



Administrative Approval Action

Case File / Name: ASR-SR-16-2019
Marcom Street Apartments

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

LOCATION: This 1.81 acre site is made up of seven parcels all zoned RX-3-UL-CU and is within an SRPOD Overlay. The site is located on the east side of Stovall Drive between Marcom and Kelford Streets.

REQUEST: This project is an apartment complex consisting of two apartment buildings each containing 28 one, two and three bedroom units, totaling 56 units in all. The total size of the two three-story buildings is 58,292 square feet.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0005-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 July 15, 2019 by SAMIR W & SUZANNE D BAHHO.

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:

Stormwater

1. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☒ **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:

Stormwater



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1. 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).

☒ **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 recombining the existing seven lots into a single tract shall be recorded prior to issuance of building permits.
2. A demolition permit shall be obtained for the existing structures on site.

Engineering

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
4. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
6. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
7. Two 15'x20' slope easements and associated deed of easements shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

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

Stormwater



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9. 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).
10. 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

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Kelford St, 8 street trees along Stouvall Dr, and 7 street trees along Marcom St.

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:

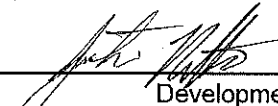
3-Year Expiration Date: December 18, 2022

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.

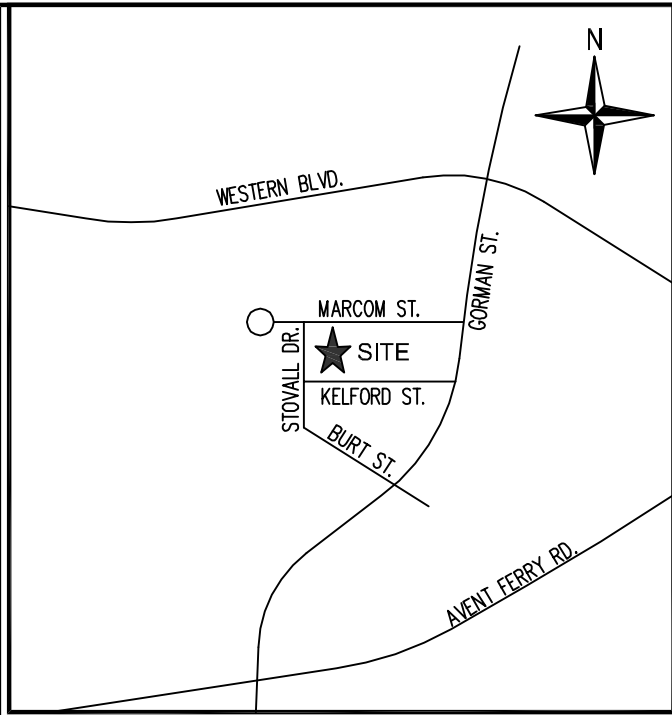
Signed:  Date: 12/19/2019
Development Services Dir/Designee
Staff Coordinator: Michael Walters



TRANSACTION #588128
ARS-SR 16-19

PRELIMINARY PLAN
DO NOT USE FOR CONSTRUCTION
FOR REVIEW BY LOCAL OFFICIALS
AND STATE OF NORTH CAROLINA.

CS 1.00
CAD FILE:
MALCOM BA
PROJECT NO:
2019.02



FEMA FLOOD STATEMENT
THE PARCELS AS SHOWN HEREON ARE LOCATED IN ZONE "X", OUTSIDE THE FLOODPLAIN HAZARD AREA, PER FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 0791, CITY OF RALEIGH, NC COMMUNITY #70243, MAP NUMBER 270070300 AS PUBLISHED MAY 2, 2006.

SURVEY REFERENCES
BM 1924 PG 2
BM 1957 PG 75
BM 1999 PG 1048
BM 2008 PG 1469

ABBREVIATIONS
BM BOOK OF MAPS
DB DEED BOOK
PG PAGE
IPF IRON PIPE FOUND
CWF CONCRETE WALL FOUND
IPS IRON PIPE SET
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
AC ABOVE GRADE
BG BELOW GRADE

AREA TABLE				
LOT 1, PIN:	0793-28-1605	11,903 SF	0.2733 ACRES	
LOT 2, PIN:	0793-28-1296	12,300 SF	0.2824 ACRES	
LOT 3, PIN:	0793-28-1292	11,385 SF	0.2614 ACRES	
LOT 4, PIN:	0793-28-1347	11,203 SF	0.2572 ACRES	
LOT 5, PIN:	0793-28-1294	11,620 SF	0.2668 ACRES	
LOT 6, PIN:	0793-28-1734	10,620 SF	0.2438 ACRES	
LOT 7, PIN:	0793-28-2305	10,388 SF	0.2387 ACRES	
TOTAL		79,429 SF	1.8236 ACRES	

LOT #	BUILDINGS	CONCRETE	GRAVEL	DECKS	TOTAL-LOT %
1	1864 SF	122 SF	724 SF	185 SF	2895 SF-24.32%
2	1533 SF	179 SF	314 SF	414 SF	2440 SF-19.84%
3	1927 SF	1481 SF	0 SF	288 SF	3706 SF-32.55%
4	1420 SF	158 SF	582 SF	280 SF	2440 SF-21.78%
5	1240 SF	109 SF	977 SF	0 SF	2326 SF-20.02%
6	2180 SF	828 SF	0 SF	0 SF	3008 SF-26.32%
7	0 SF	0 SF	0 SF	0 SF	0 SF-0.00%

ALL BUILDINGS	CONCRETE	GRAVEL	DECKS	TOTAL-SITE %
10164 SF	2877 SF	2597 SF	1177 SF	16815 SF-21.17%

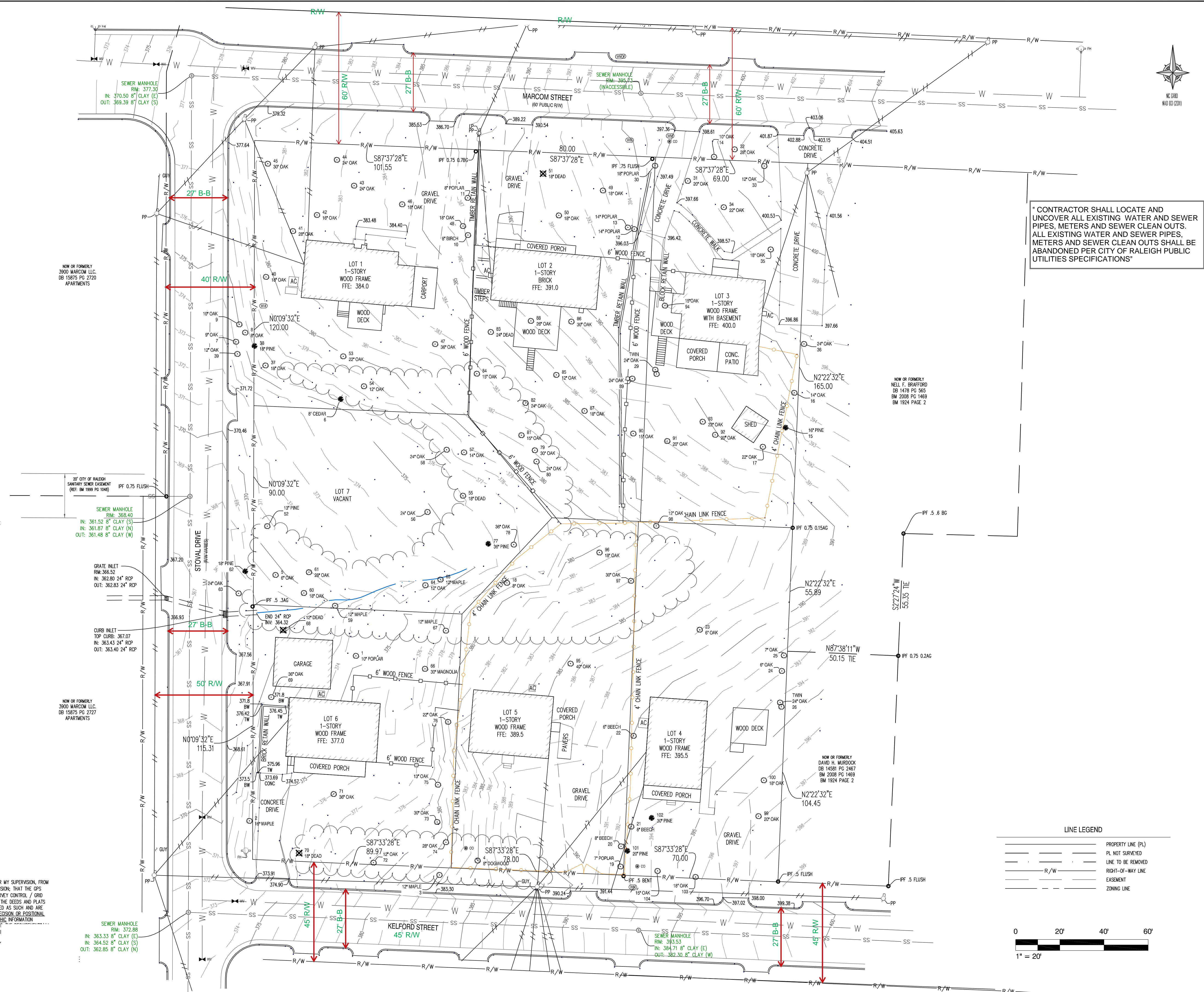
GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO DEPICT EXISTING CONDITIONS TOPOGRAPHY & BOUNDARY SURVEY.
2. PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
3. UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
4. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
5. AREAS CALCULATED BY THE COORDINATE METHOD.
6. PROPERTY AND ZONING INFORMATION TAKEN FROM CITY OF RALEIGH & WAKE COUNTY TAX MAPPING SYSTEM.

SURVEY CONTROL / GRID TIE NOTES
THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEYS (NCGS) VERTICAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). NO COGS MONUMENT WAS FOUND WITHIN 2,000 FEET OF THE SITE. SURVEY METADATA IS AS FOLLOWS:

1. RICHARD ELLIS BULLOCK, JR. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
1) CLASS OF SURVEY: CLASS A
2) POSITIONAL ACCURACY: H: 0.04", V: 0.05"
3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS (RTK)
4) DATE OF GPS SURVEY: 04.23.18
5) HORIZONTAL DATUM/EPOCH: NAD83 (NRS2011) NC STATE PLANE COORDINATE SYSTEM
6) PUBLISHED/FIXED-CONTROL USE:
NAME: NCRD PID: 064687 DATUM: NAD83 EPOCH: NRS2007
LATITUDE: 35.4549.50814' ELLIPSOID HEIGHT: 51.815m
LONGITUDE: -78.5444.39531' GEOD HEIGHT: -33.22m
ELEVATION: 279.0
7) GEOD. MODEL: GEOD 12B
8) COMBINED FACTOR: 0.99991638806
9) UNITS: LOCALIZED GROUND U.S. SURVEY FEET

1. RICHARD ELLIS BULLOCK, JR., PLS. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS SURVEY MADE UNDER MY SUPERVISION; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL / GRID TIE NOTES"; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY HAS BEEN REPORTED HEREON; THAT THE PLANIMETRIC AND TOPOGRAPHIC INFORMATION DEPICTED ON THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS AND OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21.1)

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7th DAY
Richard Ellis Bullock, Jr.
RICHARD ELLIS BULLOCK, JR. LICENSE NO. 15266



* CONTRACTOR SHALL LOCATE AND UNCOVER ALL EXISTING WATER AND SEWER PIPES, METERS AND SEWER CLEAN OUTS. ALL EXISTING WATER AND SEWER PIPES, METERS AND SEWER CLEAN OUTS SHALL BE ABANDONED PER CITY OF RALEIGH PUBLIC UTILITIES SPECIFICATIONS*

MERSTAN, PLLC
Land Surveyors
100 CLAYSON WAY
CARY, NC 27513
PH: 919.486.3100
FAX: 919.486.3101

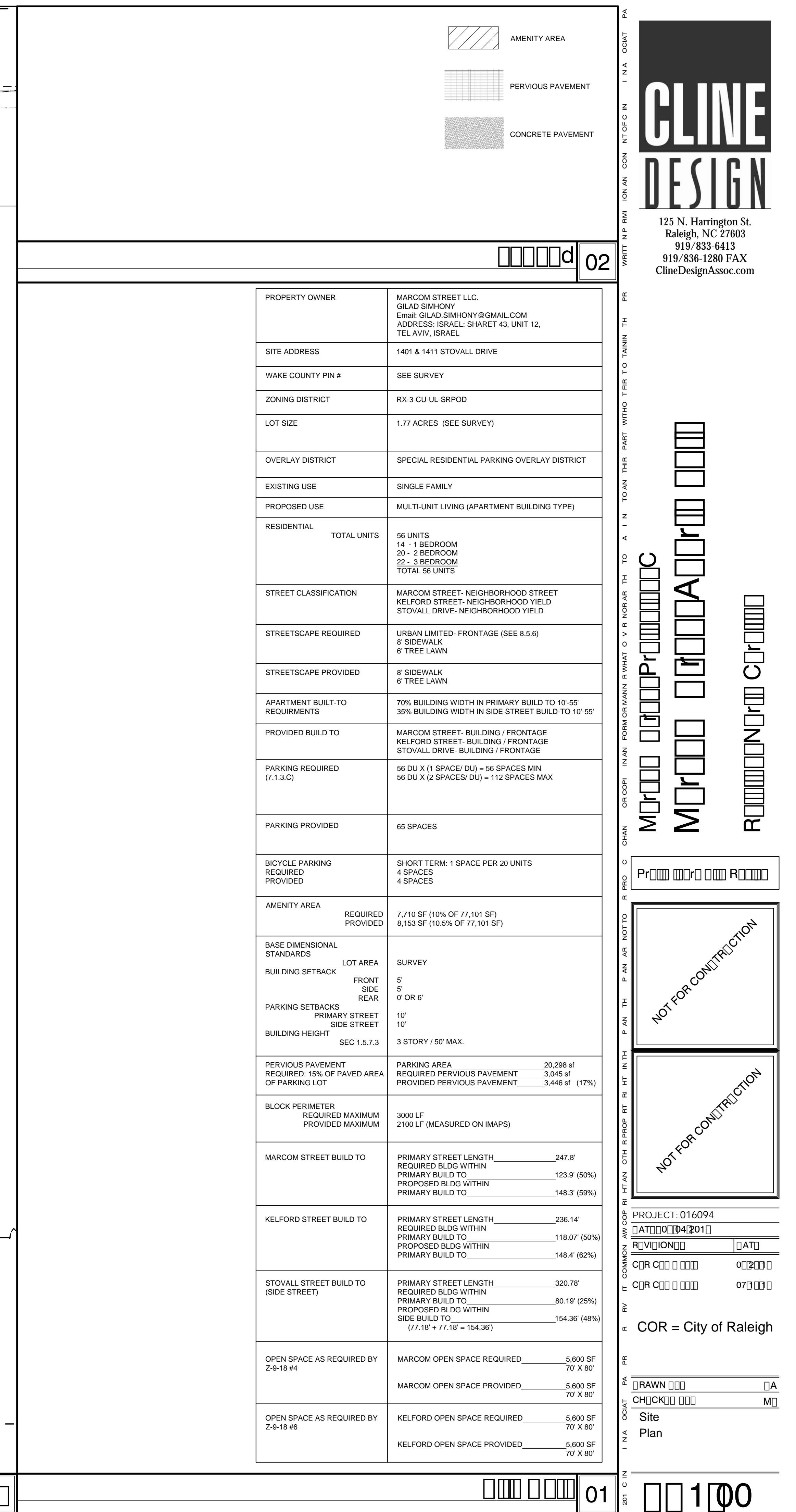
SURVEY NOTES

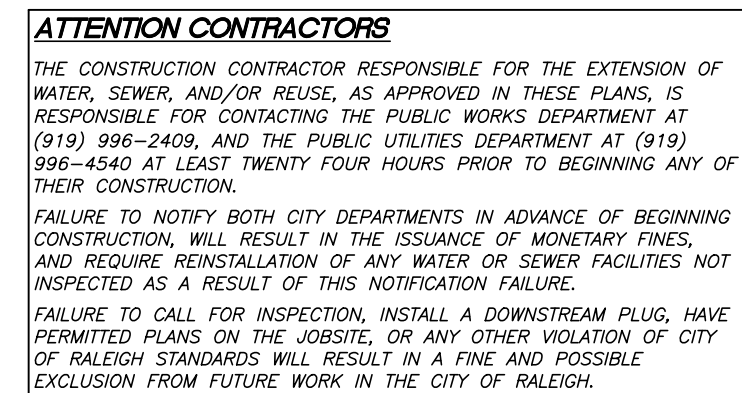
SURVEY PREPARED FOR:
CIVIL & STRUCTURAL
ENGINEERING SERVICES, PLLC.
RALEIGH, NC

EXISTING CONDITIONS SURVEY FOR
MARCOM STREET APARTMENTS,
RALEIGH, NORTH CAROLINA
WAKE COUNTY

DRAWN BY: DATE:
CHECKED BY: SCALE:
PROJECT NO.:
FILE NAME:
SHEET NO.

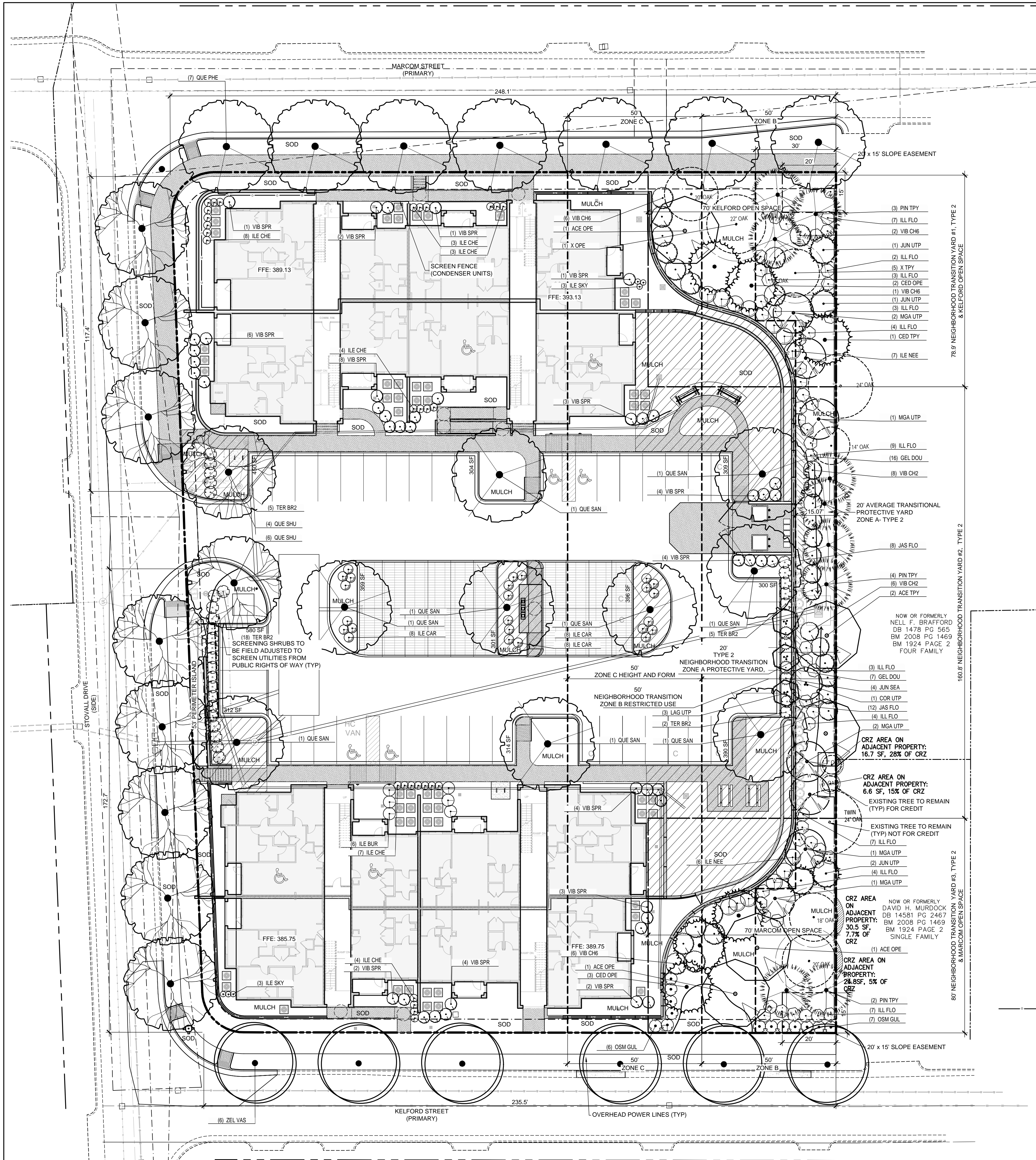
EC 1.00





PRELIMINARY PLAN
DO NOT USE FOR CONSTRUCTION
FOR REVIEW BY LOCAL OFFICIALS
AND STATE OF NORTH CAROLINA.

[illegible]



PLANT SCHEDULE OVERALL

OPEN SPACE TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT.	SPR.
ACE OPE	3	ACER SACCHARUM	SUGAR MAPLE	2.5" MIN.	12'	6-8'
CED OPE	1	CEDRUS DEODARA	DEODAR CEDAR	12'	12'	4-6'
X OPE	5	EXISTING TYP DECIDUOUS SHADE TREE	EXISTING TYP DECIDUOUS SHADE TREE	>5"		
PRK TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT.	SPR.
QUE SAN	9	QUERCUS NUTTALLII SANGRIA TM	NUTTALL OAK	3" MIN	10' MIN	5-6'
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT.	SPR.
QUE PHE	7	QUERCUS PHELLOS	WILLOW OAK	3" MIN	10' MIN	5-6'
QUE SHU	10	QUERCUS SHUMARDII	SHUMARD RED OAK	3" MIN	10' MIN	5-6'
ZEL VAS	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" MIN	10' MIN	4-5'
TPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT.	SPR.
ACE TYP	2	ACER SACCHARUM	SUGAR MAPLE	3" MIN	12'	4-5'
CED TYP	1	CEDRUS DEODARA	DEODAR CEDAR	12'	12'	4-5'
X TYP	5	EXISTING TYP DECIDUOUS SHADE TREE	EXISTING TYP DECIDUOUS SHADE TREE	3.5" MIN	14' MIN.	
PIN TYP	9	PINUS TAEDA	LOBLOLLY PINE	3" MIN	12'	4'
TPY UNDERSTORY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT.	SPR.
COR UTP	1	CORNUS FLORIDA	EASTERN DOGWOOD	1.5" MIN.	6' MIN.	4-5'
JUN UTP	4	JUNIPERUS VIRGINIANA 'BURKII'	BURK RED CEDAR	1.5" MIN.	6' MIN.	3-4'
LAG UTP	3	LAGERSTROEMIA INDICA 'WHIT IV'-RED ROCKET	RED ROCKET CRAPEMYRTLE P.P #11342	1.5" MIN.	6' MIN.	3-4'
MGA UTP	7	MAGNOLIA X 'GALAXY'	GALAXY SAUCER MAGNOLIA	1.5" MIN.	6' MIN.	3-4'
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HT.	SPR.	
ILE BUR	6	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	18" MIN.	12" MIN	
ILE CAR	24	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	18" MIN.	15"	
ILE NEE	13	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	18"-24"	18"-24"	
ILE CHE	29	ILEX CRENATA 'CHESAPEAKE'	CHESAPEAKE JAPANESE HOLLY	18" MIN.	10-12"	
ILE SKY	6	ILEX CRENATA 'SKY' PENCIL'	SKY PENCIL JAPANESE HOLLY	18" MIN.	8-12"	
ILL FLO	53	ILLICIUM FLORIDANUM	PURPLE ANISE	15" MIN.	15"	
JAS FLO	20	JASMINUM FLORIDUM	SHOWY JASMINE	18" MIN.	15"	
JUN SEA	4	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	18" MIN.	15"	
OSM GUL	13	OSMANTHUS HETEROPHYLLUS 'GULFTIDE'	GULFTIDE OSMANTHUS	6' MIN.	3'	
TER BR2	30	TERNSTROEMIA GYMANTHERA 'BRONZE BEAUTY'	BRONZE BEAUTY CLEYERA	18" MIN.	12-15"	
VIB CH2	14	VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	18" MIN.	15-18"	
VIB CH6	15	VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	6' MIN.	3-4'	
VIB SPR	45	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	18" MIN.	12" MIN	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPR.
GEL DOU	9	GELSEMIUM SEMPERVIRENS & RANKINII DOUBLE SHOT	DOUBLE SHOT JESSAMINE	1 GAL	4-6"	24-36"

Overall Landscape Plant Schedule 02

VEHICULAR PARKING LOT LANDSCAPING - SECTION 7.1.7

PARKING ISLANDS REQUIRED (B)3.	7 ISLANDS
65 SPACES X 1 ISLAND /10 SPACES = 6.5	
MAX 10 SPACES, PARKING ROWS MUST HAVE TERMINAL ISLAND	
PARKING ISLANDS PROPOSED	11 ISLANDS
SHADE TREES REQUIRED	7 TREES
65 SPACES X 1 TREE /10 SPAOF = 6.5	
SHADE TREES PROPOSED	11 TREES
PERIMETER SHRUBS REQUIRED (D)	18 SHRUBS
MIN 5' WIDE	
53 LF X 30 SHRUBS/100 LF = 17.7 SHRUBS	
PARKING ISLANDS PROPOSED	18 SHRUBS

STREET TREES

MARCOM STREET (UDO 8.4.4.C)	
NEIGHBORHOOD STREET TREES REQUIRED	7 CANOPY TREES
248.1 LF X 1 TREE/40 LF = 6.2	
NEIGHBORHOOD STREET TREES PROPOSED	7 CANOPY TREES
STOVAL DRIVE (UDO 8.4.4.A)	
NEIGHBORHOOD YIELD STREET TREES REQUIRED	8 CANOPY TREES
290.4 LF X 1 TREE/40 LF = 7.26	
NEIGHBORHOOD YIELD STREET TREES PROPOSED	8 CANOPY TREES
KELFORD STREET (UDO 8.4.4.A)	
NEIGHBORHOOD YIELD STREET TREES REQUIRED	6 CANOPY TREES
235.5 LF X 1 SMALL TREE/40 LF = 11.77	
NEIGHBORHOOD YIELD STREET TREES REQUIRED	6 CANOPY TREES

NEIGHBORHOOD TRANSITION YARD OVERALL

REQUIRED OVERALL AVERAGE TYP	6,420 SF
20' (AVERAGE) X 321 LF = 6,420 SF	
PROPOSED	6,464 SF

NEIGHBORHOOD TRANSITION YARD #1

ZONE A, TYPE 2, 20' AVERAGE (3.5,3)	
SHADE TREES REQUIRED	4 SHADE TREES
79 LF X 5 SHADE TREES/100 LF = 4 SHADE	
SHADE TREES PROVIDED	4 SHADE TREES
1 EXISTING + 3 PROPOSED	
UNDERSTORY TREES REQUIRED	4 UNDER. TREES
79 LF X 4 SHADE TREES/100 LF = 3.1 UNDERSTORY	
UNDERSTORY PROPOSED	4 UNDER. TREES
SHRUBS REQUIRED	24 SHRUBS
79 LF X 30 SHRUBS/100 LF = 24 SHRUBS	
SHRUBS PROPOSED	24 SHRUBS

ZONE B & C, 50' (3.5,4) SEE SHEET LP1.01

NEIGHBORHOOD TRANSITION YARD #2

ZONE A, TYPE 2, 20' AVERAGE (3.5,3)	
SHADE TREES REQUIRED	8 SHADE TREES
161 LF X 5 SHADE TREES/100 LF = 8 SHADE	
SHADE TREES PROVIDED	8 SHADE TREES
2 EXISTING + 6 PROPOSED	
UNDERSTORY TREES REQUIRED	7 UNDER. TREES
161 LF X 4 SHADE TREES/100 LF = 6.4 UNDERSTORY	
UNDERSTORY PROPOSED	7 UNDER. TREES
SHRUBS REQUIRED	49 SHRUBS
161 LF X 30 SHRUBS/100 LF = 49 SHRUBS	
SHADE TREES PROPOSED	49 SHRUBS

ZONE B & C, 50' (3.5,4) SEE SHEET LP1.01

NEIGHBORHOOD TRANSITION YARD #3

ZONE A, TYPE 2, 20' AVERAGE (3.5,3)	
SHADE TREES REQUIRED	4 SHADE TREES
80 LF X 5 SHADE TREES/100 LF = 4 SHADE	
SHADE TREES PROVIDED	4 SHADE TREES
2 EXISTING + 3 PROPOSED	
UNDERSTORY TREES REQUIRED	4 UNDER. TREES
80 LF X 4 SHADE TREES/100 LF = 3.2 UNDERSTORY	
UNDERSTORY PROPOSED	4 UNDER. TREES
SHRUBS REQUIRED	24 SHRUBS
80 LF X 30 SHRUBS/100 LF = 24 SHRUBS	
SHRUBS PROPOSED	24 SHRUB

ZONE B & C, 50' (3.5,4) SEE SHEET LP1.01

REZONING CONDITIONS OF APPROVAL (7-9-18)

#4 MARCOM OPEN SPACE	
DECIDUOUS TREES REQUIRED	2 DECID. TREES
MIN 2.5" CAL & 12' HT AT INSTALLATION	
DECIDUOUS TREES PROVIDED	2 DECID. TREES
2 EXISTING	
EVERGREEN TREES REQUIRED	3 EVGRN. TREES
MIN 12' HT AT INSTALLATION	
EVERGREEN TREES PROPOSED	3 EVGRN. TREES
EVERGREEN SHRUBS REQUIRED	20 EVGRN. SHRUBS
MIN 6' HT AT INSTALLATION	
EVERGREEN TREES PROPOSED	20 EVGRN. SHRUBS
#6 KELFORD OPEN SPACE	
DECIDUOUS TREES REQUIRED	2 DECID. TREES
MIN 2.5" CAL & 12' HT AT INSTALLATION	
DECIDUOUS TREES PROVIDED	2 DECID. TREES
2 EXISTING	
EVERGREEN TREES REQUIRED	3 EVGRN. TREES
MIN 12' HT AT INSTALLATION	
EVERGREEN TREES PROPOSED	3 EVGRN. TREES
EVERGREEN SHRUBS REQUIRED	20 EVGRN. SHRUBS
MIN 6' HT AT INSTALLATION	
EVERGREEN TREES PROPOSED	20 EVGRN. SHRUBS
STOVAL DRIVE (UDO 8.4.4.A)	
NEIGHBORHOOD YIELD STREET TREES REQUIRED	8 CANOPY TREES
290.4 LF X 1 TREE/40 LF = 7.26	
NEIGHBORHOOD YIELD STREET TREES REQUIRED	8 CANOPY TREES
KELFORD STREET (UDO 8.4.4.A)	
NEIGHBORHOOD YIELD STREET TREES REQUIRED	6 CANOPY TREES
235.5 LF X 1 TREE/40 LF = 5.9	
NEIGHBORHOOD YIELD STREET TREES REQUIRED	6 CANOPY TREES

SERVICE AREA SCREENING

TRASH COLLECTION SCREENING REQUIRED	
TRASH COLLECTION SCREENING PROPOSED: MASONRY WALL ENCLOSURE	



125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

Marcom Street Project, LLC
Marcom Street Apartments
Raleigh, North Carolina

Preliminary Site Review

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT: 016094	
DATE: 03.04.2019	
REVISIONS:	DATE
CoR Comments	05.29.19
CoR Comments	07.15.19

COR = City of Raleigh

DRAWN BY:	SP
CHECKED BY:	CT/MWL
Landscape	
Plan	

Overall Landscape Plan 03

Scale: 1" = 20'

Landscape Calculations 01

LP1.00



BUILDING 1 - WEST ELEVATION
STOVAL DRIVE
LEFT PLANE [2]
3/32" = 1' - 0"



BUILDING 1 - EAST ELEVATION
RIGHT PLANE [3]
3/32" = 1' - 0"



BUILDING 1 - SOUTH ELEVATION
REAR PLANE [4]
3/32" = 1' - 0"



BUILDING 1 - NORTH ELEVATION
MARCOM STREET
FRONT PLANE [1]
3/32" = 1' - 0"

AVERAGE GRADE CALCULATION

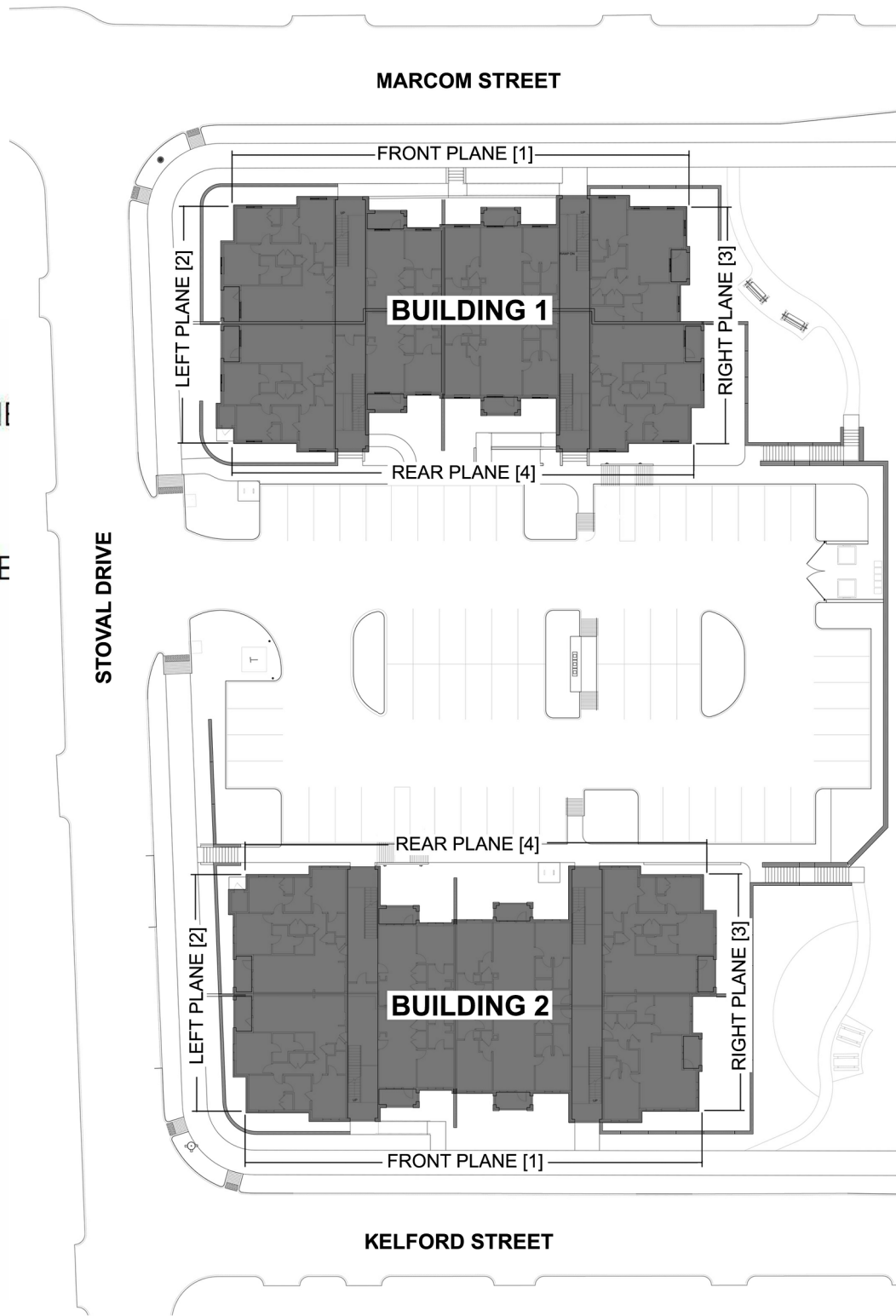
PER SECTION 1.5.7 OF THE CoR UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK).

WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

BUILDING 1 AVERAGE GRADE CALCULATION						
	EXISTING			PROPOSED		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1]	394.2	381.8	388.00	392.46	388.46	390.46
LEFT PLANE [2]	381.8	378.8	380.30	388.46	377.46	382.96
RIGHT PLANE [3]	394.2	390.5	392.35	392.46	381.46	386.96
REAR PLANE [4]	390.5	378.8	384.65	381.46	377.46	379.46
AVERAGE OF FOUR PLANES			386.33			384.96

plus 50' 434.96



NOT FOR
CONSTRUCTION

SITE PLAN
SUBMITTAL

PROJECT: 016094
DATE: 05.29.19
REVISIONS: DATE

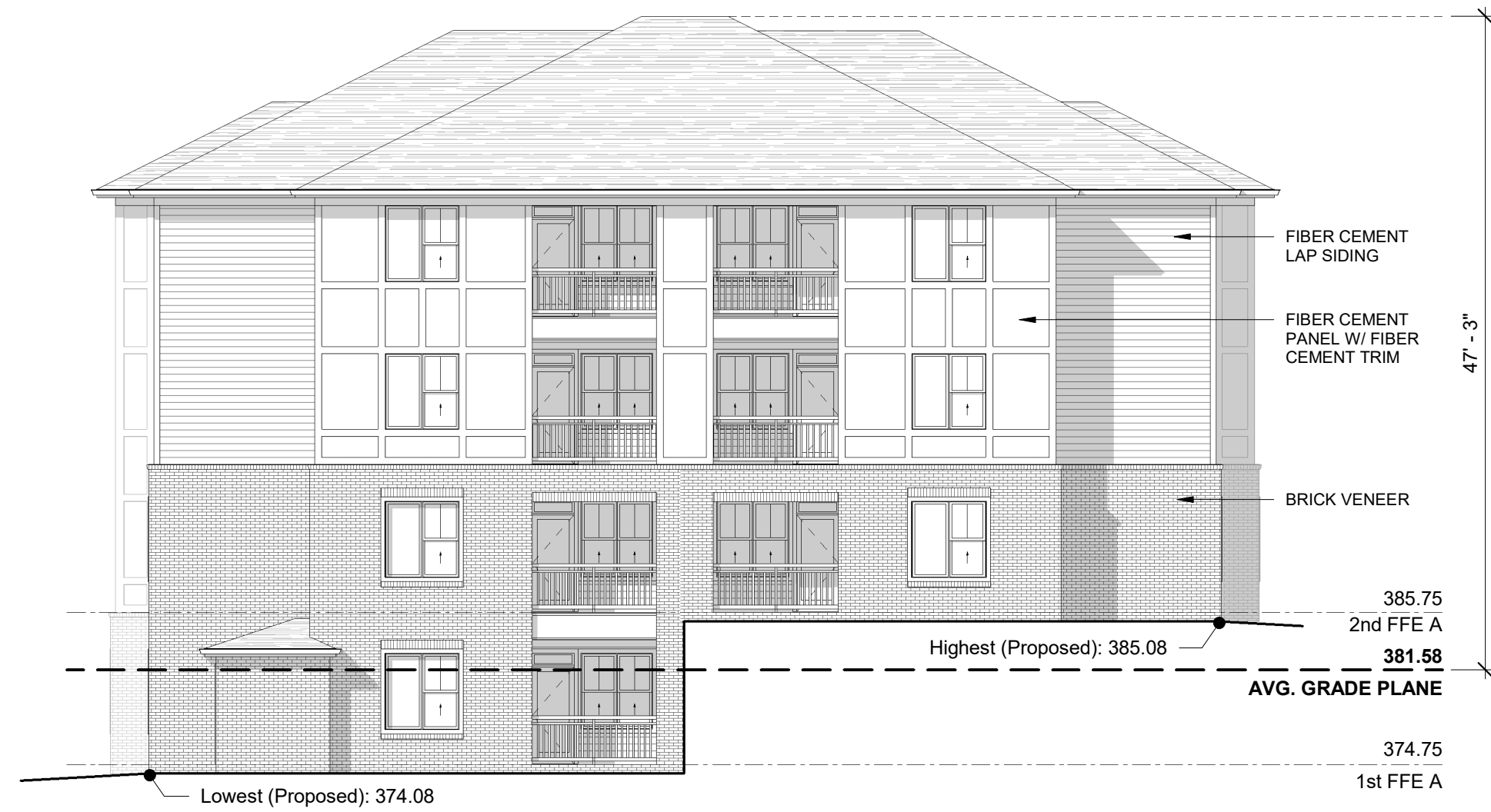
DRAWN BY: Author
CHECKED BY: Checker

**BUILDING 1 -
BUILDING
ELEVATIONS**



BUILDING 2 - EAST ELEVATION

RIGHT PLANE [3]
3/32" = 1' - 0"



BUILDING 2 - WEST ELEVATION
STOVAL DRIVE

LEFT PLANE [2]
3/32" = 1' - 0"



BUILDING 2 - NORTH ELEVATION

REAR PLANE [4]
3/32" = 1' - 0"



BUILDING 2 - SOUTH ELEVATION
KELFORD STREET

FRONT PLANE [1]
3/32" = 1' - 0"

AVERAGE GRADE CALCULATION

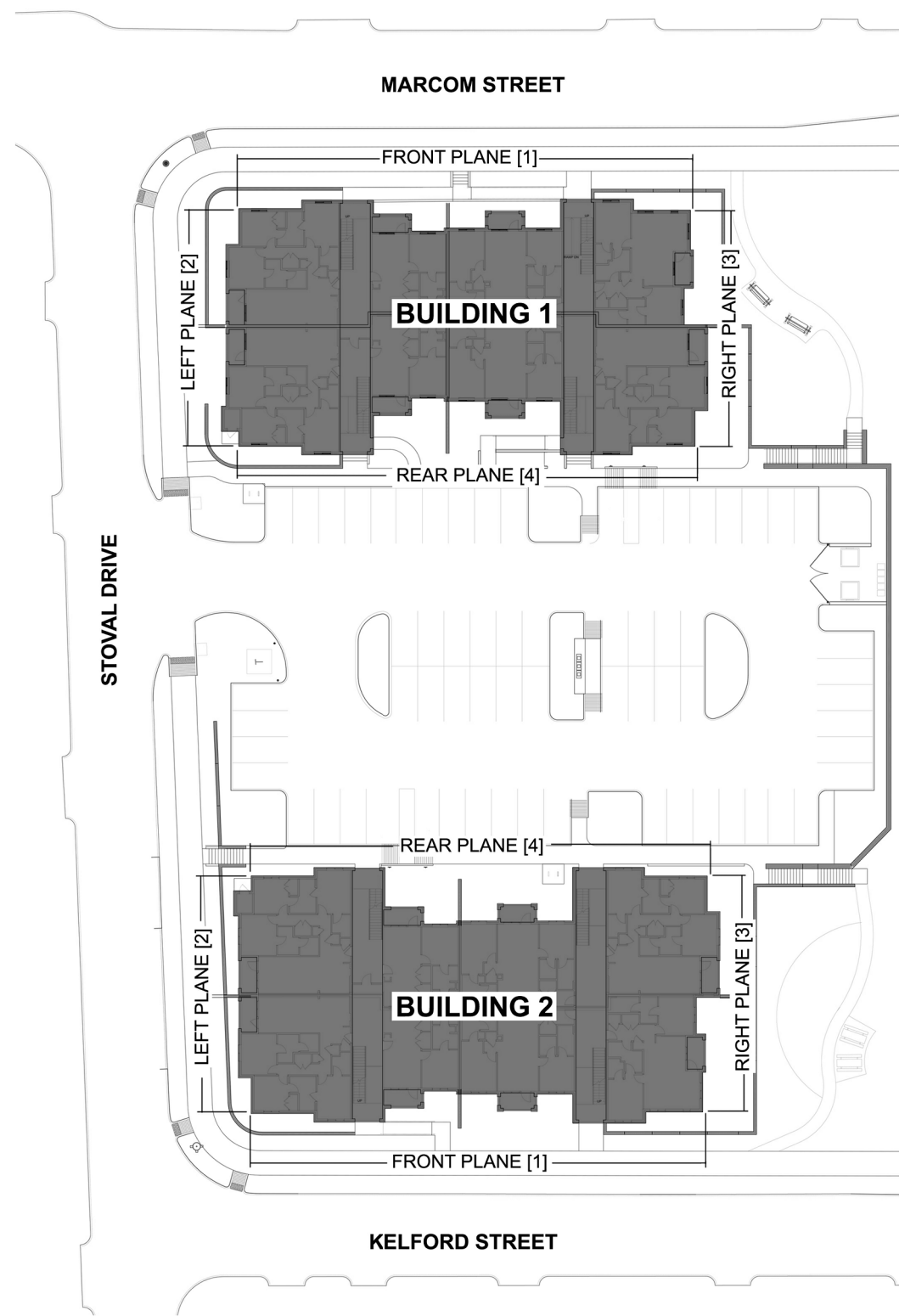
PER SECTION 1.5.7 OF THE CoR UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.

WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

BUILDING 2 AVERAGE GRADE CALCULATION						
	EXISTING			PROPOSED		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1]	391.9	385.2	388.55	389.08	385.08	387.08
LEFT PLANE [2]	385.2	370.5	377.85	385.08	374.08	379.58
RIGHT PLANE [3]	391.9	388	389.95	389.08	378.08	383.58
REAR PLANE [4]	388	370.5	379.25	378.08	374.08	376.08
AVERAGE OF FOUR PLANES			383.90			381.58

plus 50' 431.58



NOT FOR
CONSTRUCTION

SITE PLAN
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CHECKED BY: Checker

**BUILDING 2 -
BUILDING
ELEVATIONS**