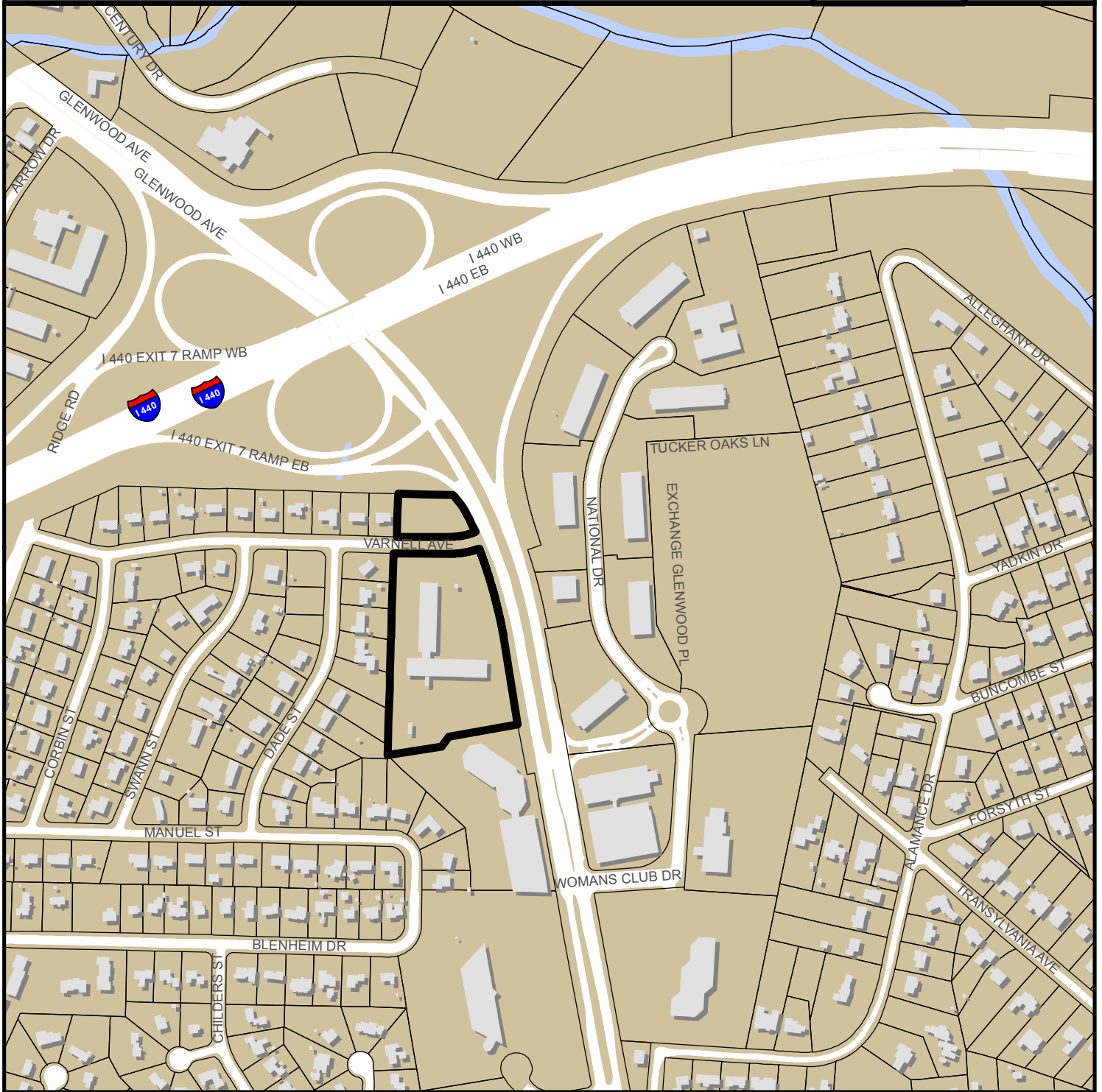


STERLING GLENWOOD SR-39-2018



0 300 600 1,200 Feet

Zoning: **OX-3**

CAC: **Glenwood**

Drainage Basin: **Crabtree Basin**

Acreage: **0.87**

Sq. Ft.\ Lots: **668,159\ 493**

Planner: **Michael Walters**

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

Applicant: **Seun Falade**

Phone: **(704) 971-4822**



SA-39-18 Sterling Glenwood

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



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 553444 Assigned Project Coordinator Assigned Team Leader Walters
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name STERLING GLENWOOD		
Zoning District RX-12-CU, OX-3	Overlay District (if applicable) SHOD-1, SHOD-2	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Residential		
Property Address(es) 3939 GLENWOOD AVE.		Major Street Locator: I-440
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 0795873928	P.I.N. 0795882475	P.I.N. _____
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe: _____		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Renovate two existing residential apartment buildings and build two new residential apartment towers with two structured parking decks.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE	
CLIENT/DEVELOPER/OWNER	Company Grubb Management, Inc	Name (s) Seun Falade
	Address 4601 Park Road, Suite 450 Charlotte, NC 28209	
	Phone 704.971.4822	Email sfalade@grubbproperties.com Fax 704.372.9882
CONSULTANT (Contact Person for Plans)	Company Stewart, Inc.	Name (s) Joseph Puckett
	Address 421 Fayetteville Street, Suite 400	
	Phone 919.866.4829	Email jpuckett@stewartinc.com Fax 919.380.8752

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

Zoning Information	Building Information
Zoning District(s) RESIDENTIAL MIXED-USE - 12 STORIES - CONDITIONAL USE (RX-12-CU), OFFICE - 3 STORIES (OX-3)	Proposed building use(s) Apartments
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 258030, 1635
Overlay District SHOD-1, SHOD-2	Proposed Building(s) sq. ft. gross 152802, 95716, 83331, 76646
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Raleigh	Total sq. ft. gross (existing & proposed) 668159
Off street parking: Required 599 Provided 623	Proposed height of building(s) 128'-5", 50'-4", 49'-10", 37'-4"
COA (Certificate of Appropriateness) case #	# of stories 11, 5, 5, 5
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 13'-0", 11'-4"
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 3.93/171,055 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 4.10/178,8 ₄ acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 493	5. Bedroom Units: 1br 37 ₄ , 2br 12 ₄ , 3br 0 4br or more 0
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 34,391
4. Overall Total # Of Dwelling Units (1-6 Above) 493	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filling this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate Joe Puckett (Stewart Inc.) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 4/30/2018

Printed Name SEUN FALADE

Signed _____ Date _____

Printed Name _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>				
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
j) Transportation Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
12. If applicable, zoning conditions adhered to the plan cover sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

CANT VERIFY

NEW UNITS BEING PROPOSED - NEEDED

STERLING GLENWOOD

3939 GLENWOOD AVENUE
RALEIGH, NC 27612

CITY OF RALEIGH ADMINISTRATIVE SITE SUBMITTAL

GENERAL CONDITIONS OF APPROVAL:
SR-39-18, TR # 553444
SUBMITTED ON 06.12.2018



VICINITY MAP
SCALE: 1" = 500'



SITE DATA	
PROJECT NAME:	STERLING GLENWOOD
SITE ADDRESS:	3939 GLENWOOD AVENUE RALEIGH, NC 27612
COUNTY:	WAKE
PARCEL PIN #:	0795873928
PARCEL OWNER:	GLENWOOD RALEIGH APARTMENTS LLC.
TOTAL PARCEL AREA:	6.39 ACRES
TOTAL DISTURBED/ PROJECT AREA:	TBD
CURRENT ZONING:	RESIDENTIAL MIXED-USE - 12 STORIES - CONDITIONAL USE (RX-12-CU)
EXISTING LAND USE:	RESIDENTIAL APARTMENTS
PROPOSED USE:	RESIDENTIAL APARTMENTS
RIVER BASIN:	NEUSE RIVER BASIN
CONSTRUCTION TYPE:	I-B
MAX BUILDING HEIGHT:	12 STORY 150'
PROPOSED BUILDING HEIGHT:	141'-4", 38'-4"
EXISTING IMPERVIOUS AREA:	171055 SF
PROPOSED IMPERVIOUS AREA:	180407 SF

UTILITIES IMPROVEMENTS QTY	
PUBLIC SEWER	
8" PVC	0 LF
8" DIP	0 LF
PUBLIC WATER	
8" WATER MAIN	0 LF
6" WATER MAIN	0 LF

SOLID WASTE NOTES:

PROPERTY OWNER WILL USE PRIVATE TRASH COLLECTION SERVICES FOR THE SUBJECT PROPERTY. SOLID WASTE SERVICES FOR THE EXISTING BUILDINGS WILL NOT BE AFFECTED. THE PROPOSED HIGH RISE WILL HANDLE TRASH INTERNALLY AND WILL COORDINATE WITH WASTE INDUSTRIES FOR PICKUP. ALL CONSTRUCTION DOCUMENTATION REGARDING SOLID WASTE PROCEDURES WILL IN COMPLIANCE WITH THE CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL.

APPLICANT/OWNER: LANDSCAPE ARCHITECT - CIVIL ENGINEER ARCHITECT



GRUBB PROPERTIES
4601 PARK ROAD, SUITE 450
CHARLOTTE, NC 28209
CONTACT: SEUN FALADE
704.971.4822 (T)
704.372.9882 (F)
SFALADE@GRUBBPROPERTIES.COM



STEWART

421 FAYETTEVILLE ST., SUITE 400
RALEIGH, NC 27601
T 919.380.8750

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: JENNIFER WAGNER, PLA, LEED AP
LANDSCAPE ARCHITECT
919.866.4739 (T)
919.380.8752 (F)
JWAGNER@STEWARTINC.COM

FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # CXXXXX

STEWART INC. - CIVIL ENGINEERING
CONTACT: JOSEPH PUCKETT, PE, LEED AP
PROJECT MANAGER
919.866.4829 (T)
919.380.8752 (F)
JPUCKETT@STEWARTINC.COM



BBM ARCHITECTURE
1435 WEST MOREHEAD STREET, SUITE 160, CHARLOTTE, NC 28208
CONTACT: HONG CHOE
704.334.1716 (T)
HCHOE@BBM-ARCH.COM

PROPOSED SITE PARKING DATA		
UDO VEHICULAR PARKING REQUIRED		
RESIDENTIAL - EXISTING ONE BEDROOM	202 UNITS	202
RESIDENTIAL - EXISTING TWO BEDROOM	52 UNITS	104
RESIDENTIAL - PROPOSED ONE BEDROOM	100 UNITS	100
RESIDENTIAL - PROPOSED TWO BEDROOM	50 UNITS	100
RESIDENTIAL - VISITORS	404 TOTAL UNITS	40
UDO TOTAL PARKING REQUIRED		546
UDO TOTAL PARKING REQUIRED WITH 10% REDUCTION		492
VEHICULAR PARKING PROVIDED		
SURFACE LOT - STANDARD		150
SURFACE LOT - ADA VAN		2
SURFACE LOT - ADA VEHICLE		6
PARKING DECK - STANDARD		267
PARKING DECK - COMPACT		64
PARKING DECK - ADA VEHICLE		6
ON STREET PARKING - STANDARD		0
TOTAL PARKING PROPOSED		495
BIKE PARKING REQUIRED		
RESIDENTIAL	SHORT TERM	LONG TERM
	21	0
TOTAL	21	0
TOTAL BIKE PARKING REQUIRED		21
BIKE PARKING PROVIDED		
PARKING DECK		0
ON STREET/SITE		21
TOTAL BIKE PARKING PROVIDED		21

SQUARE FOOTAGE		
OFFICE	RESTAURANTS	RESIDENTIAL
0	0	150 UNITS
PARKING RATIO (MIN. REQUIREMENTS):		
VEHICULAR SPACE - 1 PER 400 S.F. OF OFFICE SPACE		
VEHICULAR SPACE - 1 PER 300 S.F. OF RETAIL SPACE		
VEHICULAR SPACE - 1 PER 150 S.F. OF RESTAURANT SPACE		
VEHICULAR SPACE - MULTI-UNIT LIVING: ONE BEDROOM, 1 PER RESIDENTIAL UNIT + 1 PER 10 UNITS FOR VISITORS		
VEHICULAR SPACE - MULTI-UNIT LIVING: TWO BEDROOM, 2 PER RESIDENTIAL UNIT + 1 PER 10 UNITS FOR VISITORS		
BIKE SPACE (SHORT TERM) - 1 PER 20 RESIDENTIAL UNITS, MIN 4; BIKE SPACE (LONG TERM) - NONE		

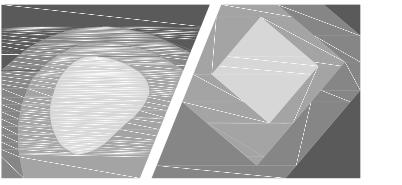
SHEET INDEX	
SHEET NUMBER	SHEET NAME
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C1.10	TREE CONSERVATION PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.10	PROPERTY DIAGRAM
C3.20	AMENITY SPACE PLAN
C5.00	GRADING AND DRAINAGE PLAN
C5.10	SAND FILTER SOUTH DETAILS
C6.00	UTILITY PLAN
C6.10	FIRE PROTECTION PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.02	SITE DETAILS
C9.03	SITE DETAILS
C9.20	UTILITY DETAILS
C9.30	UTILITY DETAILS
C9.40	STORMWATER DETAILS
L1.00	PLANTING PLAN
L2.00	PLANTING DETAILS
L2.01	PLANTING DETAILS

ARCHITECTURE SHEET INDEX	
Z1.01	BUILDING PLAN
Z1.02	BUILDING PLAN
Z1.03	BUILDING PLAN
Z1.10	PARKING DECK PLANS
Z1.11	PARKING DECK PLANS
Z1.21	BUILDING AND PARKING DECK ELEVATION
Z1.22	BUILDING AND PARKING DECK ELEVATION
Z1.23	BUILDING AND PARKING DECK ELEVATION
Z1.24	BUILDING AND PARKING DECK ELEVATION

NOTE: ADMINISTRATIVE ALTERNATES FOR BUILD-TO AND MASSING HAVE BEEN RECOMMENDED FOR APPROVAL BY THE APPEARANCE COMMISSION AS OF 06.07.2018



APPLICATION																																																																																	
<p>Administrative Site Review Application (for UDO Districts only)</p> <p>Development Services Customer Service Center 1 Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2495 fax 919-996-1831 Litchford Satellite Office 8320 - 130 Litchford Road Raleigh, NC 27601 919-996-4200</p> <p>When submitting plans, please check the appropriate building type and include the Plan Checklist document.</p>																																																																																	
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Total # of Apartment, Condominium or Residential Units: 404</td> <td>5. Bedroom Units: 1br 302 2br 102 3br 0 4br or more 0</td> <td colspan="2"></td> </tr> <tr> <td>2. Total # of Congregate Care Or Life Care Dwelling Units: N/A</td> <td>6. Infill Development 2.2.7</td> <td colspan="2"></td> </tr> <tr> <td>3. Total Number of Hotel Units: N/A</td> <td>7. Open Space (only) or Amenity: 29,658</td> <td colspan="2"></td> </tr> <tr> <td>4. Overall Total # of Dwelling Units (1-6 Above): 404</td> <td>8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> <td colspan="2"></td> </tr> <tr> <td colspan="4">SIGNATURE BLOCK (Applicable to all developments)</td> </tr> <tr> <td colspan="4"> <p>In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.</p> <p>I hereby designate Joe Puckett (Stewart Inc.) 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed: SEUN FALADE Date: 4/30/2018</p> <p>Printed Name: SEUN FALADE</p> <p>Signed: _____ Date: _____</p> <p>Printed Name: _____</p> </td> </tr> </tbody> </table>		Zoning Information		Building Information		Zoning District(s): RESIDENTIAL MIXED-USE - 12 STORIES - CONDITIONAL USE (RX-12-CU), OFFICE - 3 STORIES (OX-3)	Proposed building use(s): Apartments	Existing Building(s) sq. ft. gross: 258030, 1635		If more than one district, provide the acreage of each:		Proposed Building(s) sq. ft. gross: 152802, 95716, 83331, 78645		Overlay District: SHOD-1, SHOD-2		Total sq. ft. gross (existing & proposed): 668159		Total Site Acres: 6.39 Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Raleigh	Off street parking: Required 492 Provided 495	Proposed height of building(s): 141'-4", 38'-4"		COA (Certificate of Appropriateness) case #		# of stories: 11, 5		BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor: 13'-0"		CUD (Conditional Use District) case # Z-74-94				Stormwater Information				Existing Impervious Surface: 3.93/171,055 acres/square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Proposed Impervious Surface: 4.14/180,407 acres/square feet	If Yes, please provide:			Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Study		Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Map Panel #			FOR RESIDENTIAL DEVELOPMENTS				1. Total # of Apartment, Condominium or Residential Units: 404	5. Bedroom Units: 1br 302 2br 102 3br 0 4br or more 0			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: 29,658			4. Overall Total # of Dwelling Units (1-6 Above): 404	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			SIGNATURE BLOCK (Applicable to all developments)				<p>In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.</p> <p>I hereby designate Joe Puckett (Stewart Inc.) 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed: SEUN FALADE Date: 4/30/2018</p> <p>Printed Name: SEUN FALADE</p> <p>Signed: _____ Date: _____</p> <p>Printed Name: _____</p>			
Zoning Information		Building Information																																																																															
Zoning District(s): RESIDENTIAL MIXED-USE - 12 STORIES - CONDITIONAL USE (RX-12-CU), OFFICE - 3 STORIES (OX-3)	Proposed building use(s): Apartments	Existing Building(s) sq. ft. gross: 258030, 1635																																																																															
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STEWART

421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
T 919.380.8750 PROJECT # C18014

Client:

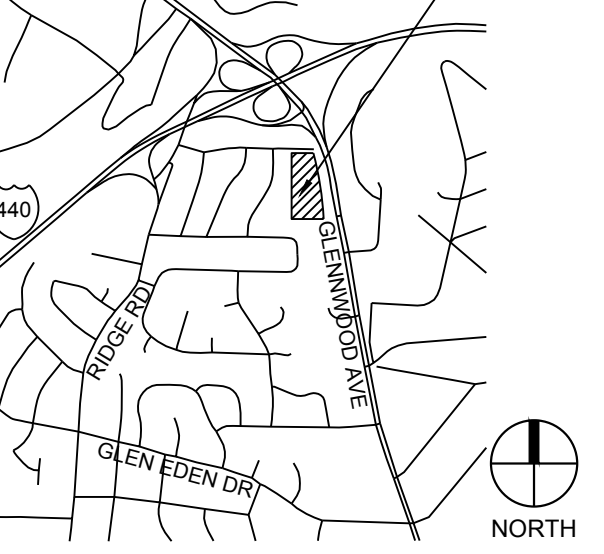
BB+M ARCHITECTURE
1435 WEST MORHEAD ST - SUITE 160
CHARLOTTE, NC 28208



GRUBB PROPERTIES
4601 PARK ROAD - SUITE 450
CHARLOTTE, NC 28209

**Project:**

STERLING GLENWOOD

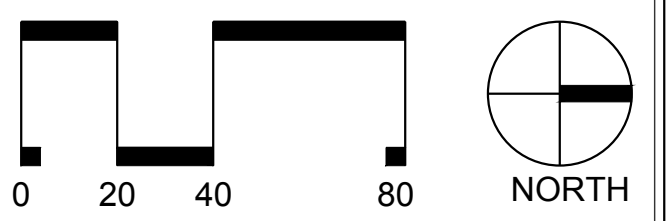
Vicinity map: SITE**Seal:**

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

ADMINISTRATIVE SITE PLAN

No.	Date	Description



SCALE: 1"=40'

Title:

EXISTING CONDITIONS PLAN

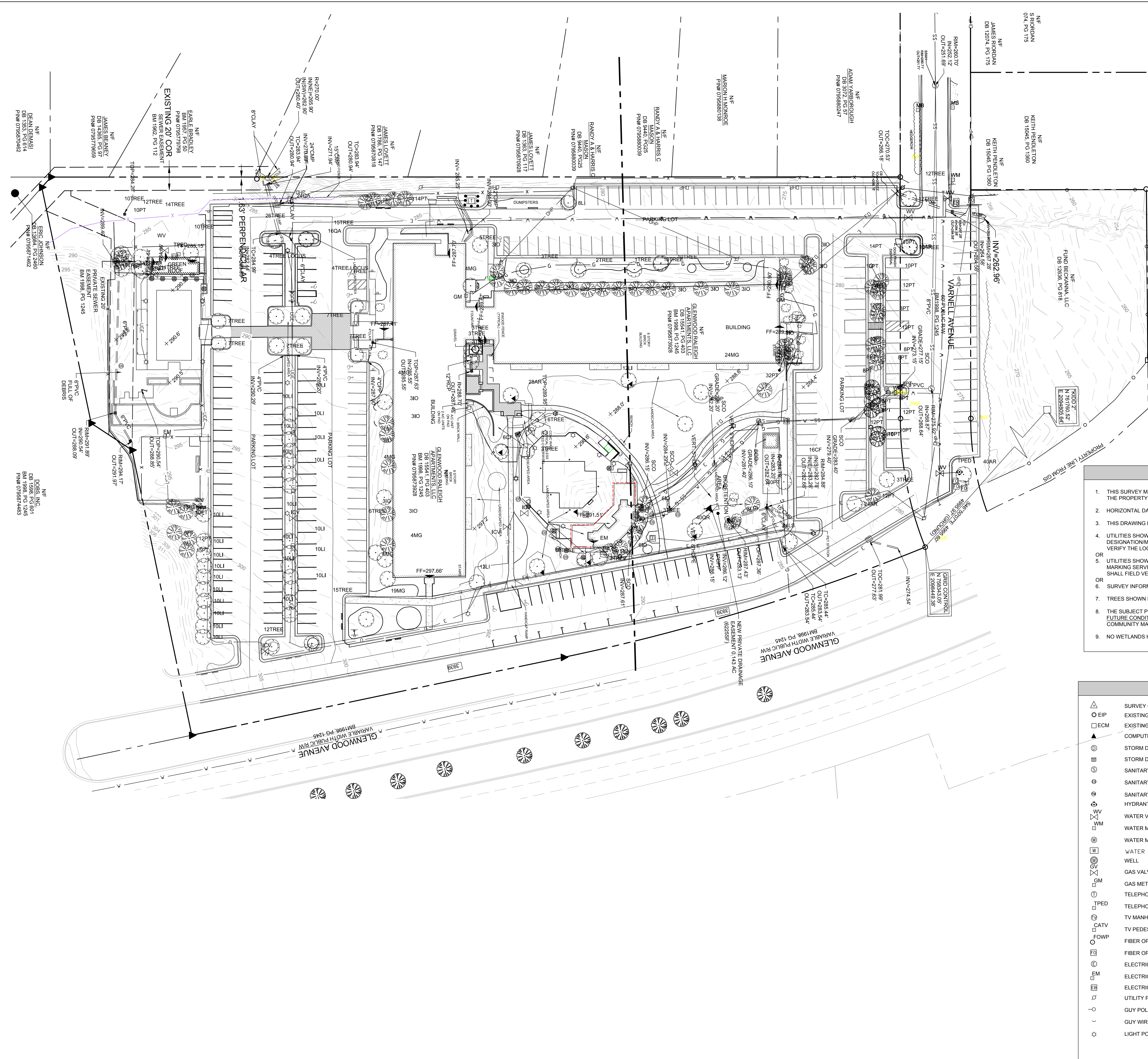
Project number: C18014 Sheet:

Date: 06.12.2018

Drawn by: LAP

Approved by: JWP

C1.00



TREE LEGEND:

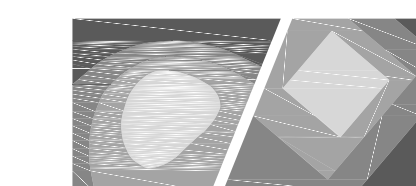
IO	AMERICAN HOLLY
JV	EASTERN RED CEDAR
LI	CREPE MYRTLE
MG	SOUTHERN MAGNOLIA
PO	EASTERN SYCAMORE
PT	LOBLOLLY PINE
QR	RED OAK
EXAMPLE: 10QR = 10' RED OAK	

- EXISTING CONDITION NOTES:**
- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
 - HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD88.
 - THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
 - UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. NO UTILITY DESIGNATION/MARKING SERVICES WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
 - UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION / MARKING SERVICES PERFORMED BY STEWART INC. AND THE AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 - SURVEY INFORMATION BASED ON FIELD SURVEY BY _____ COMPLETED ON _____.
 - TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 372017370J DATED MAY 2, 2006.
 - NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.

SURVEY LEGEND:

[Symbol]	SURVEY CONTROL POINT	[Symbol]	MANHOLE
[Symbol]	EXISTING IRON PIPE	[Symbol]	TRAFFIC SIGNAL BOX
[Symbol]	EXISTING CONCRETE MONUMENT	[Symbol]	TRAFFIC SIGNAL POST
[Symbol]	COMPUTED POINT	[Symbol]	MONITORING WELL
[Symbol]	STORM DRAIN MANHOLE	[Symbol]	BORING LOCATION
[Symbol]	STORM DRAIN CURB INLET	[Symbol]	BOLLARD
[Symbol]	SANITARY SEWER MANHOLE	[Symbol]	SIGN
[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]	FINISHED FLOOR ELEVATION
[Symbol]	SANITARY FORCEMAIN VALVE	[Symbol]	DECIDUOUS TREE
[Symbol]	HYDRANT	[Symbol]	EVERGREEN TREE
[Symbol]	WATER VALVE	[Symbol]	BUSH
[Symbol]	WATER METER	[Symbol]	WIRE FENCE
[Symbol]	WATER MANHOLE	[Symbol]	CHAIN LINK FENCE
[Symbol]	WATER VAULT	[Symbol]	UNDERGROUND TELEPHONE LINE
[Symbol]	WELL	[Symbol]	UNDERGROUND FIBER OPTIC LINE
[Symbol]	GAS VALVE	[Symbol]	UNDERGROUND GAS LINE
[Symbol]	GAS METER	[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	TELEPHONE MANHOLE	[Symbol]	UNDERGROUND WATER LINE
[Symbol]	TELEPHONE PEDESTAL	[Symbol]	SANITARY SEWER LINE
[Symbol]	TV MANHOLE	[Symbol]	STORM DRAIN LINE
[Symbol]	TV PEDESTAL	[Symbol]	OVERHEAD WIRES
[Symbol]	FIBER OPTIC WITNESS POST	[Symbol]	UNIDENTIFIED LINE
[Symbol]	FIBER OPTIC BOX	[Symbol]	UNKNOWN DESTINATION
[Symbol]	ELECTRIC MANHOLE	[Symbol]	CONCRETE SURFACE
[Symbol]	ELECTRIC METER	[Symbol]	DUCTILE IRON PIPE
[Symbol]	ELECTRIC BOX	[Symbol]	PVC
[Symbol]	UTILITY POLE	[Symbol]	POLYVINYL CHLORIDE PIPE
[Symbol]	GUY POLE	[Symbol]	HDPE
[Symbol]	GUY WIRE	[Symbol]	HIGH-DENSITY POLYETHYLENE PIPE
[Symbol]	LIGHT POLE	[Symbol]	RCP
		[Symbol]	REINFORCED CONCRETE PIPE
		[Symbol]	CMP
		[Symbol]	CORRUGATED METAL PIPE
		[Symbol]	CB
		[Symbol]	CATCH BASIN

C:\2018\C18014 - Sterling Glenwood\DWGS\1 - Design\Sheets\C18014-C1.00-Existing Conditions Plan.dwg Jun 11, 2018 - 12:05pm



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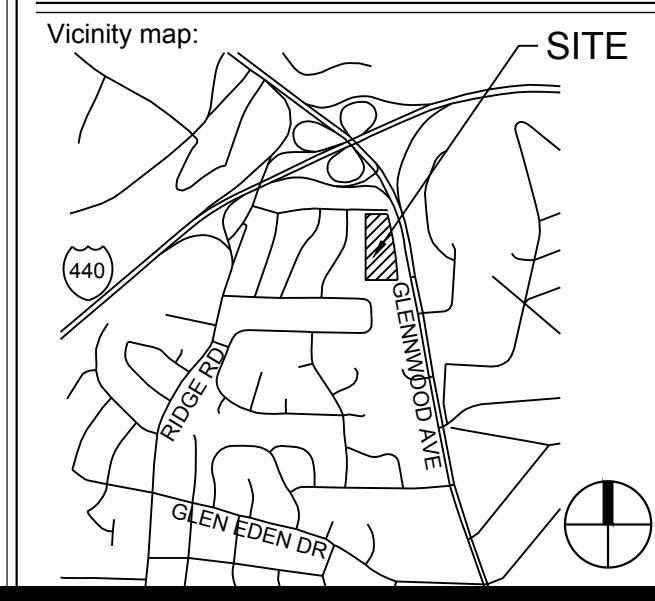
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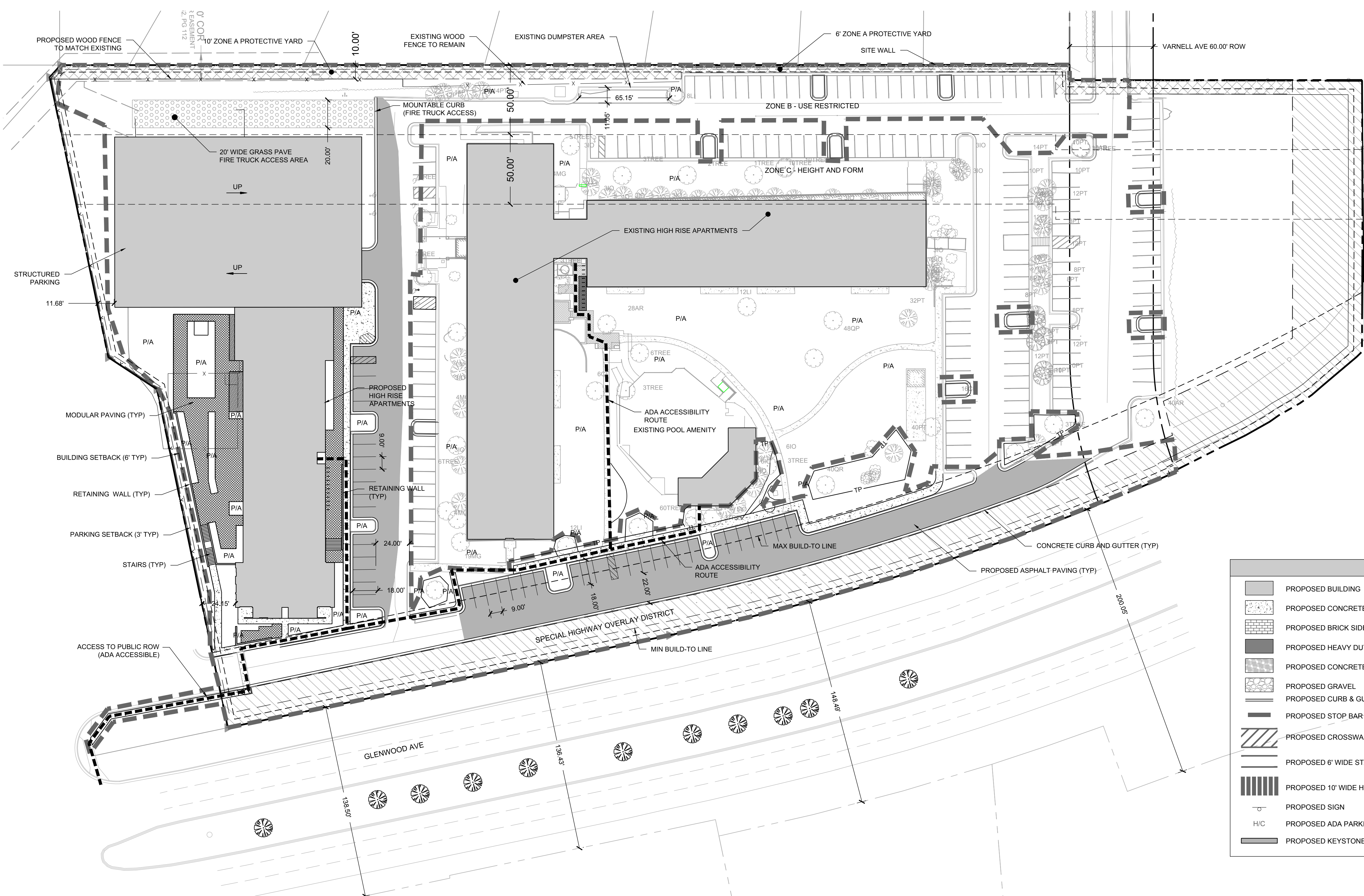


Project:
STERLING GLENWOOD



PROPOSED SITE PARKING DATA			
UDO VEHICULAR PARKING REQUIRED			
	S.F. OR UNITS		REQUI RED
RESIDENTIAL - EXISTING ONE BEDROOM	202 UNITS		202
RESIDENTIAL - EXISTING TWO BEDROOM	52 UNITS		104
RESIDENTIAL - PROPOSED ONE BEDROOM	100 UNITS		100
RESIDENTIAL - PROPOSED TWO BEDROOM	50 UNITS		100
RESIDENTIAL - VISITORS	404 TOTAL UNITS		40
UDO TOTAL PARKING REQUIRED			546
UDO TOTAL PARKING REQUIRED WITH 10% REDUCTION			492
VEHICULAR PARKING PROVIDED			
SURFACE LOT - STANDARD			150
SURFACE LOT - ADA VAN			2
SURFACE LOT - ADA VEHICLE			6
PARKING DECK - STANDARD			267
PARKING DECK - COMPACT			64
PARKING DECK - ADA VEHICLE			6
ON STREET PARKING - STANDARD			0
TOTAL PARKING PROVIDED			495
BIKE PARKING REQUIRED			
	SHORT TERM	LONG TERM	
RESIDENTIAL	21	0	
TOTAL BIKE PARKING REQUIRED	21	0	
BIKE PARKING PROVIDED			
PARKING DECK			0
ON STREET/SITE			21
TOTAL BIKE PARKING PROVIDED			21

SITE LEGEND:	
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BRICK SIDEWALK
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE PAVERS
	PROPOSED GRAVEL
	PROPOSED CURB & GUTTER
	PROPOSED STOP BAR
	PROPOSED CROSSWALK
	PROPOSED 6' WIDE STANDARD CROSSWALK
	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
	PROPOSED SIGN
	PROPOSED ADA PARKING SPACE
	PROPOSED KEYSTONE WALL
	PROPOSED CIP WALL
	PROPOSED WHEEL STOP
	PROPOSED GRAVEL TRAIL
	PROPOSED ASPHALT TRAIL
	PROPOSED TREE LINE
	PROPOSED FENCE
	PROPOSED VEHICLE GATE (X' WIDE)
	PROPOSED LIGHT
	PROPOSED TRANSFORMER
	PROPOSED CONDENSER
	PROPOSED BIKE RACK
	PROPOSED BENCH
	PROPOSED BOLLARD
	PROPOSED PEDESTRIAN STEEL PLATE
	PROPOSED ADA APARTMENT UNIT
	LIMITS OF DISTURBANCE
	PLANTING AREA



GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION DEPARTMENT OF INSURANCE, CODES, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SITE NOTES:

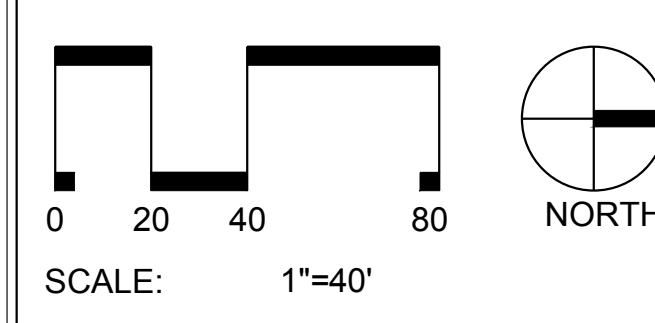
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- SIGHT TRIANGLES - NOTHING OVER 30' HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1:12 FOR 6 FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

PAVING PATTERN NOTES:

- END ALL UNIT PAVING PATTERNS WITH A FULL OR HALF SIZE PAVER UNLESS OTHERWISE NOTED. USE OVERSIZE PAVERS WHERE PATTERN ENDS ON A UNIT SMALLER THAN HALF SIZE.
- LAYOUT OF UNIT PAVING PATTERNS AND CONCRETE JOINTS AS INDICATED ON THIS PLAN. REFERENCE LAYOUT PLANS FOR FURTHER PAVING LAYOUT INFORMATION.
- PAVERS ABUTTING TRUNCATED DOMES SHALL BE A CONTRASTING COLOR.
- ALIGN ALL TRUNCATED DOME PAVER JOINTS WITH ABUTTING PAVER JOINTS.
- PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAVEMENT.
- PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
- ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN.
- FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

ADMINISTRATIVE SITE PLAN

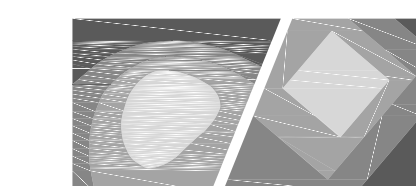
No.	Date	Description



Title: _____

SITE PLAN

Project number: C18014 Sheet:
 Date: 06.12.2018
 Drawn by: LAP
 Approved by: JW **C3.00**



STEWART

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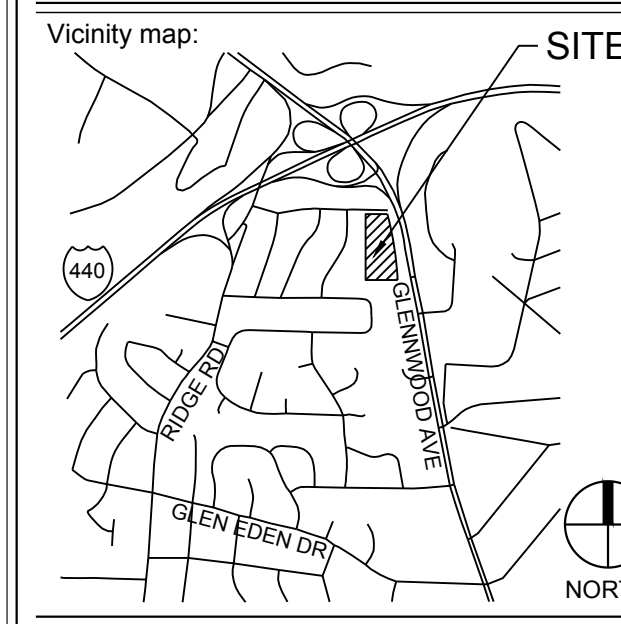
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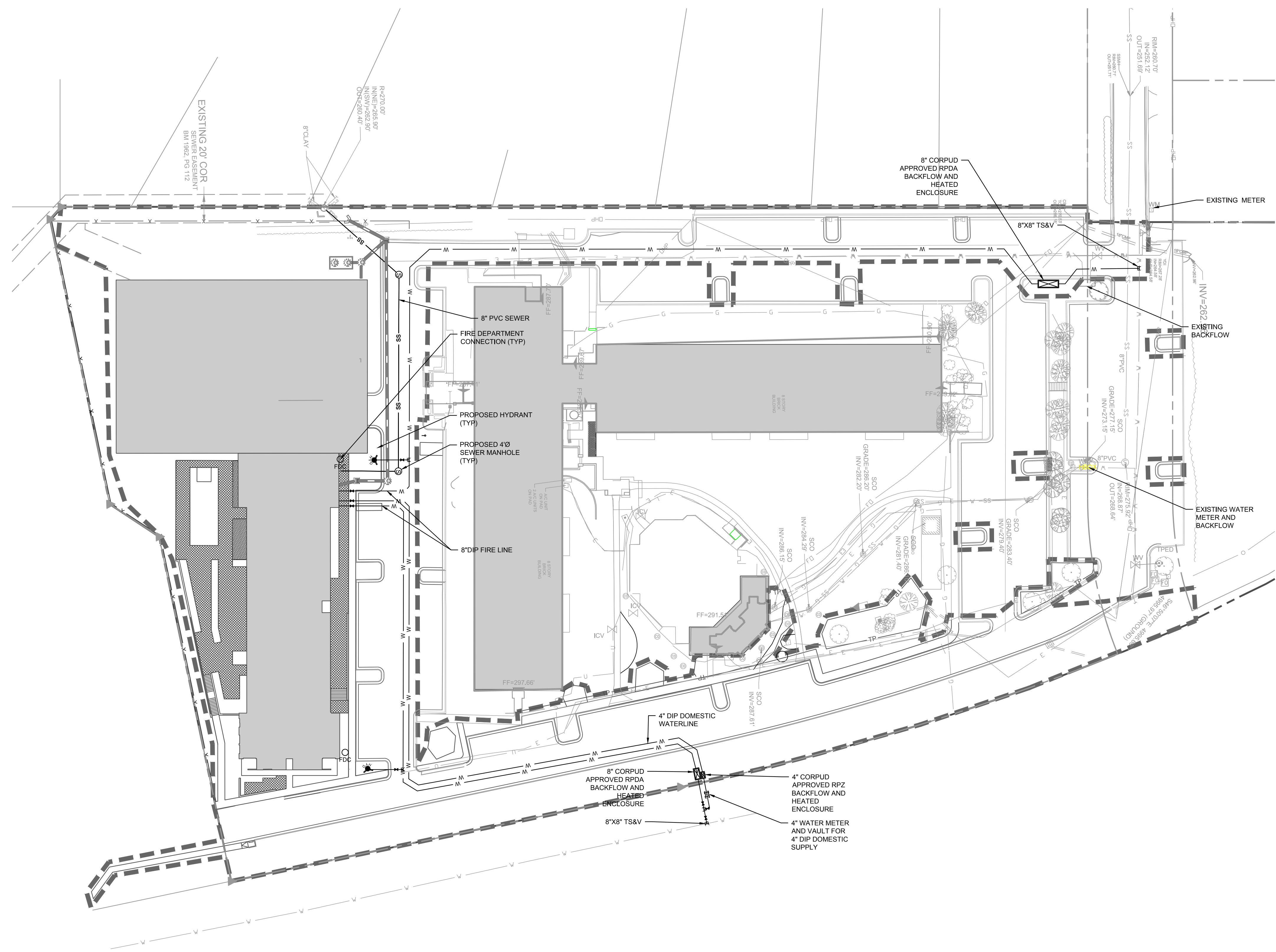
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STERLING GLENWOOD



UTILITY LEGEND:	
— W —	EXISTING WATER LINE
- - - W - - -	PROPOSED WATER LINE
- - - S - - -	EXISTING SANITARY SEWER LINE
- - - SS - - -	PROPOSED SANITARY SEWER LINE
⊗	PROPOSED FIRE HYDRANT
⊗	PROPOSED WATER VALVE
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED CLEANOUT
⊙	PROPOSED FDC
⊙	PROPOSED BACKFLOW METER
⊙	PROPOSED POST INDICATOR VALVE (PIV)
⊙	GREASE INTERCEPTOR
○	300' HYDRANT COVERAGE CIRCLE
---	LIMITS OF DISTURBANCE



UTILITY NOTES:

- REFER TO SHEET C3.00 FOR GENERAL NOTES.
- UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
- THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
- ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURBS AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
- AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION, HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

PROPOSED UTILITY SEPARATION:

- WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
 - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
 - CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
 - CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
- SEPARATION OF SANITARY SEWERS AND STORM SEWERS:**
- A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

SEWER NOTES:

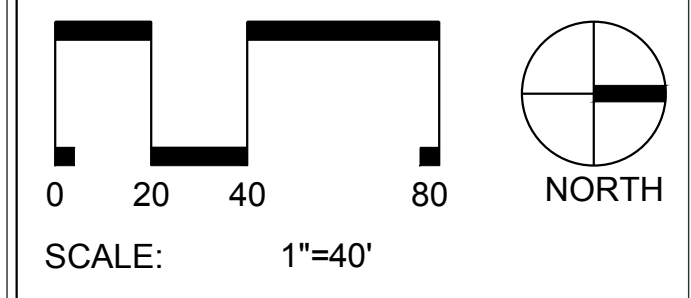
- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
- UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
- MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
- MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
 - 4" SEWER SERVICE - 2.00% SLOPE
 - 6" SEWER SERVICE - 1.00% SLOPE
 - 8" SEWER SERVICE - 0.50% SLOPE
- UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
- SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 80 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW.
 - 4" SEWER SERVICE - SCH 80
 - 6" SEWER SERVICE - SCH 80
 - 8" SEWER SERVICE - SDR 35
- SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
- ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

WATER NOTES:

- AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI/AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.
- ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
- TESTING NOTES:
 - LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 800. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
 - BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
- PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

ADMINISTRATIVE SITE PLAN

No.	Date	Description

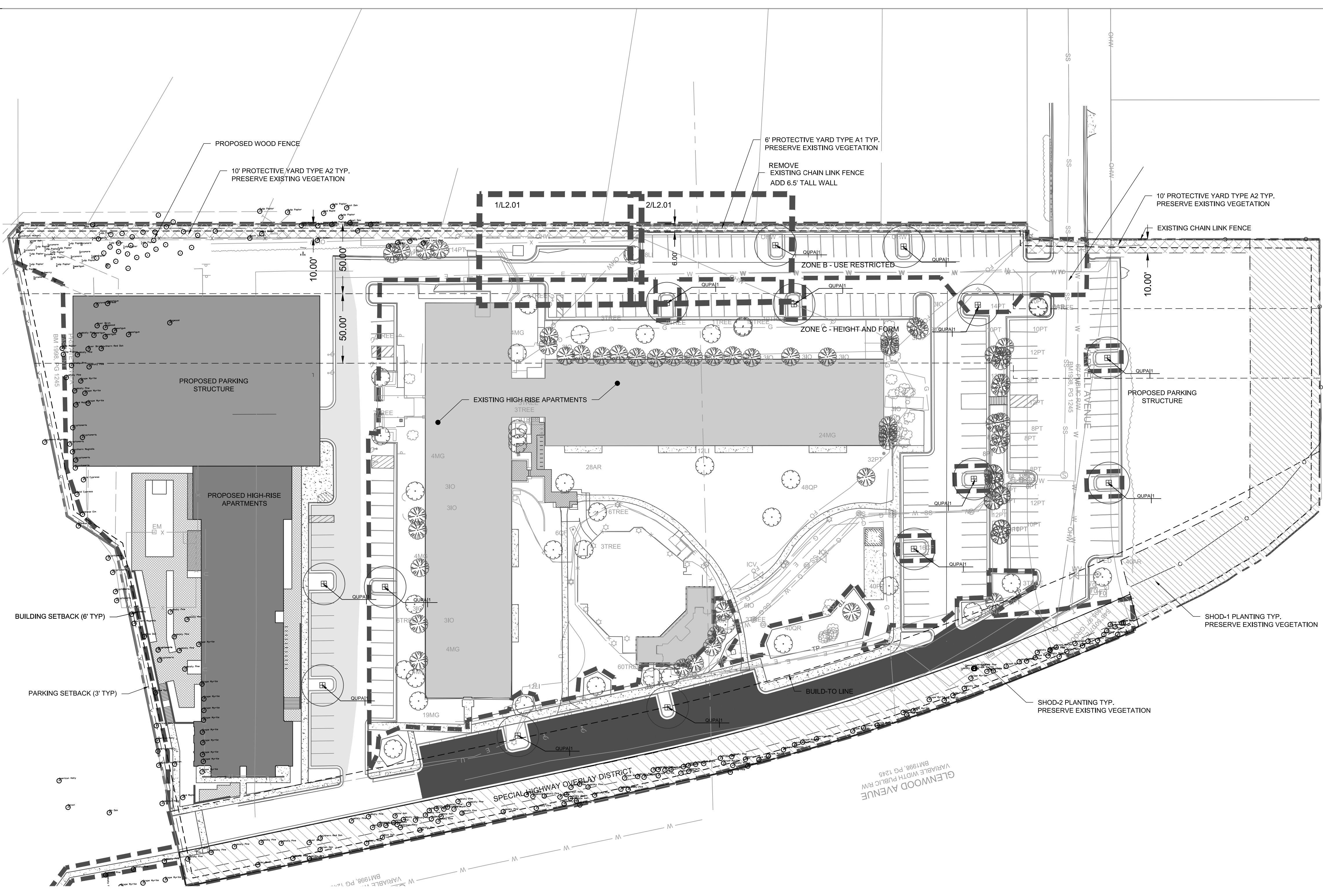


Title:

UTILITY PLAN

Project number: C18014 Sheet:
Date: 06.12.2018
Drawn by: LAP
Approved by: JWP

C6.00



LANDSCAPING NOTES:

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTION REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- SEED BED PREPARATION: ALL AREAS TO BE SEEDBED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 3" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
- ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
- FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
- USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
- USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
- LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

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RALEIGH, NC 27601 www.stewartinc.com
T 919.380.8750 PROJECT # C18014

Client:
BB+M ARCHITECTURE
1435 WEST MORHEAD ST - SUITE 160
CHARLOTTE, NC 28208

GRUBB PROPERTIES
4601 PARK ROAD - SUITE 450
CHARLOTTE, NC 28209

Project:
STERLING GLENWOOD

Vicinity map: **SITE**

SURFACE PARKING TREE CALCULATIONS

Surface Parking Req.	No. of Spaces	Required Trees	Provided Trees
1 per Interior Island	189	13	13

SITE LEGEND

- SPECIAL HIGHWAY OVERLAY DISTRICT (SHOD - 1)
- SPECIAL HIGHWAY OVERLAY DISTRICT (SHOD - 2)
- PROTECTIVE YARD (TYPE A1 AND A2)

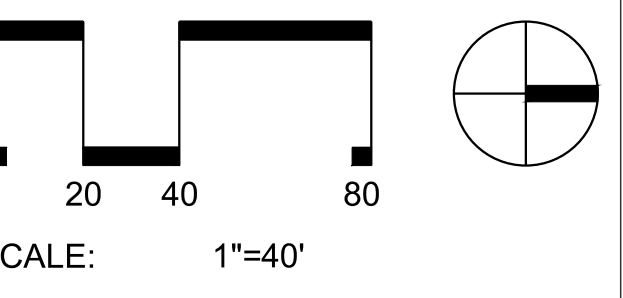
PLANT SCHEDULE

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	REMARKS
CECA	12	CERCIS CANADENSIS	EASTERN REDBUD	B&B	3	10' MIN.	N/A
NYSY	27	NYSSA SYLVATICA	BLACK GUM	B&B	3	10' MIN.	N/A
PRCA	27	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	B&B	3	10' MIN.	N/A
QUPA	14	QUERCUS PALUSTRIS	PIN OAK	B&B	3	10' MIN.	N/A

* NOTE:
1. SHOD PLANTING STANDARDS ARE MET WITH EXISTING VEGETATION. SHRUBS MAY BE REDUCED BY 50% PER SECTION 5.3.1.G.2.b

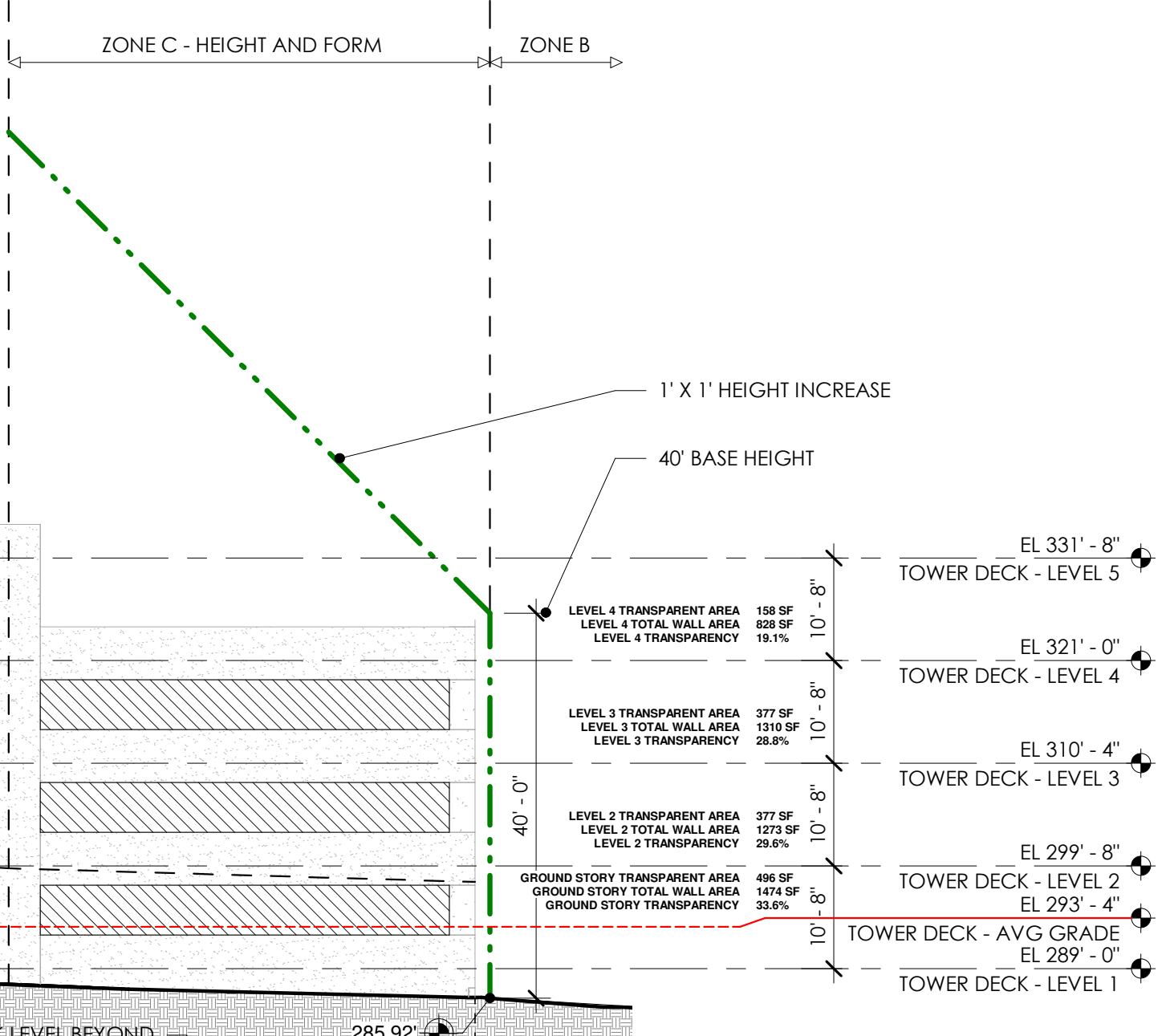
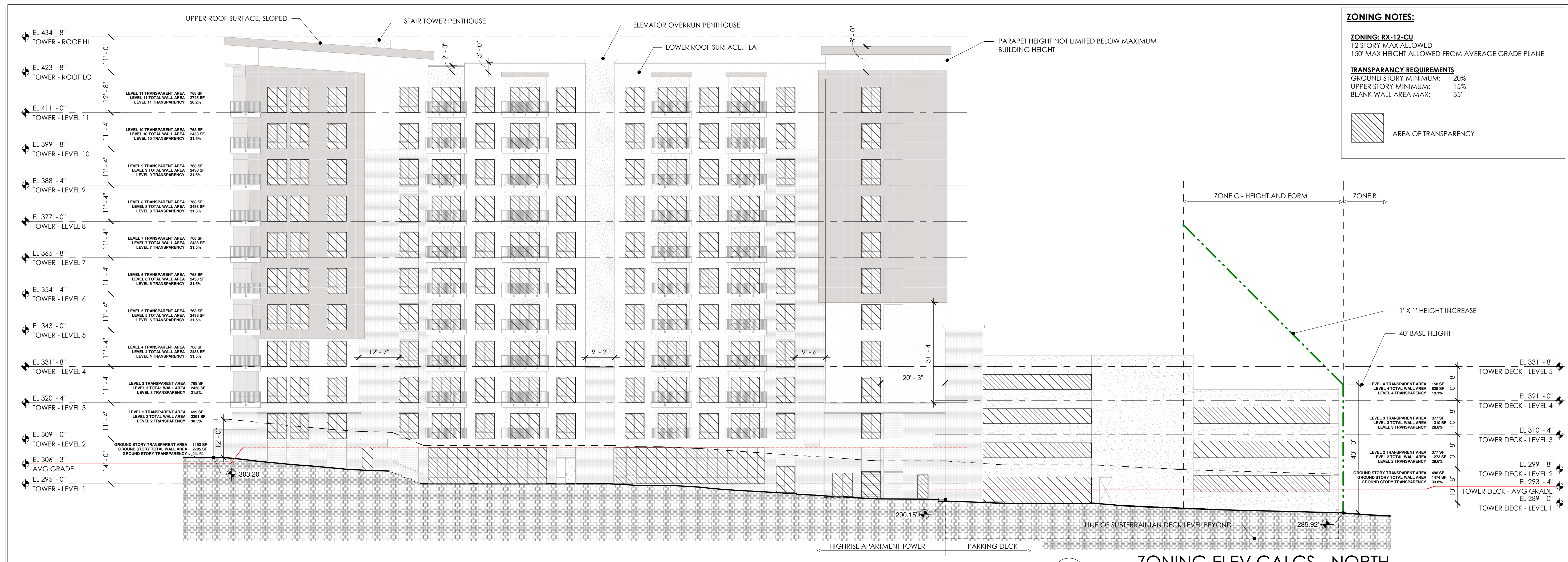
ADMINISTRATIVE SITE PLAN

No.	Date	Description

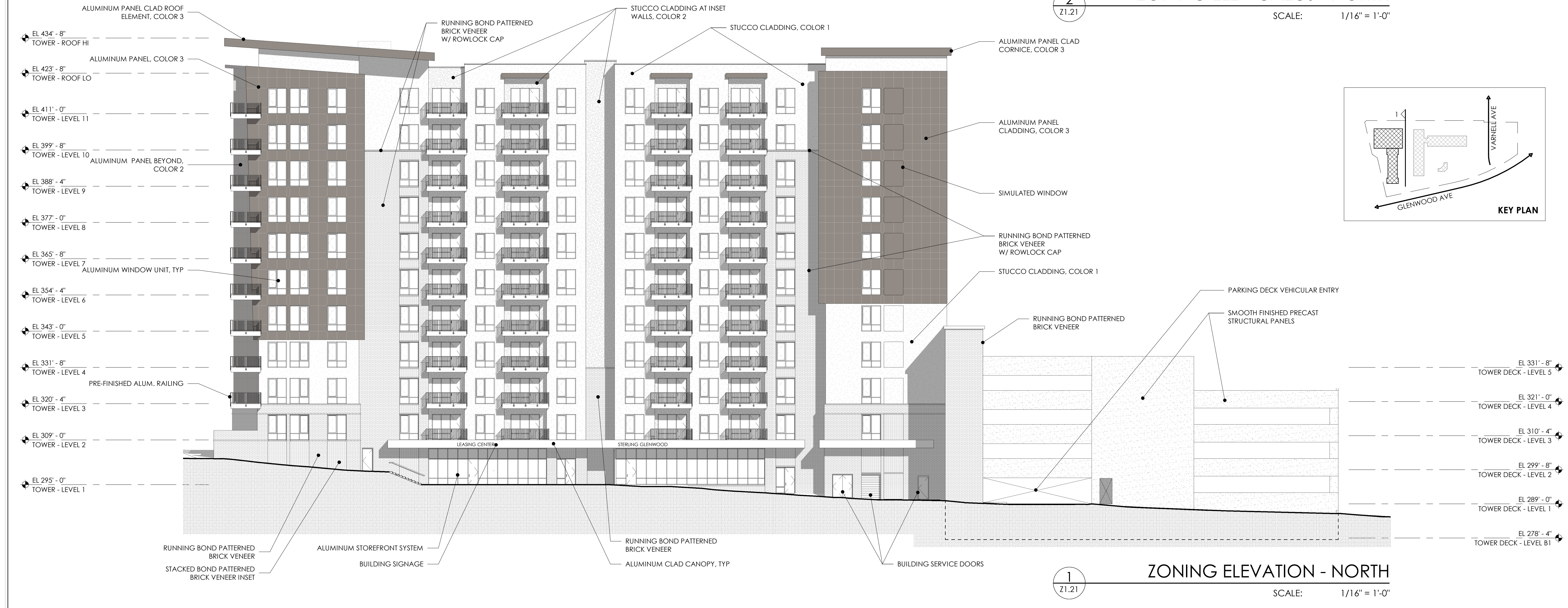


PLANTING PLAN

Project number: C18014 Sheet:
Date: 06.12.2018
Drawn by: LAP
Approved by: JWP **L1.00**



ZONING ELEV CALCS - NORTH
SCALE: 1/16" = 1'-0"



ZONING ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



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 RALEIGH, NC 27601 www.stewartinc.com
 T 919.380.8750 PROJECT #: C18014

Client: BB+M ARCHITECTURE
 1435 WEST MORHEAD ST - SUITE 160
 CHARLOTTE, NC 28208



GRUBB PROPERTIES
 4601 PARK ROAD - SUITE 450
 CHARLOTTE, NC 28209



Project: **STERLING GLENWOOD**

Vicinity map:



Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for: **SCHEMATIC DESIGN**

No.	Date	Description

Scale: As indicated

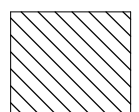
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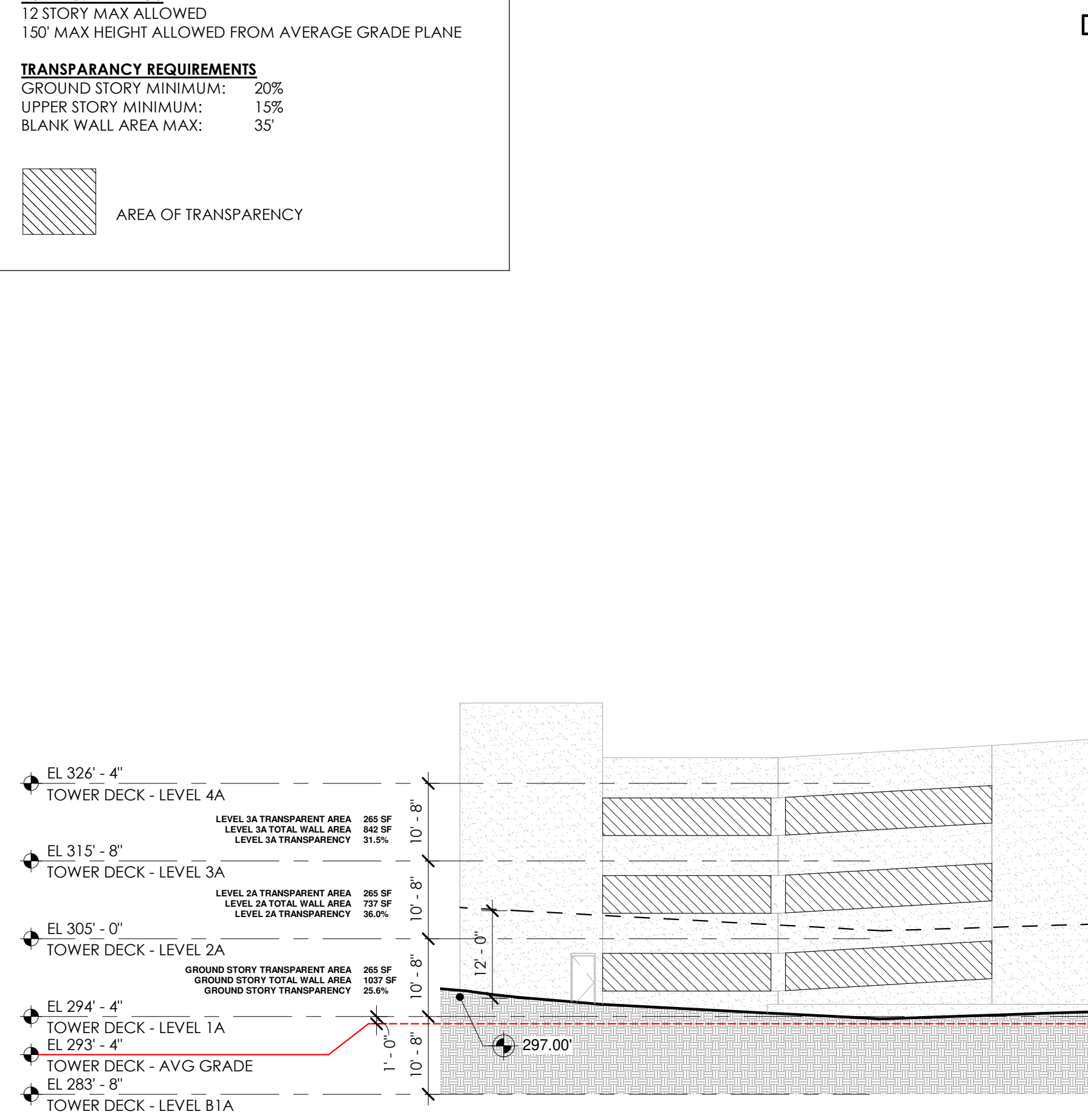
BUILDING & PARKING DECK ELEVATION

Project number: 17GRU410 Sheet:
 Date: 05.01.2018
 Drawn by: BB+M
 Approved by: **Z1.21**

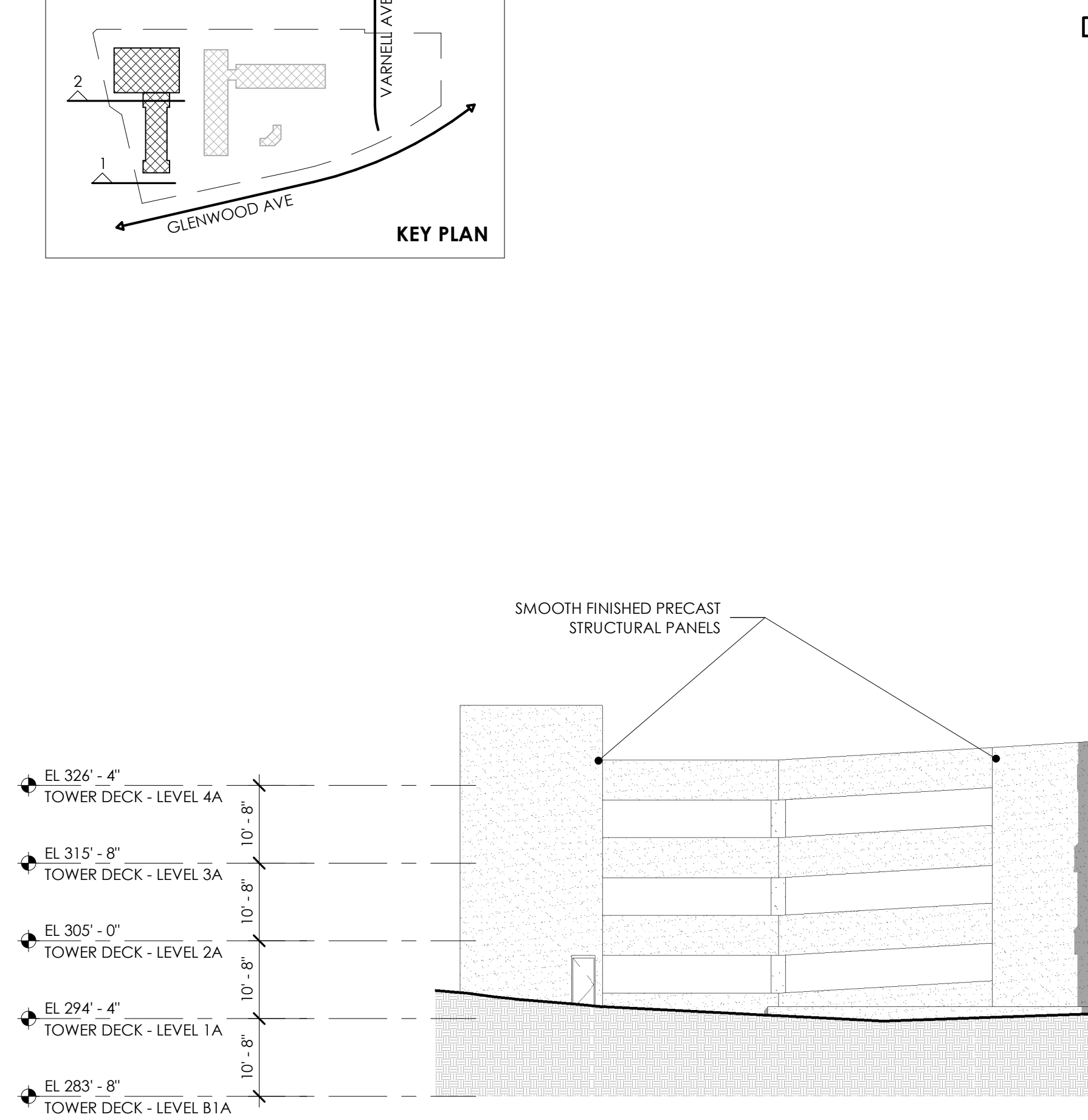
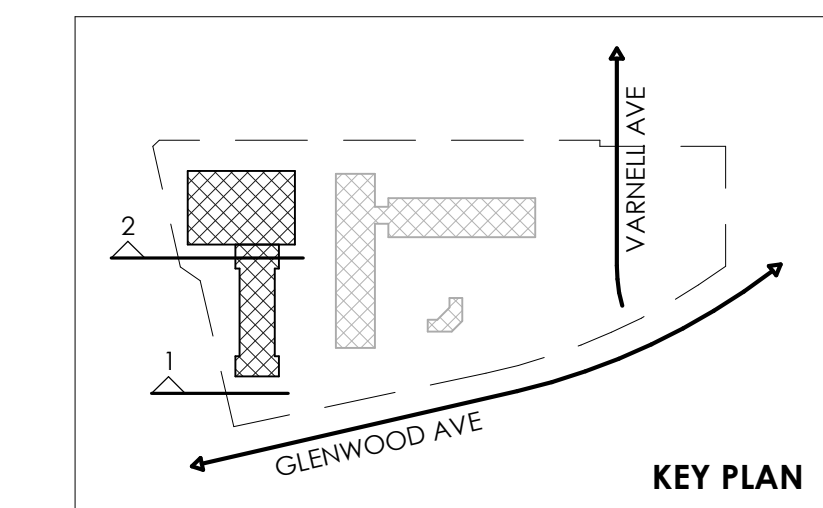
ZONING NOTES:
ZONING: RY-12-CU
 12 STORY MAX ALLOWED
 150' MAX HEIGHT ALLOWED FROM AVERAGE GRADE PLANE

TRANSPARENCY REQUIREMENTS
 GROUND STORY MINIMUM: 20%
 UPPER STORY MINIMUM: 15%
 BLANK WALL AREA MAX: 35%

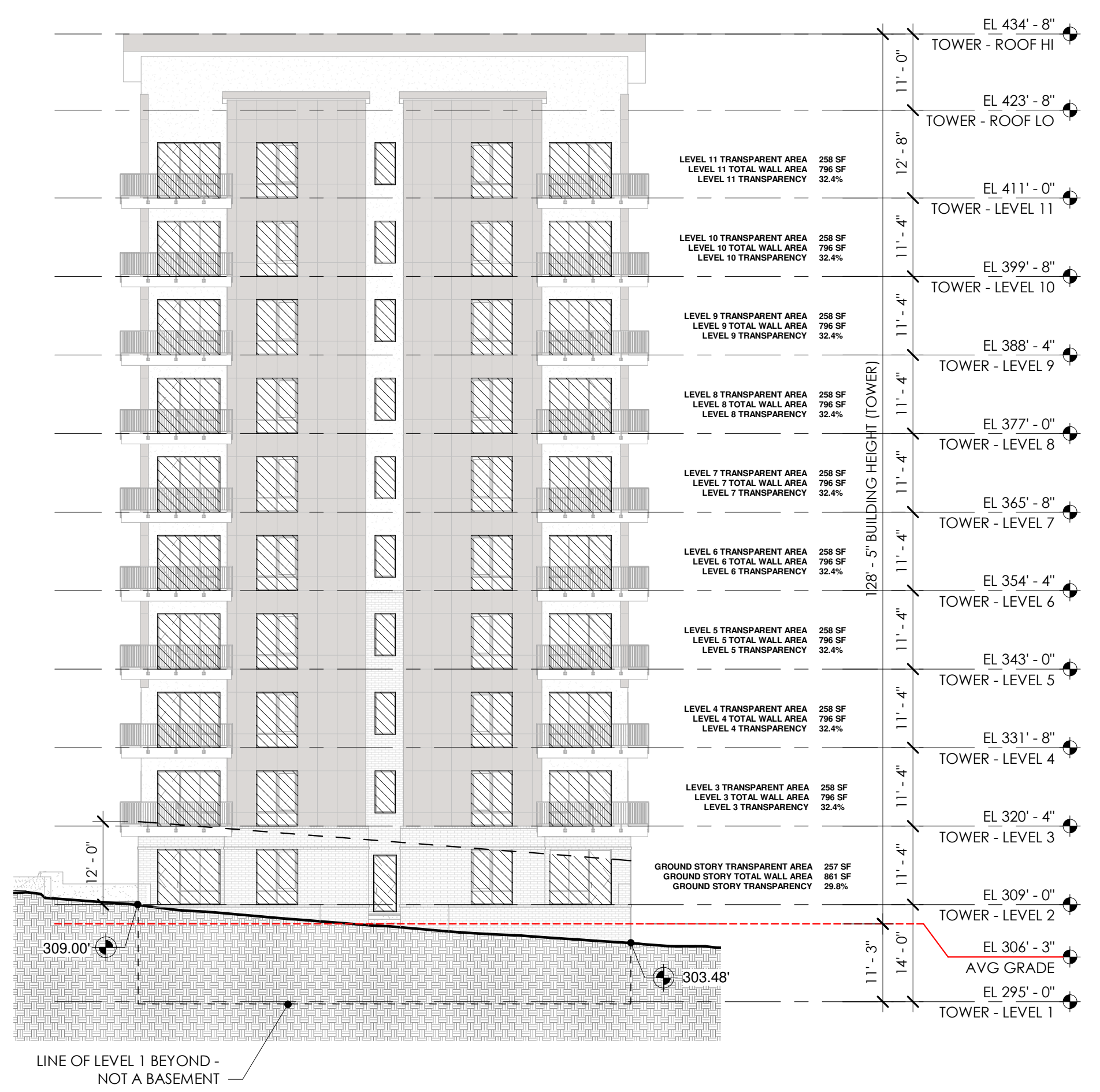
 AREA OF TRANSPARENCY



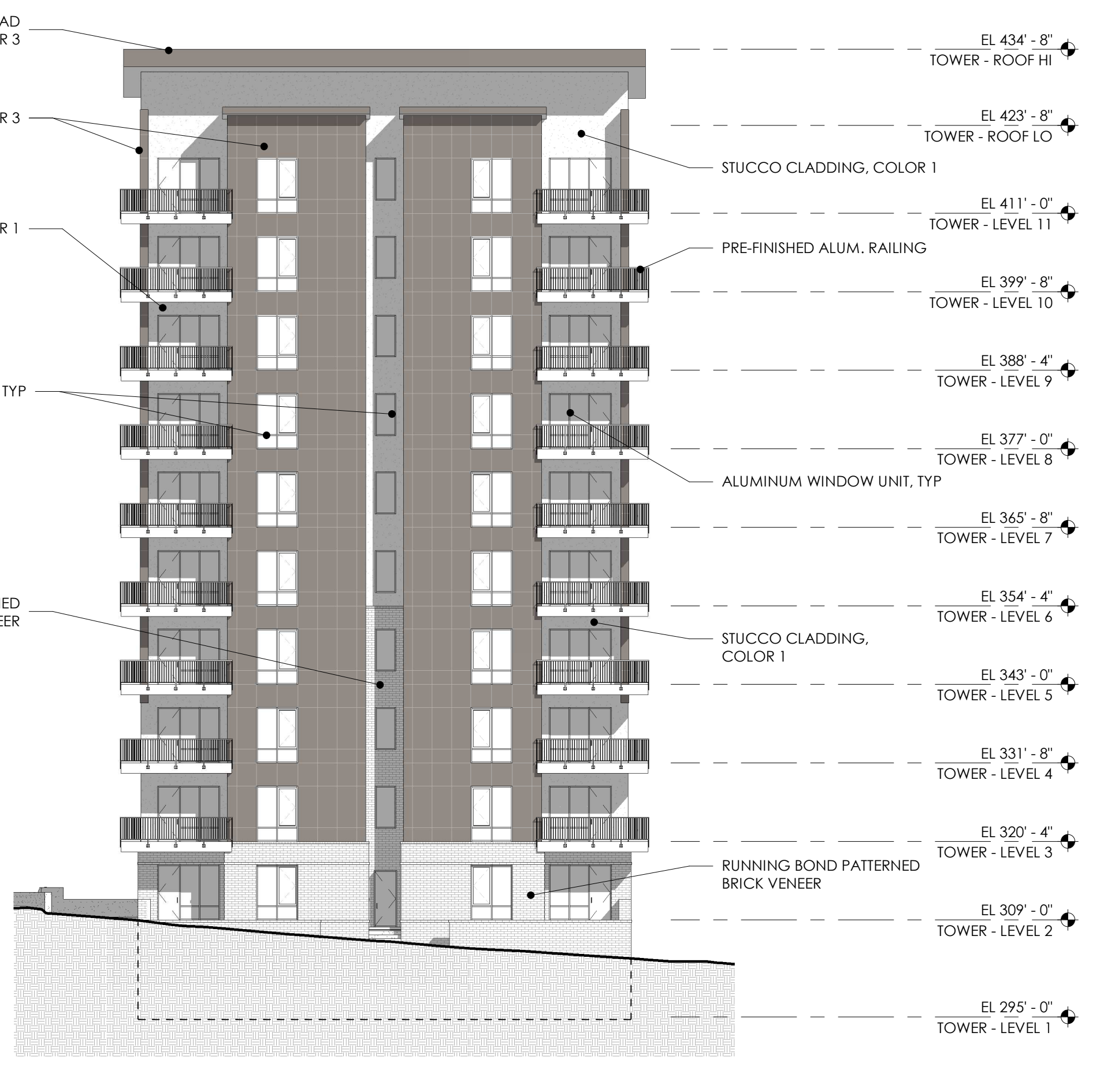
4
 ZONING ELEV CALCS - EAST
 SCALE: 1/16" = 1'-0"



2
 ZONING ELEVATION - EAST
 SCALE: 1/16" = 1'-0"



3
 ZONING ELEV CALCS - GLENWOOD
 SCALE: 1/16" = 1'-0"



1
 ZONING ELEVATION - GLENWOOD
 SCALE: 1/16" = 1'-0"



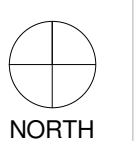
Client:
 BB-M ARCHITECTURE
 1435 WEST MORHEAD ST - SUITE 160
 CHARLOTTE, NC 28208

B+B+M
 ARCHITECTURE

GRUBB PROPERTIES
 4601 PARK ROAD - SUITE 450
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Project:
STERLING GLENWOOD

Vicinity map:


Seal:
 PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:
SCHEMATIC DESIGN

No.	Date	Description

Scale: As indicated
 Title:

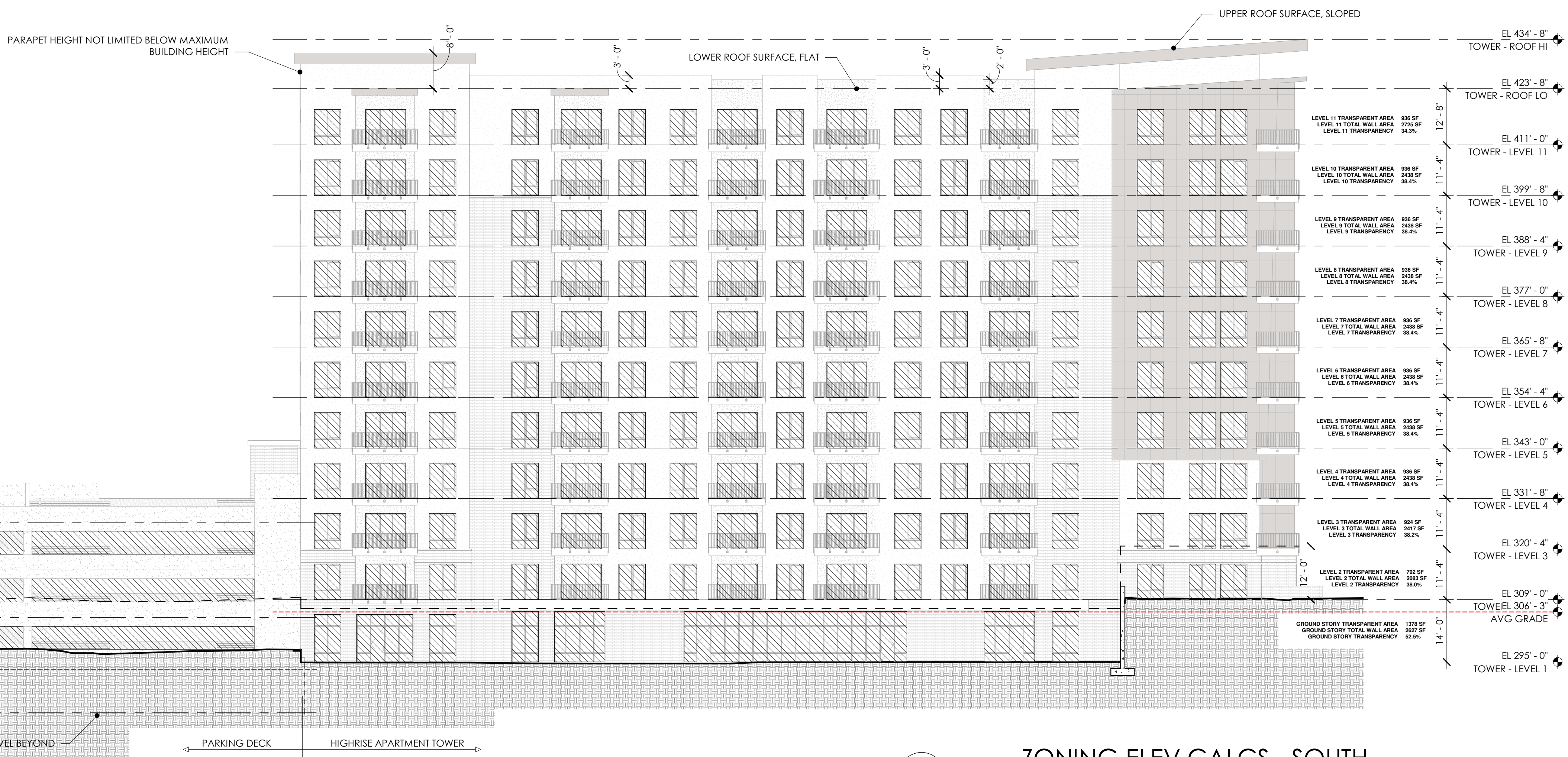
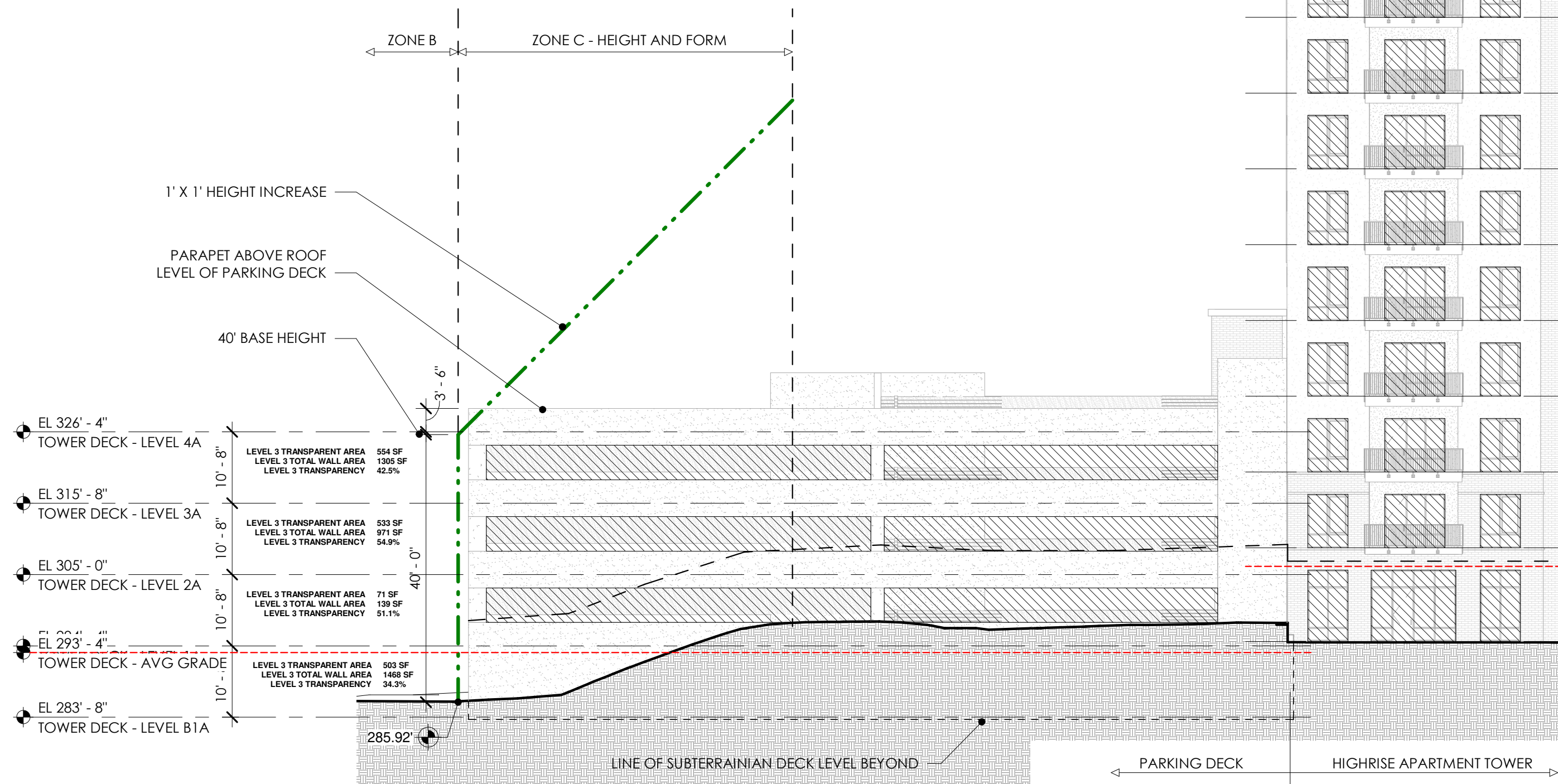
BUILDING & PARKING DECK ELEVATIONS

Project number: 17GRU410 Sheet:
 Date: 05.01.2018
 Drawn by: BB-M
 Approved by: **Z1.22**

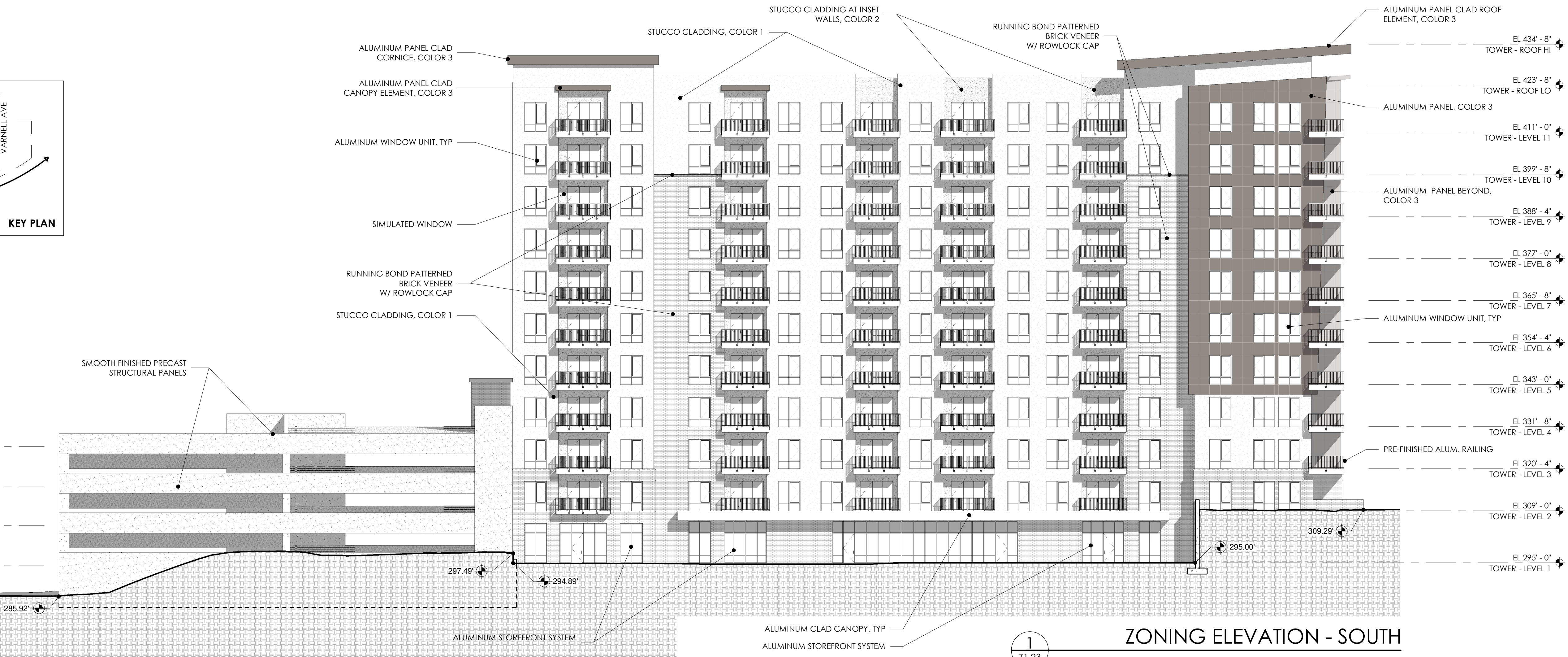
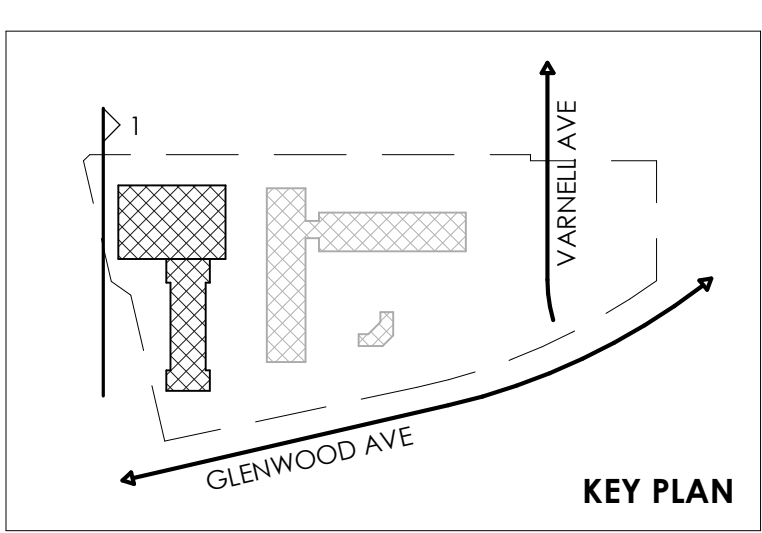
ZONING NOTES:
ZONING: RX-12-CU
 12 STORY MAX ALLOWED
 150' MAX HEIGHT ALLOWED FROM AVERAGE GRADE PLANE

TRANSPARENCY REQUIREMENTS
 GROUND STORY MINIMUM: 20%
 UPPER STORY MINIMUM: 15%
 BLANK WALL AREA MAX: 35%

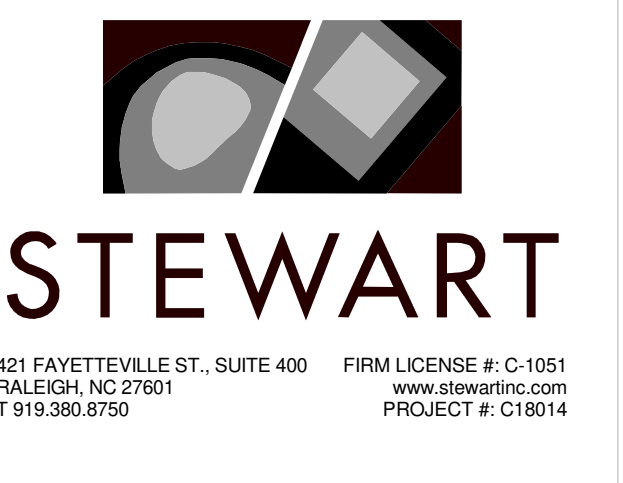
AREA OF TRANSPARENCY



2
 21.23
ZONING ELEV CALCS - SOUTH
 SCALE: 1/16" = 1'-0"
 NORTH



1
 21.23
ZONING ELEVATION - SOUTH
 SCALE: 1/16" = 1'-0"



Client:
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 1435 WEST MORHEAD ST - SUITE 160
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Project:
STERLING GLENWOOD

Vicinity map:

Seal:
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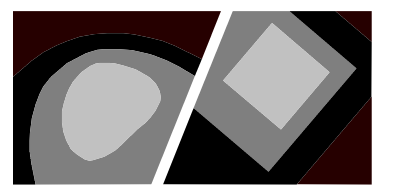
Issued for:
SCHEMATIC DESIGN

No.	Date	Description

Scale: As indicated

Title:
BUILDING & PARKING DECK ELEVATION

Project number: 17GRU410 Sheet:
 Date: 05.01.2018
 Drawn by: BB+M
 Approved by: **Z1.23**



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RALEIGH, NC 27601 www.stewartinc.com
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Client:
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Project:
**STERLING
GLENWOOD**

Vicinity map:



Seal:

PRELIMINARY - DO NOT
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CONSTRUCTION

Issued for:
SCHEMATIC DESIGN

No.	Date	Description

Scale: As indicated

Title:
**BUILDING &
PARKING DECK
ELEVATION**

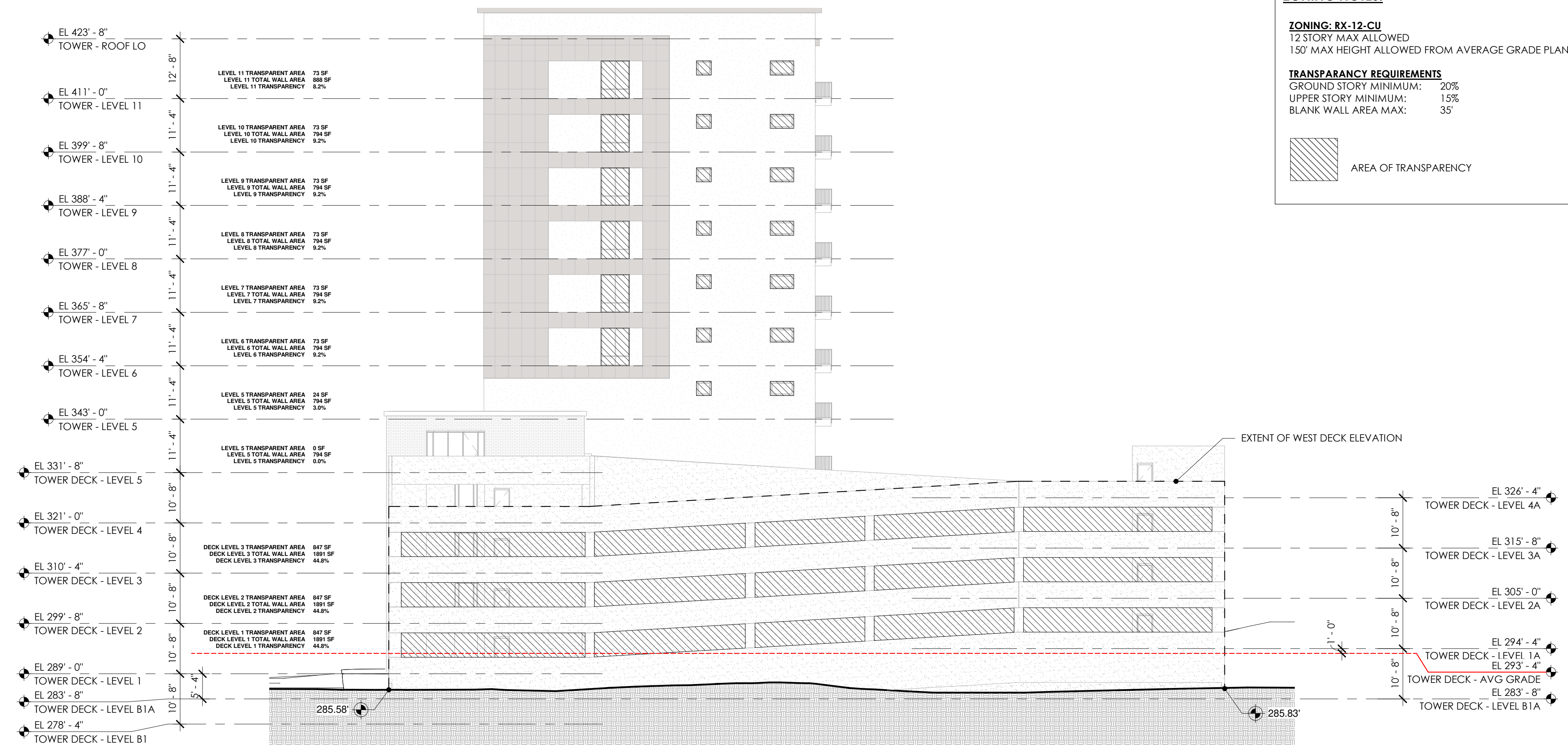
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Date: 05.01.2018
Drawn by: BB+M
Approved by: **Z1.24**

ZONING NOTES:

ZONING: RX-12-CU
12 STORY MAX ALLOWED
150' MAX HEIGHT ALLOWED FROM AVERAGE GRADE PLANE

TRANSPARENCY REQUIREMENTS

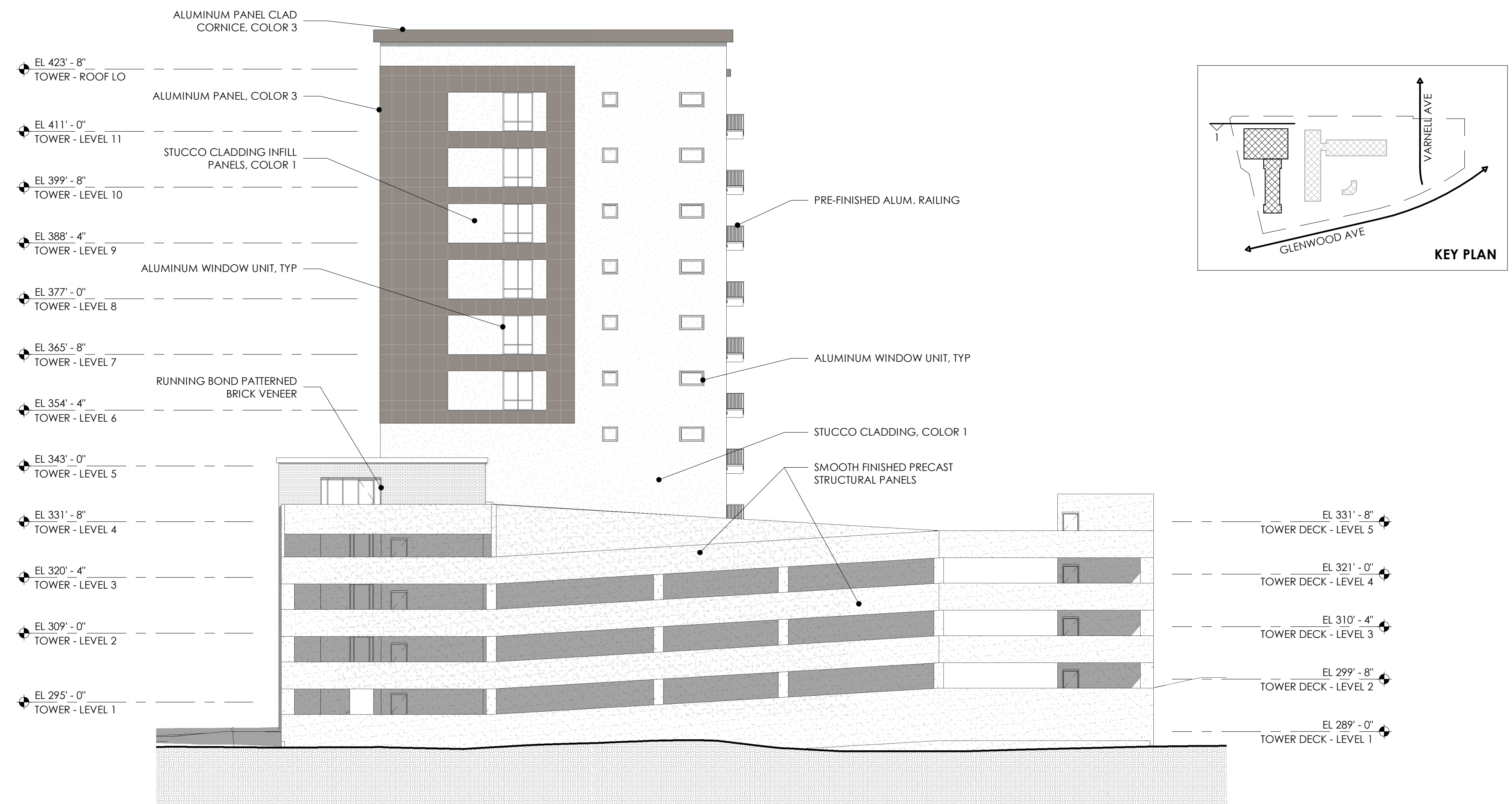
GROUND STORY MINIMUM: 20%
UPPER STORY MINIMUM: 15%
BLANK WALL AREA MAX: 35'



2
Z1.24

ZONING ELEV CALCS - WEST

SCALE: 1/16" = 1'-0"



1
Z1.24

ZONING ELEVATION - WEST

SCALE: 1/16" = 1'-0"