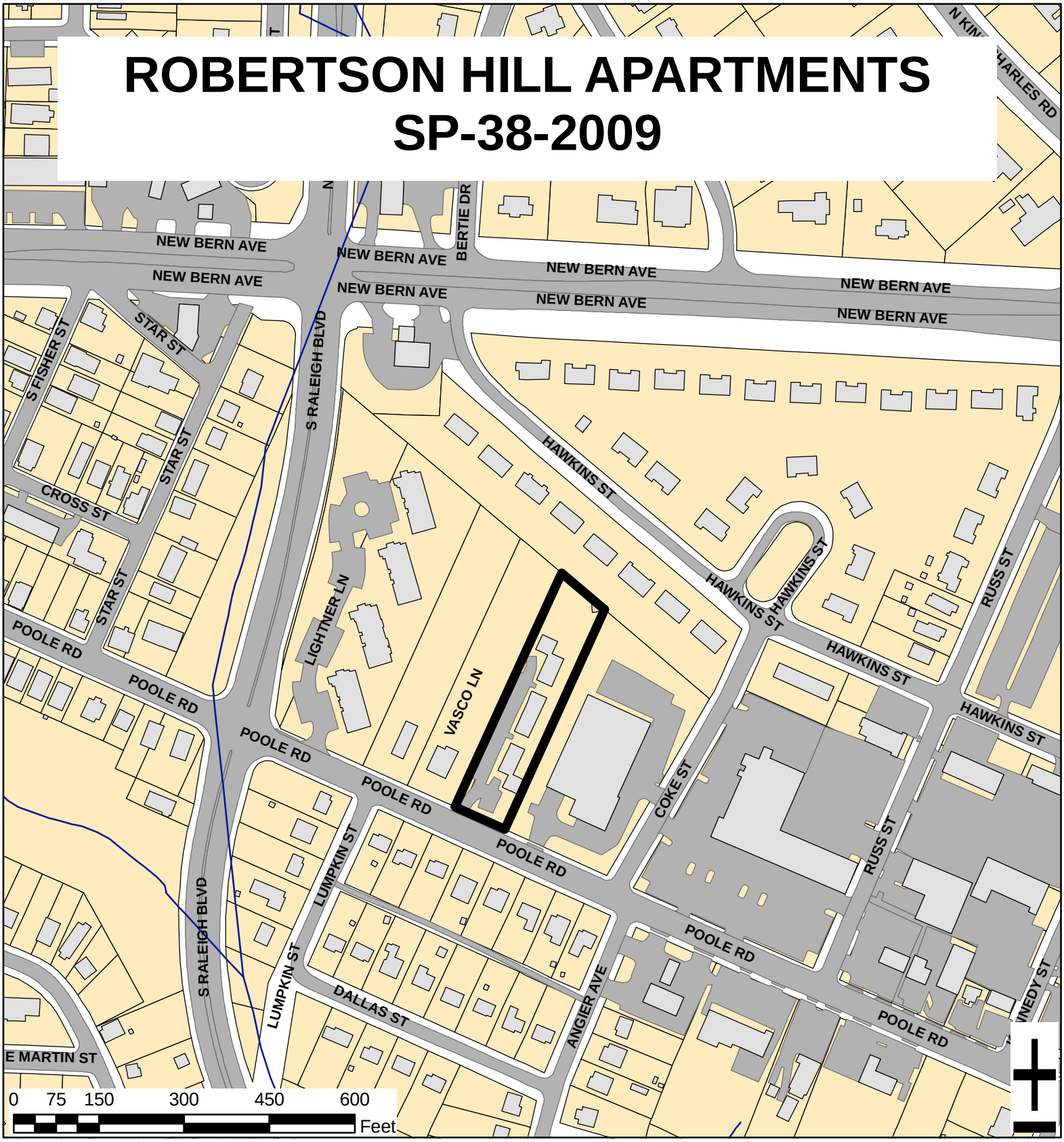
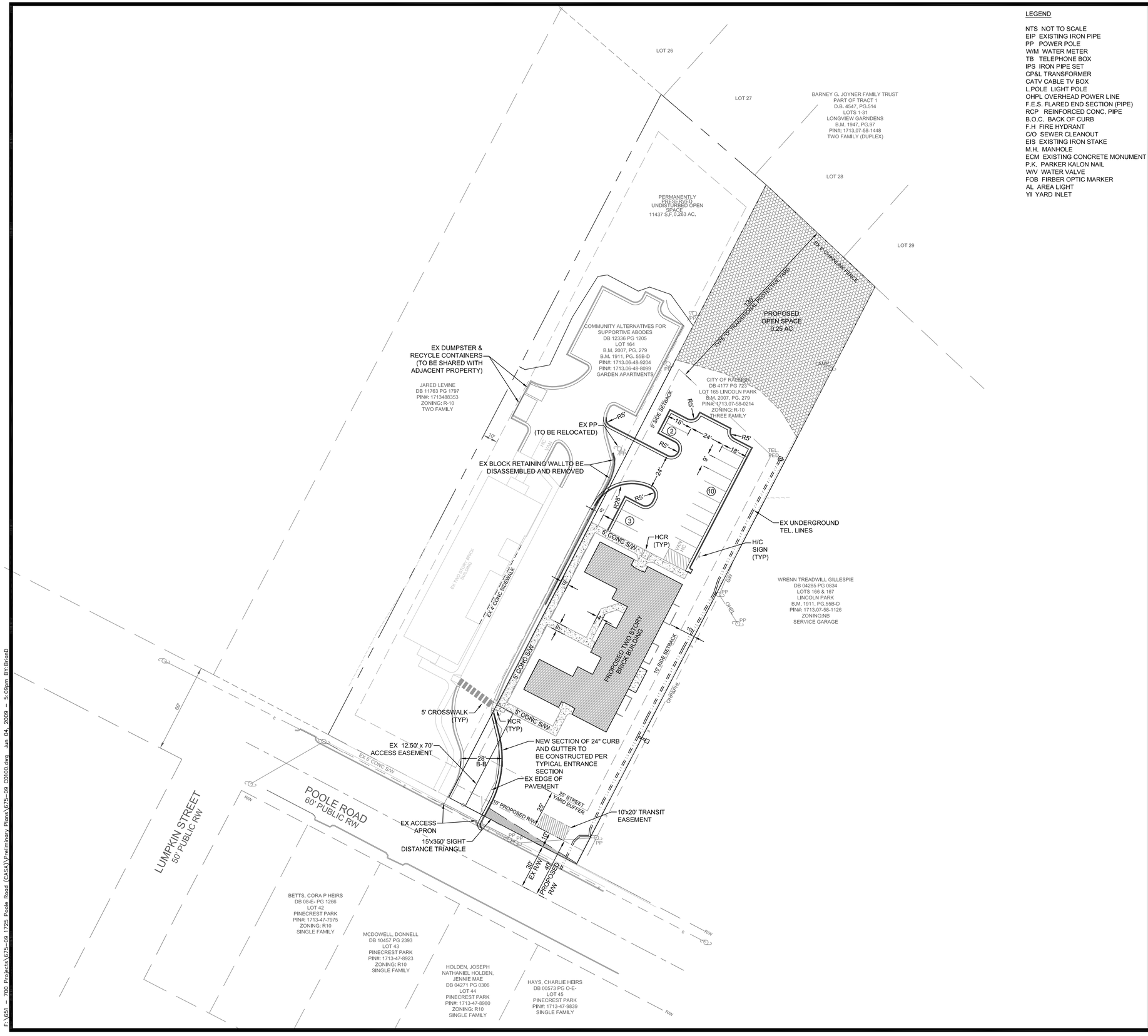
ROBERTSON HILL APARTMENTS
SP-38-2009



Zoning:	**R-10**	Acreage:	**1.00**
Planning District:	**East**	Proposed Sq. Ft.:	**9,204**
CAC:	**East**	Planner:	**Jacque Baker**
Drainage Basin:	**Walnut Creek**	Phone:	**(919) 516-2630**
		Applicant	**Spaulding & Norris, P.A.**
		Contact:	**(919) 854-7990**



LEGEND

NTS NOT TO SCALE
EIP EXISTING IRON PIPE
PP POWER POLE
W/M WATER METER
TB TELEPHONE BOX
IPS IRON PIPE SET
CP&L TRANSFORMER
CATV CABLE TV BOX
L.POLE LIGHT POLE
OHPL OVERHEAD POWER LINE
F.E.S. FLARED END SECTION (PIPE)
RCP REINFORCED CONC. PIPE
B.O.C. BACK OF CURB
F.H FIRE HYDRANT
C/O SEWER CLEANOUT
EIS EXISTING IRON STAKE
M.H. MANHOLE
ECM EXISTING CONCRETE MONUMENT
P.K. PARKER KALON NAIL
W/V WATER VALVE
FOB FIRBER OPTIC MARKER
AL AREA LIGHT
YI YARD INLET

GENERAL NOTES

1.) THE CONTRACTOR SHALL CONTACT " NORTH CAROLINA ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.

2.) EXISTING CONDITIONS AND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDE BY ROBINSON & PLANTE, PC. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DESCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE CITY OF RALEIGH.

3.) ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

4.) BUILDING FOOTPRINT PROVIDED BY KENNETH BELL.

5.) H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.

6.) H/C PARKING SIGN PER 4.1.2 N.C. STATE BLDF. CODE VOL. 1-C.

7.) THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.

8.) NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION SHALL BE PLACED WITHIN A SIGHT TRIANGLE.

ROBERTSON HILL SITE DATA TABLE

WAKE COUNTY PROPERTY IDENTIFICATION NUMBERS: 1713-58-0214
1713-48-8099

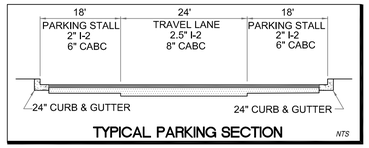
SITE ADDRESS: 1725 POOLE RD, RALEIGH, NC 27602

JURISDICTION: CITY OF RALEIGH
EXISTING ZONING: R10
EXISTING USE: VACANT
PROPOSED USE: APARTMENTS (MULTI-FAMILY)
DEED ACREAGE: 1.00 AC
PROPOSED DENSITY: 10 UNITS PER ACRE
PROPOSED OPEN SPACE: 0.25 AC
VEHICULAR SURFACE AREA: 6,945 SF
DISTURBED AREA: 0.74 AC

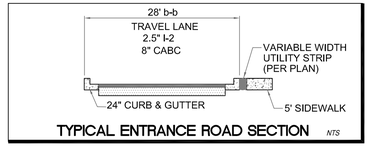
BUILDING
NUMBER OF 1 BEDROOM UNITS: 10
PROPOSED BUILDING USE: MULTI-FAMILY DEVELOPMENT
PROPOSED TOTAL BUILDING AREA (GROSS): 9,204 SF (TWO STORY)
PROPOSED BUILDING FOOTPRINT AREA (GROSS): 4,602 SF
MAX BUILDING HEIGHT: 26' 2"
OFF STREET PARKING REQUIRED: 15 SPACES
BASIS OF DETERMINATION: (1.5 SPACES/1 BEDROOM UNIT) (10 UNITS)= 15 SPACES
PARKING PROVIDED: 15 SPACES (INCL. 1 VAN-ACCESSIBLE H/C SPACE)

DEVELOPER:
COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES
P.O. BOX 12545
RALEIGH, NORTH CAROLINA 27605
PHONE: (919) 754-9960
FAX: (919) 754-9968

ENGINEER:
SPAULDING & NORRIS, P.A.
972 TRINITY ROAD
RALEIGH, NORTH CAROLINA 27607
PHONE: (919) 854-7990
FAX: (919) 854-7925
CONTACT: STEPHANIE NORRIS, P.E. email: stephanie@spauldingnorris.com
BRIAN G. DUNCAN email: brian.duncan@spauldingnorris.com



TYPICAL PARKING SECTION NTS



TYPICAL ENTRANCE ROAD SECTION NTS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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NO.	REVISION	DATE
1.	REVISED PER PRELIMINARY MEETING	6/4/09

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 19431 ENGINEERING STEPHANIE L. NORRIS 6-4-09

S&N SPAULDING & NORRIS, PA
Design Consultants
972 Trinity Road
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR : CASA (DRIFT GATEWOOD) P.O. BOX 12545 RALEIGH NC 27605

DATE : 05-06-09

PROJECT ENGINEER: STEPHANIE L. NORRIS, P.E.

PROJECT CADD DESIGNER: BRIAN A. DUNCAN

PROJECT SURVEYOR: ROBINSON & PLANTE, PA

ROBERTSON HILL APARTMENTS

RALEIGH, NC, WAKE COUNTY

PRELIMINARY PLANS

SITE PLAN

DRAWING / SHEET
C-1.0

PROJECT NUMBER
675-09

F:\651 – 700 Projects\675–09 1725 Poole Road (CASA)\Preliminary Plans\675–09 C010D.dwg Jun 04, 2009 – 5:09pm BY:BrianD