RIDGESTONE APARTMENTS
SR-47-2016

0 300 600 1,200 Feet

Zoning: **PD**
CAC: **North**
Drainage Basin: **Neuse**
Acreage: **2.16**
Lots/Units: **32/44,403**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Sambrick Commercial Realty**
Phone: **919-602-0678**

Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☒ Apartment ☐ Townhouse	☐ General ☐ Mixed Use ☐ Open Lot	Transaction Number 478939 Assigned Project Coordinator Assigned Team Leader SR Walters 4-7-16

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

GENERAL INFORMATION

Development Name: Ridgestone Apartments

Zoning District: PD | Overlay District (if applicable): UWPOD | Inside City Limits? ☒ Yes ☐ No

Proposed Use: Apartments

Property Address(es): 11031 Raven Ridge Road | Major Street Locator:

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

P.I.N.	P.I.N.	P.I.N.	P.I.N.
1728069356			

What is your project type?
☒ Apartment ☐ Mixed Residential ☐ Duplex ☐ Non-Residential Condo ☐ Telecommunication Tower ☐ Elderly Facilities ☐ School ☐ Religious Institutions ☐ Hospitals ☐ Shopping Center ☐ Residential Condo ☐ Hotels/Motels ☐ Banks ☐ Retail ☐ Office ☐ Industrial Building ☐ 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. 32 Unit apartment complex with on site parking and water detention
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: Sambrick Companies | Name (s): Dane Sambrick Address: 4944 Windy Hill Drive Raleigh, NC 27609 Phone: 919-602-0678 | Email: dsambrick@sambrickconstruction.com | Fax: 919-872-9584
CONSULTANT (Contact Person for Plans)	Company: Triangle Site Design | Name (s): Matt Lowder Address: 4004 Barrett Drive Suite 101 Raleigh, NC 27609 Phone: 919-553-6570 | Email: mlowder@trianglesitedesign.com | Fax:

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) PD	Proposed building use(s) Apartments
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0
Overlay District UWPOD	Proposed Building(s) sq. ft. gross 44,403
Total Site Acres Inside City Limits ■ Yes ☐ No 2.19	Total sq. ft. gross (existing & proposed) 44,403
Off street parking: Required 66 Provided 66	Proposed height of building(s) 30'-6"
COA (Certificate of Appropriateness) case #	# of stories 3
BOA (Board of Adjustment) case # A-	Ceiling height of 1st Floor 10'
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface .06 / 2616 acres/square feet	Flood Hazard Area ■ Yes ☐ No
Proposed Impervious Surface 1.02 / 44,36 acres/square feet	**If Yes, please provide:**
Neuse River Buffer ■ Yes ☐ No Wetlands ☐ Yes ■ No	Alluvial Soils Flood Study FEMA Map Panel # 3720172800J

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 32	5. Bedroom Units: 1br 8 2br 18 3br 6 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? ☐ Yes ■ No

SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate TRIANGLE SITE DESIGN / MATT LOWDER 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.

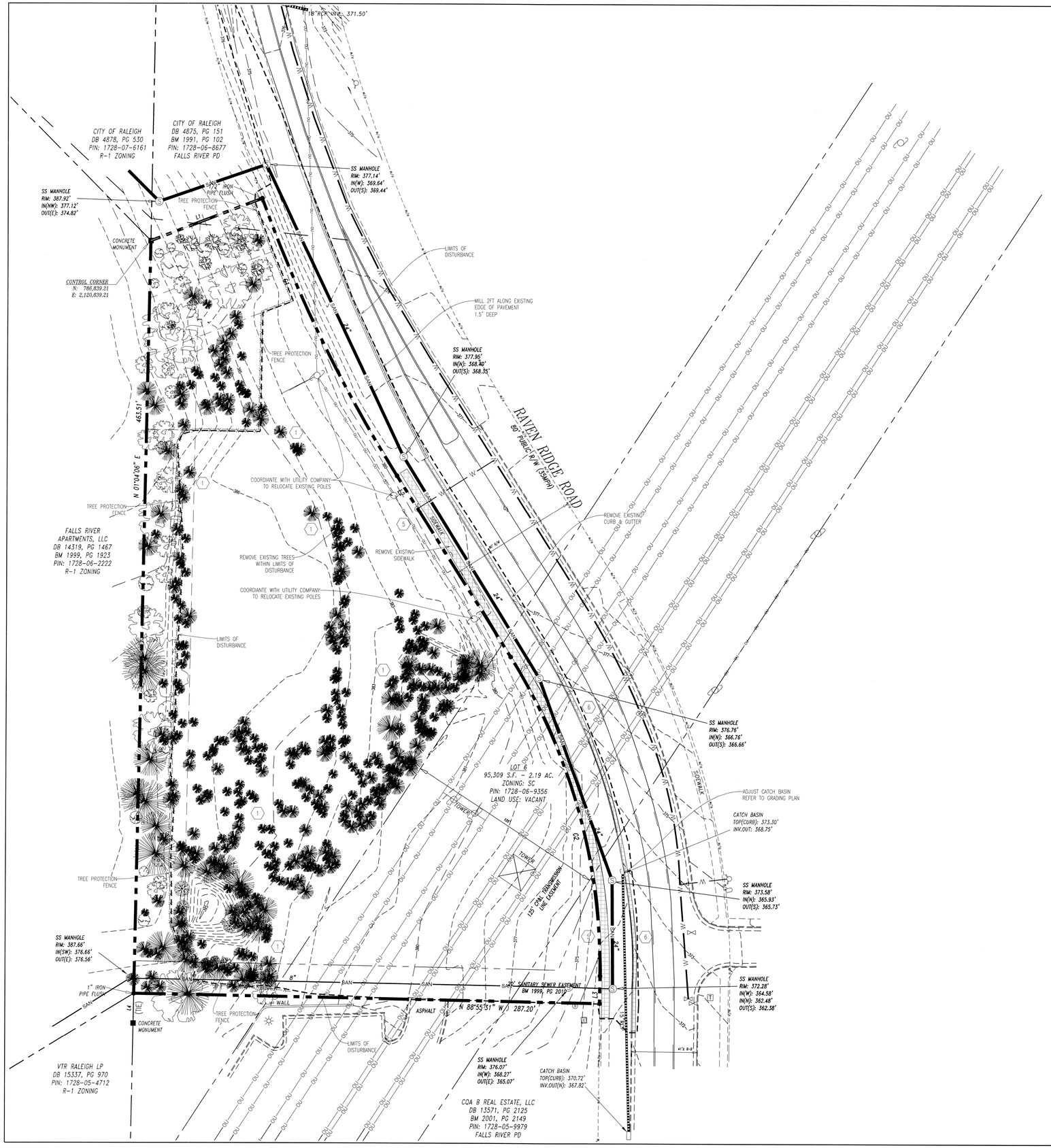
Signed _____ Date 7/6/16

Printed Name DANE J. SAMBRICK

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	☒				
2. **Administrative Site Review Application** completed and signed by the property owner(s)	☒				
3. Client must complete and adhere page 1 and 2 of the **Administrative Site Review Application** to the plan cover sheet	☒				
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	☒				
5. Provide the following plan sheets:	☐				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒				
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	☒				
c) Proposed Site Plan	☒				
d) Proposed Grading Plan	☒				
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	☒	☐			
f) Proposed Utility Plan, including Fire	☒	☐			
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.	☒	☐			
h) Proposed Landscape Plan	☒	☐			
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	☒	☐			
j) Transportation Plan	☐	☒			
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	☒				
7. Minimum plan size 18"x24" not to exceed 36"x42"	☒				
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	☒				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒				
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 #.	☒				
11. Wake County School Form, if dwelling units are proposed	☒	☐			
12. If applicable, zoning conditions adhered to the plan cover sheet	☒	☐			



CONSTRUCTION DRAWING NOTE

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

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	190.57	870.05	S 26°6'0" E	190.19
C2	206.73	360.00	N 15°55'28" W	203.90

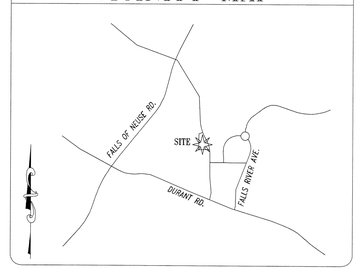
LINE TABLE

LINE	LENGTH	BEARING
L1	73.41	N 69°8'19" E
L2	131.59	S 32°22'20" E
L3	16.96	S 0°31'35" W
L4	18.37	S 0°59'44" W

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM)#3720172800J EFFECTIVE DATE MAY 2, 2006. BASE FLOOD ELEVATION COMMUNITY DETERMINED. FEMA FIRM MAPS SUBJECT TO CHANGE

VICINITY MAP



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EXISTING UTILITY NOTE:

NO EXISTING UTILITY SERVICES ARE LOCATED ON THIS SITE.

EXISTING UTILITY NOTE:

ANY EXISTING WELLS OR SEPTIC SYSTEMS ENCOUNTERED ON THE PROJECT PARCEL ARE TO BE REMOVED PER WAKE COUNTY STANDARD PROCEDURES. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON THE PROJECT PARCEL.

KEYNOTES

DEMOLITION

1. Remove trees and root system
2. Remove existing building and foundation
3. Remove fence, post, and foundation
4. Remove all existing shrubs and debris
5. Remove existing sidewalks
6. Remove existing concrete curb
7. Remove existing driveway approaches
8. Remove existing pavement
9. Remove existing utilities

NOTES:

1) All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.

2) This survey does not include nor depict any environmental evaluations.

3) Field survey performed December 7, 2015.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

5) The locations of underground utilities as shown hereon are based on aboveground structures and aboveground visual evidence. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

6) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) # 3720172800J, effective date May 2, 2006.

7) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.12'.

Horizontal Datum = NAD 83
Vertical Datum = NAVD 88

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

DEMOLITION NOTES

GENERAL DEMOLITION NOTES:

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-800-344-7233, 72 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
9. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
10. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
11. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
13. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
14. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.

0 15 30

GRAPHIC SCALE: 1 INCH = 30 FEET

TRIANGLE SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4006 BARRETT DR, STE 203
RALEIGH, NC 27609
(919) 553-6570
LICENSE #: C-0819

OWNER/DEVELOPER:
SAMBRICK COMPANIES
ATTN: DANE SAMBRICK
4944 WINDY HILL DRIVE
RALEIGH, NC 27609
PHONE: (919)602-0678
FAX: (919)872-9584
dsambrick@sambrickconstruction.com

Ridgestone Apartments
11031 Raven Ridge Road
Raleigh, NC
Wake County

REVISIONS		
No.	Date	Desc.

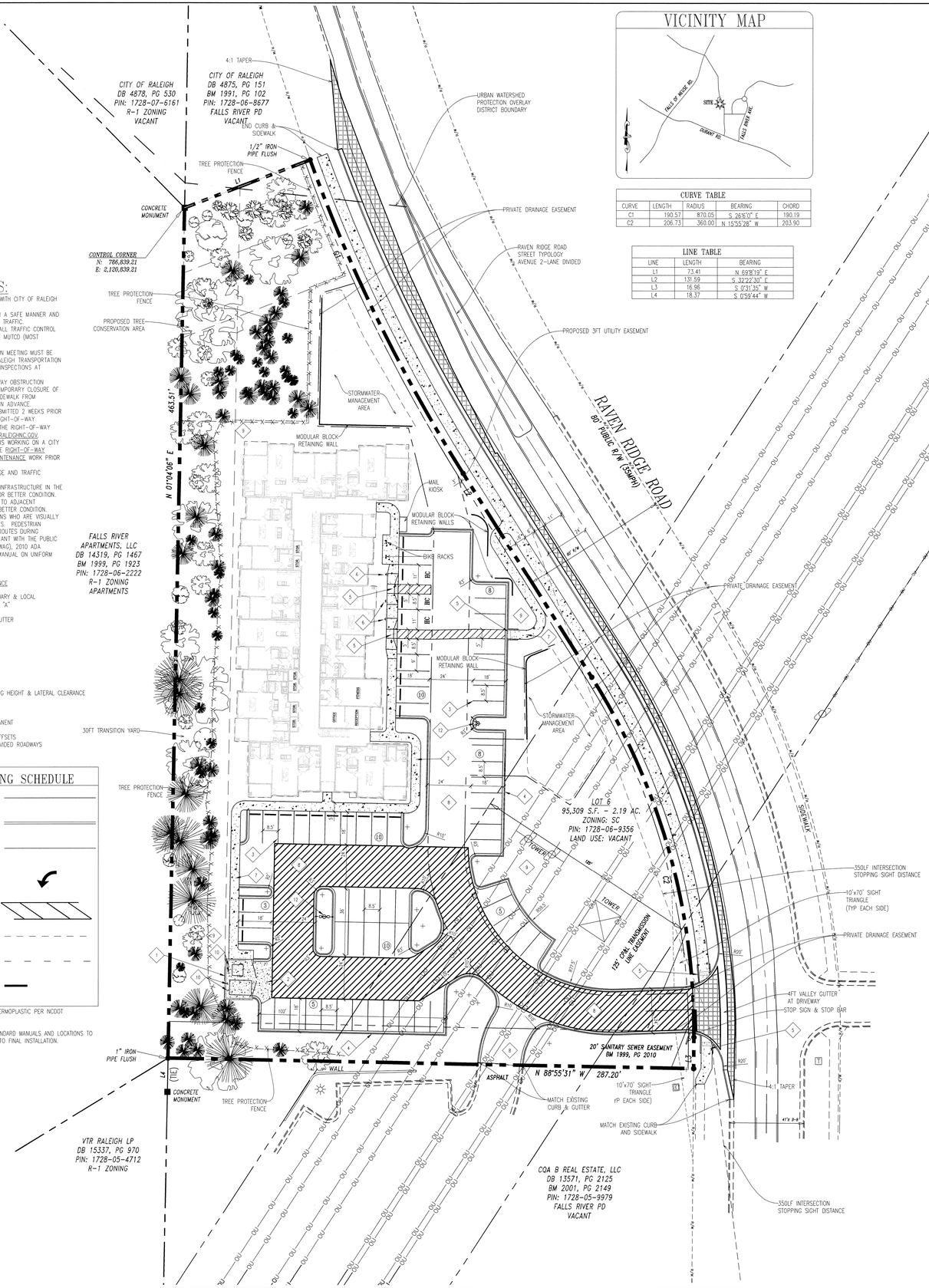
Drawn
Checked
Approved

Project No. 018006
Date: July 5, 2016

Title

EXISTING CONDITIONS PLAN

Sheet No.
D1.0



VICINITY MAP

CURVE TABLE				
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LINE TABLE		
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L2	131.59	S 32°22'30" E
L3	16.96	S 0°31'35" W
L4	18.37	S 0°59'44" W

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION)
4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
6. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT AN NOTIFICATION TO THE RIGHT-OF-WAY OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE
9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
11. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

NCDOT ROADWAY STANDARD DRAWINGS TO REFERENCE
200.02 METHOD OF CLEARING - METHOD II
225.02 GUIDE FOR GRADING SUBGRADE - SECONDARY & LOCAL
300.01 METHOD OF PIPE INSTALLATION - METHOD "A"
840.71 CONCRETE AND BRICK PIPE PLUG
846.01 CONCRETE CURB, GUTTER AND CURB & GUTTER
848.01 CONCRETE SIDEWALK
848.05 WHEELCHAIR RAMP - CURB CUT
852.01 CONCRETE ISLANDS
876.02 GUIDE FOR RIP RAP AT PIPE OUTLETS
1101.01 WORK ZONE ADVANCE WARNING SIGNS
1101.02 TEMPORARY LANE CLOSURES
1101.04 TEMPORARY SHOULDER CLOSURES
1101.05 WORK ZONE VEHICLE ACCESSES
1101.11 TRAFFIC CONTROL DESIGN TABLES
1110.02 PORTABLE WORK ZONE SIGNS - MOUNTING HEIGHT & LATERAL CLEARANCE
1115.01 FLASHING ARROW PANELS
1130.01 DRUMS
1135.01 CONES
1145.01 BARRICADES - TYPES I, II, III AND PERMANENT
1150.01 FLAGGERS
1205.01 PAVEMENT MARKINGS - LINE TYPES & OFFSETS
1205.02 PAVEMENT MARKINGS - DIVIDED & UNDIVIDED ROADWAYS
1205.04 PAVEMENT MARKINGS - INTERSECTIONS
1205.05 PAVEMENT MARKINGS TURN LANES

PAVEMENT MARKING SCHEDULE

A	4" WHITE EDGE LINE NCDOT STD DETAIL 1205.01	
B	4" DOUBLE YELLOW CENTERLINE NCDOT STD DETAIL 1205.01	
C	4" YELLOW LANE LINE NCDOT STD DETAIL 1205.01	
D	WHITE TURN LANE ARROW NCDOT STD DETAIL 1205.08	
E	8" YELLOW DIAGONAL LINES NCDOT STD DETAIL 1205.09	
F	2' MINI-SKIP LINES NCDOT STD DETAIL 1205.01	
G	YELLOW SKIP CENTER LINES NCDOT STD DETAIL 1205.01	
H	STOP BAR NCDOT STD DETAIL 1205.01	

ALL PERMANENT PAVEMENT MARKINGS SHALL BE THERMOPLASTIC PER NCDOT REQUIREMENTS

CONTRACTOR TO INSTALL MARKINGS PER NCDOT STANDARD MANUALS AND LOCATIONS TO BE COORDINATED WITH THESE DEPARTMENTS PRIOR TO FINAL INSTALLATION.

PARKING INFORMATION		
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	N/A	8 1-BR UNITS 18 2-BR UNITS 6 3-BR UNITS 32 TOTAL UNITS
PARKING REQUIRED	(OLD CODE) OFFICE=8SQSF@1PER300=3 1.5 SPACE PER 1-BR UNIT=12 2 SPACE PER 2-BR UNIT=36 2.5 SPACE PER 3-BR UNIT=15 SPACES REQUIRED=66	66 SPACES
MIN. PARKING DIM.	8.5 FT x 18 FT	8.5 FT x 18 FT
MIN. DRIVEWAY WIDTH	24 FT	24 FT
HANDICAP SPACES	3	3
LOADING SPACE	N/A	N/A
BICYCLE SPACE	3	4

DENSITY CALCULATION:

32 UNITS ON 2.188 ACRES = 14.63 UNITS PER ACRE.

GENERAL NOTES

1. Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
2. Proof Roll Building and all parking areas. Notify AutoZone Inc. of any unacceptable areas.
3. Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
4. All site dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
5. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
6. All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.
7. The Contractor shall provide As-Built records of all construction (including underground utilities) to AutoZone Inc. at the end of construction.

ACCESS DRIVE NOTES:

No sight obstructing or partially obstructing wall, fence, foliage, berming, parked vehicles or sign between the heights of twenty-four (24) inches and eight (8) feet above the curb line elevation, or the nearest traveled way if no curbing exists, shall be placed within a sight triangle of a public street, private street or driveway contained either on the property or on an adjoining property.

Size of Required Sight Triangles.
A sight triangle is that triangle as set forth by the North Carolina Department of Transportation's Policy on Street and Driveway Access to North Carolina Highways manual, and all subsequent amendments thereto.

Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency.

PRIVATE STREET NOTES:

The construction inspection of private streets within cluster units, condominiums, group housing, townhouse developments and mobile home parks submitted for City approval is the responsibility of the owner/developer. Copies of certified inspection reports involving sub grade/aggregate base proof rolls, aggregate base and asphalt densities and thickness, and other pertinent information must be submitted to the City's Engineering Inspections Manager at P.O. Box 590, Raleigh, NC 27602. Contact Kenneth Ritchie at 919-996-2409 to obtain details of the above requirements.

OPEN SPACE CALCULATION:

TOTAL AREA:	*2.188 ACRES (95,309 SF)*
TOTAL IMPERVIOUS AREA:	*1.02 ACRES (44,390 SF)*
OPEN SPACE REQUIREMENTS:	*10% OF PROPERTY* *95,309*10% = 9,531 SF* *OR* *435.6 SF PER UNIT* *32 UNITS * 435.6 = 13,939 SF*
OPEN SPACE:	*50,919 SF*
BMP AREA:	*4,630 SF*
TOTAL OPEN SPACE PROVIDED:	*46,289 SF (TOTAL PERVIOUS AREA MINUS BMP)*

CONSTRUCTION DRAWING NOTE

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

SIGHT TRIANGLE NOTE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

CONDITION OF APPROVAL

A SECURITY (LETTER OF CREDIT) IN THE AMOUNT OF 1.25 TIMES THE COST OF IMPROVEMENTS WILL BE PROVIDED TO THE CITY FOR ALL INFRASTRUCTURE IMPROVEMENTS PRIOR TO BUILDING PERMIT.

PUBLIC WORKS NOTES:

1. 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. THE FULL WIDTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SENSITIVE AREA THOROUGHFARES.

2. A SECURITY OF 125% THE COST OF ALL PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO ANY MAP RECORDATION OR BUILDING PERMIT, WHICHEVER COMES FIRST.

IMPERVIOUS AREA SUMMARY

SITE AREA = 95,309 SF (2.19 AC)				
BUILDINGS	14,865	SF	0.34 ACRE(S)	15.6 % OF TOTAL AREA
PAVEMENT	27,090	SF	0.62 ACRE(S)	28.4 % OF TOTAL AREA
SIDEWALK	2,435	SF	0.06 ACRE(S)	2.6 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	44,390	SF	1.02 ACRE(S)	46.6 % OF TOTAL AREA
GREEN/OPEN SPACE	50,919	SF	1.17 ACRE(S)	53.4 % OF TOTAL AREA
EXISTING IMPERVIOUS AREA:	2,616	SF	0.06 ACRE(S)	RAVEN RIDGE SIDEWALK/PVMT
PUBLIC ROAD RIGHT-OF-WAY IMPROVEMENTS: AREA OF IMPROVEMENTS = 14,080 SF (0.32 AC)				
PAVEMENT - RAVEN RIDGE	4,805	SF	0.11 ACRE(S)	34.1 % OF TOTAL AREA
SIDEWALK - RAVEN RIDGE	3,085	SF	0.07 ACRE(S)	21.9 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	7,890	SF	0.18 ACRE(S)	56.0 % OF TOTAL AREA
GREEN/OPEN SPACE	6,190	SF	0.14 ACRE(S)	44.0 % OF TOTAL AREA
TOTAL AREA OF IMPROVEMENTS (ON-SITE & R/W) = 109,389 SF (2.51 AC)				
BUILDING	14,865	SF	0.34 ACRE(S)	13.6 % OF TOTAL AREA
PAVEMENT	31,895	SF	0.73 ACRE(S)	29.2 % OF TOTAL AREA
SIDEWALK	5,520	SF	0.13 ACRE(S)	5.0 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	52,280	SF	1.20 ACRE(S)	47.8 % OF TOTAL AREA
GREEN/OPEN SPACE	57,109	SF	1.31 ACRE(S)	52.2 % OF TOTAL AREA

DEVELOPMENT DATA REQUIREMENTS

LOCATION:	11031 RAVEN RIDGE ROAD RALEIGH, NORTH CAROLINA
ZONE:	PD - PLANNED DEVELOPMENT (ZONING CASE Z-60-1994) FALLS RIVER PLANNED UNIT DEVELOPMENT MIXED USE AREA
USE:	MULTI-FAMILY APARTMENTS (850 SF OFFICE, 8-1 BEDROOM APARTMENTS, 18-2 BEDROOM APARTMENTS & 6-3 BEDROOM APARTMENTS) (32 UNITS TOTAL)
PIN ID:	1728069356

ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NONE	95,309 SF 2.188 AC
MAXIMUM RETAIL USE SIZE	N/A	N/A
MAXIMUM BUILDING LOT COVERAGE	N/A	
MINIMUM FRONT SETBACK	N/A (FALLS RIVER PD)	
MINIMUM SIDE SETBACK	N/A (FALLS RIVER PD)	
MINIMUM REAR SETBACK	N/A (FALLS RIVER PD)	
MAXIMUM BUILDING HEIGHT	N/A (FALLS RIVER PD)	
PARKING SETBACK	R/W - 10FT AVERAGE WIDTH	
WATERSHED	NEUSE RIVER - RICHLAND CREEK A PORTION OF THE PROPERTY IS WITHIN THE URBAN WATERSHED PROTECTION OVERLAY DISTRICT (UWPOD) (SECONDARY WATERSHED)	
BUFFER	5' STREETSCAPE & 30' REAR TRANSITION YARD	

REFERENCE IS MADE TO THE CITY OF RALEIGH ZONING ORDINANCE

GENERAL NOTES:

1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY OF RALEIGH AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE CITY OF RALEIGH CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
8. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
9. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
10. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
12. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
13. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
15. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
16. ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
17. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL E REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

SITE KEYNOTES:

1. 6' HIGH WOOD DUMPSTER SCREEN. REFER TO DETAIL SHEET
2. INSTALL NEW 6" THICK CONCRETE LOADING PAD OF 4000 PSI BROOM FINISHED CONCRETE WITH 6"x6"x 1/8" WWF STEEL REINFORCEMENT. REFER TO DETAIL SHEET
3. ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
4. CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL PROVIDE CATCH & SPILL WHERE APPLICABLE.
5. PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
6. HANDICAP PARKING SIGN. REFER TO DETAIL SHEET
7. NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AT 1/8"/FT. MAX. FOR POSITIVE DRAINAGE.
8. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS.
   STANDARD DUTY PAVEMENT
   HEAVY DUTY PAVEMENT
9. LANDSCAPING - AREA OF NEW SOD.
10. BOLLARDS
11. SEEDED AREA
12. SITE LIGHT
5. PROPOSED PARKING COUNT

0 15 30
GRAPHIC SCALE: 1 INCH = 30 FEET

SIGN LEGEND

LEGEND	QTY.
RESERVED PARKING / VAN ACCESSIBLE	3
STOP	1

TRIANGLE SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4006 BARRETT DR, STE 203
RALEIGH, NC 27609
(919) 553-6570
LICENSE #P-0619

OWNER/DEVELOPER:
SAMBRICK COMPANIES
ATTN: DANE SAMBRICK
4944 WINDY HILL DRIVE
RALEIGH, NC 27609
PHONE: (919)602-0678
FAX: (919)872-9584
dsambrick@sambrickconstruction.com

Ridgestone Apartments
11031 Raven Ridge Road
Raleigh, NC
Wake County

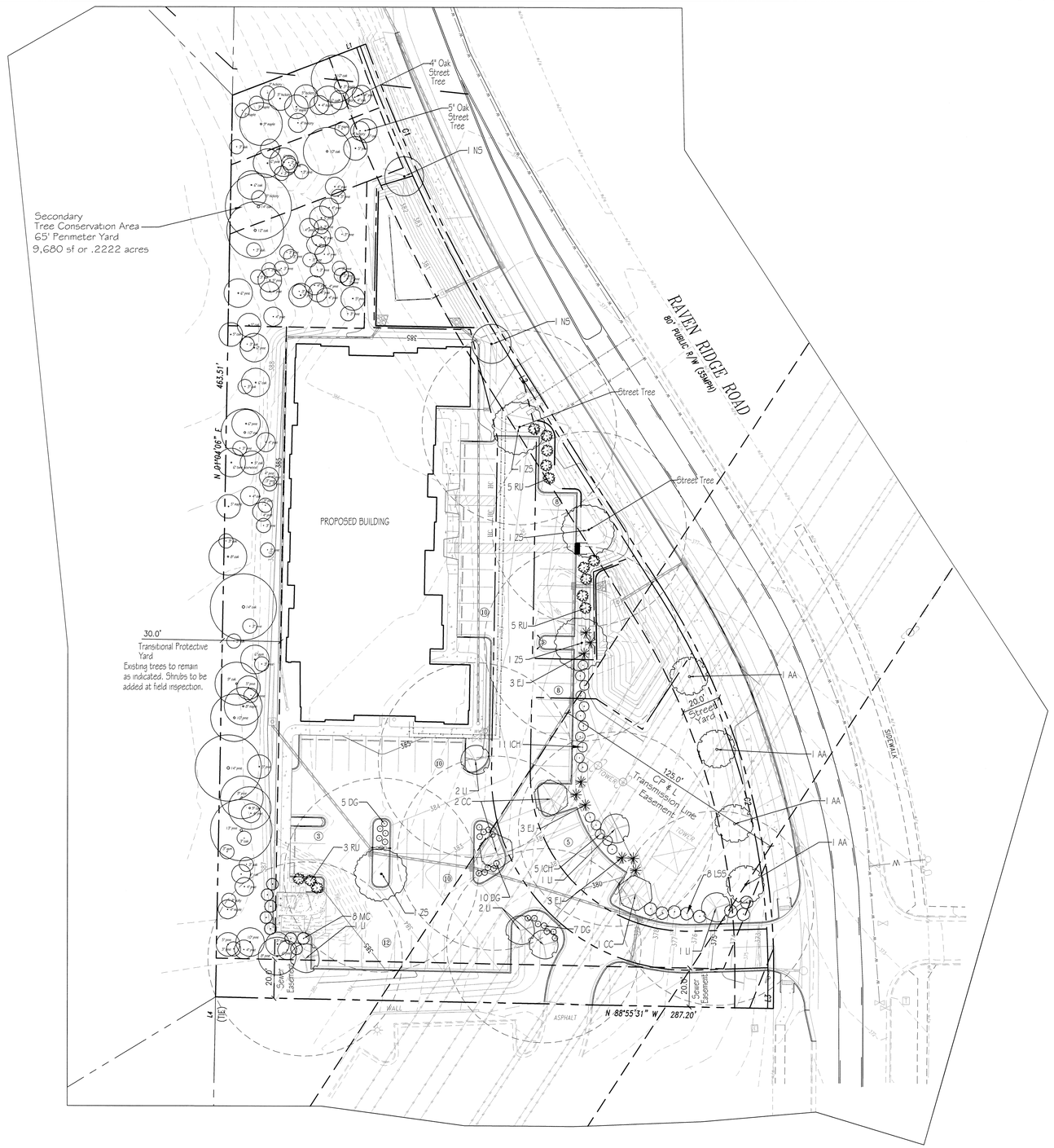
REVISIONS		
No.	Date	Desc.

Drawn
Checked
Approved

Project No. 018006
Date: July 5, 2016

Title
SITE PLAN

Sheet No.
C1.0



PLANTING NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.
2. Plant locations to be approved in field prior to installation.
3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
5. Install plants and mulch beds with 4" of pinestraw.
6. Parking lot islands to be mulched with 4" of pinestraw.
7. Lawn areas to be seeded and strawed.
8. Landscape Contractor to maintain plant materials for a one year period following substantial completion.
9. Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
10. VSA trees to be 2" caliper. Streetyard tree to be 3" caliper at installation.
11. Landscape plan minimum City of Raleigh requirements only.
12. All plant material can be locally sourced at Pender Nursery, Inc, Garner, NC.

City of Raleigh Planting Requirements:

1) VEHICLE SURFACE AREA:
PROPOSED VSA=26,017 SF; 66 spaces total
Required: 1 TREE / 2000 SF; 26,017 / 2000 = 13
Provided: 13 TREES Provided (Zelcova, Crepe Myrtle, and Redbud)
Perimeter shrubs provided along entrance drive.
Vehicle surface area screened from the public ROW.
All parking spaces are located within 50' of a shade tree.

2) STREET YARD:
RAVEN RIDGE ROAD: 3" of Caliper / 40 linear feet within a 6' planting strip (planting area on private property)
Tree Conservation Area provided along Raven Ridge Road. Trees have been identified in the tree conservation area to be utilized for the street tree requirement
Also excluded in the tree placement is the sewer easement and driveway.
Provided: 10 trees at 3" caliper; Black Gum and Amelanchier (in power easement)
TREES WITHIN SIGHT DISTANCE EASEMENT TO BE LIMBED TO A MIN. HEIGHT OF 8'.

3) TRANSITIONAL PROTECTIVE YARD

North Property Line	Proposed use: Apartments Adjacent Use: Vacant No transitional protective yard required
South Property Line	Proposed use: Apartments Adjacent Use: Commercial No transitional protective yard required
West Property Line	Proposed use: Apartments Adjacent Use: Apartments No transitional protective yard required

4) SCREENING OF MECHANICAL UNITS AND DUMPSTERS
The proposed HVAC units are screened from public view.
The proposed Dumpsters are screened according to City Code.

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
MC	Myrica cerifera / Northern Bayberry	36" HT.	CONT.
RU	Rhaphiolepis umbellata 'Minor' / Indian Hawthorn	18" HT.	CONT.
LSS	Ligustrum sinense 'Swift Creek' / Privet	36" HT.	CONT.
LI	Lagerstroemia 'Natchez' / Crape Myrtle	1.5" Cal. /8' HT.	CONT./ B & B
ZS	Zelkova serrata 'Green Vase' / Japanese Zelkova	2" Cal. /8' HT.	CONT./ B & B
EJ	Euonymus japonicus 'Silver King' / Euonymus	24" HT.	CONT.
DG	Deutzia gracilis 'Nikko' / Slender Deutzia	18" HT.	CONT.
ICH	Ilex crenata 'Hellen' / Winterberry Holly	18" HT.	CONT.
CC	Cercis canadensis 'Forest Pansy' / Redbud	2" Cal./ 8' HT.	CONT./ B & B
NS	Nyssa sylvatic / Black Tupelo	2" Cal. /8' HT.	CONT./ B & B
AA	Amelanchier arborea / Serviceberry	2" Cal. /8' HT.	CONT./ B & B

LANDSCAPE PLAN

30 15 0 30 60

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORATION FIELD SERVICES _____
PUBLIC UTILITIES _____
STORMWATER _____
PLANNING/ZONING _____
FIRE _____
URBAN FORESTRY _____
SITE ACCESSIBILITY _____

COALY DESIGN
LANDSCAPE ARCHITECTURE
537 E. Martin Street
Raleigh, NC 27601
919.539.0012

RIDGESTONE

11031 RAVEN RIDGE ROAD
RALEIGH, NC

PLANTING PLAN

Consultants

Professional Seals

Date Issued: 7.5.16
Scale 1"=30'
Drawn by: KJW
Checked by: KJW

Revisions			
No.	Description	Date	By

LA-3