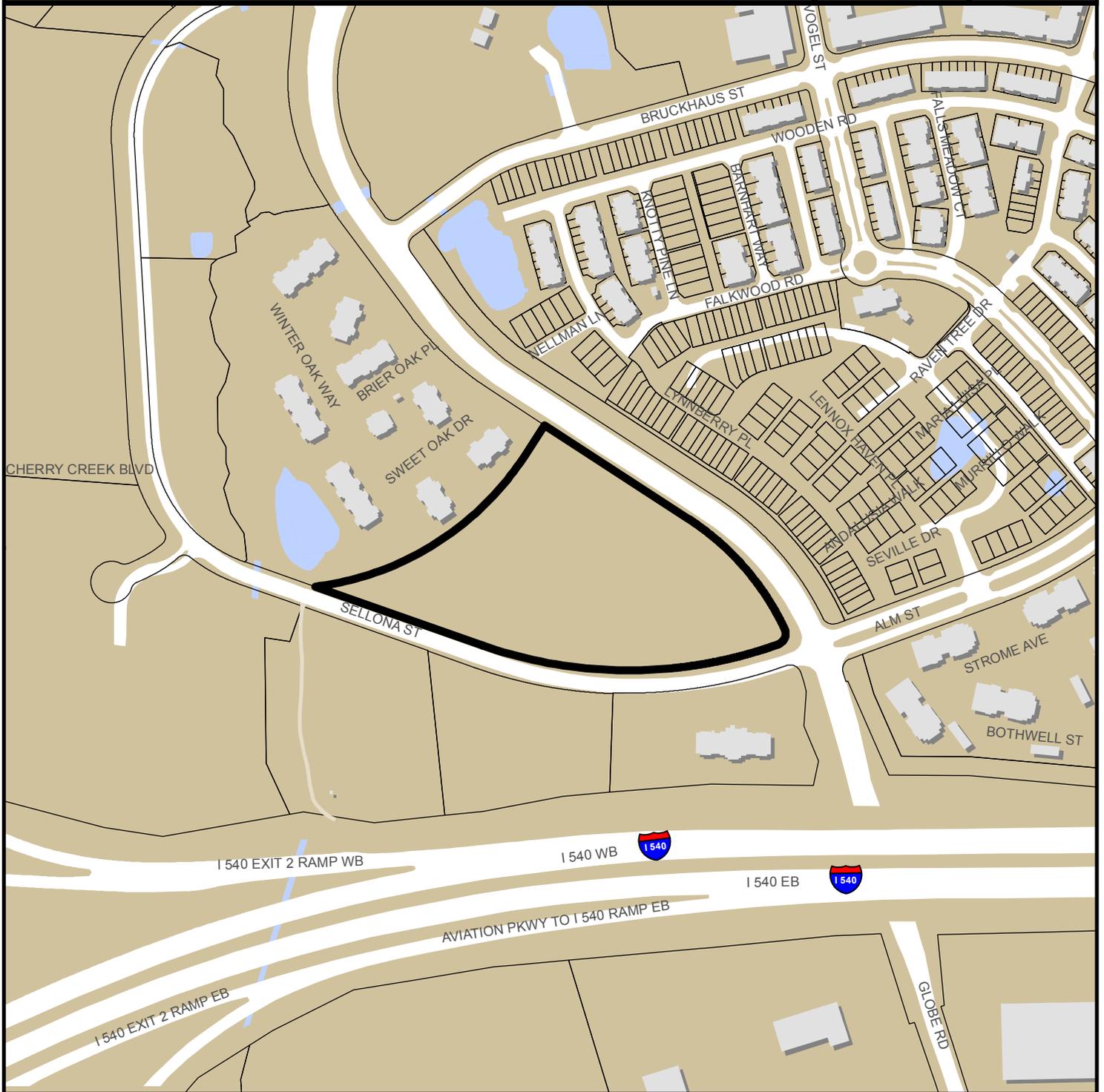


BRIER CREEK APARTMENTS SR-50-2016



Zoning: **CX-5, SHOD-2**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **9.39**
Units/ Sq. Ft.: **224/248,376**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Signature Property Group**
Phone: **339-362-3070**



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
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	<p style="text-align: center;">Transaction Number 479475</p> <p style="text-align: center;">Assigned Project Coordinator Shankle Assigned Team Leader Rametta</p>

Has your project previously been through the Due Diligence process? If yes, provide the transaction # **464383 & 459335**

GENERAL INFORMATION

Development Name **Brier Creek Apartments**

Zoning District **CX-5; SHOD II**

Proposed Use **Apartments**

Property Address(es) **10701 Globe Road, Raleigh, NC 27617**

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

P.I.N. Recorded Deed 0758-71-9148	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Townhouse Banks
 Single Family Telecommunication Tower Religious Institutions Residential Condo Retail
 Cottage Court Industrial Building Other: If other, please describe: _____

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope.
The project consists of 4 apartment buildings, 1 clubhouse, 1 pool and associated parking and drives.

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 Per section 1.5.D. relative to build-to setbacks provide an alternate design due to existing overhead electrical easement running the extent of the existing frontage along Globe Road. Section 8.3.2.B.6
Block perimeter requirement

CLIENT/DEVELOPER/ OWNER	Company Signature Property Group	Name (s) Seth Coker	
	Address 305 Blandwood Avenue Greensboro, NC 27501		
	Phone 336-362-3070	Email scoker@signaturepropertygroup.com	Fax

CONSULTANT (Contact Person for Plans)	Company CE Group, Inc.	Name (s) Joe Faulkner, RLA	
	Address 301 Glenwood Ave. Suite 220, Raleigh, NC 27603		

Phone (919) 367-8790	Email joe@cegroupinc.com	Fax (919) 322-0032
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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) CX-5	Proposed building use(s) Apartments
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0 sf
Overlay District SHOD II	Proposed Building(s) sq. ft. gross 248,376
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 9.39 Ac.	Total sq. ft. gross (existing & proposed) 248,376
Off street parking: Required 339 Provided 339	Proposed height of building(s) 4 Stories
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.61
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	Height of 1 st Floor

Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 5.43 ac acres/square feet 236,500 sq ft	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 224	5. Bedroom Units: 1b 132 2br 92 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units 0	6. Infill Development 2.2.7 0
3. Total Number of Hotel Units 0	7. Open Space (only) or Amenity Amenity / Open Space
4. Overall Total # Of Dwelling Units (1-6 Above) 224	8. Is your project a cluster unit development? <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 Faulkner, RLA** 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.

CIP Brier Creek, LLC, by The Crown Companies, LLC, Manager, by Timothy A. Dockery, Member/Manager
 Signed Timothy A. Dockery Date 7/7/16
 Signed _____ Date _____

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: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>					
2. <u>Site Review</u> completed and signed by the property owner	<input checked="" type="checkbox"/>					
3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
4. I have referenced the <u>Site Review</u> 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"/>					
5. Provide the following plan sheets:	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
c) Proposed Site Plan	<input checked="" type="checkbox"/>					
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>					
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
i) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>					
7. Minimum plan size 18"x24" not to exceed 36"x42"	<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"/>					
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"/>					
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>					
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

SITE DATA

OWNER INFO: CIP BRIER CREEK, LLC
 PIN: 0758-71-9148
 ADDRESS: 10701 GLOBE ROAD, RALEIGH, NC 27617
 DEED BOOK: 14291 PG 1088
 PLAT BOOK: BM 2003 PG 2007
 SITE AREA: 408,983 SF / ± 9.39 Ac.
 2' ROW DEDICATION: 2,594 SF / ± 0.06 Ac.
 NET SITE AREA: 406,299 SF / ± 9.33 Ac.

PROPOSED USE: APARTMENTS
 PROPOSED BUILDINGS:
 1 BEDROOM UNITS: 132
 2 BEDROOM UNITS: 92
 TOTAL DWELLING UNITS: 224
 MAX BLDG HEIGHT: 75'
 EXISTING IMPERVIOUS AREA: 0.00 Ac.
 PROPOSED IMPERVIOUS AREA: 5.43 Ac. (1,236,500 SF (58.2%))

ZONING: CX-5; SHOD II
 EXISTING USE: VACANT
 SETBACKS:
 FRONT- 10' MIN-30' MAX
 SIDE- 0' or 6'
 REAR- 0' or 6'

PARKING:
 REQUIRED PARKING: 1 SPACE / BEDROOM + 10 SPACES / UNIT
 316 BEDROOMS, 224 UNITS = 339 SPACES REQUIRED
 PARKING PROVIDED: 339 PARKING SPACES (INCLUDES 10 H.C.)
 REQUIRED BICYCLE SPACES: 1 SPACE / 20 UNITS = 12 SPACES
 PROVIDED BICYCLE SPACES: 12 SPACES

TREE CONSERVATION AREA
 SECONDARY TREE CONSERVATION AREA: 43,502 SF, 0.999 Ac.
 TOTAL TREE CONSERVATION AREA 43,502 SF, 0.999 Ac. (10.6% OF SITE)

SITE NOTES

- ① HANDICAP ACCESSIBLE PARKING
- ② HANDICAP PARKING SIGNAGE
- ③ TYPE N-1 HANDICAP ACCESS CURB RAMP'S
- ④ PEDESTRIAN CROSSING
- ⑤ HANDICAP ACCESSIBLE RAMP TO BUILDING
- ⑥ STAIRS
- ⑦ CONCRETE WHEEL STOP
- ⑧ BIKE RACKS

LEGEND

- SS - SANITARY SEWER MAIN
- W - WATER MAIN
- G - GAS MAIN
- FO - FIBER OPTIC
- OE - OVERHEAD ELECTRIC
- UE - UNDERGROUND ELECTRIC
- PP - POWER POLE
- PP/L - POWER POLE W/ LIGHT
- EIP - EXISTING IRON PIPE
- FH - FIRE HYDRANT
- GV - GATE VALVE
- EW - EXISTING WATER METER
- TC - TREE CONSERVATION AREA
- WG - WALKING GARDEN
- OSA - OPEN SPACE / AMENITY AREA

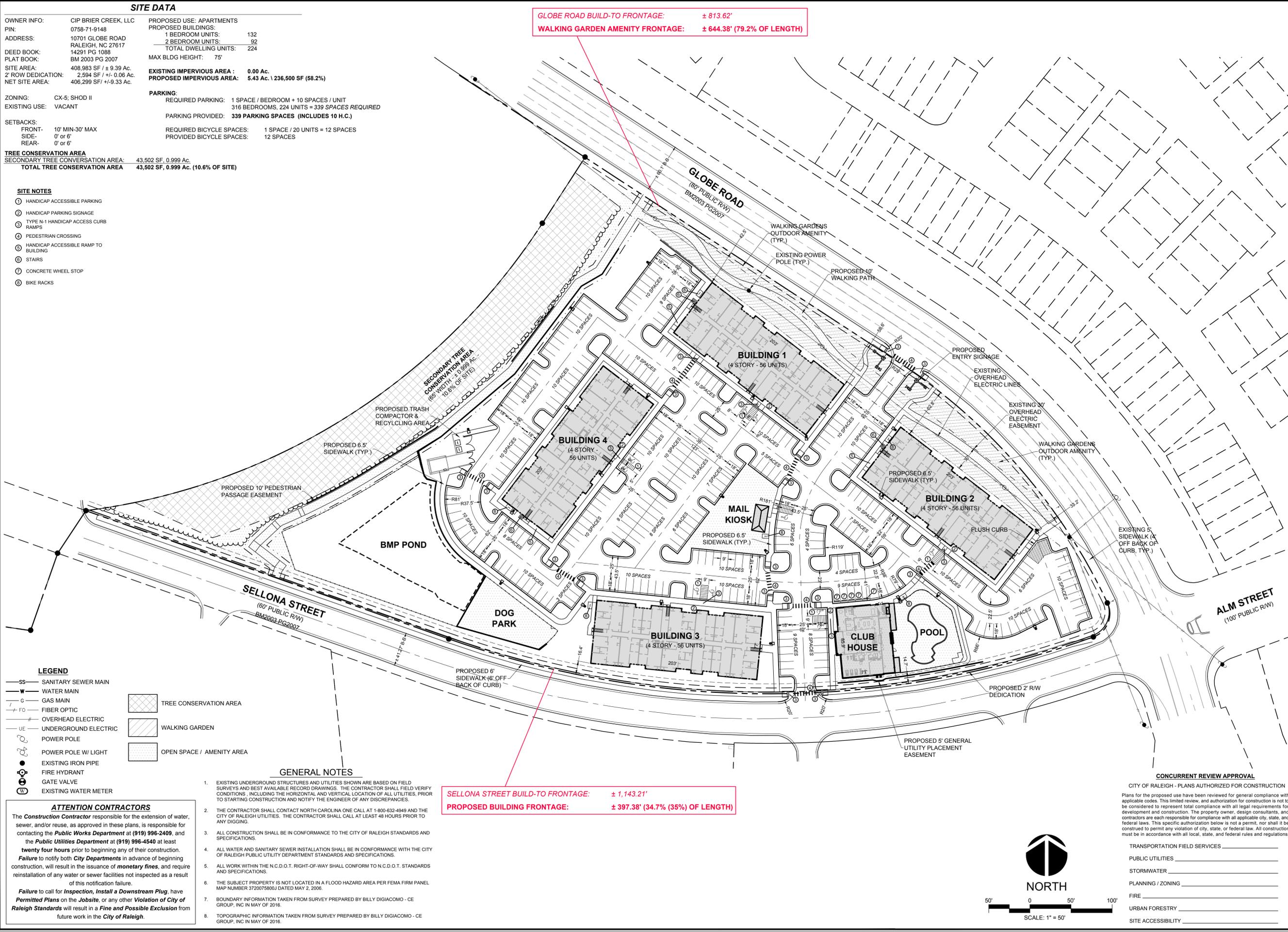
GENERAL NOTES

1. EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 AND THE CITY OF RALEIGH UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH THE CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
5. ALL WORK WITHIN THE N.C.D.O.T. RIGHT-OF-WAY SHALL CONFORM TO N.C.D.O.T. STANDARDS AND SPECIFICATIONS.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PANEL MAP NUMBER 3720075800J DATED MAY 2, 2006.
7. BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY BILLY DIGIACOMO - CE GROUP, INC IN MAY OF 2016.
8. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY BILLY DIGIACOMO - CE GROUP, INC IN MAY OF 2016.

ATTENTION CONTRACTORS
 The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction. **Failure** to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure. **Failure** to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

GLOBE ROAD BUILD-TO FRONTAGE: ± 813.62'
 WALKING GARDEN AMENITY FRONTAGE: ± 644.38' (79.2% OF LENGTH)

SELLONA STREET BUILD-TO FRONTAGE: ± 1,143.21'
 PROPOSED BUILDING FRONTAGE: ± 397.38' (34.7% OF LENGTH)



NO.	REVISIONS	DATE

CE GROUP
 301 GLENWOOD AVE. 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
 FAX: 919-322-0032
 www.cegroupinc.com
 License # C-1739



SIGNATURE BRIER CREEK APARTMENT HOMES
 ADMINISTRATIVE SITE REVIEW
SITE PLAN
 10701 GLOBE ROAD
 RALEIGH, NORTH CAROLINA

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.

Date:	July 11, 2016
Scale:	1" = 50'
Drawn:	ACS
Checked:	AJF
Project No.:	127-196
Computer Dwg. Name:	127-196 Site Plan

Sheet No: **3** Of

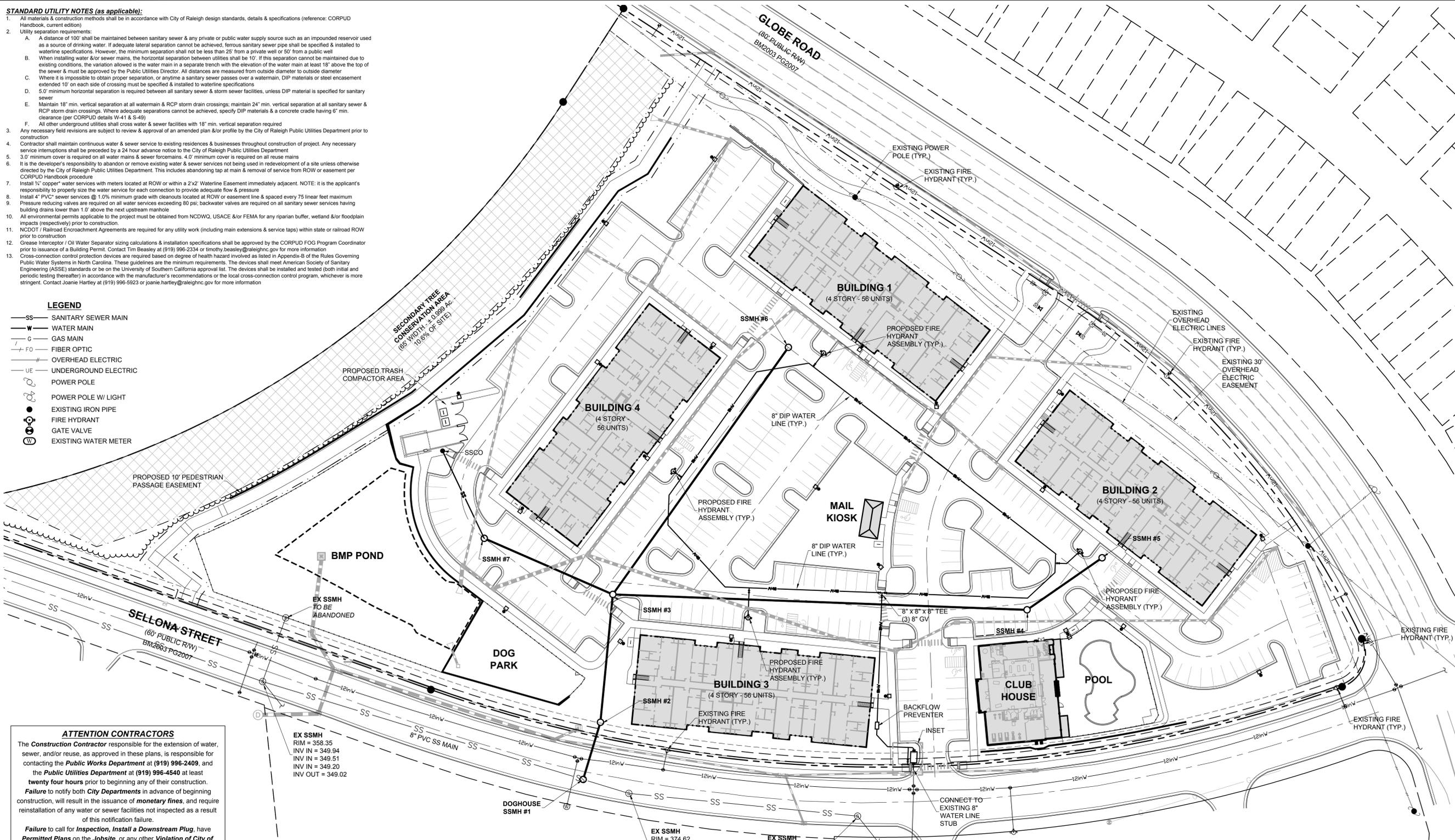
- TRANSPORTATION FIELD SERVICES _____
- PUBLIC UTILITIES _____
- STORMWATER _____
- PLANNING / ZONING _____
- FIRE _____
- URBAN FORESTRY _____
- SITE ACCESSIBILITY _____

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is possible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 1/2" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1'0" above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

LEGEND

- SS SANITARY SEWER MAIN
- W WATER MAIN
- G GAS MAIN
- FO FIBER OPTIC
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
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EXISTING USE: VACANT

SETBACKS:
 FRONT: 10' MIN-30' MAX
 SIDE: 0' or 6'
 REAR: 0' or 6'

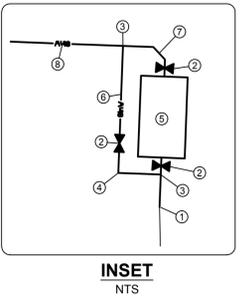
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 2 BEDROOM UNITS: 92
TOTAL DWELLING UNITS: 224
MAX BLDG HEIGHT: 75'

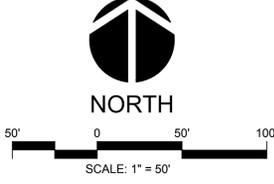
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PARKING:
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 316 BEDROOMS, 224 UNITS = 339 SPACES REQUIRED
PARKING PROVIDED: 339 PARKING SPACES (INCLUDES 10 H.C.)

REQUIRED BICYCLE SPACES: 1 SPACE / 20 UNITS = 12 SPACES
PROVIDED BICYCLE SPACES: 12 SPACES



- CONNECT TO EXISTING 8" WATERLINE STUB
- 8" GATEVALVE
- 8" x 8" x 8" TEE
- 90° BEND
- 8" METER VAULT
- 8" DIP BYPASS LINE
- (2) 45° BENDS
- 8" DIP WATER LINE



CONCURRENT REVIEW APPROVAL
 CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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

NO.	REVISIONS	DATE

CE GROUP
 301 GLENWOOD AVE. 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
 FAX: 919-322-0032

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 License # C-1739



SIGNATURE BRIER CREEK APARTMENT HOMES
 ADMINISTRATIVE SITE REVIEW
UTILITY PLAN
 10701 GLOBE ROAD
 RALEIGH, NORTH CAROLINA

Date: July 11, 2016
 Scale: 1" = 50'
 Drawn: ACS
 Checked: AJF
 Project No: 127-196
 Computer Dwg. Name: 127-196 Utility Plan

Sheet No: **9** Of

