Certified Recommendation
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

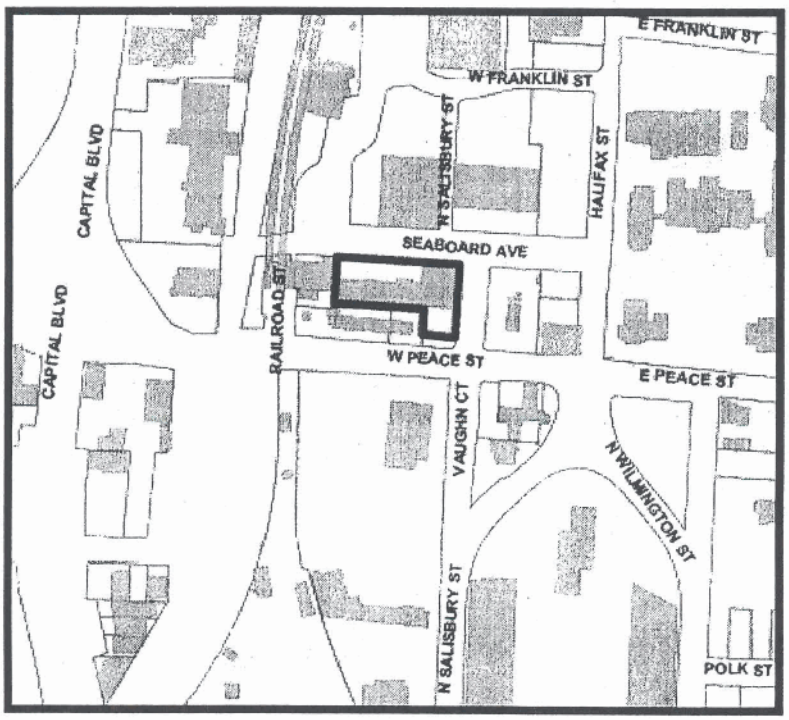
Case File / Name: **SP-36-07 111 Seaboard**

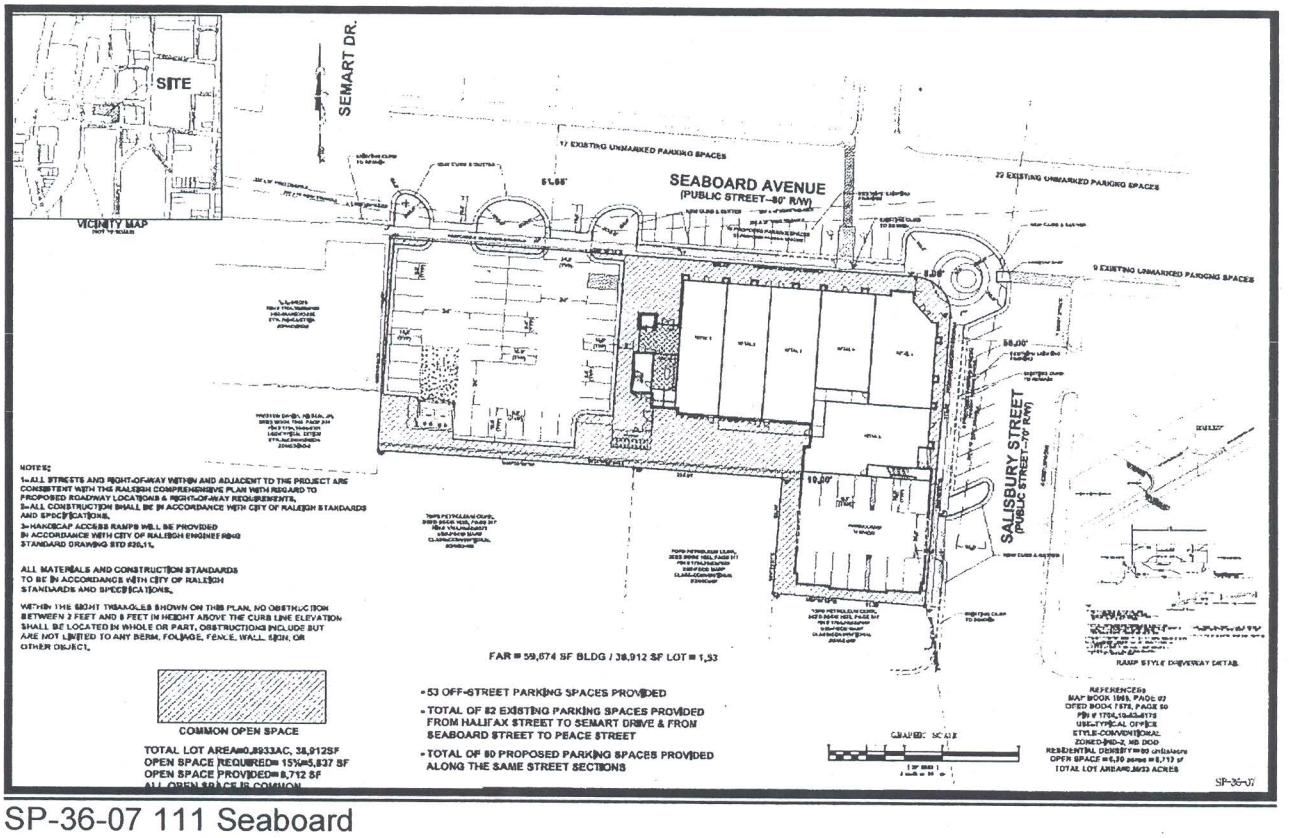
General Location: On the northwest corner of Seaboard Avenue and Salisbury Street north of its intersection with W Peace Street, inside the city limits.

Planning District / CAC: Central / Mordecai

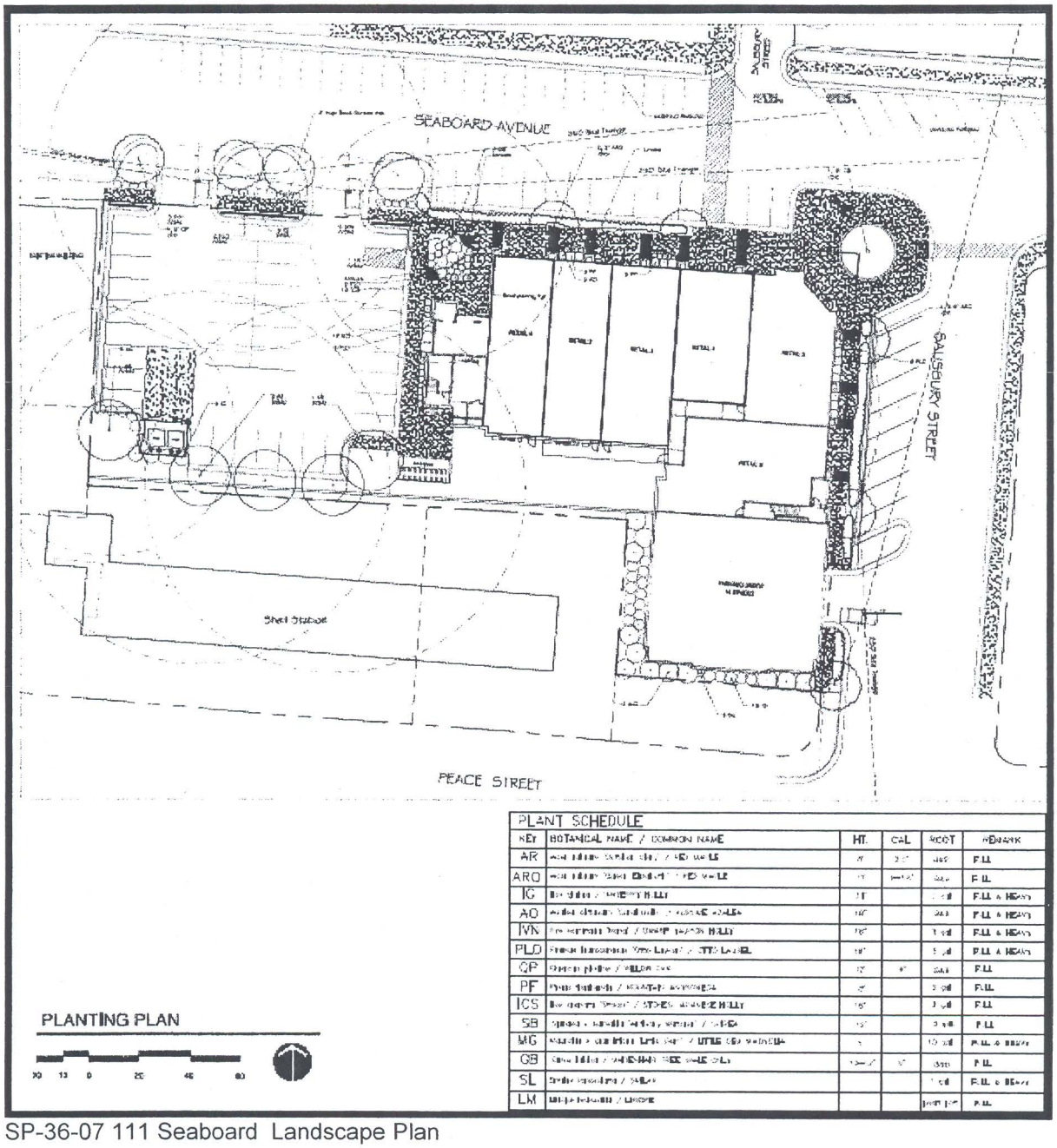
Nature of Case: This request is to redevelop an existing site and approve a 4 story (60' tall) mixed-use building on a .893 acre site zoned Industrial-2 and Neighborhood Business with Downtown Overlay District. The proposed building would be comprised of 53 residential condominium units (60units per acre) and 11,000 SF of retail space. This proposal requires City Council approval for the following reasons; the proposal includes residential units in an Industrial District within the Downtown Overlay District and a building over 10,000 square feet in the Downtown Overlay District. The developer is also requesting reductions to the yards required due to the 60 foot height of the building.

Contact: John A Edwards & Company



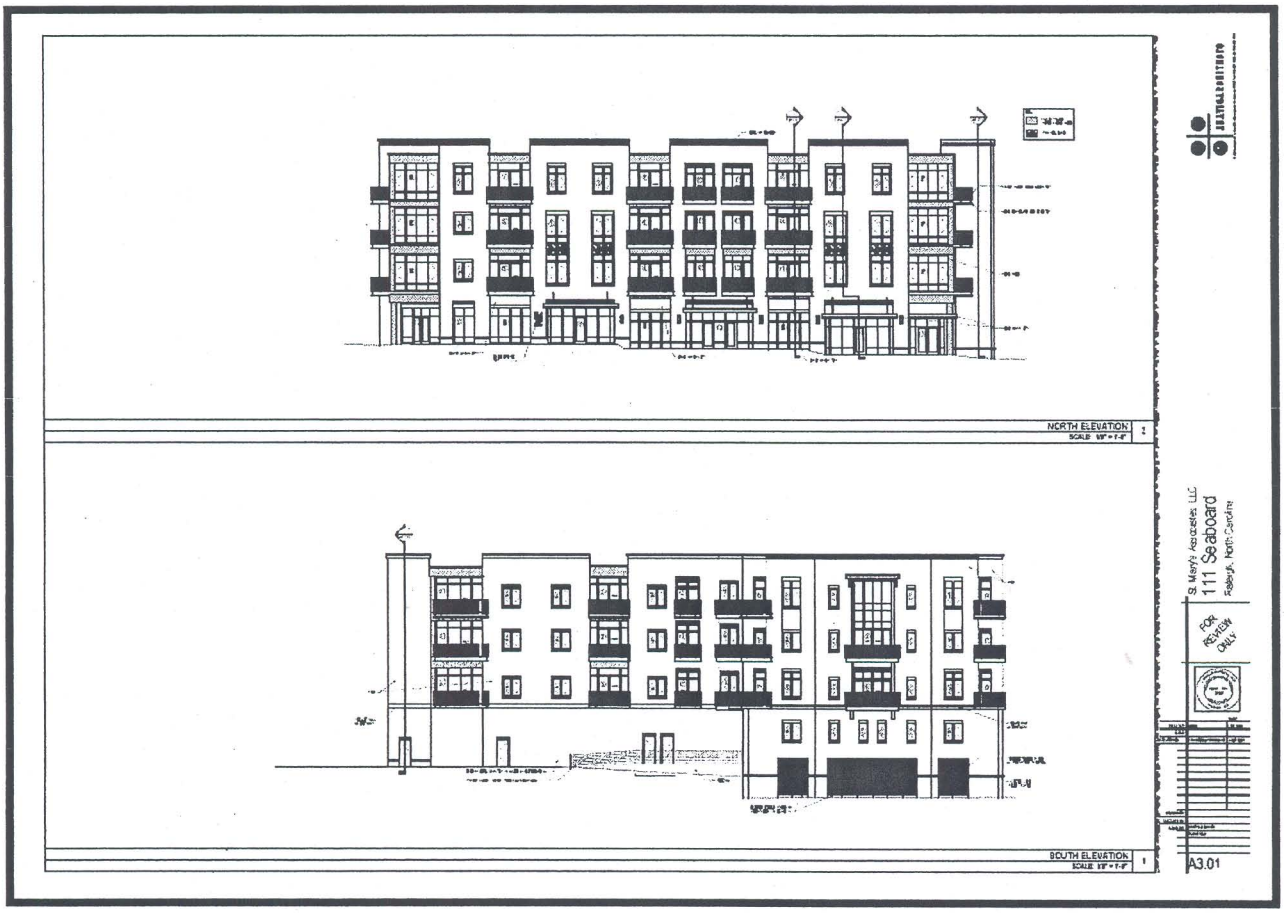


SP-36-07 111 Seaboard



PLANT SCHEDULE					
KEY	BOTANICAL NAME / COMMON NAME	HT.	CAL.	ROOT	REMARK
AR					F.B.
ARO					F.B.
IC					F.B. & HEAVY
AO					F.B. & HEAVY
IVN					F.B. & HEAVY
PLO					F.B. & HEAVY
QP					F.B.
PF					F.B.
ICS					F.B.
SB					F.B.
MG					F.B. & HEAVY
GB					F.B.
SL					F.B. & HEAVY
LM					F.B.

SP-36-07 111 Seaboard Landscape Plan


NORTH ELEVATION
SOUTH ELEVATION
111 Seaboard
A3.01

SUBJECT:	SP-36-07 111 Seaboard
CROSS-REFERENCE:	N/A
LOCATION:	On the northwest corner of Seaboard Avenue and Salisbury Street north of its intersection with W Peace Street, inside the city limits. The site is not situated within a Tier 1 location of section of 10-2051(d)(1)c. 1.
REQUEST:	This request is to approve a 4 story (60' tall) mixed-use building on a .893 acre single lot site zoned Industrial-2 and Neighborhood Business with Downtown Overlay District. The proposed building would be comprised of 53 residential condominium units (60units per acre) and 11,000 SF of retail space. Dwellings are located in both the Industrial -2 and Neighborhood Business Districts. The developer is also requesting reductions to the yards required due to the 60 foot height of the building.
OFFICIAL ACTION:	**Approval with conditions**
CONDITIONS OF APPROVAL:	**As noted on the Staff Report, attached**
FINDINGS:	The Planning Commission finds that this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2047, 10-2042, 10-2051, 10-2107, 10-2108, 10-2122, and 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated July 25, 2007, owned by St. Mary's Associates, submitted by John A Edwards & Co.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	July 31, 2007
Case History:	
To CC:	August 7, 2007 **City Council Status:** _____
Staff Coordinator:	Jacque Baker
Motion:	Davis
Second:	Smith
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, Holt, Mullins, Smith
Opposed:	
Excused:	

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.) (PC Chair)

_____ Brad Mullins - MAC

date:_____ date: 8/2/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

City Council Actions:

(1) That in accordance with Code Sections 10-2051(d)(3)c and 10-2051(d)(4) the City Council grants a reduction in the required district yard building setbacks of the Industrial-2 zoning district, code section 10-2047(d) for the proposed 60' tall building which is required to be 10' from all property lines. The proposal shows a minimum front yard and corner yard building setback along Seaboard Avenue of 8' and Salisbury Street of 2' and a minimum rear yard building setback of 30'. To allow the reduction in yard width the City Council finds that this site plan (a) is in accord with the general plans for the physical development of the City as embodied in the current Raleigh Downtown Urban Design Guidelines and (b) meets the standards of 10-2132.2(d);

(2) That in accordance with Code Sections 10-2051(d)(3)c and 10-2051(d)(4) the City Council grants a reduction in the required district yard building setbacks of the Neighborhood Business zoning district, code section 10-2042(d) for the proposed 60' tall building which is required to be 50' from the front property line. The proposal shows a minimum front yard building setback along Salisbury Street of 2 ' and a rear yard building setback of 10'. To allow the reduction in yard width the City Council finds that this site plan (a) is in accord with the general plans for the physical development of the City as embodied in the current Raleigh Downtown Urban Design Guidelines and (b) meets the standards of 10-2132.2(d);

Administrative Actions:

Prior to issuance of building permits in the Inspections Department:

(3) That an encroachment agreement for any stoops, balconies, steps, plantings, planters, awnings underground stormwater detention piping etc. to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for any of the items indicated on the preliminary plan shall be submitted to the City's Encroachment Coordinator in the Inspections Department for review, and that the City Council approves the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Inspections Department, and that the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the condominium association and the developer;

(4) That the City Attorney approve a public sidewalk easement for any portion of the public sidewalk along Seaboard Avenue or Salisbury Street located within private property;

(5) That a demolition permit be issued by the Inspections Department;

(6) That condominium documents are prepared in accordance with G.S.-47C, and that certification is made to the Chief Zoning Inspector that the legal documents contain the language required by 10-2108(g), and 10-2122(e) and that the definition of common expenses include all expenditures required by the encroachment agreement required in condition number 4 above, such as maintenance, repair and insurance, and that the definition of common expense also includes the cost to maintain repair restore, reconstruction stormwater control measures;

(7) That a landscape permit is obtained from the Urban Forester in the Parks and recreation Department for landscaping in the public right-of-way;

ZONING:

ZONING DISTRICTS: Industrial-2, Neighborhood Business with Downtown Overlay District

SETBACKS / HEIGHT: This plan conforms to all minimum Industrial-2 setback standards. Front yard = 0', rear yard = 0', front / rear aggregate = 0', side yard = 0', side yard aggregate = 0'. This plan conforms to maximum height standards in this zoning district. This plan conforms to all minimum Neighborhood Business setback standards. Front yard = 30', rear yard = 0', front / rear aggregate = 0', side yard = 0', side yard aggregate = 0'. This plan conforms to maximum height standards in this zoning district. However for the proposed 60' tall building, setbacks located in the Industrial -2 District setbacks are required to be 10' from all property lines and for the proposed 60' tall building setbacks located in the Neighborhood Business District are required to be 45 feet from all property lines. The proposed site plan shows a minimum front yard and corner yard building setback along Seaboard Avenue of 8' and Salisbury Street of 2. The Downtown Overlay District in Section 10-2051 of the City Code allows the City Council to approve yard reductions after certain findings are made. Accordingly, the City Council finds that this site plan is in accord with the general plans for the physical development of the City as embodied in the current Raleigh Downtown Urban Design Guidelines and meets the standards of 10-2132.2(d);

PARKING: Off-street parking conforms to minimum requirements: 53 spaces required, based on 1 parking space per dwelling unit. 53 spaces are provided. The proposed retail uses require no parking spaces under the recently adopted text change [TC-2(A)-07] that exempted certain retail uses in the Downtown Overlay District

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.6 is

shown. This is a medium impact use under Section 10-2082.9. No transitional protective yards are required given adjacent uses.

TREE CONSERVATION: No tree conservation areas are required as proposed because the property in question doesn't meet the 2 acre threshold. Also, no trees on site meet the requisite standards for tree conservation requirements.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) is 1.53 and lot coverage is 28%. A residential density of 60 units per acre is proposed. The applicants are allowed increases in residential densities in excess of 40 units per acre through the Downtown Overlay District. For each Tier 1 and 2 standard spelled out in the Downtown Overlay District that the City Council finds the plan is compliant with, an increase in density of 60 units per acre is allowed, and for each Tier 3 standard spelled out in the Downtown Overlay District that the City Council finds the plan is compliant with, an increase in density of 40 units per acre is allowed. No Tier 1 standards are applicable to this site. At the proposed density of 60 units per acre, the plan would have to meet the base standard of 40 units plus at least one of the Tier 2 standards to achieve the desired density. The applicants purport that their plan meets one of the Tier 2 standards, which grants an additional bundle of 60 units which would with base 40 units allow for a density of up to 100 units. The Tier 2 standard the applicants are meeting is spelled out below:

1. **Service and retail Facility:** The development contains on-site a minimum of 50 square feet per unit for the total number of units within the development of on-site service or retail facilities to serve the residents. **With 53 units proposed, 2,650 SF of retail and/or service facilities are required. The proposal includes 11,000 SF of retail and/or service facilities.**

OPEN SPACE: Section 10-2051 (d)(1)b 1of the Downtown Overlay District calls for a minimum of 15% of the total land area of the development (5,793 sq. ft.) be set aside as open space. Open space" may include greenways and any common outdoor landscaped and recreation spaces, outdoor balconies, decks and roof gardens; indoor recreational areas, central lobbies, meeting rooms, and other similar indoor community space accessible to and available for use by the residents. The applicant's plan contains a minimum of 8,712 square feet of open space that will be provided through a mix of open space types as allowed by Code. The plan provides open space through 8,712 SF of grass, courtyard & sidewalk. At least 10% of the total land area of the development (579.3 SF in this case), must be devoted to common outdoor open space accessible to all residents. The preliminary plan meets that requirement as 579.3 SF of commonly accessible outdoor open space is proposed (rooftop terrace, plaza & walks).

PHASING: N/A

UNITY OF DEVELOPMENT: Unity of development and sign criteria is not are required in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: All required right of way and road improvements exist along Seaboard Avenue and Salisbury Street.

TRANSIT: No transit-oriented features are incorporated into the proposed plan. The City's Transit Technician determined there was not a need for any improvements at this location.

URBAN FORM: This site is located in the Central Planning District and is covered by the Blount Halifax Small Area Plan. The small area plan calls for retail/office/flex in this area, and the Central District Plan calls for the promotion of higher density housing and encouraging mixed use development. This plan conforms to plan guidelines.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

Comment	Response
1. Minimize width of parking Garage entrance to improve Pedestrian environment	The under building parking lot entrance was 24'-8" and has been changed to 20'-8".
2. Explore options for installing street trees without grates (e.g., raised, bullnose brick curbing around tree pits).	An alternative option for tree grates will be used.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The existing street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

PUBLIC UTILITIES: City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: This site will be served by private contractors and waste facilities shall conform to adopted city standards.

CIRCULATION: Existing street improvements shall conform to normal City construction standards.

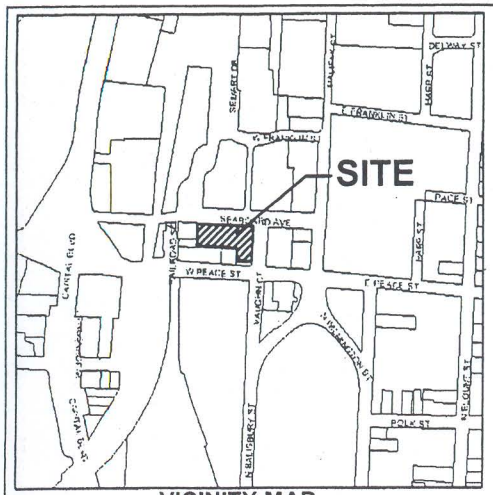
PEDESTRIAN: Existing sidewalk locations conform to City regulations.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: The amount of impervious surface areas existing on the site before and after construction is the same, .81 acres. This development is exempt from stormwater runoff controls and nitrogen reduction requirements pursuant to Section 10-9021(6).

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.



VICINITY MAP
(NOT TO SCALE)

111 Seaboard

PRELIMINARY SITE PLAN

SP-36-07

RALEIGH, N.C.

Saint Mary's Associates, LLC
By York Ventures
OWNER/DEVELOPER
1900 CAMERON STREET
RALEIGH, N.C. 27605
Phone (919) 821-1350

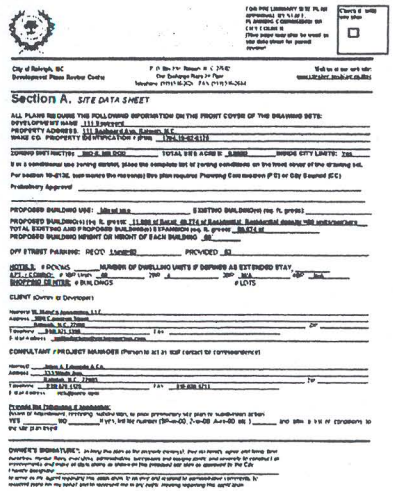
JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave, Raleigh, N.C.
Phone (919) 828-4428

APRIL 20, 2007
(REVISED 05-31-2007)
(REVISED 07-05-2007)
(REVISED 07-25-2007)

NORTH CAROLINA REGISTERED SEAL 10078 ENGINEER JOHN A. EDWARDS, JR.

ALL MATERIALS AND CONSTRUCTION STANDARDS TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.



City of Raleigh, NC
Development Plans Review Centre

Section A. SITE DATA SHEET

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SET:

DEVELOPMENT NAME 111 Seaboard
PROPERTY ADDRESS 111 Seaboard Ave, Raleigh, N.C.
WAKE CO. PROPERTY ID NUMBER # (PIN) 1704.16-42-6178

ZONING DISTRICT(S): R-10 & MX-3CU-CU TOTAL SITE ACRES: 0.5000 INSIDE CITY LIMITS: Yes

If in a conditional use zoning district, please list complete list of zoning conditions on the front cover of the drawing set.

Per section 10-2136, does rezoning this plan require Planning Commission (PC) or City Council (CC)

Preliminary Approval

PROPOSED BUILDING USE: Mix-use apts EXISTING BUILDING(S) sq. ft. gross(es)

PROPOSED BUILDING(S) sq. ft. gross: 11,000 sf Retail, 69,774 sf Residential, Residential density: 180 units/acre
TOTAL EXISTING AND PROPOSED BUILDING(S) TRANSITION proj. sq. ft. gross: 80,774 sf
PROPOSED BUILDING HEIGHT OR HEIGHT OF EACH BUILDING: 80'

OFF STREET PARKING: REQ'D 136+69 PROVIDED 82

HOTELS: # ROOMS ____ NUMBER OF DWELLING UNITS IF DEFINED AS EXTENDED STAY
APT./CONDO: # 1BR Units: 86 2BR 4 3BR MIX 4BR Bed
ROOMING OR INNS: # BUILDINGS # LOTS

CLIENT (Owner or Developer)

Name W. Mary's Associates, LLC
Address 1900 Cameron Street
Raleigh, N.C. 27605
Telephone 919 821 1350 Fax ZIP
E-mail address mail@yorkventures.homestead.com

CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence)

Name John A. Edwards & Co.
Address 333 Wade Ave
Raleigh, N.C. 27605 ZIP
Telephone 919 828 4428 Fax 919 828 8711
E-mail address mail@jaeeng.com

Provide the following if applicable:
Name of homeowners' / property owners' association that will own property and/or maintain common areas
YES NO If YES, has the declaration (CR=Deed Book & Page, PLAT=Book & Page) been recorded with the Wake County Register of Deeds?

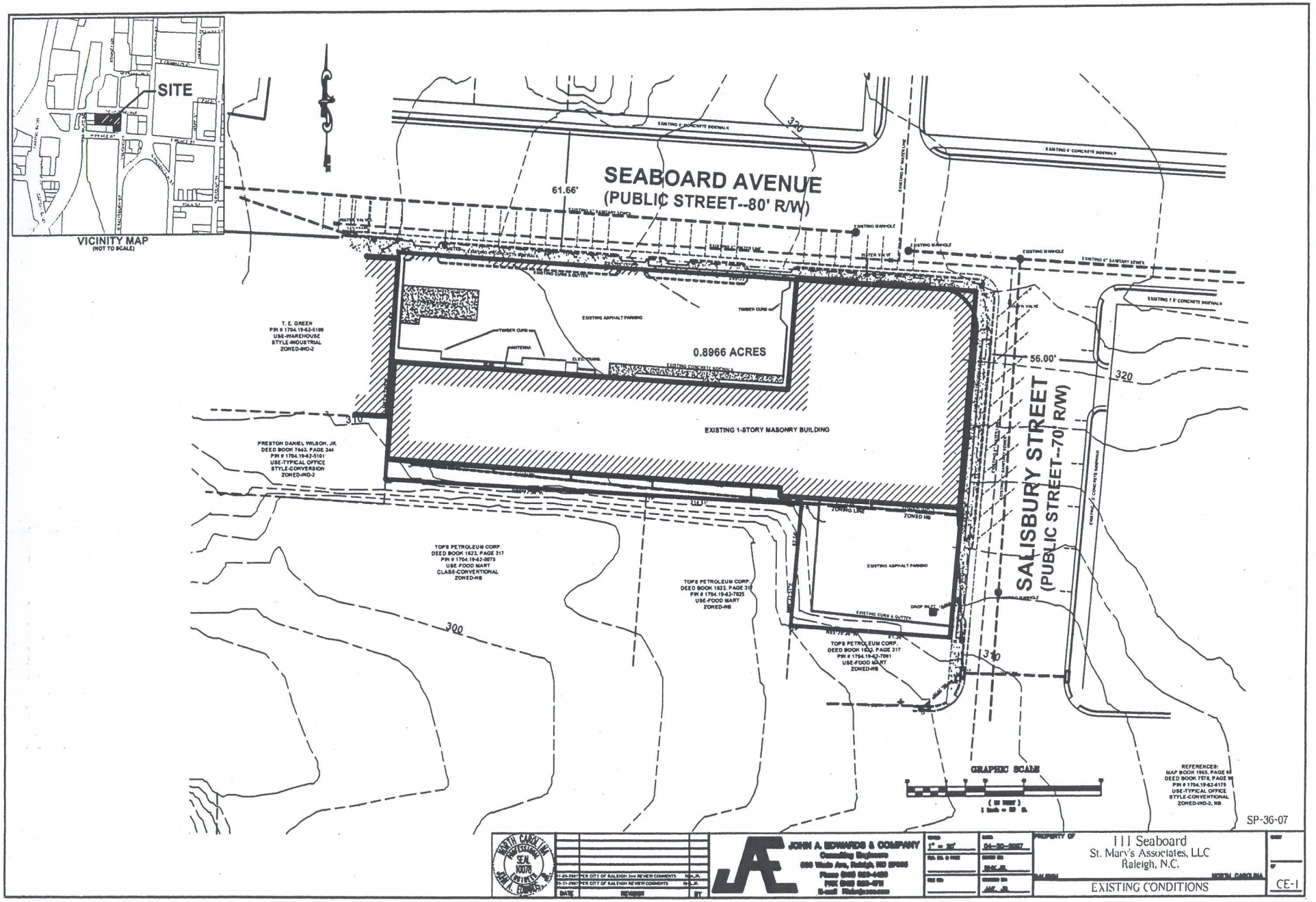
OWNER'S SIGNATURE: I do hereby certify that all the information presented on this application is accurate to the best of my knowledge, information and belief. I hereby authorize the staff of the City of Raleigh Planning Department to enter upon the subject property for the purpose of making inspections related to the review of this application. I hereby designate _____ 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.

Check if info here ☐

SHEET INDEX

EXISTING CONDITIONS	CE-1
BUILDING ELEVATIONS	CE-2
BUILDING ELEVATIONS	CE-2A
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UTILITY PLAN	CE-4
GRADING & DRAINAGE PLAN	CE-5
STORMWATER MANAGEMENT PLAN	CE-6
TYPICAL DETAILS	CE-7
STREETSCAPE PLAN	LA-1
PLANTING PLAN	LA-2
STREETSCAPE DETAILS	LA-3

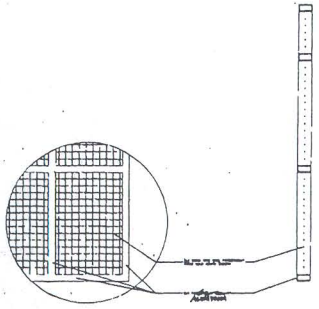
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X:\dwgs2002\Settle Dockery\Seaboard\jaemaster_7-24-07.dwg, 7/25/2007 10:13:48 AM, Panasonic DP-2310



3 TYPICAL LIGHT FIXTURE
N.T.S.



4 TYPICAL METAL GRATE
N.T.S.



2 NORTH ELEVATION
1" = 10'-0"



1 EAST ELEVATION
1" = 10'-0"

NORTH CAROLINA PROFESSIONAL SEAL 10078 ENGINEER JOHN A. EDWARDS JR.

DATE	REVISION	BY

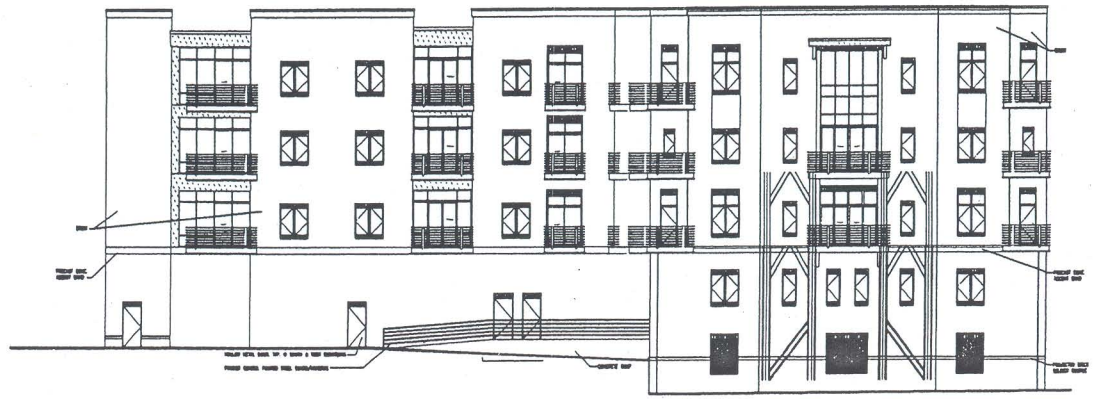
JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave., Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail Rick@jaeco.com

SCALE: AS NOTED	DATE: 5/31/07
FLD. BK. & PAGE	DRAWN BY: KW
FILE NO.	CHECKED BY: DJS

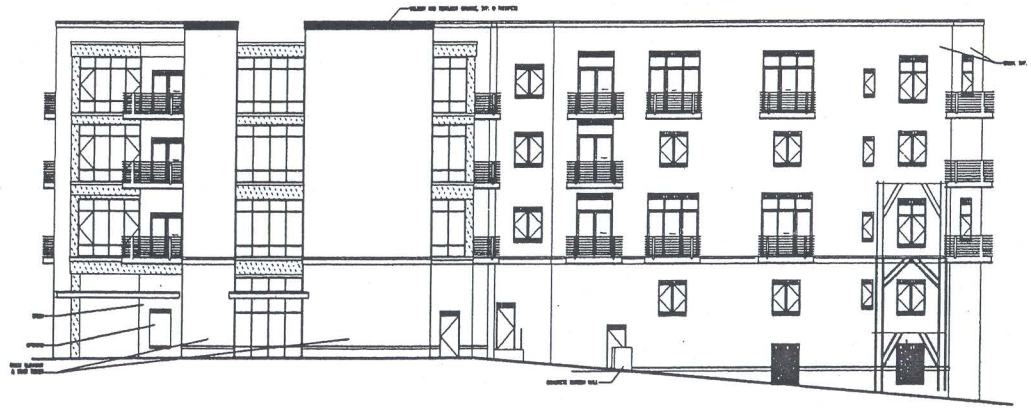
PROPERTY OF
111 Seaboard
St. Mary's Associates, LLC
Raleigh, N.C.
RALEIGH NORTH CAROLINA

BUILDING ELEVATIONS

SHEET CE-2



3 SOUTH ELEVATION



3 WEST ELEVATION

NOTE: REFER TO EAST & NORTH ELEVATIONS FOR ADDITIONAL TYPICAL NOTES.

NORTH CAROLINA PROFESSIONAL SEAL 10078 ENGINEER JOHN A. EDWARDS, JR.

DATE	REVISION	BY

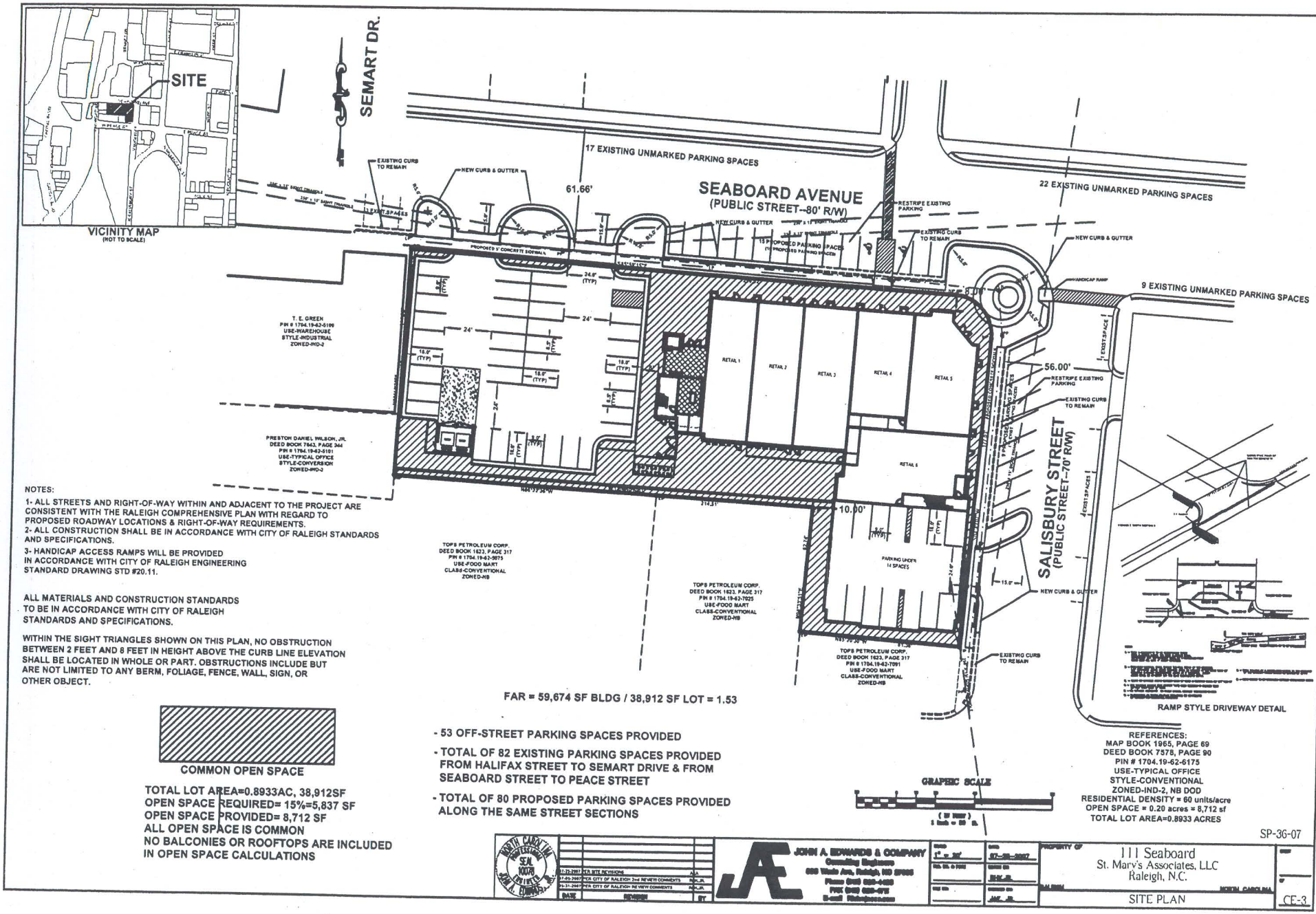
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E-mail Rick@jaeco.com

SCALE:	AS NOTED
PLO. SH. & PAGE	
FILE NO.	
DATE:	5/31/07
DRAWN BY:	KW
CHECKED BY:	DJS

PROPERTY OF
111 Seaboard
St. Mary's Associates, LLC
Raleigh, N.C.
RALEIGH NORTH CAROLINA

BUILDING ELEVATIONS

SHEET
CE-2A



NOTES:

1- ALL STREETS AND RIGHT-OF-WAY WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS & RIGHT-OF-WAY REQUIREMENTS.

2- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

3- HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.

ALL MATERIALS AND CONSTRUCTION STANDARDS TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.

COMMON OPEN SPACE

TOTAL LOT AREA=0.8933AC, 38,912SF
OPEN SPACE REQUIRED= 15%=5,837 SF
OPEN SPACE PROVIDED= 8,712 SF
ALL OPEN SPACE IS COMMON
NO BALCONIES OR ROOFTOPS ARE INCLUDED IN OPEN SPACE CALCULATIONS

FAR = 59,674 SF BLDG / 38,912 SF LOT = 1.53

- 53 OFF-STREET PARKING SPACES PROVIDED
- TOTAL OF 82 EXISTING PARKING SPACES PROVIDED FROM HALIFAX STREET TO SEMART DRIVE & FROM SEABOARD STREET TO PEACE STREET
- TOTAL OF 80 PROPOSED PARKING SPACES PROVIDED ALONG THE SAME STREET SECTIONS

GRAPHIC SCALE

REFERENCES:
MAP BOOK 1965, PAGE 69
DEED BOOK 7575, PAGE 90
PIN # 1704.19-62-5175
USE-TYPICAL OFFICE
STYLE-CONVENTIONAL
ZONED-IND-2, NB DOD
RESIDENTIAL DENSITY = 60 units/acre
OPEN SPACE = 0.20 acres = 8,712 sf
TOTAL LOT AREA=0.8933 ACRES

SP-36-07

DATE	REVISION	BY
07-12-2007	PER SITE REVISIONS	AJA
07-05-2007	PER CITY OF RALEIGH 2nd REVIEW COMMENTS	AJA, JR.
05-31-2007	PER CITY OF RALEIGH REVIEW COMMENTS	AJA, JR.

JOHN A. EDWARDS & COMPANY
Consulting Engineers
Phone (919) 828-4428
FAX (919) 828-4570

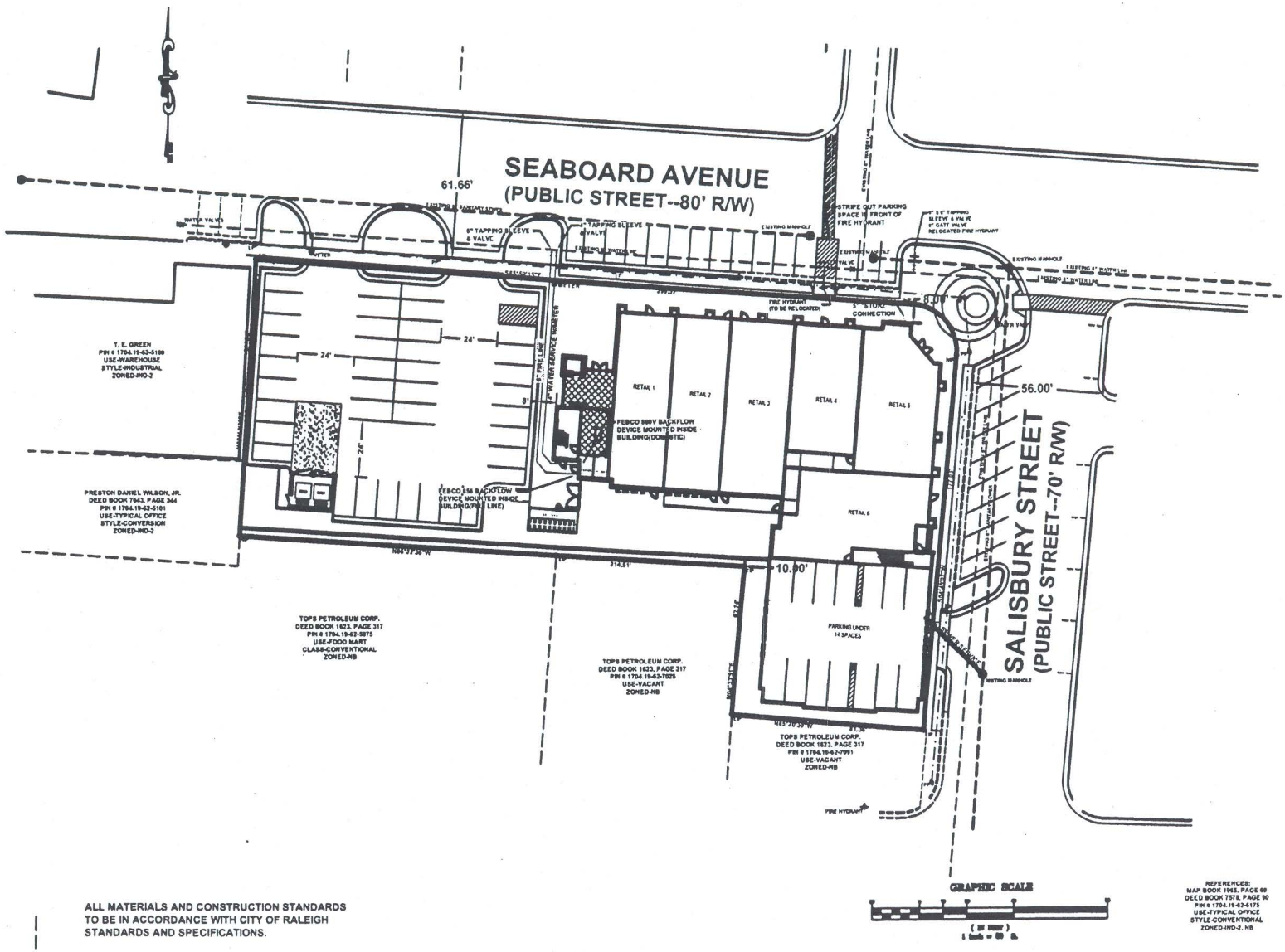
PROPERTY OF
111 Seaboard
St. Mary's Associates, LLC
Raleigh, N.C.

SITE PLAN

CE-3

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ALL MATERIALS AND CONSTRUCTION STANDARDS TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE

REFERENCES:
MAP BOOK 1963, PAGE 68
DEED BOOK 7578, PAGE 90
PIN # 1704.19-62-6175
USE-TYPICAL OFFICE
STYLE-CONVENTIONAL
ZONED-IHD-2, NB

SP-36-07

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 10078 JOHN A. EDWARDS

DATE	REVISION	BY
07-23-2007	PER CITY OF RALEIGH 2nd REVIEW COMMENTS	RAJR
07-05-2007	PER CITY OF RALEIGH REVIEW COMMENTS	RAJR

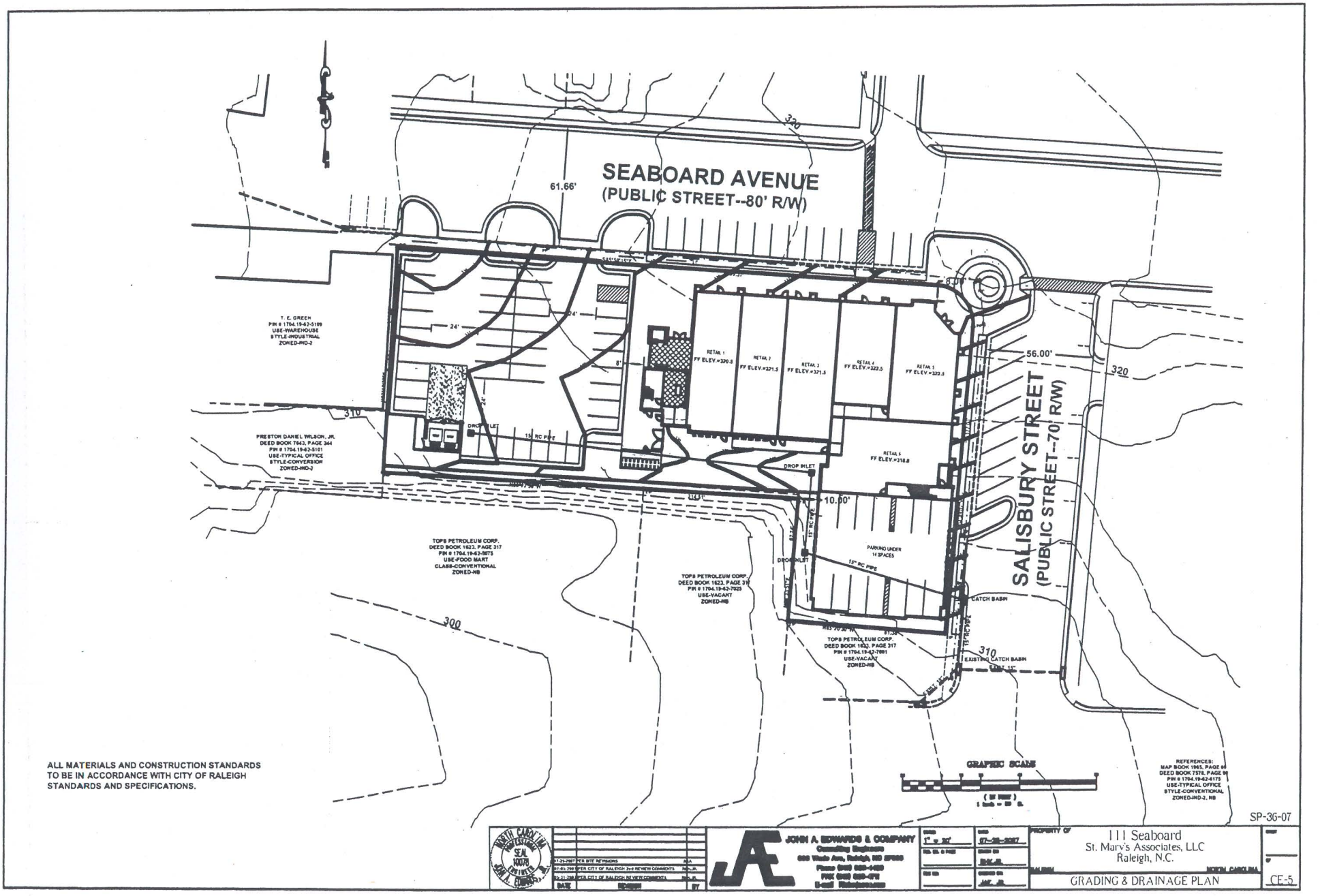
JOHN A. EDWARDS & COMPANY
Consulting Engineers
609 Wade Ave, Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail: Webmaster@jaenet.com

SCALE	1" = 30'
FIELD BK. & PAGE	
FILE NO.	
DATE	07-05-2007
DRAWN BY	RAJR
CHECKED BY	JAE

PROPERTY OF
111 Seaboard
St. Mary's Associates, LLC
Raleigh, N.C.
RALEIGH NORTH CAROLINA

UTILITY PLAN

SHEET CE-4



ALL MATERIALS AND CONSTRUCTION STANDARDS TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

REFERENCES:
MAP BOOK 1965, PAGE 99
DEED BOOK 7578, PAGE 99
PIN # 1704.19-62-6173
USE-TYPICAL OFFICE
STYLE-CONVENTIONAL
ZONED-IND-2, NB

SP-36-07

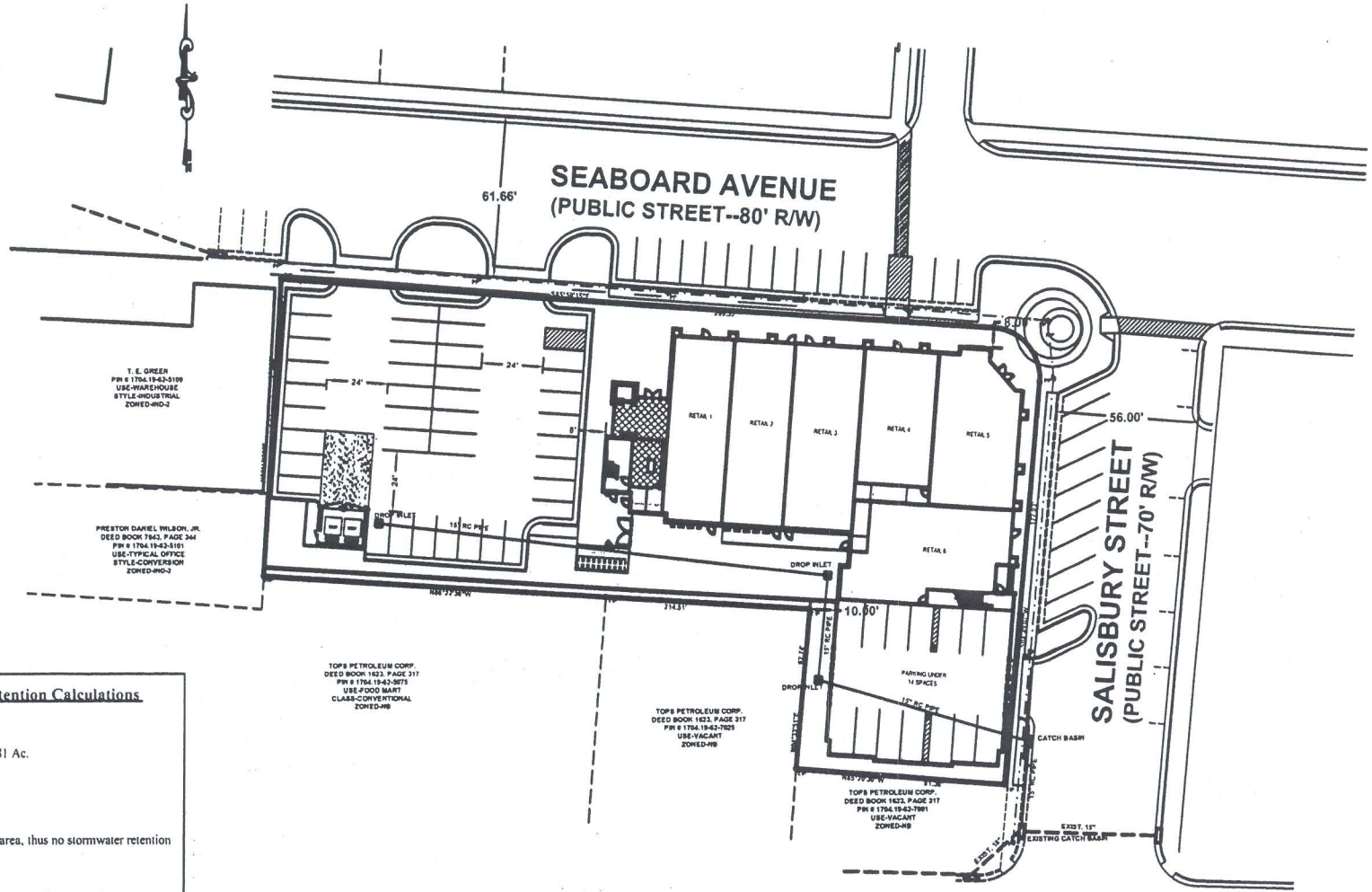
JOHN A. EDWARDS & COMPANY
Consulting Engineers

PROPERTY OF
111 Seaboard
St. Mary's Associates, LLC
Raleigh, N.C.

GRADING & DRAINAGE PLAN

CE-5

X:\dwgs2002\Settle Dockery\Seaboard\jaemaster_7-24-07.dwg, 7/25/2007 10:10:40 AM, Panasonic DP-2310



Stormwater Retention Calculations

Pre-Development:

Existing Impervious Area = 0.81 Ac.

Post-Development:

Impervious Area = 0.81 Ac.

No net increase in impervious area, thus no stormwater retention required.

Nitrogen Reduction Calculations

Pre-Development:

Existing Impervious Area = 0.81 Ac.

Post-Development:

Impervious Area = 0.81 Ac.

No net increase in impervious area, thus no nitrogen reduction required.

GRAPHIC SCALE

REFERENCES:
MAP BOOK 1965, PAGE 66
DEED BOOK 7378, PAGE 90
PIN # 1704.19-62-6175
USE-TYPICAL OFFICE
STYLE-CONVERTIONAL
ZONED-IND-2, HB

SP-36-07

DATE	REVISION	BY
07-25-2007	PER SITE REVISIONS	JEA
07-03-2007	PER CITY OF RALEIGH 2nd REVIEW COMMENTS	JEA, JR.
06-31-2007	PER CITY OF RALEIGH REVIEW COMMENTS	JEA, JR.

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave, Raleigh, NC 27605
Phone (919) 833-4183
FAX (919) 833-4714
E-mail: Raleigh@jaenet.com

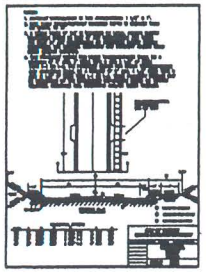
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07-25-2007
JEA
JAE, JR.

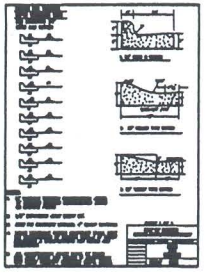
PROPERTY OF
111 Seaboard
St. Mary's Associates, LLC
Raleigh, N.C.
NORTH CAROLINA

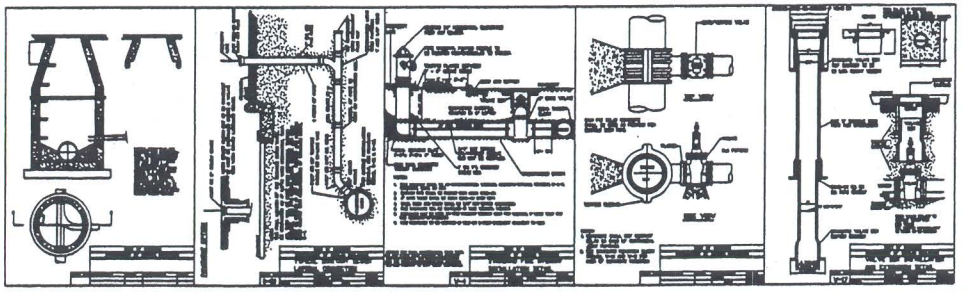
STORMWATER MANAGEMENT PLAN

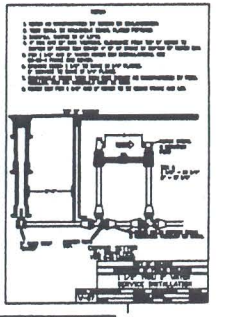
CE-6

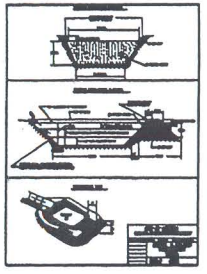
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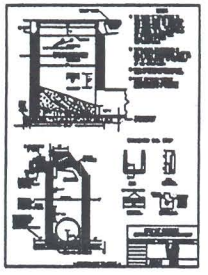


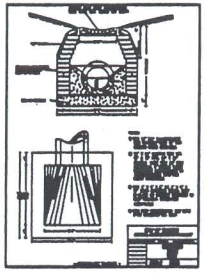


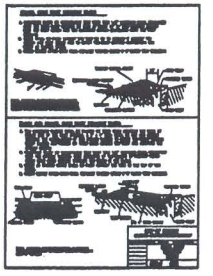


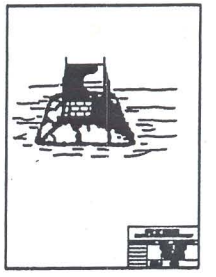


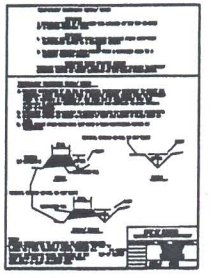


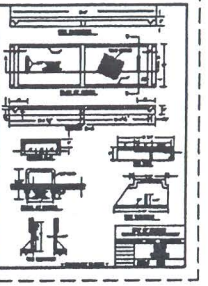


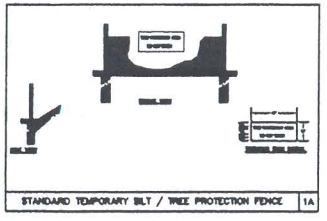


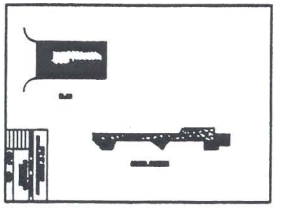


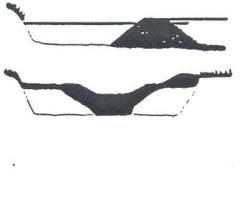


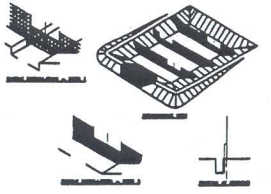


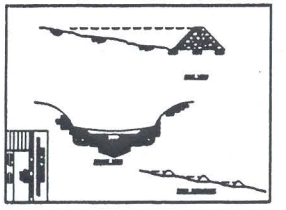


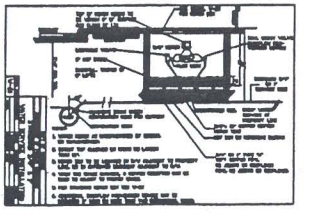


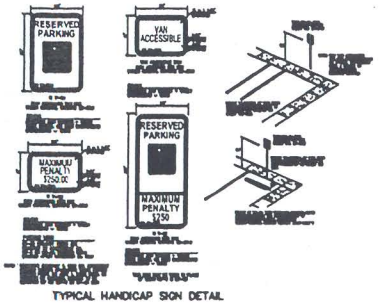




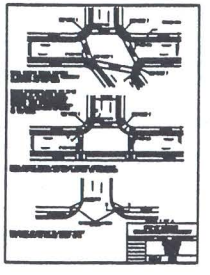


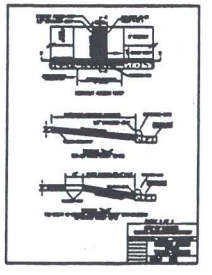


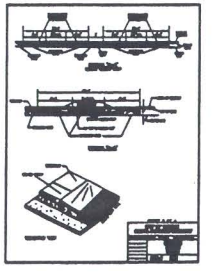


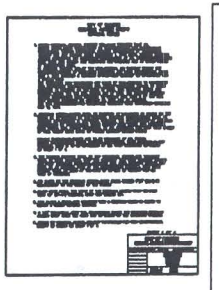


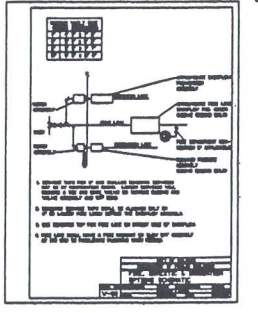
TYPICAL HANDICAP SIGN DETAIL











CITY OF RALEIGH REQUIREMENTS FOR INSPECTION & MATERIAL TESTING OF PRIVATE STREETS

Certified inspection reports from a geotechnical firm or equivalent agency are to address the following:

SUBGRADE APPROVAL

1- Subgrade cut to correct grade (normal crown ¼" per foot).
2- Subgrade to be neat, clean, and properly rolled down.
3- Subgrade proofroll performed with a fully loaded water truck or tandem axle dump truck with no allowable deflection.

AGGREGATE BASE APPROVAL

1- Aggregate base to be placed and compacted to correct grade (normal crown of ¼" per foot).
2- All edges trimmed to proper depth and all loose stone removed.
3- Base course to be smooth, hard, and well bonded.
4- Base course proofroll performed with a fully loaded water truck or tandem axle dump truck with no allowable deflection.

MATERIAL TESTING

1- Aggregate base course thickness and density test.
2- Asphalt thickness and density test.

Contact Larry Anderson, Engineering Inspections Manager, @ 948-8810 between the hours of 8:00 AM and 4:00 PM for questions.

SP-36-07

NORTH CAROLINA PROFESSIONAL SEAL 10078 ENGINEER JOHN A. EDWARDS

DATE	REVISION	BY
07-03-2007	PER CITY OF RALEIGH 2nd REVIEW COMMENTS	KRL/JE
05-31-2007	PER CITY OF RALEIGH REVIEW COMMENTS	KRL/JE

JOHN A. EDWARDS & COMPANY
Consulting Engineers
800 Wade Ave, Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail: Raleigh@jaenc.com

DESIGNED	KRL	04-30-2007
DRAWN BY		
CHECKED BY	JAE, JR.	

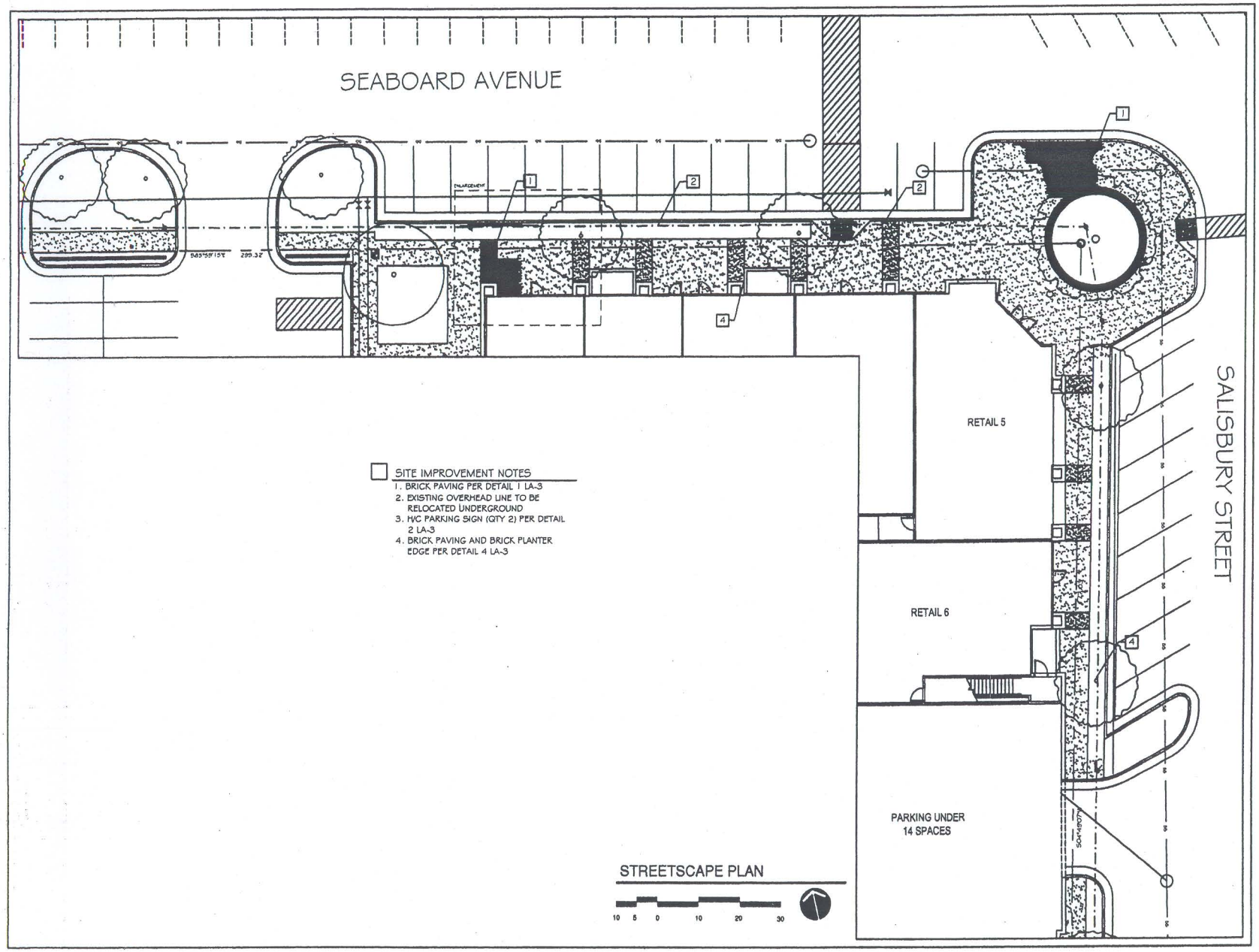
PROPERTY OF
111 Seaboard
St. Mary's Associates, LLC
Raleigh, N.C.

TYPICAL DETAILS

RALEIGH NORTH CAROLINA

CE-7

X:\dwgs2002\Settle Dockery\Seaboard\jaemaster_7-24-07.dwg, 7/25/2007 10:11:48 AM, Panasonic DP-2310



landscape architects
land planners

306/200 Parham Street
Suite B
Raleigh, NC 27601
919.755.0046

Seaboard Condos

111 Seaboard Ave.

St. Mary's Associates, LLC

Consultants

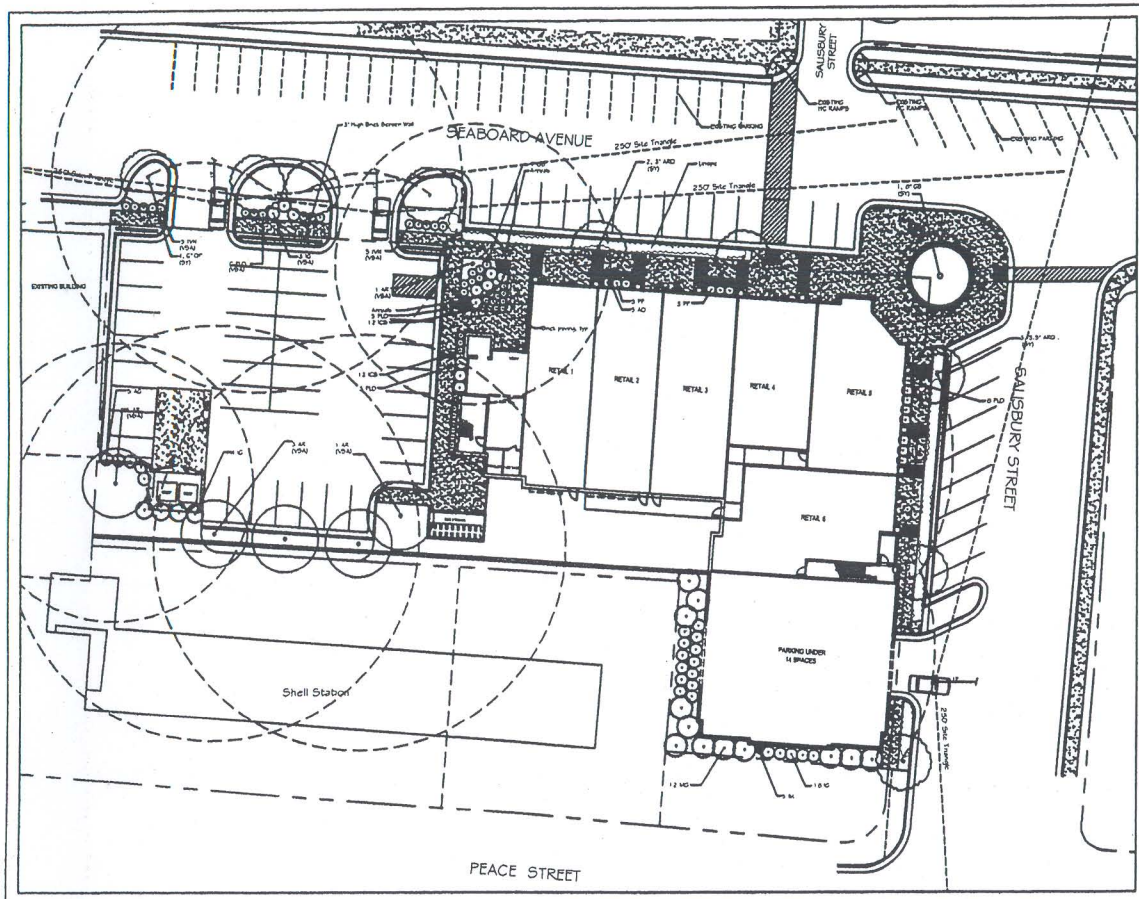
Professional Seals

Revisions

No.	Description	Date	By
1	PER CITY COMMENTS	5.31.07	KJL
2	PER 2ND CITY COMMENTS	7.3.07	LT

Date Issued:	4.18.07
Scale	1"=10'
Drawn by:	KJL
Checked by:	BHS
Sheet No.	

LA-1



PLANTING PLAN

20 10 0 20 40 60

GENERAL 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. Contractor engaged in landscape implementation shall be a landscape contractor registered in the state of North Carolina.
4. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
5. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
6. Prepare plant beds per specifications.
7. Install plants and mulch beds with 4" of shredded hardwood mulch.
8. Establish mulch beds around existing trees to remain.
9. Plants to be relocated to be dug and replanted immediately.
10. Lawn areas to be seeded and strawed.
11. Landscape Contractor to guarantee plant materials for a one year period following substantial completion per specifications.
12. Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
13. All construction shall be in accordance with all City of Raleigh standards and Specifications.
14. Within the sight distance triangles shown of this plan, no obstruction between 2' and 8' feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, or other object.
15. Trees to be planted in R/W shall be limbed up to allow for sight distance.

LANDSCAPE ORDINANCE CALCS.

Vehicle Surface Area (VSA):

11,242 SF VSA

(1) Tree/2000 SF = (5.6) VSA Trees Required, 6 provided.

(1) Shrub/500 SF = (22.4) VSA Shrubs Required, 29 provided.

Salisbury Street Protective Yard :

Length of SPY= 152.03 LF (177.03- driveway cut. = 152.03)

6' cal./50 LF of SPY= 18' Caliper req./provided

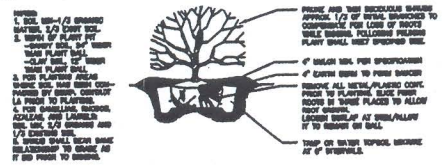
Seaboard Avenue Street Protective Yard :

Length of SPY =299.32 LF (299.32-driveway cut. = 249.32)

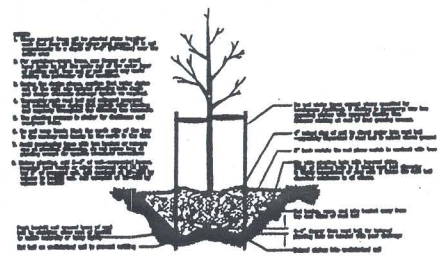
6' cal./50 LF of SPY = 30' Caliper req./provided

SCREEN ABOVE-GROUND DEVICES:

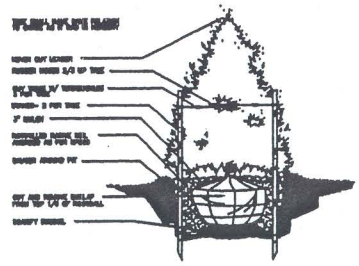
All above-ground devices (Dumpster, Hotbox, Backflow, Transformer, etc) shall be screened from off-site view.



SHRUB PLANTING NTS



TREE PLANTING NTS



EVERGREEN TREE PLANTING NTS

PLANT SCHEDULE

KEY	BOTANICAL NAME / COMMON NAME	HT.	CAL.	ROOT	REMARK
AR	Acer rubrum 'October Glory' / RED MAPLE	8'	2.5"	B&B	FULL
ARQ	Acer rubrum 'Green Elizabeth' / RED MAPLE	10'	3-3.5"	B&B	FULL
IG	Ilex glabra / INKBERRY HOLLY	24"		5 gal.	FULL & HEAVY
AO	Azalea obtusum 'Coral Bells' / NURUME AZALEA	18"		B&B	FULL & HEAVY
IVN	Ilex vomitoria 'Nana' / DWARF YAUPON HOLLY	18"		3 gal.	FULL & HEAVY
PLO	Prunus laurocerasus 'Otto Luyken' / OTTO LAUREL	18"		3 gal.	FULL & HEAVY
QP	Quercus phellos / WILLOW OAK	12'	6"	B&B	FULL
PF	Pieris floribunda / MOUNTAIN ANDROMEDA	18"		5 gal.	FULL
ICS	Ilex crenata 'Stokes' / STOKES JAPANESE HOLLY	18"		3 gal.	FULL
SB	Spiraea x bumalda 'Anthony Waterer' / SPIREA	12"		3 gal.	FULL
MG	Magnolia x grandiflora 'Little Gem' / LITTLE GEM MAGNOLIA	8'		10 gal.	FULL & HEAVY
GB	Ginko biloba / MAIDENHAIR TREE, MALE ONLY	10-12'	6"	B&B	FULL
SL	Smilax lanceolata / SMILAX			1 gal.	FULL & HEAVY
LM	Liriope muscaris / LIRIOPE			pent pot	FULL

landscape architects
land planners

306/200 Parham Street
Suite B
Raleigh, NC 27601
919.755.0046

Seaboard Condos

111 Seaboard Ave.

St. Mary's Associates, LLC

Consultants

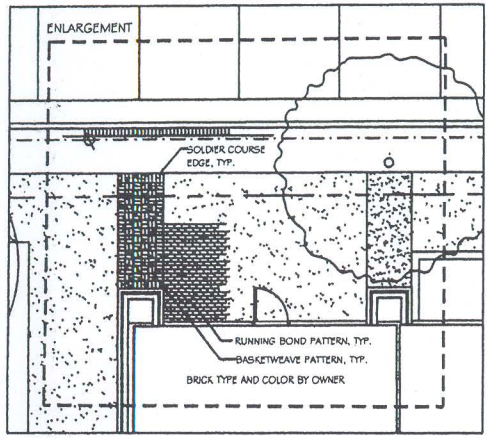
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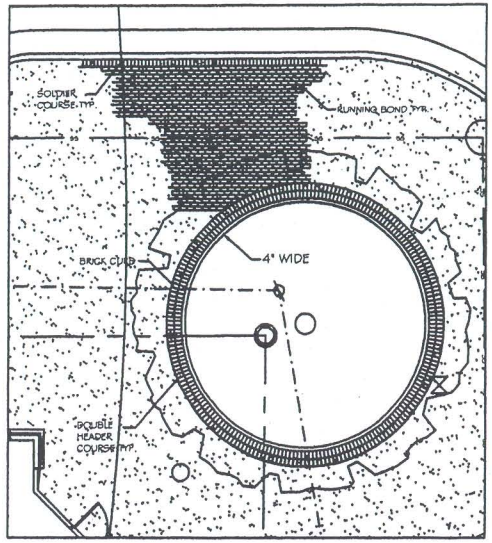
Revisions

No.	Description	Date	By
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2	PER 2ND CITY	7.3.07	LT
	COMMENTS		

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Drawn by:	KJL
Checked by:	BHS
Sheet No.	

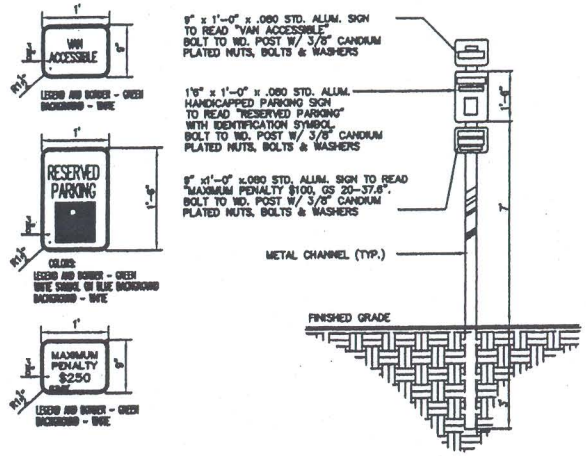
LA-2





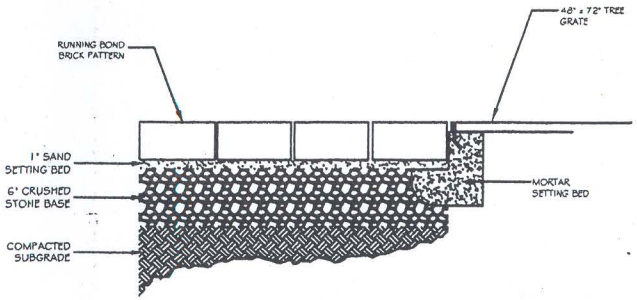
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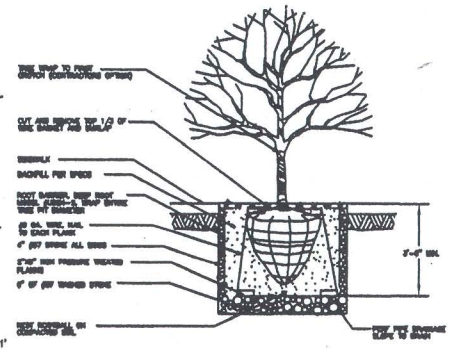
SCALE: 1"= 5'



2 HANDICAP SIGN

SCALE: 1"=2'

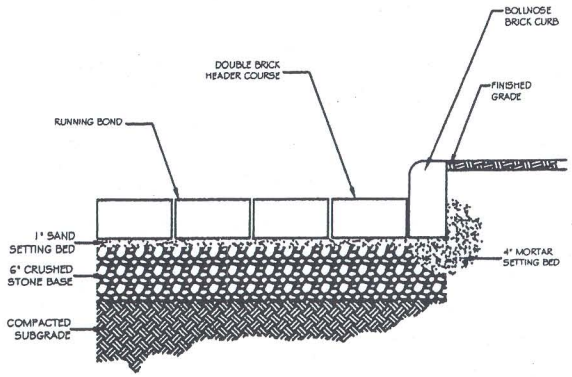




3 TREE PIT PLANTING

SCALE 1/2"= 1'

NTS



4 BRICK PAVING & BRICK PLANTER EDGE

SCALE: 1/2"= 1'

ODS
landscape architects
land planners
306/200 Parham Street
Suite B
Raleigh, NC 27601
919.755.0046

Seaboard Condos

111 Seaboard Ave.

St. Mary's Associates, LLC

Consultants

Professional Seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 549 BRYAN H. STARKEY

NORTH CAROLINA LANDSCAPE ARCHITECTURAL CORPORATION C-110 ODS LANDSCAPE ARCHITECTS

Revisions

No.	Description	Date	By
1	PER CITY COMMENTS	5.31.07	KL/LT
2	PER 2ND CITY COMMENTS	7.3.07	LT

Date Issued:	4.18.07
Scale	1"=10'
Drawn by:	KJL
Checked by:	BHS
Sheet No.	

LA-3