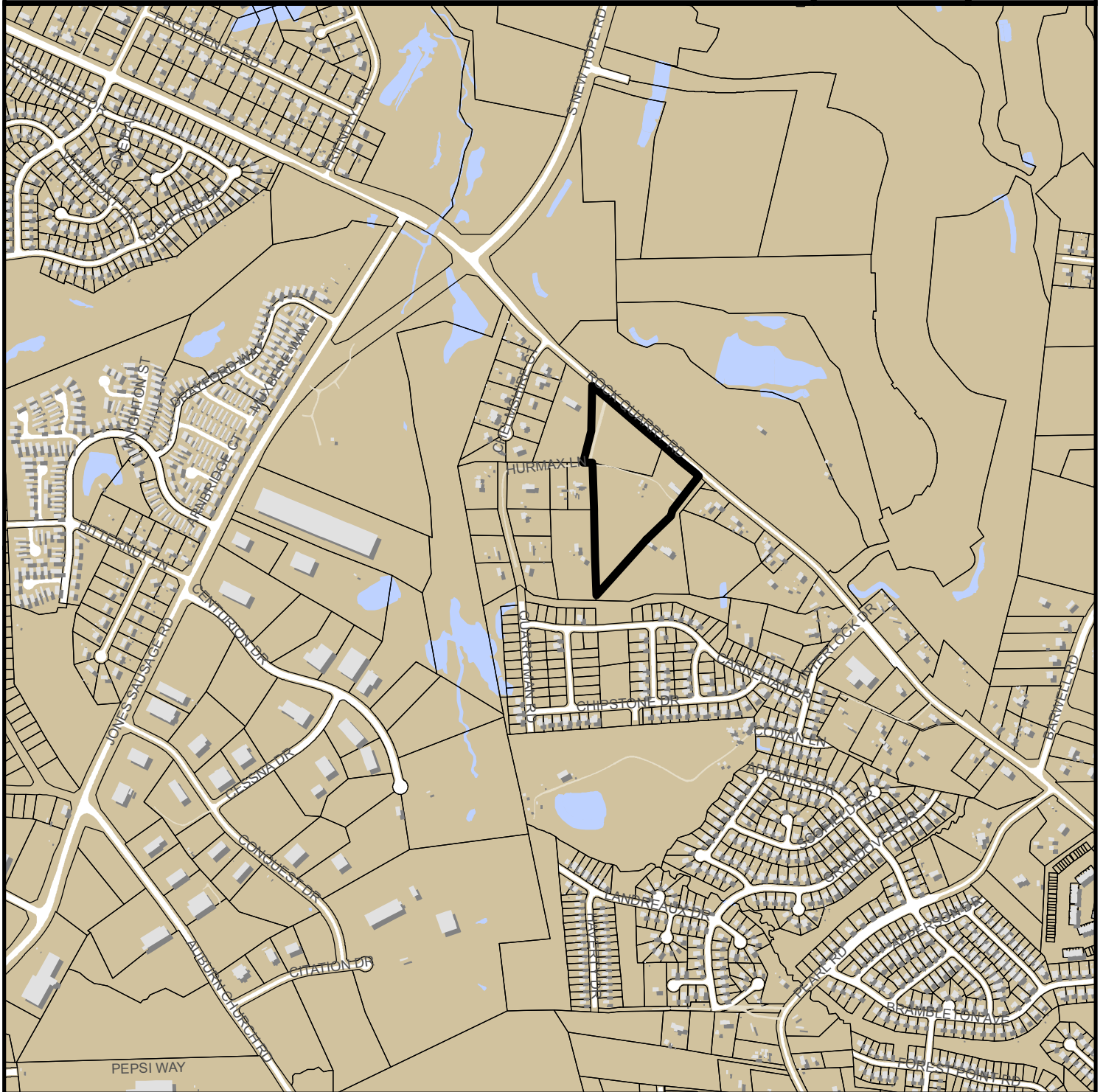


GREYSTONE APARTMENTS SR-98-2017



0 300 600 1,200 1,800 2,400 Feet

Zoning: **NX-3 RX-3-PL w/CU**
CAC: **South**
Drainage Basin: **Big Branch**
Acreage: **11.65**
Sq. Ft.: **40,720**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **TC Rock Quarry
Road, LLC**
Phone: **(919) 602-0678**



GREYSTONE APARTMENTS
Administrative Site Review Application
 (for UDO Districts only)



**DEVELOPMENT
 SERVICES
 DEPARTMENT**

SR-98-17
 Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <i>536316</i> Assigned Project Coordinator Assigned Team Leader <i>WALTERS</i>

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

GENERAL INFORMATION

Development Name **Greystone Apartments**

Zoning District **RX-3-CU-PL** Overlay District (if applicable) Inside City Limits? Yes No

Proposed Use **Apartment Complex**

Property Address(es) **Rock Quarry Road** Major Street Locator:

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

P.I.N. **1722839173** P.I.N. **1722921638** P.I.N. P.I.N.

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

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Develop a 90 Unit Apartment Complex with on-site parking


DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/OWNER

Company TC Rock Quarry Road, LLC	Name (s) Dane Sambrick
Address 4944 Windy Hill Drive Raleigh, NC 27609	
Phone 919-602-0678	Email dsambrick@sambrickconstruction.com Fax 919-872-9584

CONSULTANT (Contact Person for Plans)

Company Triangle Site Design, PLLC	Name (s) Matt Lowder, PE
Address 4004 Barrett Drive Suite 101 Raleigh, NC 27609	
Phone 919-553-6570	Email mlowder@trianglesitedesign.com Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) RX-3-CU-PL	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 40,720
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 11.05	Total sq. ft. gross (existing & proposed) 40,720
Off street parking: Required 171 Provided 174	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	# of stories 3
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 10'
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 118,660 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 #
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 90	5. Bedroom Units: 1br 33 2br 42 3br 15 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
<p>In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.</p> <p>I hereby designate <u>TRIANGLE SITE DESIGN</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p>	
Signed <u></u>	Date <u>11/14/17</u>
Printed Name <u>DIME J. SYMBARK (OWNER, PRESIDENT)</u>	
Signed _____	Date _____
Printed Name _____	

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>				
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review 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, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) 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. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<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 plan 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 or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed <i>Comment</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. If applicable, zoning conditions adhered to the plan cover sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

INDEX OF DRAWINGS

- CO.0 COVER SHEET
- DI.0 DEMOLITION PLAN
- CI.0 SITE PLAN
- CI.1 GRADING & DRAINAGE PLAN
- CI.2 UTILITY PLAN
- CI.3A UTILITY DETAILS
- CI.3B UTILITY DETAILS
- CI.4A CONSTRUCTION DETAILS
- CI.4B CONSTRUCTION DETAILS
- CI.8A STORMWATER MANAGEMENT DETAILS
- CI.8B STORMWATER MANAGEMENT DETAILS
- CI.9 SOLID WASTE MANAGEMENT DETAILS
- LA-1 TREE CONSERVATION PLAN
- LA-2 TREE CONSERVATION PLAN
- LA-3 TREE CONSERVATION PLAN
- I OF I BOUNDARY SURVEY
- A101 BUILDING 1 FLOOR PLAN
- A102 BUILDING 1 ELEVATIONS
- A103 BUILDING 2&3 FLOOR PLAN
- A104 BUILDING 2&3 ELEVATIONS

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

AMENITY AREA CALCULATION:
TOTAL AREA: 11.05 ACRES (481,401 SF)
AMENITY AREA REQUIREMENT: 10% OF PROPERTY
481,401 SF * 10% = 48,140 SF
PROPOSED AMENITY AREA: 48,148 SF (>10.0%)

Public Improvement Quantities

Phase Number(s)	1
Number of Lots (L)	N/A
Lot Number (L) by Phase	N/A
Number of Units	90
Leasable Buildings	N/A
Number of Open Space Lots	N/A
Public Water (LF)	0 LF
Public Sewer (LF)	0 LF
Public Street (LF)	910 LF
Public Sidewalk (LF)	830 LF
Street Signs (LF)	910 LF

BULK AREA REQUIREMENTS

LOCATION: ROCK QUARRY ROAD, RALEIGH, NORTH CAROLINA
ZONE: RX-3-CU-PL (ZONING CASE Z-5-2016)
USE: MULTI-FAMILY APARTMENTS: (83-1 BEDROOM APARTMENTS, 42-2 BEDROOM APARTMENTS, 15-3 BEDROOM APARTMENTS (90 UNITS TOTAL))
PIN ID: 1722839173 & 1722921638

ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NONE	11.05 AC (501,686SF) GROSS 0.46 AC (20,000SF) NET 11.05 AC (481,401SF) NET
MAXIMUM RETAIL USE SIZE	N/A	N/A
MAXIMUM BUILDING LOT COVERAGE	N/A	8.5% (40,720SF/481,401SF)
MINIMUM FRONT BUILD TO LINE	10 FT MIN/100 FT MAX BUILDING WIDTH IN BUILD TO LINE = 20% (BY PROPERTY PER RECORDING) PARKING LIMITED FOR RX PARCEL	PARKING LIMITED IN RX PARCEL
MINIMUM SIDE SETBACK	0 FT - 6 FT	> 6 FT
MINIMUM REAR SETBACK	20 FT	> 20 FT
MAXIMUM BUILDING HEIGHT	50 FT 10 FT	3 STORY 10 FT
PARKING SETBACK	N/A	N/A
WATERSHED	NONE - HOUSE RIVER NUTRIENT STRATEGY	N/A

REFERENCE IS MADE TO THE CITY OF RALEIGH ZONING ORDINANCE

PARKING CALCULATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	33 1-BR UNITS 42 2-BR UNITS 15 3-BR UNITS 90 TOTAL UNITS
PARKING REQUIRED	1 SPACE PER 1-BR UNIT (33) = 33 2 SPACE PER 2-BR UNIT (42) = 84 3 SPACE PER 3-BR UNIT (15) = 45 1 VISITOR SPACE PER 10 UNITS (90) = 9 TOTAL SPACES REQUIRED = 171	174 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	6	6
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 5	12

SOLID WASTE NOTES
1. SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATE COMPANY.
2. SEE SHEETS CI.9 FOR SOLID WASTE DETAILS.

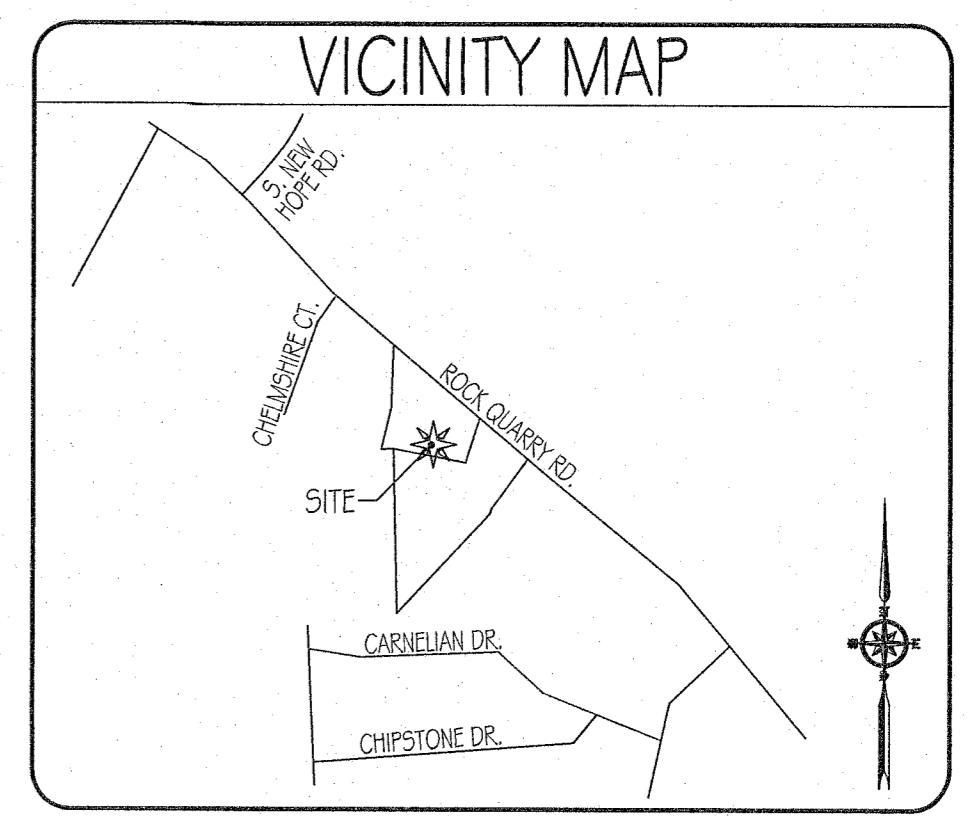
CONDITION OF APPROVAL
1. A SECURITY OF 125% THE COST OF ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY MAP RECORDED OR BUILDING PERMIT, WHICHEVER COMES FIRST.

PRIVATE STREET INSPECTION STATEMENT
THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUBORDINATE/AGGREGATE BASE PROOF ROLLS, AGGREGATE BASE AND ASPHALT CONCRETES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 590, RALEIGH, NC 27602. CONTACT KEITH RITCHIE AT 919-996-2409 TO OBTAIN DETAILS OF THESE REQUIREMENTS.

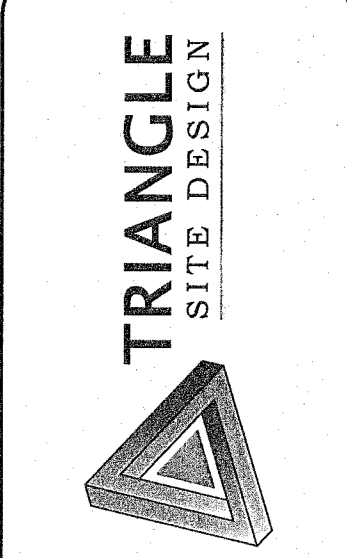
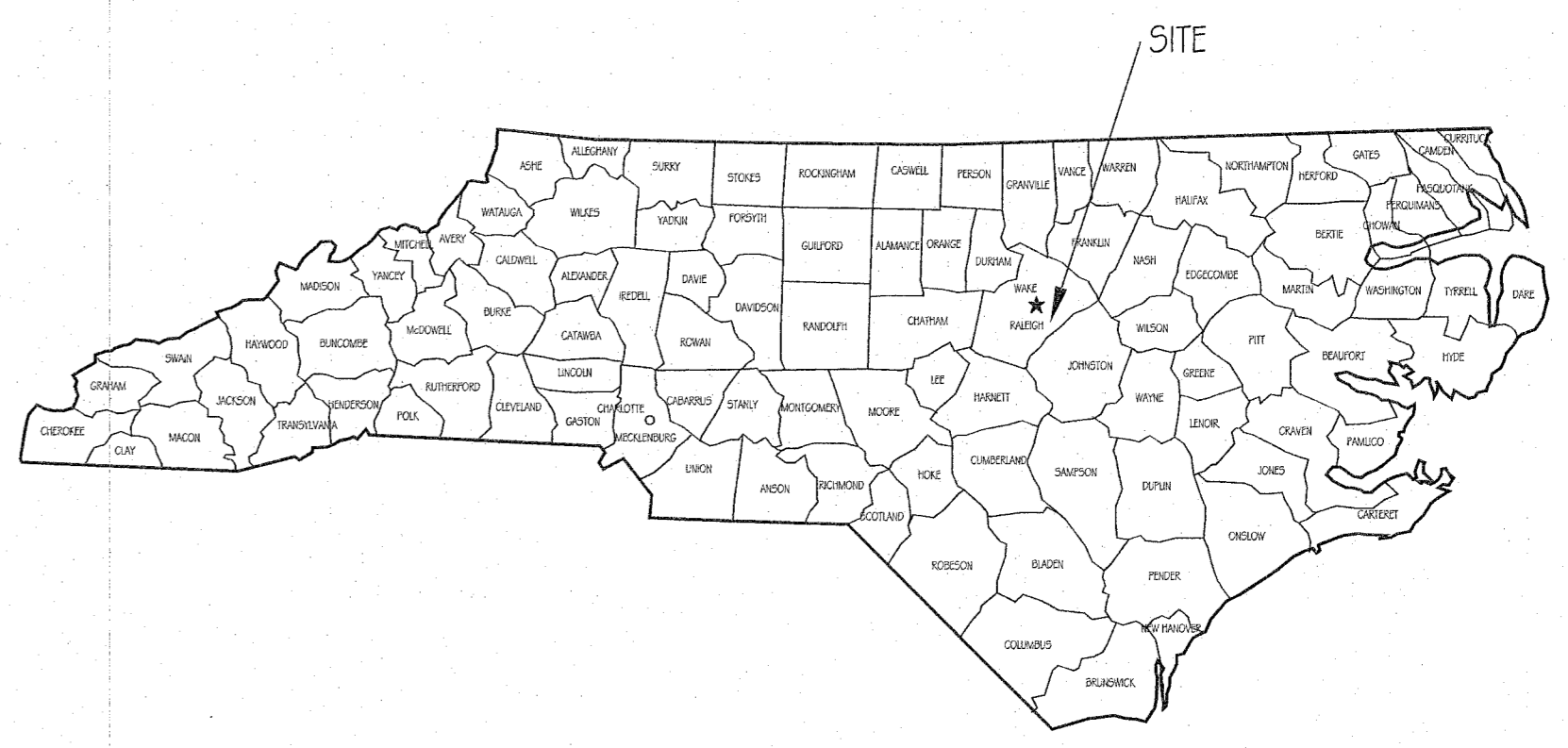
SITE REVIEW SR-__-17 Proposed Greystone Apartments Rock Quarry Road Raleigh, Wake County, North Carolina

OWNER/DEVELOPER
TC Rock Quarry Road, LLC
4944 Windy Hill Drive
Raleigh, NC 27609
(919)602-0678
(919)872-9584 fx
dsambrck@sambrckconstruction.com

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



Know what's below.
Call before you dig.



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

OWNER/DEVELOPER:
TC ROCK QUARRY ROAD, LLC
ATTN: DANE SAMBRICK
4944 WINDY HILL DRIVE
RALEIGH, NC 27609
(919)602-0678
(919)872-9584 FX
dsambrck@sambrckconstruction.com

Greystone Apartments
Rock Quarry Road
Raleigh, NC Wake County
SR-__-17, Transaction#

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.

Administrative Site Review Application (for UDO Districts only)



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

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

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

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

GENERAL INFORMATION

Development Name: Greystone Apartments

Zoning District: RX-3-CU-PL Overlay District (if applicable): _____ Inside City Limits? Yes No

Proposed Use: Apartment Complex

Property Address(es): Rock Quarry Road Major Street Locator: _____

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

P.I.N.	1722839173	P.I.N.	1722921638	P.I.N.		P.I.N.	
What is your project type?	<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Elderly Facilities	<input type="checkbox"/> Hospitals	<input type="checkbox"/> Hotels/Motels	<input type="checkbox"/> Office	<input type="checkbox"/> Mixed Residential	<input type="checkbox"/> Non-Residential Condo
	<input type="checkbox"/> Duplex	<input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Shopping Center	<input type="checkbox"/> Retail	<input type="checkbox"/> Industrial Building	<input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Residential Condo
	<input type="checkbox"/> Other: If other, please describe:				<input type="checkbox"/> Cottage Court		

WORK SCOPE
Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Develop a 90 Unit Apartment Complex with on-site parking

DESIGN ADJUSTMENT OR ADMIN ALTERNATE
Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/OWNER

Company: TC Rock Quarry Road, LLC Name(s): Dane Sambrick
Address: 4944 Windy Hill Drive Raleigh, NC 27609
Phone: 919-602-0678 Email: dsambrck@sambrckconstruction.com Fax: 919-872-9584

CONSULTANT (Contact Person for Plans)

Company: Triangle Site Design, PLLC Name(s): Matt Lowder, PE
Address: 4004 Barrett Drive Suite 101 Raleigh, NC 27609
Phone: 919-553-6570 Email: mlowder@trianglestitedesign.com Fax: _____

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

Zoning Information		Building Information	
Zoning District(s): RX-3-CU-PL	Proposed building use(s): Apartments	Existing Building(s) sq. ft. gross: N/A	Proposed Building(s) sq. ft. gross: 40,720
If more than one district, provide the acreage of each:	Existing Building(s) # of stories: 3	Proposed Building(s) # of stories: 3	Proposed height of building(s): 10'
Overlay District:	BOA (Board of Adjustment) case # A-	CEILING HEIGHT OF 1 ST FLOOR: 10'	CUD (Conditional Use District) case # Z-
Total Site Acres: Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 11.05	Off street parking: Required 171 Provided 174	Total sq. ft. gross (existing & proposed): 40,720	Stormwater Information
COA (Certificate of Appropriateness) case #	BOA (Board of Adjustment) case # A-	CEILING HEIGHT OF 1 ST FLOOR: 10'	Existing Impervious Surface: 0 acres/square feet
Proposed Impervious Surface: 118,660 acres/square feet	Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Alluvial Soils: _____	FEMA Map Panel # _____	Flood Study: _____	

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units: 90	5. Bedroom Units: 1br 33 2br 42 3br 15 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate 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.

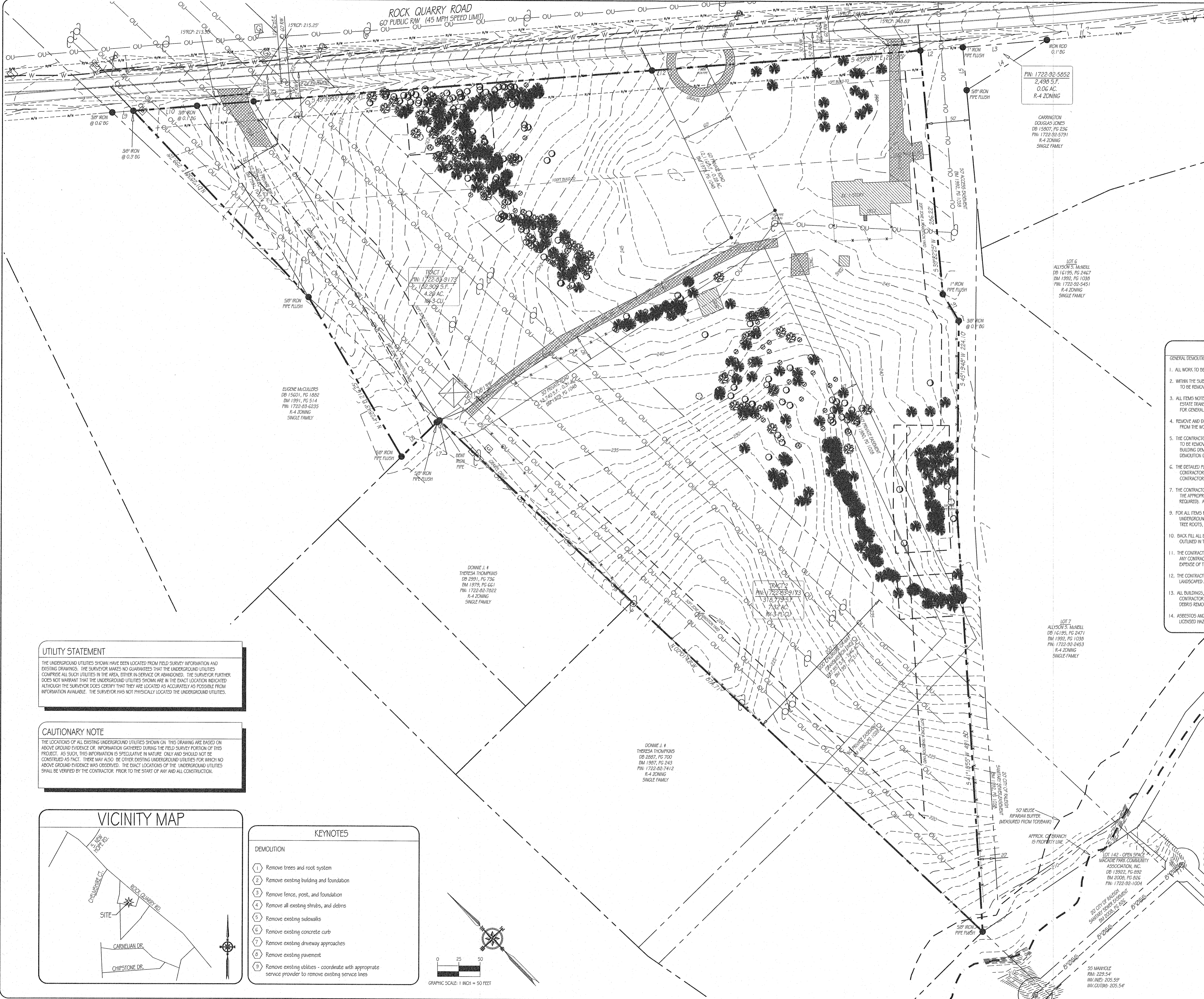
Signed: DS Date: 11/14/17

Printed Name: DANE S. SAMBRICK

Signed: _____ Date: _____

Printed Name: _____

COVER SHEET
CO.0



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

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

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

SURVEY NOTES

- 1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.
- 2) This survey does not include nor depict any environmental evaluations.
- 3) Field survey performed August 13, 2015.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- 5) The locations of underground utilities as shown hereon are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon. Additional buried 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 # 370305100), effective date November 3, 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 ±0.12.

Horizontal Datum = NAD 83
 Vertical Datum = NAVD 86

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 FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-800-344-7233, 72 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ABREAKE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE-GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
9. BACK FILL ALL DIGGINGS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
12. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM GENERAL GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
13. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.

LINE TABLE

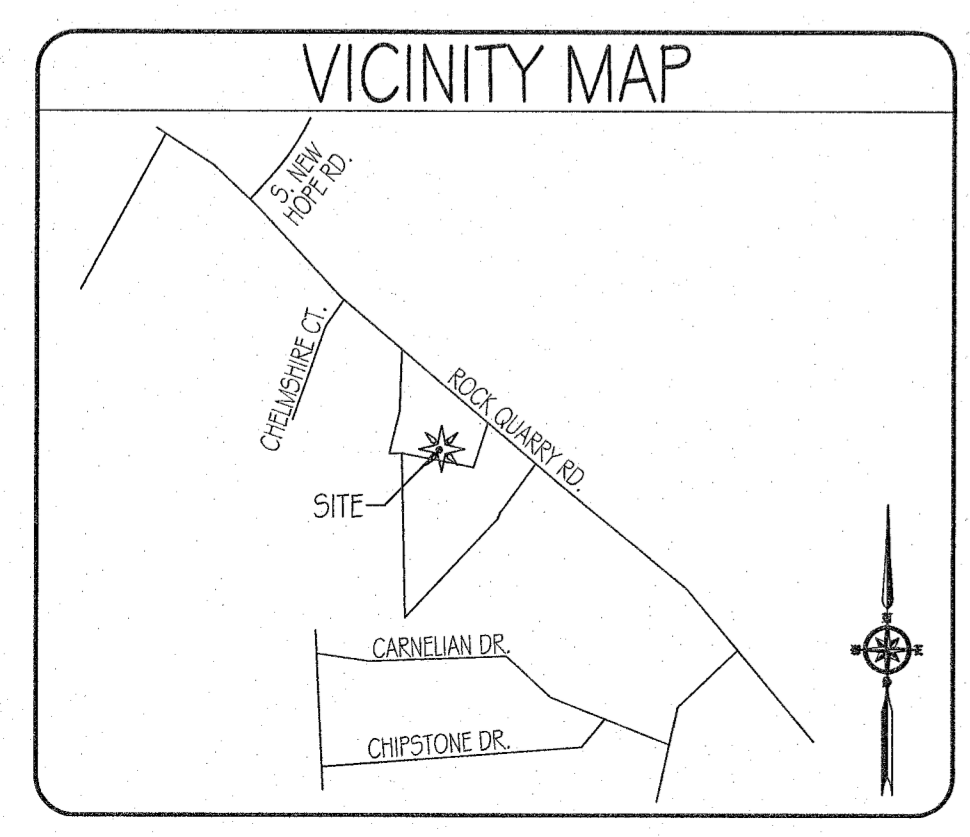
LINE	LENGTH	BEARING
L1	187.01	N 19°21'44" E
L2	50.02	S 49°31'29" E
L3	99.24	S 50°11'40" E
L4	111.10	N 77°51'25" W
L5	50.34	S 39°34'31" W
L6	36.47	S 15°55'59" W
L7	3.98	N 79°51'39" W
L8	57.69	N 89°29'28" W
L9	24.07	N 49°35'35" W
L10	75.95	S 49°35'35" E
L11	66.67	S 49°35'35" E
L12	64.26	S 49°35'35" E

UTILITY STATEMENT

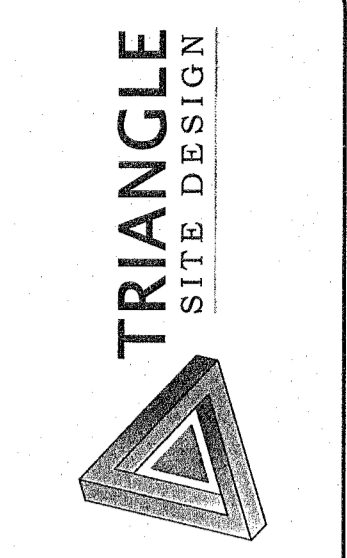
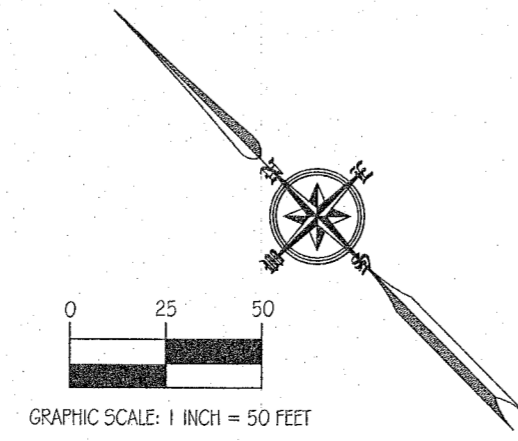
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES 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.

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.



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



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

OWNER/DEVELOPER:
 TC ROCK QUARRY ROAD, LLC
 ATTN: DANE SAMBRICK
 4944 WINDY HILL DRIVE
 RALEIGH, NC 27609
 (919) 602-0670
 (919) 872-9584 FX
 dsambrick@sandruckconstruction.com

Greystone Apartments
 Rock Quarry Road
 Raleigh, NC Wake County
 SR-17, Transaction#

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

REVISIONS

No.	Date	Description

Project No. 010007
 Date: November 15, 2017

EXISTING CONDITIONS PLAN

Sheet No. DI.0

GENERAL NOTES

1. 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.
2. Proof Roll Building and all parking areas. Notify Owner of any unacceptable areas.
3. 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.
4. All site dimensions are referenced to the back of curb or edge of paving unless otherwise noted.
5. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all applicable North Carolina specifications and requirements.
6. All easements recorded 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.

ACCESS DRIVE NOTES:

No sight obstructing or partially obstructing wall, fence, foliage, berms, parked vehicles or sign between the heights of twenty-four (24) inches and eight (8) feet above the curb line elevation, or the nearest traveled way if no curbing exists, shall be placed within a sight triangle of a public street, private street or driveway contained either on the property or on an adjoining property.

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

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

LINE TABLE

LINE	LENGTH	BEARING
L1	107.01	N 192°17'45" E
L2	60.12	N 79°51'37" W
L3	99.24	S 201°11'45" E
L4	111.10	N 77°18'18" W
L5	69.34	N 33°54'17" W
L6	35.47	S 13°50'59" W
L7	3.35	N 79°57'59" W
L8	27.49	N 09°29'29" W
L9	24.87	N 49°29'52" W
L10	75.05	S 89°33'37" E
L11	64.67	S 89°59'59" E
L12	64.26	S 29°33'55" E

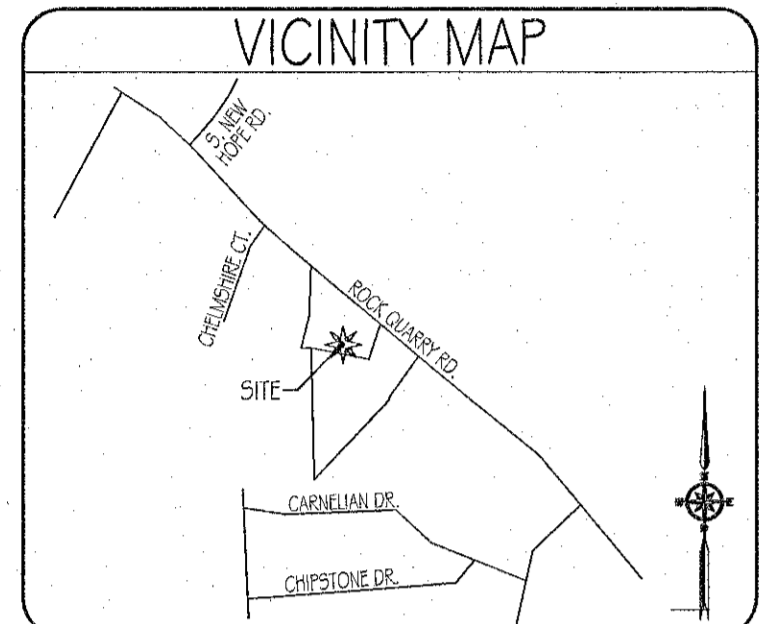
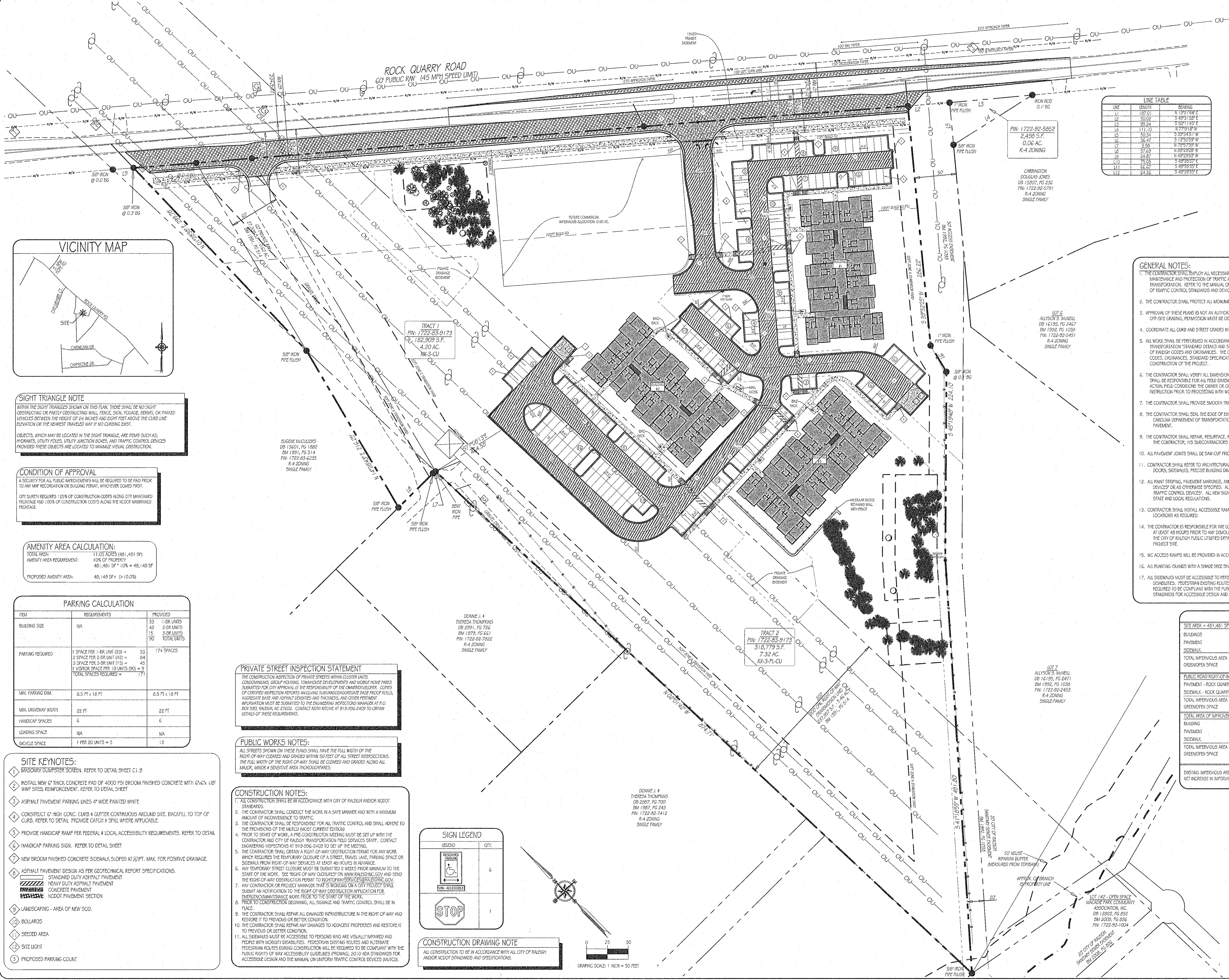
GENERAL NOTES:

1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY OF RALEIGH AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. 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.
6. 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 TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
8. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
9. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
10. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOORS, EXIT DOORS, SIDEWALKS, PRECAST BUILDING UTILITY ENTRANCE LOCATIONS.
12. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
13. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
14. 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.
15. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
16. ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
17. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

IMPERVIOUS AREA SUMMARY

SITE AREA = 481,481 SF (11.05 AC)

BUILDINGS	PAVEMENT	SIDEWALK	TOTAL IMPERVIOUS AREA	GREEN OPEN SPACE
40,720 SF (0.93 ACRES)	71,040 SF (1.63 ACRES)	6,800 SF (0.16 ACRES)	118,660 SF (2.72 ACRES)	362,821 SF (8.33 ACRES)
PUBLIC ROAD RIGHT-OF-WAY IMPROVEMENTS AREA OF IMPROVEMENTS = 54,320 SF (1.25 AC)				
PAVEMENT - ROCK QUARRY	29,610 SF (0.68 ACRES)	4,845 SF (0.11 ACRES)	34,455 SF (0.79 ACRES)	19,865 SF (0.46 ACRES)
PAVEMENT - ROCK QUARRY	4,845 SF (0.11 ACRES)	11,745 SF (0.27 ACRES)	16,590 SF (0.38 ACRES)	13,230 SF (0.30 ACRES)
BUILDING	40,720 SF (0.93 ACRES)	1,000 SF (0.02 ACRES)	41,720 SF (0.95 ACRES)	469,761 SF (10.81 ACRES)
PAVEMENT	100,650 SF (2.31 ACRES)	11,745 SF (0.27 ACRES)	112,395 SF (2.58 ACRES)	369,086 SF (8.50 ACRES)
SIDEWALK	11,745 SF (0.27 ACRES)	6,800 SF (0.16 ACRES)	18,545 SF (0.43 ACRES)	463,236 SF (10.67 ACRES)
TOTAL IMPERVIOUS AREA	153,115 SF (3.51 ACRES)	18,545 SF (0.43 ACRES)	171,660 SF (3.94 ACRES)	309,821 SF (7.14 ACRES)
GREEN OPEN SPACE	362,821 SF (8.33 ACRES)	11,745 SF (0.27 ACRES)	374,566 SF (8.60 ACRES)	106,915 SF (2.45 ACRES)
EXISTING IMPERVIOUS AREA:	12,930 SF (0.30 ACRES)		12,930 SF (0.30 ACRES)	
NET INCREASE IN IMPERVIOUS:	140,185 SF (3.22 ACRES)		140,185 SF (3.22 ACRES)	



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

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

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

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

AMENITY AREA CALCULATION:
TOTAL AREA: 11,025 ACRES (481,481 SF)
AMENITY AREA REQUIREMENT: 10% OF PROJECT = 481,481 SF * 10% = 48,148 SF
PROPOSED AMENITY AREA: 48,148 SF (+ 0.00%)

PARKING CALCULATION

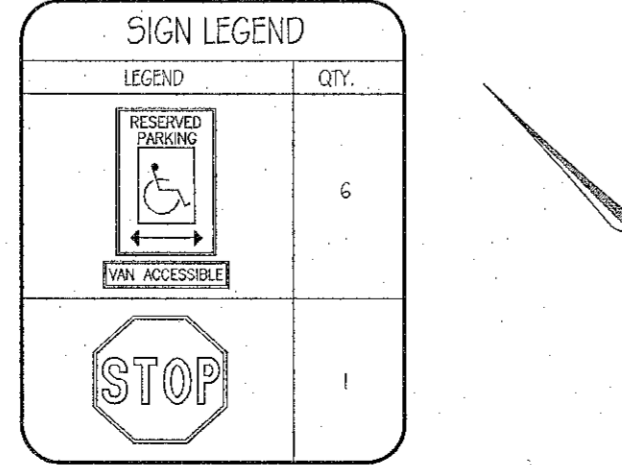
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	33 1-BR UNITS 42 2-BR UNITS 15 3-BR UNITS 90 TOTAL UNITS
PARKING REQUIRED	1 SPACE PER 1-BR UNIT (33) = 33 2 SPACE PER 2-BR UNIT (42) = 84 3 SPACE PER 3-BR UNIT (15) = 45 1 VISITOR SPACE PER 10 UNITS (90) = 9 TOTAL SPACES REQUIRED = 171	174 SPACES
MIN. PARKING DIM.	0.5 FT x 10 FT	0.5 FT x 10 FT
MIN. DRIVEWAY WIDTH	22 FT	22 FT
HANDICAP SPACES	6	6
LOADING SPACE	N/A	N/A
BICYCLE SPACE	1 PER 20 UNITS = 5	12

- SITE KEYNOTES:**
1. MASONRY DUMPSTER SCREEN. REFER TO DETAIL SHEET CI.9
 2. INSTALL NEW 6" THICK CONCRETE PAD OF 4000 PSI BROOM FINISHED CONCRETE WITH 6"x6" #18 W/AF STEEL REINFORCEMENT. REFER TO DETAIL SHEET
 3. ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
 4. CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL PROVIDE CATCH & SPILL WHERE APPLICABLE.
 5. PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
 6. HANDICAP PARKING SIGN. REFER TO DETAIL SHEET
 7. NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AT 1/2"FT. MAX. FOR POSITIVE DRAINAGE.
 8. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STANDARD DUTY ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
CONCRETE PAVEMENT
NC DOT PAVEMENT SECTION
 9. LANDSCAPING - AREA OF NEW SOD.
 10. BOLLARD
 11. SEEDED AREA
 12. SITE LIGHT
 13. PROPOSED PARKING COUNT

PRIVATE STREET INSPECTION STATEMENT
THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUBBASE/AGGREGATE BASE PROOF ROLLS, AGGREGATE BASE AND ASPHALT DEVICES AND THICKNESS, AND OTHER PERMIT INFORMATION MUST BE SUBMITTED TO THE ENGINEERING INSPECTIONS DIVISION AT P.O. BOX 590, RALEIGH, NC 27602. CONTACT KEITH RITCHE AT 919-596-2409 TO OBTAIN DETAILS OF THESE REQUIREMENTS.

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

- CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT 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 (LATEST 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 919-596-2409 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 FROM MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGH.GOV.
 7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT AN NOTIFICATION TO THE RIGHT-OF-WAY OBSTRUCTION APPLICATION FOR EMERGENCY MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
 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 DISTING 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).



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



REV.	DATE	DESCRIPTION

UTILITY LEGEND

- NEW POWER POLE
- NEW WATER METER
- NEW GAS METER
- NEW ELECTRIC METER
- NEW WATER SERVICE (REFER TO CIVIL DRAWINGS)
- NEW GAS SERVICE
- NEW SANITARY SEWER (REFER TO CIVIL DRAWINGS)
- NEW SANITARY SEWER CLEANOUT (AT EVERY 60 FEET)
- NEW UNDERGROUND POWER (110/200V) SERVICE
- NEW UNDERGROUND TELEPHONE SERVICE

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

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

BEFORE YOU DIG
STOP
CALL 1 800 632-4849
N.C. ONE-CALL CENTER
IT'S THE LAW

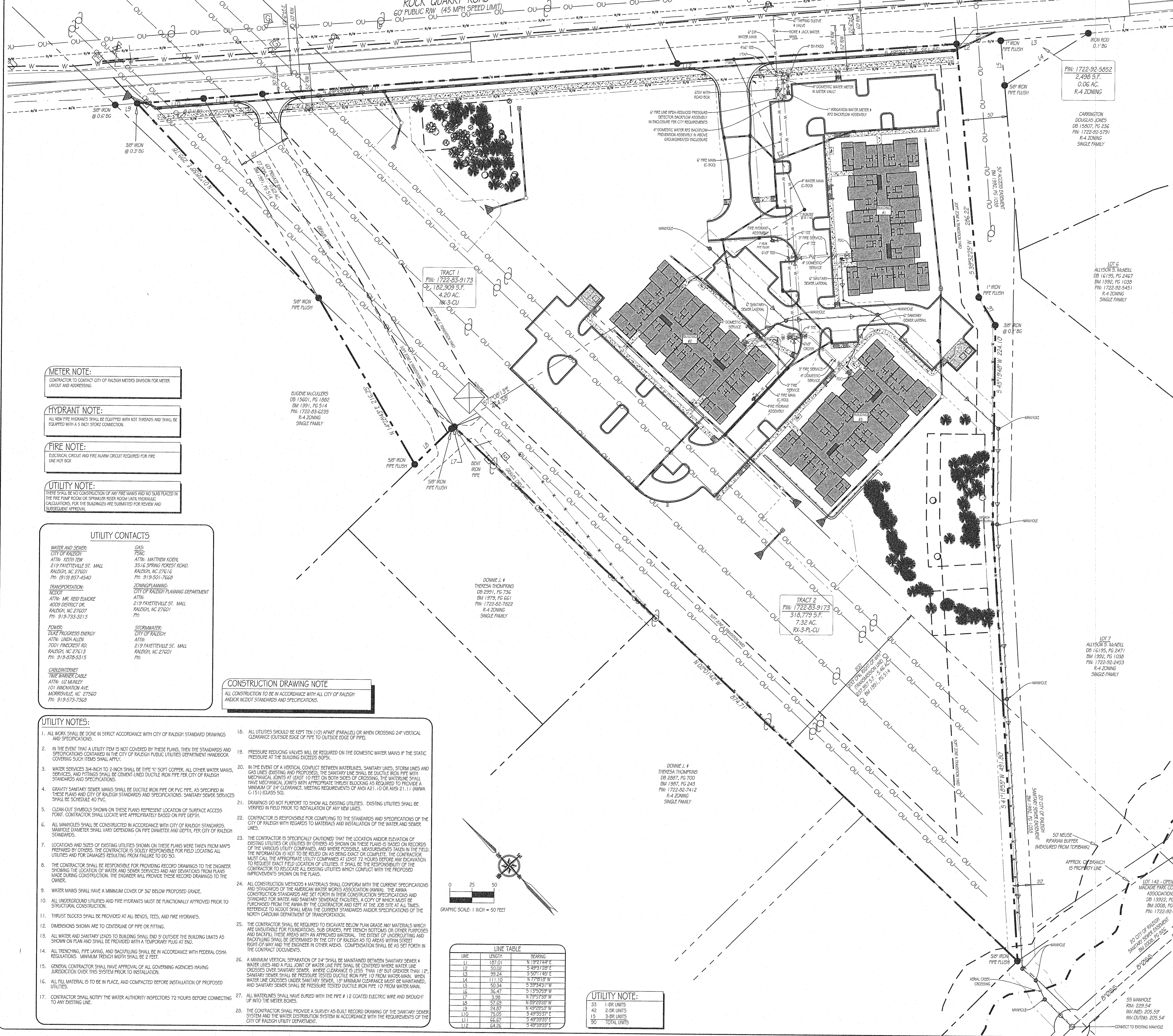
APPROVED RPSA ASSEMBLIES:
APPROVED 4" RPSA (REDUCED PRESSURE) DETECTOR ASSEMBLY BACKFLOW PREVENTERS
WATTS 3089PDA, 3579PDA, 3679PDA

APPROVED RPZ ASSEMBLIES:
APPROVED 1" RPZ BACKFLOW PREVENTERS
AMES 4000B
FEBCO 822 Y 4 Y/A
WATTS C09M20T

APPROVED DCVA ASSEMBLIES:
APPROVED 4" DOUBLE CHECK VALVE BACKFLOW PREVENTERS
AMES MAXIM 2004 MAXIM 300
FEBCO 750, 850, 856, 805D
WATTS 709, 757, 767

STANDARD UTILITY NOTES:
All utilities & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)

- Utility separation requirements:
 - a) A distance of 1'00" 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, trench 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 floor sewer mains, the horizontal separation between utilities shall be 1'0". If this separation cannot be maintained due to existing conditions, the vertical separation between the water main in a separate trench and the sewer main in a separate trench shall be 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 1'0" 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 1'0" 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 canopy 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.
- Any necessary field revisions are subject to review & approval of an amended plan prior to the City of Raleigh Public Utilities Department prior to construction.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all sewer mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 4" water services with meters located at ROW or within a 2x2' Waterline Encasement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
- Install 6" PVC sewer services @ 1.05% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear foot minimum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1'0" above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDMIG, USACE, MDEM & FEMA for any riparian buffer, wetland & floodplain impacts (respectively) prior to construction.
- NCDOT (Federal Encroachment Agreements) are required for any utility work (including main enclosures & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tom Basley at (919) 250-7825 or tom.basley@raleighnc.gov for more information.
- Cross-strengthening protection devices are required based on degree of health hazard included 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 at the University of Southern California approval list. The devices shall be installed and tested (both final and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-strengthening control program, whichever is more stringent. Contact Joanne Helvey at (919) 212-5923 or joanne.helvey@raleighnc.gov for more information.



METER NOTE:
CONTRACTOR TO CONTACT CITY OF RALEIGH METERS DIVISION FOR METER LAYOUT AND ADDRESSING.

HYDRANT NOTE:
ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NPT THREADS AND SHALL BE EQUIPPED WITH A 3" INCH STORAGE CONNECTION.

FIRE NOTE:
ELECTRICAL CIRCUIT AND FIRE ALARM CIRCUIT REQUIRED FOR FIRE LINE HOT BOX.

UTILITY NOTE:
ALL NEW FIRE HYDRANTS SHALL BE LOCATED WITH NO TRENCHES PLACED IN THE FIRE PUMP ROOM OR SPRINKLER RISER ROOM UNTIL HYDRAULIC CALCULATIONS FOR THE BUILDINGS ARE SUBMITTED FOR REVIEW AND SUBSEQUENT APPROVAL.

UTILITY CONTACTS

WATER AND SEWER:
CITY OF RALEIGH
ATTN: KEITH TEW
219 PANTVILLE ST. MAIL
RALEIGH, NC 27601
PH: (919) 557-4540

TRANSFORMATION:
TEKOFIT
ATTN: MR. RICH ELKHOR
4000 DISTRICT DR.
RALEIGH, NC 27607
PH: 919-253-3213

POWER:
DUKE PROGRESS ENERGY
ATTN: LINDA ALLEN
7001 PINCKNEY RD.
RALEIGH, NC 27612
PH: 919-278-5315

CABLE/INTERNET:
TIME WARNER CABLE
ATTN: LIZ MURPHY
101 INNOVATION AVE.
MORRISVILLE, NC 27560
PH: 919-578-7362

GAS:
AT&T MATTHEW KOEHL
3516 SPRING FOREST ROAD
RALEIGH, NC 27616
PH: 919-501-7668

2-DIMENSIONAL PLANNING:
CITY OF RALEIGH PLANNING DEPARTMENT
ATTN: MR. RICH ELKHOR
219 PANTVILLE ST. MAIL
RALEIGH, NC 27601
PH: 919-557-4540

STORMWATER:
CITY OF RALEIGH
ATTN: LINDA ALLEN
219 PANTVILLE ST. MAIL
RALEIGH, NC 27601
PH: 919-557-4540

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

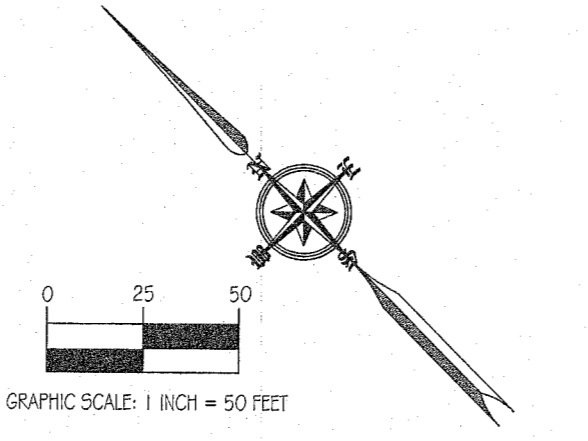
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARD DRAWINGS AND SPECIFICATIONS.
- IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK, COVERING SUCH ITEMS SHALL APPLY.
- WATER SERVICES 3/4-INCH TO 2-INCH SHALL BE TYPE "K" SOFT COPPER. ALL OTHER WATER MAINS, SERVICES, AND FITTINGS SHALL BE CEMENT-LINED DUCTILE IRON PIPE PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- GRAVITY SANITARY SEWER MAINS SHALL BE DUCTILE IRON PIPE OR PVC PIPE, AS SPECIFIED IN THESE PLANS AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 FC.
- CLEAN-OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
- ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER CITY OF RALEIGH STANDARDS.
- LOCATIONS AND SIZES OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM MAPS PREPARED BY OTHERS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD DRAWINGS TO THE OWNER.
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
- ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- ALL WATER AND SANITARY LEADS TO BUILDING SHALL BE 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY FLUG AT END.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- ALL UTILITIES SHOULD BE KEPT TEN (10) FEET (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER MAINS IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.1 (AWWA C-151) IS ACCEPTABLE.
- DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS IS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY DESIGNATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA). THE AWWA CONSTRUCTION STANDARDS ARE SET FORTH IN THEIR CONSTRUCTION SPECIFICATIONS AND STANDARD FOR WATER AND SANITARY SEWERAGE FACILITIES. A COPY OF WHICH MUST BE PURCHASED FROM THE AWWA BY THE CONTRACTOR AND KEPT AT THE JOB SITE AT ALL TIMES. REFERENCE TO AWWA STANDARDS SHALL MEAN THE CURRENT STANDARDS AND/OR SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, PIPE TRENCH BOTTOMS OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDESIRABLE AND BACKFILLING SHALL BE DETERMINED BY THE CITY OF RALEIGH AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.
- A MINIMUM VERTICAL SEPARATION OF 24" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER LINES AND A FULL JOINT OF WATER LINE PIPE SHALL BE CENTERED WHERE WATER LINE CROSSES OVER SANITARY SEWER. WHERE CLEARANCE IS LESS THAN 18" BUT GREATER THAN 12", SANITARY SEWER SHALL BE PRESURE TESTED DUCTILE IRON PIPE 10' FROM WATER MAIN. WHEN WATER LINE CROSSES UNDER SANITARY SEWER, 18" MINIMUM CLEARANCE MUST BE MAINTAINED, AND SANITARY SEWER SHALL BE PRESURE TESTED DUCTILE IRON PIPE 10' FROM WATER MAIN.
- ALL WATERLINES SHALL HAVE BURIED WITH THE PIPE # 1 COATED ELECTRIC WIRE AND BROUGHT UP INTO THE METER BOXES.
- THE CONTRACTOR SHALL PROVIDE A SYSTEM AS-BUILT RECORD DRAWING OF THE SANITARY SEWER SYSTEM AND THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RALEIGH UTILITY DEPARTMENT.

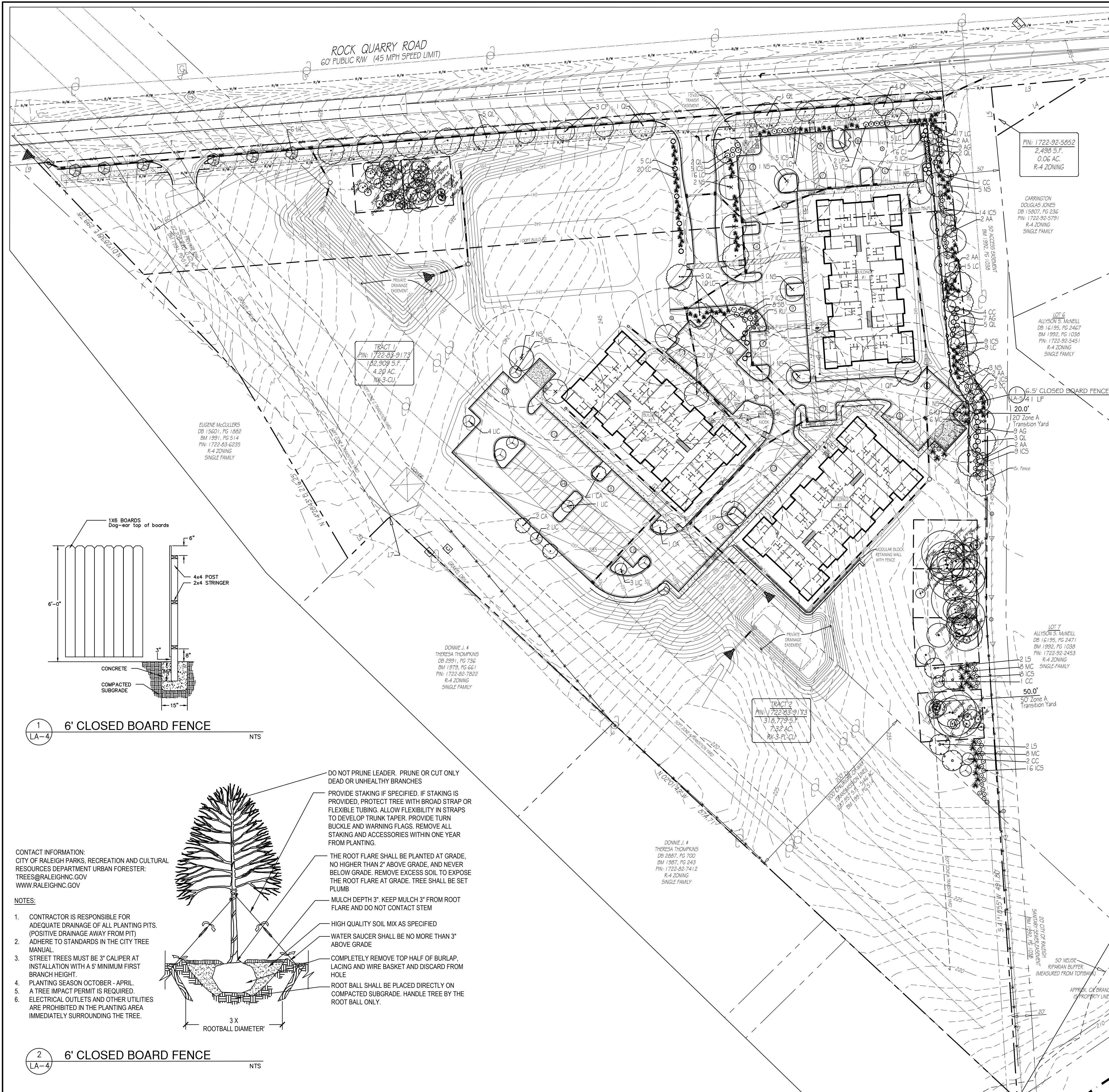
LINE TABLE

LINE	LENGTH	BEARING
L1	187.01	N 19°21'44" E
L2	53.92	S 19°21'29" E
L3	99.24	S 50°17'45" E
L4	111.10	N 77°07'19" W
L5	50.34	S 33°35'11" W
L6	36.47	S 13°52'59" W
L7	3.50	N 79°52'39" W
L8	37.58	N 89°22'25" W
L9	14.87	N 39°25'23" W
L10	75.05	S 49°33'37" E
L11	66.87	S 49°23'39" E
L12	44.26	S 39°29'25" E

UTILITY NOTE:

33	1-BK UNITS
42	2-SK UNITS
15	3-SK UNITS
90	TOTAL UNITS





PLANTING NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
2. Plant locations to be approved in field prior to installation.
3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
5. Install plants and mulch beds with 4" of prestraw.
6. Parking lot islands to be mulched with 4" of prestraw.
7. Lawn areas to be seeded and strawed.
8. Landscape Contractor to maintain plant materials for a one year period following substantial completion.
9. Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
10. VSA trees to be 2" caliper. Streetyard tree to be 3" caliper at installation.
11. Landscape plan minimum City of Raleigh requirements only.
12. Most of the plant material can be locally sourced at Pender Nursery, Inc., Garner, NC.

SIGHT DISTANCE NOTE:

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

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

City of Raleigh Planting Requirements:

- 1) VEHICLE SURFACE AREA:
 PROPOSED VSA= 65,980 SF
 Required: 1 TREE / 2000 SF; 65,980 / 2000 = 33
 Provided: 33 TREES Provided (Elm, Oak, Black Gum - Grape Myrtle and Beautyberry under PE easement)
 Perimeter shrubs provided along entrance drive.
 Vehicle surface area screened from the public ROW.
 All parking spaces are located within 50' of a shade tree - except under power line easement

- 2) STREET YARD:
 ROCK QUARRY ROAD: 3' of Caliper / 40 linear feet within a 6' planting strip
 Tree Conservation Area provided along portion of Rock Quarry Road.
 Excluded in the tree placement are the driveways and easements.
 Provided: 20 trees at 3" caliper; Carpinus, Oak, and Grape Myrtle (in Progress Energy Easement)
 TREES WITHIN SIGHT DISTANCE EASEMENT TO BE LIMBED TO A MIN. HEIGHT OF 8'.

- 3) NEIGHBORHOOD TRANSITION YARD
 East Property Line Transition Zone Type A:
 Proposed Use: Apartments
 Adjacent Use: Single Family Residential
 Planted to 20' and 50' standards except at sewer easement and Progress Energy Easement

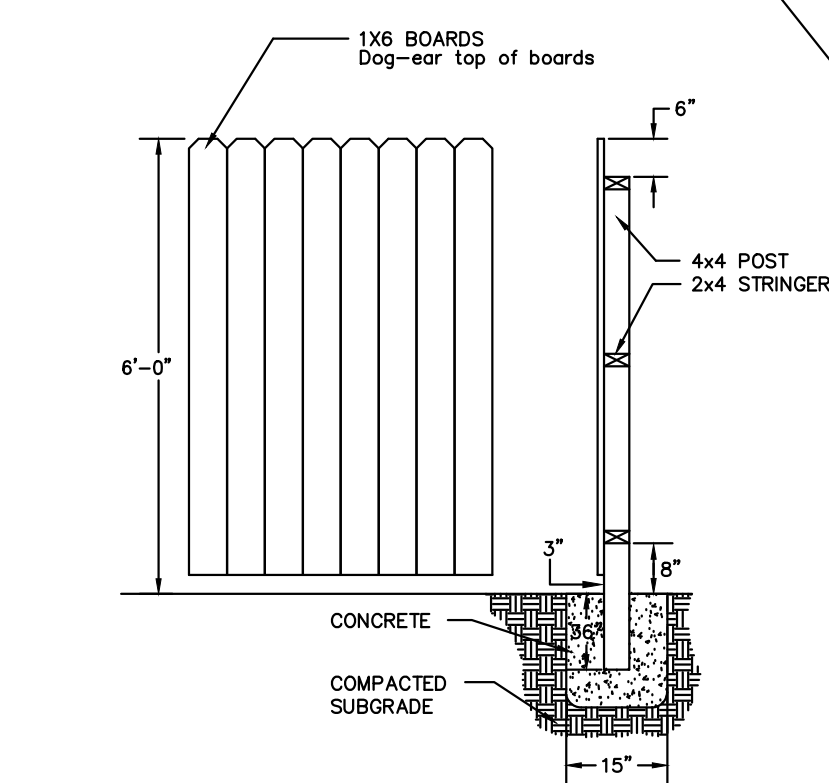
- West Property Line Transition Zone Type A:
 Proposed Use: Apartments
 Adjacent Use: Single Family Residential
 Neighborhood Transition Yard within Progress Energy Easement

- 4) SCREENING OF MECHANICAL UNITS AND DUMPSTERS
 Proposed HVAC units screened from public view
 Dumpsters screened according to City Code

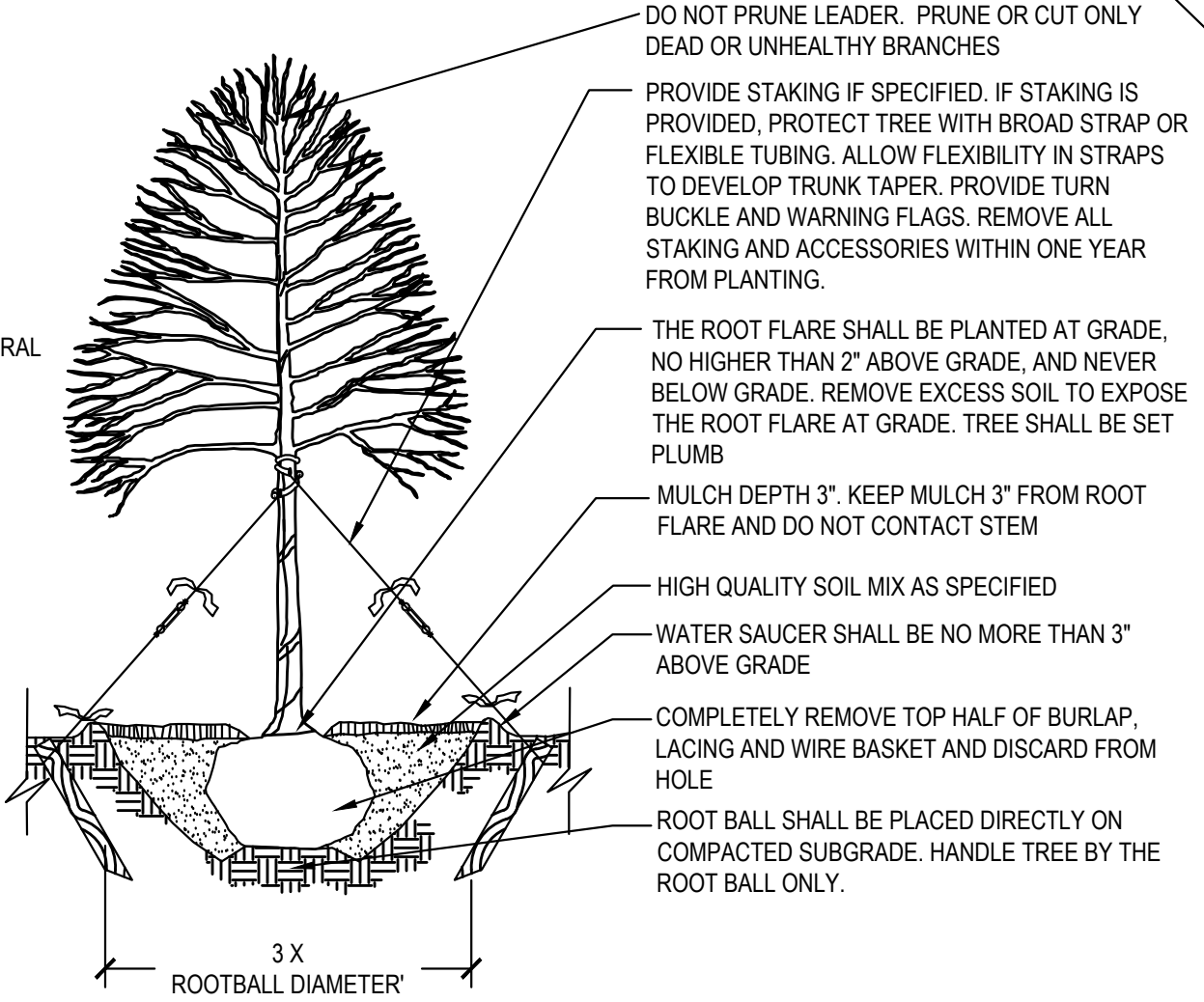
PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
CJ	Cryptomeria japonica 'Elegans Nana' / Japanese Cedar	18" HT.	CONT.
MC	Myrica cerifera / Northern Bayberry	36" HT.	CONT.
RU	Rhaphiolepis umbellata 'Minor' / Indian Hawthorn	18" HT.	CONT.
ICS	Ilex crenata 'Stedda' / Japanese Holly	24" HT.	CONT.
QL	Quercus lyrata 'Highbeam' / Overcup Oak	3" Cal. / 10' HT.	B # B
UP	Ulmus parviflora 'Emer II' / Alleé Chinese Elm	3" Cal. / 10' HT.	CONT. / B # B
LS	Liquidambar styraciflua / Sweet Gum	3" Cal. / 10' HT.	CONT. / B # B
SB	Spiraea x bumalda 'Magic Carpet' / Spirea	18" HT.	CONT.
ICH	Ilex crenata 'Hellen' / Winterberry Holly	18" HT.	CONT.
CP	Carpinus caroliniana / Ironwood	1.5" Cal. / 8' HT.	CONT. / B # B
NS	Nyssa sylvatica / Black Tupelo	3" Cal. / 10' HT.	CONT. / B # B
AA	Amelanchier arborea 'Spring Glory' / Serviceberry	1.5" Cal. / 8' HT.	CONT. / B # B
AG	Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia	18" HT.	CONT.
CC	Cercis canadensis 'Forest Pansy' / Redbud	1.5" Cal. / 8' HT.	CONT. / B # B
* LIC	Lagerstroemia indica 'Cherokee' / Grape Myrtle	5" HT.	CONT.
* CA	Callicarpa americana / American Beautyberry	24" HT.	CONT.
LC	Loropetalum chinensis 'Ruby' / Fringeflower	24" HT.	CONT.

* Trees / large shrubs approved by Duke Progress Energy for planting in easement.



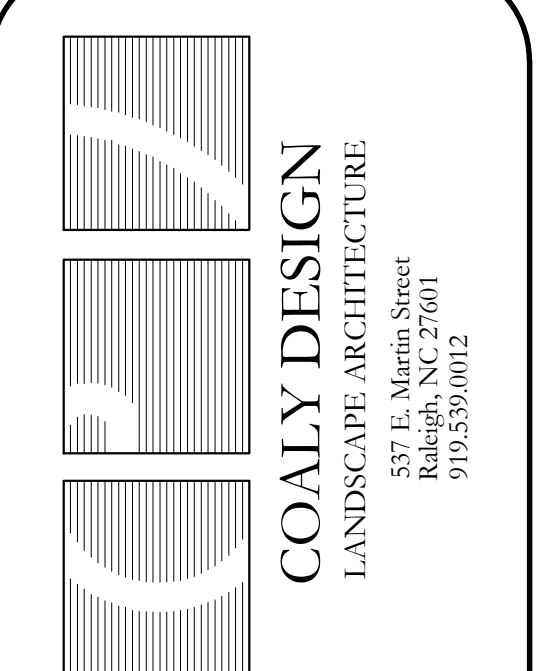
1 6' CLOSED BOARD FENCE NTS



CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

2 6' CLOSED BOARD FENCE NTS



GREYSTONE APARTMENTS
 5110 ROCK QUARRY ROAD
 RALEIGH, NC

Planting Plan

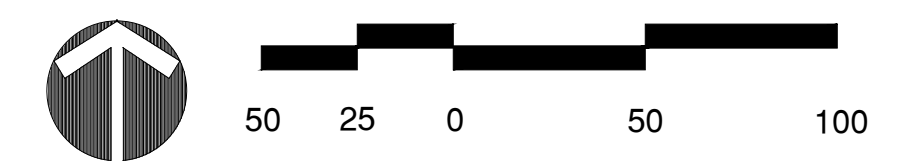
Consultants

Professional Seals

Dr	Dr	Dr	Dr	Dr	Dr	Dr	Dr	Dr	Dr
S	S	S	S	S	S	S	S	S	S

Revisions	No.	Description	Date

PLANTING PLAN



LA-4



1 | SIDE ELEVATION
A102 | SCALE: 1/8" = 1'-0"

CORPORATE SEAL

PROFESSIONAL SEAL

TC ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA 27616

DATES:
14 November 2017

DESIGNED BY:
BLJ
DRAWN BY:
BLJ
CHECKED BY:
BLJ
SCALE:
....
PROJECT NUMBER:
17-014

BUILDING 1
ELEVATIONS



2 | FRONT ELEVATION
A102 | SCALE: 1/8" = 1'-0"



1 | FRONT ELEVATION
A104 | SCALE: 1/8" = 1'-0"



2 | SIDE ELEVATION
A104 | SCALE: 1/8" = 1'-0"

CORPORATE SEAL

PROFESSIONAL SEAL

TC ROCK QUARRY ROAD
RALEIGH, NORTH CAROLINA 27616

DATES:
14 November 2017

DESIGNED BY:
BLJ
DRAWN BY:
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SCALE:
....
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BUILDING 2
ELEVATIONS