



Administrative Approval Action

Case File / Name: ASR-0076-2023
DSLCL - 600 N. PERSON STREET

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

LOCATION: This 0.24-acre parcel is located at the northeast corner of North Person Street and North Boundary Street, northwest of East Peace Street, and south of Pace Street. The site address is 600 N. Person Street. It is within the Oakwood National Register Historic District boundary and zoned NX-3-SH.

REQUEST: The property is currently developed with a medical clinic. Parking is located on-site behind the building, off an alley on North Boundary Street. The plan proposes a two-story vertical expansion of the building to add multi-unit living (9 units). The existing building is 2,605 square feet in gross floor area. The plan proposes to demolish 214 square feet and add 9,541 square feet for a total of 12,146 square feet in gross floor area on site in the proposed three story building. There is no change in the number of parking spaces proposed for the development. The project did get a variance (BOA-0009-2024) to allow a second story addition within a required Neighborhood Transition Yard, Zone B; complete relief of Neighborhood Transition Yard Zone A landscaping and fencing requirements; and relief from the blank wall requirements.

**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 January 24, 2025 by Marshall Landholding Company, LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

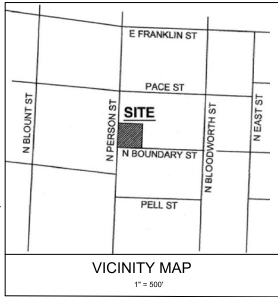
This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

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 SPR approval, the Lighting Plan (Sheets E100 - E103) shall meet all applicable standards of Article 7.4. Specifically, UDO Section 7.4.4.A shall be met which states the maximum footcandle measured at the property line of any residential district may not exceed 0.5 (the property abuts R-10 zoning on the other side of the alley).
2. Prior to SPR approval, property shall be accurately shown on all plan sheets. This includes the Lighting Plan (Sheet E100) where the property line is shown incorrectly with reference to the alley (Boundary Street).
3. Prior to SPR approval, remove the email from Sheet C-2 referring the bicycle parking. Location and labeling of facilities which are compliant with UDO Section 7.1.7.K shall be sufficient for review.



SUMMARY INFORMATION

DEVELOPMENT NAME: 600 N PERSON STREET
 RALEIGH, NORTH CAROLINA

SITE ADDRESS: 600 N PERSON STREET
 RALEIGH, NORTH CAROLINA

FIN NUMBER: 1704-82-5015

JURISDICTION: CITY OF RALEIGH
 EXISTING USE: OFFICE AND RESIDENTIAL
 CURRENT ZONING DISTRICT: NX-3.5H

OVERALL SITE AREA:
 TOTAL GROSS SITE AREA: 10,744.00 SQ FT
 REQUIRED OUTDOOR AMENITY AREA: NOT REQUIRED PER UDO SECTION 10.2.8.B.4. FOOTNOTE E

MAXIMUM IMPERVIOUS SURFACE AREA (55%): 5,822.55 SF
 EXISTING IMPERVIOUS SURFACE AREA: 0.2575 SF
 PROPOSED IMPERVIOUS SURFACE AREA: 9,100.5 SF

BUILDING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
 REQUIRED PRIMARY STREET - 5'
 REQUIRED SIDE STREET - 5'
 REQUIRED SIDE LOT LINE - 0' OR 6'
 REQUIRED REAR LOT LINE - 0' OR 6'

PARKING SETBACKS:
 REQUIRED PRIMARY STREET - 10'
 REQUIRED SIDE STREET - 10'
 REQUIRED SIDE LOT LINE - 0' OR 3'
 REQUIRED REAR LOT LINE - 0' OR 3'

BUILD-TO (UDO 3.4.9 SHORFRONT FRONTAGE):
 REQUIRED PRIMARY BUILD TO (MIN/MAX): 0/15'
 PROVIDED PRIMARY BUILD TO: 0'
 REQUIRED BUILDING WIDTH BUILD TO (MIN): 30%
 PROVIDED BUILDING WIDTH BUILD TO: 100%
 REQUIRED SIDE STREET BUILD TO (MIN/MAX): 0/15'
 PROVIDED SIDE STREET BUILD TO: 0'
 REQUIRED BUILDING WIDTH IN SIDE BUILD TO (MIN): 40%
 PROVIDED BUILDING WIDTH IN SIDE BUILD TO: 49.5%

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

CITY OF RALEIGH FILE: ASR-0076-2023

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

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISIONS
(BOA-0009-2024 - 6/10/24)

DECISION: APPROVED AS REQUESTED.

WHEREAS, MARSHALL LANDHOLDING COMPANY, PROPERTY OWNER, REQUESTS: I) A VARIANCE FROM UDO SECTION 3.5.4.A. TO PERMIT A SECOND STORY ADDITION WITHIN NEIGHBORHOOD TRANSITION ZONE B; II) A VARIANCE FOR COMPLETE RELIEF OF NEIGHBORHOOD TRANSITION ZONE A LANDSCAPING AND FENCING REQUIREMENTS SET FORTH IN UDO SECTION 3.5.3.A.2; AND III) A VARIANCE FROM THE BLANK WALL REQUIREMENTS OF UDO SECTION 3.2.6.F.3. TO ALLOW A BUILDING ADDITION THAT CREATES A BLANK WALL OF 1' X 30' WHICH EXCEEDS THE 20' BY 20' MAXIMUM DIMENSIONS WITHOUT A SUBSTANTIAL MATERIAL CHANGE TO ALLOW AN ADDITION THAT CREATES A MIXED-USE BUILDING ON A 0.24-ACRE PROPERTY ZONED NX-3 PARKING LIMITED LOCATED AT 600 N PERSON STREET.

SITE EXEMPTION NOTES:

- 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.

SOLID WASTE SERVICES NOTES:

- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- SOLID WASTE FOR THE RESIDENTIAL UNITS WILL BE USING GFL ENVIRONMENTAL AS WILL SERVICE FOR THE RESIDENTIAL UNITS BASED ON THE ATTACHED WASTE SERVICE LETTER.
- EXISTING SOLID WASTE FOR THE COMMERCIAL USE WILL BE USING THE CITY OF RALEIGH SOLID WASTE SERVICES WITH COLLECTION AND STORAGE LOCATIONS AS SHOWN.
- SOLID WASTE SCREENING SHALL PLACE ROLL OUT CONTAINERS WHERE THEY CANNOT BE PROPERTIES OR THE PUBLIC RIGHT OF WAY IN COMPLIANCE WITH UDO 7.2.5 (C).

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 3720174040 DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDED.
- EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURBS AND GUTTER. NEW DRIVEWAYS WILL CONFORM 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.
- 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.

- SHEET COVER**
- C-1 COVER
 - C-2 NOTES
 - C-3 EXISTING CONDITIONS
 - C-4 SITE AND LANDSCAPING PLAN
 - C-5 UTILITY, GRADING AND STORMWATER PLAN
 - D-1 DETAILS
 - D-2 DETAILS

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

CALL 48 HOURS BEFORE YOU DIG



CITY OF RALEIGH FILE: ASR-0076-2023

Administrative Site Review Application

This form is required when submitting site plans as well as when submitting Development Ordinance (UDO) Section 10.1.1. It is a public record and will be available for review by the public. It is not to be used for any other purpose.

Please review UDO Section 10.2.1 to determine the site plan fee. If assistance determining a Site Plan Fee is needed, a fee waiver may be requested and can be submitted online via the [Permit and Development Portal](#). Please refer to the fee waiver verification sheet.

Site Plan Type: New Site Plan For Three Site Plan

Check all that apply:

Is the site: New Existing

Is the site: Residential Commercial Industrial Public Other

Is the site: Single-Family Multi-Family Office Retail Other

Is the site: Single-Family Multi-Family Office Retail Other

Development name: 600 N PERSON STREET
 Issue City/County: City County

Property address: 600 N PERSON STREET
 City/County: City County

Construction of an mixed use building containing 9 apartment units and medical office.

Current Property Owner: SARAH REA
 Contact: MARSHALL LANDHOLDING COMPANY | Title: Owner
 Address: 600 N PERSON STREET, RALEIGH, NC 27604-1214

Applicant Name (if different than owner, see "who can apply" in Introduction):
 Relationship to owner: Owner or contractor Owner's authorized agent Consultant/owner

Contact: MARSHALL LANDHOLDING | Address: 600 N PERSON STREET, RALEIGH, NC 27604-1214
 Phone: 919-413-1704

Page 1 of 3

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
 Developer Contact: SARAH REA
 Contact: MARSHALL LANDHOLDING COMPANY | Title: Owner
 Address: 600 N PERSON STREET, RALEIGH, NC 27604-1214
 Phone: 919-413-1704

Applicant Name: JOHN CRUMPLER
 Contact: CRUMPLER CONSULTING | Address: 2308 RIDGE ROAD, RALEIGH, NC 27612
 Phone: 919-413-1704

Development Type - SITE DATA TABLE

SITE DATA	BUILDING DATA
Zoning district (owner provides the acreage of each)	Existing gross floor area to be demolished: 2,000
Lot area	Existing gross floor area to be demolished: 2,000
Lot coverage	Existing gross floor area to be demolished: 2,000
# of parking spaces proposed: 13	New gross floor area: 8,541
New parking provided (1.25:1): 17	Total of gross floor area and new: 12,146
Number of parking spaces	Proposed # of parking: 1
Existing use: 0.00 R-1, MEDICAL	Proposed # of stories for each: 3
Proposed use: 0.00 R-1, Apartments/MEDICAL	Proposed # of basement levels: UDO 5.1.6.A.8

Impervious Area on Parcel(s):
 Existing use: 5,267 Proposed total job: 9,100
 Ending lot: 8,227 Proposed total job: 9,100

RESIDENTIAL & OVERSEEN LOGGING DEVELOPMENTS
 Total # of residential units: 9
 Total # of other buildings: 0
 Is your project a cottage court? Yes No
 Is a request for a cottage court? Yes No

Continue to Applicant Signature Book on Page Three.

Page 2 of 3

APPLICANT SIGNATURE BLOCK
 Purpose: to use for (C.D. Sec. 161-102.4(b)) applications for development approvals may not be used for any other purpose. This information is required to be provided to the public. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

By signing this application, the undersigned applicant acknowledges that they are the property owner or one of the persons authorized by statute (N.C.G.S. 160D-403(a)) to make the application, as required in the application. The undersigned also acknowledges that the information provided in this application is true and correct to the best of their knowledge and belief. The undersigned also acknowledges that they are providing the information in this application in accordance with the provisions of the development approval process, pursuant to C.D. Sec. 161-102.4(b).

The undersigned certifies that the property owner(s) is aware of this application and that the proposed project complies with the applicable rules and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to N.C.G.S. 140-175(a), if they permit application approval on this application, they are providing a public record of the information provided in this application to the public. The undersigned hereby acknowledges that, pursuant to N.C.G.S. 140-175(a), if they permit application approval on this application, they are providing a public record of the information provided in this application to the public.

Signature:
 Date: 10/29/23

Signature:
 Date: 10/29/23

Signature:
 Date: 10/29/23



Support for the trash and/or recycling services for the property at the above location.
 GFL Environmental strives to achieve one of our overarching goals: To provide a waste collection service that is so streamlined and stress-free that it lifts almost entirely out of our customers' minds.

Our goal has always been to provide a level of service that is truly unparalleled by anyone in the industry. From sustainable waste, environmentally conscious decisions, and a caliber of customer support unrivaled by any service-based company we have always strived to be more than what we are today.

We thank you for the opportunity to provide waste and recycling services at your property here in Raleigh.

Signature:
 Date: 10/29/23

Signature:
 Date: 10/29/23

Signature:
 Date: 10/29/23

Signature:
 Date: 10/29/23

Signature:
 Date: 10/29/23

Re: 600 N Person Street - SWS Response 10/2/2024

From: Sarah Rea <Sarah.Rea@marshall.com>
 To: John Crumpler <john@crumplerconsulting.com>
 Subject: RE: 600 N Person Street - SWS Response 10/2/2024

Apologies, we are good to go. The solid waste management plan is acceptable. Make sure you transcribe the waiver letter on cover of plans. In the notes indicate business will continue with City services and residential will be accepted by GFL.

Get Outlook for JCS

From: Sarah Rea <Sarah.Rea@marshall.com>
 Sent: Friday, October 4, 2024 1:04 PM
 To: John Crumpler <john@crumplerconsulting.com>
 Subject: RE: 600 N Person Street - SWS Response 10/2/2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify the email address and content is safe. If you believe this email is unwanted, please click the "Mark as Spam" button in the header to report this message.

John Crumpler
 Consulting Services, PLLC
 919-413-1704



DATE	DESCRIPTION
06/27/24 <td>CITY OF RALEIGH COMMENTS</td>	CITY OF RALEIGH COMMENTS
11/28/24 <td>CITY OF RALEIGH COMMENTS</td>	CITY OF RALEIGH COMMENTS
01/24/25 <td>CITY OF RALEIGH COMMENTS</td>	CITY OF RALEIGH COMMENTS

REV	DESCRIPTION
1	CITY OF RALEIGH COMMENTS
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01/24/25 <td>CITY OF RALEIGH COMMENTS</td>	CITY OF RALEIGH COMMENTS

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
 CITY OF RALEIGH FILE: ASR-0076-2023



July 17, 2024

BOARD OF ADJUSTMENT DECISION

VIA ELECTRONIC MAIL TO: Marshall Landholding Company, 60@marshallnc@gmail.com

Re: Board of Adjustment Case BOA-009-2024
Subject Property: 600 North Person Street

Dear Applicant and Associated Parties:

At the June 10th meeting of the Raleigh Board of Adjustment (the "Board"), the Board granted the following request:

Whereas Marshall Landholding Company, property owner, requests: i) a variance from UDO Section 3.5.4.A to permit a second story addition within neighborhood transition zone B; ii) a variance for complete relief of neighborhood transitions zone A landscaping and fencing requirements set forth in UDO Section 3.5.3.A.2, and iii) a variance from the blank wall requirements of UDO Section 3.2.6.F.3 to allow a building addition that creates a blank wall of 21 feet by 30 feet which exceeds the 20 feet by 20 feet maximum dimensions without a substantial material change to allow an addition that creates a mixed-use building on a 0.2-acre property zoned NCS3 Parking Limited located at 600 North Person Street.

In accordance with N.C. Gen. Stat. § 160A-388, please find enclosed a copy of the Board's adopted written decision approving this request.

Variance Approval

If the request was for a variance and the variance was approved, please note that, pursuant to the City of Raleigh Unified Development Ordinance (the "UDO"), the variance applicant expires twelve (12) months from the date of approval by the Board, unless either: 1) a completed building permit application, including payment of all fees, has been filed by the applicant and accepted by the City; or 2) the use and structure was previously in existence prior to the requested variance. See UDO Section 10.2.10.F.

Should you have any questions concerning the decision of the Board, please do not hesitate to contact me at 919-996-2639 or email me at Lucky.Carson@RaleighNC.gov.

City of Raleigh (mailing address) | Post Office Box 590 | Raleigh, North Carolina 27602-0590

Sincerely,
Lucky Carson
Planner
Enclosed: Decision

Design Envelope ID: A2A2741-2012-425E-873B-D08E278F96E

600 N. PERSON STREET, RALEIGH, NC
APPROVAL OF VARIANCES
CASE BOA-009-2024

4/14/24
RECEIVED
CITY CLERK'S OFFICE
7/17/24 JG

CITY OF RALEIGH BOARD OF ADJUSTMENT
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This application for three (3) variances from Sections 3.5.4.A, 3.5.3.A.2, and 3.2.6.F.3, of the City of Raleigh Unified Development Ordinance (the "UDO") came before the Raleigh Board of Adjustment (the "BOA") on June 10, 2024 for an evidentiary hearing. Based on the testimony of the witnesses, the documentary evidence, the Variance Application and related materials, the exhibits and other evidence presented at the June 10, 2024 hearing, the BOA finds that the Variance should be granted and in support thereof makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

- The Property at issue (the "Property") consists of a single parcel of land, 024 acres in size. The Property is located at 600 N. Person Street (PIN: 1704825015) in Raleigh, NC.
- The Property is zoned Neighborhood Mixed-Use, 3-stories maximum; Shopfront Frontage (NCS3-SF).
- The Property Owner is Marshall Landholding Company (the "Property Owner").
- The Property is a corner lot and abuts N. Person Street to the west and N. Boundary Street to the south. To the north of the Property are parcels zoned NCS3. To the east of the Property is a residential parcel zoned R-1.
- The Property includes an existing single-story building located near the Property's frontage on N. Person Street and N. Boundary Street.
- The Property Owner wishes to construct in addition to the existing building, specifically, a 3-story addition located along the Property's frontage on N. Person Street, and a 1-story addition built along the existing single-story building, along the Property's frontage to N. Boundary Street (the "Project").
- Pursuant to the UDO, the Project requires a neighborhood transition yard between the Property and the existing residential properties to the east of the Property. The neighborhood transition yard is made up of 3 zones (Zones A, B and C), with different regulations required in each zone.
- Pursuant to UDO Section 3.5.3.A.2, Zone A (which is located closest to the Property line) may be a Type 1 protective yard that is 10 feet in width, so long as it contains certain installation requirements listed in UDO Section 3.5.3.A.2, including a wall and certain plantings.
- Pursuant to UDO Section 3.5.4.A, Zone B (which is located behind Zone A), only allows certain uses and buildings are not an allowed use in Zone B.

RE: ASR-0076-2023

From Gladwin, Jessica <Jessica.Gladwin@raleighnc.gov>
Date: Thu 11/21/2024 5:01 PM
To: Josh Crumpler <josh@crumplerconsulting.com>

Hi Josh,

I think that's fine, although there is the requirement that no parking be located more than 300 feet from building entrances. But, we allow apartments to put them in breezeways or garages... Since the unit count is so low, I think that's OK.

Jessica L. Gladwin, AICP, CZD
Senior Planner

City of Raleigh
Dept. of Planning & Development
One Exchange Plaza, 5th Floor
Raleigh, NC 27601
(919) 996-2720
<mailto:jgladwin@raleighnc.gov>

From: Josh Crumpler <josh@crumplerconsulting.com>
Sent: Thursday, November 21, 2024 4:48 PM
To: Gladwin, Jessica <jessica.gladwin@raleighnc.gov>
Subject: Re: ASR-0076-2023

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the "Phish Alert" button in the banner to report this message.

Jessica,
Just following up on this.

Josh Crumpler, PE

Design Envelope ID: A2A2741-2012-425E-873B-D08E278F96E

- The Project will fully comply with the UDO Zone C neighborhood transition yard requirements.
- The Property includes an existing, mature, green transitional protective yard, which complied with the UDO at the time the original one-story building was constructed in 2004.
- Without the Variance Requests, a second-story addition cannot be constructed on top of the existing one-story building, as was the plan when the existing one-story building was constructed, designed, and permitted.

CONCLUSIONS OF LAW

Pursuant to the foregoing FINDINGS OF FACT and UDO Section 10.2.10.D.3, the BOA makes the following Conclusions of Law:

- The Variance Request should be granted.
- The Applicant/Property Owner submitted complete, material and the substantial evidence to establish that:
 - an unnecessary hardship would result from the strict application of UDO Sections 3.5.4.A, 3.5.3.A.2, and 3.2.6.F.3, to the Property;
 - the hardship results from conditions that are peculiar to the Property;
 - the hardship did not result from actions taken by the Property Owner;
 - the requested variances are consistent with its spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the BOA hereby grants the Variance Requests, as set forth above.

This the 8th day of July, 2024.

Witness my hand and the seal of the City of Raleigh, North Carolina, this 8th day of July, 2024.

Witness my hand and the seal of the City of Raleigh, North Carolina, this 8th day of July, 2024.

-2-

-3-

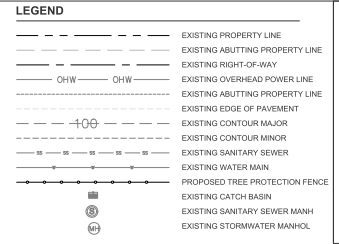
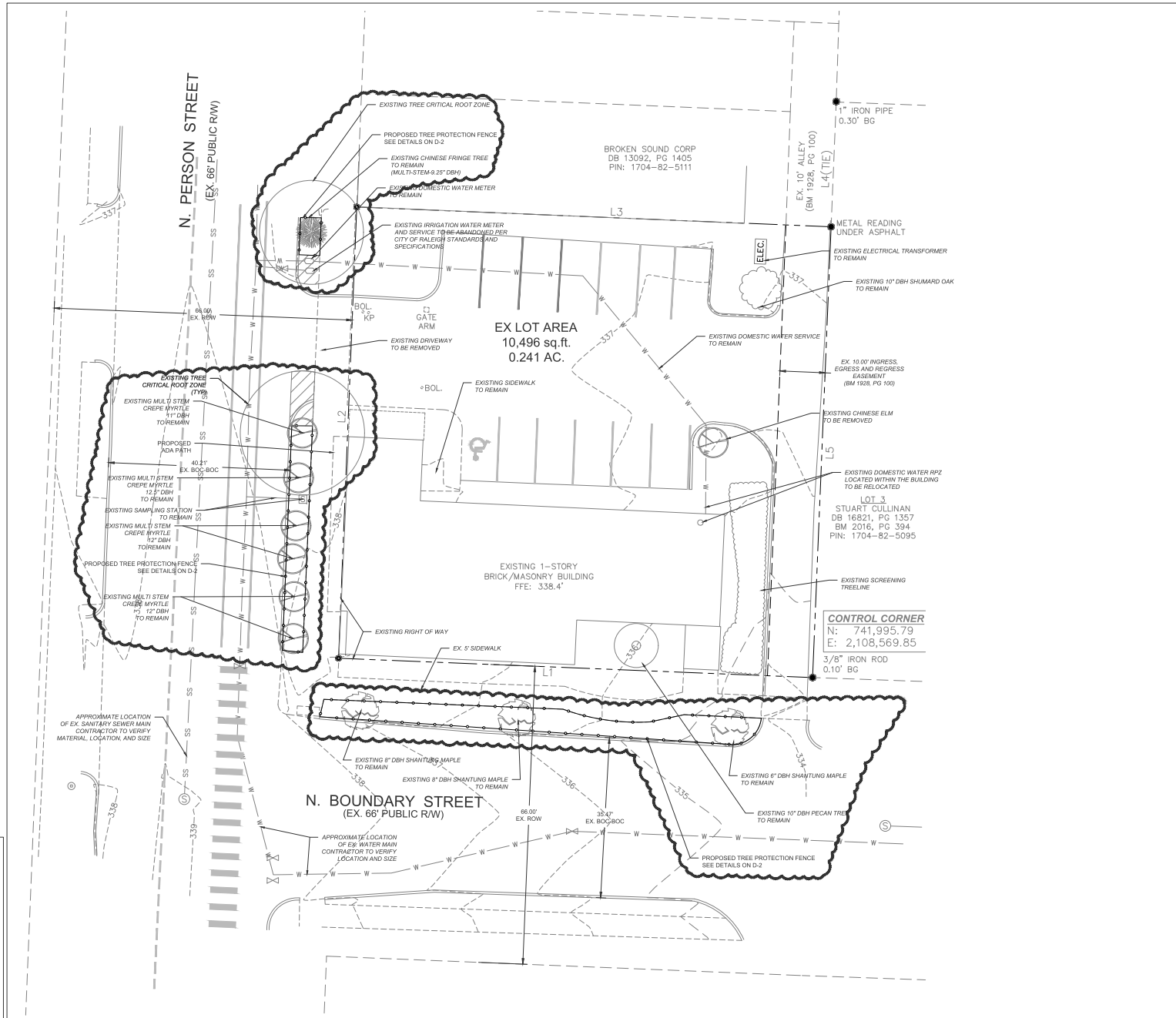
CRUMPLER Consulting Services, PLLC
2200 Ridge Road
Raleigh, NC 27605
Ph: 919-453-1704
F: 919-453-1533

REV	DESCRIPTION	DATE
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NOTES
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 7



- 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 320170400K 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 CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
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CRUMPLER
Consulting Services, PLLC

2300 Ridge Road
Raleigh, NC 27612
Phone: 919-433-7034
Fax: 919-433-7034

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	06/27/24
2	CITY OF RALEIGH COMMENTS	11/26/24
3	CITY OF RALEIGH COMMENTS	01/24/25

EXISTING CONDITIONS PLAN

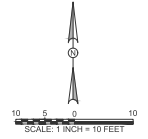
600 N. PERSON STREET
600 N. PERSON STREET
RALEIGH, NORTH CAROLINA

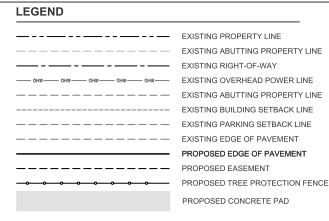
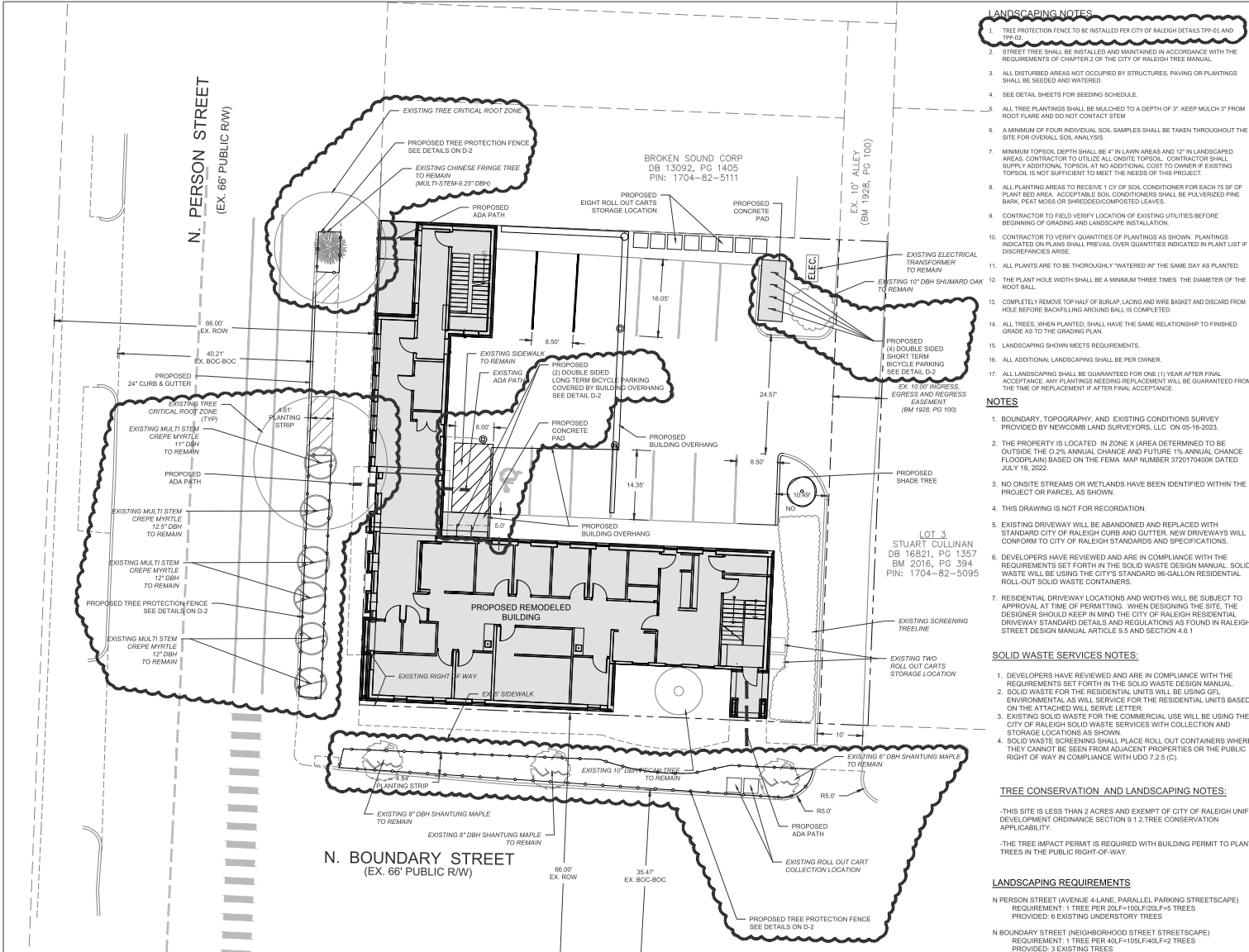
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CHECKED BY:	JAC
DATE:	09/08/23
SCALE:	1" = 10'

C-3

3 of 7

CITY OF RALEIGH FILE: ASR-0076-2023





SUMMARY INFORMATION

DEVELOPMENT NAME: 600 N PERSON STREET

SITE ADDRESS: 600 N PERSON STREET RALEIGH, NORTH CAROLINA

PIN NUMBER: 1704-82-5015

JURISDICTION: CITY OF RALEIGH

EXISTING USE: OFFICE

PROPOSED USE: OFFICE AND RESIDENTIAL

CURRENT ZONING DISTRICT: NX-3-SH

OVERALL SITE AREA: 2.24 ACRES (97,000 SF)

TOTAL GROSS SITE AREA: 2.24 ACRES (97,000 SF)

REQUIRED OUTDOOR AMENITY AREA: NOT REQUIRED PER UDD SECTION 10.2.B.4 FOOTNOTE B

MAXIMUM IMPERVIOUS SURFACE AREA (69%): 6,822 SF

EXISTING IMPERVIOUS SURFACE AREA: 8,257 SF

PROPOSED IMPERVIOUS SURFACE AREA: 9,105 SF

BUILDING SETBACKS (UDD 2.7.1 FREQUENT TRANSIT OPTION):

- REQUIRED PRIMARY STREET - 5'
- REQUIRED SIDE STREET - 0'
- REQUIRED SIDE LOT LINE - 0' OR 3'
- REQUIRED REAR LOT LINE - 0' OR 6'

PARKING SETBACKS:

- REQUIRED PRIMARY STREET - 10'
- REQUIRED SIDE STREET - 10'
- REQUIRED SIDE LOT LINE - 0' OR 3'
- REQUIRED REAR LOT LINE - 0' OR 3'

BUILD-TO (UDD 3.4.9 SHOPFRONT FRONTAGE):

- REQUIRED PRIMARY BUILD TO (MIN/MAX): 0/15'
- REQUIRED SIDE BUILD TO (MIN/MAX): 0/15'
- REQUIRED BUILDING WIDTH BUILD TO (MIN): 60%
- PROVIDED BUILDING WIDTH BUILD TO: 100%
- REQUIRED SIDE STREET BUILD TO (MIN/MAX): 0/15'
- PROVIDED SIDE STREET BUILD TO: 0'
- REQUIRED BUILDING WIDTH IN SIDE BUILD TO (MIN): 40%
- PROVIDED BUILDING WIDTH IN SIDE BUILD TO: 49.5%

EXISTING PARKING:

13 SPACES

REQUIRED PARKING:

SHORT TERM: 8 TOTAL REQUIRED
4 FOR APARTMENTS
4 FOR MEDICAL

LONG TERM: 8 TOTAL REQUIRED
4 FOR APARTMENTS**
4 FOR MEDICAL

PROPOSED PARKING:

16 BICYCLE PARKING SPACES

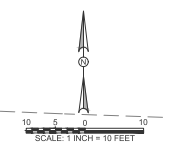
**LONG TERM BICYCLE PARKING PROVIDED INSIDE APARTMENTS PER EMAIL CORRESPONDENCE WITH CITY'S PLANNING STAFF AS NOTED ON D-2

OWNER/DEVELOPER:
MARSHALL HOLDING COMPANY LLC
600 N PERSON ST
RALEIGH NC 27604-1214

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSE CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDD SECTION 8.3.5.P.5.a.
- 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 T12-16.



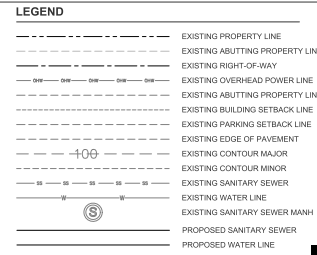
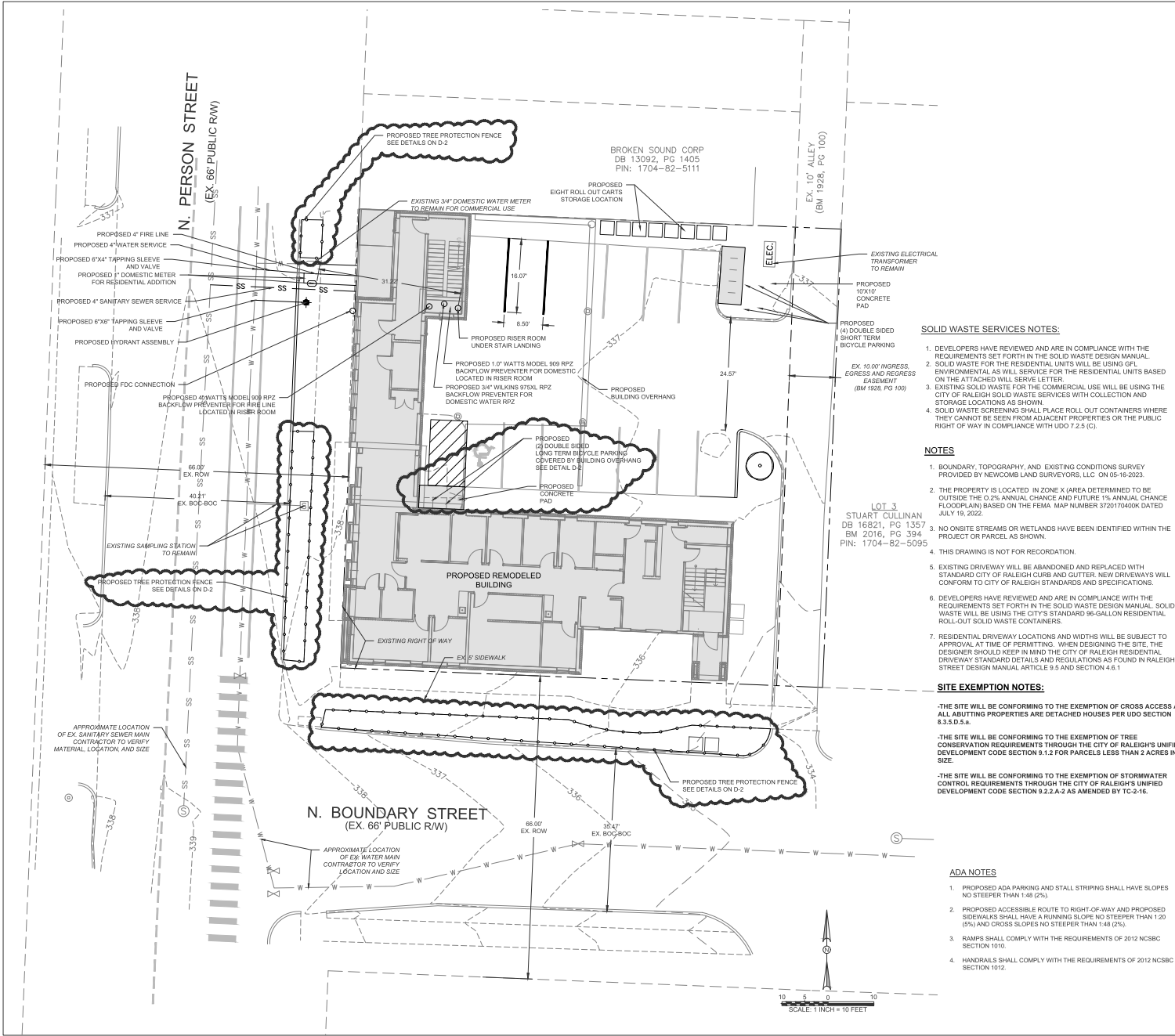
KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		MATURE	
				HEIGHT	CALIPER	HEIGHT	SPREAD
NO	1	QUERCUS NUTTALLII	NUTTALL OAK	15'	3"	65'	45'

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	06/27/24
2	CITY OF RALEIGH COMMENTS	11/28/24
3	CITY OF RALEIGH COMMENTS	01/24/25

SITE AND LANDSCAPING 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'



CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUB HANDBOOK, CURRENT EDITION).
2. 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 SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20' 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. THIS SEWER SHALL 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 ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) IF AN 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 8" MIN. CLEARANCE PER CORPUB DETAIL 9-49.
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. 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.
5. 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.
6. 3.0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. 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 CORPUB HANDBOOK PROCEDURE.
8. INSTALL 1" 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 4" PVC SEWER SERVICES @ 1% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 60 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCWQS, USACE & OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UCI / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. 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 DEVICES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING'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 UCI / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
15. 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.

SOLID WASTE SERVICES NOTES:

1. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. SOLID WASTE FOR THE RESIDENTIAL UNITS WILL BE USING GFL ENVIRONMENTAL AS WILL SERVICE FOR THE RESIDENTIAL UNITS BASED ON THE ATTACHED WILL SERVE LETTER.
3. EXISTING SOLID WASTE FOR THE COMMERCIAL USE WILL BE USING THE CITY OF RALEIGH SOLID WASTE SERVICES WITH COLLECTION AND STORAGE LOCATIONS AS SHOWN.
4. SOLID WASTE SCREENING SHALL PLACE ROLL OUT CONTAINERS WHERE THEY CANNOT BE SEEN FROM ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY IN COMPLIANCE WITH UDO 7.2.5 (C).

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 370170040K 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 CONFORM 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.
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 4-1.

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.a.
- 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 9.2.5.A.2 AS AMENDED BY 12-1-16.

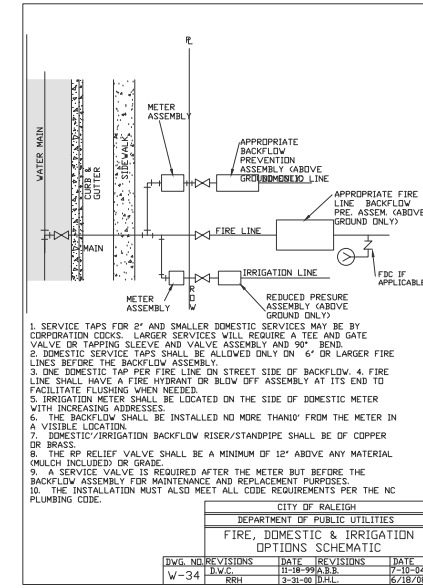
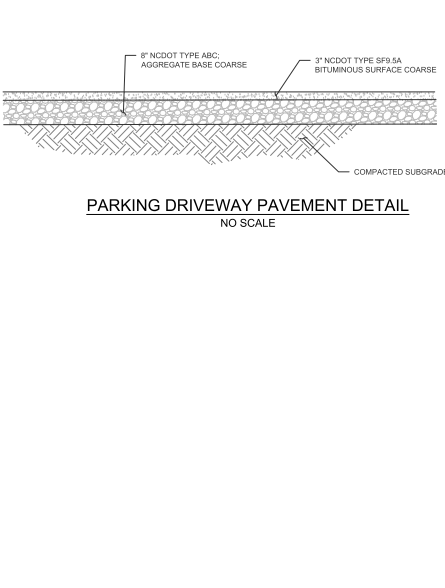
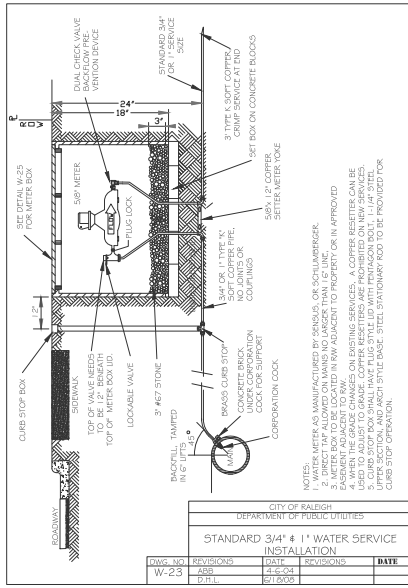
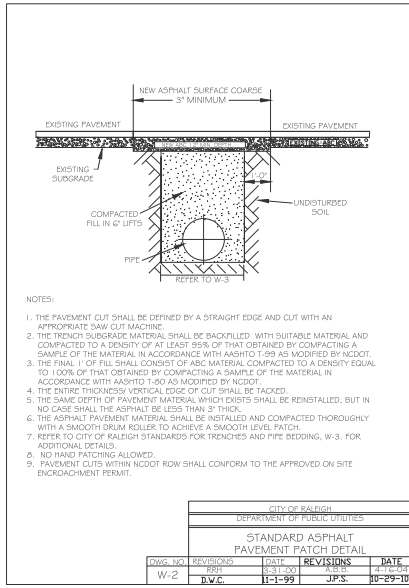
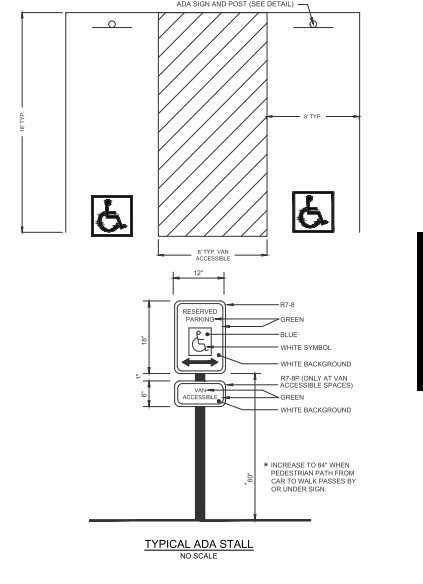
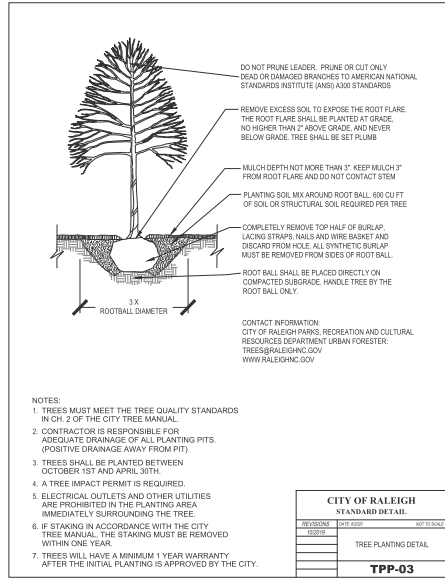
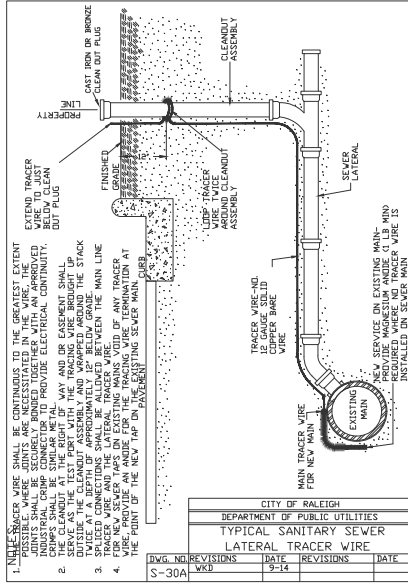
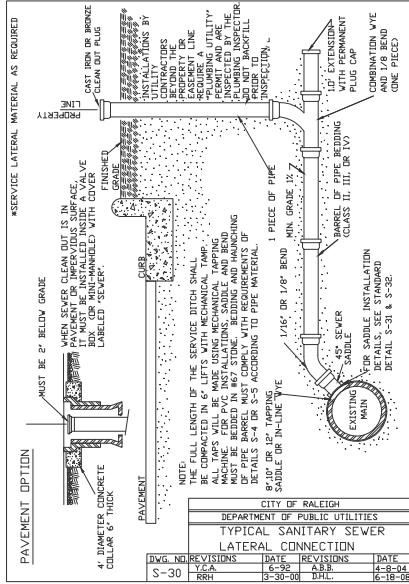
ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
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%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	06/27/24
2	CITY OF RALEIGH COMMENTS	11/26/24
3	CITY OF RALEIGH COMMENTS	01/24/25

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'



CRUMPLER
Consulting Services, PLLC

2300 Ridge Road
Raleigh, NC 27612
Phone: 919-433-7012
Fax: 919-433-7013

DATE	DESCRIPTION
06/27/24	CITY OF RALEIGH COMMENTS
11/26/24	CITY OF RALEIGH COMMENTS
01/24/25	CITY OF RALEIGH COMMENTS

REV	DESCRIPTION
1	CITY OF RALEIGH COMMENTS
2	CITY OF RALEIGH COMMENTS
3	CITY OF RALEIGH COMMENTS

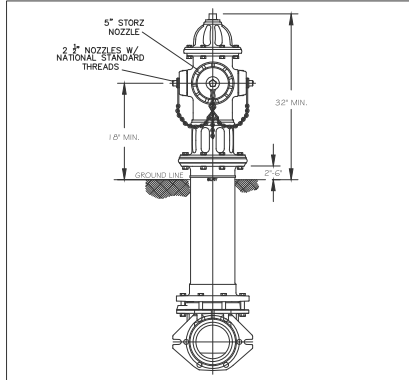
DETAILS
600 N. PERSON STREET
600 N. PERSON STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.	DATE
23013	7-10-24

DRAWN BY:	CHECKED BY:
JAC	JAC

DATE:	SCALE:
09/08/23	N.T.S.

D-1
CITY OF RALEIGH FILE: ASR-0076-2023
6 of 7

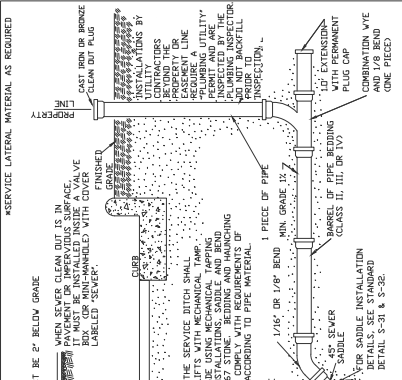


NOTES:
 1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
 2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
 RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE,
 WAKE FOREST, WENDELL & ZEBULON

STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

REV	DATE	BY	CHKD
1	4-28-14	KAT	
2	9-19-17	KAT	

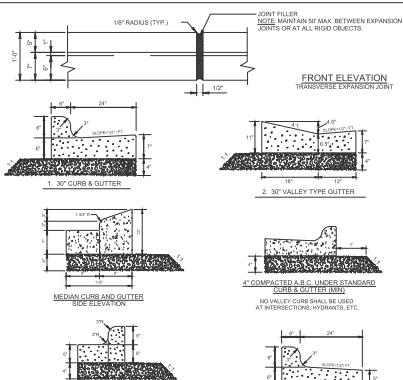


*SERVICE LATERAL MATERIAL AS REQUIRED MUST BE 2" BELOW GRADE.

NOTE: THE LENGTH OF THE SERVICE DITCH SHALL BE THE SAME AS THE LENGTH OF THE PIPE. ALL TAPS WILL BE MADE USING MECHANICAL TAPPING. MUST BE BEHIND IN 607 STUDY, BEHIND AND HANDLING OF PIPE BARREL MUST COMPLY WITH REQUIREMENTS OF 8" RIGID OR 2" TAPPING SCHEDULE OR IN-LINE TAPPING.

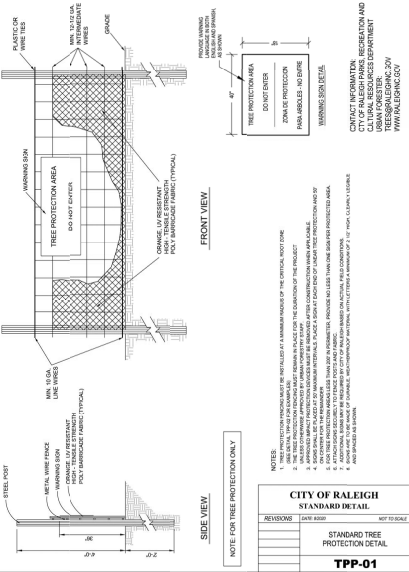
CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
 TYPICAL SANITARY SEWER LATERAL CONNECTION

REV	DATE	BY	CHKD
1	4-28-14	KAT	
2	9-19-17	KAT	

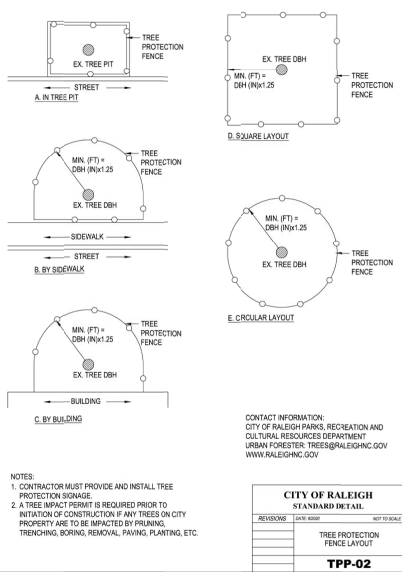


NOTE: 1. MAXIMUM BETWEEN CURB AND JOINTS SHALL BE 15' MAXIMUM BETWEEN CURB AND JOINTS OR AT ALL RIGID OBJECTS.
 2. 1/2" EXPANSION JOINT EVERY 60'.
 3. 3000 PSI CONCRETE MINIMUM 4" SLUMP MAXIMUM.
 4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1024.3 OF NC DOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
 5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND BEAKER IN ACCORDANCE WITH SECTION 1024.3 OF NC DOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. THE JOINT FILLER SHALL CONFORM TO SECTION 1024.3 OF NC DOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
 6. REFER TO MODOT DETAIL 446-01 FOR CURB AND GUTTER SUPERELEVATION RATES.

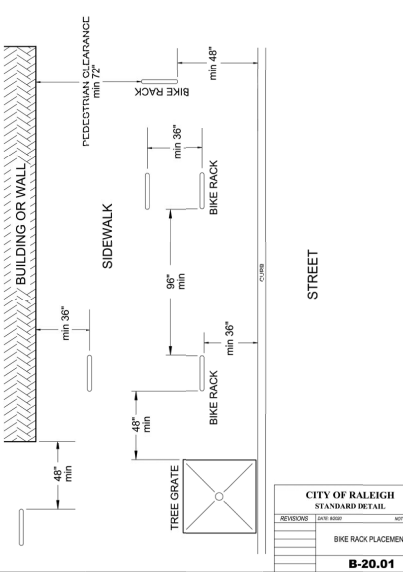
CITY OF RALEIGH
 STANDARD DETAIL
 CURB AND GUTTER
T-10.26.1



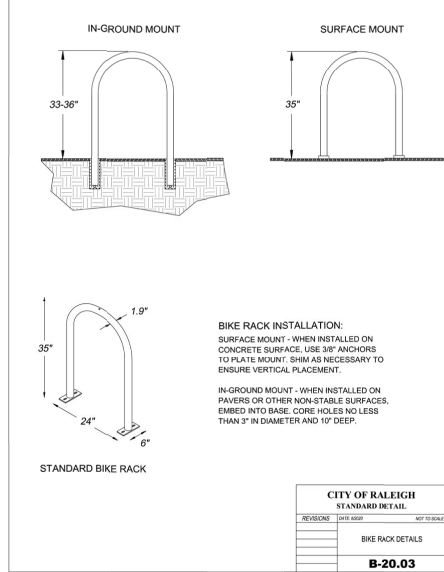
CITY OF RALEIGH
 STANDARD DETAIL
 TREE PROTECTION FENCE
TPP-01



CITY OF RALEIGH
 STANDARD DETAIL
 TREE PROTECTION FENCE LAYOUT
TPP-02



CITY OF RALEIGH
 STANDARD DETAIL
 BIKE RACK PLACEMENT
B-20.01



CITY OF RALEIGH
 STANDARD DETAIL
 BIKE RACK DETAILS
B-20.03

REV	DATE	DESCRIPTION
1	06/27/24	CITY OF RALEIGH COMMENTS
2	10/29/24	CITY OF RALEIGH COMMENTS
3	01/24/25	CITY OF RALEIGH COMMENTS

REV	DATE	DESCRIPTION
1	06/27/24	CITY OF RALEIGH COMMENTS
2	10/29/24	CITY OF RALEIGH COMMENTS
3	01/24/25	CITY OF RALEIGH COMMENTS

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

REV	DATE	DESCRIPTION
1	09/08/23	CITY OF RALEIGH COMMENTS



REdesign.build
 111 Old Williams rd #101
 Raleigh nc 27603
 ph 919.829.0100
 fax 919.829.3579
Architect:
REarchitecture, PLLC
 111 Old Williams rd #101
 Raleigh nc 27603
 ph 919.460.1718

Plumbing, Mech, Electrical:

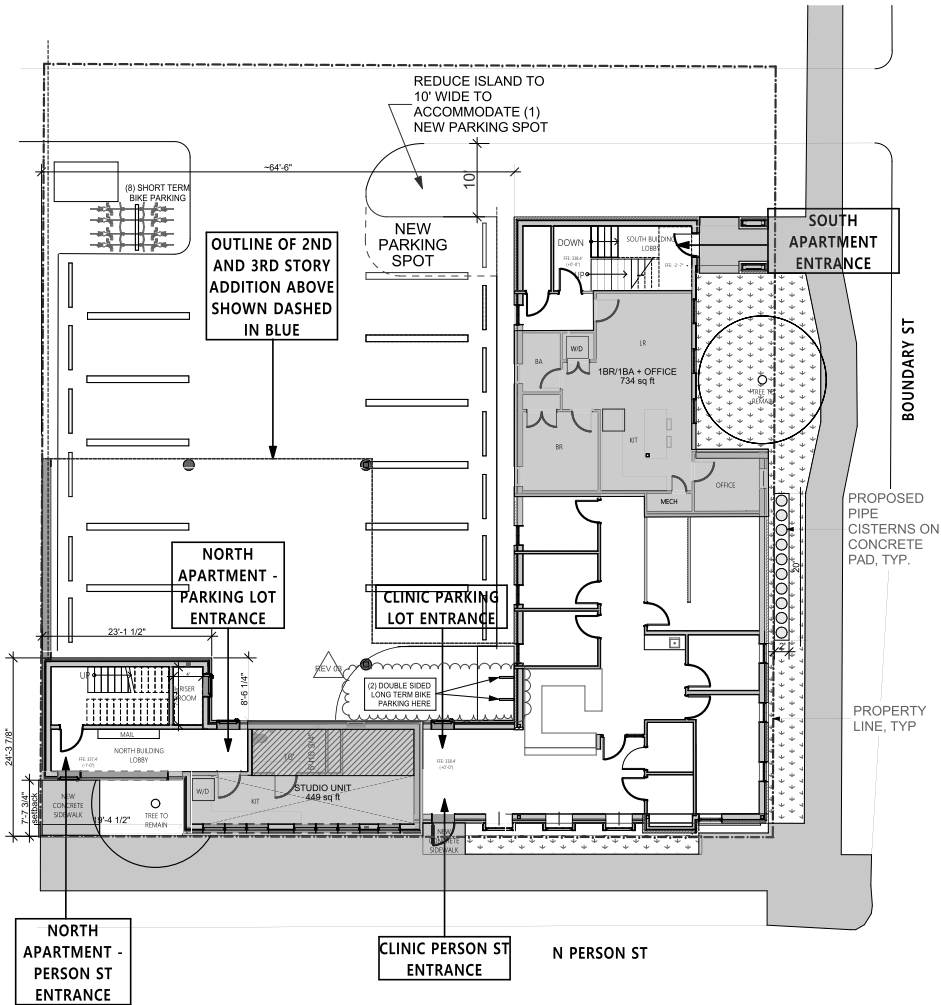
REVISIONS
 01/13/25

600 N. Person St.

600 N PERSON ST.
 Raleigh, NC 27604

SITE PLAN

A10-00
 Printed on
 1/23/2025



1 PROPOSED SITE/FIRST FLOOR 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 facade is measured between 0 and 12 feet above the surface of the finished ground floor for all above-grade sections of the facade. A minimum of 50% of the required transparency must be located between 3 and 8 feet from the surface of the finished ground floor.

PER CITY OF RALEIGH UDO SECTION 1.5.9.B.2

The minimum percentage of windows and doors that must cover an upper story facade 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.

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

UPPER LEVELS	OVERALL NEW FACADE	REQUIRED	PROVIDED
WEST - 2ND FLOOR	741 + 415 = 1156 SF	20% = 232 SF	303 F
WEST - 3RD FLOOR	741 SF	20% = 149 SF	238 SF
SOUTH - 2ND FLOOR	869 SF	20% = 174 SF	174 SF

AVERAGE GRADE CALCULATIONS

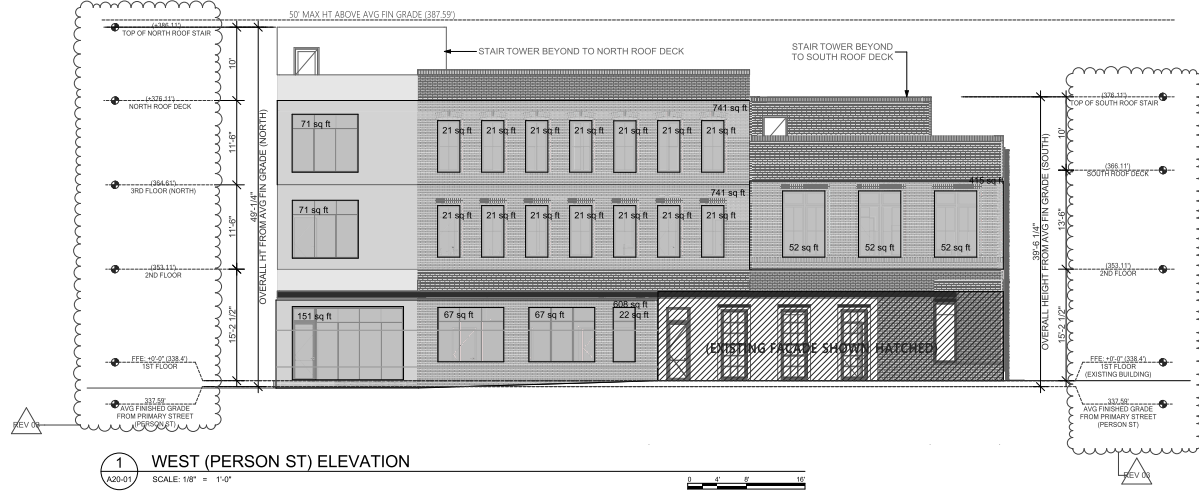
PER CITY OF RALEIGH UDO SECTION 1.5.7.2

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

	LOW PT	HIGH PT	AVERAGE GRADE
EXISTING GROUND ELEVATION	337.12	338.01	337.59 (EXISTING)
PROPOSED FINISHED GRADE	337.12	338.06	337.59 (PROPOSED (NO CHANGE))

APARTMENT UNIT CALCULATIONS

COUNT	TYPE	UNIT #	
FIRST FLOOR			
1	STUDIO		
	UNIT 1N-A		449 SF
1	1-BR		
	UNIT 1S-A		734 SF
SECOND			
3	1-BR		
	UNIT 2N-A		600 SF
	UNIT 2N-B		594 SF
	UNIT 2S-A		604 SF
	UNIT 2N-C		953 SF
	UNIT 2S-B		1,581 SF
THIRD			
1	1BR		
	UNIT 3N-A		837 SF
1	2BR		
	UNIT 3N-B		1,348 SF



1 WEST (PERSON ST) ELEVATION

A20-01 SCALE: 1/8" = 1'-0"



2 SOUTH (BOUNDARY ST) ELEVATION

A20-01 SCALE: 1/8" = 1'-0"

CASE #ASR - 0076-2023



REdesign.build
 1114 Williamston rd #101
 Raleigh nc 27603
 ph 919.829.0100
 fax 919.829.3579
Architect:
REarchitecture, PLLC
 1114 Williamston rd c202
 Raleigh nc 27603
 ph 919.480.1718

Plumbing, Mech, Electrical:

REVISIONS
 01/13/25

600 N. Person St.

600 N PERSON ST.
 Raleigh, NC 27604

West + South
 Elevations

A20-01
 Printed on
 1/14/2025



REdesign.build
 111 Old Williams Rd #101
 Raleigh NC 27603
 ph 919.829.0100
 fax 919.829.3579

Architect:
REarchitecture, PLLC
 111 Old Williams Rd #101
 Raleigh NC 27603
 ph 919.480.1718



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



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



Plumbing, Mech, Electrical:

REVISIONS
 01/13/25

600 N. Person St.

600 N PERSON ST.
 Raleigh, NC 27604

East + North
 Elevations

A20-02

Printed on
 1/14/2025

REVISIONS
CASE #ASR - 0076-2023



Rdesign.build
111 Old Williamson Rd #101
Raleigh, NC 27603

ph 919.929.0109
fax 919.929.5579

Architect:
REArchitecture, PLLC
111 Old Williamson Rd #202
Raleigh, NC 27603
ph 919.480.1718

NOT FOR CONSTRUCTION UNLESS SIGNED

Consultants:
Structural:
Plumbing, Mech, Electrical:

△ COR COMMENTS 1.14.25

600 N. Person St.

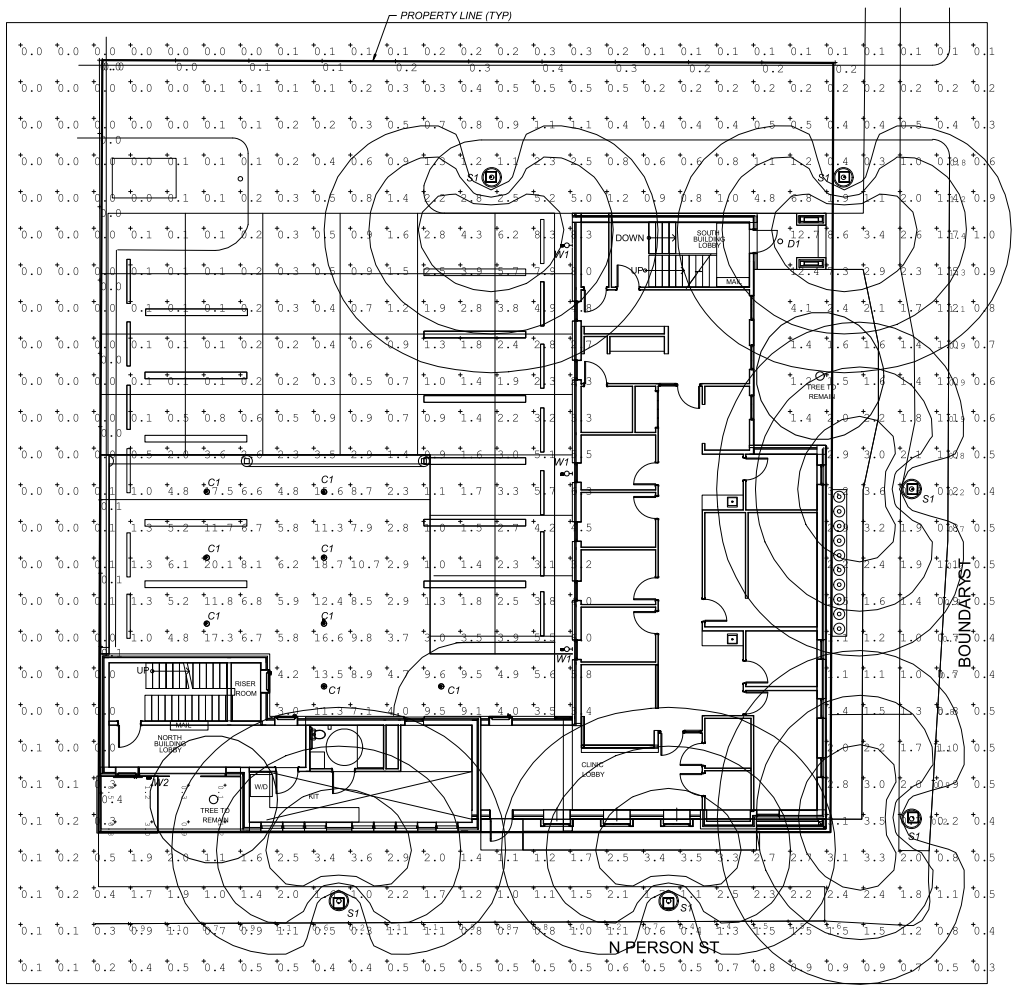
600 N PERSON ST.
Raleigh, NC 27604

DATE
01/13/2025
ISSUED FOR
PERMIT

E100
ELECTRICAL
SITE PLAN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grade Level	Illuminance	Fc	1.90	20.1	0.0	N.A.	N.A.
Main Entry	Illuminance	Fc	1.00	3.0	0.1	10.00	30.00
Property Line North	Illuminance	Fc	0.18	0.4	0.0	N.A.	N.A.
Property Line West	Illuminance	Fc	0.07	0.4	0.0	N.A.	N.A.
Right of Way East	Illuminance	Fc	0.86	1.4	0.2	4.30	7.00
Right of Way South	Illuminance	Fc	0.98	1.6	0.2	4.90	8.00

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	BASIS OF DESIGN - MANUFACTURER	BASIS OF DESIGN - MODEL	LAMP	LUMENS	VOLTAGE	APPARENT LOAD	MOUNTING	NOTES
C1	6" ROUND SURFACE MOUNTED DOWNLIGHT, 45 DEG FLOOD BEAM SPREAD	ALCON LIGHTING	11236-DR-15W-FL45-UNI-30K-(FINISH)	LED	1500	120 V	15 VA	SURFACE @ 10' AFF	(OR SIMILAR BY OGL (Fiori Series))
D1	8" RECESSED DOWNLIGHT	LITHONIA	LDNBRV-30-20-LR-8LSS-MVOLT-G210	LED	2000	120 V	23 VA	RECESSED @ 12' AFF	
S1	LED POST TOP LIGHT, TYPE III	LITHONIA	EPAS-02-0-63-D-30K-1-C	LED	2800	120 V	27 VA	POLE - 10'	
W1	GOOSENECK LIGHT	WELCOX	DBW12	LED E28	1600	120 V	17.5 VA	WALL @ 13' AFF	
W2	ARCHITECTURAL EMERGENCY LIGHT	LITHONIA	AFF-PELUVOLT-1-TP-SDRT-FC1	LED	450	120 V	12 VA	WALL @ 12' AFF	



△ ENTIRE SHEET HAS BEEN REVISED

peak systems engineering
200 MACKENAN DR.
SUITE 100
CARY, NC 27511
LICENSE NO. C-4704
PROJECT NO. 124.063

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CASE #ASR-0076-2023

1 SITE LIGHTING - PHOTOMETRIC PLAN
E100
1/8" = 1'-0"

