

Administrative Approval Action

Case File / Name: ASR-0044-2023 DSLC - Lot 12 Budleigh East City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 0.4 acre site zoned R-10 is located on the southeast corner of the intersection

of Oberlin Road and Marchmont Street at 2600 Marchmont Street. This site is

within a Frequent Transit Area as designated in the Comprehensive Plan.

REQUEST: This is a 25,900 square foot twelve unit condominium building (apartment building

type) with garage parking underneath. This project is to be developed utilizing the

Frequent Transit Development Option.

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 May 16, 2024 by JAECO.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

Stormwater

- 1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

3. 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.

☑ <u>RECORDED MAP(S)</u> - 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.

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

Public Utilities



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1. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

- 2. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
- 3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

☑ <u>BUILDING PERMITS</u> - 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. The final plat for subdivision SUB-0062-2022 must be recorded.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

4. 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 Marchmont Street.

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.

Stormwater



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

- As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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 12, 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:	puto lasto	Date:	07/12/2024			
	Development Services Dir/Designee	_				
Staff Cod	ordinator: Michael Walters					



VICINITY MAP

DENSITY CALCULATION - LOT 12 FREQUENT TRANSIT OPTION

TOTAL ACREAGE: 17,237 S.F. (0.3957 AC.)

MAXIMUM DENSITY ON R-10: 21.54 UNITS (1DU / 800 SF) PROPOSED DENSITY ON R-10: 12 UNITS (1DU / 1,436SF)

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

VEHICLE PARKING SUMMARY_

PROPOSED 12 2-BR UNITS 2.25 SP PER UNIT MAX = 27 SPACES

AXIMUM ALLOWED PARKING = 27 SPACES

BICYCLE PARKING SUMMARY

SHORT-TERM (MIN) 1 PER 20 UNITS MIN 4 = 4 SPACES (12 UNITS) LONG-TERM (MIN) 1 PER 7 BR = 3 SPACES (24 BEDROOMS) TOTAL BICYCLE PARKING PROVIDED (ALL IN GARAGE) SHORT-TERM - 4 SPACES LONG-TERM - 4 SPACES

AMENITY AREA CALCULATION - LOT 12

GROSS AREA	17,237 S.F. (0.3957 AC.)
NET AREA	. 17,237 S.F. (0.3957 AC.)
REQUIRED AREA (10%)	1,724 S.F. (0.0396 AC.)
REQUIRED ADA ACCESSIBLE (50% OF REQ'D)	862 S.F. (0.0198 AC.)
PROVIDED AREA (11.7%)	2,011 S.F. (0.0462 AC.)
PROVIDED ADA ACCESSIBLE AREA	2,011 S.F. (0.0462 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. A WASTE CADDY WILL STAY IN THE TRASH ROOM AT GARAGE LEVEL. ON MICKUP THE PRIVATE HASH ROOM AND UTILEZ WASTE CADDY TO BRONG CONTAINERS TO THE TRUCK AT BRINEY PARK CIRCLE, THEN RETURN THE WASTE CADDY TO THE TRASH ROOM AND THE CADDY TO THE TRASH ROOM.

Approval from City of Raleigh SWS ______ via email

Approval from City

COVER SHEET
CE-1 OVERALL SUBDIVISION PLAN
CE-2 EXISTING CONDITIONS
CE-3 SITE PLAN
CE-4 SITE PLAN - PARKING LEVEL
CE-5 UTILITY PLAN
CE-6 GRADING / STORMWATER MANAGEMENT PLAN
CE-7 FIRE DEPARTMENT PLAN

L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS

LOT 12 BUDLEIGH EAST

ADMINISTRATIVE SITE REVIEW - TIER 3 FREQUENT TRANSIT DEVELOPMENT OPTION

ASR-0044-2023

SUB-0062-2022(REV) RALEIGH, NORTH CAROLINA

MAY 2024

September 12, 2022 Beacon Street 2807 Oberin file ARTE: Justin Willen Miller Mi

This is a letter of support for trash and recycling services for your new project being planned for

We have reviewed the plans and have found that GFL Environmental will be able to sal 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 let

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

We want to visit the site during the initial phases of construction to ensure 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

Should you have any questions or need more information, please contact me at tara.zents@gflenv.cc

Sincerely,

Tasa Jents

Account Manager

GFL Environmental – Raleigh

(MJ 919-427-2399

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

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

> > HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88

SITE DATA

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

ADDRESS: 2550 OBERLIN RD RALEIGH, NC 27608

PIN# (PARENT PARCEL) 1704-29-3852

AREA: PROPOSED LOT 12 (SUB-0062-2022)

17.237 S.F. (0.3957 AC.)

ZONING: R-10

CURRENT USE: VACANT

EFERENCES: DB 18959, PG 2149
BM 2022, PG 386
WAKE COUNTY REGISTRY

Administrative Site Review Application



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section

ffice Use Only: Case # Planner (print):

tase review UDO Section 10.2.8, to determine the site plan tier. If assistance determining a Site Plan Tier is needed Site Plan Tier Verification request can be submitted online via the <u>Permit and Development Portal</u>. (Note: There is a

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(Application and indevelopment)

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REVISION 1.2

APPLICANT SIGNATURE BLOCK

APPLICANT SIGNATURE

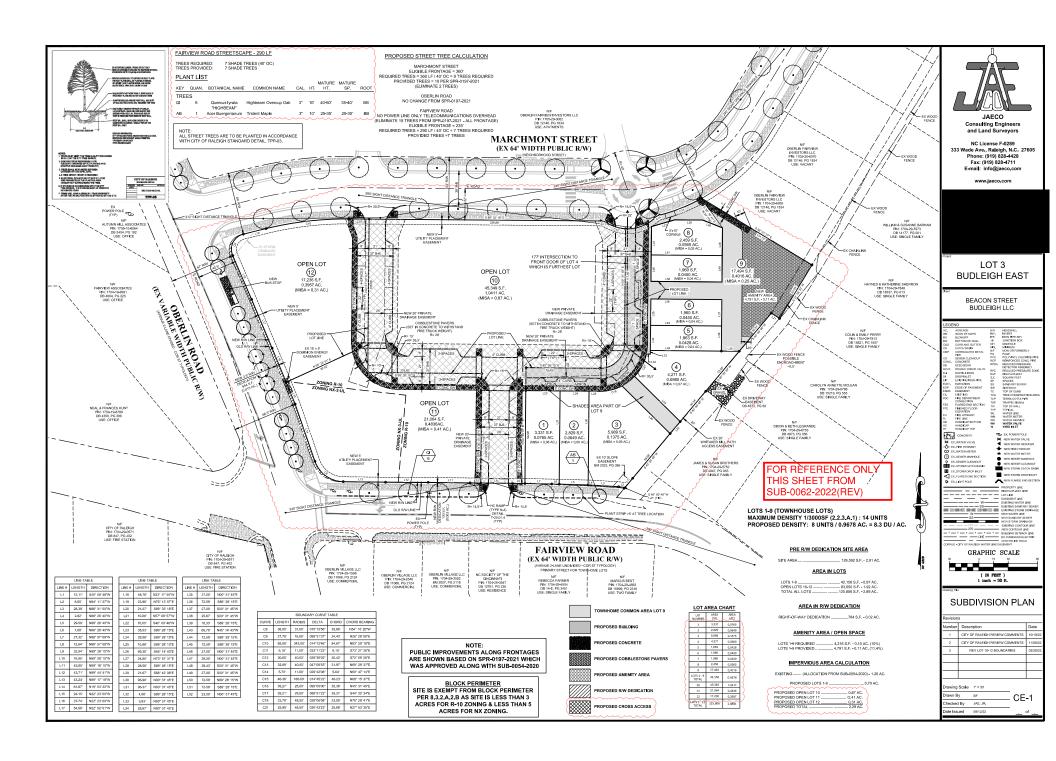
By submitting this application, the undersigned applicant acknowledges that they are other the property content one of the persons submitted by the test was (ALCAS, EUCO-440(g)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned undersigned undersidate that developments approvails are subject to recording for false statements or misrepresentations made in securing the developments approvail, pursuant to NLC. Gast. Stat. §

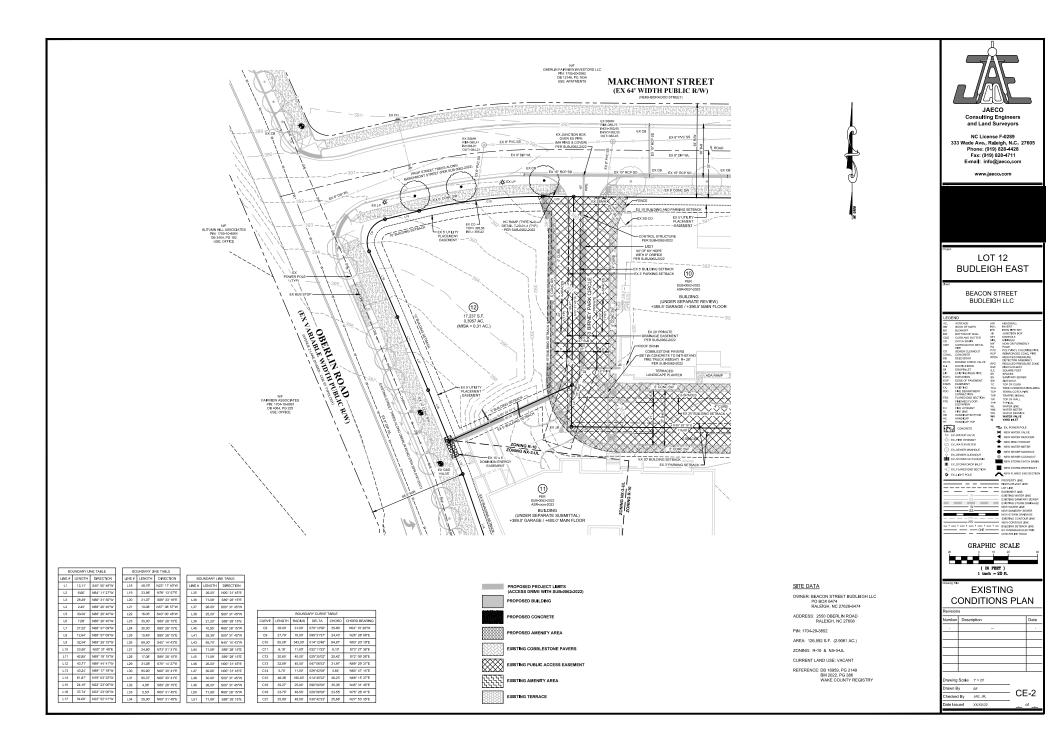
The undersigned inclusions that the projectly owner(s) is assume of this application and that the proposed prodescribed in this application will be meintained in all respects in socrostence with the plants and repostication submissed herewith, and in accordance with the provisions and regulations of the City of Rateigh Unitled Development Civiliance.

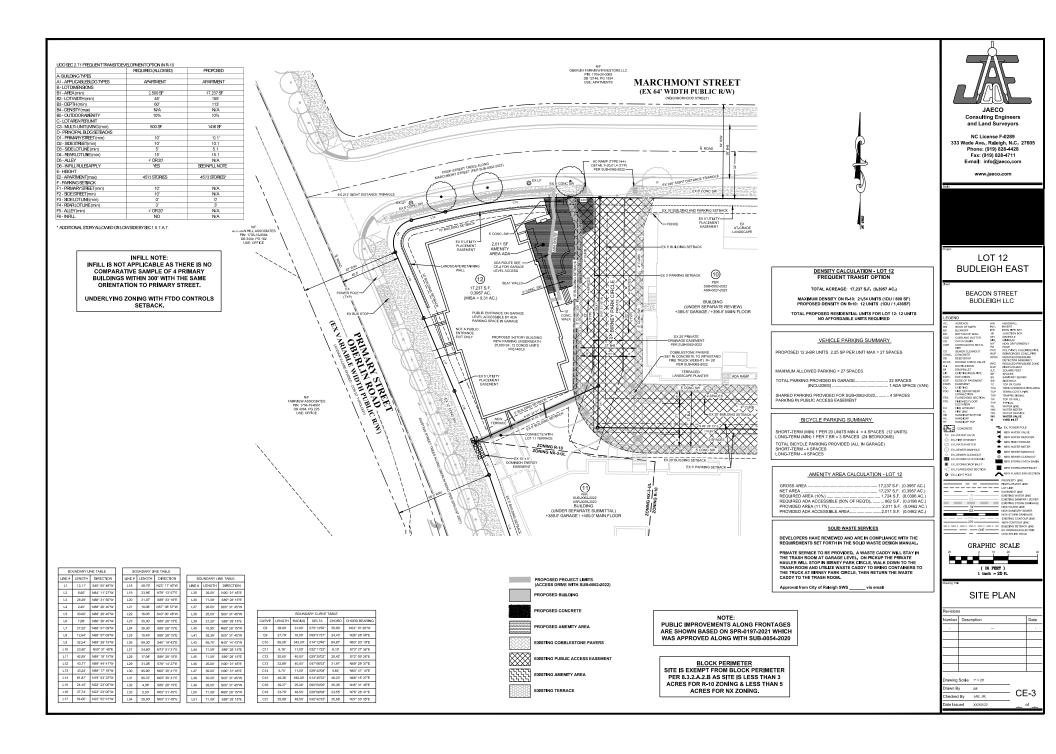
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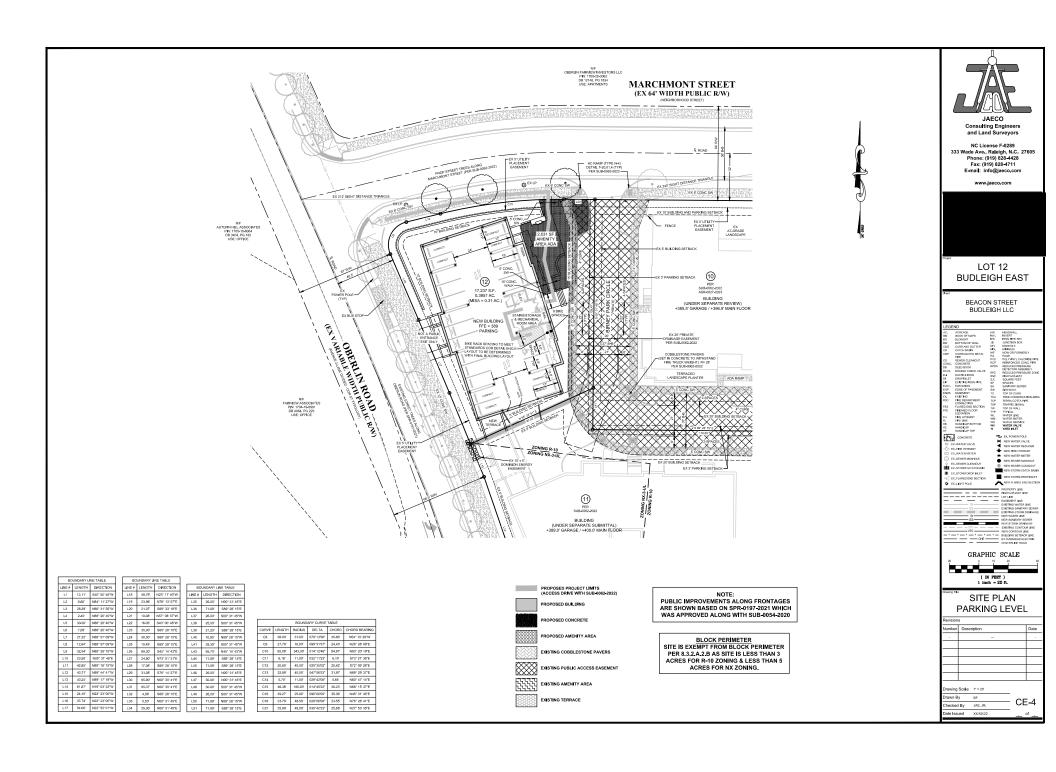
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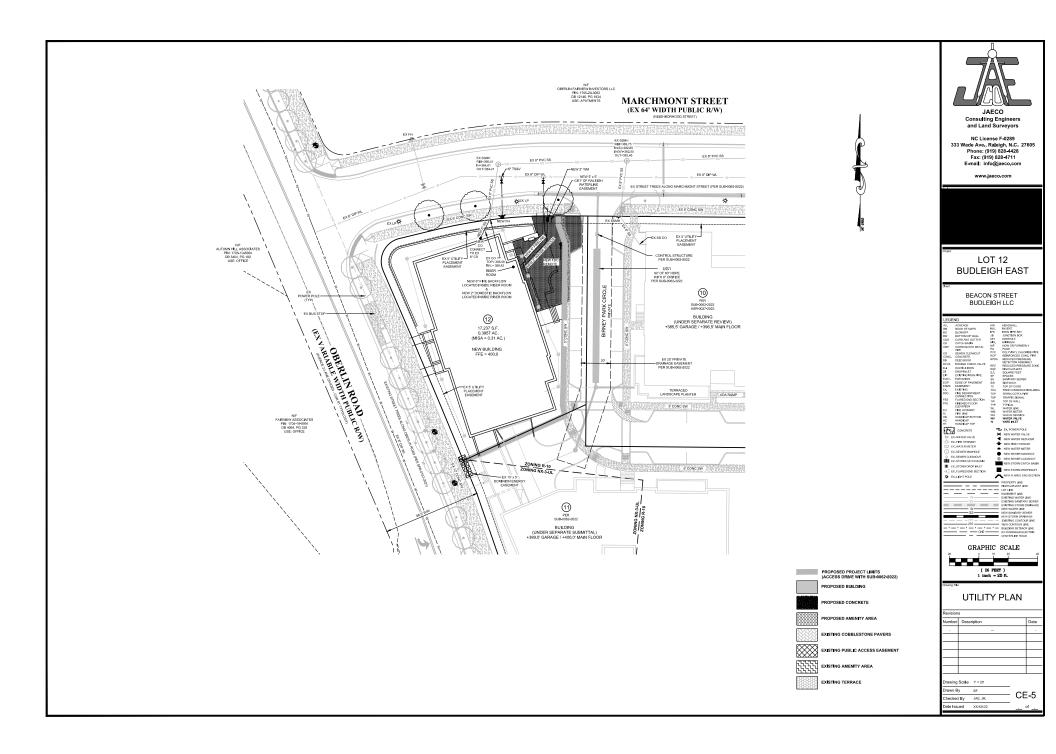


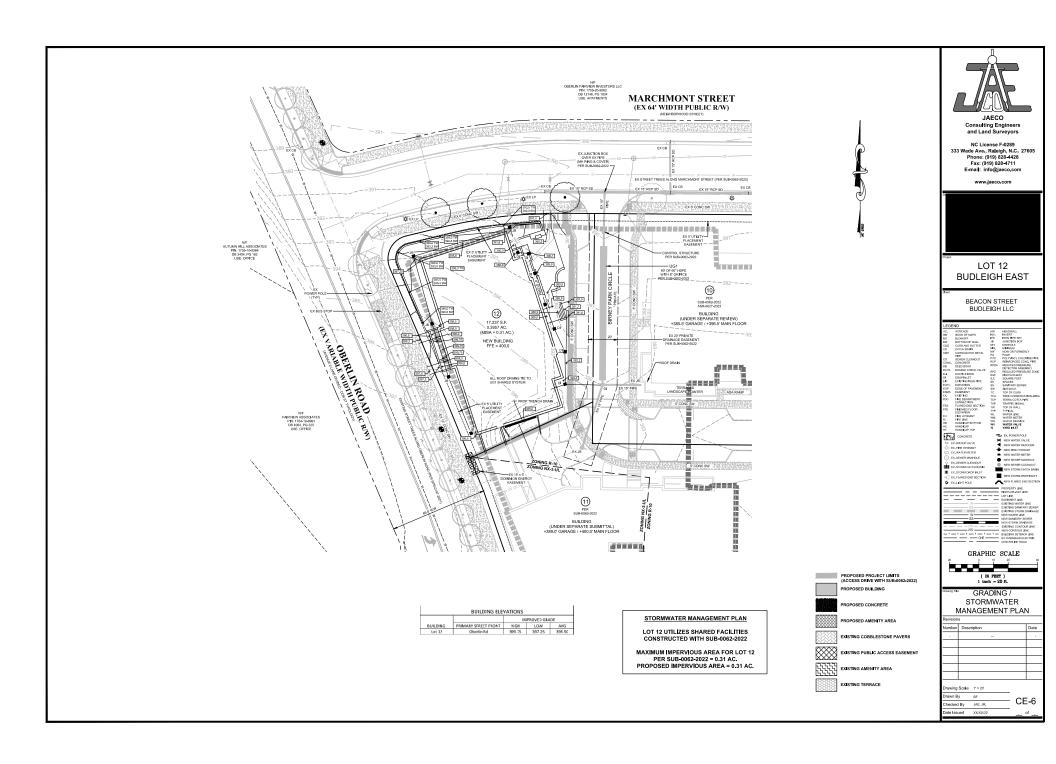


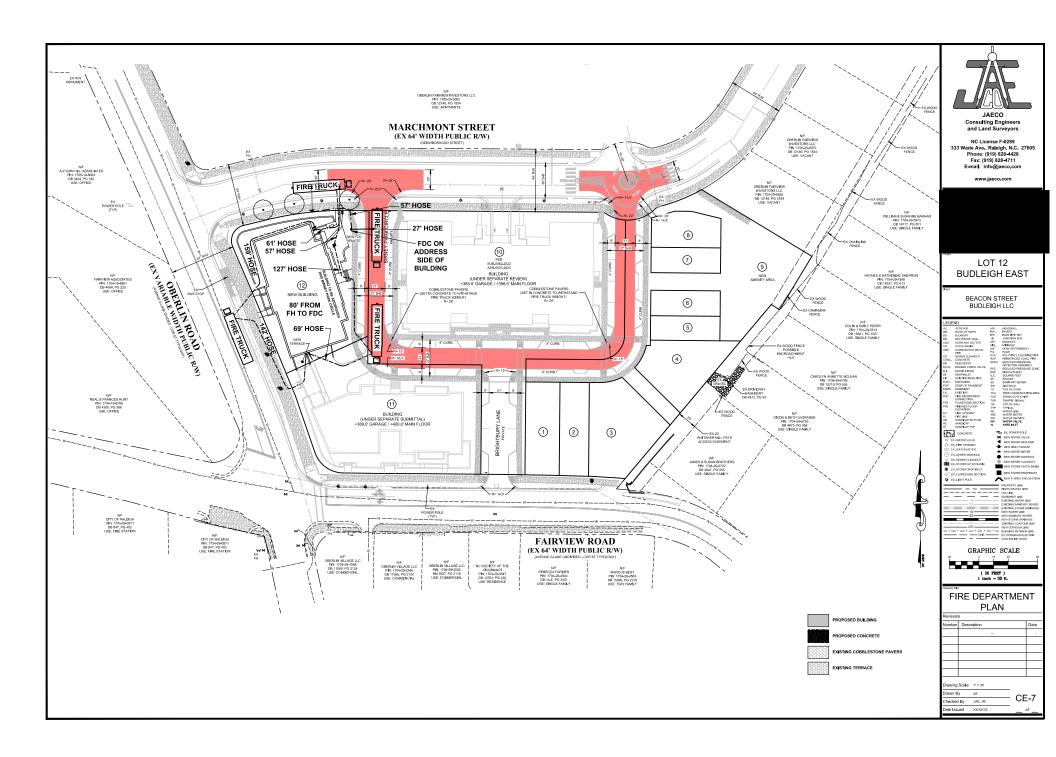


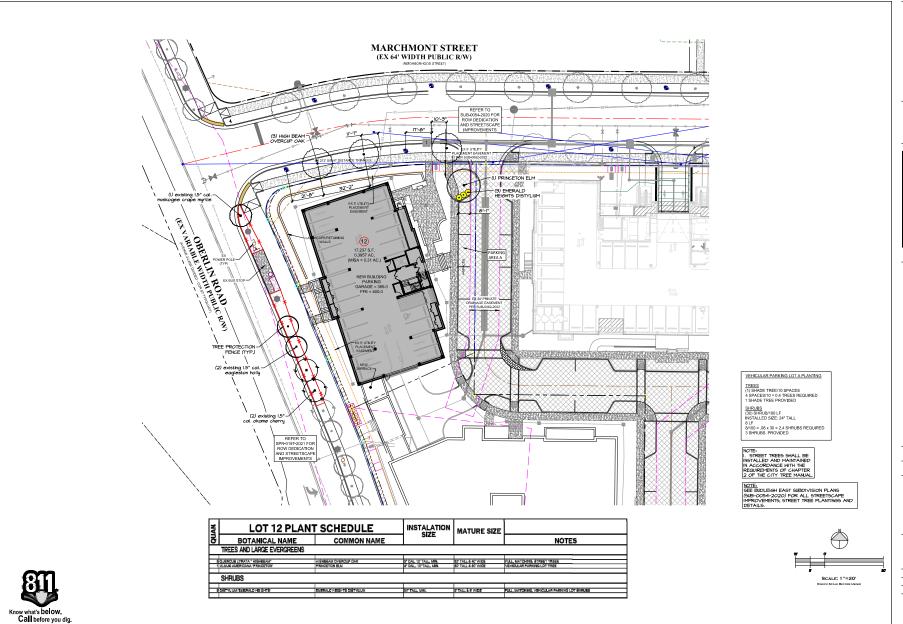












LIGGETT DESIGN GROUP

LANDSCAPE ARCHITECTUR SITE PLANNING & DESIGN

735A PENSHING ROSD BALBON NC 3 PHONE 919/853,0503 PAX 919/853

CONSULTANTS

JOHN A. EDWARDS & CO 333 Wade Ave. - RALEIGH, NC (919) 828-4428

SEALS/SIGNATURE

ONLINE

ONLINE

CONTRICTOR ONLINE

CONSTRUCTION UNLESS SIGNED BY LANDSCAPE ARCHITECT

BUDLEIGH EAST
BEACON STREET LOT 1
BEACON STREE BUDLEGH, LLC
2550 OBERLIN ROAD - RALEIGH, NC

REVIEW

5/16/2024

OATS

OATS

WING TITLE

PLANTING PLAN

CHECKED BY:
SCALE: 1"=20"

L-1

– 1 OF 2

PLANTING NOTES

- 2. Contractor shall maintain or provide positive drainage away from all building foundations, structures and within planting beds
- 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.
- 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.
- All plants shall bear 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 ereas.
- 6. Mulch Install 3" of shredded pine bark mulch in plant beds around buildings, patio, etc., and 3" of dean pine straw in all othe 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.
- 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.

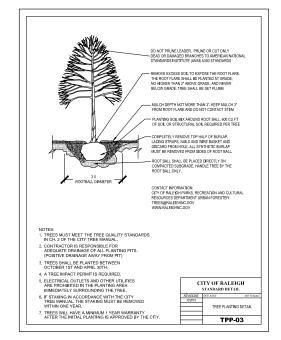
- 18. If the landscape contractor observes any deficiencies in the site conditions or which could negatively affect plant establishment, survival, or guarantee, notify the Owner and Landscape Architect prior to procurement and/or installation.
- 19. Any disturbed areas that are not planted or grassed 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 much per direction of Landscape Architect).

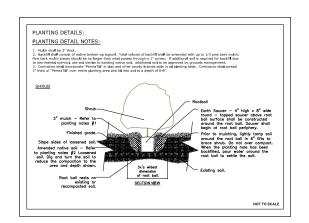
LANDSCAPE MAINTENANCE AGREEMENT

- The Owners of the Property and their Agents, Heirs or Assigns shall be responsible for the installation, preservation and maintenance of all plantings and physical features shown on this plan. The Owners shall be responsible for annual maintenance of the vegetation to include but not limited to":
- a. Fertilization: Zeon Zoyala kwrs: Fertilize lawns twice per year (March 30 May 15), and again (June 30 July 31) according to sol test. Tithway 419
 Bermuds transs fertilize trans twice per year (March 30 May 15), and again (June 15 August 15) according to soil test.
- 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 used red in the contract of the second of the s
- Pruning: Removal of dead or diseased wood, or removal of tree branches for sight distance/safety reasons; the Shigo standards should 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
- 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 disease may be applied and shall be specific to the problem.
- Coysia lawns shall be maintained at a height of 2" 2\(^2\) and shall be mowed approximately 60 times per year. Tifway 419 Barmuda lawns sha Id at a height of 2" -2\(^2\) and shall be mowed approximately 72 times per year. Grasses used for stabilization and ornamental use shall not be
- excess intrusion into the root zone area of established plantings including equipment, vehicular and pedestrian traffic, construct
- 7. Watering: If an impation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the gr
- 8. Warranty: Remove/volace all dead and or diseased plant material at each maintenance visit.

PREPARATION AND INSTALLATION FOR PLANTING SOD AREAS

- Provide soil ph testing, adjust the ph range of soils that are unacceptable per local cooperative extension service standards. Incorpora
 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 lossened to a depth of 4 -6 inches by disking, raking, roto-tilling or other acceptable means. Continue tillage until a well-putverzed, firm, reasonably uniform seedbed is prepared 4 to 6 inches deep. Chisel compacted areas and spread topsoil 3 inches deper adverse soil conditions.
- Rake and remove all loose rock (over 1" diameter), roots, and other obstructions leaving surface reasonably smooth. Contractor shall incorporate/bil-in 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 free of thatch. Sod shall be installed within 24 hours of arrival at the site.
- 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 staked
- 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 gress stand should be over 60% damaged, Contractor shall consult with a conservation inspector on maintenance treatment and fertilization to determine the best ty of treatment necessary in order to establish and maintain an acceptable stand of gress.
- 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 95% or better), the Contractor shall repair all damaged areas and monitor the NEWLY SOD areas until the grass reaches a height of 4 inches tal.





CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Flure for the proposed use have been reviewed for present compliance that applicable codes. This Initial review, authorized for controlled to construct the name of the considered to require that compliance with all legal conference and conf

CITY OF RALFIGH DEVELOPMENT APPROVAL



LANDSCAPE ARCHITECTURE SITE PLANNING & DESIGN

JOHN A. EDWARDS & CO 333 Wade Ave. - RALEIGH, NC (919) 828-4428



12 AST ET LOT ' EGH, LLC RALEIGH, NC SUDLEIGH EASTAGE STREE EACON STREET BUDLIEGE 550 OBERLIN ROAD - RA

REVIEW 5/16/2024

PLANTING NOTES & DETAILS

DRAWN BY: AS/RW/WAB CHECKED BY: SCALE:

1"=10' SHEET NUMBER:

L-2

OF 2



AVG GRADE

ROS STATE

AVG GRADE

FPOI FFE

400

FPOI FFE

400

FRANCE

REAR ELEVATION

PER UDO 1.5.7.A.7 (THE LOT SLOPES DOWNHILL AWAY FROM THE PRIMARY STREET) AN ADDITIONAL STORY IS ALLOWED ON THE LOT THE PARKING GARAGE IS NOT CONSIDERED A BASEMENT FOR THIS PROJECT, RATHER AN ADDITIONAL STORY IN ACCORADANCE WITH 1.5.7.A.7.

EXTERIOR ELEVATIONS
Revisions
Number Description

LOT 11
BUDLEIGH EAST

BEACON STREET
BUDLEIGH LLC

Drawing Scale

Drawing Scale

A-201

SCALE: 3/32" = 1'-0°



ELEVATIONS NOTED W/ DIMENSIONS & UPDATED FFE (PER UPDATED SITE PLAN)



PARKING SIDE ELEVATION

PER UDO 1.5.7.A.7 (THE LOT SLOPES DOWNHILL AWAY FROM THE PRIMARY STREET) AN ADDITIONAL STORY IS ALLOWED ON THE LOW SIDE OF THE LOT, THE PARKING GARAGE IS NOT CONSIDERED A BASEMENT FOR THIS PROJECT, BATHER AN ADDITIONAL STORY IN ACCORADANCE WITH 1.5.7.A.7.

SCALE: 3/32" = 1'-0"

BEACON STREET
BUILDING ELEVATIONS
BUDLEIGH LLC

EXTERIOR ELEVATIONS

LOT 11 BUDLEIGH EAST

Revision	s		
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	_	— A-2	11)

AVG GRADE

AVG GRADE

PPOOFFE

AVERAGE
GRADE

GRADE

FROM FFE

AVERAGE
GRADE

SIDE ELEVATION