



Administrative Approval Action

Case File / Name: ASR-0039-2023
DSLCL - Lot 11 Budleigh East

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

- LOCATION:** The site is located at 2500 Oberlin Rd specifically PIN 1704292734, on the northeast corner of Oberlin Road and Fairview Road. The site is split zoned having both NX-3-UL and R-10 zoning. The site is also identified as Lot 11 in the Budleigh east Subdivision, case SUB-0062-2022.
- REQUEST:** The request is to construct a three -story mixed use development consisting of 12 residential units with mixed use on the ground floor in a 21,064 square foot building. The project has also incorporated underground parking.
- 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 June 4, 2024 by Scott Dixon.

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. Further review of the proposed streetscape plan following up on prior commenting of standing sidewalk connection practices.
2. Prior to Site Permit Review approval the site data table and application form shall reflect the maximum height limit of 3 stories.

Stormwater

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).

Urban Forestry

4. A tree impact permit must be obtained for the installation of tree protection fence around existing street trees to remain along Oberlin Road. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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.



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

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installations in the right-of-way. This development proposes 4 street trees along Fairview Road.

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

General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.
2. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

4. 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: September 3, 2027

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: Keegan McDonald Date: 09/03/2024
Development Services Dir/Designee

Staff Coordinator: Jeff Caines



LOT 11 BUDLEIGH EAST

ADMINISTRATIVE SITE REVIEW - TIER 3

MIXED USE & APARTMENT BUILDINGS

FREQUENT TRANSIT DEVELOPMENT OPTION

ASR-0039-2023

SUB-0062-2022(REV)

RALEIGH, NORTH CAROLINA

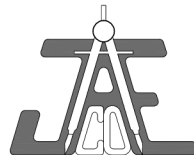
JUNE 2024

OWNER/DEVELOPER:

BEACON STREET BUDLEIGH LLC
 PO Box 6474
 Raleigh, N.C. 27628
 919-785-1445
 sdixon@beacon-street.com

CIVIL ENGINEER:

JAECO
JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 NC License F-0289
 333 Wade Ave., Raleigh, NC 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com



Digitally signed by
 jeff.caines@raleighnc.gov
 DN:
 C=US, E=jeff.caines@raleighnc.gov
 Reason: I am approving this document
 Date: 2024.09.04
 08:28:38-0400

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- CE-0 COVER SHEET
- CE-1 RECORDED SUBDIVISION PLAT (SUB-0062-2022)
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- CE-4 SITE PLAN - PARKING LEVEL
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- CE-7 FIRE DEPARTMENT PLAN
- L-1 LANDSCAPE PLAN
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- A105 TRANSPARENCY CALCULATIONS
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS

VICINITY MAP
(NOT TO SCALE)

DENSITY CALCULATION - LOT 11
FREQUENT TRANSIT OPTION

TOTAL ACREAGE: 21,064 S.F. (0.4836 AC.)

R-10 PORTION: 11,717 S.F. (0.269 AC.) BUILDING TYPE IN R-10 PORTION IS ALL APARTMENT (CONDOS). THERE IS NO MIXED USE WITHIN THE R-10 AREA.
 MAXIMUM DENSITY ON R-10: 14.65 UNITS (1DU / 800 SF)
 PROPOSED DENSITY ON R-10: 10 UNITS (1DU / 1,171 SF)

NX-3 UL PORTION: 9,347 S.F. (0.215 AC.) BUILDING TYPE MIXED USE WHICH INCLUDES OFF-RETAIL AND 2 APARTMENT UNITS (CONDOS)
 PROPOSED RETAIL/OFFICE: 9,120 SF
 MAXIMUM RESIDENTIAL DENSITY ON NX-3 UL: 2 UNITS (1DU / 4,673 SF)
 PROPOSED RESIDENTIAL DENSITY ON NX-3 UL: 2 UNITS (1DU / 4,673 SF)

TOTAL PROPOSED RESIDENTIAL UNITS FOR LOT 11: 12 UNITS
 NO AFFORDABLE UNITS REQUIRED

VEHICLE PARKING SUMMARY

PROPOSED 8 2BR UNITS 2.25 SP PER UNIT MAX = 18 SPACES

PROPOSED 4 3BR UNITS 3 SP PER UNIT MAX = 12 SPACES

PROPOSED RETAIL/OFFICE MAX (1200SF) = 46 SPACES

MAXIMUM ALLOWED PARKING = 76 SPACES

TOTAL PARKING PROVIDED IN GARAGE..... 22 SPACES
 (INCLUDES) 1 ADA SPACE (VAN)

SHARED PARKING PROVIDED FOR SUB-0062-2022..... 4 SPACES
 PARKING IN PUBLIC ACCESS EASEMENT

BICYCLE PARKING SUMMARY

SHORT-TERM (MIN) 1 PER 20 UNITS MM 4 = 4 SPACES (12 UNITS)
 LONG-TERM (MIN) 1 PER 7R = 4 SPACES (28 BEDROOMS)
 SHORT-TERM RETAIL 1 PER 5,000SF (MIN 4) = 4 SPACES
 LONG-TERM RETAIL - N/A
 SHORT-TERM OFFICE 1 PER 10,000SF (MIN 4) = 4 SPACES
 LONG-TERM OFFICE 1 PER 5,000SF (MIN 4) = 4 SPACES

TOTAL BICYCLE PARKING PROVIDED (ALL IN GARAGE)
 SHORT-TERM = 12 SPACES
 LONG-TERM = 8 SPACES



September 12, 2022

Beacon Street
 2607 Oberlin Rd
 Raleigh, NC 27608
 Attn: Justin Hime

This is a letter of support for trash and recycling services for your new project being planned for Budleigh located off St. Mary's, Oberlin and Fairview.

We have reviewed the plans and have found that GFL Environmental will be able to safely perform all commercial waste and recycling services for this property.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

Current design plans include residential carts for the perimeter buildings and mini max containers for the center condo building. Valet service is anticipated by GFL. Frequency of service is to be determined.

We want to visit the site during the initial phases of construction to assure that the site will continue to be safe to service and the trash enclosure will be large enough to accommodate the volume of trash that will be produced.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at jeff.caines@raleighnc.gov.

Sincerely,
 Jeff Caines
 Account Manager
 GFL Environmental - Raleigh
 (919) 427-2399

AMENITY AREA CALCULATION - LOT 11

GROSS AREA 21,064 S.F. (0.4836 AC.)
 NET AREA 21,064 S.F. (0.4836 AC.)
 REQUIRED AREA (10%) 2,106 S.F. (0.4843 AC.)
 REQUIRED ADA ACCESSIBLE (50% OF REQ'D) 1,053 S.F. (0.0242 AC.)
 PROVIDED AREA (10%) 2,048 S.F. (0.0518 AC.)
 PROVIDED ADA ACCESSIBLE AREA 1,116 S.F. (0.0256 AC.)

SOLID WASTE SERVICES

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

PRIVATE SERVICE TO BE PROVIDED.

BUILD-TO SUMMARY

NK-4 UL FRONTAGE REQUIRED 80% BUILD-TO ON PRIMARY STREET LOT 11 HAS 2 PRIMARY STREETS

UL LOT FRONTAGE ON OBERLIN = 103.8'
 REQUIRED BUILD TO (50%) = 51.9'
 PROVIDED BUILD TO (50.1%) = 52.0'

UL LOT FRONTAGE ON FAIRVIEW = 74.2'
 REQUIRED BUILD TO (50%) = 37.1'
 PROVIDED BUILD TO (69.8%) = 51.8'
 SEE DIAGRAM SHEET CE-3

PRIMARY STREET DESIGNATIONS

PER TC-6A-18 & SEC 1.5.A.C, THE PRIMARY STREETS SHALL BE:

OBERLIN ROAD
 FAIRVIEW ROAD

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NC DOT STANDARDS AND SPECIFICATIONS.

HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD88



Administrative Site Review Application

Planning and Subdevelopment Customer Service Center | One CityCenter Plaza, Suite 1000 | Raleigh, NC 27601 | 919-996-2000

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

Office Use Only: Case # _____ Planner (print) _____

Please review UDO Section 10.2.8 to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the [Permit and Development Page](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>	Site Transaction History
Building and Development Type (check all that apply):			Subdivision case # SUB-0062-2022
<input type="checkbox"/> Attached	<input type="checkbox"/> General	<input type="checkbox"/> Mixed use	Scope/plan case # SCOPE-0009-2022
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Office	Certificate of Appropriateness # _____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Collage Court	<input type="checkbox"/> Board of Adjustment # _____	Zoning Case # _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	<input type="checkbox"/> Design Alternate # _____	
<input type="checkbox"/> Open lot			

GENERAL INFORMATION

Development name: LOT 11 BUDLEIGH EAST

Inside City limits? Yes No

Property addresses: 2550 OBERLIN ROAD

Site P.I.N. (in): 1704-29-3852

Please describe the scope of work, include any additions, expansions, and uses (UDO 6.1.4).

Mixed Use in the NX-3UL, portion and Apartment (condo) in the R-10 portion of site.

Current Property Owners: Beacon Street Budleigh LLC

Company: _____ Title: _____

Address: PO Box 6474, Raleigh, NC 27628

Phone #: 919-785-1445 Email: sdixon@beacon-street.com

Applicant Name (if different from owner. See "who can apply" in instructions): _____

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: _____ Address: _____

Page 1 of 3 REVISED 12/20

Phone #: _____ Email: _____

NOTE: please attach purchase agreement or contract, lease or assessment when submitting this form.

Developer Contact: Scott Dixon

Company: Beacon Street Budleigh LLC Title: Vice President

Address: PO Box 6474, Raleigh, NC 27628

Phone #: 919-785-1445 Email: sdixon@beacon-street.com

Applicant Name: Beacon Street Budleigh LLC

Company: PO Box 6474, Raleigh, NC 27628

Phone #: 919-785-1445 Email: sdixon@beacon-street.com

DEVELOPMENT TYPE + SITE DATA TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): NX-3 UL (0.21 AC) and R-10 (0.27 AC)	Existing gross floor area (not to be demolished): 178
Gross site acreage: 0.4836	Existing gross floor area to be demolished: 0
If parking spaces proposed: 22+4 shared	New gross floor area: 26,300 sf
Max # parking permitted (7:1.2 C): 67	Total of gross (to remain and new): 26,300 sf
Overly District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): vacant	Proposed # of stories for each: 4 + roof top areas (UDO 1)
Proposed use (UDO 6.1.4): Condo and mixed use	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Impervious Area on Parcel(s): _____ Impervious Area for Compliance (includes ROW): _____

Existing (sf): 2232 Proposed total (sf): 17500

Existing (sf): 2232 Proposed total (sf): 17500

RESIDENTIAL AND OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 12 Total # of hotel bedrooms: _____

of bedroom units: 1r _____ 2br _____ 3br _____ 4br _____

of lots: 1

Is your project a collage court? Yes No

Is a frequent transit development? Yes No

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessment holder may also apply for development approval for such development as is defined by the ordinance.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the ordinance. The undersigned also acknowledges that the information and statements made in this application are correct and the undersigned understands that developments approvals are subject to approval for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(b).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained to all respects in accordance with the terms and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-750(d)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is required shall apply to the new application.

Signature: *Scott Dixon* Date: 11/18/24
 Printed Name: Scott Dixon

SITE DATA

OWNER: BEACON STREET BUDLEIGH LLC
 PO BOX 6474
 RALEIGH, NC 27628-6474

ADDRESS: 2550 OBERLIN RD
 RALEIGH, NC 27608

PI# (PARENT PARCEL) 1704-29-3852

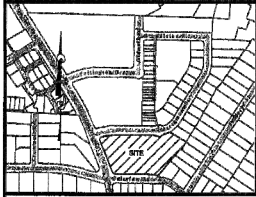
AREA: PROPOSED LOT 11 (SUB-0062-2022)
 21,064 S.F. (0.4836 AC.)

ZONING: R-10 (PROPOSED APARTMENTS)
 NX-3-UL (PROPOSED MIXED USE)

CURRENT USE: VACANT

REFERENCES: DB 19959, PG 2149
 BM 2022, PG 386
 WAKE COUNTY REGISTRY

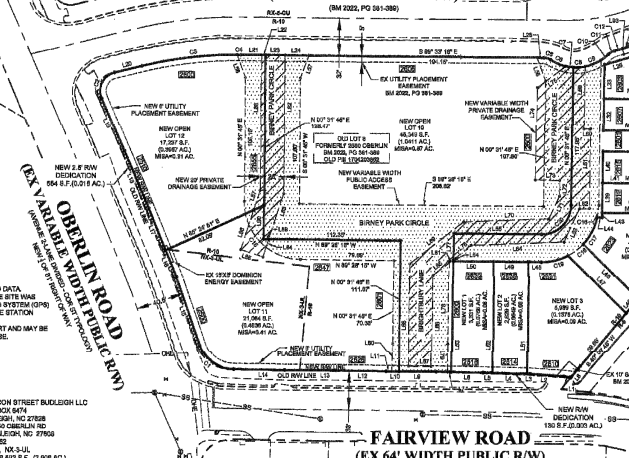
BKBM2024P00714



VICINITY MAP
(NOT TO SCALE)
L. Jonathan R. Callahan, P.L.S., certifies that this plat was drawn under my supervision from an actual survey made under my supervision. (See description hereon in this plat, page 2, and hereon) that the information and drawings are true and correct as drawn from information found in Book 2024, page 714, and that the area of land or portion hereon as indicated is 183,926.22 sq. ft. and the same are shown in accordance with G.S. 8-273 and amended. Witness my hand and seal this 12th day of March, 2024.

Table with 5 columns: CURVE TABLE, LINE TABLE, LINE TABLE, LINE TABLE, LINE TABLE. Each column contains columns for LBL, LENGTH, BEARING, CURVE DATA (DELTA, CHORD, CHORD BEARING), and LBL, LENGTH, DIRECTION. It lists curve and line data for various sections of the property.

MARCHION STREET (EX 64' WIDTH PUBLIC RW)



LEGEND
NEW NOW OR FORMERLY RIGHT OF WAY LINE
BOOK OF MAPS
PAGE
DENOTES PROPERTY EASEMENT
DENOTES NEW PRIVATE DRAINAGE EASEMENT
DENOTES NEW PUBLIC ACCESS EASEMENT

PROPERTY OWNER CERTIFICATE
This certificate and warranty that the undersigned is (are) the sole owner(s) of the property shown on the map of 264 and 265 and accompanying sheets having executed the property in full and by executing the same in the county register of deeds when the property is located and as each map (plat) on or to be recorded in the public records of the county register of deeds shall be deemed to be the true and correct copy of the same as the same shall be recorded in the public records of the county register of deeds. The undersigned hereby certifies that the information and drawings are true and correct as drawn from information found in Book 2024, page 714, and that the area of land or portion hereon as indicated is 183,926.22 sq. ft. and the same are shown in accordance with G.S. 8-273 and amended. Witness my hand and seal this 12th day of March, 2024.

Book No. 18950
Page No. 2148
J.R. WALKER
NOTARY PUBLIC
STATE OF NC
COUNTY OF Johnston
I, Jonathan R. Callahan, P.L.S., do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision. (See description hereon in this plat, page 2, and hereon) that the information and drawings are true and correct as drawn from information found in Book 2024, page 714, and that the area of land or portion hereon as indicated is 183,926.22 sq. ft. and the same are shown in accordance with G.S. 8-273 and amended. Witness my hand and seal this 12th day of March, 2024.

Printed Name: Tracy Carith
My commission expires: 6-23-28

FAIRVIEW ROAD (EX 64' WIDTH PUBLIC RW)

NOTARY PUBLIC
STATE OF NC
COUNTY OF Johnston
I, Jonathan R. Callahan, P.L.S., do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision. (See description hereon in this plat, page 2, and hereon) that the information and drawings are true and correct as drawn from information found in Book 2024, page 714, and that the area of land or portion hereon as indicated is 183,926.22 sq. ft. and the same are shown in accordance with G.S. 8-273 and amended. Witness my hand and seal this 12th day of March, 2024.

Printed Name: Tracy Carith
My commission expires: 6-23-28

NOTES:
1. ALL DIMENSIONS ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH (NAD83). THE SITE HAS LOCALIZED UTILITIES REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERRING TO THE CONTIGUOUS OPERATING REFERENCE STATION (CORE) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD UNCOVER.
6. NO FUTURE COSTS ON SUBJECT PROPERTIES. THE LOT IS VACANT.
7. ALL INFORMATION HAS SAID TO HAVE BEEN OBTAINED FROM THE FOLLOWING SOURCES:
- HORIZONTAL DATA: NAD83 AND REPORT 1 AND VERTICAL DATUM: NAVD83.

THIS PLAT IS NOT TO BE RECORDED AFTER 10:00 AM ON 3/12/24 AND IS TO BE RETURNED FOR THE CITY. THE PLAT IS X IN THE CITY.

L. Jonathan R. Callahan, P.L.S., certifies that this plat was drawn under my supervision from an actual survey made under my supervision. (See description hereon in this plat, page 2, and hereon) that the information and drawings are true and correct as drawn from information found in Book 2024, page 714, and that the area of land or portion hereon as indicated is 183,926.22 sq. ft. and the same are shown in accordance with G.S. 8-273 and amended. Witness my hand and seal this 12th day of March, 2024.

OWNER: BEACON STREET BUDLEIGH LLC
P.O. BOX 601
RALEIGH, NC 27608
ADDRESS: 2800 GREEN RD.
RALEIGH, NC 27708
PHONE: (919) 828-4276
ZONING: R-13, (R-3) ALD
LOT AREA: 183,926.22 SQ. FT. (4.21 AC)
CURRENT LAND USE: VACANT
REFERENCE: 18950, 2148
WM 2024, PG 363
WAKE COUNTY REGISTRY

RECORDED IN BOOK OF MAPS 2024 PAGE 714 WAKE COUNTY REGISTRY

JACO Consulting Engineers
NC License # 0288
333 Wade Ave., Raleigh, N.C. 27606
Phone: (919) 828-4288
Fax: (919) 828-4711
E-mail: info@jaco.com

DATE: 3/12/24
REVISION: 1
BY: JAE

SCALE: 1" = 50'
DATE: 1-4-24
DRAWN BY: JAE/BE
CHECKED BY: JAE/BE

SURVEY FOR: LOT 3 BUDLEIGH EAST
WAKE COUNTY NORTH CAROLINA
RIGHT OF WAY DEDICATION, SUBDIVISION & EASEMENT PLAT

GRAPHIC SCALE
1 inch = 50 ft.
1 inch = 20 ft.

SUB-062-2022
SPR-0035-2023
RCMP-0011-2024

Table with 3 columns: Description, Quantity, Unit. Lists various items and their quantities.

Description	Quantity	Unit
NEW PRIVATE DRAINAGE EASEMENT	1	EA
NEW PUBLIC ACCESS EASEMENT	1	EA

JACO Consulting Engineers and Land Surveyors
NC License # 0288
333 Wade Ave., Raleigh, N.C. 27606
Phone: (919) 828-4288
Fax: (919) 828-4711
Email: info@jaco.com
www.jaco.com

LOT 11 BUDLEIGH EAST
BEACON STREET BUDLEIGH LLC

LEGEND
NEW PRIVATE DRAINAGE EASEMENT
NEW PUBLIC ACCESS EASEMENT
PROPERTY BOUNDARY LINE
RIGHT OF WAY LINE
ADJOINING PROPERTY LINE
EASEMENT LINE
DENOTES PROPERTY EASEMENT
DENOTES NEW PRIVATE DRAINAGE EASEMENT
DENOTES NEW PUBLIC ACCESS EASEMENT

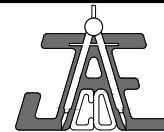
NOTARY PUBLIC
STATE OF NC
COUNTY OF Johnston
I, Jonathan R. Callahan, P.L.S., do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision. (See description hereon in this plat, page 2, and hereon) that the information and drawings are true and correct as drawn from information found in Book 2024, page 714, and that the area of land or portion hereon as indicated is 183,926.22 sq. ft. and the same are shown in accordance with G.S. 8-273 and amended. Witness my hand and seal this 12th day of March, 2024.

Printed Name: Tracy Carith
My commission expires: 6-23-28

RECORDED SUBDIVISION PLAT SUB-062-2022

Revisions	Number	Description	Date

Drawing Scale: AS SHOWN
Drawn By: SH
Checked By: JAE, JR.
Date Issued: XXXXXX



JAECO Consulting Engineers and Land Surveyors

NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com

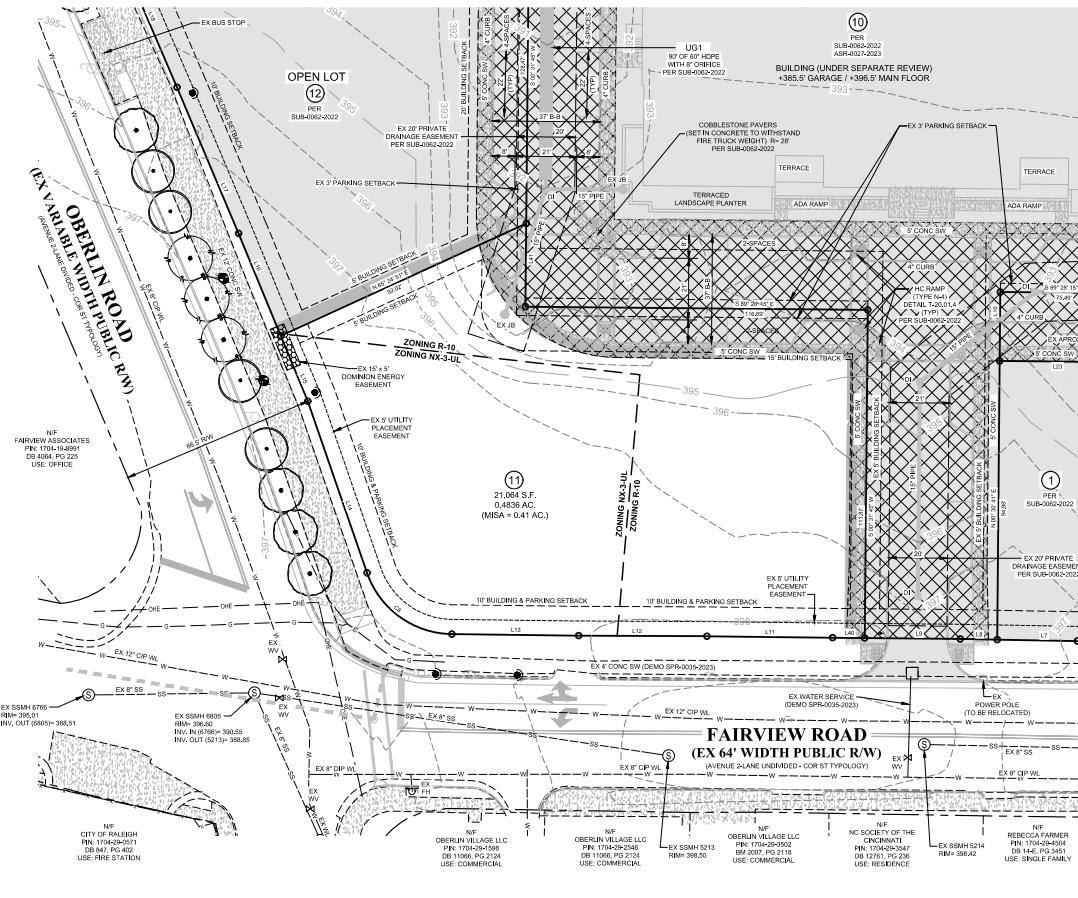
www.jaeco.com



LOT 11 BUDLEIGH EAST BEACON STREET BUDLEIGH LLC

LEGEND section with symbols for CONCRETE, EXISTING CONCRETE, ADA AMENITY AREA, PROPOSED AMENITY AREA, EXISTING COBBLESTONE PAVERS, EXISTING CROSS ACCESS EASEMENT, PROPOSED PROJECT LIMITS, PER SUB-0062-2022, and EXISTING CONDITIONS PLAN.

Table with 3 columns: Number, Description, Date. Includes drawing scale (1" = 20'), drawn by JAE, JR., checked by JAE, JR., and date issued XXXXX.



BOUNDARY LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists 17 boundary lines with their respective measurements.

BOUNDARY CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BEARING. Lists 15 curves with their geometric data.

LOT AREA TABLE with columns: LOT #, AREA (SQ. AC.), AREA (SQ. FT.). Lists 15 lots with their areas.

PROPOSED PROJECT LIMITS (ACCESS DRIVE WITH SUB-0062-2022) PER SUB-0062-2022

- PROPOSED CONCRETE
EXISTING COBBLESTONE PAVERS SPR-0035-2023 (UNDER CONSTRUCTION)
EXISTING CROSS ACCESS EASEMENT
ADA AMENITY AREA
PROPOSED AMENITY AREA

SITE DATA
OWNER: BEACON STREET BUDLEIGH LLC
PO BOX 6474
RALEIGH, NC 27608
ADDRESS: 2550 OBERLIN ROAD
RALEIGH, NC 27608-6474
PIN: 1704-29-3852
AREA: 126,592 S.F. (2.9061 AC.)
ZONING: R-10 & NX-3-UL
CURRENT LAND USE: VACANT
REFERENCE: DB 18959, PG 2149
BM 2022, PG 586
WAKE COUNTY REGISTRY

UDO SEC 4.7 URBAN LIMITED FRONTAGE NO.3

BUILDING TYPES	REQUIRED (ALLOWED)	PROPOSED
C-BUILDING	MIXED USE	MIXED USE
C1-PRIMARY STREET (MIN) (ft)	0/20	0/20
C2-BLDG WIDTH IN BUILD TO (ft)	5%	50% & 69.8%
C3-SIDE STREET (MIN) (ft)	0/20	N/A
C4-BLDG WIDTH IN BUILD TO (ft)	2%	N/A
D-PARKING LIMITATIONS	SEE UCC	OK
E-PEDESTRIAN ACCESS	YES	YES
F-FRONT STREET FACILITY (FINANCING REQUIRED)	MIN STREET FRONTAGE	MIXED USE

UDO SEC 2.7 FREQUENT TRANSIT DEVELOPMENT R-10

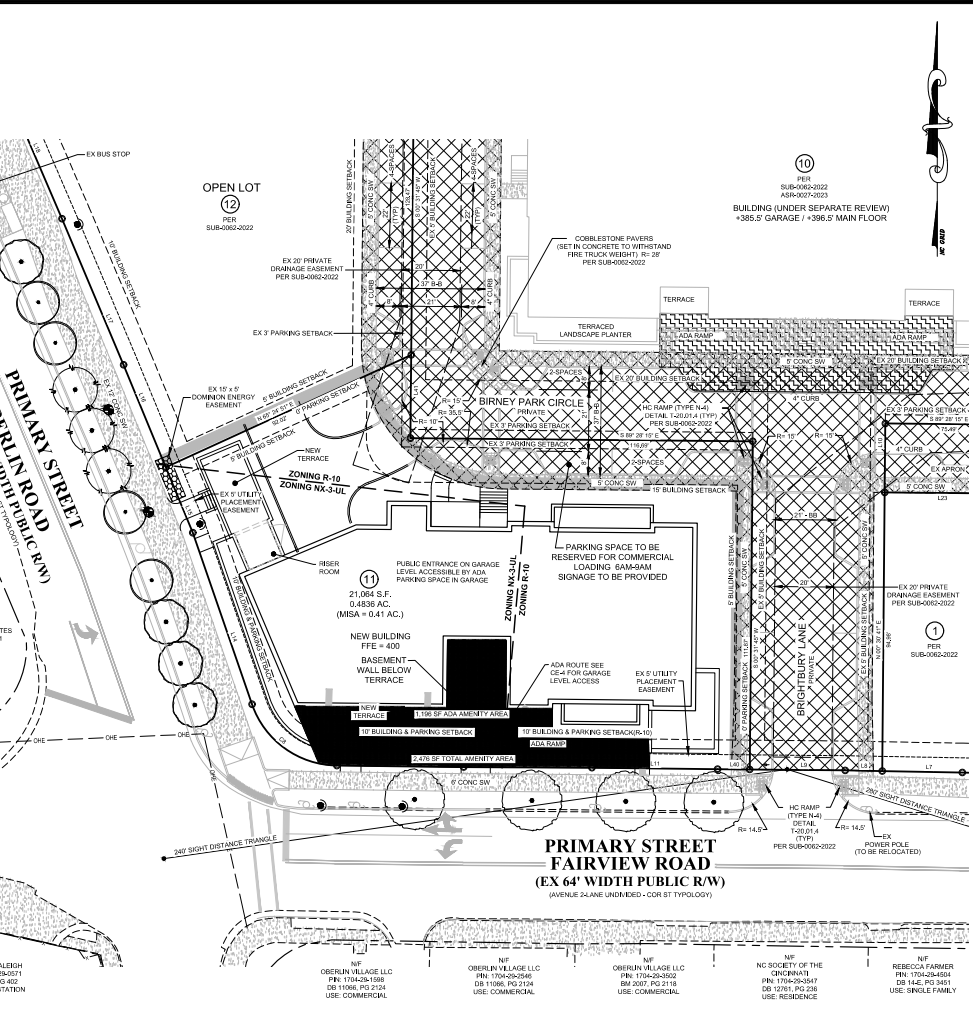
A-BUILDING TYPES	REQUIRED (ALLOWED)	PROPOSED
A1-APPLD BLDG TYPES	APARTMENT	APARTMENT
B-LOT DIMENSIONS		
B1-AREA (sq ft)	2,500 SF	11,717 SF
B2-LOT WIDTH (ft)	45	34'
B3-DPTH (ft)	60	11'
B4-COVERY (max)	N/A	N/A
B5-OUTDOOR AMENITY	10%	10%
C-LOT AREA PER UNIT	800 SF	1,171 SF
C3-MULTI-UNIT DENSITY (min)		
D-PRIMARY BUILDINGS		
D1-PRIMARY STREET (min)	10	19.8
D2-SIDE STREET (min)	10	N/A
D3-SIDE LOT LINE (min)	5	6.1
D4-REAR LOT LINE (min)	15	28.0
D6-ALLEY	4 OR 20'	N/A
D6-INFLUENCE SUPPLY	YES	SEE NPL NOTE
E-HEIGHT		
E2-APARTMENT (max)	45.3 STORES	45.3 STORES*
F-PARKING SETBACK		
F2-PRIMARY STREET (min)	10	N/A
F3-SIDE STREET (min)	10	N/A
F3-SIDE LOT LINE (min)	0	3
F4-REAR LOT LINE (min)	4	3
F5-ALLEY (min)	4 OR 20'	N/A
F6-FILL	N/A	N/A

* ADDITIONAL STORY ALLOWED BY SEC 1.5.7.A.8

UDO SEC 2.7 FREQUENT TRANSIT DEVELOPMENT ON NX-3

A-BUILDING TYPES	REQUIRED (ALLOWED)	PROPOSED
A1-APPLD BLDG TYPES	MIXED USE	MIXED USE
B-LOT DIMENSIONS		
B1-AREA (m ²)	2,300.9	0,347.9
B2-LOT WIDTH (m)	25	7.6
B3-DPTH (m)	60	11.1
B4-DENSITY (min)	N/A	N/A
B5-OUTDOOR AMENITY	10%	10%
C-PRIMARY BUILDINGS		
C1-PRIMARY STREET (min)	10	10.2
C2-SIDE STREET (min)	10	N/A
C3-SIDE LOT LINE (min)	0 OR 5'	4.4'
C4-REAR LOT LINE (min)	15	21'
C5-ALLEY	4 OR 20'	N/A
D-HEIGHT		
D2-MIXED USE (max)	60.7 STORES (NX-3)	50.7 STORES**
E-PARKING SETBACK		
E1-PRIMARY STREET (min)	10	N/A
E2-SIDE STREET (min)	10	N/A
E3-SIDE LOT LINE (min)	0	5'
E4-REAR LOT LINE (min)	3'	3'
E5-ALLEY (min)	4 OR 20'	N/A
F-FLOOR HEIGHT (3.2.6)		
F2.2.6.1 EX-GROUND STORY (min)	10	12'
F2.2.6.2 EX-GROUND STORY (min)	9'	9'
F2.2.6.3 UPPER STORY (min)		
G-TRANSPARENCY (3.2.6)		
G2.2.6.1 EX-GROUND STORY (min)	50%	52%
G2.2.6.2 EX-GROUND STORY (min)	20%	30%
G2.2.6.3 EX-GROUND STORY (min)	20%	30%
G2.2.6.4 EX-GROUND STORY (min)	20%	30%
G2.2.6.5 EX-GROUND STORY (min)	20%	30%

* PROJECT NOT REQUESTING THE HEIGHT BOUNDARY MEDIAN
** ADDITIONAL STORY ALLOWED BY SEC 1.5.7.A.3



NOTE:
PUBLIC IMPROVEMENTS ALONG FRONTAGES ARE SHOWN BASED ON SPR-0197-2021 WHICH WAS APPROVED ALONG WITH SUB-0054-2020

BLOCK PERIMETER SITE IS EXEMPT FROM BLOCK PERIMETER PER 8.3.2.A.2.B AS SITE IS LESS THAN 3 ACRES FOR R-10 ZONING & LESS THAN 5 ACRES FOR NX ZONING.

DENSITY CALCULATION - LOT 11 FREQUENT TRANSIT OPTION
TOTAL ACREAGE: 21,064 S.F. (0.4836 AC.)
R-10 PORTION: 11,717 S.F. (0.269 AC.) BUILDING TYPE IN R-10 PORTION IS ALL APARTMENT (COND). THERE IS NO MIXED USE WITHIN THE R-10 AREA
MAXIMUM DENSITY ON R-10: 14.65 UNITS (1 DU / 800 SF)
PROPOSED DENSITY ON R-10: 10 UNITS (1 DU / 1,171 SF)

NX-3 UL PORTION: 8,347 S.F. (0.215 AC.) BUILDING TYPE MIXED USE WHICH INCLUDES OFFICE/RETAIL AND 2 BUILDING UNITS (COND)
PROPOSED RETAIL/OFFICE: 9,120 SF
MAXIMUM RESIDENTIAL DENSITY ON NX-3 UL: N/A
PROPOSED RESIDENTIAL DENSITY ON NX-3 UL: 2 UNITS (1 DU / 4,673 SF)
TOTAL PROPOSED RESIDENTIAL UNITS FOR LOT 11: 12 UNITS
NO AFFORDABLE UNITS REQUIRED

VEHICLE PARKING SUMMARY
PROPOSED 8-2 BR UNITS 2.25 SP PER UNIT MAX = 18 SPACES
PROPOSED 4-3 BR UNITS 3 SP PER UNIT MAX = 12 SPACES
PROPOSED RETAIL/OFFICE MAX (1/200SF) = 46 SPACES
MAXIMUM ALLOWED PARKING = 76 SPACES
TOTAL PARKING PROVIDED IN GARAGE (INCLUDES) = 22 SPACES (VAN)
SHARED PARKING PROVIDED FOR SUB-0062-2022 = 4 SPACES

BICYCLE PARKING SUMMARY
SHORT-TERM (MIN) 1 PER 20 UNITS MIN 4 + 4 SPACES (12 UNITS)
LONG-TERM (MIN) 1 PER 7 BR = 4 SPACES (28 BEDROOMS)
SHORT-TERM RETAIL 1 PER 5,000 SF (MIN 4) = 4 SPACES
LONG-TERM RETAIL: N/A
SHORT-TERM OFFICE 1 PER 10,000 SF (MIN 4) = 4 SPACES
LONG-TERM OFFICE 1 PER 5,000 SF (MIN 4) = 4 SPACES
TOTAL BICYCLE PARKING PROVIDED (ALL IN GARAGE)
SHORT-TERM = 12 SPACES
LONG-TERM = 8 SPACES

AMENITY AREA CALCULATION - LOT 11
GROSS AREA = 21,064 S.F. (0.4836 AC.)
NET AREA = 21,064 S.F. (0.4836 AC.)
REQUIRED ADA (10%) = 2,106 S.F. (0.0483 AC.)
REQUIRED ADA ACCESSIBLE (50% OF REQ'D) = 1,053 S.F. (0.0242 AC.)
PROVIDED ADA (11.7%) = 2,476 S.F. (0.0568 AC.)
PROVIDED ADA ACCESSIBLE AREA = 1,196 S.F. (0.0275 AC.)

SOLID WASTE SERVICES
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
PRIVATE SERVICE TO BE PROVIDED.

BUILD-TO SUMMARY
NX-3 UL FRONTAGE REQUIRED 50% BUILT-TO ON PRIMARY STREET LOT 11 HAS 2 PRIMARY STREETS
UL LOT FRONTAGE ON OBERLIN = 102.8'
REQUIRED BUILT TO (50%) = 51.5'
PROVIDED BUILT TO (85.1%) = 87.5'
UL LOT FRONTAGE ON FAIRVIEW = 14.2'
REQUIRED BUILT TO (50%) = 7.1'
PROVIDED BUILT TO (89.8%) = 12.7'
SEE DIAGRAM SHEET C2C

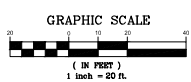


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Fax: (919) 828-4711
Email: info@jaeco.com
www.jaeco.com

LOT 11 BUDLEIGH EAST
BEACON STREET BUDLEIGH LLC

LEGEND

AC	ADJUST	HW	HEADLINE
BM	BOUNDARY	HW	HEADLINE
BL	BLOCK	HW	HEADLINE
BR	BLOCK	HW	HEADLINE
BS	BLOCK	HW	HEADLINE
BT	BLOCK	HW	HEADLINE
BU	BLOCK	HW	HEADLINE
CA	CATCH BASIN	HW	HEADLINE
CD	CONCRETE	HW	HEADLINE
CE	CURB	HW	HEADLINE
CF	CONCRETE	HW	HEADLINE
CG	CONCRETE	HW	HEADLINE
CH	CONCRETE	HW	HEADLINE
CI	CONCRETE	HW	HEADLINE
CJ	CONCRETE	HW	HEADLINE
CK	CONCRETE	HW	HEADLINE
CL	CONCRETE	HW	HEADLINE
CM	CONCRETE	HW	HEADLINE
CN	CONCRETE	HW	HEADLINE
CO	CONCRETE	HW	HEADLINE
CP	CONCRETE	HW	HEADLINE
CQ	CONCRETE	HW	HEADLINE
CR	CONCRETE	HW	HEADLINE
CS	CONCRETE	HW	HEADLINE
CT	CONCRETE	HW	HEADLINE
CU	CONCRETE	HW	HEADLINE
CV	CONCRETE	HW	HEADLINE
CW	CONCRETE	HW	HEADLINE
CX	CONCRETE	HW	HEADLINE
CY	CONCRETE	HW	HEADLINE
CZ	CONCRETE	HW	HEADLINE



SITE PLAN

Revisions	Number	Description	Date
1	1		

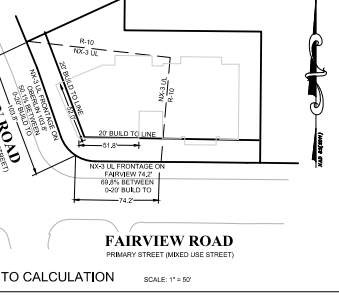
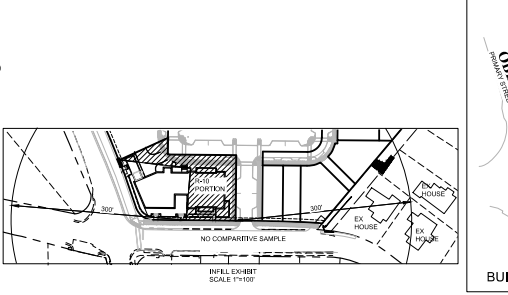
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Drawn By: SP
Checked By: JAE, JR.
Date Issued: XXXXXX

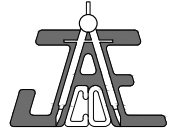
BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	12.11	S89°00'49"W	L16	48.36	N27°17'49"W
L2	8.66	N81°13'27"W	L17	26.00	N00°31'45"E
L3	25.39	N80°31'50"W	L18	10.56	S89°28'15"E
L4	2.40	N80°28'40"W	L19	21.20	S89°28'15"E
L5	35.00	N80°28'40"W	L20	10.56	N89°28'15"W
L6	7.68	N80°28'40"W	L21	26.39	S00°31'45"W
L7	27.22	N87°57'09"W	L22	16.00	S40°00'40"W
L8	12.64	N80°57'09"W	L23	35.00	S89°28'15"E
L9	32.54	N80°28'15"W	L24	30.00	S89°28'15"E
L10	23.08	N80°18'15"W	L25	10.49	S89°28'15"E
L11	42.88	N80°18'15"W	L26	66.30	S43°14'49"E
L12	43.71	N80°44'41"W	L27	24.80	N00°31'45"E
L13	43.24	N80°17'18"W	L28	95.90	N00°30'41"E
L14	61.87	N10°03'22"W	L29	95.37	N00°30'41"E
L15	24.19	N22°23'00"W	L30	4.08	S89°28'15"E
L16	37.74	N22°23'00"W	L31	5.00	N00°31'40"E
L17	84.88	N22°52'01"W	L32	25.00	N00°31'45"E

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
CA	38.00	31.00	67°13'58"	35.66	N84°10'20"W
CB	27.79	15.00	89°31'37"	24.43	N26°28'08"E
CC	65.00	343.00	284°12'46"	64.00	N83°20'10"E
CD	8.38	11.00	102°11'22"	6.30	S72°29'36"E
CE	20.68	40.00	50°30'52"	20.42	S72°02'26"E
CF	32.28	40.00	64°10'03"	31.87	N89°28'37"E
CG	5.70	11.00	109°42'08"	5.64	N80°47'14"E
CH	46.36	180.00	614°45'22"	46.23	N80°19'37"E
CI	39.27	25.00	090°00'00"	35.36	N45°31'45"E
CJ	23.79	48.00	030°00'00"	23.55	N78°28'41"E
CK	29.89	48.00	030°42'23"	25.68	N27°52'33"E

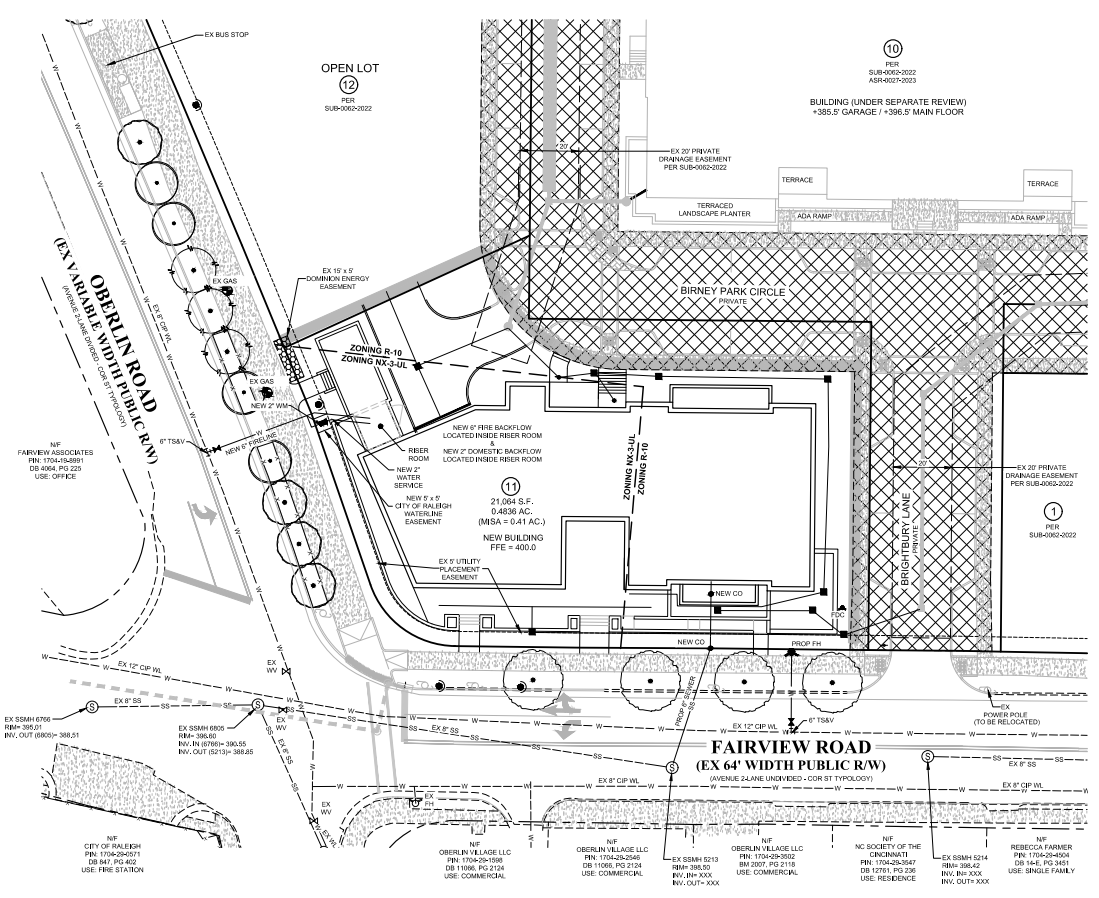




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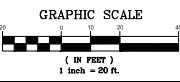
www.jaeco.com



**LOT 11
BUDLEIGH EAST**

**BEACON STREET
BUDLEIGH LLC**

- LEGEND**
- | | | | |
|-----|---------------------|----|-----------------|
| ACL | ADULTAGE | AW | HEADWALL |
| BM | BOUNDARY MARK | BY | BYWAY |
| BO | BUILDING FOOTPRINT | CB | CEILING |
| BR | BOTTOM OF WALL | CB | CLUB AND GUTTER |
| CAG | CLUB AND GUTTER | CA | CATCH BASIN |
| CB | CATCH BASIN | CE | CONCRETE |
| CC | CONTROLLED ACCESS | CM | CONCRETE |
| CD | CONCRETE | CP | CONCRETE |
| CE | CONCRETE | CP | CONCRETE |
| CF | CONCRETE | CP | CONCRETE |
| CG | CONCRETE | CP | CONCRETE |
| CH | CONCRETE | CP | CONCRETE |
| CI | CONCRETE | CP | CONCRETE |
| CJ | CONCRETE | CP | CONCRETE |
| CK | CONCRETE | CP | CONCRETE |
| CL | CONCRETE | CP | CONCRETE |
| CM | CONCRETE | CP | CONCRETE |
| CN | CONCRETE | CP | CONCRETE |
| CO | CONCRETE | CP | CONCRETE |
| CP | CONCRETE | CP | CONCRETE |
| CQ | CONCRETE | CP | CONCRETE |
| CR | CONCRETE | CP | CONCRETE |
| CS | CONCRETE | CP | CONCRETE |
| CT | CONCRETE | CP | CONCRETE |
| CU | CONCRETE | CP | CONCRETE |
| CV | CONCRETE | CP | CONCRETE |
| CW | CONCRETE | CP | CONCRETE |
| CX | CONCRETE | CP | CONCRETE |
| CY | CONCRETE | CP | CONCRETE |
| CZ | CONCRETE | CP | CONCRETE |
| DA | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DB | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DC | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DD | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DE | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DF | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DG | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DH | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DI | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DJ | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DK | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DL | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DM | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DN | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DO | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DP | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DQ | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DR | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DS | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DT | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DU | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DV | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DW | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DX | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DY | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| DZ | DOUBLE GROUND VALVE | DF | DRIP PALETT |
| EA | EXISTING DRIVE | EB | EXISTING DRIVE |
| EC | EXISTING DRIVE | ED | EXISTING DRIVE |
| EE | EXISTING DRIVE | EF | EXISTING DRIVE |
| EG | EXISTING DRIVE | EH | EXISTING DRIVE |
| EI | EXISTING DRIVE | EJ | EXISTING DRIVE |
| EK | EXISTING DRIVE | EL | EXISTING DRIVE |
| EM | EXISTING DRIVE | EN | EXISTING DRIVE |
| EO | EXISTING DRIVE | EP | EXISTING DRIVE |
| EQ | EXISTING DRIVE | ER | EXISTING DRIVE |
| ES | EXISTING DRIVE | ET | EXISTING DRIVE |
| EU | EXISTING DRIVE | EV | EXISTING DRIVE |
| EW | EXISTING DRIVE | EX | EXISTING DRIVE |
| EY | EXISTING DRIVE | EZ | EXISTING DRIVE |
| FA | FAIRWAY | FB | FAIRWAY |
| FC | FAIRWAY | FD | FAIRWAY |
| FE | FAIRWAY | FF | FAIRWAY |
| FG | FAIRWAY | FH | FAIRWAY |
| FI | FAIRWAY | FJ | FAIRWAY |
| FK | FAIRWAY | FL | FAIRWAY |
| FM | FAIRWAY | FN | FAIRWAY |
| FO | FAIRWAY | FP | FAIRWAY |
| FQ | FAIRWAY | FR | FAIRWAY |
| FS | FAIRWAY | FT | FAIRWAY |
| FT | FAIRWAY | FU | FAIRWAY |
| FV | FAIRWAY | FW | FAIRWAY |
| FX | FAIRWAY | FX | FAIRWAY |
| FY | FAIRWAY | FZ | FAIRWAY |
| GA | GRAVEL | GB | GRAVEL |
| GC | GRAVEL | GD | GRAVEL |
| GE | GRAVEL | GF | GRAVEL |
| GG | GRAVEL | GH | GRAVEL |
| GI | GRAVEL | GJ | GRAVEL |
| GK | GRAVEL | GL | GRAVEL |
| GM | GRAVEL | GN | GRAVEL |
| GO | GRAVEL | GP | GRAVEL |
| GQ | GRAVEL | GR | GRAVEL |
| GS | GRAVEL | GT | GRAVEL |
| GU | GRAVEL | GV | GRAVEL |
| GW | GRAVEL | GX | GRAVEL |
| GY | GRAVEL | GZ | GRAVEL |
| HA | HARDWARE | HB | HARDWARE |
| HC | HARDWARE | HD | HARDWARE |
| HE | HARDWARE | HF | HARDWARE |
| HG | HARDWARE | HH | HARDWARE |
| HI | HARDWARE | HJ | HARDWARE |
| HK | HARDWARE | HL | HARDWARE |
| HM | HARDWARE | HN | HARDWARE |
| HO | HARDWARE | HP | HARDWARE |
| HQ | HARDWARE | HR | HARDWARE |
| HS | HARDWARE | HT | HARDWARE |
| HT | HARDWARE | HT | HARDWARE |
| HU | HARDWARE | HU | HARDWARE |
| HV | HARDWARE | HV | HARDWARE |
| HW | HARDWARE | HW | HARDWARE |
| HX | HARDWARE | HX | HARDWARE |
| HY | HARDWARE | HY | HARDWARE |
| HZ | HARDWARE | HZ | HARDWARE |
| IA | IRREGULAR | IB | IRREGULAR |
| IC | IRREGULAR | ID | IRREGULAR |
| IE | IRREGULAR | IF | IRREGULAR |
| IG | IRREGULAR | IH | IRREGULAR |
| II | IRREGULAR | IJ | IRREGULAR |
| IK | IRREGULAR | IL | IRREGULAR |
| IM | IRREGULAR | IN | IRREGULAR |
| IO | IRREGULAR | IP | IRREGULAR |
| IQ | IRREGULAR | IR | IRREGULAR |
| IS | IRREGULAR | IT | IRREGULAR |
| IT | IRREGULAR | IT | IRREGULAR |
| IU | IRREGULAR | IU | IRREGULAR |
| IV | IRREGULAR | IV | IRREGULAR |
| IW | IRREGULAR | IW | IRREGULAR |
| IX | IRREGULAR | IX | IRREGULAR |
| IY | IRREGULAR | IY | IRREGULAR |
| IZ | IRREGULAR | IZ | IRREGULAR |
| JA | JUNCTION | JB | JUNCTION |
| JC | JUNCTION | JD | JUNCTION |
| JE | JUNCTION | JE | JUNCTION |
| JF | JUNCTION | JF | JUNCTION |
| JG | JUNCTION | JG | JUNCTION |
| JH | JUNCTION | JH | JUNCTION |
| JI | JUNCTION | JI | JUNCTION |
| JK | JUNCTION | JK | JUNCTION |
| JL | JUNCTION | JL | JUNCTION |
| JM | JUNCTION | JM | JUNCTION |
| JN | JUNCTION | JN | JUNCTION |
| JO | JUNCTION | JO | JUNCTION |
| JP | JUNCTION | JP | JUNCTION |
| JQ | JUNCTION | JQ | JUNCTION |
| JR | JUNCTION | JR | JUNCTION |
| JS | JUNCTION | JS | JUNCTION |
| JT | JUNCTION | JT | JUNCTION |
| JU | JUNCTION | JU | JUNCTION |
| JV | JUNCTION | JV | JUNCTION |
| JW | JUNCTION | JW | JUNCTION |
| JX | JUNCTION | JX | JUNCTION |
| JY | JUNCTION | JY | JUNCTION |
| JZ | JUNCTION | JZ | JUNCTION |



- PROPOSED PROJECT LIMITS (ACCESS DRIVE WITH SUB-0062-2022)
- PROPOSED CONCRETE
- EXISTING COBBLESTONE PAVERS SPR-0035-2023 (UNDER CONSTRUCTION)
- EXISTING CROSS ACCESS EASEMENT
- ADA AMENITY AREA
- PROPOSED AMENITY AREA

UTILITY PLAN

Revisions

Number	Description	Date

Drawing Scale 1" = 20'

Drawn By JAE, JR.

Checked By JAE, JR.

Date Issued XXXXX

CE-5



**LIGGETT
DESIGN GROUP**

LANDSCAPE ARCHITECTURE
SITE PLANNING & DESIGN

7200 PRIVATE ROAD, RALEIGH, NC 27608
PHONE: 919.286.2022 FAX: 919.286.1116
WWW.LIGGETTDESIGNGROUP.COM

CONSULTANTS
JOHN A. EDWARDS & CO
333 N. W. 10th Ave., Raleigh, NC
919.933.4226



CLIENT

**BUDLEIGH EAST
BEACON STREET LOT 11**
BEACON STREET BUDLEIGH, LLC
2550 OBERLIN ROAD - RALEIGH, NC

ISSUED FOR: **REVIEW**

ISSUED DATE: **1/17/2024**

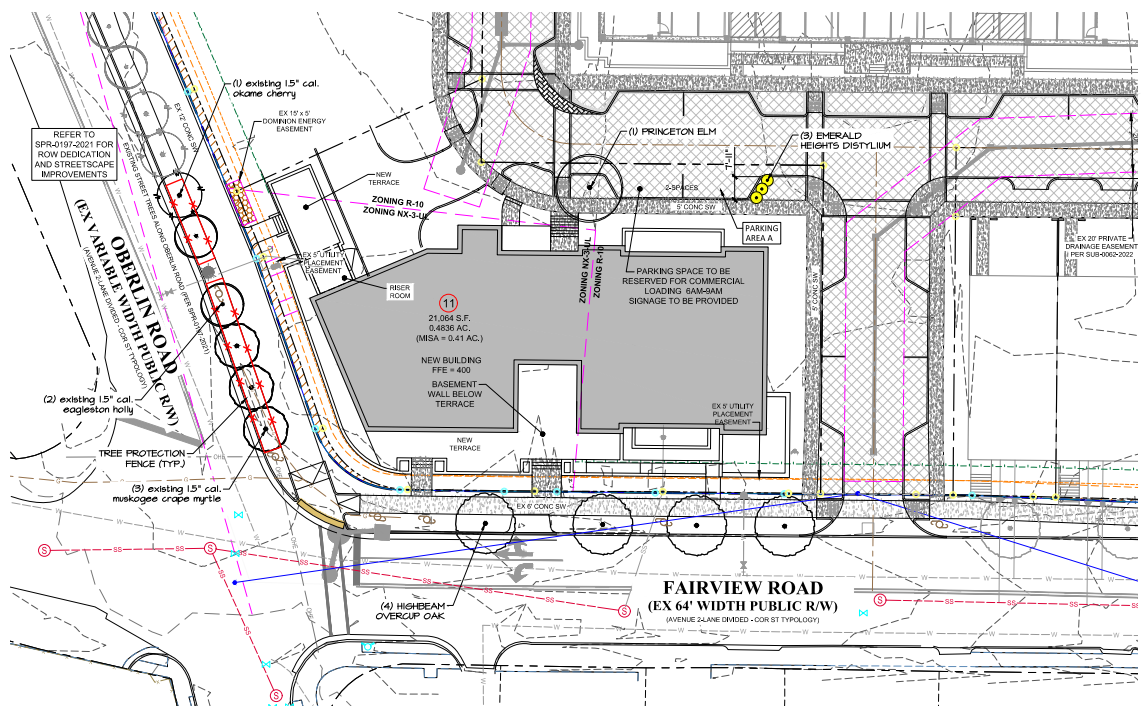
REVISIONS:

NO.	ITEM	DATE

DRAWING TITLE:
PLANTING PLAN

DRAWN BY: **AS/RW/WAB**
CHECKED BY: **FL**
SCALE: **1"=20'**
SHEET NUMBER:

L-1
OF 2



VEHICULAR PARKING LOT & PLANTING

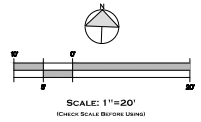
TREES
(1) SHADE TREE/10 SPACES
4 SPACES/10 = 0.4 TREES REQUIRED
1 SHADE TREE PROVIDED

SHRUBS
(30) SHRUB/100 LF
INSTALLED SIZE: 24" TALL
8 LF
8'100 = .08 x 30 = 2.4 SHRUBS REQUIRED
3 SHRUBS PROVIDED

NOTE:
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

NOTE:
SEE BUDLEIGH EAST SUBDIVISION PLANS (SUB-0054-2020) FOR ALL STREETSCAPE IMPROVEMENTS, STREET TREE PLANTINGS AND DETAILS.

QUAN	LOT 11 PLANT SCHEDULE		INSTALLATION SIZE	MATURE SIZE	NOTES
	BOTANICAL NAME	COMMON NAME			
TREES AND LARGE EVERGREENS					
	QUERCUS LYRAA TORREANAP	HIGHBEAM OVERCUP OAK	9" CAL, 10' TALL, 100% (88)	80' TALL & 40' WIDE	FULL MATURING, STREET TREES (APPROVED ON SP-2024-0016 & SUB-0054-2020)
	ULMUS AMERICANA PRINCETONIF	PRINCETON ELM	9" CAL, 10' TALL, 100% (88)	80' TALL & 80' WIDE	VEHICULAR PARKING LOT TREES
SHRUBS					
	SIBYRILIUM EMERALD HEIGHTSIF	EMERALD HEIGHTS DISTYLIUM	30" TALL, 100%	8' TALL & 8' WIDE	FULL MATURING, VEHICULAR PARKING LOT SHRUBS



811
Know what's below.
Call before you dig.

PLANTING NOTES

1. Prior to the start of any excavation for the project, the contractor shall notify NC One Call or equivalent to locate all existing utilities.
2. Contractor shall maintain or provide positive drainage away from all building foundations, structures and within planting beds.
3. Contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. Clarify any discrepancies with the Landscape Architect prior to ordering plant material.
4. All plants shall meet or exceed the minimum standards set by the U.S.D.A. for Nursery Stock, sponsored by the American Association of Nurserymen, Inc., Washington, D.C.
5. All plants shall have the same relationship to finished grade as to the original grades before digging. The Contractor shall revise grades at a minimum of +/- 1.2% to ensure smooth transitions between planting beds and lawn areas.
6. Mulch - install 3" of shredded pine bark mulch in plant beds around buildings, patios, etc., and 3" of clean pine straw in all other natural areas with new planting and on slopes, unless otherwise noted on plans.
7. All plant materials are subject to the approval of the Landscape Architect at the nursery and at the job site.
8. Contractor is encouraged to provide the Landscape Architect with concerns and/or suggestions regarding proposed plant materials, prior to placing a purchase order for plants.
9. Contractor is responsible for verifying all quantities. Drawings symbols shall rule over plant lists if there are discrepancies between the two.
10. All trees located adjacent to walks and drives shall have 6' of clearance height to first branching.
11. All trees shall be placed a minimum of 3' from sidewalks, curbs and hardscape, and a minimum of 6' from fire hydrants and other utilities, unless otherwise noted on plans.
12. All plants shall be installed as per generally accepted planting standards.
13. All dead and or diseased plants shall be replaced within warranty period at no charge to Owner/Client.
14. All plants and stakes shall be set plumb unless otherwise specified.
15. Refer to Existing Conditions Plan, Demo Plan and/or Planting Plan for trees/shrubs to be either removed or to remain undisturbed.
16. Landscape Architect shall select and layout all the perennial beds.
17. All planting bed edges to be smooth flowing arcs, unless otherwise specified. Bed edges shall be smooth, consistent, hand trenched 3/4" x 4" inches deep, and 1/4" sloped. All excess material shall be removed from the bed edge and planting bed.
18. If the landscape contractor observes any deficiencies in the site conditions or which could negatively affect plant establishment, survival, or guarantee, notify the Owner and Landscape Architect prior to procurement and/or installation.
19. Any disturbed areas that are not planted or grassed as part of the landscape plan shall be restored to their previous existing condition (including raking uneven areas, seeding grassed areas and for natural areas spreading minimum 3" depth of pine straw, leaf litter or pine bark mulch per direction of Landscape Architect).

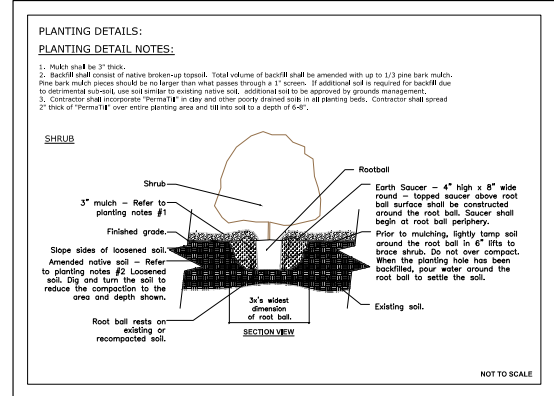
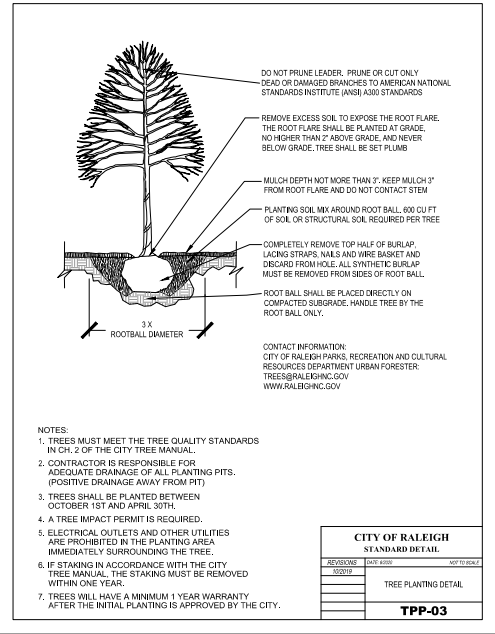
LANDSCAPE MAINTENANCE AGREEMENT

*The Owner of the Property and their Agents, Heirs or Assigns shall be responsible for the installation, preservation and maintenance of all plantings and shrubs shown on this plan. The Owner shall be responsible for annual maintenance of the vegetation to include but not be limited to:

- 1.a. Fertilization: Zoysia lawns: Fertilize lawns twice per year (March 30 - May 15) and again (June 30 - Aug. 31) according to soil test. Tifway 419 Bermuda lawns: fertilize lawns twice per year (March 30 - May 15) and again (June 15 - August 15) according to soil test.
- 1.b. Fertilization: Deciduous trees, evergreen trees and evergreen shrubs: Fertilize trees and shrubs per soil test. A deep root fertilizer shall be used for deciduous trees, evergreen trees and evergreen shrubs and applied once per year (Feb. 28 - March 30). Fertilizer shall be watered in.
- 1.c. Fertilization: Shrubs, groundcover and seasonal plants not listed in A(2): Fertilize shrubs, groundcover and seasonal plants per soil test. A complete controlled release fertilizer shall be used for shrubs, groundcover and seasonal plants and applied (Feb. 28 - March 30) and again in (June 15 - July 31). Fertilizer shall be spread evenly under drip-irrigation where applicable and watered in. *Planting areas with trees, shrubs, groundcover and seasonal plants may receive fertilization 2x/yr due to the planting "arrangement", however, over-fertilization shall not be acceptable.
2. Pruning: Removal of dead or diseased wood, or removal of tree branches for sight distance/safety reasons, the Shigo standards shall be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges and sheared upright evergreen trees.
3. Pest control: Pre-emergent weed control for lawns to be applied in Sept., November. Tree, shrub and groundcover bed pre-emergent control to be applied in February. Chemical treatment for insect infestation and diseases may be applied and shall be specific to the problem.
4. Watering: Making irrigation maintenance at a depth of 2'-3" in plant beds and tree saucers. As a minimum, mulch shall be replaced at least every year during the months of February and March.
5. Mowing: Zoysia lawns shall be maintained at a height of 2" - 2 1/2" and shall be mowed approximately 72 times per year. Tifway 419 Bermuda lawns shall be maintained at a height of 2" - 2 1/2" and shall be mowed approximately 72 times per year. Grasses used for stabilization and ornamental use shall not be mowed.
6. Plant protection: Avoid excess intrusion into the root zone area of established plantings including equipment, vehicular and pedestrian traffic, construction activities and materials.
7. Watering: If an irrigation system is utilized, the system shall be required to provide approximately 1" of rainfall per week during the growing season.
8. Warranty: Remove/replace all dead and or diseased plant material at each maintenance visit.

PREPARATION AND INSTALLATION FOR PLANTING SOD AREAS

1. Provide soil pH testing, adjust the pH range of soils that are unacceptable per local cooperative extension service standards. Incorporate agricultural lime, fertilizer, and superphosphate uniformly at the rate specified per soil pH testing results.
2. Site to be fine graded before permanent planting and seeding or sodding is installed.
3. Soil shall be loosened to a depth of 4-6 inches by disking, raking, rototilling or other acceptable means. Continue tillage until a well-aerated, firm, reasonably uniform seedbed is prepared 4 to 6 inches deep. Chisel compacted areas and spread topsoil 3 inches deep over diverse soil conditions.
4. Rake and remove all loose rock (over 1" diameter), roots, and other obstructions leaving surface reasonably smooth. Contractor shall incorporate 10% 50/50 soil amendment in all plant beds.
5. All sod and installation techniques shall adhere to turfgrass producers international guideline specifications, current edition.
6. Sod areas to be sodded with workable size rolls that are not broken or stretched. Sod shall be installed within 24 hours of arrival at the site.
7. Water 1 inch minimum within the first hour of sod or seed installation. Begin irrigation system during the following 3 days keeping the sodded or seeded area moist.
8. Sod shall be laid parallel to the contours and shall have staggered joints on slopes greater than 3:1 or in drainage swales sod shall be staggered.
9. Apply starter fertilizer at time of sodding at rate recommended by manufacturer. Contractor is responsible for the initial watering.
10. Inspect all sodded areas and make necessary repairs or resod within the planting season, if possible. If grass stand should be over 60% damaged, Contractor shall consult with a conservation inspector on maintenance treatment and fertilization to determine the best type of treatment necessary in order to establish and maintain an acceptable stand of grass.
11. Contractor shall water and maintain all planting and NEWLY SOD areas until a maintenance contractor has been selected.
12. Once an acceptable stand of grass has been established (of 85% or better), the Contractor shall repair all damaged areas and monitor the NEWLY SOD areas until the grass reaches a height of 4 inches tall.



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
TREE PLANTING DETAIL		
TPP-03		



LANDSCAPE ARCHITECTURE SITE PLANNING & DESIGN

7200 PINEWOOD ROAD, RALEIGH, NC 27608
PHONE: 919.328.6500 FAX: 919.328.6501
WWW.LIGGETTDESIGNGROUP.COM

CONSULTANTS

JOHN A. EDWARDS & CO
335 HILLSIDE DRIVE, RALEIGH, NC
919.328.4228



CLIENT

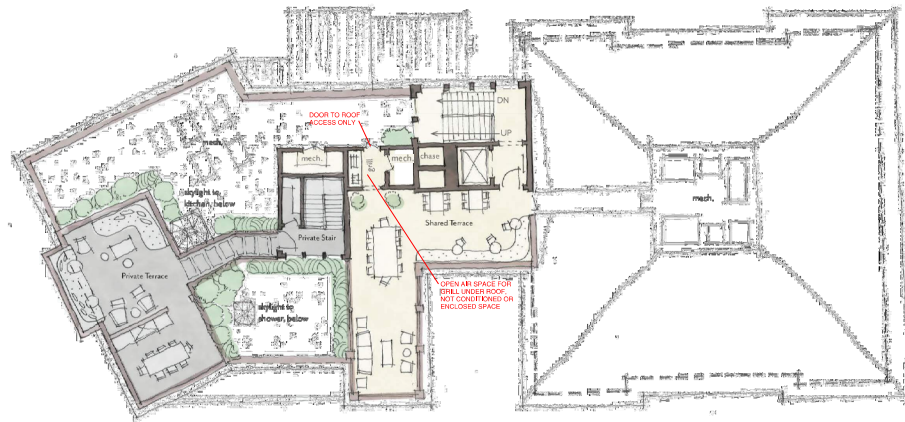
BUDLEIGH EAST
BEACON STREET LOT 11
BEACON STREET BUDLEIGH, LLC
2550 OBERLIN ROAD - RALEIGH, NC

ISSUED FOR:	REVIEW	
ISSUED DATE:	1/17/2024	
REVISIONS:		
NO.	ITEM	DATE

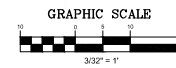
DRAWING TITLE:
PLANTING NOTES & DETAILS

DRAWN BY: AS/RW/WAB
CHECKED BY: FL
SCALE: 1"=10'
SHEET NUMBER:

L-2
OF 2



SCALE: 3/32"=1'



Project
**LOT 11
BUDLEIGH EAST**

Client
**BEACON STREET
BUDLEIGH LLC**

Roof Deck Plan

Revisions		
Number	Description	Date

Drawing Scale _____
 Drawn By _____
 Checked By _____
 Date Issued _____

A-104

UDO 1.5.9.B.

B. General Requirements

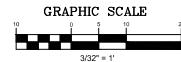
1. The minimum percentage of windows and doors that must cover ground story facade is measured between 0 and 12 feet above the surface of the finished ground floor for all above-grade portions of the facade. A minimum of 50% of the required transparency must be located between 3 and 8 feet from the surface of the finished ground floor.
2. The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
3. In a mixed use building, or general building where an Urban Frontage is applied, a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).
4. Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 35%. Glass on upper stories may have any level of transparency and external reflectance.

UDO 3.2.6.F.

F. Transparency	
F1 Ground story (min)	50%
F2 Upper story (min)	20%
F3 Blank wall (max)	20'



SCALE: 3/32"=1'



GROUND STORY CALCULATIONS

WINDOWS AND DOORS SURFACE AREA
(100% WINDOWS AND DOORS OF VARYING SIZES)

761 sq. ft.

FACADE SURFACE AREA
CODE-DEFINED HEIGHT x LENGTH OF STREET-FACING FACADE

12'-0" x 121'-6" = 1,458 sq. ft.

= 52% TRANSPARENCY ON GROUND STORY

UPPER STORY CALCULATIONS

WINDOWS AND DOORS SURFACE AREA
(100% WINDOWS AND DOORS OF VARYING SIZES)

487.5 sq. ft.

FACADE SURFACE AREA
CODE-DEFINED HEIGHT x LENGTH OF STREET-FACING FACADE

12'-0" x 135'-4" = 1,624 sq. ft.

= 30% TRANSPARENCY ON UPPER STORY

Window and Door Calculations

Upper	Type	Width	Height	# Windows	Square Feet
A		3.92	6	6	141.12
B		3.92	9	4	141.12
C		5.92	7	2	82.88
D		3.92	8	2	62.72
E		7.92	8	1	63.36
				Total:	491.7
Ground	Type	Width	Height	# Windows	Square Feet
F		5.71	11	4	427.24
G		5.71	10	2	114.2
H		1.71	5	2	17.1
I		5.71	11	1	62.81
J		12.71	11	1	133.81
				Total:	761.16

Date

Project
**LOT 11
BUDLEIGH EAST**

Client
**BEACON STREET
BUDLEIGH LLC**

Drawing Title
**TRANSPARENCY
CALCULATIONS**

Revisions

Number	Description	Date

Drawing Scale
Drawn By
Checked By
Date Issued

A-105

