



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input type="checkbox"/>
Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit	
<input type="checkbox"/> Open lot	Development Option	

GENERAL INFORMATION

Development name: _____

Inside City limits? Yes No

Property address(es): _____

Site P.I.N.(s): _____

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Current Property Owner(s):

Company: _____ Title: _____

Address: _____

Phone #: _____ Email: _____

Applicant Name (If different from owner. See “who can apply” in instructions):

Relationship to owner: Lessee or contract purchaser Owner’s authorized agent Easement holder

Company: _____ Address: _____

Phone #:	Email:
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NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact:

Company:	Title:
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Address:

Phone #:	Email:
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Applicant Name:

Company:	Address:
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Phone #:	Email:
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DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

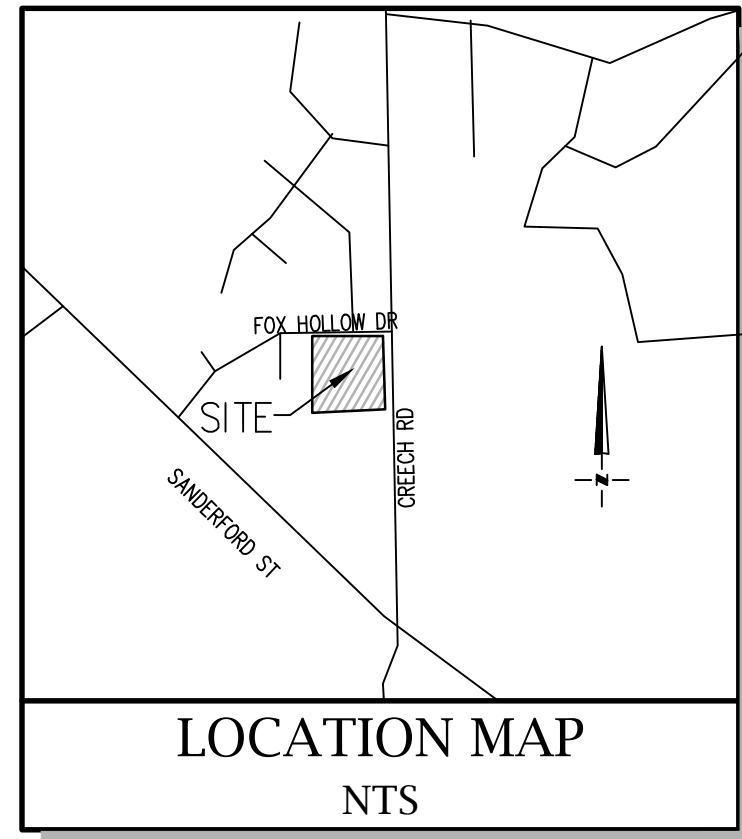
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: <i>Charles Jones</i>	Date: <i>12-20-2024</i>
Printed Name: <i>CHARLES JONES</i>	
Signature: <i>Darlene Jones</i>	Date: <i>12-20-2024</i>
Printed Name: <i>Darlene Jones</i>	



STREET TREES

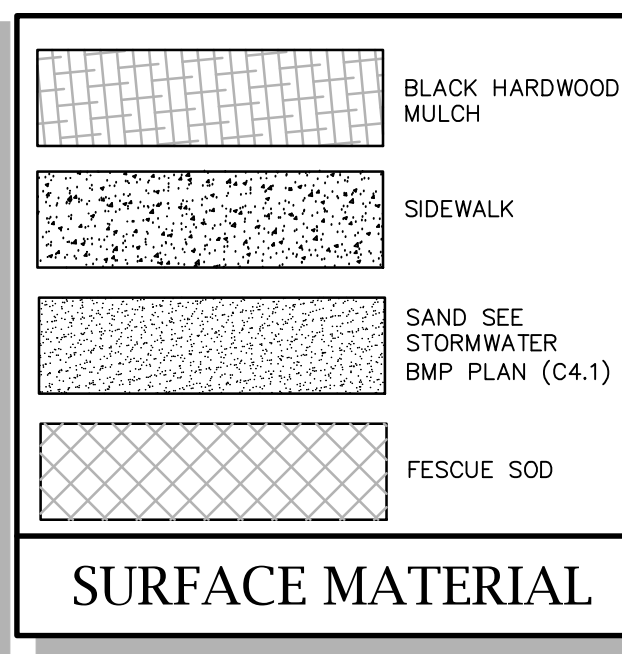
FOX HOLLOW DRIVE (CITY OF RALEIGH)
TOTAL STREET FRONTAGE: 301 LF
REQUIRED STREET TREES: 7 EA
PROPOSED STREET TREES: 7 EA

CREECH ROAD (NCDOT)
TOTAL STREET FRONTAGE: 317 LF
REQUIRED STREET TREES: 15 EA
- SMALL MATURING 20" O.C.
DUE TO OVERHEAD ELECTRIC
PROPOSED STREET TREES: 15 EA

INTERNAL TREE REQUIREMENTS
- 1 TREE MUST BE PLANTED FOR EVERY 10 SPACES
REQUIRED TREES: 5
PROPOSED TREES: 21
PROPOSED LARGE MATURING TREES: 8
PROPOSED SMALL MATURING TREES: 13

INTERNAL LANDSCAPE PERIMETER REQUIREMENTS
- MINIMUM OF 5 FT. WIDE WITH SHRUBS
INSTALLED 30 PER 100 LF.

TYPE 2 20' MEDIUM PROTECTIVE YARD
REQUIRED:
- 6' FENCE, 5 SHADE TREES PER 100,
5 UNDERSTORY TREES PER 100 LF AND
30 SHRUBS PER 100 LF
TOTAL YARD LENGTH: 323
REQUIRED/PROVIDED SHADE TREES: 16/16
REQUIRED/PROVIDED UNDERSTORY TREES: 16/16
REQUIRED/PROVIDED SHRUBS: 96/96



TREE SAVE AND PRESERVATION

18. TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.

19. SHOW TREE PROTECTION AND TREE SAVE AREAS ON DEMOLITION, EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.

20. COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAT WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED. A 10' NO BUILD ZONE AROUND TREE SAVE AREAS MUST BE REFERENCED ON THE PLAT.

21. TREE SAVE AREAS SHALL BE FREE OF INVASIVE PLANT SPECIES. IF AN AREA PROPOSED FOR TREE SAVE CONTAINS INVASIVE PLANT SPECIES AT TIME OF PROPOSAL, SUCH INVASIVE PLANT SPECIES SHALL BE REMOVED PRIOR TO FINAL CO.

22. THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.

23. ANY ACTIVITY IN TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.

24. NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.

25. ALL TREES ON PUBLIC STREET RIGHT-OF-WAY/PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY URBAN FORESTRY.

26. CONTACT URBAN FORESTRY PRIOR TO ANY CRANE SET-UP, MACHINERY OPERATION OR TEMPORARY BUILDING ERECTION THAT MAY IMPACT PROTECTED TREES, TREE SAVE AREAS, INCLUDING CITY TREES IN PUBLIC RIGHT-OF-WAY. IMPACTS MAY INCLUDE BUT ARE NOT LIMITED TO: ENCRoACHING IN TREE DRIP-LINES, EXCAVATION, SOIL COMPACTION, TREE TRIMMING, ERECTING AND DISMANTLING OF CONSTRUCTION CRANES.

STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

TREE PLANTING NOTES:

PLANT MATERIAL

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM. MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT SHALL BE 10' TALL. IF MULTI-STEM TREES ARE SPECIFIED THEY SHALL BE A MINIMUM OF 12' TALL.

2. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/2" DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED.

3. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.

4. PERIMETER TREES IN URBAN ZONES SHALL BE 3" IN CALIPER AND BE FREE OF BRANCHES UP TO 6' FROM THE TOP OF ROOT CROWN (BALL).

5. A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.

6. 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.

PLANTING REQUIREMENTS

7. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CITY OF RALEIGH UDO AND STANDARD DETAILS FOR APPROVED STAKING METHOD/MATERIALS.

8. ALL STRAPPING AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.

9. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET).

10. TREES PLANTED ON PUBLIC STREET RIGHT-OF-WAY REQUIRE APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.

11. REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES.

UTILITY ISSUES

12. IF UTILITY IS TO BE INSTALLED IN/NEAR ANY REQUIRED TREE(S) OR TREE SAVE AREA(S), CALL URBAN FORESTRY PRIOR TO UTILITY INSTALLATION.

13. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES.

14. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL URBAN FORESTRY TO RESOLVE BEFORE PLANTING.

15. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

16. NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.

17. COMMERCIAL SCALE LIGHTING (> 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (< 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE. SHOW SITE LIGHTING ON LANDSCAPE PLAN.

LANDSCAPE SUMMARY

- KEY NOTES:**
- (A) INSTALL NEW TREE PER TREE PLANTING DETAIL SEE DETAIL 7/C9.8. TREES SHALL BE FURNISHED WITH A 6" DIAMETER MULCH AREA THAT IS 3-4" THICK LAYER OF PINE NEEDLES MULCH AROUND PLANTED TREES WITHIN PROPOSED GRASSED AREAS.
 - (B) INSTALL NEW SHRUBS. CONTRACTOR SHALL INSTALL 3-4" THICK LAYER OF PINE NEEDLES MULCH.
 - (C) INSTALL PROPOSED TREE PROTECTION FENCE AT BEGINNING OF CONSTRUCTION SEE DETAIL 9/C9.8.
 - (D) ANY DISTURBED AREA THAT IS NOT A PLANTING BED OR COVERED WITH A HARD SURFACE SHALL BE PERMANENTLY STABILIZED BY THE LANDSCAPER WITH SEED. LANDSCAPER SHALL PREPARE SOIL BY ADDING STARTER FERTILIZER, LIMESTONE AND FESCUE SEED MIX.
 - (E) INSTALL 4' BLACK PVC COATED CHAINLINK FENCE AROUND SCM WITH A PROPOSED 2-6" WIDE GATES FOR MAINTENANCE ACCESS.
 - (F) INSTALL FESCUE SOD AROUND PROPOSED SAND FILTER AS INDICATED WITH HATCHED AREA MEDIA.
 - (G) ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03. SEE DETAIL 7/C9.8.

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CALIPER	MIN. HEIGHT
	4	LIVE OAK	<i>Quercus virginiana</i>	3"	10'
	4	SOUTHERN RED OAK	<i>Quercus falcata</i>	3"	10'
	10	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	3"	10'
	9	SOUTHERN SUGAR MAPLE	<i>Juniperus virginiana</i>	3"	10'
	5	EUROPEAN HORNBEAM	<i>Cornepanicus betulus</i>	3"	10'
	7	DOGWOOD	<i>Cornus spp.</i>	1.5"	8'
	9	YAUPON HOLLY	<i>Ilex vomitoria</i>	1.5"	8'
	20	EASTERN REDBUD	<i>Cercis canadensis</i>	1.5"	8'
	90	ROUNDLEAF JAPANESE HOLLY	<i>Ilex crenata 'rotundifolia'</i>	5 GAL	30"
	70	ENGLISH HOLLY	<i>Ilex aquifolium</i>	5 GAL	30"
	115	DWARF BURFORD HOLLY	<i>Ilex cornuta</i>	5 GAL	30"
	80	INKBERRY HOLLY	<i>Ilex glabra</i>	5 GAL	30"
	29	HOLLY	<i>Ilex crenata 'Soft Touch'</i>	2 GAL	
	15	FRINGE FLOWER	<i>Loropetalum chinense 'Shang-lo'</i>	2 GAL	
	23	JAPANESE MEADOWSWIFT	<i>Spiraea japonica 'Little Princess'</i>	2 GAL	

NOTE:
1. PLANTS MUST BE APPROVED BY CITY OF RALEIGH URBAN FORESTRY

PLANT MATERIALS LIST

PIN: 1712-64-2125
BRIAN MICHAEL & KATIE MAGEE
BOULTERSE
DB: 17637 PG: 108
MB: 1987 PG: 1976
MB: 1992 PG: 926
LOT 40A
USE: SF RESIDENTIAL
ZONING: R-10

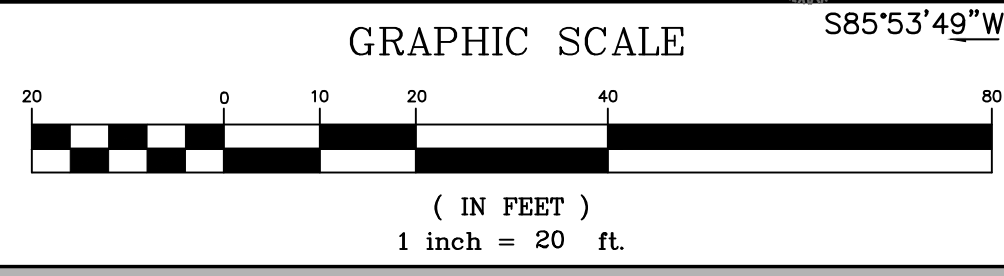
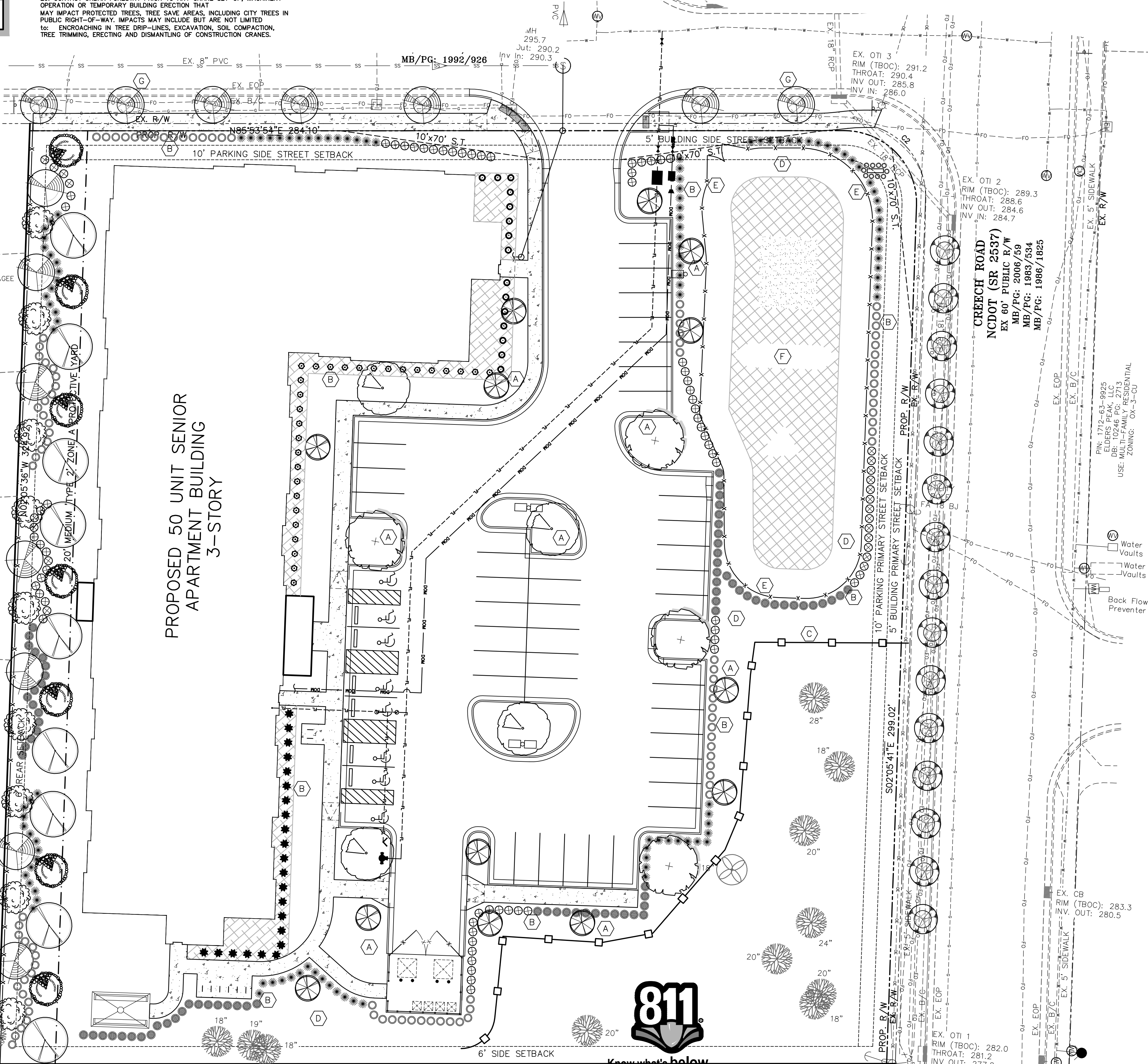
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BRIAN MICHAEL & KATIE MAGEE
BOULTERSE
DB: 17637 PG: 93
MB: 1987 PG: 1976
MB: 1992 PG: 926
LOT 40B
USE: SF RESIDENTIAL
R-10

PIN: 1712-64-2027
MCGUIRE DRIVE, LLC
DB: 19588 PG: 2499
MB: 1987 PG: 1976
MB: 1992 PG: 926
LOT 39A
USE: SF RESIDENTIAL
R-10

PIN: 1712-63-2947
MKS REALTY, LLC
DB: 18359 PG: 426
MB: 1987 PG: 1976
MB: 1992 PG: 926
LOT 38A
USE: SF RESIDENTIAL
R-10

PIN: 1712-63-2952
MKS REALTY, LLC
DB: 18268 PG: 834
MB: 1987 PG: 1976
MB: 1992 PG: 926
LOT 38B
USE: SF RESIDENTIAL
R-10

PIN: 1712-63-1899
R.L. SOUTHERN PROPERTY HOLDINGS, INC.
DB: 18400 PG: 2498
MB: 1987 PG: 1976
LOTS 37A-37B
USE: SF RESIDENTIAL
R-10



Mc² ENGINEERING
ENGINEERING
MC² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.1979

IRIS RIDGE APARTMENTS
2900 CREECH ROAD
RALEIGH, NC 27610

IRIS RIDGE LP
500 S. FRONT STREET, 10TH FLOOR
COLUMBUS, OH 43215

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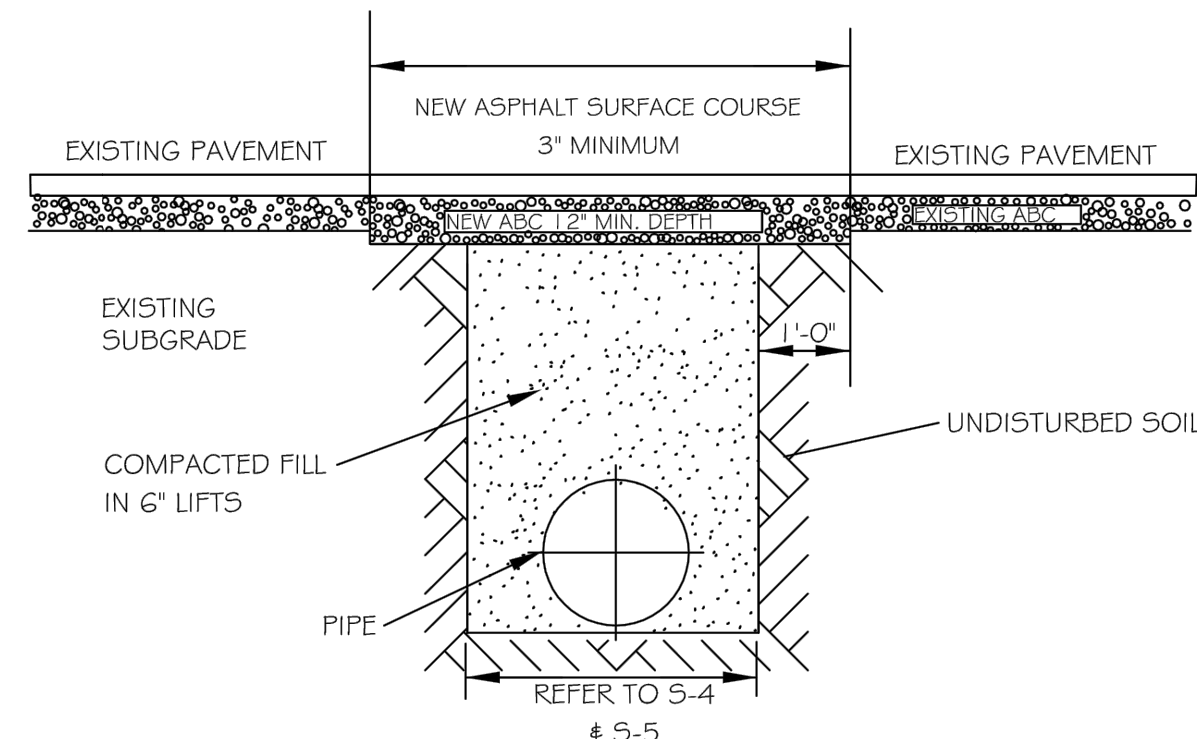
LANDSCAPE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

CAD FILE: 24-001 BASE.DWG
PROJECT NO.: 24-001
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: DECEMBER 20, 2024

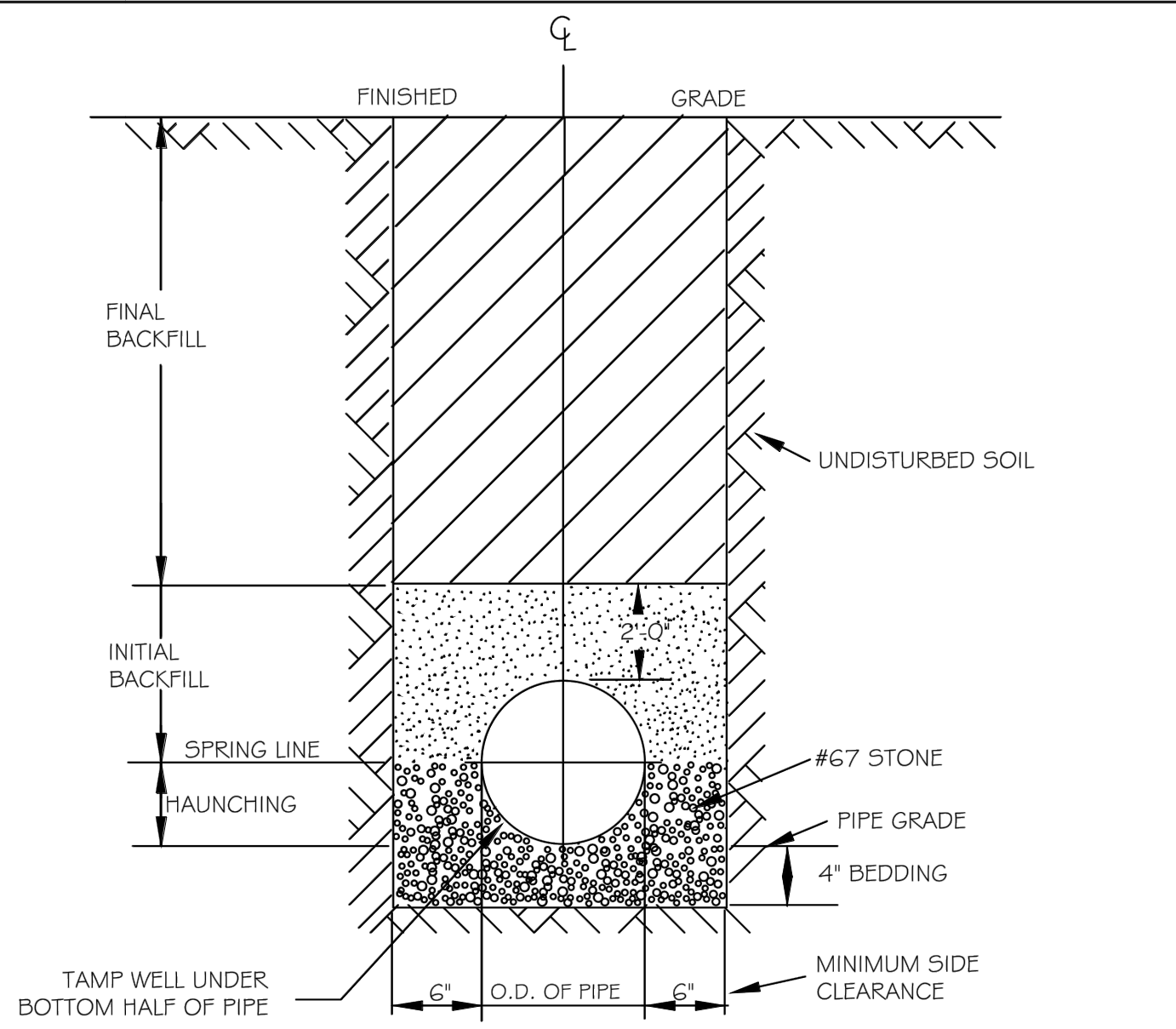
C5.0



- NOTES:
1. IN NCDOT MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
 2. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
 3. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
 4. THE FINAL 1\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD ASPHALT PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-3	D.W.C. RRH	11-1-99 3-30-00	A.B.B. J.P.S.	4-19-04 10-8-10

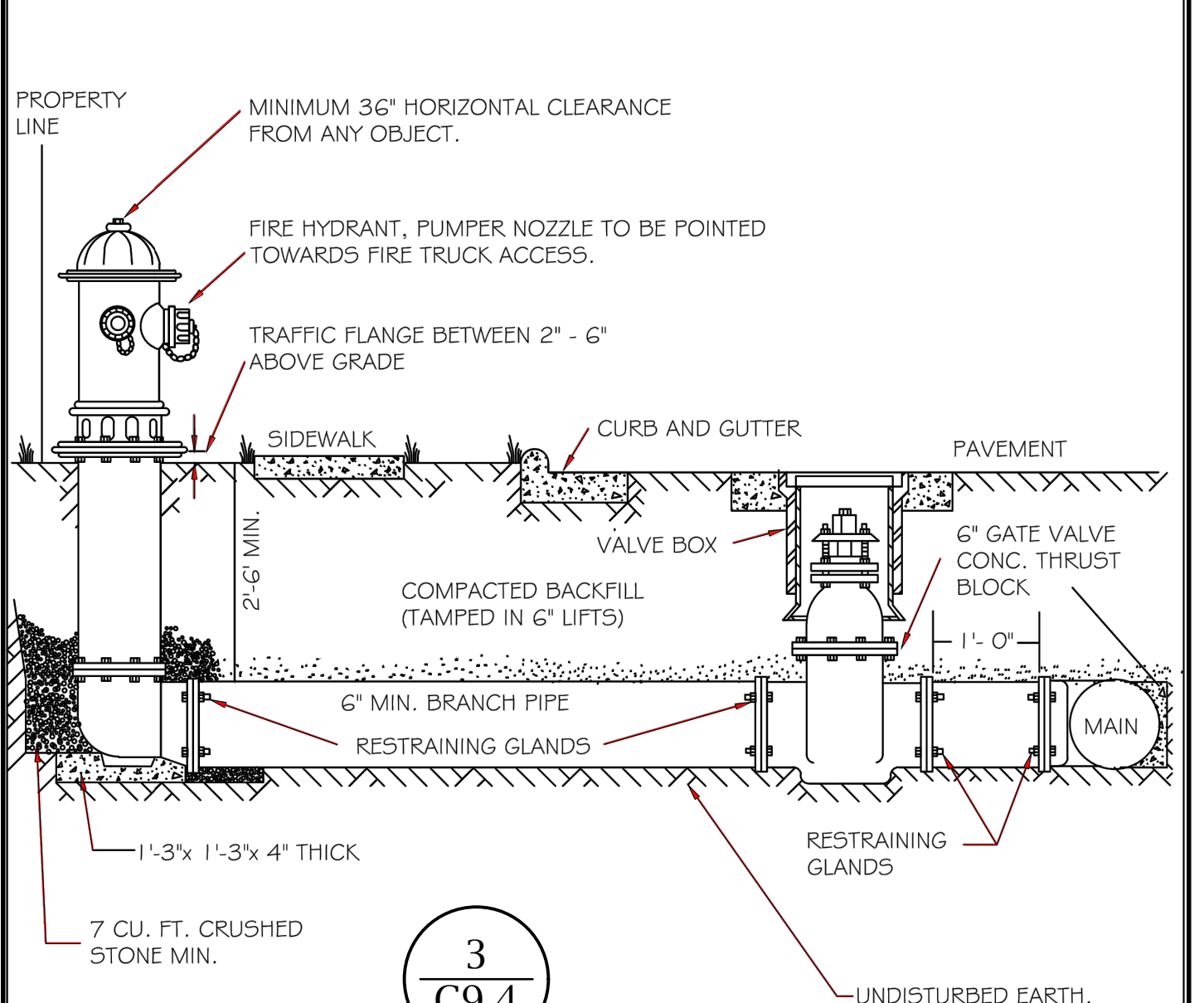
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C9.4



- TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE
- NOTES:
1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 2. NO ROCKS OR BOULDERS 4\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
TRENCH BOTTOM DIMENSIONS AND BACKFILL REQUIREMENTS FOR PVC GRAVITY SEWER MAIN				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-5	TO NOTES	3-1-87 7-2-82	D.W.C. RRH	9-3-99 9-30-00

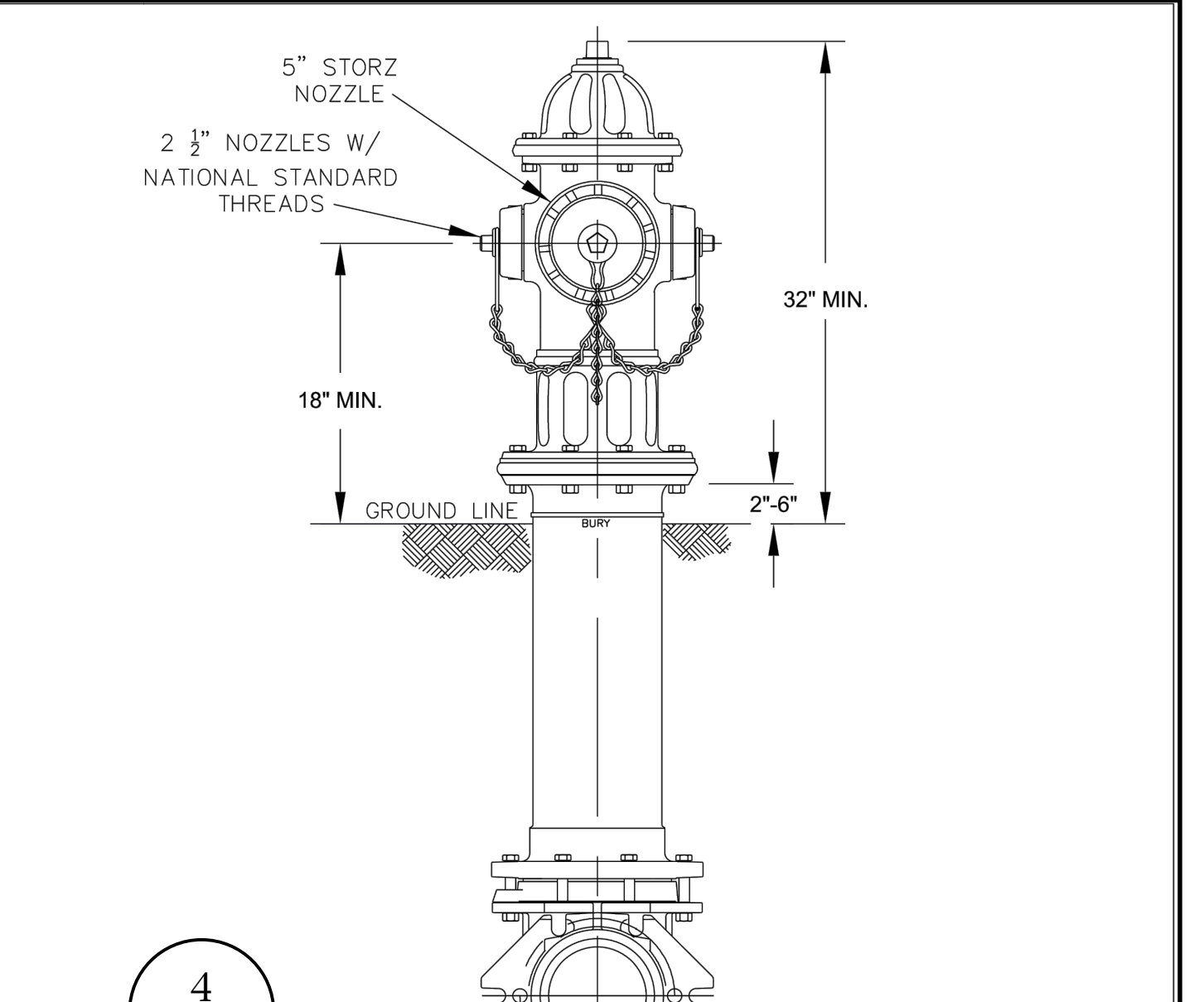
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C9.4



- NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, GLOW, EAST JORDAN IRON WORKS, OR US PIPE.
 2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-99
 3. 6\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD FIRE HYDRANT INSTALLATION DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	ABB DHL	4-6-04 2/14/08	PAP RRH	2/17/09

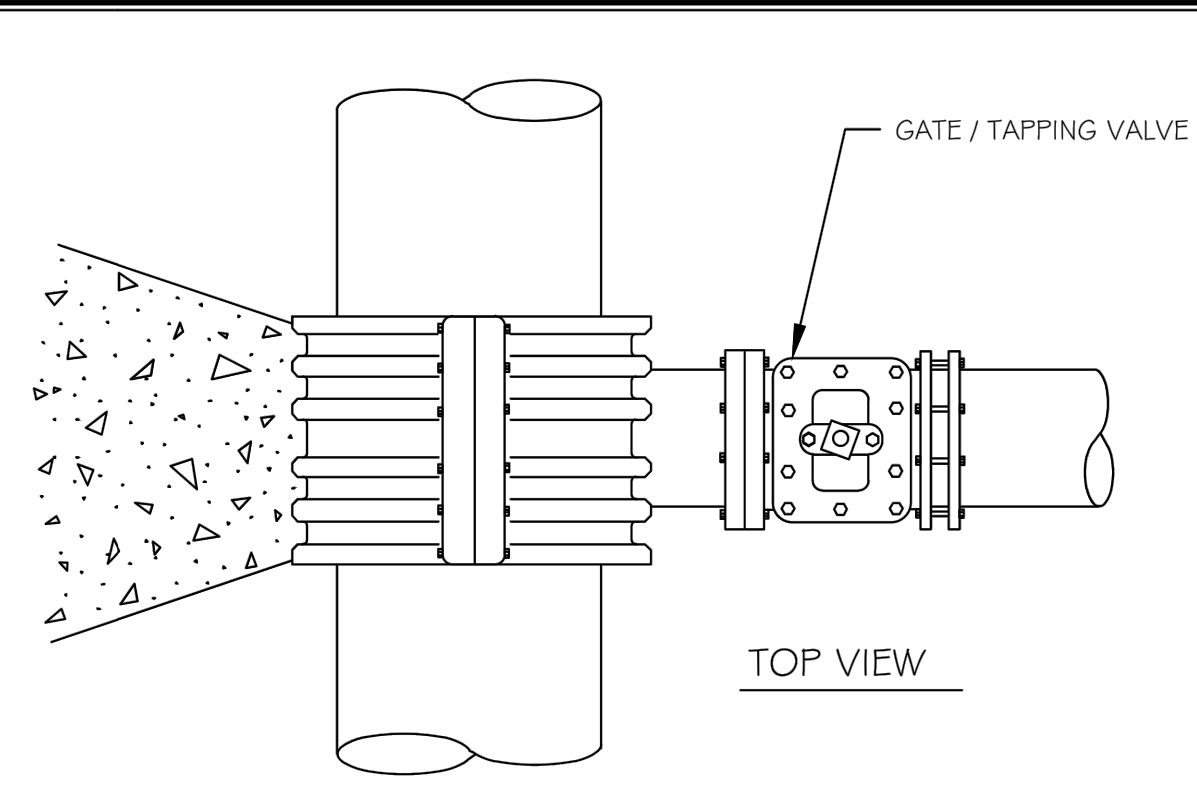
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C9.4



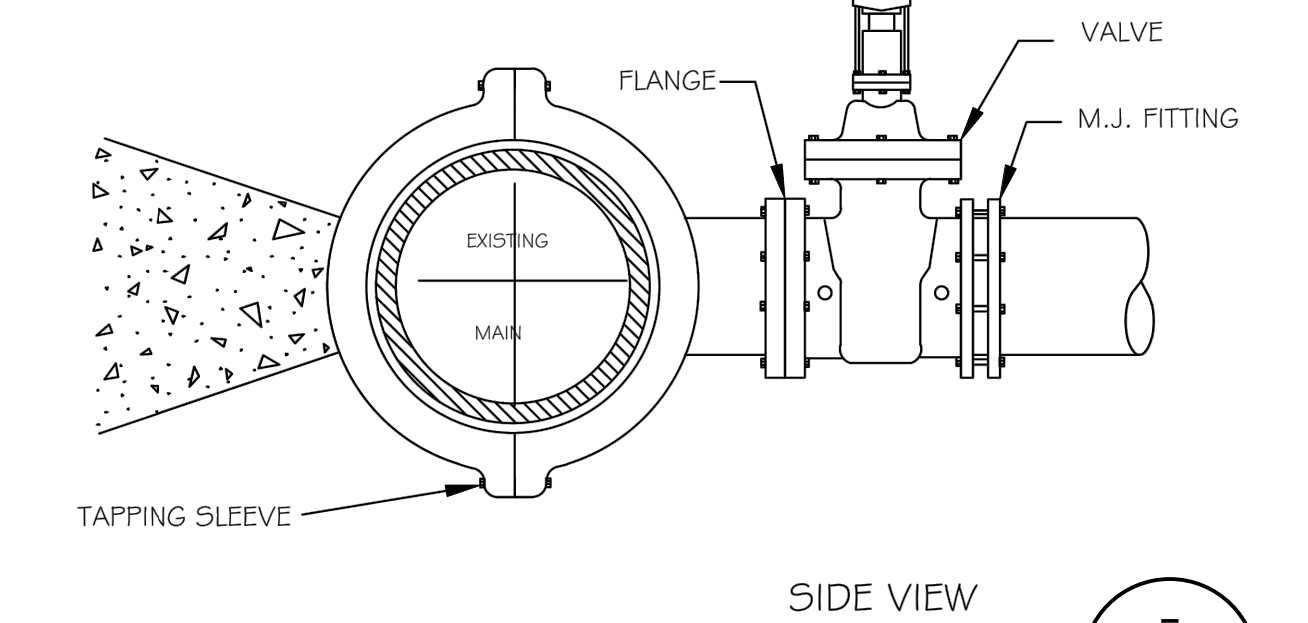
- NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
 2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD FIRE HYDRANT WITH 5\"/>				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAB KAT	6-30-18 9-15-17		

4
C9.4



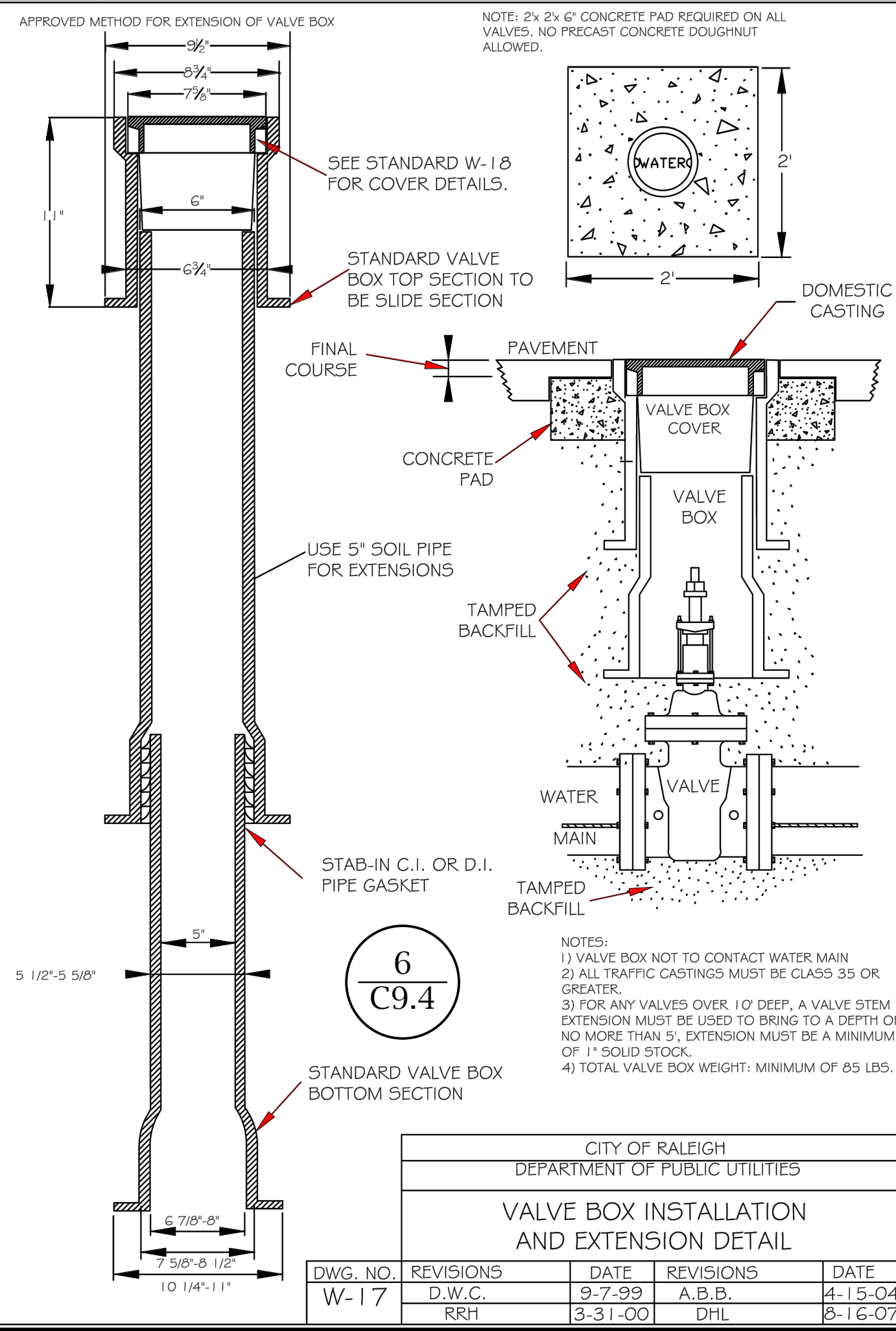
3000 PSI SOLID CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



- NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
 2. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
4\"/>				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A. D.W.C.	12-31-91 9-7-99	RRH J.P.S.	3-31-00 11-1-10

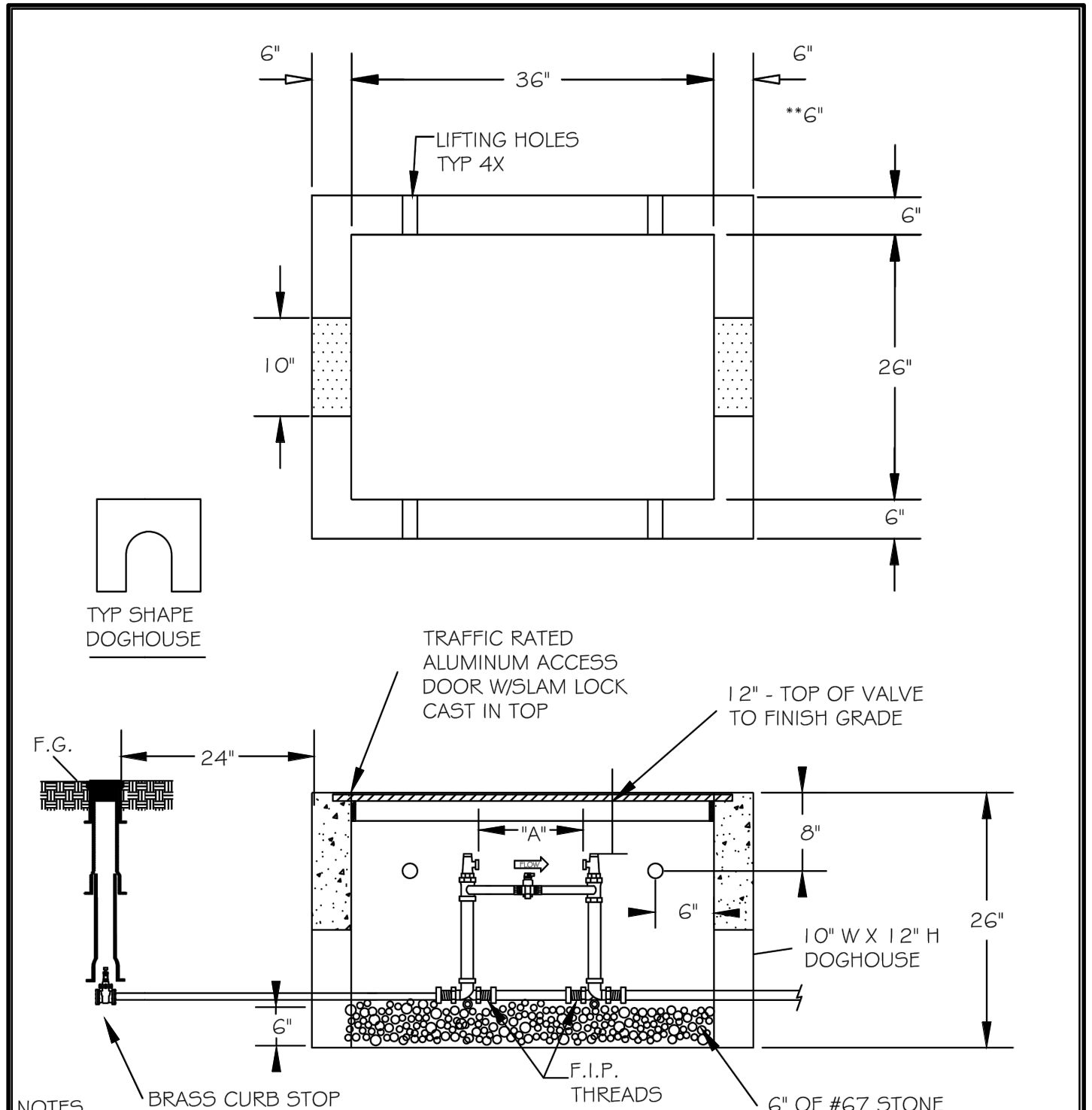
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C9.4



- NOTES:
- 1) VALVE BOX NOT TO CONTACT WATER MAIN
 - 2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
 - 3) FOR ANY VALVES OVER 10\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
VALVE BOX INSTALLATION AND EXTENSION DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C. RRH	9-7-99 3-31-00	A.B.B. DHL	4-15-04 8-16-07

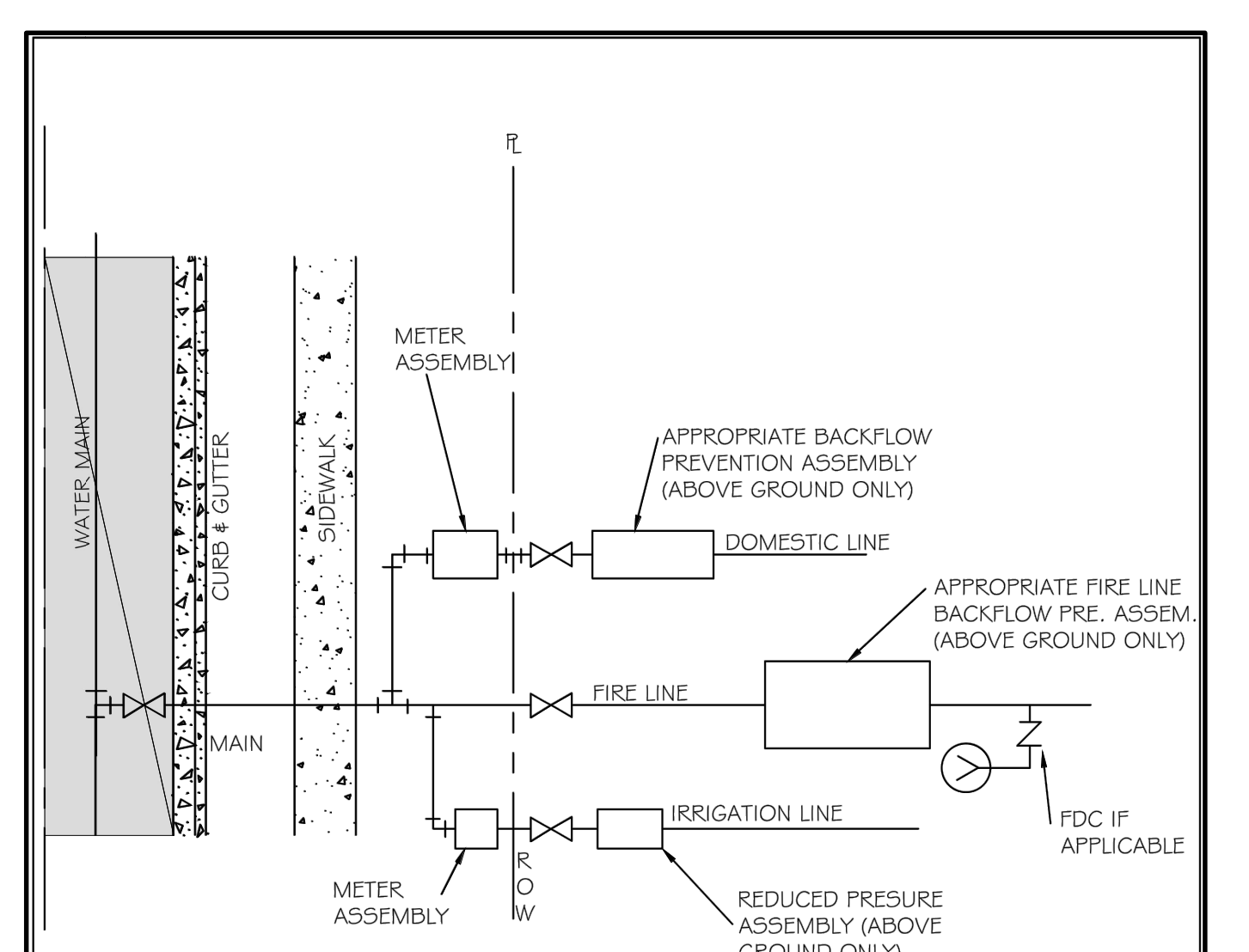
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C9.4



- NOTES:
1. METER AS MANUFACTURED BY SENSUS OR NEPTUNE.
 2. BACKFILL TAMPED IN 6\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL 1 1/2\"/>				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-31	A.B.B. D.H.L.	8-17-04 6-18-08	J.P.S. RRH	11-4-10

7
C9.4



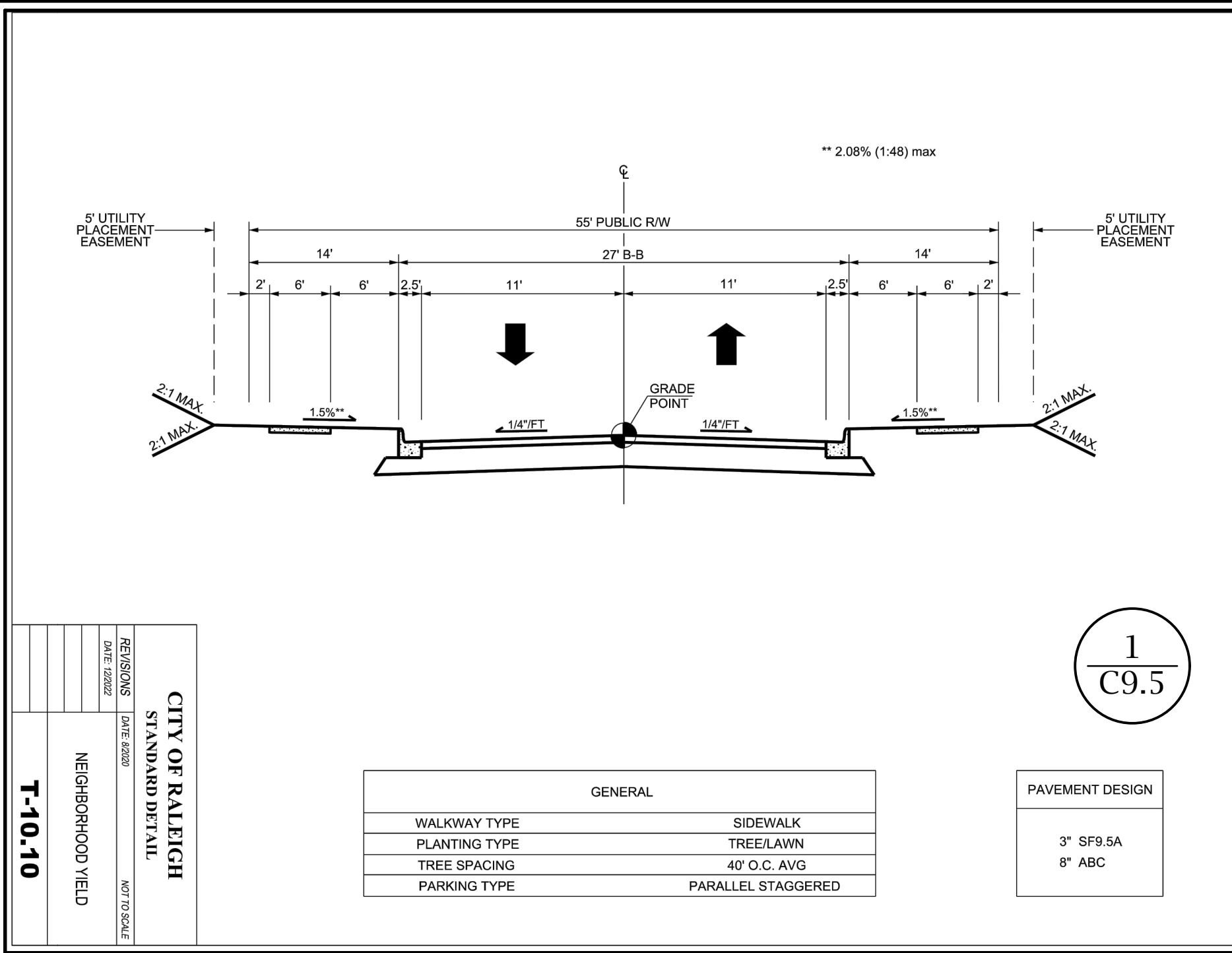
- NOTES:
1. SERVICE TAPS FOR 2\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
FIRE, DOMESTIC & IRRIGATION OPTIONS SCHEMATIC				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-34	D.W.C. RRH	11-18-99 3-31-00	A.B.B. D.H.L.	7-10-04 6/18/08

8
C9.4

REVISIONS				
NO.	DESCRIPTION	DATE	BY	APP'D

CAD FILE: 24-001 BASE.DWG
PROJECT NO.: 24-001
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: DECEMBER 20, 2024



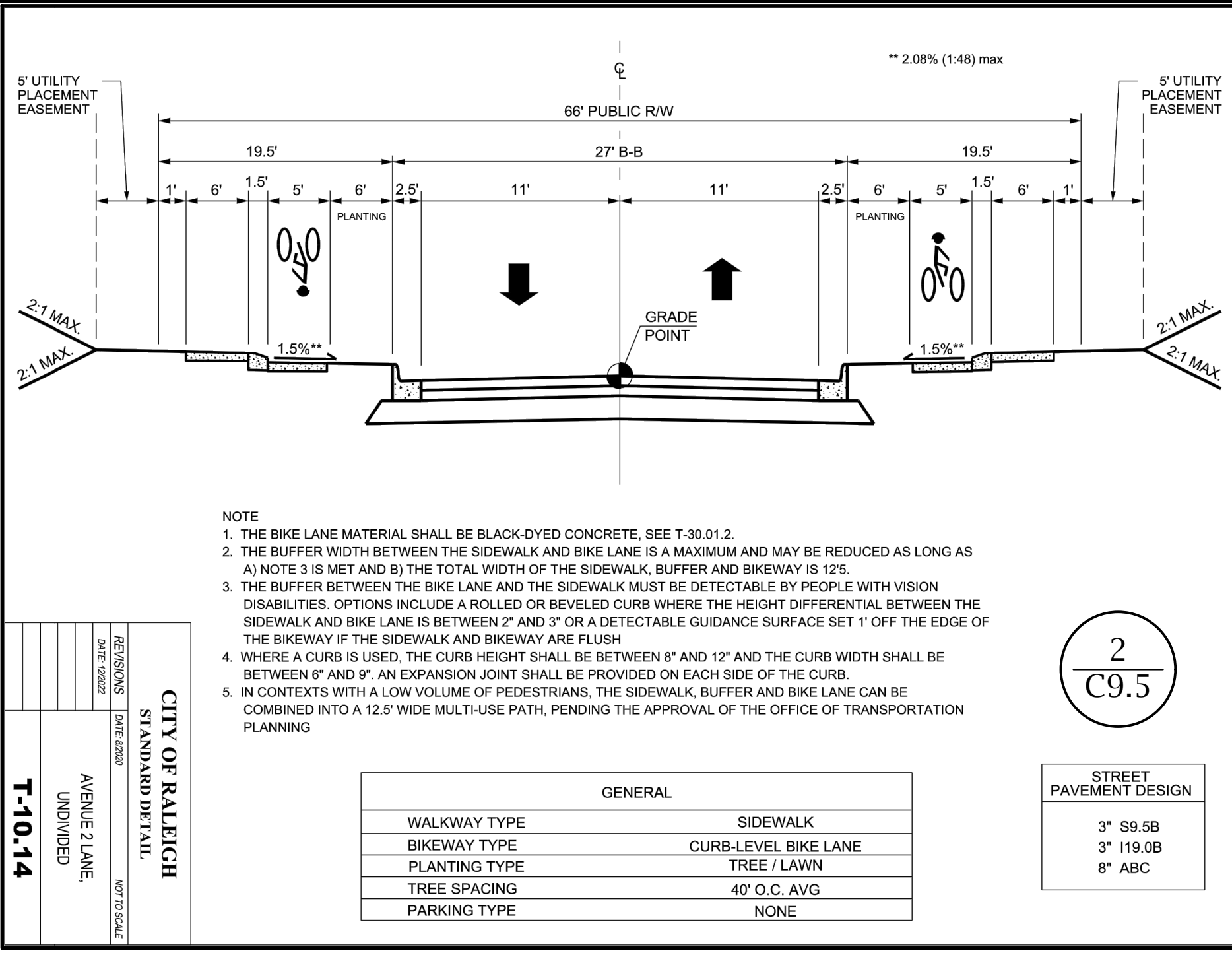
REVISIONS	DATE	BY	NOT TO SCALE

CITY OF RALEIGH
STANDARD DETAIL
NEIGHBORHOOD YIELD
T-10.10

GENERAL	
WALKWAY TYPE	SIDEWALK
PLANTING TYPE	TREE/LAWN
TREE SPACING	40' O.C. AVG
PARKING TYPE	PARALLEL, STAGGERED

PAVEMENT DESIGN
3" SF9.5A
8" ABC

1
C9.5



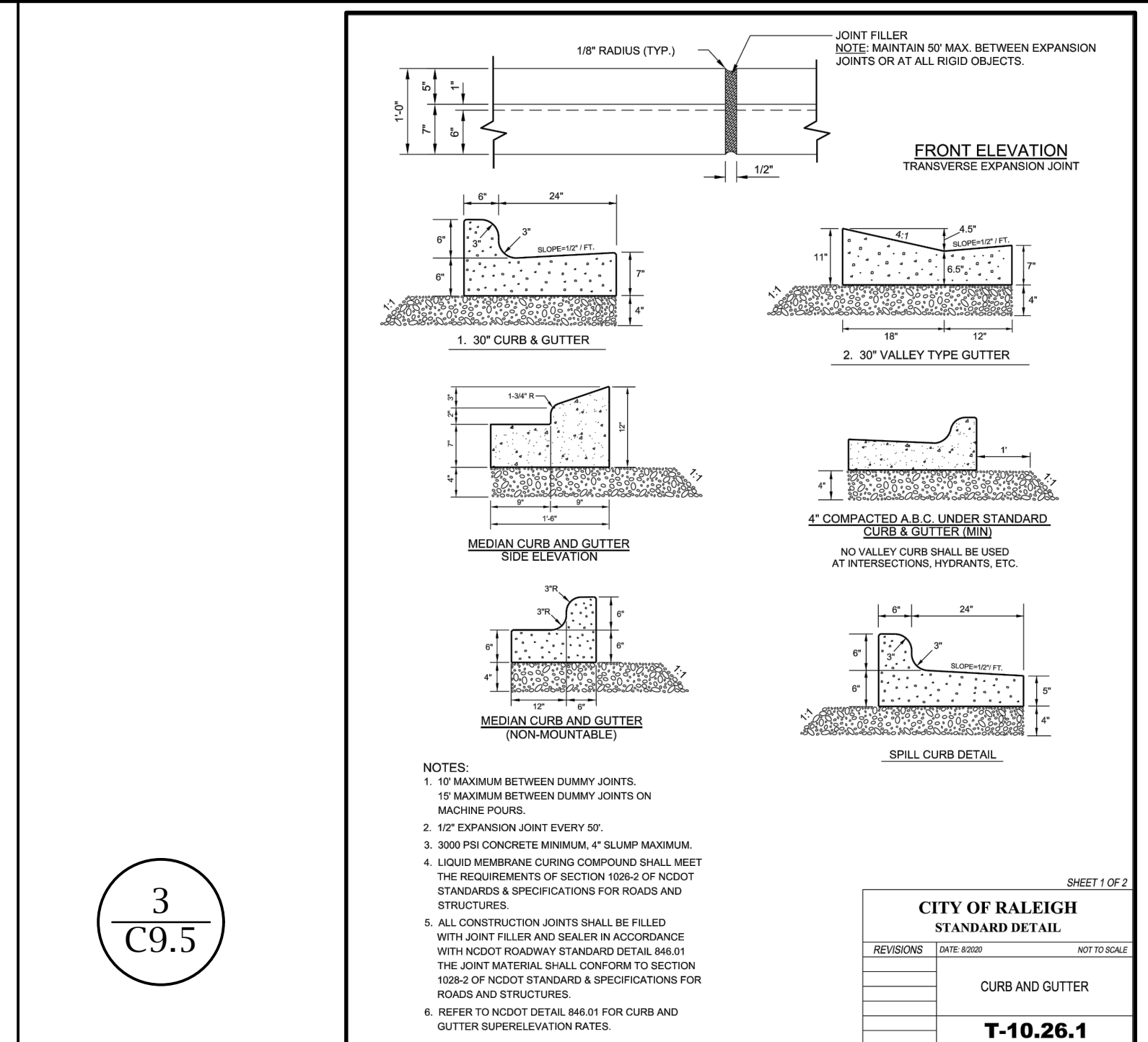
REVISIONS	DATE	BY	NOT TO SCALE

CITY OF RALEIGH
STANDARD DETAIL
ARVENUE PLANE
UNDIVIDED
T-10.14

GENERAL	
WALKWAY TYPE	SIDEWALK
BIKEWAY TYPE	CURB-LEVEL BIKE LANE
PLANTING TYPE	TREE/LAWN
TREE SPACING	40' O.C. AVG
PARKING TYPE	NONE

STREET PAVEMENT DESIGN
3" SF9.5B
3" SF19.0B
8" ABC

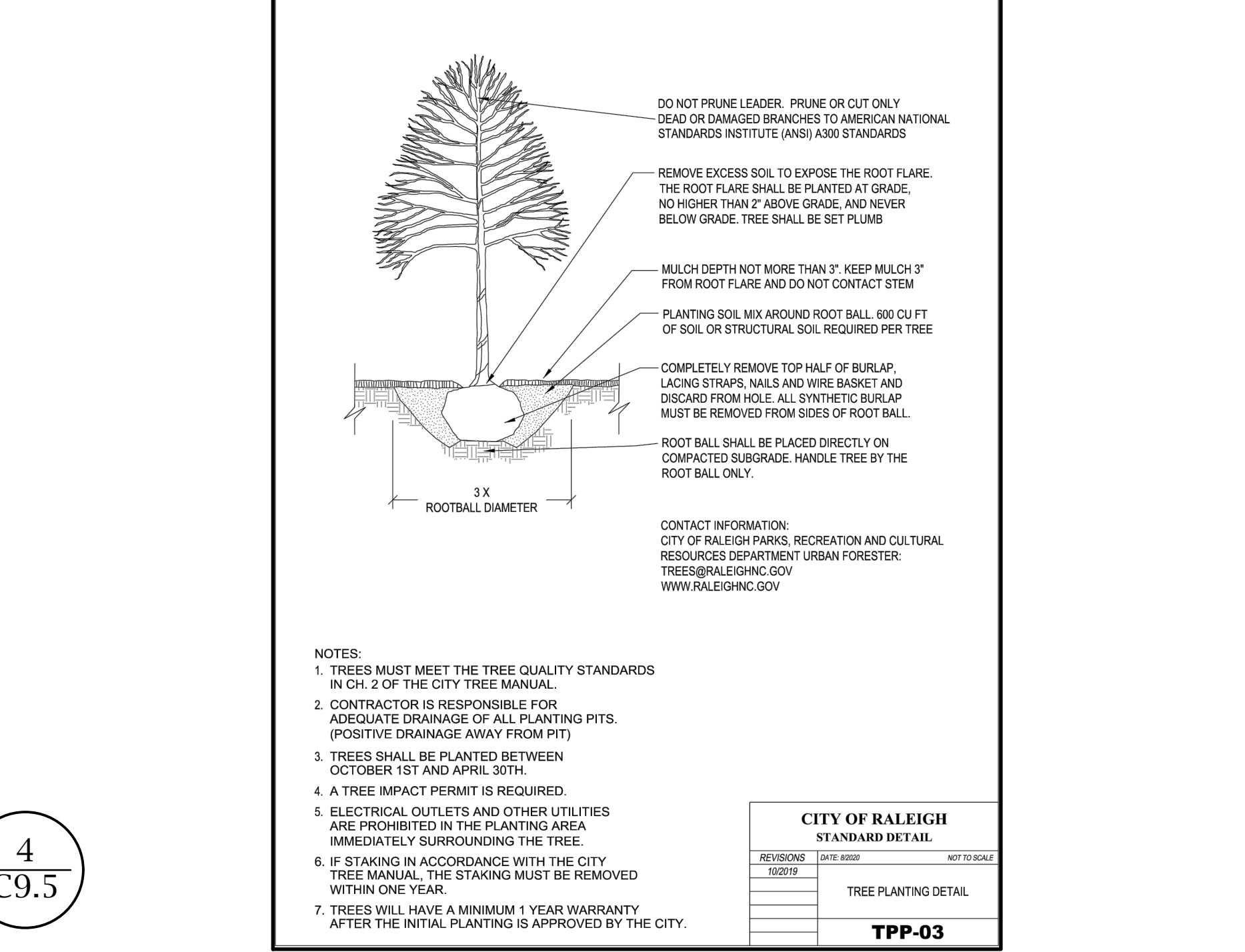
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REVISIONS	DATE	BY	NOT TO SCALE

CITY OF RALEIGH
STANDARD DETAIL
CURB AND GUTTER
T-10.26.1

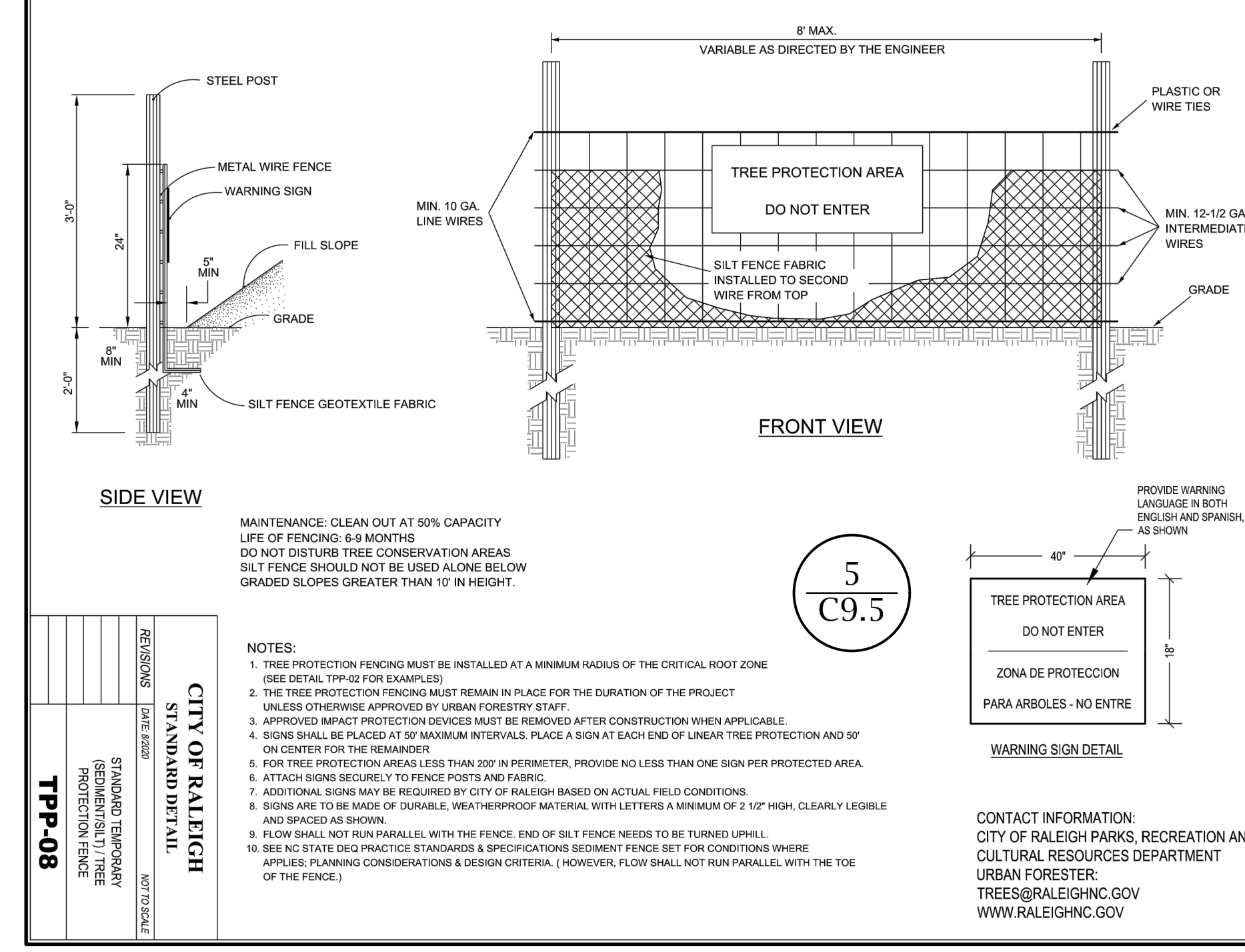
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REVISIONS	DATE	BY	NOT TO SCALE

CITY OF RALEIGH
STANDARD DETAIL
TREE PLANTING DETAIL
TPP-03

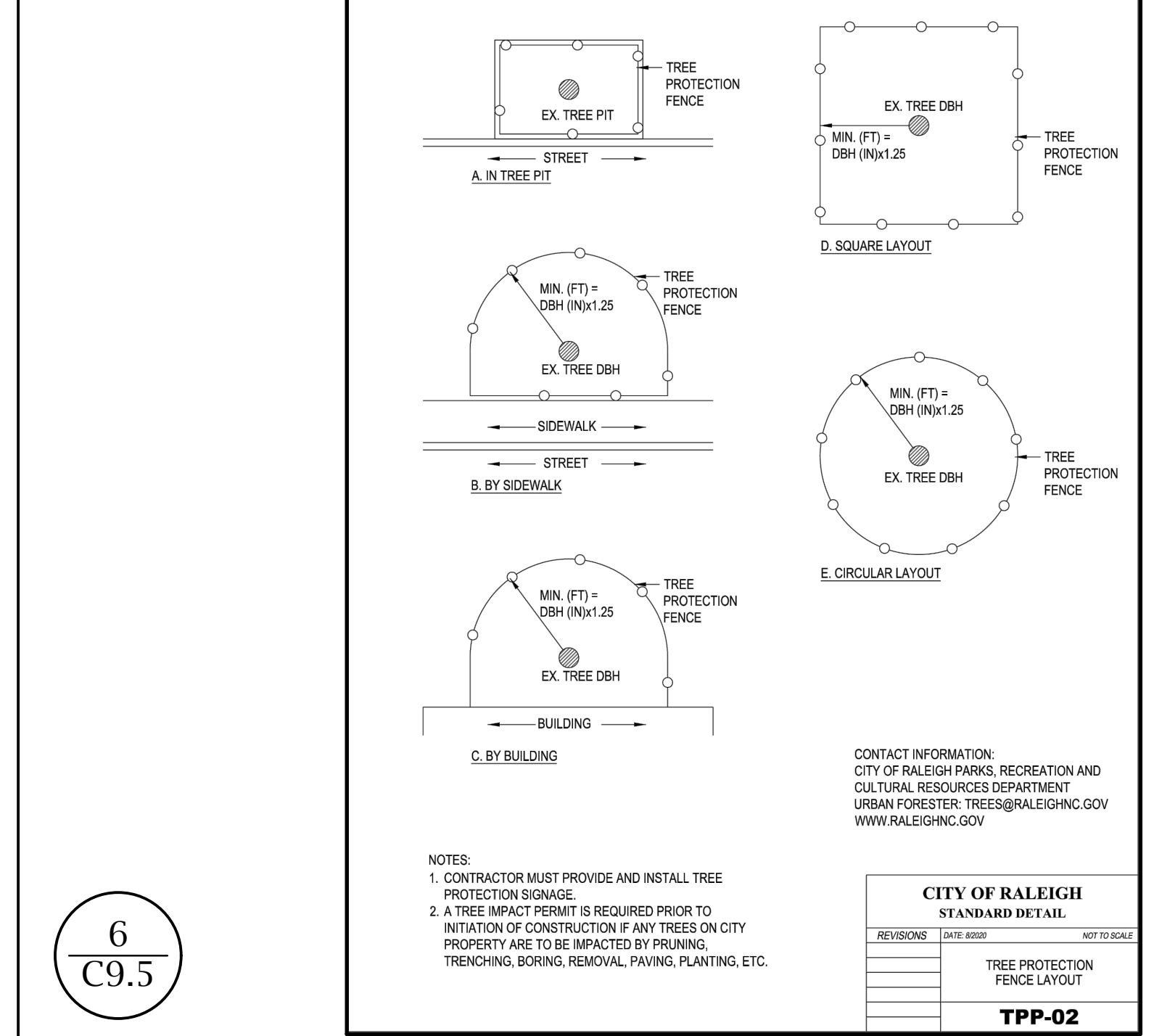
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REVISIONS	DATE	BY	NOT TO SCALE

CITY OF RALEIGH
STANDARD DETAIL
TREE PROTECTION FENCE LAYOUT
TPP-08

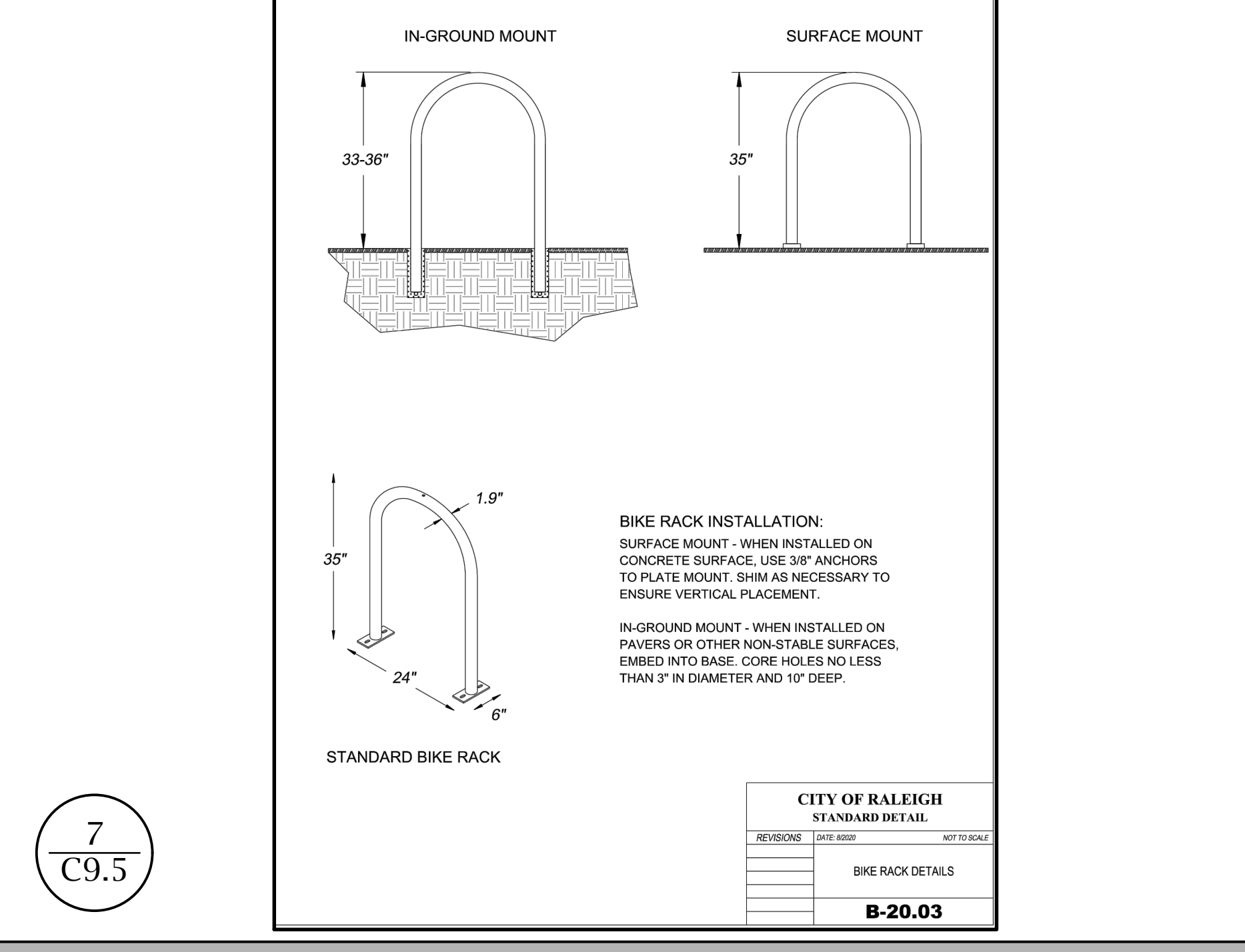
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C9.5



REVISIONS	DATE	BY	NOT TO SCALE

CITY OF RALEIGH
STANDARD DETAIL
TREE PROTECTION FENCE LAYOUT
TPP-02

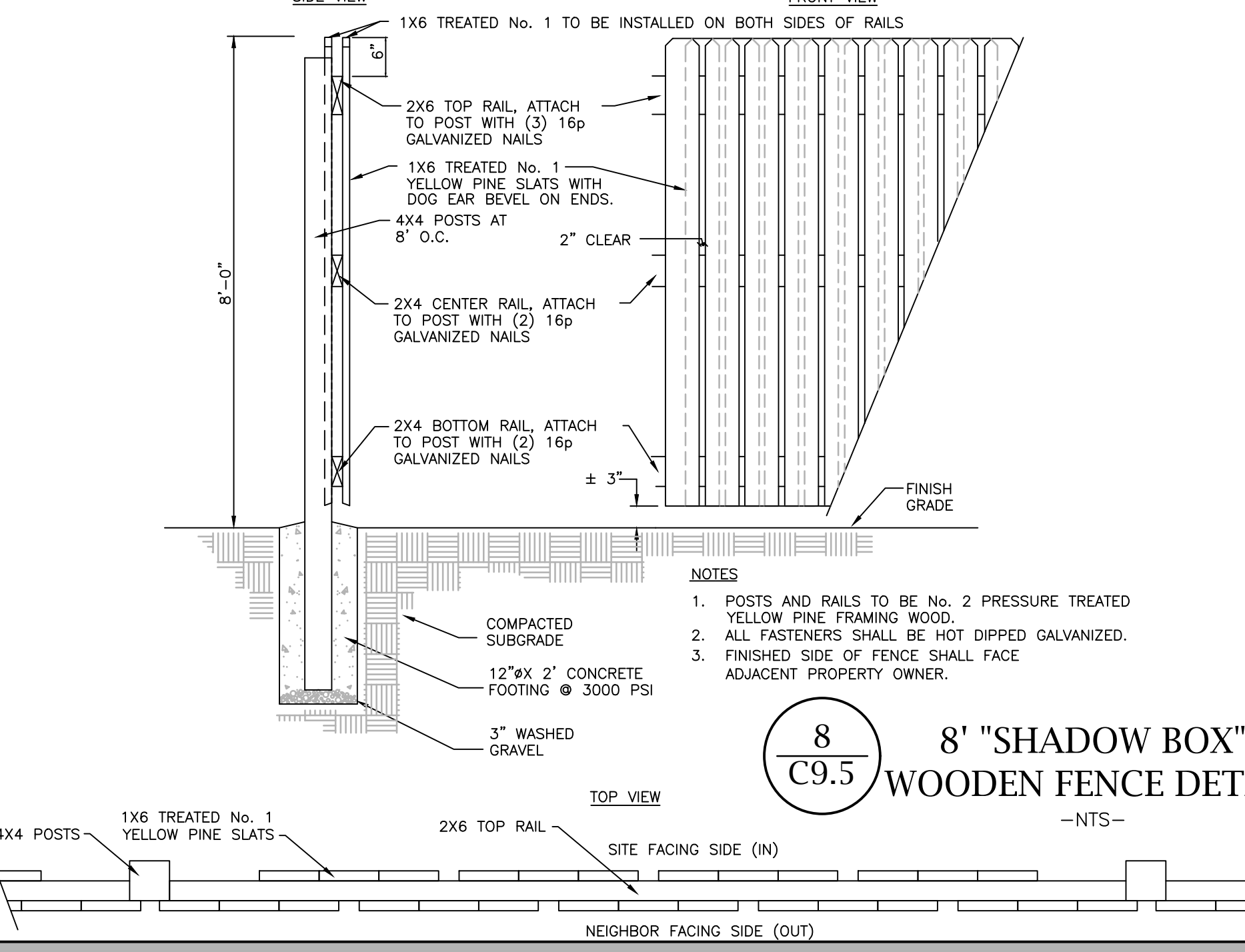
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REVISIONS	DATE	BY	NOT TO SCALE

CITY OF RALEIGH
STANDARD DETAIL
BIKE RACK DETAILS
B-20.03

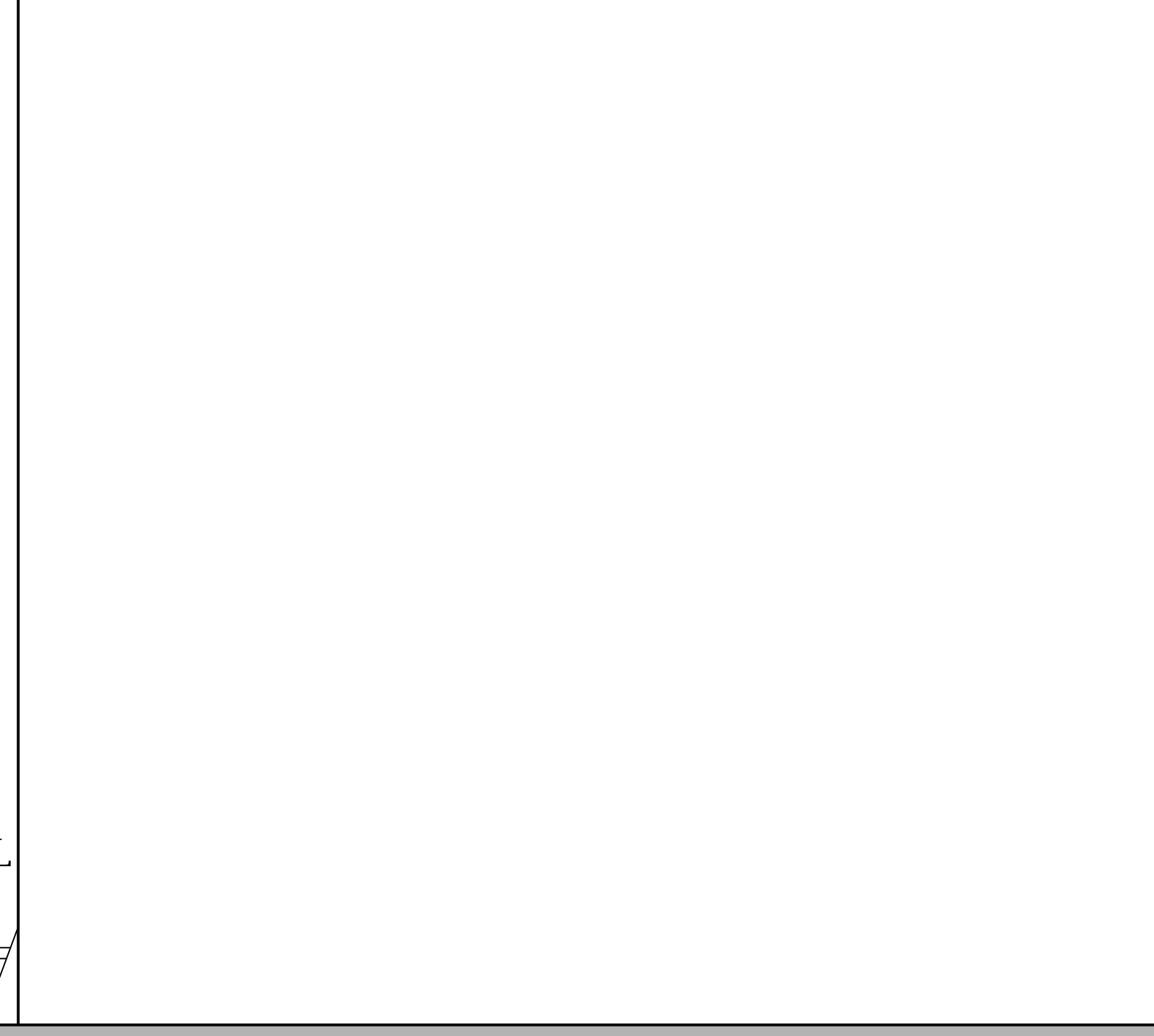
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C9.5



REVISIONS	DATE	BY	NOT TO SCALE

CITY OF RALEIGH
STANDARD DETAIL
8" SHADOW BOX WOODEN FENCE DETAIL
NTS

8
C9.5



REVISIONS	DATE	BY	NOT TO SCALE

CAD FILE: 24-001 BASE.DWG
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REVIEWED BY: JDM
DATE: DECEMBER 20, 2024

C9.5

MC² ENGINEERING
INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
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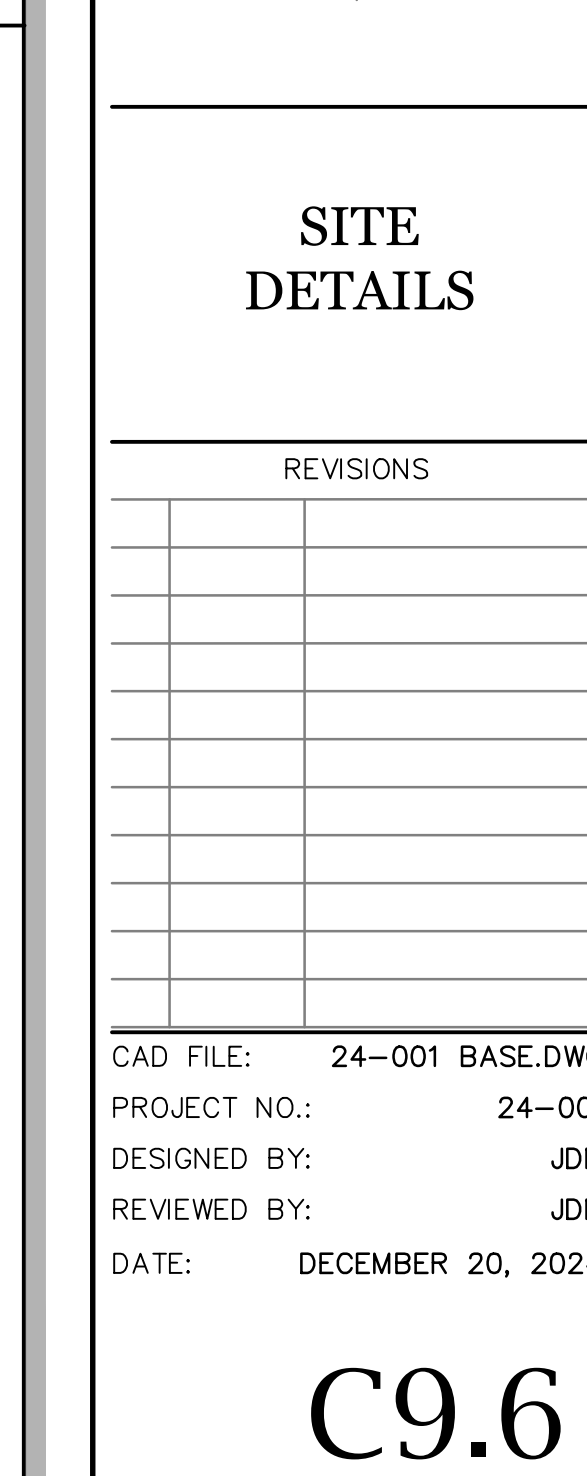
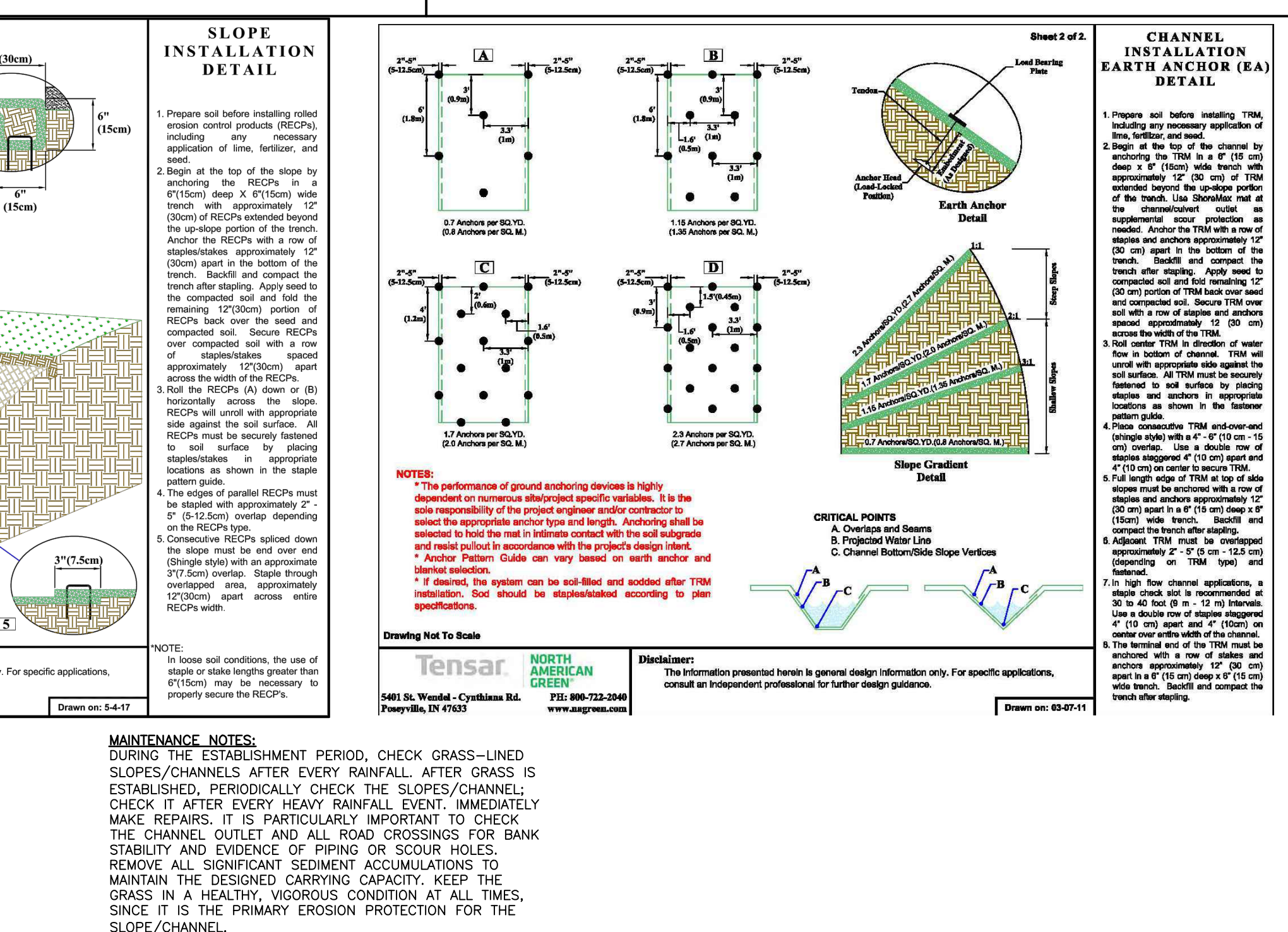
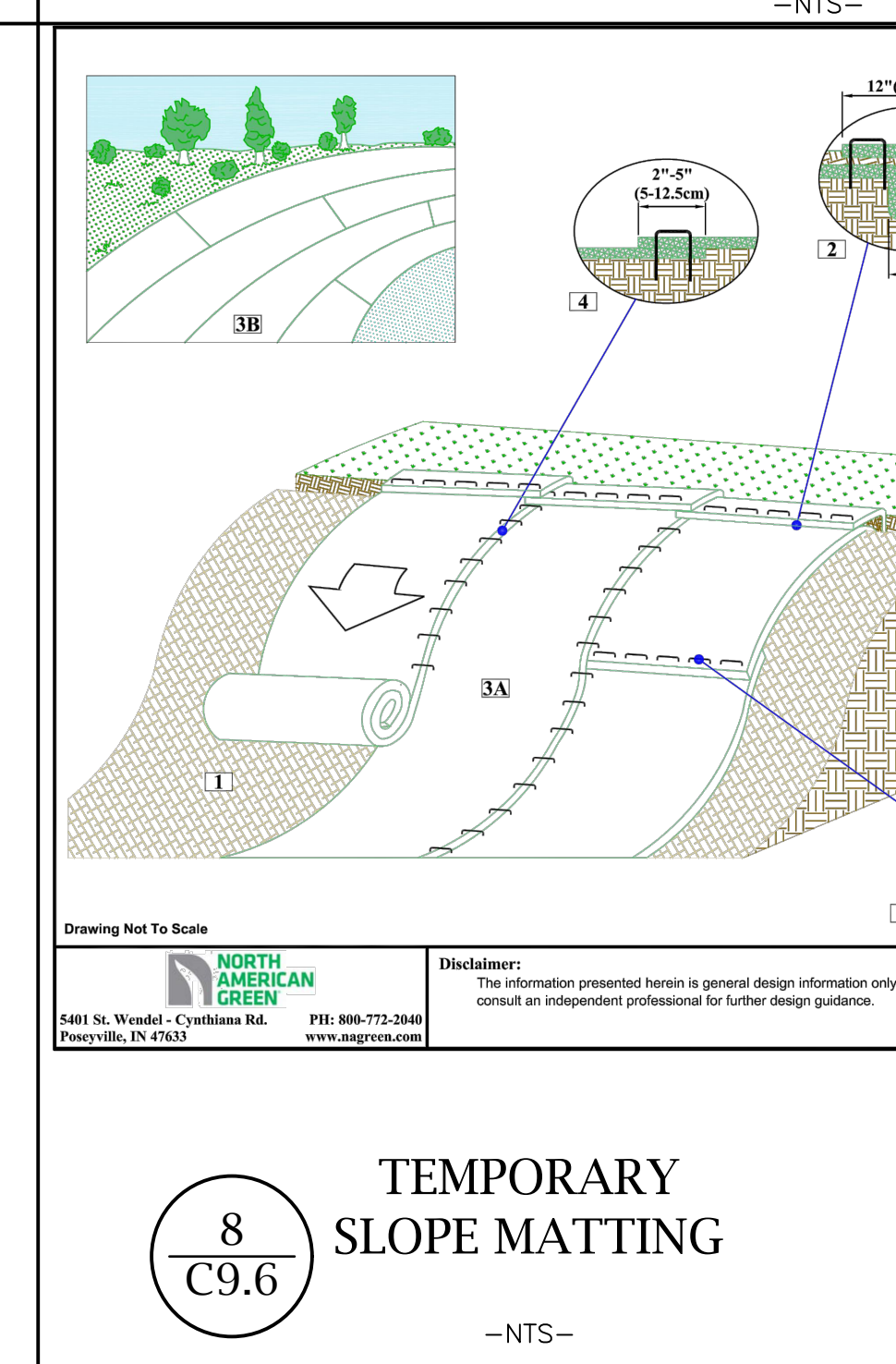
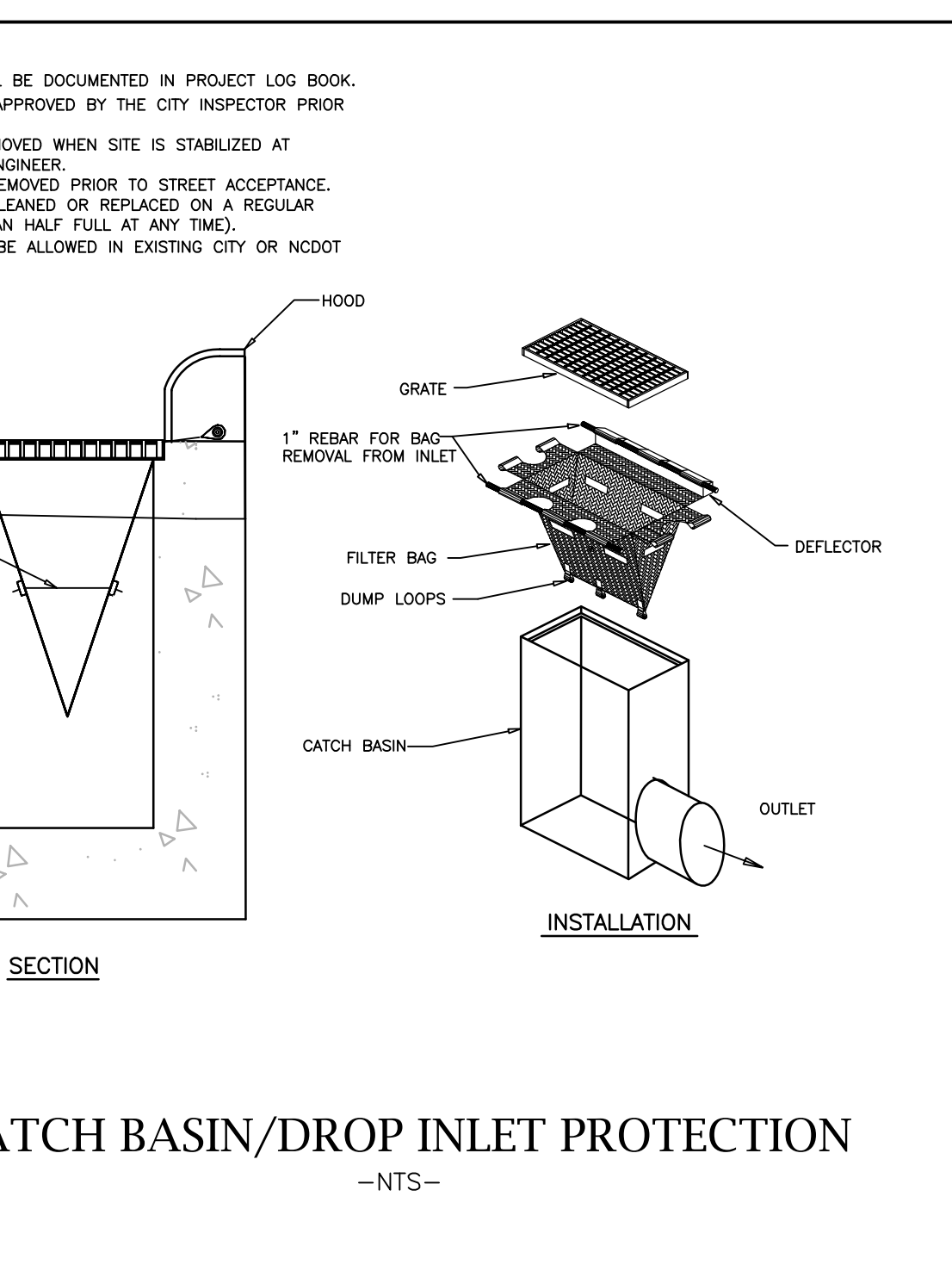
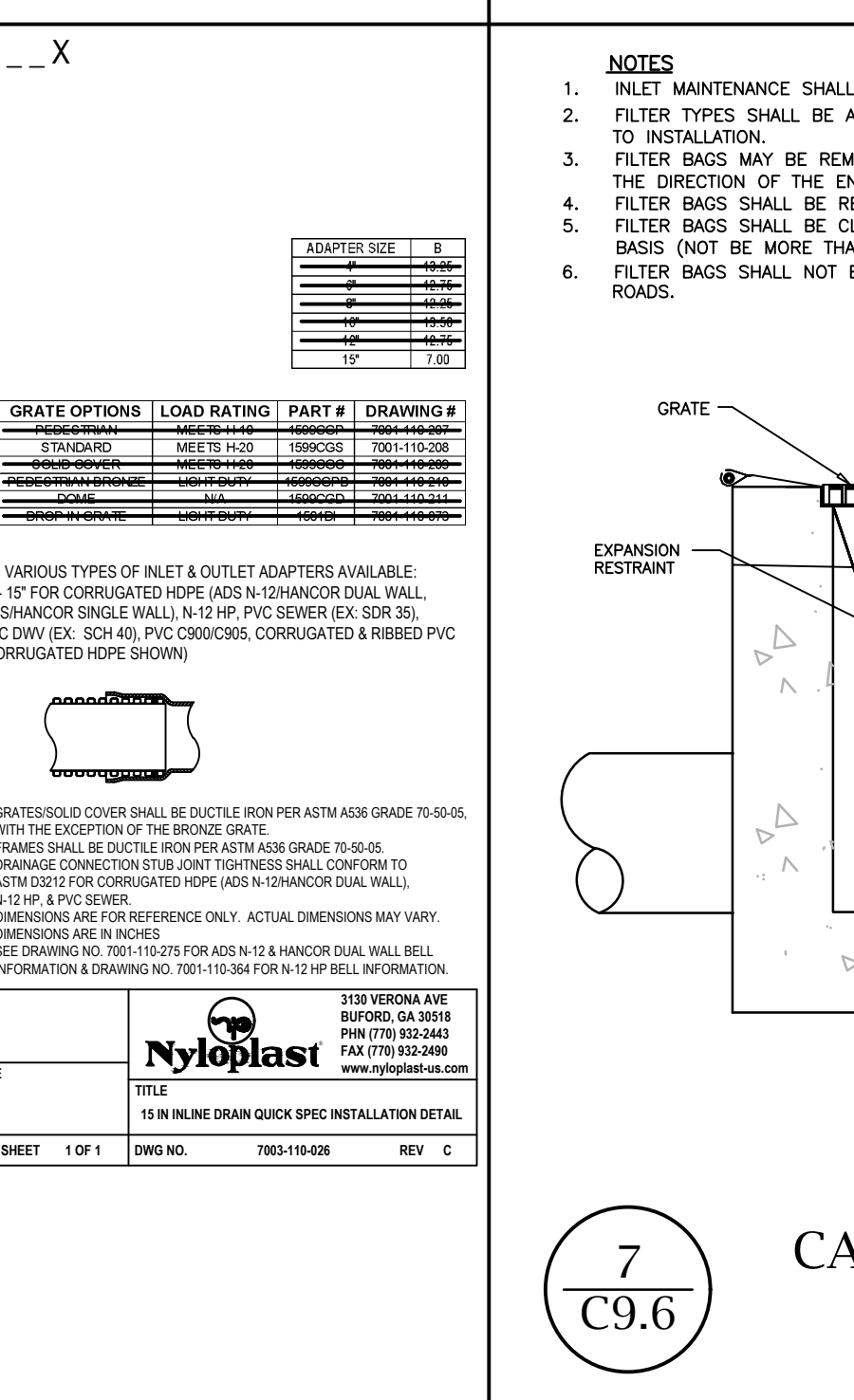
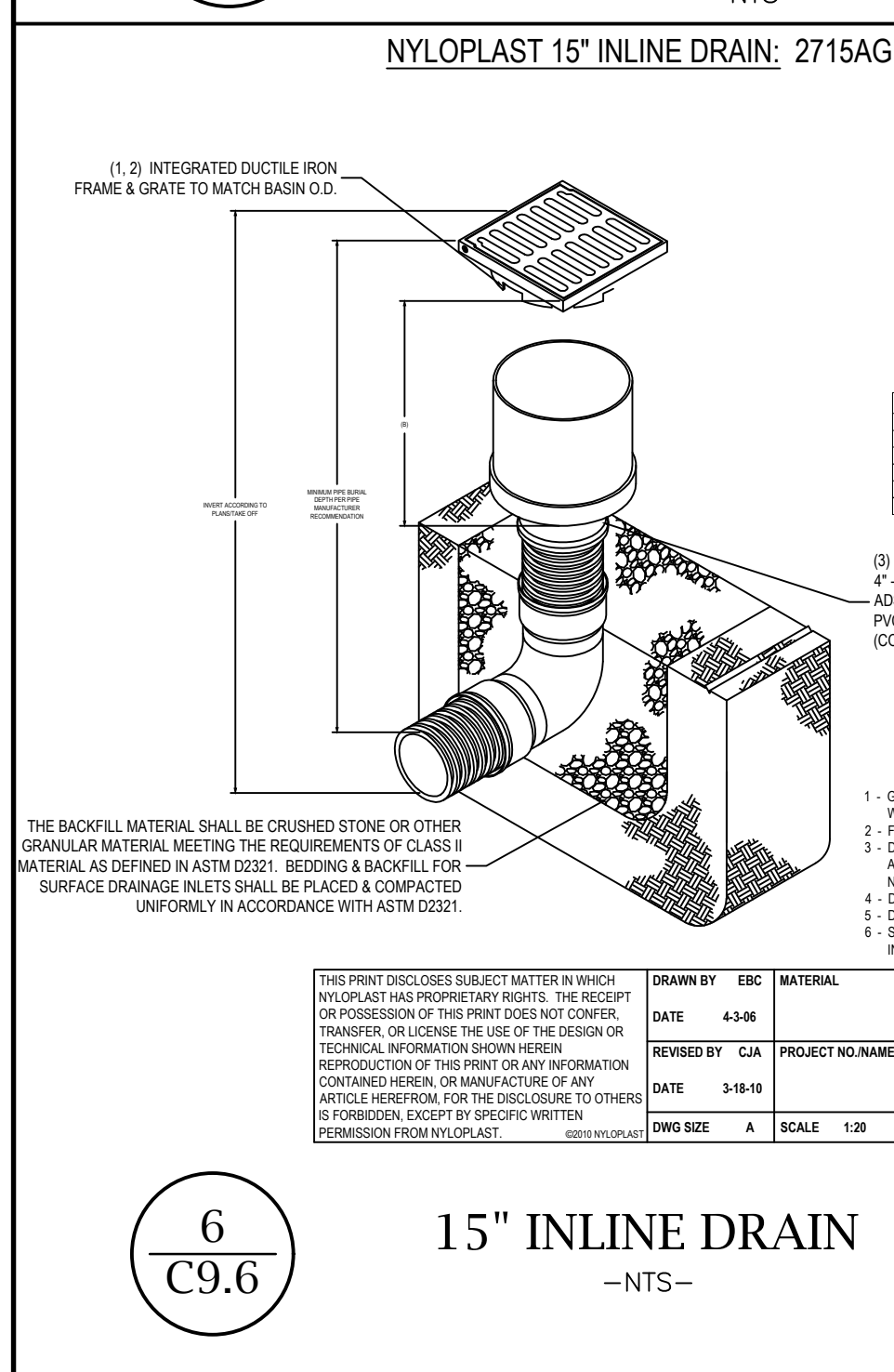
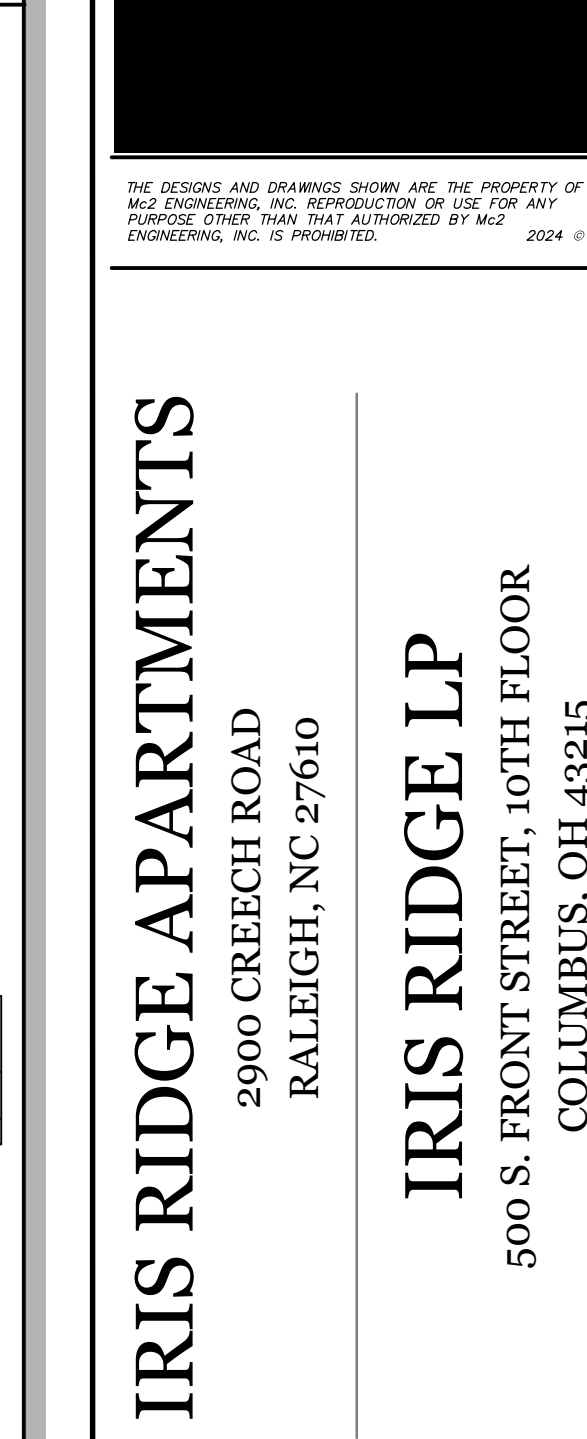
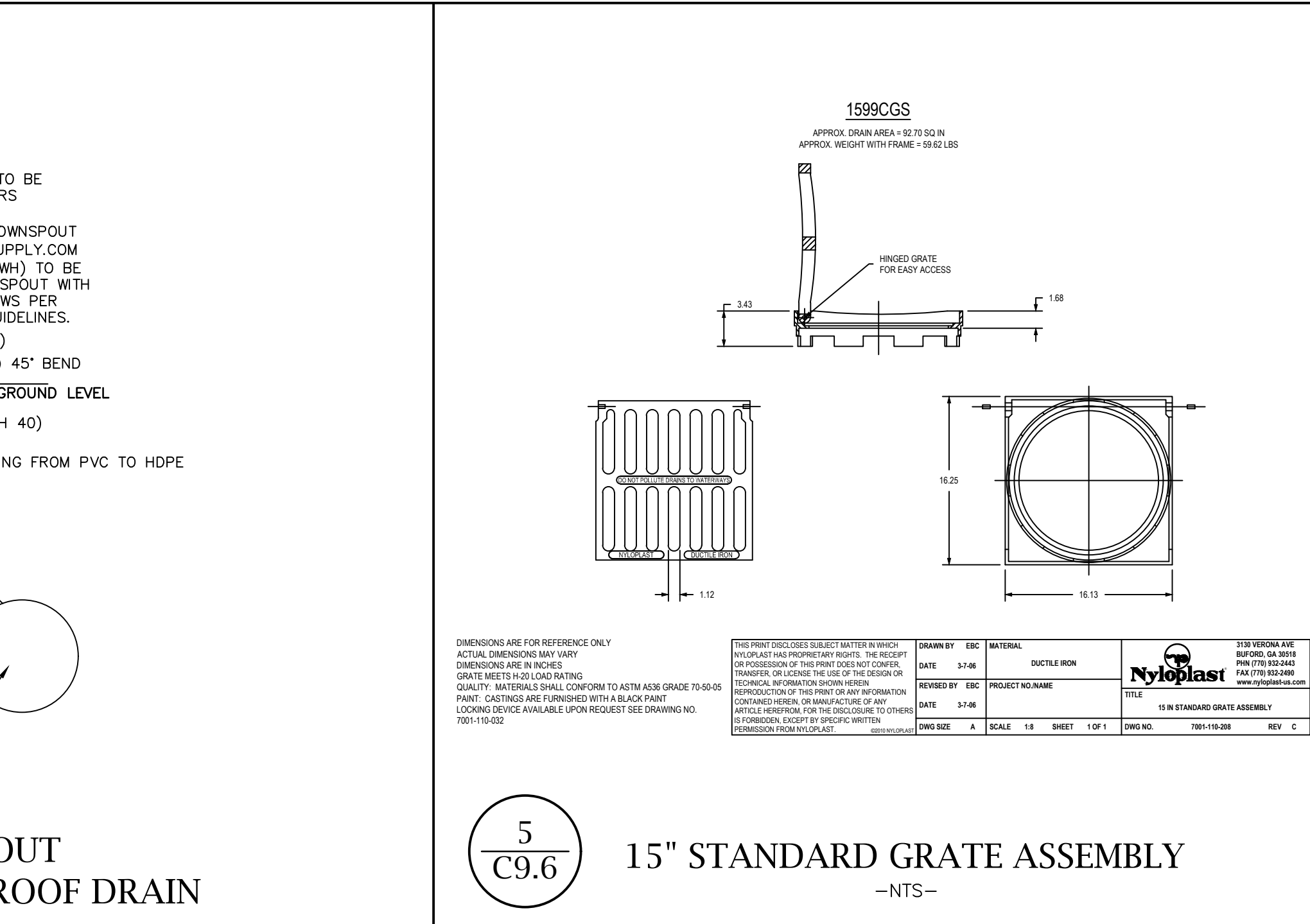
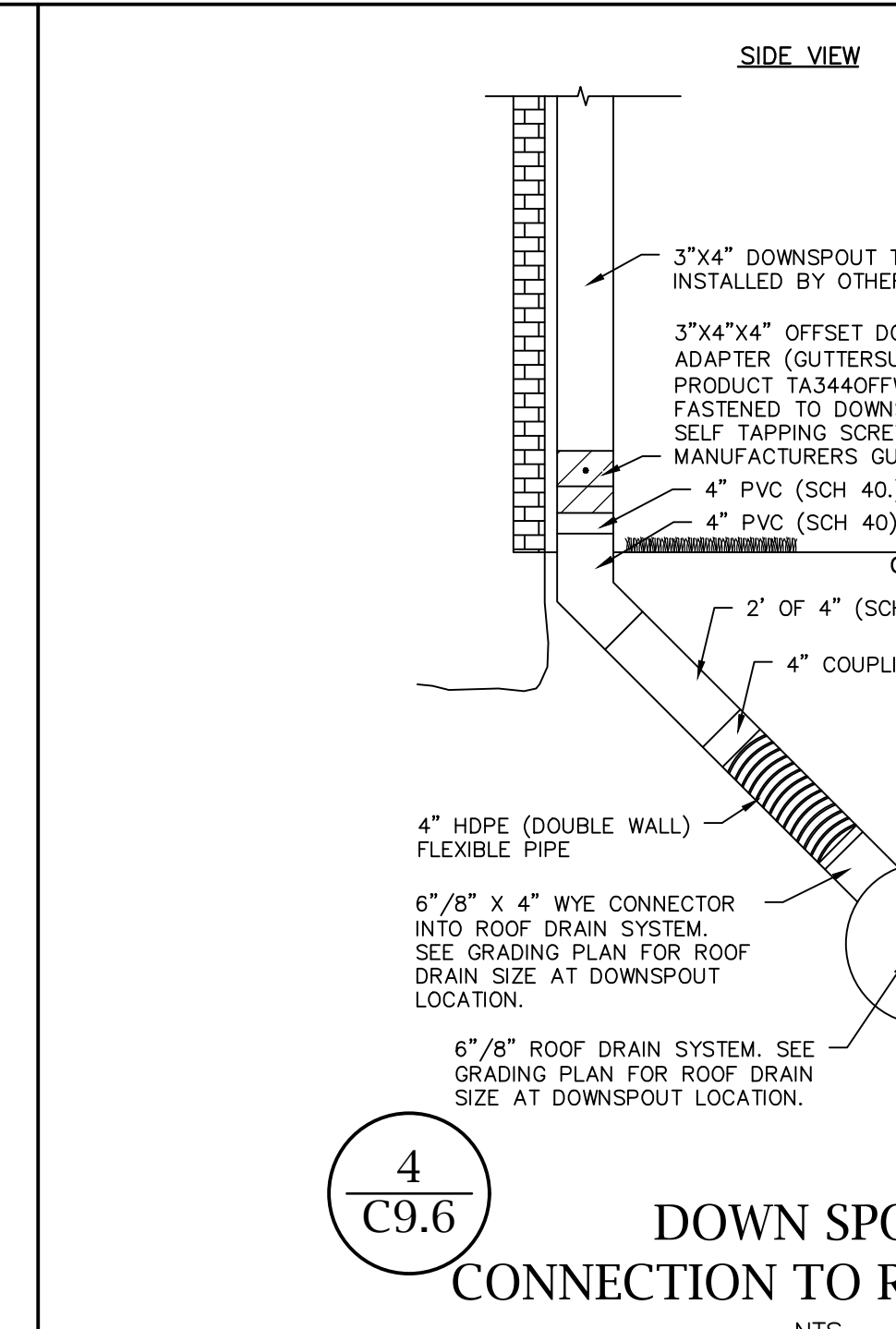
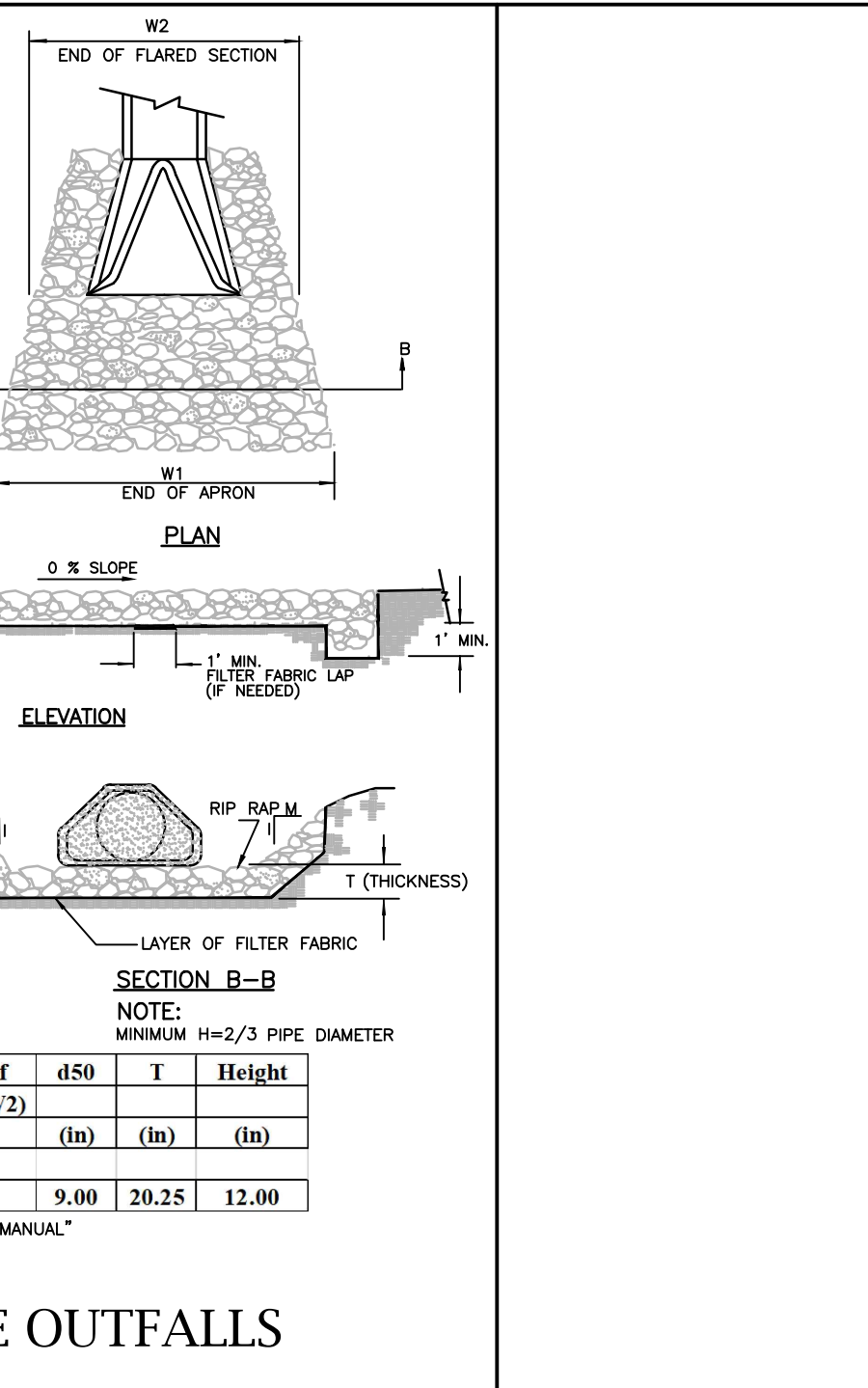
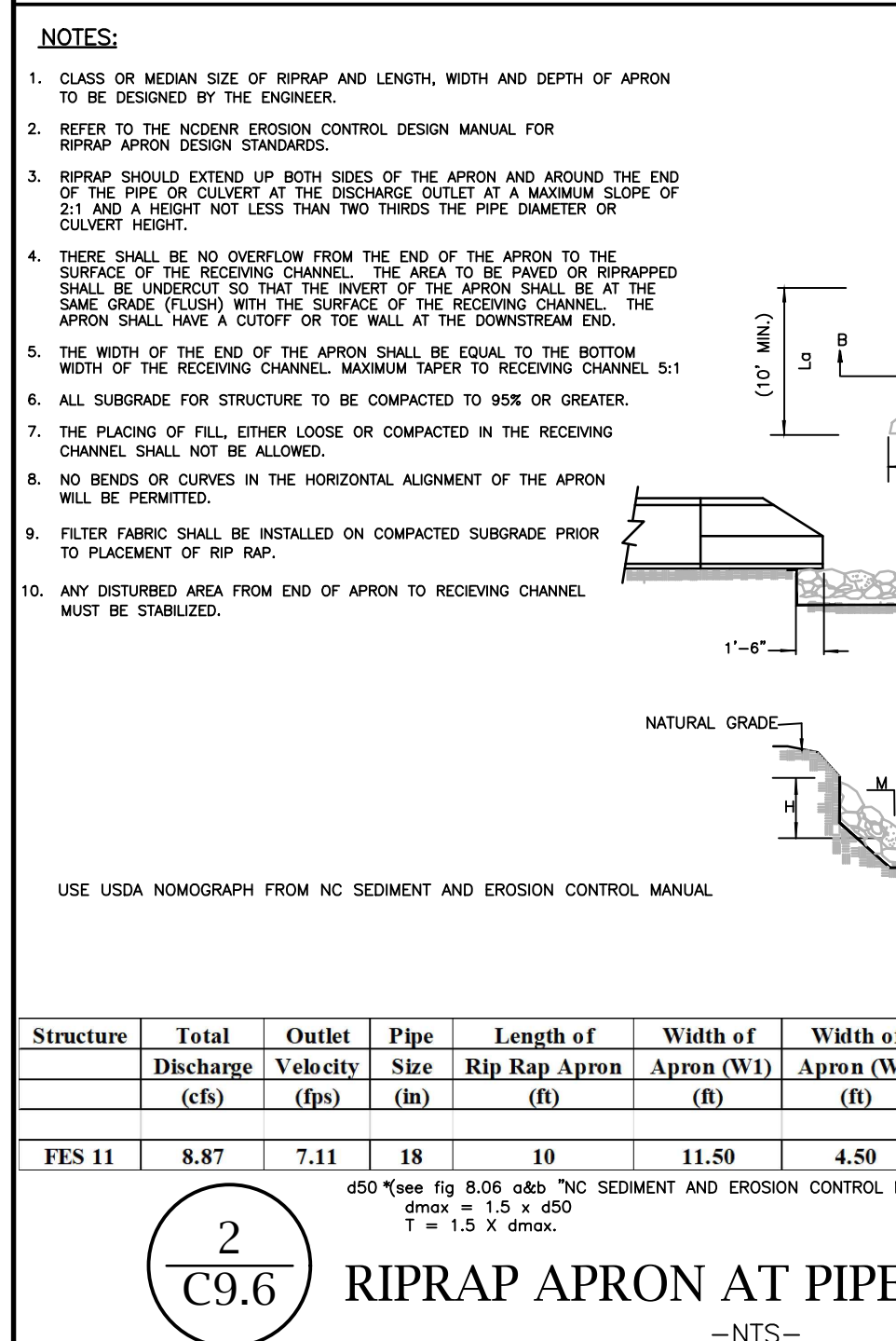
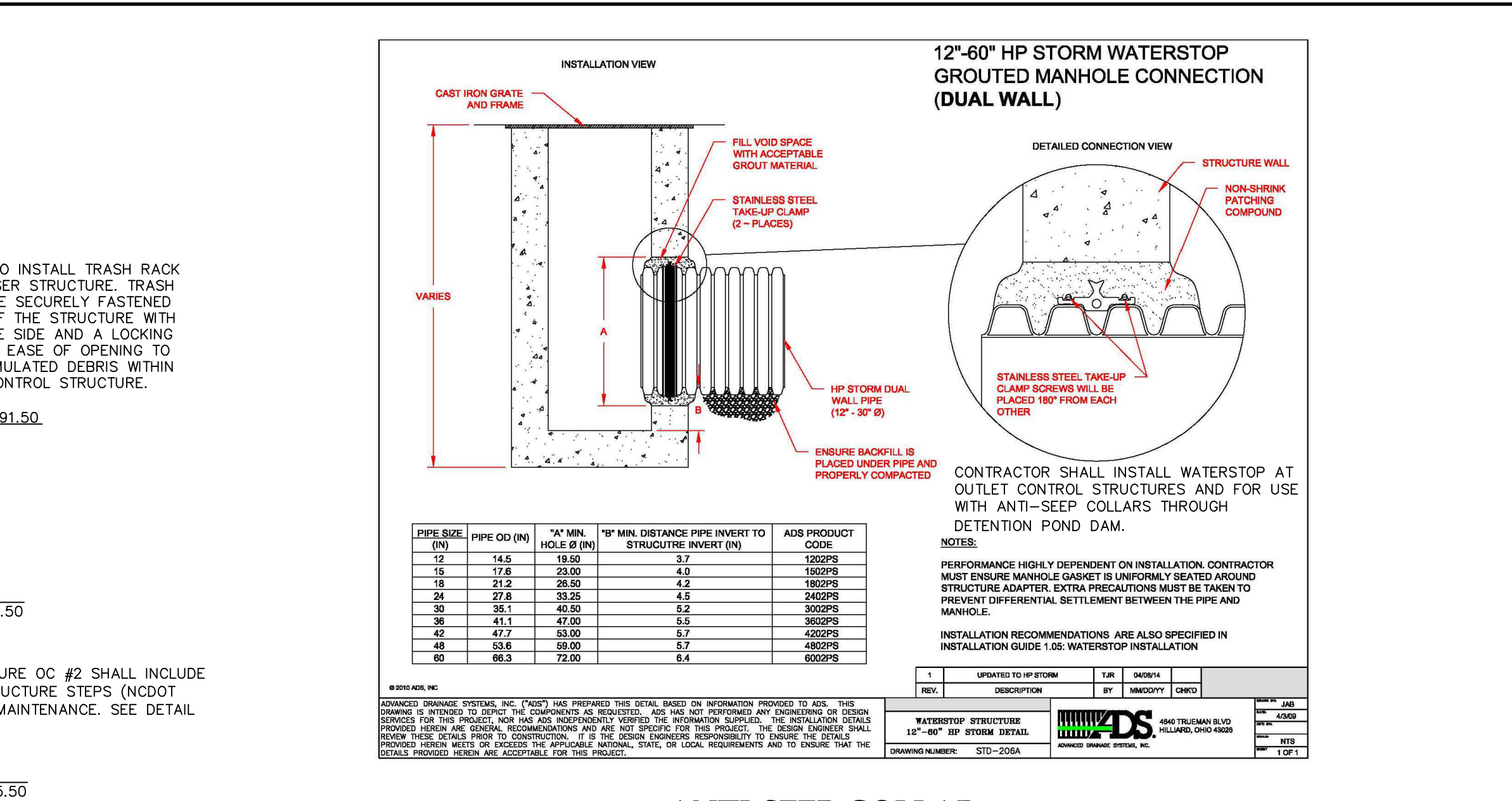
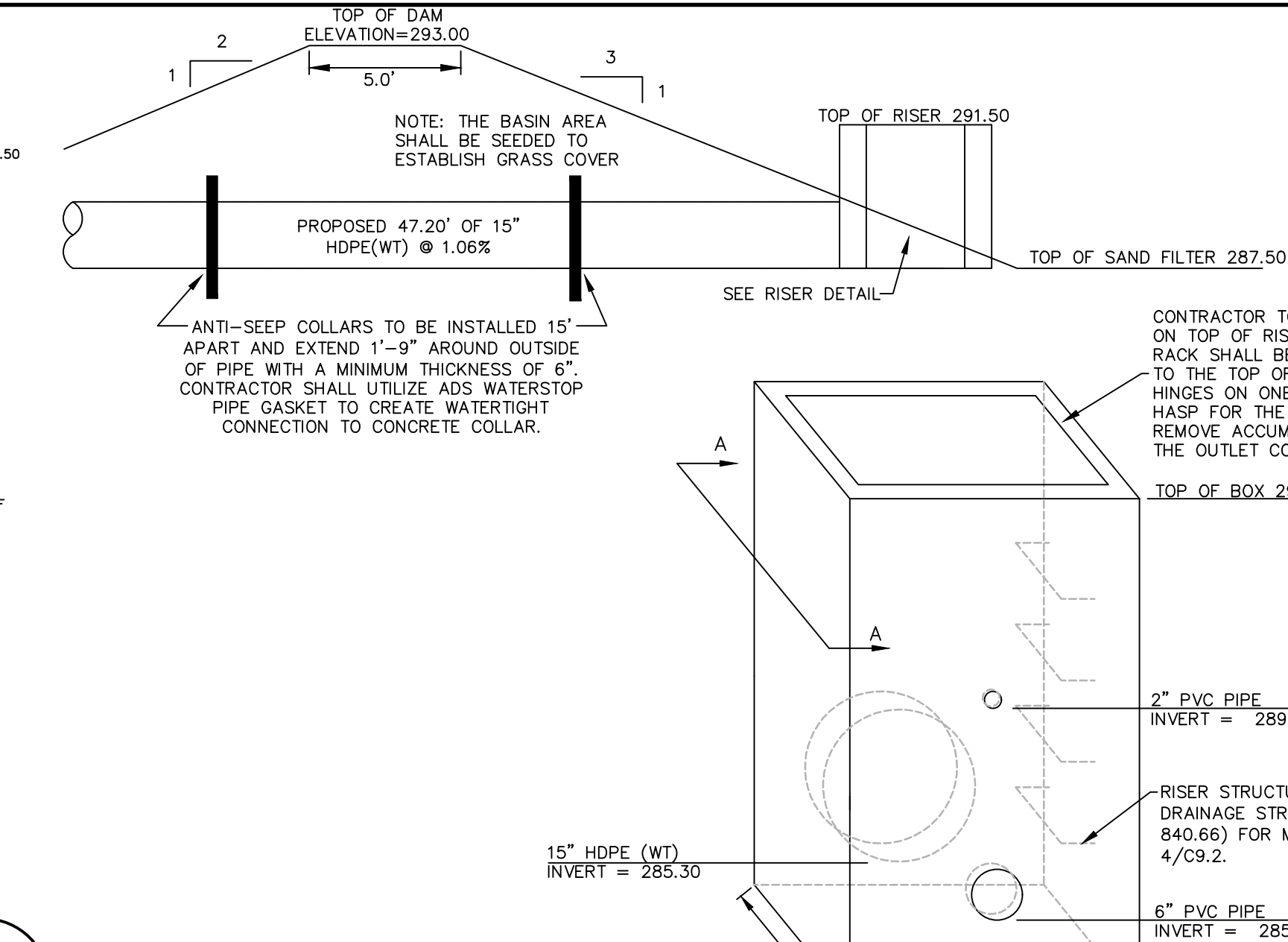
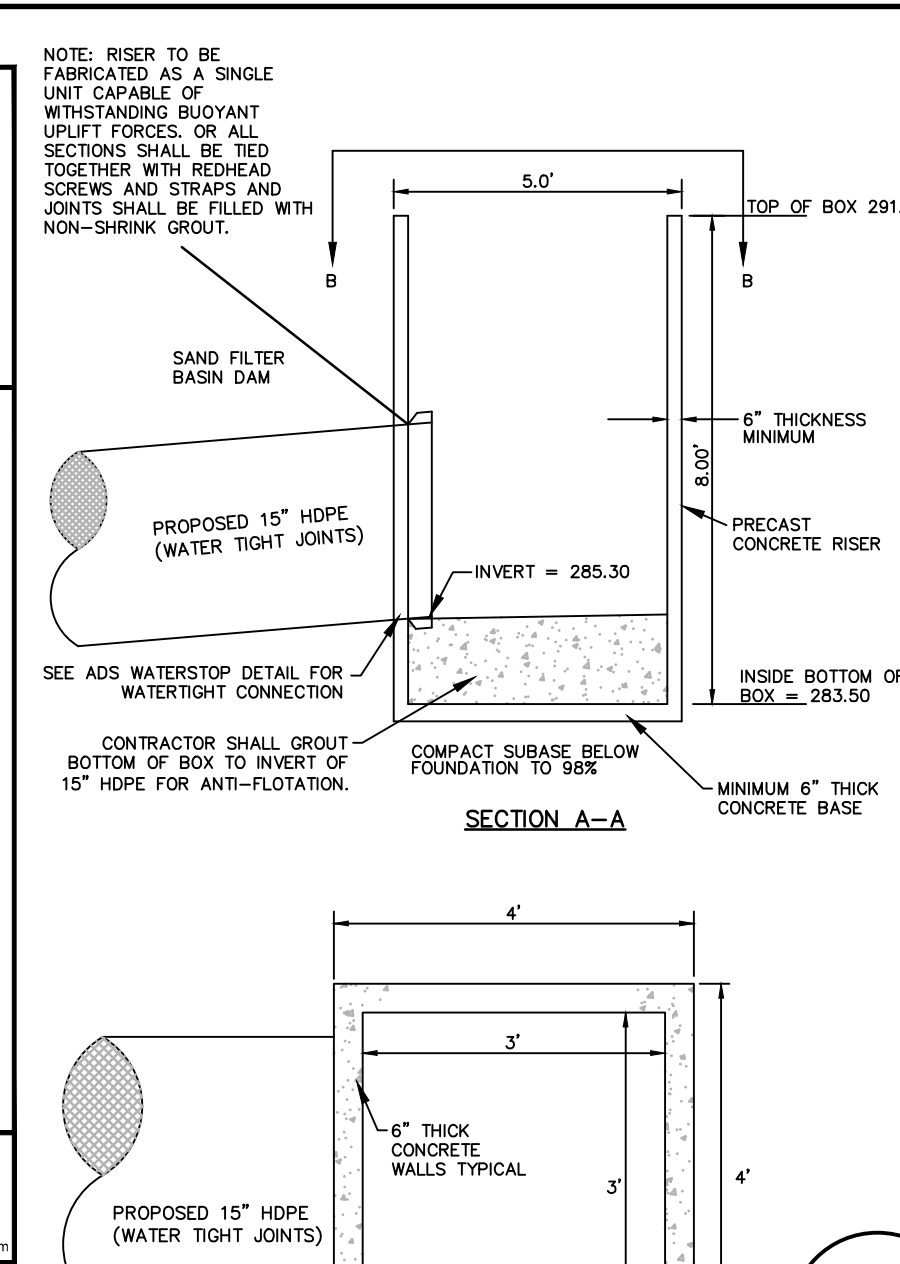
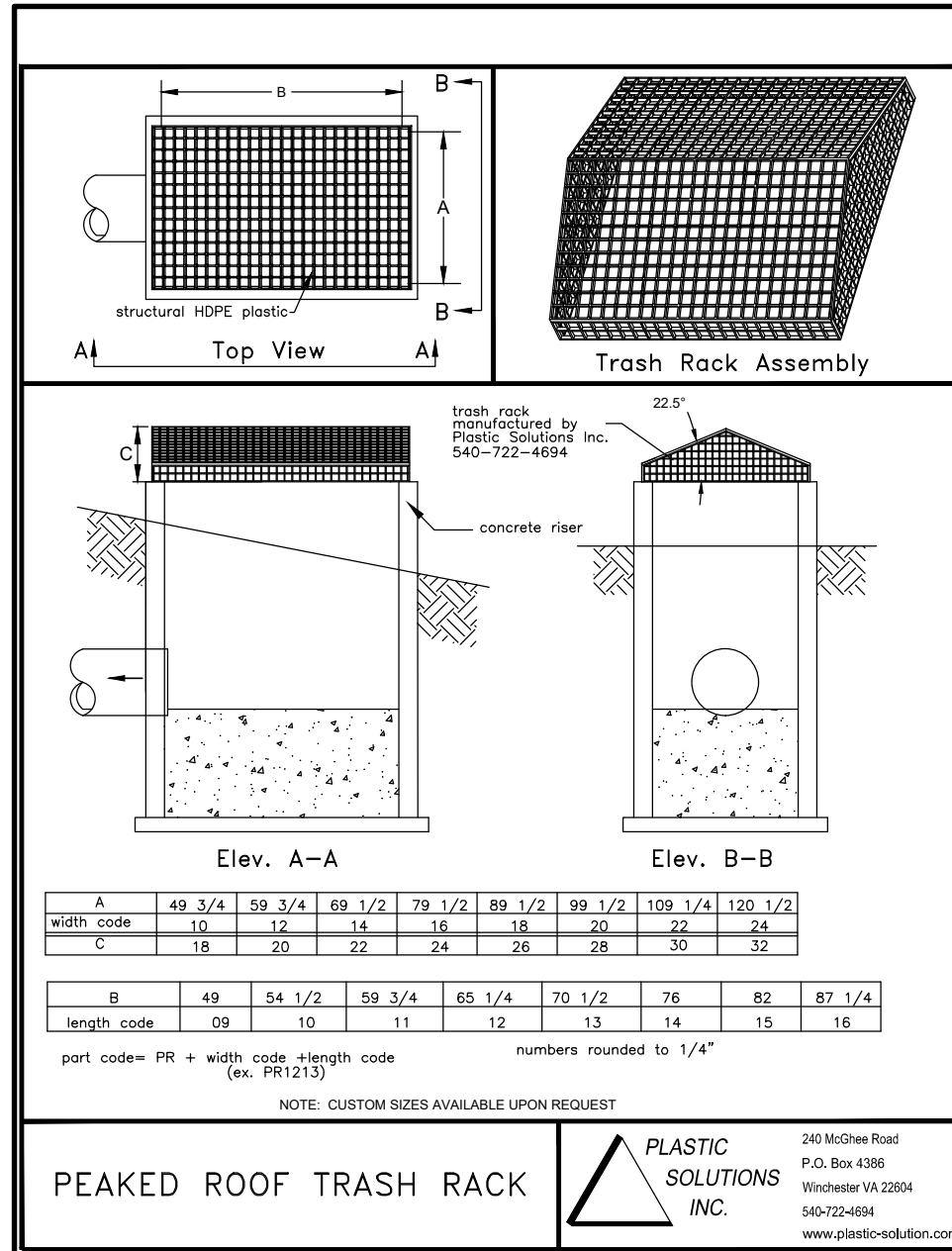
IRIS RIDGE APARTMENTS
2000 CREECH ROAD
RALEIGH, NC 27610

IRIS RIDGE LP
500 S. FRONT STREET, 10TH FLOOR
COLUMBUS, OH 43215

SITE DETAILS

CAD FILE: 24-001 BASE.DWG
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SITE DETAILS

REVISIONS

NO.	DESCRIPTION	DATE

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C9.6



BUILDING MATERIALS:
 -30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES w/ METAL DRIP EDGE (TYP)
 -ALUMINUM GUTTERS & DOWNSPOUTS
 -VINYL LAP SIDING (TYP)
 -ACCENT VERTICAL VINYL SIDING (BETWEEN WINDOWS IN SEVERAL LOCATIONS)
 -VINYL WINDOWS
 -WIDE WINDOW & DOOR TRIM
 -BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
 -FIBER CEMENT CLAD COLUMNS w/ BRICK BASE



FINISHED AVG. GRADE		
FRONT ELEVATION *PARALLEL TO THE PRIMARY STREET		297.325'
HIGH POINT		297.33'
LOW POINT		297.32'
TRANSPARENCY		
FRONT ELEVATION *RESIDENTIAL AREAS EXEMPT FROM CALCULATIONS	REQUIRED	PROVIDED
TRANSPARENCY GROUND STORY	20% w/ 50% BETWEEN 3'-8"	20% w/ >50% BETWEEN 3'-8"
OVERALL FACADE AREA (0'-12')	653 SF x .20 = 130.6 SF	131 SF
TRANSPARENCY UPPER STORY	15%	23%
OVERALL FACADE AREA (FLR-FLR)	350 SF x .15 = 52.5 SF	80 SF
RIGHT ELEVATION *RESIDENTIAL AREAS EXEMPT FROM CALCULATIONS	N/A - ALL RESIDENTIAL UNITS	
BUILDING GENERAL		
ZONING	CX-3 (UDO 3.2.4)	
HEIGHT (UDO 15.7)	MAX (CX) = 50/3 STORIES, SEE ELEVATIONS FOR BUILDING HEIGHT	
BLANK WALL	MAX (CX) = 35', SEE ELEVATIONS FOR MAX BLANK WALL AREAS	

