

# 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. 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.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan
Building and Development Type (Check all that apply)		Site Transaction History
Detached	General	Subdivision case #: _____
Attached	Mixed use	Scoping/sketch plan case #: _____
Townhouse	Civic	Certificate of Appropriateness #: _____
Apartment	Cottage Court	Board of Adjustment #: _____
Tiny house	Frequent Transit	Zoning Case #: _____
Open lot	Development Option	Design Alternate #: _____
GENERAL INFORMATION		
Development name:		
Inside City limits?	Yes	No
Property address(es):		
Site P.I.N.(s):		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).		
<b>Current Property Owner(s):</b>		
Company:		Title:
Address:		
Phone #:		Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>		
Relationship to owner:	Lessee or contract purchaser	Owner's authorized agent
		Easement holder
Company:		Address:

Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b>	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br <u>5</u> 2br <u>2</u> 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court?      Yes      No
	A frequent transit development?      Yes      No

Continue to Applicant Signature Block on Page Three.

**APPLICANT SIGNATURE BLOCK**

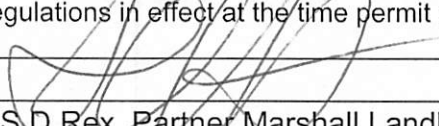
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

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

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.

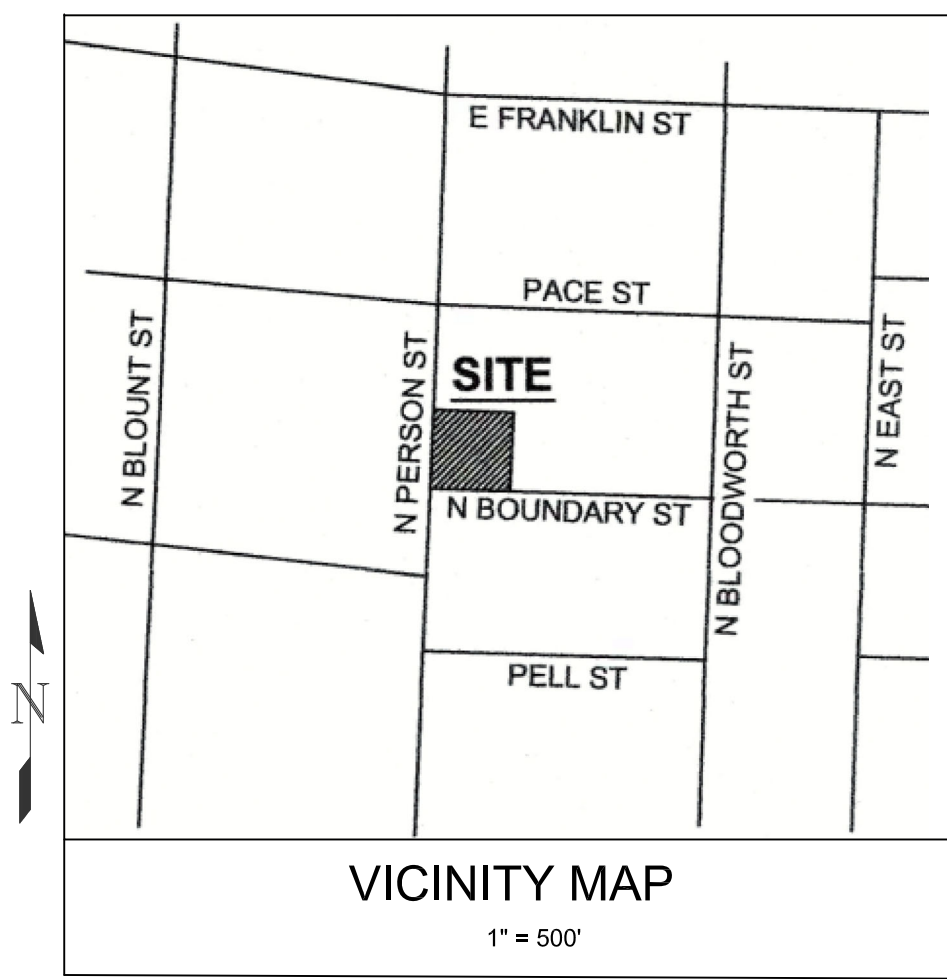
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:



Date: 10-29-23

Printed Name: S.D. Rex, Partner Marshall Landholing



# ADMINISTRATIVE SITE REVIEW PLANS FOR 600 N PERSON STREET 600 N PERSON STREET RALEIGH, NORTH CAROLINA

**SITE EXEMPTION NOTES:**

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

**NOTES**

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, LLC ON 05-16-2023.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400K DATED JULY 19, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
7. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1

CITY OF RALEIGH FILE: ASR-XXXX-202

**PREPARED FOR:**  
**MARSHALL LANDHOLDING COMPANY LLC**  
**600 N PERSON ST**  
**RALEIGH NC 27604-1214**

**PREPARED BY:**  
**CRUMPLER**  
*Consulting Services, PLLC*

2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
P-1533

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE AND LANDSCAPING PLAN
C-4	UTILITY, GRADING AND STORMWATER PLAN
D-1	DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS BEFORE YOU DIG



**ISSUED FOR CONSTRUCTION**

DATE	DESCRIPTION	REV.

**COVER**  
**600 N. PERSON STREET**  
600 N. PERSON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	23013
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/08/23
SCALE:	1" = 10'

C-1

**Administrative Site Review Application**

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

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

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

Site Plan Tier: Tier Two Site Plan <input checked="" type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	Site Transaction History
<b>Building and Development Type</b> (Check all that apply) <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____

**GENERAL INFORMATION**

Development name: 600 N. PERSON STREET  
 Inside City limits? Yes  No   
 Property address(es): 600 N. PERSON STREET  
 Site P.I.N. (s): 1704-82-5015  
 Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).  
 Construction of an mixed use building containing 7 apartment units and medical office.  
 Current Property Owner(s): SARAH DEWITT  
 Company: MARSHALL LANDHOLDING COMPANY | Title: Owner  
 Address: 600 N PERSON STREET, RALEIGH, NC 27604-1214  
 Phone #: 919-714-0288 | Email: 600personstreet@gmail.com  
 Applicant Name (if different from owner, see "who can apply" in instructions):  
 Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder  
 Company: MARSHALL LANDHOLDING | Address: 600 N PERSON STREET, RALEIGH, NC 27604-1214  
 Page 1 of 3 revison 1.23.23  
raleighnc.gov

Phone #: \_\_\_\_\_ Email: 600personstreet@gmail.com  
**NOTE: Please attach purchase agreement or contract, lease or easement when submitting this form.**  
 Developer Contact: SARAH DEWITT  
 Company: MARSHALL LANDHOLDING COMPANY | Title: Owner  
 Address: 600 N PERSON STREET, RALEIGH, NC 27604-1214  
 Phone #: 919-714-0288 | Email: 600personstreet@gmail.com  
 Applicant Name: JOSEPH CRUMPLER  
 Company: CRUMPLER CONSULTING | Address: 2308 RIDGE ROAD, RALEIGH, NC 27612  
 Phone #: 919-413-1704 | Email: JOSEPH@CRUMPLERCONSULTING.COM

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): M3-C-SH	Existing gross floor area (not to be demolished): 2,819
Gross site acreage: 0.241	Existing gross floor area to be demolished: 214
# of parking spaces proposed: 12	New gross floor area: 6,739
Max # parking permitted (1.1.2.C): 12.5	Total # of gross (to remain and new): 9,487
Overlays District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): MEDICAL	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Apartments/MEDICAL	Proposed # of basement levels (UDO 1.8.7.A.8) 0

**STORMWATER INFORMATION**

Impervious Area on Parcel(s):  
 Existing (sf) 8,257 Proposed total (sf) 8,798  
 Existing (sf) 8,257 Proposed total (sf) 8,798

**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

Total # of dwelling units: 7 Total # of those bedrooms:  
 # of bedroom units: 1br\_6 2br\_2 3br\_4sr or more \_\_\_\_\_  
 # of lots: 1 Is your project a cottage court?  Yes  No  
 A frequent transit development?  Yes  No

Continue to Applicant Signature Block on Page Three.

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raleighnc.gov

**APPLICANT SIGNATURE BLOCK**

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Signature: \_\_\_\_\_ Date: 10-28-23  
 Printed Name: S.D. Rowe, Partner, Marshall Landholding

N. PERSON STREET  
(EX. 66' PUBLIC R/W)

(EX. 66' PUBLIC R/W)

BROKEN SOUND CORP  
DB 13092, PG 1405  
PIN: 1704-82-5111

EX. 10' ALLEY  
(BM 1928, PG 100)  
L4(TIE)

EX LOT AREA  
10,496 sq.ft.  
0.241 AC.

LOT 3  
STUART CULLINAN  
DB 16821, PG 1357  
BM 2016, PG 394  
PIN: 1704-82-5095

CONTROL CORNER  
N: 741,995.79  
E: 2,108,569.85

N. BOUNDARY STREET  
(EX. 66' PUBLIC R/W)

PROXIMATE LOCATION  
OF EX. WATER MAIN  
VIBRATOR TO VERIFY  
LOCATION AND SIZE

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORMWATER MANHOLE

NOTES

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- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400K DATED JULY 19, 2022.
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ISSUED FOR  
CONSTRUCTION

DATE

DESCRIPTION

REV.

EXISTING CONDITIONS PLAN

600 N. PERSON STREET  
600 N. PERSON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23013

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 09/08/23

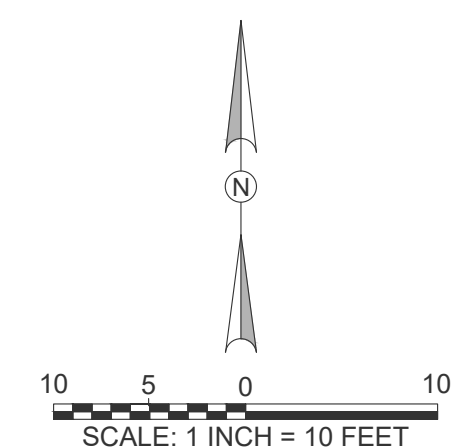
SCALE: 1" = 10'

C-2

2 of 5

**CRUMPLER**  
Consulting Services, PLLC

2306 Ridge Road  
Raleigh, North Carolina 27612  
Ph: 919-313-1704  
P-1553



ISSUED FOR  
CONSTRUCTION

REV.	DESCRIPTION	DATE

**SITE AND LANDSCAPING PLAN**

**600 N. PERSON STREET**  
600 N. PERSON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	23013
DRAWN BY:	JAC
CHECKED BY:	JAC
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SCALE:	1" = 10'

**LANDSCAPING NOTES**

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ON-SITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

**NOTES**

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**SITE EXEMPTION NOTES:**

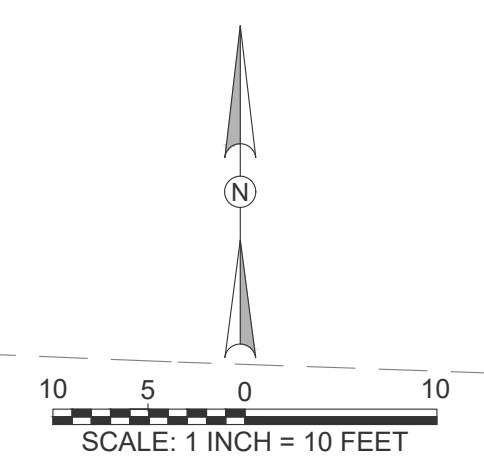
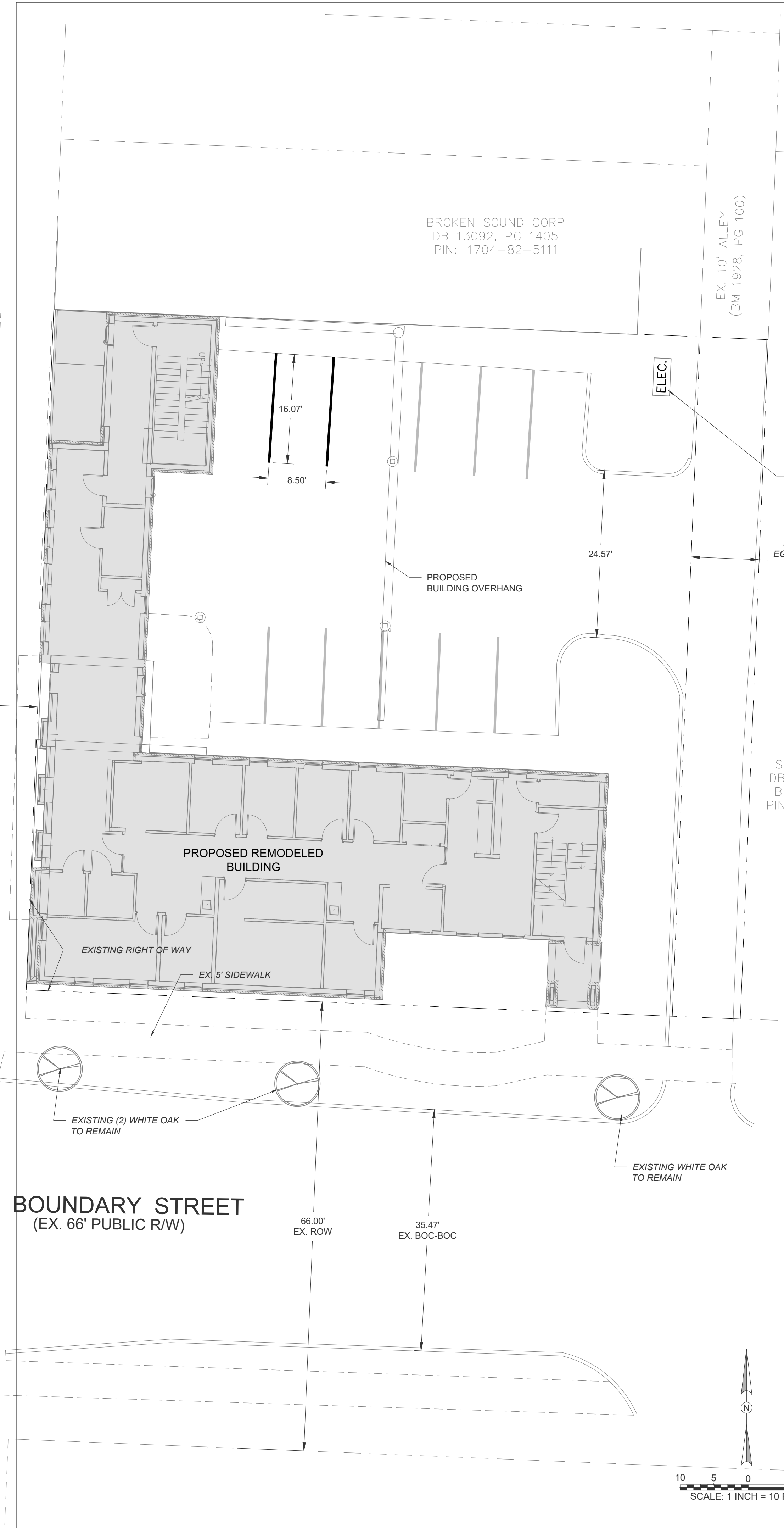
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.
  - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
  - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
  - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.
- TREE CONSERVATION AND LANDSCAPING NOTES:**
- THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.
  - THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

**LANDSCAPING REQUIREMENTS**

- N PERSON STREET (AVENUE 4-LANE, PARALLEL PARKING STREETSCAPE)  
REQUIREMENT: 1 TREE PER 20LF=100LF/20LF=5 TREES  
PROVIDED: 5 EXISTING TREES
- N BOUNDARY STREET (NEIGHBORHOOD STREET STREETSCAPE)  
REQUIREMENT: 1 TREE PER 40LF=105LF/40LF=2 TREES  
PROVIDED: 2 EXISTING TREES

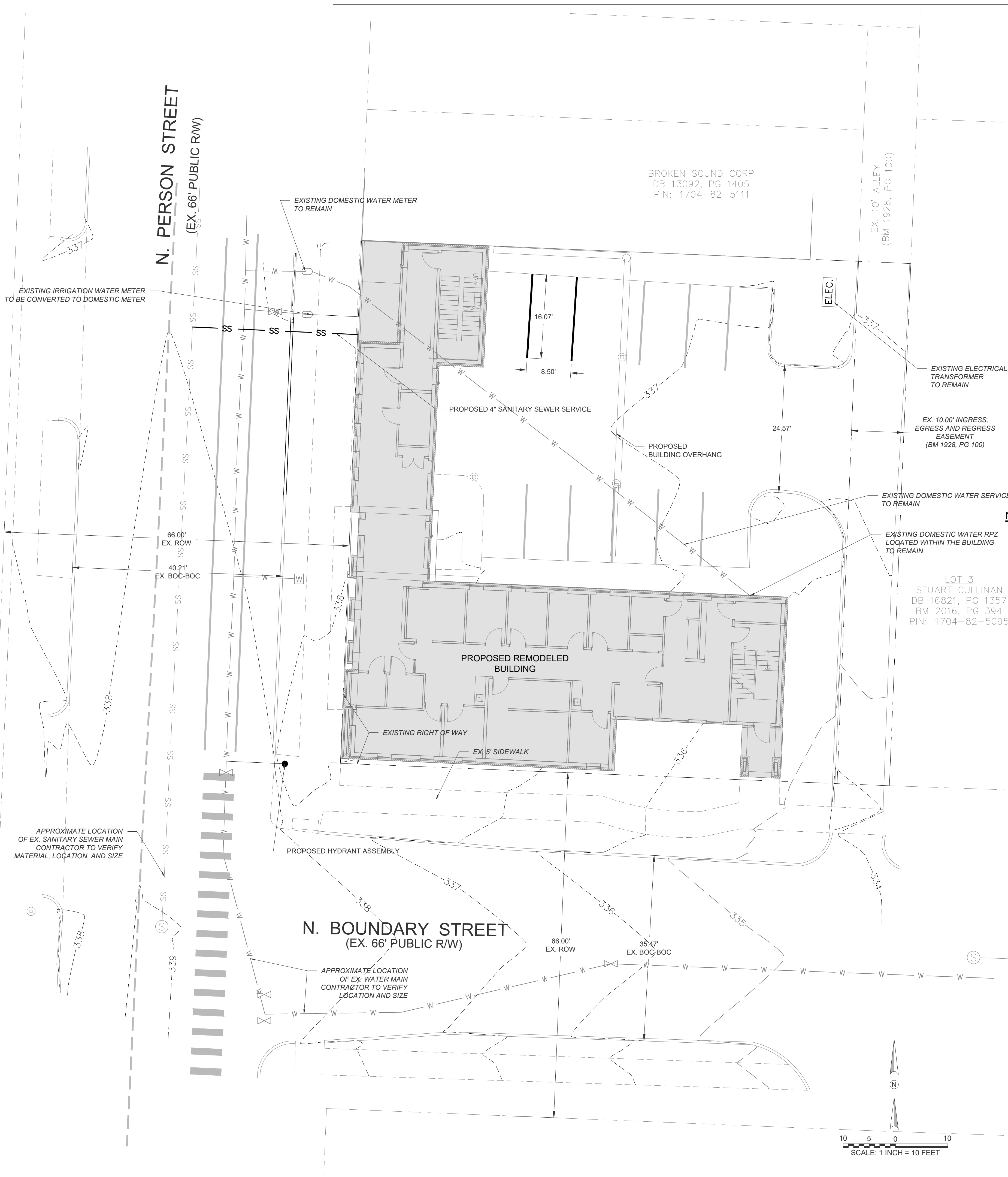
**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EASEMENT
- PROPOSED ASPHALT PARKING
- PROPOSED OUTDOOR AMENITY AREA



**N. PERSON STREET**  
(EX. 66' PUBLIC R/W)

**N. BOUNDARY STREET**  
(EX. 66' PUBLIC R/W)



**LEGEND**

---	EXISTING PROPERTY LINE
- - - -	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OPW OPW OPW OPW OPW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
- - - -	EXISTING BUILDING SETBACK LINE
- - - -	EXISTING PARKING SETBACK LINE
- - - -	EXISTING EDGE OF PAVEMENT
- - - -	EXISTING CONTOUR MAJOR
- - - -	EXISTING CONTOUR MINOR
SS SS SS SS SS	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE

**CITY OF RALEIGH UTILITY NOTES**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
  - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" 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 W41 & 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.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- 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 ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" 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.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCRoACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- 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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.

**NOTES**

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, LLC ON 05-16-2023.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

**SITE EXEMPTION NOTES:**

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A.2 AS AMENDED BY TC-2-16.

**ADA NOTES**

- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

**CRUMPLER**  
Consulting Services, PLLC

2906 Ridge Road  
Raleigh, North Carolina 27612  
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F: 919-333-1704

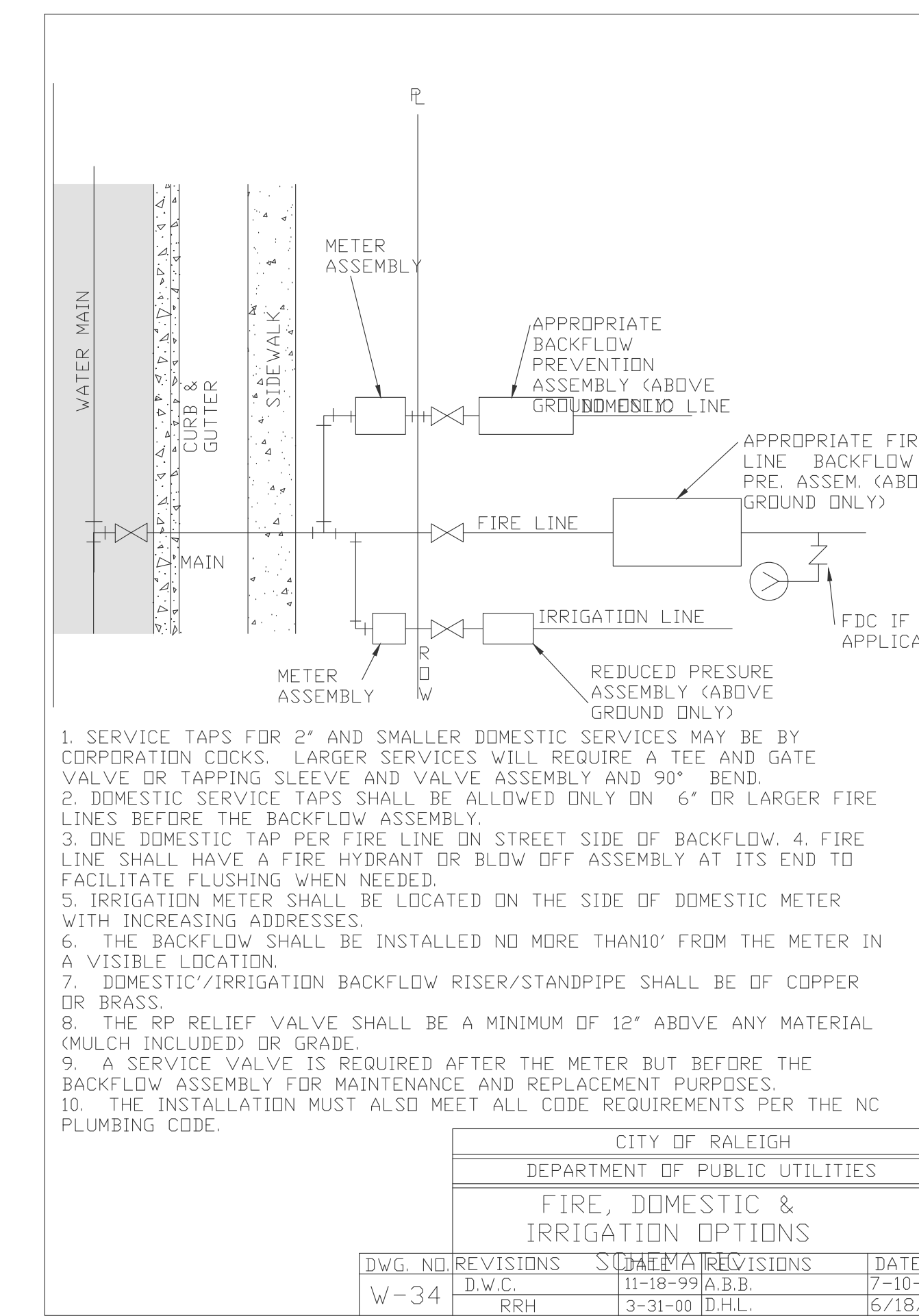
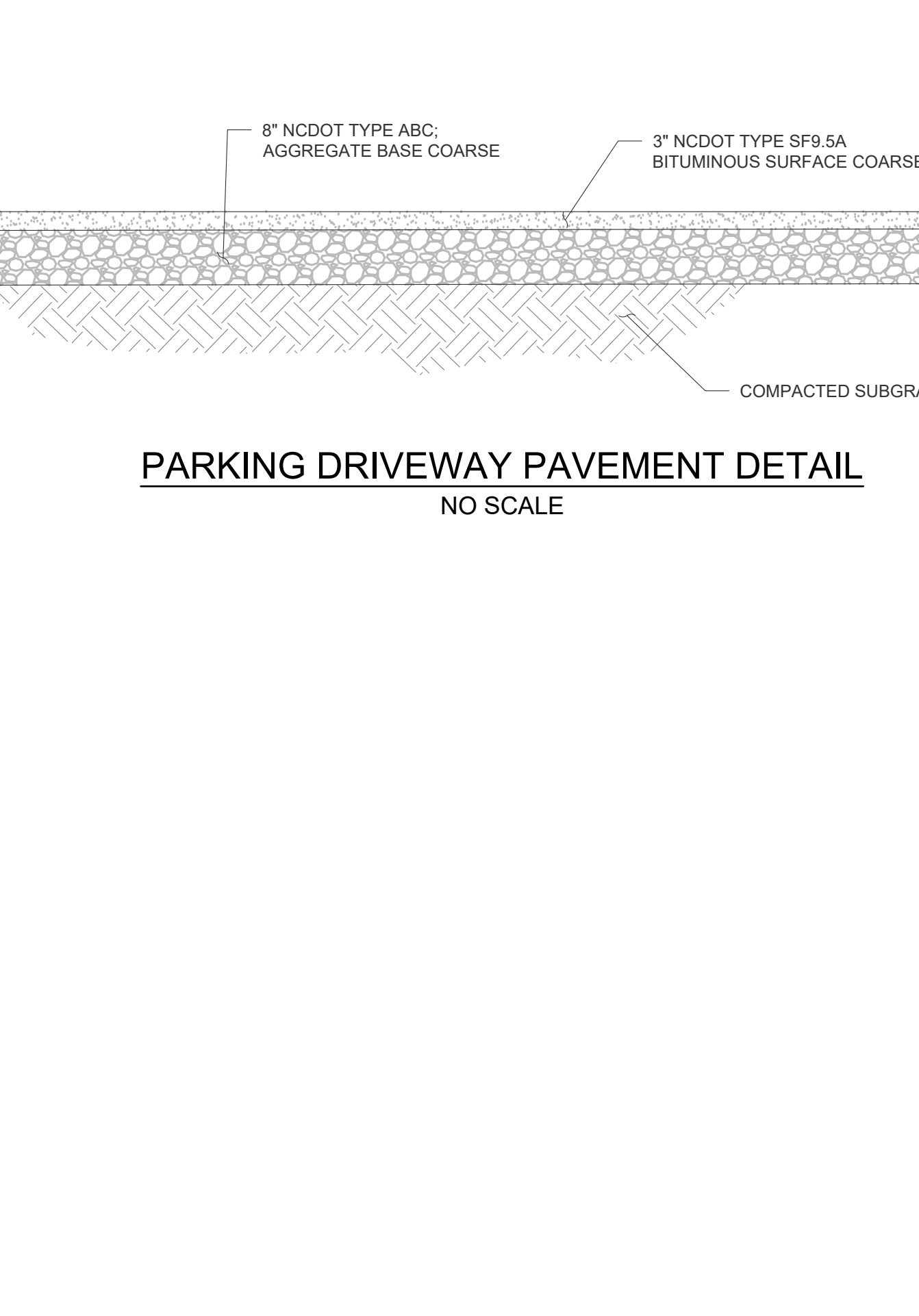
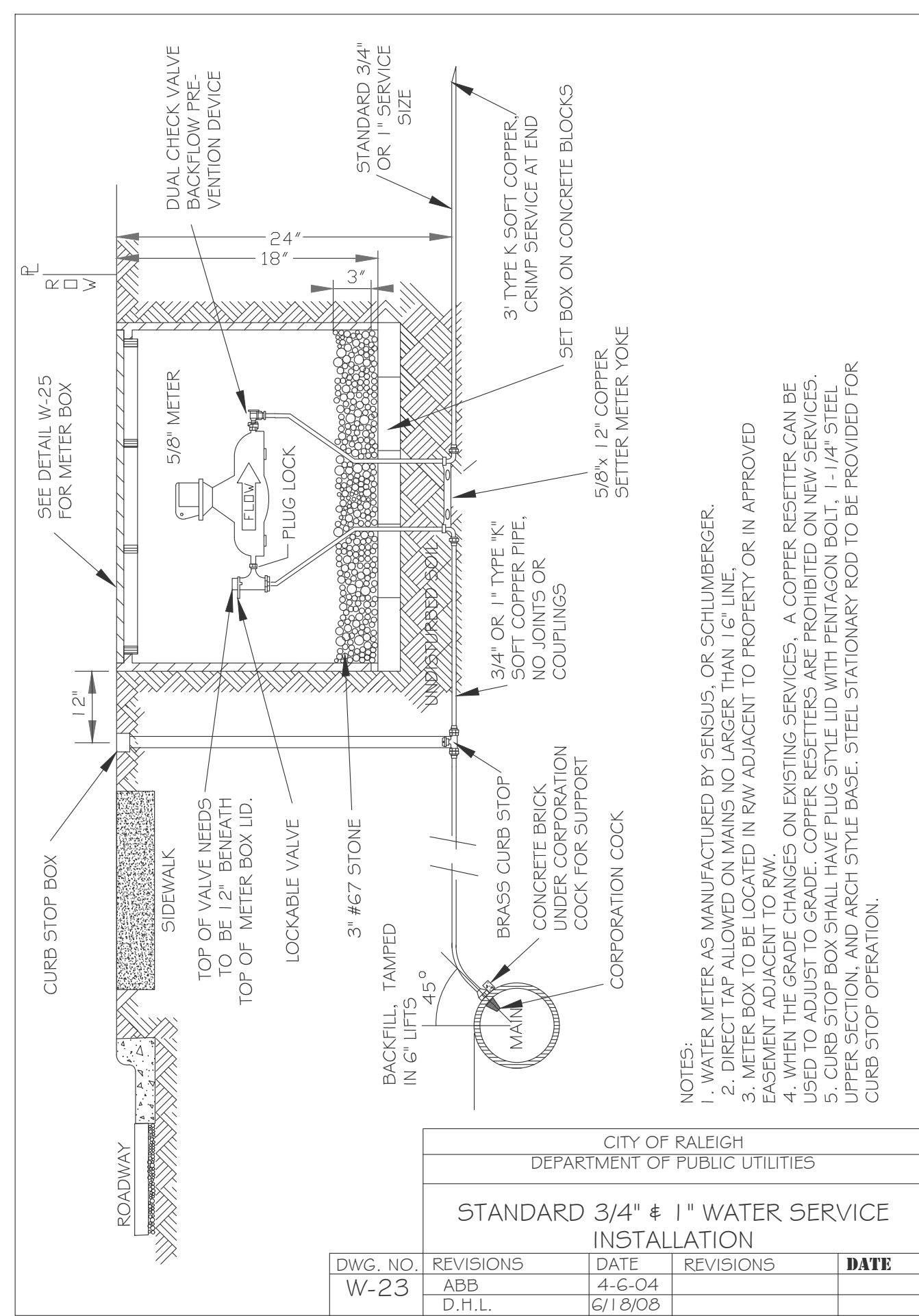
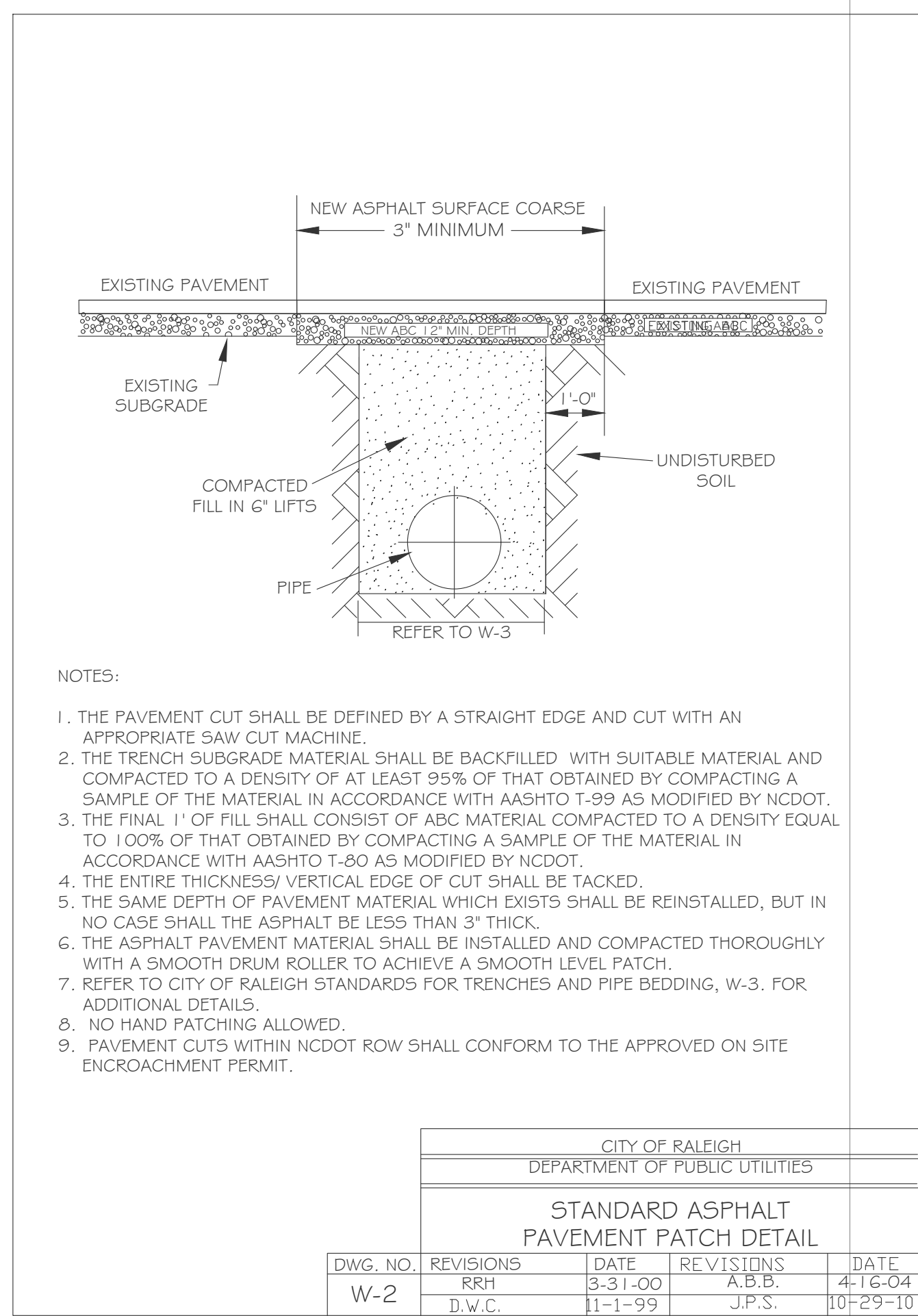
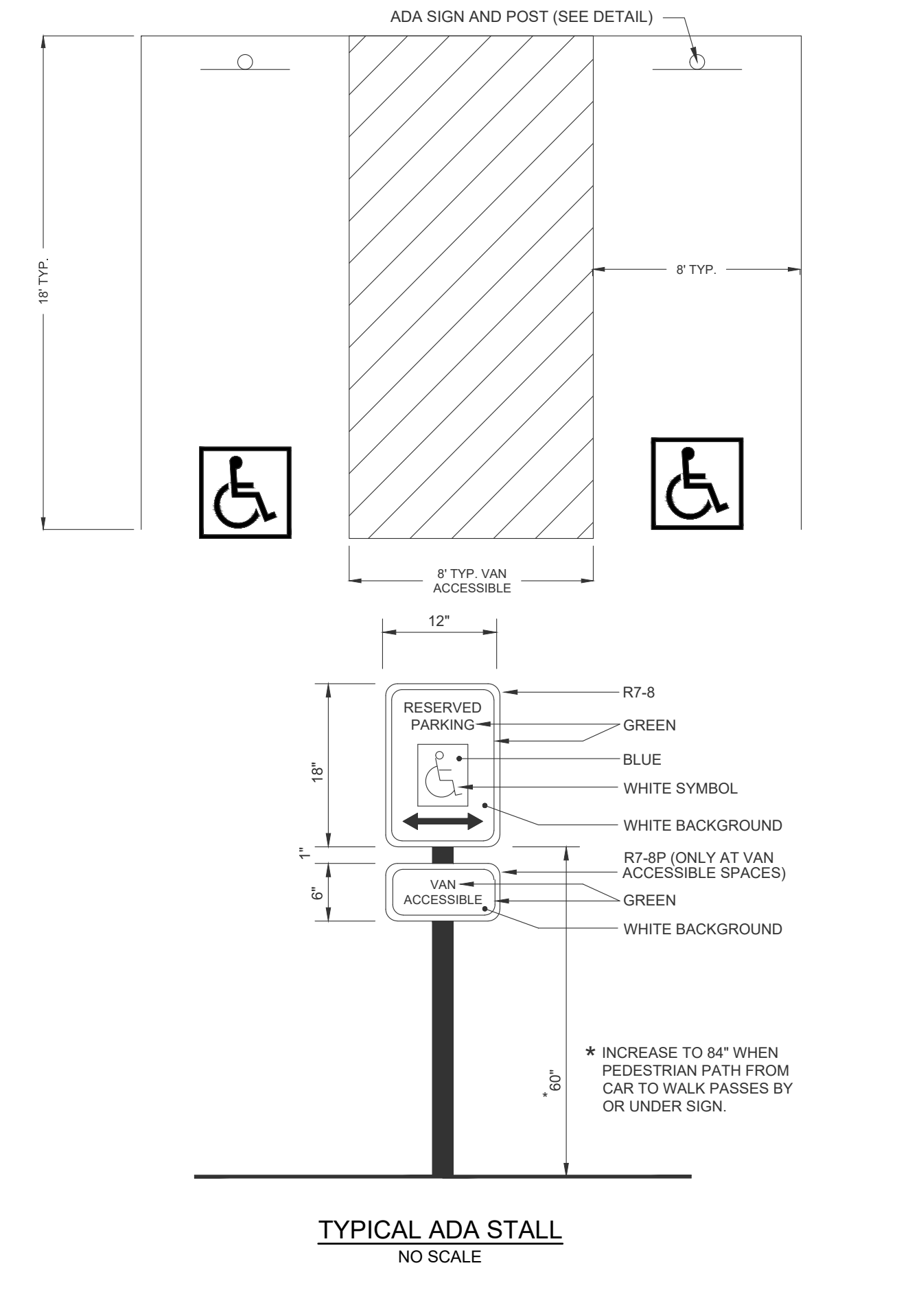
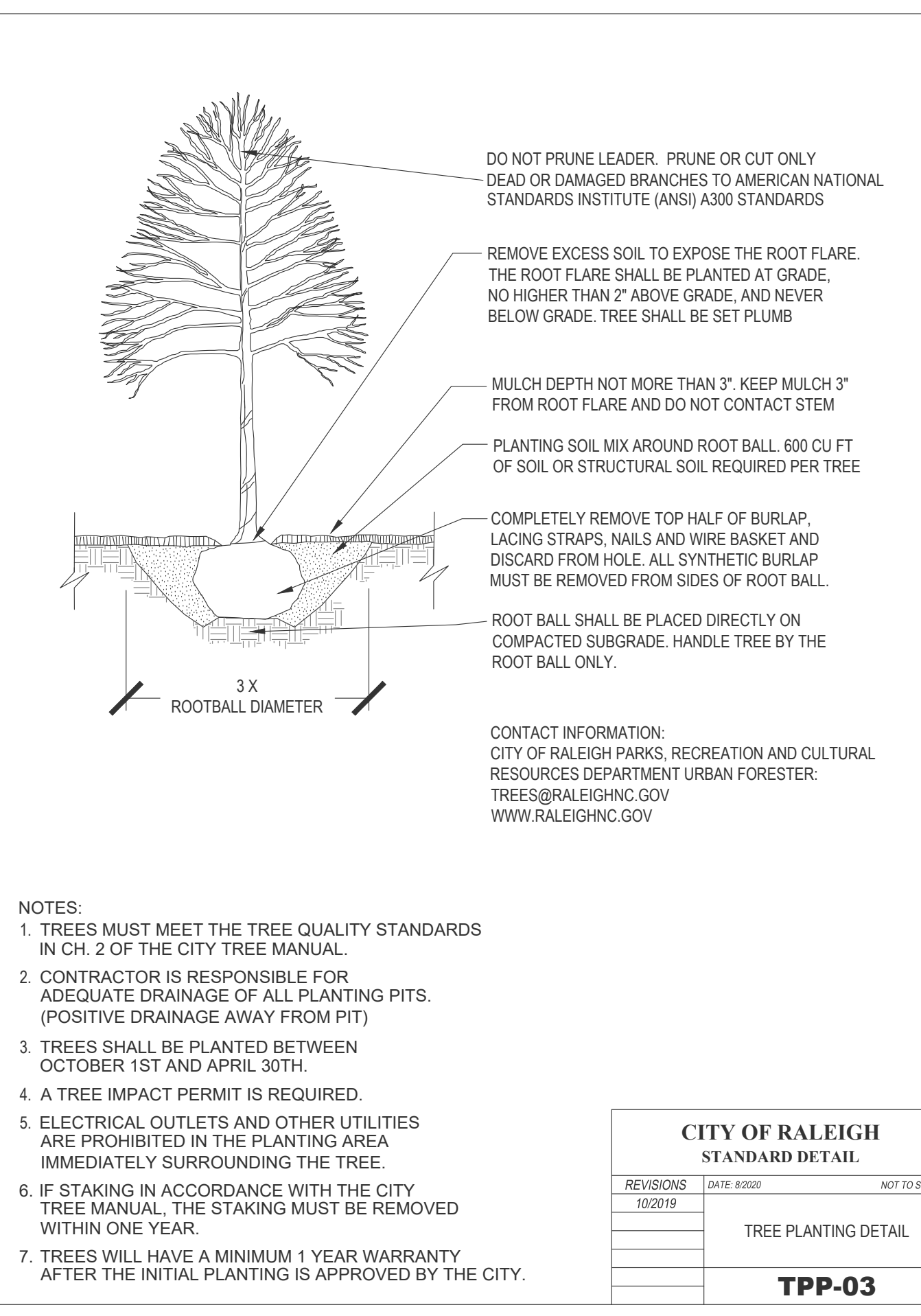
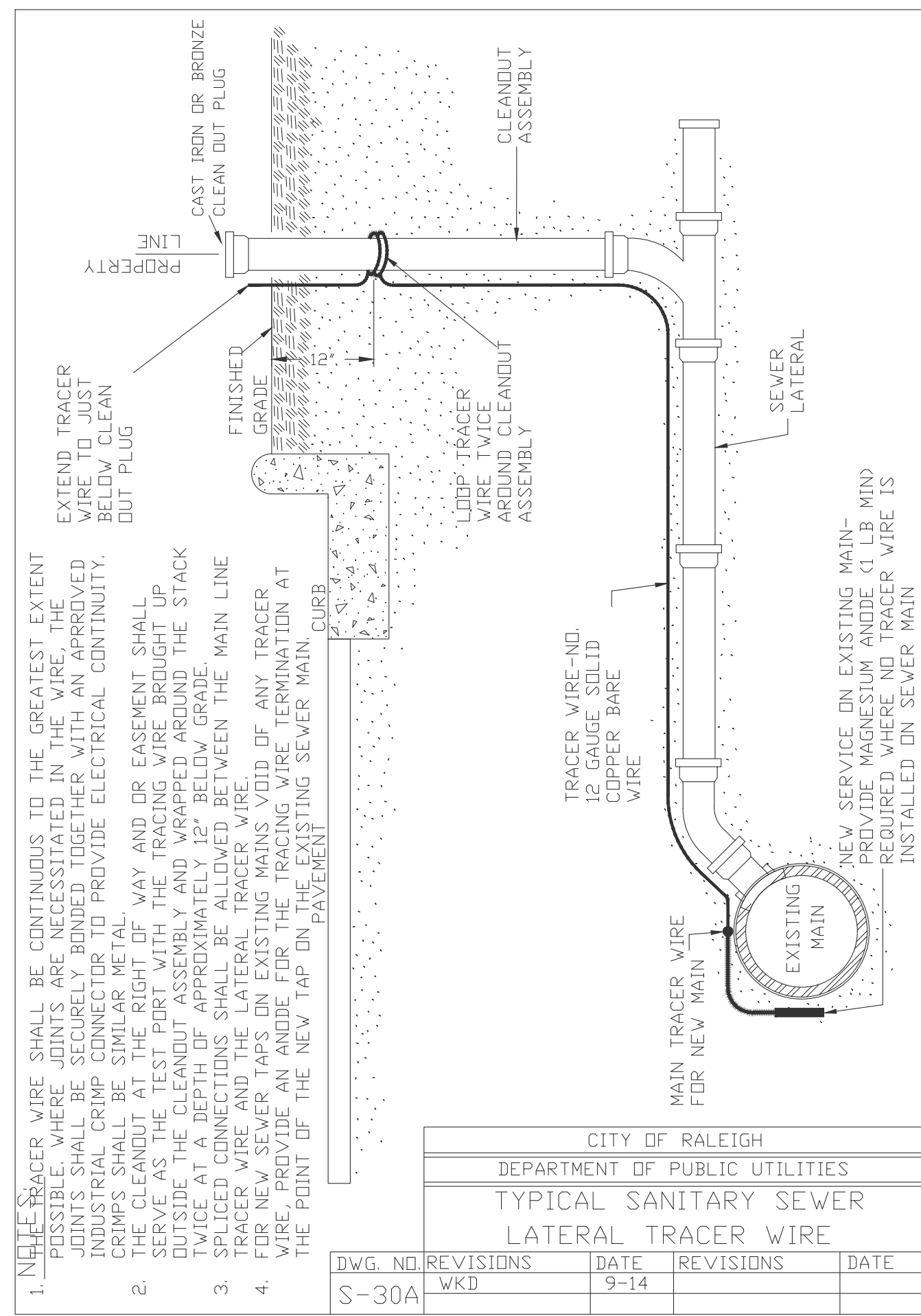
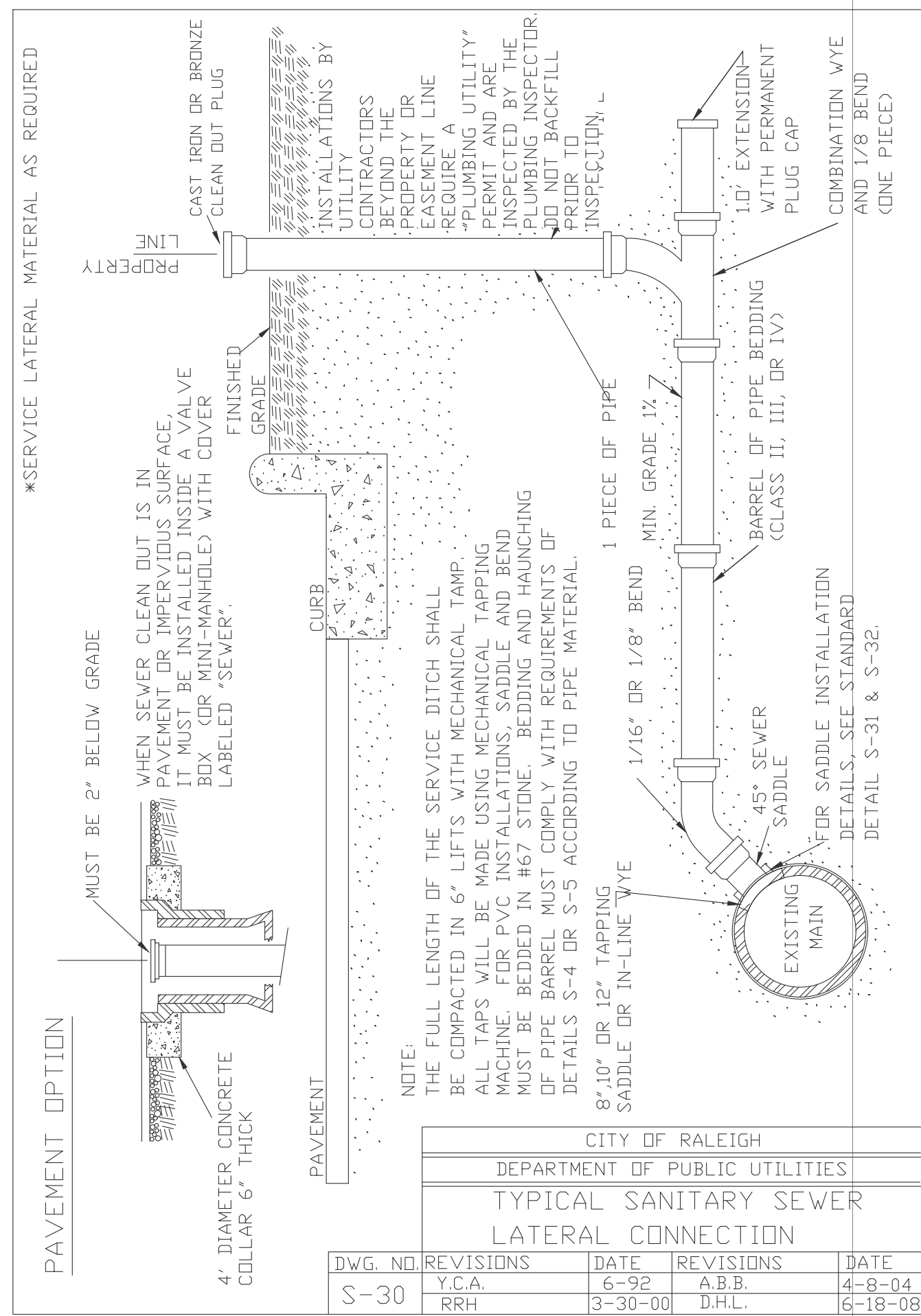
**ISSUED FOR CONSTRUCTION**

DATE	DESCRIPTION	REV.

**UTILITY, GRADING AND STORMWATER PLAN**  
**600 N. PERSON STREET**  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23013  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 09/08/23  
SCALE: 1" = 10'

C-4



**CRUMPLER**  
Consulting Services, PLLC  
2306 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-313-1704  
F-1553

**ISSUED FOR CONSTRUCTION**

DATE	DESCRIPTION	REV.

**DETAILS**

**600 N. PERSON STREET**  
600 N. PERSON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23013  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 09/08/23  
SCALE: N.T.S.

**D-1**  
5 of 5





**Redesign.build**  
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raleigh nc 27603

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fax 919.829.3579

Architect:

**REarchitecture, PLLC**  
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raleigh nc 27603

ph 919.480.1718

**NOT FOR  
CONSTRUCTION  
UNLESS SIGNED**

Structural:

Plumbing, Mech, Electrical:

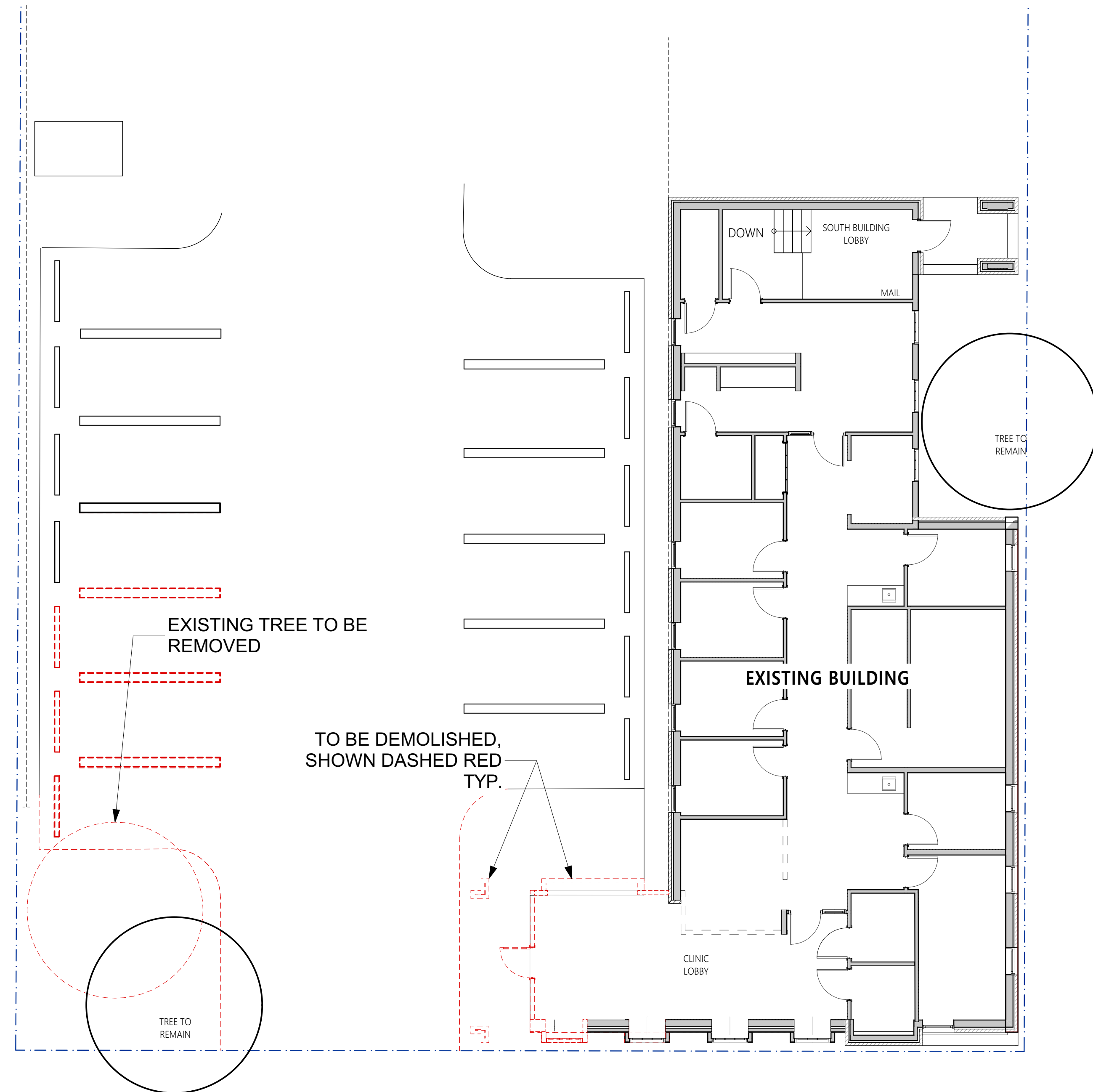
**600 N. Person St.**

600 N PERSON ST.  
Raleigh, NC 27604

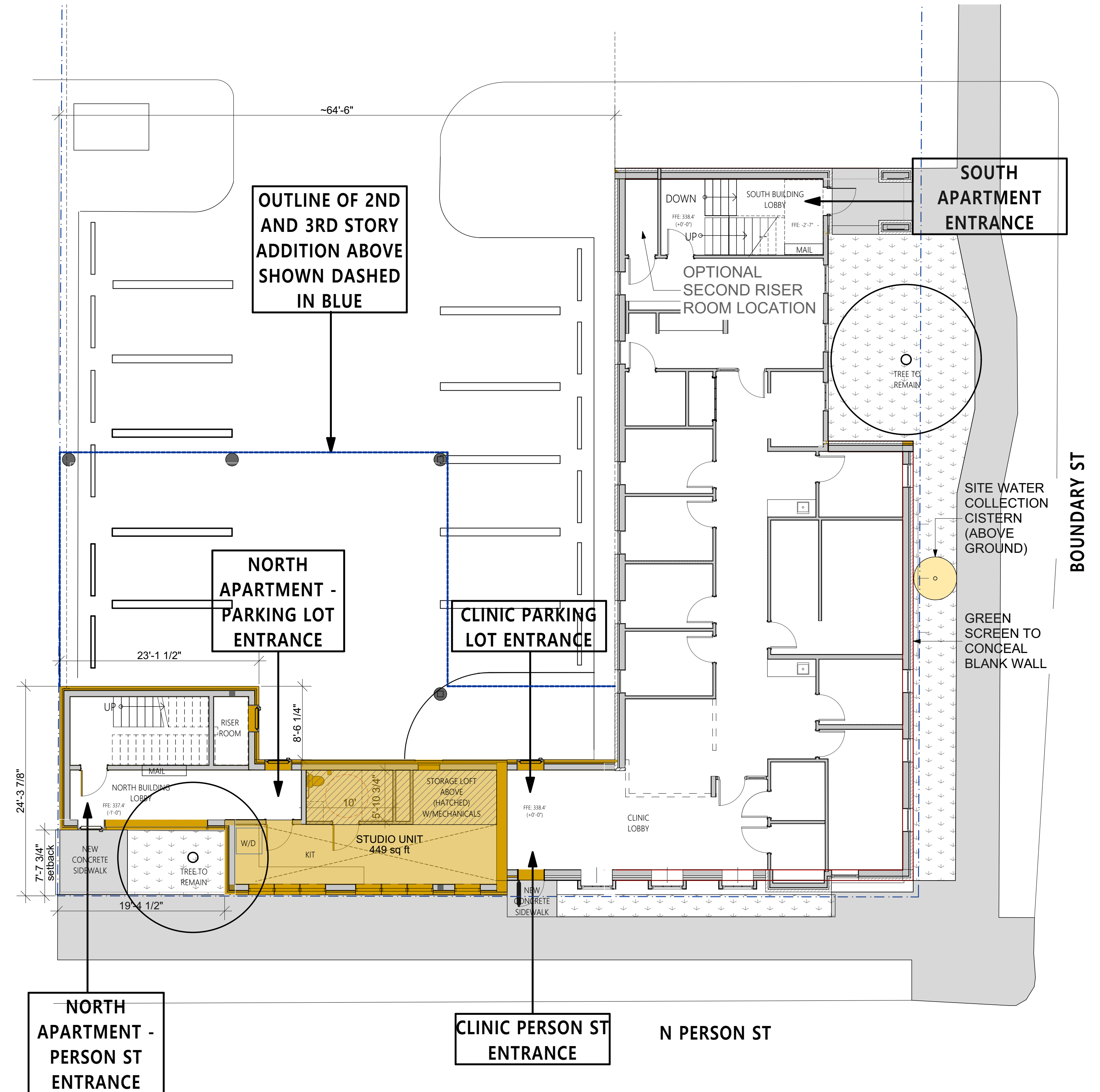
**SITE/FIRST  
FLOOR  
PLANS**

**A10-01**

Printed on  
11/1/2023



1 FIRST FLOOR/SITE DEMO PLAN  
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR/SITE PLAN  
SCALE: 1/8" = 1'-0"

**TRANSPARENCY CALCULATIONS**

PER CITY OF RALEIGH UDO SECTION 1.5.9.B.1

The minimum percentage of windows and doors that must cover a ground story façade is measured between 0 and 12 feet above the surface of the finished ground floor for all above-grade sections of the façade. A minimum of 50% of the required transparency must be located between 3 and 8 feet from the surface of the finished ground floor.

PER CITY OF RALEIGH UDO SECTION 1.5.9.B.2

The minimum percentage of windows and doors that must cover an upper story façade is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.

PER CITY OF RALEIGH UDO SECTION 1.5.9.B.3

In a mixed use building a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments.

PER CITY OF RALEIGH UDO SECTION 1.5.9.C

The Planning Commission or Appearance Commission shall reduce the required transparency, if all of the following findings are satisfied: 1. The approved alternate is consistent with the intent of the transparency requirements; and 2. The street-facing building facade utilizes other architectural, artistic, or landscaped treatments to create visual interest to offset the reduction in transparency.

PER CITY OF RALEIGH UDO SECTION 1.5.9.D.(1-4)

The Planning Commission or Appearance Commission shall approve additional blank wall, if all of the following findings are satisfied: 1. The approved alternate is consistent with the intent of the blank wall area regulations; 2. The increase in blank wall area is offset by additional architectural treatments and increased vertical landscaping; 3. The approved alternate proposes a design compatible with adjacent context and does not produce adverse outcomes for neighbors or pedestrians; 4. The approved alternate uses blank wall to elevate the overall design.

STREET ELEVATION	OVERALL NEW FAÇADE	REQUIRED	PROVIDED
WEST (PERSON ST)	608 SF	50% = 304 SF	307 SF (EXISTING)
SOUTH (BOUNDARY ST)	(EXISTING)	50% = N/A	(EXISTING)

UPPER LEVELS	OVERALL NEW FAÇADE	REQUIRED	PROVIDED
WEST - 2ND FLOOR	741 + 415 = 1156 SF	20% = 232 SF	303 F
WEST - 3RD FLOOR	741 SF	20% = 149 SF	218 SF
SOUTH - 2ND FLOOR	969 SF	20% = 194 SF	274 SF

**AVERAGE GRADE CALCULATIONS**

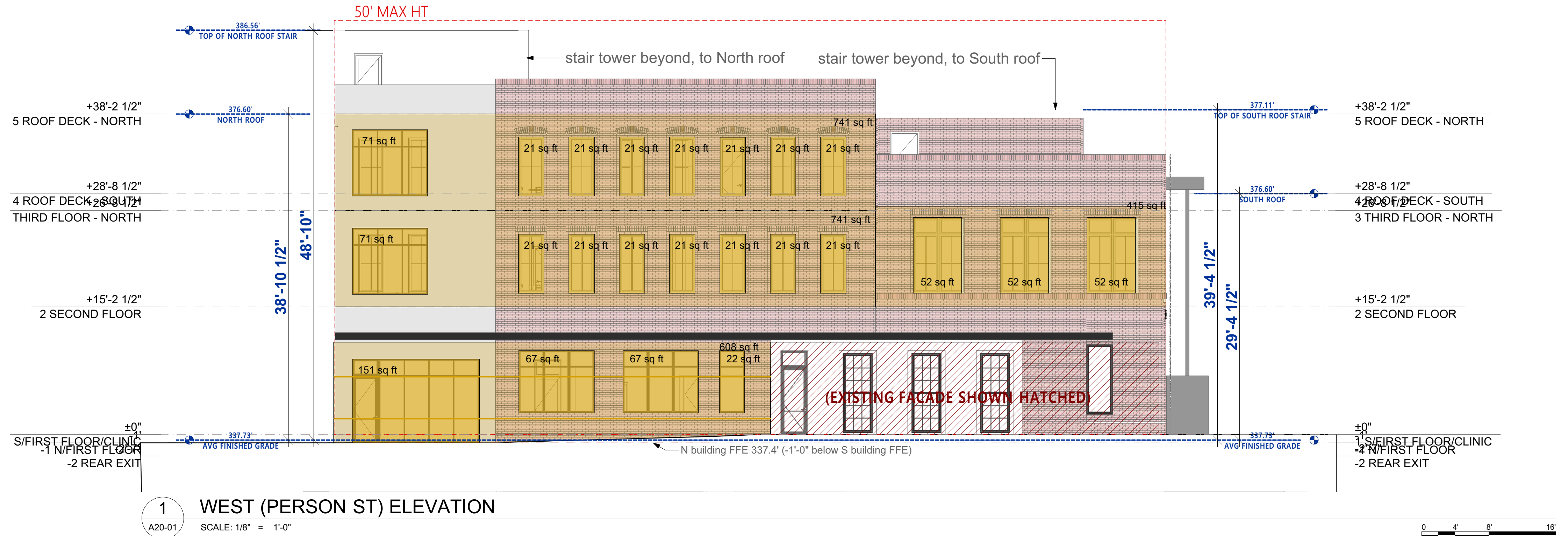
PER CITY OF RALEIGH UDO SECTION 1.5.7.2

SINGLE BUILDING HEIGHT METHOD - BASED ON APPLICABLE BUILDING ELEVATION (WEST/PERSON ST)

EXISTING GROUND ELEVATION	LOW PT	HIGH PT	AVERAGE GRADE
	337.59	338.06	337.83 EXISTING
PROPOSED FINISHED GRADE	337.4	338.06	337.73 PROPOSED

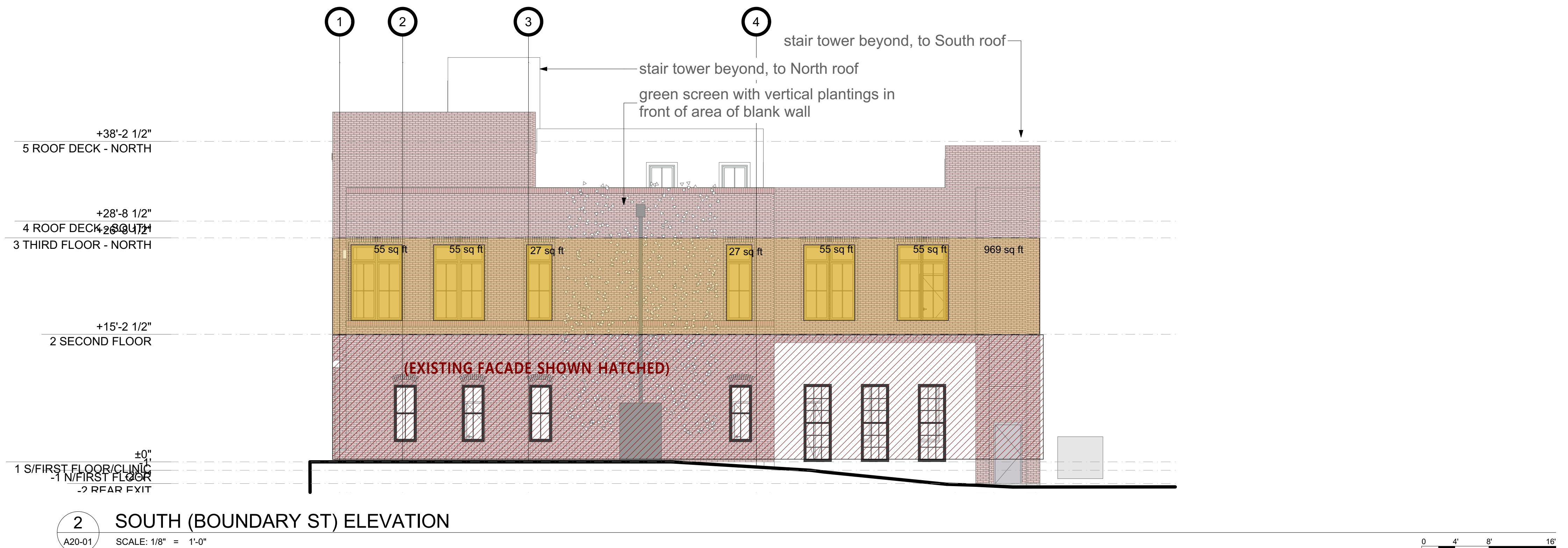
**APARTMENT UNIT CALCULATIONS**

FLOOR	UNIT	SF
FIRST FLOOR	1 STUDIO	449 SF
SECOND FLOOR	3 1-BR	
	UNIT 2N-A	600 SF
	UNIT 2N-B	585 SF
	UNIT 2S-A	606 SF
	2 2-BR	
THIRD FLOOR	1 1BR	
	UNIT 3N-A	769 SF
	UNIT 3N-B	1,228 SF



**1 WEST (PERSON ST) ELEVATION**

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



**2 SOUTH (BOUNDARY ST) ELEVATION**

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



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Architect:

**REarchitecture, PLLC**  
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raleigh nc 27603

ph 919.480.1718

**NOT FOR CONSTRUCTION UNLESS SIGNED**

Consultants:

Structural:

Plumbing, Mech, Electrical:

**600 N. Person St.**

600 N PERSON ST.  
Raleigh, NC 27604

West + South Elevations

**A20-01**

Printed on  
11/1/2023



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**NOT FOR  
CONSTRUCTION  
UNLESS SIGNED**



**1 EAST ELEVATION**  
A20-02 SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
A20-02 SCALE: 1/8" = 1'-0"

Structural:  
Plumbing, Mech, Electrical:

**600 N. Person St.**

600 N PERSON ST.  
Raleigh, NC 27604

East + North  
Elevations

**A20-02**  
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11/1/2023