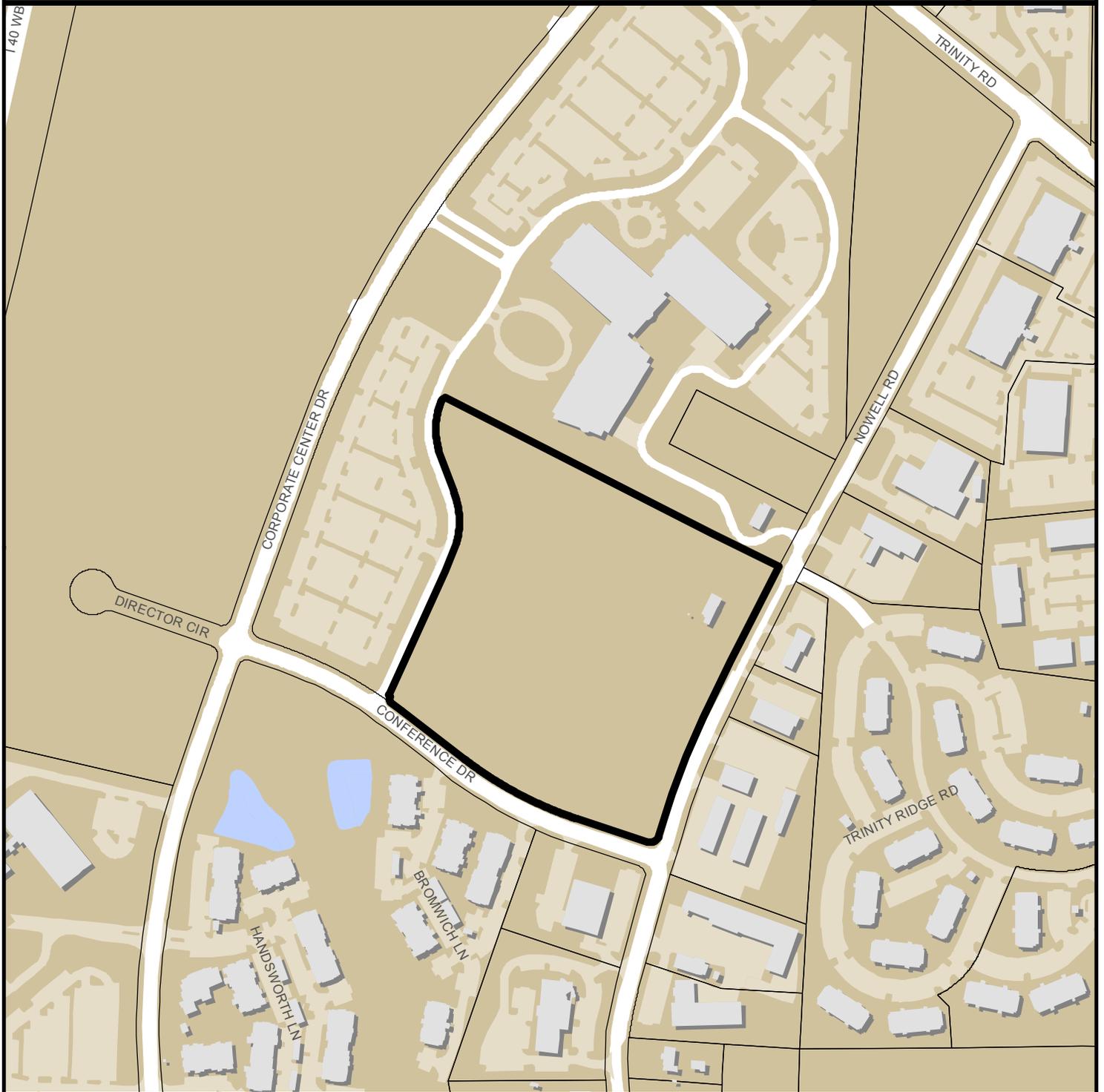


# CORPORATE CENTER APARTMENTS GH-3-2015



0 300 600 Feet

Zoning: **TD**

CAC: **West**

Drainage Basin: **Richland Creek**

Acreage: **15.8**

Units/sq. ft.: **316 units/285,00 sq. ft.**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Pollack Shore  
Real Estate**

Phone: **(404) 214-5336**





# Planning & Development

GH-3-K

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input checked="" type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>439551</b> Assigned Project Coordinator  Assigned Team Leader
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # **Yes 435150**

### GENERAL INFORMATION

Development Name **Corporate Center Apartments**

Proposed Use **Group Housing (Multi-family Apartments)**

Property Address(es) **1229 Nowell Road, Raleigh, NC 27607**

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

P.I.N. Recorded Deed <b>0774853398</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
---	----------------------	----------------------	----------------------

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: if other, please describe:

**PRELIMINARY ADMINISTRATIVE REVIEW** Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.  
**N/A**

**PLANNING COMMISSION** Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Residential development that exceeds 20 dwelling units per acre located within the Thoroughfare District zoning district requires planning commission approval.

**CLIENT (Owner or Developer)**

Company <b>Pollack Shores Real Estate Group</b>	Name (s) <b>Palmer McArthur</b>
Address <b>5605 Glenridge Drive Northeast, Suite 775, Atlanta, GA 30342</b>	
Phone <b>404.214.5336</b>	Email <b>pmcarthur@pollackshores.com</b> Fax

**CONSULTANT (Contact Person for Plans)**

Company <b>Kimley-Horn &amp; Associates</b>	Name (s) <b>Richard Brown</b>
Address <b>333 Fayetteville Street, Suite 600, Raleigh, NC 27601</b>	
Phone <b>919.653.2976</b>	Email <b>richard.brown@kimley-horn.com</b> Fax

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

Zoning Information	Building Information
Zoning District(s) <b>Thoroughfare District</b>	Proposed building use(s) <b>Apartment Dwelling Units</b>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <b>0 SF</b>
Overlay District <b>N/A</b>	Proposed Building(s) sq. ft. gross <b>285,000 SF</b>
Total Site Acres <b>15.8</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required <b>524</b> Provided <b>524</b>	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <b>N/A</b>
BOA (Board of Adjustment) case # <b>A-</b>	Building Lot Coverage percentage <b>18.05%</b> (site plans only)
CUD (Conditional Use District) case # <b>Z-</b>	

**Stormwater Information**

Existing Impervious Surface <b>0</b> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>7.75</b> 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 #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. The development has been designed to address the public street with access to the public rights-of-way. Principal buildings are located on the public street edge with parking lots interior to the site. Street trees are provided to define the street edge and along pedestrian corridors. The development seeks to utilize LID techniques with proposed rain gardens as an amenity for residents, as well as a storm water runoff function. Active tree conservation is being proposed along the perimeter buffers, as well as preservation of existing trees along the public right-of-way, where possible. The architectural concept design seeks to provide quality elements to accent the features of the building and highlight primary entrances on the front of the buildings with **defining landmark features.**

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots <b>N/A</b> Detached      Attached	11. Total number of all lots <b>1</b>
2. Total # Of Single Family Lots <b>N/A</b>	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units <b>316</b>	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units <b>N/A</b>	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots <b>N/A</b>	b) Total number of Single Family Lots
6. Total Number of Hotel Units <b>N/A</b>	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) <b>316</b>	d) Total number of Open Space Lots
8. Bedroom Units 1br <b>142</b> 2br <b>142</b> 3br <b>32</b> 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>22 du/ac</b>	f) Total Number of Phases
10. Total number of Open Space (only) lots <b>0</b> No individual lots. See site plan for open space provision.	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

**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 subdivision plan as approved by the City.

I hereby designate Kimley-Horn and Associates, 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 *[Signature]* Date **7/13/15**

Signed \_\_\_\_\_ Date \_\_\_\_\_

*8-bldgs*

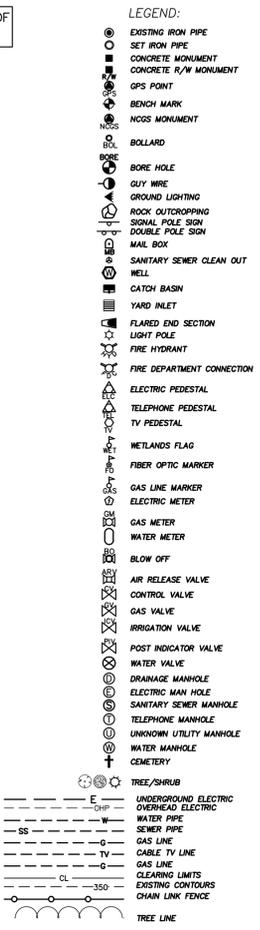
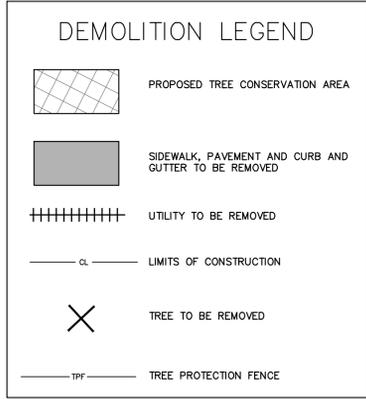
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<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. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<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 subdivision 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 with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<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"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>		

*Will get on and review*

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

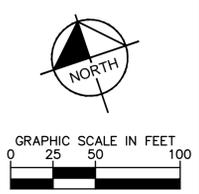
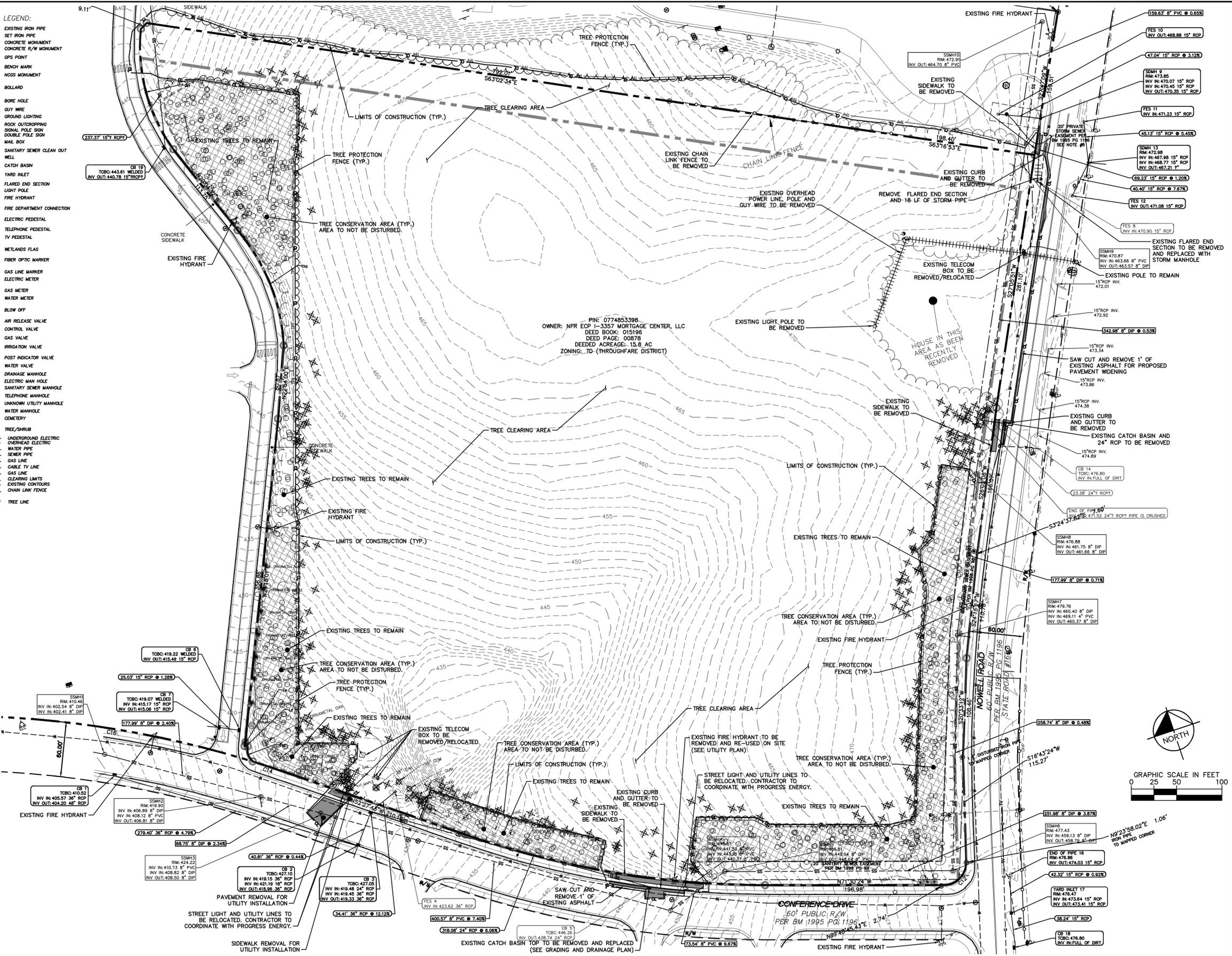
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**SURVEY NOTE:**  
 ALL EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A TOPOGRAPHIC SURVEY RECEIVED JULY 17, 2015 PROVIDED BY M-III, PLLC.  
 ALL EXISTING BOUNDARY INFORMATION SHOWN BASED ON AN ALTA/ACSM LAND TITLE SURVEY RECEIVED JULY 18, 2015 PROVIDED BY M-III, PLLC.



**DEMOLITION NOTES**

- A. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
- B. SAW CUT AND REMOVE CONCRETE CURB TO LIMITS REQUIRED FOR NEW WORK.
- C. REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
- D. SAW CUT AND REMOVE ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
- E. THE CONTRACTOR SHALL DEMOLISH AND REMOVE OFF-SITE FACILITIES WITHIN THE PROJECT SITE TO INCLUDE BUILDINGS, CONCRETE STRUCTURES (ABOVE GROUND AND FOUNDATION), SITE LIGHTING STRUCTURES, PAVEMENTS AND SECONDARY UTILITIES. ALL MATERIALS SHALL BE PROPERLY DISPOSED OF PER STATE REGULATIONS.
- F. ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE CANCER CENTER SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
- G. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY UNFORESEEN OR ADVERSE CONDITIONS, INCLUDING UNCHARTED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.



No.	REVISIONS	DATE	BY

**Kimley-Horn**  
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
 333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
 PHONE: 919-835-1494 FAX: 919-653-5847  
 WWW.KIMLEY-HORN.COM

**KHA PROJECT**  
019573011  
**DATE**  
07/15/2015  
**SCALE** AS SHOWN  
**DESIGNED BY** JDK  
**DRAWN BY** DAW  
**CHECKED BY** PAB

**CORPORATE CENTER APARTMENTS**  
 PREPARED FOR  
 Pollack Shores Real Estate Group

RALEIGH NC

PRELIMINARY  
NOT FOR CONSTRUCTION

**EXISTING CONDITIONS AND DEMOLITION PLAN**

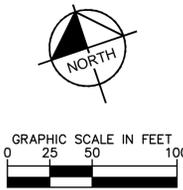
SHEET NUMBER  
**C-100**

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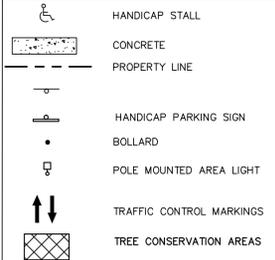


**BUILDING TABULATIONS**

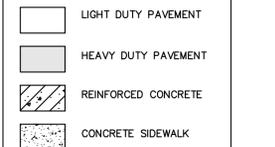
<b>BLDG 1</b> 3 SPLIT STORIES 36 UNITS BLDG HT = 40'-6" (24) 1-BEDROOM DU (12) 2-BEDROOM DU	<b>BLDG 2</b> 3 SPLIT STORIES 36 UNITS BLDG HT = 40'-6" (24) 1-BEDROOM DU (12) 2-BEDROOM DU	<b>BLDG 3</b> 3/4 SPLIT STORIES 42 UNITS BLDG HT = 43'-6" (28) 1-BEDROOM DU (14) 2-BEDROOM DU	<b>BLDG 4</b> 3/4 SPLIT STORIES 28 UNITS BLDG HT = 43'-6" (14) 2-BEDROOM DU (14) 3-BEDROOM DU
<b>BLDG 5</b> 4 1/2 SPLIT STORIES 56 UNITS BLDG HT = 54'-0" (31) 1-BEDROOM DU (22) 2-BEDROOM DU (3) 3-BEDROOM DU	<b>BLDG 5A</b> 4 SPLIT STORIES 48 UNITS BLDG HT = 49'-0" (8) 1-BEDROOM DU (40) 2-BEDROOM DU	<b>BLDG 6</b> 3/4 SPLIT STORIES 42 UNITS BLDG HT = 45'-6" (28) 1-BEDROOM DU (14) 2-BEDROOM DU	<b>BLDG 7</b> 3/4 SPLIT STORIES 28 UNITS BLDG HT = 43'-6" (14) 2-BEDROOM DU (14) 3-BEDROOM DU

PROPERTY OWNER	NFR ECP 1-3357 MORTGAGE CENTER, LLC
DEVELOPER	POLLACK SHORES REAL ESTATE GROUP
PIN	0774853398
TOTAL ACREAGE	15.80 AC (TOTAL) 14.74 AC (MODIFIED PER ROW DEDICATION)
ZONING	THOROUGHFARE DISTRICT
EXISTING USE	VACANT
PROPOSED BUILDINGS	3 & 4 STORIES, 8 BUILDINGS TOTAL
PROPOSED USE	MULTIFAMILY RESIDENTIAL
PROPOSED DENSITY	316 DU (22 DU/AC)
PROPOSED DEDICATED ROW	47,558 SF
MAX. BLDG HEIGHT ALLOWED	50'
MAX. BLDG HEIGHT PROPOSED	54' (BUILDING 5)**
REQUIRED MINIMUM SETBACKS (TD)*	
FRONT	50'
SIDE	20' (50' WHEN ADJACENT TO PUBLIC ST.)
REAR	20'
*ADDITIONAL 2' SETBACK REQUIRED PER 1 ADDTL. FOOT HEIGHT FOR BLDGS OVER 50' HT	
**ADDITIONAL 8' SETBACK PROVIDED FOR BUILDING 5	
BUILDING LOT COVERAGE	18.05%

**SITE LEGEND**



**PAVEMENT LEGEND**



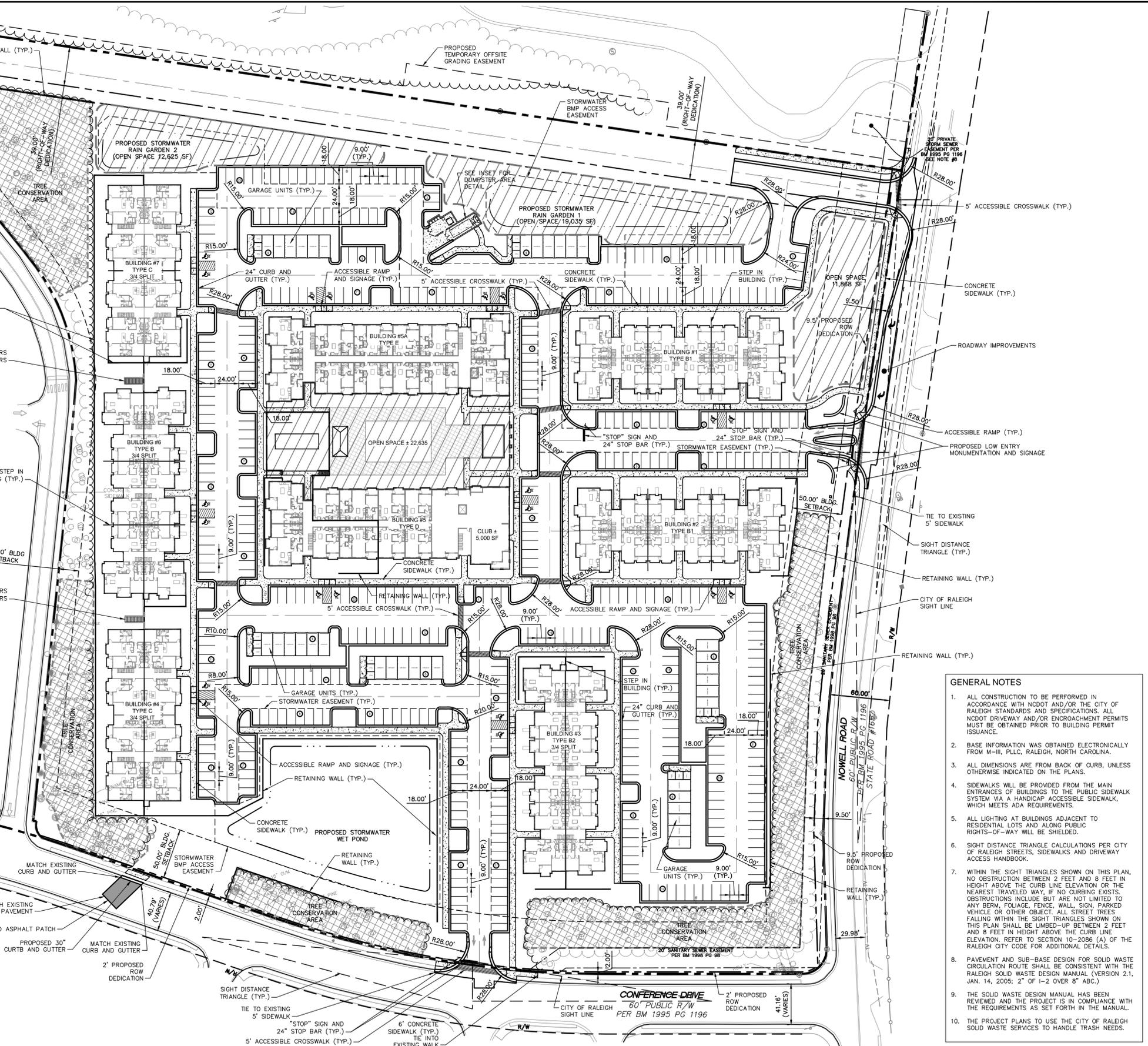
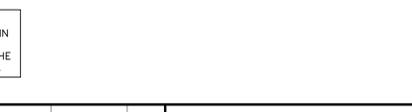
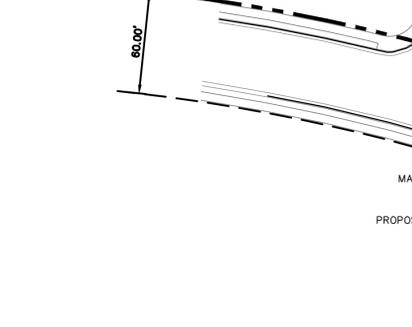
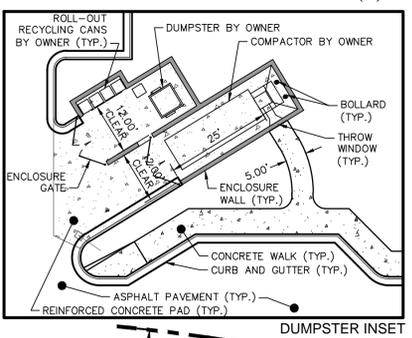
**REQUIRED PARKING**

<b>DWELLING UNITS</b> (143) 1-BED DU X 1.5 SPACES = 215 (142) 2-BED DU X 2 SPACES = 284 (31) 3-BED DU X 2.5 SPACES = 78 DWELLING UNITS SUBTOTAL = 577 SPACES	
<b>CLUB</b> 5,000 SF X 1 SPACE/200 SF = 25 LESS 89% CREDIT* = (-)22 CLUB SUBTOTAL = 3 SPACES	
<b>POOL</b> 2,692 SF X 1 SPACE/100 SF = 27 LESS 93% CREDIT* = (-)25 POOL SUBTOTAL = 2 SPACES	
*CREDIT BASED ON #DU W/IN 400 LF OF USE CLUB - 281 DU WITHIN/316 DU TOTAL = 89% POOL - 295 DU WITHIN/316 DU TOTAL = 93%	
TOTAL PARKING SPACES REQUIRED = (BEFORE LANDSCAPE AREA REDUCTION)**	582 SPACES
**PARKING REDUCTION FOR LANDSCAPE AREA 30,000 SF L.A. X 1 SPACE/150 SF = 200 SPACES OR 10% REDUCTION = 582 X 0.10 = 58 SPACES	
TOTAL PARKING SPACES REQUIRED =	524 SPACES
PROPOSED PARKING (9'X18' SPACES) TOTAL SPACES PROPOSED = (INCLUDES 20 ACCESSIBLE SPACES) (INCLUDES 36 GARAGE SPACES)	524 SPACES
<b>TREE CONSERVATION</b> REQUIRED 10% AREA = 64,033 SF PROPOSED AREA = 64,468 SF	
<b>OPEN SPACE</b> REQUIRED 435.96/DU = 137,650 SF PROPOSED AREA = 130,632 SF 5.7% IMPERVIOUS	

**ADA PARKING TABULATION**

HC PARKING REQUIRED 19 SPACES (1 PER TYPE ADA UNIT [7] + 2% OF REMAINING [12])
HC PARKING PROVIDED 20 SPACES (INCLUDING X VAN SPACES)

THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1-2008 AND CHAPTER 11 OF THE NCCO) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR, OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.



**GENERAL NOTES**

- ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH NCDOT AND/OR THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. ALL NCDOT DRIVEWAY AND/OR ENCROACHMENT PERMITS MUST BE OBTAINED PRIOR TO BUILDING PERMIT ISSUANCE.
- BASE INFORMATION WAS OBTAINED ELECTRONICALLY FROM M-III, PLLC, RALEIGH, NORTH CAROLINA.
- ALL DIMENSIONS ARE FROM BACK OF CURB, UNLESS OTHERWISE INDICATED ON THE PLANS.
- SIDEWALKS WILL BE PROVIDED FROM THE MAIN ENTRANCES OF BUILDINGS TO THE PUBLIC SIDEWALK SYSTEM VIA A HANDICAP ACCESSIBLE SIDEWALK, WHICH MEETS ADA REQUIREMENTS.
- ALL LIGHTING AT BUILDINGS ADJACENT TO RESIDENTIAL LOTS AND ALONG PUBLIC RIGHTS-OF-WAY WILL BE SHIELDED.
- SIGHT DISTANCE TRIANGLE CALCULATIONS PER CITY OF RALEIGH STREETS, SIDEWALKS AND DRIVEWAY ACCESS HANDBOOK.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS, OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, TOLLAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION. REFER TO SECTION 10-2086 (A) OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
- PAVEMENT AND SUB-BASE DESIGN FOR SOLID WASTE CIRCULATION ROUTE SHALL BE CONSISTENT WITH THE RALEIGH SOLID WASTE DESIGN MANUAL (VERSION 2.1, JAN. 14, 2005; 2" OF 1-2 OVER 8" ABC).
- THE SOLID WASTE DESIGN MANUAL HAS BEEN REVIEWED AND THE PROJECT IS IN COMPLIANCE WITH THE REQUIREMENTS AS SET FORTH IN THE MANUAL.
- THE PROJECT PLANS TO USE THE CITY OF RALEIGH SOLID WASTE SERVICES TO HANDLE TRASH NEEDS.

**Kimley»Horn**  
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
PHONE: 919-835-1494 FAX: 919-653-5847  
WWW.KIMLEY-HORN.COM

KHA PROJECT	019573011
DATE	07/15/2015
SCALE	AS SHOWN
DESIGNED BY	JKD
DRAWN BY	DAW
CHECKED BY	PAB

**CORPORATE CENTER APARTMENTS**  
PREPARED FOR  
Pollack Shores Real Estate Group

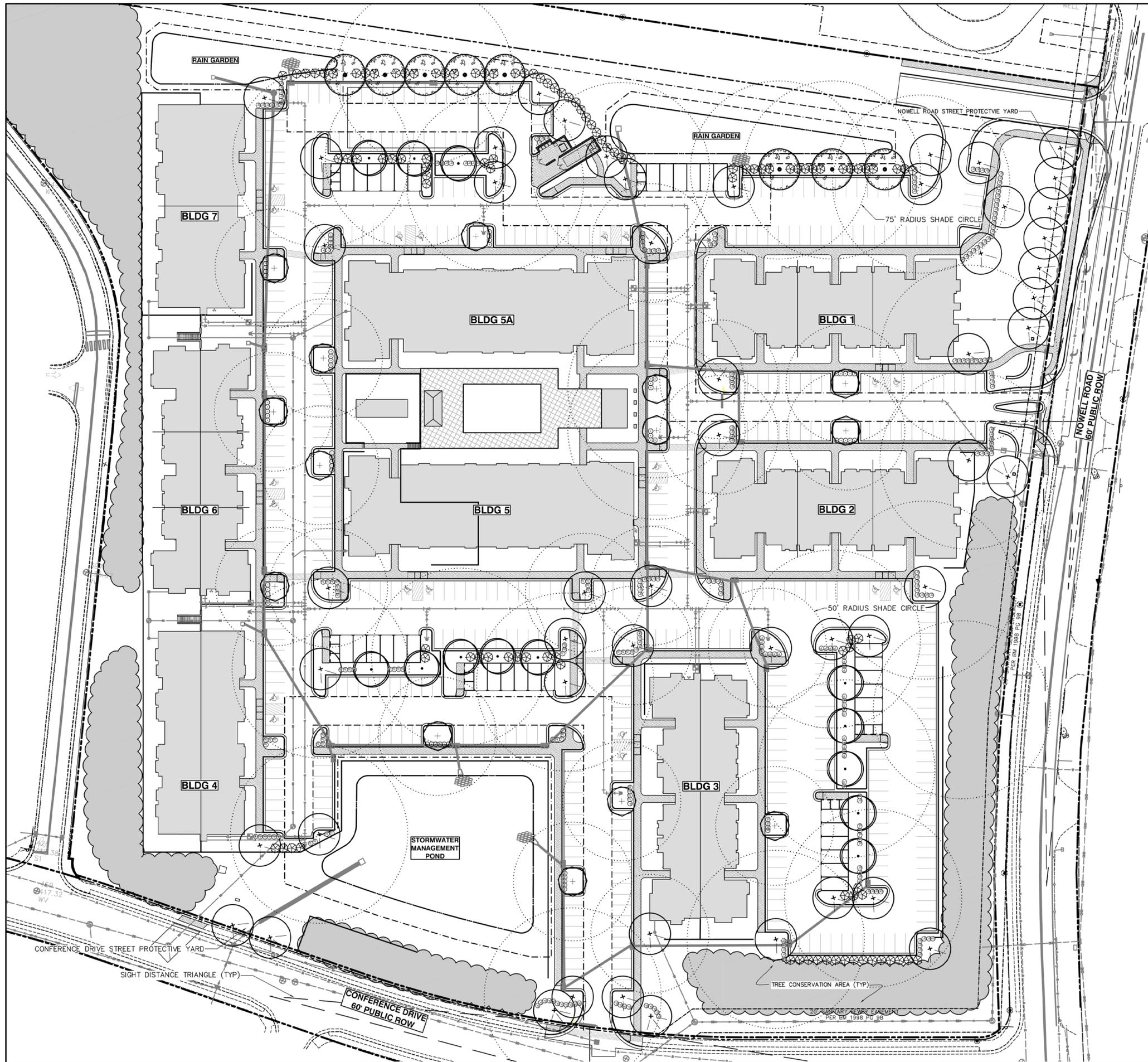


**SITE PLAN**

SHEET NUMBER

**C-300**

No.	REVISIONS	DATE	BY
-----	-----------	------	----



TREES	QTY	BOTANICAL NAME / COMMON NAME	CAL	HTL	SPR.
	14	<i>Pistacia chinensis</i> / Chinese Pistache	2"	12'-14'	6'-8'
	8	<i>Quercus nuttallii</i> 'ONSTG' P.P.A.F. / Arcade™ Red Leaf Nuttall Oak	2"	12'-14'	6'-8'
	39	<i>Ulmus parvifolia</i> 'UPMTF' / Bosque® Lacebark Elm	2"	12'-14'	6'-8'
	13	<i>Ulmus parvifolia</i> 'UPMTF' / Bosque® Lacebark Elm	3.5"	14'-16'	8'-10'
	13	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Zelkova	2"	12'-14'	6'-8'
		Tree Conservation Area - For Tree Credit			

SHRUBS	QTY	BOTANICAL NAME	HTL	SPR.
	262	Medium Evergreen Shrub	18-24"	12-18"
	59	Medium Deciduous Shrub	18-24"	18-24"
	186	Large Evergreen Shrub	18-24"	12-18"

**Landscape Schedule 02**

**LANDSCAPE CALCULATIONS**

SEC. 10-2082.6 VEHICULAR SURFACE AREA(VSA) LANDSCAPE REGULATIONS

VEHICULAR SURFACE AREA = 171,724 SF

TREES: 2" CAL MIN, 8' HT MIN; ALL PARKING SPACES SHALL BE WITHIN 50' OF ONE TREE OR WITHIN 75' OF TWO TREES IN SINGLE PLANTING AREA

REQUIRED: 171,724 SF X [1 TREE/2000SF] = 86 TREES  
 PROPOSED: 74 TREES\*\*

\*\* BALANCE OF REQUIRED TREES TO BE MET OR EXCEEDED BY EXISTING TREES TO REMAIN IN TREE CONSERVATION AREA (TCA)

SHRUBS: 18" HT MIN, 40% MAX. DECID., 30" W/IN 3 YRS

REQUIRED: 171,724 SF X [1 SHRUB/500 SF] = 344 SHRUBS  
 PROPOSED: 427 SHRUBS

SEC. 10-2082.5 STREET PROTECTIVE YARD(SPY) LANDSCAPE REGULATIONS

STREET TREES: 6" CAL/50 LF; 2" MIN. CAL/TREE; 8' MIN HT\*

\* FOR DISTURBED AREAS ONLY, TCA TREES 5' CAL. OR GREATER WILL SERVE TO MEET SPY REQUIREMENTS

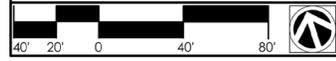
NOWELL ROAD: 278.78 LF DISTURBED  
 REQUIRED: 278.78 LF X [6" CAL/50 LF] = 33.45 CAL INCHES  
 PROPOSED: 8 TREES X [3.5" CAL/TREE] = 28 CAL INCHES\*\*

CONFERENCE DRIVE: 198.26 LF DISTURBED  
 REQUIRED: 198.26 LF X [6" CAL/50 LF] = 23.79 CAL INCHES  
 PROPOSED: 4 TREES X [3.5" CAL/TREE] = 14 CAL INCHES\*\*

\*\* BALANCE OF REQUIRED TREES TO BE MET OR EXCEEDED BY EXISTING TREES TO REMAIN IN TCA

SERVICE AREA SCREENING  
 TRASH COLLECTION SCREENING REQUIRED  
 TRASH COLLECTION SCREENING PROPOSED: MASONRY WALL ENCLOSURE

**Landscape Calculations 01**



**Code Compliant Landscape Plan 03**

**Landscape Calculations 01**



125 N. Harrington St.  
 Raleigh, NC 27603  
 919/833-6413  
 919/836-1280 FAX  
 ClineDesignAssoc.com

**Pollack Shores**  
**Corporate Center Apartments**  
 1229 Nowell Road  
 Raleigh, North Carolina

Preliminary Review

PROJECT: 015106  
 DATE: 07.15.2015

REVISIONS:	DATE

DRAWN BY: SP  
 CHECKED BY: JM/ML  
 Code Compliant Landscape Plan and Landscape Schedule

**LP1.00**

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

**SURVEY NOTE:**

ALL EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A TOPOGRAPHIC SURVEY RECEIVED JULY 17, 2015 PROVIDED BY M-III, PLLC.

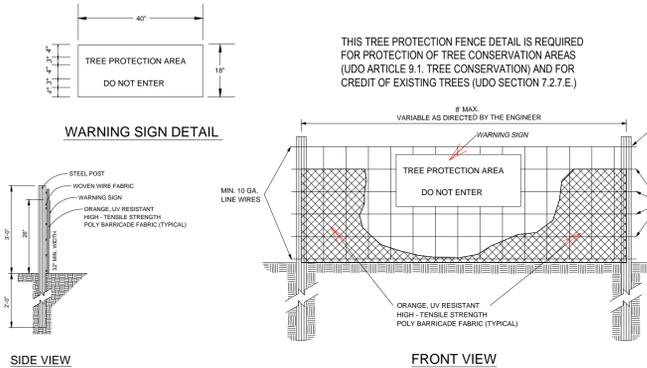
ALL EXISTING BOUNDARY INFORMATION SHOWN BASED ON AN ALTA/ACSM LAND TITLE SURVEY RECEIVED JULY 18, 2015 PROVIDED BY M-III, PLLC.

Tree Conservation Plan Data		
Total Project Area - 14.74 AC		
14.74 Total Acres (10% = 1.47 AC Required for TCA)		
Secondary Tree Conservation Areas	Number of Acres	Percentage of Tract
Secondary Tree Conservation Area	1.48	10.04%
Tree Conservation Area		10.04%

SECONDARY TREE CONSERVATION AREA

**TREE CONSERVATION NOTES:**

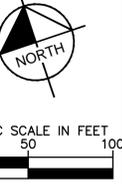
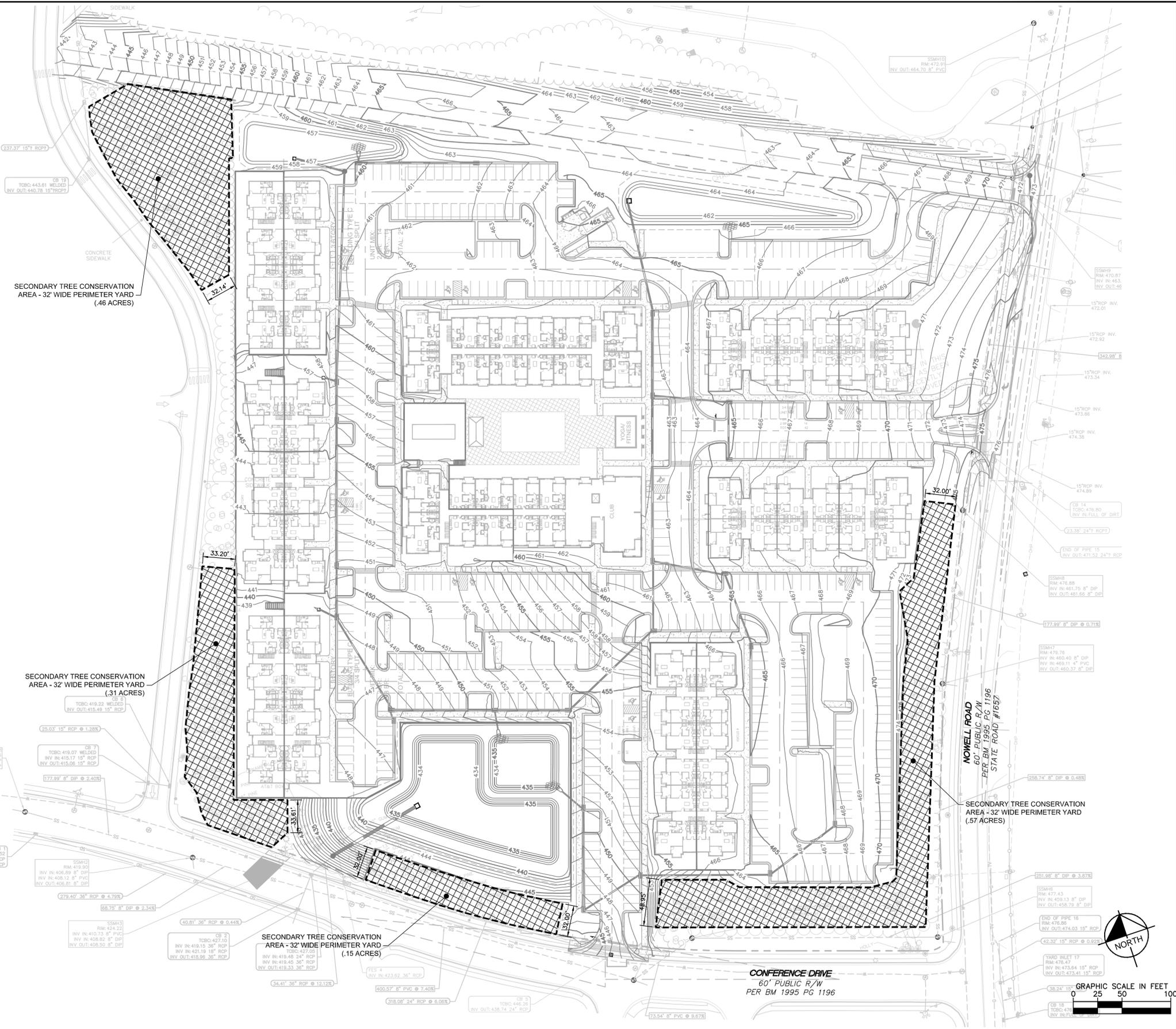
1. A TREE CONSERVATION PERMIT REQUIRED TO ESTABLISH TREE CONSERVATION AREAS IN THE FIELD.
2. A TREE CONSERVATION PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT.
3. PRIOR TO OBTAINING A BUILDING PERMIT, THE FOLLOWING MAY BE RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS:
  - A) A FINAL PLAT WITH METES AND BOUNDS DESCRIPTIONS OF ALL APPROVED TREE CONSERVATION AREAS.
  - B) A DOCUMENT PREPARED IN ACCORDANCE WITH 10-2082.14(E) WHICH SHALL FIRST BE APPROVED BY THE CITY ATTORNEY.
4. NEW PLANTINGS SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOTZONE OF ANY EXISTING TREE LOCATED WITHIN A TREE PRESERVATION AREA.
5. CRZ = CRITICAL ROOT ZONE



**NOTES:**

1. IRVING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 90° ON CENTER THEREAFTER.
4. FOR TREE PROTECTION AREAS LESS THAN 30' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
5. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
6. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.

**1 CITY OF RALEIGH TREE PROTECTION FENCE DETAIL**  
NTS



**Kimley»Horn**  
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KHA PROJECT  
019573011  
DATE  
07/15/2015  
SCALE AS SHOWN  
DESIGNED BY JKD  
DRAWN BY DAW  
CHECKED BY PAB

**CORPORATE CENTER APARTMENTS**  
PREPARED FOR  
Pollack Shores Real Estate Group



**OVERALL TREE CONSERVATION PLAN**

SHEET NUMBER  
**TC1.00**

No.	REVISIONS	DATE	BY

