



Administrative Approval Action

Case File / Name: ASR-0104-2020
Hampton Spring

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

LOCATION: This 2.83 acre site is comprised of two lots to be recombined. This site zoned Residential-10 is located on the northwest side of Buck Jones Road, north of the intersection of Buck Jones Road and Chesthill Drive at 216 Buck Jones Road. One of the two existing lots is inside the city limits and the other is outside.

REQUEST: A three story, 56 unit multi-family senior apartment/congregate care facility of 93,311 square feet in size.

One Design Adjustment has been approved, along with text change(s), noted below.

DA-0026-2021 - Exempt from cross access requirement

TC-6-19 (8.3.5 D 5 b ii-iii) - Exempt from Cross Access

TC-19-19, Build To and Ground Floor Elevations no longer applicable.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 21, 2022 by EVERGREEN CONSTRUCTION - TIM MORGAN.

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:

Stormwater

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

☒ **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.



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

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

Engineering

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

4. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

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

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

General

1. A recombination map shall be recorded, recombining the existing lots into a single tract.
2. A demolition permit shall be obtained.

Engineering



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3. A fee-in-lieu for 1' of sidewalk width along the frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

4. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

5. 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).
6. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Buck Jones Road.
8. A public infrastructure surety for 5 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

2. 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: June 15, 2025



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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: Alysia Bailey Taylor Date: 02/16/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 996-2500



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

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

Please review UDO Section 10.2.8, 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 Developmental Services. (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	
Building Type	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Site Transaction History	
Subdivision case #:	
Scoping/sketch plan case #:	
Certificate of Appropriateness #:	
Board of Adjustment #:	
Zoning Case #:	
Administrative Alternate #:	

GENERAL INFORMATION	
Development name: Hampton Spring	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 216 Buck Jones Road, Raleigh, NC 27608	

Site P.I.N.(s): 0783-19-2821, 0783-19-1999
Please describe the scope of work, include any additions, expansions, and changes of use.
This project includes the construction of a 3-story senior apartments / affordable housing building, a stormwater control measure, parking lot, sidewalks, and associated utilities.
This is being submitted as a congregate care use in a R10 zoning district.

Current Property Owner/Developer Contact Name: Timothy G. Morgan	
NOTE: please attach purchase agreement when submitting this form.	
Company: Evergreen Construction	Title:
Address: 7706 Six Forks Road, Suite 200	
Phone #: 919-848-2041	Email: TIM@ECCMG.T.COM
Applicant Name: Patrick Barbeau	
Company: Timmons Group	Address: 5410 Trinity Rd, Raleigh, NC
Phone #: 919-866-4512	Email: pat.barbeau@timmons.com

Page 1 of 2

REVISION 01.18.21
raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): R10	Existing gross floor area (not to be demolished): 0 SF Existing gross floor area to be demolished: 8,022
Gross site acreage: 2.92 AC (Prior to ROW Dedication)	New gross floor area: 93,311 SF
# of parking spaces required: 23	Total # of gross (to remain and new):
# of parking spaces proposed: 58	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4): Single Family Residential	
Proposed use (UDO 6.1.4): Multi-Family Residential Senior Apartments Affordable Housing	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.58	Proposed Impervious Surface: Acres: 1.28
Square Feet: 1,400	Square Feet: 80,700
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Aluvial soils: <input type="checkbox"/>	
Flood study: <input type="checkbox"/>	
FEMA Map Panel #: 2205BA00	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 58 Senior Apartments	Total # of hotel units:
# of bedroom units: 10r 28 2br 28 3br 0	4br or more 0
# of lots: 2 existing lots to be reconfigured into 1 lot	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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 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, Patrick Barbeau, 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.	
(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 submit policy, which states applications will expire after 180 days of inactivity.)	
Signature: Patrick Barbeau	Date: 2022-01-21
Printed Name: Patrick Barbeau	

Page 2 of 2

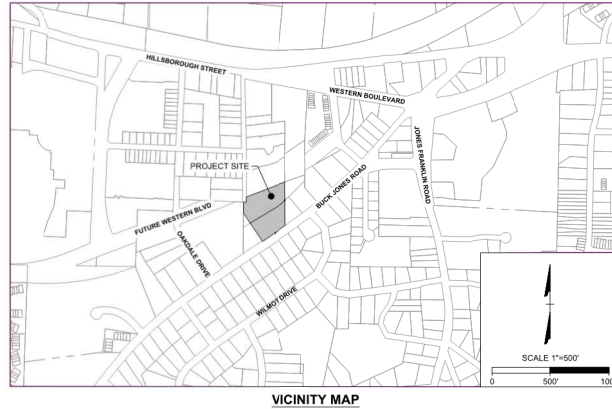
REVISION 01.18.21
raleighnc.gov



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

HAMPTON SPRING ADMINISTRATIVE SITE REVIEW

TIER 3 SITE PLAN (ASR-0104-2020)
216 BUCK JONES ROAD
RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN(S): 0783191959, 0783192821



VICINITY MAP

APPLICANT/DEVELOPER:
EVERGREEN CONSTRUCTION CO.
7706 SIX FORKS ROAD; SUITE 200
RALEIGH, NC 27615
TIMOTHY G. MORGAN
(919) 848-2041
TIM@ECCMG.T.COM

SURVEYOR:
ATKINSON LAND SURVEYING
7705 MATTHEWLY DRIVE
WAKE FOREST, NC 27587
JAY ATKINSON
(919) 931-3656
ATKINSONLANDSURVEYING@EARTHLINK.NET

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
PATRICK BARBEAU, PE
(919) 866-4512
PATRICK.BARBEAU@TIMMONS.COM

ARCHITECT:
TIGHT LINES DESIGNS
19 W. HARGETT STREET, SUITE 501
RALEIGH, NC 27601
BECKY BASCOM, RA
(919) 834-3600
BECKY@TIGHTLINESDESIGNS.COM

RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TRAFFIC CONTROL, AND PEDESTRIAN PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - RALEIGH STREET DESIGN MANUAL (RSDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES:

- SOLID WASTE MANAGEMENT WILL BE MANAGED THROUGH A PRIVATE CONTRACTOR WITH A DUMPSTER PAD AND ENCLOSURE.

PROPERTY OWNER INFORMATION

NAME:	OWNER ADDRESS:	PIN(S):	PROPERTY ADDRESS:	EXISTING PROPERTY ACREAGE:	DEED / PAGE:
EVERGREEN CONSTRUCTION	7706 SIX FORKS RD STE 202, RALEIGH, NC 27615-5067	0783-19-2821, 0783-19-1999	216 BUCK JONES ROAD, RALEIGH, NC 27608	2.92 AC	DB 16918 PG 418

SITE DATA TABLE

PROJECT NAME:	HAMPTON SPRING
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	R-10
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	RESIDENTIAL - HOUSEHOLD LIVING - MULTI-FAMILY - SENIOR APARTMENTS AFFORDABLE HOUSING
WATER SUPPLY WATER SHED:	NONE
SURFACE WATER CLASSIFICATION:	C, NSW
WATERSHED:	WALNUT CREEK

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES AND RESIDENTIAL INFILL MAP
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	FIRE APPARATUS ACCESS EXHIBIT
C2.2	SOLID WASTE SERVICES EXHIBIT
C2.3	SIGHT TRIANGLE EXHIBIT
C2.4	TRANSPORTATION PLAN
C2.5	WESTERN BLVD ALIGNMENT PLAN AND PROFILE
C2.6	PAVING PLAN
C3.0	GRADING AND STORM DRAINAGE PLAN
C3.1	WET POND PLAN AND PROFILE
C3.2	WET POND DETAILS
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C6.1	LANDSCAPE DETAILS
C7.0	DETAILS
C7.1	DETAILS
L1.0	SITE LIGHTING PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A2.1	ELEVATIONS

PUBLIC IMPROVEMENT QUANTITY TABLE

NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	1
NUMBER OF UNITS	56
LIVABLE BUILDINGS	1
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0 LF
PUBLIC SEWER (LF)	0 LF
PUBLIC STREET (LF) - FULL	0 LF
PUBLIC STREET (LF) - PARTIAL	0 LF
PUBLIC SIDEWALK (LF)	0 LF
STREET SIGNS (LF)	0 LF
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

APPLICABLE ZONING EXEMPTIONS

UDO REFERENCE	EXEMPTION
UDO SEC 2.2.4	PER TC-19-19, EFFECTIVE ON JUNE 17, 2021, BUILD-TO REQUIREMENTS AND GROUND FLOOR ELEVATIONS NO LONGER APPLY TO THIS SITE
UDO SEC 8.3.5.2.B	THE SITE EXCEEDS THE MAXIMUM BLOCK PERMETER ALLOWED FOR R-10 ZONING; HOWEVER, THE SITE FALLS BELOW THE MINIMUM SITE AREA APPLICABLE ON THIS SHEET
UDO SEC 8.3.5.D (TC-6-19)	SEE CROSS ACCESS REQUIREMENT'S TABLE
UDO SEC 9.1.4	SITE DOES NOT CONTAIN ANY QUALIFYING TREE CONSERVATION AREAS

CROSS ACCESS REQUIREMENTS

ADJACENT PIN	PROVIDED / EXEMPT
0783190740	EXEMPT PER UDO SEC. 8.3.5.D.5.b.iii (TC-6-19); STEEP SLOPES; REFER TO GRADING PLAN
0783190802	EXEMPT PER UDO SEC. 8.3.5.D.5.b.iii (TC-6-19); STEEP SLOPES; REFER TO GRADING PLAN
0783097782	EXEMPT PER UDO SEC. 8.3.5.D.5.b.iii (TC-6-19); STEEP SLOPES; REFER TO GRADING PLAN
0784101260	EXEMPT PER UDO SEC. 8.3.5.D.5.b.iii (TC-6-19); CONTROLLED ACCESS; FUTURE WESTERN BLVD
0784104102	EXEMPT PER UDO SEC. 8.3.5.D.5.a. (TC-6-19); TOWNHOUSE USE
0783193980	NO CROSS ACCESS REQUIRED PER DESIGN ADJUSTMENT DA-0026-2021.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5401 Trinity Road, Suite 102, Raleigh, NC 27607
TEL: 919.866.4921 FAX: 919.833.8124 www.timmons.com

REVISION DESCRIPTION
DATE
04/02/2021
REVISION PER CITY OF RALEIGH COMMENTS
01/21/2022
REVISION PER CITY OF RALEIGH COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.
DATE
04/02/2021
DRAWN BY
332
DESIGNED BY
P. BARBEAU
CHECKED BY
R. BAKER
SCALE
AS SHOWN



TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HAMPTON SPRING - CONGREGATE CARE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
COVER SHEET

JOB NO.
39465
SHEET NO.
C0.0

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

This plan and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and used for any purpose whatsoever, without the written permission of TIMMONS GROUP. Printed on construction paper, and/or construction drawing unless otherwise noted.

1. ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY ATKINSON LAND SURVEYING DATED OCTOBER 8, 2020. OFFSITE TOPOGRAPHY AND PLANTIMETRIC INFORMATION FROM OTHER SOURCES HAS NOT BEEN FIELD VERIFIED BY TRIMONS GROUP.

2. HORIZONTAL DISTANCES ARE APPROXIMATE. HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

3. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY T48 FIRM.

4. BASIS OF BEARING SHOWN HEREON IS NCR GRID NAD 83 (NRS 2007).

5. VERTICAL DATUM SHOWN HEREON IS NAVD83.

6. OTHER SOURCES OF DATA FOR THIS SURVEY INCLUDE: (1) RALEIGH GIS AND AERIAL IMAGERY.

7. THIS IS LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #172007350U EFFECTIVE 10/05/2009.

8. RECORDED IN PROPERTY DATA PER FEMA MAP #172007350U EFFECTIVE 10/05/2009.

9. 82. BM 016 PG 024

10. EXISTING IMPERVIOUS AREA IS 0.18 ACRES

11. THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. CALL 800-4-A-MAINS CALL 1-800-332-4545.

12. OFFSITE TOPOGRAPHY FROM WAKE COUNTY GIS.

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

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL AVAILABLE ENVIRONMENTAL RESOURCES (PHASE 1 ESA, ASSESSMENTS, ETC.) FROM DEVELOPER.

3. ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DEPOSITED IN AN APPROPRIATELY LICENSED DISPOSABLE REUSE AND REGULATIONS.

4. REMOVAL OF EROSION ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AND APPROVAL OF THE INSPECTOR. REFER TO EROSION CONTROL PLAN.

5. REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STORAGE SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS.

6. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS:

7. 1) NOTIFICATION AFTER THE CONTRACTOR HAS BEEN ADVISED BY THE CITY OF THE UTILITIES. 2) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED WORK. 3) OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY.

8. RECEIVING OWNER WRITTEN PERMISSION. 9) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.

9. 1) REMOVAL OR CONSTRUCTION OF EXISTING UTILITIES SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION, ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW UTILITIES TO BE INSTALLED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT. BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS AND MATERIALS. 2) EXISTING UTILITIES THAT ARE NOT TO BE REMOVED, UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS PROTECTED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAYMENT METHOD CURE.

10. NOTIFY ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE CITY DEPARTMENT OFFICIALS OF ANY UTILITIES TO BE REMOVED OR MODIFIED.

11. SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATION AND DEPTH.

12. THE CONTRACTOR SHALL USE ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.

13. THE CONTRACTOR TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES PRIOR TO CONSTRUCTION.

14. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION, EITHER ON-SITE OR OFF-SITE. REFER TO LOCAL AND FEDERAL REGULATIONS.

15. WATER AND SEWER ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO STANDARDS INCLUDING DISCONNECT FROM THE MAIN AND REMOVAL OF SERVICES FROM THE RIGHT-OF-WAY.

16. EXISTING UNDERGROUND UTILITIES, SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT NO CHARGE TO THE OWNER.

17. EXISTING ALL UTILITIES AND ELEMENTS, EXERCISE REASONABLE DUE DILIGENCE AND EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS, NOTIFY THE CITY IMMEDIATELY IF ANY UNKNOWN UTILITIES OR ELEMENTS ARE DISCOVERED THAT WOULD BE NECESSARY TO ADAPT TO THE PROPOSED DESIGN.

18. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND DEMOLITION AND REPAIRS OF ALL UTILITIES WITH THE CITY JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.

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

20. EXISTING MANHOLE, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO BE REMOVED WITHIN THE CITY OF CHICAGO SHALL BE REMOVED TO THE CITY STANDARD PROPERLY WITH THE PROPOSED FINISHED GRAD (WHETHER OR NOT INDICATED TO BE MODIFIED).

21. GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. WITH THE DEVELOPER.


22. CONTRACTOR SHALL NOTIFY APPROPRIATE DEPARTMENTS PRIOR TO BEGINNING ANY WORK WITHIN THE RIGHT-OF-WAY.

Figure 1 is a map of the study area. It shows a vertical line representing the study site, with a crossbar indicating the location of the study site (NAD 83). Below the map is a scale bar labeled "SCALE 1"=30'", with markings for 0 and 30 feet.

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

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE RALEIGH OFFICE 5410 Trinity Road, Suite 102 Raleigh, NC 27607 TEL 919.866.4951 FAX 919.813.8124 www.timmons.com	REVISION DESCRIPTION S10N PER CITY OF RALEIGH COMMENTS S10N PER CITY OF RALEIGH COMMENTS S10N PER CITY OF RALEIGH COMMENTS S10N PER CITY OF RALEIGH COMMENTS
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	YOUR VISION ACHIEVED THROUGH OURS.		DATE	RE
			DATE	RE
			04/02/2021	RE
	DRAWN BY		332	RE
	DESIGNED BY		P. BARBEAL	RE
	CHECKED BY		R. BAKER	RE
		SCALE	AS SHOWN	

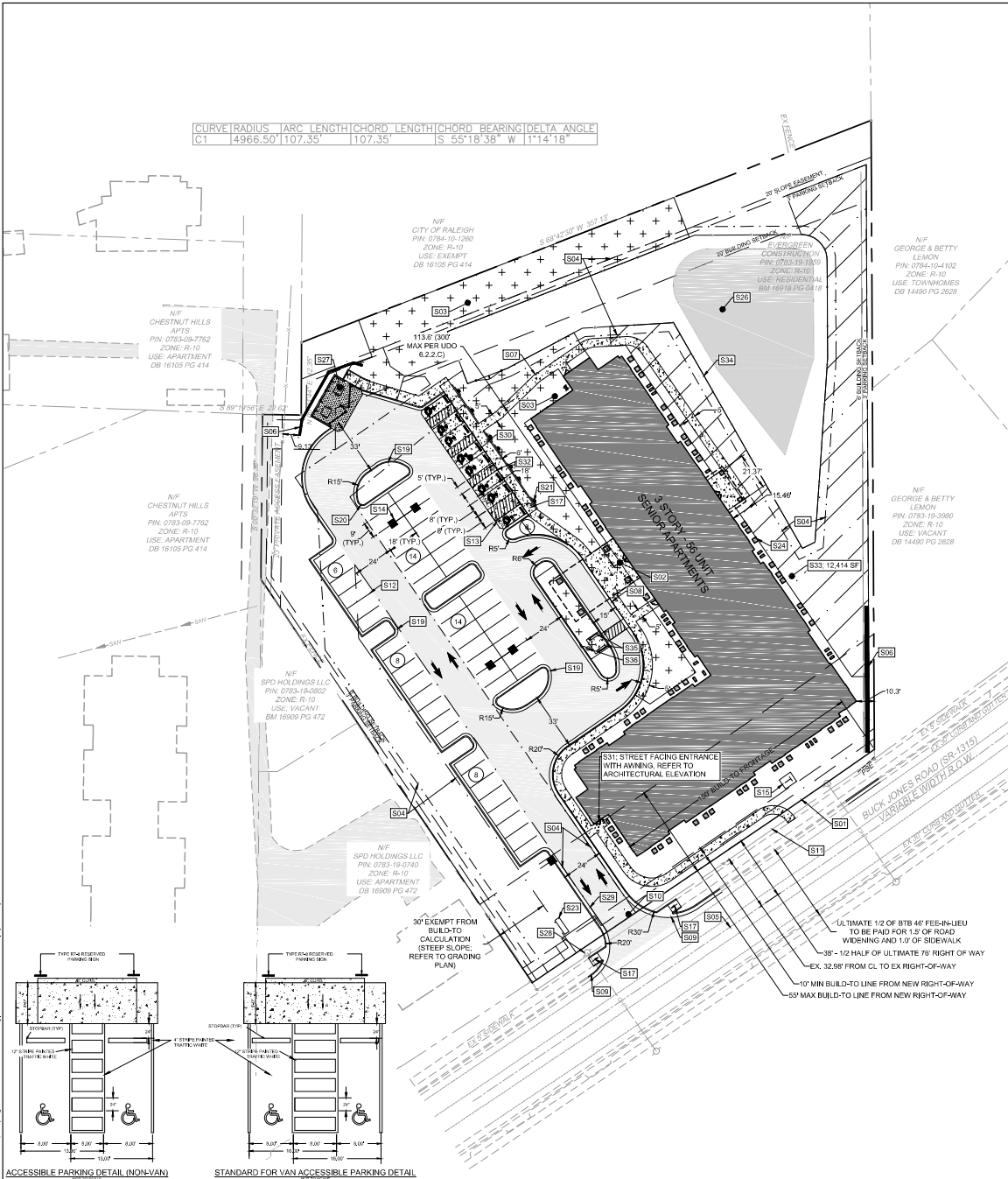
HAMPTON SPRING - CONGREGATE CARE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

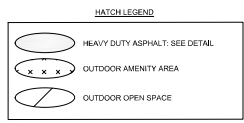
EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.
39465
SHEET NO.
C1.0

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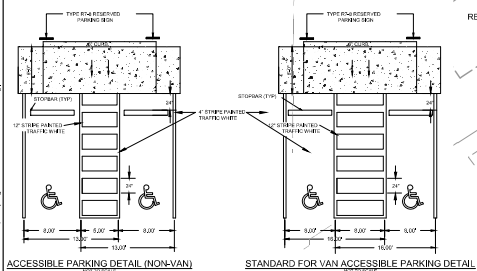


SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	PROPOSED RIGHT-OF-WAY (TYP.)
S02	PROPOSED BUILDING ENTRANCE
S03	OUTDOOR AMENITY AREA (EACH AREA IS AT LEAST 10' IN WIDTH AND LENGTH)
S04	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
S05	EXISTING ROAD CENTERLINE
S06	PROPOSED RETAINING WALL WITH 42" MINIMUM SAFETY RAILING AT ALL AREAS TALLER THAN 30" (DESIGN BY OTHERS)
S07	4" THICK CONCRETE SIDEWALK SEE PLANS FOR WIDTH DIMENSIONS
S08	FLUSH CURB AND GUTTER
S09	10" CONCRETE CURB & GUTTER (TYP.)
S10	FULL ACCESS DRIVEWAY
S11	EXISTING RIGHT-OF-WAY
S12	PARKING STALL STRIPING (PER LOCAL CODES, TYP.)
S13	ADA VAN ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL OF ACCESSIBILITY
S14	LIGHT POLE (TYPICAL - PER LIGHTING PLAN)
S15	PROPOSED LOCATION OF TRANSFORMER (TO BE COORDINATED WITH SERVICE PROVIDER)
S17	SIDEWALK RAMP @ 5.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S19	24" CONCRETE CURB & GUTTER
S20	8" CURB RADIUS (TYP. UNLESS OTHERWISE NOTED)
S21	ADA ACCESSIBILITY SIGN (TYP.)
S23	PROPOSED MONUMENT SIGN
S24	HVAC CONCRETE PAD (TYP.)
S26	PROPOSED DRY POND
S27	DUMPSTER ENCLOSURE, REFER TO DETAIL AND ARCH PLANS
S28	CONTRACTOR TO VERIFY UTILITY POLE CLEARANCE WITH SIDEWALK AND RAMP. IF THERE IS NOT A MINIMUM 1.0' CLEARANCE, CONTRACTOR TO RELOCATE POLE.
S29	TRANSITION FROM 30" CURB AND GUTTER TO 24" CURB AND GUTTER WITHIN FIRST 10' OUTSIDE THE RIGHT-OF-WAY
S30	CONCRETE ADA STALL (TYP.)
S31	STREET FACING ENTRANCE PER UDO 2.2.4.6.1
S32	FLUSH SIDEWALK
S33	OUTDOOR OPEN SPACE, PER UDO SEC. 6.2.2.C
S34	BLACK POLYMER LINK FENCE WITH DRIVE GATE
S35	BENCH (TYP.)
S36	FLAGPOLE (TYP.)



- SITE LAYOUT NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
 - AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
 - PARKING SPACES ARE 8.0' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 6.0' VAN ACCESS AND 5.0' STANDARD ACCESS ABLES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL CURBS AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
 - TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
 - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDDOT STANDARDS AND SPECIFICATIONS.
 - ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
 - NO SIGN OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHTY (80) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET.
 - PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
 - PER SECTION 14.07 OF THE COR SOLID WASTE COLLECTION DESIGN MANUAL, ALL PARKING AREAS TO BE DIRECTLY ACCESSIBLE BY SOLID WASTE COLLECTION VEHICLES MUST MAINTAIN ALL INTERNAL INSIDE CURB RADIUS AT A MIN. 30'. ALL PARKING LOT AREAS THAT WILL BE TRAVELLED BY SOLID WASTE COLLECTION VEHICLES MUST MEET THE RESIDENTIAL STREET STANDARD OF 8' SUBBASE AND 2.5" ASPHALT SURFACE. SITE PLANS MUST DESIGNATE THE INGRESS AND EGRESS ROUTES FOR SOLID WASTE COLLECTION VEHICLES.

SITE DATA TABLE	
PROJECT NAME:	HAMPTON SPRING
APPLICANT/PROPERTY OWNER:	EVERGREEN CONSTRUCTION
PIN:	0783-10-2621, 0783-19-1959
DEED REFERENCE:	DB 16018 PG 418
PLAT REFERENCE:	BM 2018 PG 00284
PROPERTY ADDRESS:	216 BUCK JONES ROAD, RALEIGH, NC 27608
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	R-10
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	RESIDENTIAL - HOUSEHOLD LIVING - MULTIFAMILY - SENIOR APARTMENTS AFFORDABLE HOUSING
TOTAL PROJECT AREA:	2.83 AC
PROPOSED NEW CITY OF RALEIGH PUBLIC ROW DEDICATION	1,110 SF
PROJECT AREA AFTER ROW DEDICATION	122,394 SF (2.81 AC)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C: NSW
WATERSHED:	WALNUT CREEK
BLOCK PERIMETER:	MAX: 2,500' EXISTING: 4000' EXEMPT PER UDO SEC. 8.3.2 A.2.B. MIN. SITE AREA APPLICABLE = 3.0 AC
SETBACKS:	
FRONT (FROM PRIMARY STREET):	BLDG.: 10' PARKING: 10'
SIDE STREET:	BLDG.: 10' PARKING: 10'
SIDE:	BLDG.: 0' OR 6' PARKING: 0' OR 3'
REAR:	BLDG.: 20' PARKING: 3'
PARKING REQUIRED:	
1 SPACE PER 3 SPACES + 1 SPACE PER 400 SF OF ADMIN AREA	19 SPACES + 4 SPACES = 23 SPACES
PARKING PROVIDED:	
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ON-SITE IMPERVIOUS AREA:	0.17 ACRES = 6.2%
PROPOSED ON-SITE IMPERVIOUS:	1.36 ACRES = 48.6% (INCLUDES 0.05 ACRES FUTURE IMPERVIOUS)
PROPOSED OFF-SITE IMPERVIOUS IN ROW:	0.03 ACRES
TOTAL PROPOSED IMPERVIOUS:	1.39 ACRES
OUTDOOR AMENITY AREA:	
REQUIRED:	12,230 SF = 10%
PROVIDED:	12,414 SF = 10.2%
OPEN SPACE:	
REQUIRED:	12,230 SF = 10%
PROVIDED:	12,438 SF = 10.2%
BUILD-TO CALCULATION (PER UDO SEC 2.2.4):	
BUILDING WIDTH IN PRIMARY BUILD-TO AREA:	166.32'
PROPERTY WIDTH (FRONTAGE):	243.23'
BUILD-TO % (70% MIN.):	150' / (242' - 30' OF STEEP SLOPE) = 70.8%
	EXEMPT PER TC 19-19 APPROVED ON MAY 18, 2021



PRELIMINARY
NOT FOR
CONSTRUCTION

THE DRAWING PREPARED AT THE
RALEIGH OFFICE
5401 Tenth Street, Raleigh, NC 27607
TEL: 919.556.4921 FAX: 919.532.4124 www.timmons.com

REVISION DESCRIPTION

DATE	04/02/2021
REVISION BY	332
DESIGNED BY	P. BARBEAU
CHECKED BY	R. BAKER
SCALE	AS SHOWN

TIMMONS GROUP

HAMPTON SPRING - CONGREGATE CARE
NORTH CAROLINA LICENSE NO. C-1652
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SITE PLAN

JOB NO.

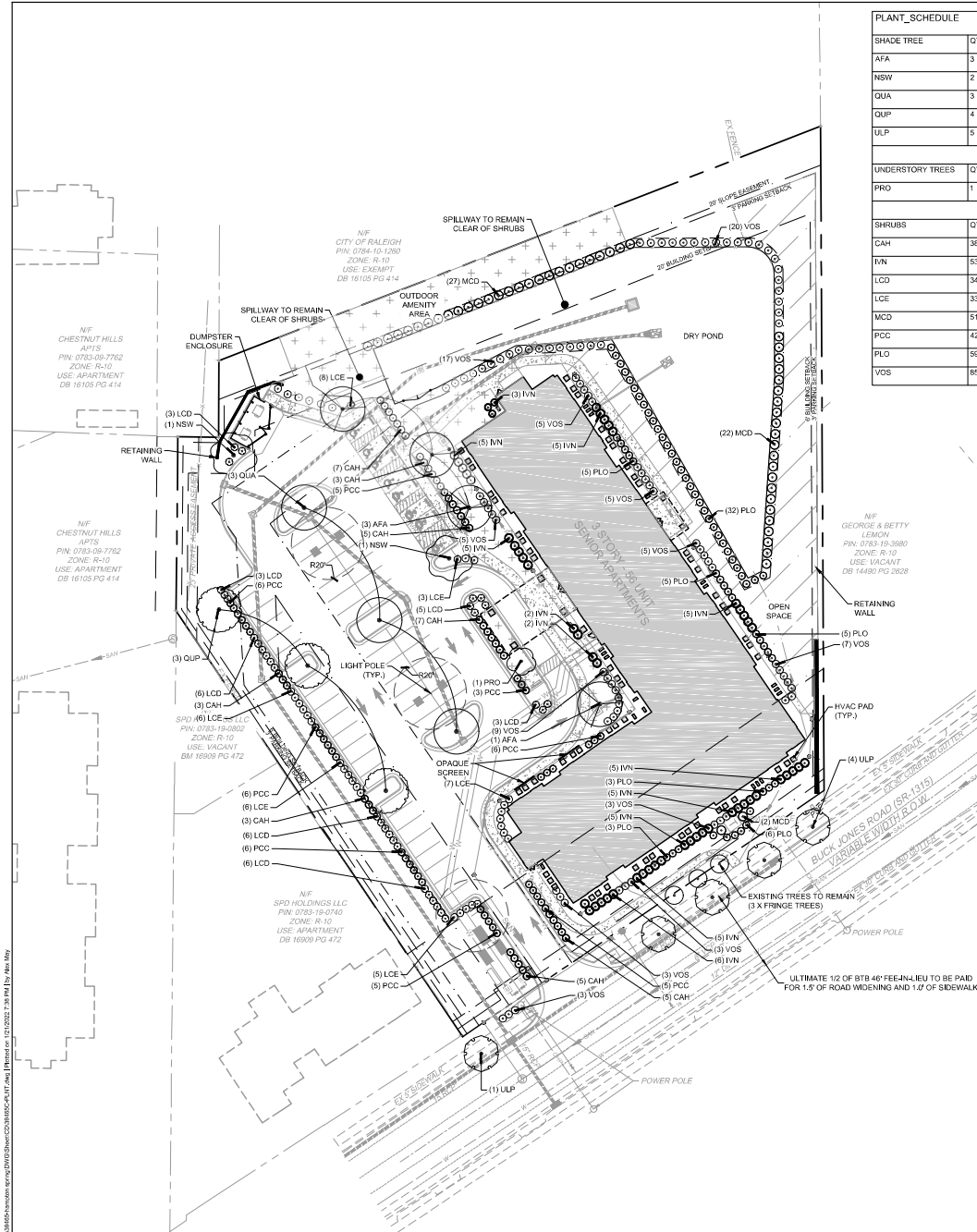
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SHEET NO.

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PLANT SCHEDULE

SHADE TREE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE
AFA	3	ACER X FREEMANI 'JEFFREY' TM	AUTUMN BLAZE FREEMAN MAPLE	3" CAL., 10 HT. MIN	B&B	INTERIOR PARKING ISLAND
NSW	2	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	3" CAL., 10 HT. MIN	B&B	INTERIOR PARKING ISLAND
QUA	3	QUERCUS ALBA	WHITE OAK	3" CAL., 10 HT. MIN	B&B	INTERIOR PARKING ISLAND
QUP	4	QUERCUS PHELLOS	WILLOW OAK	3" CAL., 10 HT. MIN	B&B	INTERIOR PARKING ISLAND
ULP	5	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACERBARK ELM	3" CAL., 10 HT. MIN	B&B	STREET TREES
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE
PRO	1	PRUNUS X OKAME'	OKAME FLOWERING CHERRY	1.5" CAL., 6' HT. MIN.	B&B OR CONTAINER	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE
CAH	38	CLETHRA ALNFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18" HT./SPRD.	CONTAINER	PERIMETER LANDSCAPE
IVN	53	ILEX VOMITORIA 'NANA'	DWARF YALPON HOLLY	18" HT./SPRD.	CONTAINER	SCREENING
LCD	34	LOROPETALUM CHINENSE 'DARUMA'	DARUMA DWARF LOROPETALUM	18" HT./SPRD.	CONTAINER	PERIMETER LANDSCAPE
LCE	33	LOROPETALUM CHINENSE 'EMERALD SNOW'	EMERALD SNOW LOROPETALUM	18" HT./SPRD.	CONTAINER	PERIMETER LANDSCAPE
MCD	51	MYRTA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	18" HT./SPRD.	CONTAINER	SCREENING
PCC	42	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL CHERRY	18" HT./SPRD.	CONTAINER	PERIMETER LANDSCAPE
PLO	59	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	18" HT./SPRD.	CONTAINER	SCREENING
VOS	65	VIBURNUM OBOVATUM 'MRS. SCHILLERS DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	18" HT./SPRD.	CONTAINER	SCREENING

VEHICULAR PARKING LOT LANDSCAPING (UDO - SECTION 7.2.1)

INTERIOR ISLANDS:

- LANDSCAPED INTERIOR ISLAND REQUIRED EVERY 10 PARKING SPACES, IF MIN. WIDTH 30' OF PARKING ISLAND REQUIRED.
- EACH INTERIOR ISLAND MUST HAVE 1 SHADE TREE.
- ALL EDGES OF PARKING ISLAND MUST BE PLANTED AT A LANDSCAPED INTERIOR TERMINAL ISLAND, NO MORE THAN 30 PARKING SPACES ALLOWED BETWEEN TERMINAL ISLANDS.
- LIGHT POLES NOT ALLOWED WITHIN 20' FROM A TREE.

TREE COVERAGE:

- 1 TREE INTERIOR ISLAND
- 1 TREE (2,000 SF OF PARKING AREA (SPRINKLER))

PARKING AREA: 23,880 SF

- 12 TREES REQUIRED
- LANDSCAPED PERIMETER ISLANDS REQUIRED ALONG PRIMARY INTERNAL ACCESS
- LANDSCAPED WITH 18 SHRUBS / 100 LF

PERIMETER ISLANDS:

- LANDSCAPED PERIMETER ISLANDS REQUIRED ALONG PRIMARY INTERNAL ACCESS
- LANDSCAPED WITH 18 SHRUBS / 100 LF

INTERNAL DRIVE PERIMETER: 40 LF

- 145 SHRUBS REQUIRED
- 40 SHRUBS PROVIDED

LANDSCAPING & SCREENING (UDO - ARTICLE 7.2)

SCREENING TREES:

- THREE (3) TREES REQUIRED

SCREENING: (UDO - SECTION 7.2.2)

SERVICE AREAS:

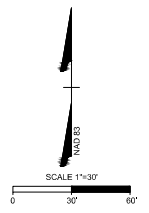
- LOADING AREAS, TRUCK AREAS, AND SERVICE AREAS MUST BE SCREENED WITH WALLS ON THREE SIDES & SOLID GATE (6' MIN HEIGHT).

VEHICLEWASH & WASH EQUIPMENT:

- GROUND MOUNTED EQUIPMENT SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED BY LANDSCAPING OR OPACQUE SCREEN.

DRY POND (UD - SECTION 7.2.2.2):

- FOR WETWEATHER STORMWATER DEVICES, THERE MUST BE A LANDSCAPED SCREENING BUFFER PROVIDED AROUND THE PERIMETER OF THE AREA IN WHICH SCREENING SPECIES & THERE MUST BE ABOVE GROUND WATER COLLECTION AREA THAT MUST BE SCREENED WITH LANDSCAPED.



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

TIMMONS GROUP

HAMPTON SPRING - CONGREGATE CARE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

LANDSCAPE PLAN

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 04/02/2021

DRAWN BY: M. ALDERMAN

DESIGNED BY: M. ALDERMAN

CHECKED BY: J. BLASCO

SCALE: AS SHOWN

DATE: 04/02/2021

REVISION DESCRIPTION:

REVISION NO. 1: REVISION PER CITY OF RALEIGH COMMENTS

REVISION NO. 2: REVISION PER CITY OF RALEIGH COMMENTS

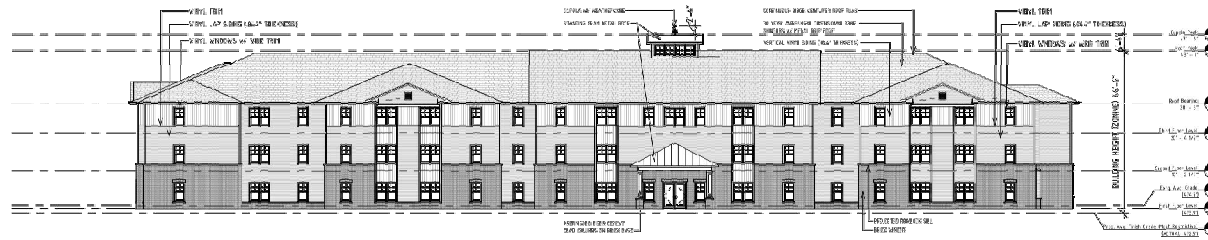
JOB NO.: 39465

SHEET NO.: L6.0

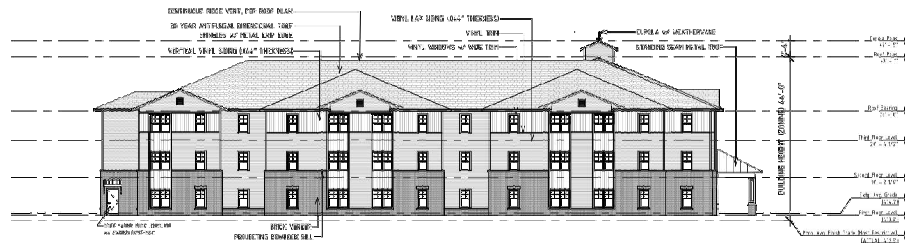
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AVERAGE GRADE ANALYSIS PER CITY OF RALEIGH UDO SEC. 15.7.8.2 & TC-17-16						
DIRECTION	EXISTING GRADES (FT)			FINISHED GRADES (FT)		
	HIGH POINT	LOW POINT	Avg. GRADE	HIGH POINT	LOW POINT	Avg. GRADE
NORTH	474.81	473.13	473.96	472.80	472.15	472.50
SOUTH	479.37	470.12	474.96	472.80	472.15	472.50
EAST	479.81	474.53	477.20	472.80	472.15	472.50
WEST	476.46	469.86	473.16	472.80	472.15	472.50
	EXISTING AVG.		473.70	FINISHED AVG.		472.50

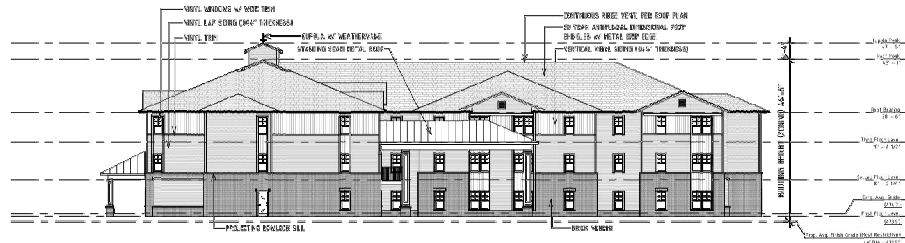
*MOST RESTRICTIVE



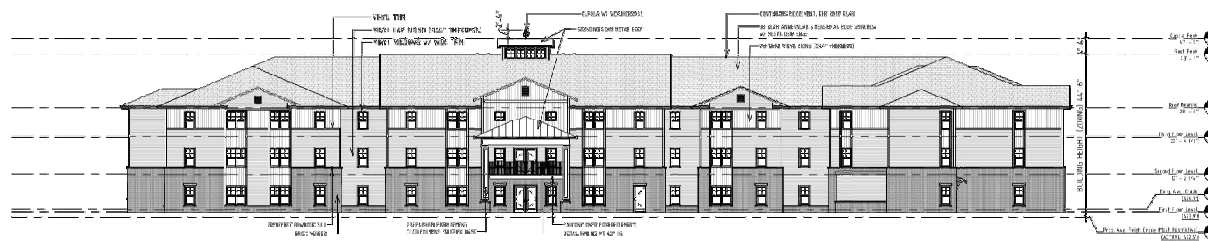
East Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



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

date: 06/21/2021
drafter: G.P.L.
checker: R.E.K.
revision number: T-17-111
revision: 06/21/2021

ELEVATIONS

A2.1