DEVELOPMENT SERVICES

SR-10-15

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

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

Office Use Only: Transaction #: 596988 Planning Coordinator: Baun

Building Type				Site Transaction History
☐	Detached	☐	General	Subdivision transaction #: PrelimSub-417597,Sunset-558485,CR-590034
☐	Attached	☐	Mixed use	Sketch transaction #:
☑	Apartment	☐	Open lot	Certificate of Appropriateness #:
☐	Townhouse	☐	Civic	Board of Adjustment #:
				Zoning Case #: Z-35-14, Z-06-2014
				Administrative Alternate #:

GENERAL INFORMATION

Development name: Raleigh Beach Road Apartments

Inside City limits? ☑ Yes ☐ No

Property address(es): 4805 and 4901 Raleigh Beach Road, Raleigh, NC 27610

Site P.I.N.(s): 1734261556, 1734258509

Please describe the scope of work. Include any additions, expansions, and change of use.

Private road, apartment buildings, community club building, garages, parking, stormwater facilities, related amenities, establish tree conservation.

Current Property Owner/Developer Contact Name: Eric Rifkin

NOTE: please attach purchase agreement when submitting this form.

Company: Raleigh Beach Road, WEH, LP	Title: Assistant Vice President
Address: 56 Hunter Street, Suite 230, Apex, NC 27502	
Phone #: 919-387-1885	Email: erifkin@hallecompanies.com
Applicant Name: Ken Thompson	
Company: JDavis Architects	Address: 510 South Wilmington Street, Raleigh, NC 27601
Phone #: 919-835-1500	Email: kent@jdavisarchitects.com

DEVELOPMENT SERVICES

Administrative Site Review Checklist

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Raleigh

Use this checklist as a guide for Administrative Site Review submittals requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS
Mailed notice is required for projects that: 1. Include new buildings greater that 25,000 square feet, or additions that represent a 10% increase in building area or 25,000 square feet (whichever is greater), AND; 2. The subject property is located within 100 feet of a property that is zoned: R-1, R-2, R-4, R-6, R-10 If your project requires mailed notice, click here to download the letter template and other helpful information.
Please check one of the following: Yes, my project meets the mailed notification requirement and my letters are provided with this application. ✓ The mailed notification is not applicable for my project.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. **Cover sheet and/or second sheet:** include project name and location; site data table (*include Property Identification Numbers (PINs), Zoning, Overlay District(s), Frontage Type, Current Use(s), Proposed Use(s), Building Square Footage(s), residential density and unit data, existing and proposed parking calculations*); general notes; sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)	☑		☑	☐	
2. **Existing conditions sheet:** including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (*adjacent streets with names and r/w width, sidewalks, water, and sewer*); built improvements (*parking, driveways, alleys*); and vegetation	☑		☑	☐	
3. **Demolition plan:** Clearly indicate items to be removed N/A	☐		☐	☐	
4. **Proposed site plan:** including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (*structures, streets, driveways, parking, storage areas, service areas, etc.*); setback/build-to lines; proposed property lines; streetscape; mechanical equipment (*HVAC, generators, etc.*); sidewalks, walkways, trails; solid waste facilities; parking and parking calculations (*UDO Section 7.1.2*); amenity area (*UDO Section 1.5.3.*) open space and/or greenways; transition protective yard (*UDO Section 7.2.4*); Site Data (*Square footages for proposed and existing uses; Parking calculations; amenity area calculations*; Setback/Build-to; transitional protective yard type (*UDO Section 7.2.4.A*); street protective yard type (*UDO Section 7.2.4.B.*)	☑		☑	☐	

Please continue to page two >

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
5. **Proposed grading plan:** including but not limited to - Limits of land disturbance; grading; structural improvements with finished floor elevations; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	☑		☑	☐	
6. **Proposed stormwater plan:** include preliminary stormwater quantity and quality summary and calculations package. If not required, provide notes indicating such and reference UDO section on front cover	☑	☐	☑	☐	☐
7. **Proposed Utility Plan:** All utilities (shown underground); above ground utilities and equipment with required screening (*UDO Section 7.2.5.D.*); include Fire	☑	☐	☑	☐	☐
8. **Lighting Plan:** Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4	☐	☑	☐	☐	☑
9. **Proposed tree conservation plan:** for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	☑	☐	☑	☐	☐
10. **Proposed landscape plan:** (*UDO Section 7.2*) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (*UDO Section 7.1.7.*) include existing and/or proposed parking lot light fixtures	☑	☐	☑	☐	☐
11. **Architectural Elevations** showing existing and/or proposed building height per UDO Section 1.5.7., 2.3, 3.2., and 3.3., transparency per UDO Section 1.5.9., 2.3 and 3.2, and blank wall area per UDO Section 1.5.10.	☑	☐	☑	☐	☐

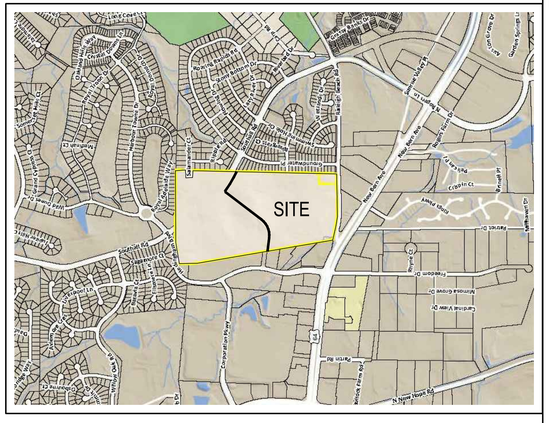
NOTE: Revisions to previously approved site plans must contain the following minimum information:

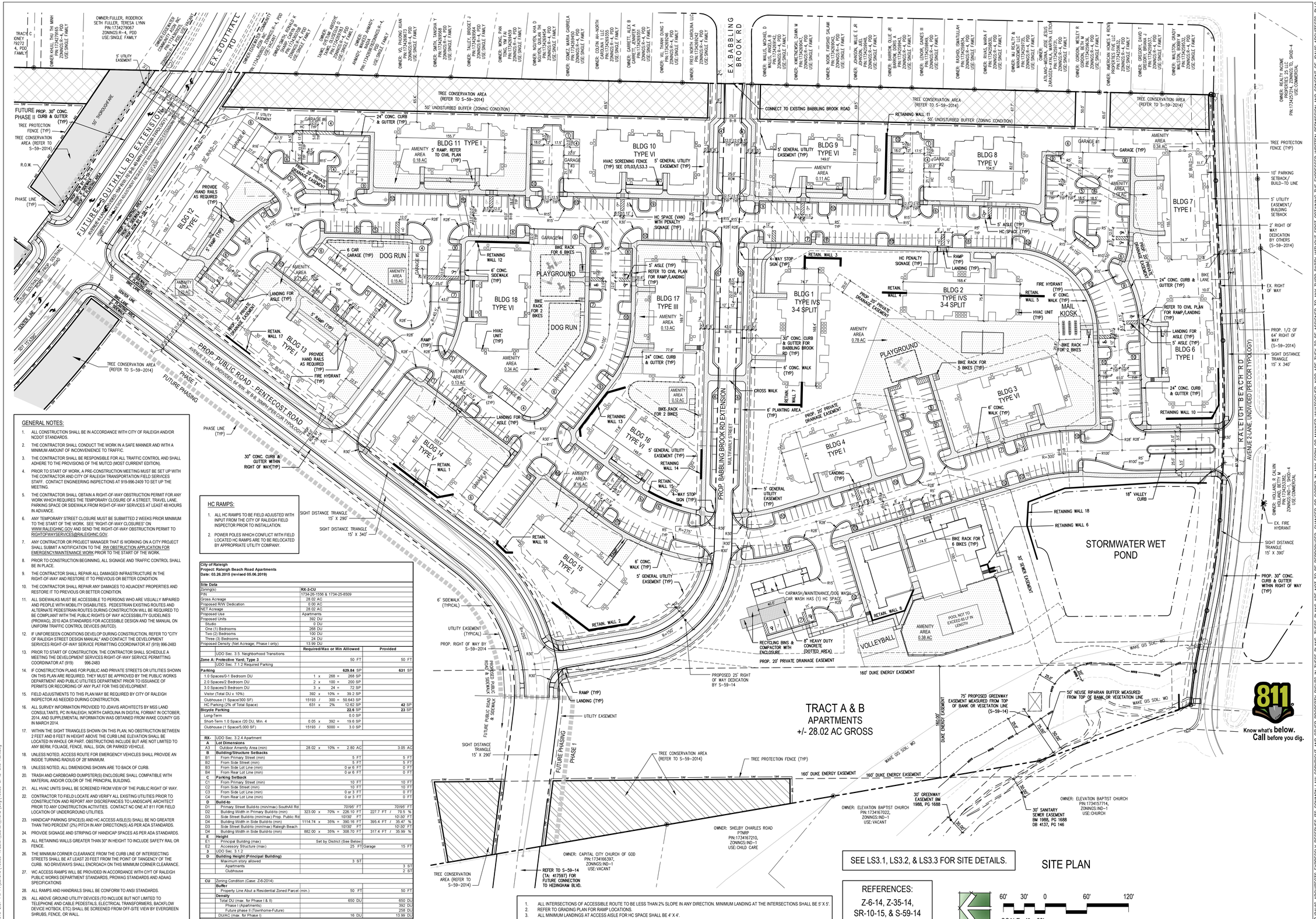
REQUIREMENTS FOR REVISIONS TO EXISTING SITE PLANS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	☑	☐	☑	☐	☐
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	☑	☐	☑	☐	☐
3. List date of previously approved site plan.	☑	☐	☑	☐	☐
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	☑	☐	☑	☐	☐
5. Provide updated site data table including building square footages, parking calculations, etc.	☑	☐	☑	☐	☐
6. Provide documented history of impervious surfaces with dates	☑	☐	☑	☐	☐

NARRATIVE OF ZONING CONDITIONS OFFERED	Z-06-2014
1.	**The following uses shall be prohibited:** • **Dormitory, fraternity, sorority;** • **Rest Home;** • **Outdoor sports or entertainment facility of less than 250 seats; and** • **Hospitality House.**
2.	**Except for Multi-Unit Supportive Housing Residences and Supportive Housing Residences, all other Limited Uses and Special Uses shall be prohibited on all portions of the property, except:** • **Health Club shall be allowed as an accessory use;** • **Community Garden shall be allowed as an accessory use; and** • **Produce Stand shall be allowed as an accessory use.**
3.	**A principal building, parking, and accessory setback of at least fifty (50) feet shall be provided on all portions of the subject property that abut a residentially zoned parcel, but not to include any adjacent non-residentially zoned properties that are later rezoned to a residential zoning designation after the date of approval for this application. Within the setback area created under this Condition, an area at least thirty-two (32) feet in width measured from the subject property's boundary with adjacent residentially zoned parcels, shall be designated as secondary tree conservation area subject to the provisions of UDO Art. 9.1., including the observation of any applicable excluded areas set out in UDO § 9.1.4.C.**
4.	**Residential development on the subject parcel shall not exceed six hundred fifty (650) total dwelling units, and no portion of the property shall exceed a density of sixteen (16) dwelling units per acre. If the parcel is subdivided, then the aggregate total number of dwelling units in the resulting parcels or portions thereof, which were originally part of the subject 57.27 acre parcel at the time this condition was adopted, shall not exceed 650 total dwelling units. All such resulting parcels or portions thereof shall also not exceed sixteen (16) dwelling units per acre.**
5.	**Prior to the approval of any subdivision of the subject property or its subdivided progeny, the owner of the subject property shall cause to be recorded in Wake County Registry a restrictive covenant that allocates allowable development upon the property as provided in the foregoing Condition No. 4 among all resulting parcels. Said recordation shall be made within fifteen (15) days following approval of the City Attorney or his or her deputy as to the form and substance of the restrictive covenant. Such restrictive covenant shall provide that it become null and void and of no effect whatsoever in the event that a court enters a final judgment (not subject to appeal) declaring the rezoning resulting from the approval of this case invalid. The restrictive covenant and the allocation of development set forth therein may be amended from time to time following recordation. Any such amendment shall require (a) the approval of the City Attorney or his or her deputy as to the form and substance of the amendment and (b) the written concurrence of the owner(s) of all portions of the subject property affected by the amendment. Following recordation, a copy of each amendment shall be mailed to the City of Raleigh Planning Director, P.O. Box 590, Raleigh, North Carolina 27602 with reference to Zoning Case Z-6-14.**
6.	**During construction, no construction materials, debris or equipment shall be stored, handled or parked within the setback areas described in Condition No. 3.**

NARRATIVE OF ZONING CONDITIONS OFFERED	Z-35-2014
1.	**The following uses shall be prohibited:** • **Dormitory, fraternity, sorority;** • **Rest Home;** • **Outdoor sports or entertainment facility of less than 250 seats; and** • **Hospitality House.**
2.	**Except for Multi-Unit Supportive Housing Residences and Supportive Housing Residences, all other Limited Uses and Special Uses shall be prohibited on all portions of the property, except:** • **Health Club shall be allowed as a limited use accessory use;** • **Community Garden shall be allowed as a limited use accessory use; and** • **Produce Stand shall be allowed as a limited use accessory use.**
3.	**A principal building, parking, and accessory setback of at least fifty (50) feet shall be provided on all portions of the subject property that abut a residentially zoned parcel, but not to include any adjacent non-residentially zoned properties that are later rezoned to a residential zoning designation after the date of approval for this application. Within the setback area created under this Condition, an area at least thirty-two (32) feet in width measured from the subject property's boundary with adjacent residentially zoned parcels, shall be designated as secondary tree conservation area subject to the provisions of UDO Art. 9.1., including the observation of any applicable excluded areas set out in UDO § 9.1.4.C.**
4.	**Residential development on the subject parcel, if recombined with the adjacent 57.27 acre parcel (PIN 1734261556), shall not exceed six hundred fifty (650) total dwelling units, and no portion of the property shall exceed a density of sixteen (16) dwelling units per acre.**
5.	**Prior to the approval of any recombination of the subject property with the adjacent 57.27 acre parcel (PIN 1734261556), the owner of the subject property shall cause to be recorded in Wake County Registry a restrictive covenant that allocates allowable development upon the property as provided in the foregoing Condition No. 4 among all resulting parcels. Said recordation shall be made within fifteen (15) days following approval of the City Attorney or his or her deputy as to the form and substance of the restrictive covenant. Such restrictive covenant shall provide that it become null and void and of no effect whatsoever in the event that a court enters a final judgment (not subject to appeal) declaring the rezoning resulting from the approval of this case invalid. The restrictive covenant and the allocation of development set forth therein may be amended from time to time following recordation. Any such amendment shall require (a) the approval of the City Attorney or his or her deputy as to the form and substance of the amendment and (b) the written concurrence of the owner(s) of all portions of the subject property affected by the amendment. Following recordation, a copy of each amendment shall be mailed to the City of Raleigh Planning Director, P.O. Box 590, Raleigh, North Carolina 27602 with reference to Zoning Case Z-35-14.**
6.	**During construction, no construction materials, debris or equipment shall be stored, handled or parked within the setback areas described in Condition No. 3.**

Vicinity Map


SITE
Raleigh Beach Rd
Pine Forest Rd
Pine Forest Dr
Pine Forest Ct
Pine Forest Pl
Pine Forest Ln
Pine Forest Cir
Pine Forest Rd
Pine Forest Rd
Pine Forest Dr
Pine Forest Ct
Pine Forest Pl
Pine Forest Ln
Pine Forest Cir



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. 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.
5. 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.
6. 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.
7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
11. 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).
12. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483
13. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483.
14. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
15. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
16. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY MSS LAND CONSULTANTS, PC IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER, 2014, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2014.
17. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
18. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
19. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
20. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
21. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
22. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
23. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
24. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
25. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
26. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
27. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
28. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
29. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

HC RAMPS:

1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
2. POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

City of Raleigh
Project: Raleigh Beach Road Apartments
Date: 03.26.2015 (revised 05.06.2019)

Site Data							
Zoning(s)						RX-3-CU	
PIN						1734-26-1556 & 1734-25-8509	
Gross Acreage						28.02 AC	
Proposed R/W Dedication						0.00 AC	
NET Acreage						28.02 AC	
Proposed Use						Apartments	
Proposed Units						392 DU	
	Studio					0 DU	
	One (1) Bedrooms					268 DU	
	Two (2) Bedrooms					100 DU	
	Three (3) Bedrooms					24 DU	
Proposed Density (Net Acreage; Phase I only)						13.99 DU	
					Required/Max or Min Allowed		Provided
	UDO Sec. 3.5. Neighborhood Transitions						
Zone A: Protective Yard; Type 3						50 FT	50 FT
	UDO Sec. 7.1.2 Required Parking						
Parking						**629.84** SP	**631** SP
	1.0 Spaces/0-1 Bedroom DU	1	x	268	=	268 SP	
	2.0 Spaces/2 Bedroom DU	2	x	100	=	200 SP	
	3.0 Spaces/3 Bedroom DU	3	x	24	=	72 SP	
	Visitor (Total DU x 10%)	392	x	10%	=	39.2 SP	
	Clubhouse (1 Space/300 SF)	15193	/	300	=	50.643 SP	
	HC Parking (2% of Total Space)	631	x	2%		12.62 SP	**42** SP
Bicycle Parking						**22.6** SP	**23** SP
	Long-Term					0.0 SP	
	Short-Term 1.0 Space /20 DU, Min. 4	0.05	x	392	=	19.6 SP	
	Clubhouse (1 Space/5,000 SF)	15193	/	5000	=	3.0 SP	
RX-	UDO Sec. 3.2.4 Apartment						
A	**Lot Dimensions**						
A3	Outdoor Amenity Area (min)	28.02	x	10%	=	2.80 AC	3.05 AC
B	**Building/Structure Setbacks**						
B1	From Primary Street (min)					5 FT	5 FT
B2	From Side Street (min)					5 FT	5 FT
B3	From Side Lot Line (min)					0 or 6 FT	0 FT
B4	From Rear Lot Line (min)					0 or 6 FT	0 FT
C	**Parking Setback**						
C1	From Primary Street (min)					10 FT	10 FT
C2	From Side Street (min)					10 FT	10 FT
C3	From Side Lot Line (min)					0 or 3 FT	0 FT
C4	From Rear Lot Line (min)					0 or 3 FT	0 FT
D	**Build-to**						
D1	Primary Street Build-to (min/max) SouthAll Rd					70'/95' FT	70'/95' FT
D2	Building Width in Primary Build-to (min)	323.00	x	70%	=	226.10 FT	227.7 FT / 70.5 %
D3	Side Street Build-to (min/max) Prop. Public Rd					10'/30' FT	10'-30' FT
D4	Building Width in Side Build-to (min)	1114.74	x	35%	=	390.16 FT	395.4 FT / 35.47 %
D3	Side Street Build-to (min/max) Raleigh Beach					10'/30' FT	10'-30' FT
D4	Building Width in Side Build-to (min)	882.00	x	35%	=	308.70 FT	317.4 FT / 35.99 %
E	**Height**						
E1	Principal Building (max)	Set by District (See Below)					
E2	Accessory Structure (max)					25 FT	Garage 15 FT
3	UDO Sec. 3.1.2						
D	**Building Height (Principal Building)**						
	Maximum story allowed					3 ST	
	Apartments						3 ST
	Clubhouse						2 ST
CU	Zoning Condition (Case: Z-6-2014)						
	Property Line Abut a Residential Zoned Parcel (min.)					50 FT	50 FT
	Density						
	Total DU (max. for Phase I & II)					650 DU	650 DU
	Phase I (Apartments)						392 DU
	Future phase II (Townhome-Future)						258 DU
	DU/AC (max. for Phase I)					16 DU	13.99 DU

1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE TO BE LESS THAN 2% SLOPE IN ANY DIRECTION. MINIMUM LANDING AT THE INTERSECTIONS SHALL BE 5' X 5'.
2. REFER TO GRADING PLAN FOR RAMP LOCATIONS.
3. ALL MINIMUM LANDINGS AT ACCESS AISLE FOR HC SPACE SHALL BE 4' X 4'.

REFERENCES:
Z-6-14, Z-35-14,
SR-10-15, & S-59-14

Know what's below. Call before you dig.

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JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut Street | Philadelphia, PA 19107 | tel 215.545.0121

SR-10-15 (Ref: 427100)
TRANSACTION NO: 596988 (Administrative Site)

Raleigh Beach Road WEH, LP

Raleigh Beach Road Apartments

4805 Raleigh Beach Road - Tract A & B
Raleigh, North Carolina 27610

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

		DATE
PROJECT:	HALLE-13085	03.26.2015
ISSUE:	Admin. Site Plan	03.26.2015
	Concurrent Review	10.06.2016
	Concurrent Review	06.19.2018
	Rev. to Approved ASR	05.15.2019
	ASR Express Review	06.25.2019
	.	.
REVISIONS:	1st Review Comments	06.25.2019
	.	.
	.	.
	.	.
	.	.
DRAWN BY:	KT, SB, ER, CHK	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	
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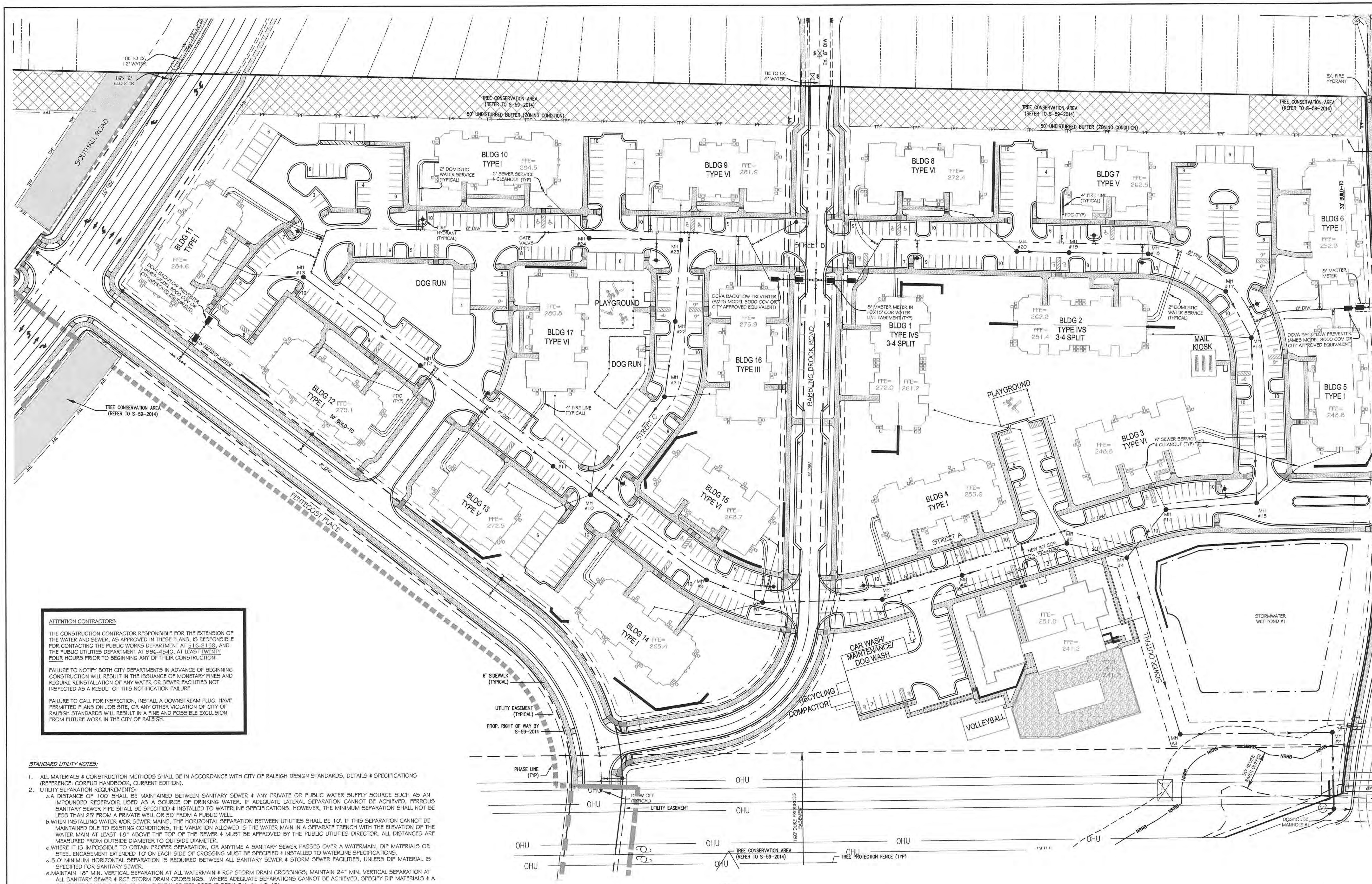

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPERS RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS AT THE STREET R/W. NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE AT THE STREET R/W.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT AT (919) 996-2334 OR STEPHEN.CALVERLY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY MSS LAND CONSULTANTS, PC.
3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY MSS LAND CONSULTANTS, PC. THIS SURVEY DATA WAS BLENDED AT THE SITE BOUNDARY WITH GIS TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY DIGITAL FILES.
4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 3720173400J DATED MAY 2, 2006.
5. THE SITE HAS BEEN REVIEWED FOR WETLANDS, NEUSE RIVER BUFFERS AND CREEKS BY ENVIRONMENTAL SERVICES, INC. THE BUFFERED STREAM IN THE SOUTHWESTERN CORNER OF THE SITE HAS BEEN CONFIRMED BY THE DWR.
6. A NCDWQ PERMIT SHALL BE OBTAINED FOR ANY NEUSE RIVER STREAM OR RIPARIAN BUFFER IMPACT PRIOR TO CONCURRENT REVIEW APPROVAL.
7. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRICAL, GAS, CABLE TV AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TOO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVEMENT.
10. AN NCDOT ENCROACHMENT AGREEMENT SHALL BE OBTAINED FOR THE WATER MAIN CONNECTION OFF RALEIGH BEACH ROAD.
11. THE FIRE LINE AND DOMESTIC BACKFLOW PREVENTERS SHALL BE LOCATED IN THE RISER ROOM OF EACH BUILDING.
12. A CAST IRON/DUCTILE IRON CLEAN-OUT COVER SHALL BE PROVIDED FOR ALL CLEANOUTS LOCATED IN PAVED AREAS.
13. THE SEWER AND WATER SYSTEMS FOR THE APARTMENTS SHALL BE PRIVATE.
14. SANITARY SEWER APPROVAL FOR THIS PROJECT WILL REQUIRE UPGRADE OF THE EXISTING DOWNSTREAM COR SEWER SYSTEM. FINAL APPROVAL OF THE EXISTING COR DOWNSTREAM SEWER SYSTEM IS BEING HANDLED UNDER TRANSACTION NO. 552189.
15. A 50 GAL/MINUTE FLOW RESTRICTOR SHALL BE PLACED ON THE POOL DISCHARGE TO THE SANITARY SEWER.
16. CERTIFICATE OF COMPLIANCE FOR BACKFLOW PREVENTION DEVICES SHALL BE APPROVED PRIOR TO BUILDING PERMITS BEING ISSUED. THE CERTIFICATE SHALL BE DIGITALLY AFFIXED TO THE PLANS AND WILL REMAIN IN EFFECT UNTIL THE NEXT SCHEDULED TEST DATE.
17. CROSS CONNECTION CONTACT FOR MORE INFORMATION IS CROSS.CONNECTION@RALEIGHNC.GOV OR (919) 996-2747.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE: 0 30 60 120

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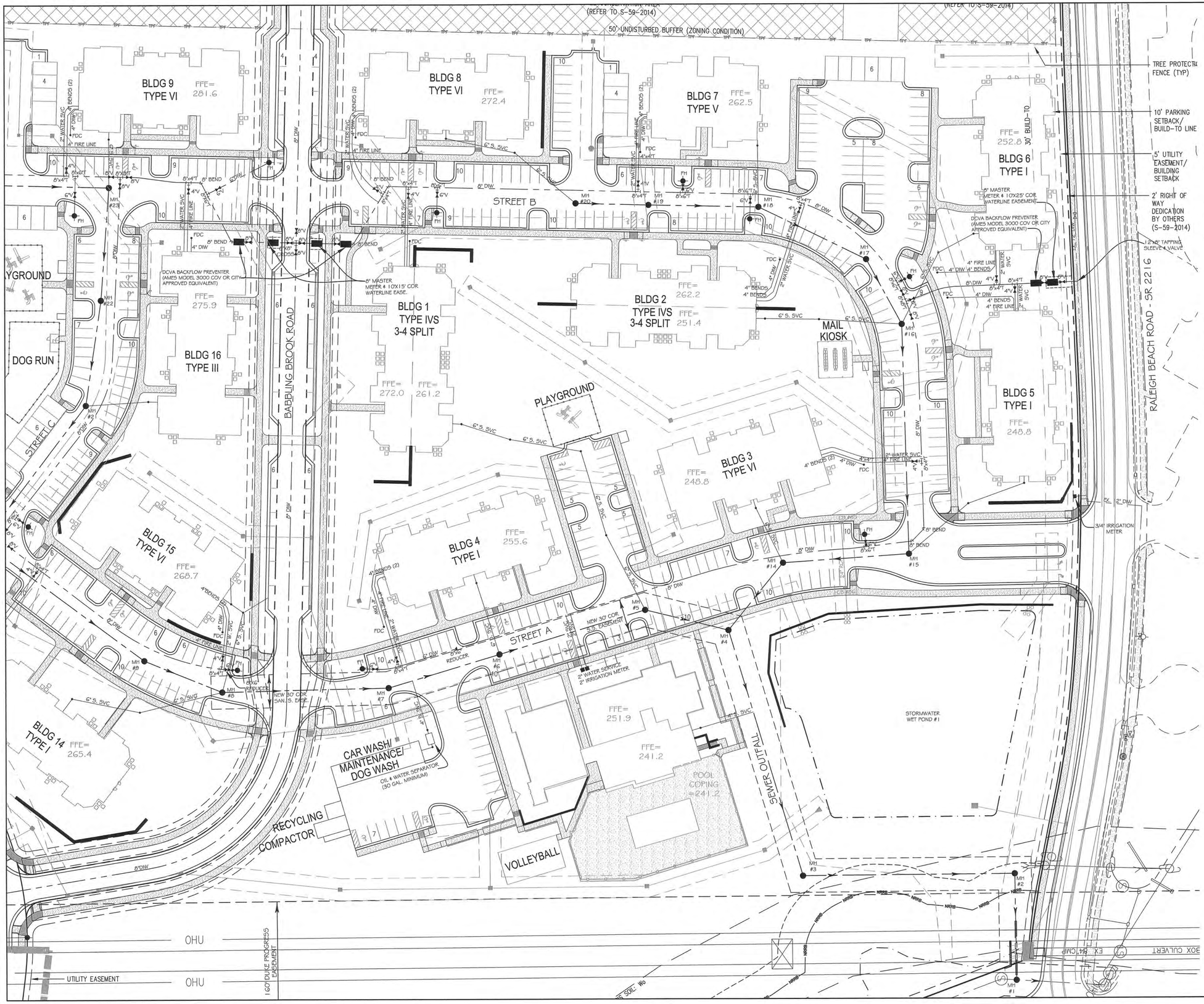
www.jonescnossen.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17252 PETER D. CNOSSEN 6/24/19

RALEIGH BEACH ROAD APTS.
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH — WAKE COUNTY, NORTH CAROLINA

OVERALL UTILITY PLAN

SCALE	DRAWN
1"=60'	PDC
DATE	
MAY 14, 2019	
REVISION	
06/24/19	1st CYCLE REVIEW
SHEET	
C-4	
PROJECT	
1360	



ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY MSS LAND CONSULTANTS, PC.
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4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 3720173400J DATED MAY 2, 2006.
5. THE SITE HAS BEEN REVIEWED FOR WETLANDS, NEUSE RIVER BUFFERS AND CREEKS BY ENVIRONMENTAL SERVICES, INC. THE BUFFERED STREAM IN THE SOUTHWESTERN CORNER OF THE SITE HAS BEEN CONFIRMED BY THE DWQ.
6. A NCDWQ PERMIT SHALL BE OBTAINED FOR ANY NEUSE RIVER STREAM OR RIPARIAN BUFFER IMPACT PRIOR TO CONCURRENT REVIEW APPROVAL.
7. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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10. AN NCDOT ENCROACHMENT AGREEMENT SHALL BE OBTAINED FOR THE WATER MAIN CONNECTION OFF RALEIGH BEACH ROAD.
11. THE FIRE LINE AND DOMESTIC BACKFLOW PREVENTERS SHALL BE LOCATED IN THE RISER ROOM OF EACH BUILDING.
12. A NFPA 13 SPRINKLER SYSTEM SHALL BE USED FOR BUILDING 2 TO INCREASE THE FIRE HOSE LENGTH REQUIREMENT TO 250'.
13. A CAST IRONDUCTILE IRON CLEAN-OUT COVER SHALL BE PROVIDED FOR ALL CLEANOUTS LOCATED IN PAVED AREAS.
14. THE SEWER AND WATER SYSTEMS FOR THE APARTMENTS SHALL BE PRIVATE.
15. SANITARY SEWER APPROVAL FOR THIS PROJECT WILL REQUIRE UPGRADE OF THE EXISTING DOWNSTREAM COR SEWER SYSTEM. FINAL APPROVAL OF THE EXISTING COR DOWNSTREAM SEWER SYSTEM SHALL BE HANDLED AS A SEPARATE CONSTRUCTION DRAWING SUBMITTAL.
16. THE POOL DRAINAGE SYSTEM SHALL BE EQUIPPED WITH A PUMP OR FLOW RESTRICTOR SO THAT THE DISCHARGE RATE TO THE SANITARY SEWER DOES NOT EXCEED 50 GAL./MIN.

PRELIMINARY PLANS NOT FOR CONSTRUCTION

0 20 40 80
GRAPHIC SCALE

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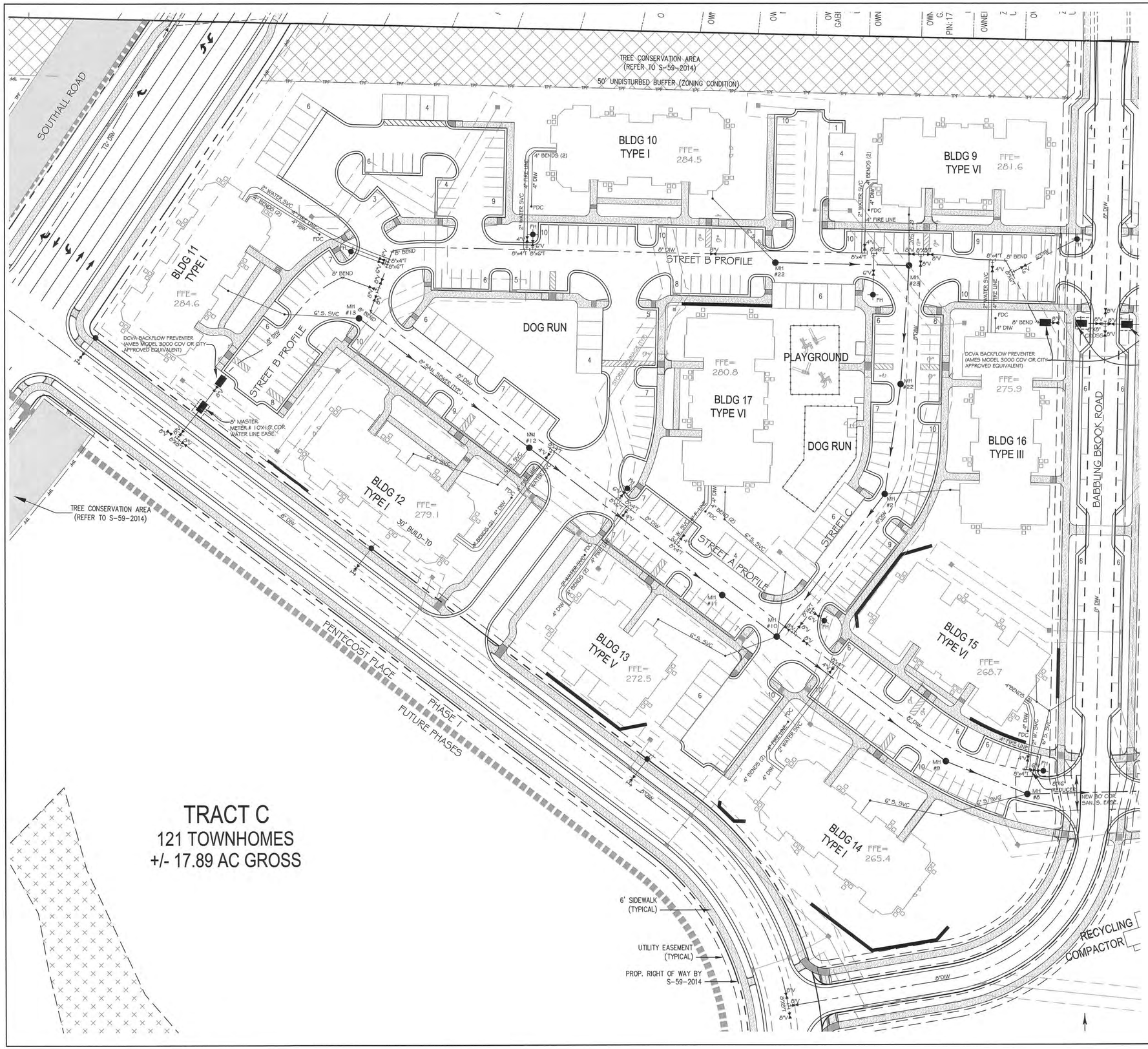
NORTH CAROLINA PROFESSIONAL SEAL 17262 ENGINEER PETER D. CROSSEN 6/12/19

RALEIGH BEACH ROAD APTS.
ADMINISTRATIVE SITE REVIEW
WAKE COUNTY, NORTH CAROLINA
CITY OF RALEIGH

UTILITY PLAN - 1

SCALE	1"=40'
DRAWN	PDC
DATE	MAY 14, 2019
REVISION 06/24/19	1st CYCLE REVIEW
SHEET	C-5
PROJECT	1360



TRACT C
121 TOWNHOMES
+/- 17.89 AC GROSS

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2519, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

0 20 40 80
GRAPHIC SCALE

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NORTH CAROLINA PROFESSIONAL SEAL 17529 ENGINEER PETER D. CNOSSEN
4/24/19

RALEIGH BEACH ROAD APTS.
ADMINISTRATIVE SITE REVIEW
WAKE COUNTY, NORTH CAROLINA
CITY OF RALEIGH

UTILITY PLAN - 2

SCALE	1"=40'
DRAWN	PDC
DATE	MAY 14, 2019
REVISION 06/24/19	1st CYCLE REVIEW
SHEET	C-6
PROJECT	1360



City of Raleigh UDO Requirements for Raleigh Beach Road Apartments Tract 1
Date: 03.26.2015 Revised: 05.15.2019

Neighborhood Transitions					EAST
Perimeter Lot Line					
Adjacent District					R-4 PDD
Transition Zone Type Required:					**Zone A**
Transition Zone Length Required:					**1,366** LF
Perimeter Lot Line Length					1,366 LF
less driveways / easements					50 LF
Transition Zone Provided:					**Zone A, Type 3 (50' w)**
Transition Zone Length Provided:					**1,366** LF
Tree Conservation Area for Credit					1,316 LF
Tree Less Area to be Planted					50 LF
Shade Trees Required (6 trees per 100 LF=0.06 tree per 1 LF)					
Shade Trees Required	50	x 0.06	=		3.0 EA
Shade Trees Provided					**3** EA
Understory Trees Required (5 trees per 100 LF = 0.05 tree per 1 LF)					
Understory Trees Required	50	x 0.05	=		2.5 EA
Understory Trees Provided					**3** EA
Shrubs Required (60 Shrubs per 100 LF = 0.6 shrub per 1 LF)					
Shrubs Required	50	x 0.6	=		30.0 EA
Shrubs Provided					**30** EA
Southall Road (South Side) Street Protective Yard					
Street Typology					Avenue 4-Lane
Yard Type					C3 @ Parking Area Only
Length of Parking Area					0 LF
Length of Right of Way					313 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	313	/ 40			7.8 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					**7** EA
Southall Road (North Side) Street Protective Yard					
Street Typology					Avenue 4-Lane
Yard Type					C3 @ Parking Area Only
Length of Parking Area					0 LF
Length of Right of Way					248 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	248	/ 40			6.2 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					**6** EA
Prop. Public Road (East Side) Street Protective Yard					
Street Typology					Avenue 2-Lane
Yard Type					C3 @ Parking Area Only
Length of Parking Area					130 LF
Shrubs Required (Min. 18" H, 30 shrubs/100 LF = 0.3 /1LF)	130	x 0.30	=		39 EA
Shrubs Provided					**50** EA
Length of Right of Way					907 LF
less driveways					115 LF
net length					**792** LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	792	/ 40	=		19.8 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					**19** EA
Prop. Public Road (West Side) Street Protective Yard					
Street Typology					Avenue 2-Lane
Yard Type					C3 @ Parking Area Only
Length of Parking Area					0 LF
Length of Right of Way					847 LF
less driveways					39 LF
net length					**808** LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	808	/ 40	=		20.2 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					**20** EA
Raleigh Beach Street Protective Yard					
Street Typology					Avenue 2-Lane
Yard Type					C3 @ Parking Area Only
Length of Parking Area					0 LF
Length of Right of Way					882 LF
less driveways					145 LF
net length					**737** LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	737	/ 40	=		18.4 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					**18** EA
Babbling Brook Rd (South Side) Street Protective Yard					
Street Typology					Multifamily Street
Length of Right of Way					1004 LF
less driveways					150 LF
net length					**854** LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	854	/ 40	=		21.4 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					**21** EA
Babbling Brook Rd (North Side) Street Protective Yard					
Street Typology					Multifamily Street
Length of Right of Way					969 LF
less driveways					154 LF
net length					**815** LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	815	/ 40	=		20.4 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					**20** EA
Vehicular Parking Lot					
Vehicular Parking Lot Area					240,027 SF
Shade Trees Required (1 tree (3" cal. 10' ht.) / 2,000 sf)					120.01 EA
Shade Trees Provided (3" cal. 10' ht.)					**135** EA

SHADE TREES
- (CJA) CERCIDIPHYLLUM JAPONICUM FOR VPL
- (NS) NYSSA SYLVATICA 'WILDFIRE' FOR VPL
- (NS) NYSSA SYLVATICA 'WILDFIRE' FOR STREET TREES
- (PT) PINUS TAEDA FOR TRANSITIONAL YARD
- (QN) QUERCUS NUTTALLII FOR VPL
- (QP) QUERCUS PHELLOS FOR STREET TREE
- (UP) ULMUS PARVIFOLIA 'BOSQUE' FOR STREET TREE

UNDERSTORY TREES
- (CC) CERCIS CANADENSIS SSP. TEXENSIS 'OKLAHOMA WHITEBUD' FOR TRANSITIONAL YARD
- (INS) ILEX 'NELLIE R. STEVENS' FOR BMP AND DUMPSTER SCREENING
- (LDR) LAGERSTROEMIA INDICA 'DALLAS RED'
- (LT) LAGERSTROEMIA INDICA 'TUSCARORA'

SHRUBS
- (CJ) CLEYERA JAPONICA FOR TRANSITION YARD & SCREENING
- (ICN) ILEX CORNUTA 'NEEDLEPOINT' FOR BMP SCREENING
- (ICBN) ILEX CORNUTA 'BURFORDII' NANA FOR VPL & SCREENING
- (EJ) EUONYMUS JAPONICUS FOR HVAC SCREENING
- (RKO) ROSA 'KNOCK OUT'

SEE LP3.1 FOR LANDSCAPE DETAILS, NOTES, & PLANT LIST.
SEE LP2.1 FOR BMP PLANTING LIST.

REFERENCES:
Z-6-14, Z-35-14,
SR-10-15, & S-59-14

LANDSCAPE PLAN

60' 30' 0 60' 120'
SCALE: 1" = 60'

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JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut Street | Philadelphia, PA 19107 | tel 215.545.0121

SR-10-15 (Ref: 427100)
TRANSACTION NO: 596988 (Administrative Site)

Raleigh Beach Road WEH, LP
Raleigh Beach Road Apartments
4805 Raleigh Beach Road - Tract A & B
Raleigh, North Carolina 27610

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		DATE
PROJECT:	HALLE-13085	03.26.2015
ISSUE:	Admin. Site Plan	03.26.2015
	Concurrent Review	10.06.2016
	Concurrent Review	06.19.2018
	Rev. to Approved ASR	05.15.2019
	ASR Express Review	06.25.2019
	.	.
REVISIONS:	1st Review Comments	06.25.2019
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DRAWN BY:	SB, ER, CK	
CHECKED BY:	KT	
CONTENT:	LANDSCAPE PLAN	
	.	
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	.	

LP1.1

6/24/2019 2:37 PM P:\Local\1\13085--RALEIGH_BEACH_ROAD\dwg\13085--SP42--Site--ASR.dwg



PLAYGROUND ELEVATION: BUILDING TYPE 4S
SCALE: 1/8" = 1'-0"

2

BUILDING #1



BABBLING BROOK ROAD ELEVATION: BUILDING TYPE 4S
SCALE: 1/8" = 1'-0"

1

BUILDING #1

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CERT. NO. 51208
NORTH CAROLINA
RALEIGH, N.C.

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	BUILDING TYPE 4 - BD #1	
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LEFT SIDE ELEVATION: BUILDING TYPE 4S

BUILDING #1

SCALE: 1/8" = 1'-0"

2



RIGHT SIDE ELEVATION: BUILDING TYPE 4S

BUILDING #1

SCALE: 1/8" = 1'-0"

1

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	BUILDING TYPE 4 - BD #1	
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PLAYGROUND AREA ELEVATION: BUILDING TYPE 4S

SCALE: 1/8" = 1'-0"

2

BUILDING #2



PARKING AISLE ELEVATION: BUILDING TYPE 4S

SCALE: 1/8" = 1'-0"

1

BUILDING #2

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LEFT SIDE ELEVATION: BUILDING TYPE 4S LEFT

BUILDING #2

SCALE: 1/8" = 1'-0"

2



RIGHT SIDE ELEVATION: BUILDING TYPE 4S RIGHT

BUILDING #2

SCALE: 1/8" = 1'-0"

1

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REAR ELEVATION: BUILDING TYPE 6 — 2

SCALE: 1/8" = 1'-0"

BUILDING #3



PARKING AISLE ELEVATION: BUILDING TYPE 6 — 1

SCALE: 1/8" = 1'-0"

BUILDING #3

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	BUILDING TYPE 6 - BD. #3	
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LEFT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

2

BUILDING #3



RIGHT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

1

BUILDING #3

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	BUILDING TYPE 6 - BD. #3	
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LEFT SIDE ELEVATION: BUILDING TYPE 1 | 4

BUILDING #4 | SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION: BUILDING TYPE 1 | 3

BUILDING #4 | SCALE: 1/8" = 1'-0"



REAR ELEVATION: BUILDING TYPE 1 | 2

BUILDING #4 | SCALE: 1/8" = 1'-0"



PARKING AISLE ELEVATION: BUILDING TYPE 1 | 1

BUILDING #4 | SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 1 - BD #4	
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LEFT SIDE ELEVATION: BUILDING TYPE 1 — 4

BUILDING #5 — SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION: BUILDING TYPE 1 — 3

BUILDING #5 — SCALE: 1/8" = 1'-0"



RALEIGH BEACH ROAD ELEVATION: BUILDING TYPE 1 — 2

BUILDING #5 — SCALE: 1/8" = 1'-0"



PARKING AISLE ELEVATION: BUILDING TYPE 1 — 1

BUILDING #5 — SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 1 - BD #5	
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LEFT SIDE ELEVATION: BUILDING TYPE 1 — 4

BUILDING #6 — SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION: BUILDING TYPE 1 — 3

BUILDING #6 — SCALE: 1/8" = 1'-0"



RALEIGH BEACH ROAD ELEVATION: BUILDING TYPE 1 — 2

BUILDING #6 — SCALE: 1/8" = 1'-0"



PARKING AISLE ELEVATION: BUILDING TYPE 1 — 1

BUILDING #6 — SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 1 - BD #6	
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LEFT SIDE ELEVATION: BUILDING TYPE 5 | 4

BUILDING #7 SCALE: 1/8" = 1'-0"



PROPERTY LINE ELEVATION: BUILDING TYPE 5 | 3

BUILDING #7 SCALE: 1/8" = 1'-0"



BUILDING #7 RIGHT SIDE ELEVATION: BUILDING TYPE 5 | 2

SCALE: 1/8" = 1'-0"



PARKING AISLE ELEVATION: BUILDING TYPE 5 | 1

BUILDING #7 SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 5 - BD #7	
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REAR ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

2

BUILDING #8



PARKING AISLE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

1

BUILDING #8

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	BUILDING TYPE 6 - BD. #8	
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LEFT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

2

BUILDING #8



RIGHT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

1

BUILDING #8

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PROPERTY LINE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

2

BUILDING #9



PARKING AISLE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

1

BUILDING #9

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LEFT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

2

BUILDING #9



RIGHT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

1

BUILDING #9

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CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 6 - BD. #9	
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LEFT SIDE ELEVATION: BUILDING TYPE 1 — 4
SCALE: 1/8" = 1'-0"
BUILDING #11



RIGHT SIDE ELEVATION: BUILDING TYPE 1 — 3
SCALE: 1/8" = 1'-0"
BUILDING #11



PROPERTY LINE ELEVATION: BUILDING TYPE 1 — 2
SCALE: 1/8" = 1'-0"
BUILDING #10



PARKING AISLE ELEVATION: BUILDING TYPE 1 — 1
SCALE: 1/8" = 1'-0"
BUILDING #10

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CERT. NO. 51208
NORTH CAROLINA
RALEIGH, N.C.

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	BUILDING TYPE 1 - BD.#10	
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LEFT SIDE ELEVATION: BUILDING TYPE 1 — 4

BUILDING #12

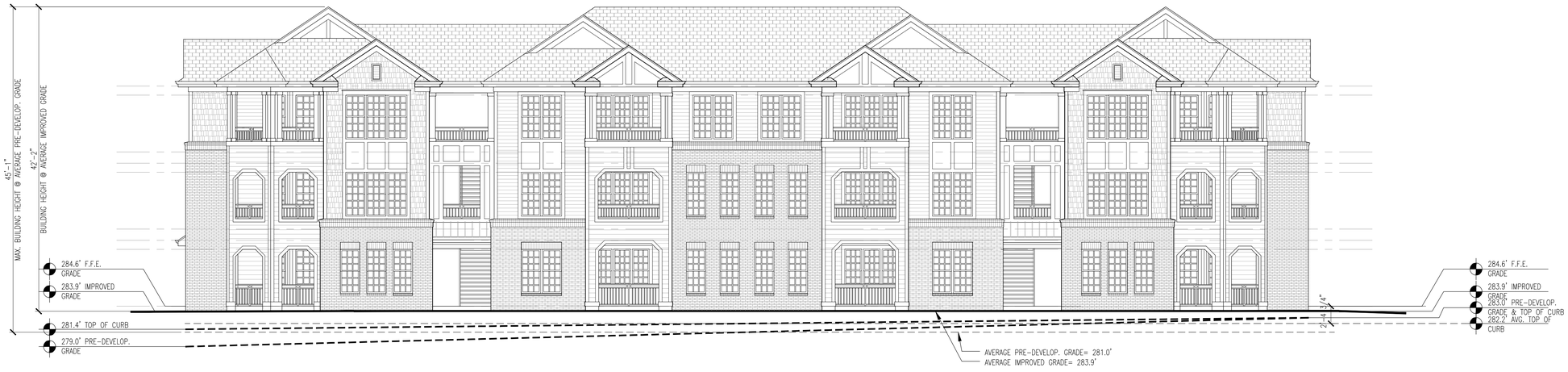
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION: BUILDING TYPE 1 — 3

BUILDING #12

SCALE: 1/8" = 1'-0"



SOUTHALL ROAD ELEVATION: BUILDING TYPE 1 — 2

BUILDING #11

SCALE: 1/8" = 1'-0"



PARKING AISLE ELEVATION: BUILDING TYPE 1 — 1

BUILDING #11

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 1 - BD.#11	
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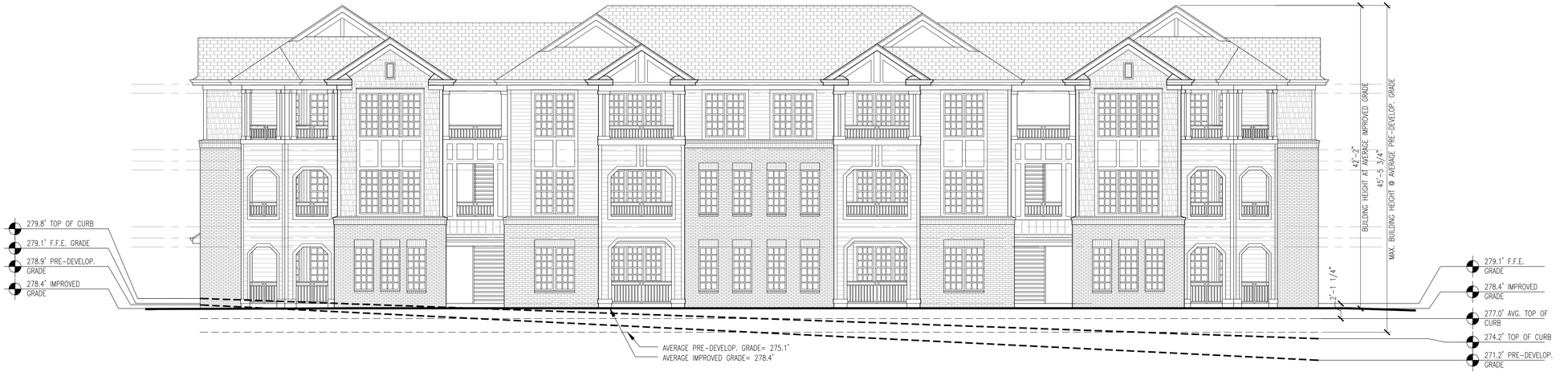
LEFT SIDE ELEVATION: BUILDING TYPE 1 SIDE
SCALE: 1/8" = 1'-0"
4

BUILDING #12



RIGHT SIDE ELEVATION: BUILDING TYPE 1
SCALE: 1/8" = 1'-0"
3

BUILDING #12



PENTECOST PLACE ELEVATION: BUILDING TYPE 1
SCALE: 1/8" = 1'-0"
2

BUILDING #12



PARKING AISLE ELEVATION: BUILDING TYPE 1
SCALE: 1/8" = 1'-0"
1

BUILDING #12

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	BUILDING TYPE 1 - BD #12	
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LEFT SIDE ELEVATION: BUILDING TYPE 5
SCALE: 1/8" = 1'-0"
4
BUILDING #13



PENTECOST PLACE ELEVATION: BUILDING TYPE 5
SCALE: 1/8" = 1'-0"
3
BUILDING #13



BUILDING #13
RIGHT SIDE ELEVATION: BUILDING TYPE 5
SCALE: 1/8" = 1'-0"
2



PARKING AISLE ELEVATION: BUILDING TYPE 5
SCALE: 1/8" = 1'-0"
1
BUILDING #13

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	BUILDING TYPE 5 - BD #13	
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LEFT SIDE ELEVATION: BUILDING TYPE 1 SIDE
SCALE: 1/8" = 1'-0"
4
BUILDING #14



RIGHT SIDE ELEVATION: BUILDING TYPE 1
SCALE: 1/8" = 1'-0"
3
BUILDING #14



PENTECOST PLACE ELEVATION: BUILDING TYPE 1
SCALE: 1/8" = 1'-0"
2
BUILDING #14



PARKING AISLE ELEVATION: BUILDING TYPE 1
SCALE: 1/8" = 1'-0"
1
BUILDING #14

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	BUILDING TYPE 1 - BD #14	
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REAR ELEVATION: BUILDING TYPE 6 — 2

SCALE: 1/8" = 1'-0"

BUILDING #15



PARKING AISLE ELEVATION: BUILDING TYPE 6 — 1

SCALE: 1/8" = 1'-0"

BUILDING #15

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LEFT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

2

BUILDING #15



RIGHT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

1

BUILDING #15

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CONTENT: EXTERIOR ELEVATIONS
BUILDING TYPE 6 - BD. #15
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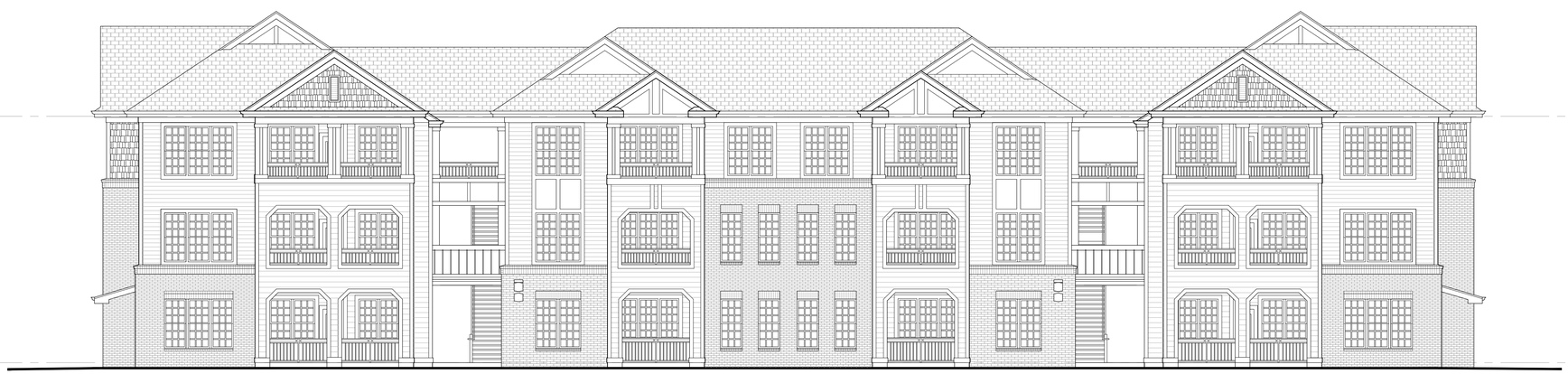
LEFT SIDE ELEVATION: BUILDING TYPE 3 — 4
SCALE: 1/8" = 1'-0"
BUILDING #16



RIGHT SIDE ELEVATION: BUILDING TYPE 3 — 3
SCALE: 1/8" = 1'-0"
BUILDING #16



BABBLING BROOK ROAD ELEVATION: BUILDING TYPE 3 — 2
SCALE: 1/8" = 1'-0"
BUILDING #16



PARKING AISLE ELEVATION: BUILDING TYPE 3 — 1
SCALE: 1/8" = 1'-0"
BUILDING #16

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	BUILDING TYPE 3 - BD. #16	
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AMENITY AREA ELEVATION: BUILDING TYPE 6 | 2

BUILDING #17 | SCALE: 1/8" = 1'-0"



PARKING AISLE ELEVATION: BUILDING TYPE 6 | 1

BUILDING #17 | SCALE: 1/8" = 1'-0"

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CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 6 - BD. #17	
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LEFT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

2

BUILDING #17



RIGHT SIDE ELEVATION: BUILDING TYPE 6

SCALE: 1/8" = 1'-0"

1

BUILDING #17

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BUILDING TYPE 6 - BD. #17
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LEFT SIDE ELEVATION: CLUBHOUSE
SCALE: 1/8" = 1'-0"

4



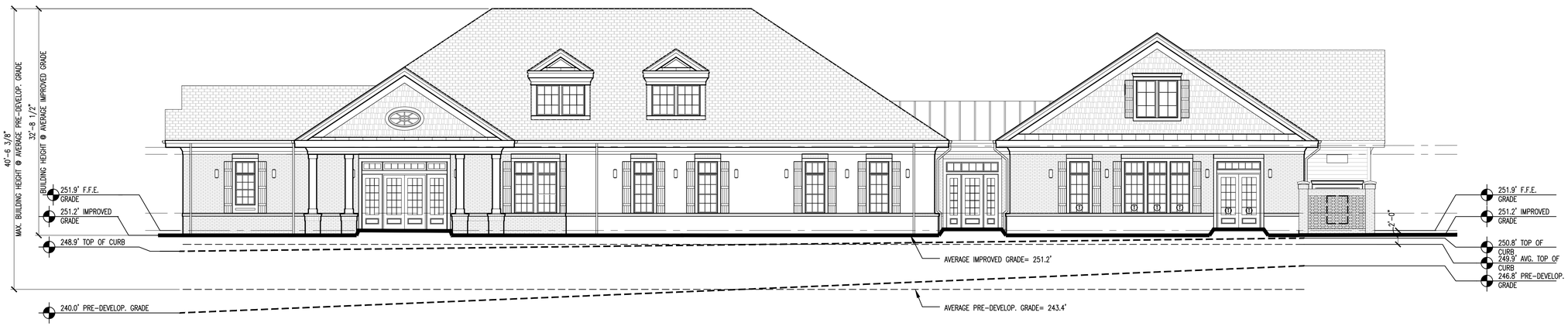
RIGHT SIDE ELEVATION: CLUBHOUSE
SCALE: 1/8" = 1'-0"

3



REAR ELEVATION: CLUBHOUSE
SCALE: 1/8" = 1'-0"

2



PARKING AISLE ELEVATION: CLUBHOUSE
SCALE: 1/8" = 1'-0"

1

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	CLUBHOUSE	
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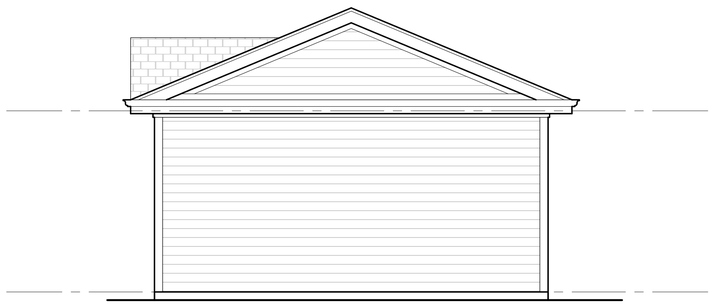
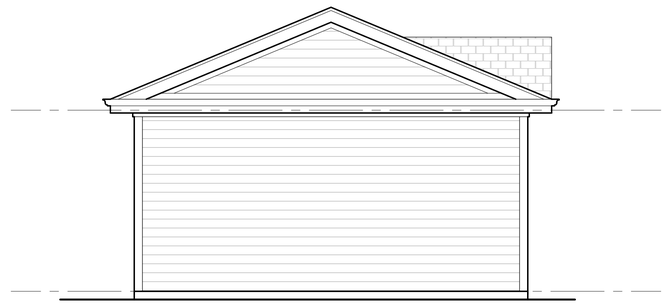


ELEVATION: 4 CAR HC GARAGE RIGHT SIDE
GARAGES #2 & #3
SCALE: 1/4" = 1'-0"
4



ELEVATION: 4 CAR HC GARAGE LEFT SIDE
GARAGES #2 & #3
SCALE: 1/4" = 1'-0"
3



ELEVATION: 4 CAR HC GARAGE REAR
GARAGES #2 & #3
SCALE: 1/4" = 1'-0"
2



ELEVATION: 4-CAR HC GARAGE FRONT
GARAGES #2 & #3
SCALE: 1/4" = 1'-0"
1

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CERT. NO. 51208
NORTH CAROLINA
RALEIGH, N.C.

		DATE
PROJECT:	HALLE-13085	03.24.2015
ISSUE:	Admin. Site Plan	03.24.2015
	Concurrent Review	10.06.2016
	Concurrent Review	06.19.2018
	Concurrent Review	08.20.2018
	Concurrent Review	01.29.2019
REVISIONS:	Rev. to Approved ASR	05.15.2019
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CONTENT:	EXTERIOR ELEVATIONS	
	4 CAR - HC GARAGE	
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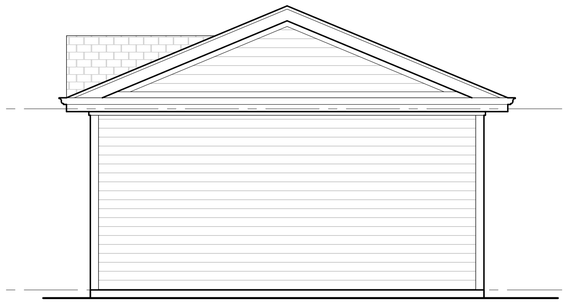


ELEVATION: 6 CAR GARAGE RIGHT SIDE

GARAGES #1, #4, #5, #6, #7, #8, #9, #10, #11, #12 & #13

SCALE: 1/4" = 1'-0"

4

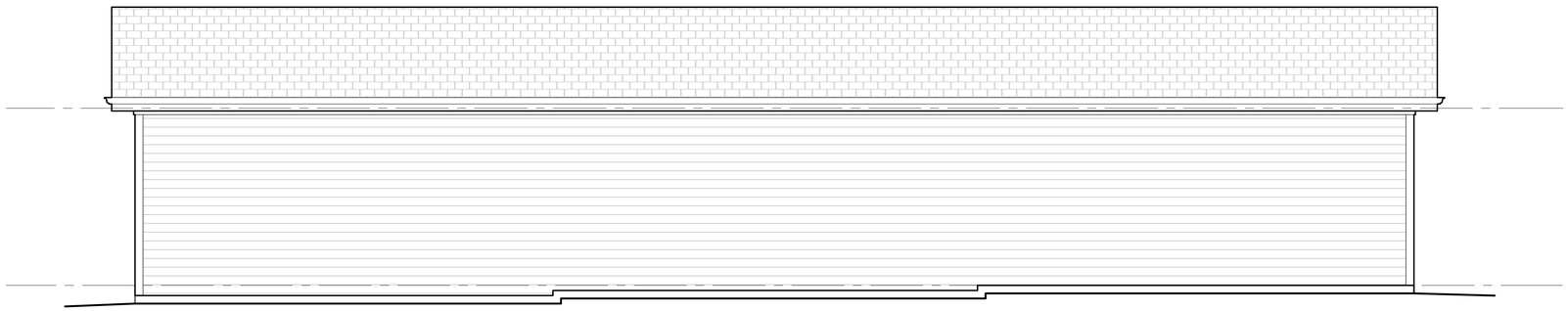


ELEVATION: 6 CAR GARAGE LEFT SIDE

GARAGES #1, #4, #5, #6, #7, #8, #9, #10, #11, #12 & #13

SCALE: 1/4" = 1'-0"

3

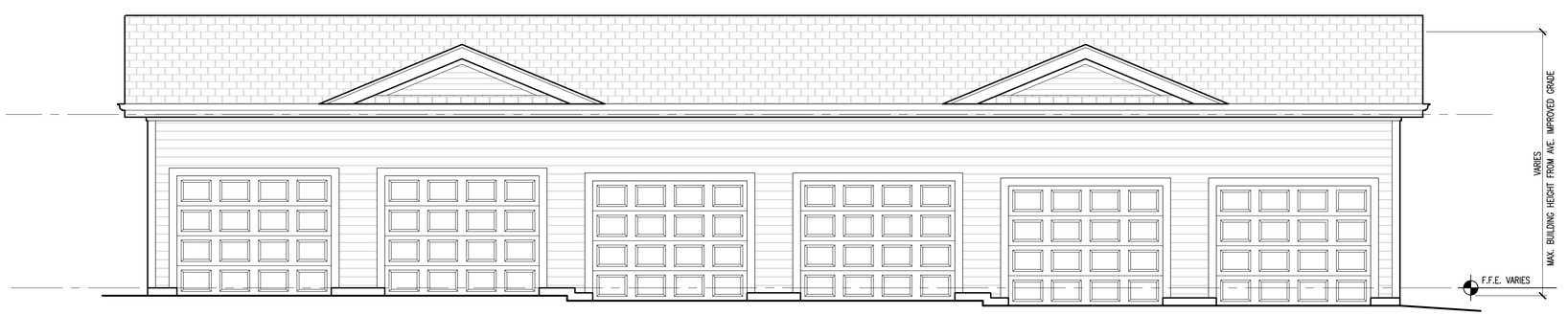


ELEVATION: 6 CAR GARAGE REAR

GARAGES #1, #4, #5, #6, #7, #8, #9, #10, #11, #12 & #13

SCALE: 1/4" = 1'-0"

2



ELEVATION: 6 CAR GARAGE FRONT

GARAGES #1, #4, #5, #6, #7, #8, #9, #10, #11, #12 & #13

SCALE: 1/4" = 1'-0"

1

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CONTENT:	EXTERIOR ELEVATIONS	
	6 CAR GARAGE	
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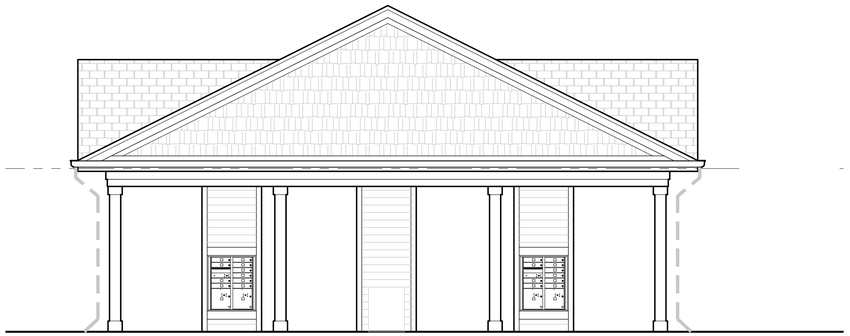
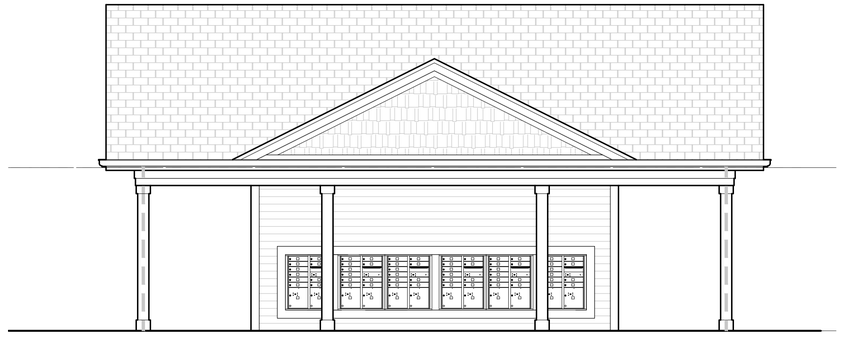
NOT USED
SCALE: 1/4" = 1'-0" | 5



ELEVATION: MAIL KIOSK RIGHT SIDE
SCALE: 1/4" = 1'-0" | 4



ELEVATION: MAIL KIOSK REAR
SCALE: 1/4" = 1'-0" | 3



ELEVATION: MAIL KIOSK LEFT SIDE
SCALE: 1/4" = 1'-0" | 1



ELEVATION: MAIL KIOSK FRONT
SCALE: 1/4" = 1'-0" | 1

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CONTENT:	EXTERIOR ELEVATIONS	
	MAIL KIOSK	
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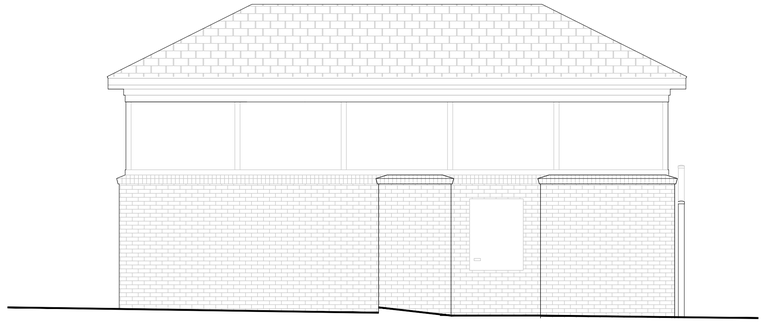


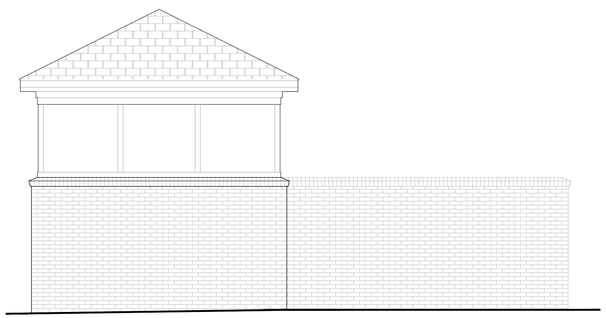
ELEVATION: TRASH COMPACTOR LEFT SIDE | 4

SCALE: 1/4" = 1'-0"



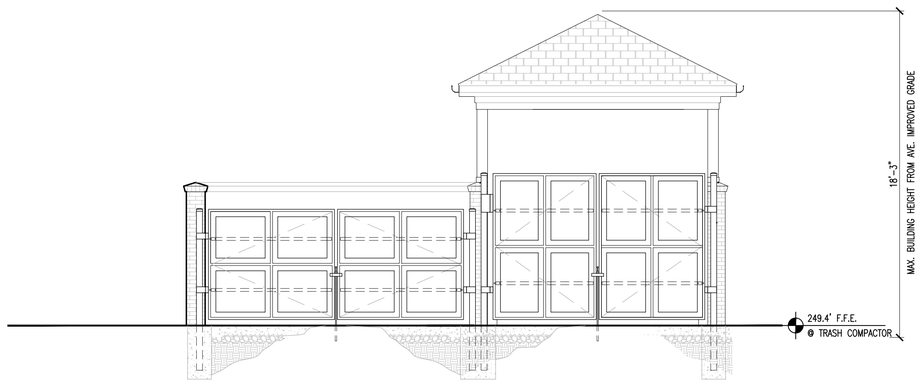
ELEVATION: TRASH COMPACTOR RIGHT SIDE | 3

SCALE: 1/4" = 1'-0"



ELEVATION: TRASH COMPACTOR REAR | 2

SCALE: 1/4" = 1'-0"



ELEVATION: TRASH COMPACTOR FRONT | 1

SCALE: 1/4" = 1'-0"

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CONTENT:	EXTERIOR ELEVATIONS	
	TRASH COMPACTOR	
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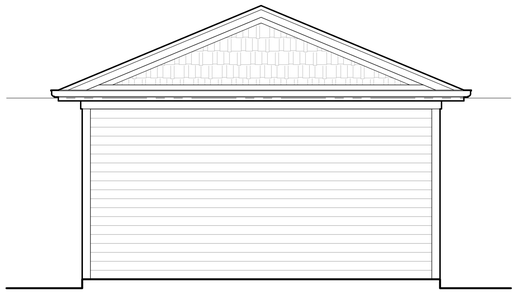
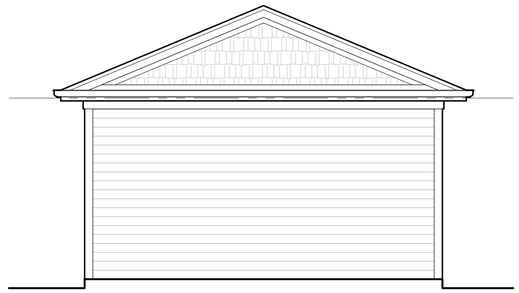
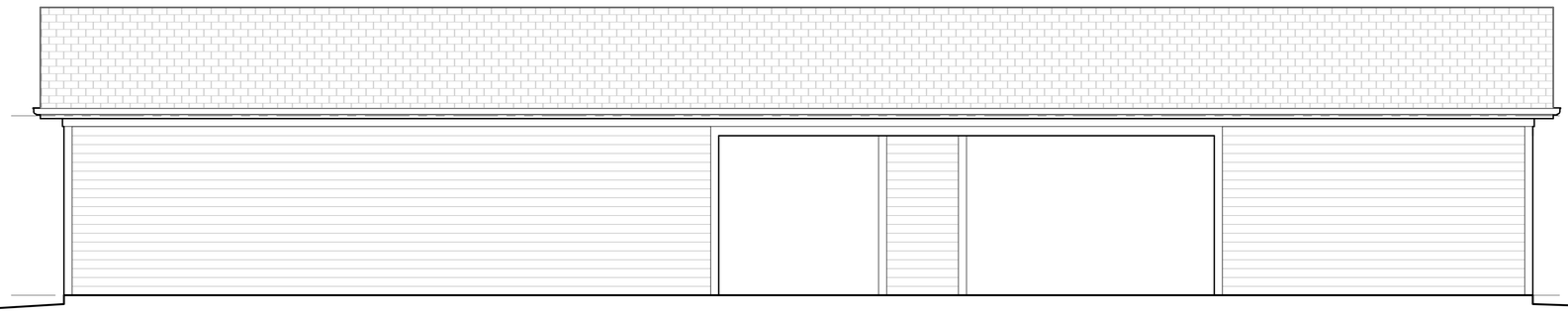


ELEVATION: CAR WASH RIGHT SIDE
SCALE: 1/4" = 1'-0"
4



ELEVATION: CAR WASH LEFT SIDE
SCALE: 1/4" = 1'-0"
3



ELEVATION: CAR WASH REAR
SCALE: 1/4" = 1'-0"
2



ELEVATION: CAR WASH FRONT
SCALE: 1/4" = 1'-0"
1

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CONTENT:	EXTERIOR ELEVATIONS	
	CAR WASH	
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