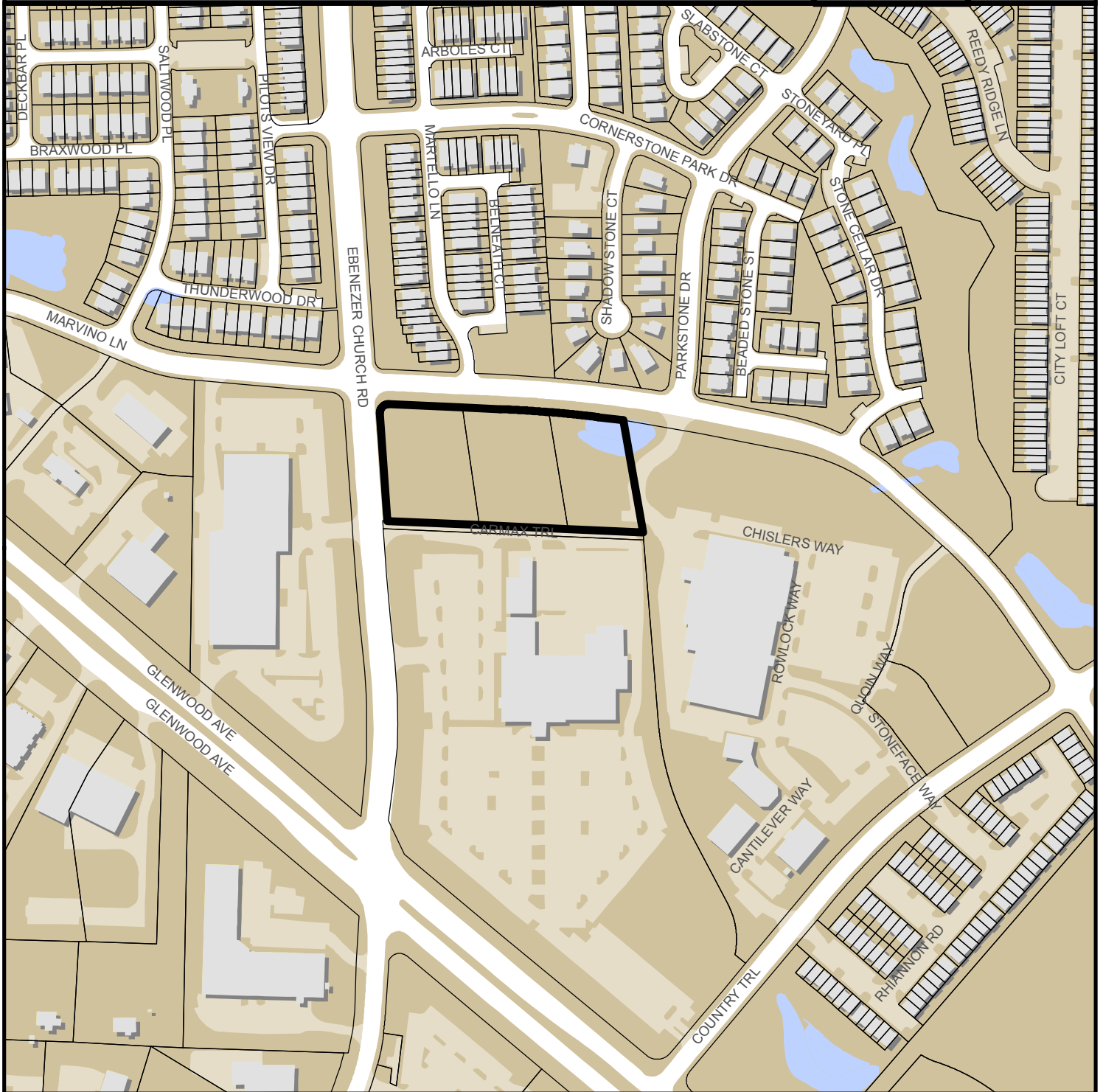


# ARLINGTON HEIGHTS S-67-2016



Zoning: **CX-3-PK-CU**

CAC: **Northwest**

Drainage Basin: **Turkey Creek**

Acreage: **3.4**

Number of Lots: **38**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Bateman Civil Survey  
Company**

Phone: **(919) 577-1080**





# Administrative Approval Action

AA #3773 / S-67-16 Arlington Heights Subdivision  
Transaction# 490846

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 southeast corner of the intersection of Marvino Lane and Ebenezer Church Road at 8511, 8531, and 8551 Marvino Lane.

**REQUEST:** Recombination and subdivision of three tracts totaling 3.4 acres zoned CX-3-PK CU (Z-44-94) into 36 residential (townhome) lots and 2 common open space lots.

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** Three Design Adjustments have been approved for this project, noted below.

1. Due to an existing streetscape limiting appropriate space for streetscape trees, an alternative streetscape cross section has been approved allowing street trees to be planted halfway between the existing 5' sidewalk and the edge of the right of way (8.4.5 a).
2. As the lot has adequate right of way between the property line and the existing roadway of Marvino Lane, a the required 15' general utility easement has been waived.
3. Due to existing layout of developed properties, the required construction of the proposed Silsbee Drive streetscape including trees, sidewalks, and planting strip, maintenance strip, and general utility easement associated with a Neighborhood Streetscape has been waived.

Two Hardship Variances have been approved by the City of Raleigh Board of Adjustment for this project, noted below.

1. Relief granted from the 50' parkway frontage protective yard requirements (UDO Section 3.4.3) for the portion of the frontage along Marvino Lane encumbered with private stormwater maintenance/access easements (A-41-17, 3/13/17)
2. Complete relief from the Parkway frontage requirements and any associated tree conservation requirements granted. (A-107-17, 9/11/17)

**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 Bateman Civil Survey Co.

## **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.*



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

### ENGINEERING

1. Required NCDOT encroachment and/or driveway permits 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. 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. No disturbance is shown on the preliminary plan.
4. 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.
5. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeded a site, shall be paid to the City.
6. That a nitrogen offset payment must be made to a qualifying mitigation bank;

### URBAN FORESTRY

7. Obtain required stub and 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. Note the existing tree conservation area cannot be disturbed until it is removed via plat recordation.
10. 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 AUTHORIZATION TO RECORD LOTS:

### GENERAL

1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 permit authorization will be withheld if the recorded document is not provided to the City.



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2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

## ENGINEERING

4. 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.
5. A 5' general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along Ebenezer Church Road and Marvin Lane shall be paid to the City of Raleigh.
7. A cross access agreement to the Cornerstone Shopping Center shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
8. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

## 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

## STORMWATER

10. 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.
11. 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.
12. 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



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private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association."

13. 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)."
14. 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

## TRANSPORTATION URBAN FORESTRY

15. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### STORMWATER

16. A final plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas.

### 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.
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.



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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 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: 3-21-2021**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: 3-21-2023**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie Bily* Date: 3/21/18

Staff Coordinator: Michael Walters

# ARLINGTON HEIGHTS PRELIMINARY SUBDIVISION PLAN

## PROJECT # S-67-16 TRANSACTION # 490846 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

OCTOBER 2016  
REVISED JANUARY 2018

PRELIMINARY  
NOT FOR CONSTRUCTION



**VICINITY MAP**

1" = 500 ft

BOARD OF ADJUSTMENT CASE NUMBERS: A-41-17 & A-107-17

### DRAWING LIST

- C001 COVER
- C100 EXISTING CONDITIONS
- C200 SUBDIVISION PLAN
- C201 DUMPSTER PLAN AND DETAILS
- C300 GRADING & STORMWATER PLAN
- C301 PREDEVELOPMENT RUNOFF
- C302 STORMWATER MANAGEMENT PLAN
- C400 UTILITY PLAN
- C401 SANITARY SEWER PLAN PROFILE
- C402 UTILITY EASEMENT PLAN
- C500 TREE CONSERVATION PLAN
- C600 LANDSCAPING PLAN
- C700 TRANSPORTATION PLAN
- C701 DIVERSY WAY PLAN PROFILE & SILSBEE DR PLAN PROFILE
- C702 ALLEY A PLAN PROFILE & ALLEY B PLAN PROFILE
- C800 UTILITY DETAILS
- C801 MISCELLANEOUS DETAILS
- C802 DETENTION TANK DETAILS
- C803 FILTER SYSTEM DETAILS
- C804 BUILDING ELEVATION DETAIL

#### CONDITIONAL USE ZONING Z-008-04

1. ALLOWED LAND USES UPON THE PROPERTY SHALL CONSIST ONLY OF COMMERCIAL, INSTITUTION/CIVIC/SERVICES, OFFICE, AND/OR RESIDENTIAL USES AS SET FORTH IN THE SCHEDULE OF PERMITTED LAND USES IN ZONING DISTRICTS FOR THE THOROUGHFARE DISTRICT IN SECTION 10-2071 OF THE RALEIGH CITY CODE.
2. VEHICULAR ACCESS TO THE PROPERTY SHALL BE LIMITED TO NO MORE THAN FIVE (5) LOCATIONS.

LOT 206  
OWNER - MDI MANAGEMENT, LLC  
PIN # 0777678891  
REAL ESTATE ID # 0329006  
ZONING: CX-3-PK-CU  
USE - VACANT  
AREA - 1.2 ACRES

LOT 205  
OWNER - MDI MANAGEMENT, LLC  
PIN # 0777770890  
REAL ESTATE ID # 0329005  
ZONING: CX-3-PK-CU  
USE - VACANT  
AREA - 1.2 ACRES

LOT 204  
OWNER - MDI MANAGEMENT, LLC  
PIN # 077772779  
REAL ESTATE ID # 0329004  
ZONING: CX-3-PK-CU  
USE - VACANT  
AREA - 1.0 ACRES



**KNOW WHAT IS BELOW  
CALL BEFORE YOU DIG**

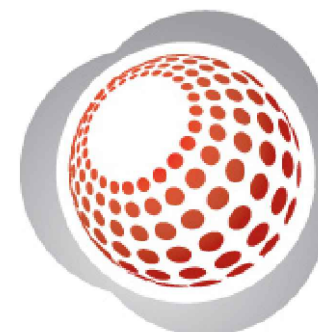
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

#### SOLID WASTE NOTES:

1. DEVELOPER MUST ACKNOWLEDGE THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. CITY OF RALEIGH SOLID WASTE WILL NOT PROVIDE SERVICE TO THIS DEVELOPMENT.
3. WASTE INDUSTRIES HAS AGREED TO PROVIDE SERVICES TO THIS DEVELOPMENT.

#### BENCHMARK

NGS  
MONUMENT "EBENEZER 2"  
N: 776,617.05  
E: 2,077,077.14  
ELV: 445.82'



### Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, North Carolina 27539

Phone: 919.577.1080 Fax: 919.577.1081

NCBELS FIRM No. C-2378

**OWNER:**  
MDI MANAGEMENT, LLC  
120 4TH STREET SW  
HICKORY, NC 28602

**DEVELOPER:**  
CAPITAL PROPERTIES  
OF RALEIGH II  
2840 PLAZA PLACE  
RALEIGH, NC 27612  
(984) 200-5540

**ENGINEER & SURVEYOR:**  
BATEMAN CIVIL SURVEY COMPANY  
200 NORTH MAIN STREET  
HOLLY SPRINGS, NC 27540  
(919) 577-1080  
THOMAS SPEIGHT, PE  
STEVEN CARSON, PLS

### Preliminary Subdivision Plan Application



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | t:fax 919-996-1831  
Litchford Satellite Office | 8330 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only	Transaction#	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>			
<input checked="" type="checkbox"/> Subdivision* (Townhomes) <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision <small>*May require City Council approval if in a Metro Park Overlay or Historic Overlay District</small>			
If your project has been through the Due Diligence process, provide the transaction #: 477334			
<b>GENERAL INFORMATION</b>			
Development Name <b>Marvino Lane Townhomes</b>			
Proposed Use <b>Residential Subdivision for townhome development</b>			
Property Address(es) <b>8551, 8531, 8511 Marvino Lane, Raleigh, NC 27616</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed <b>0777678891</b>	PIN Recorded Deed <b>0777770890</b>	PIN Recorded Deed <b>077772779</b>	PIN Recorded Deed
What is your project type?			
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input checked="" type="checkbox"/> Other: Townhomes			
<b>OWNER/DEVELOPER INFORMATION</b>			
Company Name <b>Shenandoah Homes</b>		Owner/Developer Name <b>Mick Michael</b>	
Address <b>2840 Plaza Place, Suite 200, Raleigh, NC 27612</b>			
Phone <b>919-414-4780</b>	Email <b>Mick@shenandoahhomes.us</b>	Fax	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>			
Company Name <b>Bateman Civil Survey Company</b>		Contact Name <b>Thomas Speight, Jr. PE, PLS</b>	
Address <b>2524 Reliance Ave, Apex, NC 27539</b>			
Phone <b>919 577 1080</b>	Email <b>tom@batemancivilsurvey.com</b>	Fax <b>919 577 1081</b>	

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
<b>ZONING INFORMATION</b>			
Zoning District(s) <b>CX-3-PK-CU</b>			
If more than one district, provide the acreage of each:			
Overlay District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Inside City Limits?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
CUD (Conditional Use District) Case # <b>2-44-94</b>			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
<b>STORMWATER INFORMATION</b>			
Existing Impervious Surface	0.167 acres	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	2.34 acres	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	Flood Study	FEMA Map Panel #	
<b>NUMBER OF LOTS AND DENSITY</b>			
Total # of Townhouse Lots:	Detached	Attached 38	
Total # of Single Family Lots	Total # of All Lots 38		
Overall Unit(s)/Acre Densities Per Zoning Districts 11.17			
Total # of Open Space and/or Common Area Lots 0.75 acres			
<b>SIGNATURE BLOCK (Applicable to all developments)</b>			
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 subdivision plan as approved by the City.			
I hereby designate		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.			
<i>Thomas Speight</i>		9.29.16	
Signature		Date	
Signature		Date	

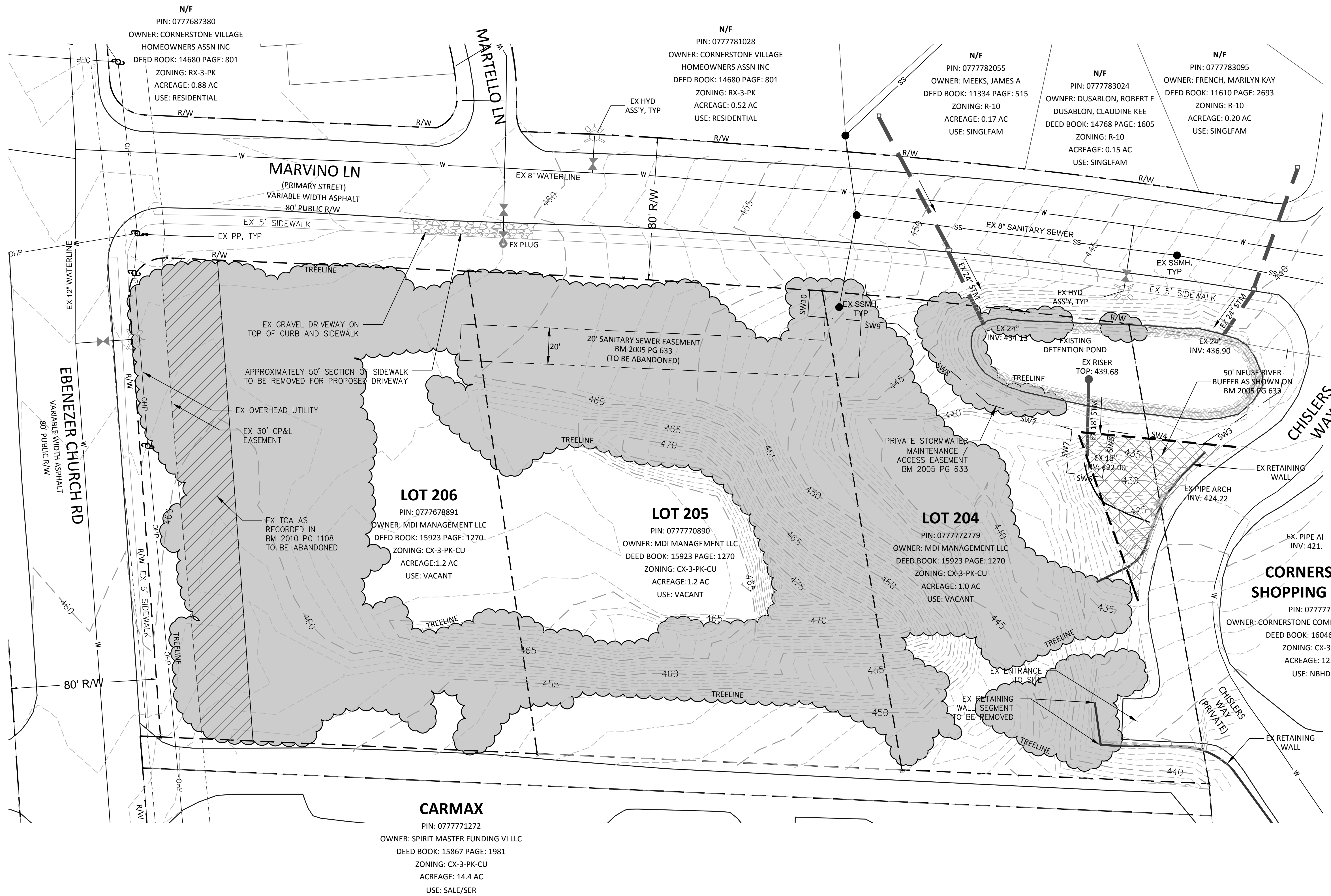
PAGE 2 OF 3

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REVISION 03.11.16

COVER

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



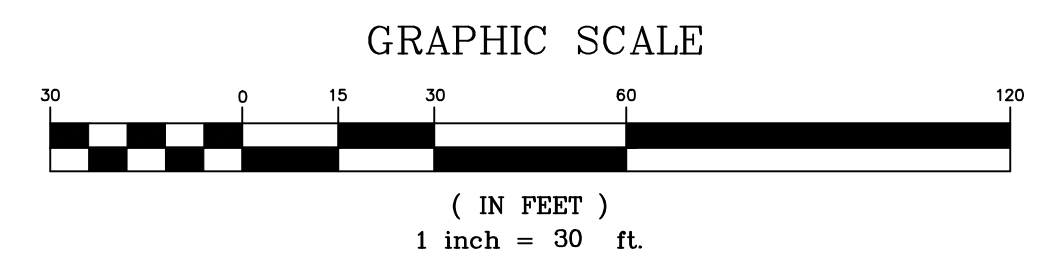
- NOTES:
1. THE EXISTING TOPOGRAPHIC CONTOUR DATA WAS GENERATED FROM FIELD SURVEY DATA.
  2. THIS PROJECT IS LOCATED IN THE CRABTREE CREEK WATERSHED IN THE NEUSE RIVER BASIN.
  3. EXISTING DETENTION POND INCLUDES POST DEVELOPMENT USE FOR LOTS 204, 205, AND 206.
  4. ALL PROPERTY EXTENTS LIE WITHIN ZONE 'X' ON FEMA FLOOD MAP 37200777000J DATED 05/02/2006.
  5. NO ALLUVIAL SOILS ARE PRESENT ON THIS SITE.
  6. SITE IS LOCATED INSIDE THE CRABTREE CREEK WATERSHED.
  7. EXISTING TREE CONSERVATION AREA PER BOOK OF MAPS 2010 PAGE 1108 SHALL BE MOVED PRIOR TO ANY LAND DISTURBING ACTIVITY IN THAT AREA.

STORM ESMT. LINE TABLE

LINE	BEARING	LENGTH
SW1	S09°54'20"W	23.80'
SW2	S55°40'25"W	52.50'
SW3	S81°36'31"E	52.22'
SW4	N07°05'18"E	25.88'
SW5	S82°54'42"E	20.00'
SW6	S07°05'18"W	24.06'
SW7	S72°59'57"E	48.29'
SW8	S48°29'26"E	66.60'
SW9	N84°59'01"W	50.00'
SW10	S04°32'00"W	15.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	20.00'	33.62'	N44°05'00"E	29.80'	96°19'27"
C2	2,980.00'	109.97'	S86°24'43"E	109.96'	02°06'52"
C3	2,980.00'	170.22'	S83°43'06"E	170.19'	03°16'22"



REV. NO.	DESCRIPTIONS

PRELIMINARY  
NOT RELEASED  
FOR CONSTRUCTION  
12.04.16

Project Engineer:	TSS
Designed By:	JTB
Drawn By:	JTB
Checked By:	TSS
Scale:	1"=30'
Date:	02.02.18
Project Number:	.160217
SHEET	C100
OF:	20

ARLINGTON HEIGHTS TOWNHOMES SUBDIVISION PLAN

CITY OF RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

Bateman Civil Survey Company  
Engineers • Surveyors • Planners  
2524 Pellanca Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FRM No. C-2378



ARLINGTON HEIGHTS TOWNHOMES



N/F  
 PIN: 0777687380  
 OWNER: CORNERSTONE VILLAGE  
 HOMEOWNERS ASSN INC  
 DEED BOOK: 14680 PAGE: 801  
 ZONING: RX-3-PK  
 ACREAGE: 0.88 AC  
 USE: RESIDENTIAL

N/F  
 PIN: 0777781028  
 OWNER: CORNERSTONE VILLAGE  
 HOMEOWNERS ASSN INC  
 DEED BOOK: 14680 PAGE: 801  
 ZONING: RX-3-PK  
 ACREAGE: 0.52 AC  
 USE: RESIDENTIAL

N/F  
 PIN: 0777782055  
 OWNER: MEEKS, JAMES A  
 DEED BOOK: 11334 PAGE: 515  
 ZONING: R-10  
 ACREAGE: 0.17 AC  
 USE: SINGLFAM

N/F  
 PIN: 0777783024  
 OWNER: DUSABLON, ROBERT F  
 DUSABLON, CLAUDINE KEE  
 DEED BOOK: 14768 PAGE: 1605  
 ZONING: R-10  
 ACREAGE: 0.15 AC  
 USE: SINGLFAM

N/F  
 PIN: 0777783095  
 OWNER: FRENCH, MARILYN KAY  
 DEED BOOK: 11610 PAGE: 2693  
 ZONING: R-10  
 ACREAGE: 0.20 AC  
 USE: SINGLFAM

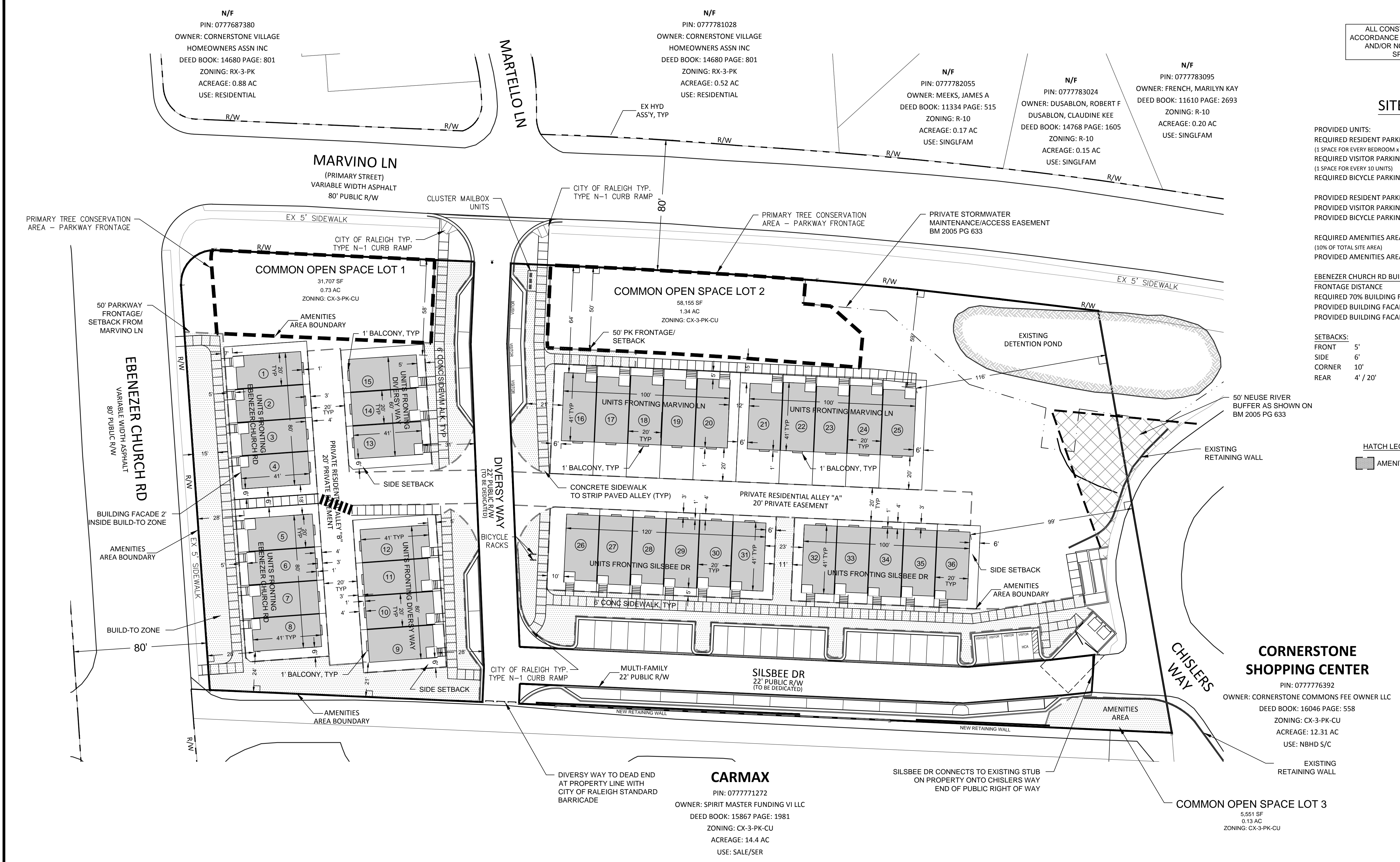
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**SITE DATA**

PROVIDED UNITS:	36
REQUIRED RESIDENT PARKING SPACES: (1 SPACE FOR EVERY BEDROOM x 36, 3-BEDROOM UNITS)	108
REQUIRED VISITOR PARKING SPACES: (1 SPACE FOR EVERY 10 UNITS)	4
REQUIRED BICYCLE PARKING SPACES:	2
PROVIDED RESIDENT PARKING SPACES:	110
PROVIDED VISITOR PARKING SPACES:	7
PROVIDED BICYCLE PARKING SPACES:	2
REQUIRED AMENITIES AREA: (10% OF TOTAL SITE AREA)	0.34 AC
PROVIDED AMENITIES AREA:	0.52 AC
EBENEZER CHURCH RD BUILD-TO: FRONTAGE DISTANCE	215 LF
REQUIRED 70% BUILDING FACADE LENGTH	150 LF
PROVIDED BUILDING FACADE LENGTH	160 LF
PROVIDED BUILDING FACADE PERCENTAGE	74%
SETBACKS:	
FRONT	5'
SIDE	6'
CORNER	10'
REAR	4' / 20'

**HATCH LEGEND**

[Hatched Pattern]	AMENITY AREA
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**CORNERSTONE SHOPPING CENTER**

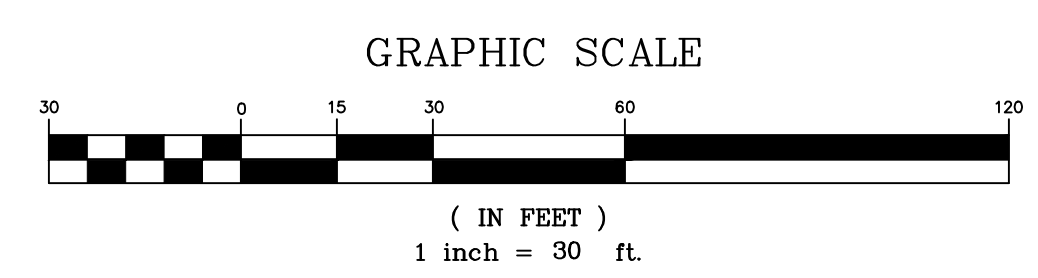
PIN: 077776392  
 OWNER: CORNERSTONE COMMONS FEE OWNER LLC  
 DEED BOOK: 16046 PAGE: 558  
 ZONING: CX-3-PK-CU  
 ACREAGE: 12.31 AC  
 USE: NBHD S/C

**CARMAX**

PIN: 077771272  
 OWNER: SPIRIT MASTER FUNDING VI LLC  
 DEED BOOK: 15867 PAGE: 1981  
 ZONING: CX-3-PK-CU  
 ACREAGE: 14.4 AC  
 USE: SALE/SER

**NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL UNITS SHOWN ON THE PLAN ARE REAR-LOADED.
- 50' PK FRONTAGE SETBACK FROM MARVINO LANE IS PRIORITY OVER BUILD-TO REQUIREMENT.
- PROPOSED DEVELOPMENT CONTAINS 3 VEHICLE ACCESS LOCATIONS TO THE SITE, IN ACCORDANCE WITH THE CONDITIONAL ZONING RESTRICTIONS UNDER Z-008-04.
- CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
- CURB RAMPS SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL. HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, DROP INLETS, ETC. AFFECT PLACEMENT. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
- THE WALKING SURFACE SHALL BE SLIP RESISTANT. COLORS FOR THE DETECTABLE WARNING AREA SHALL BE DARK CHARCOAL GRAY FOR CONTRAST WITH LIGHT PATHWAY COLORS AND LIGHT CONCRETE GRAY FOR CONTRAST WITH DARK PATHWAY COLORS.
- NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
- IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" HOWEVER, RAMP MAY EXCEED 48".
- USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
- A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
- CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.
- SOLID WASTE DUMPSTERS SHALL BE SERVICED BY WASTE INDUSTRIES.
- ALL BUILDINGS ARE WITHIN 150 FEET OF ACCESS FOR DETERMINING FIRE APPARATUS COVERAGE.
- PUBLIC WATER SERVICE BY THE CITY OF RALEIGH.
- PUBLIC SEWER SERVICE BY THE CITY OF RALEIGH.
- UNIT SPACES DEPICT THE PROPOSED RESIDENTIAL LOTS.
- CROSS ACCESS AGREEMENT ACQUIRED BY JEFF PALMER OF SHENANDOAH HOMES.



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 12.04.16

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**ARLINGTON HEIGHTS TOWNHOMES SUBDIVISION PLAN**

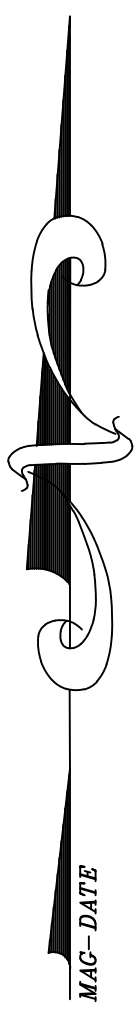
**SUBDIVISION PLAN**

Project Engineer:	TSS
Designed By:	JTB
Drawn By:	JTB
Checked By:	TSS
Scale:	1"=30'
Date:	02.02.18
Project Number:	.160217
SHEET	C200
OF:	20

REV. NO.	DESCRIPTIONS	REVISIONS

ARLINGTON HEIGHTS.....TOWNHOMES

CITY OF RALEIGH, NORTH CAROLINA



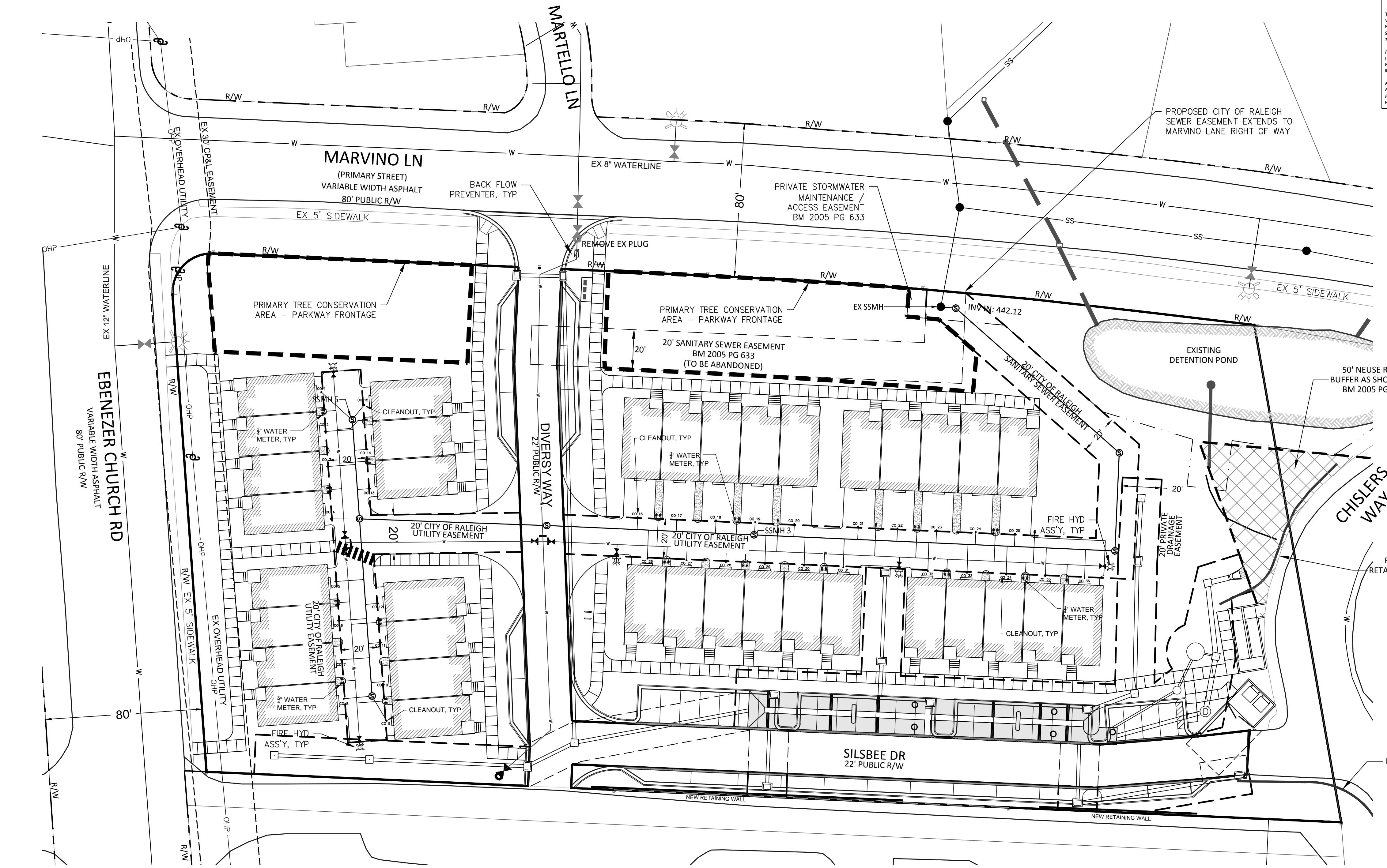
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**ATTENTION CONTRACTORS**  
 THE 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) 996-5468 AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-5464 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.  
 FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.  
 FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSIDE PLUG, HAVE PRINTED 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.

**PUBLIC SEWER COLLECTION / EXTENSION SYSTEM**  
 THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.  
 CITY OF RALEIGH  
 PUBLIC UTILITIES DEPARTMENT PERMIT # \_\_\_\_\_  
 AUTHORIZATION TO CONSTRUCT \_\_\_\_\_  
 DATE \_\_\_\_\_

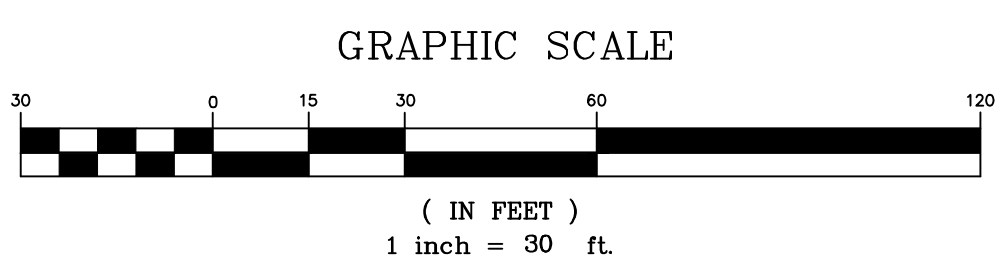
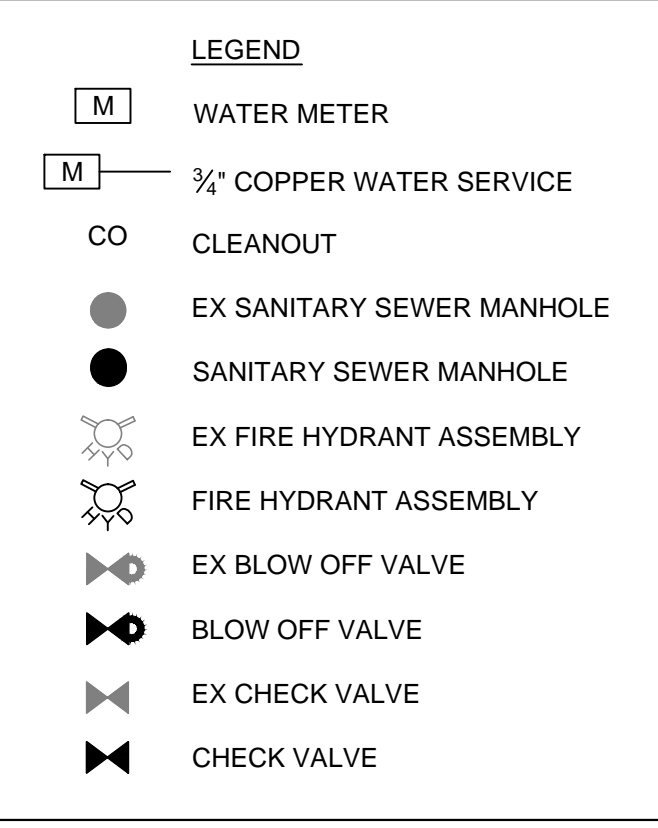
**PUBLIC WATER DISTRIBUTION / EXTENSION SYSTEM**  
 THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.  
 CITY OF RALEIGH  
 PUBLIC UTILITIES DEPARTMENT PERMIT # \_\_\_\_\_  
 AUTHORIZATION TO CONSTRUCT \_\_\_\_\_  
 DATE \_\_\_\_\_

Cleanout	Driveway Surface Elevation	Invert Elevation at Property Line
1	462.00	459.72
2	461.62	458.54
3	461.21	458.05
4	460.76	455.41
5	460.32	457.18
6	460.05	457.30
7	459.77	456.43
8	459.38	456.52
9	459.30	456.52
10	459.68	456.47
11	459.95	456.35
12	460.35	457.23
13	461.16	458.86
14	461.56	458.36
15	461.98	458.72
16	458.52	455.37
17	457.56	454.91
18	456.65	453.46
19	455.78	451.00
20	454.91	450.46
21	453.52	449.60
22	452.54	448.07
23	451.67	447.53
24	450.77	446.99
25	449.88	445.45
25A	449.25	445.15
26	457.90	454.20
27	457.11	454.75
28	456.25	453.29
29	455.40	452.81
30	454.54	451.27
31	453.56	450.73
32	452.33	449.87
33	451.72	448.33
34	450.82	447.79
35	449.97	446.26
36	449.32	446.72
37	448.41	445.18



- NOTES:**
- ALL ABOVE AND UNDERGROUND UTILITIES AS SHOWN ON THE PLAN REPRESENT THEIR APPROXIMATE LOCATION. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, DEPTH, LOCATION, AND MATERIAL OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
  - THE CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION 1-800-432-4949.
  - THE CONTRACTOR SHALL CAREFULLY SUPPORT AND PROTECT ANY UTILITIES, STRUCTURES, POWER POLES, PIPE LINE AND CONDUITS, ETC. WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR EXPENSE TO THE SATISFACTION OF THE ENGINEER OR OWNER OF THE UTILITY.
  - THE CONTRACTOR SHALL REVIEW, VERIFY, AND COORDINATE ALL DIMENSIONS SHOWN ON THE PLANS PRIOR TO STARTING WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS AND SUBMIT AS BUILT DRAWINGS FOR UTILITIES AS PER TOWN STANDARD REQUIREMENTS.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
  - UTILITIES MUST BE INSTALLED AND ACCEPTED OR WILL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR THIS PROJECT.
  - ALL WATERLINES SHALL BE AWWA STANDARD C-150 STRENGTH.

- CITY OF RALEIGH UTILITY NOTES:**
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, AND SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND 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 NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
    - WHEN INSTALLING WATER AND/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 AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
    - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.
    - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - MAINTAIN 18" MINIMUM VERTICAL SEPARATION AT ALL WATERMAIN AND RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MINIMUM VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS AND A CONCRETE CRADLE HAVING 6" MINIMUM CLEARANCE (PER CORPUD DETAILS W-41 AND S-49).
    - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18" MINIMUM VERTICAL SEPARATION REQUIRED.
  - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICE TO EXISTING RESIDENCES AND 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 DEPARTMENTS.
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN AND REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
  - INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2x2 WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURE.
  - INSTALL 8" DI SEWER SERVICES AT 0.6% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE AND SPACED EVERY 75 LINEAR FEET MAXIMUM.
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE, AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND, AND/OR FLOODPLAINS IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  - 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 LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



REV. NO.	DESCRIPTIONS

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**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Pelland Avenue, Apex, North Carolina 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FRM No. C-2378

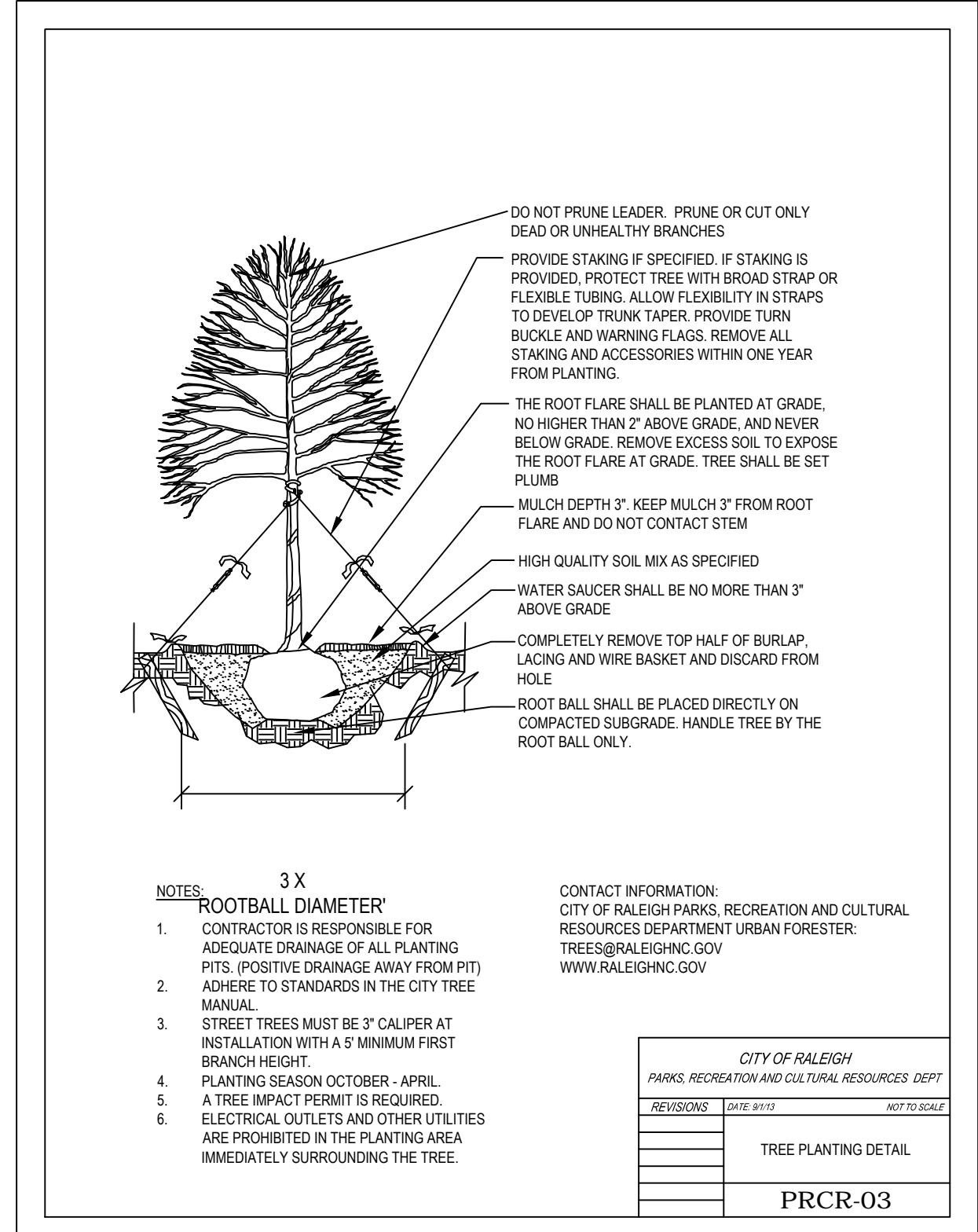
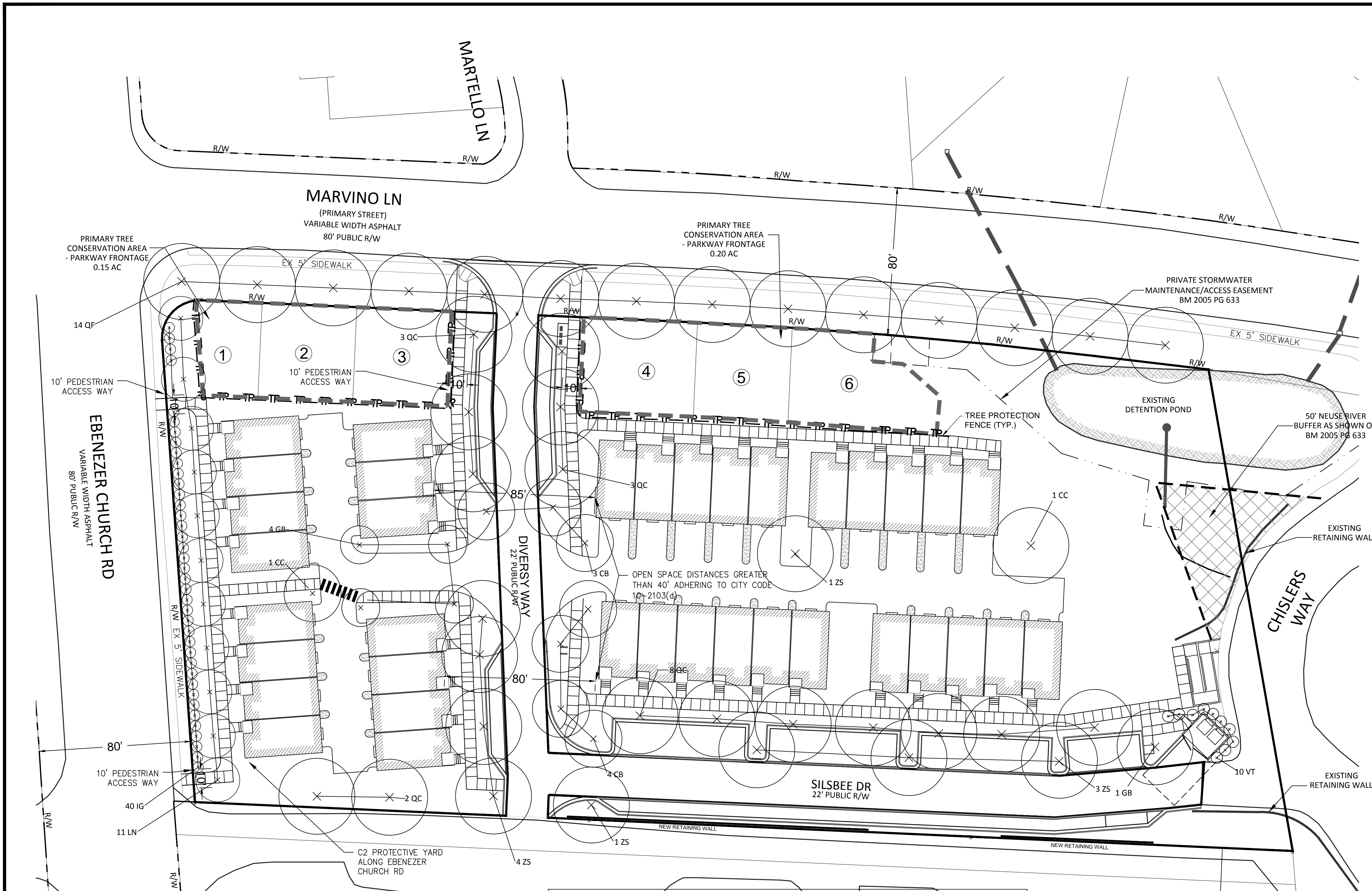


**ARLINGTON HEIGHTS TOWNHOMES SUBDIVISION PLAN**  
 CITY OF RALEIGH, NORTH CAROLINA

**UTILITY PLAN**

Project Engineer: TSS  
 Designed By: JTB  
 Drawn By: JTB  
 Checked By: TSS  
 Scale: 1"=30'  
 Date: 02.02.18  
 Project Number: .160217  
 SHEET  
**C400**  
 OF: 20

ARLINGTON HEIGHTS ..... TOWNHOMES



- NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
  - ALL STREET TREES PLANTED ON THE PUBLIC RIGHT-OF-WAY SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY TREE MANUAL.
  - A TREE IMPACT PERMIT IS REQUIRED TO PLANT STREET TREES ON THE PUBLIC RIGHT-OF-WAY PRIOR TO SUBDIVISION OF THE PROPERTY OR PRIOR TO ISSUANCE OF BUILDING PERMIT, WHICHEVER HAPPENS FIRST.
  - SCREENING OF THE BMP SHALL BE PROVIDED WITH DECORATIVE FACED RETAINING WALLS. SEE DETAIL ON SHEET C-801.
  - TREES, BUSHES, AND VEGETATION WITHIN THE PRIMARY TREE CONSERVATION AREA SHALL BE PROTECTED FROM REMOVAL DURING CONSTRUCTION. CONTRACTOR SHALL EXERCISE DILIGENCE TO REMOVE ONLY THE TREES, BUSHES, AND VEGETATION ESSENTIAL FOR CONSTRUCTION.

**Proposed Shade Tree Plant List**

Quantity	Symbol	Latin name	Common Name	Size	Spacing
2	CC	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud	1 1/2" cal, 6' tall	as shown
7	CB	Carpinus Betulus 'Fastigiata'	Fastigiata European Hornbeam	3" cal, 10' tall	as shown
5	GB	Ginkgo Biloba 'Goldspire'	Goldspire Ginkgo	3" cal, 10' tall	as shown
15	QC	Quercus coccinea	Scarlet Oak	3" cal, 10' tall	as shown
9	ZS	Zelkova serrata	Japanese Zelkova	3" cal, 10' tall	as shown

**Street Protective Yard Requirements - Type C2 (Ebenezer Church Rd)**

Quantity	Symbol	Latin name	Common Name	Size	Spacing
40	IG	Ilex glabra 'Compacta'	Inkberry Holly	3 gallon, 4' tall	5' oc
11	LN	Langstroemia x 'Natchez'	Natchez Crape Myrtle	1 1/2" cal, 6' tall	as shown

**City of Raleigh Street Trees (Marvino Lane)**

Quantity	Symbol	Latin name	Common Name	Size	Spacing
14	QF	Quercus falcata	Southern Red Oak	3" cal, 10' tall	as shown

**Storm Water Filter & Trash Compactor Screening**

Quantity	Symbol	Latin name	Common Name	Size	Spacing
10	VT	Viburnum tinus	Laurustinus	5 gallon, 5' tall	6' oc

TOTAL TREE CONSERVATION AREA -- 0.35 AC

**Shade Tree Requirements**

Multi-Family Street Trees	Required	Provided
610 LF @ 1 Shade Tree/40 LF	31	31

Parking Island Trees	Required	Provided
45 Parking Spaces Provided @ 1 island/10 spaces	5	6

Vehicular Surface Area	Required	Provided
24,929 SF @ 1 Shade Tree/2000 SF	13	13

**Landscape Requirements**

**Protective Yard Landscape Requirements - City of Raleigh Street Trees**  
 (Marvino Lane Frontage = 360')

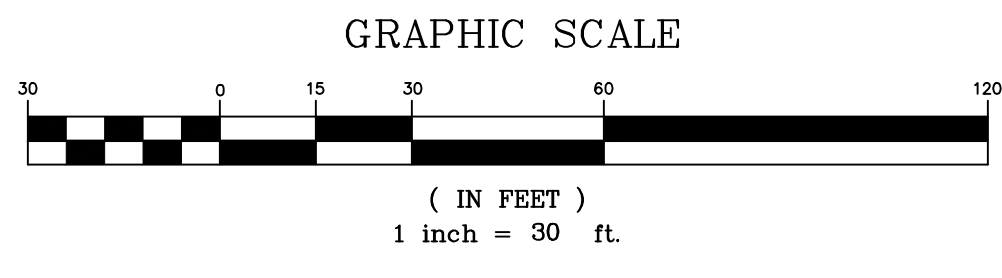
	Required	Provided
Deciduous Trees	14	14*

\*Design Adjustment 5-67-2016 was granted to locate the proposed street trees between the existing sidewalk and the edge of right-of-way.

**Street Protective Yard Requirements - Type C2**  
 (Ebenezer Church Road Frontage = 265')

	Required	Provided
Deciduous Trees	11	11
Shrubs	40	40



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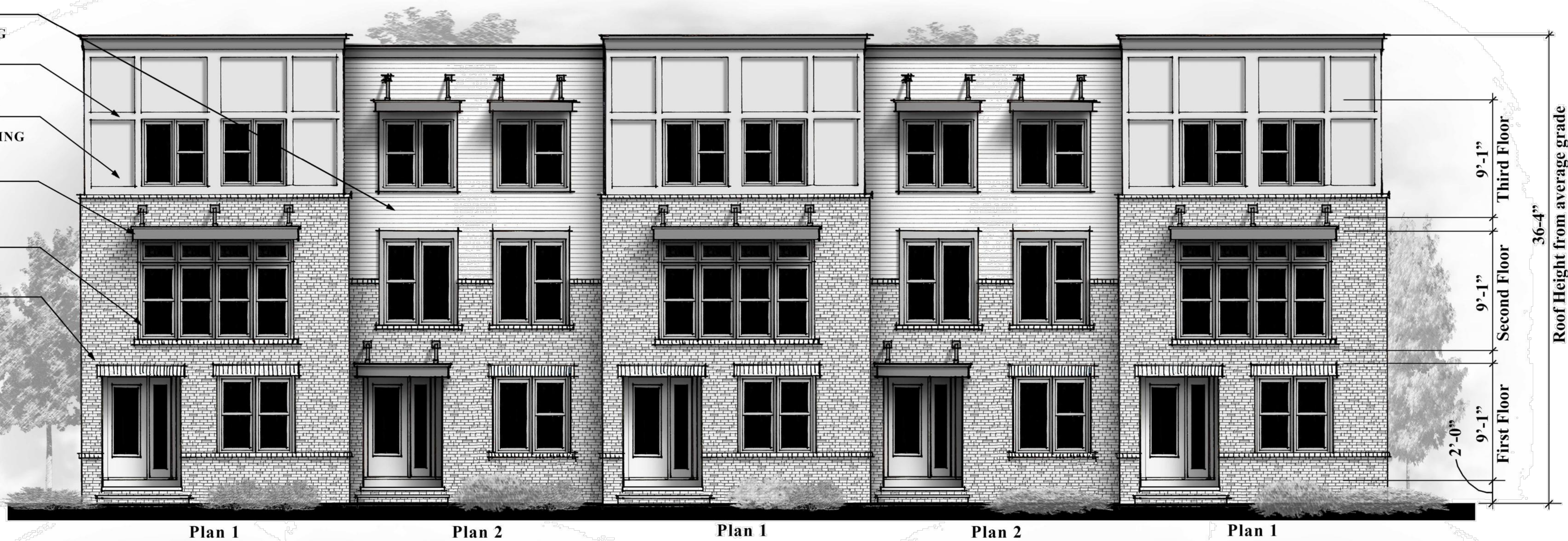
**ARLINGTON HEIGHTS TOWNHOMES SUBDIVISION PLAN**  
 CITY OF RALEIGH, NORTH CAROLINA

**LANDSCAPING PLAN**

Project Engineer: TSS  
 Designed By: JTB  
 Drawn By: JTB  
 Checked By: TSS  
 Scale: 1"=30'  
 Date: 02.02.18  
 Project Number: .160217  
 SHEET  
**C600**  
 OF: 20

ARLINGTON HEIGHTS.....TOWNHOMES

- HARDIE - CEMENTICIOUS LAP SIDING
- HARDIE - CEMENTICIOUS TRIM
- HARDIE - CEMENTICIOUS PANEL SIDING
- DECORATIVE METAL AWNING
- VINYL WINDOWS
- BRICK VENEER



**Front Elevation**  
3/16" = 1'-0"

- HARDIE - CEMENTICIOUS PANEL SIDING
- HARDIE - CEMENTICIOUS TRIM
- HARDIE - CEMENTICIOUS LAP SIDING
- METAL RAILING
- BRICK VENEER



**Left Elevation**  
3/16" = 1'-0"

**Right Elevation**  
3/16" = 1'-0"

- LOW SLOPE ROOFING
- HARDIE - CEMENTICIOUS LAP SIDING
- METAL RAILING
- BRICK VENEER



**Rear Elevation**  
3/16" = 1'-0"



**Exterior Elevations**  
**Marvino Townhomes**

Raleigh, NC

09.22.16



www.gmdesigngroup.com

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