



Administrative Approval Action

Case File / Name: ASR-0033-2020
Kelford Apartments

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 1.42 acre site zoned R-10 and SRPOD is located on the south side of Kelford Street at 3805 Kelford Street.

REQUEST: This is a multi-family apartment development consisting of 14 four-bedroom units and associated infrastructure.

One hardship variance has been approved by the Board of Adjustment as noted below.

1. BOA-0034-2020, partial relief from the Build To percentage requirement

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 15, 2021 by FLM Engineering.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Correct all applicable sheets to show the side lot line setback for apartment building type (UDO 2.2.4) is corrected showing 6' along with the additional infill sidewall height on the applicable side. This will need to be corrected on the elevation sheets as well as all the plan sheets. (UDO 2.2.4, UDO 2.2.7. D.1).

Stormwater

2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.



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The following items must be approved prior to recording the plat:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Public Utilities

3. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water and private sewer extensions. All water main replacement shall be across the entire frontage of the project site. All existing water services along this section must be replaced from the main line to the right of way line. The new water meter assembly shall be connected to the existing service line on the customer side of the right of way.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be obtained for any existing structures on site.

Engineering

2. A public infrastructure surety for 3 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for COR water line easement contiguous with the right of way, recombination, and right-of-way dedications.

Stormwater



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5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Kelford St.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: July 22, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

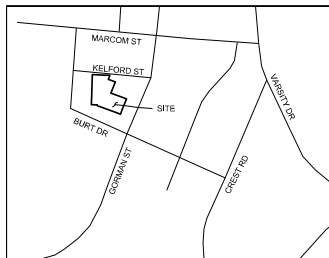
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alysin Bailey Taylor
Development Services Dir/Designee

Date: 03/25/2021

Staff Coordinator: Michael Walters



VICINITY MAP
1" = 500'

ADMINISTRATIVE SITE PLANS FOR KELFORD MULTI-FAMILY

3805 KELFORD ST, 1510 GORMAN ST, 1512 GORMAN ST, 3810
BURT DR, 3808 BURT DR, 3806 BURT DR, 3804 BURT DR

RALEIGH, NORTH CAROLINA 27606

PINS: 0793-28-2175; 0793-28-3263; 0793-28-4114; 0793-28-4009;
0793-28-3022; 0793-27-3999; 0793-27-4947

ASR-0033-2020



POST OFFICE BOX 91277
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.410.1051
FIRM NC LICENSE NUMBER C-4222

RIGHT-OF-WAY OBSTRUCTION NOTES

1. LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
3. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NC DOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NC DOT SUPPLEMENT TO THE MUTCD.
4. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
6. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

NOTES

1. DUE TO THE SIZE OF THE PARCEL (1.42 ACRES), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNITED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
2. SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. A PRIVATE HAULER WILL HANDLE TRASH NEEDS THROUGH USE OF PROPOSED DUMPSTER.
3. MINIMUM WIDTH IN THE BUILD-TO VARIANCE PER APPROVED BY BOA ON OCTOBER 12, 2020. CASE NUMBER BOA-0034-2020.

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	10/19/2020	FLM
2	COR COMMENTS	11/25/2020	FLM
3	COR COMMENTS	2/19/2021	FLM
4	ADD BLDG ELEVATIONS	3/15/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT
1"= 36.0' (1"= 36.0' ON ORIGINAL DRAWING)
IF IT IS NOT 1"= 36.0' ON THE SHEET, ADJUST YOUR SCALE ACCORDINGLY

ADMINISTRATIVE SITE PLANS
ASR-0033-2020

KELFORD MULTI-FAMILY
RALEIGH, NC 27606

DATE:	04-20-20
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	19057

COVER

C-1

SHEET 1 OF 11

SHEET

TITLE

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING & DRAINAGE PLAN
- C-6 LANDSCAPE PLAN
- C-7 LIGHTING PLAN
- C-8 DETAILS
- A-2.1 BUILDING ELEVATIONS

ENGINEER OF RECORD:

FLM ENGINEERING, INC
CONTACT: CHASE MASSEY, PE
PO BOX 91277
RALEIGH, NC 27675
919.423.8975
CMASSEY@FLMENGINEERING.COM

DEVELOPER:

A SQUARED LLC
CONTACT: DAN MILLER
51 KILMAYNE DR, STE 110
CARY, NC 27511
336.740.4401
DAN@BUILDRALEIGH.COM

ALL CONSTRUCTION SHALL BE DONE IN
ACCORDANCE WITH ALL CITY OF RALEIGH
STANDARDS AND SPECIFICATIONS

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-986-2405



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #:		Planning Coordinator:	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: SCOPE-0087-2019	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Kelford Apartments			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 3805 Kelford St, 1510 Gorman St, 1512 Gorman St, 3810 Burt Dr, 3808 Burt Dr, 3806 Burt Dr, 3804 Burt Dr			
Site P.I.N.(s): 0793-28-2175; 0793-28-3263; 0793-28-4114; 0793-28-4009; 0793-28-3022; 0793-27-3999; 0793-27-4947			
Please describe the scope of work. Include any additions, expansions, and change of use. Proposed apartments (14, 4-bedroom units) with private access drive and utilities			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Dan Miller, A Squared LLC		Title: Member	
Address: 51 Kilmayne Dr, Suite 110, Cary, NC 27511			
Phone #: 336.740.4401		Email: dan@buildraleigh.com	
Applicant Name: Dan Miller			
Company: A Squared LLC		Address: 51 Kilmayne Dr, Suite 110, Cary, NC 27511	
Phone #: 336.740.4401		Email: dan@buildraleigh.com	

Page 1 of 2

REVISION 05.03.19
raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): R-10	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.42	Existing gross floor area to be demolished: 3,197 sf
# of parking spaces required: 57	New gross floor area: 31,590
# of parking spaces proposed: 66	Total of gross (to remain and new): 31,590
Overlay District (if applicable): SRPOD	Proposed # of buildings: Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Single-unit	
Proposed use (UDO 6.1.4): Multi-unit	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.07 Square Feet: 3,197	Proposed Impervious Surface: Acres: 0.84 Square Feet: 36,694
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Flood elevation: _____ Flood map panel #: _____ Neuse River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 14	Total # of hotel units: _____
# of bedroom units: 10n 2n 3n 4n or more: 14	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
# of lots: 1	
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate, Chase Massey, 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. I acknowledge that this application is subject to the filing calendar and substantial penalty, which states applications will expire after 180 days of inactivity.	
Signature: <u>Chase Massey</u>	Date: <u>4/17/20</u>
Printed Name: <u>Chase Massey</u>	

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raleighnc.gov

CALL 48 HOURS BEFORE
YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

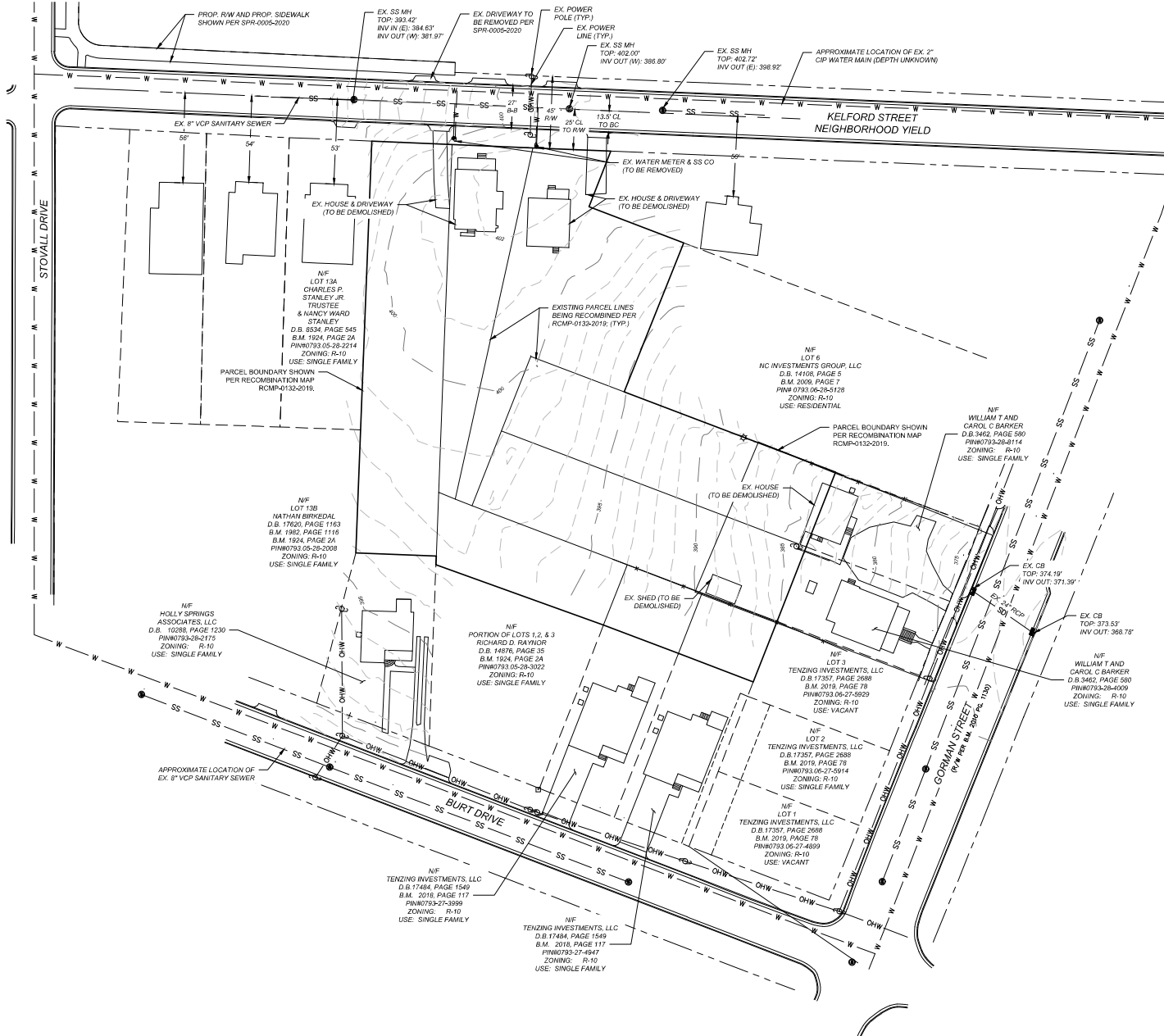
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LEGEND

---	PROP. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. FENCE
---	EX. MAJOR CONTOUR (5')
---	EX. MINOR CONTOUR (1')
OHW	OHW
W	EX. OVERHEAD ELECTRIC LINE
W	EX. WATER LINE
SS	EX. SANITARY SEWER
SD	EX. STORM SEWER

NOTES

1. SURVEY BOUNDARY & TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON MARCH 5, 2020.
2. PARCEL BOUNDARY SHOWN PER RECOMBINATION MAP "RCMP-0132-2019" BY CAWTHORNE, MOSS & PANCIERA, PC.
3. THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NO. 3720078600J, EFFECTIVE MAY 2, 2006.
4. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
5. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
7. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
8. ADJACENT HOMES SHOWN PER WAKE COUNTY GIS.



CALL 48 HOURS BEFORE

YOU DIG



NORTH CAROLINA
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1-800-632-4949

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PHONE: 919.810.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

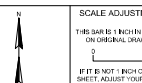
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	10/19/2020	FLM
2	COR COMMENTS	11/25/2020	FLM
3	COR COMMENTS	2/19/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 30' FEET



SCALE ADJUSTMENT
1" = 30' ± 1" (NOT INCH) ON ORIGINAL DRAWING
IF IT IS NOT 1" INCH ON THE SHEET, ADJUST YOUR SCALE ACCORDINGLY

ADMINISTRATIVE SITE PLANS
ASR-0033-2020

KELFORD MULTI-FAMILY
RALEIGH, NC 27606

DATE:	04-20-20
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	19057

EXISTING CONDITIONS

C-2

SHEET 2 OF 11

ALL CONSTRUCTION SHALL BE DONE IN
ACCORDANCE WITH ALL CITY OF RALEIGH
STANDARDS AND SPECIFICATIONS

LEGEND

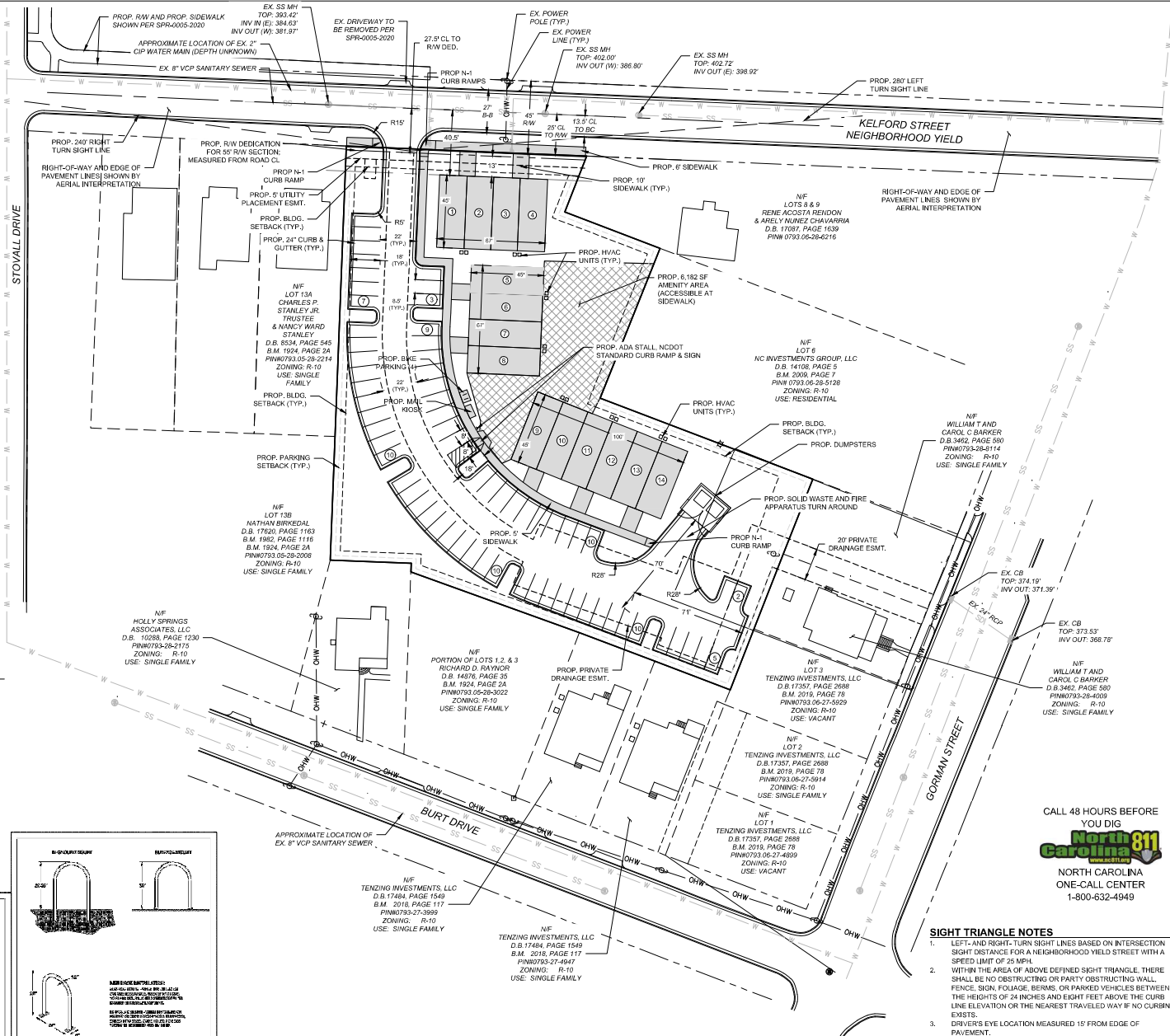
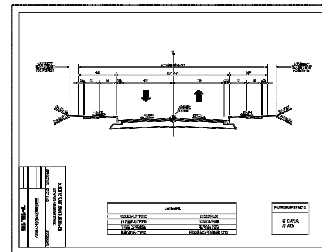
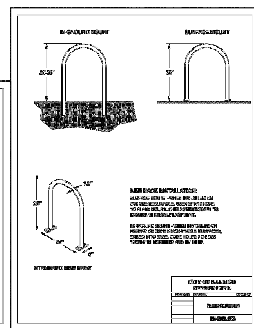
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. FENCE
---	EX. OVERHEAD ELECTRIC LINE
---	EX. WATER LINE
---	EX. SANITARY SEWER
---	EX. STORM SEWER
---	PROP. PARCEL BOUNDARY
---	PROP. BUILDING SETBACK LINE
---	PROP. PARKING SETBACK LINE
---	PROP. EASEMENT
---	PROP. AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: KELFORD MULTI-FAMILY
SITE ADDRESS: 3825 KELFORD ST. 1510 GORMAN ST. 1512 GORMAN ST. 3819 BURT DR. 3828 BURT DR. 3806 BURT DR. 3804 BURT DR.
PIN NUMBER(S): 0793-28-2175; 0793-28-3263; 0793-28-4114; 0793-28-4009; 0793-28-3022; 0793-27-3999; 0793-27-4947
EXISTING USE: SINGLE-FAMILY
PROPOSED USE: MULTI-FAMILY
TOTAL ACREAGE: 1.42 AC (81,931 SF)
LESS R/W DEDICATION: 0.01 AC (388 SF)
NET AREA: 1.41 AC (81,543 SF)
JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-10
PROPOSED UNITS: 14 (4 BR)
R-10 MAX DENSITY: 10 UNITS/ACRE
PROPOSED DENSITY: 9.93 UNITS/ACRE
PRIMARY STREET MAXIMUM BUILD-TO (MINMAX): 10'/55'
PROPOSED PRIMARY STREET BUILD-TO: 13'
BUILDING WIDTH: 67'
BUILDING WIDTH IN PRIMARY BUILD-TO: 57' / 149' = 44.9%
BUILDING SETBACKS:
 PRIMARY STREET: 10'
 SIDE STREET: 10' OR 6'
 REAR LOT LINE: 20'
PARKING SETBACKS:
 FRONT: 10'
 SIDE: 0 OR 5'
 REAR: 3'
PROPOSED PARKING REQUIRED (MULTI UNIT LIVING, 4 BEDROOMS):
 4 SPACES PER UNIT + 1 SPACE PER 10 UNITS = 57 SPACES
PROPOSED PARKING PROVIDED:
 56 SPACES (1 ADA, 1 VAN ACCESSIBLE)
BICYCLE SPACES REQUIRED: 4 SPACES
BICYCLE SPACES PROVIDED: 4 SPACES
REQUIRED AMENITY AREA: 6,156 SF (10%)
PROPOSED AMENITY AREA: 6,162 SF (10%)
BLOCK PERIMETER MEASUREMENT: 2,190 LF

NOTES

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
- INTERIOR UNITS ARE 16.9' X 45'; EXTERIOR UNITS ARE 17' X 45'.
- PROPOSED DRIVEWAY IS WITHIN 300' OF KELFORD AND STOVALL INTERSECTION.
- UNITS 1 THROUGH 4 SET BACK FROM KELFORD STREET CENTERLINE PER LUDO SECTION 2.2.7.C. ADJACENT PARCEL SETBACKS MEASURED FROM CENTERLINE:
 3829 KELFORD: 56'
 3825 KELFORD: 54'
 3821 KELFORD: 53'
 1500 GORMAN: 50'
 MEDIAN OF FOUR PARCELS: 53.9'
 UNITS 1 THROUGH 4 ARE 40.5' FROM KELFORD CENTERLINE (WITHIN 25% OF 53.9' SETBACK)



SIGHT TRIANGLE NOTES

- LEFT- AND RIGHT- TURN SIGHT LINES BASED ON INTERSECTION SIGHT DISTANCE FOR A NEIGHBORHOOD YIELD STREET WITH A SPEED LIMIT OF 25 MPH.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO OBSTRUCTING OR PARTY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERM, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- DRIVER'S EYE LOCATION MEASURED 15' FROM EDGE OF PAVEMENT.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS



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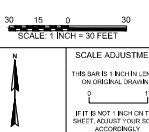
REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	10/19/2020	FLM
2	COR COMMENTS	11/25/2020	FLM
3	COR COMMENTS	2/19/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



ADMINISTRATIVE SITE PLANS
 ASR-0033-2020

KELFORD MULTI-FAMILY
 RALEIGH, NC 27606

CALL 48 HOURS BEFORE
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North 811
 Carolina
 www.nc811.org
 NORTH CAROLINA
 ONE-CALL CENTER
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DATE:	04-20-20
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	19057

SITE PLAN

C-3

SHEET 3 OF 11

LEGEND

---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. FENCE
---	EX. OVERHEAD ELECTRIC LINE
---	EX. WATER LINE
---	EX. SANITARY SEWER
---	EX. STORM SEWER
---	PROP. PARCEL BOUNDARY
---	PROP. BUILDING SETBACK LINE
---	PROP. PARKING SETBACK LINE
---	PROP. EASEMENT
---	PROP. AMENITY AREA
---	PROP. WATER LINE
---	PROP. SANITARY SEWER
---	PROP. STORM SEWER

CITY OF RALEIGH UTILITY NOTES

- 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 10' 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 WATERLINE 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 1' 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 IMPOSSIBLE 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 WATERLINE SPECIFICATIONS.
 - 3.0' 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. A 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 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.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW 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 MCDNR, USACE &/OR FEDERAL AGENCY PRIOR TO CONSTRUCTION. 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 FOD 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 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) 996-5523 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION

NOTES

- DOMESTIC WATER, FIRE, AND SANITARY SEWER SERVICES SHALL BE COORDINATED WITH PLUMBING PLANS.
- ALL SANITARY SEWER CLEANOUTS WITHIN PAVEMENT SHALL BE TRAFFIC BEARING AND INSTALLED WITH A STANDARD WATER-TIGHT CLEANOUT PLUG WITHIN THE CAST IRON VALVE BOX WITH A CAST IRON LID INDICATING "SEWER".
- ALL PARTS OF ALL BUILDINGS AS SHOWN ARE LOCATED WITHIN 300' OF A FIRE HYDRANT MEASURED BY THE PULL-THE-HOSE METHOD.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.



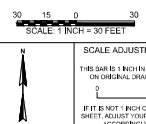
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.810.1051
FIRM NC LICENSE NUMBER G-4222

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	10/19/2020	FLM
2	COR COMMENTS	11/25/2020	FLM
3	COR COMMENTS	2/19/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



ADMINISTRATIVE SITE PLANS
ASR-0033-2020

KELFORD MULTI-FAMILY
RALEIGH, NC 27606

CALL 48 HOURS BEFORE
YOU DIG
North 811
Carolina
www.north811.com
NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

DATE:	04-20-20
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	19057

UTILITY PLAN

C-4
SHEET 4 OF 11

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

LEGEND

---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. FENCE
---	EX. OVERHEAD ELECTRIC LINE
---	EX. WATER LINE
---	EX. SANITARY SEWER
---	EX. STORM SEWER
---	PROP. PARCEL BOUNDARY
---	PROP. BUILDING SETBACK LINE
---	PROP. PARKING SETBACK LINE
---	PROP. EASEMENT
---	PROP. AMENITY AREA
---	PROP. WATER LINE
---	PROP. SANITARY SEWER
---	PROP. STORM SEWER
○	PROP. SHADE TREE
●	PROP. SHRUB

LANDSCAPING CALCULATIONS

VEHICLE PARKING LOT LANDSCAPING

REQUIREMENTS:

EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE

IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQ FT OF PARKING AREA

21,405 SQ FT / 2,000 SQ FT = 11 TREES

PROVIDED:

11 TREES (AT LEAST 1 SHADE TREE IN EACH INTERIOR ISLAND AND TERMINAL INTERIOR ISLAND)

STREET TREES

REQUIREMENTS:

PROVIDE STREET TREES AT 40 FEET ON CENTER

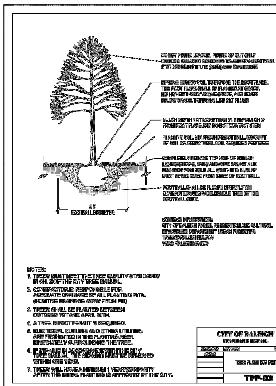
148 LF ÷ 3 STREET TREES REQUIRED

PROVIDED:

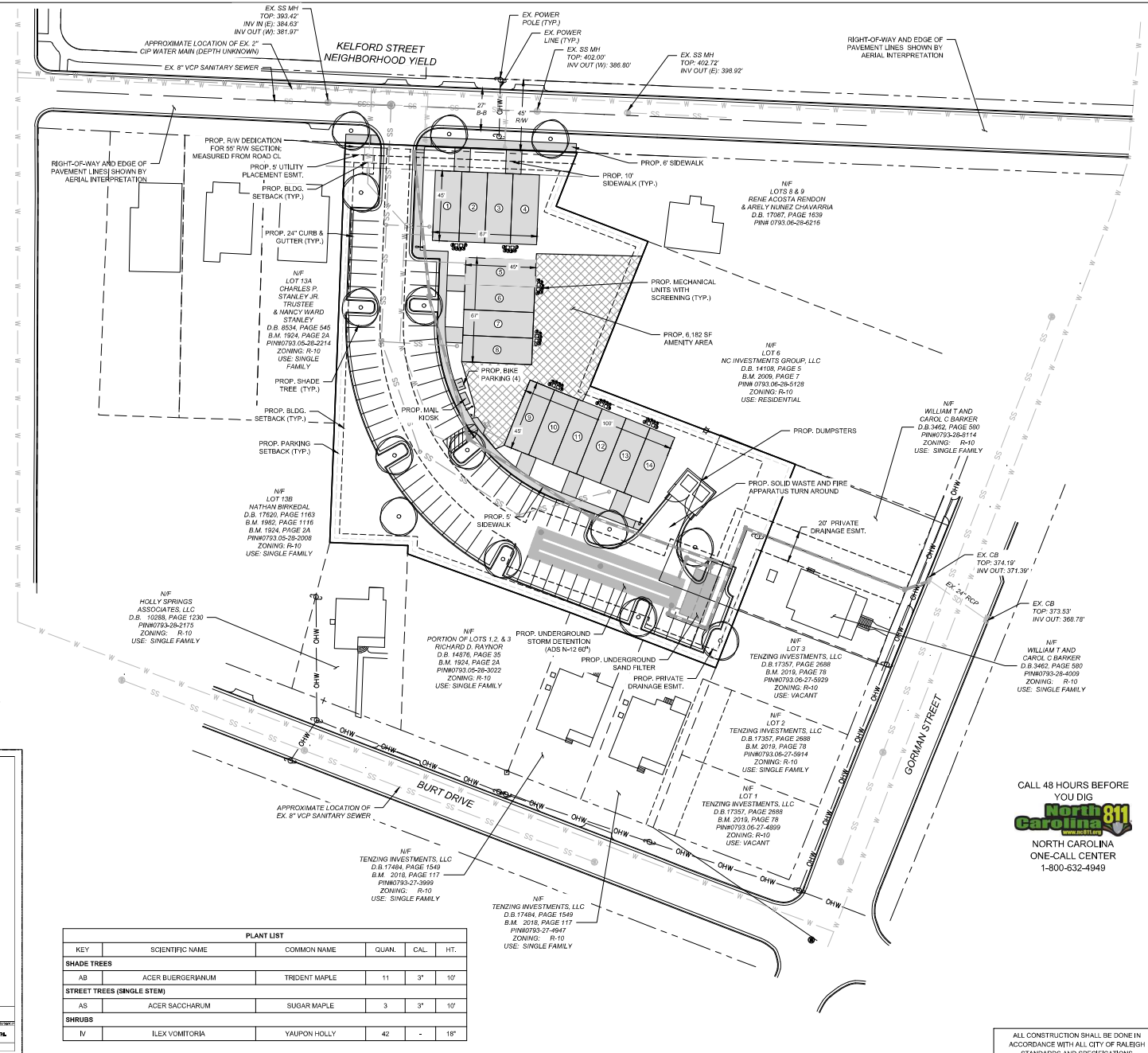
3 STREET TREES @ 20 FEET ON CENTER

NOTES

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TTP-25 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.



PLANT LIST					
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
SHADE TREES					
AB	ACER BUERGERIANUM	TRIDENT MAPLE	11	3"	10'
STREET TREES (SINGLE STEM)					
AS	ACER SACCHARUM	SUGAR MAPLE	3	3"	10'
SHRUBS					
IV	ILEX VOMITORIA	YAUPOIN HOLLY	42	-	18"



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RALEIGH, NORTH CAROLINA 27675
PHONE: 919.810.1091
FIRM NC LICENSE NUMBER G-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	10/19/2020	FLM
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3	COR COMMENTS	2/19/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

20 15 10 5 0

SCALE: 1" = 20 FEET

SCALE ADJUSTMENT

1" = 20 FEET (ON ORIGINAL DRAWING)

IF IT IS NOT 1" ON THE SHEET, ADJUST YOUR SCALE ACCORDINGLY

ADMINISTRATIVE SITE PLANS
ASR-0033-2020

KELFORD MULTI-FAMILY
RALEIGH, NC 27606

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ONE-CALL CENTER
1-800-632-4949

DATE:	04-20-20
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	19057

LANDSCAPE PLAN

C-6
SHEET 6 OF 11

ALL CONSTRUCTION SHALL BE DONE IN
ACCORDANCE WITH ALL CITY OF RALEIGH
STANDARDS AND SPECIFICATIONS

