Administrative Approval Action

Case File / Name: ASR-0102-2022
DSLC - THE ALEXAN

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

LOCATION: This 14.98 acre site zoned CX-7 CU and CX-12 CU is located on the southwest side of Edwards Mill Road just west of the intersection of Crabtree Valley Ave and Edwards Mill Road. This site is located at 5060 Edwards Mill Road. An apartment complex to be demolished is on the site currently.

REQUEST: This proposal is for four five-story apartment buildings with a total of 402 residential units and associated infrastructure. The total proposed building space is 437,316 square feet. This is also the site of recently approved subdivision SUB-0059-2022 which is creating two lots divided by a public street.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SUB-0059-2022: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 August 16, 2024 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:

General

1. Connection of Stony Crest from the existing widening sections to Edwards Mill Road for the full widening is incorporated on the plan set.

Engineering

2. The 5th review did not address fully the comments made by staff on the previous reviews. Namely lane width requirements and pedestrian accomodations. All of these items will need to be address prior to SPR approval with respect to the improvements on Edwards Mill Road.

3. There appear to be retaining walls shown in the 5' UPE. These will need to be removed from the UPE in accordance with legal documents.

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Public Utilities

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5. 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

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

7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

8. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

Urban Forestry

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

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

☑	Right of Way Deed of Easement Required
☑	Utility Placement Deed of Easement Required

☑	Slope Easement Deed of Easement Required

☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

General

1. Per zoning condition 11 of Z-1-21, prior to recordation of a subdivision or recombination for the Property, whichever
shall first occur, the Property owner shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates AM and PM trip generation in peak hours upon the Property to all lots of record comprising the Property.

Engineering

2. A fee-in-lieu will be determined upon further review of the needed improvements along Edwards Mill as discussed through the preliminary process.

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3. 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)

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

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

6. 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

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

Stormwater

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

9. 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).

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10. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

12. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

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

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

General

1. The subdivision associated with this development, case SUB-0059-2022, must be recorded and all conditions of approval met.

2. Confirm this plan conforms to all conditions of Z-1-21.

3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

4. A demolition permit shall be obtained.

Engineering

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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Public Utilities

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

Stormwater

9. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

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

11. 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

12. Tree impact permits must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 66 street trees along Stony Crest Road.

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Final inspection of all tree conservation areas and right-of-way street trees by Urban Forestry Staf

3. All street lights and street signs required as part of the development approval are installed.

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4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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

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

3-Year Expiration Date: October 3, 2027
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.

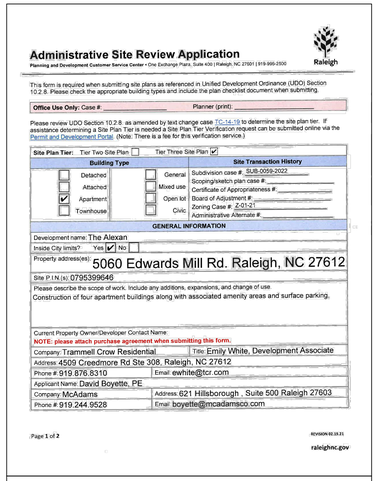
Signed: Keegan McDonald Date: 10/03/2024
Development Services Dir/Designee

Staff Coordinator: Michael Walters

THE ALEXAN

ADMINISTRATIVE SITE REVIEW

5060 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA, 27612
PROJECT NUMBER: TCR-22022
PROJECT CASE #: ASR-0102-2022
DATE: OCTOBER 26, 2022
REVISED: JANUARY 13, 2023
REVISED: MARCH 10, 2023
REVISED: DECEMBER 19, 2023
REVISED: AUGUST 16, 2024



Administrative Site Review Application

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

Raleigh

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. as amended by text change case TC-14-19 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 ☐ Tier Three Site Plan ☑

Building Type

☐ Detached ☐ Attached ☑ Apartment ☐ Townhouse ☐ General ☐ Mixed use ☐ Open lot ☐ Civic

Site Transaction History

Subdivision case #: SUB-0059-2022
Scoping/sketch plan case #: _____
Certificate of Appropriateness #: _____
Board of Adjustment #: _____
Zoning Case #: Z-01-21
Administrative Alternate #: _____

GENERAL INFORMATION

Development name: The Alexan
Inside City limits? Yes ☑ No ☐
Property address(es): 5060 Edwards Mill Rd. Raleigh, NC 27612
Site P.I.N.(s): 0795399646
Please describe the scope of work. Include any additions, expansions, and change of use.
Construction of four apartment buildings along with associated amenity areas and surface parking,

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.
Company: Trammell Crow Residential Title: Emily White, Development Associate
Address: 4509 Creedmore Rd Ste 308, Raleigh, NC 27612
Phone #: 919.876.8310 Email: ewhite@tcr.com

Applicant Name: David Boyette, PE
Company: McAdams Address: 621 Hillsborough , Suite 500 Raleigh 27603
Phone #: 919.244.9528 Email: boyette@mcadamsco.com

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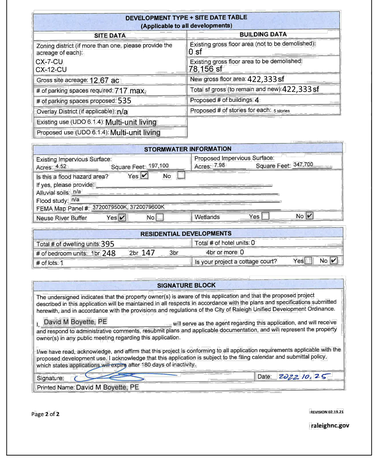

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-7-CU CX-12-CU	Existing gross floor area (not to be demolished): 0 sf
Gross site acreage: 12.67 ac	Existing gross floor area to be demolished: 78,156 sf
# of parking spaces required: 717 max.	New gross floor area: 422,333 sf
# of parking spaces proposed: 535	Total sf gross (to remain and new): 422,333 sf
Overlay District (if applicable): n/a	Proposed # of buildings: 4
Existing use (UDO 6.1.4): Multi-unit living	Proposed # of stories for each: 5 stories
Proposed use (UDO 6.1.4): Multi-unit living	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 4.52 Square Feet: 197,100
Proposed Impervious Surface: Acres: 7.98 Square Feet: 347,700
Is this a flood hazard area? Yes ☑ No ☐
If yes, please provide:
Alluvial soils: n/a
Flood study: n/a
FEMA Map Panel #: 3720079500K, 3720079600K
Neuse River Buffer Yes ☑ No ☐ Wetlands Yes ☐ No ☑

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 395 Total # of hotel units: 0
# of bedroom units: 1br 248 2br 147 3br 4br or more 0
# of lots: 1 Is your project a cottage court? Yes ☐ No ☑

SIGNATURE BLOCK

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.

I David M Boyette, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: _____ Date: 10.27.22
Printed Name: David M Boyette, PE

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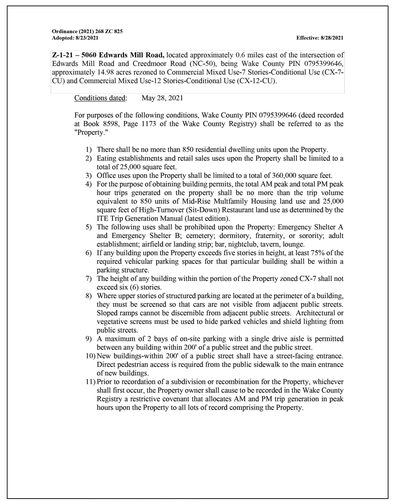

Ordinance (2021) 268 ZC 825 Effective: 8/28/2021
Adopted: 8/23/2021

Z-1-21 – 5060 Edwards Mill Road, located approximately 0.6 miles east of the intersection of Edwards Mill Road and Creedmoor Road (NC-50), being Wake County PIN 0795399646, approximately 14.98 acres rezoned to Commercial Mixed Use-7 Stories-Conditional Use (CX-7-CU) and Commercial Mixed Use-12 Stories-Conditional Use (CX-12-CU).

Conditions dated: May 28, 2021

For purposes of the following conditions, Wake County PIN 0795399646 (deed recorded at Book 8598, Page 1173 of the Wake County Registry) shall be referred to as the "Property."

1) There shall be no more than 850 residential dwelling units upon the Property.
2) Eating establishments and retail sales uses upon the Property shall be limited to a total of 25,000 square feet.
3) Office uses upon the Property shall be limited to a total of 360,000 square feet.
4) For the purpose of obtaining building permits, the total AM peak and total PM peak hour trips generated on the property shall be no more than the trip volume equivalent to 850 units of Mid-Rise Multifamily Housing land use and 25,000 square feet of High-Turnover (Sit-Down) Restaurant land use as determined by the ITE Trip Generation Manual (latest edition).
5) The following uses shall be prohibited upon the Property: Emergency Shelter A and Emergency Shelter B; cemetery; dormitory, fraternity, or sorority; adult establishment; airfield or landing strip; bar, nightclub, tavern, lounge.
6) If any building upon the Property exceeds five stories in height, at least 75% of the required vehicular parking spaces for that particular building shall be within a parking structure.
7) The height of any building within the portion of the Property zoned CX-7 shall not exceed six (6) stories.
8) Where upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from adjacent public streets. Sloped ramps cannot be discernible from adjacent public streets. Architectural or vegetative screens must be used to hide parked vehicles and shield lighting from public streets.
9) A maximum of 2 bays of on-site parking with a single drive aisle is permitted between any building within 200' of a public street and the public street.
10) New buildings within 200' of a public street shall have a street-facing entrance. Direct pedestrian access is required from the public sidewalk to the main entrance of new buildings.
11) Prior to recordation of a subdivision or recombination for the Property, whichever shall first occur, the Property owner shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates AM and PM trip generation in peak hours upon the Property to all lots of record comprising the Property.

ZONING CONDITION COMPLIANCE
1 - THERE ARE 402 PROVIDED DWELLING UNITS
2 - THERE ARE NO PROPOSED RETAIL SALES USES OR EATING ESTABLISHMENTS PROPOSED
3 - THERE IS NO PROPOSED OFFICE USE
4 - CONDITION WILL BE MET BEFORE BUILDING PERMIT ISSUANCE
5 - THERE ARE NONE OF THE PROHIBITED USES PROPOSED
6 - THERE ARE NO BUILDINGS EXCEEDING 5 STORIES IN HEIGHT
7 - THERE ARE NO BUILDINGS EXCEEDING 6 STORIES IN HEIGHT
8 - THERE IS NO STRUCTURED PARKING PROPOSED
9 - THERE ARE NO 2 BAYS OF ON-SITE PARKING WITH A SINGLE DRIVE AISLE
10 - DIRECT PEDESTRIAN ACCESS WILL BE ADDED TO EACH BUILDING WITHIN 200' OF PUBLIC RIGHT OF WAY
11 - RESTRICTIVE COVENANT FOR AM AND PM PEAK HOUR TRIPS WILL BE RECORDED PRIOR TO RECORDATION

SITE DATA

SITE ADDRESS:		5060 EDWARDS MILL ROAD RALEIGH, NC 27612
PARCEL PIN NUMBER:		0795399646 (14.99 AC.) - PRELIMINARY SUBDIVISION CURRENTLY UNDER REVIEW (SUB-0059-2022)
EXISTING ZONING:		CX-7-CU: COMMERCIAL MIXED USE (Z-01-21) CX-12-CU: COMMERCIAL MIXED USE (Z-01-21)
WATERSHED:		CRABTREE CREEK
RIVER BASIN:		NEUSE
FLOODPLAIN/FIRM PANEL:		3720079500K 3720079600K
SITE AREA:		EXISTING (PER SUB-0059-2022) LOT 1 - 551,972 SF / 12.67 AC
PROPOSED BUILDING TYPES:		BLDG 1000: APARTMENT + LEASING/AMENITIES - 106,420 SF; BLDG 2000: APARTMENT- 107,350 SF; BLDG 3000: APARTMENT- 107,350 SF; BLDG 4000: APARTMENT- 100,770 SF; MAINTENANCE BLDG- 443 SF
EXISTING USE:		LOT 1 - MULTI-UNIT LIVING
PROPOSED USE:		LOT 1 - MULTI-UNIT LIVING
PARKING DATA:	VEHICLE PARKING	REQUIRED PARKING MAXIMUMS: MULTI-UNIT; 1 BEDROOM - 1.50 SPACE/UNIT: 250 UNITS = 375 SPACES MULTI-UNIT; 2 BEDROOM - 2.25 SPACE/UNIT: 152 UNITS = 342 SPACES MAXIMUM ALLOWABLE SPACES = 717 SPACES PARKING PROVIDED: TOTAL PROVIDED SPACES = 535 SPACES
	ACCESSIBLE PARKING	REQUIRED: SURFACE SPACES PROVIDED = 535 SPACES 2% X 535 = 10.7 = 11 REQUIRED ADA SPACES PROVIDED: SURFACE ADA PARKING PROVIDED = 6 STND ADA & 6 VAN ADA
	BIKE PARKING	REQUIRED: SHORT TERM: 1 SP/20 UNITS; 395 UNITS = 20 BIKE SPACES LONG TERM: 1 SP/7 BEDS; 542 BEDS = 77 BIKE SPACES PROVIDED: 24 SHORT TERM BIKE SPACES, 80 LONG TERM BIKE SPACES
BUILDING + PARKING SETBACK:	PARKING SETBACK	FROM PRIMARY STREET: 10' FROM SIDE STREET: 10' FROM SIDE LOT LINE: 0' FROM REAR LOT LINE: 0' FROM ALLEY: 4'
	BUILDING SETBACK	FROM PRIMARY STREET: 5' FROM SIDE STREET: 5' FROM SIDE LOT LINE: 0' or 6' FROM REAR LOT LINE: 0' or 6' FROM ALLEY,GARAGE ONLY: 4'
BUILDING HEIGHT:		MAXIMUM ALLOWED: 6 STORIES (CX-7-CU ZONING); 12 STORIES (CX-12-CU ZONING) PROPOSED: 5 STORIES
AMENITY AREA REQUIREMENTS:		REQUIRED: TOTAL SITE AREA (LOT 1 ONLY): 551,972 SF(12.67 AC) 10% OF SITE AREA: 55,197 SF (1.27 AC) PROVIDED: TOTAL PROVIDED OUTDOOR AMENITY AREA: 56,475 SF (1.30 AC)

SHEET INDEX

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C1.04	DEMOLITION PLAN AREA 'B'
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C2.01	SITE PLAN AREA 'A'
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PATRIOT Sanitation Management

April 12, 2023

Alexan Edwards
5060 Edwards Mill Road
Raleigh, NC 27612
Email: broosh@vector97.com

RE: Will Serve Letter for Alexan Edwards Community at 5060 Edwards Mill Road in Raleigh, NC

To Whom it May Concern,

This letter is to confirm to the City of Raleigh that Patriot Sanitation Management will provide trash and recycling services for the project known as for Alexan Edwards at 5060 Edwards Mill Road in Raleigh, North Carolina.

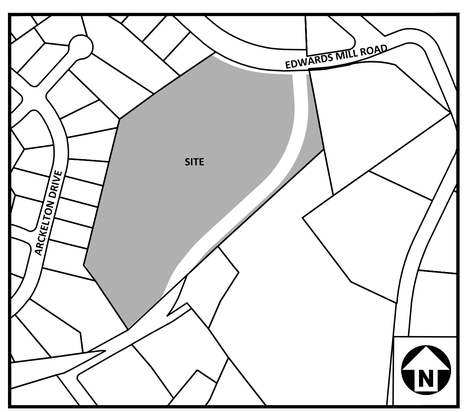
Service will be provided after construction is completed. When you are nearing the construction completion date, please call us to set up your account and schedule the service start date.

If we can be of further assistance, please contact me at 919-773-8008. We look forward to working with you.

Sincerely,

Ronald Williams
Patriot Sanitation Management

Patriot Sanitation Management ★ PO Box 125 Garner, NC 27529 ★ (919)773-8008



VICINITY MAP
1"=300'

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

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at **(919) 996-2409**, and the **Public Utilities Department** at **(919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

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

Failure to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation** of **City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh.**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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DWELL DESIGN STUDIO
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REVISIONS

NO.	DATE	
1	01.13.2023	COR 1ST ASR COMMENT RESPONSES
2	03.10.2023	COR 2ND ASR COMMENT RESPONSES
3	12.19.2023	COR 3RD ASR COMMENT RESPONSES
4	08.16.2023	COR 4TH ASR COMMENT RESPONSES

ADMINISTRATIVE SITE REVIEW FOR:
THE ALEXAN
RALEIGH, NORTH CAROLINA 27603
PROJECT NUMBER: TCR-22022

M:\Projects\TCR\TCR22002\04-Production\Engineering\Construction Drawings\Current Drawings\ASR\TCR22002-ASR-CS1.dwg, 10/17/2024 10:11:31 AM, David Boyette

SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
3. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDINANCED BY CITY COUNCIL APPROVAL.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
5. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
14. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
16. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
17. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
18. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL CONDUCT ALL WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
3. PRIOR TO START OF WORK, A PRE CONSTRUCTION MEETING MUST BE SETUP WITH THE CONTRACTOR AND THE CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
4. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
5. A TEMPORARY STREET CLOSURE REQUEST MUST BE SUBMITTED AT LEAST A MINIMUM OF TWO WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT REQUEST TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
6. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMITS, APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DAMAGED DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.
8. SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES, DURING CONSTRUCTION, WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS SHOWN IN THESE PLANS FOR CITY OF RALEIGH MAINTAINED STREETS ARE SUBJECT TO FINAL APPROVAL FROM PUBLIC WORKS TRANSPORTATION OPERATIONS DIVISION. CONTRACTOR SHALL CONTACT TRANSPORTATION OPERATIONS AT 919-996-3030 FOR COORDINATION AND FINAL APPROVAL PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS. MARKINGS WITHIN NCDOT RIGHT-OF-WAYS SHALL BE IN COMPLIANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SIGNS & PAVEMENT MARKINGS ASSOCIATED WITH THE PUBLIC STREET SYSTEM WILL REQUIRE APPROVAL BY CITY COUNCIL TO BE ORDINANCED FOR ENFORCEMENT.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED PER THE NCDOT DIVISION 12 STANDARD DETAILS. BICYCLE LANE MARKINGS SHALL BE PLACED PER CITY OF RALEIGH STANDARD BICYCLE FACILITIES DETAILS.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
6. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
7. CONTRACTOR SHALL DETERMINE LOCATIONS FOR SPILL CURB TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES THROUGHOUT THE SITE. NO "BIRDBATHS" SHALL BE CREATED WITHIN THE CURB AND GUTTER OR ASPHALT PAVED AREAS.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS AND STAMPED ACCORDINGLY BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
13. "KNOCK-OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

REQUIREMENTS FOR ACCEPTANCE OF HDPE STORM DRAINAGE PIPE

1. ON-SITE STORM DRAINAGE PIPE CAN BE EITHER RCP OR HDPE. IF HDPE IS USED, FOLLOW THE REQUIREMENTS BELOW. ALL STORM DRAINAGE WITHIN THE PUBLIC STREET FIGHT-OF-WAY SHALL BE RCP.
2. CONFORM TO AASHTO M294 – CORRUGATED EXTERIOR/SMOOTH INTERIOR PIPE (TYPE S).
3. CERTIFICATION BY PPI (PLASTIC PIPE INSTITUTE).
4. BELL AND SPIGOT JOINTS WITH O-RING GASKET (ON SPIGOT END) REQUIRED ON ALL PIPES INSTALLED WITHIN RIGHT-OF-WAY. BELLS SHALL COVER TWO FULL CORRUGATIONS ON EACH SECTION OF PIPE. GASKET TO CONFORM TO ASTM F477.
5. INSTALLATION TRENCH WIDTH SHALL BE A MINIMUM OF THE OUTSIDE DIAMETER OF THE PIPE + 4 FEET.
6. HDPE TO BE BACKFILLED WITH 4" OF #57 STONE BEDDING UNDER THE PIPE AND TO THE SPRINGLINE OF PIPE. REMAINING BACKFILL SHALL BE INSTALLED IN ACCORDANCE TO CURRENT CITY STANDARDS.
7. THIRD PARTY CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER. CERTIFICATION WILL BE BASED UPON PERIODIC OBSERVATIONS OF INSTALLATION PROCEDURES.
8. MINIMUM DIAMETER OF 15" – MAXIMUM DIAMETER OF 48".
9. COVER FOR HDPE SHALL BE A MINIMUM OF 18 INCHES FROM THE OUTSIDE WALL OF PIPE TO FINISHED GRADE (NOTE THAT A MINIMUM OF 24" OF COVER SHOULD BE PROVIDED FOR HDPE EXPOSED TO HEAVY TRAFFIC DURING CONSTRUCTION).
10. MAXIMUM SLOPE IS 12% GREATER SLOPES MAY BE APPROVED BY THE CITY ENGINEER UPON SUBMITTAL OF APPROPRIATE DETAILED STRUCTURAL DESIGNS AND OTHER SUPPORTING DOCUMENTATION.
11. NO HDPE END TREATMENTS ALLOWED. REINFORCED CONCRETE PIPE/HEADWALL TO BE SED FOR ALL END TREATMENTS.
12. TRANSITION OF HDPE TO RCP TO REQUIRE DISSIMILAR MATERIALS ADAPTER INCORPORATING A GEOTEXTILE COUPLER WITH MASTIC COATING AND STAINLESS STEEL STRAPS, AND A FULL CONCRETE ENCASEMENT AROUND CONNECTION.
13. ALL HDPE TO BE MIRRORED BY CITY OF RALEIGH ENGINEERING INSPECTORS.
14. BURY DEPTHS GREATER THAN 20 FT. TO HAVE PRIOR APPROVAL BY THE CITY ENGINEER.
15. 24-HOUR NOTICE REQUIRED PRIOR TO INSTALLATION.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

ADDITIONAL UTILITY NOTES:

1. ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3'Wx3'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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www.mcadamsco.com

CLIENT

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RALEIGH, NC 27612
PHONE: 919. 876. 3103

TCR
TRAMMELL CROW RESIDENTIAL

THE ALEXAN
ADMINISTRATIVE SITE REVIEW
5060 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA 27612

[redacted]

REVISIONS

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PLAN INFORMATION

PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-N1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	NTS
DATE	10.26.2022

SHEET

PROJECT NOTES
C0.00

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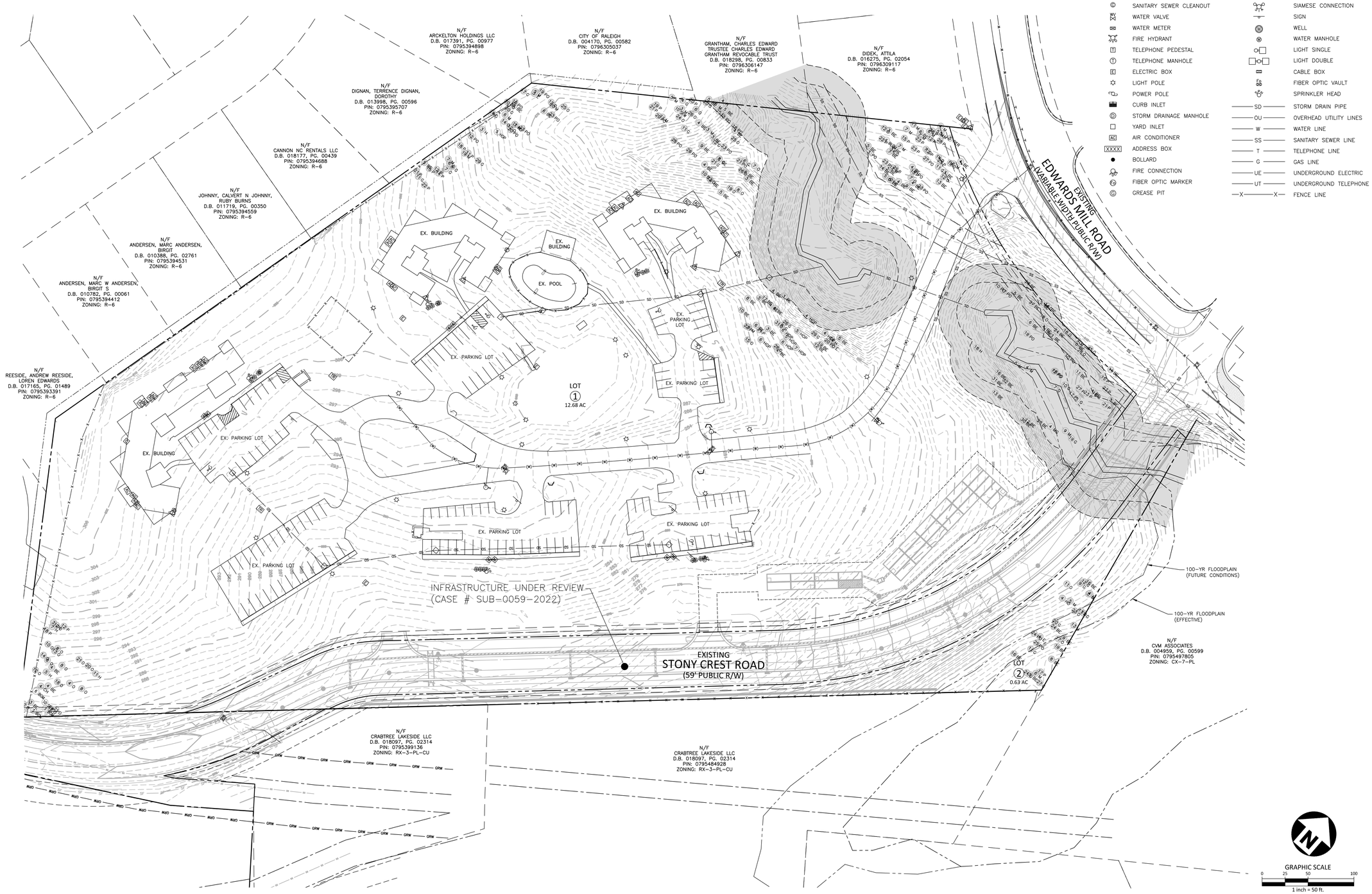

LEGEND

EXISTING IRON PIPE	ACCESSIBLE PARKING
IRON PIPE SET	IRRIGATION CONTROL VALVE
CALCULATED POINT	FLOOD LIGHT
BORE HOLE	MAIL BOX
SANITARY SEWER MANHOLE	MONITORING WELL
SANITARY SEWER CLEANOUT	SIAMESE CONNECTION
WATER VALVE	SIGN
WATER METER	WELL
FIRE HYDRANT	WATER MANHOLE
TELEPHONE PEDESTAL	LIGHT SINGLE
TELEPHONE MANHOLE	LIGHT DOUBLE
ELECTRIC BOX	CABLE BOX
LIGHT POLE	FIBER OPTIC VAULT
POWER POLE	SPRINKLER HEAD
CURB INLET	STORM DRAIN PIPE
STORM DRAINAGE MANHOLE	OVERHEAD UTILITY LINES
YARD INLET	WATER LINE
AIR CONDITIONER	SANITARY SEWER LINE
ADDRESS BOX	TELEPHONE LINE
BOLLARD	GAS LINE
FIRE CONNECTION	UNDERGROUND ELECTRIC
FIBER OPTIC MARKER	UNDERGROUND TELEPHONE
GREASE PIT	FENCE LINE

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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PLAN INFORMATION

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FILENAME	TCR22002-ASR-XC1
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SHEET

EXISTING CONDITIONS

C1.00

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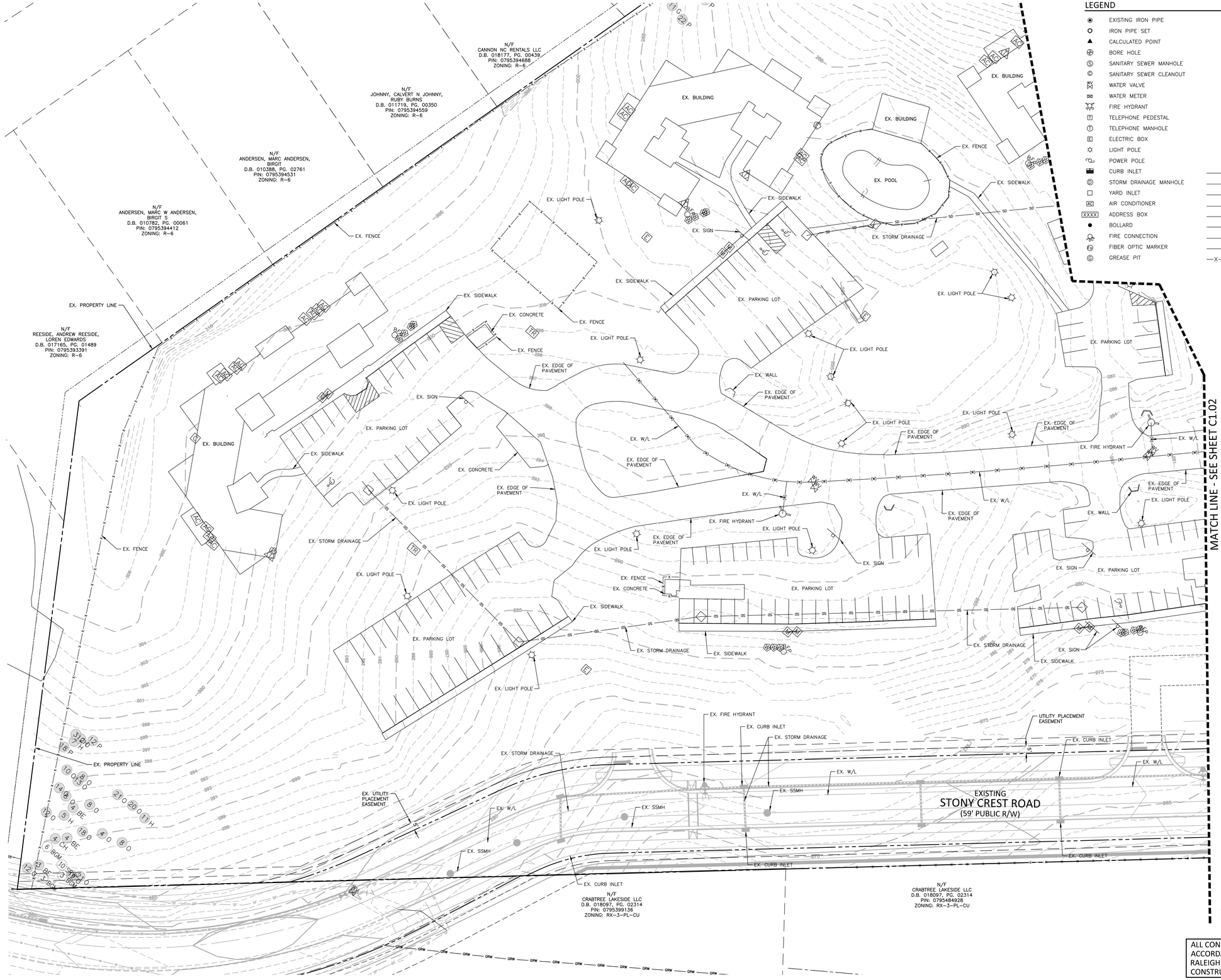

LEGEND

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IRON PIPE SET	IRRIGATION CONTROL VALVE
CALCULATED POINT	FLOOD LIGHT
BORE HOLE	MAIL BOX
SANITARY SEWER MANHOLE	MONITORING WELL
SANITARY SEWER CLEANOUT	SIAMESE CONNECTION
WATER VALVE	SIGN
WATER METER	WELL
FIRE HYDRANT	WATER MANHOLE
TELEPHONE PEDESTAL	LIGHT SINGLE
TELEPHONE MANHOLE	LIGHT DOUBLE
ELECTRIC BOX	CABLE BOX
LIGHT POLE	FIBER OPTIC VAULT
POWER POLE	SPRINKLER HEAD
CURB INLET	STORM DRAIN PIPE
STORM DRAINAGE MANHOLE	OVERHEAD UTILITY LINES
YARD INLET	WATER LINE
AIR CONDITIONER	SANITARY SEWER LINE
ADDRESS BOX	TELEPHONE LINE
BOLLARD	GAS LINE
FIRE CONNECTION	UNDERGROUND ELECTRIC
FIBER OPTIC MARKER	UNDERGROUND TELEPHONE
GREASE PIT	FENCE LINE

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SHEET

EXISTING CONDITIONS AREA 'A'

C1.01

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LEGEND

EXISTING IRON PIPE		ACCESSIBLE PARKING	
IRON PIPE SET		IRRIGATION CONTROL VALVE	
CALCULATED POINT		FLOOD LIGHT	
BORE HOLE		MAIL BOX	
SANITARY SEWER MANHOLE		MONITORING WELL	
SANITARY SEWER CLEANOUT		SIAMESE CONNECTION	
WATER VALVE		SIGN	
WATER METER		WELL	
FIRE HYDRANT		WATER MANHOLE	
TELEPHONE PEDESTAL		LIGHT SINGLE	
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ELECTRIC BOX		CABLE BOX	
LIGHT POLE		FIBER OPTIC VAULT	
POWER POLE		SPRINKLER HEAD	
CURB INLET	SD	STORM DRAIN PIPE	
STORM DRAINAGE MANHOLE	OU	OVERHEAD UTILITY LINES	
YARD INLET	W	WATER LINE	
AIR CONDITIONER	SS	SANITARY SEWER LINE	
ADDRESS BOX	T	TELEPHONE LINE	
BOLLARD	G	GAS LINE	
FIRE CONNECTION	UE	UNDERGROUND ELECTRIC	
FIBER OPTIC MARKER	UT	UNDERGROUND TELEPHONE	
GREASE PIT	X	FENCE LINE	

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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SHEET

EXISTING CONDITIONS AREA 'B'

C1.02

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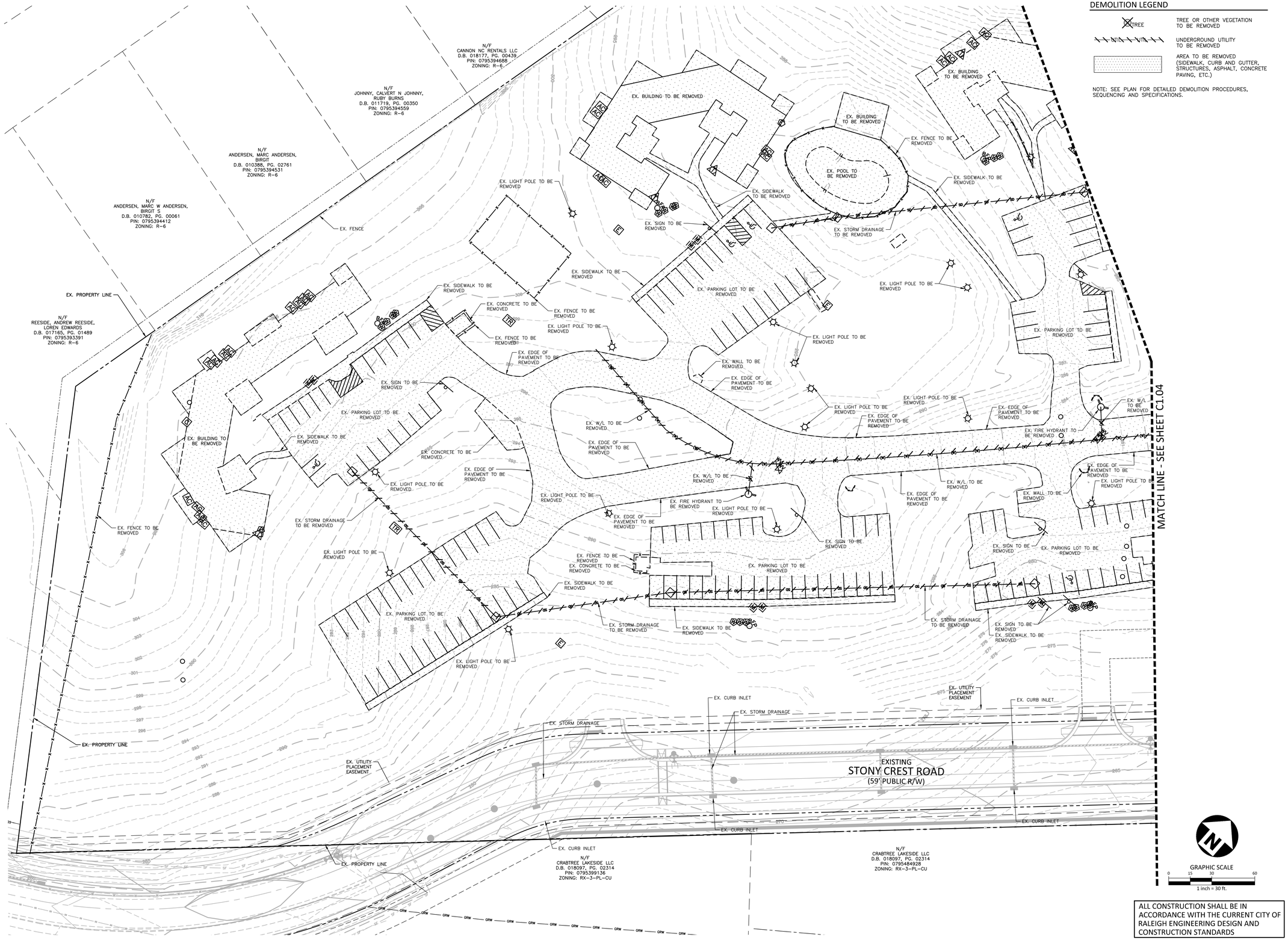

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SHEET

DEMOLITION PLAN
AREA 'A'
C1.03

DEMOLITION LEGEND

TREE	TREE OR OTHER VEGETATION TO BE REMOVED
UTILITY	UNDERGROUND UTILITY TO BE REMOVED
	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

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

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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SHEET

DEMOLITION PLAN AREA 'B'

C1.04

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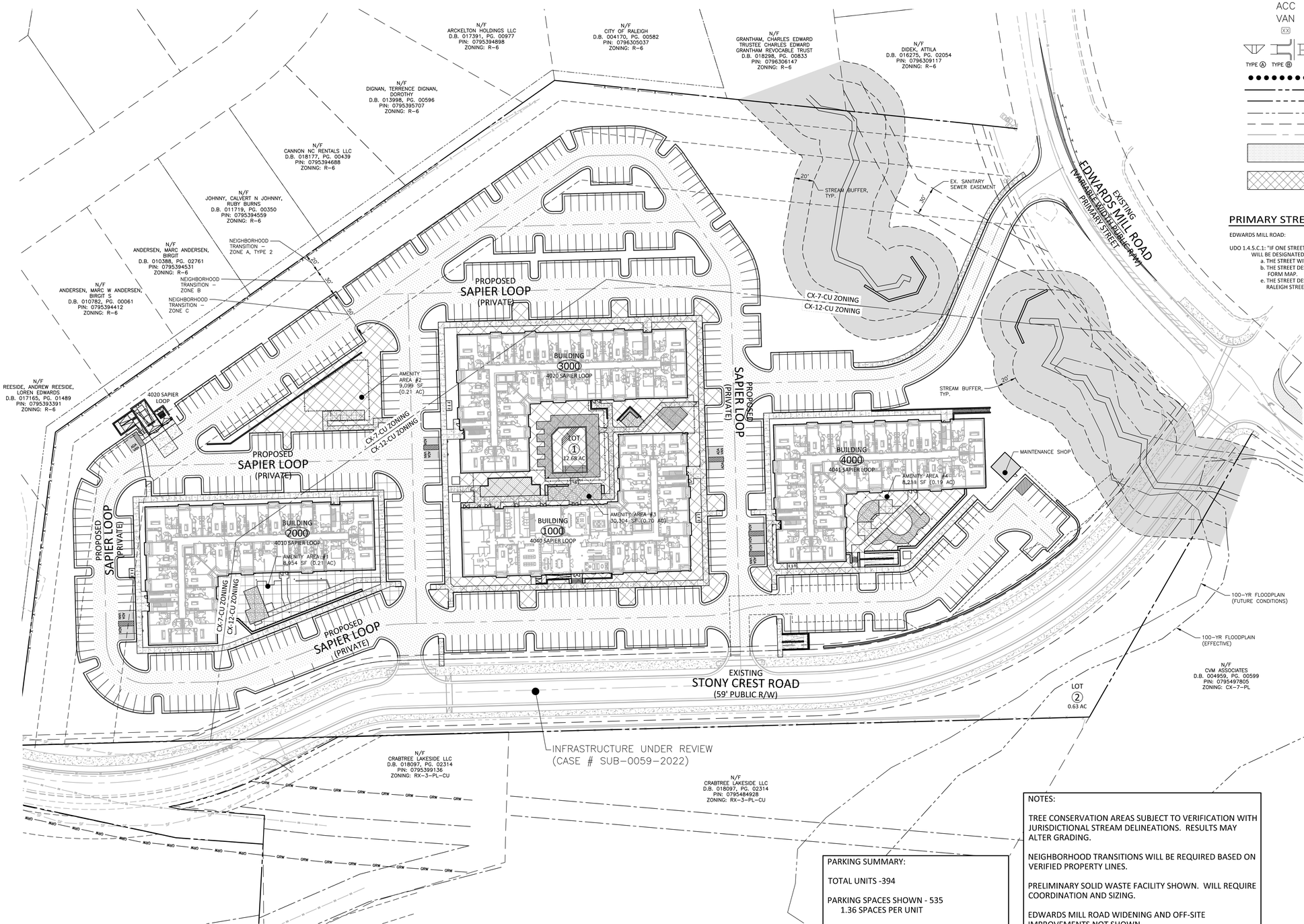

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- AMENITY AREA

PRIMARY STREET DETERMINATION:

EDWARDS MILL ROAD:

UDO 1.4.5.C.1: "IF ONE STREET MEETS ANY OF CRITERIA (a) THROUGH (d), IT WILL BE DESIGNATED AS PRIMARY."

a. THE STREET WITH TRANSIT SERVICE.
b. THE STREET DESIGNATED AS A MAIN STREET ON THE URBAN FORM MAP.
e. THE STREET DESIGNATED AS A MAJOR STREET ON THE RALEIGH STREET PLAN MAP.

PARKING SUMMARY:

TOTAL UNITS -394

PARKING SPACES SHOWN - 535
1.36 SPACES PER UNIT

NOTES:

TREE CONSERVATION AREAS SUBJECT TO VERIFICATION WITH JURISDICTIONAL STREAM DELINEATIONS. RESULTS MAY ALTER GRADING.

NEIGHBORHOOD TRANSITIONS WILL BE REQUIRED BASED ON VERIFIED PROPERTY LINES.

PRELIMINARY SOLID WASTE FACILITY SHOWN. WILL REQUIRE COORDINATION AND SIZING.

EDWARDS MILL ROAD WIDENING AND OFF-SITE IMPROVEMENTS NOT SHOWN.

BUILDINGS REQUIRE STEPS/SPLIT CONDITIONS. FURTHER REVIEW WITH ZONING CONDITIONS REQUIRED.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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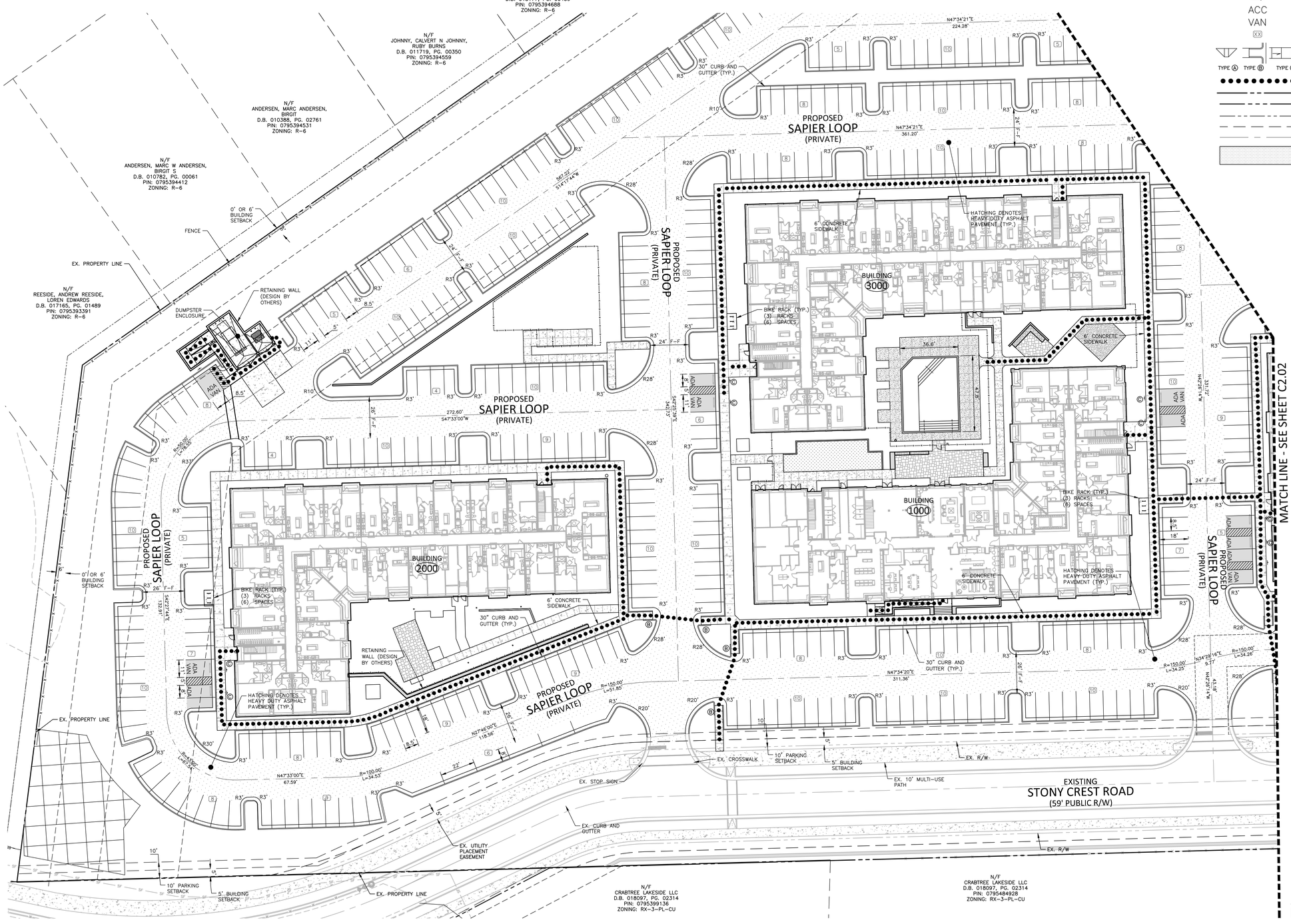
OVERALL SITE PLAN

C2.00



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- LOT LINE
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- HEAVY DUTY ASPHALT PAVEMENT

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SHEET

SITE PLAN AREA 'A'

C2.01

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- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

EX. PROPERTY LINE

N/F
DIDEK, ATTILA
D.B. 016275, PG. 02054
PIN: 0796309117
ZONING: R-6

20.1' EX. F-F

11.5'

5' BUILDING SETBACK

10' PARKING SETBACK

EX. SLOPE EASEMENT

20' STREAM BUFFER, TYP.

EX. SANITARY SEWER EASEMENT

R450'

N15°57'03"E
36.91'

EXISTING C/L

EX. EDGE OF PAVEMENT

EX. R/W

11.9' CL-EOP

54.5' CL-ROW

118' ROW

EDWARDS MILL ROAD
(VARIABLE WIDTH PUBLIC R/W)
PRIMARY STREET

EXISTING

20' SLOPE EASEMENT

N17°05'57"W
165.02'

61.2' F-F

10.5'

EX. CURB AND GUTTER

HEADWALL (DESIGN BY OTHERS)

EX. EDGE OF PAVEMENT

13.5'

9.5'

10' PARKING SETBACK

EX. EDGE OF PAVEMENT

5' BUILDING SETBACK

30" CURB AND GUTTER (TYP.)

6' CROSSWALK (TYP.)

R28'

30' STORAGE

EDGE OF PAVEMENT

STREAM BUFFER, TYP.

MAINTENANCE SHOP

RETAINING WALL (DESIGN BY OTHERS)

HATCHING DENOTES HEAVY DUTY ASPHALT PAVEMENT (TYP.)

59' ROW

29.5'

26' F-F

ROW

RETAINING WALL (DESIGN BY OTHERS)

6' CONCRETE SIDEWALK

10' MULTI-USE PATH

S38°27'07"E
57.62'

N25°33'05"E
118.48'

EX. R/W

EX. 10' MULTI-USE PATH

STREAM BUFFER, TYP.

EX. R/W

100-YR FLOODPLAIN (FUTURE CONDITIONS)

100-YR FLOODPLAIN (EFFECTIVE)

N/F
CVM ASSOCIATES
D.B. 004959, PG. 00599
PIN: 0795497805
ZONING: CX-7-PL

EX. PROPERTY LINE

EX. PROPERTY LINE

N/F
CRABTREE LAKESIDE LLC
D.B. 018097, PG. 02314
PIN: 0795484928
ZONING: RX-3-PL-CU

PROPOSED
SAPIER LOOP
(PRIVATE)

N47°34'21"E
361.20'

N47°34'21"E
224.28'

R=40.00'
L=23.23'

35.96'
S47°34'21"W

R=40.00'
L=39.80'

R=50.00'
L=29.03'

N15°42'16"W
118.88'

24' F-F

R=50.00'
L=29.03'

HATCHING DENOTES HEAVY DUTY ASPHALT PAVEMENT (TYP.)

6' CONCRETE SIDEWALK

BUILDING 3000

5' CONCRETE SIDEWALK

R=100.00'
L=174.14'

N47°33'00"E
144.73'

HATCHING DENOTES HEAVY DUTY ASPHALT PAVEMENT (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

BUILDING 4000

ADA VAN

ADA

N47°26'14"W
331.73'

BUILDING 1000

BIKE RACK (TYP.)
(3) RACKS
(6) SPACES

6' CONCRETE SIDEWALK

RETAINING WALL (DESIGN BY OTHERS)

BIKE RACK (TYP.)
(3) RACKS
(6) SPACES

6' CONCRETE SIDEWALK

30" CURB AND GUTTER (TYP.)

PROPOSED
SAPIER LOOP
(PRIVATE)

N47°34'23"E
130.77'

R=40.00'
L=29.28'

N34°29'10"E
9.77'

R=150.00'
L=34.25'

R=150.00'
L=34.26'

N47°34'20"E
311.36'

N42°26'14"W
43.18'

10' MULTI-USE PATH

HATCHING DENOTES HEAVY DUTY ASPHALT PAVEMENT (TYP.)

5' BUILDING SETBACK

10' PARKING SETBACK

RETAINING WALL (DESIGN BY OTHERS)

EXISTING
STONY CREST ROAD
(59' PUBLIC R/W)

6' CONCRETE SIDEWALK

MATCH LINE - SEE SHEET C2.01

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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PHONE: 919. 876. 3103

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THE ALEXAN
ADMINISTRATIVE SITE REVIEW
5060 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA 27612

[redacted]

REVISIONS

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1	01.13.2023	COR 1ST ASR COMMENT RESPONSES
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3	12.19.2023	COR 3RD ASR COMMENT RESPONSES
4	07.XX.2024	COR 4TH ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-S1.dwg
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 30'
DATE	10.26.2022

SHEET

SITE PLAN AREA 'B'

C2.02

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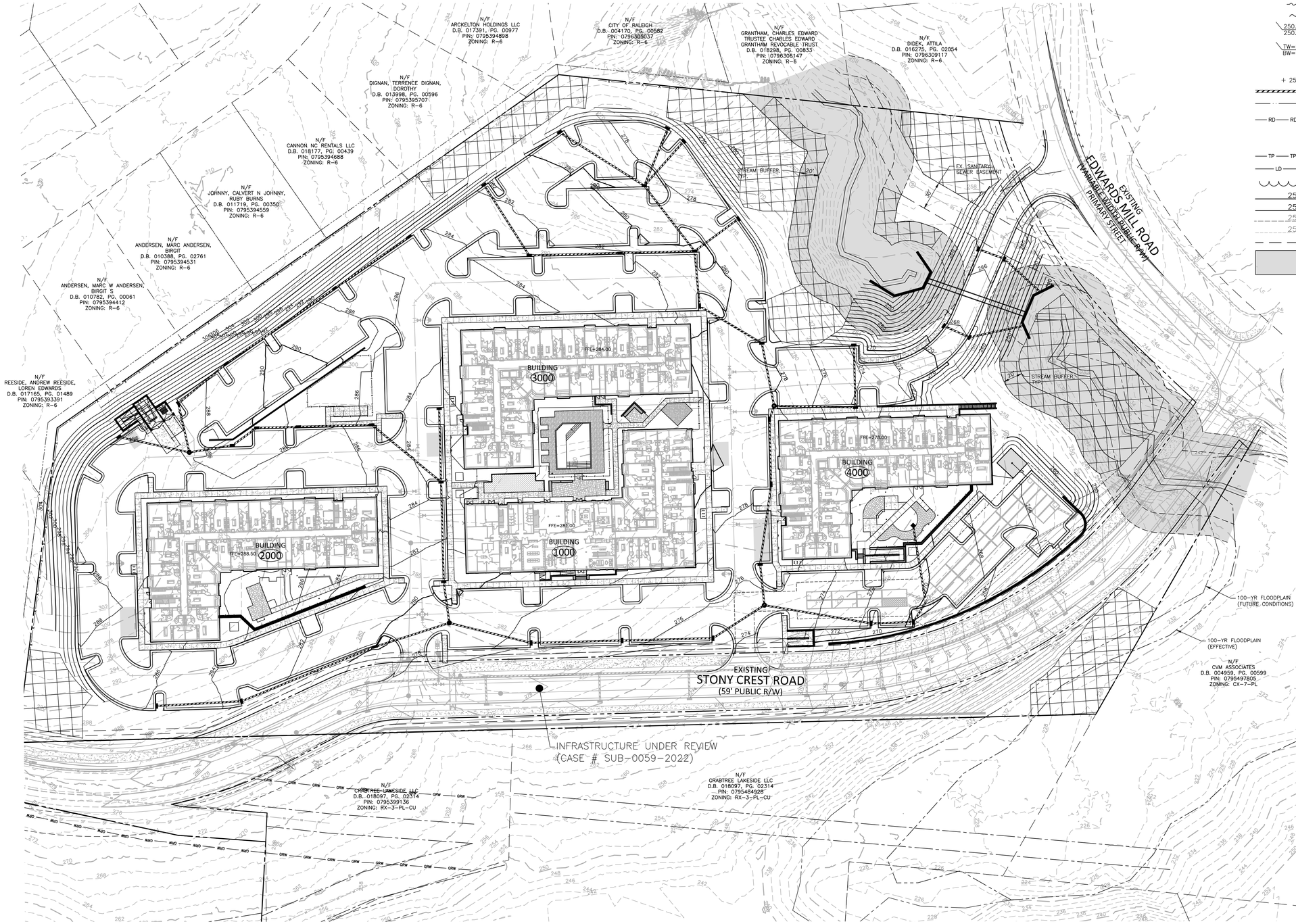

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PLAN INFORMATION

PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-G1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 50'
DATE	10.26.2022

SHEET

OVERALL GRADING PLAN

C3.00

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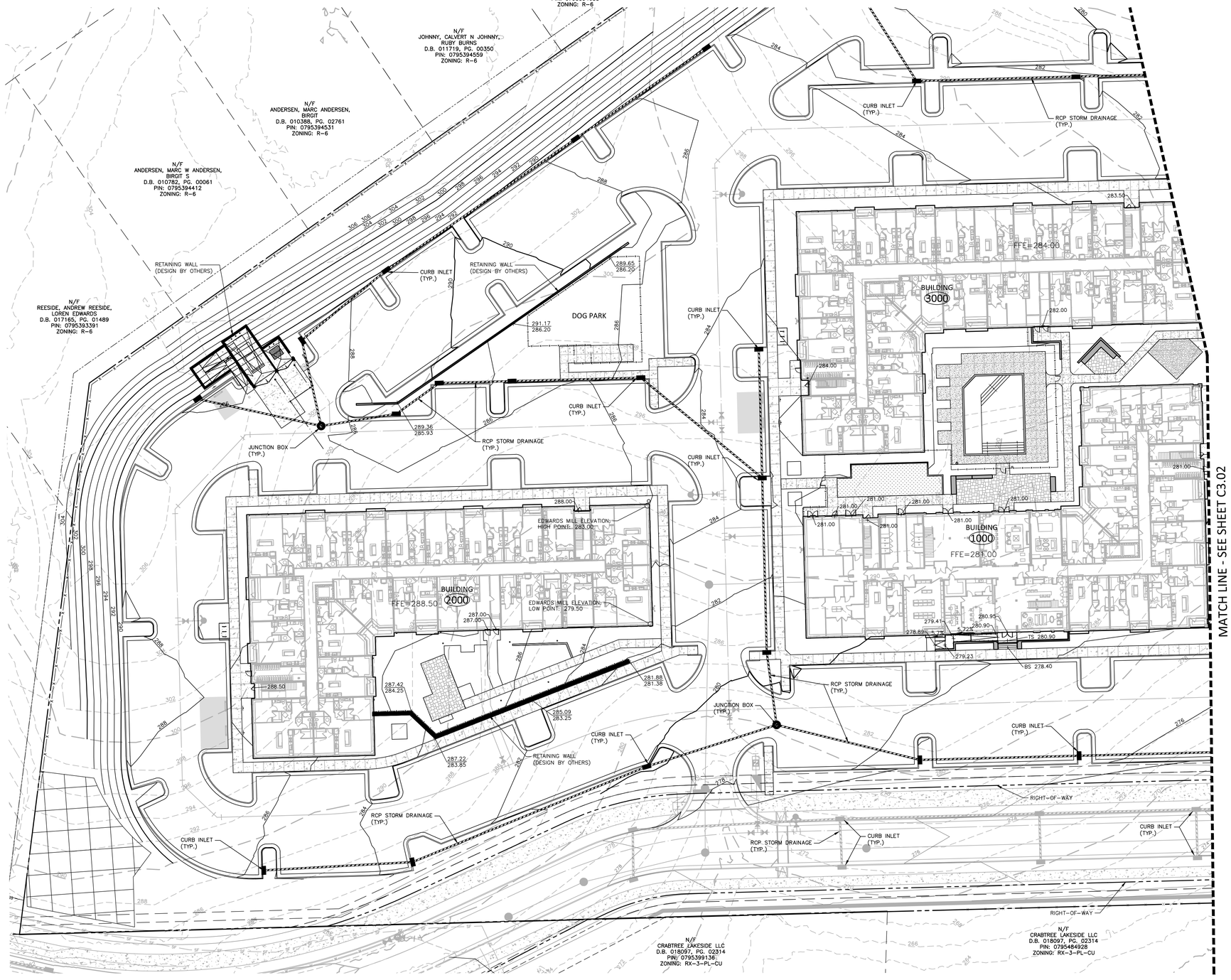

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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SHEET

GRADING PLAN AREA 'A'

C3.01

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GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
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SHEET

GRADING PLAN AREA 'B'

C3.02

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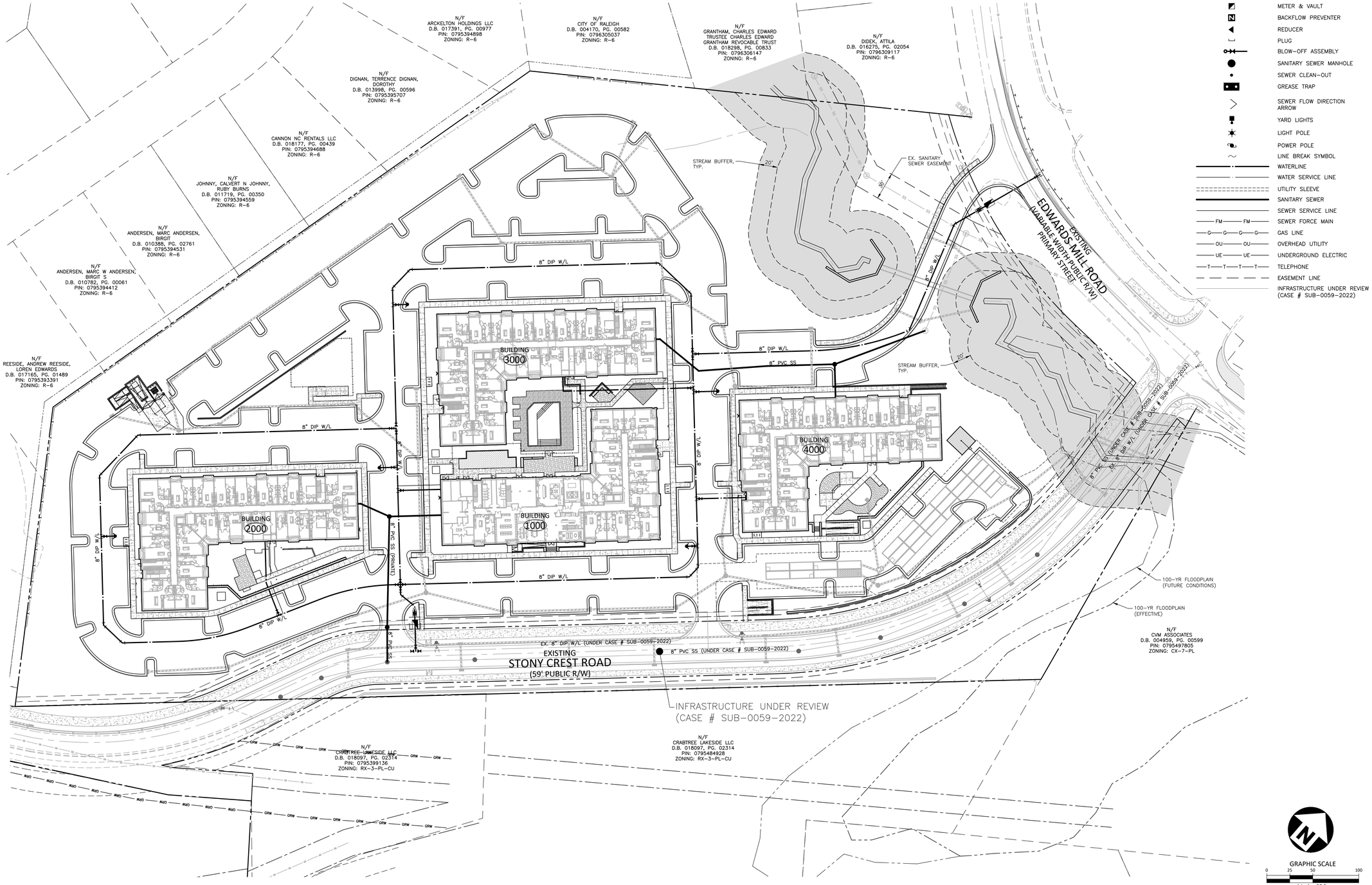

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE (PIV)
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN (FM)
- GAS LINE (G)
- OVERHEAD UTILITY (OU)
- UNDERGROUND ELECTRIC (UE)
- TELEPHONE (T)
- EASEMENT LINE
- INFRASTRUCTURE UNDER REVIEW (CASE # SUB-0059-2022)

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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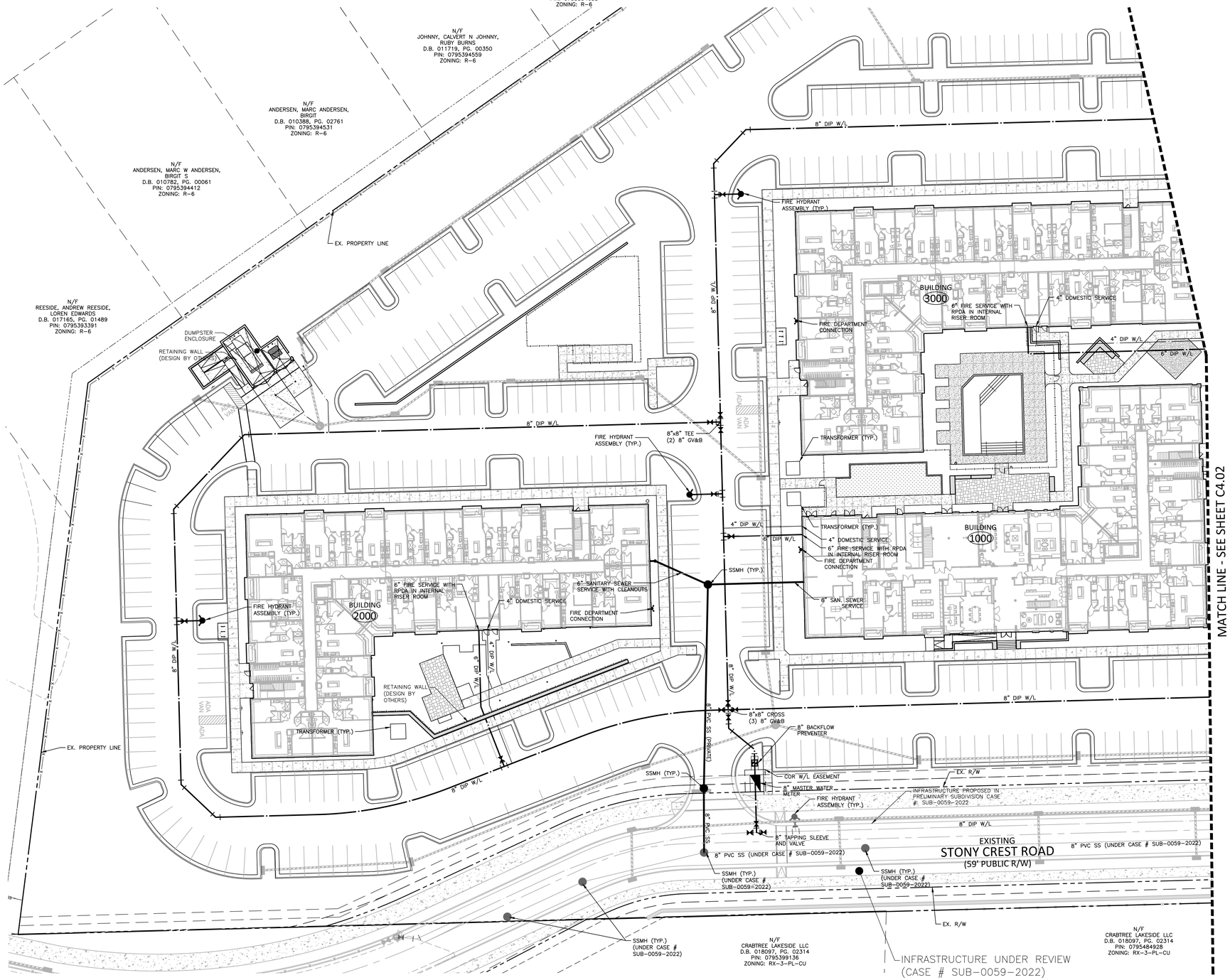
PLAN INFORMATION

PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-U1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 50'
DATE	10.26.2022

SHEET

OVERALL UTILITY PLAN

C4.00



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- OU — OU — OVERHEAD UTILITY
- UE — UE — UNDERGROUND ELECTRIC
- T — T — T — T — TELEPHONE
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- INFRASTRUCTURE UNDER REVIEW (CASE # SUB-0059-2022)

GRAPHIC SCALE
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PLAN INFORMATION

PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-U1
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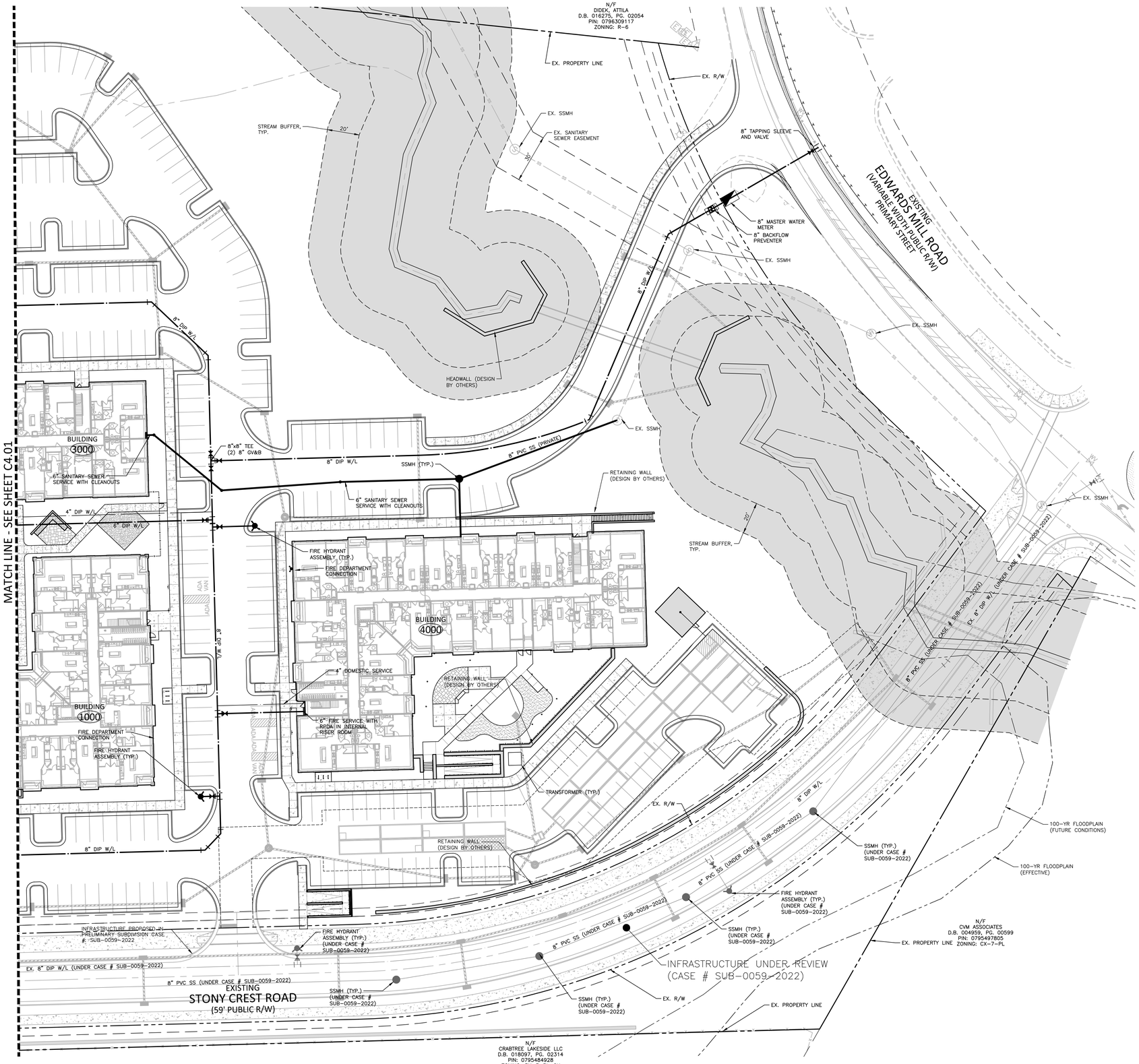
SCALE	1" = 30'
DATE	10.26.2022

SHEET

UTILITY PLAN AREA 'A'

C4.01



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SHEET

UTILITY PLAN AREA 'B'

C4.02

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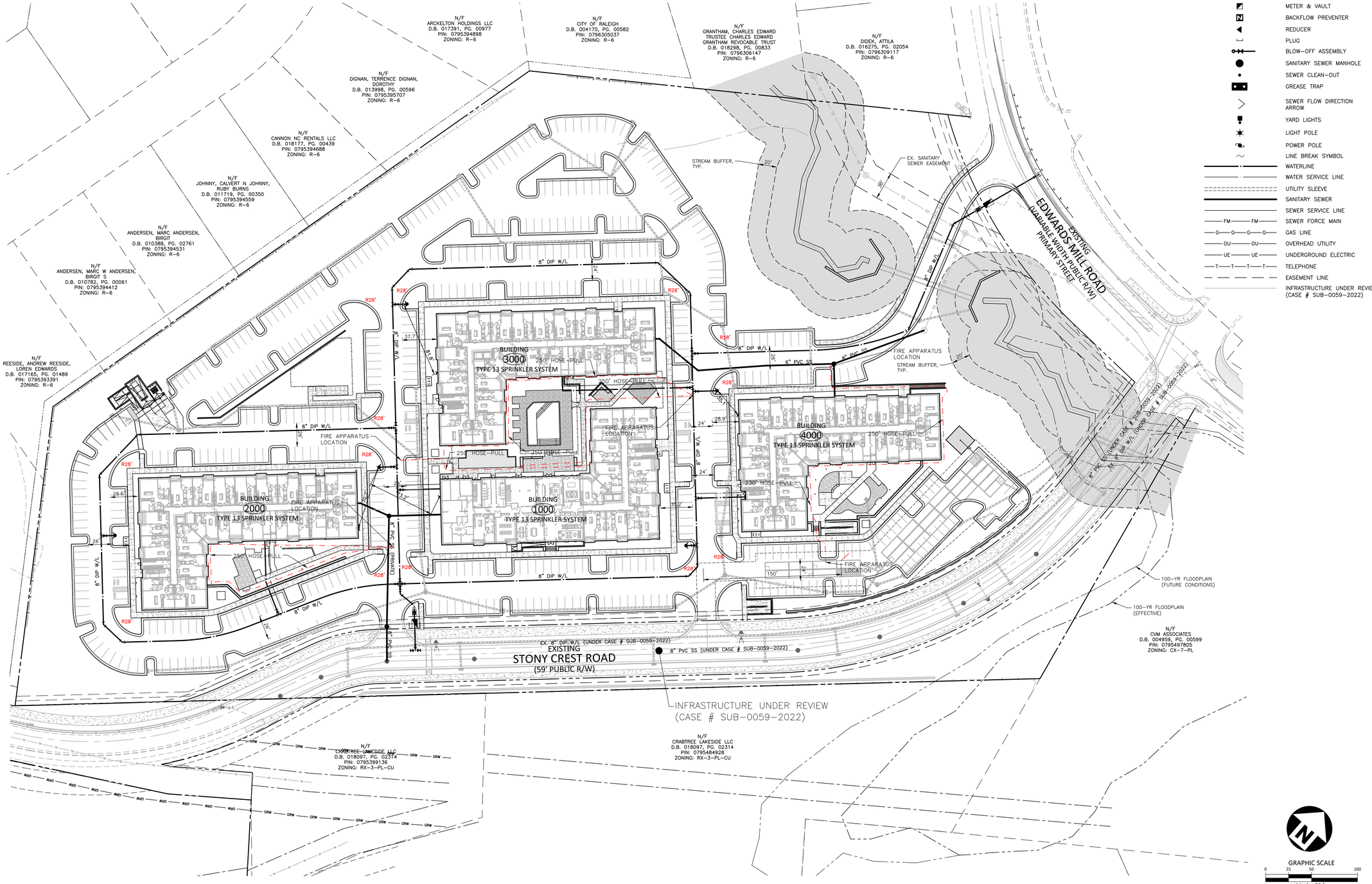

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- INFRASTRUCTURE UNDER REVIEW (CASE # SUB-0059-2022)

NOTE: ALL BUILDINGS EQUIPPED WITH TYPE 13 SPRINKLER SYSTEM

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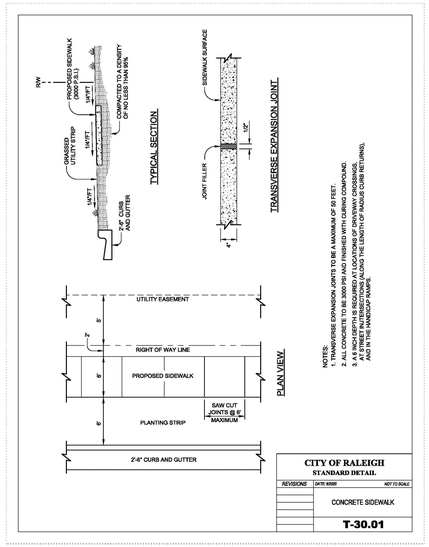
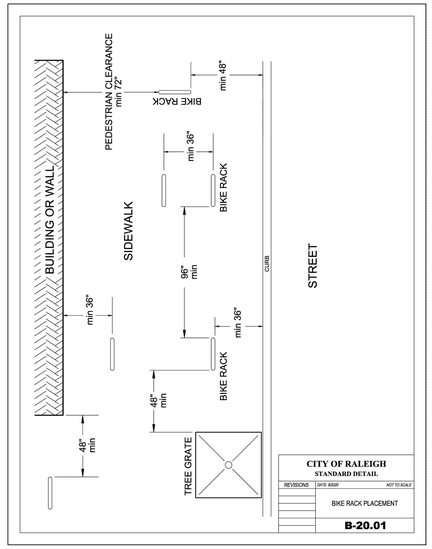
FILENAME	TCR22002-ASR-U1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 50'
DATE	10.26.2022

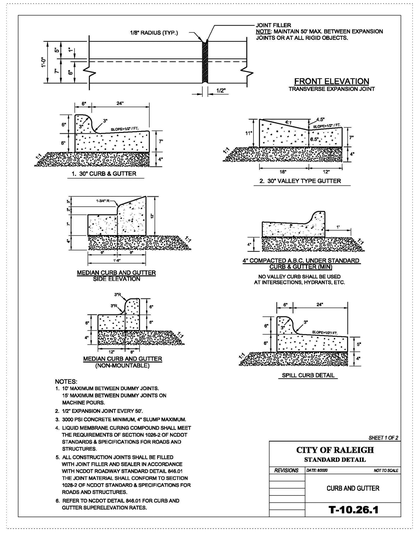
SHEET

FIRE ACCESS PLAN

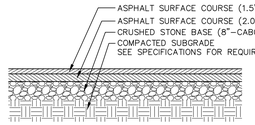
C4.03







NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON–SITE ASPHALT HEAVY DUTY
TRAFFIC PAVEMENT DETAIL
N.T.S.

NOTE:
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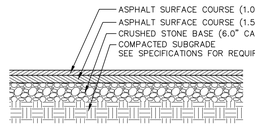
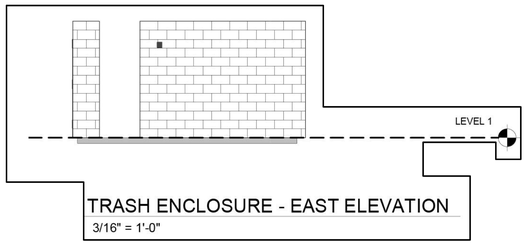
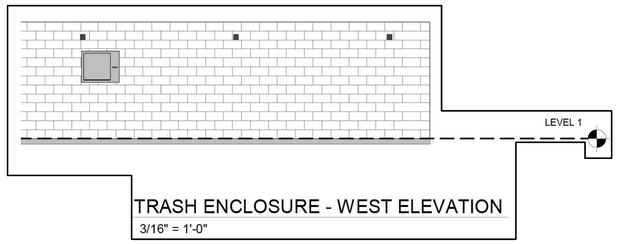


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

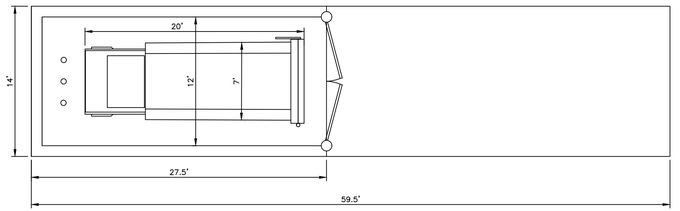
ON–SITE ASPHALT PARKING
PAVEMENT DETAIL
N.T.S.



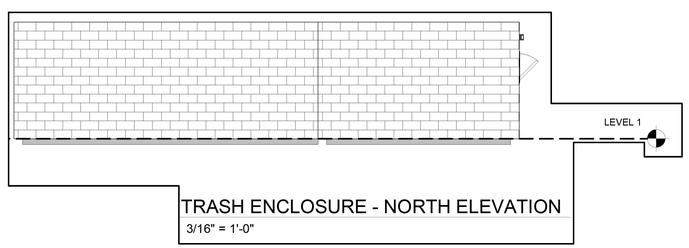
TRASH ENCLOSURE - EAST ELEVATION
3/16" = 1'-0"



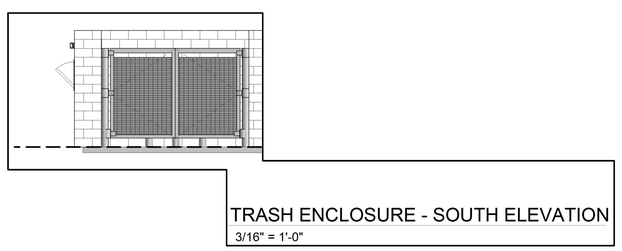
TRASH ENCLOSURE - WEST ELEVATION
3/16" = 1'-0"



NOTES:
1. COMPACTOR PAD AND APPROACH PAD SHOULD BE 6" THICK 4,000 PSI CONCRETE OVER 12" COMPACTED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.



TRASH ENCLOSURE - NORTH ELEVATION
3/16" = 1'-0"



TRASH ENCLOSURE - SOUTH ELEVATION
3/16" = 1'-0"

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THE ALEXAN
ADMINISTRATIVE SITE REVIEW
5060 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA 27612

[redacted]

REVISIONS

NO.	DATE	
1	01.13.2023	COR 1ST ASR COMMENT RESPONSES
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3	12.19.2023	COR 3RD ASR COMMENT RESPONSES
4	07.XX.2024	COR 4TH ASR COMMENT RESPONSES

PLAN INFORMATION

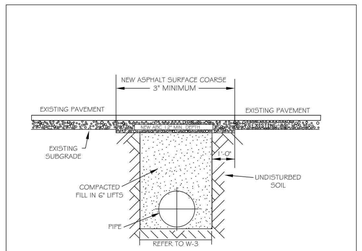
PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-D1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	NTS
DATE	10.26.2022

SHEET

SITE DETAILS
C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TCR\TCR22002\04-Production\Engineering\Construction Drawings\Current Drawings\ASR\TCR22002-ASR-D1.dwg, 8/13/2024 4:22:55 PM, Bella Patrucinio

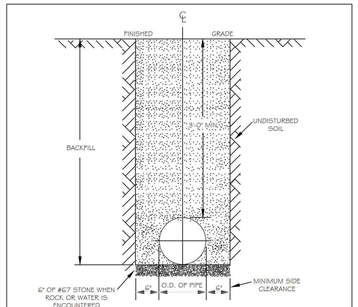


NOTES:

1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
2. 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.
3. THE FINAL 1'-0" FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-180 AS MODIFIED BY NCDOT.
4. THE ENTIRE THICKNESS/ VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3, FOR ADDITIONAL DETAILS.
8. NO HAND PATCHING ALLOWED.
9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD ASPHALT PAVEMENT PATCH DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-99	J.F.S.	10-29-10

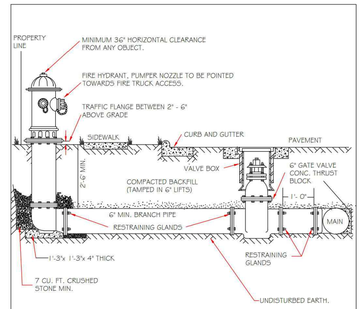


NOTES:

1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION IN BACKFILL.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-3	D.W.C.	9-3-99	ABB	2-15-05
	RRH	3-31-00	J.F.S.	10-29-10



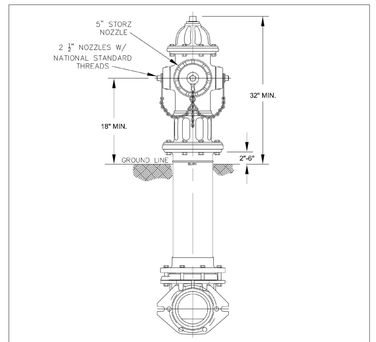
NOTES:

1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, MIH, WATEROUS, CLOW, FAST -JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-96 OPEN LEFT.
4. STEEL RODS AND BOLTS SHALL BE HOT DIPPED GALVANIZED.
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION. RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE. FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD FIRE HYDRANT INSTALLATION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	ABB	4-6-04	FM?	2/1/2008
	DHL	2/1/405		



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
RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE, WAKE FOREST, WENDELL & ZEBULON
STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAB	6-30-16		
	KAT	9-15-17		

NOTES:

1. CONCRETE SHALL BE 3000 PSI.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
3. THRUST BLOCKING SHALL CONFORM TO STANDARD DETAIL W-9.
4. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.
5. ALL BENDS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD THRUST BLOCKING VIEWS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-9	D.W.C.	3-1-27	RRH	3-31-00
		5-7-99	D.H.L.	6-15-05

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" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	2-3-93	RRH	3-31-00
	D.W.C.	9-7-99	J.F.S.	11-1-10

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' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5'. EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
VALVE BOX INSTALLATION AND EXTENSION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C.	3-7-99	A.B.B.	4-15-04
	RRH	3-31-00	DHL	6-16-07

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PLAN INFORMATION

PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-D1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	NTS
DATE	10.26.2022

SHEET

UTILITY DETAILS

C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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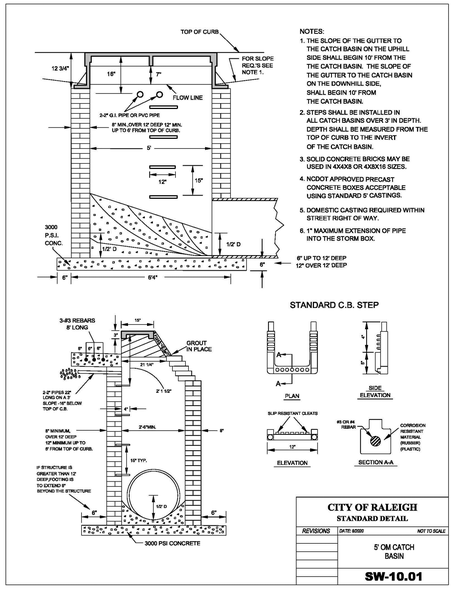


NOTES:

1. THE SLOPE OF THE GUTTER TO THE CATCH BASIN ON THE UPHILL SIDE SHALL BEGIN 10' FROM THE THE CATCH BASIN. THE SLOPE OF THE GUTTER TO THE CATCH BASIN ON THE DOWNHILL SIDE, SHALL BEGIN 10' FROM THE CATCH BASIN.
2. STEPS SHALL BE INSTALLED IN ALL CATCH BASINS OVER 3' IN DEPTH. DEPTH SHALL BE MEASURED FROM THE TOP OF CURB TO THE INVERT OF THE CATCH BASIN.
3. SOLID CONCRETE BRICKS MAY BE USED IN 4X4X8 OR 4X8X16 SIZES.
4. NCDOT APPROVED PRECAST CONCRETE BOXES ACCEPTABLE USING STANDARD 5' CASTINGS.
5. DOMESTIC CASTING REQUIRED WITHIN STREET RIGHT OF WAY.
6. 1" MAXIMUM EXTENSION OF PIPE INTO THE STORM BOX.

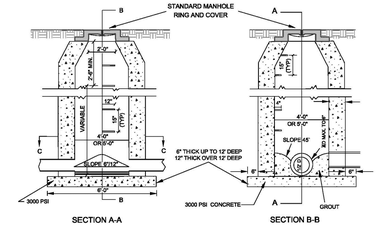
STANDARD C.B. STEP

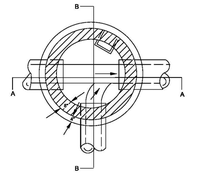
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	5' OM CATCH BASIN	
	SW-10.01	

TYPICAL MH FOR STORM SEWER

PIPE SIZE	MH DIAMETER
12-24"	4'-0"
30-42"	5'-0"
48"	6'-0"
54"	8'-0"





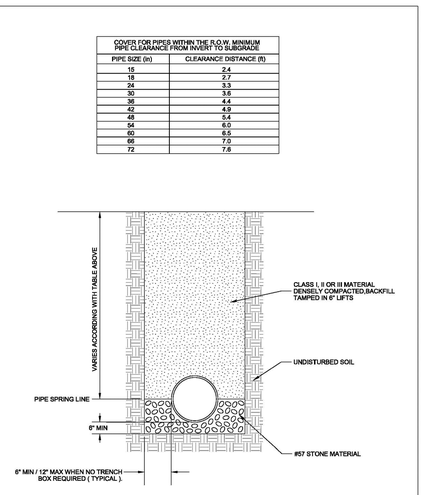
NOTES:

1. DEPTH MEASURED FROM TOP OF CASTING TO INVERT OF MANHOLE.
2. PRECAST MANHOLE COMPONENTS SHALL MEET ASTM-C-478 REQUIREMENTS.
3. SEE STANDARD, SW-10.10 FOR MANHOLE COVER DETAIL.
4. DOMESTIC CASTINGS REQUIRED WITHIN STREET RIGHT-OF-WAY.

CITY OF RALEIGH
STANDARD DETAIL

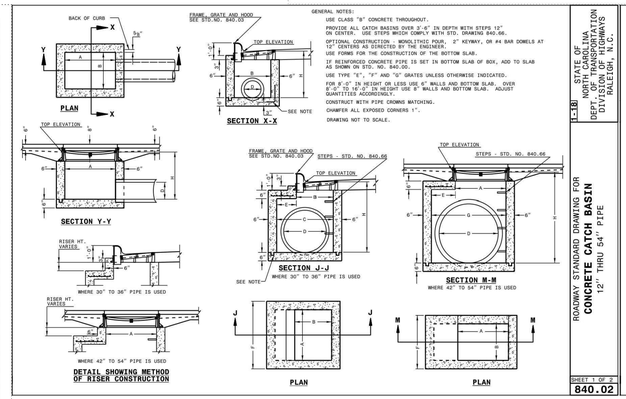
REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD CLASS "A" MANHOLE	
	SW-10.05	

COVER FOR PIPES WITHIN THE R.O.W. MINIMUM PIPE CLEARANCE FROM INVERT TO SUBGRADE	
PIPE SIZE (in)	CLEARANCE DISTANCE (ft)
15	2.4
18	2.7
24	3.3
30	3.8
36	4.4
42	4.9
48	5.4
54	6.0
60	6.5
66	7.0
72	7.6



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	BEDDING FOR STORMWATER RCP PIPES	
	SW-10.14	



GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL CATCH BASINS OVER 3'-0" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR. 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

USE TYPE "S", "J" AND "G" GRATES UNLESS OTHERWISE INDICATED.

FOR 9'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 9'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

CONSTRUCT WITH PIPE CROWNS MATCHING.

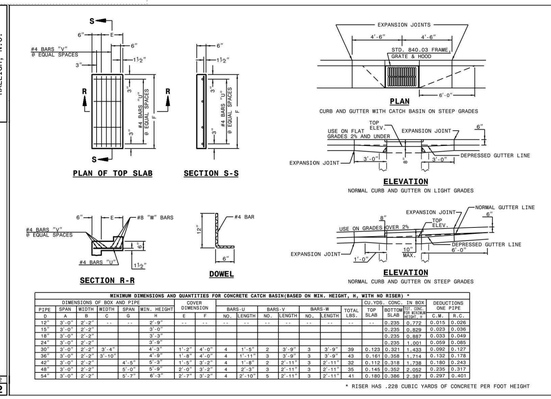
CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

I-1B	STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

SHEET 1 OF 2
840.02



MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

PIPE	DIMENSIONS OF BOX AND PIPE SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT	COVER DIMENSION E	F	BARS U NO.	BARS U LENGTH	BARS V NO.	BARS V LENGTH	BARS M NO.	BARS M LENGTH	TOTAL LBS.	CU.YDS. CONC. IN BOX SLAB	CU.YDS. CONC. IN BOX WALLS	GEOTEXTILE SQ. YDS.
12"	3'-0"	3'-0"			3'-0"										0.235	0.772	0.019	0.026
15"	3'-0"	3'-0"			3'-0"										0.235	1.536	0.033	0.039
18"	3'-0"	3'-0"			3'-3"										0.235	0.887	0.033	0.049
24"	3'-0"	3'-0"			3'-9"										0.235	1.001	0.059	0.085
30"	3'-0"	3'-0"	3'-6"		4'-3"	1'-3"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.123	0.321	1.433	0.092	0.127
36"	3'-0"	3'-0"	3'-10"		4'-9"	1'-8"	4'-0"	4	1'-11"	2	3'-9"	3	3'-9"	43	0.167	0.359	1.714	0.152	0.178
42"	3'-0"	3'-0"		4'-5"	5'-3"	1'-5"	3'-3"	4	1'-8"	2	2'-11"	3	2'-11"	32	0.112	0.318	1.728	0.180	0.242
48"	3'-0"	3'-0"		5'-0"	5'-9"	2'-0"	3'-3"	4	2'-3"	2	2'-11"	3	2'-11"	35	0.145	0.352	2.052	0.225	0.317
54"	3'-0"	3'-0"		5'-7"	6'-3"	2'-7"	3'-3"	4	2'-10"	5	2'-11"	3	2'-11"	41	0.180	0.386	2.387	0.297	0.401

* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

I-1B	STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

SHEET 2 OF 2
840.02

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THE ALEXAN

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[redacted]

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4	07.XX.2024	COR 4TH ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-D1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	NTS
DATE	10.26.2022

SHEET

STORM DRAINAGE DETAILS

C8.02

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

TREE CONSERVATION CALCULATIONS:

GROSS SITE AREA:	14.99 ACRES
RIGHT-OF-WAY DEDICATION:	1.692 ACRES
NET SITE AREA:	13.298 ACRES
TREE CONSERVATION AREA REQUIRED:	1.330 AC.
TREE CONSERVATION ARE PROVIDED:	1.4028 AC.
PRIMARY TREE CONSERVATION AREA -NEUSE BUFFER ZONE 2:	0.2489 AC. OR 10,842 SF.
PRIMARY TREE CONSERVATION AREA -THOROUGHFARE:	0.4254 AC. OR 18,530 SF.
SECONDARY TREE CONSERVATION AREA:	0.7285 AC. OR 31,732 SF.
TOTAL TREE CONSERVATION AREA:	1.4028 AC. OR 61,104 SF.

N/F
GRANTHAM, CHARLES EDWARD
TRUSTEE CHARLES EDWARD
GRANTHAM REVOCABLE TRUST
D.B. 018298, PG. 00833
PIN: 0796306147
ZONING: RX-7-PL-CU

N/F
ARCKELTON HOLDINGS LLC
D.B. 017391, PG. 00977
PIN: 0795394898
ZONING: R-6

N/F
CITY OF RALEIGH
D.B. 004170, PG. 00582
PIN: 0796305037
ZONING: R-6

N/F
DIDEK, ATTILA
D.B. 016275, PG. 02054
PIN: 0796309117
ZONING: OX-7-PL-CU

EXISTING FENCE LOCATED WITHIN TREE CONSERVATION AREA TO BE REMOVED BY HAND

N/F
DIGNAN, TERRENCE DIGNAN, DOROTHY
D.B. 013998, PG. 00596
PIN: 0795395707
ZONING: R-6

N/F
CANNON NC RENTALS LLC
D.B. 018177, PG. 00439
PIN: 0795394688
ZONING: R-6

N/F
JOHNNY, CALVERT N JOHNNY, RUBY BURNS
D.B. 011719, PG. 00350
PIN: 0795394559
ZONING: R-6

N/F
4104 ARCKELTON LLC
D.B. 019086, PG. 00006
PIN: 0795394531
ZONING: R-6

N/F
4100 ARCKELTON LLC
D.B. 019086, PG. 00130
PIN: 0795394412
ZONING: R-6

N/F
REESIDE, ANDREW REESIDE, LOREN EDWARDS
D.B. 017165, PG. 01489
PIN: 0795393391
ZONING: R-6

N/F
HALL, MARK C HALL, MELINDA C
D.B. 005205, PG. 00230
PIN: 0795382906
ZONING: R-6

N/F
HANSFORD, TERRI
D.B. 012527, PG. 01589
PIN: 0795393011
ZONING: R-6

N/F
KUYKENDAL, WILLIAM B
KUYKENDAL, CAROL M
D.B. 016946, PG. 01695
PIN: 0795394114
ZONING: R-6

N/F
PEARCE, ANN CAMERON PEARCE, IRVIN A
D.B. 018999, PG. 02580
PIN: 0795380767
ZONING: R-6

N/F
M/I HOMES OF RALEIGH LLC
D.B. 018167, PG. 02216
PIN: 0795388744
ZONING: R-10-CU

N/F
M/I HOMES OF RALEIGH LLC
D.B. 018167, PG. 02216
PIN: 0795388744
ZONING: R-10-CU

N/F
CRABTREE LAKESIDE LLC
D.B. 018097, PG. 02314
PIN: 0795399136
ZONING: RX-3-PL-CU

N/F
CRABTREE LAKESIDE LLC
D.B. 018097, PG. 02314
PIN: 0795484928
ZONING: RX-3-PL-CU

N/F
CVM ASSOCIATES
D.B. 004959, PG. 00599
PIN: 0795497805
ZONING: CX-7-PL-CU

PRIMARY TREE CONSERVATION AREA –NEUSE BUFFER ZONE 2:
0.0074 AC. OR 324 SF.

PRIMARY TREE CONSERVATION AREA –THOROUGHFARE:
0.1338 AC. OR 5,828 SF.

PRIMARY TREE CONSERVATION AREA –NEUSE BUFFER ZONE 2:
0.0449 AC. OR 1,957 SF.

PRIMARY TREE CONSERVATION AREA –THOROUGHFARE:
0.2917 AC. OR 12,705 SF.

SECONDARY TREE CONSERVATION AREA:
0.1462 AC. OR 6,367 SF.

SECONDARY TREE CONSERVATION AREA:
0.2054 AC. OR 8,948 SF.

PRIMARY TREE CONSERVATION AREA –NEUSE BUFFER ZONE 2:
0.1298 AC. OR 5,297 SF.

SECONDARY TREE CONSERVATION AREA:
0.0906 AC. OR 3,421 SF.

PRIMARY TREE CONSERVATION AREA –NEUSE BUFFER ZONE 2:
0.0786 AC. OR 3,264 SF.

SECONDARY TREE CONSERVATION AREA:
0.1919 AC. OR 8,360 SF.

SECONDARY TREE CONSERVATION AREA:
0.1064 AC. OR 4,636 SF.

EXISTING
EDWARDS MILL ROAD
(VARIABLE WIDTH PUBLIC R/W)

EXISTING
STONY CREST ROAD
(59' PUBLIC R/W)

100-YR FLOODPLAIN
(FUTURE CONDITIONS)

100-YR FLOODPLAIN
(EFFECTIVE)

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TCR\TCR22002\04-Production\Engineering\Construction Drawing\Current Drawing\ASR\TCR22002-ASR-TC1.dwg, 8/15/2024 4:23:22 PM, Bella Patrocinio

McADAMS
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PHONE: 919. 876. 3103

TCR
TRAMMELL CROW RESIDENTIAL

THE ALEXAN
ADMINISTRATIVE SITE REVIEW
5060 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA 27612

[redacted]

REVISIONS

NO.	DATE	
1	01.13.2023	COR 1ST ASR COMMENT RESPONSES
2	03.10.2023	COR 2ND ASR COMMENT RESPONSES
3	12.19.2023	COR 3RD ASR COMMENT RESPONSES
4	07.XX.2024	COR 4TH ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-TC1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 60'
DATE	10.26.2022

SHEET

TREE CONSERVATION PLAN

L2.00

Plot 1		
1600 SF		
Species	DBH	Basal Area
BE	5	0.14
G	6	0.20
G	7	0.27
G	8	0.35
M	19	1.97
M	7	0.27
P	11	0.66
P	12	0.79
P	14	1.07
P	15	1.23
P	18	1.77
TOTAL BASAL AREA		4.63
BASAL AREA/ ACRE		126.00

Plot 2		
1600 SF		
Species	DBH	Basal Area
G	16	1.40
H	3	0.05
HPBM	5	0.14
PO	12	0.79
TOTAL BASAL AREA		2.37
BASAL AREA/ ACRE		64.41

Plot 3		
1379 SF		
Species	DBH	Basal Area
BE	6	0.20
BE	8	0.35
E	3	0.05
G	17	1.58
G	20	2.18
M	3	0.05
M	5	0.14
M	6	0.20
O	12	0.79
O	14	1.07
PO	11	0.66
PO	19	1.97
PO	19	1.97
PO	20	2.18
PO	20	2.18
TOTAL BASAL AREA		4.35
BASAL AREA/ ACRE		137.41

Plot 4		
2202 SF		
Species	DBH	Basal Area
G	11	0.66
G	4	0.09
M	11	0.66
M	3	0.05
O	24	3.14
O	26	3.69
O	6	0.20
P	19	1.97
P	20	2.18
PO	20	2.18
PO	26	3.69
TOTAL BASAL AREA		18.49
BASAL AREA/ ACRE		365.79

Plot 5		
2414 SF		
Species	DBH	Basal Area
BE	3	0.05
BE	4	0.09
BE	4	0.09
BE	9	0.44
G	12	0.79
M	3	0.05
O	20	2.18
O	25	3.41
PO	23	2.88
TOTAL BASAL AREA		9.97
BASAL AREA/ ACRE		197.24

Plot 6		
3459 SF		
Species	DBH	Basal Area
BE	3	0.05
BE	4	0.09
BE	5	0.14
BE	5	0.14
BE	6	0.20
BE	6	0.20
G	21	2.40
G	6	0.20
H	10	0.55
O	19	1.97
O	22	2.64
O	26	3.69
O	7	0.27
O	8	0.35
O	8	0.35
PO	21	2.40
TOTAL BASAL AREA		15.61
BASAL AREA/ ACRE		196.55

Plot 7		
2613 SF		
Species	DBH	Basal Area
BE	14	1.07
BE	3	0.05
BE	3	0.05
BE	4	0.09
BE	4	0.09
BE	5	0.14
BE	5	0.14
BE	7	0.27
G	14	1.07
G	21	2.40
M	12	0.79
M	7	0.27
O	12	0.79
O	5	0.14
P	22	2.64
P	23	2.88
P	25	3.41
PO	3	0.05
TOTAL BASAL AREA		16.31
BASAL AREA/ ACRE		271.81

Plot 8		
3214 SF		
Species	DBH	Basal Area
BE	13	0.92
BE	3	0.05
BE	4	0.09
BE	4	0.09
BE	6	0.20
BE	9	0.44
G	11	0.66
G	12	0.79
G	7	0.27
M	11	0.66
M	6	0.20
M	7	0.27
M	7	0.27
O	14	1.07
O	7	0.27
P	12	0.79
P	12	0.79
P	15	1.23
P	15	1.23
P	23	2.88
P	23	2.88
P	23	2.88
PO	23	2.88
PO	27	3.97
PO	9	0.44
TOTAL BASAL AREA		26.19
BASAL AREA/ ACRE		355.01

Plot 9		
3952 SF		
Species	DBH	Basal Area
BE	6	0.20
H	18	1.77
PO	19	1.97
TOTAL BASAL AREA		3.93
BASAL AREA/ ACRE		43.32

Plot 10		
4277 SF		
Species	DBH	Basal Area
BE	16	1.40
BE	31	5.24
BE	32	5.58
M	4	0.09
M	5	0.14
PO	10	0.55
PO	12	0.79
PO	18	1.77
TOTAL BASAL AREA		15.54
BASAL AREA/ ACRE		158.23

Plot 11		
4476 SF		
Species	DBH	Basal Area
BE	11	0.66
BE	28	4.27
BE	4	0.09
G	10	0.55
G	16	1.40
G	19	1.97
G	5	0.14
G	7	0.27
M	9	0.44
MG	4	0.09
P	17	1.58
P	23	2.88
P	27	3.97
TOTAL BASAL AREA		18.29
BASAL AREA/ ACRE		178.04

Plot 12		
3112 SF		
Species	DBH	Basal Area
BE	10	0.55
BE	17	1.58
BE	3	0.05
BE	4	0.09
BE	4	0.09
BE	5	0.14
BE	6	0.20
BE	8	0.35
G	26	3.69
G	8	0.35
HOP	5	0.14
HOP	6	0.20
HOP	6	0.20
HOP	6	0.20
M	9	0.44
O	15	1.23
O	26	3.69
O	31	5.24
P	21	2.40
P	22	2.64
TOTAL BASAL AREA		23.42
BASAL AREA/ ACRE		327.81

Plot 13		
1995 SF		
Species	DBH	Basal Area
BE	12	0.79
BE	19	1.97
E	7	0.27
G	29	4.58
H	14	1.07
HOP	4	0.09
HOP	5	0.14
HOP	7	0.27
PO	20	2.18
TOTAL BASAL AREA		11.34
BASAL AREA/ ACRE		247.70

Plot 14		
2653 SF		
Species	DBH	Basal Area
BE	19	1.97
BE	24	3.14
BE	9	0.44
G	17	1.58
G	20	2.18
G	9	0.44
HO	4	0.09
M	13	0.92
M	4	0.09
M	5	0.14
M	5	0.14
O	11	0.66
O	17	1.58
O	23	2.88
TOTAL BASAL AREA		16.23
BASAL AREA/ ACRE		266.55

Plot 15		
2573 SF		
Species	DBH	Basal Area
BE	5	0.14
BE	8	0.35
G	11	0.66
G	24	3.14
G	27	3.97
M	6	0.20
P	17	1.58
PO	25	3.41
TOTAL BASAL AREA		13.44
BASAL AREA/ ACRE		227.50

Plot 16		
2017 SF		
Species	DBH	Basal Area
BE	3	0.05
BGM	3	0.05
BGM	3	0.05
BGM	6	0.20
O	12	0.79
O	12	0.79
O	21	2.40
SRW	10	0.55
TOTAL BASAL AREA		4.86
BASAL AREA/ ACRE		105.02

Plot 17		
1990 SF		
Species	DBH	Basal Area
BE	4	0.09
BE	4	0.09
CH	4	0.09
H	5	0.14
O	10	0.55
O	12	0.79
O	13	0.92
O	14	1.07
O	18	1.77
O	4	0.09
O	8	0.35
TOTAL BASAL AREA		5.92
BASAL AREA/ ACRE		129.59

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

TREE SURVEY AND TREE PROTECTION PLAN PROVIDED BY ANDERS LINDQUIST, ISA CERTIFIED ARBORIST SO-10544A

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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TCR
TRAMMELL CROW RESIDENTIAL

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5060 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA 27612

[redacted]

REVISIONS

NO.	DATE	
1	01.13.2023	COR 1ST ASR COMMENT RESPONSES
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4	07.XX.2024	COR 4TH ASR COMMENT RESPONSES

PLAN INFORMATION

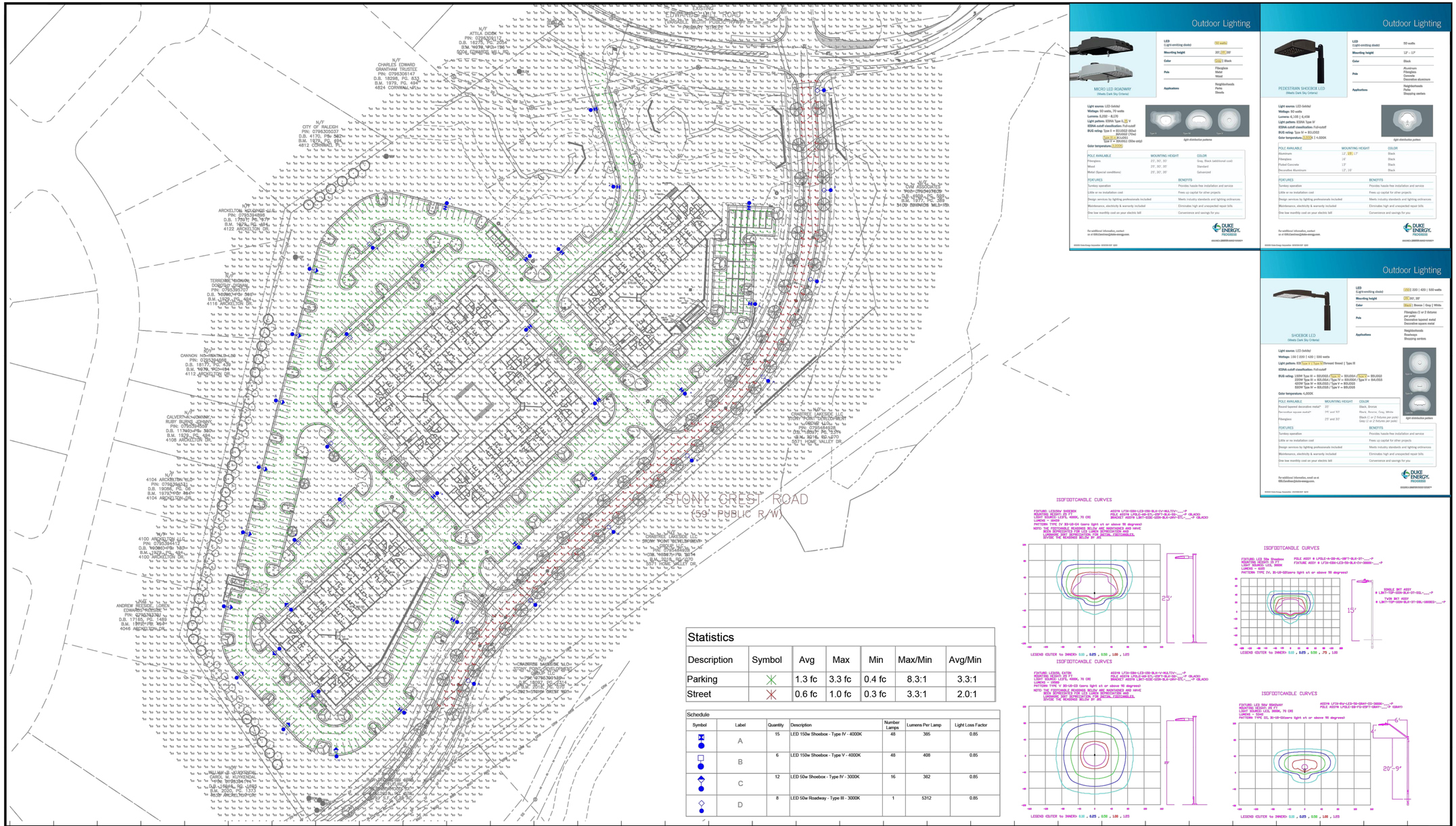
PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-TC1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	NTS
DATE	10.26.2022

SHEET

TREE CONSERVATION CALCULATIONS

L2.01

M:\Projects\TCR\TCR22002\04-Production\Engineering\Construction Drawings\Current Drawings\ASR\TCR22002-ASR-TC1.DWG, 8/15/2024 4:23:35 PM, Bella Patrocinio



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking		1.3 fc	3.3 fc	0.4 fc	8.3:1	3.3:1
Street		0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	15	LED 150w Shoebox - Type IV - 4000K	48	385	0.85
	B	6	LED 150w Shoebox - Type V - 4000K	48	408	0.85
	C	12	LED 50w Shoebox - Type IV - 3000K	16	382	0.85
	D	8	LED 150w Roadway - Type III - 3000K	1	5312	0.85

NO.	DATE	REVISION	BY

DISTANCE CALIBRATION (INCHES)
0 0.5 1.0 2.0 3.0 4.0

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY® PROGRESS

PROPRIETARY & CONFIDENTIAL

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THE ALEXAN
Raleigh, NC
SITE LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 60'
Date 05/18/20 Size Drawing size "D"
Description LED Shoebox & Roadway
Drawing No. 23-0201A Sht. 1 OF 1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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TCR
Trammell Crow Residential

[redacted]

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3	12.19.2023	COR 3RD ASR COMMENT RESPONSES
4	07.XX.2024	COR 4TH ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	TCR-22022
FILENAME	TCR22002-ASR-LI1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 50'
DATE	10.26.2022

SHEET

OVERALL LIGHTING PLAN

L6.00

THE ALEXAN
ADMINISTRATIVE SITE REVIEW
5060 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA 27612

M:\Projects\TCR\TCR22002\04-Production\Engineering\Construction Drawings\Current Drawings\ASR\TCR22002-ASR-LI1.dwg, 8/15/2024 4:23:52 PM, Bella Patrocinio

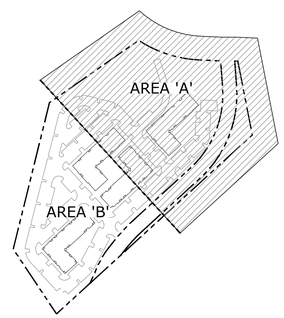
NOTES:
1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
2. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, L2.0

EXISTING EDWARDS MILL ROAD
50' RIPARIAN BUFFER
JURISDICTIONAL STREAM FEATURE
PROPOSED R.O.W
SECONDARY TREE CONSERVATION AREA, SEE TREE CONSERVATION PLANS
PROPOSED R.O.W
PUBLIC R.O.W. TREES PROPOSED AS PART OF PSP SUBMITTAL
PROPOSED R.O.W
Jefferson American Elm B & B (34)
PROPOSED STONY CREST ROAD
PRIMARY TREE CONSERVATION AREA, SEE TREE CONSERVATION PLANS
10' TYPE C3 STREETYARD (10' WIDTH) (379 LF)
Hightower® Willow Oak B & B (12)
PRIVATE DRIVE
SITE LIGHTING, SEE PLAN BY OTHERS
50' RIPARIAN BUFFER
AMENITY AREA
BUILDING 4
PARKING AREA
JURISDICTIONAL STREAM FEATURE
50' NEUSE RIVER BUFFER ZONE 2
PRIMARY TREE CONSERVATION AREA, SEE TREE CONSERVATION PLANS
SECONDARY TREE CONSERVATION AREA, SEE TREE CONSERVATION PLANS
VARIABLE WIDTH DRAINAGE EASEMENT BM 1979, PG. 494
PROPERTY LINE
Breezeway® Nuttall Oak B & B (9)
Allee® Lacebark Elm B & B (22)
SITE LIGHTING, SEE PLAN BY OTHERS
PARKING AREA
SITE LIGHTING, SEE PLAN BY OTHERS
PROPOSED STONY CREST ROAD
BUILDING 2
BUILDING 3
TYPE 2 ZONE A PROTECTIVE YARD: MEDIUM (20 FEET) (112 LF)
6.5' WOODEN FENCE, SEE DETAIL 4/L2.0
Autumn Brilliance Serviceberry B & B (5)
Southern Magnolia B & B (6)
MATCHLINE: L1.0
MATCHLINE: L1.1
POOL AMENITY AREA
MATCHLINE: L1.0
MATCHLINE: L1.1

PLANT SCHEDULE:

TREES	COMMON / BOTANICAL NAME
	AUTUMN BRILLIANCE SERVICEBERRY AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
	TULIP POPLAR LIRIODENDRON TULIPIFERA
	SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA
	MAGNOLIA 'LITTLE GEM' MAGNOLIA GRANDIFLORA 'LITTLE GEM'
	BREEZEWAY® NUTTALL OAK QUERCUS NUTTALLII `OCHLOCKNEE` PP 28,344
	HIGHTOWER® WILLOW OAK QUERCUS PHELLOS 'QPSTA'
	GREEN WHISPER BALD CYPRESS TAXODIUM DISTICHUM `JFS-SGPN`
	JEFFERSON AMERICAN ELM ULMUS AMERICANA 'JEFFERSON'
	ALLEE® LACEBARK ELM ULMUS PARVIFOLIA `ALLEE`

SITE KEY:



NORTH

0 30 60 90 FT
SCALE: 1" = 30'

b+c STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Georgia 30318
678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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	RELEASE
10.24.22	LANDSCAPE PLAN
01.13.23	LANDSCAPE PLAN

THE ALEXAN

5060 EDWARDS MILL ROAD, RALEIGH, NORTH CAROLINA, 27612

PREPARED FOR: MAPLE MULTI-FAMILY LAND SE, LP
3715 NORTHSIDE PKWY, BLDG 200 SUITE 800, ATLANTA, G.A. 30327

PRELIMINARY SUBDIVISION PLAN

LANDSCAPE PLAN 'AREA A'

PROJ. NO: 02-TCR-AED
DESIGN: LG / TA
DATE: 10/24/2022

SHEET NUMBER:
L1.0

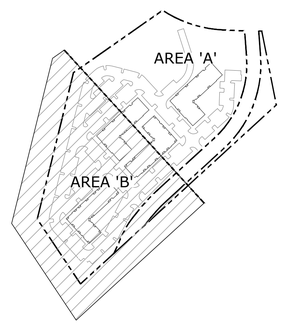
Autumn Brilliance Serviceberry
B & B (5)
Southern Magnolia
B & B (6)
MATCHLINE: L1.0
MATCHLINE: L1.1
SECONDARY TREE CONSERVATION AREA, SEE TREE CONSERVATION PLANS
SITE LIGHTING, SEE PLAN BY OTHERS
POOL AMENITY AREA
BUILDING 2
BUILDING 3
PROPERTY LINE
TYPE 2 ZONE A PROTECTIVE YARD: MEDIUM (20 FEET) (717 LF)
6.5' WOODEN FENCE, SEE DETAIL 4/L2.0
PARKING AREA
Allee® Lacebark Elm
B & B (15)
Green Whisper Bald Cypress
B & B (3)
BUILDING 1
AMENITY AREA
SITE LIGHTING, SEE PLAN BY OTHERS
PARKING AREA
TRASH COMPACTOR, SEE ARCHITECTURE FOR COMPACTOR ENCLOSURE ELEVATIONS
Magnolia 'Little Gem'
B & B (13)
Autumn Brilliance Serviceberry
B & B (22)
Southern Magnolia
B & B (20)
Tulip Poplar
B & B (16)
Hightower® Willow Oak
B & B (15)
SECONDARY TREE CONSERVATION AREA, SEE TREE CONSERVATION PLANS
TYPE 2 ZONE A PROTECTIVE YARD: MEDIUM (20 FEET) (717 LF)
6.5' WOODEN FENCE, SEE DETAIL 4/L2.0
PROPERTY LINE
10' TYPE C3 STREETYARD (10' WIDTH) (316 LF)
PROPOSED R.O.W
PROPOSED STONY CREST ROAD
PROPOSED R.O.W
Jefferson American Elm
B & B (16)
PUBLIC R.O.W. TREES PROPOSED AS PART OF PSP SUBMITTAL
PROPOSED R.O.W
Hightower® Willow Oak
B & B (16)
10' TYPE C3 STREETYARD (10' WIDTH) (342 LF)

NOTES:
1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
2. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, L2.0

PLANT SCHEDULE:

TREES	COMMON / BOTANICAL NAME
	AUTUMN BRILLIANCE SERVICEBERRY AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
	TULIP POPLAR LIRIODENDRON TULIPIFERA
	SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA
	MAGNOLIA 'LITTLE GEM' MAGNOLIA GRANDIFLORA 'LITTLE GEM'
	BREEZEWAY® NUTTALL OAK QUERCUS NUTTALLII `OCHLOCKNEE` PP 28,344
	HIGHTOWER® WILLOW OAK QUERCUS PHELLOS 'QPSTA'
	GREEN WHISPER BALD CYPRESS TAXODIUM DISTICHUM `JFS-SGPN`
	JEFFERSON AMERICAN ELM ULMUS AMERICANA 'JEFFERSON'
	ALLEE® LACEBARK ELM ULMUS PARVIFOLIA `ALLEE`

SITE KEY:



NORTH

SCALE: 1" = 30'

0 30 60 90 FT

b+c STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Georgia 30318
678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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	RELEASE
10.24.22	LANDSCAPE PLAN
01.13.23	LANDSCAPE PLAN

THE ALEXAN

5060 EDWARDS MILL ROAD, RALEIGH, NORTH CAROLINA, 27612

PREPARED FOR: MAPLE MULTI-FAMILY LAND SE, LP
3715 NORTHSIDE PKWY, BLDG 200 SUITE 800, ATLANTA, G.A. 30327

PRELIMINARY SUBDIVISION PLAN

LANDSCAPE PLAN 'AREA B'

PROJ. NO: 02-TCR-AED
DESIGN: LG / TA
DATE: 10/24/2022

SHEET NUMBER:
L1.1

INVASIVE SPECIES REMOVAL NOTES:

A. INVASIVE SPECIES INCLUDING TREES, SHRUBS, GROUND COVER AND GRASSES SHALL BE REMOVED FROM THE AREAS INDICATED ON THE PLANS. INVASIVE PLANTS ARE DEFINED AS THE SPECIES IDENTIFIED BY:
   1. NORTH CAROLINA FOREST SERVICE, "INVASIVE PLANTS"
   2. NCDOT, "INVASIVE EXOTIC PLANTS OF NORTH CAROLINA"
   3. NC INVASIVE PLANTS COUNCIL, "LIST OF INVASIVE PLANT SPECIES"
   4. NC STATE UNIVERSITY, INVASIVE, "EXOTIC PLANTS OF THE SOUTHEAST"
   5. USDA, "FEDERAL NOXIOUS WEED LIST"
B. SPECIES REMOVAL SHALL INCLUDE HAND PULLING / DIGGING FOR SEEDLINGS AND. SMALLER SIZED VEGETATION, CUTTING AND STUMP REMOVAL FOR LARGER VEGETATION. ALL SHRUBS AND TREES SHALL BE MARKED WITH FLAGGING PRIOR TO REMOVAL AND VERIFIED WITH OWNER PRIOR TO REMOVAL. HERBICIDAL TREATMENT SHALL BE APPLIED FOLLOWING ALL LOCAL, STATE AND NATIONAL CODES AND GUIDELINES BY ONLY, QUALIFIED CONTRACTOR LICENSED IN THE HANDLING AND APPLICATION OF HERBICIDAL APPLICATIONS.

NOTES:

1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
2. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
3. PER CONVERSATION WITH CITY OF RALEIGH TRANSPORTATION DEPARTMENT, ALL SIGHT DISTANCE TRIANGLES HAVE BEEN STUDIED TO PROMOTE SAFE VEHICULAR AND PEDESTRIAN PASSAGE. ALL PERMANENT IMPROVEMENTS WITHIN SITE DISTANCE TRIANGLES SHALL PROVIDE A CLEAR ZONE BETWEEN 2' AND 8' AS MEASURED FROM FINISHED GRADE.
4. STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY PIPES, 10' FROM DRIVEWAY AND 20' FROM ANY LIGHT POLES. SEE RALEIGH CITY TREE MANUAL FOR ADDITIONAL MINIMUM SEPARATIONS FROM SITE ELEMENTS TO STREET TREES.
5. CONTRACTOR SHALL REPLACE ANY EXISTING STREET TREE WHICH IS DAMAGED OR DESTROYED DURING CONSTRUCTION WITH AN EQUAL SPECIES AND SIZE TO BE APPROVED BY LANDSCAPE ARCHITECT AND/OR GOVERNING AGENCY.
6. ALL EXISTING STREET TREES AND THEIR CRITICAL ROOT ZONES SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.

GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. 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.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. 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 EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. 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 VERY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TOA DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

PLANTING REQUIREMENT CALCULATIONS

STREET TREES (SEE PSP SUBMITTAL)

EDWARDS MILL RD **374 LF**

TREES
REQUIRED: 9 TREES
PROVIDED: 9 TREES TO BE FEE-IN-LIEU

STONY CREST RD **411 LF**

TREES
REQUIRED: 66 TREES
PROVIDED: 66 TREES

PERIMETER BUFFERS

20' TYPE 2 BUFFER ZONE **829 LF**
(112 LF + 717 LF)

OVERSTORY TREES
REQUIRED: 42 TREES (5/100 LF)
PROVIDED: 42 TREES

UNDERSTORY TREES
REQUIRED: 34 TREES (4/100 LF)
PROVIDED: 40 TREES

SHRUBS
REQUIRED: 249 SHRUBS (30/100 LF)
PROVIDED: 249 SHRUBS

STREET PROTECTIVE YARD

10' TYPE C3 STREET PROTECTIVE YARD **1,036 LF**
(378 LF + 316 LF +342 LF)

SHRUBS
REQUIRED: 311 SHRUBS (30/100 LF)
PROVIDED: 314 SHRUBS

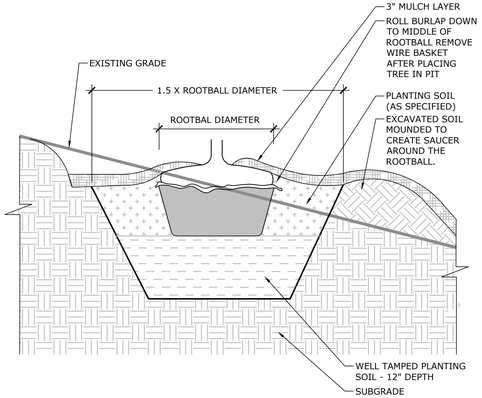
VEHICLE USE AREA

PARKING AREA **170,031 SF**

OVERSTORY TREES
REQUIRED: 86 TREES (170,031/2,000 SF)
PROVIDED: 90 TREES

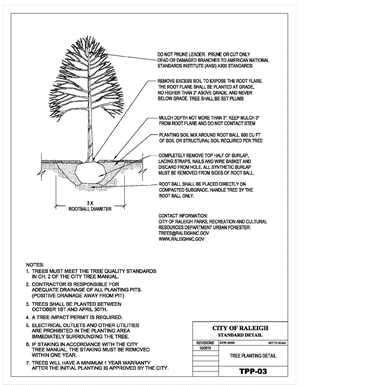
PLANT LIST				
SHADE TREES				
SPECIES/ DESCRIPTION	**CALIPER (IN INCHES)**	**MIN HT.**	**QUANTITY**	**EVERGREEN VS. DECIDUOUS**	**REMARKS**
LIRIODENDRON TULIPIFERA 'TULIP POPLAR'	3" CAL.	10'	16	DECIDUOUS	PROTECTIVE YARD TREE
MAGNOLIA GRANDIFLORA 'SOUTHERN MAGNOLIA'	3" CAL.	10'	26	EVERGREEN	PROTECTIVE YARD TREE
QUERCUS NUTTALLII 'OCHLOCKNEE' PP 28,344 BREEZEWAY® NUTTALL OAK	3" CAL.	10'	28	DECIDUOUS	PARKING LOT TREE
QUERCUS PHELLOS 'QPSTA' HIGHTOWER® WILLOW OAK	3" CAL.	10'	44	DECIDUOUS	STREET TREE / PARKING LOT TREE
TAXODIUM DISTICHUM 'JFS-SGPN' GREEN WHISPER BALD CYPRESS	3" CAL.	10'	3	DECIDUOUS	PARKING LOT TREE
ULMUS AMERICANA 'JEFFERSON' JEFFERSON AMERICAN ELM	3" CAL.	10'	50	DECIDUOUS	STREET TREE
ULMUS PARVIFOLIA 'ALLEE' ALLEE® LACEBARK ELM	3" CAL.	10'	37	DECIDUOUS	PARKING LOT TREE
UNDERSTORY TREES				
SPECIES/ DESCRIPTION	**CALIPER (IN INCHES)**	**MIN HT.**	**QUANTITY**	**EVERGREEN VS. DECIDUOUS**	**REMARKS**
AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL.	6'	25	DECIDUOUS	PROTECTIVE YARD TREE
MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	1.5" CAL.	6'	15	EVERGREEN	PROTECTIVE YARD TREE
SHRUBS				
SPECIES/ DESCRIPTION	**SIZE**	**QUANTITY**	**EVERGREEN VS. DECIDUOUS**	**REMARKS**
INDICA AZALEA AZALEA INDICA	7 GAL	111	DECIDUOUS	C3 PROTECTIVE YARD SHRUB
ILEX CORNUTA 'NEEDLEPOINT' NEEDLEPOINT HOLLY	7 GAL	203	EVERGREEN	C3 PROTECTIVE YARD SHRUB

** 41 OF 82 **(50%)** OF TREES PROVIDED FOR PLANTING IN PROTECTIVE YARD ARE LOCALLY ADAPTIVE EVERGREEN SPECIES*
** PLANTING SCHEDULE DOES NOT INCLUDE SHRUBS THAT WILL BE PROVIDED IN TRANSITION YARDS*
** SHRUBS PROVIDED TO MEET REQUIREMENTS OF TYPE C3 STREET PROTECTIVE YARD TO BE 3.5' HT. MIN. WITHIN 3 YEARS OF PLANTING*



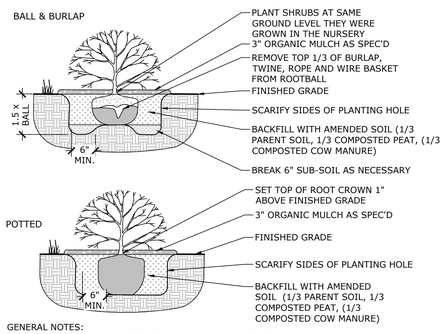
1 TREE PLANTING ON SLOPE

SCALE: NTS



2 TREE PLANTING DETAIL

SCALE: NTS

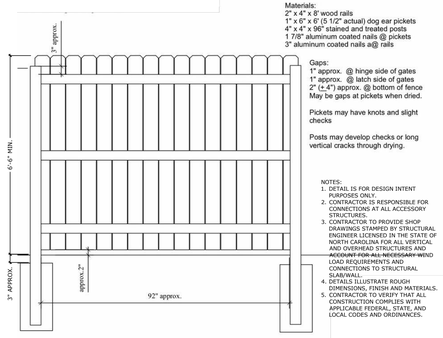


GENERAL NOTES:
PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADEABLE BURLAP. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECCESSARY.

3 SHRUB PLANTING

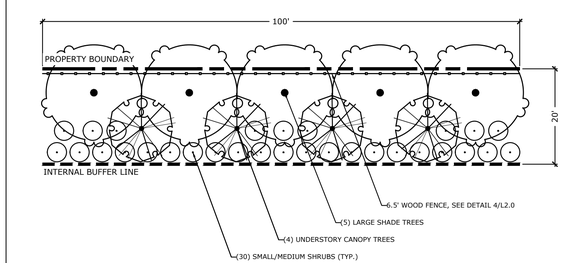
SCALE: NTS

CONSTRUCTION NOTES:
1. FENCE CONTRACTOR SHALL APPLY WATER SEALANT OR EXTERIOR STAIN TO ALL WOOD MEMBERS



4 6.5'-FOOT WOOD FENCE

SCALE: NTS



LANDSCAPE MATERIAL PER 100' SECTION
(5)LARGE SHADE TREES (SEE PLAN)
(4) UNDERSTORY CANOPY TREES (SEE PLAN)
(30) SHRUBS
(10) ILEX VOMITORIA 'NANA'
(11) ILLICIUM PARVIFLORUM
(9) MYRICA CERIFERA
*ALL SHRUBS TO BE 18" MIN. HT.

TYPE 2 BUFFER: MEDIUM WITH 6.5' WOOD FENCE (20 FEET)
NOT TO SCALE

b+c STUDIO
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678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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	RELEASE
10.24.22	LANDSCAPE PLAN
01.13.23	LANDSCAPE PLAN

THE ALEXAN
5060 EDWARDS MILL ROAD, RALEIGH, NORTH CAROLINA, 27612
PREPARED FOR: MAPLE MULTI-FAMILY LAND SE, LP
3715 NORTHSIDE PKWY, BLDG 200 SUITE 800, ATLANTA, G.A. 30327

PRELIMINARY SUBDIVISION PLAN

LANDSCAPE PLAN NOTES, CALCULATIONS, DETAILS

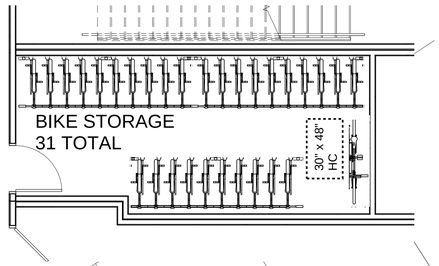
PROJ. NO: 02-TCR-AED
DESIGN: LG / TA
DATE: 10/24/2022

SHEET NUMBER:
L2.0

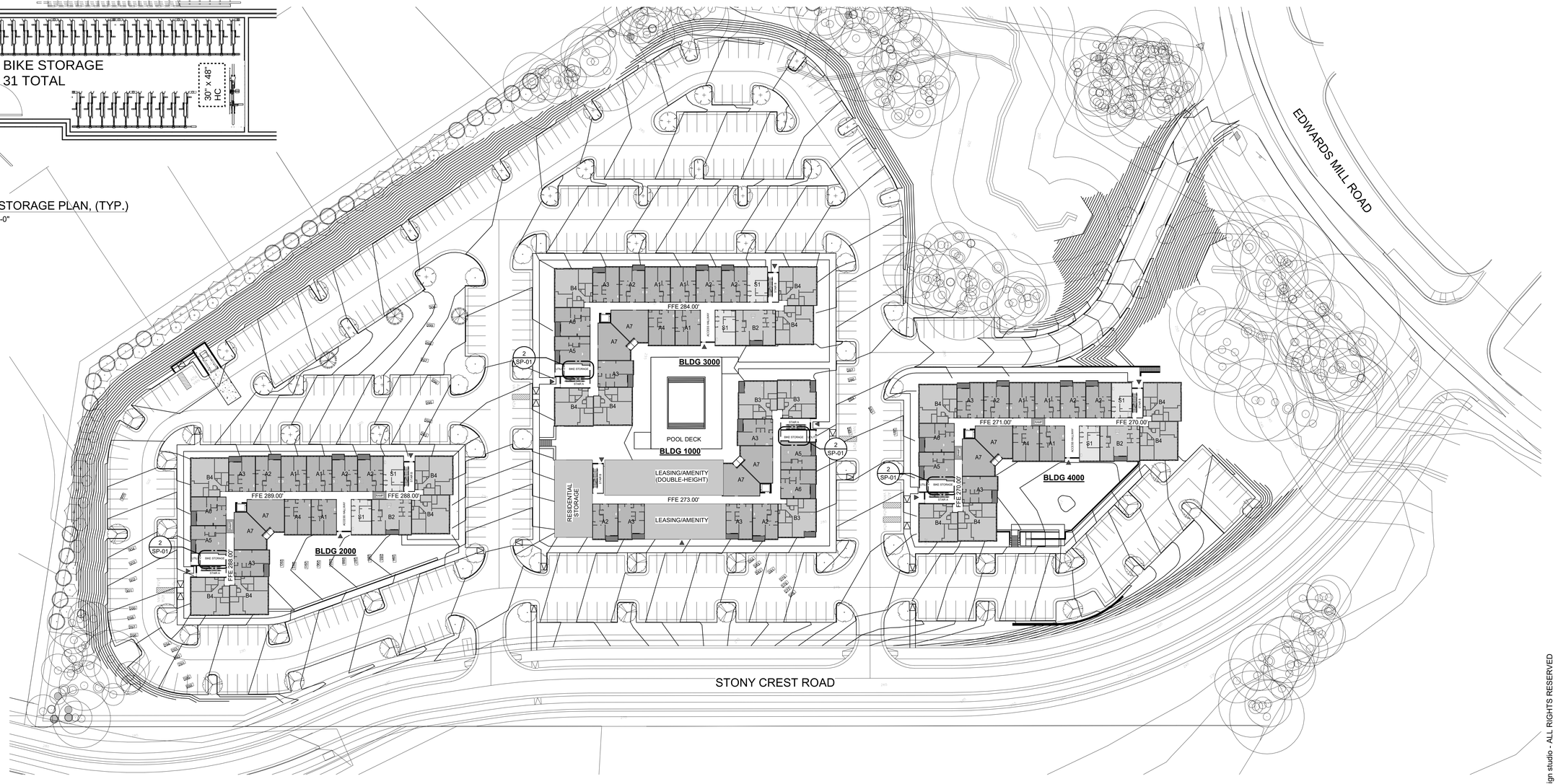
TCR PINNACLE - RALEIGH

DATE: 2/28/2023

UNIT MIX						BUILDING 1000						BUILDING 2000						BUILDING 3000							BUILDING 4000							TOTAL					PROFORMA		
UNIT TYPE	DESCRIPTION	BEDS	AREA			1	2	3	4	5	TOTAL UNITS	1	2	3	4	5	TOTAL UNITS	B	1	2	3	4	5	TOTAL UNITS	1	2	3	4	5	TOTAL UNITS	UNIT	TOTAL UNITS	TOTAL AREA HEATED*	TOTAL AREA GROSS*	% UNITS	UNIT TYPE	UNITS QNTY	UNITS %
			HEATED*	BALCONY	GROSS**																																	
STUDIO UNITS																																						
S1	STUDIO	1	597 SF	0 SF	597 SF	0	0	2	2	2	6	2	2	2	2	2	10	1	2	2	2	2	2	11	2	2	2	2	2	10	S1	37	22,089 SF	22,089 SF	8.94%	S1		
	TOTALS										**6**						**10**							**11**						**10**		**37**	**22,089 SF**	**22,089 SF**	**8.94%**	**STUDIO UNITS**	**37**	**8.94%**
1 BEDROOM UNITS																																						
A1	1 BEDROOM / 1 BATH	1	739 SF	0 SF	739 SF	0	0	1	1	1	3	3	2	2	2	2	11	1	2	2	2	2	2	11	3	2	2	2	2	11	A1	36	26,604 SF	26,604 SF	8.70%	A1		
A2	1 BEDROOM / 1 BATH	1	705 SF	56 SF	761 SF	2	2	2	2	2	10	3	3	3	3	3	15	0	3	3	3	3	3	15	3	3	3	3	3	15	A2	55	38,775 SF	41,855 SF	13.29%	A2		
A3	1 BEDROOM / 1 BATH	1	713 SF	57 SF	770 SF	3	3	5	5	5	21	2	2	2	2	2	10	1	2	2	2	2	2	11	2	2	2	2	2	10	A3	52	37,076 SF	40,040 SF	12.56%	A3		
A4	1 BEDROOM / 1 BATH	1	771 SF	0 SF	771 SF	0	0	0	0	0	0	1	1	1	1	1	5	1	1	1	1	1	1	6	1	1	1	1	1	5	A4	16	12,336 SF	12,336 SF	3.86%	A4		
A5	1 BEDROOM / 1 BATH	1	757 SF	53 SF	810 SF	1	0	0	0	0	1	1	0	0	0	0	1	0	1	0	0	0	0	1	1	1	0	0	0	1	A5	4	3,028 SF	3,240 SF	0.97%	A5		
A6	1 BEDROOM / 1 BATH	1	769 SF	65 SF	834 SF	1	1	1	1	1	5	1	1	1	1	1	5	0	1	1	1	1	1	5	1	1	1	1	1	5	A6	20	15,380 SF	16,680 SF	4.83%	A6		
A7	1 BEDROOM / 1 BATH	1	829 SF	30 SF	859 SF	2	2	2	2	2	10	2	2	2	2	2	10	2	2	2	2	2	2	12	2	2	2	2	2	10	A7	42	34,818 SF	36,078 SF	10.14%	A7		
	TOTALS										**50**						**57**							**61**						**57**		**225**	**168,017 SF**	**176,833 SF**	**54.35%**	**1 BEDROOM UNI**	**225**	**54.35%**
2 BEDROOM UNITS																																						
B1	2 BEDROOM / 2 BATH	2	1,152 SF	0 SF	1,152 SF	0	0	1	1	1	3	0	1	1	1	1	4	0	1	1	1	1	1	5	0	1	1	1	1	4	B1	16	18,432 SF	18,432 SF	3.86%	B1		
B2	2 BEDROOM / 2 BATH	2	1,104 SF	51 SF	1,155 SF	0	1	2	2	2	7	1	2	2	2	2	9	1	1	2	2	2	2	10	1	2	2	2	2	9	B2	35	38,640 SF	40,425 SF	8.45%	B2		
B3	2 BEDROOM / 2 BATH	2	1,109 SF	54 SF	1,163 SF	3	5	5	5	5	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	B3	23	25,507 SF	26,749 SF	5.56%	B3		
B4	2 BEDROOM / 2 BATH	2	1,164 SF	0 SF	1,164 SF	0	0	0	0	0	0	5	5	5	5	5	25	3	5	5	5	5	5	28	5	5	5	5	5	25	B4	78	90,792 SF	90,792 SF	18.84%	B4		
	TOTALS										**33**						**38**							**43**						**38**		**152**	**173,371 SF**	**176,398 SF**	**36.71%**	**2 BEDROOM UNI**	**152**	**36.71%**
TOTAL UNITS						**12**	**14**	**21**	**21**	**21**	**89**	**21**	**21**	**21**	**21**	**21**	**105**	**10**	**21**	**21**	**21**	**21**	**21**	**115**	**21**	**21**	**21**	**21**	**21**	**105**		**414**	**363,477 SF**	**375,320 SF**	**100.00%**	**GRAND TOTAL**	**414**	**100.00%**
																																UNIT AVEI	**878 SF**			**UNIT AVERAGE SF**	**SF**	



2 BIKE STORAGE PLAN, (TYP.)
1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"
0" 20' - 0" 40' - 0" 80' - 0"

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PINNACLE
RALEIGH

A DEVELOPMENT FOR
TCR

ISSUE
DATE DESCRIPTION INCLUDED
3/01/2023 ASR 3rd SUBMITTAL

REVISION
DATE DESCRIPTION REV

SEAL:

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SHEET NAME:
ARCHITECTURAL SITE PLAN

JOB NUMBER: 2203406

DRAWN BY Author | CHECKED BY Checker

SP-01

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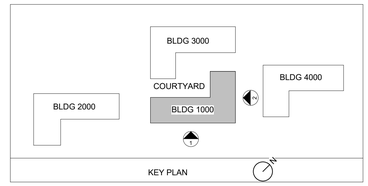
EXTERIOR LEGEND

NO.	OBJECT	DESCRIPTION
1	BRICK CONTROL JOINT	PER MANUFACTURER'S RECOMMENDATIONS
2	SIGNAGE BY OTHERS	COORDINATE WITH SIGNAGE MANUFACTURER
3	POST-MOUNTED ALUMINUM PICKETT RAILING SYSTEM	PER SPECS, DARK BRONZE, POWDER COAT FINISH TO MATCH STOREFRONT
4	EXTERIOR BUILDING / EGRESS / GARAGE LIGHT	BASIS OF DESIGN WITH BATTERY BACKUP: ALCON LIGHTING, PAVO-ROUND 255
5	EXTERIOR BALCONY LIGHT	BASIS OF DESIGN: LEGACY F6901-LED- BLACK
6	METAL INTAKE / EXHAUST HOOD / LOUVER	SEE ROOF PLANS FOR SIZE
7	GUTTER	SEE ROOF PLANS FOR LOCATION, FINISH MATCH BLACK MAGIC, SW 6991
8	THRU-WALL SCUPPER,ALUMINUM DOWNSPOUT - BLACK MAGIC	SEE ROOF PLANS FOR SIZE, FINISH MATCH BLACK MAGIC, SW 6991
9	DECORATIVE LOUVERED RECTANGULAR VENT	BASIS OF DESIGN: PERMALIFE RLV1248C, FINISH MATCH BLACK MAGIC, SW 6991

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
BR 01	BRICK - SILVERVIEW - GLEN GERY		
CLS 01	CEMENTITOUS LAP SIDING - GAUNTLET GRAY SW 7019		
CPL 02	CEMENTITIOUS HARDIE BOARD AND BATTEN PANEL - COLONNADE GRAY SW 7641	JAMES HARDIE	
CPL 02	Hardie Revel Panel System		
CPL 02	Hardie Revel Panel System		
CTB 02	CEMENTITIOUS TRIM BOARD - COLONNADE GRAY	JAMES HARDIE	
CTR 02	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX
GL-02	WINDOW GLAZING	INTUS OR EQUAL	
STO 01	ALUMINUM STOREFRONT SYSTEM - POWDER COAT BLACK	KAWNEER	DARK BRONZE FINISH
STO 01			
VNL 01	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX



2 BUILDING 1000 - EAST ELEVATION
1/8" = 1'-0"

1 BUILDING 1000 - SOUTH ELEVATION
1/8" = 1'-0"

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CONSULTANT

A DEVELOPMENT FOR

MAPLE MULTI-FAMILY LAND SE, L.P.

THE ALEXAN

RALEIGH, NC

SUBMISSION INFORMATION:

DATE	DESCRIPTION	REV
05/09/2024	SCHEMATIC DESIGN SUBMISSION	
07/19/2024	DESIGN DEVELOPMENT SUBMISSION	
09/20/2024	90% CONSTRUCTION DOCUMENT SUBMISSION	

JURISDICTIONAL SEAL

DESIGN SEAL

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OVERALL BUILDING ELEVATIONS - BUILDING 1000

JOB NUMBER: 2203406

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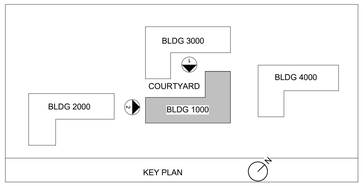
EXTERIOR LEGEND

NO.	OBJECT	DESCRIPTION
1	BRICK CONTROL JOINT	PER MANUFACTURER'S RECOMMENDATIONS
2	SIGNAGE BY OTHERS	COORDINATE WITH SIGNAGE MANUFACTURER
3	POST-MOUNTED ALUMINUM PICKETT RAILING SYSTEM	PER SPECS, DARK BRONZE, POWDER COAT FINISH TO MATCH STOREFRONT
4	EXTERIOR BUILDING / EGRESS / GARAGE LIGHT	BASIS OF DESIGN WITH BATTERY BACKUP: ALCON LIGHTING, PAVO-ROUND 255
5	EXTERIOR BALCONY LIGHT	BASIS OF DESIGN: LEGACY F6901-LED- BLACK
6	METAL INTAKE / EXHAUST HOOD / LOUVER	SEE ROOF PLANS FOR SIZE
7	GUTTER	SEE ROOF PLANS FOR LOCATION, FINISH MATCH BLACK MAGIC, SW 6991
8	THRU-WALL SCUPPER,ALUMINUM DOWNSPOUT - BLACK MAGIC	SEE ROOF PLANS FOR SIZE, FINISH MATCH BLACK MAGIC, SW 6991
9	DECORATIVE LOUVERED RECTANGULAR VENT	BASIS OF DESIGN: PERMALIFE RLV1248C, FINISH MATCH BLACK MAGIC, SW 6991

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
BR 01	BRICK - SILVERVIEW - GLEN GERY		
CLS 01	CEMENTITOUS LAP SIDING - GAUNTLET GRAY SW 7019		
CPL 02	CEMENTITIOUS HARDIE BOARD AND BATTEN PANEL - COLONNADE GRAY SW 7641	JAMES HARDIE	
CPL 02	Hardie Revel Panel System		
CPL 02	Hardie Revel Panel System		
CTB 02	CEMENTITIOUS TRIM BOARD - COLONNADE GRAY	JAMES HARDIE	
CTR 02	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX
GL-02	WINDOW GLAZING	INTUS OR EQUAL	
STO 01	ALUMINUM STOREFRONT SYSTEM - POWDER COAT BLACK	KAWNEER	DARK BRONZE FINISH
STO 01			
VNL 01	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX



2 BUILDING 1000 - WEST ELEVATION

1/8" = 1'-0"

1 BUILDING 1000 - NORTH ELEVATION

1/8" = 1'-0"

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CONSULTANT

A DEVELOPMENT FOR

MAPLE MULTI-FAMILY LAND SE, L.P.

THE ALEXAN

RALEIGH, NC

SUBMISSION INFORMATION:

DATE	DESCRIPTION	KEY
09/09/24	SCHEMATIC DESIGN SUBMISSION	
01/10/24	DESIGN DEVELOPMENT SUBMISSION	
09/20/24	90% CONSTRUCTION DOCUMENT SUBMISSION	

JURISDICTIONAL SEAL

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SHEET NAME

OVERALL BUILDING ELEVATIONS - BUILDING 1000

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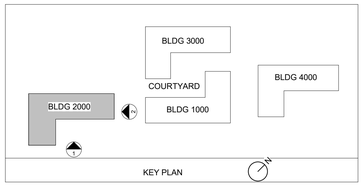
EXTERIOR LEGEND

NO.	OBJECT	DESCRIPTION
1	BRICK CONTROL JOINT	PER MANUFACTURER'S RECOMMENDATIONS
2	SIGNAGE BY OTHERS	COORDINATE WITH SIGNAGE MANUFACTURER
3	POST-MOUNTED ALUMINUM PICKETT RAILING SYSTEM	PER SPECS, DARK BRONZE, POWDER COAT FINISH TO MATCH STOREFRONT
4	EXTERIOR BUILDING / EGRESS / GARAGE LIGHT	BASIS OF DESIGN WITH BATTERY BACKUP: ALCON LIGHTING, PAVO-ROUND 255
5	EXTERIOR BALCONY LIGHT	BASIS OF DESIGN: LEGACY F6901-LED- BLACK
6	METAL INTAKE / EXHAUST HOOD / LOUVER	SEE ROOF PLANS FOR SIZE
7	GUTTER	SEE ROOF PLANS FOR LOCATION, FINISH MATCH BLACK MAGIC, SW 6991
8	THRU-WALL SCUPPER,ALUMINUM DOWNSPOUT - BLACK MAGIC	SEE ROOF PLANS FOR SIZE, FINISH MATCH BLACK MAGIC, SW 6991
9	DECORATIVE LOUVERED RECTANGULAR VENT	BASIS OF DESIGN: PERMALIFE RLV1248C, FINISH MATCH BLACK MAGIC, SW 6991

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
BR 01	BRICK - SILVERVIEW - GLEN GERY		
CLS 01	CEMENTITOUS LAP SIDING - GAUNTLET GRAY SW 7019		
CPL 02	CEMENTITIOUS HARDIE BOARD AND BATTEN PANEL - COLONNADE GRAY SW 7641	JAMES HARDIE	
CPL 02	Hardie Revel Panel System		
CPL 02	Hardie Revel Panel System		
CTB 02	CEMENTITIOUS TRIM BOARD - COLONNADE GRAY	JAMES HARDIE	
CTR 02	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX
GL-02	WINDOW GLAZING	INTUS OR EQUAL	
STO 01	ALUMINUM STOREFRONT SYSTEM - POWDER COAT BLACK	KAWNEER	DARK BRONZE FINISH
STO 01			
VNL 01	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX



2 BUILDING 2000 - EAST ELEVATION

1/8" = 1'-0"

1 BUILDING 2000 - SOUTH ELEVATION

1/8" = 1'-0"

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CONSULTANT

A DEVELOPMENT FOR:

MAPLE MULTI-FAMILY LAND SE, L.P.

THE ALEXAN

RALEIGH, NC

SUBMISSION INFORMATION:

DATE	DESCRIPTION	REV
03/05/24	SCHEMATIC DESIGN SUBMISSION	
07/19/24	DESIGN DEVELOPMENT SUBMISSION	
09/20/24	90% CONSTRUCTION DOCUMENT SUBMISSION	

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SHEET NAME:

OVERALL BUILDING ELEVATIONS - BUILDING 2000

JOB NUMBER: 2203406

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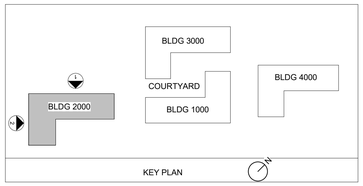
EXTERIOR LEGEND

NO.	OBJECT	DESCRIPTION
1	BRICK CONTROL JOINT	PER MANUFACTURER'S RECOMMENDATIONS
2	SIGNAGE BY OTHERS	COORDINATE WITH SIGNAGE MANUFACTURER
3	POST-MOUNTED ALUMINUM PICKETT RAILING SYSTEM	PER SPECS, DARK BRONZE, POWDER COAT FINISH TO MATCH STOREFRONT
4	EXTERIOR BUILDING / EGRESS / GARAGE LIGHT	BASIS OF DESIGN WITH BATTERY BACKUP: ALCON LIGHTING, PAVO-ROUND 255
5	EXTERIOR BALCONY LIGHT	BASIS OF DESIGN: LEGACY F6901-LED- BLACK
6	METAL INTAKE / EXHAUST HOOD / LOUVER	SEE ROOF PLANS FOR SIZE
7	GUTTER	SEE ROOF PLANS FOR LOCATION, FINISH MATCH BLACK MAGIC, SW 6991
8	THRU-WALL SCUPPER,ALUMINUM DOWNSPOUT - BLACK MAGIC	SEE ROOF PLANS FOR SIZE, FINISH MATCH BLACK MAGIC, SW 6991
9	DECORATIVE LOUVERED RECTANGULAR VENT	BASIS OF DESIGN: PERMALIFE RLV1248C, FINISH MATCH BLACK MAGIC, SW 6991

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
BR 01	BRICK - SILVERVIEW - GLEN GERY		
CLS 01	CEMENTITOUS LAP SIDING - GAUNTLET GRAY SW 7019		
CPL 02	CEMENTITIOUS HARDIE BOARD AND BATTEN PANEL - COLONNADE GRAY SW 7641	JAMES HARDIE	
CPL 02	Hardie Revel Panel System		
CPL 02	Hardie Revel Panel System		
CTB 02	CEMENTITIOUS TRIM BOARD - COLONNADE GRAY	JAMES HARDIE	
CTR 02	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX
GL-02	WINDOW GLAZING	INTUS OR EQUAL	
STO 01	ALUMINUM STOREFRONT SYSTEM - POWDER COAT BLACK	KAWNEER	DARK BRONZE FINISH
STO 01			
VNL 01	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX



2 BUILDING 2000 - WEST ELEVATION
1/8" = 1'-0"

1 BUILDING 2000 - NORTH ELEVATION
1/8" = 1'-0"

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CONSULTANT

A DEVELOPMENT FOR

MAPLE MULTI-FAMILY LAND SE, L.P.

THE ALEXAN
RALEIGH, NC

SUBMISSION INFORMATION

DATE	DESCRIPTION	KEY
09/20/24	SCHEMATIC DESIGN SUBMISSION	
01/10/24	DESIGN DEVELOPMENT SUBMISSION	
06/20/24	50% CONSTRUCTION DOCUMENT SUBMISSION	

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OVERALL BUILDING ELEVATIONS - BUILDING 2000

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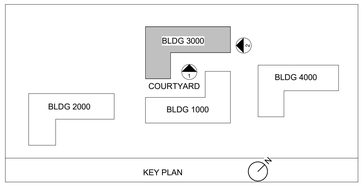
EXTERIOR LEGEND

NO.	OBJECT	DESCRIPTION
1	BRICK CONTROL JOINT	PER MANUFACTURER'S RECOMMENDATIONS
2	SIGNAGE BY OTHERS	COORDINATE WITH SIGNAGE MANUFACTURER
3	POST-MOUNTED ALUMINUM PICKETT RAILING SYSTEM	PER SPECS, DARK BRONZE, POWDER COAT FINISH TO MATCH STOREFRONT
4	EXTERIOR BUILDING / EGRESS / GARAGE LIGHT	BASIS OF DESIGN WITH BATTERY BACKUP: ALCON LIGHTING, PAVO-ROUND 255
5	EXTERIOR BALCONY LIGHT	BASIS OF DESIGN: LEGACY F6901-LED- BLACK
6	METAL INTAKE / EXHAUST HOOD / LOUVER	SEE ROOF PLANS FOR SIZE
7	GUTTER	SEE ROOF PLANS FOR LOCATION, FINISH MATCH BLACK MAGIC, SW 6991
8	THRU-WALL SCUPPER,ALUMINUM DOWNSPOUT - BLACK MAGIC	SEE ROOF PLANS FOR SIZE, FINISH MATCH BLACK MAGIC, SW 6991
9	DECORATIVE LOUVERED RECTANGULAR VENT	BASIS OF DESIGN: PERMALIFE RLV1248C, FINISH MATCH BLACK MAGIC, SW 6991

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
BR 01	BRICK - SILVERVIEW - GLEN GERY		
CLS 01	CEMENTITOUS LAP SIDING - GAUNTLET GRAY SW 7019		
CPL 02	CEMENTITIOUS HARDIE BOARD AND BATTEN PANEL - COLONNADE GRAY SW 7641	JAMES HARDIE	
CPL 02	Hardie Revel Panel System		
CPL 02	Hardie Revel Panel System		
CTB 02	CEMENTITIOUS TRIM BOARD - COLONNADE GRAY	JAMES HARDIE	
CTR 02	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX
GL-02	WINDOW GLAZING	INTUS OR EQUAL	
STO 01	ALUMINUM STOREFRONT SYSTEM - POWDER COAT BLACK	KAWNEER	DARK BRONZE FINISH
STO 01			
VNL 01	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX



2 BUILDING 3000 - EAST ELEVATION

1/8" = 1'-0"

1 BUILDING 3000 - SOUTH ELEVATION

1/8" = 1'-0"

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CONSULTANT

A DEVELOPMENT FOR:

MAPLE MULTI-FAMILY LAND SE, L.P.

THE ALEXAN

RALEIGH, NC

DATE	DESCRIPTION	REV
05/09/24	SCHEMATIC DESIGN SUBMISSION	
07/18/24	DESIGN DEVELOPMENT SUBMISSION	
09/20/24	50% CONSTRUCTION DOCUMENT SUBMISSION	

JURISDICTIONAL SEAL

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SHEET NAME

OVERALL BUILDING ELEVATIONS - BUILDING 3000

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EXTERIOR LEGEND

NO.	OBJECT	DESCRIPTION
1	BRICK CONTROL JOINT	PER MANUFACTURER'S RECOMMENDATIONS
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3	POST-MOUNTED ALUMINUM PICKETT RAILING SYSTEM	PER SPECS, DARK BRONZE, POWDER COAT FINISH TO MATCH STOREFRONT
4	EXTERIOR BUILDING / EGRESS / GARAGE LIGHT	BASIS OF DESIGN WITH BATTERY BACKUP: ALCON LIGHTING, PAVO-ROUND 255
5	EXTERIOR BALCONY LIGHT	BASIS OF DESIGN: LEGACY F6901-LED- BLACK
6	METAL INTAKE / EXHAUST HOOD / LOUVER	SEE ROOF PLANS FOR SIZE
7	GUTTER	SEE ROOF PLANS FOR LOCATION, FINISH MATCH BLACK MAGIC, SW 6991
8	THRU-WALL SCUPPER,ALUMINUM DOWNSPOUT - BLACK MAGIC	SEE ROOF PLANS FOR SIZE, FINISH MATCH BLACK MAGIC, SW 6991
9	DECORATIVE LOUVERED RECTANGULAR VENT	BASIS OF DESIGN: PERMALIFE RLV1248C, FINISH MATCH BLACK MAGIC, SW 6991

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
BR 01	BRICK - SILVERVIEW - GLEN GERY		
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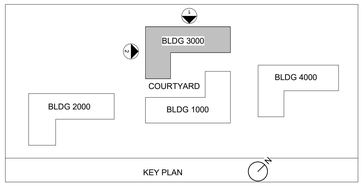
CTR 02	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX
GL-02	WINDOW GLAZING	INTUS OR EQUAL	
STO 01	ALUMINUM STOREFRONT SYSTEM - POWDER COAT BLACK	KAWNEER	DARK BRONZE FINISH
STO 01			
VNL 01	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX



2 BUILDING 3000 - WEST ELEVATION
1/8" = 1'-0"

1 BUILDING 3000 - NORTH ELEVATION
1/8" = 1'-0"

dwell design studio
8200 GREENSBORO DR
SUITE 650
MCLEAN, VA 22102
PHONE: 571.253.6950
dwelldesignstudio.com

CONSULTANT

A DEVELOPMENT FOR

MAPLE MULTI-FAMILY LAND SE, L.P.

THE ALEXAN
RALEIGH, NC

SUBMISSION INFORMATION

DATE	DESCRIPTION	REV
09/09/24	SCHEMATIC DESIGN SUBMISSION	
01/16/24	DESIGN DEVELOPMENT SUBMISSION	
09/20/24	50% CONSTRUCTION DOCUMENT SUBMISSION	

JURISDICTIONAL SEAL

DESIGN SEAL

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SHEET NAME

OVERALL BUILDING ELEVATIONS - BUILDING 3000

JOB NUMBER: 2203406

A05.15

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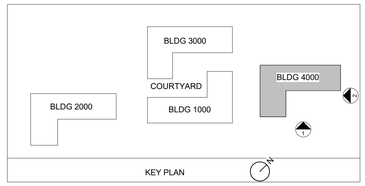
EXTERIOR LEGEND

NO.	OBJECT	DESCRIPTION
1	BRICK CONTROL JOINT	PER MANUFACTURER'S RECOMMENDATIONS
2	SIGNAGE BY OTHERS	COORDINATE WITH SIGNAGE MANUFACTURER
3	POST-MOUNTED ALUMINUM PICKETT RAILING SYSTEM	PER SPECS, DARK BRONZE, POWDER COAT FINISH TO MATCH STOREFRONT
4	EXTERIOR BUILDING / EGRESS / GARAGE LIGHT	BASIS OF DESIGN WITH BATTERY BACKUP: ALCON LIGHTING, PAVO-ROUND 255
5	EXTERIOR BALCONY LIGHT	BASIS OF DESIGN: LEGACY F6901-LED- BLACK
6	METAL INTAKE / EXHAUST HOOD / LOUVER	SEE ROOF PLANS FOR SIZE
7	GUTTER	SEE ROOF PLANS FOR LOCATION, FINISH MATCH BLACK MAGIC, SW 6991
8	THRU-WALL SCUPPER,ALUMINUM DOWNSPOUT - BLACK MAGIC	SEE ROOF PLANS FOR SIZE, FINISH MATCH BLACK MAGIC, SW 6991
9	DECORATIVE LOUVERED RECTANGULAR VENT	BASIS OF DESIGN: PERMALIFE RLV1248C, FINISH MATCH BLACK MAGIC, SW 6991

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
BR 01	BRICK - SILVERVIEW - GLEN GERY		
CLS 01	CEMENTITOUS LAP SIDING - GAUNTLET GRAY SW 7019		
CPL 02	CEMENTITIOUS HARDIE BOARD AND BATTEN PANEL - COLONNADE GRAY SW 7641	JAMES HARDIE	
CPL 02	Hardie Revel Panel System		
CPL 02	Hardie Revel Panel System		
CTB 02	CEMENTITIOUS TRIM BOARD - COLONNADE GRAY	JAMES HARDIE	
CTR 02	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX
GL-02	WINDOW GLAZING	INTUS OR EQUAL	
STO 01	ALUMINUM STOREFRONT SYSTEM - POWDER COAT BLACK	KAWNEER	DARK BRONZE FINISH
STO 01			
VNL 01	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX



2 BUILDING 4000 - EAST ELEVATION

1/8" = 1'-0"

1 BUILDING 4000 - SOUTH ELEVATION

1/8" = 1'-0"

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CONSULTANT

A DEVELOPMENT FOR:

MAPLE MULTI-FAMILY LAND SE, L.P.

THE ALEXAN

RALEIGH, NC

SUBMISSION INFORMATION:

DATE	DESCRIPTION	REV
05/08/24	SCHEMATIC DESIGN SUBMISSION	
07/19/24	DESIGN DEVELOPMENT SUBMISSION	
09/20/24	50% CONSTRUCTION DOCUMENT SUBMISSION	

JURISDICTIONAL SEAL

DESIGN SEAL

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SHEET NAME

OVERALL BUILDING ELEVATIONS - BUILDING 4000

JOB NUMBER: 2203406

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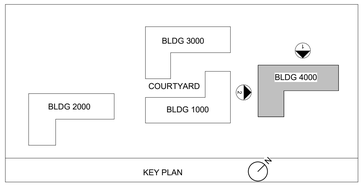
EXTERIOR LEGEND

NO.	OBJECT	DESCRIPTION
1	BRICK CONTROL JOINT	PER MANUFACTURER'S RECOMMENDATIONS
2	SIGNAGE BY OTHERS	COORDINATE WITH SIGNAGE MANUFACTURER
3	POST-MOUNTED ALUMINUM PICKETT RAILING SYSTEM	PER SPECS, DARK BRONZE, POWDER COAT FINISH TO MATCH STOREFRONT
4	EXTERIOR BUILDING / EGRESS / GARAGE LIGHT	BASIS OF DESIGN WITH BATTERY BACKUP: ALCON LIGHTING, PAVO-ROUND 255
5	EXTERIOR BALCONY LIGHT	BASIS OF DESIGN: LEGACY F6901-LED- BLACK
6	METAL INTAKE / EXHAUST HOOD / LOUVER	SEE ROOF PLANS FOR SIZE
7	GUTTER	SEE ROOF PLANS FOR LOCATION, FINISH MATCH BLACK MAGIC, SW 6991
8	THRU-WALL SCUPPER,ALUMINUM DOWNSPOUT - BLACK MAGIC	SEE ROOF PLANS FOR SIZE, FINISH MATCH BLACK MAGIC, SW 6991
9	DECORATIVE LOUVERED RECTANGULAR VENT	BASIS OF DESIGN: PERMALIFE RLV1248C, FINISH MATCH BLACK MAGIC, SW 6991

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL DESCRIPTION	MANUFACTURER	REMARKS
BR 01	BRICK - SILVERVIEW - GLEN GERY		
CLS 01	CEMENTITOUS LAP SIDING - GAUNTLET GRAY SW 7019		
CPL 02	CEMENTITIOUS HARDIE BOARD AND BATTEN PANEL - COLONNADE GRAY SW 7641	JAMES HARDIE	
CPL 02	Hardie Revel Panel System		
CPL 02	Hardie Revel Panel System		
CTB 02	CEMENTITIOUS TRIM BOARD - COLONNADE GRAY	JAMES HARDIE	
CTR 02	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX
GL-02	WINDOW GLAZING	INTUS OR EQUAL	
STO 01	ALUMINUM STOREFRONT SYSTEM - POWDER COAT BLACK	KAWNEER	DARK BRONZE FINISH
STO 01			
VNL 01	CEMENTITOUS TRIM - DRAK GRAY	SHERWIN WILLIAMS	SW7020 - BLACK FOX



2 BUILDING 4000 - WEST ELEVATION

1/8" = 1'-0"

1 BUILDING 4000 - NORTH ELEVATION

1/8" = 1'-0"

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MAPLE MULTI-FAMILY LAND SE, L.P.

THE ALEXAN

RALEIGH, NC

SUBMISSION INFORMATION:

DATE	DESCRIPTION	REV
09/09/24	SCHEMATIC DESIGN SUBMISSION	
01/16/24	DESIGN DEVELOPMENT SUBMISSION	
05/23/24	90% CONSTRUCTION DOCUMENT SUBMISSION	

JURISDICTIONAL SEAL

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SHEET NAME

OVERALL BUILDING ELEVATIONS - BUILDING 4000

JOB NUMBER: 2203406

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