



Administrative Approval Action

Case File / Name: ASR-SR-36-2019
TRYON FLATS APARTMENTS

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

LOCATION: This 1.6 acre site is located at 3116 Tryon Road, west of the intersection of Trailwood Hills Drive on the north side of Tryon Road. It is outside the city limits.

REQUEST: Development of a 1.6 acre site zoned OX-3-CU (Z-52-02) and also within an SRPOD into an apartment building of 22,062 square feet size (16 units) with associated infrastructure.

Hardship Variances and Design Adjustments have been approved by the City of Raleigh Board of Adjustment for this project, noted below. (BOA-130-2019)

- a. Relief from the minimum Build To percentage allowing 40% of the building facade within the Build To area.
- b. Complete relief from the cross access requirement (8.3.5 D)
- c. A design adjustment allowing a reduced block perimeter (8.3.2 A)

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0086-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 31, 2020 by TC ROCK QUARRY ROAD LLC.

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. Verification shall be provided of conformance with zoning condition #2 of Z-52-02, specifically with regard to the requirement for an average of twenty (20) feet natural protective yard located for tree preservation within the required streetyard. Verification shall include a survey locating all existing trees within the 25 feet average width streetyard referenced in the zoning condition. Tree protection measures to show conformance with the zoning condition shall be included in the plan set including any necessary changes to the grading, site, utility, and landscape plans.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
3. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



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Stormwater

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

Urban Forestry

7. Final approval of proposed right of way plantings is required. Current proposed species are on City of Raleigh "Do Not Plant" list.

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

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Transit Easement Required

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Utility Placement 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:

Engineering

1. A cross access agreement among the lots as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. 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.
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.



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Public Utilities

4. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

Transportation

5. A transit 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 this document 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.

Urban Forestry

6. A public infrastructure surety for 7 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **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. Comply with all conditions of Z-52-02.

Engineering

2. A fee-in-lieu for 1' of sidewalk across the site frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

3. 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

4. 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).
5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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6. 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

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Tryon Rd.

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

General

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

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).

Urban Forestry

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

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: March 4, 2023

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.

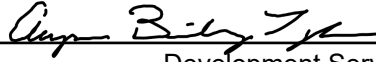


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I hereby certify this administrative decision.

Signed:  Date: 03/04/2020
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall

INDEX OF DRAWINGS

C0.0	COVER SHEET
C0.1	ZONING CONDITIONS SHEET
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.0A	STREET YARD PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.8	STORMWATER MANAGEMENT DETAILS
C1.9	SOLID WASTE MANAGEMENT DETAILS
C1.10	LANDSCAPE PLAN
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY
A-1	BUILDING ELEVATIONS
A-2	BUILDING FLOOR PLAN

BOA-001302019

Board of Adjustments approved a 30% variance from the 70% minimum building width in the primary build-to requirement set forth in Section 3.2.4.D of the Unified Development Ordinance to construct an apartment building that results in a 40% building width in the primary build-to on a 1.5-acre property zoned Office Mixed-Use-3 Conditional Use and Special Residential Parking Overlay District located at 3116 Tryon Road.

Board of Adjustments approved the complete relief from the cross-access requirement set forth in 8.3.5.3 of the unified development ordinance and a 8,125' design adjustment from the 3,000' maximum block perimeter requirements set forth in Section 8.3.2.A that results in a lock perimeter of 11,125' to construct an apartment building on a 1.5-acre property zoned Office Mixed-Use-3 Conditional Use and Special Residential Parking Overlay District located at 3116 Tryon Road.

ZONING CONDITIONS Z-52-02

Z-52-02 Tryon Road, north side, being Wake County PINs 0792.10-35-1611, 0792.10-35-0812 and 0792.10-35-2528. Approximately 3.37 acres rezoned to Office and Institutional-1 Conditional Use District.

Conditions Dated: December 4, 2002

Effective Date: December 18, 2002

- Reimbursement for future right-of-way dedication affecting the Property shall be based on current zoning Residential-10 District.
- With the exception of an access to Tryon Road, a streetyard an average of twenty-five (25) feet in width shall be provided along the right-of-way of Tryon Road (as widened to a 90 foot right-of-way) which shall be landscaped in accordance with SHOD quantity and size standards of the Raleigh City Code. The minimum yard width shall be ten (10) feet and maximum yard width shall be forty (40) feet. There shall also be an average of twenty (20) feet natural protective yard located within this street yard to provide tree preservation.
- This site shall be developed with residential character. With the exception of doors and window trim, building facades facing Tryon Road shall be of at least seventy-five percent (75%) brick. Also no more than 60% or less than 15% of any one building side shall be devoted to window openings and a pitched roof (minimum 4:12) shall be used to ensure this site is developed with residential character.
- Any building constructed upon the Property shall be limited in height to two (2) stories or thirty-five (35) feet.
- Upon development of each parcel, cross access easements will be made to the owner of the adjacent parcels (PIN #s 0792.10-35-6539 and 0792.10-35-0801) at a location designated by the developer and subject to approval by Raleigh Department of Transportation.
- The site shall make available one 20' x 15' transit easement (adjoining the future sidewalk), along Tryon Road to support a bus stop and shelter for future transit services in the area. During site plan approval or subdivision approval of the property, whichever comes first, the Transit Division will review and approve the easement location. This easement shall be allowed to encroach into the streetyard area.
- If the property is developed as multifamily residential, density will be limited to the number of units permitted under the current R-10 zoning district.
- In the event the properties are not recombined into 1 lot, access to Tryon Road for the subject properties shall be limited, upon development of the parcels, to no more than two shared access points, the location of which shall be approved by the City of Raleigh Department of Transportation and NCDDT via site plan approval and driveway permits, respectively. Joint access agreements will be in place between each parcel prior to issuance of the first building permit for the site.
- There will be a 10' natural protective yard provided along the Northeastern property line directly adjacent to the Camden Crossing Owners Association Property.
- Parking lots and building structures shall be prohibited in the northern part of parcel 0792-35-0812 from its northern property line to a distance of 150' along the eastern property line and 150' along the western property line of the parcel if developed as an office use.

PUBLIC IMPROVEMENT QUANTITIES

Phase Number(s)	1
Number of Lot (s)	1
Lot Number (s) by Phase	N/A
Number of Units	16
Liveable Building	0 LF
Open Space?	N/A
Number of Open Space Lots	N/A
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)	25 LF
Street Signs (LF)	0 LF
Water Service Stubs	0 EA
Sewer Service Stubs	0 EA

AMENITY AREA CALCULATION

TOTAL AREA:	1.605 AC (67,255 SF)
AMENITY AREA REQUIREMENT:	10% OF PROPERTY
	6,725 SF * 10% = 6,726 SF
PROPOSED AMENITY AREA 1:	6,238 SF (1,762 SF TRANSITION YARD)
PROPOSED AMENITY AREA 2:	612 SF
PROPOSED TOTAL AMENITY AREA:	6,850 SF (10.19%)

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	2 1-BR UNITS 14 4-BR UNITS 16 TOTAL UNITS
PARKING REQUIRED	1 SPACE PER 1-BR UNIT (2) = 2 4 SPACE PER 4-BR UNIT (14) = 56 1 VISITOR SPACE PER 10 UNITS (16) = 2 TOTAL SPACES REQUIRED = 60	61 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	3	3
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 1, MIN OF 4	5

CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDDT STANDARDS AND SPECIFICATIONS.

SOLID WASTE NOTES

- SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATE COMPANY.
- SEE SHEET C1.9 FOR SOLID WASTE DETAILS.

CONDITION OF APPROVAL

A SECURITY FOR ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY MAP RECORDED OR BUILDING PERMIT, WHICHEVER COMES FIRST.

CITY SURETY REQUIRES 125% OF CONSTRUCTION COSTS ALONG CITY MAINTAINED FRONTAGE AND 100% OF CONSTRUCTION COSTS ALONG THE NCDDT MAINTAINED FRONTAGE.

SITE REVIEW ASR-SR-36-2019

Proposed

Tryon Flats Apartments

3116 Tryon Road

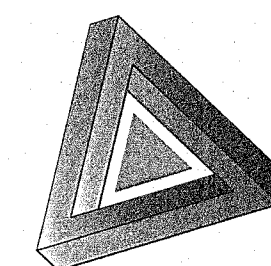
Raleigh, Wake County, North Carolina

OWNER/DEVELOPER

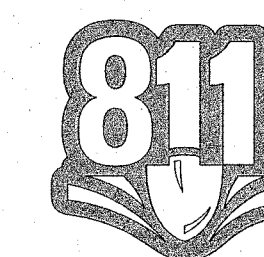
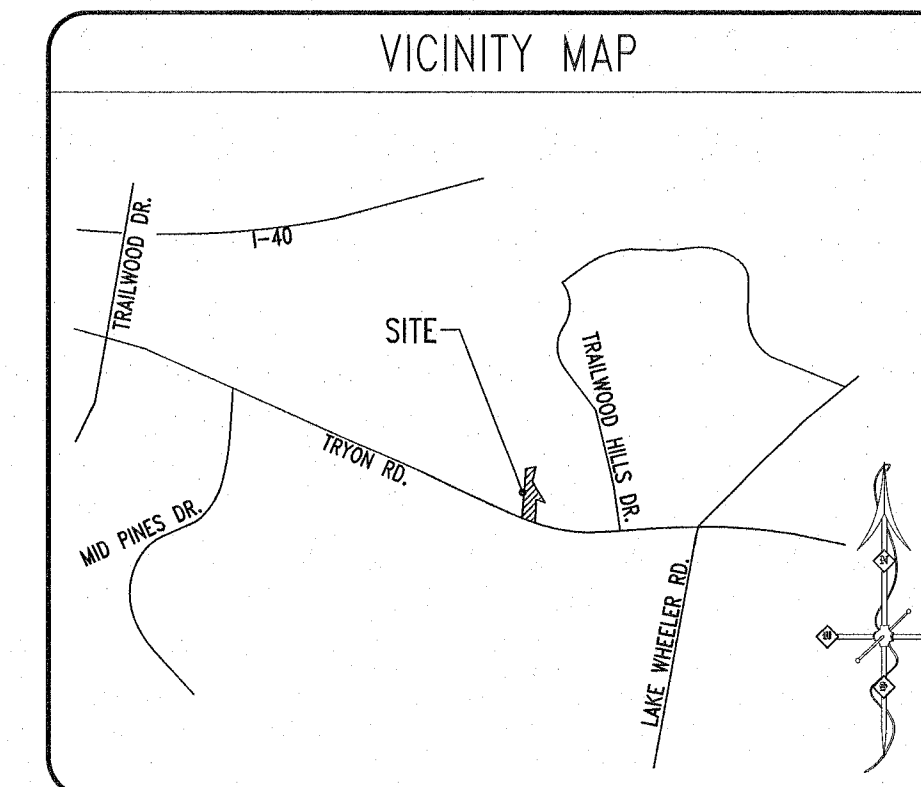
Sambrick Management, LLC
4944 Windy Hill Drive
Raleigh, NC 27609
(919)602-0678
(919)872-9584 fx
dsambrick@sambrick.us

CIVIL ENGINEER

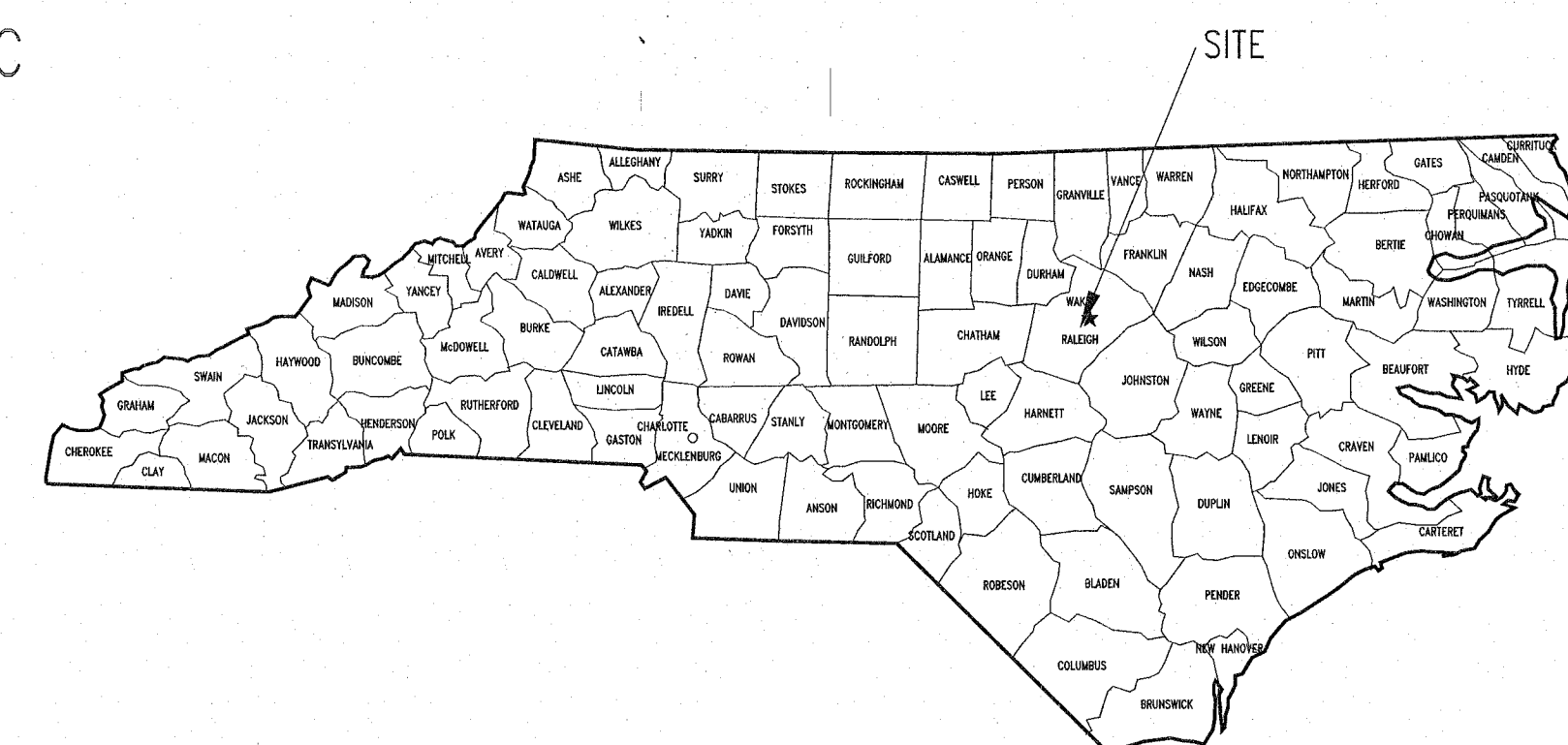
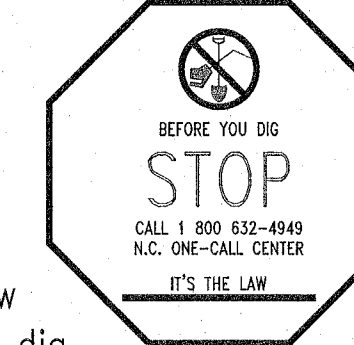
Triangle Site Design, PLLC
Attn. Matt Lowder, PE
4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE#P-0619



TRIANGLE
SITE DESIGN

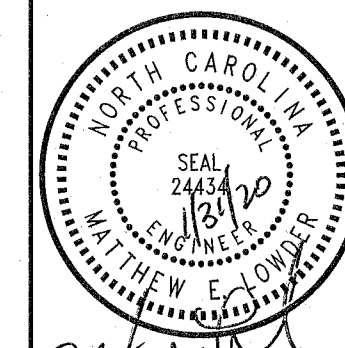


Know what's below
Call before you dig



TRIANGLE
SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR., STE 101
RALEIGH, NC 27609
(919) 553-6570
mlowder@trianglesitedesign.com
LICENSE #P-0619



OWNER/DEVELOPER:
Sambrick Management, LLC
Attn. Dane Sambrick
4944 Windy Hill Drive
Raleigh, NC 27609
(919)602-0678
(919)872-9584 fx
dsambrick@sambrick.us

Tryon Flats Apartments
3116 Tryon Road
Raleigh, NC Wake County
ASR-SR-36-2019

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

REVISIONS	NO.	DATE	REVISION
	1	9/23/19	REVISED PER CITY OF RALEIGH REVIEW
	2	11/01/19	REVISED PER CITY OF RALEIGH REVIEW
	3	12/30/19	REVISED PER CITY OF RALEIGH REVIEW
	4	1/15/20	REVISED PER CITY OF RALEIGH REVIEW

Project No: 019008
Date: December 26, 2019
Title

COVER SHEET

Sheet No. C0.0

Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
	Transaction Number Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: Tryon Flats Apartments

Zoning District: OX-3-CU Overlay District (if applicable): Inside City Limits: ☐ Yes ☒ No

Proposed Use: Residential

Property Address(es): 3116 Tryon Rd. Major Street Locator: Tryon Rd./1152

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0792-35-0812 P.I.N. P.I.N. P.I.N.

<input checked="" type="checkbox"/> What is your project type? <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe:	<input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo	<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail	<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------

WORK SCOPE
Per City Code Section 10.2.8.2.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Construction of one apartment building with 2/ 1-bedroom units and 14/ 4-bedroom units with associated parking, utilities, landscaping, and other infrastructure

DESIGN ADJUSTMENT OR ADMIN ALTERNATE
N/A

CLIENT/DEVELOPER/OWNER
Company: Sambrick Management, LLC Name (s): Dane Sambrick
Address: 4944 Windy Hill Dr., Raleigh, NC 27609
Phone: 919-602-0678 Email: dsambrick@sambrick.us Fax:

CONSULTANT (Contact Person for Plans)
Company: Triangle Site Design, PLLC Name (s): Matt Lowder, PE
Address: 4004 Barrett Dr., Ste 101, Raleigh, NC 27609
Phone: 919-553-6570 Email: mlowder@trianglesitedesign.com Fax:

PAGE 1 OF 3

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REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) OX-3-CU	Proposed building use(s) Apartments
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0
Overlay District Special Residential Parking Overlay (SRPOD)	Proposed Building(s) sq. ft. gross 22,062
Total Site Acres Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 1.605 acres	Total sq. ft. gross (existing & proposed) 22,062
Off street parking: Required yes Provided	Proposed height of building(s) 33'
COA (Certificate of Appropriateness) case # N/A	# of stories 2
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 st Floor 9'
CUD (Conditional Use District) case # Z- 52-02	

Stormwater Information
Existing Impervious Surface 0 acres/square feet
Proposed Impervious Surface 41565/0.95 acres/square feet
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, please provide: Alluvial Soils FEMA Map Panel # Flood Study

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 16	5. Bedroom Units: 1br 2 2br 3br 4br or more 14
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units 0	7. Open Space (only) or Amenity 6,726
4. Overall Total # Of Dwelling Units (2-6 Above) 16	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **Sambrick Management, LLC** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me 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.

Signed: *Dane Sambrick* Date: 12-30-19

Printed Name: *Dane Sambrick*

Signed: Date:

Printed Name:

PAGE 2 OF 3

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REVISION 05.13.16

LOT 1
CAMPUS RALEIGH, LLC
DB 12612, PG 2418
BM 1999, PG 962
PIN: 0792-26-4741
ZONING: R-10
USE: APARTMENTS

LOT 2
LILLIE V. KEARNEY
BM 1982, PG 186
PIN: 0792-25-9801
ZONING: R-10
USE: SINGLE FAMILY
RESIDENTIAL

SS MANHOLE
RIM: 398.78
INV. OUT: 392.68
8" PVC

SS MANHOLE
RIM: 393.79
INV. IN (S): 386.39
INV. OUT (N): 386.29
8" PVC

SS MANHOLE
RIM: 396.76
INV. IN (S): 391.66
INV. OUT (N): 389.46
8" PVC

OPEN SPACE
CAMDEN CROSSING OWNERS
ASSOCIATION, INC.
DB 8958, PG 299
BM 2001, PG 152
PIN: 0792-36-1028
ZONING: R-10
USE: APARTMENTS

SS MANHOLE
RIM: 401.63
INV. IN (4"): 396.03
INV. IN (8"): 395.23
INV. OUT (N): 395.03
8" PVC

SS MANHOLE
RIM: 401.99

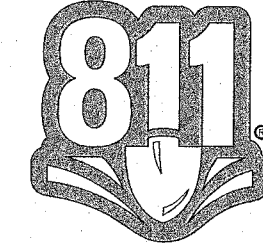
TRACT 2
CAMDEN GLEN, LLC
DB 15625, PG 1152
BM 2000, PG 1473
PIN: 0792-35-6539
ZONING: OX-4-PL-CU
USE: APARTMENTS

PART OF LOT 1
SHEILA LYNN PATTERSON
DB 11534, PG 766
BM 1982, PG 186
PIN: 0792-35-1611
ZONING: OX-3-CU
USE: SINGLE FAMILY

LEE'S HOMES BUILDING, LLC
DB 11010, PG 1469 PG 1152
PIN: 0792-35-2528
ZONING: OX-3-CU
USE: VACANT

FLOOD ZONE NOTE:

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER
FEMA FLOOD INSURANCE RATE MAP (FIRM) #3720079200J, EFFECTIVE DATE MAY
2, 2006. FEMA FIRM MAPS SUBJECT TO CHANGE



Know what's below
Call before you dig



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.91	N 82°50'10" W
L2	99.72	N 64°55'02" W
L3	32.25	S 83°44'18" E
L4	24.04	S 73°29'10" E
L5	26.51	S 51°42'54" E
L6	15.93	S 74°35'03" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	132.60	1387.39	N 67°59'54" W	132.55
C2	10.11	1387.39	N 65°03'05" W	10.11

DEMOLITION KEYNOTES

- 1) Remove trees and root system
- 2) Remove existing building and foundation
- 3) Remove fence, post, and foundation
- 4) Remove all existing shrubs, and debris
- 5) Remove existing sidewalks
- 6) Remove existing concrete curb
- 7) Remove existing driveway approaches
- 8) Remove existing pavement
- 9) Remove existing utilities - coordinate with appropriate service provider to remove existing service lines

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSIDERED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

SURVEY NOTES

- 1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.
 - 2) This survey does not include nor depict any environmental evaluations.
 - 3) Field survey performed January 8 - January 30, 2019.
 - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
 - 5) The locations of underground utilities as shown hereon are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
 - 6) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) # 3720079200J, effective date May 2, 2006.
 - 7) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is $\pm 0.07'$.
- Horizontal Datum = NAD 83/2011
Vertical Datum = NAVD 88

DEMOLITION NOTES

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-800-344-7233, 72 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
9. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
12. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
13. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.

DEMOLITION LEGEND

- BUILDINGS TO BE REMOVED
- PAVEMENT TO BE REMOVED
- UTILITIES TO BE REMOVED
- TREES TO BE REMOVED

CITY NOTE:

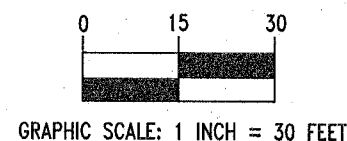
ANY EXISTING WELLS OR SEPTIC SYSTEMS ENCOUNTERED ON THE PROJECT PARCEL ARE TO BE REMOVED PER WAKE COUNTY STANDARD PROCEDURES AND GUIDELINES.

UTILITY NOTE:

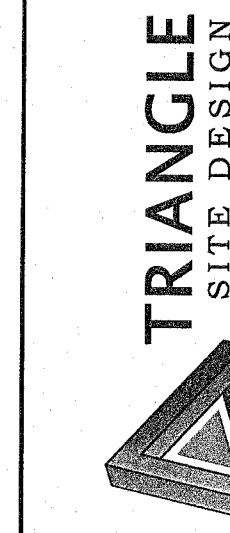
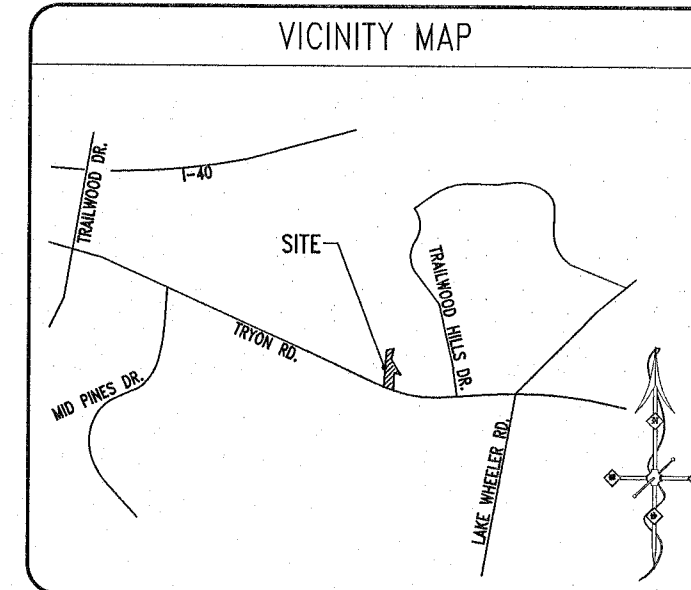
EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT THE TAP (MAIN) AND REMOVED FROM THE RIGHT-OF-WAY OR EASEMENT.

CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.



VICINITY MAP



CONSULTANT:
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4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
mowder@trianglesitedesign.com
LICENSE #P-0619

OWNER/DEVELOPER:
Sambrick Management, LLC
Attn: Dane Sambrick
4544 Windy Hill Drive
Raleigh, NC 27609
(919) 602-0678
(919) 872-9584 fx
dsambrick@sambrick.us

Tryon Flats Apartments
3116 Tryon Road
Raleigh, NC Wake County
ASR-SR-36-2019

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

REVISED PER CITY OF RALEIGH REVIEW	Date
1	9/9/19
2	11/6/19
3	12/9/19
4	1/31/20

Drawn
Checked
Approved

Project No: 019008
Date: December 26, 2019

DEMOLITION PLAN

Sheet No.

D1.0

PERSONS	Date	Desc.
1	9/8/19	REVISED PER CITY OF RALEIGH REVIEW
2	11/6/19	REVISED PER CITY OF RALEIGH REVIEW
3	12/20/19	REVISED PER CITY OF RALEIGH REVIEW
4	1/21/20	REVISED PER CITY OF RALEIGH REVIEW

Drawn: _____
Checked: _____
Approved: _____
Project No: 019006
Date: December 26, 2019
Title: _____

SITE KEYNOTES

- DUMPSTER ENCLOSURE - REFER TO DETAIL SHEET C1.9
- INSTALL NEW CONCRETE PAD OF 4000 PSI BROOM FINISHED CONCRETE WITH 6"x6"x 1/8" WWF STEEL REINFORCEMENT. REFER TO DETAIL SHEET
- ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
- CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL
- PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
- HANDICAP PARKING SIGN. REFER TO DETAIL SHEET
- NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AT 1/8" FT. MAX. FOR POSITIVE DRAINAGE.
- ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STANDARD DUTY ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
CONCRETE PAVEMENT
- LANDSCAPING - AREA OF NEW SOD.
- BOLLARDS
- SEEDED AREA
- SITE LIGHT
- PROPOSED PARKING COUNT

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	2 1-BR UNITS 14 4-BR UNITS 16 TOTAL UNITS
PARKING REQUIRED	1 SPACE PER 1-BR UNIT (2) = 2 4 SPACE PER 4-BR UNIT (14) = 56 1 VISITOR SPACE PER 10 UNITS (16) = 2 TOTAL SPACES REQUIRED = 60	61 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	3	3
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 1, MIN OF 4	5

LINE	LENGTH	BEARING
L1	18.91	N 82°58'10" W
L2	99.72	N 64°55'02" W
L3	32.23	S 83°42'18" E
L4	24.04	S 75°29'10" E
L5	26.51	S 51°42'24" E
L6	15.93	S 74°35'03" E

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	132.60	1387.39	N 67°59'54" W	132.55
C2	10.11	1387.39	N 65°03'05" W	10.11

CONSTRUCTION DRAWING NOTE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

CONDITION OF APPROVAL

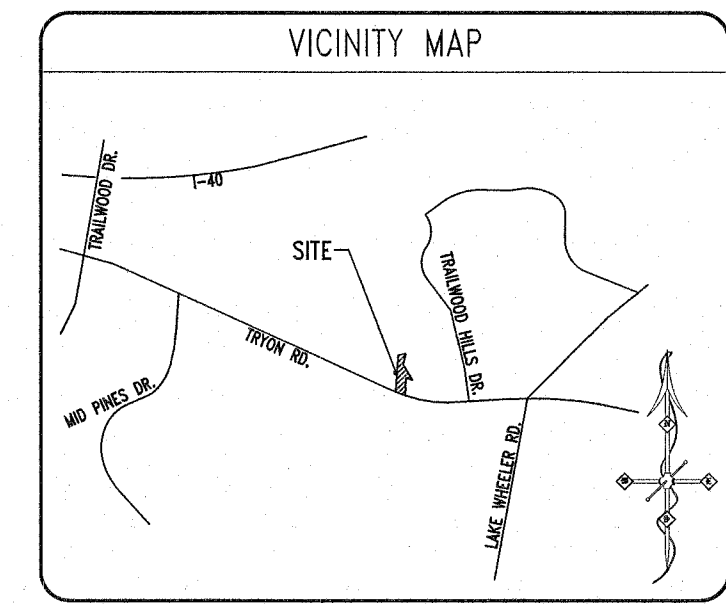
A SECURITY FOR ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY MAP RECOGNITION OR BUILDING PERMIT, WHICHEVER COMES FIRST.
CITY SURETY REQUIRES 125% OF CONSTRUCTION COSTS ALONG CITY MAINTAINED FRONTAGE AND 100% OF CONSTRUCTION COSTS ALONG THE NCDOT MAINTAINED FRONTAGE.

GENERAL NOTES

- THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY OF RALEIGH AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE CITY OF RALEIGH CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
- THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXISTING BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
- ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
- ALL SIDEWALKS 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).

IMPERVIOUS AREA SUMMARY

SITE AREA = 67,255 SF (1.54 AC) (AFTER R/W DEDICATION)			
BUILDINGS	11,410 SF	0.26 AC(%)	16.97 % OF TOTAL AREA
PAVEMENT	28,026 SF	0.64 AC(%)	41.67 % OF TOTAL AREA
SIDEWALK	2,455 SF	0.06 AC(%)	3.65 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	41,891 SF	0.96 AC(%)	62.29 % OF TOTAL AREA
GREEN/OPEN SPACE	25,364 SF	0.58 AC(%)	37.71 % OF TOTAL AREA
EXISTING IMPERVIOUS AREA TO BE DEMOLISHED:	0 SF	0 AC(%)	
NET INCREASE IN IMPERVIOUS:	41,891 SF	0.96 AC(%)	



PUBLIC WORKS NOTES:

ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SENSITIVE AREA THOROUGHFARES.

SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHT OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXIST.

OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

BULK AREA REQUIREMENTS

LOCATION: 3116 TRYON ROAD RALEIGH, NORTH CAROLINA ZONE: OX-3-CU		
USE: MULTI-FAMILY APARTMENTS: 2-1 BEDROOM APARTMENTS, 14-4 BEDROOM APARTMENTS 16 TOTAL UNITS		
PIN ID: 0792-35-0812		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	10,000 SF	1.54 AC (67,255 SF AFTER R/W DEDICATION) (69,916SF-2,661SF)
MAXIMUM RETAIL USE SIZE	N/A	N/A
MAXIMUM BUILDING LOT COVERAGE	N/A	N/A
MINIMUM FRONT BUILD TO LINE	10 FT MIN/55 FT MAX BUILDING WIDTH IN BUILD-TO=70X	SEE BOA-001302019 NOTE THIS SHEET
MINIMUM SIDE SETBACK	0 FT - 6 FT	> 6 FT
MINIMUM REAR SETBACK	0 FT - 6 FT	> 6 FT
MAXIMUM BUILDING HEIGHT	35 FT (ZONING CONDITION)	33 FT
PARKING SETBACK	0 FT - 3 FT	>10FT
WATERSHED	NONE - NEUSE RIVER NUTRIENT STRATEGY	
REFERENCE IS MADE TO THE CITY OF RALEIGH ZONING ORDINANCE		

BOA-001302019

Board of Adjustments approved a 30% variance from the 70% minimum building width in the primary build-to requirement set forth in Section 3.2.4.D of the Unified Development Ordinance to construct an apartment building that results in a 40% building width in the primary build-to on a 1.5-acre property zoned Office Mixed-Use-3 Conditional Use and Special Residential Parking Overlay District located at 3116 Tryon Road.

Board of Adjustments approved the complete relief from the 6,125' design adjustment from the 3,000' maximum block perimeter requirements set forth in Section 5.3.2.A that results in a lock perimeter of 11,125' to construct an apartment building on a 1.5-acre property zoned Office Mixed-Use-3 Conditional Use and Special Residential Parking Overlay District located at 3116 Tryon Road.

AMENITY AREA CALCULATION

TOTAL AREA:	1.605 AC (67,255 SF)
AMENITY AREA REQUIREMENT:	10% OF PROPERTY 67,255 SF * 10% = 6,726 SF
PROPOSED AMENITY AREA 1:	6,238 SF (1,762 SF TRANSITION YARD)
PROPOSED AMENITY AREA 2:	612 SF
PROPOSED TOTAL AMENITY AREA:	6,850 SF (10.19%)

ACCESS DRIVE NOTES

No sight obstructing or partially obstructing wall, fence, foliage, berming, parked vehicles or sign between the heights of twenty-four (24) inches and eight (8) 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.

Size of Required Sight Triangles
A sight triangle is that triangle as set forth by the City of Raleigh & North Carolina Department of Transportation's Policy on Street and Driveway Access to North Carolina Highways manual, and all subsequent amendments thereto.

Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency.

BUILD-TO CALCULATION

PROPERTY FRONTAGE	149.51'
PROPOSED BUILDING WIDTH	70'
REQUIRED BUILD-TO PERCENTAGE PER UDO	70%
PROVIDED BUILD-TO PERCENTAGE	46.8%

GENERAL NOTES

- Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
- Proof Roll Building and all parking areas. Notify Owner of any unacceptable areas.
- Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
- All site dimensions are referenced to the back of curb or edge of paving unless otherwise noted.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
- All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- 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.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT AN NOTIFICATION TO THE RIGHT-OF-WAY OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED 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).

LOT 1
CAMPUS RALEIGH, LLC
DB 12612, PG 2418
BM 1999, PG 962
PIN: 0792-26-4741
ZONING: R-10
USE: APARTMENTS

LOT 2
LILLIE V. KEARNEY
BM 1992, PG 186
PIN: 0792-25-0801
ZONING: R-10
USE: SINGLE FAMILY RESIDENTIAL

PART OF LOT 1
SHEILA LYNN PATTERSON
DB 11334, PG 786
BM 1982, PG 186
PIN: 0792-35-1611
ZONING: OX-3-CU
USE: SINGLE FAMILY

LEE'S HOMES BUILDING, LLC
DB 11010, PG 1459 PG 1152
PIN: 0792-35-2828
ZONING: OX-3-CU
USE: VACANT

TRACT 2
CAMDEN GLEN, LLC
DB 15625, PG 1152
BM 2000, PG 1473
PIN: 0792-35-6539
ZONING: OX-4-PL-CU
USE: APARTMENTS

PERMANENT SLOPE EASEMENT
(BM 2004, PG 1008)

1/2" IRON
PIPE SET

N 64°49'34" W
88.25'(TIE)

MONUMENT

EXISTING R/W
FUTURE
BACK OF CURB
FUTURE 2'
MAINTENANCE STRIP

TRYON ROAD
PUBLIC R/W VARIES)

ROAD CENTERLINE

55' BUILD-TO LINE

25' AVERAGE STREET YARD

22' ACCESS
EASEMENT

15'-5 1/4"

63' R/W
PROPOSED

35'-2 1/2"
EXISTING

45' R/W
EXISTING

69'-6" B-B
EXISTING

S/W

FUTURE PLANTING AREA

FUTURE SIDEWALK

6FT SETBACK

S 03°04'10" W 225.14'

5' UTILITY
PLACEMENT
EASEMENT

GRAVEL
DRIVE

5' SLOPE
EASEMENT

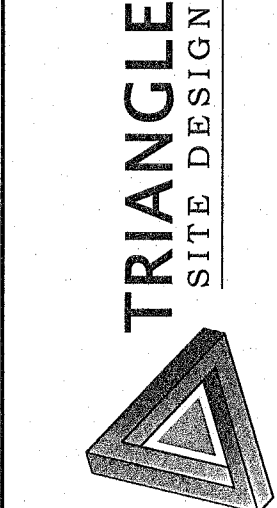
PERMANENT UTILITY
EASEMENT (BM 2004, PG 1008)

CONCRETE
MONUMENT

CONTROL CORNER
N: 725,536.71
E: 2,093,080.19
5/8" IRON PIPE 0.1' BG

CONCRETE
MONUMENT

PART OF LOT 1
SHEILA LYNN PATTERSON
DB 11334, PG 766
BM 1982, PG 186
PIN: 0792-35-1611
ZONING: OX-3-CU
USE: SINGLE FAMILY



CONSULTANT:
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mowder@trianglesitedesign.com
LICENSE #P-0619

OWNER/DEVELOPER:
Sambrick Management, LLC
Attn: Dane Sambrick
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dsambrick@sambrick.us

Tryon Flats Apartments
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REV	DATE	DESCRIPTION
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3	12/20/19	REVISED PER CITY OF RALEIGH REVIEW
4	1/27/20	REVISED PER CITY OF RALEIGH REVIEW

Drawn
Checked
Approved
Project No: 019008
Date: December 26, 2019
Title

SITE PLAN

Sheet No.
C1.0

REVISED PER CITY OF RALEIGH REVIEW	REVISED PER CITY OF RALEIGH REVIEW	REVISED PER CITY OF RALEIGH REVIEW	REVISED PER CITY OF RALEIGH REVIEW
1	2	3	4
DATE	DATE	DATE	DATE
11/6/19	11/6/19	11/6/19	11/6/19
11/6/19	11/6/19	11/6/19	11/6/19
11/6/19	11/6/19	11/6/19	11/6/19
11/6/19	11/6/19	11/6/19	11/6/19

Drawn
Checked
Approved

Project No: 019008
Date: December 26, 2019
Title

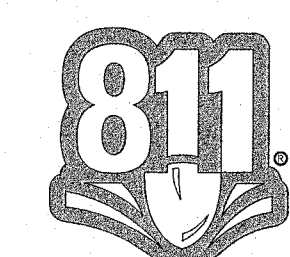
UTILITY PLAN

Sheet No.

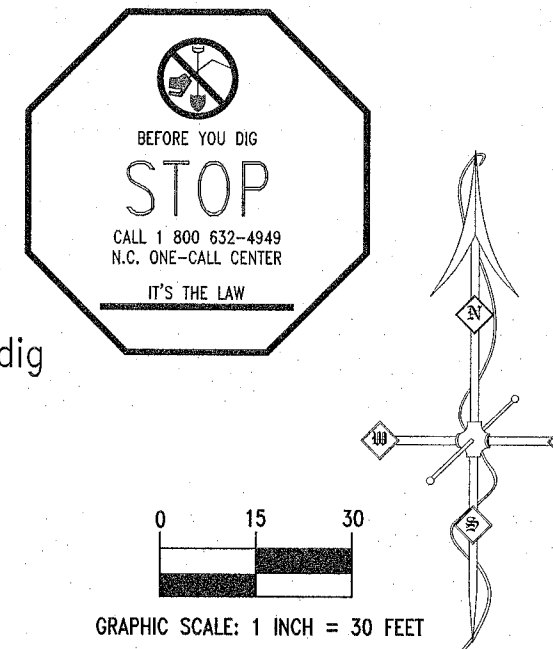
C1.2

STANDARD UTILITY NOTES

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
- Utility separation requirements:
 - 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 watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - 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.
 - 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 watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18 min. vertical separation of all watermain & RCP storm drain crossings; maintain 24 min. vertical separation of 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 & W-49).
 - All other underground utilities shall cross water & sewer facilities with 18 min. vertical separation required.
 - 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.
 - 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.
 - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
 - 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 top at main & removal of service from ROW or easement per CORPUD Handbook procedure.
 - Install 1" copper water services with meters located at ROW or within a 2'x2' Watertight Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
 - Install 6" PVC sewer services @ 2.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
 - 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.
 - All environmental permits applicable to the project must be obtained from NCDWM, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
 - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
 - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD POG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 250-7825 or timbeasley@raleighnc.gov for more information.
 - 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 approved 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 Helvey at (919) 212-5923 or joanie.helvey@raleighnc.gov for more information.



Know what's below
Call before you dig



LINE	LENGTH	BEARING
L1	16.91	N 87°36'10" W
L2	39.12	N 64°55'02" W
L3	32.23	S 85°42'18" E
L4	24.04	S 75°29'10" E
L5	26.01	S 51°42'24" E
L6	15.93	S 74°35'03" E

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	132.60	1387.39	N 67°59'54" W	132.55
C2	10.11	1387.39	N 65°03'05" W	10.11

FIRE FLOW ANALYSIS

MAIN SIZE: _____
ELEVATION OF TEST LOCATION: _____
TIME OF TEST: _____
DATE OF TEST: _____

RESULTS:
STATIC PRESSURE: _____ PSI
RESIDUAL PRESSURE: _____ PSI
FLOWING PRESSURE: _____ PSI
VOLUME: _____ GPM

UTILITY NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARD DRAWINGS AND SPECIFICATIONS.
- IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK COVERING SUCH ITEMS SHALL APPLY.
- WATER SERVICES 3/4-INCH TO 2-INCH SHALL BE TYPE "K" SOFT COPPER. ALL OTHER WATER MAINS, SERVICES, AND FITTINGS SHALL BE CEMENT-LINED DUCTILE IRON PIPE PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- GRAVITY SANITARY SEWER MAINS SHALL BE DUCTILE IRON PIPE OR PVC PIPE, AS SPECIFIED IN THESE PLANS AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 PVC.
- CLEAN-OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
- ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER CITY OF RALEIGH STANDARDS.
- LOCATIONS AND SIZES OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM MAPS PREPARED BY OTHERS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD DRAWINGS TO THE OWNER.
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
- ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER MAINS IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, RECORDS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE REPLIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA). THE AWWA CONSTRUCTION STANDARDS ARE SET FORTH IN THEIR CONSTRUCTION SPECIFICATIONS AND STANDARD FOR WATER AND SANITARY SEWERAGE FACILITIES, A COPY OF WHICH MUST BE PURCHASED FROM THE AWWA BY THE CONTRACTOR AND KEPT AT THE JOB SITE AT ALL TIMES. REFERENCE TO NCDOT SHALL MEAN THE CURRENT STANDARDS AND/OR SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, PIPE TRENCH BOTTOMS OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDERCUTTING AND BACKFILLING SHALL BE DETERMINED BY THE CITY OF RALEIGH AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. CONSTRUCTION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.
- A MINIMUM VERTICAL SEPARATION OF 24" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER LINES AND A FULL JOINT OF WATER LINE PIPE SHALL BE CENTERED WHERE WATER LINE CROSSES UNDER SANITARY SEWER. WHERE CLEARANCE IS LESS THAN 18" BUT GREATER THAN 12", SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10" FROM WATER-MAIN. WHEN WATER LINE CROSSES UNDER SANITARY SEWER, 18" MINIMUM CLEARANCE MUST BE MAINTAINED, AND SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10" FROM WATER-MAIN.
- ALL WATERLINES SHALL HAVE BURIED WITH THE PIPE # 12 COATED ELECTRIC WIRE AND BROUGHT UP INTO THE METER BOXES.
- THE CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT RECORD DRAWING OF THE SANITARY SEWER SYSTEM AND THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RALEIGH UTILITY DEPARTMENT.

APPROVED RPDA ASSEMBLIES:

APPROVED 6" RPDA (REDUCED PRESSURE DETECTOR ASSEMBLY) BACKFLOW PREVENTERS:
AMES: MAXIM 500MBF FEBCO: 826Y090RPDA
APOLLO/CONBRACO: 4070CE3 WILKINS: 375 DA

APPROVED RPZ ASSEMBLIES:

APPROVED 1" RPZ BACKFLOW PREVENTERS:
AMES 4000B
FEBCO 825 Y & YA
WATTS 009M20T

APPROVED DCV ASSEMBLIES:

APPROVED 2" DOUBLE CHECK VALVE BACKFLOW PREVENTERS:
WATTS LF007M10T

UTILITY CONTACTS

WATER AND SEWER:
CITY OF RALEIGH
219 FAIETTEVILLE ST. MALL
RALEIGH, NC 27601
PH: 919-501-7668

TRANSPORTATION:
NCDOT
4009 DISTRICT DR.
RALEIGH, NC 27607
PH: 919-733-3213

POWER:
DUKE PROGRESS ENERGY
7001 PINCREST RD.
RALEIGH, NC 27613
PH: 919-878-5315

CABLE/INTERNET:
TIME WARNER CABLE
101 INNOVATION AVE.
MORRISVILLE, NC 27560
PH: 919-573-7368

GAS:
PSNC
ATTN: MATTHEW KOEHL
3516 SPRING FOREST ROAD
RALEIGH, NC 27616
PH: 919-501-7668

ZONING/PLANNING:
CITY OF RALEIGH PLANNING DEPARTMENT
ATTN:
219 FAIETTEVILLE ST. MALL
RALEIGH, NC 27601
PH:

STORMWATER:
CITY OF RALEIGH
ATTN:
219 FAIETTEVILLE ST. MALL
RALEIGH, NC 27601
PH:

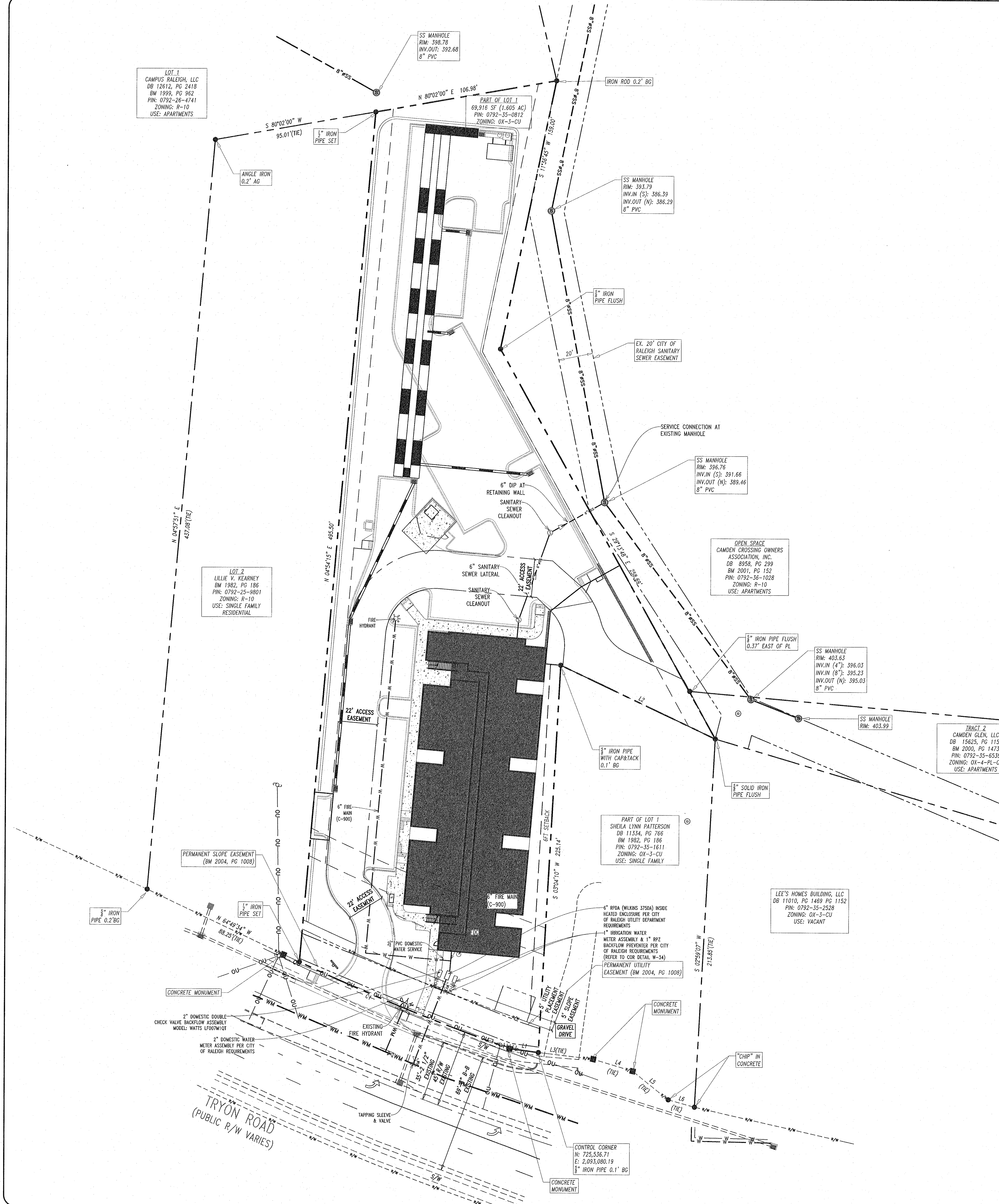
CONSTRUCTION DRAWING NOTE

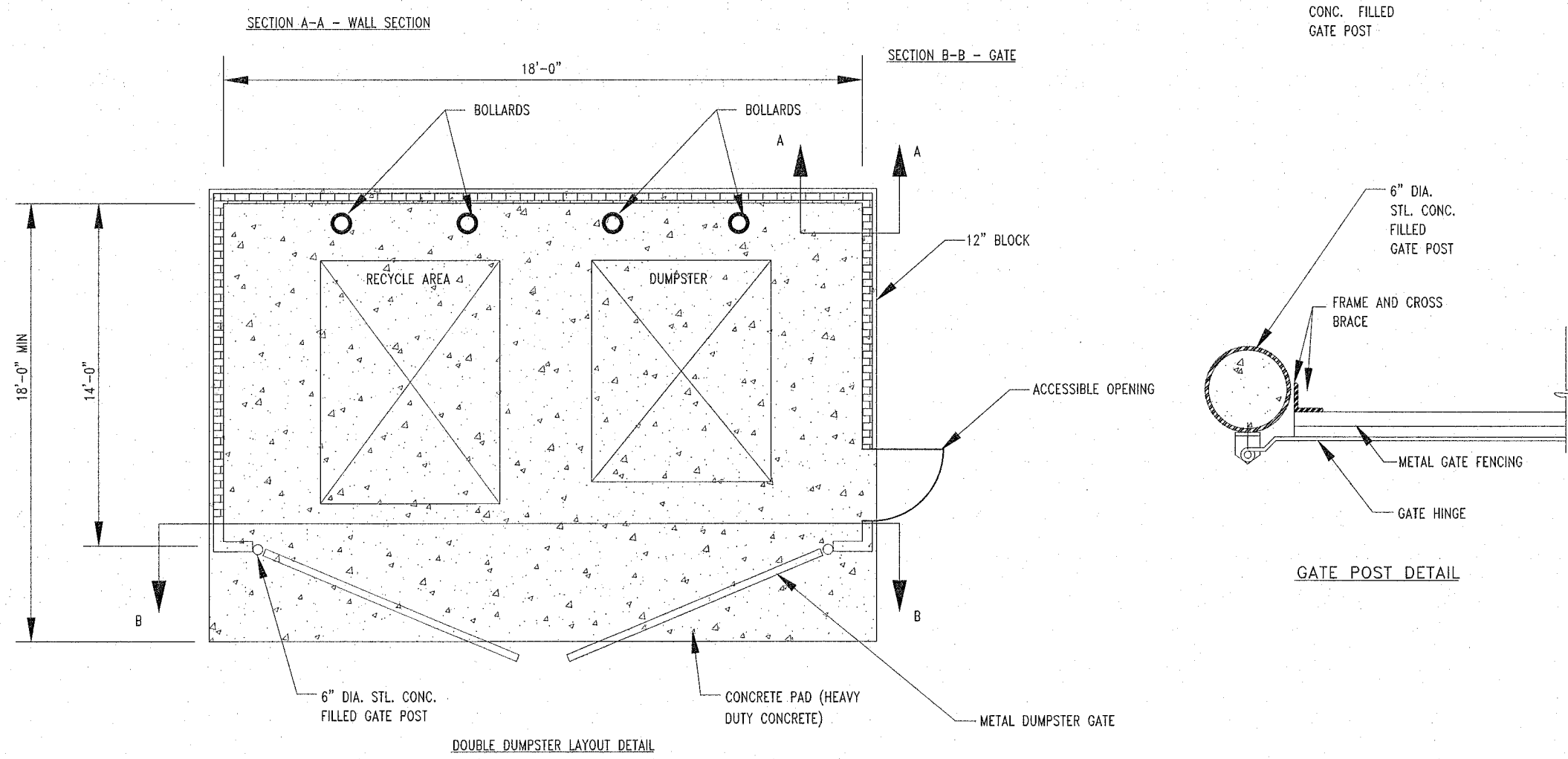
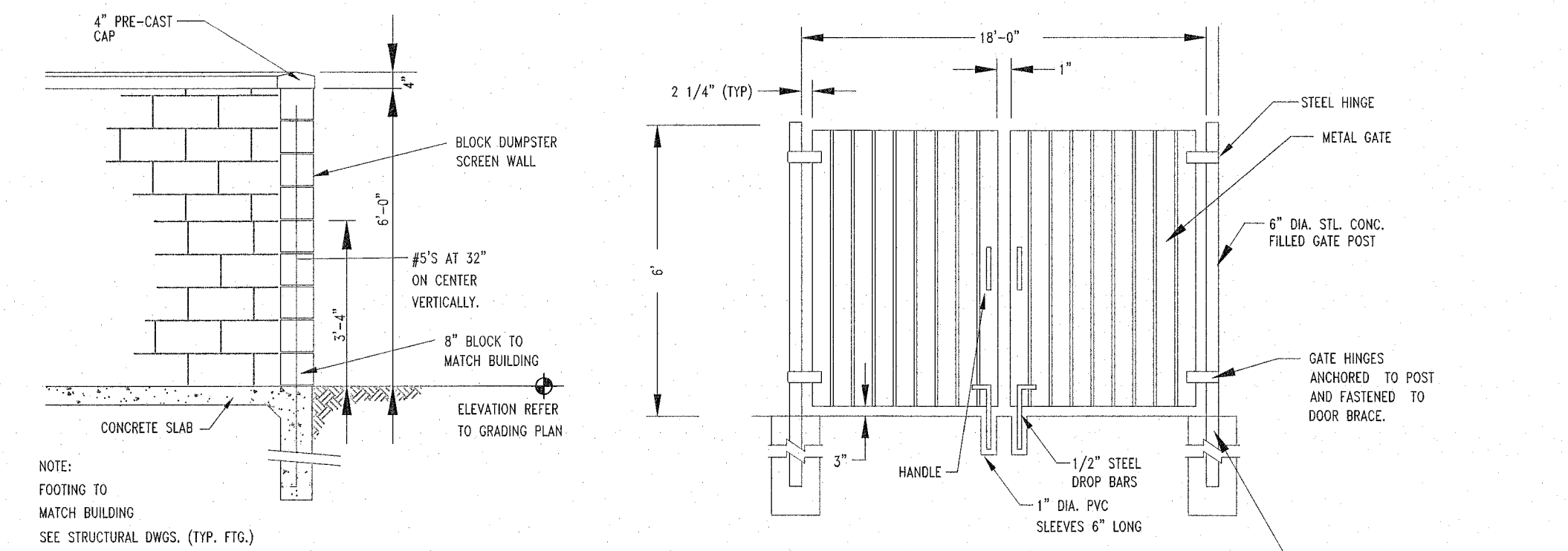
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

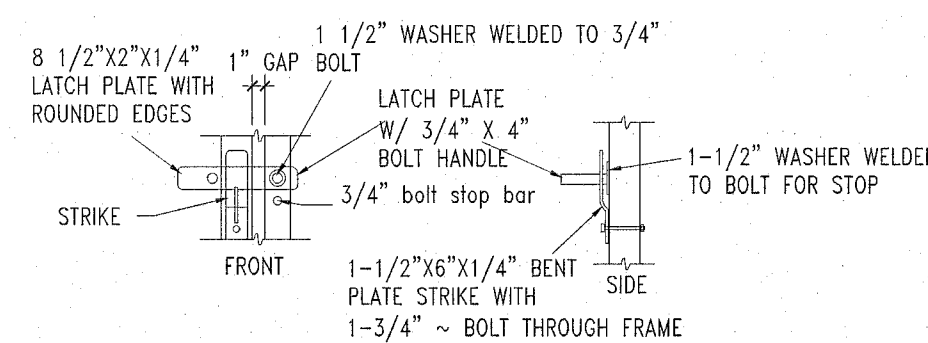
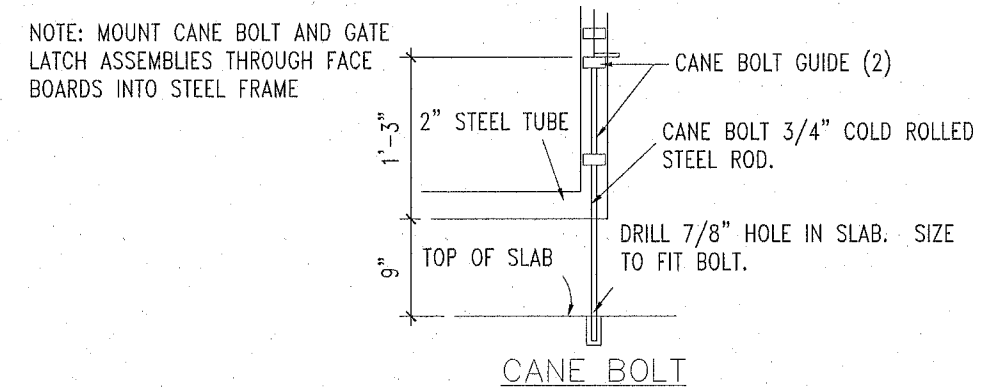
- NEW POWER POLE
- NEW WATER METER
- NEW GAS METER
- NEW ELECTRIC METER
- NEW WATER SERVICE (REFER TO CIVIL DRAWINGS)
- NEW GAS SERVICE
- NEW SANITARY SEWER (REFER TO CIVIL DRAWINGS)
- NEW SANITARY SEWER CLEANOUT (AT EVERY 60 FEET)
- NEW UNDERGROUND POWER (120/208V-3) SERVICE.
- NEW UNDERGROUND TELEPHONE SERVICE.

- NOTE: 1. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING & APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO BE RESPONSIBLE FOR STREET BORE, IF REQUIRED BY CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT

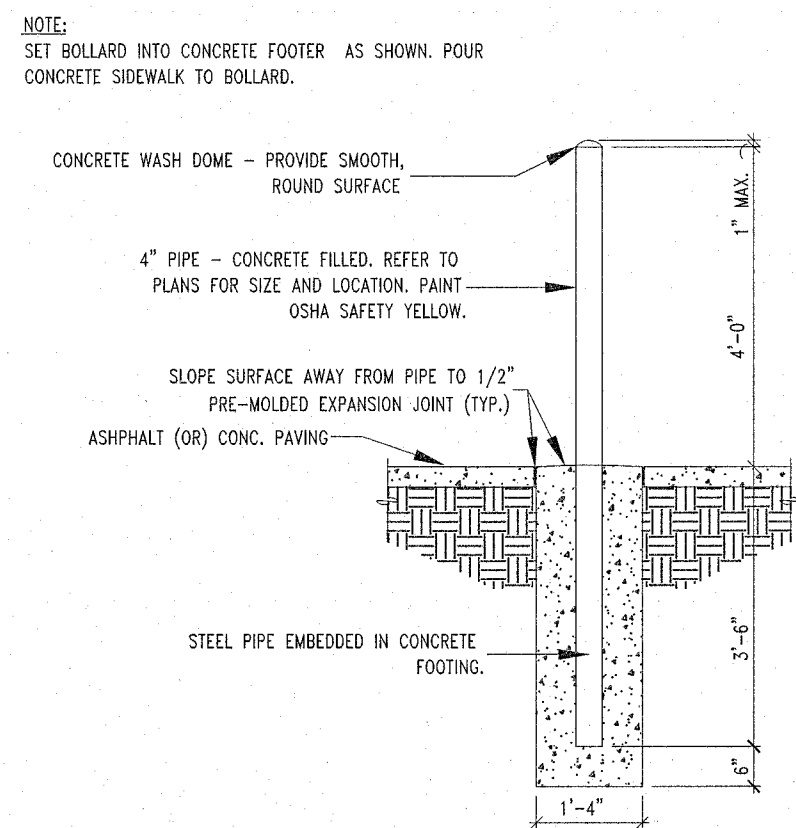




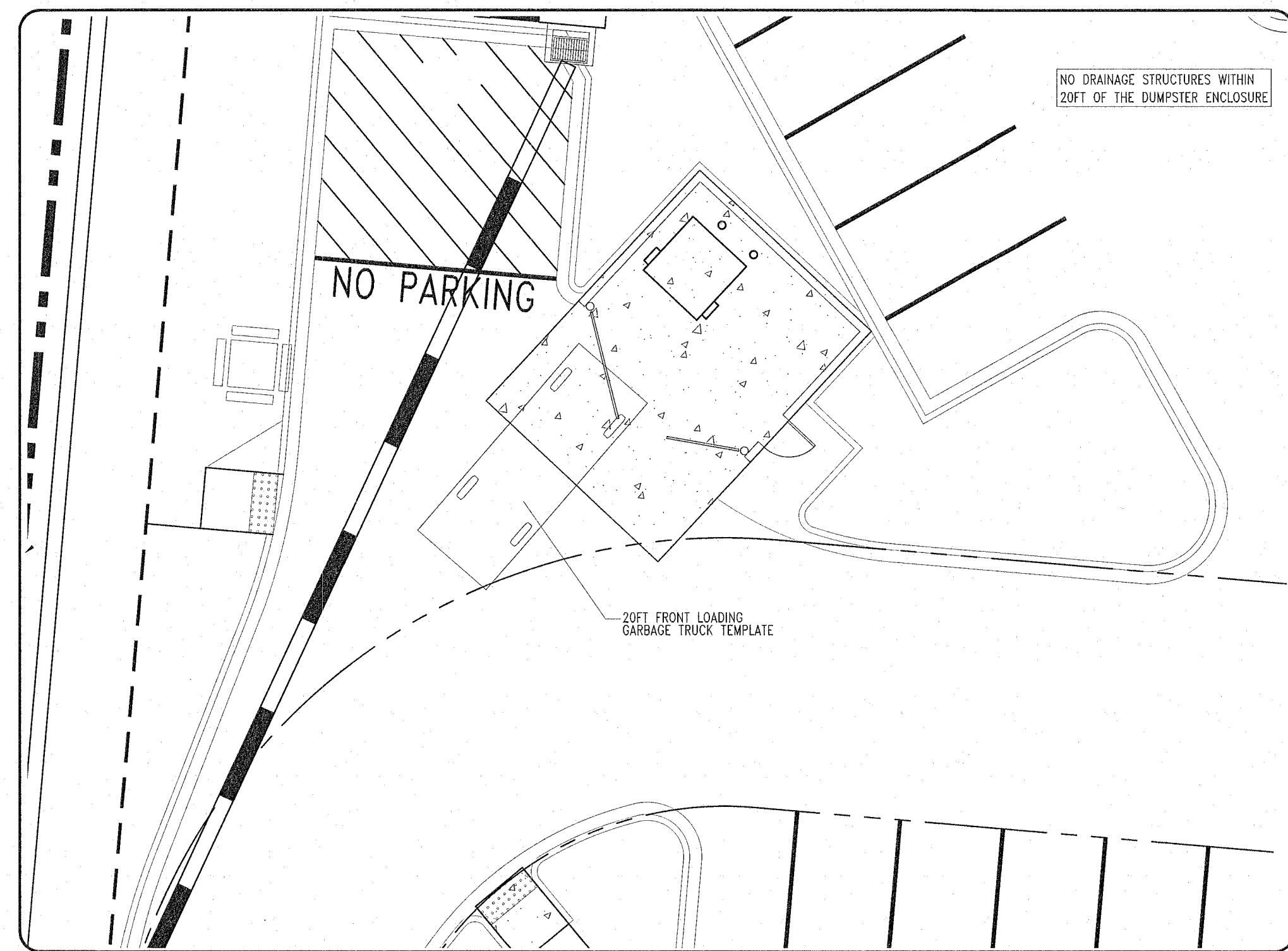
2
C1.6
DUMPSTER DETAILS
NOT TO SCALE



DOUBLE GATE LATCH



1
C1.6
TYPICAL BOLLARD DETAIL
NOT TO SCALE



CONSTRUCTION DRAWING NOTE
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF
RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

GARBAGE TRUCK ROUTE - PLAN VIEW
1"=10'

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
mloverder@trianglesitedesign.com
LICENSE #P-0619

OWNER/DEVELOPER:
Sambrick Management, LLC
Attn: Dane Sambrick
4944 Windy Hill Drive
Raleigh, NC 27609
(919)602-0678
(919)872-9584 fx
dsambrick@sambrick.us

Tryon Flats Apartments
3116 Tryon Road
Raleigh, NC Wake County
ASR-SR-36-2019

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Triangle Site Design, PLLC shall be without liability to Triangle Site Design, PLLC.

REVISIONS	No.	Date	Desc.
	1	9/5/19	REVISED PER CITY OF RALEIGH REVIEW
	2	11/16/19	REVISED PER CITY OF RALEIGH REVIEW
	3	12/20/19	REVISED PER CITY OF RALEIGH REVIEW
	4	1/31/20	REVISED PER CITY OF RALEIGH REVIEW

Drawn
Checked
Approved
Project No: 019008
Date: December 26, 2019
Title

LANDSCAPE PLAN

Sheet No.

C1.10

LANDSCAPE LEGEND			
Large deciduous Tree	-Type 'A'	Evergreen shrub	-Type 'E'
Large deciduous Tree	-Type 'B'	Evergreen shrub	-Type 'F'
Medium ornamental Tree	-Type 'C'	Evergreen shrub	-Type 'G'
Large Evergreen Tree	-Type 'D'	Quantity	1
		Type	A

Soil specifications
See specifications

GENERAL LANDSCAPE NOTES:				
1.	All landscape areas to be grassed unless to remain except where other plant material is called for.			
2.	All trees and shrubs to be planted in match beds with aluminum edge strips to separate turf grass areas.			
3.	Any landscape areas disturbed by construction shall be restored to a depth of 2" graded smooth to allow for positive drainage. For any landscape areas not disturbed to remain whether in or off site, remove weeds, rocks, construction debris, etc., sooty areas, re-seed and fertilize. All R.O.M. cuts and gutters are to be cleared of debris.			
4.	Planted grade in landscape stands shall be installed so that they are 1" lower than the top of the surrounding grade.			
5.	The Contractor shall provide a WATER PERMEABLE WEED MAT for all planting beds.			
6.	All plant materials to remain permanent underground automatic irrigation system designed by an irrigation contractor licensed by the State. The Contractor shall provide drawings for approval by the City prior to installation.			
7.	Grass and irrigation to extend from property lines to back of city sidewalks and/or curbs.			
8.	Install pipe sleeves where irrigation lines cross or are under pavement. All sleeves shall be twice the diameter of the pipe(s) it houses.			
9.	Turf Notes: Select low maintenance liquid turf from local grocer. Test soil for proper pH for select soil. Amend soil with organic material, fertilizer, and iron granules. Shovel at soil surface, fill any gaps with sand, water, and mulch. Contractor to replace any dead and within one growing season.			
10.	Slope stabilization - Hydroseed with compatible turf seed and overlay turf mats on all slopes greater than 3:1 on site, and can not be staked properly. Use Permatex, by Scientific Industries, or equal. Contractor to repair all areas of erosion to satisfaction to establish proper turf within one year.			

PLANT LIST	QUANTITY	KEY	SYMBOL/COMMON NAME	USE	BOX TYPE	REMARKS
17	A		Quercus lyrata 'High Noon'	3" Cal.	B & B	10' HT
			Overcup Oak			
25	B		Zakara serrata 'Green View'	3" Cal.	B & B	10' HT
			Japanese Zelkova			
25	C		Magnolia grandiflora	2 1/2" Cal.	B & B	8' - 10' HT
			Southern Magnolia			
10	D		Magnolia grandiflora	3" Cal.	B & B	10' HT
			Southern Magnolia			
168	E		Staphylea trifolia 'Violet'	18"	Conf	3 Galton
			Indian Hawthorn			
105	F		Ilex crenata 'Shade'	24"	Conf	3 Galton
			Shade Holly			
32	G		Lamproloma alba 'Ruby'	24"	Conf	5' Spacing
			Firethorn			

LANDSCAPE RELATED ZONING CONDITIONS Z-52-02
Z-52-02 Tryon Road, north side, being Wake County PINs 0792.10-35-1611, 0792.10-35-10812 and 0792.10-35-2528. Approximately 3.37 acres rezoned to Office and Institutional-1 Conditional Use District.
Conditions Dated: December 4, 2002
Effective Date: December 18, 2002

- With the exception of an access to Tryon Road, a streetyard an average of twentyfive (25) feet in width shall be provided along the right-of-way of Tryon Road (as widened to a 90 foot right-of-way) which shall be landscaped in accordance with SH002 quantity and size standards of the Raleigh City Code. The minimum yard width shall be ten (10) feet and maximum yard width shall be forty (40) feet. There shall also be an average of twenty (20) feet natural protective yard located within this street yard to provide tree preservation.
- The site shall make available one 20' x 15' transit easement (adjoining the future sidewalk), along Tryon Road to support a bus stop and shelter for future transit services in the area. During site plan approval or subdivision approval of the property, whichever comes first, the Transit Division will review and approve the easement location. This easement shall be allowed to encroach into the streetyard area.
- There will be a 10' natural protective yard provided along the Northeastern property line directly adjacent to the Camden Crossing Owners Association Property.

HVAC SCREENING NOTE
1. ALL HVAC EQUIPMENT WILL NEED TO BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES.

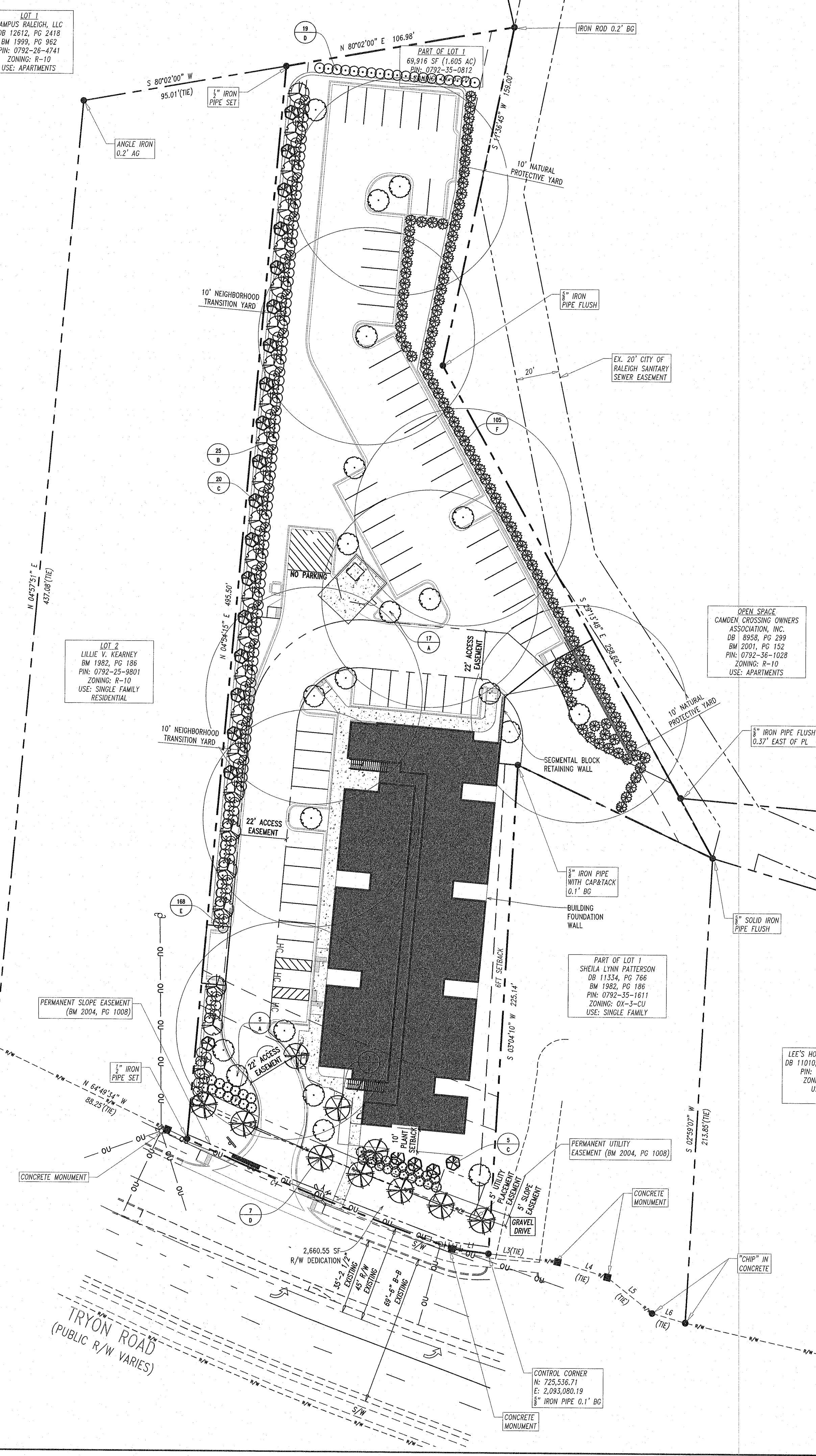
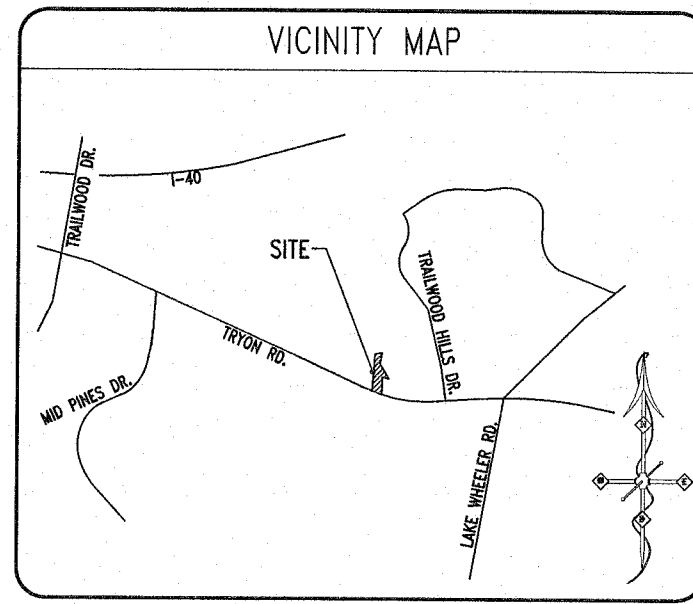
PLANTING REQUIREMENTS
VEHICLE USE AREA
PROPOSED VSA= 28,090 SF
REQUIRED TREES: 1 TREE / 2000 SF = 14.05
PROVIDED TREES: 17
REQUIRED PERIMETER SHRUBS: 30 / 100 LF
PROVIDED PERIMETER SHRUBS (NORTH-62.49 LF): 19
PROVIDED PERIMETER SHRUBS (SOUTH): NA (STREETYARD)
PROVIDED PERIMETER SHRUBS (EAST-350 LF): 165
PROVIDED PERIMETER SHRUBS (WEST): NEIGHBORHOOD TRANSITION YARD

REQUIRED SURFACE AREA SCREENED FROM THE PUBLIC R/W
ALL PARKING SPACES ARE LOCATED WITHIN 50' OF A SHADE TREE

STREET PROTECTIVE YARD:
25' AVERAGE BUFFER YARD PLANTED PER SH00-2 STANDARDS (ZONING CONDITION)
SH00-2 STANDARDS (149.51 LF ROAD FRONTAGE)
REQUIRED SHADE TREES: 3 SHADE TREES PER 100 LF
REQUIRED EVERGREEN TREE: 2 EVERGREEN TREES PER 100 LF
REQUIRED UNDERSTORY TREES: 3 UNDERSTORY TREES PER 100 LF
REQUIRED SHRUBS: 16 SHRUBS PER 100 LF (40X MAX DECIDUOUS)
PROVIDED SHADE TREE: 5
PROVIDED EVERGREEN TREE: 5
PROVIDED UNDERSTORY TREE: 5
PROVIDED SHRUBS: 27 (EVERGREEN)

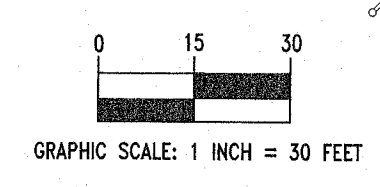
NEIGHBORHOOD TRANSITION YARD (ZONE A):
PROVIDED 20' TYPE 2 BUFFER
WEST PROPERTY LINE (485.50')
PROPOSED USE: APARTMENTS
ADJACENT USE: SINGLE FAMILY RESIDENTIAL
REQUIRED SHADE TREES: 5 SHADE TREES PER 100 LF
REQUIRED UNDERSTORY TREES: 4 UNDERSTORY TREES PER 100 LF
REQUIRED SHRUBS: 30 SHRUBS PER 100 LF
PROVIDED SHADE TREES: 25
PROVIDED UNDERSTORY TREES: 20
PROVIDED SHRUBS: 168

STREET TREES:
TREES PLANTED IN MCDOT RIGHT-OF-WAY
PROVIDED TREES: 1 TREE PER 20LF
7 EVERGREEN UNDERSTORY TREES



LINE TABLE			
LINE	LENGTH	BEARING	
L1	16.91	N 82°36'10" W	
L2	99.72	N 64°55'07" W	
L3	32.25	S 83°42'16" E	
L4	24.04	S 75°29'10" E	
L5	26.51	S 51°42'54" E	
L6	15.53	S 72°35'03" E	

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	132.60	1387.39	N 67°59'54" W	132.55
C2	10.11	1387.39	N 65°03'05" W	10.11





11031 TRYON ROAD RALEIGH NC



SAMBRICK

SIDING - LIGHT AND DARK GRAY HORIZONTAL SIDING AND WHITE VERTICAL SIDING
BRICK - MODULAR LIGHT GRAY BRICK
TRIM - WHITE HARDI TRIM
WINDOWS - WHITE VINYL WINDOWS
ROOFING - GRAY 30 YEAR ARCHITECTURAL SHINGLES & METAL ROOF
SOFFIT - WHITE HARDI SOFFIT
FASCIA - WHITE HARDI FASCIA
GUTTERS & DOWNSPOUTS - WHITE METAL PRE-FINISHED
RAILINGS - BLACK VERTICAL METAL POST W/ SQUARE BLACK PANELS



11031 TRYON ROAD RALEIGH NC

