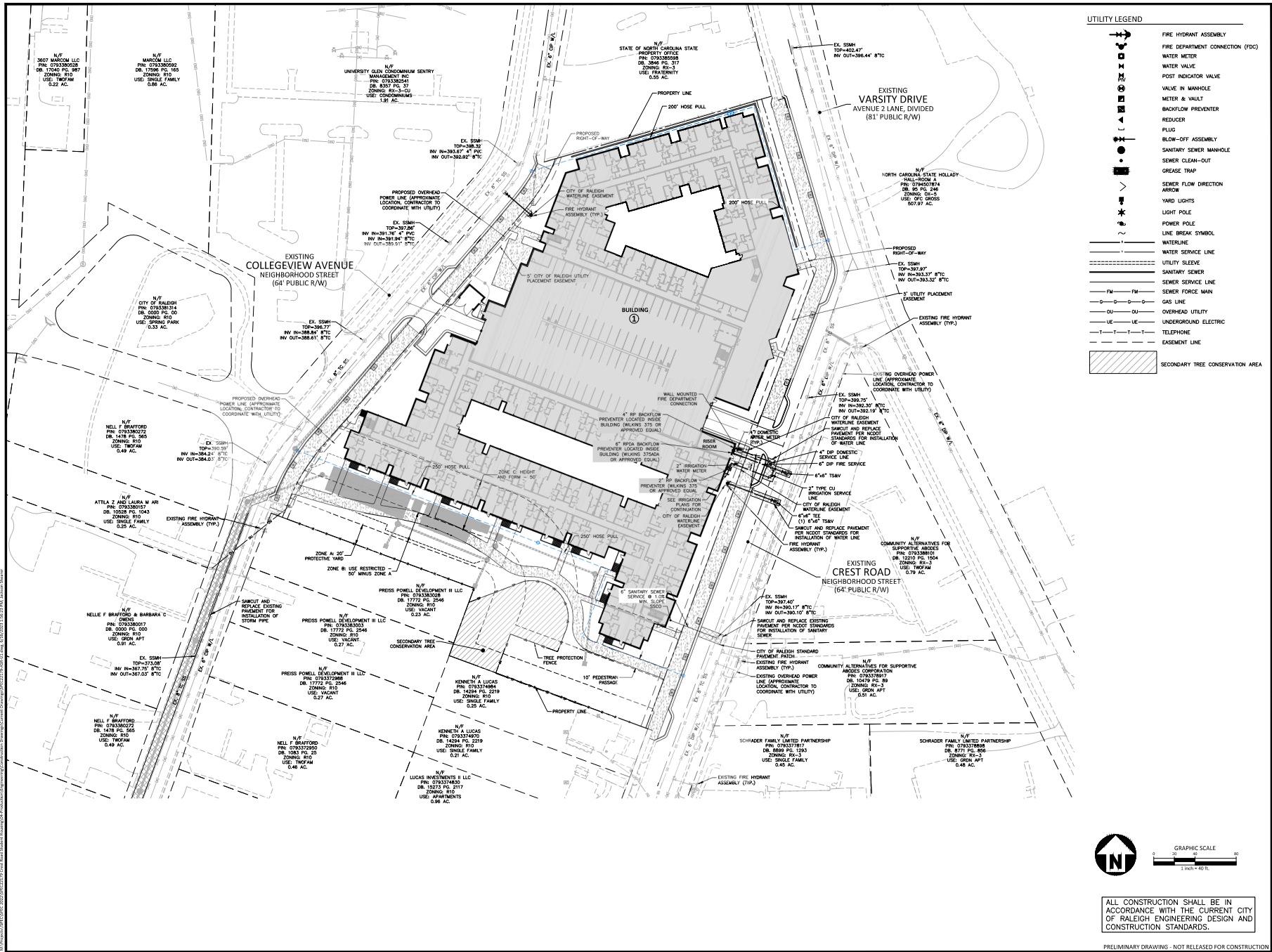
NO.	DATE	DESCRIPTION
1	12.12.2022	RESPONSE TO 1ST ADR REVIEW
2	03.15.2023	RESPONSE TO 2ND ADR REVIEW
3	09.10.2023	RESPONSE TO 3RD ADR REVIEW
4	06.16.2023	RESPONSE TO 4TH ADR REVIEW

**PLAN INFORMATION**

PROJECT NO.	SPEC-22179
FILENAME	
CHECKED BY	
DRAWN BY	
SCALE	
DATE	10.18.2022
<b>SHEET</b>	

**OVERALL UTILITY PLAN**

**C4.00**



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



## CLIENT

FD STONEWATER  
1001 19TH STREET N, SUITE 1401  
ARLINGTON, VA 22203

**COLLEGEVIEW MULTIFAMILY  
APARTMENTS**  
ADMINISTRATIVE SITE REVIEW  
CREST ROAD ASSEMBLAGE  
RALEIGH, NC 27607

## REVISIONS

NO.	DATE	
1	12. 12. 2022	RESPONSE TO 1ST ASR REVIEW
2	03. 15. 2023	RESPONSE TO 2ND ASR REVIEW
3	05. 10. 2023	RESPONSE TO 3RD ASR REVIEW
4	06. 16. 2023	RESPONSE TO 4TH ASR REVIEW

## PLAN INFORMATION

PROJECT NO. SPEC-22179

FILENAME

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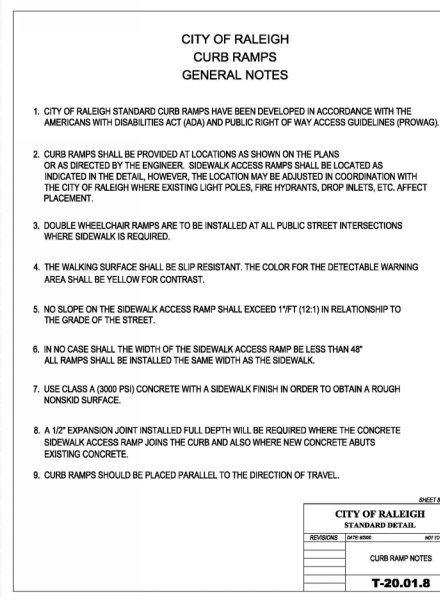
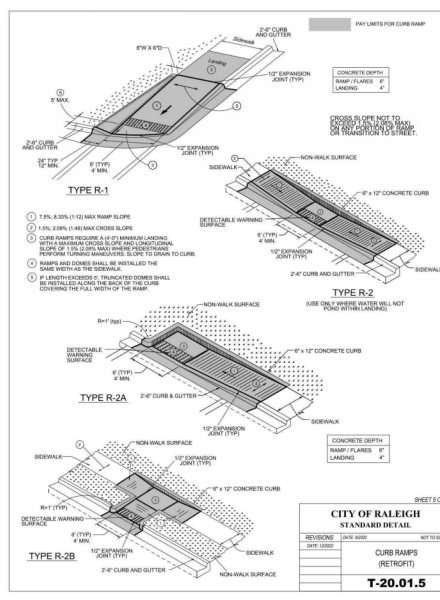
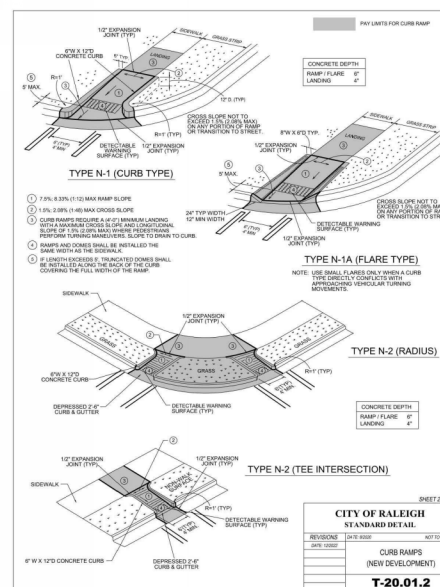
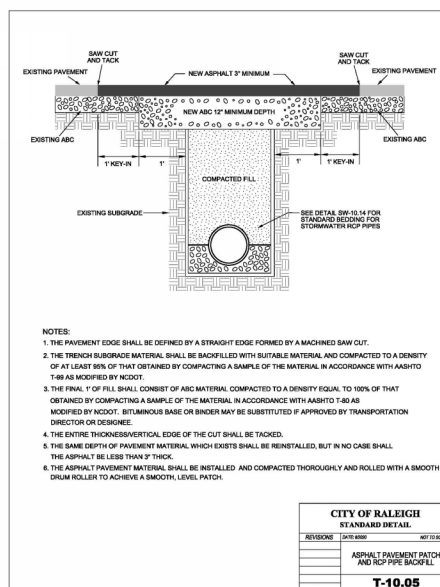
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DATE _____

SHEET

## SITE DETAILS

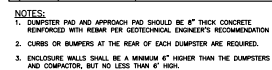
**C8.00**



\\Projects\191\C\916C-2022\916C22179-Crest Road Student Housing\04-Production\Engineering\Construction Drawings\916C22179-ASB-01.dwg, 6/16/2023 1:56:39 PM, Jackson Shwartz

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





SOLID WASTE ENCLOSURE  
1" = 10'



**COLLEGEVIEW MULTIFAMILY  
APARTMENTS**  
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## PLAN INFORMATION

PROJECT NO. SPEC-22179  
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 DATE 10. 18. 2022  
**SHEET**

## SITE DETAILS

## C8.02





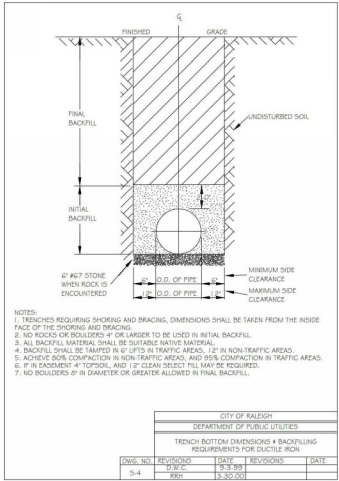
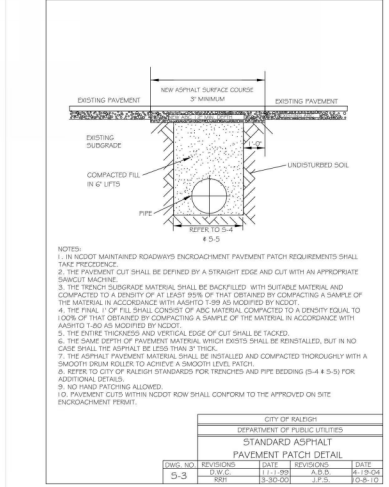
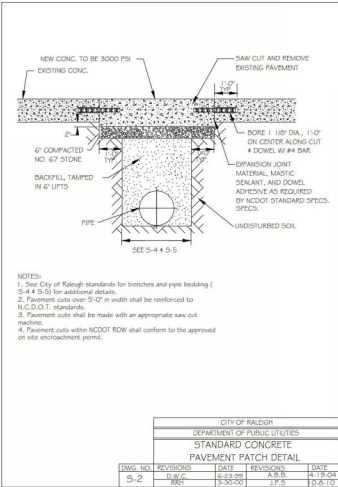
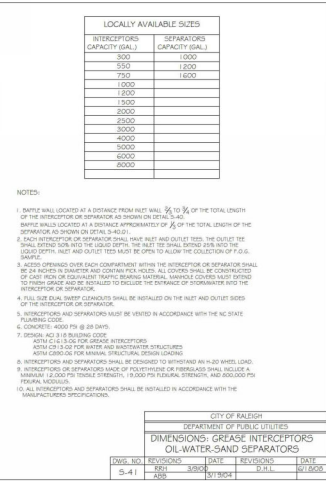
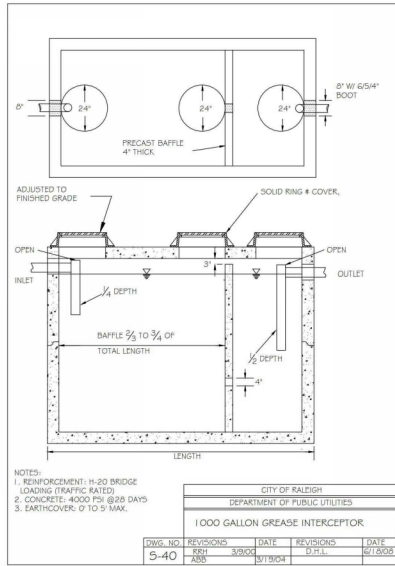
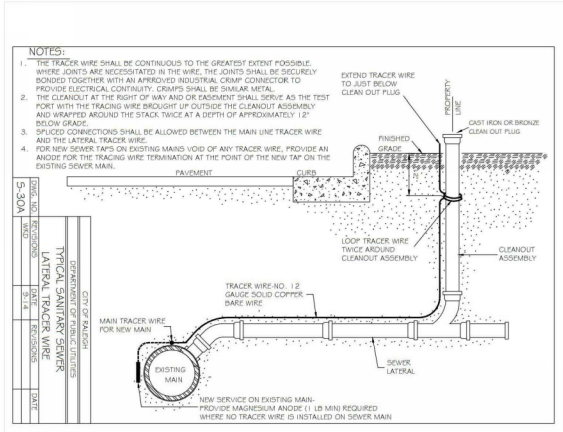
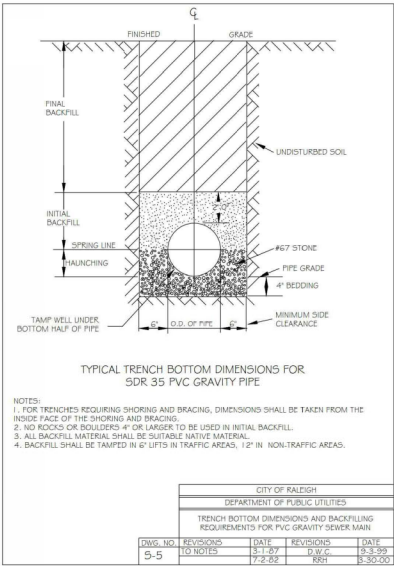
**COLLEGEVIEW MULTIFAMILY  
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**SANITARY SEWER  
DETAILS**  
**C8.04**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





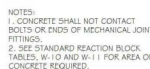
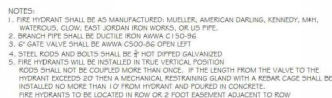
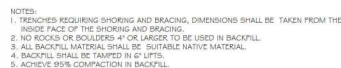
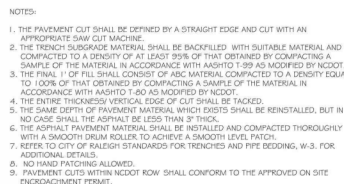
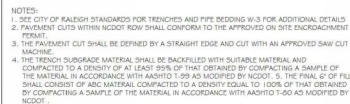
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## PROJECT NO. SPEC-22179

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**SHEET**

## C8.05

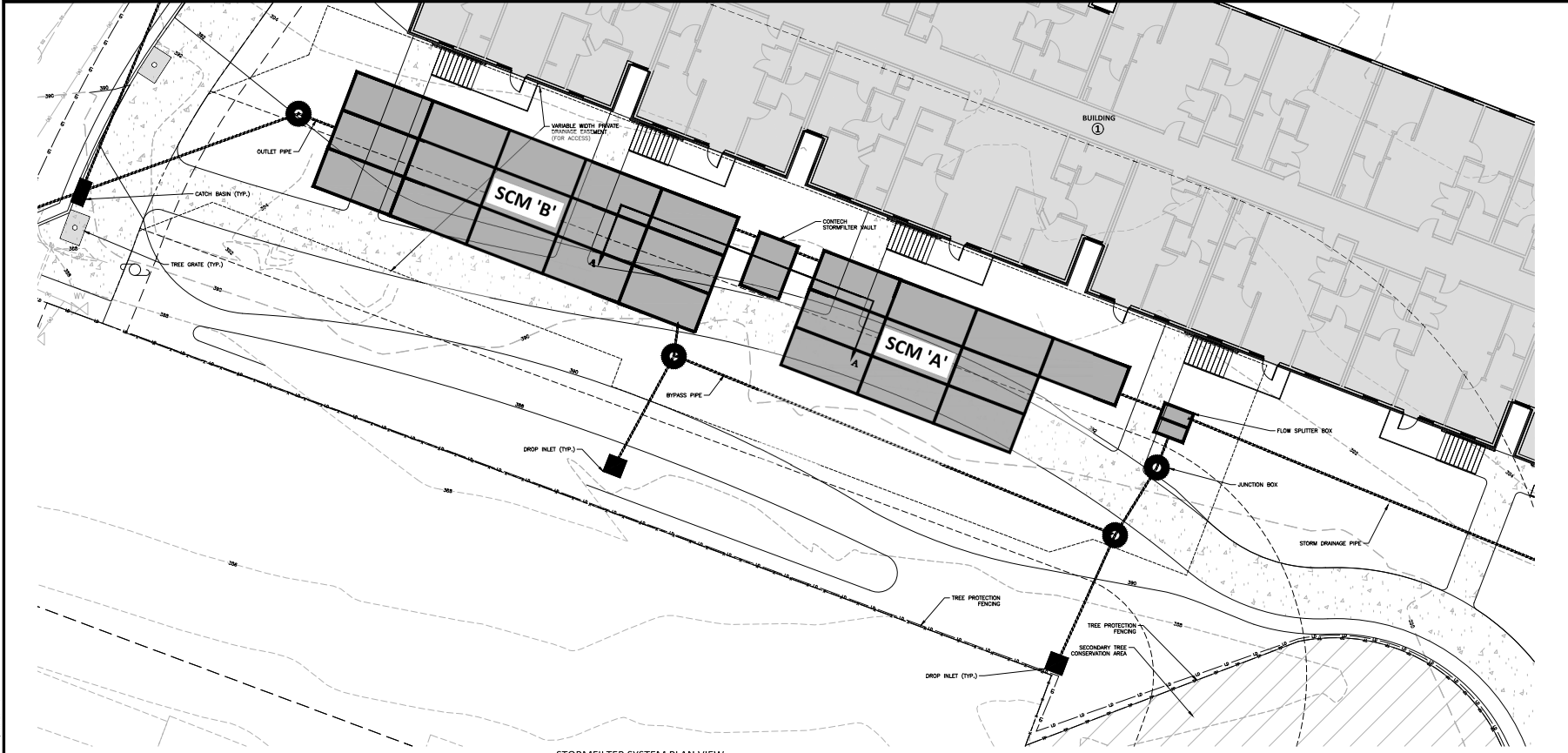






**CLIENT**  
FD STONEWATER  
1001 19TH STREET N, SUITE 1401  
ARLINGTON, VA 22203

**COLLEGEVIEW MULTIFAMILY  
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CREST ROAD ASSEMBLAGE  
RALEIGH, NC 27607



STORMFILTER SYSTEM PLAN VIEW  
0"=20'

- GENERAL NOTES**
- PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
  - PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY BACKFILL, THE ONSITE GEOTECHNICAL ENGINEER SHALL INSPECT THE EXCAVATION AREA FOR THE UNDERGROUND SCM WITHIN THIS AREA TO ASSESS WHETHER SUITABLE SOILS EXIST AT THE SURGRADE LEVEL. IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE UNDERGROUND SCM PRIOR TO INSPECTION, THIS 10% AREA SHALL BE UNCOVERED AND TESTED TO THE ENGINEER'S AND OWNER'S APPROVAL AT THE CONTRACTOR'S EXPENSE.
  - THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (I.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION.
  - PRIOR TO PLACING STORMFILTER CARTRIDGES WITHIN THE UNDERGROUND SYSTEM, THE CONTRACTOR SHALL REQUEST AN ONSITE MEETING WITH THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR TO ENSURE THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED (I.E. GOOD VEGETATIVE COVER). IF THE CONTRACTOR DECIDES TO PLACE THE STORMFILTER CARTRIDGES PRIOR TO APPROVAL FROM THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR, THEN THE CONTRACTOR SHALL RECAVATE/REPLACE, AS NECESSARY, THE COMPONENTS NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY AT HIS / HER EXPENSE SHOULD THE STORMFILTER CARTRIDGES NOT FUNCTION PROPERLY (I.E. WILL NOT DRAIN DUE TO SEDIMENT EXPOSURE DUE TO AN INSTALLED UPSTREAM DRAINAGE AREA).
  - ONCE CONSTRUCTED, THE STORMFILTER CARTRIDGES SHALL NOT RECEIVE STORMWATER RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE UNDERGROUND SYSTEM HAS BEEN COMPLETELY STABILIZED AND SITE CONSTRUCTION IS COMPLETE.
  - ALL COMPONENTS OF THE UNDERGROUND SCM SYSTEM (JOINT / RISER CONNECTIONS, ENDCAPS, ACCESS MANHOLES, ETC.) SHALL BE DESIGNED BY OTHERS. ANY VARIATIONS OR CHANGES MADE FROM THESE SPECIFICATIONS AND DRAWINGS DURING THE ORDERING AND / OR INSTALLATION OF ALL COMPONENTS MUST BE APPROVED BY THE DESIGN ENGINEER. THE STRUCTURAL DESIGN OF THE UNDERGROUND SCM, ALONG WITH ITS ASSUMPTIONS, IS ALSO BY OTHERS. THE JOHN R. McADAMS COMPANY, INC. AND ITS EMPLOYEES ASSUME NO LIABILITY WITH RESPECT TO ANY ASPECT OF THE STRUCTURAL DESIGN FOR THE UNDERGROUND SCM SYSTEM.
  - ALL PIPE RISER CONNECTIONS AND JOINTS ASSOCIATED WITH THE STORM FILTER SYSTEM AND UNDERGROUND DETENTION PIPE SHALL BE WATER TIGHT. THE MECHANISM FOR ACHIEVING THIS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
  - THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE SAND FILTER SYSTEM SITE. IT IS ANTICIPATED THAT PUMPING WILL BE NECESSARY IN THE EXCAVATION AREAS. DURING PLACEMENT OF FILL WITHIN THIS AREA (OR OTHER AREAS AS NECESSARY), THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION, THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CURRENT OSHA REGULATIONS FOR CONFINED SPACE ENTRY AND PROVIDE SUCH DURING ENGINEER WALK-THROUGH INSPECTION.
  - ALL PIPE PENETRATIONS THROUGH A CONCRETE OR CMP STRUCTURE (I.E. STORMFILTER CARTRIDGE / DETENTION SYSTEM, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATER TIGHT USING NON SHRINK CEMENTITIOUS GROUT.
  - ACCESS MANHOLES SHALL INCLUDE LADDERS OR MANHOLE STEPS. IF, AT ANY ACCESS POINT, MANHOLE STEPS WOULD RESULT IN A 6" OR GREATER OFFSET, A LADDER SHALL BE PROVIDED. AS SUCH, A LADDER SHALL BE REQUIRED AT ALL MANHOLE ACCESS POINTS TO THE STORMFILTER VAULT. ALL LADDERS SHALL INCLUDE AN EXTENDING AND RETRACTING SECTION THAT ALLOWS THE LADDER TO BE EXTENDED ABOVE THE ACCESS LID TO FACILITATE SAFE, EFFICIENT AND EASY TO CLIMB A SLOWING POSITION.

- FOUNDATION NOTES**
- ONCE THE EXCAVATION IS COMPLETE AND PRIOR TO INSTALLATION OF THE UNDERGROUND SCM SYSTEM, THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE BEARING CAPACITY OF THE UNDERLYING SOILS TO SERVE AS A FOUNDATION FOR THE UNDERGROUND SCM SYSTEM. IF THE ONSITE GEOTECHNICAL ENGINEER DEEMS THE FOUNDATION SOILS ARE UNSUITABLE, THEN THE UNSUITABLE MATERIALS SHOULD BE REMOVED DOWN TO A SUITABLE DEPTH AND THEN BUILT BACK UP TO THE CORRECT ELEVATION WITH A COMPACTED BACKFILL MATERIAL THAT IS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE APPROVED BACKFILL MATERIAL SHOULD HAVE A GRAVIMETER THAT WILL NOT ALLOW THE MIGRATION OF FINES, WHICH COULD CAUSE SETTLEMENT OF THE UNDERGROUND SCM SYSTEM. IF NECESSARY, A GEOTEXTILE FABRIC CAN BE USED TO SEPARATE THE UNDERLYING SOILS AND THE BACKFILL MATERIAL. THIS GEOTEXTILE FABRIC IF USED IS TO BE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
  - IF THE FOUNDATION SURGRADE WILL BE EXPOSED FOR AN EXTENDED PERIOD DURING CONSTRUCTION, THEN IT SHOULD BE GRADED TO A SLIGHT SLOPE SUCH THAT SATURATION OF THE SURGRADE DOES NOT OCCUR.
  - THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM THE EXCAVATION. IT IS BEST TO BEGIN THE CONSTRUCTION OF THE SAND FILTER DETENTION SYSTEM AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR WATER TO ESCAPE.
  - THE ONSITE GEOTECHNICAL ENGINEER SHALL DETERMINE IF FOUNDATION DRAINS ARE REQUIRED FOR THE UNDERGROUND SCM SYSTEM. THE DESIGN ENGINEER SHALL BE NOTIFIED FOLLOWING THIS DETERMINATION. IF REQUIRED, THE FOUNDATION DRAINS ARE TO BE DESIGNED ENTIRELY BY THE ONSITE GEOTECHNICAL ENGINEER. THE FOUNDATION DRAIN SYSTEMS SHALL TIE TO THE NEAREST STORM SEWER INLET / JUNCTION BOX WITH INVERT LOWER THAN THE INVERT OF THE FOUNDATION DRAIN. FOUNDATION DRAIN SYSTEM SHALL NOT TIE INTO THE UNDERGROUND SCM AT ANY POINT.

- BEDDING NOTES**
- THE EXCAVATION SUB GRADE MUST BE TRANSIT LEVEL.
  - THE EXCAVATION SUB GRADE SHALL BE USED ON THE BOTTOM AND ALL FOUR SIDES WITH A NON-WOVEN GEO-TEXTILE (GEOPEX 402 OR APPROVED EQUIVALENT). THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
  - THE SUBGRADE FOR THE DETENTION SYSTEM CAN BE A CONCRETE SLAB OR CLEAN GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/4". THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTRUDING STONES, FROZEN LUMPS, ROOTS, AND OTHER FOREIGN MATERIAL.
  - PREPARE THE SUBGRADE PER THE ONSITE GEOTECHNICAL ENGINEER'S DIRECTION (APPROXIMATELY 5' ±" BELOW GRADE ON WHICH SLAB WILL SET). THE BEDDING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNIFORM GRADE IS ESTABLISHED TO ALLOW FOR OPTIMUM PLACEMENT OF THE SAND FILTER.
  - THE SUBGRADE MUST SUPPORT THE DETENTION SYSTEM WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.
  - IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. STIFF GEOTEXTILE, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

- STORMFILTER VAULT CONSTRUCTION NOTES**
- STORMFILTER CONTROL MEASURE CONFIGURATION IS PROVIDED ON SHEET C9.03.
  - ABSOLUTELY NO RUNOFF SHALL ENTER THE STORMFILTER CONTROL MEASURE UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
  - MANHOLE ACCESS SHALL BE PROVIDED FOR THE STORMFILTER CONTROL MEASURE. MANHOLES SHALL BE IN COMPLIANCE WITH CITY OF RALEIGH STANDARD DETAILS BUT SHALL BE A MINIMUM OF 24 INCHES IN DIAMETER TO COMPLY WITH OSHA CONFINED SPACE REQUIREMENTS (OR MINIMUM OSHA REQUIREMENTS APPLICABLE AT TIME OF CONSTRUCTION). CONTRACTOR SHALL PROVIDE ACCESS LADDERS FOR ACCESS BELOW ALL MANHOLES. MANHOLE COVERS SHALL ALLOW FOR PROPER VENTILATION.

- STORMWATER SYSTEM MATERIAL SPECIFICATIONS**
- THE UNDERGROUND SCM UNITS ARE TO BE DESIGNED BY OTHERS. ANY CHANGES TO THE APPROVED PLANS SHALL BE PROVIDED TO THE DESIGN ENGINEER PRIOR TO INSTALLATION FOR REVIEW.
  - ACCESS RISERS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. ACCESS STEPS / LADDERS SHALL BE ATTACHED TO THE RISERS TO ALLOW FOR ACCESS INTO THE UNDERGROUND SCM SYSTEM.
  - DRAWING OF THE STORMFILTER CARTRIDGE AREA AND DETENTION SYSTEMS IS VIA AN 8"Ø PLUS VALVE. THE VALVES SHALL BE A 6000 STYLE 1820 X-CENTRIC VALVE OR ENGINEER APPROVED EQUIVALENT. THIS VALVE IS IN ACCORDANCE WITH AWWA C617 AND SHALL BE OPERABLE FROM INSIDE THE SEDIMENTATION AND DETENTION SYSTEMS VIA A HANDWHEEL (SEE DETAIL SHEET SW-2). THE CONTRACTOR SHALL PROVIDE A REMOVABLE VALVE WRENCH WITH A HANDWHEEL ON TOP FOR OPERATION OF THE 8"Ø PLUS VALVE.
  - THE 8"Ø OUTLET BARREL SHALL BE CLASS B RCY, MODIFIED BELL AND SPIGOT, MEETING THE REQUIREMENTS OF ASTM C76 LATEST. THE PIPE SHALL HAVE COMBINED D-RING RUBBER GASKET JOINTS MEETING ASTM C443 LATEST. THE PIPE JOINTS SHALL BE TYPE B-4.
  - GEOTEXTILE FABRIC FOR THE OUTLET BARREL JOINTS SHALL BE MINIM 1800 ON ENGINEER APPROVED EQUAL NON-WOVEN FABRIC. THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
  - ALL Poured CONCRETE SHALL BE MINIMUM 3000 PSI (28 DAY) UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND SCM UNITS PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO PROVIDE A LETTER FROM MATERIAL SUPPLIERS STATING MATERIALS MEET THE SPECIFIED STANDARDS PRIOR TO INSTALLATION.

- BACKFILL MATERIAL NOTES**
- THE ON SITE GEOTECHNICAL ENGINEER SHALL SPECIFY THE BACKFILL MATERIAL FOR THE UNDERGROUND SCM SYSTEM.
  - THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND OTHER FOREIGN MATTER THAT COULD CAUSE HARBOR SPOTS WITHIN THE BACKFILL MATERIAL, OR THAT COULD DECOMPOSE AND CREATE VOID.
  - HIGHLY PLASTIC SILTS, HIGHLY PLASTIC CLAYS, ORGANIC SILTS, ORGANIC CLAYS, AND PEATS SHOULD NOT BE USED AS A BACKFILL MATERIAL.
  - THE BACKFILL MATERIAL SHOULD BE PLACED IN 6" LOOSE LIFTS AND COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D998). THE FILL SOILS SHOULD BE COMPACTED AT A MOISTURE CONTENT WITHIN ±1% TWO PERCENT OF ITS OPTIMUM MOISTURE CONTENT.
  - ANY MATERIAL STOCKPILING ON TOP OF THE UNDERGROUND SCM SYSTEM SHALL BE APPROVED BY THE STRUCTURAL DESIGN ENGINEER.

**STATEMENT OF RESPONSIBILITY**

ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.



SCM CERTIFICATIONS AND AS-BUILT PLANS MUST BE PROVIDED TO STORMWATER CONTROL INSPECTOR, FOR REVIEW, 7 DAYS PRIOR TO FINAL INSPECTION. CERTIFICATIONS AND AS-BUILT PLANS MUST BE ACCEPT PRIOR TO FINAL INSPECTION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**REVIEWS**

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**PLAN INFORMATION**

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CHECKED BY	
DRAWN BY	
SCALE	
DATE	10.18.2022

**STORMWATER  
CONTROL MEASURE  
PLAN VIEW AND NOTES  
C9.00**

# CLIENT

FD STONEMASTER  
1001 19TH STREET N, SUITE 1401  
ARLINGTON, VA 22203

## COLLEGEVIEW MULTIFAMILY APARTMENTS ADMINISTRATIVE SITE REVIEW CREST ROAD ASSEMBLAGE RALEIGH, NC 27607

# REVISIONS

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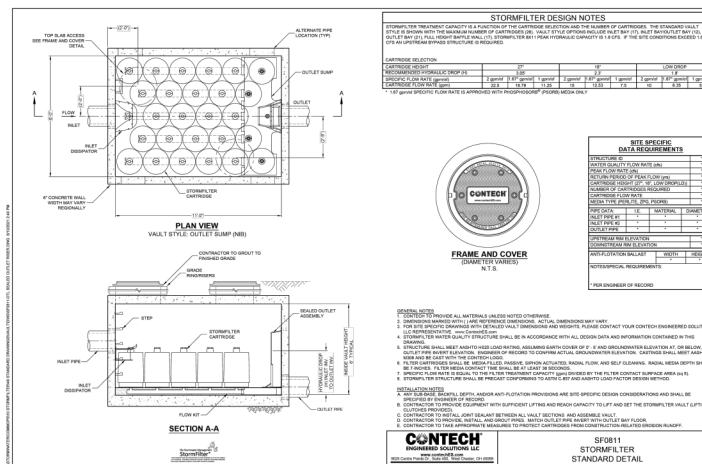
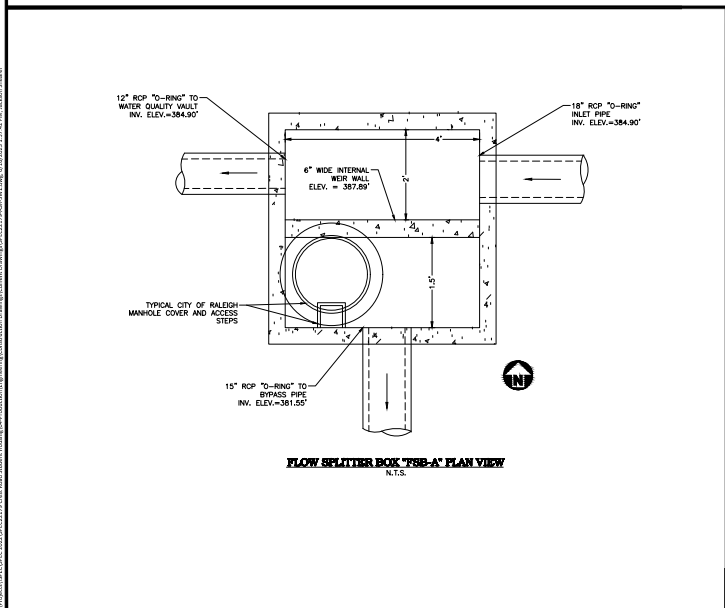
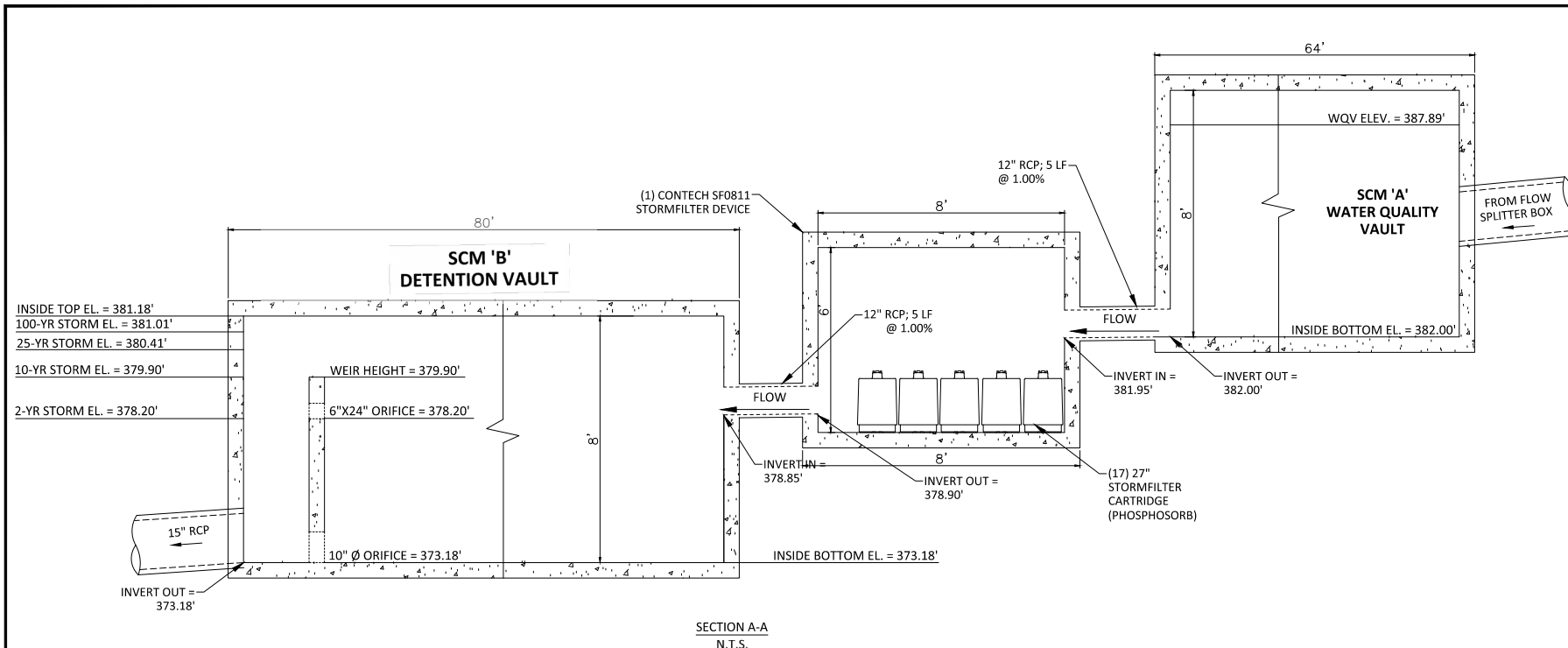
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SCALE  
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# SHEET

## STORMWATER CONTROL MEASURE DETAILS

**C9.01**



SCM CERTIFICATIONS AND AS-BUILT PLANS MUST BE PROVIDED TO STORMWATER CONTROL INSPECTOR, FOR REVIEW, 7 DAYS PRIOR TO FINAL INSPECTION. CERTIFICATIONS AND AS-BUILT PLANS MUST BE ACCEPT PRIOR TO FINAL INSPECTION.

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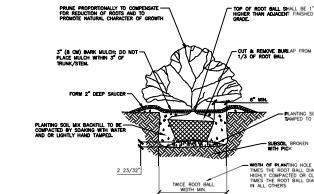
## GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL BE OF EQUAL OR SUPERIOR QUALITY AS DEFINED IN THE CURRENT ISSUE OF AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR CANOES OF THE PLANT. DAMAGED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS WHOLE THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MAINTENANCE ZONE NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE PROTECTIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- REFER TO SPECIFICATION FOR MORE INFORMATION ON DELIVERY, STORAGE AND HANDLING OF PLANT MATERIAL, QUALITY ASSURANCE, PRODUCTS AND MATERIALS, SOIL TESTING AND AMENDMENTS, INSTALLATION, MAINTENANCE AND WARRANTIES, AND ADDITIONAL PLANTING REQUIREMENTS.

## WARRANTY & MAINTENANCE:

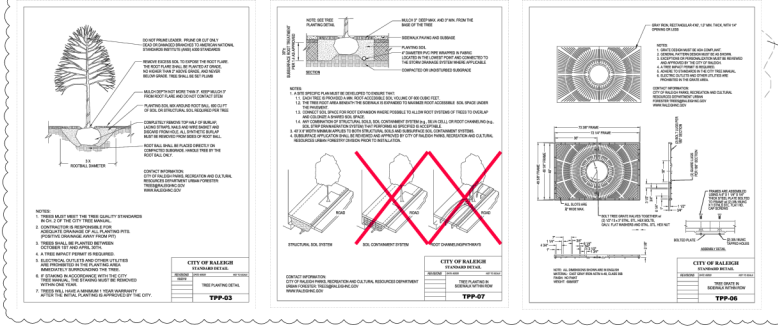
- WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
  - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:
  - TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
  - GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
  - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

## EXISTING COLLEGEVIEW AVENUE NEIGHBORHOOD STREET (64' PUBLIC R/W)



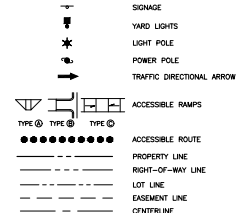
## 01 SHRUB INSTALLATION

SCALE: 3/8"=1'-0"



PROPOSED 8\"/>

## SITE LEGEND



## LANDSCAPE CALCULATIONS

STREET TREES	
CHEST ROAD:	496 LF
TREES REQUIRED:	12 (1/40 LF)
TREES PROVIDED:	12
VARSITY DRIVE:	260 LF
TREES REQUIRED:	4 (1/40 LF)
TREES PROVIDED:	4
COLLEGEVIEW ST:	405 LF
TREES REQUIRED:	11 (1/40 LF)
TREES PROVIDED:	11
PROTECTIVE YARD	
ZONE A TYPE 2 PROTECTIVE YARD:	343 LF
SHADE TREES REQUIRED:	17 (1/100 LF)
SHADE TREES PROVIDED:	19
UNDERSTORY TREES REQUIRED:	14 (1/100 LF)
UNDERSTORY TREES PROVIDED:	14
SHRUBS REQUIRED:	103 (50/100 LF)
SHRUBS PROVIDED:	103

## CITY OF RALEIGH NOTES:

- ALL STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TYP-03 BETWEEN OCTOBER 1ST AND APRIL 30TH. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY DEPARTMENT WITH QUESTIONS.
- STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY POLES, 10' FROM DRIVEWAYS, 10' FROM A FIRE HYDRANT AND 20' FROM ANY LIGHT POLES.
- SEE RALEIGH CITY TREE MANUAL, FOR ADDITIONAL MINIMUM SEPARATIONS FROM SITE ELEMENTS TO STREET TREES.
- ALL EXISTING STREET TREES AND THEIR CRITICAL ROOT ZONES SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- ALL TREES LOCATED WITHIN RIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A MINIMUM 8' ABOVE FINISHED GRADE AT TIME OF MATURITY.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION OR ISSUANCE OF BUILDING PERMITS, WHICHEVER OCCURS FIRST, FOR TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.

## PLANT SCHEDULE

TREES	CODE	CITY	BOTANICAL / COMMON NAME	CAL	HEIGHT
APL	4	Acer	Ronduranum Southern Sugar Maple	3" Min.	10' Min.
AAR	8	Amdencher arborosa	Downy Serviceberry	1.5" min	8' min
CCA	6	Cercis canadensis	Eastern Redbud	1.5"	8' min
MEG	2	Metasequoia glyptostroboides	Down Redwood	3" min	10' min
NSY	9	Nyssa sylvatica	Tupelo	3" Min.	10' min
QUA	2	Quercus alba	White Oak	3" min	10' min
QPH	12	Quercus phellos	Willow Oak	3" Min.	10' Min.
QSP	11	Quercus shumardii	"OSFCT" Parasitic Shumard Oak	3" Min.	10' Min.
UAP	6	Ulmus americana	"Princeton" American Elm	3" min	10' min
SHRUBS					
SHRUBS	CODE	CITY	BOTANICAL / COMMON NAME	CONT	HEIGHT
CAAM	38	Calliargia americana	American Beautyberry	3 gallon min.	36" Min.
CAAS	21	Camellia	"Adams Spirit" Adams Spirit Camellia	3 gallon min.	36" Min.
HYQU	44	Hydrangea quercifolia	Caliber Hydrangea	3 gallon min.	36" Min.



**McADAMS**  
The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919. 823. 4300  
fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

## CLIENT

FD STONEWATER  
1001 19TH STREET N, SUITE 1401  
ARLINGTON, VA 22203

## COLLEGEVIEW MULTIFAMILY APARTMENTS ADMINISTRATIVE SITE REVIEW CREST ROAD ASSEMBLAGE RALEIGH, NC 27607

## REVISIONS

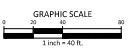
NO.	DATE	DESCRIPTION
1	12.12.2022	RESPONSE TO 1ST ASH REVIEW
2	03.15.2023	RESPONSE TO 2ND ASH REVIEW
3	09.10.2023	RESPONSE TO 3RD ASH REVIEW
4	06.16.2023	RESPONSE TO 4TH ASH REVIEW

## PLAN INFORMATION

PROJECT NO. SPEC-22179  
FILENAME SPEC22179a-LS1  
CHECKED BY SRD  
DRAWN BY JIB  
SCALE 1"=40'  
DATE 10.18.2022  
SHEET

## LANDSCAPE PLAN

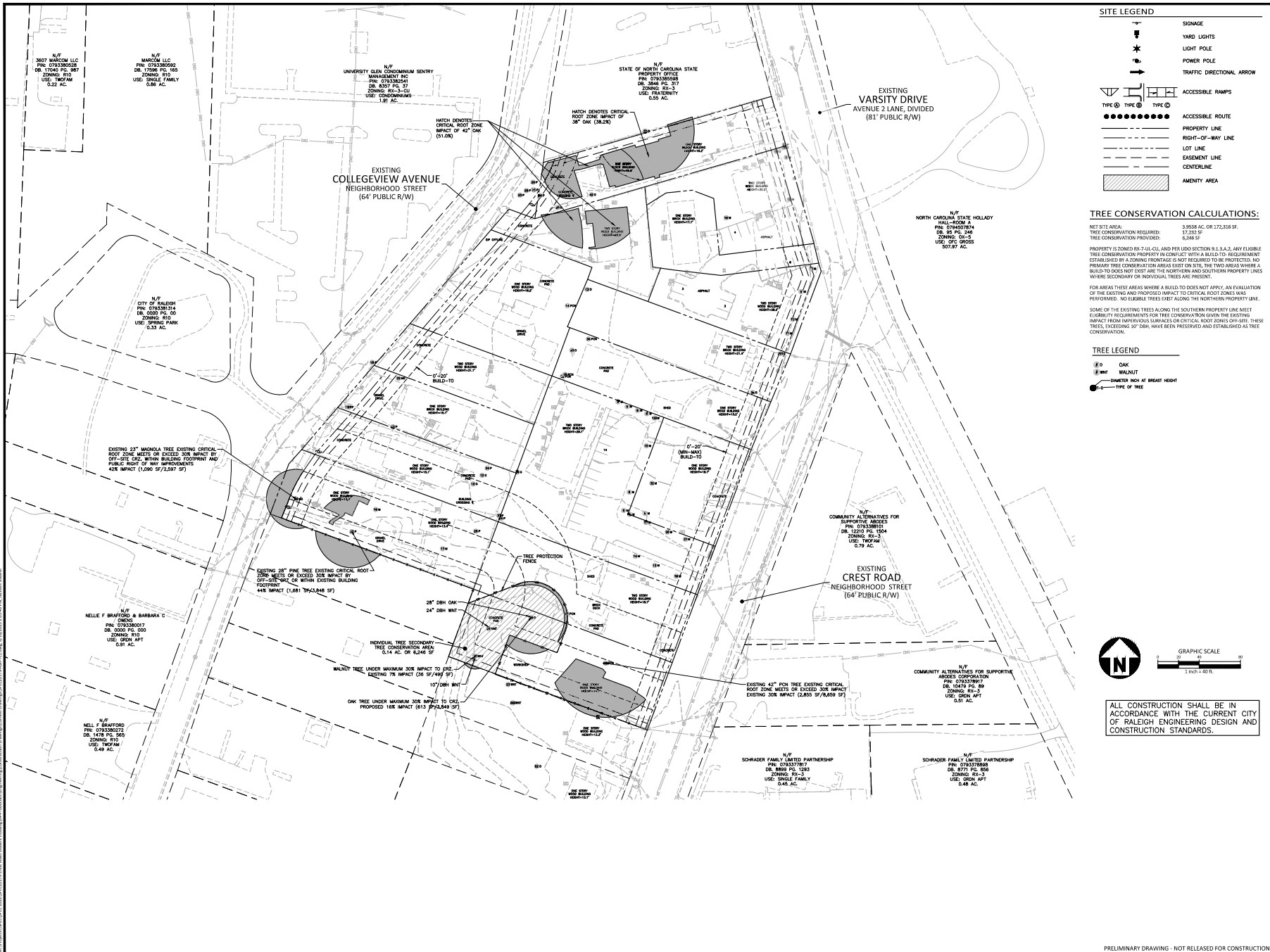
# L5.00



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION







**McADAMS**  
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**CLIENT**  
FD STONEWATER  
1001 19TH STREET N, SUITE 1401  
ARLINGTON, VA 22203

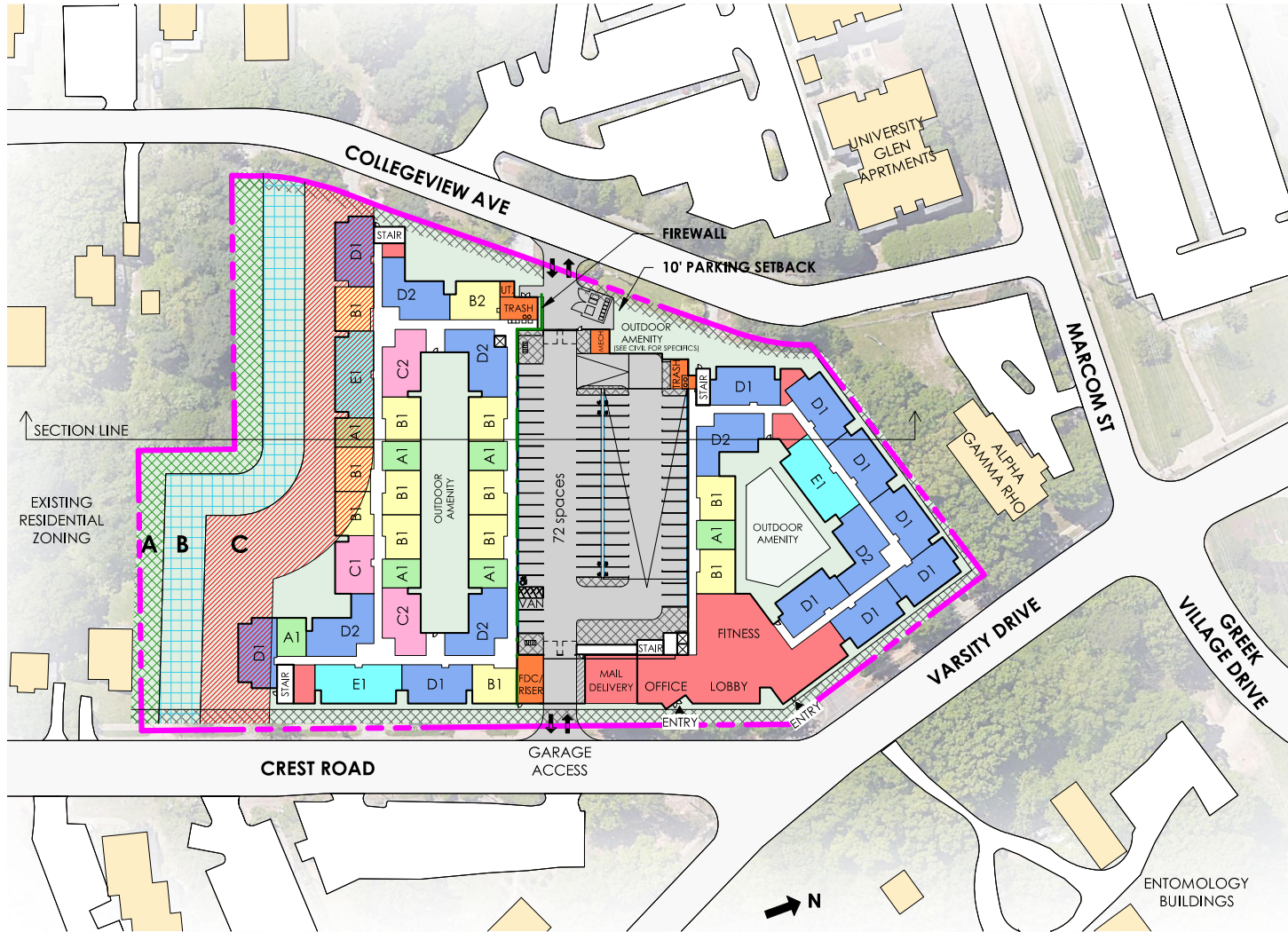
**COLLEGEVIEW MULTIFAMILY APARTMENTS**  
**ADMINISTRATIVE SITE REVIEW**  
**CREST ROAD ASSEMBLAGE**  
RALEIGH, NC 27607

**REVISIONS**

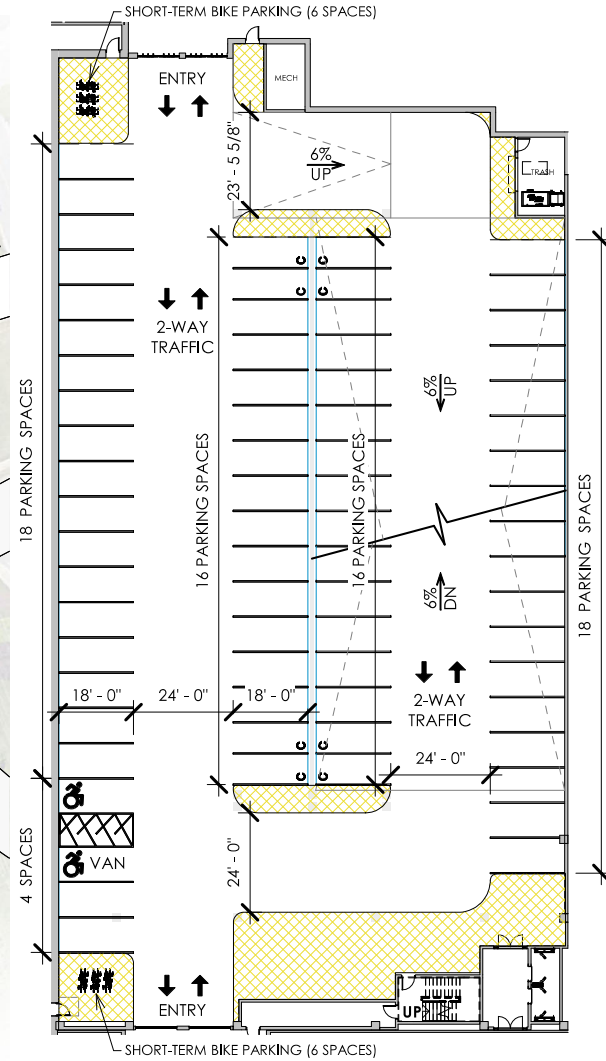
NO.	DATE	DESCRIPTION
1	12.12.2022	RESPONSE TO 1ST ADR REVIEW
2	03.15.2023	RESPONSE TO 2ND ADR REVIEW
3	03.10.2023	RESPONSE TO 3RD ADR REVIEW
4	06.16.2023	RESPONSE TO 4TH ADR REVIEW

**PLAN INFORMATION**  
PROJECT NO. SPEC-22179  
FILENAME:  
CHECKED BY:  
DRAWN BY:  
SCALE:  
DATE 10.18.2022  
**SHEET**

**TREE CONSERVATION PLAN**  
**L8.00**

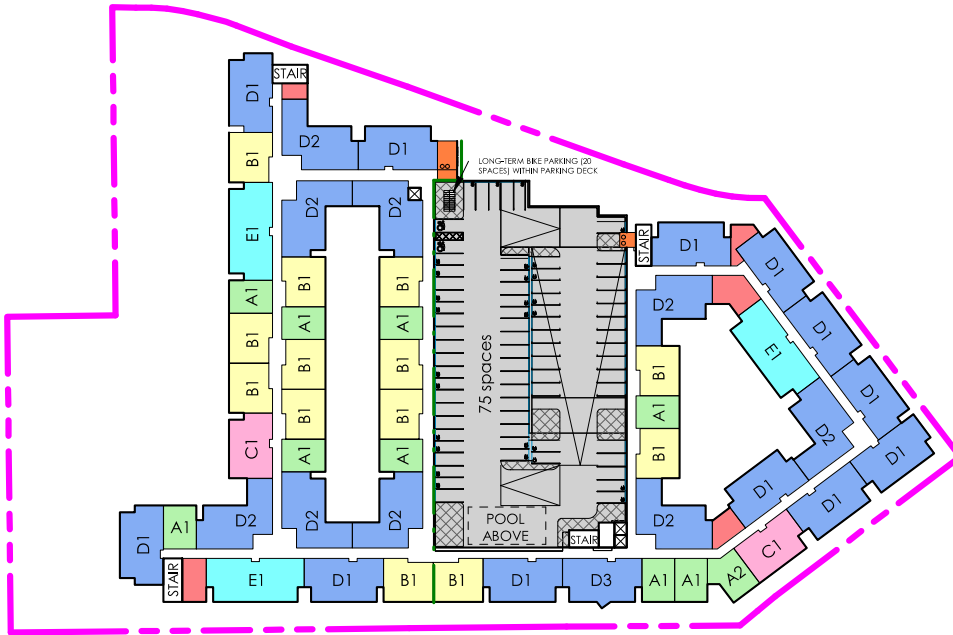


**1 SITE PLAN/LEVEL 1**  
1" = 80'-0"

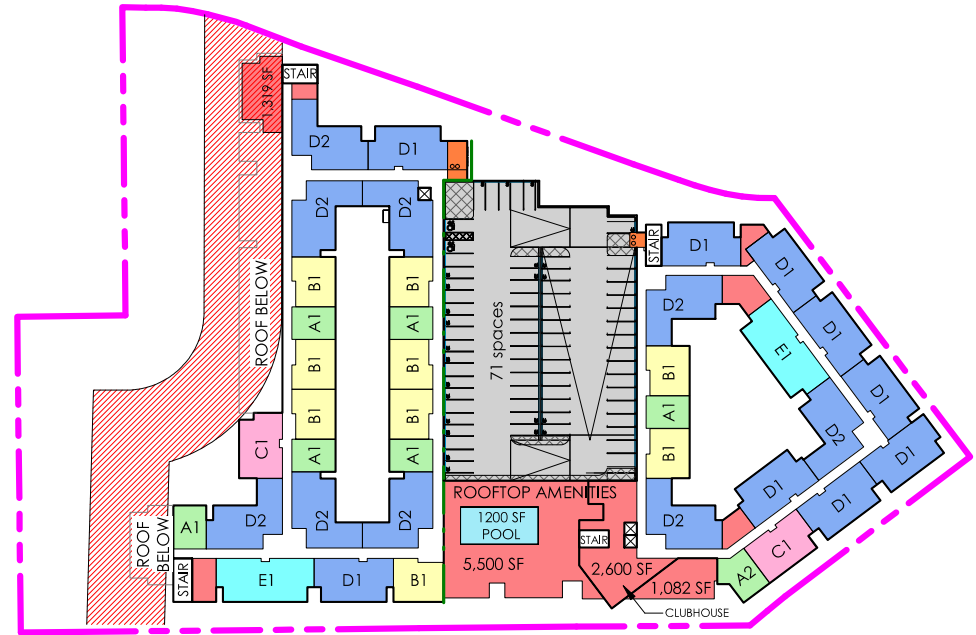


**2 1ST FLOOR PLAN - PARKING**  
1" = 30'-0"

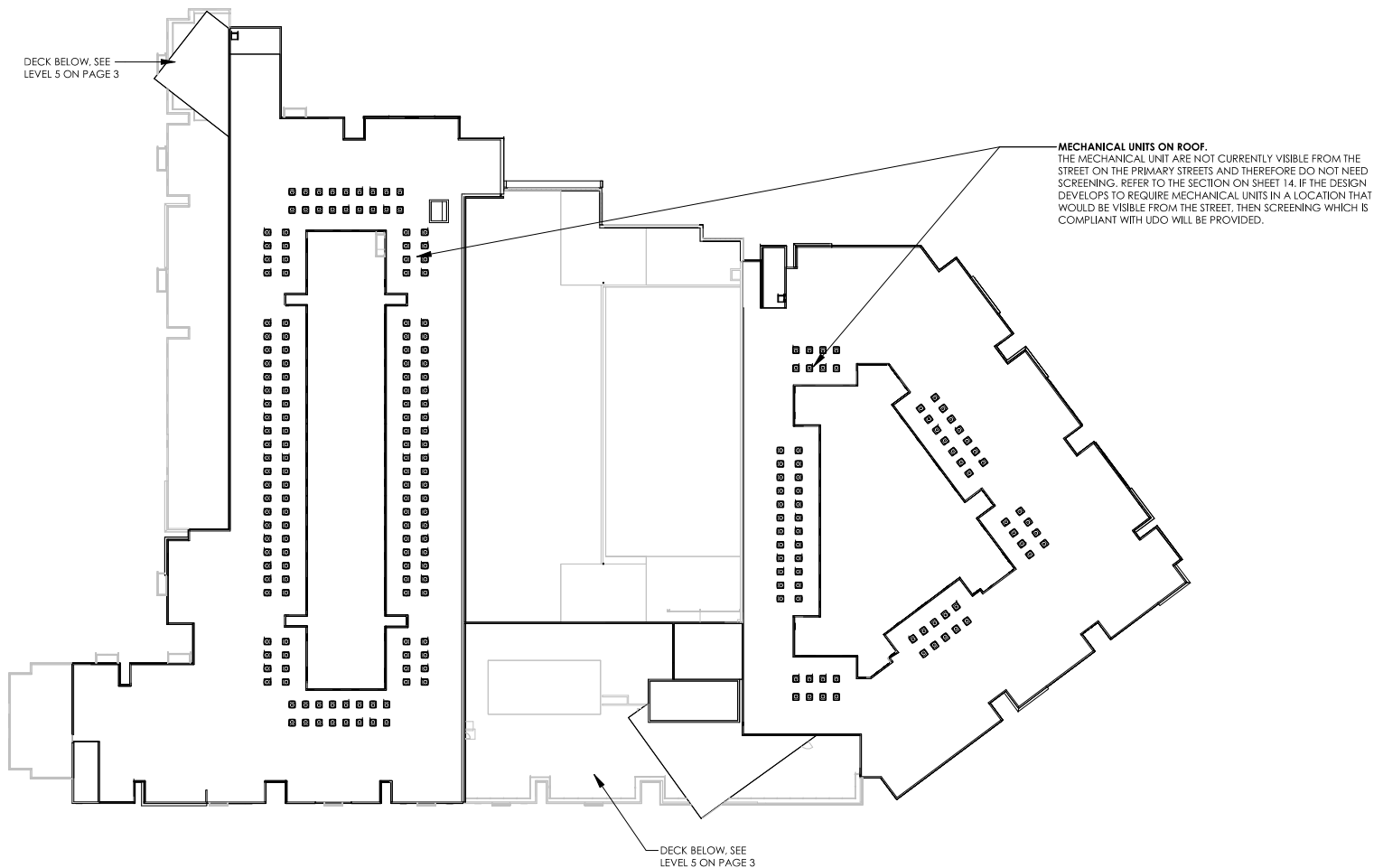




**1** LEVEL 4  
1" = 80'-0"



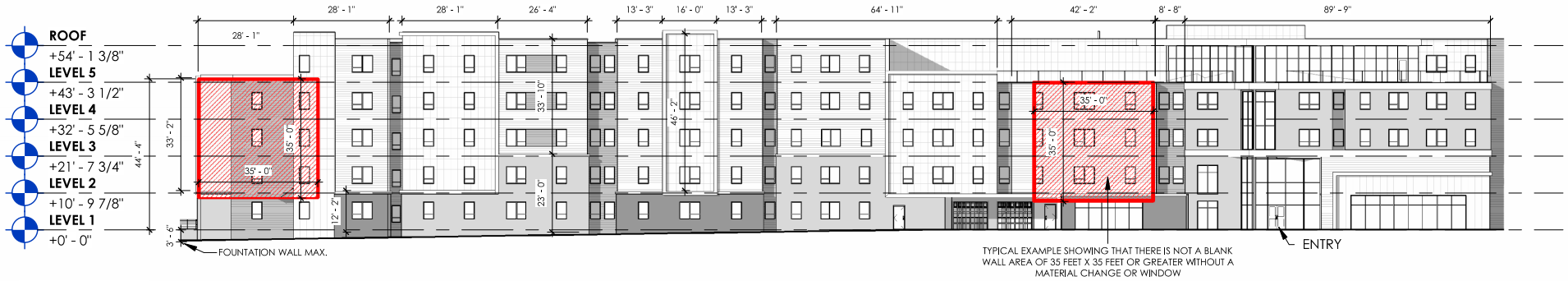
**2** LEVEL 5  
1" = 80'-0"



# 1 SCHEMATIC ROOF PLAN

1" = 50'-0"



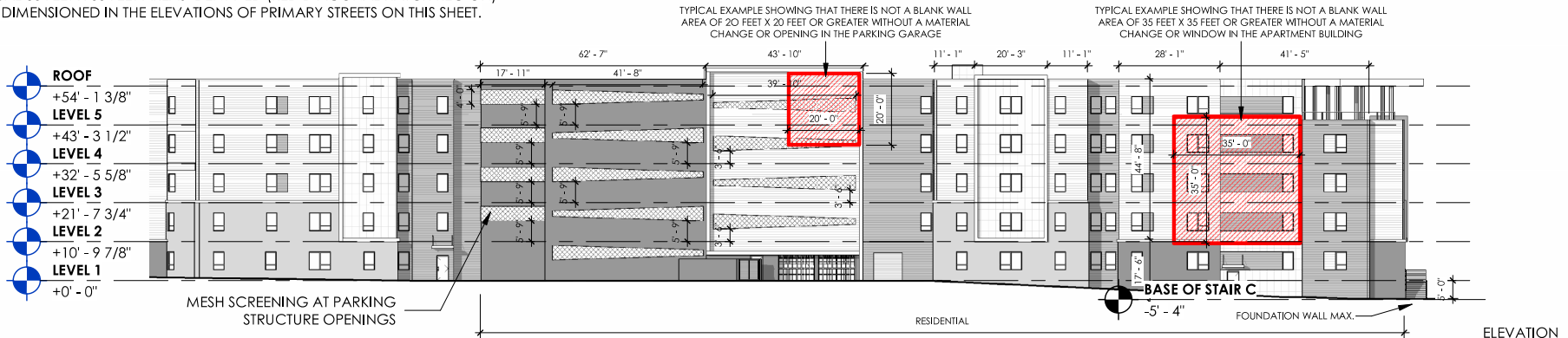


#### BLANK WALL AREAS:

FOR THIS PROJECT THE BLANK WALL AREA LIMIT IS 35 FEET IN THE VERTICAL AND HORIZONTAL DIRECTION IN ACCORDANCE WITH REQUIREMENTS FOR THE ZONING ON THIS SITE WHICH IS **RX-7-UL**. THE ELEVATIONS REPRESENT COMPLIANCE WITH THE BLANK WALL REGULATIONS. THERE ARE SEVERAL TYPICAL 35 FEET X 35 FEET AREAS IDENTIFIED (RED DIAGONAL HATCH REGION) AND DIMENSIONED IN THE ELEVATIONS OF PRIMARY STREETS ON THIS SHEET.

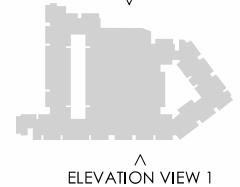
## 1 CREST ROAD ELEVATION (E)

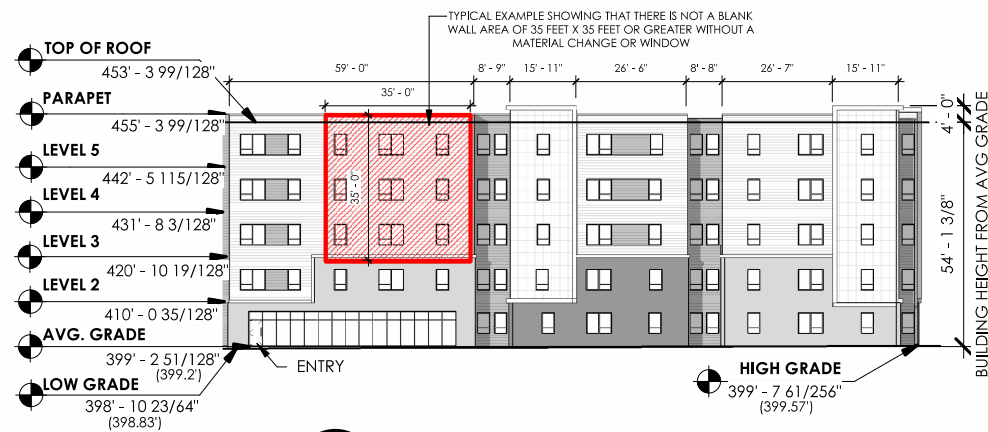
1" = 30'-0"



## 2 COLLEGEVIEW AVE. ELEVATION (W)

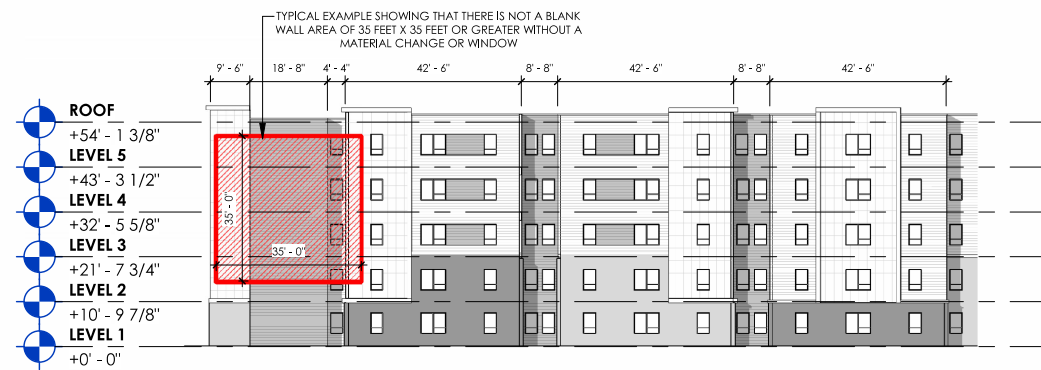
1" = 30'-0"





**1 VARSITY DR. ELEVATION (E)**  
1" = 30'-0"

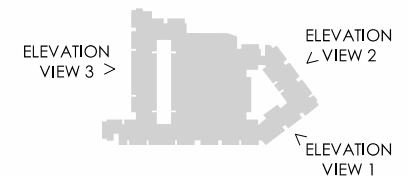
**BLANK WALL AREAS:**  
FOR THIS PROJECT THE BLANK WALL AREA LIMIT IS 35 FEET IN THE VERTICAL AND HORIZONTAL DIRECTION IN ACCORDANCE WITH REQUIREMENTS FOR THE ZONING ON THIS SITE WHICH IS **RX-7-UL**. THE ELEVATIONS REPRESENT COMPLIANCE WITH THE BLANK WALL REGULATIONS. THERE ARE SEVERAL TYPICAL 35 FEET X 35 FEET AREAS IDENTIFIED (RED DIAGONAL HATCH REGION) AND DIMENSIONED IN THE ELEVATIONS OF PRIMARY STREETS ON THIS SHEET.



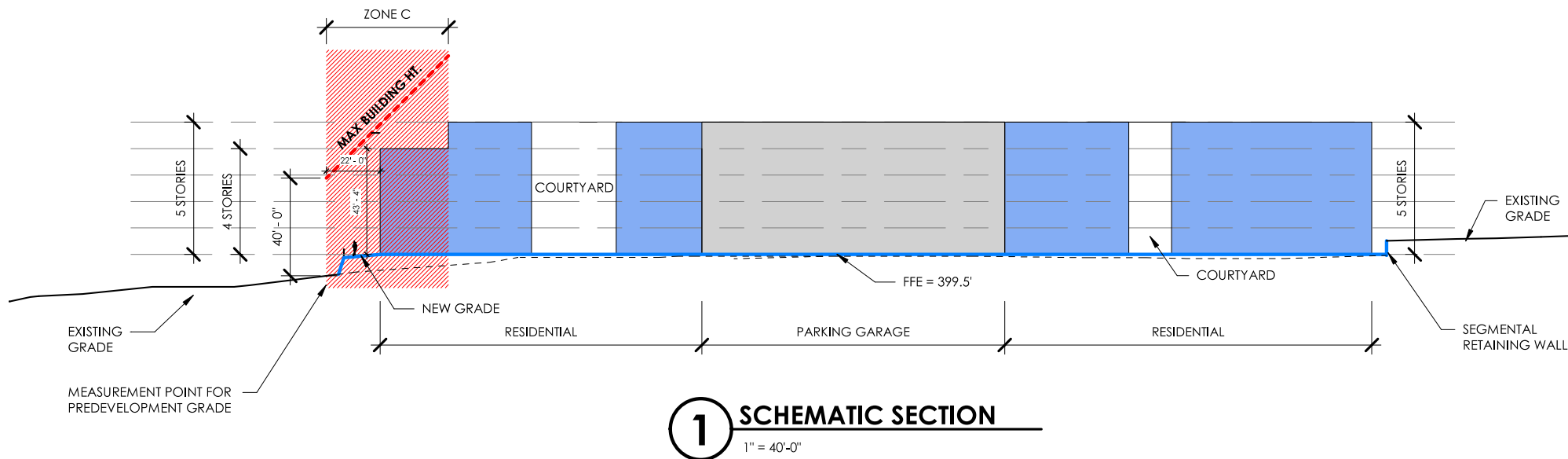
**2 MARCOM ST. ELEVATION (N)**  
1" = 30'-0"



**3 PEDESTRIAN PASSAGE ELEVATION (S)**  
1" = 30'-0"







EXCERPT FROM THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO)

### Sec. 3.5.5. Zone C: Height and Form

#### A. Permitted Activity

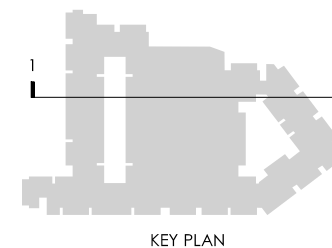
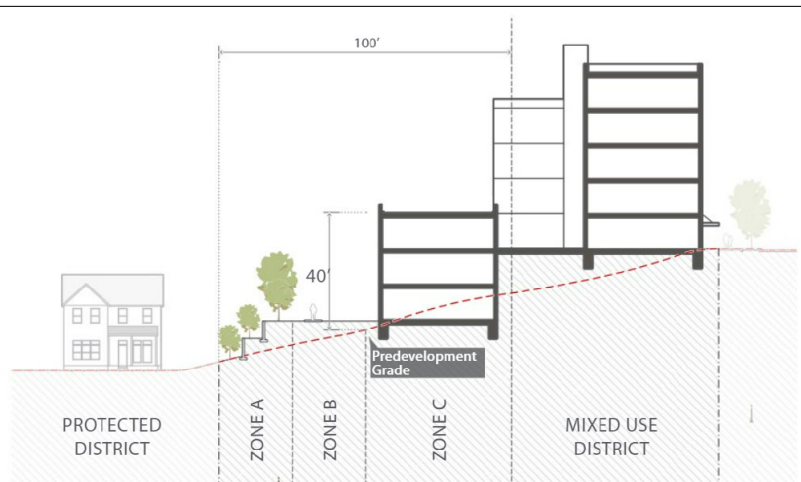
All structures and uses allowed in the zoning district are permitted in Zone C.

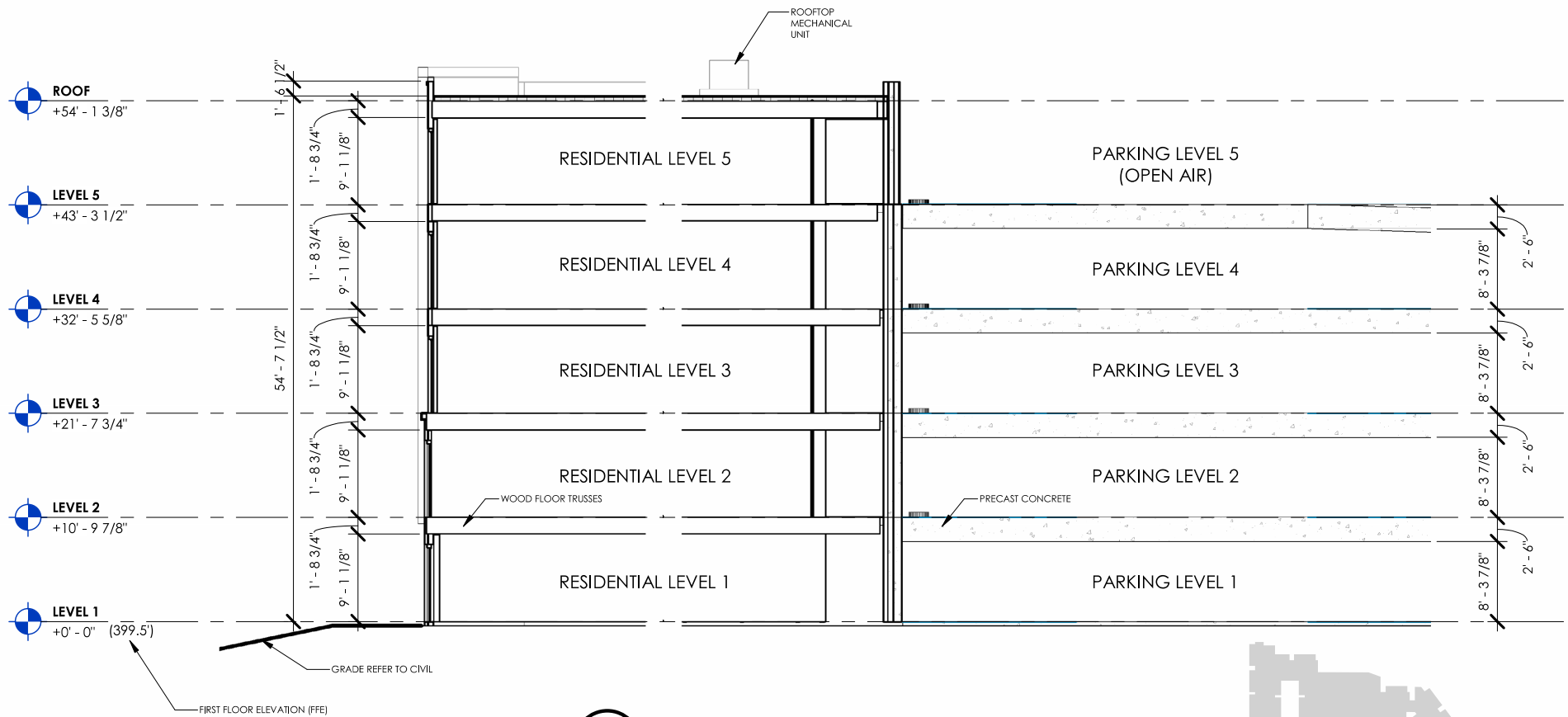
#### B. Height

1. No structure can be more than 40 feet in height at the Zone C line, as measured from the average pre-development grade measured along the Zone C line.
2. Height can increase subject to a 45 degree height plane measured from a height of 40 feet at the Zone C line, extending upward one foot for every additional foot of setback into the site.
3. The height plane applies up to 100 feet from the district boundary line.

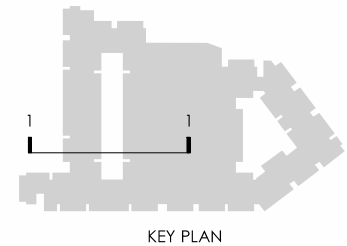
#### C. Wall Articulation

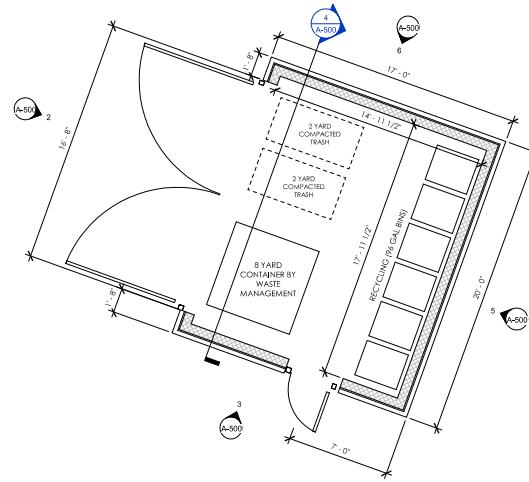
The rear facade of the building that faces the residential property as described in Sec. 3.5.1 A. is subject to a maximum blank wall area of 30 feet as calculated in Sec. 1.5.10. The blank wall area provisions are not subject to an Administrative Alternate.



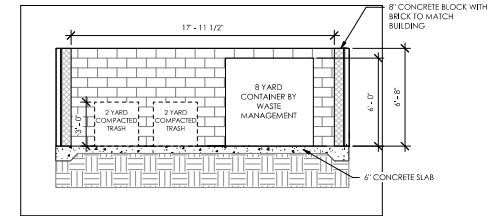


**1 BUILDING SECTION**  
3/32" = 1'-0"

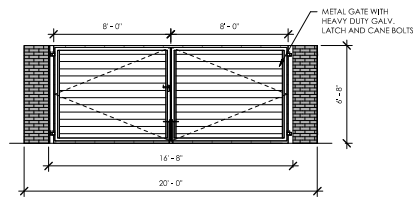




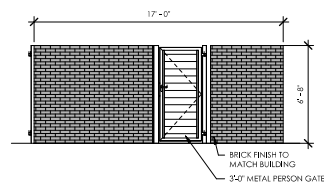
**1 SOLID WASTE ENCLOSURE**  
1/4" = 1'-0"



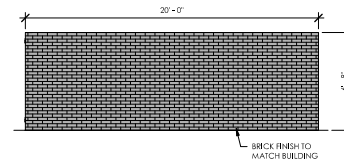
**4 SOLID WASTE ENCLOSURE - SECTION**  
1/4" = 1'-0"



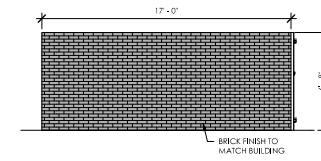
**2 SOLID WASTE ENCLOSURE - SOUTH**  
1/4" = 1'-0"



**3 SOLID WASTE ENCLOSURE - EAST**  
1/4" = 1'-0"



**5 SOLID WASTE ENCLOSURE - NORTH**  
1/4" = 1'-0"



**6 SOLID WASTE ENCLOSURE - WEST**  
1/4" = 1'-0"

STAMP

CLIENT:  
PREISS CO/ FD STONEWATER  
1700 HILLSBOROUGH STREET  
RALEIGH, NORTH CAROLINA

**Passero Associates**  
1406 VARSITY DRIVE  
CHASLOTTE, NC 28206

PROJECT MANAGER: J. H. HARRIS, AIA  
PROJECT ARCHITECT: C. C. C. C. C.

NO.	DATE	BY	DESCRIPTION

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**SOLID WASTE ENCLOSURE**

**1406 VARSITY DRIVE**

**COLLEGEVIEW STUDENT HOUSING**

TOWN/CITY: RALEIGH  
COUNTY: WAKE STATE: NORTH CAROLINA

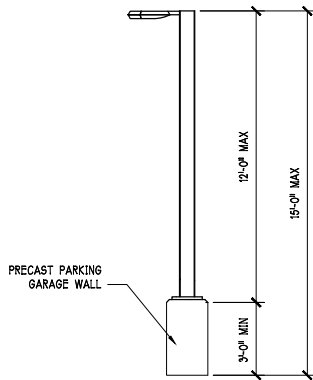
PROJECT NO.: 20223367.0001

DRAWING NO.: A-500

DATE: JUNE 12, 2023







## AREA & ROADWAY LIGHTING

### RAZER SERIES - LED

#### LOW PROFILE AREA LUMINAIRE

#### Optical Housing

Heavy cast, the copper aluminum assembly (AA60 alloy +0.2% copper) minimum wall thickness, 100% LED module mounting area is mounted 15" with a 100% copper thermal interface for maximum heat transfer and ensuring the optical LED module is the primary component. The optical housing is a one-piece casting with the integral support arm structure to create one assembly. Custom cast hinges (over component cover) allow access to the electrical wiring.

#### Modified Housing w/ Integrated Arm

Heavy cast low copper aluminum (AA60 alloy +0.2% copper) assembly with integral casting the surrounding, the electrical component and a support arm for the arm to accommodate a physical accessible, built-in arm with adjustable cast arm electrical component. The electrical component is a one-piece casting with the integral support arm structure to create one assembly. Custom cast hinges (over component cover) allow access to the electrical wiring.

#### P-LED Optical

Optical (LED's) are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure.

#### LED Housing

Optical (LED's) are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure.

#### LED Drivers

High Output LED's are available in standard Neutral White (2000K), or optional Cool White (3000K) or Warm White (3000K). Consult factory for other LED options.

#### Amber LED's

High Output LED's are available in standard Neutral White (2000K), or optional Cool White (3000K) or Warm White (3000K). Consult factory for other LED options.

#### Finish

Electronically applied TGIC Polyester Powder Coat on substrate associated with 100% powder coat of 100% powder coat and 100% powder coat. The finish is a powder coat of 100% powder coat and 100% powder coat. The finish is a powder coat of 100% powder coat and 100% powder coat.

#### Mounting Bracket

Optical (LED's) are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure.

## SOLID STATE AREA LIGHTING

### MURALUX SERIES-LED

#### SPECIFICATIONS

#### HOUSING AND LENS FRAME

One-piece injection cast aluminum (AA60 alloy +0.2% copper) optical housing with integral casting the surrounding, the electrical component and a support arm for the arm to accommodate a physical accessible, built-in arm with adjustable cast arm electrical component. The electrical component is a one-piece casting with the integral support arm structure to create one assembly. Custom cast hinges (over component cover) allow access to the electrical wiring.

#### Optical Module

Optical Module consists of a clear lens, reflective emitter lens, and optical reflector. The optical module is a one-piece casting with the integral support arm structure to create one assembly. Custom cast hinges (over component cover) allow access to the electrical wiring.

#### UP LIGHT OPTICS

Beam - Indirect lens provides lower beam spread (less than 60° spread).

#### Beam - Indirect Lens

Beam - Indirect lens provides lower beam spread (less than 60° spread).

#### UP LIGHT LED MODULE

LED Tube housed in a mounting plate. Each LED Tube consists of a clear lens, reflective emitter lens, and optical reflector. The optical module is a one-piece casting with the integral support arm structure to create one assembly. Custom cast hinges (over component cover) allow access to the electrical wiring.

#### LED DRIVER(s)

High Output LED's are available in standard Neutral White (2000K), or optional Cool White (3000K) or Warm White (3000K). Consult factory for other LED options.

#### LED EMITTERS

High Output LED's are available in standard Neutral White (2000K), or optional Cool White (3000K) or Warm White (3000K). Consult factory for other LED options.

#### AMBER LED'S

High Output LED's are available in standard Neutral White (2000K), or optional Cool White (3000K) or Warm White (3000K). Consult factory for other LED options.

#### Finish

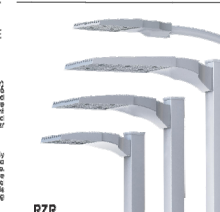
Electronically applied TGIC Polyester Powder Coat on substrate associated with 100% powder coat of 100% powder coat and 100% powder coat. The finish is a powder coat of 100% powder coat and 100% powder coat. The finish is a powder coat of 100% powder coat and 100% powder coat.

#### Mounting Bracket

Optical (LED's) are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure. LED's are exposed on a metal cast PCB panel with each emitter located on a copper thermal interface and enclosed by an LED structure.

#### PROJECT NAME

#### PROJECT TYPE



#### RZR

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#### RZR-G

(000000-000000, 000000-000000, 000000-000000)

#### RZR & RZRIM

(000000-000000, 000000-000000, 000000-000000)

#### RZR-MAF*

(000000-000000, 000000-000000, 000000-000000)

#### REVISIONS

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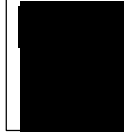
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## COLLEGEVIEW STUDENT HOUSING



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#### REVISION SCHEDULE

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#### PROJECT #:

5178

#### DATE:

05/03/2023

#### DRAWN BY:

DRP

#### CHECKED BY:

DRP

#### LIGHTING DETAILS

## SL2