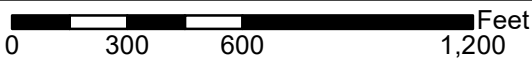
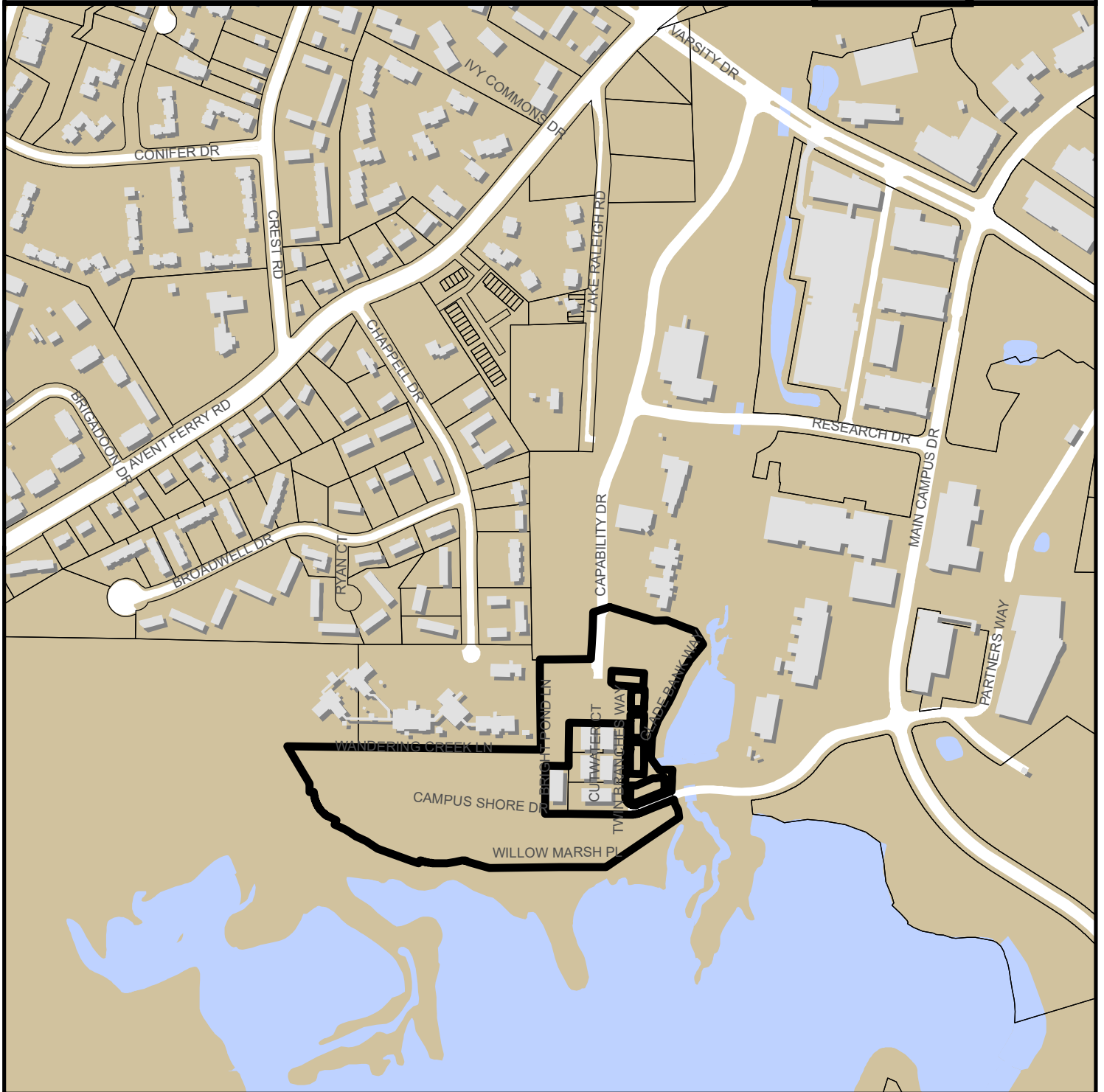
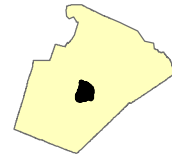


NORTH SHORE LOTS - CONDOMINIUMS SR-74-2018



Zoning: **OX-5-CU w/SRPOD**
CAC: **Southwest**
Drainage Basin: **Walnut Creek**
Acreage: **12.9**
Sq. Ft./Units: **121,905**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **White Oak Properties Inc**
Phone: **(919) 821-4665**



SR-74-18

Administrative Site Review Application (for UDO Districts only)



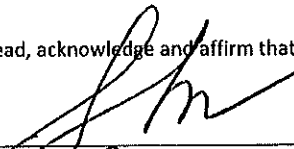
DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | 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.

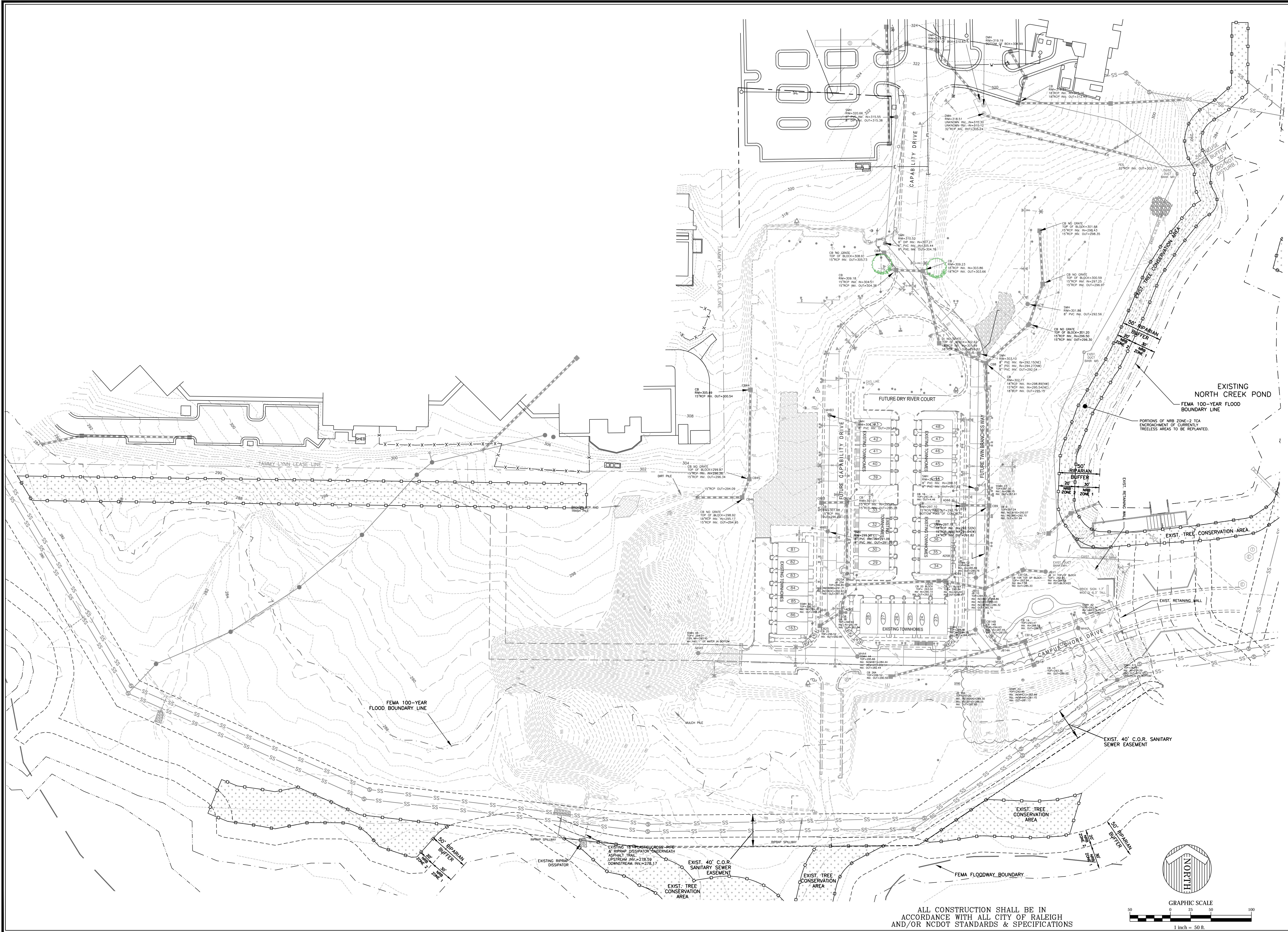
BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 565210 Assigned Project Coordinator Assigned Team Leader STEGALL
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name North Shore - Condominiums		
Zoning District OX-5-CU	Overlay District (if applicable) SRPOD	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Residential Condominium		
Property Address(es) 1101 CAPABILITY DR		Major Street Locator: Avent Ferry Road
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 0793441668	P.I.N.	P.I.N.
What is your project type? <input 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"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input checked="" type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> 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. Development of 19 residential condo buildings containing 150 DU. 12 buildings are existing, 2 under construction and 8 proposed. Site is located on NCSU Centennial Campus and was previously approved as GH-1-13	
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 none known	
CLIENT/DEVELOPER/OWNER	Company White Oak Properties, Inc.	Name (s) Roland Gammon
	Address 21 Glenwood Avenue, #203 Raleigh, NC. 27603	
	Phone 919-821-4665	Email roland@whiteoakinc.com Fax N/A
CONSULTANT (Contact Person for Plans)	Company JDavis Architects	Name (s) Ken Thompson
	Address 510 S. Wilmington St., Raleigh, NC 2760	
	Phone 919-835-1500	Email kent@jdavisarchitects.com Fax 919-835-1510

PARROT COMPANY OF P.W. NORTH SHORE

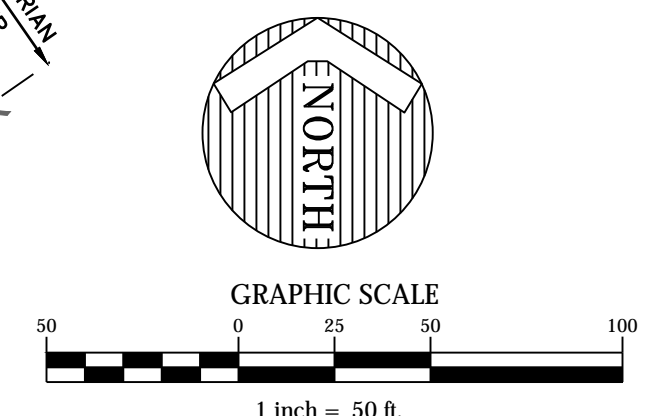
DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) OX-5-CU	Proposed building use(s) Residential Condo
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 93,645
Overlay District SRPOD	Proposed Building(s) sq. ft. gross 121,905
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 15.40 AC	Total sq. ft. gross (existing & proposed) 215,550
Off street parking: Required 302 spaces Provided 338 spaces	Proposed height of building(s) +/- 54'
COA (Certificate of Appropriateness) case # n/a	# of stories 3 & 4 story
BOA (Board of Adjustment) case # A- n/a	Ceiling height of 1 st Floor N/A
CUD (Conditional Use District) case # Z- Z-5-1987	
Stormwater Information	
Existing Impervious Surface 2.61 acres acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 5.45 acres acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils YES Flood Study FEMA Map Panel # 0793
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 150	5. Bedroom Units: 1br 46 2br 71 3br 33 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units n/a	6. Infill Development 2.2.7 n/a
3. Total Number of Hotel Units n/a	7. Open Space (only) or Amenity 69,699 sf
4. Overall Total # Of Dwelling Units (1-6 Above) 150	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.	
I hereby designate <u>Ken Thompson</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.	
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signed <u></u>	Date <u>7.26.18</u>
Printed Name <u>ROLAND GAMMAN, MGR P.W. NORTHSHORE, LLC</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"/>			<input checked="" type="checkbox"/>		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>			<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"/>			<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"/>			<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>			<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"/>			<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
c) Proposed Site Plan	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>			<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"/>		<input checked="" type="checkbox"/>		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" 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"/>		<input checked="" type="checkbox"/>		
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" 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"/>		<input checked="" 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"/>			<input checked="" type="checkbox"/>		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>			<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"/>			<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"/>			<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"/>			<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

- ZONING: OX-5-CU. PER CLIENT RAMETTA STATED REF ZONING CASE ON COVER.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS & SPECIFICATIONS



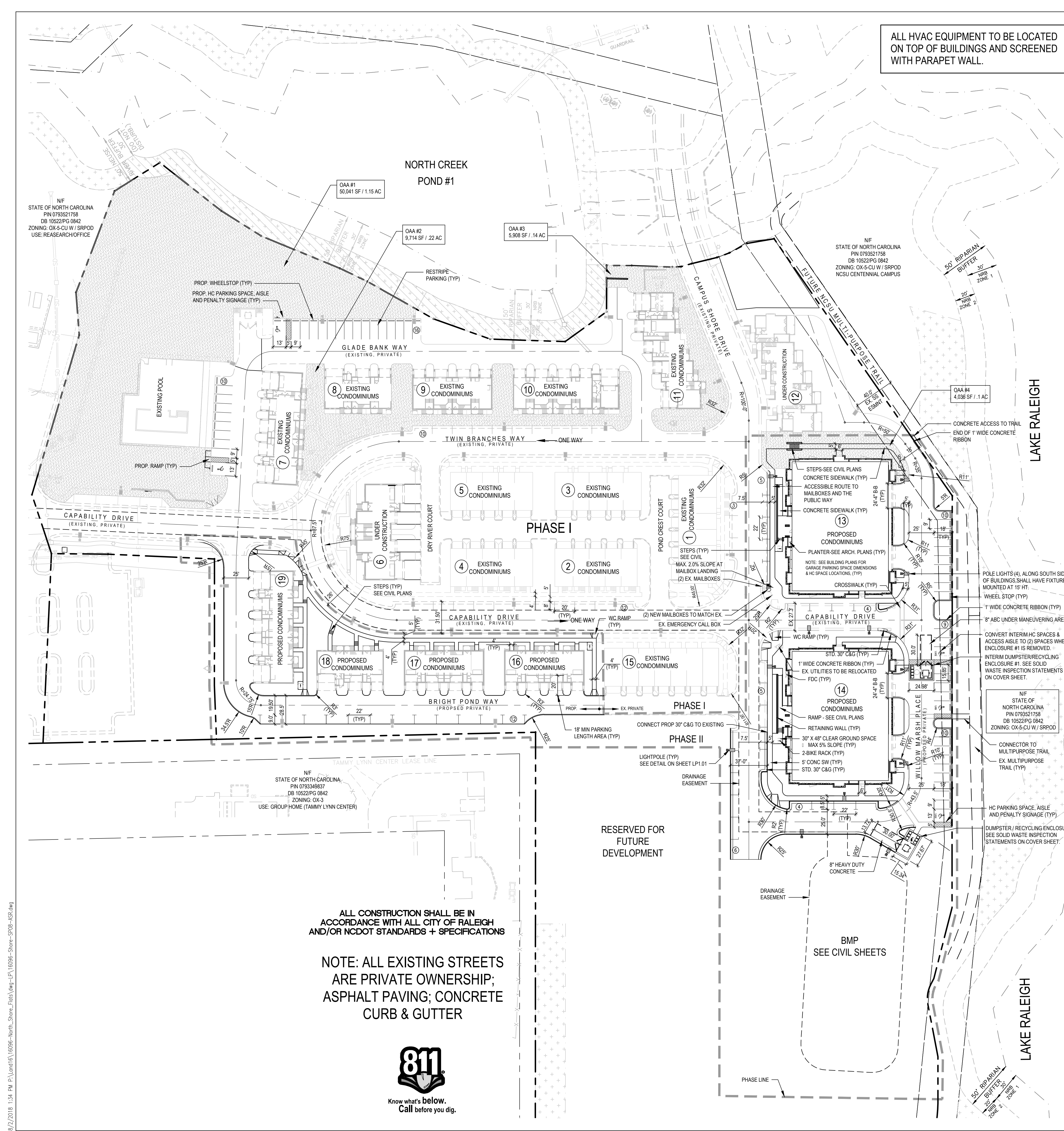
Job No.	02180520.00	Drawn By	WR
Date	08/02/18	Designer	WR

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

Revisions

K:\18-00201-000\180520-North Shore Condominiums - Revised CDD Preliminary Drawings\08 - C1.01 Existing Conditions.dwg, WithersRavenel, August 1, 2018 10:52:07 PM, C:\UTL\B.R.B.

107 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 | T: 919.480.5040 | license #: C-6822 | www.withersravenel.com



ALL HVAC EQUIPMENT TO BE LOCATED ON TOP OF BUILDINGS AND SCREENED WITH PARAPET WALL.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS + SPECIFICATIONS

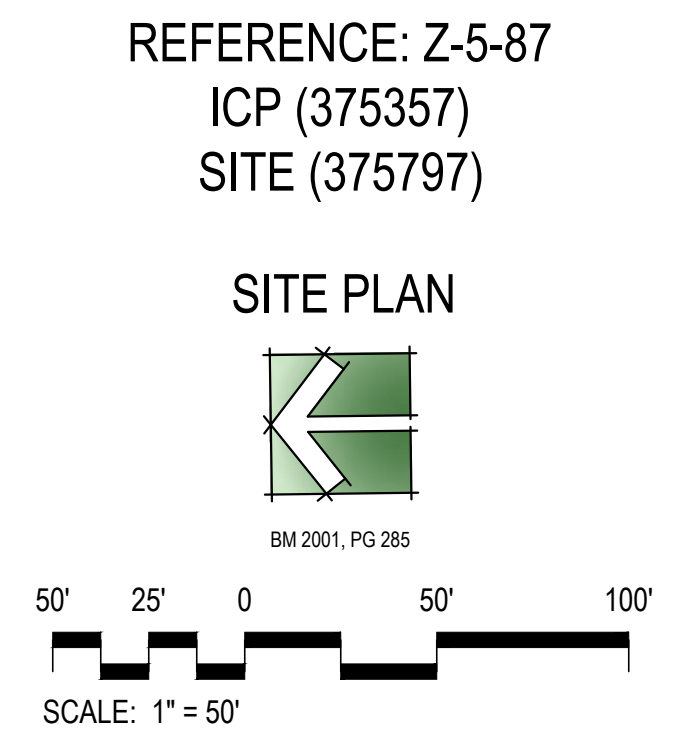
NOTE: ALL EXISTING STREETS ARE PRIVATE OWNERSHIP; ASPHALT PAVING; CONCRETE CURB & GUTTER



Overall Site Data
 Project: North Shores Condominiums
 Date: 07.12.2018 (updated xx.xx.xxxx)

1 Zoning	OX-3 SRPOD		
2 Section 3.2.4 Apartment			
A Lot Dimensions			
A1 Area (min)	10,000 SF		
A1 Area (max)	n/a		
A2 Width (min)	n/a		
A3 Outdoor amenity area	10 %		
B Building / structure setbacks			
B1 From primary street (min)	5 FT		
B2 From side street (min)	5 FT		
B3 From side lot line (min)	0 or 5 FT		
B4 From rear lot line (min)	0 or 5 FT		
B4 From alley	4 or 20 FT		
C Parking setbacks			
C1 From primary street (min)	10 FT		
C2 From side street (min)	10 FT		
C3 From side lot line (min)	0 or 3 FT		
C4 From rear lot line (min)	0 or 3 FT		
C4 From alley	4 FT		
D Build-to			
D1 Primary street build-to (min/max)	10 to 55 FT		
D2 Building width in primary build-to (min)	70%		
D3 Side street build-to (min/max)	10 to 55 FT		
D4 Building width in side build-to (min)	35%		
E Height			
E1 Principal building (max)	(60 max) 3 Story		
E2 Accessory structure (max)	25 FT		
F Floor heights			
F1 Ground floor elevation (min)	Residential nonresidential 2 FT		
F2 Ground story height, floor to floor (min)	n/a FT		
F3 Upper story height, floor to floor (min)	n/a FT		
G Transparency			
G1 Ground story (min)	20 %		
G2 Upper story (min)	15 %		
G3 Blank wall area (max)	35 FT		
H Allowed building elements			
Porch, stoop			
Balcony			
3 Required parking (UDO section 7.1.2.C)			
Multi-unit living			
1 Bedroom	1 per unit		
2 Bedroom	2 per unit		
3 Bedroom	3 per unit		
Visitor	1 per 10 unit		
Maximum allowed parking	150% of required		
4 Required bicycle parking (UDO section 7.1.2.C)			
Multi-unit living			
Short term	1 per 20 units (4 min.)		
Long term	None		
5 Site Data			
6 Tract area			
0793441668	12.90 AC		
0793443610	0.31 AC		
0793442667	0.66 AC		
0793444098	0.23 AC		
0793444729	0.29 AC		
0793445607	0.28 AC		
0793445728	0.20 AC		
0793446330	0.17 AC		
0793446701	0.12 AC		
0793446903	0.08 AC		
0793446902	0.07 AC		
0793445969	0.12 AC		
Total	15.40		
Less right of way dedication	15.40 AC		
Net acreage	15.40 AC		
7 Proposed use	Apartment (condominium)		
Multi-unit living 1 BR	46 DU		
Multi-unit living 2 BR	71 DU		
Multi-unit living 3 BR	33 DU		
Total	150 DU		
8 Building matrix			
Building #1 (Existing 6 DU - 3 BR)	6 DU	18 BR	12,232 SF
Building #2 (Existing 5 DU - 3 BR)	5 DU	15 BR	9,565 SF
Building #3 (Existing 5 DU - 3 BR)	5 DU	15 BR	9,764 SF
Building #4 (Existing 5 DU - 3 BR)	5 DU	15 BR	9,245 SF
Building #5 (Existing 5 DU - 3 BR)	5 DU	15 BR	9,245 SF
Building #6 (under construction 4 DU - 2 BR)	4 DU	8 BR	4,920 SF
Building #7 (Existing 5 DU - 2 BR)	5 DU	10 BR	7,196 SF
Building #8 (Existing 3 DU - 2 BR)	3 DU	6 BR	4,284 SF
Building #9 (Existing 4 DU - 2 BR)	4 DU	8 BR	4,920 SF
Building #10 (Existing 5 DU - 2 BR)	5 DU	10 BR	6,865 SF
Building #11 (Existing 5 DU - 2 BR)	5 DU	10 BR	7,460 SF
Building #12 (under construction 5 DU - 2 BR)	5 DU	10 BR	7,460 SF
Building #13 (Prop. 35 DU - 23/1 BR & 12/2 BR)	35 DU	47 BR	44,103 SF
Building #14 (Prop. 35 DU - 23/1 BR & 12/2 BR)	35 DU	47 BR	44,103 SF
Building #15 (Existing 7 DU - 3 BR)	7 DU	21 BR	12,853 SF
Building #16 (Proposed 4 DU - 2 BR)	4 DU	8 BR	4,920 SF
Building #17 (Proposed 4 DU - 2 BR)	4 DU	8 BR	4,920 SF
Building #18 (Proposed 3 DU - 2 BR)	3 DU	6 BR	4,284 SF
Building #19 (Proposed 5 DU - 2 BR)	5 DU	10 BR	7,196 SF
Total	150 DU	287 BR	215,550 SF
9 Proposed FAR	215,550 / 15.40 =	32.1%	
10 Outdoor amenity area (UDO section 3.2.6.A.3)			
Area required - 10% of net acreage	15.400 x 10% =	1,540 AC	
Area provided - OAA #1			67,082 SF
Area provided - OAA #2			50,941 SF
Area provided - OAA #3			9,714 SF
Area provided - OAA #4			0.136 AC
Area provided - OAA #5			5,908 SF
Area provided - OAA #6			0.093 AC
Area provided - OAA #7			4,036 SF
Total Area Provided			1,600 AC
11 Building height			
Allowed height	(75' max) 5 Story		
Proposed height	(54) 3 Story		
12 Neighborhood transition (UDO section 3.5)			
13 Required parking (UDO section 7.1.2 & 7.1.3.A)			
Multi-unit living 1 BR	46 x 1.0 =	46.0 SP	
Multi-unit living 2 BR	71 x 2.0 =	142.0 SP	
Multi-unit living 3 BR	33 x 3.0 =	99.0 SP	
Visitor	15.0 x 10% =	15.0 SP	
Total required			302.0 SP
Parking provided			
Existing surface space			53 SP
Existing garage space			110 SP
Existing surface HC space			2 SP
Proposed surface space			82 SP
Proposed garage space			104 SP
Proposed surface HC space			3 SP
Proposed garage HC space			4 SP
Total spaces provided			338 SP
14 Required bicycle parking (UDO section 7.1.2)			
Multi-unit living			
Short term (1 space per 20 rooms, min. 4)	150 / 20 =	7.5 SP	
Total bike parking provided (0 outside, 0 in bldg)			8.0 SP
15 Impervious area			
Existing	113,503 SF	2.61 AC	
Proposed	237,591 SF	5.45 AC	
Total	351,094 SF	8.06 AC	
16 Notes:			
#1 There is no primary public street associated with this project therefore section 3.2.4.D, Build-to, is not applicable to this project			

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 - PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY WITHERSRAVENEL IN CARY, NORTH CAROLINA IN DIGITAL FORMAT. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - GROUND MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT N/C ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS 30" OR GREATER IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURBS. NO DRIVEWAYS SHALL ENCLOSED ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
 - ALL RAMPS AND HANDRAILS SHALL CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
 - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.



JDAVIS
 510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1600
 1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | Tel 215.545.0121

Administrative Site Review
 White Oak Properties, Inc.
North Shore - Condominiums
 NCSU Centennial Campus
 Raleigh, North Carolina

SR-XX-18
 TRANSACTION NO. XXXXXX (Admin. Site Review)

PRELIMINARY

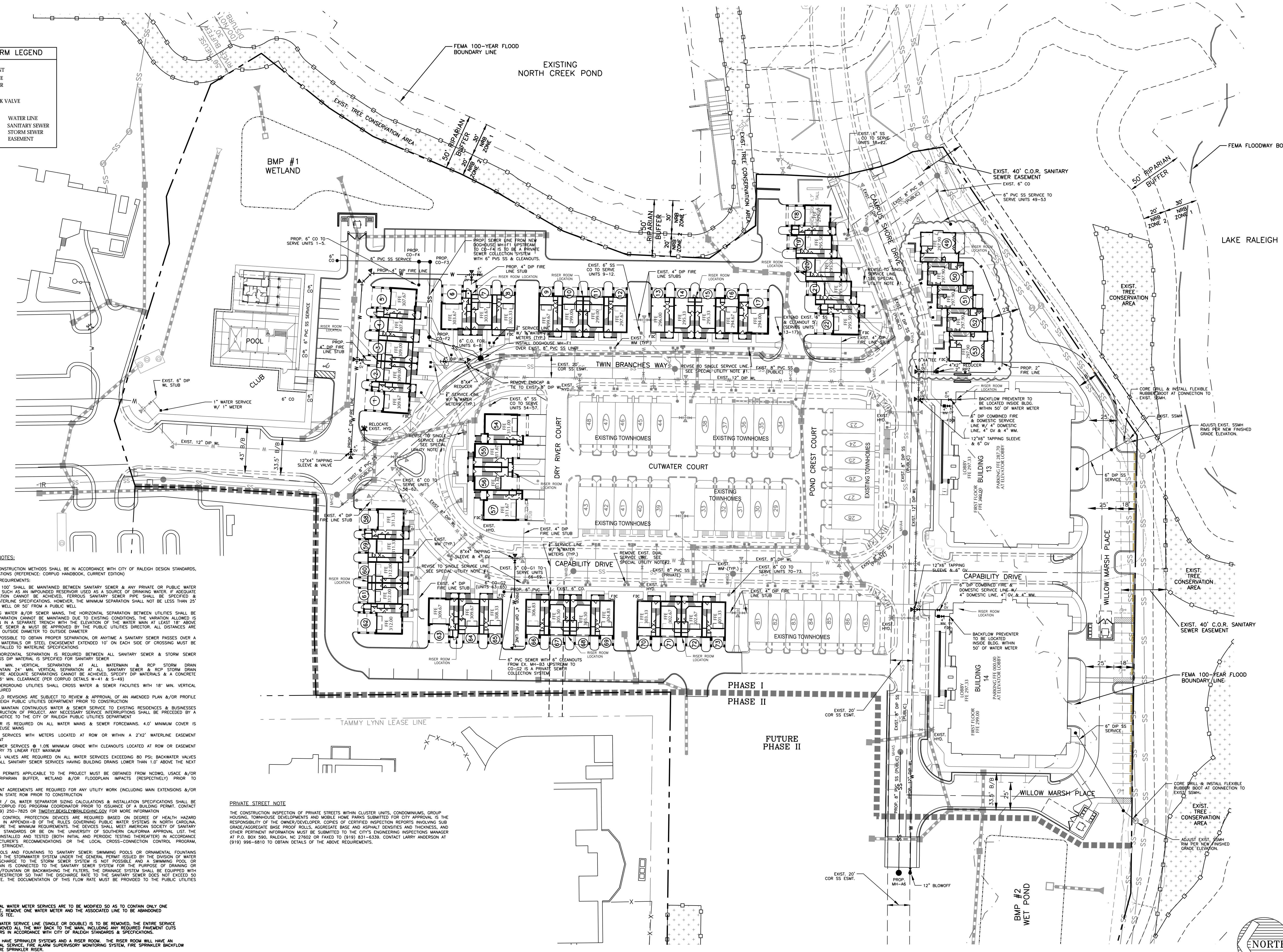
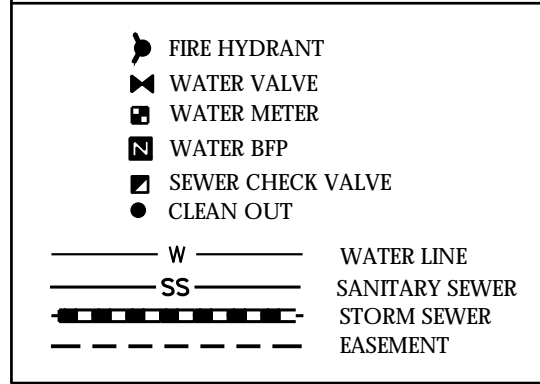
PROJECT:	WOP-16096	DATE:	
ISSUE:	Administrative Site Review	08.02.2018	
REVISIONS:			
DRAWN BY:	SB/CHK		
CHECKED BY:	KT		
CONTENT:	OVERALL SITE PLAN		

LS1.01

8/2/2018 1:54 PM P:\Users\j16096\North_Shore_Campus_Plan\16096-Shore-SP06-ASR.dwg

©2018 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC

UTILITY & STORM LEGEND



STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER CORPUD DETAILS W-41 & S-49.
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. INSTALL 2" WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
7. INSTALL 4" PVC SEWER SERVICES @ 1.00' MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
8. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
9. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
10. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
11. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FGD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BRADLEY AT (919) 750-7825 OR timbradley@raleighnc.gov FOR MORE INFORMATION.
12. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.
13. CONNECTION OF POOLS AND FOUNTAINS TO SANITARY SEWER: SWIMMING POOLS OR ORNAMENTAL FOUNTAINS SHALL DISCHARGE TO THE STORMWATER SYSTEM UNDER THE GENERAL PERMIT ISSUED BY THE DIVISION OF WATER QUALITY. WHERE DISCHARGE TO THE STORMWATER SYSTEM IS NOT POSSIBLE, AN ORNAMENTAL FOUNTAIN IS CONNECTED TO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF DRAINING OR FLUSHING THE POOL/FOUNTAIN OR BACKFLOWING THE FILTERS. THE DRAINAGE SYSTEM SHALL BE EQUIPPED WITH A PUMP OR FLOW RESTRICTOR SO THAT THE DISCHARGE RATE TO THE SANITARY SEWER DOES NOT EXCEED 50 GALLONS PER MINUTE. THE DOCUMENTATION OF THIS FLOW RATE MUST BE PROVIDED TO THE PUBLIC UTILITIES DIRECTOR.

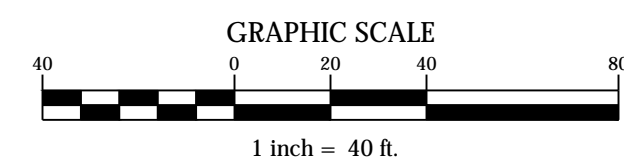
SPECIAL UTILITY NOTES:

1. WHERE EXISTING DUAL WATER SERVICES ARE TO BE MODIFIED SO AS TO CONTAIN ONLY ONE METER AND SERVICE, REMOVE ONE WATER METER AND THE ASSOCIATED LINE TO BE ABANDONED BACK TO THE BRASS TEE.
2. WHERE AN ENTIRE WATER SERVICE LINE (SINGLE OR DOUBLED) IS TO BE REMOVED, THE ENTIRE SERVICE LINE SHALL BE REMOVED ALL THE WAY BACK TO THE MAIN INCLUDING ANY REQUIRED PAVEMENT CUTS AND TRENCH REPAIRS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS.
3. ALL BUILDINGS WILL HAVE SPRINKLER SYSTEMS AND A RISER ROOM. THE RISER ROOM WILL HAVE AN ADDRESS, ELECTRICAL SERVICE, FIRE ALARM SUPERVISORY MONITORING SYSTEM, FIRE SPRINKLER BACKFLOW PREVENTER AND FIRE SPRINKLER RISER.

PRIVATE STREET NOTE

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 SUB GRADE/AGGREGATE BASE, PROOF ROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 560, RALEIGH, NC 27602 OR FAXED TO (919) 831-8339. CONTACT LARRY ANDERSON AT (919) 996-6810 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS & SPECIFICATIONS

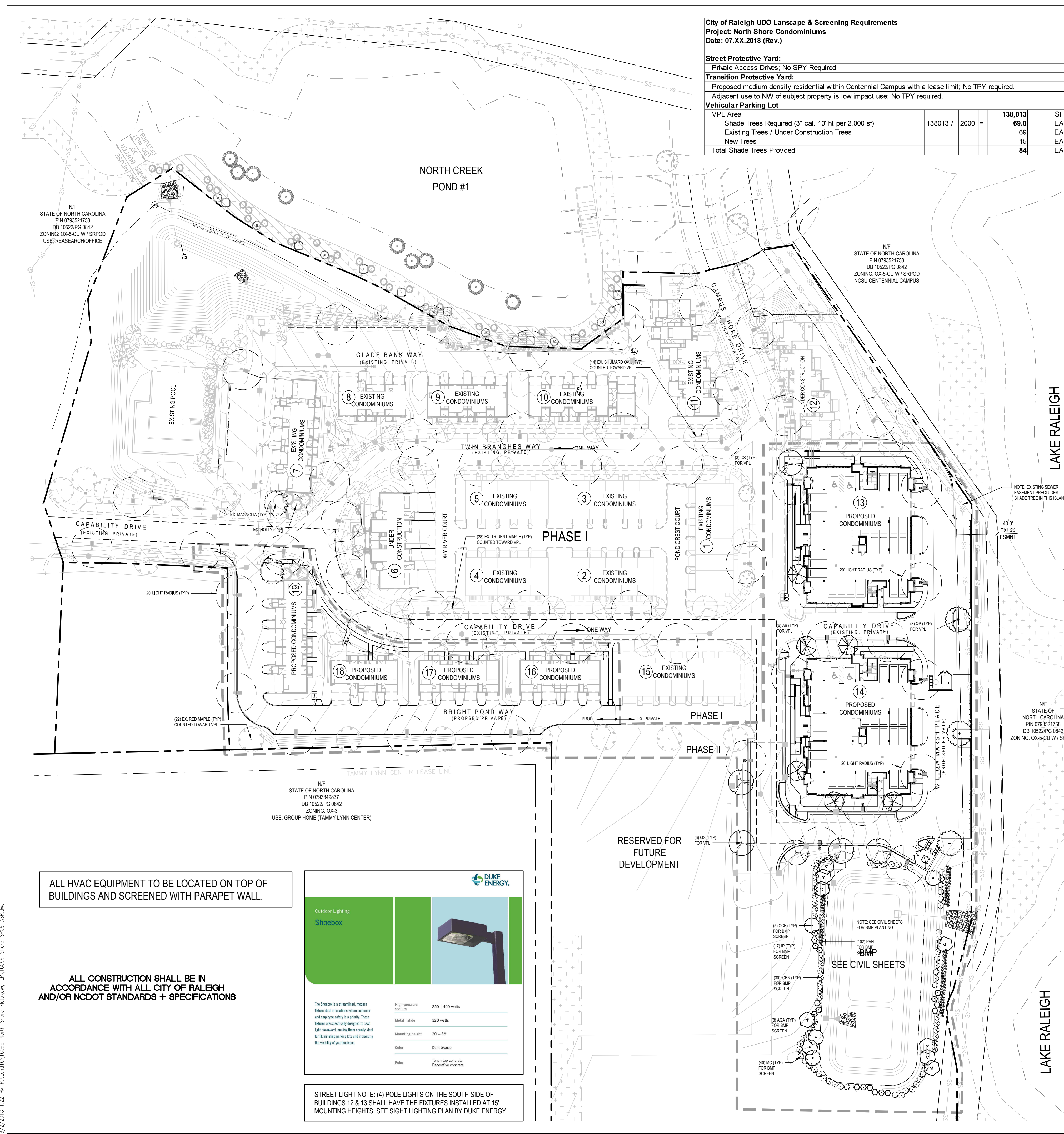


Job No.	02180520.00	Drawn By	WR
Date	08/02/18	Designer	WR

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

Revisions

K:\18\64001\64001\North Shore Condominiums - Review\CAD\Utility\Drawings\CON-C3.01\Utility\Utility.dwg, Wednesday, August 1, 2018 2:53:41 PM, CADLSE, ROR



City of Raleigh UDO Landscape & Screening Requirements
Project: North Shore Condominiums
Date: 07.XX.2018 (Rev.)

Street Protective Yard:
 Private Access Drives: No SPY Required

Transition Protective Yard:
 Proposed medium density residential within Centennial Campus with a lease limit: No TPY required.
 Adjacent use to NW of subject property is low impact use: No TPY required.

Vehicular Parking Lot

VPL Area					138,013	SF
Shade Trees Required (3" cal. 10' ht per 2,000 sf)	138013	/	2000	=	69.0	EA
Existing Trees / Under Construction Trees					69	EA
New Trees					15	EA
Total Shade Trees Provided					84	EA

PLANT LIST - THIS SHEET ONLY

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
T R E E S								
6	AB	Acer buergerianum	Trident Maple	3"	10' MIN		B&B	VPL
8	AGA	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		8'			BMP Screening
3	QP	Quercus phellos	Willow Oak	3"	10' MIN		B&B	VPL
6	QS	Quercus shumardii	Shumardii Oak	3"	10' MIN		B&B	VPL
5	CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud		8'			BMP Screening
S H R U B S								
30	ICBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		24"-30"	24"	7 Gallon	BMP Screening
17	IP	Illicium parviflorum	Hardy Anise-tree		24"-30"	24"	7 Gallon	BMP Screening
40	MC	Myrica Cerifera	Wax Myrtle		24"-30"	24"	7 Gallon	BMP Screening
102	PVH	Panicum virgatum 'Heavy Metal'	Blue Switchgrass				3 Gallon	BMP Screening

NOTE: LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLING PLANT MATERIAL AS PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS
 LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE LANDSCAPE PLAN AND THE PLANT LIST

TREE LEGEND

	ACER BUERGERIANUM, TRIDENT MAPLE 3" CALIPER, 10' MIN HEIGHT, B&B - FOR VPL		ACER BUERGERIANUM, TRIDENT MAPLE - EXISTING
	AMELANCHIER GRANDIFLORA, SERVICEBERRY 1.5" CALIPER MIN, 6' MIN HEIGHT - BMP SCREENING		ILEX x 'NELLIE R. STEVENS', NELLIE R. STEVENS HOLLY - EXISTING
	QUERCUS PHELLOS, WILLOW OAK 3" CALIPER, 10' MIN HEIGHT, B&B - FOR VPL		MAGNOLIA GRANDIFLORA 'ALTA', ALTA MAGNOLIA - EXISTING
	QUERCUS SHUMARDII, SHUMARD OAK 3" CALIPER, 10' MIN HEIGHT, B&B - FOR VPL		QUERCUS RUBRA, RED OAK - EXISTING
	CERCIS CANADENSIS 'FOREST PANSY', FOREST PANSY REDBUD 1.5" CALIPER MIN, 6' MIN HEIGHT - BMP SCREENING		QUERCUS SHUMARDII, SHUMARD OAK - EXISTING
	ILEX CORNUTA 'BURFORDII NANA', DWARF BURFORD HOLLY 7 GALLON, 24"-30" HEIGHT - BMP SCREENING		
	ILICILUM PARVIFLORUM, HARDY ANISE TREE 7 GALLON, 24"-30" HEIGHT - BMP SCREENING		
	PANICUM VIRGATUM 'HEAVY METAL', BLUE SWITCHGRASS 3 GALLON - BMP SCREENING		

NOTE: PLANTS SHOWN IN GRAY REPRESENT EXISTING
 REQUIRED PLANTINGS IN EARLIER CONSTRUCTION PHASES.

- LANDSCAPE NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
 - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
 - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
 - ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". DOUBLE SHREDDED HARDWOOD MULCH; DYED BROWN; 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED.
 - ALL LAWN AREAS TO BE SEEDDED AS PER MANUFACTURE'S SEEDING SPECIFICATIONS OR SODDED. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
 - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - ALL UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - PLANTING SOIL MIXTURE (BACKFILL MATERIAL) FOR CITY TREES WITHIN PUBLIC RIGHT OF WAY, REFER TO CITY TREE MANUAL. NATIVE SOIL SHALL BE USED FOR NO MORE THAN 50% OF THE BACKFILL USED IN EXCAVATED PLANT PITS. 100% OF NATIVE SOIL IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. NATIVE BACKFILL MATERIAL SHALL BE BLENDED WITH A MIXTURE CONSISTING OF 50% COMPOST, 10% CLAY LOAM, 15% PINE BARK SOIL CONDITIONER AND 25% SANDY LOAM. COMPOST SHALL CARRY U.S. COMPOST COUNCIL SEAL OF ASSURANCE.
 - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
 - TREES SHOULD NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
 - TREES WITHIN 20 FT. TO POWER LINE(S) SHOULD BE UNDERSTORY TREES.
 - WHEREVER THERE IS A STOP SIGN, THE FIRST TREE SHOULD BE 30 FT. BACK, AND 10 FT. FROM DRIVEWAYS & UTILITY POLES.

ALL HVAC EQUIPMENT TO BE LOCATED ON TOP OF BUILDINGS AND SCREENED WITH PARAPET WALL.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS + SPECIFICATIONS

DUKE ENERGY

Outdoor Lighting
Shoobox

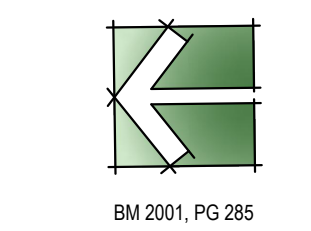
The Shoobox is a streamlined, modern fixture that is available in multiple colors and finishes. It is designed to be installed in a variety of locations and is specifically designed to cast light downward, making them ideal for illuminating parking lots and ensuring the visibility of your business.

High-pressure sodium	250 400 watts
Metal halide	320 watts
Mounting height	20' - 30'
Color	Dark bronze
Poles	Steel hot-dip galvanized Decorative concrete

STREET LIGHT NOTE: (4) POLE LIGHTS ON THE SOUTH SIDE OF BUILDINGS 12 & 13 SHALL HAVE THE FIXTURES INSTALLED AT 15' MOUNTING HEIGHTS. SEE SIGHT LIGHTING PLAN BY DUKE ENERGY.



LANDSCAPE PLAN



REFERENCE: Z-5-87
 ICP (375357)
 SITE (375797)

JDAVIS
 510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1600
 1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | Tel: 215.545.0121

SR-XX-18
 TRANSACTION NO. XXXXXX (Admin. Site Review)

Administrative Site Review
 White Oak Properties, Inc.
North Shore - Condominiums
 NCSU Centennial Campus
 Raleigh, North Carolina

PRELIMINARY

PROJECT: WOP-16096
 ISSUE: Administrative Site Review 08.02.2018

REVISIONS:

DRAWN BY: SB/CHK
 CHECKED BY: KT
 CONTENT: CODE COMPLIANT
 LANDSCAPE PLAN

LP1.01

©2018 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC