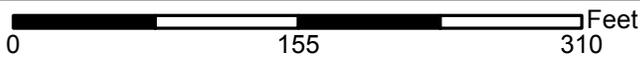
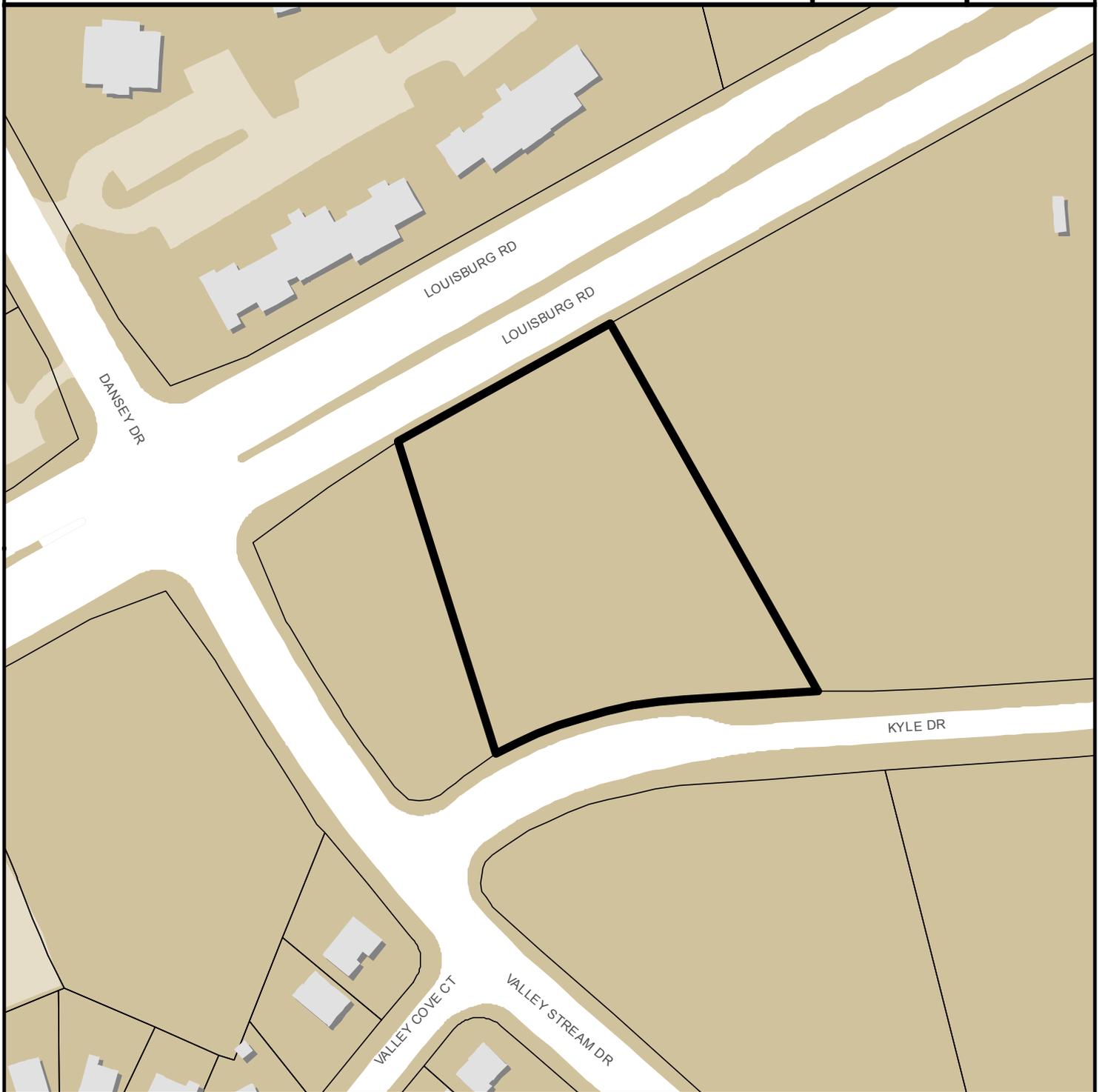


MAGNOLIA GROVE APPRTMENTS SP-3-2015



Zoning: **O&I-4-CU W/SHOD-4**
CAC: **Northeast**
Drainage Basin: **Beaver**
Acreage: **1.25**
Square Feet: **21,965**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Sambrick**
Commercial Realty
Phone: **(919) 602-0678**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 420535 Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

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

GENERAL INFORMATION

Development Name **Magnolia Glen Apartments**

Proposed Use **Residential Apartments**

Property Address(es) **4720 Louisburg Road Raleigh, NC**

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1726-72-9682			

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Residential developments with more than 15 dwelling units per acre in O&I-1		
CLIENT (Owner or Developer)	Company Sambrick Companies		Name (s) Dane Sambrick
	Address 4944 Windy Hill Drive Raleigh, NC 27609		
	Phone 919-602-0678	Email dsambrick@sambrickconstruction.com	Fax
CONSULTANT (Contact Person for Plans)	Company Triangle Site Design, PLLC		Name (s) Matt Lowder, PE
	Address 4006 Barrett Drive Suite 203 Raleigh, NC 27609		
	Phone 919-553-6570	Email mlowder@trianglesitedesign.com	Fax

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

Zoning Information	Building Information
Zoning District(s) CUD O&I-1	Proposed building use(s) Apartments
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District	Proposed Building(s) sq. ft. gross <u>21,965</u>
Total Site Acres 1.25 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required 43 Provided 43	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 19.4 (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.67/29,141 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 1
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 20	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
4. Total # Of Congregate Care Or Life Care Dwelling Units	
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) 20	
8. Bedroom Units 1br 0 2br 15 3br 5 4br or more 0	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. Total number of Open Space (only) lots	

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 subdivision plan as approved by the City.

I hereby designate TRIANGLE SITE DESIGN 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 [Signature] Date 1/15/15
 Signed _____ Date _____

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address ✓	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

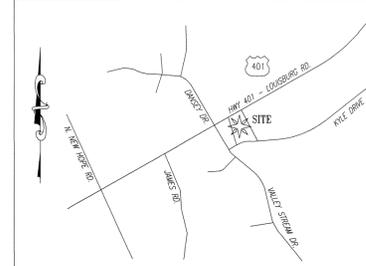
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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.

CONSTRUCTION DRAWING NOTE

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

VICINITY MAP



- KEYNOTES**
- DEMOLITION
- 1 Remove trees and root system
 - 2 Remove existing building and foundation (not used)
 - 3 Remove fence, post, and foundation
 - 4 Remove all existing shrubs and debris
 - 5 Remove existing sidewalks (not used)
 - 6 Remove existing concrete curb
 - 7 Remove existing driveway approaches
 - 8 Remove existing pavement
 - 9 Remove existing utilities

ANY EXISTING WELLS OR SEPTIC SYSTEMS ENCOUNTERED ON THE PROJECT PARCEL ARE TO BE REMOVED PER WAKE COUNTY STANDARD PROCEDURES. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON THE PROJECT PARCEL.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	145.32	331.49	144.16	S73°58'26" W
C2	49.56	331.49	49.52	S57°09'17" W

LINE TABLE

LINE	LENGTH	BEARING
L1	9.62	S46°05'05" W
L2	34.30	S02°55'58" E
L3	37.68	S49°51'28" W

CAUTIONARY NOTE

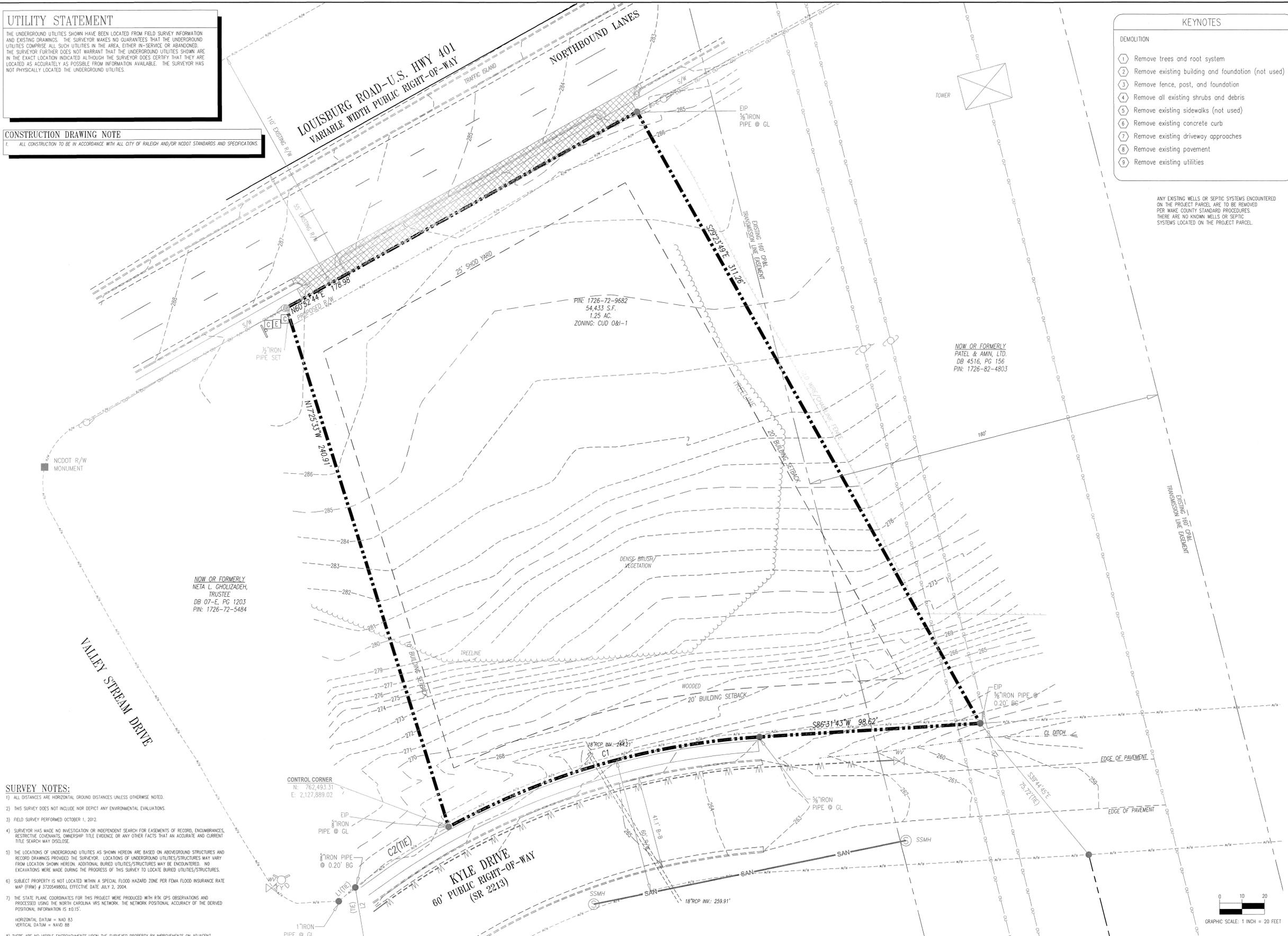
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING 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.

DEMOLITION NOTES

- GENERAL 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 FEE'S 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.
 9. 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.
 10. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
 11. 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.
 12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
 13. 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 CLEANING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
 14. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.

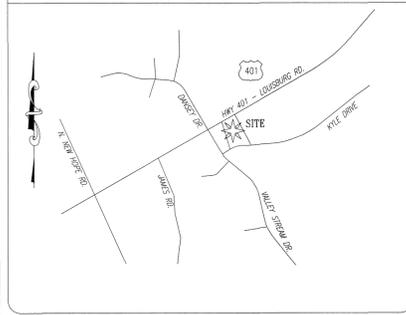
SURVEY NOTES:

- 1) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 2) THIS SURVEY DOES NOT INCLUDE NOR DEPICT ANY ENVIRONMENTAL EVALUATIONS.
- 3) FIELD SURVEY PERFORMED OCTOBER 1, 2012.
- 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 REVEAL.
- 5) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. 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) # 3720549800, EFFECTIVE DATE JULY 2, 2004.
- 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 ±0.15'.
HORIZONTAL DATUM = NAD 83
VERTICAL DATUM = NAVD 88
- 8) THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SURVEYED PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, VISIBLE ENCROACHMENTS ON ANY EASEMENT OR ON ADJACENT PROPERTY, STREETS OR ALLEY BY ANY IMPROVEMENTS ON THE SURVEYED PROPERTY, PARTY WALLS, CONFLICTS OR PROTRUSIONS.
- 9) THE SURVEYED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT #0-3301-0022018, WITH AN EFFECTIVE DATE OF DECEMBER 28, 2011 AT 4:20PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR VISIBLE FROM A PHYSICAL INSPECTION OF THE SURVEYED PROPERTY OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY.
- 10) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 11) SITE IS NOT BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 12) ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN 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 HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE BEGINNING ANY CONSTRUCTION OR BORINGS CONTACT THE UTILITIES PROTECTION SERVICE CENTER AT NORTH CAROLINA (811).



<p>PROJECT NAME: Magnolia Glen Apartments 4720 Louisburg Road (US Highway 401) Raleigh, NC Wake County</p>	<p>OWNER/DEVELOPER: SAMBRICK COMPANIES ATTN. DANE SAMBRICK 4944 WINDY HILL DRIVE RALEIGH, NC 27609 PHONE: (919)602-0678 FAX: (919)872-9584 dsambrick@sambrickconstruction.com</p>	<p>REVISIONS:</p>	<p>ENGINEER: TRIANGLE SITE DESIGN TRIANGLE SITE DESIGN, PLLC 4006 BARRETT DR, STE 203 RALEIGH, NC 27609 (919) 553-6570 NC LICENSE P-0619 mlowder@trianglesitedesign.com</p>	<p>SEAL: PRELIMINARY DO NOT USE FOR CONSTRUCTION</p>	<p>LAYOUT COORD: MEL PLANNING MGR. MEL DRAWING BY: MEL</p> <p>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.</p>	<p>TITLE: EXISTING CONDITIONS PLAN SHEET NUMBER: D1.0 DATE: January 20, 2015</p>
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VICINITY MAP



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	145.37	331.43	144.16	S73°58'20"W
C2	49.52	331.43	49.52	S57°02'17"W

LINE	LENGTH	BEARING
L1	9.62	S45°28'00"W
L2	34.30	S10°35'54"E
L3	37.68	S49°51'28"W

PARKING INFORMATION			BULK AREA REQUIREMENTS		
ITEM	REQUIREMENTS	PROVIDED	LOCATION:	4720 LOUISBURG ROAD, RALEIGH, NORTH CAROLINA	
BUILDING SIZE	N/A	15-2BR UNITS 8-3BR UNITS 20 TOTAL UNITS	ZONE:	CUD 08-1	
PARKING REQUIRED	2 SPACE PER 2 BR UNIT 2 SPACE x 15-2BR UNIT=30 2.5 SPACE PER 3 BR UNIT 2.5 SPACE x 5-3BR UNIT=12.5 TOTAL UNITS REQUIRED=43	43 SPACES	USE:	MULTI-FAMILY APARTMENTS (15-2 BEDROOM APARTMENTS & 5-3 BEDROOM APARTMENT (20 UNITS TOTAL))	
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT	PIN ID:	1726-72-9682	
MIN. DRIVEWAY WIDTH	24 FT	24 FT	MINIMUM LOT AREA	NONE	54,450 SF (1.25 AC)
HANDICAP SPACES	2 SPACES	2 SPACES	MAXIMUM RETAIL USE SIZE	N/A	N/A
LOADING SPACE	N/A	N/A	MAXIMUM BUILDING LOT COVERAGE	20%	18.1% (9,847SF/54,433SF)
BICYCLE SPACE	1 REQUIRED	1 SPACE	MINIMUM FRONT SETBACK	25 FT (LOUISBURG ROAD)	25 FT
BASAL AREA	NOT REQUIRED	NOT REQUIRED	MINIMUM SIDE SETBACK	10 FT	
			MINIMUM REAR SETBACK	20 FT	
			MAXIMUM BUILDING HEIGHT	38 FT	
			PARKING SETBACK	R/W - 10FT AVERAGE WIDTH	
			WATERSHED	NEUSE RIVER	
REFERENCE IS MADE TO THE CITY OF RALEIGH ZONING ORDINANCE					

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.
- Flood Risk Building and all parking areas. Notify AutoZone Inc. of any encroachment 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 face of curbs or edge of paving unless otherwise noted.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handover 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.
- The Contractor shall provide As-Built records of all construction (including underground utilities) to AutoZone Inc. at the end of construction.

ACCESS DRIVE NOTES:

No sign obstructing or partially obstructing view. Signs, signage, banners, painted 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 set forth by the 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 joint of lanings.

PRIVATE STREET NOTES:

The construction inspection of private streets within cluster units, condominiums, group housing, townhouse developments and mobile home parks submitted to City approval is the responsibility of the owner/developer. Copies of certified inspection reports involving sub-grade/aggregate base, road surf, aggregate base and asphalt curbing and sidewalks, and other pertinent information shall be submitted to the City's Engineering Inspection Manager at P.O. Box 590, Raleigh, NC 27602. Contact Kenneth Riche at 919-996-2400 to obtain details of the above requirements.

GENERAL NOTES:

- THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, BONE 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 SIGNAGE AND DEVICES.
- THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRAB ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- COORDINATE ALL CURB AND STREET PERMITS 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 FLUX COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINTS EXISTING PAVEMENT.
- THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REPAIR 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 DRAINAGE AND UNIFORM JOINT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BRICK DOORS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT 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 INSTALLED ON CALICULATED 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.
- NO ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD 920.11.
- 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), 2004 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

CONDITION OF APPROVAL

A SECURITY LETTER OF CREDIT IN THE AMOUNT OF 1.5 TIMES THE COST OF IMPROVEMENTS WILL BE PROVIDED TO THE CITY FOR ALL INFRASTRUCTURE IMPROVEMENTS PRIOR TO BUILDING PERMIT.

- SITE KEYNOTES:**
- 6" HIGH WOOD DUMPSTER SCREEN. REFER TO DETAIL SHEET
 - INSTALL NEW 6" THICK CONCRETE LOADING 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 CATCH & SPILL WHERE APPLICABLE.
 - 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 PAVEMENT
 - HEAVY DUTY PAVEMENT
 - LANDSCAPING - AREA OF NEW SOO.
 - BOLLARDS
 - SEEDED AREA
 - SITE LIGHT
 - PROPOSED PARKING COUNT

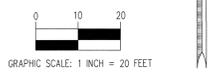
SIGN LEGEND

LEGEND	QTY.
	2
	1

City of Raleigh

All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION SERVICES	
PUBLIC UTILITIES	
STORMWATER	
PLANNING	
FIRE	
URBAN FORESTRY	



PUBLIC WORKS NOTES:

- ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 90 FEET OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SENSITIVE AREA THROUGHFARES.
- A SECURITY LETTER OF CREDIT IN THE AMOUNT OF 1.5 TIMES THE COST OF IMPROVEMENTS WILL BE PROVIDED TO THE CITY FOR ALL PUBLIC AND PRIVATE TRANSPORTATION RELATED CONSTRUCTION AS APPROVED ON THE CONSTRUCTION DRAWINGS PRIOR TO BUILDING PERMIT ISSUANCE.

IMPERVIOUS AREA SUMMARY

SITE AREA = 52,507 SF (1.205AC) (AFTER R/W DEDICATION)			
BUILDING	10,545 SF	0.24 ACRE(S)	20.1 % OF TOTAL AREA
PAVEMENT	16,705 SF	0.38 ACRE(S)	31.8 % OF TOTAL AREA
SIDEWALK	2,010 SF	0.05 ACRE(S)	3.8 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	29,260 SF	0.67 ACRE(S)	55.7 % OF TOTAL AREA
GREEN/OPEN SPACE	23,247 SF	0.53 ACRE(S)	44.3 % OF TOTAL AREA
PUBLIC ROAD RIGHT-OF-WAY IMPROVEMENTS: AREA OF IMPROVEMENTS = 8,775SF (0.20AC)			
PAVEMENT - LOUISBURG RD	910 SF	0.02 ACRE(S)	10.4 % OF TOTAL AREA
SIDEWALK - LOUISBURG RD	50 SF	0.00 ACRE(S)	0.6 % OF TOTAL AREA
PAVEMENT - KYLE DR	1,980 SF	0.05 ACRE(S)	22.6 % OF TOTAL AREA
SIDEWALK - KYLE DR	480 SF	0.01 ACRE(S)	5.5 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	3,420 SF	0.08 ACRE(S)	39.0 % OF TOTAL AREA
GREEN/OPEN SPACE	5,355 SF	0.12 ACRE(S)	61.0 % OF TOTAL AREA
TOTAL AREA OF IMPROVEMENTS (ON-SITE & R/W) = 61,282SF (1.405AC)			
BUILDING	10,545 SF	0.24 ACRE(S)	17.2 % OF TOTAL AREA
PAVEMENT	19,595 SF	0.45 ACRE(S)	32.0 % OF TOTAL AREA
SIDEWALK	2,540 SF	0.06 ACRE(S)	4.1 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	32,680 SF	0.75 ACRE(S)	53.3 % OF TOTAL AREA
GREEN/OPEN SPACE	28,602 SF	0.655 ACRE(S)	46.7 % OF TOTAL AREA

PROJECT NAME:
Magnolia Glen Apartments
4720 Louisburg Road (US Highway 401)
Raleigh, NC
Wake County

OWNER/DEVELOPER:
SAMBRICK COMPANIES
ATTN: DANE SAMBRICK
4944 WINDY HILL DRIVE
RALEIGH, NC 27609
PHONE: (919)602-0678
FAX: (919)872-9584
dsambrick@sambrickconstruction.com

REVISIONS:

ENGINEER:

TRIANGLE SITE DESIGN, PLLC
4006 BARRETT DR, STE 203
RALEIGH, NC 27609
(919) 553-6570
NC LICENSE P-0619
mlowder@trianglesitedesign.com

SEAL:

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LAYOUT COORD: MEL
PLANNING MGR: MEL
DRAWING BY: MEL

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.

TITLE: SITE PLAN
SHEET NUMBER: C1.0
DATE: January 20, 2015

LANDSCAPE LEGEND

Large deciduous Tree - Type 'A'

Medium ornamental Tree - Type 'B'

Evergreen tree - Type 'C'

Deciduous shrub - Type 'D'

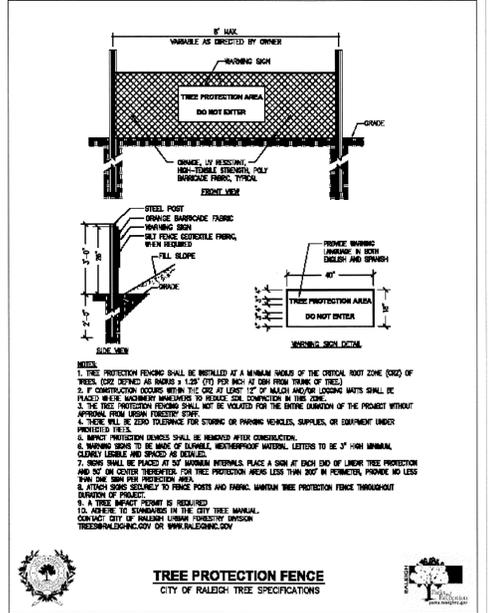
Evergreen shrub - Type 'E'

Quantity Type

Sod See specifications

GENERAL LANDSCAPE NOTES:

- All landscape areas to be grass common to region except where other grass material is called for.
- All trees and shrubs to be planted in mulch beds with aluminum edge strips to separate turf grass areas.
- Any landscape areas disturbed by construction shall be restored to a depth of 2" grade smooth to allow for positive drainage. For any landscape areas so designated to remain whether on or off site, remove weeds, rocks, construction debris, etc., nearby areas, revised and verified. All SOAK CANS and gutters are to be cleaned of debris.
- Finished grade in landscape islands shall be installed so that they are 1" lower than the top of the surrounding curb.
- The Contractor shall provide a WATER PERMEABLE WEED MAT for all planting beds.
- All plant materials to receive 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.
- Grass and irrigation to extend from property lines to back of city sidewalk and/or curbs.
- Install gas valves where irrigation tree crosses or in under pavement. All valves shall be below the diameter of the pipe(s) it houses.
- Turf Notes: Select low maintenance hybrid turf from local grower. Test soil for pH prior to select and amend soil with organic material. Fertilize and top dress. Stagger of sod seams. Fill any gaps with sand, water, and roll smooth. Contractor to replace any sod that dies within one growing season.
- Show stabilization - treatment with composted leaf mulch and healthy turf roots on all slopes greater than 3:1 on site. If sod can not be placed properly, use Permatex Synthetic Stabilizer. If sod Contractor to apply all areas of erosion to satisfaction to establish proper turf, within one year.
- All planting islands shall be min 300 sq ft.



LANDSCAPE REQUIREMENTS

LOCATION: 4720 LOUISBURG ROAD
RALEIGH, WAKE COUNTY

ZONE: CUD 041-1

USE: APARTMENTS

ITEM	REQUIREMENTS	PROVIDED
VEHICULAR SURFACE - 16,916 SF	1 TREE / 2000 SF VJA REQUIRED = 9	9 PROPOSED TREES
	1 SHRUB / 500 SF VJA REQUIRED = 34	43 PROPOSED SHRUBS
STREET AREA	1 TREE / 50LF	4 PROPOSED TREES
	1 SHRUB / 5LF	36 SHRUBS
SHO-4 (179 LF)	SHADE TREE 3/100LF = 179/100*3 = 5.4	6 PROPOSED SHADE TREES
	UNDERSTORY TREE 4/100LF = 179/100*4 = 5.8	6 PROPOSED UNDERSTORY TREES
	SHRUBS 50/100LF = 179/100*50 = 89.5	91 PROPOSED SHRUBS
TRANSITIONAL PROTECTIVE YARD (242 LF)	SHADE TREE 242/100LF = 2.42*4 = 9.68	10 PROPOSED SHADE TREES
	UNDERSTORY TREE 242/100LF = 2.42*4 = 9.68	10 PROPOSED UNDERSTORY TREES
	SHRUBS NOT REQUIRED	
STREET PROTECTIVE YARD - C2 (244 LF KYLE DR)	SHADE TREE 4/100LF = 244/100*4 = 9.7	10 PROPOSED SHADE TREES
	UNDERSTORY TREE NOT REQUIRED	
	SHRUBS 15/100LF = 244/100*15 = 36.6	37 PROPOSED SHRUBS
TRANSITIONAL PROTECTIVE YARD (312 LF)	SHADE TREE 312/100LF = 3.12*7 = 22	22 PROPOSED SHADE TREES
	SHRUBS 312/80LF = 3.12*80 = 250	250 PROPOSED SHRUBS

HVAC SCREENING NOTE

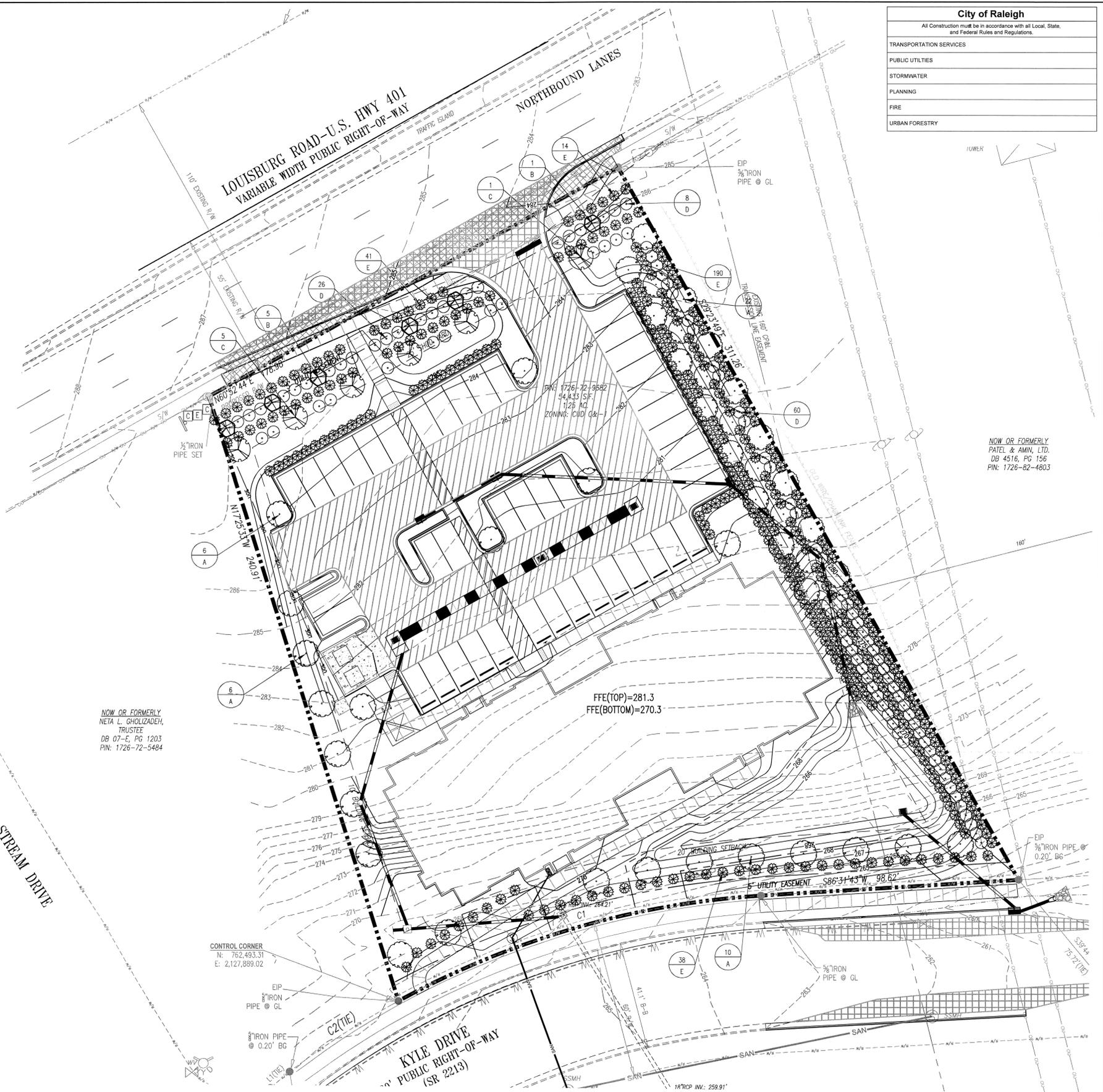
1. ALL HVAC EQUIPMENT WILL NEED TO BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES.

CONSTRUCTION DRAWING NOTE

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

811
BEFORE YOU DIG
STOP
CALL 1.800.632.4843
NC ONE-CALL CENTER
IT'S THE LAW
Know what's below.
Call before you dig.

GRAPHIC SCALE: 1 INCH = 40 FEET



City of Raleigh

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PUBLIC UTILITIES
STORMWATER
PLANNING
FIRE
URBAN FORESTRY

NOW OR FORMERLY
PATEL & AMIN, LTD.
DB 4516, PG 156
PIN: 1726-82-4803

NOW OR FORMERLY
NETA L. GHOLIZADEH,
TRUSTEE
DB 07-E, PG 1203
PIN: 1726-72-5484

PROJECT NAME: Magnolia Glen Apartments 4720 Louisburg Road (US Highway 401) Raleigh, NC Wake County	OWNER/DEVELOPER: SAMBRICK COMPANIES ATTN. DANE SAMBRICK 4944 WINDY HILL DRIVE RALEIGH, NC 27609 PHONE: (919)602-0678 FAX: (919)872-9584 dsambrick@sambrickconstruction.com	REVISIONS:	ENGINEER: TRIANGLE SITE DESIGN TRIANGLE SITE DESIGN, PLLC 4006 BARRETT DR, STE 203 RALEIGH, NC 27609 (919) 553-6570 NC LICENSE P-0619 mlowder@trianglesitedesign.com	SEAL: 	LAYOUT COORD: MEL PLANNING MGR. MEL DRAWING BY: MEL	TITLE: LANDSCAPE PLAN SHEET NUMBER: L1.0 DATE: January 20, 2015
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