



Administrative Approval Action

AA # 3838 / SR-91-17, The Loft
Transaction# 535061

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 north side of Tryon Road at the intersection of Raymond Smith and Tryon Roads. The site is located at 3410 Tryon Road and 2109 Rannette Street.

REQUEST: Development of three parcels totaling 3.25 acres zoned RX-3-CU (Z-7-10) and within both the Special Residential Parking Overlay and the Swift Creek Watershed Protection Overlay Districts. Proposed are two apartment buildings on two lots totaling 22,338 square feet with 36 units and associated accessory garages

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

One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. Approval of an alternative design allowing for the reduction of the Build-To percentage and corner lot Build-To requirements regarding the parcel on the west side of Rannette Street. (10.2.17). (AAD-8-18)

One Hardship Variance has been granted by the City of Raleigh Board of Adjustment for this project, noted below.

1. Due to existing topography and shape of the parcel to the east of Rannette Street, a hardship variance waiving the Build-To requirements has been granted. (A-33-17)

Three Design Adjustments have been approved by the Development Services Designee, noted below.

1. Approval for an alternate streetscape on Tryon Road that will allow the existing 4' planting strip and 5' sidewalk to remain for consistency along Tryon Road. (DA-51-18)
2. Approval to waive the 5' utility placement easement as part of the Avenue, 6-lane Divided facility to allow planting outside the right-of-way as Tryon Road is maintained by NCDOT and limits street trees within a clear zone. (DA-14-18)
3. Approval for street trees to be planted behind the sidewalk with NCDOT approval. (DA-79-18)

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 Priest Craven and Associates, Inc.



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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 and 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. 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.
4. 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 reseeding a site, shall be paid to the City.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

5. Comply with all conditions of Z-07-10.
6. 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 Save Areas.
7. Provide fire flow analysis.

ENGINEERING

8. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
9. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk along the Tryon Road frontage shall be paid to the City of Raleigh.
10. A surety is required for any incomplete public improvements in the amount of 100% of construction costs on Tryon Road (NCDOT) and 125% of construction costs on Ranette Street (City).



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11. A 15' x 20' transit easement located on Tryon Road shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.
12. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

13. 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

STORMWATER

14. A Final Recombination Plat with required drainage easements and Stormwater Covenants must be recorded prior to building approval.
15. 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.
16. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
17. 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.
18. 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

URBAN FORESTRY

19. 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:

20. 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.
21. 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.



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22. Next Step: All street lights and street signs required as part of the development approval are installed.
23. 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.
24. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

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: 8-15-2021

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)

Date: 8/15/2018

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	The Loft	
	Development Case Number	SR-91-2017	
	Transaction Number	535061	
	Design Adjustment Number	DA - 14 - 2018 / DA-51-2018 / DA-79-2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
<input type="checkbox"/> UDO Art. 8.4 New Streets		<input type="checkbox"/> Raleigh Street Design Manual	
Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering <i>KC Beard</i>		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
	Attached are 3 design adjustment applications for The Loft Apartments.		
	DA-14-2018: Request elimination of the 5' utility placement easement which is part of the Avenue 6-Lane Divided street plan for Tryon Road.		
	DA-51-2018: Request approval of alternate streetscape along Tryon Road to maintain the existing 4' planting strip and 5' sidewalk.		
	DA-79-2018: Request approval for street trees to be planted behind the sidewalk with NCDOT approval, which is attached.		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

KELLY W. RITCHIE, PE, MPA *8/15/2018*
ENGINEERING AND INFRASTRUCTURE MANAGER Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.5 Existing Streets



**DEVELOPMENT
SERVICES
DEPARTMENT**

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

The Loft Apartments are to be located along Tryon Road and will construct a new street connector as a Neighborhood Street within previously dedicated right-of-way between Tryon Road and the University Suites Townhouses. This public street was recorded with the name Rannette Street and terminates on the north terminus of a cul-de-sac.

Tryon Road is maintained by NCDOT and per the City Street Plan Map is defined as an Avenue, 6-lane Divided street which requires a 6' planting strip, a 6' sidewalk, 2' maintenance strip and a 5' utility placement easement outside the right-of-way.

DA-51-2018 requests approval for the existing streetscape of a 4' planting strip and 5' sidewalk to remain and provide consistency along the Tryon Road frontage.

DA-14-2018 requests the elimination of the 5' utility placement easement outside the right-of-way for an NCDOT-maintained facility. This eliminates a conflict with the streetyard to be planted outside the right-of-way.

DA-79-2018 requests the approval to plant street trees within the Tryon Road right-of-way, behind the existing 5' sidewalk. The NCDOT approval is attached.

Design Adjustment Application

DA-51-2018



DEVELOPMENT SERVICES DEPARTMENT

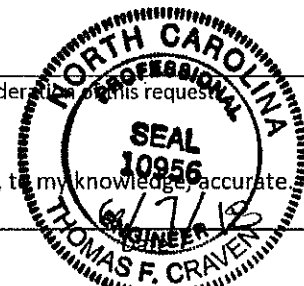
The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name The Loft	
	Case Number	
	Transaction Number 545061	
OWNER	Name HML Management Company	
	Address 220 Candia Lane	City Cary
	State NC	Zip Code 27519
CONTACT	Name Tommy Craven	Firm Priest, Craven & Associates, Inc.
	Address 3803 - B Computer Drive	City Raleigh
	State NC	Zip Code 27609
REQUEST	Phone 919-744-7216	
	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
Provide details about the request; (please attach a memorandum if additional space is needed):		
This application is to request approval of an alternate streetscape along Tryon Road which maintains the 4' grass strip and 5' sidewalk for the purpose of consistency.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Thomas F. Craven
 Owner's Representative Signature
 Priest, Craven & Associates, Inc.



CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

This meets the intent because it is intended to solely maintain the existing conditions of the Tryon Road streetscape.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The design conforms to both the Comprehensive Plan and adopted City plans as the requested adjustment has no impact on the existing streetscape because the streetscape will remain unchanged.

- C. The requested design adjustment does not increase congestion or compromise safety;

The design adjustment has no affect on congestion or safety because no changes will be made to the existing road.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

This road is an NCDOT road and will not require additional maintenance responsibilities for the City.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

Yes, this requested design adjustment has been designed and certified by Thomas Craven, PE.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Mary Ann Weaver, a Notary Public do hereby certify that Thomas F. Craven personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 7 day of June, 2018.

MARY ANN WEAVER
NOTARY PUBLIC
GRANVILLE COUNTY, N.C.
My Commission Expires 10-25-2022

Notary Public

Mary Ann Weaver

My Commission Expires: Oct. 25, 2022

Design Adjustment Application DA-14-2018



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name The Loft	
	Case Number	
	Transaction Number 545061	
OWNER	Name HML Management Company	
	Address 220 Candia Lane	City Cary
	State NC	Zip Code 27519
CONTACT	Name Tommy Craven	Firm Priest, Craven & Associates Inc.
	Address 3803 - B Computer Drive	City Raleigh
	State NC	Zip Code 27609
REQUEST	Phone 919-744-7216	
	Phone 919-781-0300	
	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
Provide details about the request; (please attach a memorandum if additional space is needed):		
This application is to eliminate the 5 foot general utility placement easement on Tryon Road which is a NCDOT street previously developed with all necessary utilities already in place.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.
 Owner/Owner's Representative Signature: Tommy Craven Date: 3/2/18
 PRIEST, CRAVEN & ASSOCIATES, INC.

CHECKLIST	
Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
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 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

This meets the intent because it is intended to solely eliminate the 5 foot general utility placement easement on Tryon Road.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The project conforms to both the Comprehensive Plan and adopted City plans but removes the 5 foot general utility placement easement on Tryon Road.

C. The requested design adjustment does not increase congestion or compromise safety;

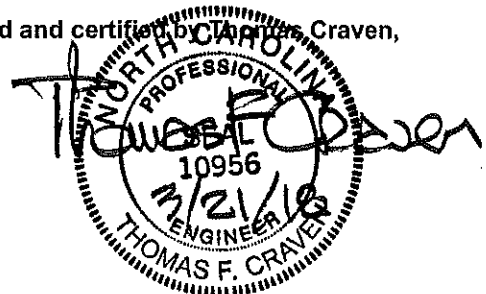
The design adjustment has no affect on congestion or safety because no changes will be made to the existing road and all utilities are in place.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

This road is an NCDOT road and will not require additional maintenance responsibilities for the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.

Yes, this requested design adjustment has been designed and certified by Thomas F. Craven, PE.



Individual Acknowledgement



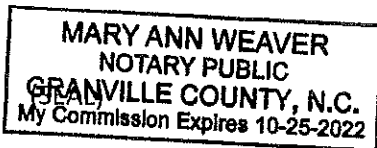
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Mary Ann Weaver, a Notary Public do hereby certify that
Thomas F. Craven personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 21 day of March, 2018.



Notary Public

Mary Ann Weaver

My Commission Expires: Oct. 25, 2022

Design Adjustment Application DA-79-2018



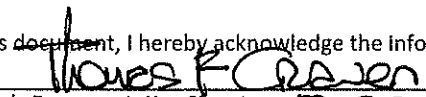
DEVELOPMENT SERVICES DEPARTMENT

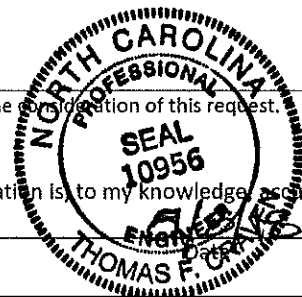
The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name The Loft	
	Case Number SR-91-2017	
	Transaction Number 545061	
OWNER	Name Supreme Real Estate LLC	
	Address 2629 Ten Ten Road	City Apex
	State NC	Zip Code 27539 Phone 919-744-7216
CONTACT	Name Tommy Craven	Firm Priest, Craven & Associates Inc.
	Address 3803 - B Computer Drive	City Raleigh
	State NC	Zip Code 27609 Phone 919-781-0300
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	
This application is to plant street trees along the road frontage of Tryon Road which is a NCDOT street. NCDOT has conditionally approved the street trees.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is to my knowledge accurate.


 Owner/Owner's Representative Signature **PRESIDENT**
THOMAS F. CRAVEN & ASSOCIATES, INC



CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - 79 - 2018
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

This meets the intent because it is intended to plant conditionally approved street trees along on Tryon Road.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The project conforms to both the Comprehensive Plan and adopted City plans per Sec. 8.4.1.D.4 because street trees have been allowed by NCDOT.

- C. The requested design adjustment does not increase congestion or compromise safety;

The design adjustment has no affect on congestion or safety because no changes will be made to the existing road.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The street trees are in the NCDOT ROW and will not require additional maintenance responsibilities for the City.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

Yes, this requested design adjustment has been designed and certified by Thomas Craven, PE.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

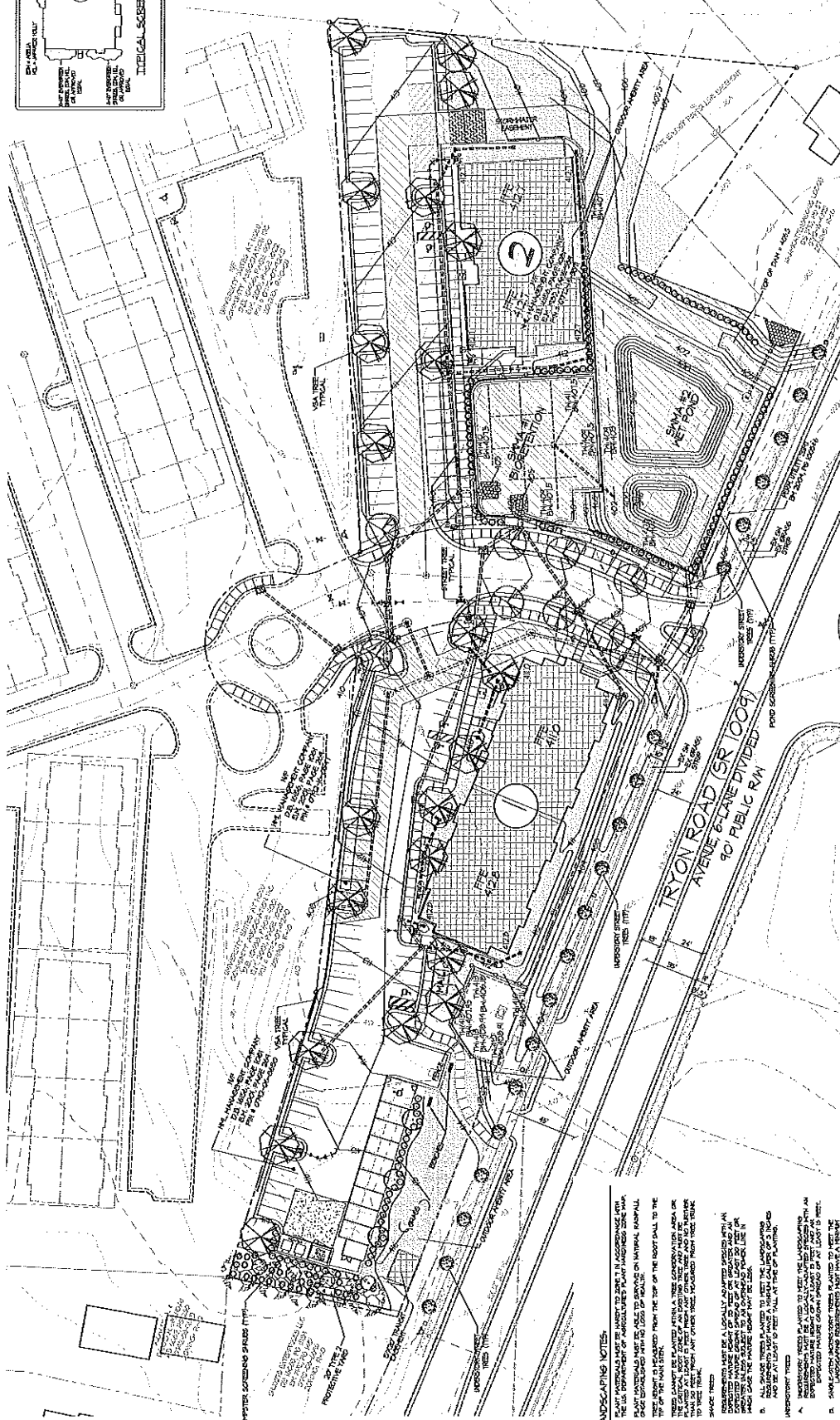
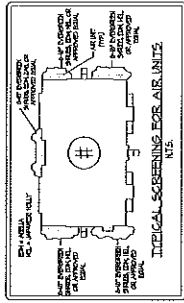
I, Mary Ann Weaver, a Notary Public do hereby certify that Thomas F. Craven personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 8 day of August, 2018.

MARY ANN WEAVER
NOTARY PUBLIC
GRANVILLE COUNTY, N.C.
My Commission Expires 10-25-2022

Notary Public Mary Ann Weaver

My Commission Expires Oct. 25, 2022



LANDSCAPING NOTES:

1. PLANT MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH THE US DEPARTMENT OF AGRICULTURE PLANT HARDINESS ZONE MAP.
2. PLANT SPECIFICATIONS SHALL BE BASED ON NATIONAL FORESTRY.
3. TREE HEIGHT IS MEASURED FROM THE TOP OF THE TRUNK TO THE HIGHEST BRANCHES.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE PLANTING SPECIFICATIONS.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE PLANTING SPECIFICATIONS.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE PLANTING SPECIFICATIONS.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE PLANTING SPECIFICATIONS.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE PLANTING SPECIFICATIONS.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE PLANTING SPECIFICATIONS.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE PLANTING SPECIFICATIONS.

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

LEGEND:

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

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

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

LANDSCAPE CALCULATIONS:
 TOTAL AREA: 100,000 SQ FT
 TOTAL PLANTING AREA: 10,000 SQ FT
 TOTAL TREES: 100
 TOTAL SHRUBS: 1,000
 TOTAL PERENNIALS: 10,000



PRIEST CRAVEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 1000 SOUTH PARKWAY, SUITE 100, CHARLOTTE, NORTH CAROLINA 28203
 TEL: 704.375.1234 FAX: 704.375.1235

THE LOFT
 A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT
 SPONSORED BY: SUPREME REAL ESTATE, LLC
 BALDWIN, NORTH CAROLINA

PRELIMINARY SITE LANDSCAPING PLAN

DATE: NOVEMBER 6, 2013
 SCALE: 1/8" = 1'-0"

PROJECT: 2016-01100

PROJECT NO: 2016-01100

PROJECT NO: 2016-01100



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

May 30, 2018

Tyler Duncan
3803-B Computer Drive
Suite 104
Raleigh, NC 27609

Subject: Planting Permit for the The Loft

Dear Mr. Duncan:

Please be advised that the subject planting plans have been conditionally approved for the The Loft located at 3410 Tryon Road in Wake County, North Carolina.

This letter is issuing the Planting Permit per North Carolina Department of Transportation policy.

The following standard provisions are made part of this agreement:

1. The permittee shall maintain a clear sight distance for vehicles utilizing driveway connections.
2. The Division of Highways will not be responsible for any damage to the plants, which may be done by third parties
3. Maintenance of the plantings will be the responsibility of the permittee. Should the plants not be maintained in a sufficient manner the plants could be subject to removal.
4. Plants to be first class quality of their species.
5. A copy of this permit must be on the work-site at all times while the work is being performed.
6. All trees and plants shall be pruned and maintained in such a manner as to not encroach upon the travel way.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
ROADSIDE ENVIRONMENTAL UNIT
1513 MAIL SERVICE CENTER
RALEIGH, NC 27699-1513

Telephone: (919) 816-9290
Customer Service: 1-877-368-4968

Location:
200 ROSCOE TRAIL
RALEIGH, NC 27607

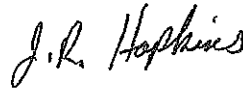
Website: www.ncdot.gov

18. The applicant is responsible for avoiding impacts to federally protected species during project construction. Bald eagle, Michaux's sumac, smooth coneflower, dwarf wedge-mussel, harperella, red-cockaded woodpecker and tar spiny-mussel are federally protected species that have been identified within NCDOT right-of-way in Durham, Person, Granville, Wake, Franklin, Vance, and Warren counties. Additional information can be obtained by contacting the North Carolina Natural Heritage Program or the United States Fish and Wildlife Services.
19. In the event that plants require relocation or removal for highway construction, reconstruction, maintenance or safety, such removal or relocation will be done immediately by the permittee (municipality/civic group/individual) upon notification by the Division of Highways, entirely at the expense of the permittee.

If you should need further assistance please contact Corey Sudderth by phone at 919-816-9290 ext. 235 or by email at csudderth@ncdot.gov.

(us)

Sincerely,



J. R. Hopkins, PE
Division Engineer

VERTICAL DATUM - NAVD83
HORIZONTAL DATUM - NAD83

T#- 535061
SR-91-17
SR-91-17
AA-08-18
DA-51-18

THE LOFT

SITE PLANS FOR AN APARTMENT DEVELOPMENT

RALEIGH, NORTH CAROLINA

PROJECT STATISTICS

PROPERTY OWNER HML MANAGEMENT COMPANY
220 CANDIA LANE
CARY, NC 27514

DEVELOPER HML MANAGEMENT COMPANY
220 CANDIA LANE
CARY, NC 27514

WAKE COUNTY PIN(S) 0742-06-8630, 0742-60-0547, 0742-16-3571

ZONING RX-3-CU (Z-07-2010)

OVERLAY DISTRICTS SMOPO & SRPOD

SUBDIVISION INFORMATION

OVERALL PROJECT AREA 3.25 AC
PROPOSED LOT 1 0.44 AC
PROPOSED LOT 2 0.42 AC
PROPOSED RIGHT-OF-WAY 1.84 AC
TOTAL NUMBER OF UNITS ALLOWED (PER Z-7-10) 47
TOTAL NUMBER OF UNITS PROPOSED 36
DENSITY (36/3.25) 11.1 UNITS / AC
SMPD, SRPOD

PARKING CALCULATIONS

VEHICLE PARKING CALCS:
APARTMENT PARKING CALCS:
BUILDING A CONTAINS 24 UNITS WITH 12 3-BEDROOM & 12 2-BEDROOM (3) + (12 x 2) = 60 SPACES
(12 x 4) = 48 SPACES
BUILDING B CONTAINS 12 UNITS WITH 12 4-BEDROOM (10 UNITS x 0.1) = 5 SPACES
PARKING REQUIRED FOR 2 BLDGS 113 SPACES
PARKING PROVIDED FOR 2 BLDGS 113 SPACES

BICYCLE PARKING CALCS:

APARTMENT PARKING CALCS:
TOTAL NUMBER OF UNITS 36
PARKING CALCULATION (1 SPACE PER 20 UNITS) (36/20) ROUNDED UP
TOTAL REQUIRED 2
TOTAL PROVIDED 4

OUTDOOR AMENITY AREA CALCULATIONS

OVERALL PROJECT AREA 3.25 AC
TOTAL AMENITY AREA REQUIRED (10%) 0.33 AC
TOTAL AMENITY AREA PROVIDED (16.5%) 0.54 AC

IMPERVIOUS CALCULATIONS

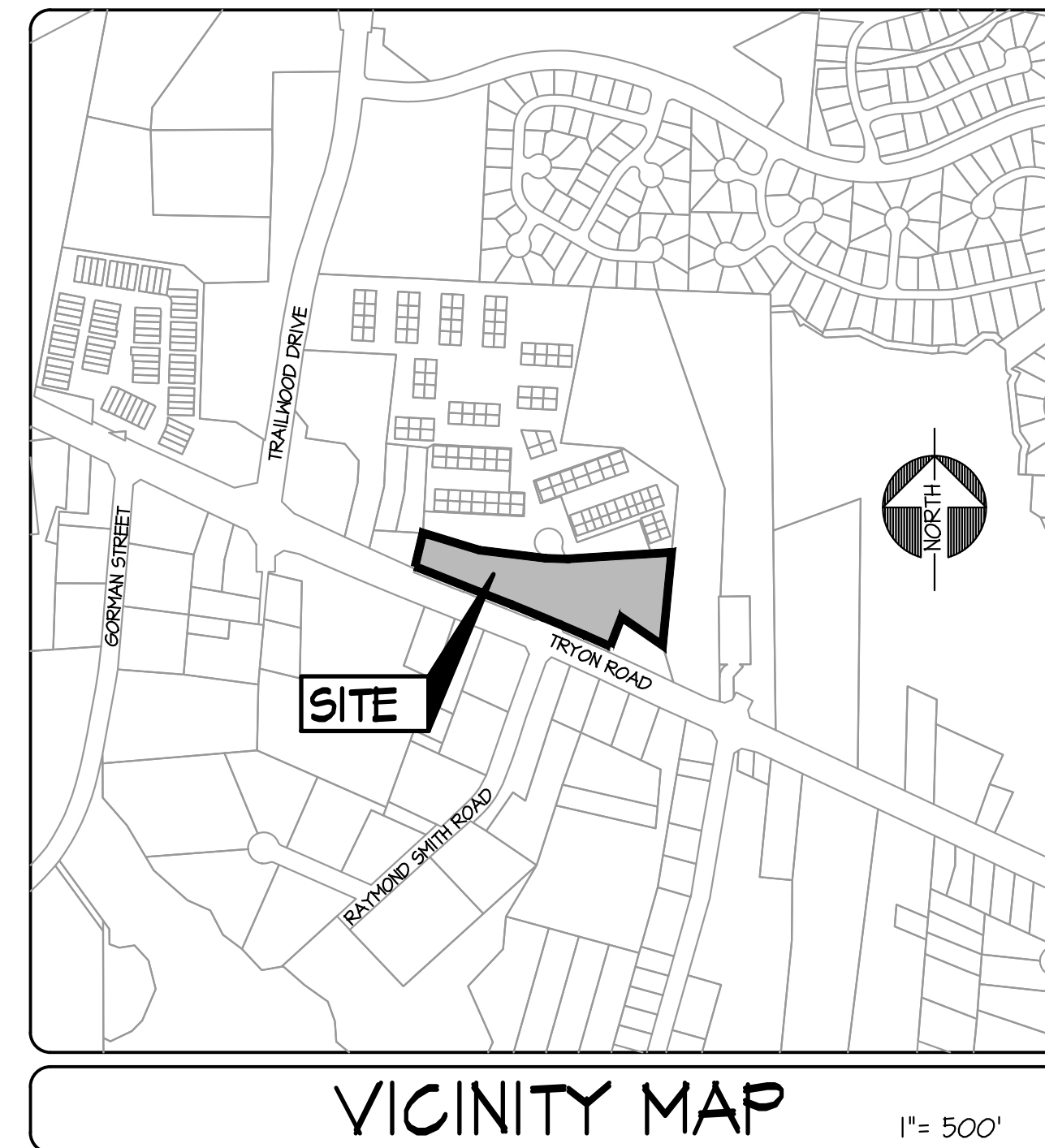
BUILDINGS/AC PADS (APARTMENTS, PARKING GARAGES, MAIL KIOSK, TRANSIT EASEMENT) 0.51 AC
STREETS AND PARKING 1.16 AC
SIDEWALKS 0.14 AC
TOTAL IMPERVIOUS SURFACE 1.81 AC
TRACT SIZE 3.25 AC

BUILDING HEIGHTS

APARTMENT BUILDINGS 50'

SITE IMPROVEMENT QUANTITIES

LINEAR FOOTAGE OF PUBLIC STREET 210 LF
LINEAR FOOTAGE OF PRIVATE STREET 122 LF
LINEAR FOOTAGE OF PUBLIC SIDEWALK 335 LF
LINEAR FOOTAGE OF PRIVATE 6' SIDEWALK 604 LF
LINEAR FOOTAGE OF PRIVATE 5' SIDEWALK 106 LF
LINEAR FOOTAGE OF 8" DIP PRIVATE WATER 659 LF
LINEAR FOOTAGE OF 8" PRIVATE SEWER 152 LF



SHEET INDEX:

- | | | | |
|-----|---|-------|---|
| CO1 | GENERAL NOTES & LEGEND | C12 | FIRE PROTECTION PLAN |
| CO2 | EXISTING CONDITIONS PLAN | C13 | CITY OF RALEIGH STANDARD DETAIL SHEET |
| CO3 | SITE LAYOUT & TRANSPORTATION PLAN | C14 | CITY OF RALEIGH UTILITY DETAIL SHEET |
| CO4 | SITE UTILITY PLAN | C15 | CITY OF RALEIGH STORMWATER DETAIL SHEET |
| CO5 | SITE GRADING PLAN | C16 | NC DOT DETAIL SHEET |
| CO6 | LANDSCAPING PLAN | A1.01 | BUILDING 1 FIRST FLOOR PLAN |
| CO7 | PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN | A1.04 | BUILDING 2 FIRST FLOOR PLAN |
| CO8 | POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN | A2.01 | BUILDING 1 FRONT/BACK ELEVATIONS |
| CO9 | PRELIMINARY STORMWATER MANAGEMENT PLAN | A2.02 | BUILDING 2 FRONT/BACK ELEVATIONS |
| C10 | STORMWATER MANAGEMENT AREA #1 | A2.03 | BUILDING 1 & 2 SIDE ELEVATIONS |
| C11 | STORMWATER MANAGEMENT AREA #2 | A2.04 | GARAGES ELEVATIONS/ TRASH ENCLOSURE |

CONSULTANT:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
Email PCA@PriestCraven.com / Firm #: C-0488

DEVELOPER AND APPLICANT:

HML MANAGEMENT COMPANY
220 CANDIA LANE, CARY, NC 27519
Phone (919) 744-7216
Email nick.fugh@gmail.com

02/01/18
05/01/18
07/01/18

REVISION #2 CITY STAFF REVIEW
REVISION #3 CITY STAFF REVIEW

Administrative Site Review Application (for UDO Districts only)

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | tds 919-996-1811
Litchford Satellite Office: 1520 - 13th Litchford Road | Raleigh, NC 27603 | 919-996-4200

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

BUILDING TYPE
 Detached General Mixed Use Open Lot
 Attached Apartment Townhouse

FOR OFFICE USE ONLY
Transaction Number _____
Assigned Project Coordinator _____
Assigned Team Leader _____

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 479692

GENERAL INFORMATION
Development Name: The Loft
Zoning District: RX-3-CU Overlay District (if applicable): SWPOD Inside City Limits? Yes No
Proposed Use: Apartments
Property Address(es): 3410 Tryon Rd, 3338 Tryon Rd, 2109 Ramette St Major Street Location: Tryon Road
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: P.I.N. 0792-06-8630 P.I.N. 0792-60-0547 P.I.N. 0792-16-3571 P.I.N. _____
What is your project type? Apartment Non-Residential Condo School Hospital Hotel/Resort Office Mixed Residential Non-Residential Condo School Hospital Shopping Center Bank Industrial Building Office 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. Development for an apartment community
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: Supreme Real Estate LLC Name: Nick Fugh Address: 2629 Ten Ten Road, Apex, NC 27539 Phone: 919-744-7216 Email: nick.fugh@gmail.com Fax: _____
CONSULTANT (Contact Person for Plans): Company: Priest, Craven and Associates, Inc. Name: Tommy Craven, PE Address: 3803 Computer Drive # 104, Raleigh, NC 27609 Phone: (919) 781-0300 Email: tcraven@priestcraven.com Fax: (919) 782-1288

WWW.RALEIGHNC.GOV REVISION 05.13.16

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

| Zoning Information | Building Information |
|--|---|
| Zoning District(s): RX-3-CU | Proposed building use(s): Apartments |
| If more than one district, provide the acreage of each: | Existing Building(s) sq. ft. gross: N/A |
| Overlay District: SWPOD, SRPOD | Proposed Building(s) sq. ft. gross: 22,338 sf |
| Total Site Acres: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Total sq. ft. gross (existing & proposed): 22,338 sf |
| Off-street parking: Required: 113 Provided: 113 | Proposed height of building: 50 ft |
| COA (Certificate of Appropriateness) case # | # of stories: 3 |
| MOA (Board of Adjustment) case # | CEILING HEIGHT OF 2 ND FLOOR: 10 ft. |
| CUO (Conditional Use District) case # | Stormwater Information |
| Existing Impervious Surface: 420 sf | across/acre-foot |
| Proposed Impervious Surface: 78,436 sf | across/acre-foot |
| Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Alluvial Soils: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Study: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| FOR RESIDENTIAL DEVELOPMENTS | |
| 1. Total # of Apartments, Condominium or Residential Units: 36 | 5. Bedroom Units: 1br 2br 3br 4br or more: X |
| 2. Total # of Congregate Care or Life Care Dwelling Units: N/A | 6. Infill Development: 2,2,7 |
| 3. Total Number of Hotel Units: N/A | 7. Open Space (only) or Amenity: 23,334 SF |
| 4. Overall Total # of Dwelling Units (1-6 Above): 36 | 8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| SIGNATURE BLOCK (Applicable to all developments) | |
| By 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/We hereby designate _____ as my/our agent to receive and respond to administrative comments, to resubmit plans on my/our behalf and to represent me at any public meeting regarding this application. | |
| View have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use. | |
| Signed: _____ Date: 06/29/2018 | |
| Printed Name: King Wang | |
| Signed: _____ Date: _____ | |
| Printed Name: _____ | |

WWW.RALEIGHNC.GOV REVISION 05.13.16

GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY PREPARED BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NC DOT, AND NC DENR STANDARDS AND SPECIFICATIONS.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY PER FLOOD PANELS 0714J AND 0713J.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
- CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON AN APPROVED DETERMINATION DATED MAY 11, 2012 ON FILE WITH THE DMW.
- LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
- STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
- THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
- NO NEIGHBORING IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NC DENR.
- PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
- THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- HANDICAP ACCESS RAMP WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #T-20.1.1.
- ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.

SOLID WASTE INSPECTION NOTE:

- THE DEVELOPER ACKNOWLEDGES THE PLAN MUST BE IN COMPLIANCE WITH AND DESIGNED IN ACCORDANCE TO THE CITY OF RALEIGH'S SOLID WASTE DESIGN MANUAL.
- THIS SITE WILL RECEIVE CENTRALLY LOCATED PRIVATE WASTE COLLECTION.

BOA: A-33-17

TREE CONSERVATION PLAN

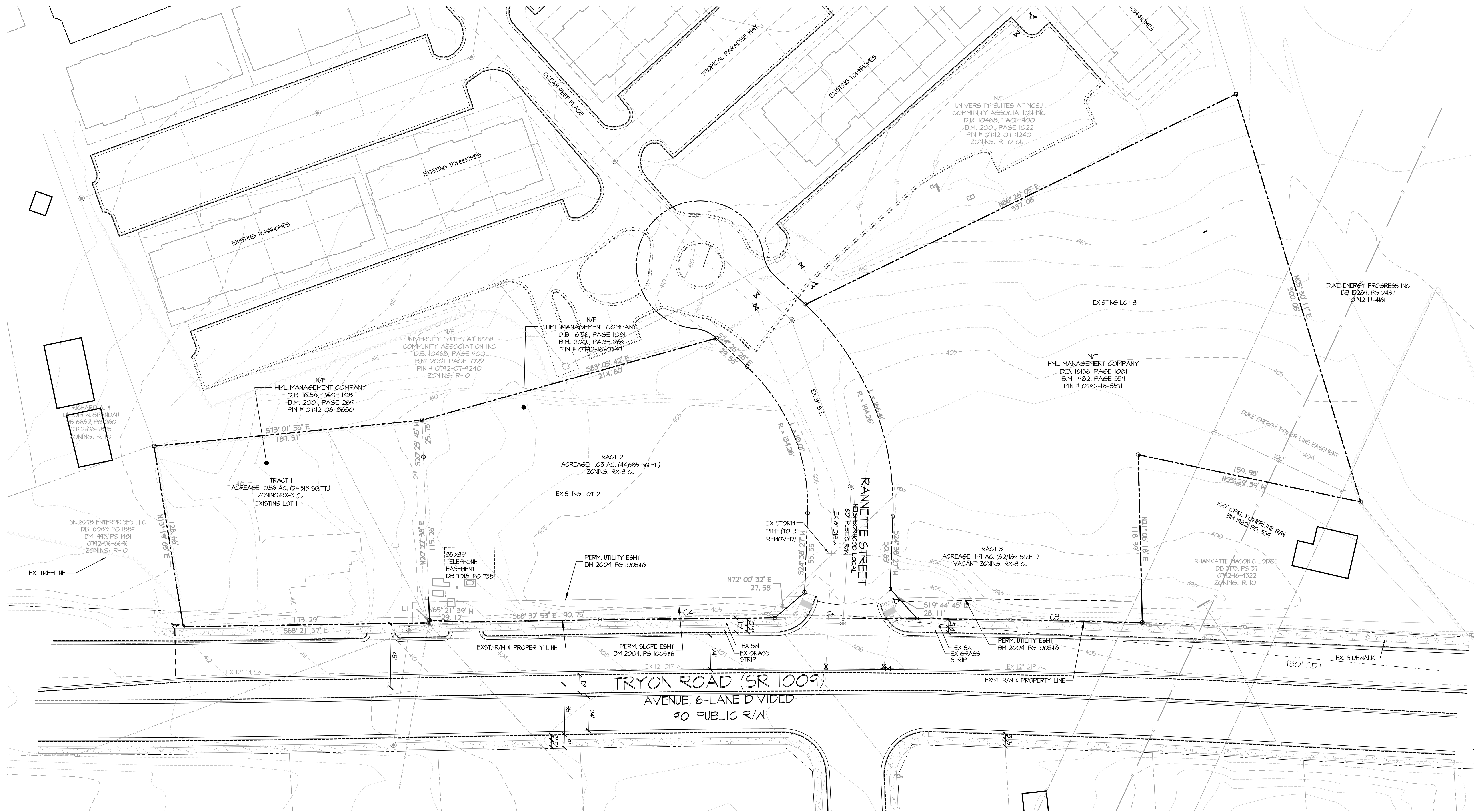
ARTICLE 41.2, APPLICABILITY PRIOR TO APPROVAL OF ANY SUBDIVISION OF ANY TRACT 2 ACRES OR GREATER IN SIZE OR SITE PLAN FOR A PARCEL 2 ACRES OR GREATER, TREE CONSERVATION AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS UDO, PROVIDED THAT DELINEATION OF TREE CONSERVATION AREAS FOR A SITE SUBJECT TO EITHER CONDEMNATION OR THE THREAT OF CONDEMNATION SHALL BE DELAYED UNTIL A SITE PLAN OR FURTHER SUBDIVISION OF THE PARCEL FIRST OCCURS.

ZONING CONDITION Z-7-10 SEE SHEET CO1

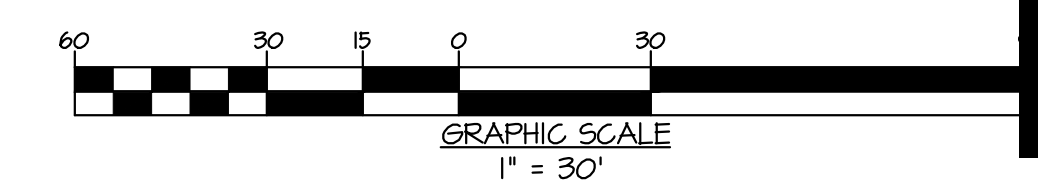
CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

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

ORIGINAL DATE: NOVEMBER 6, 2017



DEMOLITION NOTE:
 CONTRACTOR RESPONSIBLE FOR OBTAINING
 ALL REQUIRED CITY DEMOLITION PERMITS FOR
 ALL EXISTING STRUCTURES AND UTILITIES.



A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT
 RALEIGH, NORTH CAROLINA

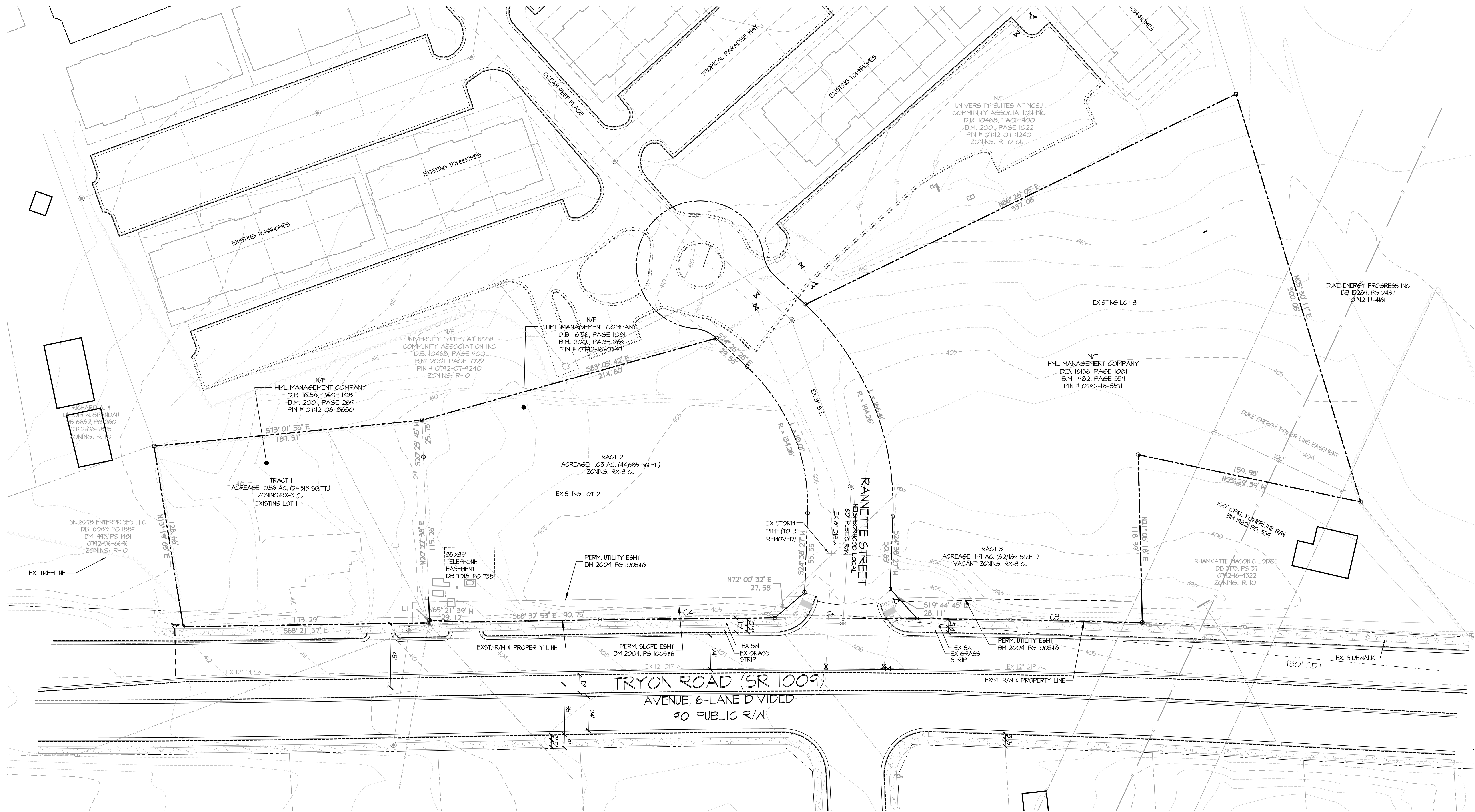
SCALE: 1"=30'
 DATE: NOVEMBER 6, 2017
 PROJECT: 2016-011.001

EXISTING CONDITIONS SHEET

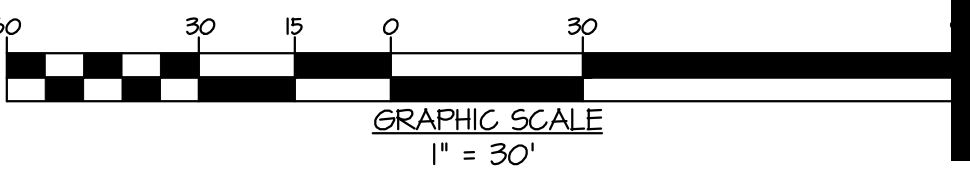
REVISION: DATE:
 CITY COMMENTS: FEBRUARY 1, 2018
 CITY COMMENTS: MAY 1, 2018
 CITY COMMENTS: JULY 1, 2018

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 - Phone 919 / 781-0300 - Fax 919 / 782-1288 - Email PCA@PriestCraven.com / Firm #: C-0488

002



DEMOLITION NOTE:
 CONTRACTOR RESPONSIBLE FOR OBTAINING
 ALL REQUIRED CITY DEMOLITION PERMITS FOR
 ALL EXISTING STRUCTURES AND UTILITIES.



A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

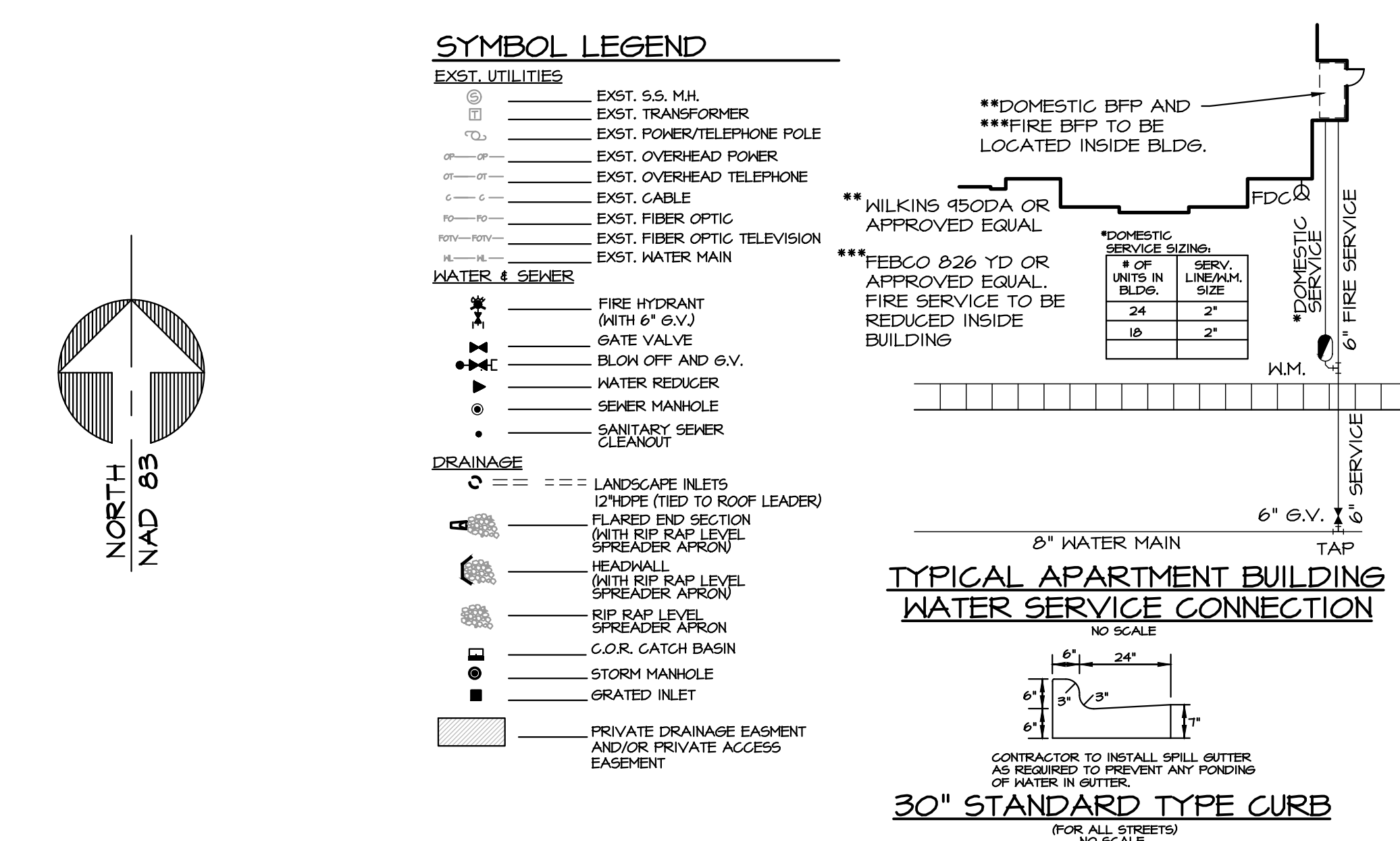
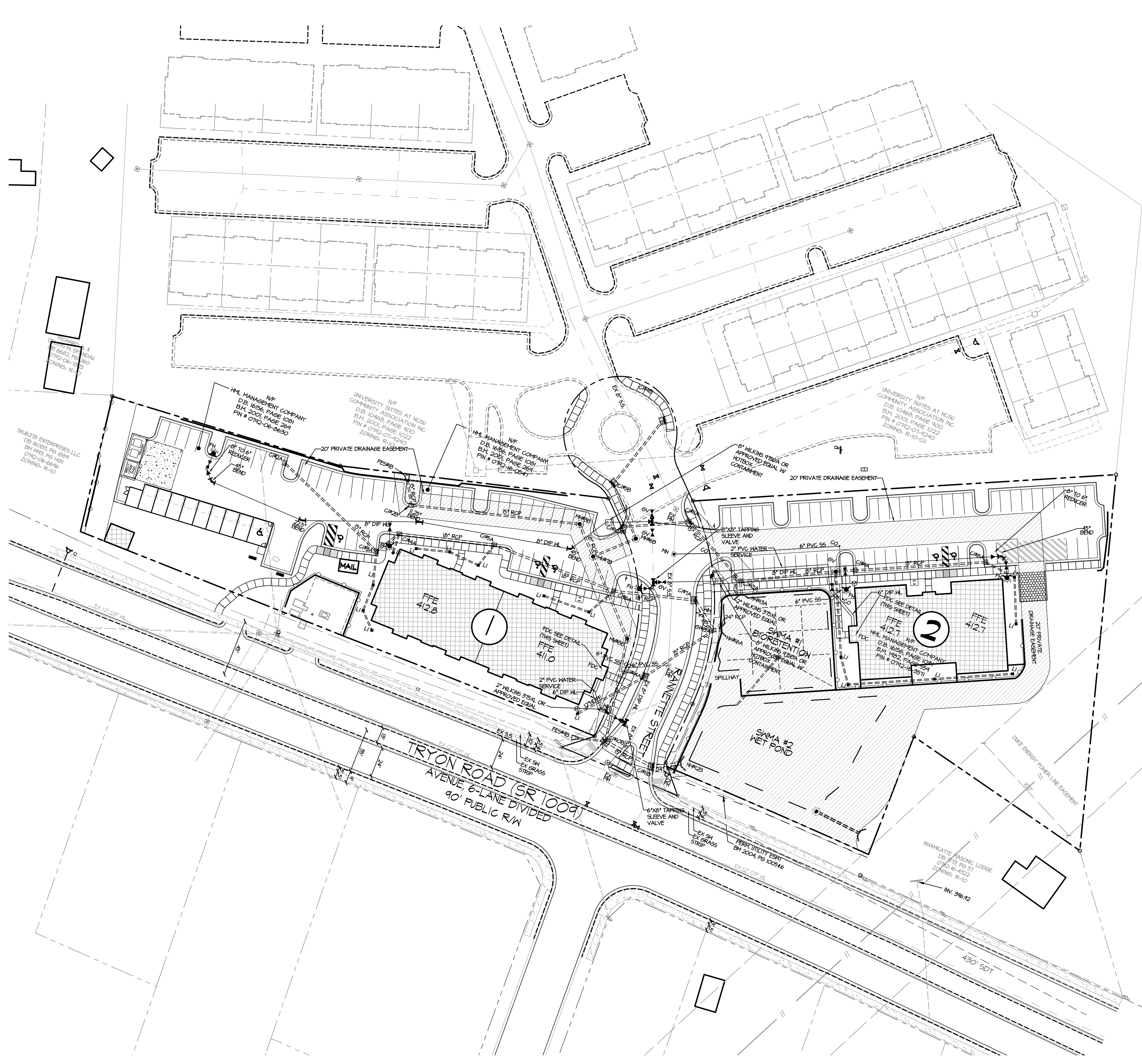
SCALE: 1"=30'
 DATE: NOVEMBER 6, 2017
 PROJECT: 2016-011.001

EXISTING CONDITIONS SHEET

REVISION: DATE:
 CITY COMMENTS: FEBRUARY 1, 2018
 CITY COMMENTS: MAY 1, 2018
 CITY COMMENTS: JULY 1, 2018

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 - Phone 919 / 781-0300 - Fax 919 / 782-1288 - Email PCA@PriestCraven.com / Firm #: C-0488

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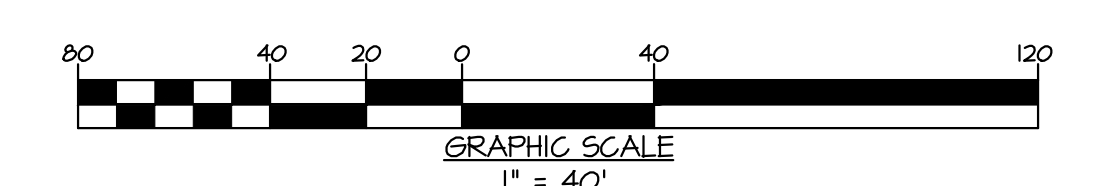


CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER 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.
 - 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.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - 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 SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE GRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS H-41 & 5-44)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- INSTALL WATER SERVICES WITH METERS LOCATED AT ROOF OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROOF OR EASEMENT LINE & 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 10' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDPS, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- NCDDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MANHOLES) WITHIN (APS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-1925 OR TIMOTHY.BEASLEY@RALEIGH.GOV FOR MORE INFORMATION
- 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 MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HELVEY AT (919) 252-5823 OR JOANIE.HELVEY@RALEIGH.GOV FOR MORE INFORMATION.
- NO STRUCTURES OR LANDSCAPING ALLOWED WITHIN C.O.R. SANITARY SEWER EASEMENTS.

EXISTING UTILITIES NOTES:

- CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.
- GENERAL NOTES:
 - ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
 - ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH, DPA, AND NCDENR STANDARDS.
 - SEWER SERVICES:
 - TYPICAL SEWER SERVICE TO EACH TOWNHOME UNIT IS TO BE 6" PVC. A CLEANOUT SHALL BE PROVIDED AT A MINIMUM OF EVERY 75' ON 6" SEWER LINES. BACKWATER VALVES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK (DPA5, NO. 5-41) ALL SERVICES TO MEET THE APPLICABLE NC PLUMBING CODE.
 - WATER SERVICE:
 - TYPICAL WATER SERVICE TO EACH APARTMENT UNIT IS TO BE PER DETAIL ON THIS SHEET LABELED TYPICAL APARTMENT BUILDING WATER SERVICE CONNECTION. SCHEMATIC FOR WATER SERVICE TO EACH BUILDING TO BE VERIFIED FOR APPROVAL WITH CITY OF RALEIGH FIRE DEPARTMENT AND PLUMBING/SPRINKLER DESIGNER PRIOR TO CONSTRUCTION.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - BASE OF PROPOSED RETAINING WALLS TO BE A MINIMUM OF 2' FROM PROPERTY LINES TO ALLOW FOR STAGING & FOOTINGS.
 - SPILL GUTTER TO BE INSTALLED IN AREAS AS INDICATED ON PLAN AND/OR IN AREAS AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT FLOODING OF WATER.
 - NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - NO NEIGH IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDENR, AND THE CITY OF RALEIGH. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER QUALITY PERMITS. THESE AREAS WILL BE FLAGGED AS 'DO NOT ENTER' AREAS PRIOR TO RECEIPT OF PERMITS.
 - ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.
 - ALL ROOF LEADERS TO TIE INTO STORM SYSTEM.
 - FIRE HYDRANTS TO BE LOCATED PER CITY OF RALEIGH DETAILS.



A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT
 EIGH, NORTH CAROLINA

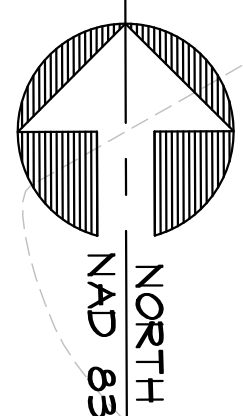
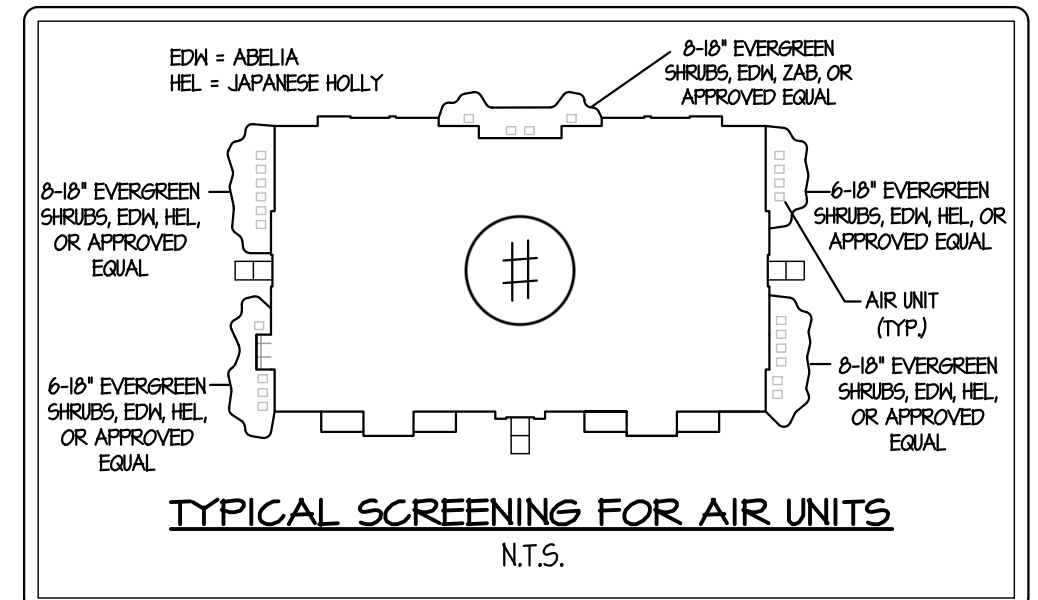
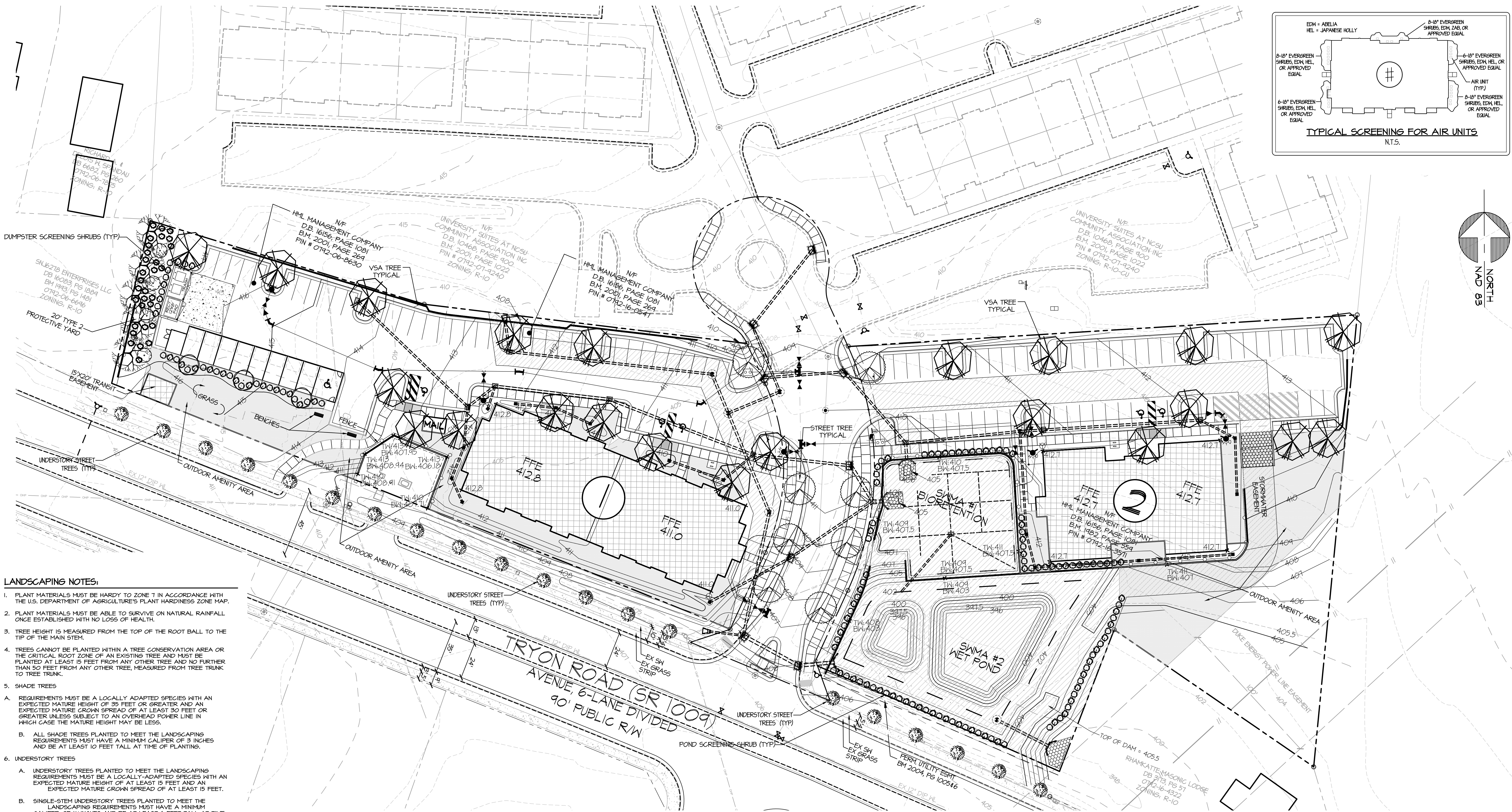
SCALE: 1"=40'
 DATE: NOVEMBER 6, 2017
 PROJECT: 2016-011.001

PRELIMINARY SITE UTILITY PLAN

REVISION: DATE:
 CITY COMMENTS: FEBRUARY 1, 2018
 CITY COMMENTS: MAY 1, 2018
 CITY COMMENTS: JULY 1, 2018

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609. Phone 919 / 781-0300. Fax 919 / 782-1288. Email PCA@PriestCraven.com / Firm #: C-0488
 PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

004



LANDSCAPING NOTES:

- PLANT MATERIALS MUST BE HARDY TO ZONE 7 IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE'S PLANT HARDINESS ZONE MAP.
- PLANT MATERIALS MUST BE ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
- TREE HEIGHT IS MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE MAIN STEM.
- TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE AND MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY OTHER TREE, MEASURED FROM TREE TRUNK TO TREE TRUNK.
- SHADE TREES
 - REQUIREMENTS MUST BE A LOCALLY ADAPTED SPECIES WITH AN EXPECTED MATURE HEIGHT OF 35 FEET OR GREATER AND AN EXPECTED MATURE CROWN SPREAD OF AT LEAST 30 FEET OR GREATER UNLESS SUBJECT TO AN OVERHEAD POWER LINE IN WHICH CASE THE MATURE HEIGHT MAY BE LESS.
 - ALL SHADE TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST HAVE A MINIMUM CALIPER OF 3 INCHES AND BE AT LEAST 10 FEET TALL AT TIME OF PLANTING.
- UNDERSTORY TREES
 - UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST BE A LOCALLY-ADAPTED SPECIES WITH AN EXPECTED MATURE HEIGHT OF AT LEAST 15 FEET AND AN EXPECTED MATURE CROWN SPREAD OF AT LEAST 15 FEET.
 - SINGLE-STEM UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST HAVE A MINIMUM CALIPER OF 1 1/2 INCHES AND BE AT LEAST 6 FEET TALL AT TIME OF PLANTING.
 - MULTI-STEM UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST BE AT LEAST 6 FEET TALL AT TIME OF PLANTING.
- LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION WITHIN SIGHT DISTANCE TRIANGLES SHOWN ON THIS PLAN.
- ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
- ANY SHADE TREES PLANTED THAT DO NOT COMPLY WITH NOTE #8 MUST BE LIMBED TO MIN. 8 FT TO MEET THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
- FOR ALL STREET TREE INSTALLATION AND MAINTENANCE REQUIREMENTS, SEE SECTION 6.10.1 & 6.10.2 OF THE CITY OF RALEIGH STREET DESIGN MANUAL, AS WELL AS, CHAPTER 2 OF THE CITY TREE MANUAL.

LANDSCAPE CALCULATIONS:

VEHICULAR SURFACE AREAS:

| | |
|-------------------|-------------------|
| TOTAL AREA IN VSA | 42800 SF |
| TREES REQUIRED: | 42800 / 2000 = 22 |
| TREES PROVIDED: | 22 |

VSA TREE LIST

| | | | |
|------------------|------------------|-----|---|
| ZELKOVA SERRATA | JAPANESE ZELKOVA | ZEL | 6 |
| ULMUS PARVIFOLIA | CHINESE ELM | ELM | 6 |
| ACER SAGCHARUM | SUGAR MAPLE | SAG | 5 |
| QUERCUS PHELLOS | HILLTOP OAK | PHE | 5 |

STREET PROTECTIVE YARDS

| | |
|---------------------------------------|----------------------------------|
| RANNETTE (MULTIFAMILY STREET SECTION) | 211 LF |
| TREES REQUIRED: | (211 LF / 40' OC) * 2 = 10 TREES |
| TREES PROVIDED: | 10 TREES |

RANNETTE STREET TREE PLANT LIST

| | | | |
|------------------|------------------|-----|---|
| ZELKOVA SERRATA | JAPANESE ZELKOVA | ZEL | 3 |
| ULMUS PARVIFOLIA | CHINESE ELM | ELM | 3 |
| ACER SAGCHARUM | SUGAR MAPLE | SAG | 2 |

TRYON ROAD TREE PLANT LIST

| | | | |
|----------------------|------------------------|-----|---|
| LAGERSTROEMIA INDICA | GRAPE MYRTLE 'NATCHEZ' | NAT | 7 |
| LAGERSTROEMIA INDICA | GRAPE MYRTLE 'CATAWBA' | CAT | 7 |
| ACER GINNALA | AMUR MAPLE 'FLAME' | FLA | 6 |

SCREENING

| | | |
|------------------|-------------------------|-----|
| SHRUBS REQUIRED: | NO CALCULATION PROVIDED | N/A |
| SHRUBS PROVIDED: | 104 | 104 |

POND SCREENING SHRUB LIST

| | | | |
|---------------------|------------------------|-----|----|
| LIGUSTRUM JAPONICUM | VAR WAX LEAF LIGUSTRUM | LIG | 35 |
| TRILIA X | WESTERN ARBORVITAE | GRE | 35 |
| MYRICA CERIFERA | WAX MYRTLE | MAX | 34 |

DUMPSTER SCREENING SHRUB LIST

| | | | |
|---------------------|------------------------|-----|---|
| LIGUSTRUM JAPONICUM | VAR WAX LEAF LIGUSTRUM | LIG | 3 |
| TRILIA X | WESTERN ARBORVITAE | GRE | 4 |
| MYRICA CERIFERA | WAX MYRTLE | MAX | 4 |

GARAGE SCREENING SHRUB LIST

| | | | |
|---------------------|------------------------|-----|---|
| LIGUSTRUM JAPONICUM | VAR WAX LEAF LIGUSTRUM | LIG | 8 |
| TRILIA X | WESTERN ARBORVITAE | GRE | 8 |
| MYRICA CERIFERA | WAX MYRTLE | MAX | 4 |

GARAGE SCREENING TREE LIST

| | | | |
|----------------|-------------|-----|---|
| ACER SAGCHARUM | SUGAR MAPLE | SAG | 3 |
|----------------|-------------|-----|---|

TYPE 2 PROTECTIVE YARD

| | | | |
|-----------------------|----------------------|-----|---|
| SHADE TREE PLANT LIST | MAGNOLIA GRANDIFLORA | MAG | 3 |
| | ULMUS PARVIFOLIA | ELM | 2 |

UNDERSTORY TREE PLANT LIST

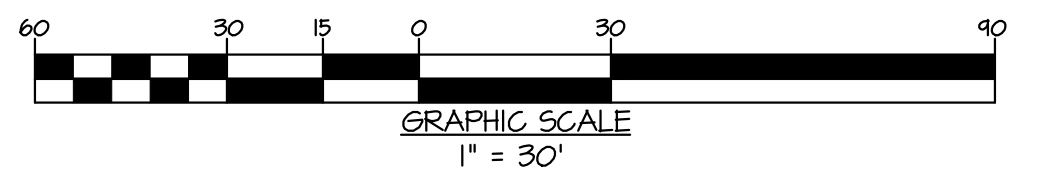
| | | | |
|----------------------|------------------------|-----|---|
| LAGERSTROEMIA INDICA | GRAPE MYRTLE 'NATCHEZ' | NAT | 2 |
| LAGERSTROEMIA INDICA | GRAPE MYRTLE 'CATAWBA' | CAT | 2 |

SHRUB PLANT LIST

| | | | |
|---------------------|------------------------|-----|----|
| LIGUSTRUM JAPONICUM | VAR WAX LEAF LIGUSTRUM | LIG | 10 |
| TRILIA X | WESTERN ARBORVITAE | GRE | 10 |
| MYRICA CERIFERA | WAX MYRTLE | MAX | 10 |

LEGEND:

| | |
|----------|--|
| [Symbol] | PRIVATE DRAINAGE EASEMENT AND/OR PRIVATE ACCESS EASEMENT |
| [Symbol] | OUTDOOR AMENITY AREA |



A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT
 EIGH, NORTH CAROLINA

SCALE: 1"=30'
 DATE: NOVEMBER 6, 2017
 PROJECT: 2016-011.001

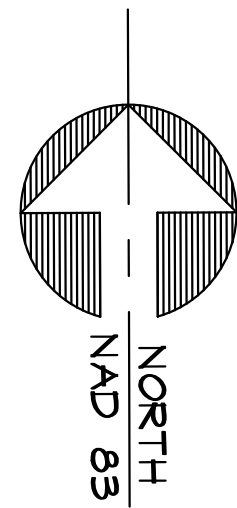
PRELIMINARY SITE LANDSCAPING PLAN

REVISION:

| | |
|---------------|------------------|
| CITY COMMENTS | FEBRUARY 1, 2018 |
| CITY COMMENTS | MAY 1, 2018 |
| CITY COMMENTS | JULY 1, 2018 |

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 - Phone 919 / 781-0300 - Fax 919 / 782-1288 - Email PCA@PriestCraven.com / Firm #: C-0488

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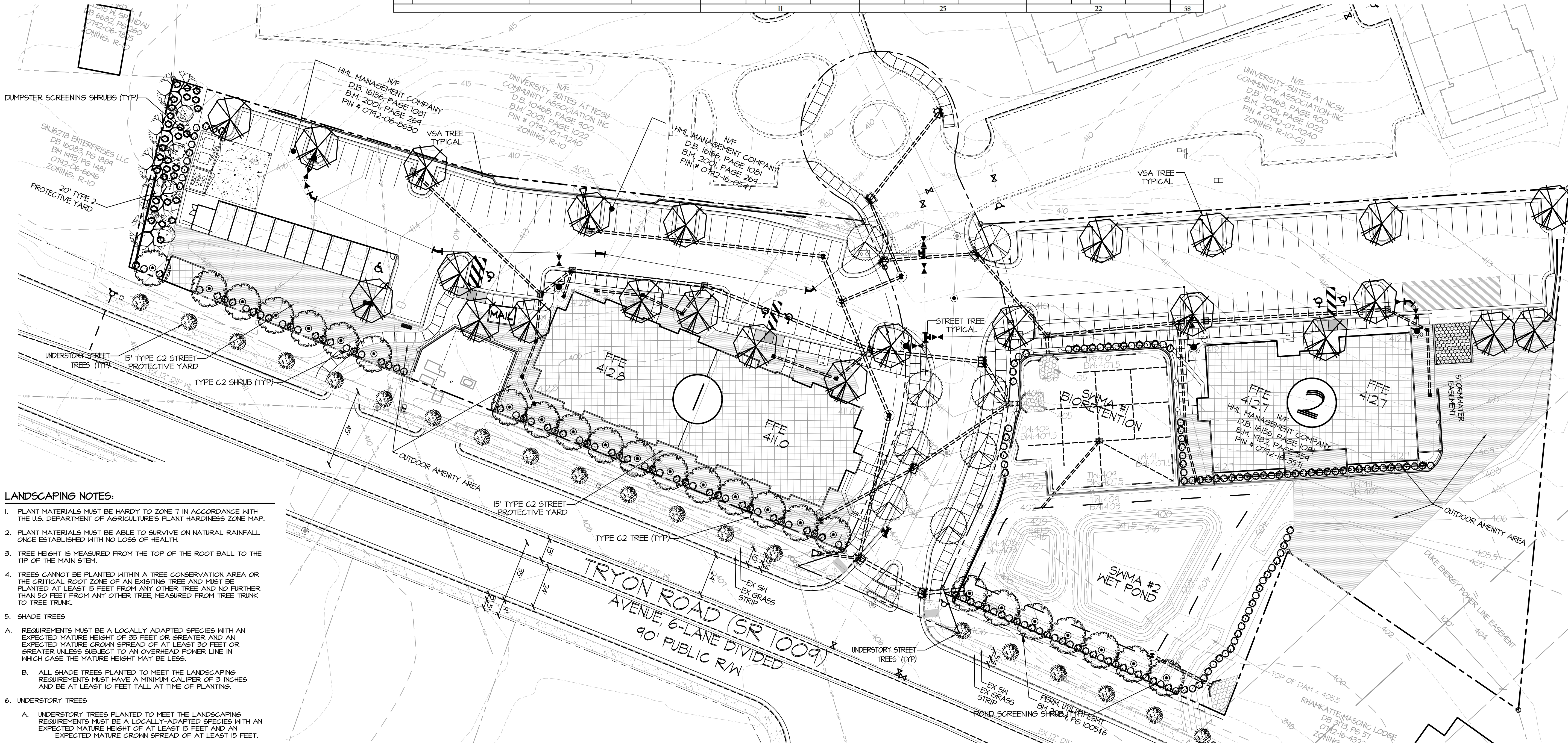
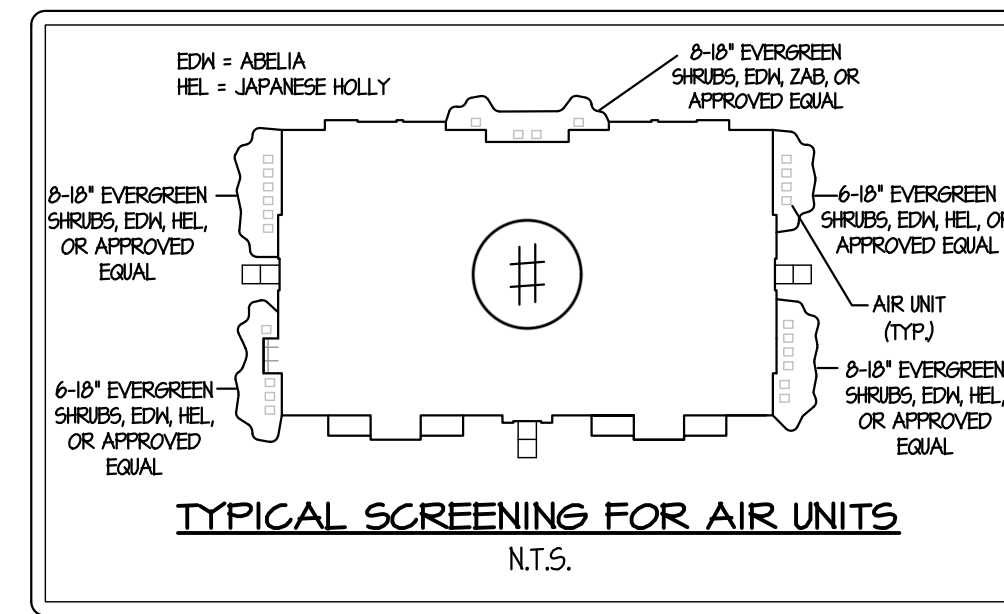


SHRUBS, GROUND COVER & OTHERS

| KEY | SCIENTIFIC NAME | COMMON NAME | VARIETY | DUMPSTER SCREENING | | | | TYPE C2 BUFFER | | | | POND SCREENING | | | | TOTALS |
|-----|---------------------|------------------------|-------------|--------------------|-----|----------|----------|----------------|-----|----------|----------|----------------|-----|---------|----------|--------|
| | | | | SIZE | QTY | SPACING | COMMENTS | SIZE | QTY | SPACING | COMMENTS | SIZE | QTY | SPACING | COMMENTS | |
| VAL | LIGUSTRUM JAPONICUM | VAR WAX LEAF LIGUSTRUM | VARIEGATED | 12' HT - 3 GAL | 4 | SEE PLAN | | 12' HT - 3 GAL | 19 | SEE PLAN | | 12' HT - 3 GAL | 77 | | 100 | |
| WAX | MYRICACERIFERA | WAX MYRTLE | | 24' HT - 3 GAL | 4 | SEE PLAN | | 24' HT - 3 GAL | 18 | SEE PLAN | | 24' HT - 3 GAL | 76 | | 98 | |
| GRE | THUJAX | WESTERN ARBORVITAE | GREEN GIANT | 3 GAL | 4 | SEE PLAN | | 3 GAL | 19 | SEE PLAN | | 3 GAL | 76 | | 99 | |
| | | | | 12 | | | | 56 | | | | 229 | | | | 297 |

LARGE TREES

| KEY | SCIENTIFIC NAME | COMMON NAME | VARIETY | STREET PROTECTIVE YARD(S) | | | | TYPE C2 BUFFER | | | | VSA | | | | TOTALS |
|-----|------------------|------------------|---------------|---------------------------|-----|----------|----------|----------------|-----|----------|----------|-------------|-----|----------|----------|--------|
| | | | | SIZE | QTY | SPACING | COMMENTS | SIZE | QTY | SPACING | COMMENTS | SIZE | QTY | SPACING | COMMENTS | |
| ZEL | ZELKOVA SERRATA | JAPANESE ZELKOVA | VILLAGE GREEN | 10' CAL B&B | 4 | SEE PLAN | | 10' CAL B&B | 8 | SEE PLAN | | 10' CAL B&B | 6 | SEE PLAN | 18 | |
| ELM | ULMUS PARVIFOLIA | CHINESE ELM | | 10' CAL B&B | 3 | SEE PLAN | | 10' CAL B&B | 9 | SEE PLAN | | 10' CAL B&B | 6 | SEE PLAN | 18 | |
| SAC | ACER SACCHARUM | SUGAR MAPLE | | 10' CAL B&B | 4 | SEE PLAN | | 10' CAL B&B | 8 | SEE PLAN | | 10' CAL B&B | 5 | SEE PLAN | 17 | |
| PHE | QUERCUS PHellos | WILLOW OAK | | | | | | 10' CAL B&B | 5 | SEE PLAN | | 10' CAL B&B | 5 | SEE PLAN | 3 | |
| | | | | 11 | | | | 25 | | | | 22 | | | | 58 |



LANDSCAPING NOTES:

- PLANT MATERIALS MUST BE HARDY TO ZONE 7 IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE'S PLANT HARDINESS ZONE MAP.
- PLANT MATERIALS MUST BE ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
- TREE HEIGHT IS MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE MAIN STEM.
- TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE AND MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY OTHER TREE, MEASURED FROM TREE TRUNK TO TREE TRUNK.
- SHADE TREES
 - REQUIREMENTS MUST BE A LOCALLY ADAPTED SPECIES WITH AN EXPECTED MATURE HEIGHT OF 35 FEET OR GREATER AND AN EXPECTED MATURE CROWN SPREAD OF AT LEAST 30 FEET OR GREATER UNLESS SUBJECT TO AN OVERHEAD POWER LINE IN WHICH CASE THE MATURE HEIGHT MAY BE LESS.
 - ALL SHADE TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST HAVE A MINIMUM CALIPER OF 3 INCHES AND BE AT LEAST 10 FEET TALL AT TIME OF PLANTING.
- UNDERSTORY TREES
 - UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST BE A LOCALLY ADAPTED SPECIES WITH AN EXPECTED MATURE HEIGHT OF AT LEAST 15 FEET AND AN EXPECTED MATURE CROWN SPREAD OF AT LEAST 15 FEET.
 - SINGLE-STEM UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST HAVE A MINIMUM CALIPER OF 1 1/2 INCHES AND BE AT LEAST 6 FEET TALL AT TIME OF PLANTING.
 - MULTI-STEM UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST BE AT LEAST 6 FEET TALL AT TIME OF PLANTING.
- LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION WITHIN SIGHT DISTANCE TRIANGLES SHOWN ON THIS PLAN.
- ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
- ANY SHADE TREES PLANTED THAT DO NOT COMPLY WITH NOTE #8 MUST BE LIMBED TO MIN. 8 FT TO MEET THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
- FOR ALL STREET TREE INSTALLATION AND MAINTENANCE REQUIREMENTS, SEE SECTION 6.10.1 & 6.10.2 OF THE CITY OF RALEIGH STREET DESIGN MANUAL, AS WELL AS, CHAPTER 2 OF THE CITY TREE MANUAL.

LANDSCAPE CALCULATIONS:

VEHICULAR SURFACE AREAS:

| | |
|-------------------|--------------------|
| TOTAL AREA IN VSA | 42,800 SF |
| TREES REQUIRED: | 42,800 / 2000 = 21 |
| TREES PROVIDED: | 22 |

VSA TREE LIST (SEE PLANT SUMMARY)

| | | | |
|------------------|------------------|-----|---|
| ZELKOVA SERRATA | JAPANESE ZELKOVA | ZEL | 6 |
| ULMUS PARVIFOLIA | CHINESE ELM | ELM | 6 |
| ACER SACCHARUM | SUGAR MAPLE | SAC | 6 |
| QUERCUS PHellos | WILLOW OAK | PHE | 6 |

STREET PROTECTIVE YARDS:

RANETTE (MULTIFAMILY STREET SECTION)

| | | | |
|-----------------|----------------------|------------------|----------|
| TREES REQUIRED: | (21 LF / 40' OC) * 2 | 21 LF | 10 TREES |
| TREES PROVIDED: | | 8 - 5' CAL TREES | |

STREET TREE PLANT LIST (SEE PLANT SUMMARY)

| | | | |
|------------------|------------------|-----|---|
| ZELKOVA SERRATA | JAPANESE ZELKOVA | ZEL | 3 |
| ULMUS PARVIFOLIA | CHINESE ELM | ELM | 3 |
| ACER SACCHARUM | SUGAR MAPLE | SAC | 3 |

TYPE C2 TREE PLANT LIST (SEE PLANT SUMMARY)

| | | | |
|------------------|------------------|-----|---|
| ZELKOVA SERRATA | JAPANESE ZELKOVA | ZEL | 6 |
| ULMUS PARVIFOLIA | CHINESE ELM | ELM | 4 |
| ACER SACCHARUM | SUGAR MAPLE | SAC | 6 |

TYPE C2 SHRUB LIST (SEE PLANT SUMMARY)

| | | | |
|---------------------|------------------------|-----|----|
| LIGUSTRUM JAPONICUM | VAR WAX LEAF LIGUSTRUM | LIG | 14 |
| THUJA X | WESTERN ARBORVITAE | GRE | 14 |
| MYRICACERIFERA | WAX MYRTLE | MAX | 18 |

SCREENING:

SHRUBS PROVIDED: NO CALCULATION PROVIDED N/A

SHRUBS REQUIRED: 224

POND SCREENING SHRUB LIST (SEE PLANT SUMMARY)

| | | | |
|---------------------|------------------------|-----|----|
| LIGUSTRUM JAPONICUM | VAR WAX LEAF LIGUSTRUM | LIG | 76 |
| THUJA X | WESTERN ARBORVITAE | GRE | 76 |
| MYRICACERIFERA | WAX MYRTLE | MAX | 71 |

DUMPSTER SCREENING SHRUB LIST (SEE PLANT SUMMARY)

| | | | |
|---------------------|------------------------|-----|---|
| LIGUSTRUM JAPONICUM | VAR WAX LEAF LIGUSTRUM | LIG | 4 |
| THUJA X | WESTERN ARBORVITAE | GRE | 4 |
| MYRICACERIFERA | WAX MYRTLE | MAX | 4 |

NOTE: POND SCREENING SHRUBS ON LOT 3 MEET EXCEED THE C2 BUFFER REQUIREMENTS

TYPE 2 PROTECTIVE YARD:

SHADE TREE PLANT LIST (SEE PLANT SUMMARY)

| | | | |
|----------------------|-------------|-----|---|
| MAGNOLIA GRANDIFLORA | MAGNOLIA | MAG | 3 |
| ULMUS PARVIFOLIA | CHINESE ELM | ELM | 2 |

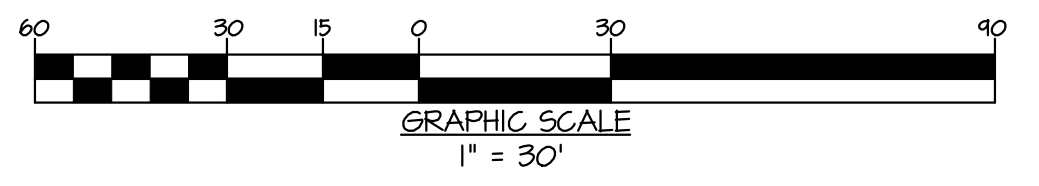
UNDERSTORY TREE PLANT LIST (SEE PLANT SUMMARY)

| | | | |
|----------------------|------------------------|-----|---|
| LAGERSTROEMIA INDICA | GRAPE MYRTLE 'NATCHEZ' | NAT | 2 |
| LAGERSTROEMIA INDICA | GRAPE MYRTLE 'CATANBA' | CAT | 2 |

SHRUB PLANT LIST (SEE PLANT SUMMARY)

| | | | |
|---------------------|------------------------|-----|----|
| LIGUSTRUM JAPONICUM | VAR WAX LEAF LIGUSTRUM | LIG | 10 |
| THUJA X | WESTERN ARBORVITAE | GRE | 10 |
| MYRICACERIFERA | WAX MYRTLE | MAX | 10 |

LEGEND:



A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

SCALE: 1"=30'
 DATE: NOVEMBER 6, 2017
 PROJECT: 2016-011.001

PRELIMINARY SITE LANDSCAPING PLAN

| | |
|---------------|------------------|
| REVISION: | DATE: |
| CITY COMMENTS | FEBRUARY 1, 2018 |
| CITY COMMENTS | MAY 1, 2018 |
| CITY COMMENTS | JULY 1, 2018 |

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 - Phone 919 / 781-0300 - Fax 919 / 782-1288 - Email PCA@PriestCraven.com / Firm #: C-0488

C06

3 2 3 0 Glen Royal Road
Raleigh, NC 27617
Tel 9 1 9 8 3 3 1 4 4 8
Fax 9 1 9 8 3 3 1 2 5 2
Johns@2slsdesignbuild.com



2 BUILDING 1-PARKING LOT (NORTH-EAST) ELEVATION
Scale: 1/8" = 1'-0"



1 BUILDING 1-TRYON ROAD (SOUTH-WEST) ELEVATION
Scale: 1/8" = 1'-0"

THE LOFT

3401 Tryon Road,
Raleigh, NC 27603

| No | Rev./Submissions | Date |
|----|------------------|------------|
| 1 | Site Submittal | 10/26/17 |
| 1 | Revisions | 02/01/2018 |

| SCALE | As Shown | PROJECT NO |
|----------|----------|------------|
| DESIGNED | JWS | |
| DRAWN | LHS | DATE |
| CHECKED | JWS | REVIEWED |

BUILDING 1 FRONT/BACK ELEVATIONS

DRAWING NO

A2.01



3 BUILDING 2-PARKING LOT (NORTH) ELEVATION
Scale: 1/8" = 1'-0"



1 BUILDING 2-TRYON ROAD (SOUTH) ELEVATION
Scale: 1/8" = 1'-0"

THE LOFT

3401 Tryon Road,
Raleigh, NC 27603

| No | Rev./Submissions | Date |
|----|------------------|------------|
| 1 | Site Submittal | 10/26/17 |
| Δ | Revisions | 02/01/2018 |

| SCALE | As Shown | PROJECT NO |
|----------|----------|------------|
| DESIGNED | JWS | |
| DRAWN | LHS | DATE |
| CHECKED | JWS | REVIEWED |

BUILDING 2 FRONT/BACK ELEVATIONS

DRAWING NO

A2.02



4 BUILDING 1-SOUTH-EAST ELEVATION
Scale: 1/8" = 1'-0"



3 BUILDING 1- NORTH-WEST ELEVATION
Scale: 1/8" = 1'-0"



2 BUILDING 2-EAST ELEVATION
Scale: 1/8" = 1'-0"



1 BUILDING 2-WEST ELEVATION
Scale: 1/8" = 1'-0"

THE LOFT

3401 Tryon Road,
Raleigh, NC 27603

| No | Rev./Submissions | Date |
|----|------------------|------------|
| 1 | Site Submittal | 10/26/17 |
| 1 | Revisions | 02/01/2018 |

| SCALE | As Shown | PROJECT NO |
|----------|----------|------------|
| DESIGNED | JWS | |
| DRAWN | LHS | DATE |
| CHECKED | JWS | REVIEWED |

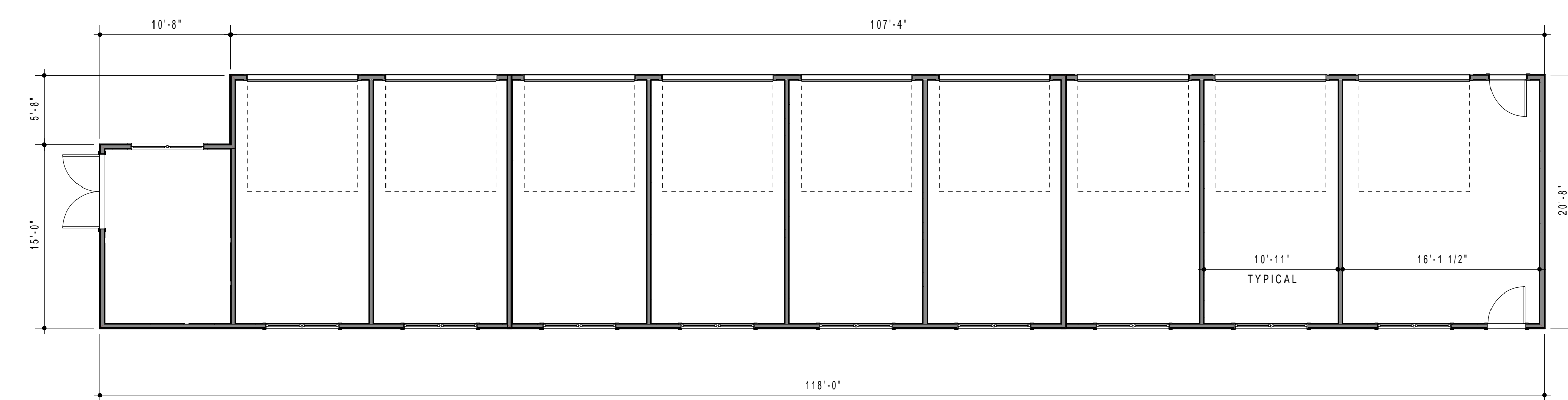
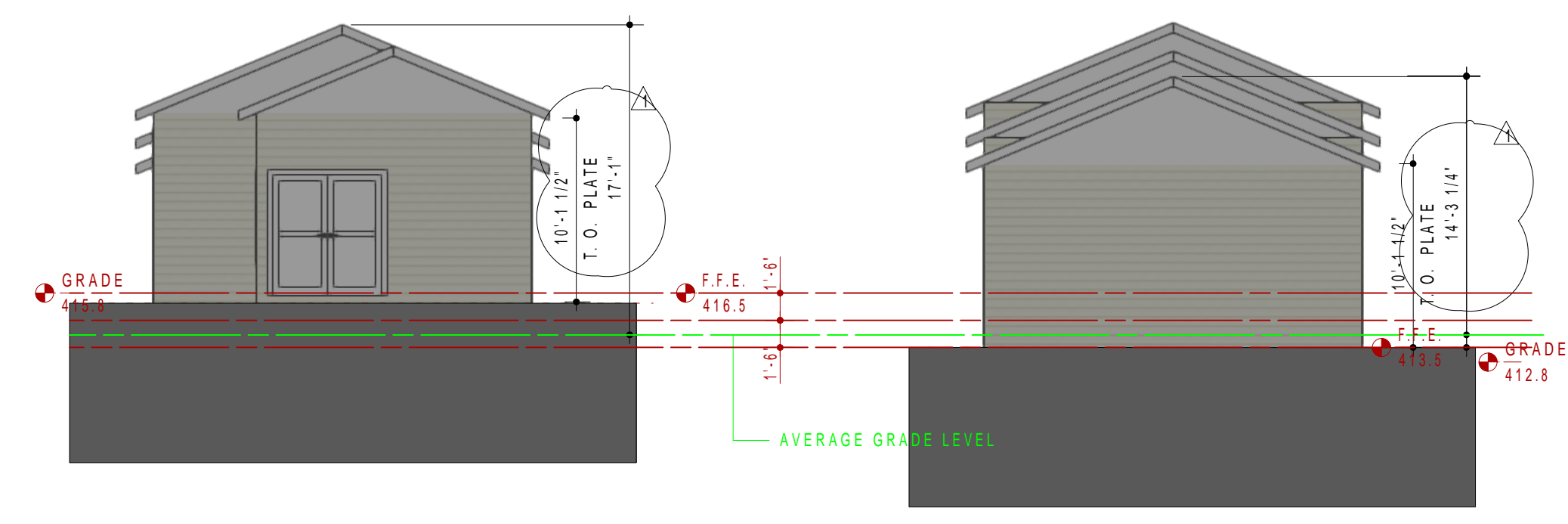
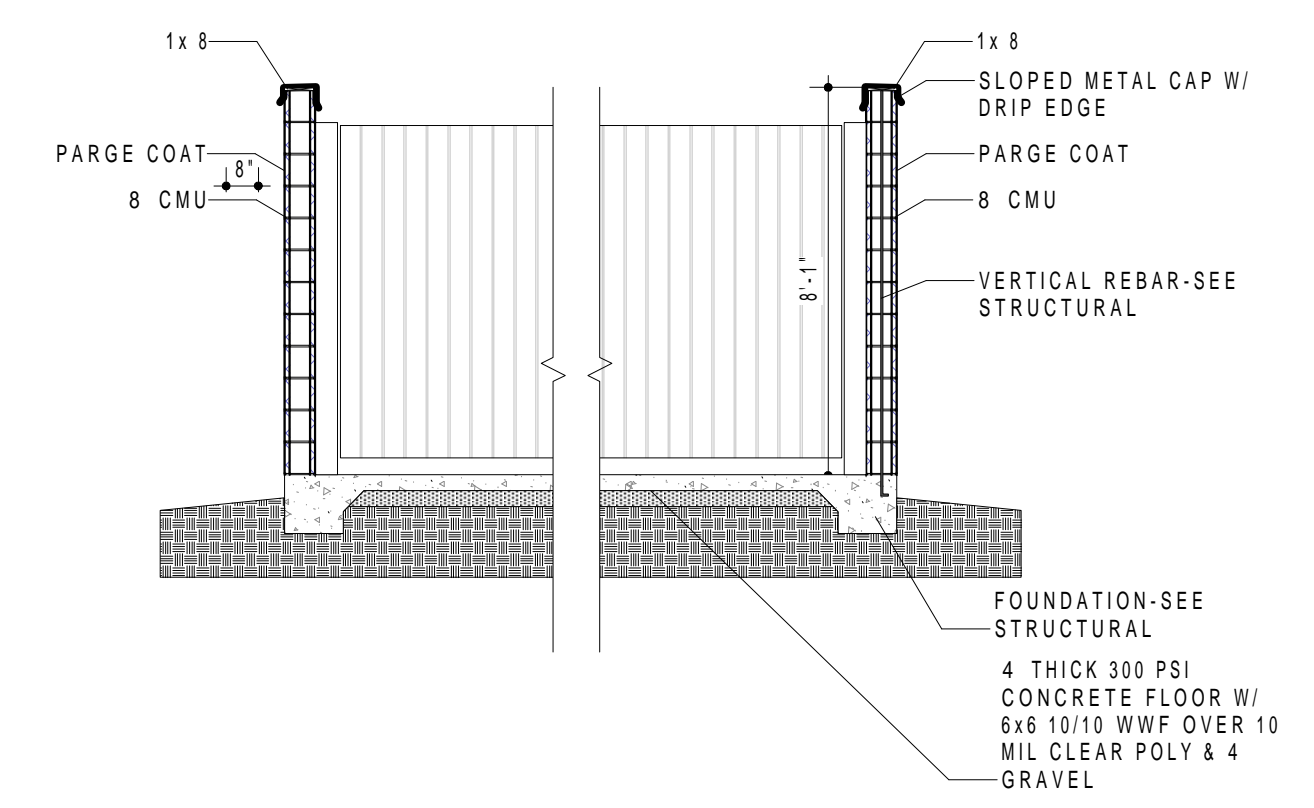
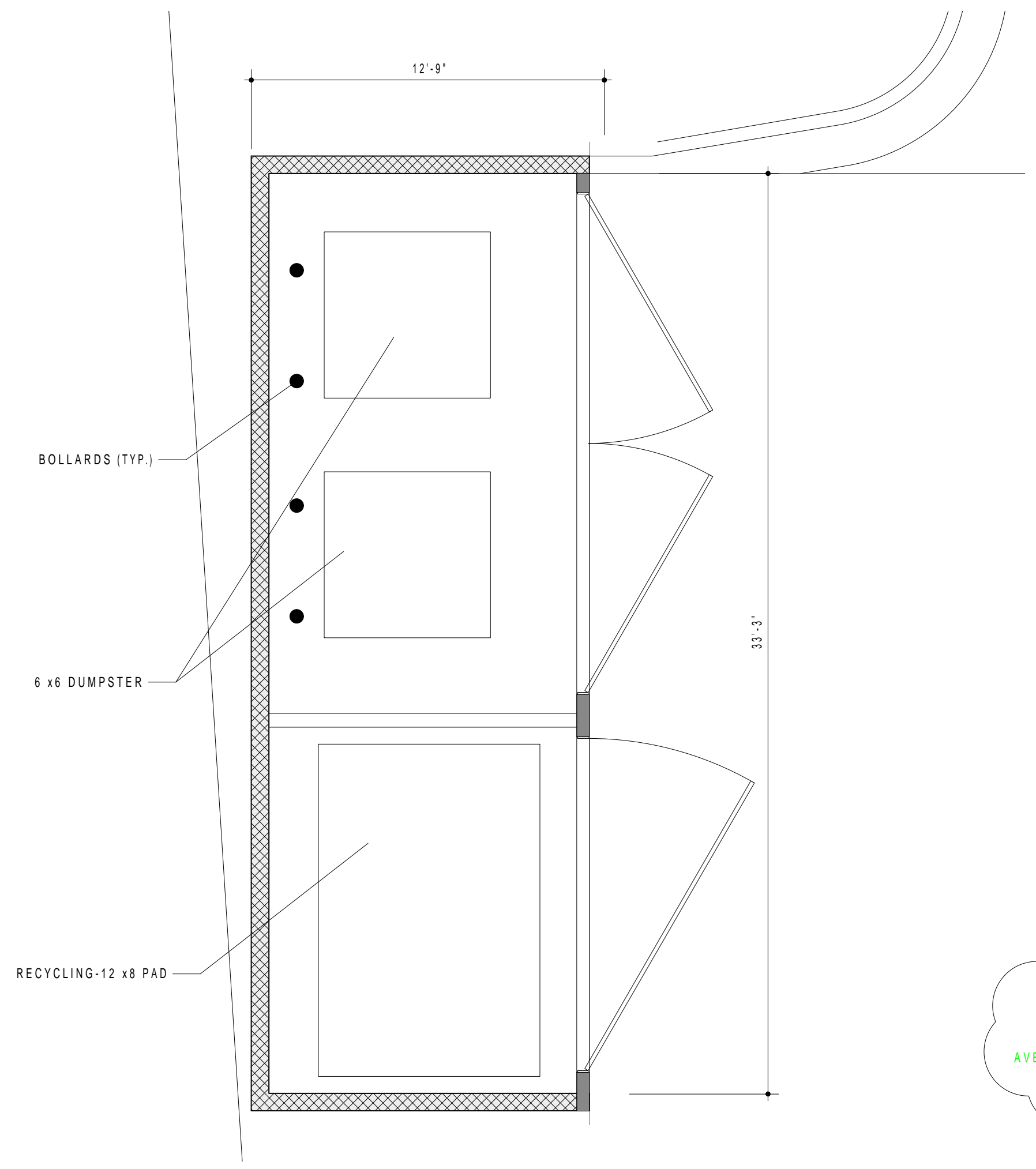
BUILDING 1 & 2 SIDE ELEVATIONS

DRAWING NO

A2.03

THE LOFT

3401 Tryon Road,
Raleigh, NC 27603



| No | Rev./Submissions | Date |
|----|------------------|------------|
| 1 | Site Submittal | 10/26/17 |
| Δ | Revisions | 02/01/2018 |

| SCALE | PROJECT NO |
|----------|------------|
| As Shown | |
| DESIGNED | JWS |
| DRAWN | LHS |
| CHECKED | JWS |
| DRAWINGS | |

GARAGES ELEVATIONS/TRASH ENCLOSURE

DRAWING NO