

OVERTURE CENTENNIAL SR-108-2016



0 300 600 1,200 Feet

Zoning: **OX-3, SRPOD**
CAC: **Southwest**
Drainage Basin: **Rocky Branch**
Acreage: **10.46**
Sq. Ft.: **182,720**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Greystar GP II, LLC**





Administrative Approval Action

AA #3766 / SR-108-16, Overture Centennial
Transaction# 498947

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Western Blvd., at the northeast corner of the intersection of Bilyeu Street and the proposed extension of Pullen Road. The site is located at 600 - 602 Bilyeu Street, and 1245 Western Blvd.

REQUEST: Development of a 9.58 acre tract zoned OX-3, and within the SRPOD Overlay into a 182,720 square foot/181 unit apartment complex with on-site parking.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: Two Administrative Alternates have been approved by the Planning Director for this project, noted below.

1. AAD-32-17, approval of an alternate design allowing amenity area in place of building façade in order to meet the required Build To percentage. (1.5.6)
2. AAD-4-18 – The approval of an alternative parking ratio. (7.1.2 b)

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 submitted by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment agreements must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

3. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.
4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.



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5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
6. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

7. Obtain required tree impact permits from the City of Raleigh.
8. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
9. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

STORMWATER

1. 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.
2. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.
3. 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.
4. 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.
5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
6. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department



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GENERAL

7. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and Tree Conservation Areas.
8. A recombination map shall be recorded, recombining the existing lots into a single tract.
9. Provide fire flow analysis.

ENGINEERING

10. The required right of way for Bilyeu Street shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.
11. The required sight distance easement along Pullen Road Extension shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.
12. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement along Bilyeu Street and Pullen Road Extension shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
13. In accordance with Part 10A Section 8.1.3, a construction surety is required for incomplete public improvements and is provided to the City of Raleigh Development Services – Development Engineering Program.
14. Required NCDOT encroachment agreements must be approved and copies provided to Development Services – Development Engineering.

URBAN FORESTRY

15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.



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4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required Tree Conservation areas, street tree plantings, and right of way tree protection areas by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 3-21-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

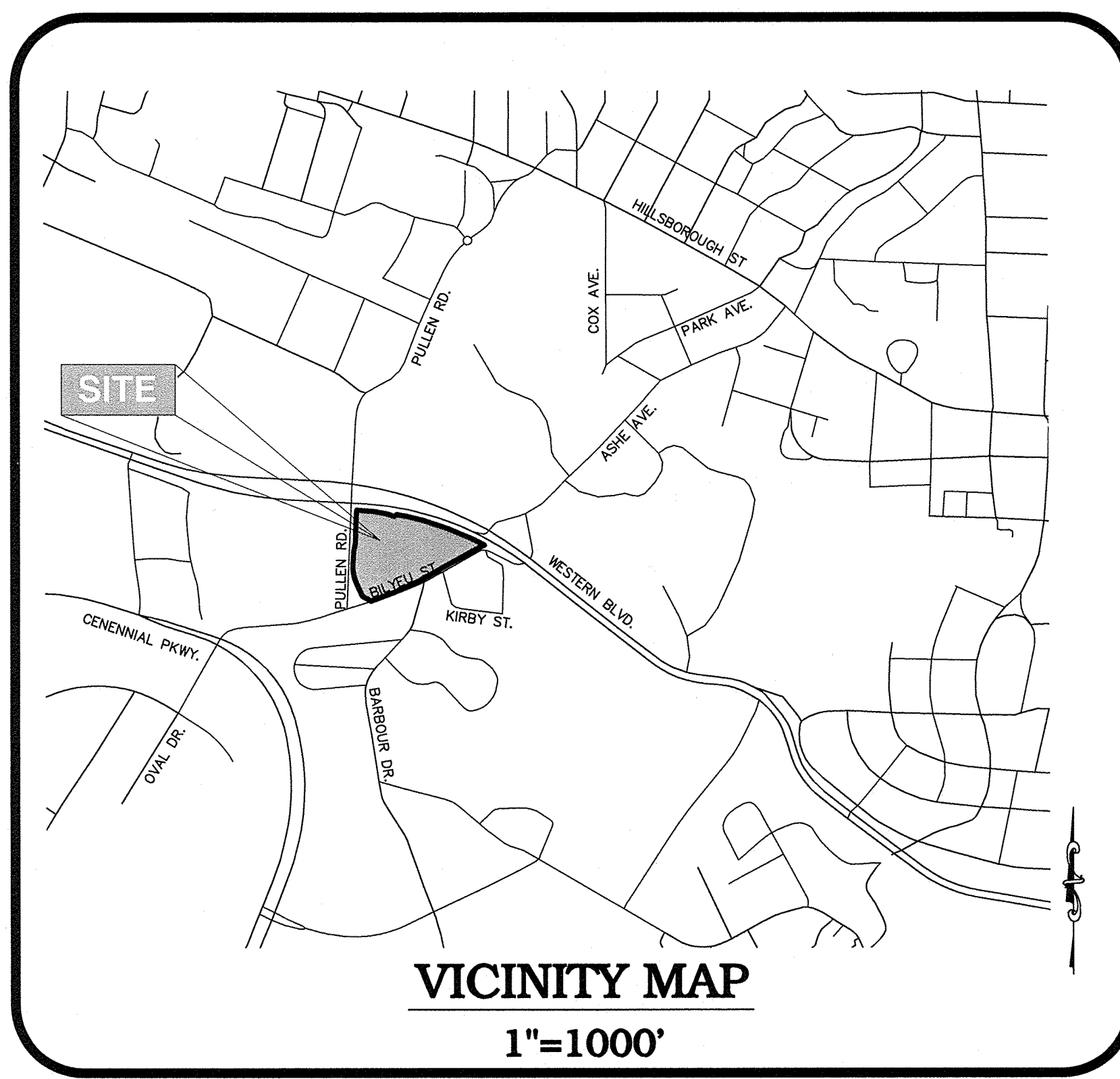
I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Angie B. Taylor Date: 3/21/2018

Staff Coordinator: Michael Walters

OVERTURE CENTENNIAL

ADMINISTRATIVE SITE REVIEW FOR:
OVERTURE CENTENNIAL
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: GRE-16010



ADMINISTRATIVE SITE REVIEW

**600 BILYEU STREET
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: GRE-16010
RALEIGH CASE NUMBER: SR-108-16
TRANSACTION NUMBER: 498947
DATE: JANUARY 30, 2018**

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 PROJECT NOTES
- C-3 DEMOLITION PLAN
- C-4 SITE PLAN
- C-5 GRADING AND STORM DRAINAGE PLAN
- C-6 UTILITY PLAN
- LS-1 LANDSCAPE PLAN
- TC-1 TREE CONSERVATION PLAN
- TC-2 TREE CONSERVATION - THOROUGHFARE
- D-1 SITE DETAILS
- SW-1 STORMWATER MANAGEMENT FACILITY 'C' PLAN VIEW
- SW-2 STORMWATER MANAGEMENT FACILITY 'D' PLAN VIEW
- A-4.00 BUILDING ELEVATIONS
- A-4.01 BUILDING ELEVATIONS
- A-4.02 BUILDING ELEVATIONS
- A-4.03 BUILDING ELEVATIONS
- A-4.04 BUILDING ELEVATIONS
- A-4.05 BUILDING ELEVATIONS
- A-4.06 BUILDING ELEVATIONS
- A-4.07 BUILDING ELEVATIONS
- A-4.08 BUILDING ELEVATIONS

**OWNER:
GREYSTAR GP II, LLC
18 BROAD STREET SUITE 300
CHARLESTON, SC 29401
CONTACT: JOSH GLOVER
PHONE: 704-379-1868
jglover@greystar.com**

- NOTES:**
1. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENROACH ON THIS MINIMUM CORNER CLEARANCE. RSDM 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, FOLIAGE, BERMING 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 CURBING EXISTS.

- SOLID WASTE COMPLIANCE STATEMENT:**
1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
 2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE (SEE SITE PLAN SHEET C-4).
 3. REFUSE WILL BE COLLECTED IN CENTRAL DUMPSTER AND RECYCLING AREAS WITHIN THE SITE.



**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.

**Administrative Site Review Application
(for UDO Districts only)**

Development Services Customer Service Center | 11 Exchange Place, Suite 405 | Raleigh, NC 27601 | 919-996-8100 | fax: 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 checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot
<input type="checkbox"/> Townhouse	

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

GENERAL INFORMATION

Development Name: **Overture Centennial**

Zoning District: **OX-3** Overlay District (if applicable): **N/A** Inside City Limits? Yes No

Proposed Use: **Apartments**

Property Address(es): **602 Bilyeu St, 1245 Western Blvd, 600 Bilyeu St** Major Street Location: **Pullen Rd/Western Blvd**

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

P.I.N.: **0793888192** P.I.N.: **0793888453** P.I.N.: **0793983218** P.I.N.: _____

What is your project type? Apartment Early Facilities Hospital Office Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building Duplex Telecommunication Tower Religious Institution 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.
This is a 3 story apartment project with surface parking. A parking study is included to demonstrate how the proposed parking serves the intended use of the building.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act.
N/A

CLIENT/DEVELOPER/OWNER

Company: **Greystar GP II, LLC** Name (I): **Josh Glover**
Address: **18 Broad Street, Suite 300, Charleston South Carolina 27401**
Phone: **704-840-7394** Email: **jglover@greystar.com** Fax: _____

CONSULTANT (Contact Person for Plans)

Company: **McAdams** Name (I): **Rick Slater**
Address: **2905 Meridian Parkway, Durham North Carolina 27713**
Phone: **919-361-5000** Email: **slater@mcadamscsco.com** Fax: _____

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information	Building Information
Zoning District(s): OX-3	Proposed building use(s): Apartments
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross: 0
Overlay District: SRPOD	Proposed Building(s) sq. ft. gross: 189,619
Total Site Acres: 9.58 acres	Total sq. ft. gross (existing & proposed): 189,619
Off street parking: Required 259 provided 228	Proposed height of building(s): 47'-10 13/16"
COA (Certificate of Appropriateness) case # N/A	# of stories: 3
BOA (Board of Adjustment) case # N/A	Ceiling height of 1 st floor: _____
CUD (Conditional Use District) case # N/A	

Stormwater Information

Existing Impervious Surface: **0.81** square feet Flood Hazard Area: Yes No

Proposed Impervious Surface: **5.00** square feet If Yes, please provide: _____

Noise River Buffer: Yes No Wetlands: Yes No Alluvial Soils: _____ Flood Study: **YES**

ES&M Map Parcel #: _____

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units: 181	5. Bedroom Units: 1br 94 2br 87 3br 0 4br or more 0
2. Total # of Congregate Care Or Life Care Dwelling Units: 0	6. Infill Development 2.2.7 N/A
3. Total Number of Hotel Units: 0	7. Open Space (on) or Amenity: 0
4. Overall Total # of Dwelling Units (1-4 Above): 181	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

I, the undersigned (as the property owner), 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: **Rick Slater - McAdams** 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: **Russell C. Ewing** Date: **12-15-16**

Printed Name: **RUSSELL C. EWING, CHIEF ADMINISTRATIVE OFFICER**

Signed: _____ Date: _____

Printed Name: _____

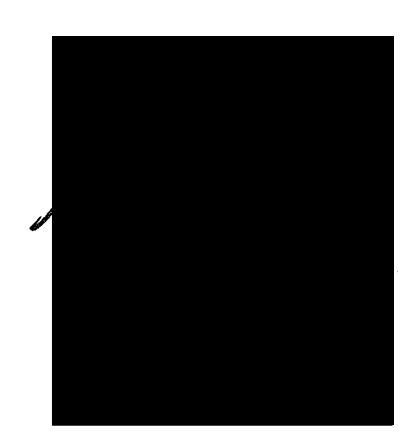
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

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) 996-2409, and the Public Utilities Department at (919) 996-4540, at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require 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 Fine and Possible Exclusion from future work in the City of Raleigh.

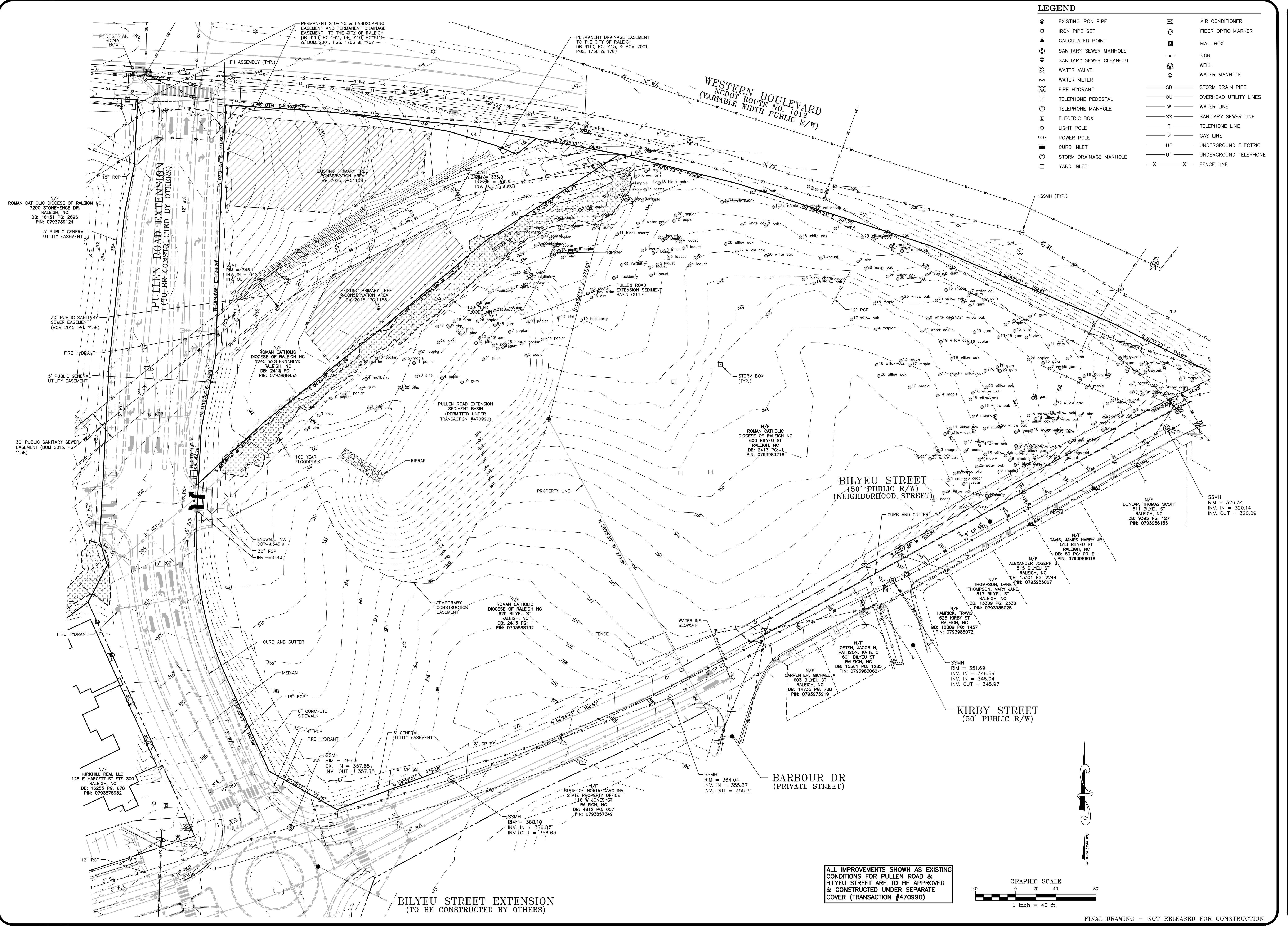


THE JOHN R. McADAMS COMPANY, INC.

2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com
Contact: Rick Slater
Slater@mcadamscsco.com

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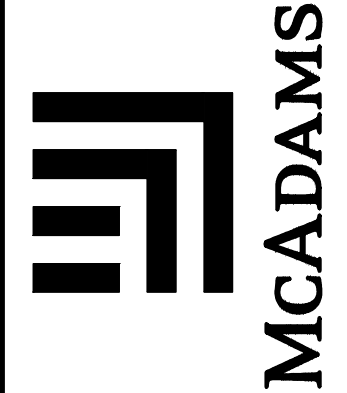
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LEGEND

●	EXISTING IRON PIPE	⊠	AIR CONDITIONER
○	IRON PIPE SET	⊕	FIBER OPTIC MARKER
▲	CALCULATED POINT	Ⓜ	MAIL BOX
⊙	SANITARY SEWER MANHOLE	—	SIGN
⊕	SANITARY SEWER CLEANOUT	⊕	WELL
⊕	WATER VALVE	⊕	WATER MANHOLE
⊕	WATER METER	—	STORM DRAIN PIPE
⊕	FIRE HYDRANT	—	OVERHEAD UTILITY LINES
⊕	TELEPHONE PEDESTAL	—	WATER LINE
⊕	TELEPHONE MANHOLE	—	SANITARY SEWER LINE
⊕	ELECTRIC BOX	—	TELEPHONE LINE
⊕	LIGHT POLE	—	GAS LINE
⊕	POWER POLE	—	UNDERGROUND ELECTRIC
⊕	CURB INLET	—	UNDERGROUND TELEPHONE
⊕	STORM DRAINAGE MANHOLE	—	FENCE LINE
⊕	YARD INLET		

THE JOHN R. MCADAMS
 COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 (919) 488-0288
 (800) 733-5646 • mcadamsco.com



REVISIONS:

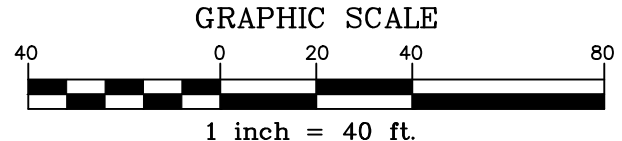
OWNER:
 GREYSTAR GP II, LLC
 18 BROAD ST, SUITE 300
 CHARLESTON, SC 29401

**OVERTURE CENTENNIAL
 ADMINISTRATIVE SITE REVIEW**
 RALEIGH, NORTH CAROLINA
 EXISTING CONDITIONS

PROJECT NO: GRE-16010
 FILENAME: GRE16010-XC1
 CHECKED BY: LAW
 DRAWN BY: MAG
 SCALE: 1"=40'
 DATE: 12-22-2016
 SHEET NO: **C-1**

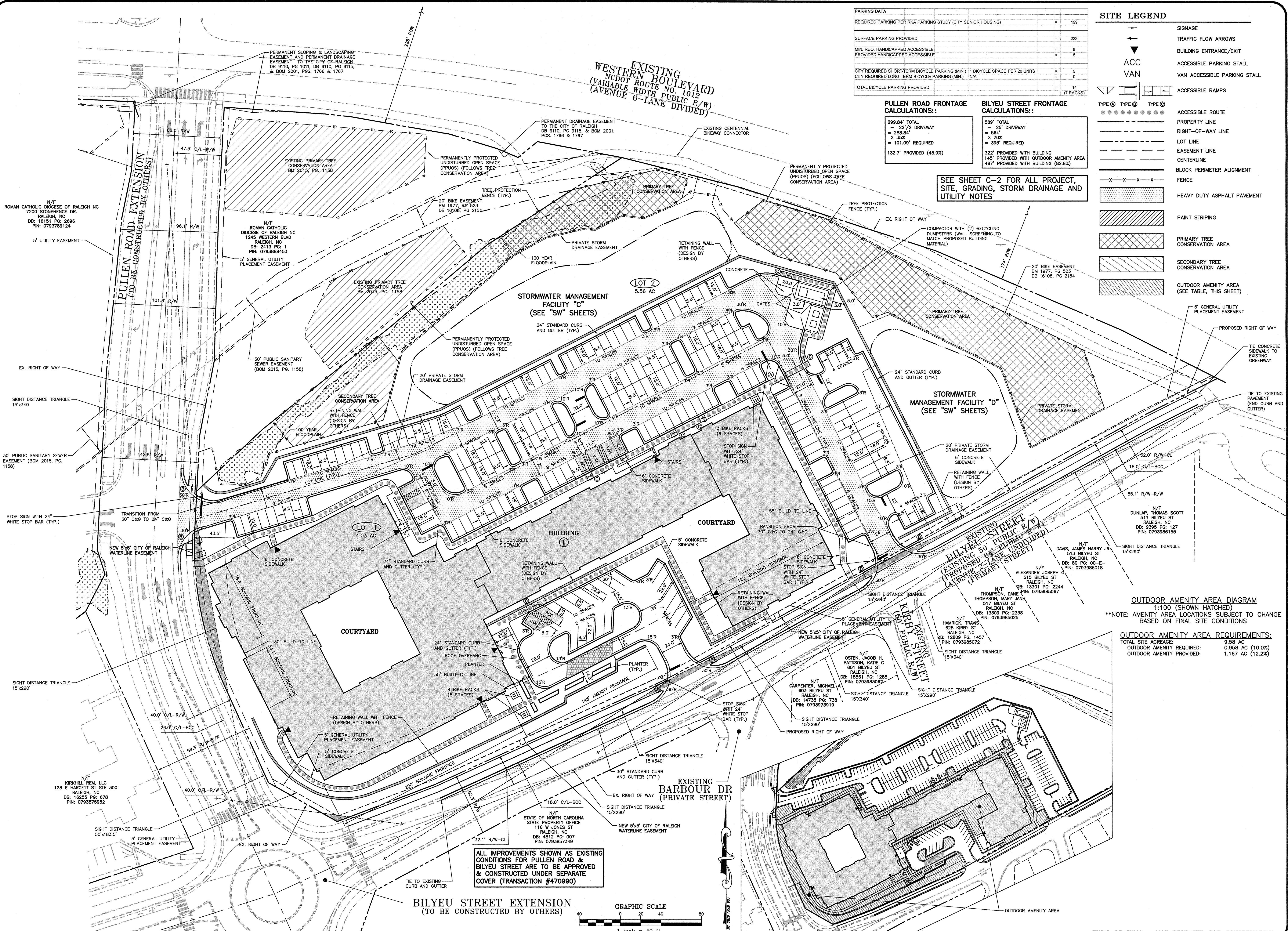
McAdams logo

ALL IMPROVEMENTS SHOWN AS EXISTING
 CONDITIONS FOR PULLEN ROAD &
 BILYEU STREET ARE TO BE APPROVED
 & CONSTRUCTED UNDER SEPARATE
 COVER (TRANSACTION #470990)



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PARKING DATA	
REQUIRED PARKING PER RKA PARKING STUDY (CITY SENIOR HOUSING)	199
SURFACE PARKING PROVIDED	223
MIN. REQ. HANDICAPPED ACCESSIBLE PROVIDED HANDICAPPED ACCESSIBLE	8
CITY REQUIRED SHORT-TERM BICYCLE PARKING (MIN. 1 BICYCLE SPACE PER 20 UNITS)	0
CITY REQUIRED LONG-TERM BICYCLE PARKING (MIN. N/A)	0
TOTAL BICYCLE PARKING PROVIDED	14 (7 RACKS)

PULLEN ROAD FRONTAGE CALCULATIONS:	
299.84' TOTAL	
- 22 1/2' DRIVEWAY	
= 288.84'	
X 3.5%	
= 101.09' REQUIRED	
132.7' PROVIDED (45.9%)	

BILYEU STREET FRONTAGE CALCULATIONS:	
589' TOTAL	
- 25' DRIVEWAY	
= 564'	
X 7.0%	
= 395' REQUIRED	
322' PROVIDED WITH BUILDING	
145' PROVIDED WITH OUTDOOR AMENITY AREA	
467' PROVIDED WITH BUILDING (82.8%)	

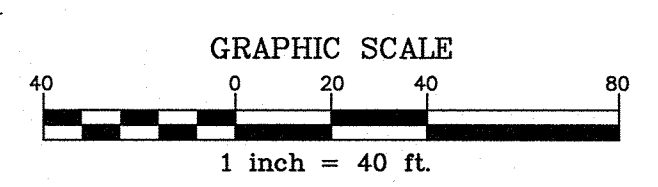
SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

SITE LEGEND	
[Symbol]	SIGNAGE
[Symbol]	TRAFFIC FLOW ARROWS
[Symbol]	BUILDING ENTRANCE/EXIT
[Symbol]	ACCESSIBLE PARKING STALL
[Symbol]	VAN ACCESSIBLE PARKING STALL
[Symbol]	ACCESSIBLE RAMPS
[Symbol]	ACCESSIBLE ROUTE
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT LINE
[Symbol]	CENTERLINE
[Symbol]	BLOCK PERMETER ALIGNMENT
[Symbol]	FENCE
[Symbol]	HEAVY DUTY ASPHALT PAVEMENT
[Symbol]	PAINT STRIPING
[Symbol]	PRIMARY TREE CONSERVATION AREA
[Symbol]	SECONDARY TREE CONSERVATION AREA
[Symbol]	OUTDOOR AMENITY AREA (SEE TABLE, THIS SHEET)

OUTDOOR AMENITY AREA DIAGRAM 1:100 (SHOWN HATCHED)
**NOTE: AMENITY AREA LOCATIONS SUBJECT TO CHANGE BASED ON FINAL SITE CONDITIONS

OUTDOOR AMENITY AREA REQUIREMENTS:	
TOTAL SITE ACREAGE:	9.58 AC
OUTDOOR AMENITY REQUIRED:	0.958 AC (10.0%)
OUTDOOR AMENITY PROVIDED:	1.167 AC (12.2%)

ALL IMPROVEMENTS SHOWN AS EXISTING CONDITIONS FOR PULLEN ROAD & BILYEU STREET ARE TO BE APPROVED & CONSTRUCTED UNDER SEPARATE COVER (TRANSACTION #470990)



THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0289
(800) 733-8646 • McAdamsCo.com

MCADAMS

REVISIONS:

OWNER: GREYSTAR GP II, LLC
18 BROAD ST., SUITE 300
CHARLESTON, SC 29401










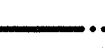
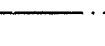

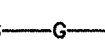
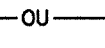
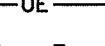




OVERTURE CENTENNIAL ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

SITE PLAN

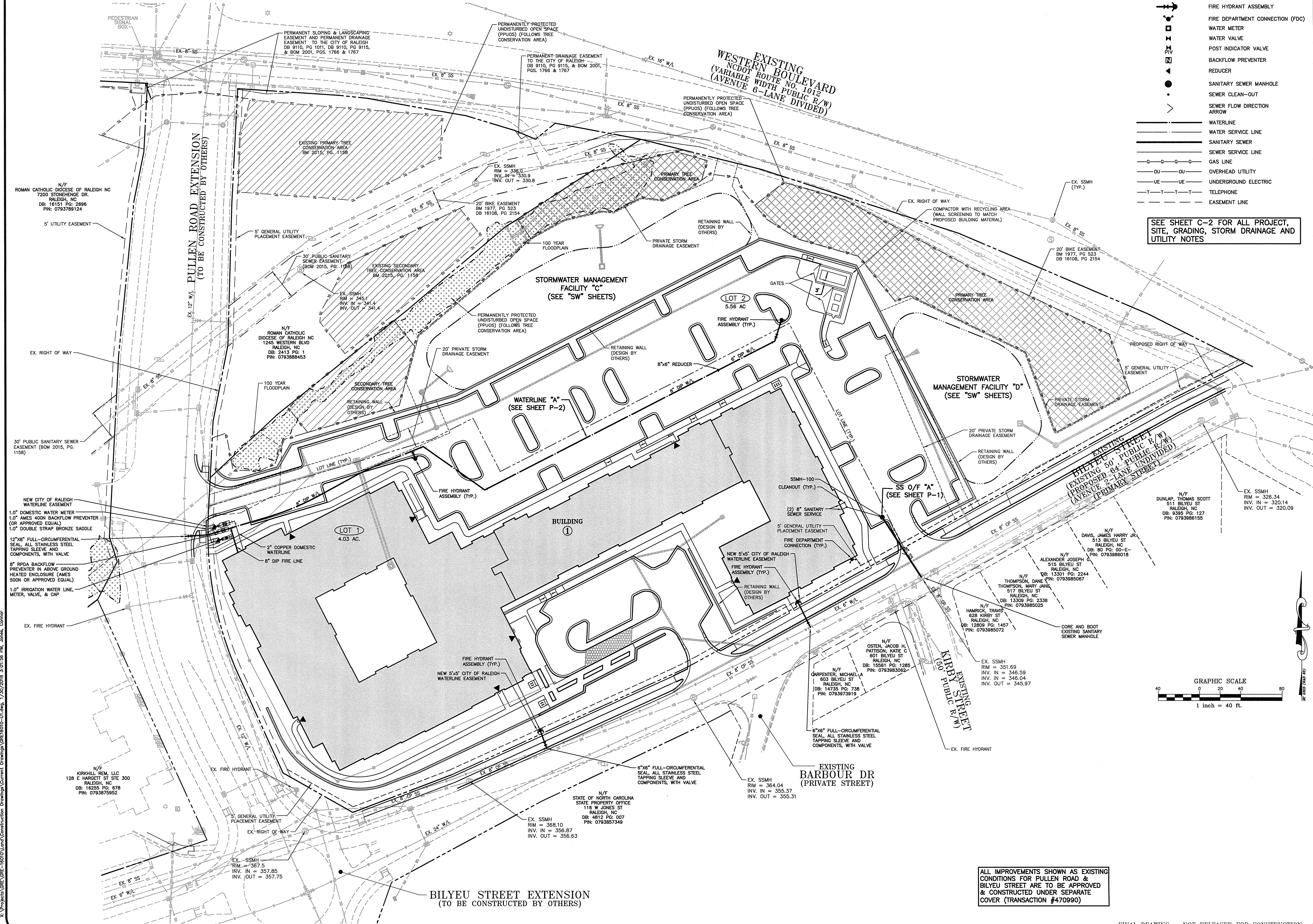
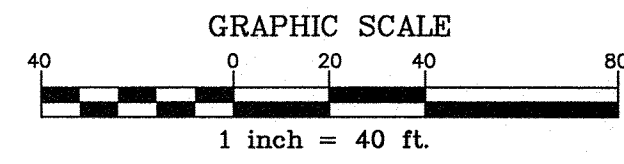
PROJECT NO. GRE-16010
FILENAME: GRE16010-S1
CHECKED BY: LAW
DRAWN BY: KTW
SCALE: 1"=40'
DATE: 12-22-2016
SHEET NO. C-4

MCADAMS

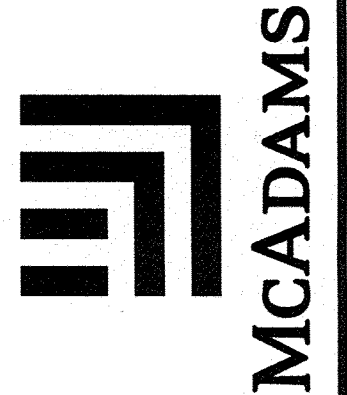
UTILITY LEGEND

-  FIRE HYDRANT ASSEMBLY
-  FIRE DEPARTMENT CONNECTION (FDC)
-  WATER METER
-  WATER VALVE
-  POST INDICATOR VALVE
-  BACKFLOW PREVENTER
-  REDUCER
-  SANITARY SEWER MANHOLE
-  SEWER CLEAN-OUT
-  SEWER FLOW DIRECTION ARROW
-  WATERLINE
-  WATER SERVICE LINE
-  SANITARY SEWER
-  SEWER SERVICE LINE
-  GAS LINE
-  OVERHEAD UTILITY
-  UNDERGROUND ELECTRIC
-  TELEPHONE
-  EASEMENT LINE

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES



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 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0293
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REVISIONS:

OWNER:
 GREYSTAR GP II, LLC
 18 BROAD ST., SUITE 300
 CHARLESTON, SC 29401

OVERTURE CENTENNIAL ADMINISTRATIVE SITE REVIEW
 RALEIGH, NORTH CAROLINA
 UTILITY PLAN

PROJECT NO:	GRE-16010
FILENAME:	GRE16010-U1
CHECKED BY:	LAW
DRAWN BY:	MAG
SCALE:	1"=40'
DATE:	12-22-2016
SHEET NO.	C-6



ALL IMPROVEMENTS SHOWN AS EXISTING CONDITIONS FOR PULLEN ROAD & BILYEU STREET ARE TO BE APPROVED & CONSTRUCTED UNDER SEPARATE COVER (TRANSACTION #470990)

X:\Projects\GRE-16010\Land\Construction Drawings\Current Drawings\GRE16010-U1.dwg, 1/20/2018 3:01:56 PM, Janna, Coroner

LANDSCAPE CALCULATIONS

STREET TREES*
 BILYEU STREET: 960 LF
 TREES REQUIRED: 24 (1/40 LF)
 TREES PROVIDED: 25 (10 PROVIDED PER CASE #470990)

PULLEN ROAD EXTENSION:
 TREES REQUIRED: 677 LF
 TREES PROVIDED: 17 (1/40 LF)
 MET BY CASE #470990

*PULLEN ROAD AND PORTIONS OF BILYEU HAVE STREET TREES PREVIOUSLY APPROVED PER CASE #470990

15' AVERAGE C-2 STREET PROTECTIVE YARD
 WESTERN BOULEVARD: 636 LF
 TREES REQUIRED: 26 (4/100 LF)
 TREES PROVIDED: 26 (24 MET W/EXISTING TREES)

SHRUBS REQUIRED: 96 (15/100 LF)
 SHRUBS PROVIDED: 96

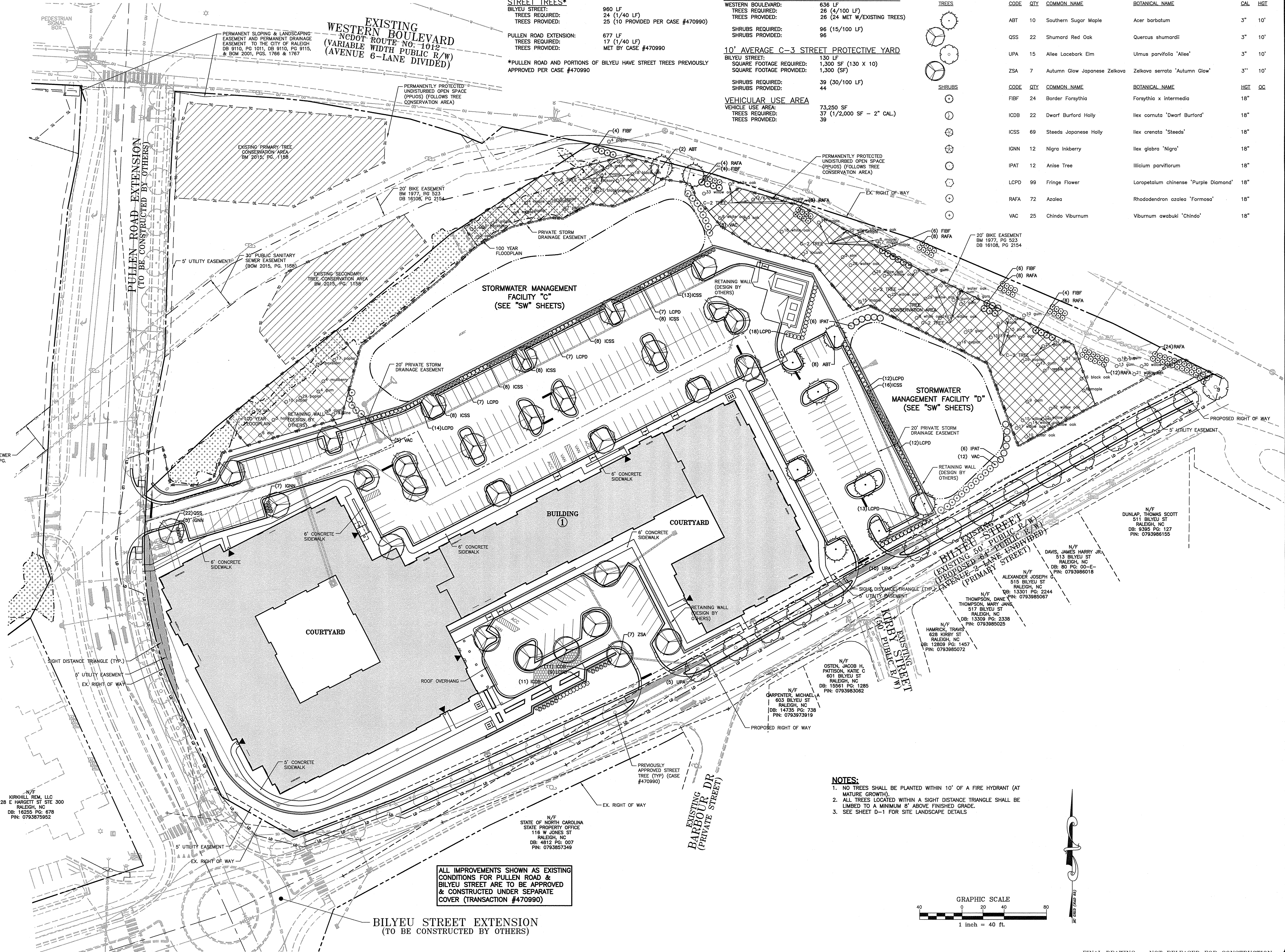
10' AVERAGE C-3 STREET PROTECTIVE YARD
 BILYEU STREET: 130 LF
 SQUARE FOOTAGE REQUIRED: 1,300 SF (130 X 10)
 SQUARE FOOTAGE PROVIDED: 1,300 (SF)

SHRUBS REQUIRED: 39 (30/100 LF)
 SHRUBS PROVIDED: 44

VEHICULAR USE AREA
 VEHICLE USE AREA: 73,250 SF
 TREES REQUIRED: 37 (1/2,000 SF - 2" CAL.)
 TREES PROVIDED: 39

PLANT SCHEDULE

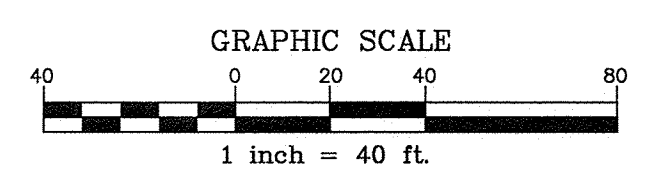
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT
	ABT	10	Southern Sugar Maple	Acer barbatum	3"	10'
	QSS	22	Shumard Red Oak	Quercus shumardi	3"	10'
	UPA	15	Alleé Lacebark Elm	Ulmus parvifolia 'Alleé'	3"	10'
	ZSA	7	Autumn Glow Japanese Zelkova	Zelkova serrata 'Autumn Glow'	3"	10'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	QC
	FIBF	24	Border Forsythia	Forsythia x intermedia	18"	
	ICDB	22	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	18"	
	ICSS	69	Steeds Japanese Holly	Ilex crenata 'Steeds'	18"	
	IGNN	12	Nigra Inkberry	Ilex glabra 'Nigra'	18"	
	IPAT	12	Anise Tree	Illicium parviflorum	18"	
	LCPD	99	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18"	
	RAFA	72	Azalea	Rhododendron azalea 'Formosa'	18"	
	VAC	25	Chindo Viburnum	Viburnum awabuki 'Chindo'	18"	



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BILYEU STREET EXTENSION (TO BE CONSTRUCTED BY OTHERS)

- NOTES:**
- NO TREES SHALL BE PLANTED WITHIN 10' OF A FIRE HYDRANT (AT MATURE GROWTH).
 - ALL TREES LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED TO A MINIMUM 8" ABOVE FINISHED GRADE.
 - SEE SHEET D-1 FOR SITE LANDSCAPE DETAILS



X:\Projects\GRE-16010\Land\Construction Drawings\Current Drawings\GRE16010-LS1.dwg, 2/1/2018 4:36:29 PM, Vomprom, Michael

N/F
 KIRKILL, REM, LLC
 128 E HARGETT ST, SUITE 300
 RALEIGH, NC
 DB: 16255 PG: 678
 PIN: 0793875952

N/F
 STATE OF NORTH CAROLINA
 STATE PROPERTY OFFICE
 118 W JONES ST
 RALEIGH, NC
 DB: 4612 PG: 007
 PIN: 0793857349

N/F
 CARPENTER, MICHAEL A
 603 BILYEU ST
 RALEIGH, NC
 DB: 14735 PG: 738
 PIN: 0793973919

N/F
 OSTEN, JACOB H,
 PATTON, KATIE C
 601 BILYEU ST
 RALEIGH, NC
 DB: 15581 PG: 1285
 PIN: 0793953062

N/F
 HAMRICK, TRAVIS
 628 KIRBY ST
 RALEIGH, NC
 DB: 12809 PG: 1457
 PIN: 0793985072

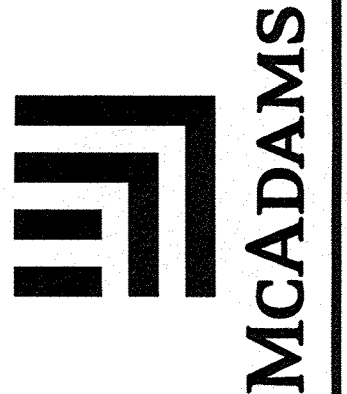
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 THOMPSON, DANE
 517 BILYEU ST
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 PIN: 0793985025

N/F
 ALEXANDER JOSEPH G
 515 BILYEU ST
 RALEIGH, NC
 DB: 13301 PG: 2244
 PIN: 0793985067

N/F
 DAVIS, JAMES HARRY JR
 513 BILYEU ST
 RALEIGH, NC
 DB: 80 PG: 00-E
 PIN: 0793986018

N/F
 DUNLAP, THOMAS SCOTT
 511 BILYEU ST
 RALEIGH, NC
 DB: 9395 PG: 127
 PIN: 0793986155

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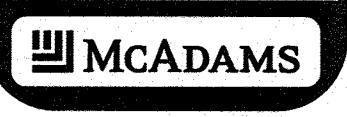
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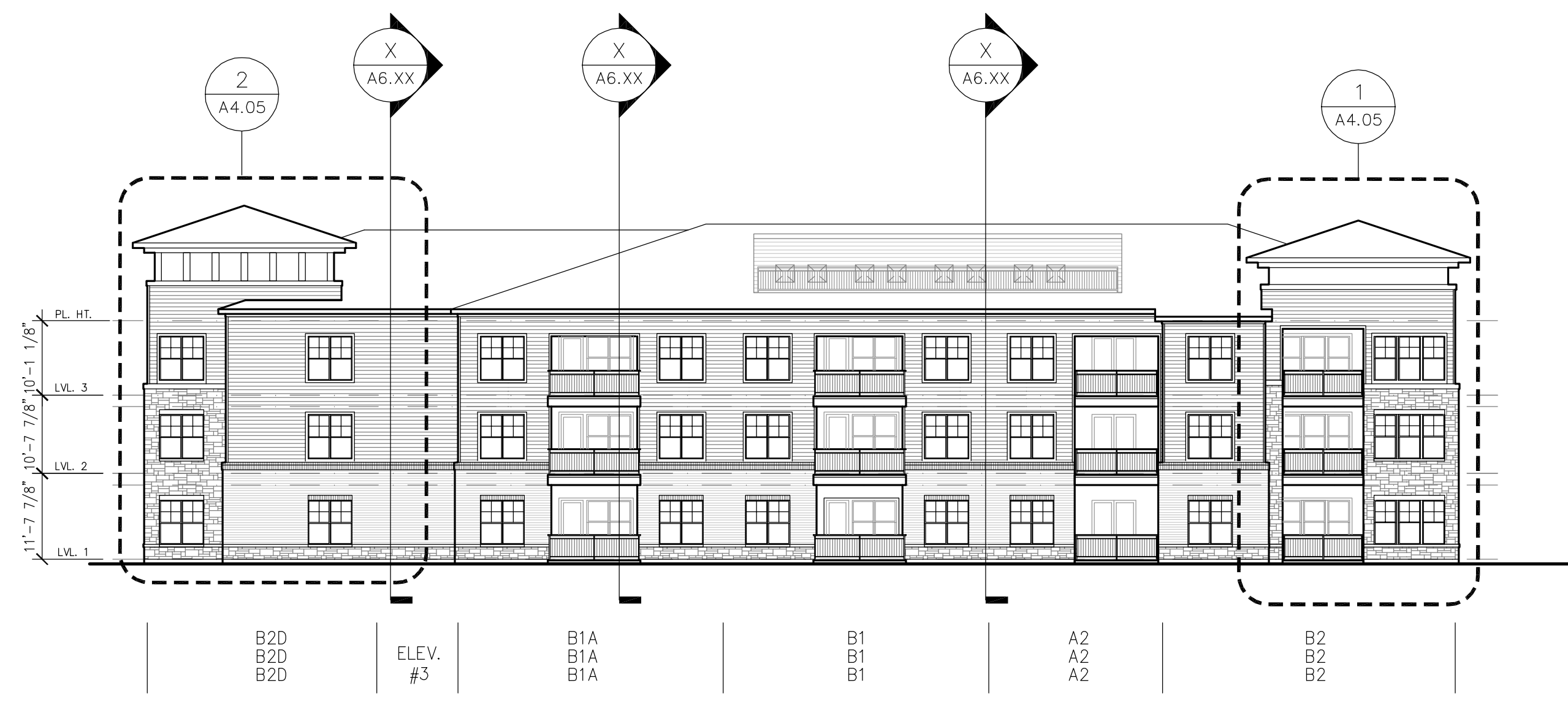
OWNER:
 GREYSTAR GP II, LLC
 18 BROAD ST, SUITE 300
 CHARLESTON, SC 29401

OVERTURE CENTENNIAL ADMINISTRATIVE SITE REVIEW
 RALEIGH, NORTH CAROLINA
 LANDSCAPE PLAN

PROJECT NO.	GRE-16010
FILENAME	GRE16010-LS1
CHECKED BY	SMD
DRAWN BY	CMV
SCALE	1"=40'
DATE	12-22-2016
SHEET NO.	LS-1



Date: 12/7/2017 @ 3:28 P.M. By: joos
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3 EAST ELEVATION
1/16"=1'-0"



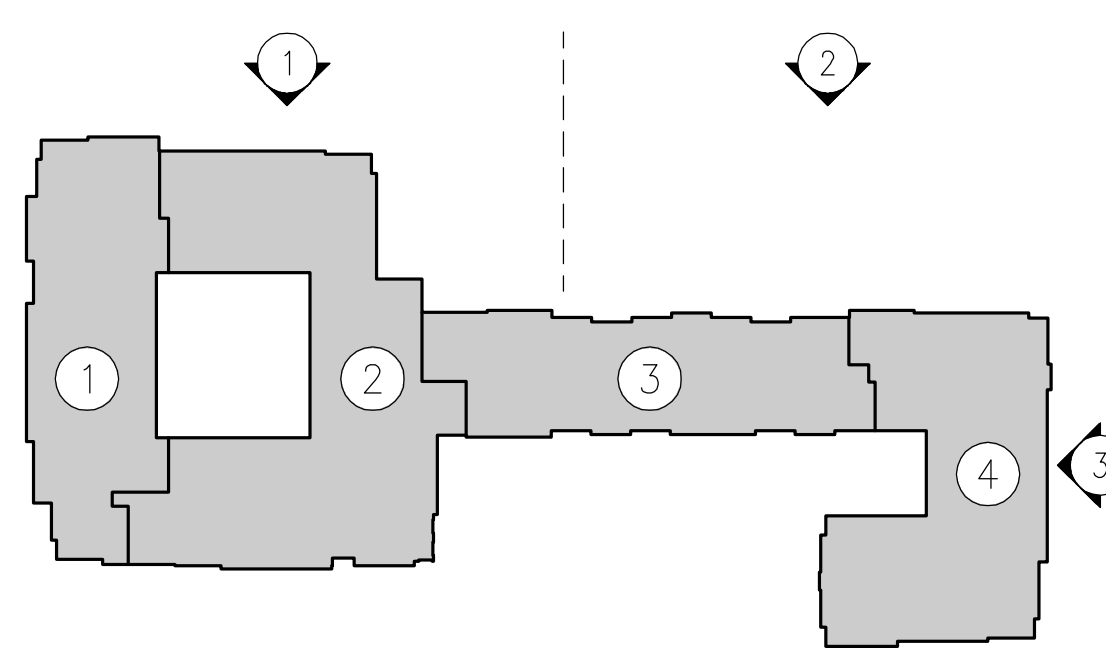
2 PARTIAL NORTH ELEVATION
1/16"=1'-0"



1 PARTIAL NORTH ELEVATION
1/16"=1'-0"

ELEVATION KEYNOTE LEGEND:

1	BRICK VENEER
1A	BRICK SOLDIER COURSE
1B	BRICK ROWLOCK
1E	MASONRY CONTROL JOINT (RE: X/A6.XX)
2	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
2A	FIBER CEMENT PANEL SIDING (SMOOTH FINISH)
2B	FIBER CEMENT TRIM (SMOOTH FINISH)
3	STONE VENEER
3A	STONE TRIM
4A	CAST STONE HEADER
4B	CAST STONE SILL
4C	CAST STONE CAP
4D	CAST STONE KEY STONE
5	COMPOSITION SHINGLE ROOF
6	METAL AWNING
7	STOREFRONT GLAZING SYSTEM
8	GUARDRAIL SYSTEM 01 - 1/2" SQ. STEEL PICKET



KEYMAP

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Houston, Texas 77079
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M P

OVERTURE CENTENNIAL
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A Development of
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NO. DATE REVISION
NO. DATE REVISION
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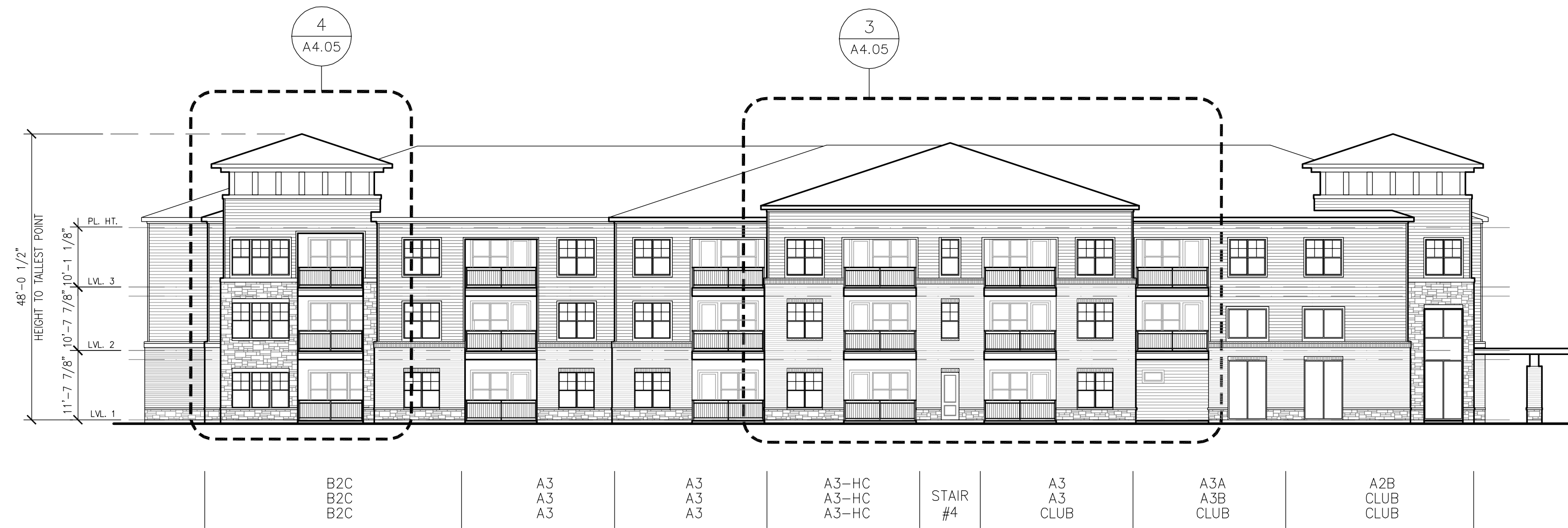
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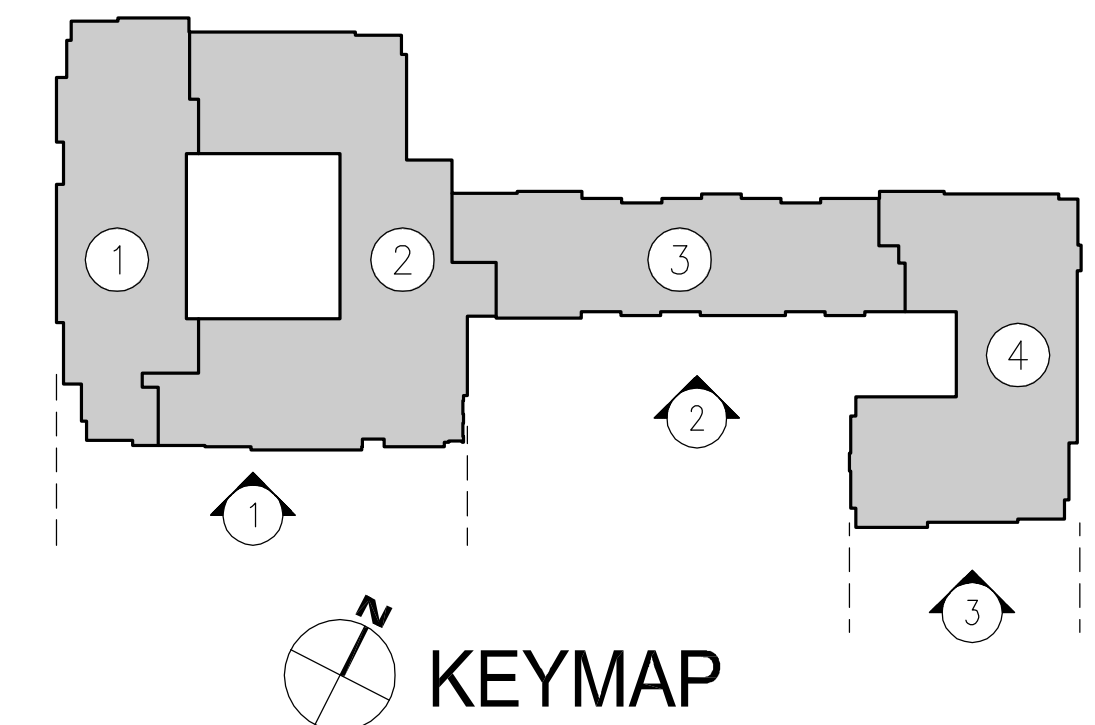
3 PARTIAL SOUTH ELEVATION
1/16"=1'-0"



2 PARTIAL SOUTH ELEVATION
1/16"=1'-0"



1 PARTIAL SOUTH ELEVATION
1/16"=1'-0"



ELEVATION KEYNOTE LEGEND:

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1A	BRICK SOLDIER COURSE
1B	BRICK ROWLOCK
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5	COMPOSITION SHINGLE ROOF
6	METAL AWNING
7	STOREFRONT GLAZING SYSTEM
8	GUARDRAIL SYSTEM 01 - 1/2" SQ. STEEL PICKET

NO.	DATE	REVISION
		DESIGN DEVELOPMENT SUBMITTAL

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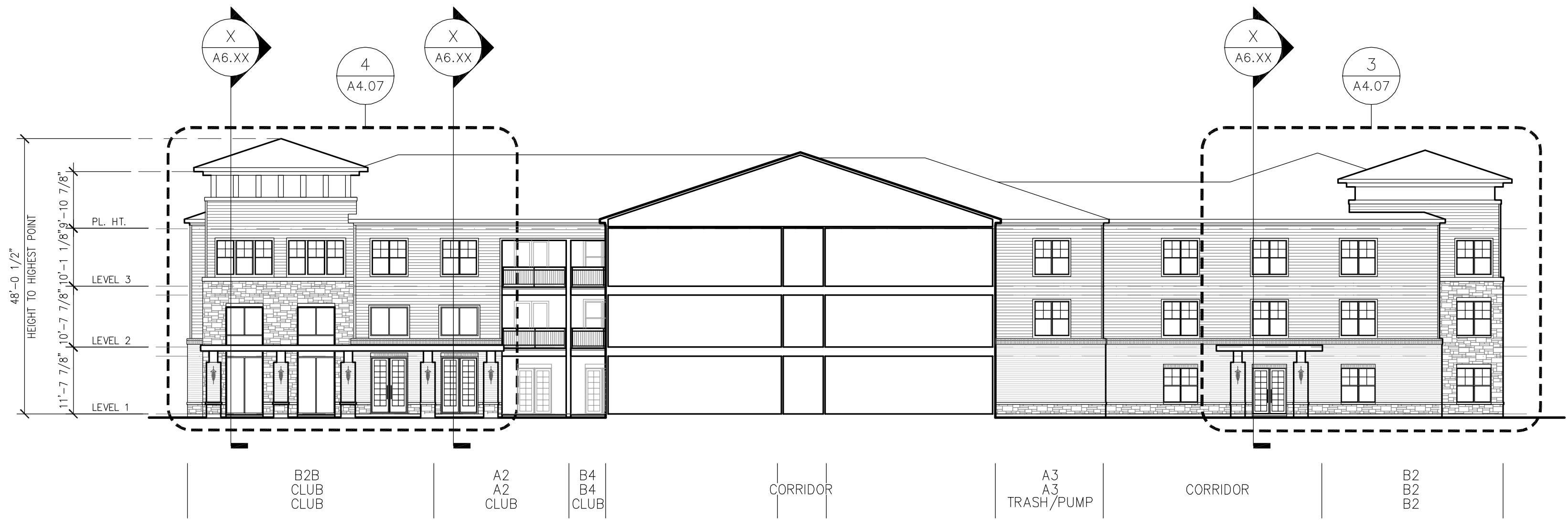
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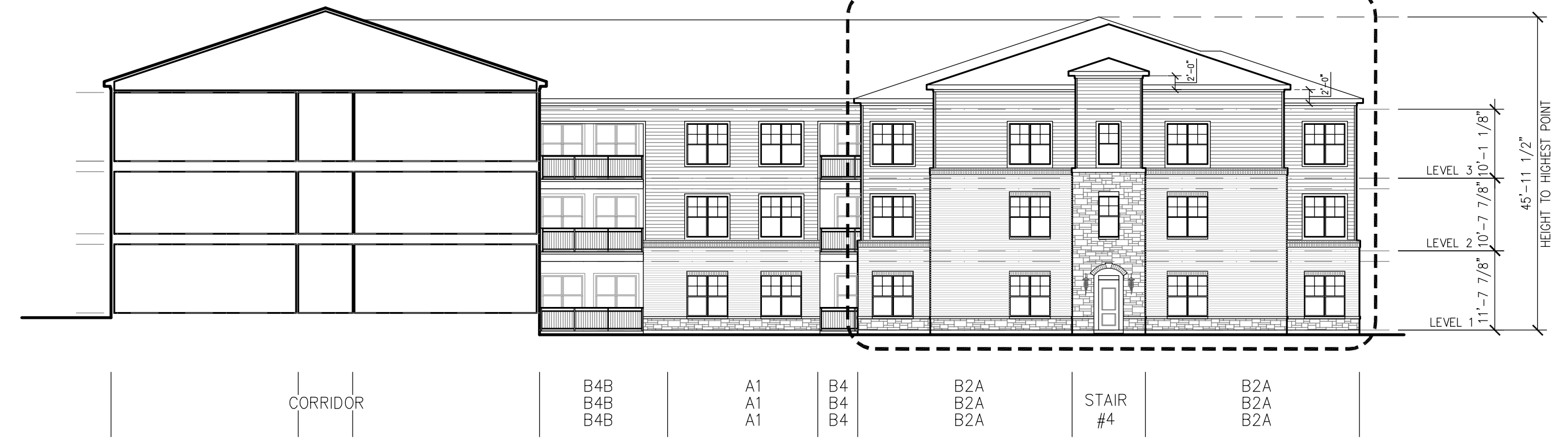
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1E	MASONRY CONTROL JOINT (RE: X/A6.XX)
2	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
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7	STOREFRONT GLAZING SYSTEM
8	GUARDRAIL SYSTEM 01 - 1/2" SQ. STEEL PICKET



4 PARTIAL EAST ELEVATION
1/16" = 1'-0"



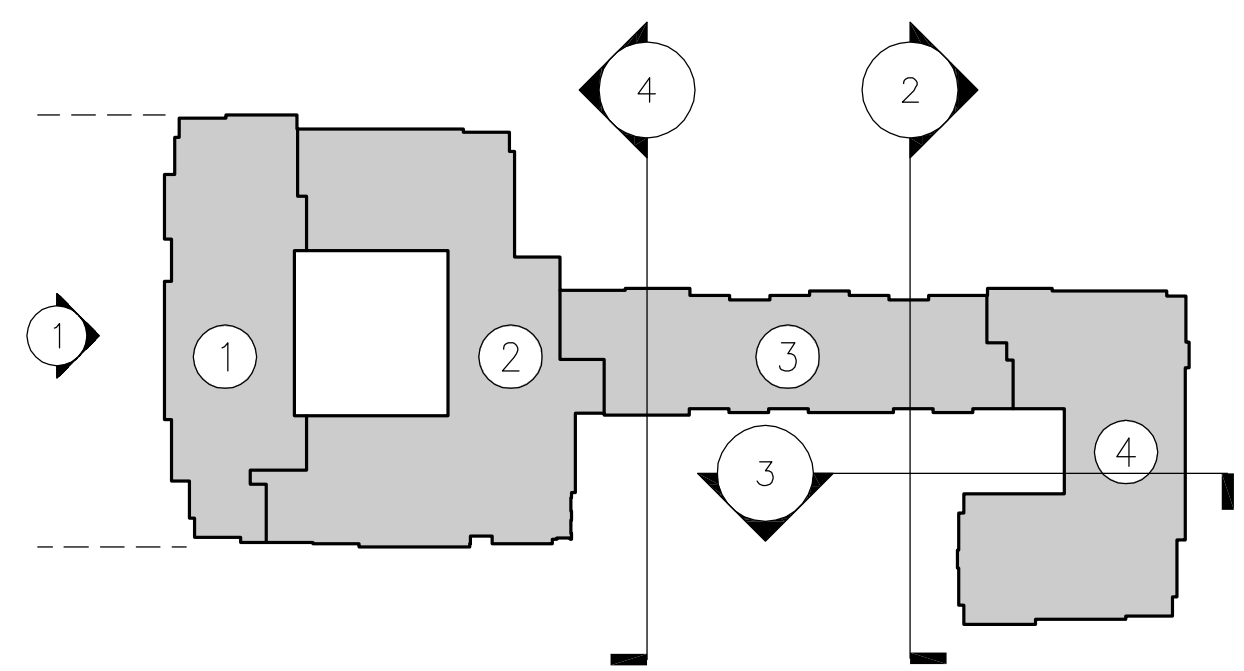
3 PARTIAL NORTH ELEVATION
1/16" = 1'-0"



2 PARTIAL WEST ELEVATION
1/16" = 1'-0"



1 PARTIAL WEST ELEVATION
1/16" = 1'-0"



KEYMAP

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FILE NAME: 6015A402

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5 PARTIAL NORTH ELEVATION
1/8"=1'-0"



4 PARTIAL NORTH ELEVATION
1/8"=1'-0"



3 PARTIAL NORTH ELEVATION
1/8"=1'-0"

ELEVATION KEYNOTE LEGEND:

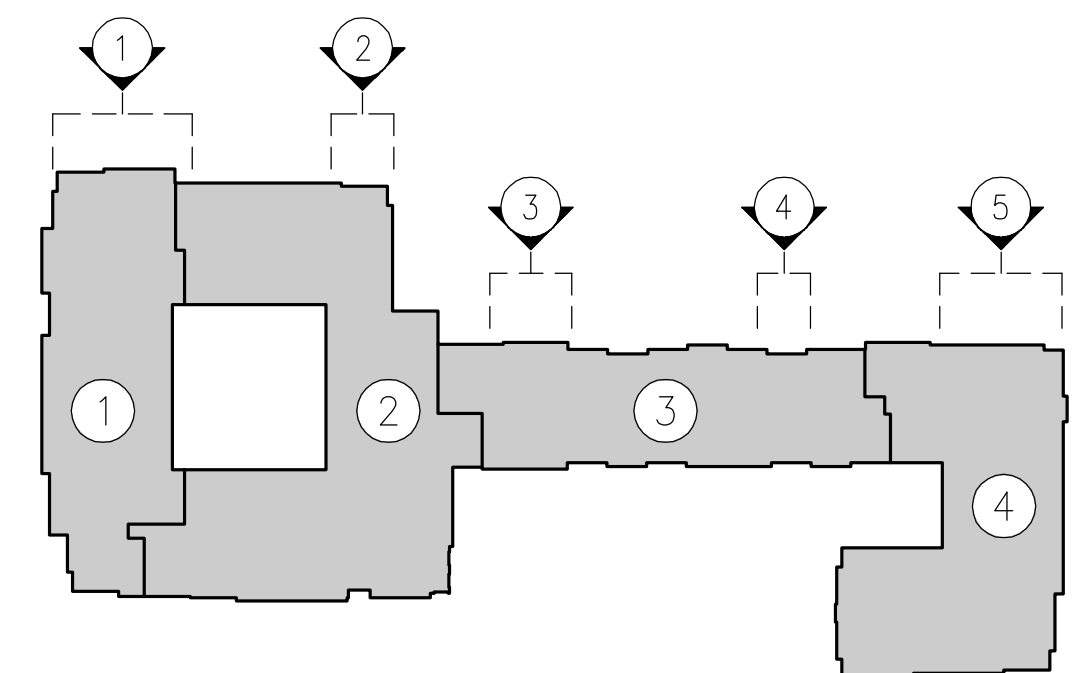
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1A	BRICK SOLDIER COURSE
1B	BRICK ROWLOCK
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2	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
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8	GUARDRAIL SYSTEM 01 - 1/2" SQ. STEEL PICKET



2 PARTIAL NORTH ELEVATION
1/8"=1'-0"



1 PARTIAL NORTH ELEVATION
1/8"=1'-0"



KEYMAP

NO. DATE

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FILE NAME: 6015A404

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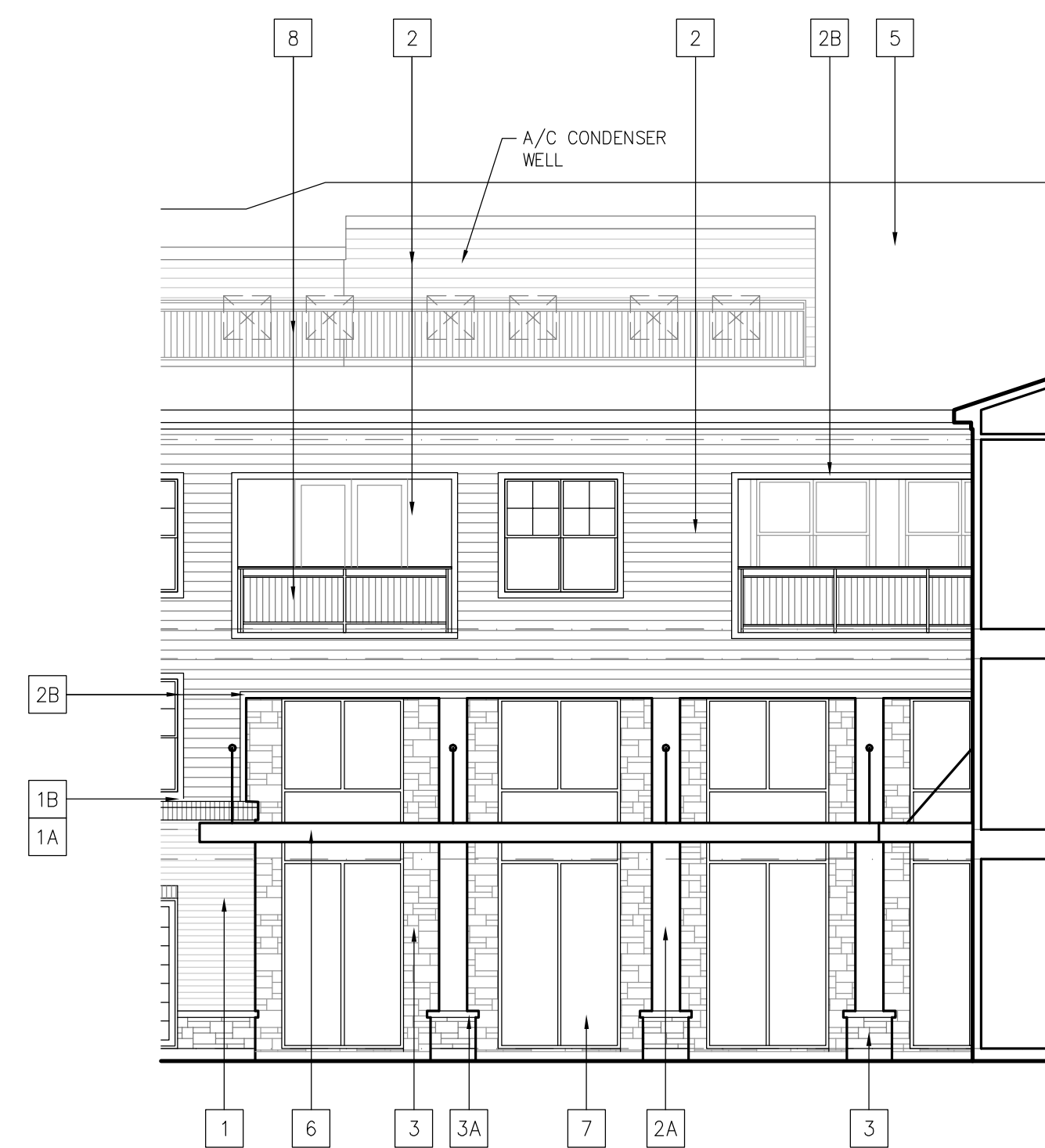
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3 PARTIAL NORTH COURTYARD ELEVATION
1/8"=1'-0"



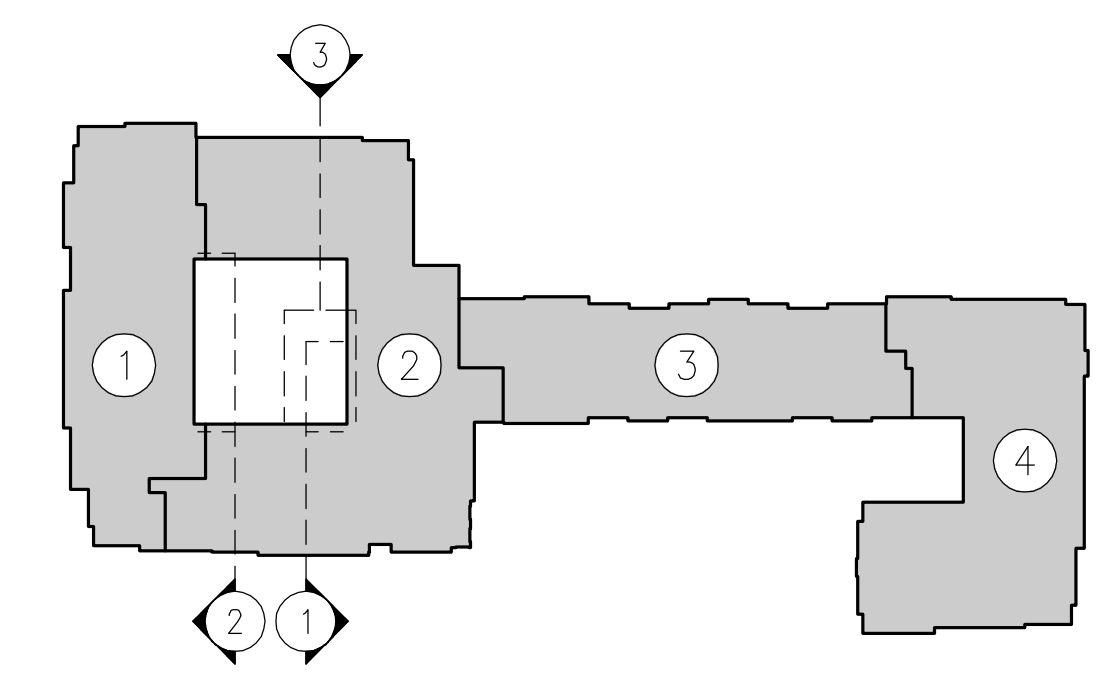
2 PARTIAL EAST COURTYARD ELEVATION
1/8"=1'-0"



1 PARTIAL WEST COURTYARD ELEVATION
1/8"=1'-0"

ELEVATION KEYNOTE LEGEND:

1	BRICK VENEER
1A	BRICK SOLDIER COURSE
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6	METAL AWNING
7	STOREFRONT GLAZING SYSTEM
8	GUARDRAIL SYSTEM 01 - 1/2" SQ. STEEL PICKET



KEYMAP

Date: 12/7/2017 @ 3:32 P.M. By: jfoos
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NO.	DATE	
NO.	DATE	REVISION
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