

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) 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 Portal](#). (Note: There is a fee for this verification service.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input checked="" type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>	
Development name: Yelverton Enrichment Center	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): <b>5811 Crescent Square Street</b>	
Site P.I.N.(s): 1736495680	
Please describe the scope of work. Include any additions, expansions, and change of use. New Enrichment Services Building with associated parking and landscaping.	
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: CA Ventures NC LLC	Title: _____
Address: 4805 Green Road Ste 103, Raleigh NC, 27616	
Phone #: 919-892-3250	Email: ayelverton@yesrecg.com
Applicant Name: Antwane Yelverton	
Company: YES Real Estate Construction Group Inc.	Address: 4805 Green Road Ste 100, Raleigh NC, 27616
Phone #: 919-892-3250	Email: ayelverton@yesrecg.com

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): PD	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 1.06 Acres	New gross floor area: 6,135 SF
# of parking spaces required: 16	Total sf gross (to remain and new): 6,135 SF
# of parking spaces proposed: 45	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Civic Building Type	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>N/A</u> Square Feet: <u>N/A</u>	Proposed Impervious Surface: Acres: <u>.78 Acres</u> Square Feet: <u>34,081.96 SF</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: <u>DuB, WmmB2</u>	
Flood study: <u>No</u>	
FEMA Map Panel #: <u>3720173600J</u>	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: <u>N/A</u>	Total # of hotel units: <u>N/A</u>
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**SIGNATURE BLOCK**

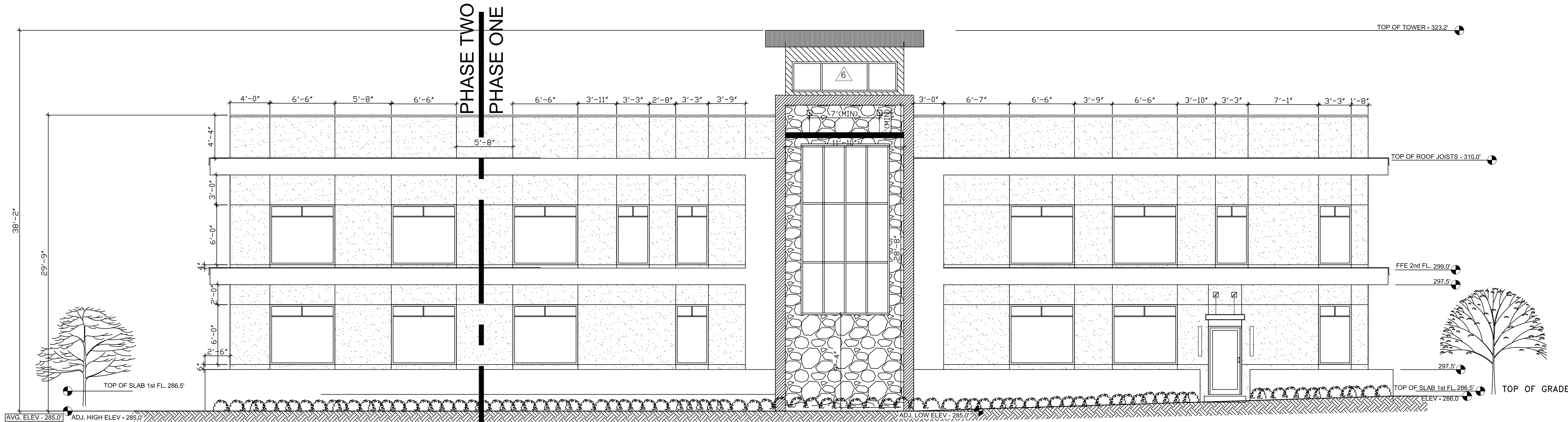
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of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

I, James Covington will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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 submittal policy, which states applications will expire after 180 days of inactivity.

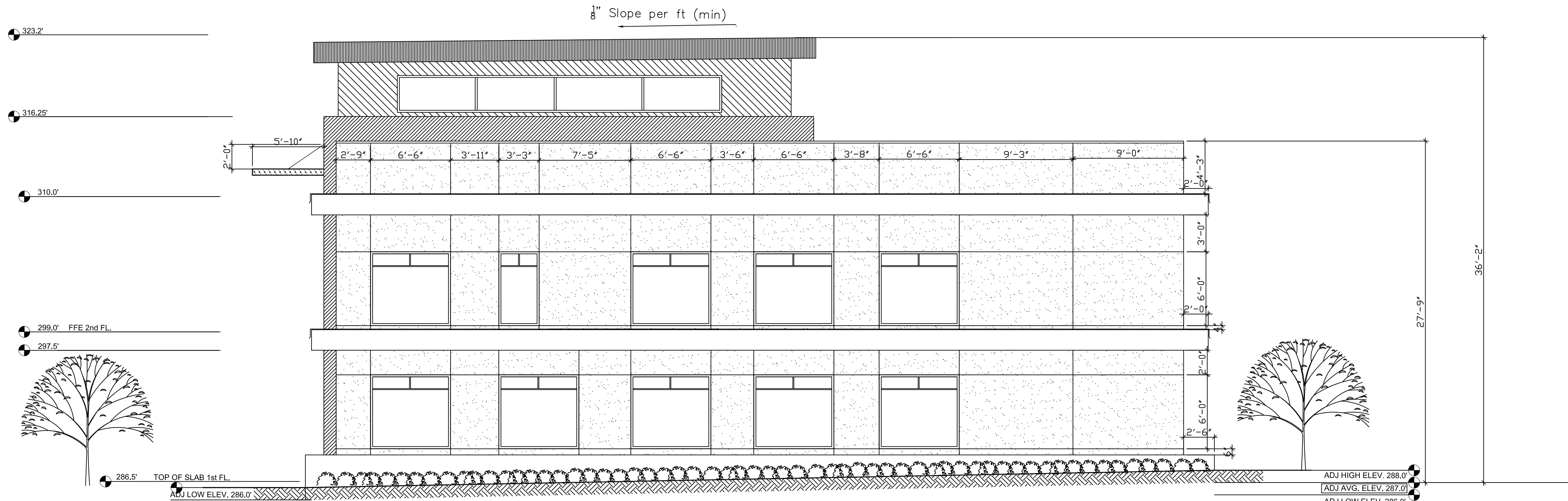
Signature: <u>James Covington</u>	Date: <u>07/15/2021</u>
Printed Name: James Covington	





## CRESCENT SQ STREET – EAST ELEVATION

SCALE: 1/8"=1'-0"



## MIDTOWN MARKET – NORTH ELEVATION

SCALE: 1/8"=1'-0"

AAA

ARTIS ASSOCIATES, LLC  
ARCHITECTURAL ENGINEERS  
PO Box 5372

Groton, CT 06349  
AAAENG@AOL.COM

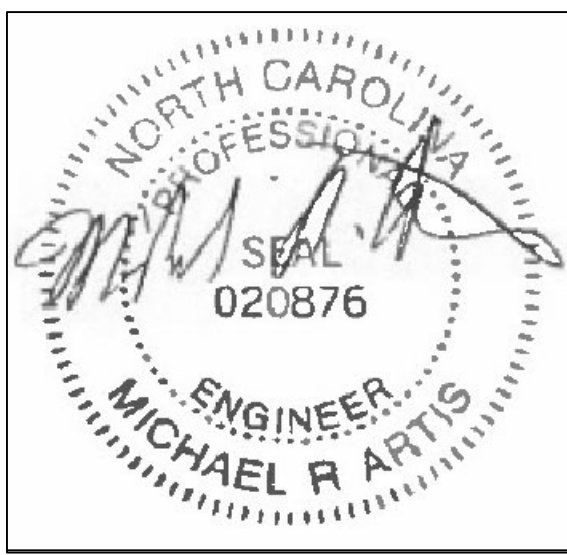
SCALE  
AS SHOWN 01/17/2022

CLIENT  
YELVERTON ENRICHMENT CENTER  
5811 CRESCENT SQUARE ST  
RALEIGH NC

REVISIONS

PROJECT  
CORPORATE OFFICES  
ELEVATIONS

T-6.0

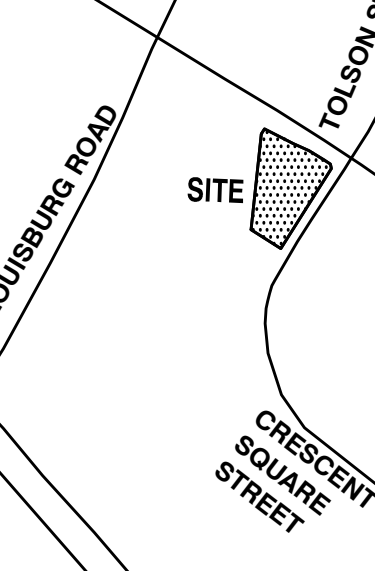






**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
6. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE RIGHT-OF-WAY CLOSURES ON [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO [RIGHTOFWAYSERVICES@RALEIGHNC.GOV](mailto:RIGHTOFWAYSERVICES@RALEIGHNC.GOV).
7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
11. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRAIN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
12. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
13. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483
14. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
15. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
16. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
17. GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
18. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
19. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
20. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
21. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
22. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
23. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CIYT OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROGRAM STANDARDS AND ADA SPECIFICATIONS
24. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
25. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

30. GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

	<h2 style="margin: 0;">VICINITY MAP</h2>		<div style="font-size: 2em; margin: 0;">CONFIDENTIAL</div> <div style="font-size: 0.8em; margin: 5px 0;">&amp; ASSOCIATES</div>
	<div style="display: flex; justify-content: space-between; padding: 10px;"> <div style="text-align: center;">  <p style="font-size: 0.8em; margin: 0;">GREEN FROM LIFE WASTE MANAGEMENT</p> </div> <div style="text-align: center;"> <p style="margin: 0;">April 26, 2022</p> <p style="margin: 0;">Arloware Yelverton 4800 Green Rd Suite 203 Raleigh, NC 27606</p> <p style="margin: 0;">RE: Yelverton Enrichment Center</p> <p style="margin: 0;">Attn: Arloware Yelverton</p> </div> </div> <p style="margin: 10px 0 0 20px;">This is a letter of support for trash and recycling services for your new facility being planned at <u>5811 Crescent Square St. Raleigh, NC 27606</u>. We have reviewed the plans and have found that GFL Environmental will be able to safely perform all needed services.</p> <p style="margin: 10px 0 0 20px;">If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.</p> <p style="margin: 10px 0 0 20px;">We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service.</p> <p style="margin: 10px 0 0 20px;">We look forward to providing waste and recycling services at your new property once it has been completed.</p> <p style="margin: 10px 0 0 20px;">Should you have any questions or need more information, please contact me at <a href="mailto:clark@bflusa.com">clark@bflusa.com</a>.</p> <div style="margin-top: 20px;"> <p style="margin: 0;">Sincerely,</p> <p style="margin: 0;"><i>Christie Buckel</i></p> <p style="margin: 0;">Account Manager</p> <p style="margin: 0;">GFL Environmental - Raleigh</p> <p style="margin: 0;">3741 Conquest Drive</p> <p style="margin: 0;">Garner NC 27529</p> <p style="margin: 0;">(919) 465-1252</p> </div>		
	<h2 style="margin: 0;">VICINITY MAP</h2>		<div style="font-size: 2em; margin: 0;">CONFIDENTIAL</div> <div style="font-size: 0.8em; margin: 5px 0;">&amp; ASSOCIATES</div>
	<div style="display: flex; justify-content: space-between; padding: 10px;"> <div style="text-align: center;">  <p style="font-size: 0.8em; margin: 0;">GREEN FROM LIFE WASTE MANAGEMENT</p> </div> <div style="text-align: center;"> <p style="margin: 0;">April 26, 2022</p> <p style="margin: 0;">Arloware Yelverton 4800 Green Rd Suite 203 Raleigh, NC 27606</p> <p style="margin: 0;">RE: Yelverton Enrichment Center</p> <p style="margin: 0;">Attn: Arloware Yelverton</p> </div> </div> <p style="margin: 10px 0 0 20px;">This is a letter of support for trash and recycling services for your new facility being planned at <u>5811 Crescent Square St. Raleigh, NC 27606</u>. We have reviewed the plans and have found that GFL Environmental will be able to safely perform all needed services.</p> <p style="margin: 10px 0 0 20px;">If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.</p> <p style="margin: 10px 0 0 20px;">We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service.</p> <p style="margin: 10px 0 0 20px;">We look forward to providing waste and recycling services at your new property once it has been completed.</p> <p style="margin: 10px 0 0 20px;">Should you have any questions or need more information, please contact me at <a href="mailto:clark@bflusa.com">clark@bflusa.com</a>.</p> <div style="margin-top: 20px;"> <p style="margin: 0;">Sincerely,</p> <p style="margin: 0;"><i>Christie Buckel</i></p> <p style="margin: 0;">Account Manager</p> <p style="margin: 0;">GFL Environmental - Raleigh</p> <p style="margin: 0;">3741 Conquest Drive</p> <p style="margin: 0;">Garner NC 27529</p> <p style="margin: 0;">(919) 465-1252</p> </div>		

<p><b>SITE DATA TABLE</b></p> <p><b>GENERAL:</b></p> <p><b>CURRENT OWNER:</b> CA VENTURES NC, LLC 4805 GREEN ROAD STE. 103 RALEIGH, NC 27616</p> <p><b>PROPERTY ADDRESS:</b> 5811 CRESCENT SQUARE STREET RALEIGH, NC 27616</p> <p><b>EXISTING USE:</b> VACANT <b>PROPOSED USE:</b> MEDICAL</p> <p><b>TOTAL PROPERTY ACREAGE:</b> 1.06± Acres <b>GROSS FLOOR AREA:</b> 10,808± Sq. Ft. <b>PROPOSED BUILDING TYPE:</b> CIVIC <b>PIN NUMBER:</b> 1736495680 <b>EXISTING ZONING:</b> PD <b>PROPOSED ZONING:</b> PD</p>
<p><b>DEVELOPMENT STANDARDS: T5</b> <b>DEFAULT DISTRICT:</b> CX (THE URBAN CORE ZONE)</p>
<p><b>BUILDING SETBACKS</b></p> <p><b>PRIMARY STREET MINIMUM:</b> 0' <b>SIDE MINIMUM:</b> 0' <b>REAR MINIMUM:</b> 0' <b>SIDE STREET MINIMUM:</b> 0' <b>AGGREGATE:</b> 0 <b>FRONT MAXIMUM:</b> 22' <b>ACCESSORY/GARAGE:</b> 5'</p> <p><b>MAXIMUM BUILDING HEIGHTS</b> <b>HEIGHT:</b> 115' <b>STORIES:</b> 9</p> <p><b>MINIMUM LOT AREA</b> NO MINIMUM</p> <p><b>MINIMUM LOT WIDTH</b> NO MINIMUM</p>
<p><b>PARKING REQUIREMENTS: OFFICE</b></p> <p><b>VEHICLE PARKING (MAXIMUM)</b> ALLOWED: 1 SPACE per 200 SF of GFA = 10,808 SF / 200 SF = 54 SPACES PROVIDED: 41 PARKING SPACES</p> <p><b>SHORT-TERM BICYCLE PARKING (MINIMUM)</b> REQUIRED: 1 SPACE per 10,000 SF of GFA (MIN. 4): 10,808 SF / 10,000 SF = 1 BIKE PARKING PROVIDED: 4 BIKE PARKING</p> <p><b>LONG-TERM BICYCLE PARKING (MINIMUM)</b> REQUIRED: 1 SPACE per 5,000 SF of GFA: 10,808 SF / 5,000 SF (MIN. 4) = 2 PARKING SPACES PROVIDED: 4 BIKE PARKING</p>

YELVERTON ENRICHMENT CENTER


---

5811 CRESCENT SQUARE STREET  
NEW BUILDING WITH  
ASSOCIATED PARKING LOT

SHEET INDEX	
DRAWING TITLE	PAGE #
COVER SHEET	C-000
EXISTING CONDITIONS / DEMOLITION PLAN	C-100
SITE LAYOUT PLAN	C-200
SIGHT DISTANCE TRIANGLE	C-201
GRADING PLAN	C-300
EROSION CONTROL PLAN	C-301
LANDSCAPING PLAN	C-400
STORMWATER LAYOUT	C-500
UTILITY and LIGHTING PLAN	C-600
DETAILS SHEET	C-700
DETAILS SHEET	C-701
LIGHTING PLAN	1 of 5
LIGHTING PLAN	2 of 5
LIGHTING PLAN	3 of 5
LIGHTING PLAN	4 of 5
LIGHTING PLAN	5 of 5
ELEVATIONS	T-6.0
FIRST FLOOR	T-3.0
SECOND FLOOR	T-4.0

**OWNER CONTACT:**  
ANTWANE YELVERTON  
4805 GREEN RD STE 100  
RALEIGH, NC 27616  
ayelverton@yesrecg.com  
919-892-3250

# Administrative Site Review Application



Planning and Development Services Center • 1501 Fayetteville Road • 1st Floor • Raleigh, NC 27601 • 919.974.0800

This form is required when submitting your application as an enhanced in Unit 100 (Enhanced) or Unit 100B (Section 10.2.2) of the Zoning Ordinance. This form is needed to help the City's Planning Department determine if your application meets the requirements of the Zoning Ordinance. Please fill out this form and submit it with your application. Please note that this form is not a substitute for the Zoning Ordinance. Please refer to the Zoning Ordinance for more information.

**Office Use Only: Case #:** \_\_\_\_\_ **Planner (print):** \_\_\_\_\_

Please read Unit 100B Section 10.2.2, as amended by the change clause [\[10.2.2.1\]](#) to determine the site plan. If necessary, reference the Site Plan. This is needed to help the City's Planning Department determine if your application meets the requirements of the Zoning Ordinance. Please note that this form is not a substitute for the Zoning Ordinance. Please refer to the Zoning Ordinance for more information.

Site Plan Type	Two Site Plans (a)	Three Site Plans (b)	Site Transmittal Information
<b>Building</b>			
<input type="checkbox"/> Detached	<input type="checkbox"/> General	<input type="checkbox"/> Subdivision plan # _____	<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Subdivision plan # _____	<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Industrial	<input type="checkbox"/> Subdivision plan # _____	<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> Subdivision plan # _____	<input type="checkbox"/> Certificate of Appropriateness # _____

**GENERAL INFORMATION**

Development name: Yvesville Enhancement Center

Is this site bank? ☐ Yes ☒ No

Property address(es): \_\_\_\_\_

## 5811 Crestwood Square Street

Please describe the scope of work, including any additions, expansion, and change of use.

New Enhancement Center building with associated parking and landscaping.

Current Property Owner/Developer Contact Name: \_\_\_\_\_

Write the name of the person you will be submitting this form. \_\_\_\_\_

Company: CA Ventures LLC Title: \_\_\_\_\_

Address: 4805 Green Road Site 103, Raleigh, NC 27616

Phone: 919-974-0800 Email: tylson@caventuresllc.com


Applicant Name: Andrzej Witek

Company: 1919 Park Community Group Inc Address: 4805 Green Road Site 103, Raleigh, NC 27616

Phone: 919-974-0800 Email: witek@caventuresllc.com

[illegible]

Know what's **below**.  
**Call** before you dig.  
*CASE # ASR-0062-2021*



Covington & Associates

"Reshaping Reality"

YELVERTON ENRICHMENT SERVICE CORPORATE OFFICE

WAKE COUNTY, NC

COVER SHEET

JOB NO.

101120

SHEET NO.

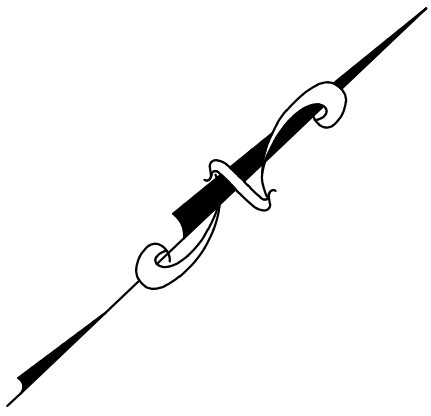
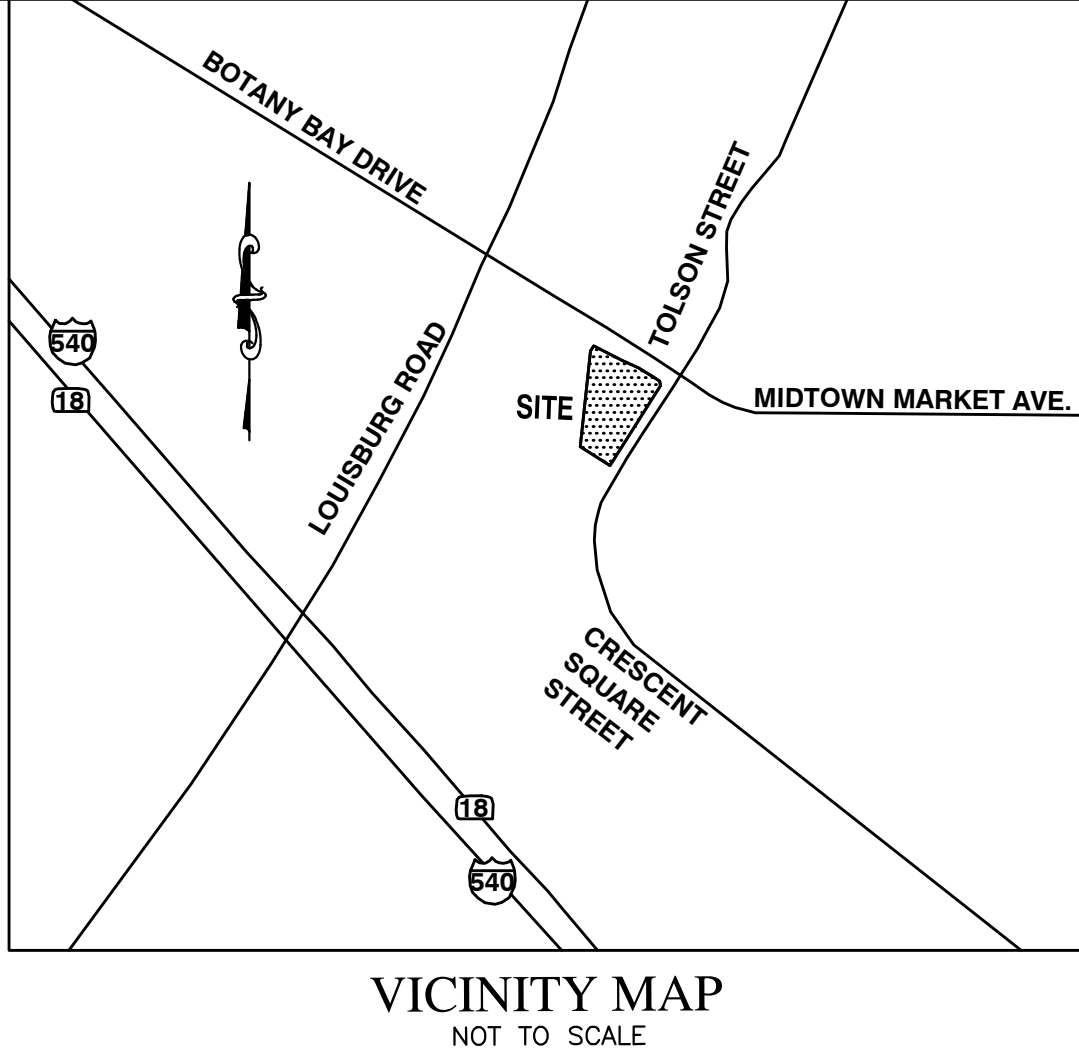
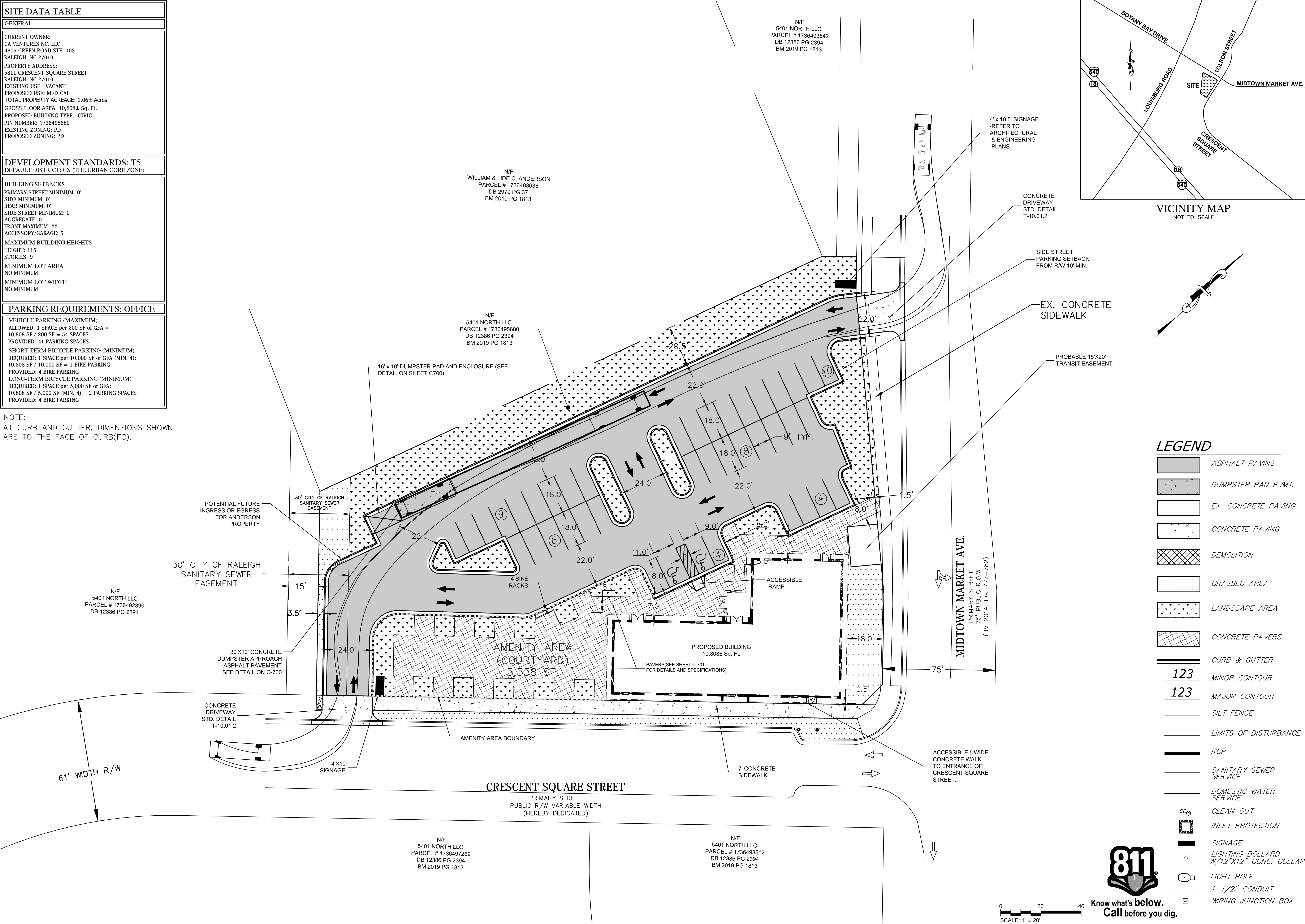
C-000

These plans and associated documents are the exclusive property of Covington & Associates and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of Covington-Waller & Associates.



SITE DATA TABLE
GENERAL:
CURRENT OWNER: CA VENTURES NC, LLC 4805 GREEN ROAD STE. 103 RALEIGH, NC 27616 PROPERTY ADDRESS: 5811 CRESCENT SQUARE STREET RALEIGH, NC 27616 EXISTING USE: VACANT PROPOSED USE: MEDICAL TOTAL PROPERTY ACREAGE: 1.06± Acres GROSS FLOOR AREA: 10,808± Sq. Ft. PROPOSED BUILDING TYPE: CIVIC PIN NUMBER: 1736495680 EXISTING ZONING: PD PROPOSED ZONING: PD
DEVELOPMENT STANDARDS: T5 DEFAULT DISTRICT: CX (THE URBAN CORE ZONE)
BUILDING SETBACKS PRIMARY STREET MINIMUM: 0' SIDE MINIMUM: 0' REAR MINIMUM: 0' SIDE STREET MINIMUM: 0' AGGREGATE: 0 FRONT MAXIMUM: 22' ACCESSORY/GARAGE: 5' MAXIMUM BUILDING HEIGHTS HEIGHT: 115' STORIES: 9 MINIMUM LOT AREA NO MINIMUM MINIMUM LOT WIDTH NO MINIMUM
PARKING REQUIREMENTS: OFFICE
VEHICLE PARKING (MAXIMUM) ALLOWED: 1 SPACE per 200 SF of GFA = 10,808 SF / 200 SF = 54 SPACES PROVIDED: 41 PARKING SPACES SHORT-TERM BICYCLE PARKING (MINIMUM) REQUIRED: 1 SPACE per 10,000 SF of GFA (MIN. 4): 10,808 SF / 10,000 SF = 1 BIKE PARKING PROVIDED: 4 BIKE PARKING LONG-TERM BICYCLE PARKING (MINIMUM) REQUIRED: 1 SPACE per 5,000 SF of GFA: 10,808 SF / 5,000 SF (MIN. 4) = 2 PARKING SPACES PROVIDED: 4 BIKE PARKING

NOTE:  
AT CURB AND GUTTER, DIMENSIONS SHOWN  
ARE TO THE FACE OF CURB(FC).

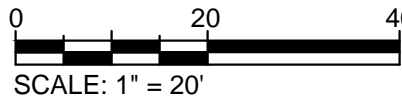


LEGEND

- ASPHALT PAVING
- DUMPSTER PAD PWT.
- EX. CONCRETE PAVING
- CONCRETE PAVING
- DEMOLITION
- GRASSED AREA
- LANDSCAPE AREA
- CONCRETE PAVERS
- CURB & GUTTER
- MINOR CONTOUR
- MAJOR CONTOUR
- SILT FENCE
- LIMITS OF DISTURBANCE
- RCP
- SANITARY SEWER SERVICE
- DOMESTIC WATER SERVICE
- CLEAN OUT
- INLET PROTECTION
- SIGNAGE
- LIGHTING BOLLARD W/12"x12" CONC. COLLAR
- LIGHT POLE
- 1-1/2" CONDUIT
- WIRING JUNCTION BOX



Know what's below.  
Call before you dig.



811 EULA STREET, SUITE B  
GREENSBORO, NC 27403  
PH: (336) 335-3130

REVISION DESCRIPTION  
ASE-0062-2021 COMMENTS: (08/23/2021)  
BIDDERS SET (11/22/2021)  
PER RIS COMMENTS  
GARBAGE TRUCK PATH

DATE  
09/20/2021  
11/22/2021  
12/10/2021  
05/24/2022

A MINORITY OWNED CIVIL ENGINEERING FIRM  
NORTH CAROLINA

DATE  
5.26.2022  
DRAWN BY  
VP  
DESIGNED BY  
JLC  
CHECKED BY  
JLC  
SCALE  
AS INDICATED

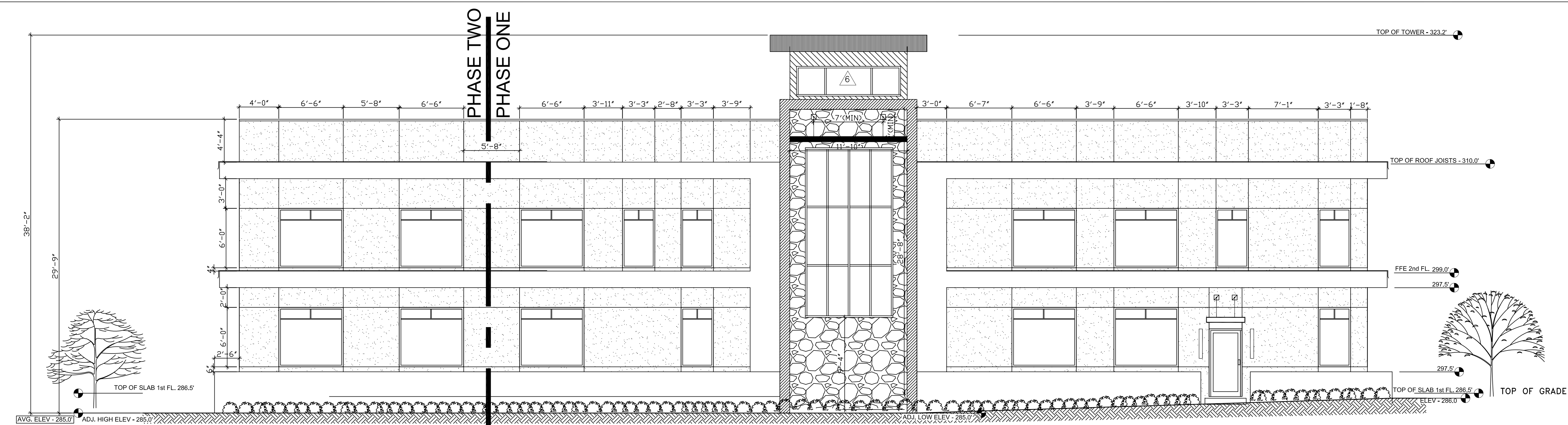
Covington & Associates  
"Reshaping Reality"

YELVERTON ENRICHMENT SERVICE COPORATE OFFICE  
WAKE COUNTY, NC

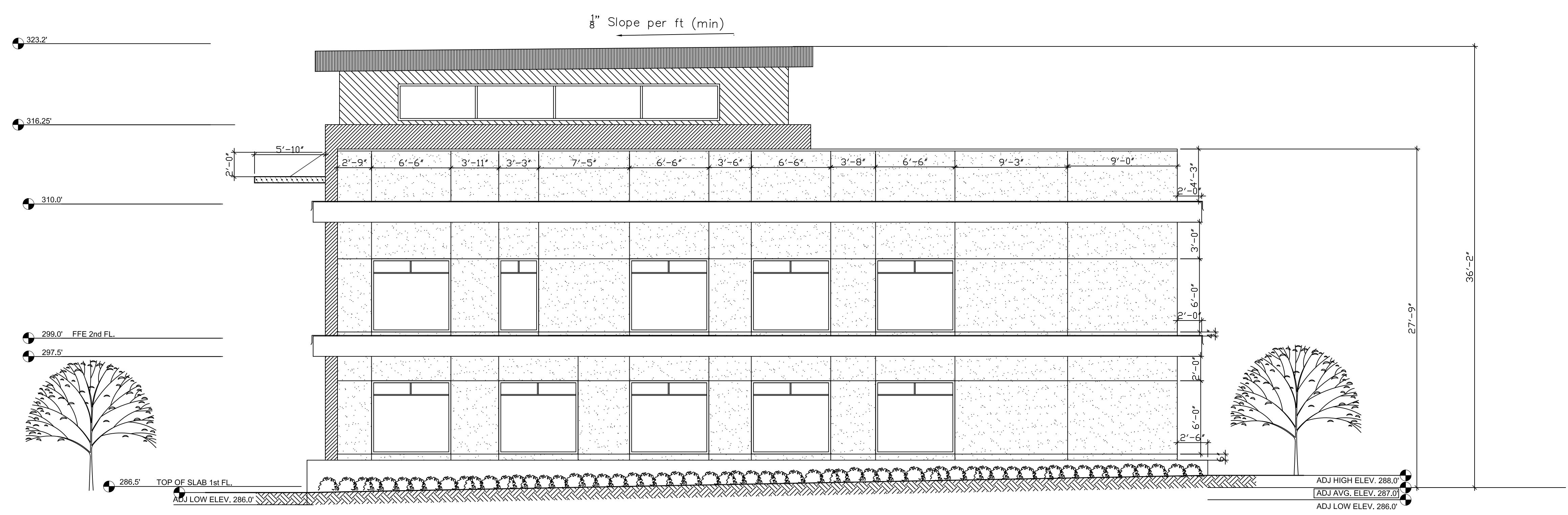
JOB NO.  
101120  
SHEET NO.  
C-200

SITE LAYOUT

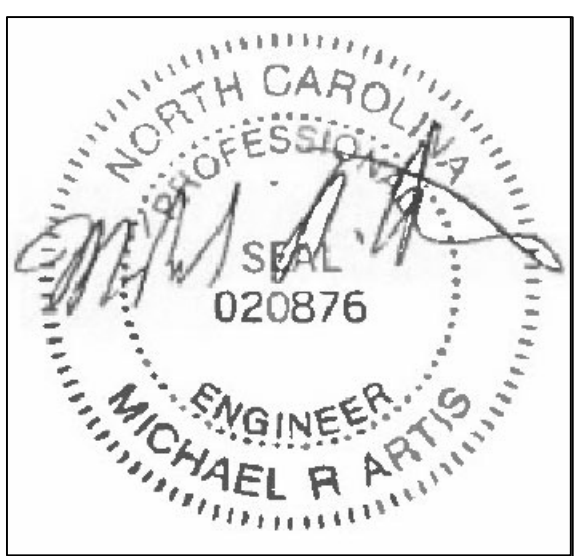
These plans and associated documents are the exclusive property of Covington & Associates and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of Covington-Waller & Associates.



CRESCENT SQ STREET – EAST ELEVATION  
SCALE: 1/8"=1'-0"



MIDTOWN MARKET – NORTH ELEVATION  
SCALE: 1/8"=1'-0"



AAA

ARTIS ASSOCIATES, LLC  
ARCHITECTURAL ENGINEERS  
PO Box 5372  
Groton, CT 06349  
AAAENG@AOL.COM

CLIENT

YELVERTON ENRICHMENT CENTER  
5811 CRESCENT SQUARE ST  
RALEIGH NC

REVISIONS


PROJECT

CORPORATE OFFICES  
ELEVATIONS

SCALE

AS SHOWN

01/17/2022

T-6.0