



# Administrative Approval Action

Case File / Name: SUB-0029-2020  
Broadstone Oak City Preliminary Subdivision

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

**LOCATION:** The site is generally located on the north side of Capital Boulevard west of the intersection of Capital Boulevard and Brentwood Road, with common street addresses of 2815 Capital Boulevard and 2920 Glenridge Drive.

**REQUEST:** Conventional subdivision of 12.99 acres zoned CX-5-GR-CU (approximately 8 acres) and RX-4-CU (approximately 5 acres) to create 2 apartment building type lots and 3 open type lots, as well as dedication of public right-of-way for the new Alloy Street situated roughly in the middle of the subject property from east to west.

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

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated September 22, 2020 by McAdams.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General Condition**

1. Demonstrate compliance with UDO Section 7.2 (Landscaping and Screening).
2. Demonstrate compliance with zoning conditions set forth in Z-35-19 and Z-34-19.

### **Stormwater**

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

### **Urban Forestry**

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



# Administrative Approval Action

Case File / Name: SUB-0029-2020  
Broadstone Oak City Preliminary Subdivision

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

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

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

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

## General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. A demolition permit shall be issued and this building permit number shown on all maps for recording.

## Engineering

4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
5. A fee-in-lieu for where Alloy Street stops short of the property line is paid to the City of Raleigh (UDO 8.1.10).
6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



# Administrative Approval Action

Case File / Name: SUB-0029-2020  
Broadstone Oak City Preliminary Subdivision

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

8. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

## Public Utilities

9. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
10. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

11. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
13. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
14. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
15. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
16. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

## Urban Forestry

17. A public infrastructure surety for 64 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
18. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.24 acres of tree conservation area.

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



# Administrative Approval Action

Case File / Name: SUB-0029-2020  
Broadstone Oak City Preliminary Subdivision

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

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

## **Public Utilities**

1. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

## **Urban Forestry**

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along Glenridge Drive and 52 street trees along Alloy Street.

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

## **Stormwater**

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

## **Urban Forestry**

2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: October 23, 2023**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: October 23, 2025**

**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** Alysia Bailey Taylor  
Development Services Dir/Designee  
**Staff Coordinator: Kasey Evans**

**Date:** 10/23/2020

# BROADSTONE OAK CITY

2815 CAPITAL BOULEVARD

RALEIGH, NORTH CAROLINA 27604

**SHEET INDEX**

NO.	DESCRIPTION
C0.01	PROJECT
C1.00	EXISTING

# PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE #: SUB-0029-2020

PROJECT NUMBER: ALL-19020

DATE: MARCH 11, 2020  
 REVISED: JUNE 2, 2020  
 REVISED: AUGUST 10, 2020  
 REVISED: SEPTEMBER 22, 2020

C0.01	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SUBDIVISION PLAN
C2.01	PROPOSED LOT EASEMENTS AND TCA
C2.02	ZONING EXHIBIT
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C4.01	PRELIMINARY UTILITY LAYOUT
C8.00	SITE DETAILS
C8.01	WATER DETAILS
C8.02	STORM DRAINAGE AND SANITARY SEWER DETAILS
C9.00	PRELIMINARY STORMWATER CONTROL MEASURE PLAN VIEW
C9.01	STORMWATER CONTROL MEASURE TYPICAL DETAILS
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE DETAILS
L8.00	TREE CONSERVATION PLAN

## ORDINANCE NO. (2020) 54 ZC 790

2-35-15-- 2825 CAPITAL BOULEVARD, BEING WAKE COUNTY PIN 1715000255, APPROXIMATELY 8.02 ACRES LOCATED ON THE WEST SIDE OF CAPITAL BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF BRENTWOOD ROAD ARE REZONED TO COMMERCIAL MIXED USE-5 (STORIES-GREEN-CONDITIONAL) USE (CCK-5-GRCUL).

CONDITIONS DATED: DECEMBER 27, 2019

- [illegible]

## ORDINANCE NO. (2020) 54 ZC 790

2:34:19--2930 GLENRIDGE DRIVE, BRUNS WAKE COUNTY PIN 1713889651. APPROXIMATELY 4.56 ACRES LOCATED ON EAST SIDE OF GLENRIDGE DRIVE, NORTH OF HIGHWOODS BOULEVARD ARE REZONED TO RESIDENTIAL MIXED USE-4 STORES-CONDITIONAL USE (R-M-4-CU).

1. THE FOLLOWING USES SHALL BE PROHIBITED: TYPE B EMERGENCY SHELTERS, TELECOMMUNICATIONS TOWERS, CEMETERIES, AND OUTDOOR SPORTS OR RECREATION FACILITIES.  
JOINING CONVEYANCES OR UNDEVELOPED AREAS ARE PROPOSED
2. ALLOW THE COMMON BOUNDARY BETWEEN THE PROPERTY AND THE ADJACENT LOT IDENTIFIED BY THESE DEEDS BEING REDEVELOPED TO REMAIN THE SAME AS THE BOUNDARY IDENTIFIED BY THE DEEDS. AN EASEMENT AT LEAST 8 FEET DEEP SHALL BE INSTALLED AND MAINTAINED WITHIN TEN FEET OF SUCH COMMON BOUNDARY EXCEPT WHERE EITHER (A) AN EXISTING RESISTIVE EASEMENT APPLIED UNLESS THE DEEDS SPECIFICALLY PROVIDE OTHERWISE, OR (B) SUCH AREA IS PART OF THE COMMON CONSERVATION AREA PURSUANT TO ARTICLE 8.1 OF THE UNITED DEVELOPMENT ORDINANCE OR WITHIN AN EASEMENT REQUIRED BY ANY GOVERNMENT AID. AUTHORITY, IN WHICH CASE NO FENCE SHALL BE REQUIRED ALONG SUCH COMMON BOUNDARY PURSUANT TO THE PROHIBITION.

AGENCY: LOTS

	BOOK	PAGE
1	013479	00218
2	013502	01243
3	013529	01080
4	0135	1506
5	013638	01371
6	013688	01243
7	013694	00147
8	013694	00128
9	013736	00054
10	013764	00060
11	013765	00170
12	013809	00177
13	013919	00134
14	014212	00000
15	000159	01004
16	014218	01004

17 000620 012127  
18 012389 012727

ZONING CONFORMANCE: A 6' HIGH OBSCURE FENCE HAS BEEN PROVIDED ALONG ALL PROPERTIES WHERE A TREE CONSERVATION AREA HAS NOT BEEN PROPOSED.

ORDINANCE (SECTION 54.20.200) PAGE 3 APPROVED: 2/14/20

3. A PROTECTIVE YARD MEETING THE REQUIREMENTS OF THE TYPE 1 ZONE A PROTECTIVE YARD SHALL BE PROVIDED ALONG THE TWO SIDES OF THAT CERTAIN PARCEL, DESCRIBED IN THAT DEED RECORDED IN BOOK 013923, PAGE 777 OF THE WAKE COUNTY RECORDS THAT ARE CONTIGUOUS WITH THE BOUNDARIES OF THE PROPERTY.

Digitally signed by Kasey Evans  
Reason: I am approving this document  
Date: 2008.10.10 10:45:35 -0400

100.00% 90.00% 80.00% 70.00% 60.00% 50.00% 40.00% 30.00% 20.00% 10.00% 0.00%

ANDY PADIAK  
padiak@mcadamsco.com  
PHONE: 919. 823. 4300

## ALLIANCE RESIDENTIAL COMPANY

ALLIANCE RESIDENTIAL COMPANY  
206 PROVIDENCE ROAD, SUITE 250  
CHARLOTTE, NC 28207



\_\_\_\_\_

DEVELOPER  
ALLIANCE RESIDENTIAL COMPANY  
200 PROVIDENCE ROAD, SUITE 250  
CHARLOTTE, NC 28207

LANDSCAPE ARCHITECTURE  
RACAPRANCO

ONE GLENWOOD AVE  
RALEIGH, NORTH CAROLINA 27603

CLINE DESIGN ASSOCIATES  
128 N. HARRINGTON ST.

RALEIGH, NORTH CAROLINA 27603



# DEVELOPMENT SERVICES

## Preliminary Subdivision Plan Application

Development Services Center • One CityCenter Plaza, Suite 1000 • Raleigh, NC 27601-2002

This form is used when submitting a Preliminary Subdivision (SDS) application. **SDS 2.0**  
 Please check the appropriate review type and include the form checklist document.

Please email your completed application to [DS\\_ravel@cityofraleigh.gov](mailto:DS_ravel@cityofraleigh.gov).

Office Use Only Case # _____	Planner (print) _____
Pre-application Conference Date _____	Planner (signature) _____

### DEVELOPMENT TYPE (SDS Sections 2.1.2)

☒ Conventional Subdivision  
 ☐ Concept Development  
 ☐ Conservation Development  
 ☐ Cottage Court

NOTE: Subdivisions may require City Council approval if a Waters Park, Swaley or Historic Overlay District.

### GENERAL INFORMATION

Scoping/Watch plan case number(s): \_\_\_\_\_

Development name (subject to approval): **Bradstone Oak City Preliminary Subdivision**

Property Address(es): \_\_\_\_\_

2015 Capital Boulevard

Recorded Deed (PPO): 17-09302251 and 17-1509651

What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input checked="" type="checkbox"/> Other Subdivision	<input type="checkbox"/> Attached housing
----------------------------	--	--	---	---

### CURRENT PROJECT OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form.

Company: Atlanta Realty Partners  
 Contact Person: David Greenwell and Tina Jones (phone, development address)  
 20000 Providence Road, Suite 200, Charlotte, NC 28207  
 Phone: 980-274-1837  
 Email: [info@atlarealty.com](mailto:info@atlarealty.com)

### APPLICANT INFORMATION

Contact Name and Title: Gray Hamel, Project Engineer  
 Address: One Glenwood Ave., Raleigh, NC 27603  
 Email: [hamel@mcmandreco.com](mailto:hamel@mcmandreco.com)

Phone: 919-828-4300

Continue to the next screen

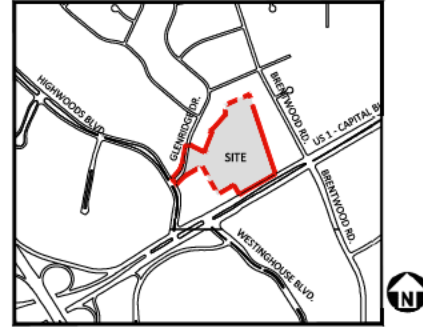
Page 1 of 2

[Return to table of contents](#)

<b>SITE DATA</b>	
SITE ADDRESS: PARCEL PIN NUMBER: CUSTODY ZONING: OVERLAY DISTRICT: BLOCK PERMITSHEET: WATERSHED: FLOODPLAIN/OTHER PANEL: SITE AREA: TREE COMPOSITION:	1851 CAPITAL BLVD, RALEIGH NORTH CAROLINA 27604 15501-0000000 (DA: RALEIGH NORTH CAROLINA 27604) 1710000002, 1710000003 OS-CR-0-CU (REZONING CASE 40-20-15) OS-CR-0-CU (REZONING CASE 40-20-13) NONE FC-1.35-0.5, THE BLOCK PERMITSHEET REQUIREMENTS OF 08.1.3.3 OF THE UDO SHALL NOT BE APPLICABLE TO THE PROPERTY, AND THE APPLICABLE MAXIMUM BLOCK PERMITSHEET SHALL BE 4,000 SFEET. CHARLOTTE CREEK ZONE-N, PANEL 000000000000 1.86 ACRES 100% OF WOOD DEDICATION: 1.86 ACRES NET SITE AREA: 1.86 ACRES REQUIRED: 1.03 ACRES (55%) PROVIDED: 1.86 ACRES (100%)

3. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET.

1. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20'-0" FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE. (SDM SECTION 6.5.2.D.)
2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLLAGE, OBSTACLE OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURB EXISTING.



NTS

**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 998-2409, and the Public Utilities Department at (919) 998-6540, 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 reinstatement 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 the jobsite, or any other Violation of City of Raleigh Standards will result in a One and Possible Exclusion from future work in the City of Raleigh.



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

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811", REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.





I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON AT THE TIME OF THIS SURVEY.

RONALD T. FREDERICK, P.L.S. L-4720

DATE



# GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
- BOUNDARIES FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: OS-3-30-20 PER WAKE COUNTY USE.
- AREA IN COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEPICTED BY FEMA FLOOD COMMUNITY PANEL #190770001 DATED 8/5/2006.
- UTILITY LOCATIONS: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA. OTHER THAN AS SHOWN OR INDICATED BY THE SURVEYOR, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT REASONABLY LOCATED THE UNDERGROUND UTILITIES.
- NO FIELD INVESTIGATION OF WELLS WAS PERFORMED AS A PART OF THIS SURVEY AND NO MARKERS FOR SUCH WERE OBSERVED.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 83. BENCH MARK SHOWN: FIVE 212.5 + 200.87.



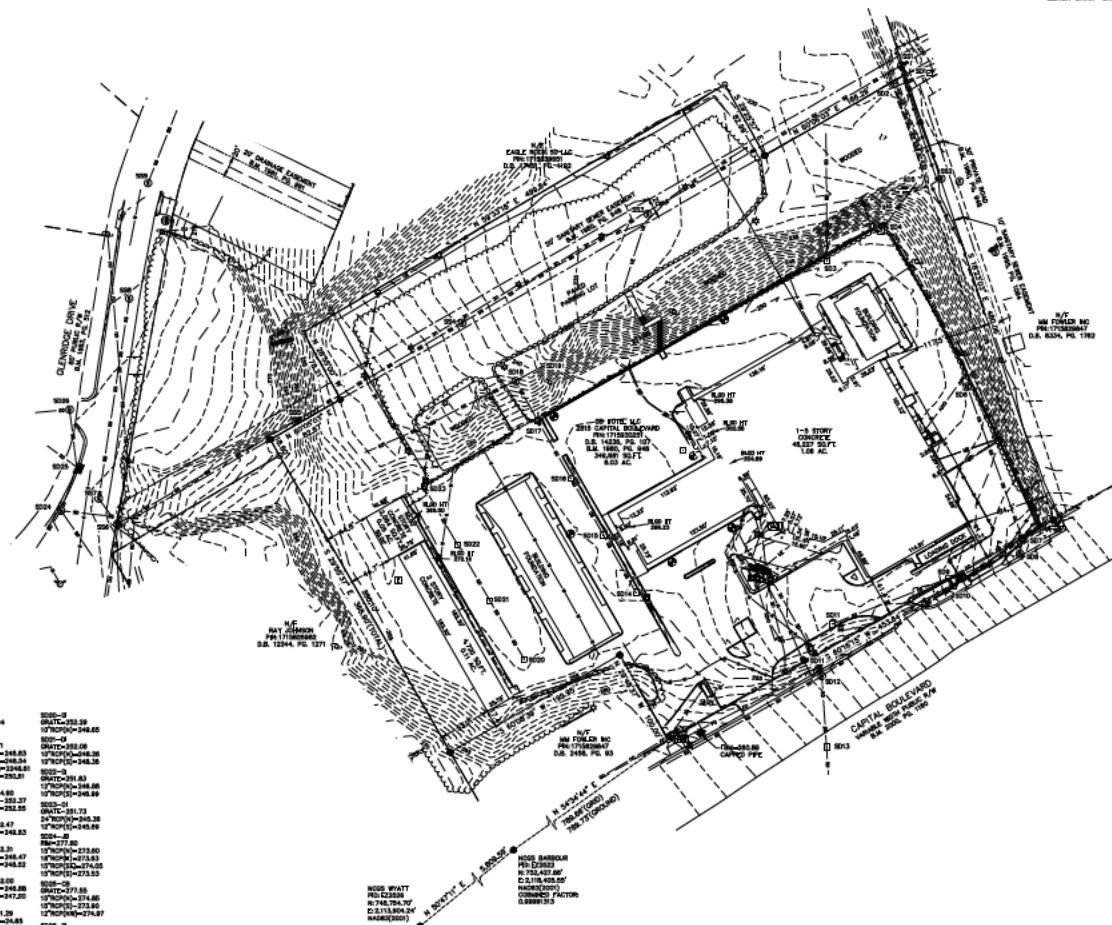
**McADAMS**  
The John R. McAdams Company, Inc.  
2305 Meridian Parkway  
Durham, NC 27713  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

## CLIENT

ALLIANCE RESIDENTIAL COMPANY  
200 PROVIDENCE ROAD  
SUITE 250  
CHARLOTTE, NC 28207

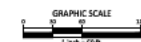
## CAPITAL BOULEVARD APARTMENTS EXISTING CONDITIONS SURVEY 2815 CAPITAL BOULEVARD RALEIGH, WAKE COUNTY, NORTH CAROLINA

801 801-1 801-2 801-3 801-4 801-5 801-6 801-7 801-8 801-9 801-10 801-11 801-12 801-13 801-14 801-15 801-16 801-17 801-18 801-19 801-20 801-21 801-22 801-23 801-24 801-25 801-26 801-27 801-28 801-29 801-30 801-31 801-32 801-33 801-34 801-35 801-36 801-37 801-38 801-39 801-40 801-41 801-42 801-43 801-44 801-45 801-46 801-47 801-48 801-49 801-50 801-51 801-52 801-53 801-54 801-55 801-56 801-57 801-58 801-59 801-60 801-61 801-62 801-63 801-64 801-65 801-66 801-67 801-68 801-69 801-70 801-71 801-72 801-73 801-74 801-75 801-76 801-77 801-78 801-79 801-80 801-81 801-82 801-83 801-84 801-85 801-86 801-87 801-88 801-89 801-90 801-91 801-92 801-93 801-94 801-95 801-96 801-97 801-98 801-99 801-100	802-1 802-2 802-3 802-4 802-5 802-6 802-7 802-8 802-9 802-10 802-11 802-12 802-13 802-14 802-15 802-16 802-17 802-18 802-19 802-20 802-21 802-22 802-23 802-24 802-25 802-26 802-27 802-28 802-29 802-30 802-31 802-32 802-33 802-34 802-35 802-36 802-37 802-38 802-39 802-40 802-41 802-42 802-43 802-44 802-45 802-46 802-47 802-48 802-49 802-50 802-51 802-52 802-53 802-54 802-55 802-56 802-57 802-58 802-59 802-60 802-61 802-62 802-63 802-64 802-65 802-66 802-67 802-68 802-69 802-70 802-71 802-72 802-73 802-74 802-75 802-76 802-77 802-78 802-79 802-80 802-81 802-82 802-83 802-84 802-85 802-86 802-87 802-88 802-89 802-90 802-91 802-92 802-93 802-94 802-95 802-96 802-97 802-98 802-99 802-100	803-1 803-2 803-3 803-4 803-5 803-6 803-7 803-8 803-9 803-10 803-11 803-12 803-13 803-14 803-15 803-16 803-17 803-18 803-19 803-20 803-21 803-22 803-23 803-24 803-25 803-26 803-27 803-28 803-29 803-30 803-31 803-32 803-33 803-34 803-35 803-36 803-37 803-38 803-39 803-40 803-41 803-42 803-43 803-44 803-45 803-46 803-47 803-48 803-49 803-50 803-51 803-52 803-53 803-54 803-55 803-56 803-57 803-58 803-59 803-60 803-61 803-62 803-63 803-64 803-65 803-66 803-67 803-68 803-69 803-70 803-71 803-72 803-73 803-74 803-75 803-76 803-77 803-78 803-79 803-80 803-81 803-82 803-83 803-84 803-85 803-86 803-87 803-88 803-89 803-90 803-91 803-92 803-93 803-94 803-95 803-96 803-97 803-98 803-99 803-100	804-1 804-2 804-3 804-4 804-5 804-6 804-7 804-8 804-9 804-10 804-11 804-12 804-13 804-14 804-15 804-16 804-17 804-18 804-19 804-20 804-21 804-22 804-23 804-24 804-25 804-26 804-27 804-28 804-29 804-30 804-31 804-32 804-33 804-34 804-35 804-36 804-37 804-38 804-39 804-40 804-41 804-42 804-43 804-44 804-45 804-46 804-47 804-48 804-49 804-50 804-51 804-52 804-53 804-54 804-55 804-56 804-57 804-58 804-59 804-60 804-61 804-62 804-63 804-64 804-65 804-66 804-67 804-68 804-69 804-70 804-71 804-72 804-73 804-74 804-75 804-76 804-77 804-78 804-79 804-80 804-81 804-82 804-83 804-84 804-85 804-86 804-87 804-88 804-89 804-90 804-91 804-92 804-93 804-94 804-95 804-96 804-97 804-98 804-99 804-100
---	--	--	--



## LEGEND

—	SECTIONARY
—	CONCRETE MONUMENT
—	EXISTING IRON PIPE
—	IRON PIPE SET
—	WAGONWAY MARK
—	NO. EXISTING SURVEY MON.
—	FIRE HYDRANT
—	WATER METER
—	BACKFLOW PREVENTER
—	WATER MANHOLE
—	WATER VALVE
—	BLIND OFF VALVE
—	FIRE DEPT. CONNECTION
—	DRAINAGE INLET/VAULT INLET
—	CL. CATCH BASIN AT NO. STOP SIGN MANHOLE
—	JUNCTION BOX
—	FES
—	ELECTRIC MANHOLE
—	ELECTRIC METER
—	ELECTRIC TRANSFORMER
—	ELECTRIC PESTHOLE
—	ELECTRIC HANDHOLE
—	ELECTRIC BOX
—	GUY WIRE
—	POWER/UTILITY POLE
—	GREASE TRAP MANHOLE
—	CLEAN OUT
—	SEWER MANHOLE
—	IRRIGATION CONTROL VALVE
—	REGULATED WATER METER
—	GAS SERVICE METER
—	GAS METER
—	GAS REGULATOR
—	GAS TEST STATION
—	GAS VALVE
—	CABLE TV BOX
—	CATV HANDHOLE
—	TELEPHONE HANDHOLE
—	TELEPHONE BOX
—	TELEPHONE MANHOLE
—	TELEPHONE PESTHOLE
—	FIBER OPTIC MANHOLE
—	FIBER OPTIC HANDHOLE
—	UNKNOWN UTILITY PESTHOLE
—	BURIED CABLE WARNING POST
—	TRAFFIC HANDHOLE
—	BOLLARD
—	AIR CONDITIONER
—	SEN
—	ROCK HOLE
—	FLAG POLE
—	GAS LINE
—	WATER LINE
—	SEWER LINE
—	STEAM LINE
—	POW. LINE
—	CONDUIT/BUILDING OVERHEAD
—	GUARD RAIL
—	UNDERGROUND TV CABLE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND FIBER OPTIC CABLE
—	UNKNOWN UTILITY
—	UNDERGROUND AIR LINE
—	UNDERGROUND STEAM LINE
—	UNDERGROUND WATERLINE
—	RECLAIMED WATERLINE
—	OVERHEAD TELEPHONE LINE
—	POWERLINE
—	OVERHEAD ELECTRIC LINE
—	WOOD LINE
—	RAILROAD TRACKS
—	RE RAP



## REVISIONS

NO.	DATE	DESCRIPTION
1	—	—
2	—	—

## PLAN INFORMATION

PROJECT NO.	ALL-19020
FILE/NAME	ALL-19020-C1
CHECKED BY	RTF
DRAWN BY	DIM
SCALE	1"=60'
DATE	07/15/2019
SHEET	—

**C-1**



NO.	DATE
-----	------

PROJECT NO.	ALL-19020
FILENAME	ALL19020-C2
CHECKED BY	RTF
DRAWN BY	JBT
SCALE	1"=60'
DATE	07.01.2020

EXISTING  
CONDITIONS  
**C1.00**

1. THIS IS A SURVEY OF AN EXTENSIVE RANGE(S) OF LANDS, THIS IS AN  
EXISTING CONTIGUOUS SURVEY.  
2. REASONS FOR THIS SURVEY ARE BASED ON NO GRID AND  
EASEMENTS.  
3. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.  
4. DISTANCE 0.00 - 0.00  
5. AREA BY COORDINATE CEMENTERY.  
6. FLOOD NOTE: THIS PROPERTY NOT LOCATED IN A SPECIAL FLOOD  
ZONE. FLOOD ZONE INFORMATION IS OBTAINED BY F.E.A.  
FLOOD CEMENTERY PANEL 8702019000 DATED 0/2/2006.  
7. EASEMENTS  
8. EASEMENTS  
9. EASEMENTS  
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM  
EXISTING INFORMATION AND EXISTING DRAWINGS. THE  
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND  
UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR'S LIABILITY  
IS IN REMEDY OR AMENDMENT. THE SURVEYOR FURTHER DOES  
NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN  
ARE ACCURATE. THE SURVEYOR'S LIABILITY IS IN REMEDY OR  
AMENDMENT. THE SURVEYOR FURTHER DOES NOT WARRANT  
THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM  
EXISTING INFORMATION AND EXISTING DRAWINGS. THE  
SURVEYOR'S LIABILITY IS IN REMEDY OR AMENDMENT.  
11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM  
EXISTING INFORMATION AND EXISTING DRAWINGS. THE  
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND  
UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR'S LIABILITY  
IS IN REMEDY OR AMENDMENT. THE SURVEYOR FURTHER DOES  
NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN  
ARE ACCURATE. THE SURVEYOR'S LIABILITY IS IN REMEDY OR  
AMENDMENT. THE SURVEYOR FURTHER DOES NOT WARRANT  
THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM  
EXISTING INFORMATION AND EXISTING DRAWINGS. THE  
SURVEYOR'S LIABILITY IS IN REMEDY OR AMENDMENT.  
12. THE PROPERTY HAS PHYSICAL ACCESS TO THE PUBLIC RIGHT OF  
WAY.

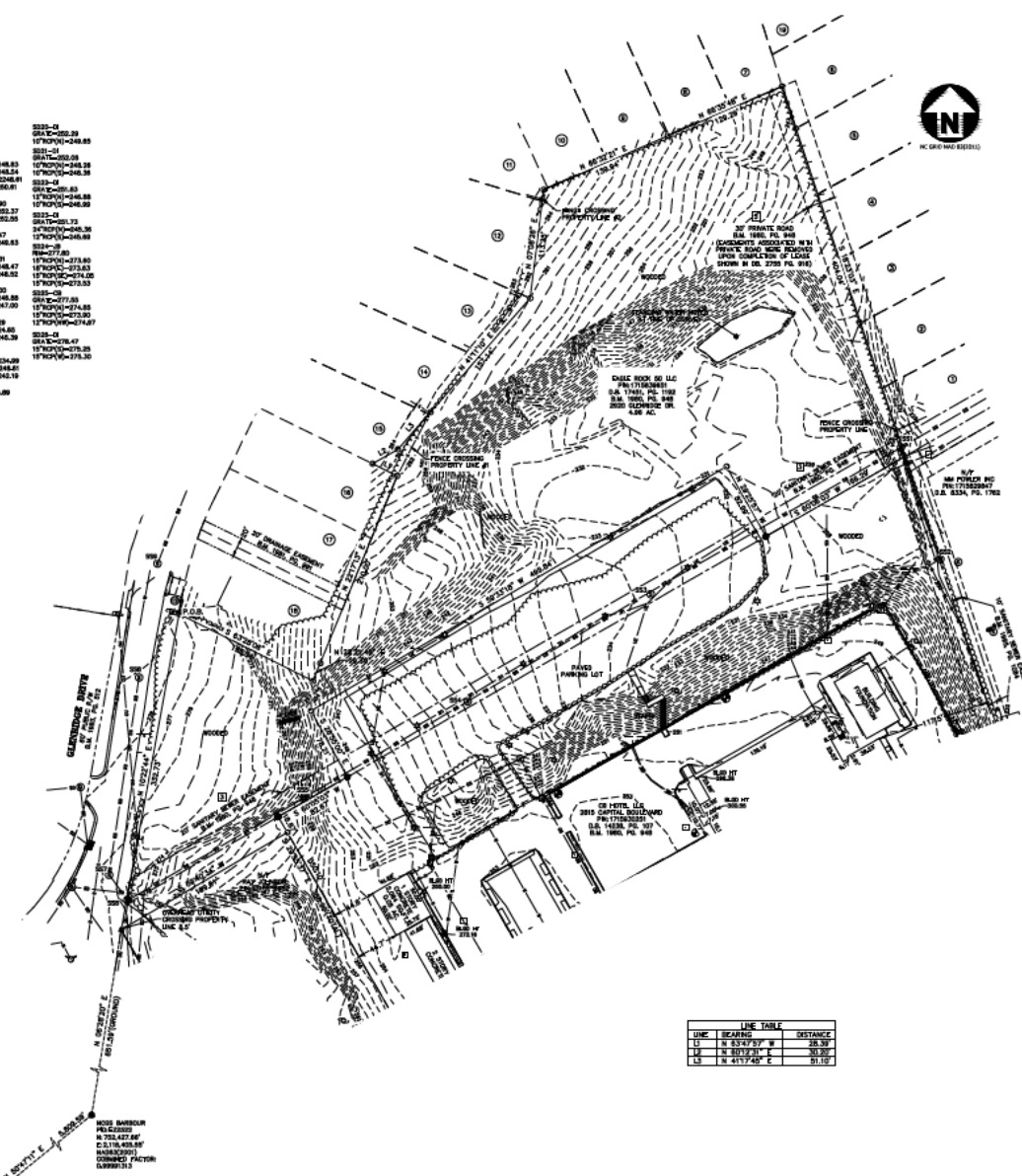
100' 200' 300' 400' 500' 600' 700' 800' 900' 1000' 1100' 1200' 1300' 1400' 1500' 1600' 1700' 1800' 1900' 2000' 2100' 2200' 2300' 2400' 2500' 2600' 2700' 2800' 2900' 3000' 3100' 3200' 3300' 3400' 3500' 3600' 3700' 3800' 3900' 4000' 4100' 4200' 4300' 4400' 4500' 4600' 4700' 4800' 4900' 5000' 5100' 5200' 5300' 5400' 5500' 5600' 5700' 5800' 5900' 6000' 6100' 6200' 6300' 6400' 6500' 6600' 6700' 6800' 6900' 7000' 7100' 7200' 7300' 7400' 7500' 7600' 7700' 7800' 7900' 8000' 8100' 8200' 8300' 8400' 8500' 8600' 8700' 8800' 8900' 9000' 9100' 9200' 9300' 9400' 9500' 9600' 9700' 9800' 9900' 10000' 10100' 10200' 10300' 10400' 10500' 10600' 10700' 10800' 10900' 11000' 11100' 11200' 11300' 11400' 11500' 11600' 11700' 11800' 11900' 12000' 12100' 12200' 12300' 12400' 12500' 12600' 12700' 12800' 12900' 13000' 13100' 13200' 13300' 13400' 13500' 13600' 13700' 13800' 13900' 14000' 14100' 14200' 14300' 14400' 14500' 14600' 14700' 14800' 14900' 15000' 15100' 15200' 15300' 15400' 15500' 15600' 15700' 15800' 15900' 16000' 16100' 16200' 16300' 16400' 16500' 16600' 16700' 16800' 16900' 17000' 17100' 17200' 17300' 17400' 17500' 17600' 17700' 17800' 17900' 18000' 18100' 18200' 18300' 18400' 18500' 18600' 18700' 18800' 18900' 19000' 19100' 19200' 19300' 19400' 19500' 19600' 19700' 19800' 19900' 20000' 20100' 20200' 20300' 20400' 20500' 20600' 20700' 20800' 20900' 21000' 21100' 21200' 21300' 21400' 21500' 21600' 21700' 21800' 21900' 22000' 22100' 22200' 22300' 22400' 22500' 22600' 22700' 22800' 22900' 23000' 23100' 23200' 23300' 23400' 23500' 23600' 23700' 23800' 23900' 24000' 24100' 24200' 24300' 24400' 24500' 24600' 24700' 24800' 24900' 25000' 25100' 25200' 25300' 25400' 25500' 25600' 25700' 25800' 25900' 26000' 26100' 26200' 26300' 26400' 26500' 26600' 26700' 26800' 26900' 27000' 27100' 27200' 27300' 27400' 27500' 27600' 27700' 27800' 27900' 28000' 28100' 28200' 28300' 28400' 28500' 28600' 28700' 28800' 28900' 29000' 29100' 29200' 29300' 29400' 29500' 29600' 29700' 29800' 29900' 30000' 30100' 30200' 30300' 30400' 30500' 30600' 30700' 30800' 30900' 31000' 31100' 31200' 31300' 31400' 31500' 31600' 31700' 31800' 31900' 32000' 32100' 32200' 32300' 32400' 32500' 32600' 32700' 32800' 32900' 33000' 33100' 33200' 33300' 33400' 33500' 33600' 33700' 33800' 33900' 34000' 34100' 34200' 34300' 34400' 34500' 34600' 34700' 34800' 34900' 35000' 35100' 35200' 35300' 35400' 35500' 35600' 35700' 35800' 35900' 36000' 36100' 36200' 36300' 36400' 36500' 36600' 36700' 36800' 36900' 37000' 37100' 37200' 37300' 37400' 37500' 37600' 37700' 37800' 37900' 38000' 38100' 38200' 38300' 38400' 38500' 38600' 38700' 38800' 38900' 39000' 39100' 39200' 39300' 39400' 39500' 39600' 39700' 39800' 39900' 40000' 40100' 40200' 40300' 40400' 40500' 40600' 40700' 40800' 40900' 41000' 41100' 41200' 41300' 41400' 41500' 41600' 41700' 41800' 41900' 42000' 42100' 42200' 42300' 42400' 42500' 42600' 42700' 42800' 42900' 43000' 43100' 43200' 43300' 43400' 43500' 43600' 43700' 43800' 43900' 44000' 44100' 44200' 44300' 44400' 44500' 44600' 44700' 44800' 44900' 45000' 45100' 45200' 45300' 45400' 45500' 45600' 45700' 45800' 45900' 46000' 46100' 46200' 46300' 46400' 46500' 46600' 46700' 46800' 46900' 47000' 47100' 47200' 47300' 47400' 47500' 47600' 47700' 47800' 47900' 48000' 48100' 48200' 48300' 48400' 48500' 48600' 48700' 48800' 48900' 49000' 49100' 49200' 49300' 49400' 49500' 49600' 49700' 49800' 49900' 50000' 50100' 50200' 50300' 50400' 50500' 50600' 50700' 50800' 50900' 51000' 51100' 51200' 51300' 51400' 51500' 51600' 51700' 51800' 51900' 52000' 52100' 52200' 52300' 52400' 52500' 52600' 52700' 52800' 52900' 53000' 53100' 53200' 53300' 53400' 53500' 53600' 53700' 53800' 53900' 54000' 54100' 54200' 54300' 54400' 54500' 54600' 54700' 54800' 54900' 55000' 55100' 55200' 55300' 55400' 55500' 55600' 55700' 55800' 55900' 56000' 56100' 56200' 56300' 56400' 56500' 56600' 56700' 56800' 56900' 57000' 57100' 57200' 57300' 57400' 57500' 57600' 57700' 57800' 57900' 58000' 58100' 58200' 58300' 58400' 58500' 58600' 58700' 58800' 58900' 59000' 59100' 59200' 59300' 59400' 59500' 59600' 59700' 59800' 59900' 60000'

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 83°47'57" W	28.39
2	N 80°12'31" E	30.20
3	N 43°27'42" E	61.10



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

PIN: 175369583	DOWALL, CHRISTOPHER
GAM CAPITAL, LLC	DB: 16344 PP, 288
PIN: 172727	BARRELL, RAY
2025 BENTLEY RD	PIN: 17536630
AMLA-OVEREA, CARLOS	BARRELL, JACK R
AMLA-OVEREA, NERY	JANICE L
PIN: 171819	DB: 3068 PP, 547
2927 BENTLEY RD	PIN: 17536821
AMLA-OVEREA, NERY	BARRELL, DANIEL R
PIN: 173732	DB: 10569 PP, 2963
JONES, JUAN A	2848 GLENDEWE RD
PIN: 2056	DB: 17527784
2031 BENTLEY RD	CHARLES W
STEWART, MARILYN H	DB: 107610 PP, 1271
DB: 8575 PP, 1504	2842 GLENDEWE RD
PIN: 17536282	DB: 17585792
STEWART, CATHARIN C HIGH	PEATE, KIMBERLY G
EDWARD F	DB: 3105
PIN: 83	2838 GLENDEWE RD
3005 BENTLEY RD	CHARLES W
MARTIN, JORGE F MARTIN,	PENATE, JORGE F LEIVA
RUTH B	DB: 15929 PP, 1585
DB: 2074 PP, 134	2834 GLENDEWE RD
3009 BENTLEY RD	PIN: 17536275
LEIVA, PENATE JORGE	LEIVA, PENATE JORGE
LEIVA, PENATE JORGE	DB: 17536275
BAKER, DEBRA A BAKER,	DB: 12062 PP, 1343
DB: 17620 PP, 380	2830 GLENDEWE RD
PIN: 17536049	DB: 17536448
MOLINA, EDGAR RAFAEL DE	LEIVA, CHARLIE S SIMPSON,
CON CHANZADO, DANIEL	GORTYTH C
GARCIA	DB: 12586 PP, 90
PIN: 17164 PP, 892	PIN: 17536561
2812 BARWELL RD	PEATE, JC
PIN: 17536561	DB: 13623 PP, 777
PINELL, NICHOLAS STEPHEN	DB: 17542028
DB: 17160 PP, 706	PENATE, DEBORA H
DB: 17536561	PENATERAS, ROBERT M





**CLIENT**

ALLIANCE RESIDENTIAL COMPANY  
200 PROVIDENCE ROAD, SUITE 250  
CHARLOTTE, NC 28207



**BROADSTONE OAK CITY**  
PRELIMINARY SUBDIVISION  
2815 CAPITAL BOULEVARD  
RALEIGH, WAKE COUNTY, NORTH CAROLINA

2013 CAPITAL BOULEVARD  
RALEIGH, WAKE COUNTY, NORTH CAROLINA

## REVISIONS

NO.	DATE	
1	06.03.2020	RESPONSE TO 1ST CITY COMMENTS
2	08.10.2020	RESPONSE TO 2ND CITY COMMENTS
3	09.12.2020	RESPONSE TO 3RD CITY COMMENTS

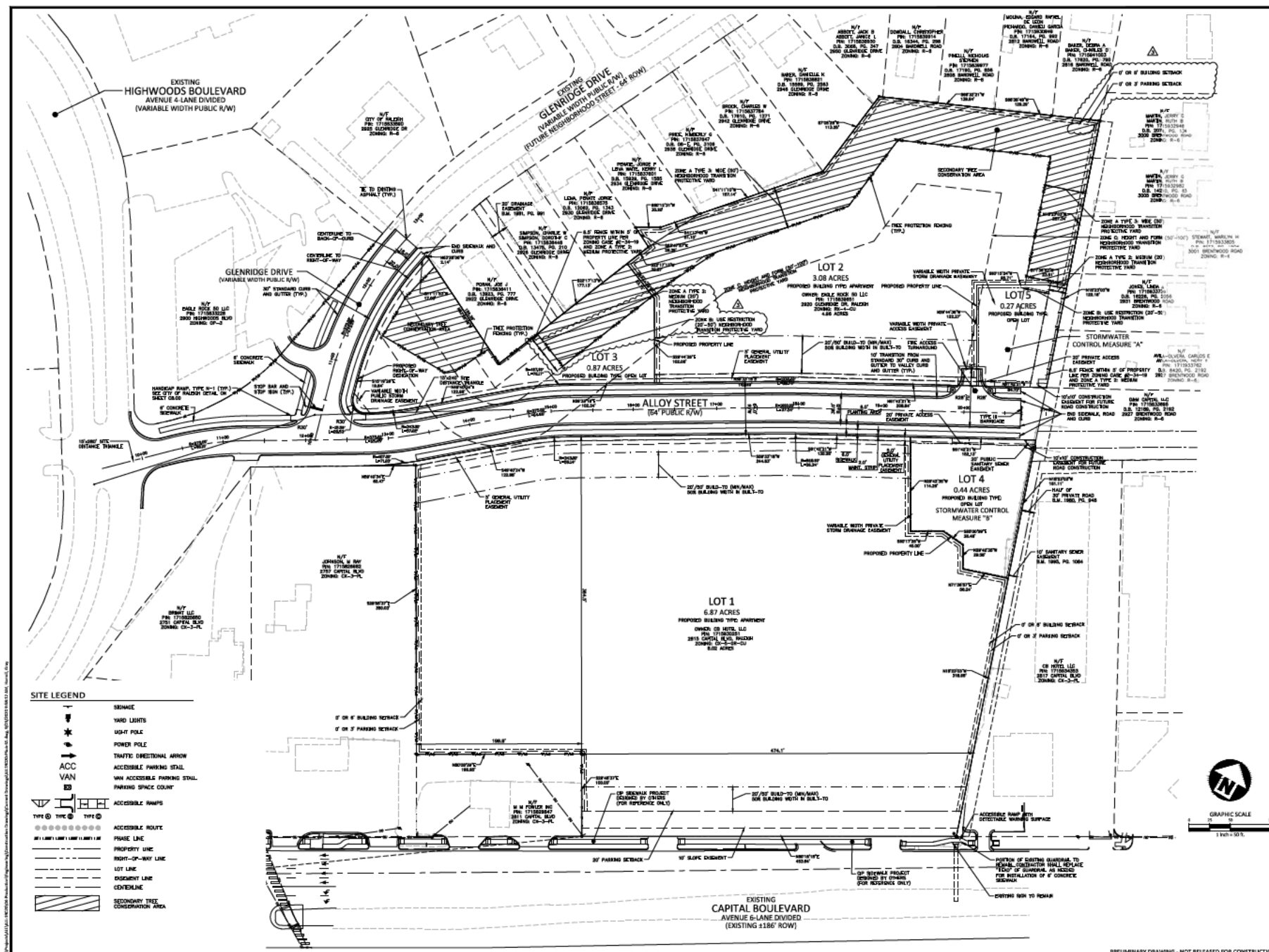
## PLAN INFORMATION

PROJECT NO.	ALL-19020
FILENAME	ALL19020-S1
CHECKED BY	ARP
DRAWN BY	JRB
SCALE	1"=50'
DATE	03.11.2020

## SHEET

## SUBDIVISION PLAN

**C2.00**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**CLIENT**

ALLIANCE RESIDENTIAL COMPANY  
200 PROVIDENCE ROAD, SUITE 250  
CHARLOTTE, NC 28207



**BROADSTONE OAK CITY**  
PRELIMINARY SUBDIVISION  
2815 CAPITAL BOULEVARD  
RALEIGH, WAKE COUNTY, NORTH CAROLINA

## REVISIONS

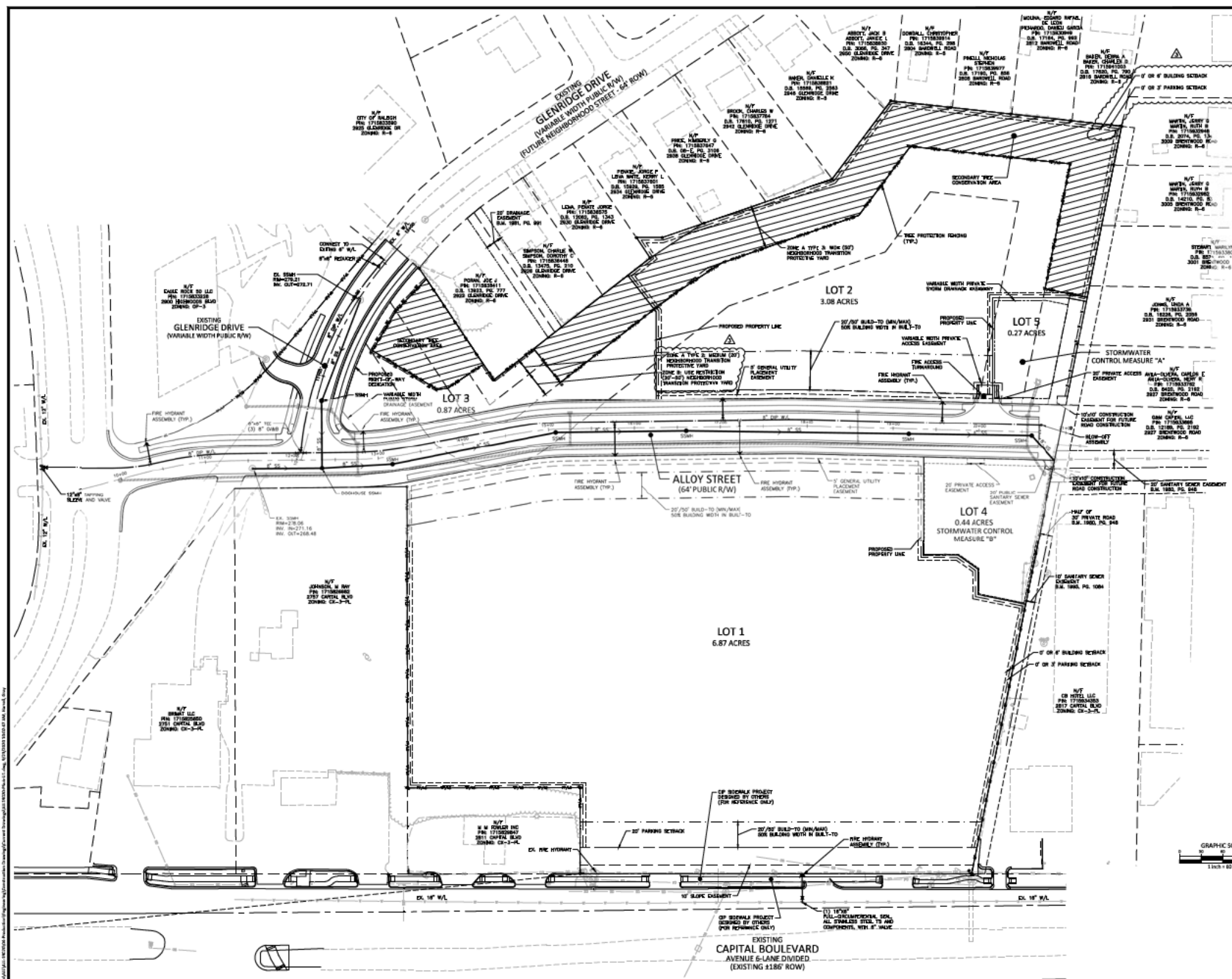
NO.	DATE	
1	06.02.2020	RESPONSE TO 1ST CITY COMMENT
2	06.10.2020	RESPONSE TO 2ND CITY COMMENT
3	09.22.2020	RESPONSE TO 3RD CITY COMMENT

## PLAN INFORMATION

PROJECT NO.	ALL-19020
FILENAME	ALL19020-U1
CHECKED BY	ARP
DRAWN BY	JRS
SCALE	1"=50'
DATE	09. 11. 2020
<b>SHEET</b>	

## UTILITY PLAN

**C4.00**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

WESTERN PROPERTY HOLDINGS	NO 1
DATE TYPE 1: 2/6/2008 (2)	4:35:00 PM (P.3,5,7,8)
SHAKE TABLE RECORDING PROVIDED:	
* 1 UNIT INVESTING FROM TR	
UNDEVELOPED TRAIL REQUIRED FOR TRAIL	
SHAKE TABLE RECORDING PROVIDED:	
4:40:00 PM (P.3,5,7,8)	
4:45:00 PM (P.3,5,7,8)	
4:50:00 PM (P.3,5,7,8)	
4:55:00 PM (P.3,5,7,8)	
5:00:00 PM (P.3,5,7,8)	
5:05:00 PM (P.3,5,7,8)	
5:10:00 PM (P.3,5,7,8)	
5:15:00 PM (P.3,5,7,8)	
5:20:00 PM (P.3,5,7,8)	
5:25:00 PM (P.3,5,7,8)	
5:30:00 PM (P.3,5,7,8)	
5:35:00 PM (P.3,5,7,8)	
5:40:00 PM (P.3,5,7,8)	
5:45:00 PM (P.3,5,7,8)	
5:50:00 PM (P.3,5,7,8)	
5:55:00 PM (P.3,5,7,8)	
6:00:00 PM (P.3,5,7,8)	
6:05:00 PM (P.3,5,7,8)	
6:10:00 PM (P.3,5,7,8)	
6:15:00 PM (P.3,5,7,8)	
6:20:00 PM (P.3,5,7,8)	
6:25:00 PM (P.3,5,7,8)	
6:30:00 PM (P.3,5,7,8)	
6:35:00 PM (P.3,5,7,8)	
6:40:00 PM (P.3,5,7,8)	
6:45:00 PM (P.3,5,7,8)	
6:50:00 PM (P.3,5,7,8)	
6:55:00 PM (P.3,5,7,8)	
7:00:00 PM (P.3,5,7,8)	
7:05:00 PM (P.3,5,7,8)	
7:10:00 PM (P.3,5,7,8)	
7:15:00 PM (P.3,5,7,8)	
7:20:00 PM (P.3,5,7,8)	
7:25:00 PM (P.3,5,7,8)	
7:30:00 PM (P.3,5,7,8)	
7:35:00 PM (P.3,5,7,8)	
7:40:00 PM (P.3,5,7,8)	
7:45:00 PM (P.3,5,7,8)	
7:50:00 PM (P.3,5,7,8)	
7:55:00 PM (P.3,5,7,8)	
8:00:00 PM (P.3,5,7,8)	
8:05:00 PM (P.3,5,7,8)	
8:10:00 PM (P.3,5,7,8)	
8:15:00 PM (P.3,5,7,8)	
8:20:00 PM (P.3,5,7,8)	
8:25:00 PM (P.3,5,7,8)	
8:30:00 PM (P.3,5,7,8)	
8:35:00 PM (P.3,5,7,8)	
8:40:00 PM (P.3,5,7,8)	
8:45:00 PM (P.3,5,7,8)	
8:50:00 PM (P.3,5,7,8)	
8:55:00 PM (P.3,5,7,8)	
9:00:00 PM (P.3,5,7,8)	
9:05:00 PM (P.3,5,7,8)	
9:10:00 PM (P.3,5,7,8)	
9:15:00 PM (P.3,5,7,8)	
9:20:00 PM (P.3,5,7,8)	
9:25:00 PM (P.3,5,7,8)	
9:30:00 PM (P.3,5,7,8)	
9:35:00 PM (P.3,5,7,8)	
9:40:00 PM (P.3,5,7,8)	
9:45:00 PM (P.3,5,7,8)	
9:50:00 PM (P.3,5,7,8)	
9:55:00 PM (P.3,5,7,8)	
10:00:00 PM (P.3,5,7,8)	
10:05:00 PM (P.3,5,7,8)	
10:10:00 PM (P.3,5,7,8)	
10:15:00 PM (P.3,5,7,8)	
10:20:00 PM (P.3,5,7,8)	
10:25:00 PM (P.3,5,7,8)	
10:30:00 PM (P.3,5,7,8)	
10:35:00 PM (P.3,5,7,8)	
10:40:00 PM (P.3,5,7,8)	
10:45:00 PM (P.3,5,7,8)	
10:50:00 PM (P.3,5,7,8)	
10:55:00 PM (P.3,5,7,8)	
11:00:00 PM (P.3,5,7,8)	
11:05:00 PM (P.3,5,7,8)	
11:10:00 PM (P.3,5,7,8)	
11:15:00 PM (P.3,5,7,8)	
11:20:00 PM (P.3,5,7,8)	
11:25:00 PM (P.3,5,7,8)	
11:30:00 PM (P.3,5,7,8)	
11:35:00 PM (P.3,5,7,8)	
11:40:00 PM (P.3,5,7,8)	
11:45:00 PM (P.3,5,7,8)	
11:50:00 PM (P.3,5,7,8)	
11:55:00 PM (P.3,5,7,8)	
12:00:00 PM (P.3,5,7,8)	
12:05:00 PM (P.3,5,7,8)	
12:10:00 PM (P.3,5,7,8)	
12:15:00 PM (P.3,5,7,8)	
12:20:00 PM (P.3,5,7,8)	
12:25:00 PM (P.3,5,7,8)	
12:30:00 PM (P.3,5,7,8)	
12:35:00 PM (P.3,5,7,8)	
12:40:00 PM (P.3,5,7,8)	
12:45:00 PM (P.3,5,7,8)	
12:50:00 PM (P.3,5,7,8)	
12:55:00 PM (P.3,5,7,8)	
1:00:00 PM (P.3,5,7,8)	
1:05:00 PM (P.3,5,7,8)	
1:10:00 PM (P.3,5,7,8)	
1:15:00 PM (P.3,5,7,8)	
1:20:00 PM (P.3,5,7,8)	
1:25:00 PM (P.3,5,7,8)	
1:30:00 PM (P.3,5,7,8)	
1:35:00 PM (P.3,5,7	

UNDERGROUND UTILITIES PROVIDED: 522 TRIGS (207 ON CENTER, 315 ON AVERAGE) POWER LINES

\*POTENTIAL DIGIT COST CHANGE TOL - 15.00. NONE OF THE PRIORITY ITEMS OF A LOCATION CAN BE MET AND HONORED. THE CALIFORNIA DEPARTMENT OF TRANSPORTATION WILL NOT ADVISE THE LOCATION ON SINGLE TRIGS. INSTEAD, THE LOCATION WILL BE PROVIDED WITH A LIST OF ALL THE TRIGS THAT ARE REQUIRED FOR THE PROJECT. IF ANY OF THE TRIGS ARE NOT PROVIDED, THE LOCATION WILL BE REJECTED. THE LOCATION WILL BE REJECTED IF ANY OF THE TRIGS ARE NOT PROVIDED. THE LOCATION WILL BE REJECTED IF ANY OF THE TRIGS ARE NOT PROVIDED.

UNDERGROUND UTILITIES PROVIDED: 522 TRIGS (207 ON CENTER, 315 ON AVERAGE) POWER LINES














STREET TRIGS PROVIDED: 12 TRIGS (SPACED 40' ON CENTER, ON AVERAGE)

ADJUT ST: 1,000 FT

STREET TRIGS PROVIDED: 82 TRIGS (SPACED 40' ON CENTER, ON AVERAGE)

3. NEW STREET LIGHTS FOR COMPLETING PLANTING DETAILS, LANDSCAPE NOTES, AND INSTALLATION DETAILS.
4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
5. STREET TREES SHALL BE LOCATED NO CLOSER THAN 10' FROM STOP SIGNS, SET ON EITHER SIDE OF UTILITY POLES, 15' FROM DRIVEWAYS AND 25' FROM AIR LIGHT POLES. SEE SCHEDULE CITY TREE MANUAL FOR ADDITIONAL MINIMUM SEPARATIONS FROM ALL OBSTACLES TO STREET TREES.
6. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF ARLINGHOM TREE PLANTING SPECIFICATIONS (SECTION 10.1) AND ARI 2.0 LANDSCAPE AGREEMENTS. INTERESTS IF CO-PLANTING OR COUSE OF CO-PLANTING AGREEMENTS. CONTACT THE UTILITY DEPARTMENT FOR COMMENTS TO STREET TREES.



 VENUSIAN CANDY	CODE	COMMON NAME	BOTANICAL NAME
	CLIP	Wine Girl	Quercus phellos
	UAP	American Elm	Ulmus americana "Pibrochet"
 TERRESTRIAL LANDSCAPE	CODE	COMMON NAME	BOTANICAL NAME
	AKS	"Autumn Reflection" Serotensky	Amelanchier x grandifolia "Autumn Reflection"
	CCA	Forest Fairy Redbud	Cercis canadensis "Forest Fairy"
 FERTILITY CANDY	CODE	COMMON NAME	BOTANICAL NAME
	MAGR	Brassica Stone Magnolia	Magnolia grandifolia "Brassica Stone"
 JEWELRY	CODE	COMMON NAME	BOTANICAL NAME
	KEI	Jewelry	Ilex glabra
	IGNH	Jewelry	Ilex glabra
	DGP	American Holly	Ilex opaco
	MYCZ	Max Light	Myrica carolinia

**BROADSTONE OAK CITY**  
PRELIMINARY SUBDIVISION  
2815 CAPITAL BOULEVARD  
BALEIGH, WAKE COUNTY, NORTH CAROLINA

NO.	DATE	
1	06. 02. 2020	RESPONSE TO 1ST CITY COMMENTS
2	06. 10. 2020	RESPONSE TO 2ND CITY COMMENTS
3	09. 22. 2020	RESPONSE TO 3RD CITY COMMENTS

PROJECT NO.	ALL-19020
FILENAME	ALL19020-LS1
CHECKED BY	ARP
DRAWN BY	JRS
SCALE	1"=60'
DATE	09. 11. 2020
<b>SHEET</b>	

**L5.00**