



Administrative Approval Action

Case File / Name: ASR-0067-2021
DSLC - 1508 STOVALL

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

LOCATION: This 5.51 acre site is located at 1508 Stovall Drive north of Gorman Street, south of Marcom Street, east of Kent Road and west of Burt Drive. The parcel is zoned R-10 and located west of North Carolina State University's Centennial Campus in a Frequent Transit Area and Special Residential Parking Overlay District (-SRPOD)

REQUEST: This project proposes multi-unit living for the development of apartments, parking, associated infrastructure and amenity areas. The existing lot was a mobile home park and all existing mobile homes and accessory structures will be removed. The project proposes 30 townhome-style 4 bedroom apartments in 6 buildings on a common lot. The western property line of the existing parcel is being recombined with adjacent lots and the resulting area for development will be 3.51 acres in size. The total proposed building size is 69,120 square feet. Residential infill standards are not applicable for this development.

**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 8, 2023 by A Squared LLC, Carson Street Builders.

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. Prior to site plan (SPR) approval, plans shall show compliance with standards and include details for ground-mounted mechanical equipment per UDO Section 7.2.5.D including material, color and compatibility with principal building(s).

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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5. 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

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Engineering

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

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

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

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

2. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
3. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).



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6. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .04 acres of tree conservation area.

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

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

General

1. A recombination map shall be recorded to move the west property line for the subject development as shown on the preliminary plan.

Engineering

2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
6. A pedestrian and bicycle deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

7. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater

8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
9. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

10. A public infrastructure surety for 7 street trees (1 tree per 40 linear feet) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



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12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 13 street trees along Stovall Dr.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. 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: June 6, 2026

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: *Daniel L. Stegall* Date: 06/06/2023
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin



TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGH.GOV.
2. PERMIT REQUIRED: A PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUIRED WITH A TOPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES PRIOR TO THE START OF WORK. THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE START OF WORK. THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE PROJECT AND CONCERNS. THE PERMIT SHALL BE ISSUED WITHIN 10 BUSINESS DAYS OF THE DATE OF SUBMITTAL. IF THE PERMITS ARE ISSUED.
4. TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - 5.2. PUBLIC RIGHT-OF-WAY ACT (PROWA);
 - 5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - 5.4. RALEIGH STREET DESIGN MANUAL (RSDM).
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMING PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS, EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE IDENTIFIED WITH THE CITY PRIOR TO THE START OF WORK. THE PERMIT SHALL BE ISSUED WITHIN 10 BUSINESS DAYS OF THE DATE OF SUBMITTAL. IF THE PERMITS ARE ISSUED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROVIDING THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) DEVICES (MUTCD).
7. THE CONTRACTOR MUST BE VISIBLY ON SITE DURING THE OPERATION.

NOTES

1. SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. A PRIVATE HAULER WILL HANDLE TRASH NEEDS THROUGH USE OF PROPOSED DUMPSTERS.
2. PER TREE CONSERVATION REPORT PREPARED BY S&C, PA, DATED JUNE 2, 2020, PRIMARY AND SECONDARY TREE CONSERVATION AREAS ARE NOT PRESENT WITHIN THE SITE. EXISTING TRAILERS AND STRUCTURES ARE PRESENT WITHIN ZONE 2 OF THE NEUSE RIVER BUFFER. SEE REPORT FOR MORE INFORMATION.

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	SANITARY SEWER OUTFALL PLAN & PROFILE
C-6	GRADING & DRAINAGE PLAN
C-7	LANDSCAPE & LIGHTING PLAN
C-8	DETAILS
A3.1 - A3.6	BUILDING ELEVATIONS

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

Chairman Steinfeld called the Board model on parameters which would indeed be prepared with Mr. Turner questioning what and by what determination would be made to proceed with **Senior Planner Ed Hume** (revising) considering the determination would be made during the plan process. Mr. Hume stated that the purpose of the determination was to provide the Board with the information to be used in the plan of administration and the project was to be reviewed and Chairman Steinfeld suggesting that staff follow-up with Mr. Turner regarding his concerns.

Rebuttal

Ms. Melnick indicated to be sure confirmed that the project will be townwide-style apartments and that the town will follow up with Mr. Turner regarding his concerns regarding the town located along the southern adjoining property line.

Ms. Hume also had signed up to speak on the matter; however, Chairman Steinfeld closed the hearing.

Resumes for Notification

None

Board Deliberations

Chairman Steinfeld summarized the comments made during the hearing.

Motion

Chairman Steinfeld motioned to grant the variance to proceed. His motion was seconded by Ms. Redfield and a roll call vote resulted as follows: Yes – 5 (Chairman, Steinfeld, Smith, Melnick, Redfield) and No – 0. Chairman Steinfeld read the resolutions adopted on a 5-0 vote and the variance granted.

The Board's written decision with findings of fact and conclusions (if any) are attached herein and incorporated herein by reference.

CALL 48 HOURS BEFORE
YOU DIG
North Carolina 811
www.nc811.org
NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

[illegible]

POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	1/25/2022	FLM
2	COR COMMENTS	8/11/2022	FLM
3	COR COMMENTS	1/30/2023	FLM
4	COR COMMENTS	3/29/2023	FLM
5	COR COMMENTS	5/8/2023	FLM

ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY
PLANS**
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING



IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

ADMINISTRATIVE SITE REVIEW

STOVALL MULTIFAMILY
1508 STOVALL STREET
RALEIGH, NC

A SQUARED LLC

DATE:	06-18-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20014




COVER

C-1

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

1. SURVEY, BOUNDARY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANGIERA, PC ON FEBRUARY 12, 2020.
2. THERE ARE NO FLOOD PROOF DEEPS AREAS PRESENT PER FEMA FIRM PANEL NO. 3720079300I, EFFECTIVE MAY 2, 2006.
3. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
4. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
6. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

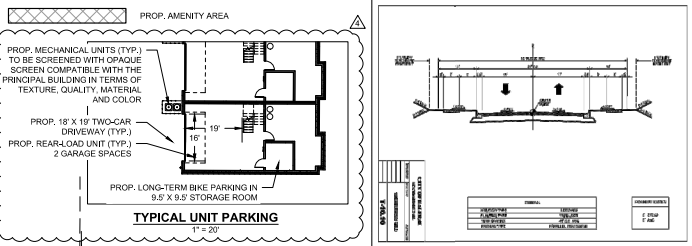


				
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REVISION HISTORY				
REV #	DESCRIPTION	DATE	BY	
1	COR COMMENTS	1/25/2022	FLM	
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ORIGINAL PLAN SIZE: 24" X 36"				
<div style="border: 1px solid black; padding: 10px; margin: auto; width: fit-content;"> <p style="margin: 0;">PRELIMINARY PLANS</p> <p style="margin: 0; font-size: small;">DO NOT USE FOR CONSTRUCTION</p> </div>				
				
<div style="display: flex; align-items: center; justify-content: space-around;"> <div style="text-align: center;">  <p>N</p> </div> <div style="text-align: left;"> <p style="font-size: x-small; margin: 0;">SCALE ADJUSTMENT</p> <p style="font-size: x-small; margin: 0;">THIS DRAW IS 1 INCH IN LENGTH ON ORIGINAL DRAWING</p> <div style="display: flex; align-items: center; margin: 5px 0;"> 0 1" </div> <p style="font-size: x-small; margin: 0;">IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY.</p> </div> </div>				
ADMINISTRATIVE SITE REVIEW STOVALL MULTI-FAMILY 1508 STOVALL STREET RALEIGH, NC				
A SQUARED LLC				
DATE:		06-18-2021		
SCALE:		AS SHOWN		
DESIGNED BY:		FLM		
APPROVED BY:		FLM		
PROJECT NO.:		20014		
EXISTING CONDITIONS				
<div style="font-size: 4em; font-weight: bold; margin: 0;">C-2</div> <p style="margin-top: 10px; font-weight: bold;">SHEET 2 OF 14</p>				

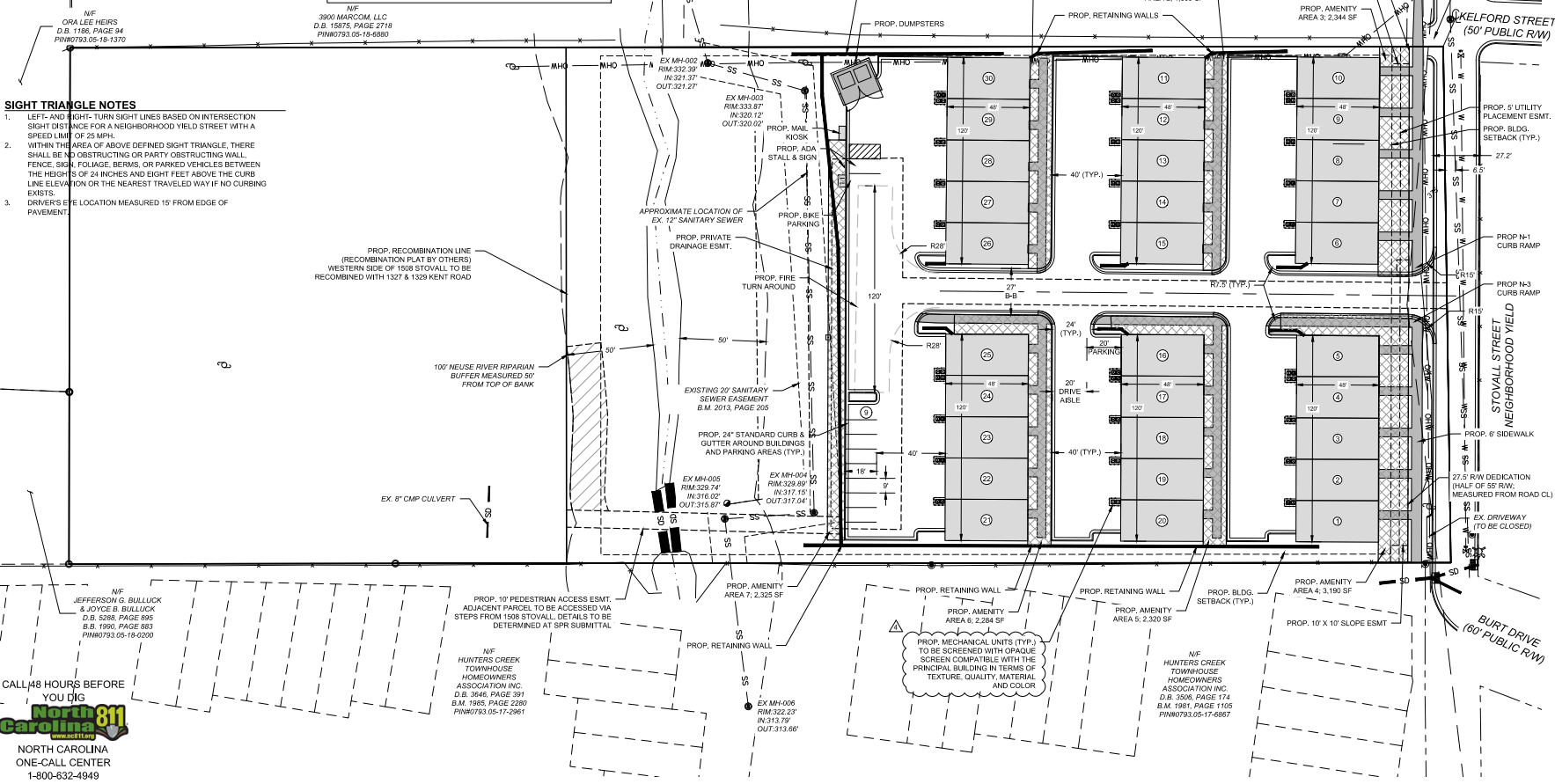
_____	EX. PROPERTY LINE
-----	EX. ADJACENT OWNERS
-----	EX. RIGHT-OF-WAY
.....	EX. STREAM
-----	EX. STREAM BUFFER
-----	EX. FENCE
-----	EX. OVERHEAD ELECTRIC LINE
SS SS	EX. SANITARY SEWER
SD SD	EX. STORM SEWER
-----	PROP. RIGHT-OF-WAY
-----	PROP. EASEMENT
-----	PROP. SETBACK LINE

1. DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL RACE ARE 1" UNLESS OTHERWISE NOTED.
3. UNITS ARE 24" X 48"
4. ALL CURB RAMPS TO BE N-3 STYLE CURB RAMPS.
5. ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
6. BUILDING KEY:
 UNITS 1-5: BUILDING 1
 UNITS 6-10: BUILDING 2
 UNITS 11-15: BUILDING 3
 UNITS 16-20: BUILDING 4
 UNITS 21-25: BUILDING 5
 UNITS 26-30: BUILDING 6

7. ALL MECHANICAL UNITS TO BE SCREENED UDO 7.2.5.D



1. LEFT- AND RIGHT- TURN SIGHT LINES BASED ON INTERSECTION SIGHT DISTANCE FOR A NEIGHBORHOOD YIELD STREET WITH A SPEED LIMIT OF 25 MPH.
2. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE SIGHT LINES OF 24 INCHES AND 50 FT ABOVE THE STREET ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
3. DRIVER'S EYE LOCATION MEASURED 15' FROM EDGE OF PAVEMENT.



DEVELOPMENT NAME: STOVALL, MULTIFAMILY	VEHICLE PARKING (MAX): MULTI-TURN LIVING, 4 BEDROOMS: 4 SPACES PER UNIT + 120 SPACES
SITE ADDRESS: 1508 STOVALL DRIVE	
PHN NUMBER(S): 0793-16-6220	PARKING PROVIDED: 129 (2 GARAGE, 2 SURFACE SPOTS PER UNIT PLUS 4 ADDITIONAL SPOTS SHOWN) *PARKING TO BE MITIGATED PER UDO 7.1.A.8.2
TOTAL ACREAGE: 5.51 AC (240,083 SF)	
LESS RWD DEDICATION: 0.18 AC (6,702 SF)	
LESS AREA BEING RECOMMENDED: 1.88 AC (80,612 SF)	
NET AREA: 3.51 AC (152,720 SF)	
EXISTING USE: MOBILE HOME PARK	
PROPOSED USE: MULTIFAMILY	
JURISDICTION: CITY OF RALEIGH	LONG TERM BICYCLE PARKING REQUIRED: 17 SPACES
CURRENT ZONING DISTRICT: R-10	LONG TERM BICYCLE PARKING PROVIDED: 30 SPACES
OVERLAY DISTRICT: SUPD	LONG TERM BIKE PARKING IN GARAGE AREAS PER PARKING DETAIL SHEET
PROPOSED UNITS: 30 (4 BR)	REQUIRED AMENITY AREA: 15,277 SF
	REQUIRED AMENITY AREA: 15,720 SF
BUILDING SETBACKS:	
PRIMARY STREET: 10'	
SIDE STREET: 10'	
SIDE LOT LINE: 5'	
REAR LOT LINE: 20'	
PARKING SETBACKS:	
PRIMARY STREET: 10'	
SIDE STREET: 10'	
SIDE/REAR LOT LINE: 0'	
REAR LOT LINE: 3'	

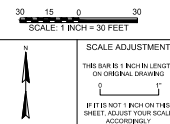


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DO NOT USE FOR CONSTRUCTION



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1508 STOVALL STREET
RALEIGH, NC

DATE:	06-18-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20014

C-3

SHEET 3 OF 14

LEGEND

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

ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, SPECIFICATIONS & SPECIFICATIONS REFERENCE CORPUS HANDBOOK, CURRENT EDITION.

2. UTILITY SEPARATION REQUIREMENTS:

A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN THE EXISTING UTILITY AND ANY PRIVATE OR PUBLIC UTILITY SUPPLY SOURCE SUCH AS AN OPENED RESERVOIR OR WATER SOURCE. THE MINIMUM SEPARATION BETWEEN LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED. THE MINIMUM SEPARATION SHALL BE NOT LESS THAN 25' FROM A WATER MAIN. THE MINIMUM SEPARATION SHALL BE NOT LESS THAN 10' WHEN INSTALLING WATER COLD SEWER MAINS. THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE MAINTAINED TO THE MAXIMUM FEASIBLE UNDER THE EXISTING CONDITIONS. THE VARIATION ALLOWED IS THE VARIATION IN A SEWER MAIN THAT OCCURS AT THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE CITY ENGINEER. THE DISTANCES DESCRIBED HEREIN SHALL BE MEASURED FROM OUTSIDE DIMATE TO OUTSIDE DIMATE WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER WATER MAIN. THE MINIMUM SEPARATION REQUIREMENT ENACTMENT EXTENDED 10' ON EACH SIDE OF CROSSING MAIN. THE SPECIFIED MINIMUM SEPARATION SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE UTILITY SEPARATION.

3. 5.0 MINIMUM HORIZONTAL SEPARATION BETWEEN WATERED MAINS & SANITARY SEWER & STORM SEWER

- g. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 7.24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
- f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON 1' ALL REUSE MAINS.

IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES

7. INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.

9. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.

10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

1. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.

2. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR

13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE

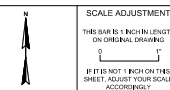
DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY
ENGINEERING (ASSE) STANDARDS OR BE ON THE
UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH
INITIAL AND PERIODIC TESTING THEREAFTER) IN
ACCORDANCE WITH THE MANUFACTURER'S
RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION
CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.
CONTACT JOANIE HARTLEY AT (919) 996-5923 OR
joanie.hartley@raleighnc.gov FOR MORE INFORMATION

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



REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	1/25/2022	FLM
2	COR COMMENTS	8/11/2022	FLM
3	COR COMMENTS	1/30/2023	FLM
4	COR COMMENTS	3/29/2023	FLM
5	COR COMMENTS	5/8/2023	FLM

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION



STOVALL MULTI-FAMILY
1508 STOVALL STREET
RALEIGH, NC

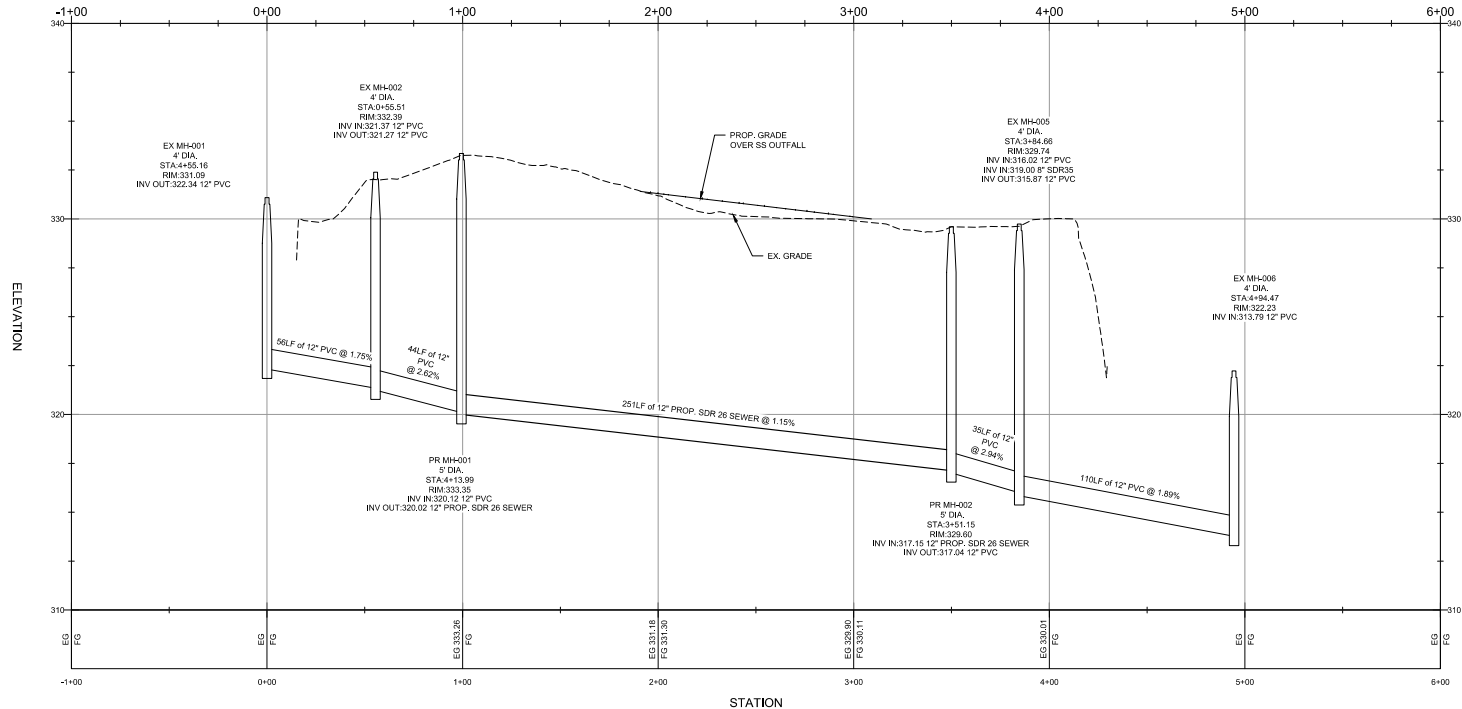
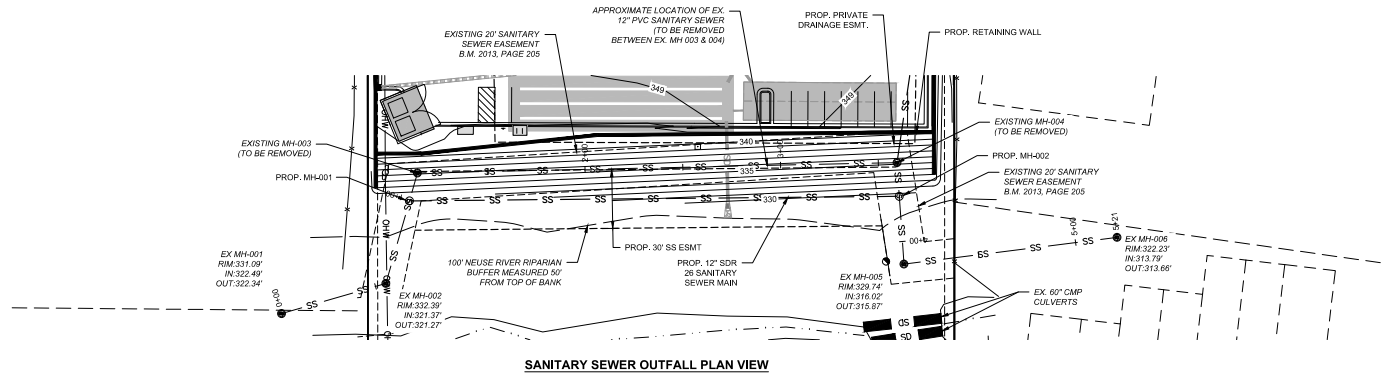
DATE:	06-18-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20014

C-4

SHEET 4 OF 14

LEGEND

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



30 15 0 30
SCALE: 1" = 30 FEET
HORIZONTAL SCALE

SANITARY SEWER OUTFALL PROFILE VIEW

3 1.5 0 3
SCALE: 1" = 3 FEET
HORIZONTAL SCALE



POST OFFICE BOX 91277
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.810.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

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1	COR COMMENTS	1/25/2022	FLM
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3	COR COMMENTS	1/30/2023	FLM
4	COR COMMENTS	3/29/2023	FLM
5	COR COMMENTS	5/6/2023	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

30 15 0 30
SCALE: 1" = 30 FEET

SCALE ADJUSTMENT
THIS SHEET IS A MECHANICAL LENGTH
ON ORIGINAL DRAWING
IF IT IS NOT 1" ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

ADMINISTRATIVE SITE REVIEW

STOVALL MULTIFAMILY
1508 STOVALL STREET
RALEIGH, NC

A SQUARED LLC

DATE:	06-15-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20014

SANITARY SEWER OUTFALL PLAN & PROFILE

C-5

SHEET 5 OF 14

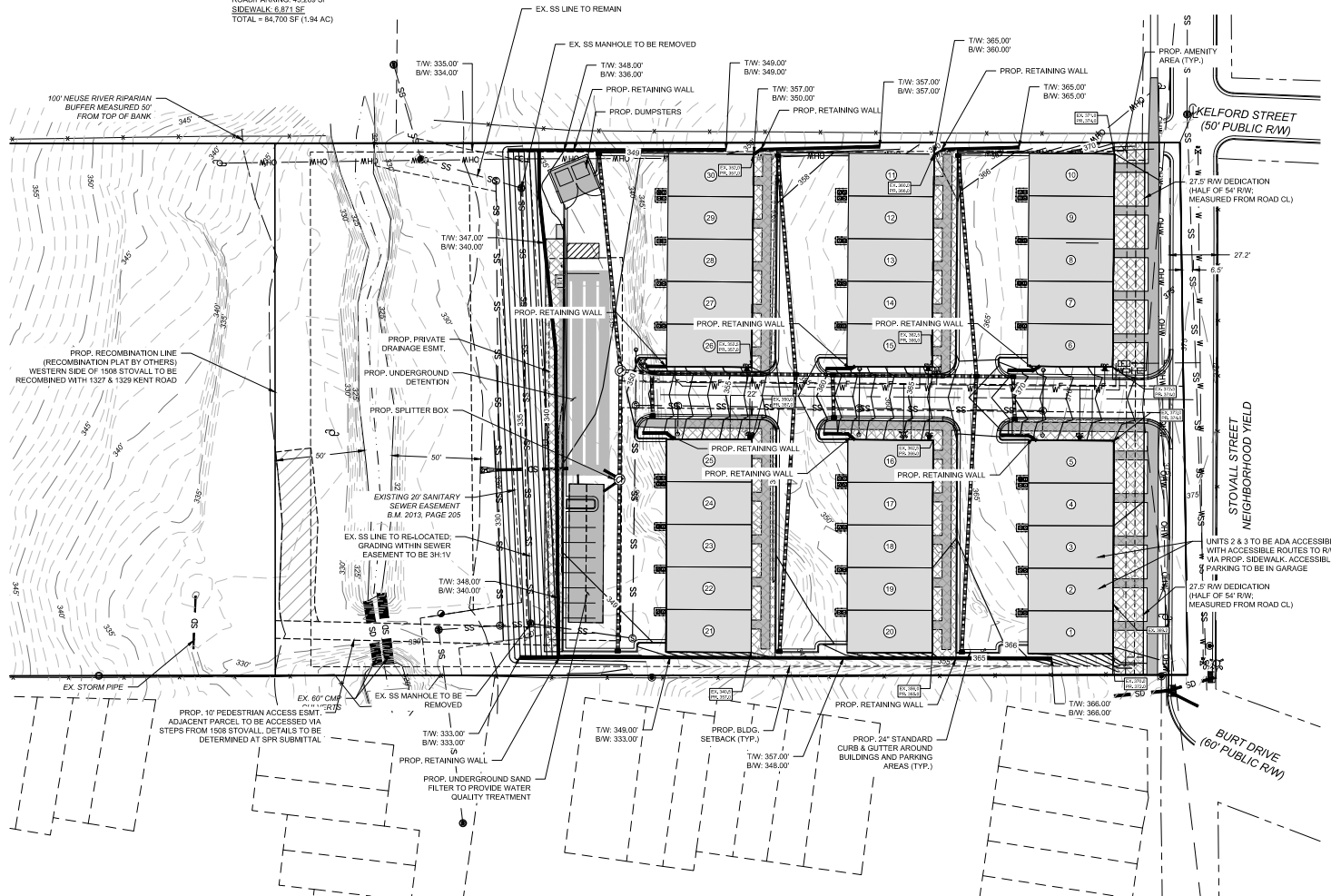
LEGEND

---	EX. PROPERTY LINE
---	EX. ADJACENT OWNERS
---	EX. RIGHT-OF-WAY
---	EX. STREAM
---	EX. STREAM BUFFER
---	EX. FENCE
---	EX. OVERHEAD ELECTRIC LINE
---	EX. SANITARY SEWER
---	EX. STORM SEWER
---	EX. RIGHT-OF-WAY
---	PROP. EASEMENT
---	PROP. SETBACK LINE
---	PROP. AMENITY AREA
---	PROP. WATER LINE
---	PROP. SANITARY SEWER
---	PROP. STORM SEWER
---	PROP. MAJOR CONTOUR (5')
---	PROP. MINOR CONTOUR (1')

NOTES

- GRADES SHOWN REPRESENT FINISHED GRADE ELEVATIONS.
- CUT AND FILL SLOPES ARE 2H:1V UNLESS OTHERWISE NOTED.
- ALL ADA STALLS AND ACCESSIBLE AISLES SHALL HAVE MAXIMUM 2% SLOPES IN ALL DIRECTIONS.
- ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 5% RUNNING SLOPE AND MAXIMUM 2% CROSS SLOPE.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- IMPERVIOUS AREAS:
BUILDINGS: 34,400 SF
ROAD/PARKING: 43,269 SF
SIDEWALK: 6,871 SF
TOTAL = 84,700 SF (1.94 AC)

POST DEVELOPMENT GRADE BLDG 1 (UNITS 1-5)			
	HIGHEST	LOWEST	AVERAGE
EAST (FACING STOVALL)	374.0	372.0	373.0
POST DEVELOPMENT GRADE BLDG 2 (UNITS 6-10)			
	HIGHEST	LOWEST	AVERAGE
EAST (FACING STOVALL)	374.0	374.0	374.0
POST DEVELOPMENT GRADE BLDG 3 (UNITS 11-15)			
	HIGHEST	LOWEST	AVERAGE
EAST (FACING STOVALL)	366.0	366.0	366.0
POST DEVELOPMENT GRADE BLDG 4 (UNITS 16-20)			
	HIGHEST	LOWEST	AVERAGE
EAST (FACING STOVALL)	366.0	365.0	365.5
POST DEVELOPMENT GRADE BLDG 5 (UNITS 21-25)			
	HIGHEST	LOWEST	AVERAGE
EAST (FACING STOVALL)	357.0	357.0	357.0
POST DEVELOPMENT GRADE BLDG 6 (UNITS 26-30)			
	HIGHEST	LOWEST	AVERAGE
EAST (FACING STOVALL)	357.0	357.0	357.0



CALL 48 HOURS BEFORE
YOU DIG
North 811
Carolina
www.nc811.org
NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

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PHONE: 919.810.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

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5	COR COMMENTS	5/6/2023	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE 1" = 30 FEET

SCALE ADJUSTMENT
THIS SCALE IS A MOVING LENGTH
ON ORIGINAL DRAWING
IF IT IS NOT 1" ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

ADMINISTRATIVE SITE REVIEW

STOVALL MULTI-FAMILY
1508 STOVALL STREET
RALEIGH, NC

A SQUARED LLC

DATE:	06-18-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20014

PRELIMINARY GRADING PLAN

C-6

SHEET 5 OF 14

LEGEND

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

NF
3900 MARCOM, LLC
D.B. 15875, PAGE 2718
PIN0793.05-15-5882

LANDSCAPING CALCULATIONS

VEHICLE PARKING LOT LANDSCAPING

REQUIREMENTS:

EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE
IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQ FT OF PARKING AREA
27,145 SQ FT / 2,000 SQ FT = 14 TREES

PROVIDED:

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

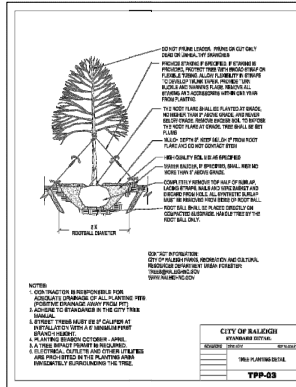
STREET TREES (STOVAL STREET)

REQUIREMENTS:

PROVIDE CANOPY STREET TREES @ 40 FEET ON CENTER

PROVIDED:

13 UNDERSTORY TREES @ 20 FEET ON CENTER



LANDSCAPING NOTES

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TYP-43 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.

LUMINAIRE SCHEDULE				
SYMBOL	DESCRIPTION	LAMP	HEIGHT (FT)	QUANTITY
	ATBIO SERIES 47W LED T000A TYPE 3 400 K	(1) LED	25	5

*APPROVED EQUALS ACCEPTED
*HEIGHT IS FROM BOTTOM OF BASE TO TOP OF FIXTURE

LIGHTING NOTES

- THE MINIMUM LIGHT LEVEL OF ANY FIXTURE CANNOT EXCEED 0.5 FOOTCANDLE MEASURED AT THE PROPERTY LINE OF ANY RESIDENTIAL DISTRICT AND 2.0 FOOTCANDLES MEASURED AT THE RIGHT-OF-WAY LINE OF A STREET.
- LIGHTING MUST NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO ADJACENT PROPERTIES, STREETS, OR SIDEWALKS.
- SERVICE CONNECTIONS TO ALL FREESTANDING LIGHTING FIXTURES MUST BE INSTALLED UNDERGROUND.
- THE INTENT OF THIS DRAWING IS TO SHOW FOOT CANDLE LEVELS BASED ON FIXTURES SHOWN. LIGHT LEVELS MAY VARY BASED ON ACTUAL FIXTURE INSTALLED.
- THIS IS A SITE LIGHTING CALCULATION PLAN ONLY AND DOES NOT PROVIDE ELECTRICAL CONNECTIONS FOR FIXTURES SHOWN. SITE DEVELOPERS (OWNERS, BUILDERS, AND GENERAL CONTRACTORS) ARE RESPONSIBLE FOR COORDINATING WITH BUILDING ELECTRICAL CONTRACTOR OR POWER COMPANY FOR POWER CONNECTIONS FOR ALL FIXTURES.
- BUILDING, WALL, AND OTHER LIGHTING SHALL BE BY OWNER.
- ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF RALEIGH UDO.

PLANT LIST						
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.	MATURE HT. / MATURE CROWN
SHADE TREES						
AB	ACER BUERGERIANUM	TRIDENT MAPLE	14	3"	10'	35' / 30'
TCA REPLACEMENT TREES						
AF	ACER FLOIDIANUM	SOUTHERN SUGAR MAPLE	2	3"	10'	50' / 35'
UNDERSTORY TREES (SINGLE STEM)						
HT	HALESIA TETRAPERA, H. CAROLINA	CAROLINA SILVERBELL	13	1.5"	6'	15-35' / 15-25'

NF
3900 MARCOM, LLC
D.B. 15875, PAGE 2727
B.M. 1995, PAGE 1048
PIN0793.05-15-5405

TREE CONSERVATION CALCULATIONS

REQUIRED TREE CONSERVATION AREA: 0.35 AC (10%)

PROPOSED TREE CONSERVATION AREA: 0.04 AC (1.1%)

NO SECONDARY TREE CONSERVATION AREAS EXIST WITHIN THE SITE DUE TO THE EXISTING ROADS AND EXISTING TRAILERS

PROP. RECOMBINATION LINE (RECOMBINATION PLANT BY OTHERS) WESTERN SIDE OF 1508 STOVALL TO BE RECOMBINED WITH 1327 & 1329 KENT ROAD

100' NEUSE RIVER RIPARIAN BUFFER MEASURED 50' FROM TOP OF BANK

PROP. 10 GALLON TREES TO ESTABLISH PRIMARY TCA - 2 EVERY 50 LF

PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2 (0.04 AC)

PROP. 10' PEDESTRIAN ACCESS ESMT. ADJACENT PARCEL TO BE ACCESSED VIA STEPS FROM 1508 STOVALL. DETAILS TO BE DETERMINED AT SPR SUBMITTAL

NF
HUNTERS CREEK TOWNHOUSE HOMEOWNERS ASSOCIATION INC. D.B. 3506, PAGE 391 B.M. 1985, PAGE 2280 PIN0793.05-17-2981

PROP. MECHANICAL UNITS (TYP.) TO BE SCREENED WITH OPAQUE SCREEN COMPATIBLE WITH PRINCIPAL BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL AND COLOR

NF
HUNTERS CREEK TOWNHOUSE HOMEOWNERS ASSOCIATION INC. D.B. 3506, PAGE 174 B.M. 1981, PAGE 1105 PIN0793.05-17-5887



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RALEIGH, NORTH CAROLINA 27675
PHONE: 919.815.1051
FIRM NO: LICENSE NUMBER C-4222

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5	COR COMMENTS	5/6/2023	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 30' FEET

SCALE ADJUSTMENT
THIS SCALE IS 1" EQUALS 30' FEET ON ORIGINAL DRAWING
IF IT IS NOT 1" ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

ADMINISTRATIVE SITE REVIEW

STOVALL MULTIFAMILY

1508 STOVALL STREET
RALEIGH, NC

A SQUARED LLC

DATE:	06-18-2021
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APPROVED BY:	FLM
PROJECT NO.:	20014

LANDSCAPE & LIGHTING PLAN

C-7

SHEET 7 OF 14

REVISION HISTORY

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4	COR COMMENTS	3/29/2023	FLM
5	COR COMMENTS	5/6/2023	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

SCALE: 1" INCH = 20 FEET

SCALE ADJUSTMENT
THIS SCALE IS A MINIMUM LENGTH
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ADMINISTRATIVE SITE REVIEW

STOVALL MULT-FAMILY
1508 STOVALL STREET
RALEIGH, NC

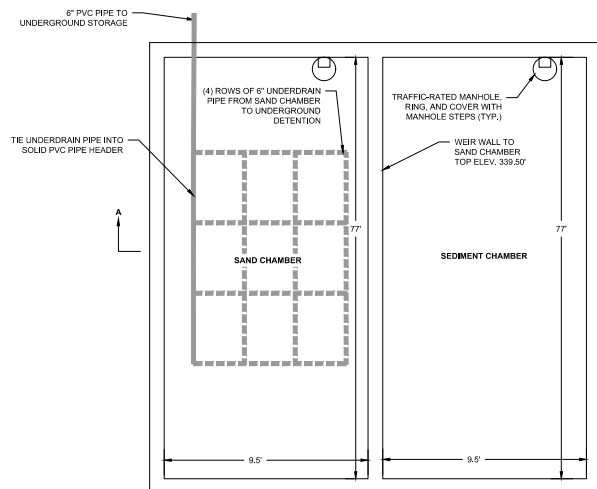
A SQUARED LLC

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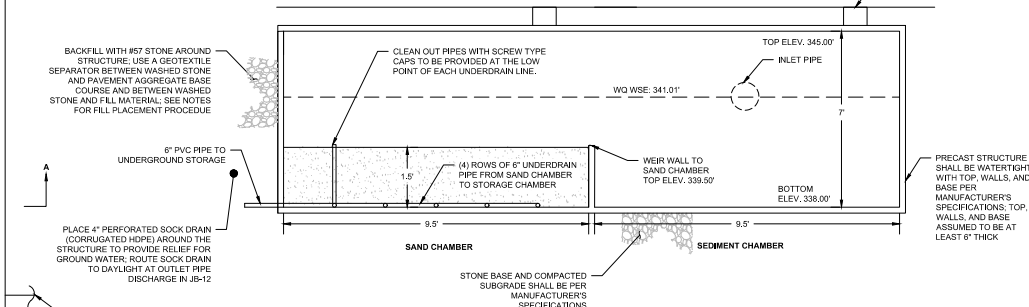
DETAILS

C-8

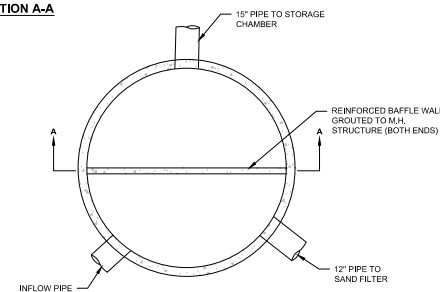
SHEET 8 OF 14



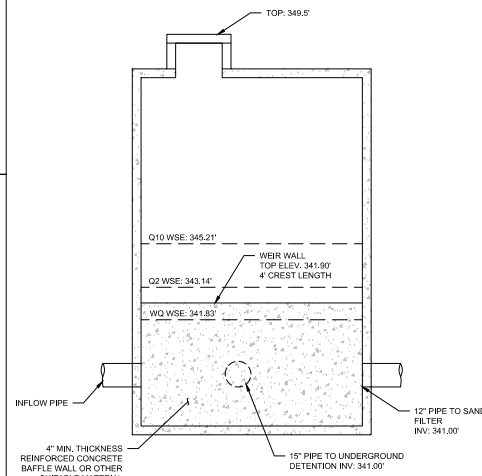
SAND FILTER PLAN VIEW
NOT TO SCALE



SAND FILTER CROSS-SECTION A-A
NOT TO SCALE



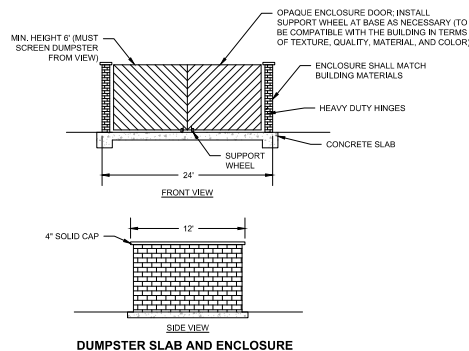
SPLITTER BOX PLAN VIEW
NOT TO SCALE



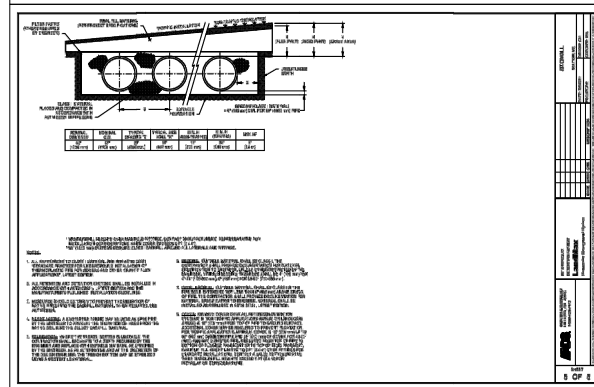
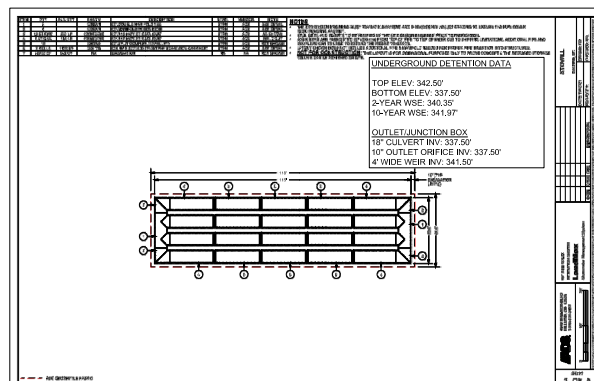
SPLITTER BOX CROSS-SECTION A-A
NOT TO SCALE

SAND CHAMBER NOTES

1. 6" PERFORATED UNDERDRAIN (SOR 35 PVC) PIPE FROM SAND CHAMBER TO STORAGE CHAMBER SHALL BE WRAPPED IN NON-WOVEN FILTER FABRIC WITH WASHED STONE ABOVE AND ON EACH SIDE OF PIPE.
2. THE SAND MEDIA SHALL BE CLEANED, WASHED COARSE MASONRY SAND SUCH AS ASTM C33 OR EQUIVALENT. THE FILTER BED SHALL HAVE A MINIMUM DEPTH OF 18" WITH A MINIMUM DEPTH OF SAND ABOVE THE UNDERDRAINS OF 12".
3. A COPY OF THE PURCHASE RECEIPT FOR THE SAND MEDIA SHALL BE PROVIDED FOR THE AS-BUILT CERTIFICATION.
4. MAINTAIN FILTER MEDIA SUCH THAT THE INFILTRATION RATE IS GREATER THAN OR EQUAL TO 2" PER HOUR.



DUMPSTER SLAB AND ENCLOSURE
NO SCALE

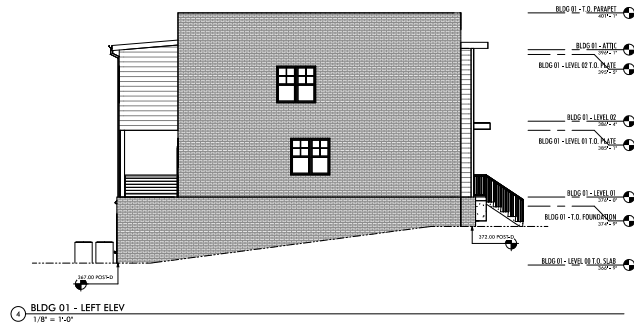


STRUCTURAL:

CIVIL:
FLM Engineering
P.O. Box 91727
Raleigh, NC 27675
919-610-1051

MEP:

FIRE PROTECTION:



PROJECT: Stovall Multi-Family
FOR: A Squared, LLC
ADDRESS: 1508 Stovall Street, Raleigh, NC 27606

PROJECT NUMBER: 204018
DATE: 03-01-2023
SCALE: 1/8" = 1'-0"

REVISIONS:
NO. REVISION DATE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

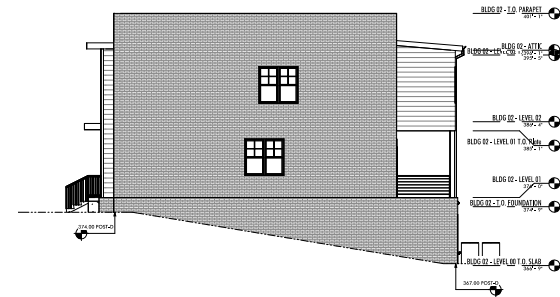
PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. THIS APPROVAL OF THIS ELECTRONIC DOCUMENT IS ONLY VALID IF THE DOCUMENT HAS NOT BEEN MODIFIED AND THE DIGITAL SIGNATURE BELOW IS VALID.

CITY OF RALEIGH DEVELOPMENT APPROVAL

BLDG 01 - EXTERIOR ELEVATIONS
A3.1



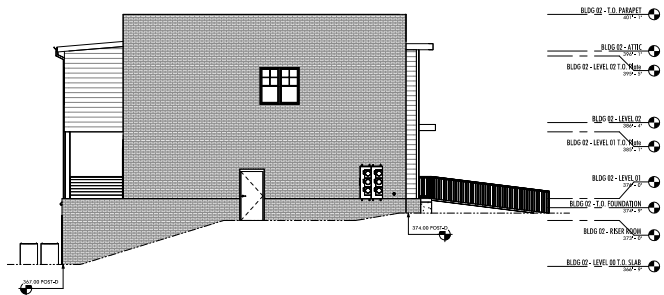
1 BLDG 02 - FRONT ELEV
1/8" = 1'-0"



2 BLDG 02 - RIGHT ELEV
1/8" = 1'-0"



3 BLDG 02 - REAR ELEV
1/8" = 1'-0"



4 BLDG 02 - LEFT ELEV
1/8" = 1'-0"

STRUCTURAL:

CIVIL:
FLM Engineering
P.O. Box 91727
Raleigh, NC 27675
919-410-1051

MEP:

FIRE PROTECTION:

PROJECT: Stovall Multi-Family
FOR: A Squared, LLC
ADDRESS: 1508 Stovall Street, Raleigh, NC 27606

PROJECT NUMBER: 204019
DATE: 03-01-2023
DRAWN: Administrative Site Review
SCALE: 1/8" = 1'-0"

REVISIONS:

NO. REVISION DATE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL

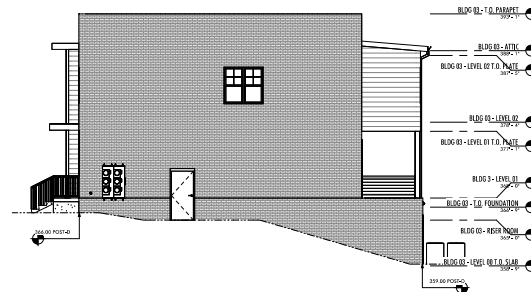
BLDG 02 - EXTERIOR ELEVATIONS

A3.2

03/01/2023 13:07:34 PM



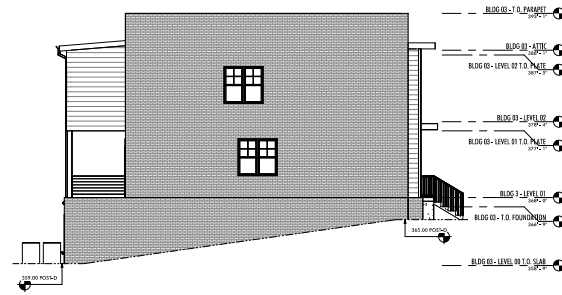
1 BLDG 03 - FRONT ELEV
1/8" = 1'-0"



2 BLDG 03 - RIGHT ELEV
1/8" = 1'-0"



3 BLDG 03 - REAR ELEV
1/8" = 1'-0"



4 BLDG 03 - LEFT ELEV
1/8" = 1'-0"

STRUCTURAL:

CIVIL:
FLM Engineering
P.O. Box 91727
Raleigh, NC 27675
919-610-1051

MEP:

FIRE PROTECTION:

PROJECT: Stovall Multi-Family
FOR: A Squared, LLC
ADDRESS: 1508 Stovall Street, Raleigh, NC 27606

PROJECT NUMBER: 204010
DATE: 03-21-23
SCALE: Administrative Site Review
SCALE: 1/8" = 1'-0"

REVISIONS:

NO. REVISION DATE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL

BLDG 03 - EXTERIOR ELEVATIONS

A3.3

STRUCTURAL:

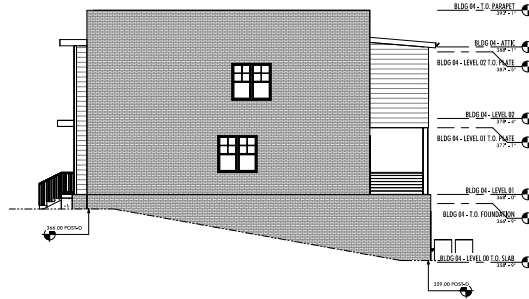
CIVIL:
FLM Engineering
P.O. Box 91727
Raleigh, NC 27675
919-610-1051

MEP:

FIRE PROTECTION:



1 BLDG 04 - FRONT ELEV
1/8" = 1'-0"



2 BLDG 04 - RIGHT ELEV
1/8" = 1'-0"



3 BLDG 04 - REAR ELEV
1/8" = 1'-0"



4 BLDG 04 - LEFT ELEV
1/8" = 1'-0"

PROJECT: Stovall Multi-Family
FOR: A Squared, LLC
ADDRESS: 1508 Stovall Street, Raleigh, NC 27606

PROJECT NUMBER: 204010
DATE: 03-21-23
SCALE: Administrative Site Review
SCALE: 1/8" = 1'-0"

REVISIONS:
NO. REVISION DATE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL

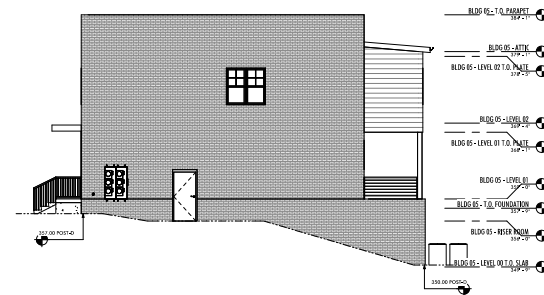
BLDG 04 - EXTERIOR ELEVATIONS

A3.4

3/21/2023 12:07:00 PM



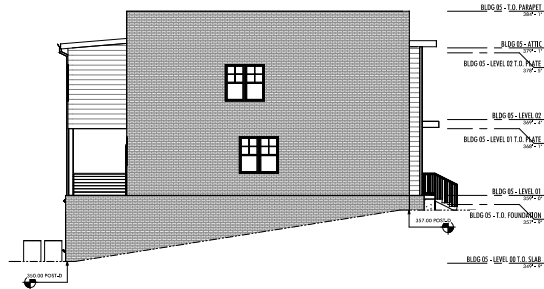
1 BLDG 05 - FRONT ELEV
1/8" = 1'-0"



2 BLDG 05 - RIGHT ELEV
1/8" = 1'-0"



3 BLDG 05 - REAR ELEV
1/8" = 1'-0"



4 BLDG 05 - LEFT ELEV
1/8" = 1'-0"

STRUCTURAL:

CIVIL:
FLM Engineering
P.O. Box 91727
Raleigh, NC 27675
919-610-1051

MEP:

FIRE PROTECTION:

PROJECT: Stovall Multi-Family
FOR: A Squared, LLC
ADDRESS: 1508 Stovall Street, Raleigh, NC 27606

PROJECT NUMBER: 204010
DATE: 03-01-2023
DRAWN: Administrative Site Review
SCALE: 1/8" = 1'-0"

REVISIONS:
NO. REVISION DATE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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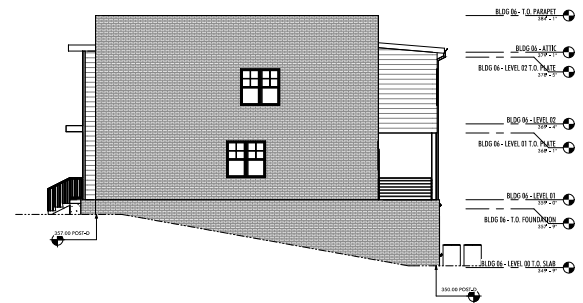
CITY OF RALEIGH DEVELOPMENT APPROVAL

BLDG 05 - EXTERIOR ELEVATIONS

A3.5



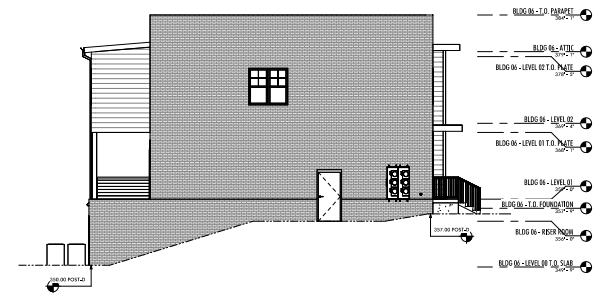
1 BLDG 06 - FRONT ELEV
1/8" = 1'-0"



2 BLDG 06 - RIGHT ELEV
1/8" = 1'-0"



3 BLDG 06 - REAR ELEV
1/8" = 1'-0"



4 BLDG 06 - LEFT ELEV
1/8" = 1'-0"

STRUCTURAL:

CIVIL:
FLM Engineering
P.O. Box 91727
Raleigh, NC 27675
919-610-1051

MEP:

FIRE PROTECTION:

PROJECT: Stovall Multi-Family
FOR: A Squared, LLC
ADDRESS: 1508 Stovall Street, Raleigh, NC 27606

PROJECT NUMBER: 204619
DATE: 03-21-23
BY: Administration Site Review
SCALE: 1/8" = 1'-0"

REVISIONS:
NO. REVISION DATE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL

BLDG 06 - EXTERIOR ELEVATIONS

A3.6

3/21/2023 12:07:37 PM