

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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)

☑ <u>RECORDED MAP(S)</u> - 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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 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).

☑ <u>BUILDING PERMITS</u> - 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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City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

- 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:

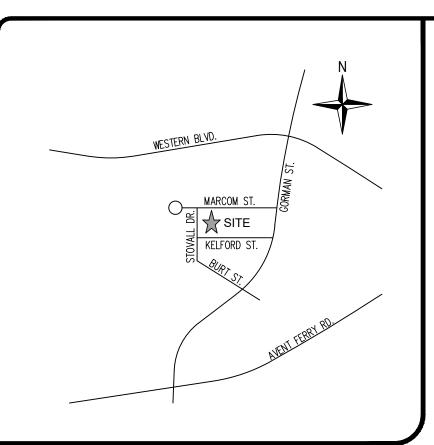
3-Year Expiration Date: December 18, 2022

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. Date: 12/19/2019 Dévelopment Services Dir/Designee Staff Coordinator: Michael Walters



VICINITY MAP NOT TO SCALE

TRANSACTION #588128 ARS-SR 16-19

OWNER, ENGINEER AND SURVEYOR:

MARCOM STREET, LLC ATTN: GILAD SIMHONY

> SHARET 43 UNIT 12 TEL AVIV, ISREAL

EMAIL: gilad.simhony@gmail.com US CONTACT:

> RALEIGH, NC 27606 TEL: (919) 859-9552

WILSON PROPERTY MANAGEMENT ATTN: BETH BLACK 1410-101 COLLEGIATE CIRCLE

ARCHITECT AND LANDSCAPE ARCHITECT:

CLINE DESIGN ASSOCIATES, PA 125 NORTH HARRINGTON STREET RALEIGH, NC 27603 PROJECT ARCHITECT: CHRIS TINGLER

CHRIST@CLINEDESIGNASSOC.COM

CIVIL AND STRUCTURAL ENGINEERING SERVICES, PLLC

4612 KAPLAN DRIVE RALEIGH, NC 27606

PROJECT ENGINEER: SAMIR W. BAHHO, PE

BA.CASESPLLC@GMAIL.COM OFFICE PHONE: 919-851-1642

CELL PHONE: 919-621-0628

MAERSTAN, PLLC 1011 PASSPORT WAY

CARY, NC 27513

PROJECT SURVEYOR: RICHARD ELLIS BULLOCK, JR, PLS RICHARD@MAERSTAN.COM

OFFICE PHONE: 919-678-5111

UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDS	TOTAL UNIT TYPE % MIX
1 BEDROOM	14	14	25%
2 BEDROOM	20	40	36%
3 BEDROOM	22	66	39%
TOTALS	56	120	100%

TOTAL AREA = 58,292 SF PARKING REQUIRED 40 SPACES (56-16 UNIT CREDIT) PARKING PROVIDED 65 SPACES

29. LIGHTING PLAN

FIRE HYDRANT

IRM IRRIG WATER METER ₱ POWER POLE

IRRIG BACKFLOW PREVENTER

SHEET INDEX:

1.	COVER SHEET	CS 1.00
2 .	EXISTING CONDITIONS	EC 1.00
<i>3</i> .	DEMOLITION PLAN	D 1.00
4.	RIGHT-OF-WAY PLAT	R/W 1.00
<i>5</i> .	SITE PLAN	SD 1.00
6.	SITE ACCESSIBILITY PLAN	SD 1.01
<i>7</i> .	GROUND FLOOR ELEVATION PLAN	SD 1.02
8 .	SITE PLAN DETAILS	SD 2.00
9 .	SITE PLAN DETAILS	SD 2.10
<i>10.</i>	SITE PLAN DETAILS	SD 2.20
<i>11.</i>	SITE PLAN DETAILS	SD 2.30
<i>12</i> .	PROPOSED STORM DRAINAGE AND GRADING	C 1.00
<i>13.</i>	EROSION AND SEDIMENT CONTROL PLAN	C 1.10
<i>14.</i>	STORM WATER STORAGE AND FILTERING PLAN	C 1.20
<i>15.</i>	PROPOSED PUBLIC UTILITIES PLAN	C 2.00
<i>16.</i>	PROPOSED ROADS AND PARKING PLAN	C 3.00
<i>17.</i>	STANDARD DETAILS	C 4.00
<i>18.</i>	STANDARD DETAILS	C 4.10
<i>19.</i>	STANDARD DETAILS	C 4.20
20.	LANDSCAPE PLAN	LP 1.00
<i>21.</i>	LANDSCAPE PLAN DETAILS	LP 1.01
22.	LANDSCAPE PLAN DETAILS	LP 2.00
23.	LANDSCAPE PLAN DETAILS	LP 2.10
24.	ARCHITECTURAL PLAN	A 1.00
<i>25.</i>	ARCHITECTURAL PLAN	A 2.00
26.	ARCHITECTURAL PLAN	A 3.00
27.	ARCHITECTURAL PLAN	A 4.00
<i>28.</i>	LIGHTING PLAN	L 1.00

LEGEND					
	JM CONTROL POINT				PROPERTY LINE (PL)
♦ VER	TICAL BENCHMARK				PL NOT SURVEYED
PRO	PERTY CORNER FOUND				EASEMENT
O COM	PUTED POINT				SETBACK LINE
STOR	RM DRAINAGE CURB INLET		R/W-		RIGHT-OF-WAY LINE
\sim	RM DRAINAGE MANHOLE	= = =	===	====	EXISTING STORM DRAIN
GRA	TED INLET		ss	-ss	EXISTING GRAVITY SEWE
	RED-END SECTION		w	- w	EXISTING U/G WATER L
STOF	RM CLEANOUT	-			EDGE OF PAVEMENT
S SEW	ER MANHOLE				PROPOSED STORM DRAI
SFW	ER CLEANOUT		ss —	- ss	PROPOSED GRAVITY SEV

SEWER CLEANOUT WM WATER METER -----w -----w Proposed U/G water line RPZ WATER BACKFLOW PREVENTER ₩ATER VALVE

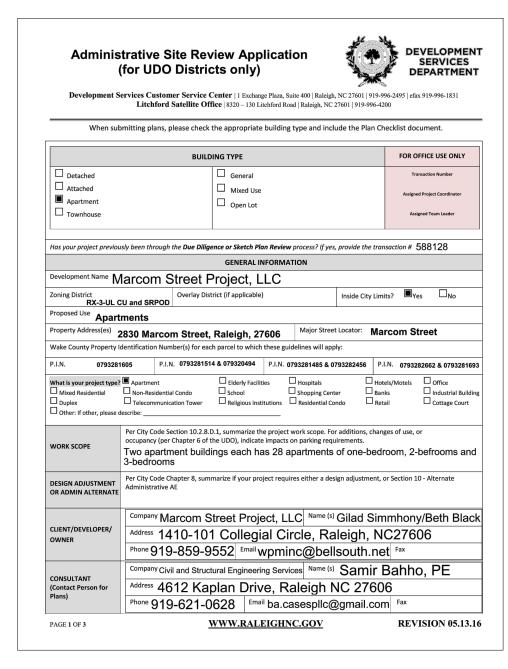


ZONING CONDITIONS:

STOVALL DRIVE, MARCOM STREET, AND KELFORD STREET, LOCATED AT THE NORTHEAST CORNER OF STOVALL DRIVE AND KELFORD STREET WITH MARCOM STREET TO THE NORTH AND GORMAN STREET, BEING WAKE COUNTY PINS 0793281605, 0793281514, 0793280494, 0793281485, 0793282456, 0793282662, 0793281693, APPROXIMATELY 1.81 ACRES REZONED TO RESIDENTIAL MIXED USE—3 STORIES-CONDITIONAL USE, URBAN LIMITED FRONTAGE AND SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (RX-3-UL CU AND SRPOD).

CONDITIONS DATED: SEPTEMBER 28, 2018

- 1. THE FOLLOWING PRINCIPAL USES OTHERWISE PERMITTED IN THE RX ZONING DISTRICT SHALL BE PROHIBITED: DORMITORY, FRATERNITY, SORORITY; TELECOMMUNICATION TOWER (ANY TYPE); MEDICAL; OFFICE; OUTDOOR SPORTS OR ENTERTAINMENT FACILITY OF ANY SIZE; REMOTE PARKING LOT; PERSONAL SERVICES PERMITTED IN THE RX ZONING DISTRICT; EATING ESTABLISHMENT AND RETAIL SALES.
- 2. NO MORE THAN 56 DWELLING UNITS SHALL BE PERMITTED ON THE SUBJECT PROPERTY.
- 3. NO 4-BEDROOM DWELLING UNITS SHALL BE PERMITTED ON THE PROPERTY. ONLY A MIX OF 1-BEDROOM, 2-BEDROOM, AND/OR 3-BEDROOM DWELLING UNITS SHALL BE PERMITTED. NO MORE THAN TWO (2) BATHROOMS SHALL BE PERMITTED IN A DWELLING UNIT.
- 4. AN OPEN SPACE AREA SHALL BE MAINTAINED MEASURING AT LEAST SEVENTY FEET WIDE (70') ALONG KELFORD STREET AND EXTENDING AT LEAST EIGHTY FEET (80') INTO THE SUBJECT PROPERTY FROM KELFORD STREET ADJACENT TO THE COMMON BOUNDARY WITH PROPERTY IDENTIFIED BY WAKE COUNTY PIN 0793 28 3413 AND FURTHER DESCRIBED IN DEED BOOK 14581, PAGE 2467 FOR A TOTAL AREA OF 5,600 SQUARE FEET OF OPEN SPACE (HEREINAFTER REFERRED TO AS THE "MARCOM OPEN SPACE"). THE MARCOM OPEN SPACE MAY ONLY BE UTILIZED FOR PROTECTIVE YARDS AND ALL OTHER USES PERMITTED IN SECTION 2.5.4 OF THE UDO. THE MARCOM OPEN SPACE SHALL BE REFORESTED WITH AT LEAST TWO (2) DECIDUOUS SHADE TREES WITH A MINIMUM CALIPER OF 2.5 INCHES AND A MINIMUM HEIGHT OF TWELVE FEET (12') AT TIME OF PLANTING, THREE (3) EVERGREEN TREES AT LEAST TWELVE FEET (12') IN HEIGHT AT TIME OF PLANTING AND AT LEAST TWENTY (20) EVERGREEN SHRUBS AT LEAST SIX FEET (6') TALL AT TIME OF PLANTING.
- 5. THE BUILDING SETBACK SHALL BE NO LESS THAN FIFTEEN FEET (15') FROM THE COMMON BOUNDARY LINE BETWEEN THE SUBJECT PROPERTY AND PROPERTY IDENTIFIED BY PIN 0793 28 3413 AND FURTHER DESCRIBED IN DEED BOOK 14581, PAGE 2467.
- 6. AN OPEN SPACE AREA SHALL BE MAINTAINED MEASURING AT LEAST SEVENTY FEET WIDE (70') ALONG MARCOM STREET AND EXTENDING AT LEAST EIGHTY FEET (80') INTO THE SUBJECT PROPERTY FROM MARCOM STREET ADJACENT TO THE COMMON BOUNDARY WITH PROPERTY IDENTIFIED BY WAKE COUNTY PIN 0793 28 3640 AND FURTHER DESCRIBED IN DEED BOOK 1478, PAGE 565 (HEREINAFTER REFERRED TO AS THE "KELFORD OPEN SPACE"). THE KELFORD OPEN SPACE MAY ONLY BE UTILIZED FOR PROTECTIVE YARDS AND ALL OTHER USES PERMITTED IN SECTION 2.5.4 OF THE UDO. THE KELFORD OPEN SPACE SHALL BE REFORESTED WITH AT LEAST TWO (2) DECIDUOUS SHADE TREES WITH A MINIMUM CALIPER OF 2.5 INCHES AND A MINIMUM HEIGHT OF TWELVE FEET (12') AT TIME OF PLANTING, THREE (3) EVERGREEN TREES AT LEAST TWELVE FEET (12') IN HEIGHT AT TIME OF PLANTING AND AT LEAST TWENTY (20) EVERGREEN SHRUBS AT LEAST SIX FEET (6')
- 7. EXTERIOR BUILDING SURFACES SHALL CONSIST OF AT LEAST EIGHTY PERCENT (80%) CEMENTITIOUS SIDING, BRICK VENEER OR STONE VENEER, EXCLUSIVE OF ROOFS, WINDOWS, DOORS, PORCHES, BALCONIES, CORNICES AND TRIM. NO EXTERNAL BUILDING SURFACE SHALL CONSIST OF VINYL OR SYNTHETIC STUCCO
- 8. FOR EVERY THIRTY FEET (30') OF HORIZONTAL WALL LENGTH, THERE SHALL BE AN ARTICULATION OF AT LEAST EIGHTEEN INCHES (18') IN DEPTH, OR A CHANGE IN BOTH COLOR AND MATERIAL FOR A HORIZONTAL DISTANCE OF SIX FEET (6').
- 9. BUILDINGS SHALL BE SET BACK AT LEAST THREE FEET (3') FROM THE RIGHT-OF-WAY OF MARCOM AND KELFORD STREETS.
- 10. AT LEAST FIFTEEN PERCENT (15%) OF THE PAVED AREA OF ANY PARKING LOT SHALL BE CONSTRUCTED OF PERVIOUS PAVEMENT, GRASS TRACK, POROUS PAVERS, OR SIMILAR MATERIAL APPROVED BY



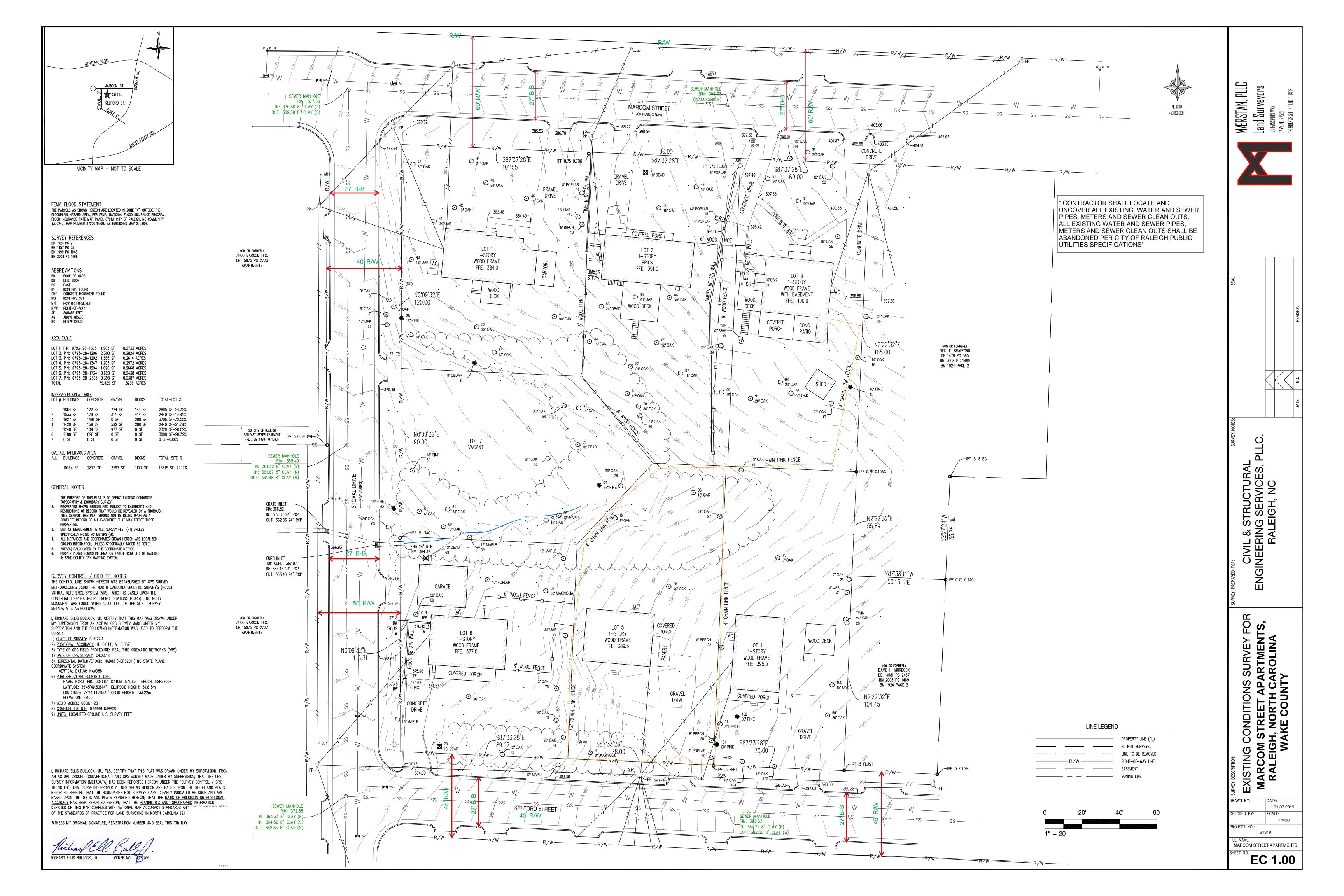
Total Site Acres Inside City Limits No 2.0 Acres Total sq. ft. gross (existing & proposed) N/A Off street parking: Required 40 Provided 65 Proposed height of building(s) 45'-8" COA (Certificate of Appropriateness) case # # of stories 3 Stories Buildings BOA (Board of Adjustment) case # A- Ceiling height of 1st Floor 9' CUD (Conditional Use District) case # Z- RX-3-CU-LU-SRPOD Existing Impervious Surface 0,386/16,815 acres/square feet Flood Hazard Area Yes No Froposed Impervious Surface 1.228/53490 acres/square feet	DEVELOPMENT TYPE & SITE DATA TA	ABLE (Applicable to all developments)
If more than one district, provide the acreage of each: N/A Overlay District Proposed Building(s) sq. ft. gross	Zoning Information	Building Information
Overlay District Proposed Building(s) sq. ft. gross 58,292 Sq Total Site Acres Inside City Limits vs vs No 2.0 Acres Total sq. ft. gross (existing & proposed) N/A Off street parking: Required 40 Provided 65 Proposed height of building(s) 45'-8" COA (Certificate of Appropriateness) case # # # of stories 3 Stories Buildings BOA (Board of Adjustment) case # A- Ceiling height of 1" Floor 9' Stormwater Information Existing Impervious Surface 0.386/16,815 acres/square feet Flood Hazard Area ves No Proposed Impervious Surface 1.228/53490 acres/square feet If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel # FOR RESIDENTIAL DEVELOPMENTS 1. Total # Of Apartment, Condominium or Residential Units 56 units 5. Bedroom Units: 1br 14 2br 20 3br 22 4br or more 0 2. Total # Of Congregate Care Or Life Care Dwelling Units 6. Infill Development 2.2.7 3. Total Number of Hotel Units 1.6 Above) 56 Units 8. Is your project a cottage court? ves No SIGNATURE BLOCK (Applicable to all developments) In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, success adproved by the City. Ihereby designate Samir Bahho, PE To serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application. Julye have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development Signed For Gilad Simhony/	Zoning District(s) RX-3-CU UL and SRPOD	Proposed building use(s) Apartments
Total Site Acres Inside City Limits	If more than one district, provide the acreage of each: N/A	
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Proposed Impervious Surface 1.228/53490 acres/square feet Neuse River Buffer	Stormwater	Information
Reliable Neuse River Buffer Yes No Wetlands Yes No Alluvial Soils FEMA Map Panel # Flood Study Flood Study Fema Map Panel # Flood Study Fema Map Panel # Flood Study Flood Stud	Existing Impervious Surface 0.386/16,815 acres/square feet	Flood Hazard Area Yes No
Reliable Neuse River Buffer Yes No Wetlands Yes No Alluvial Soils FEMA Map Panel # Flood Study Flood Study Fema Map Panel # Flood Study Fema Map Panel # Flood Study Flood Stud	Proposed Impervious Surface 1.228/53490 acres/square feet	If Yes, please provide:
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Signed	and assigns jointly and severally to construct all improvements and make approved by the City. I hereby designate Samir Bahho, PE receive and respond to administrative comments, to resubmit plans on n application. I/we have read, acknowledge and affirm that this project is conforming to use. Signed For Gilad Simhony/ Printed Name FOR/ gilad Simhony Signed Signed Simhony	to serve as my agent regarding this application, to my behalf and to represent me in any public meeting regarding this application to all application requirements applicable with the proposed developm Date

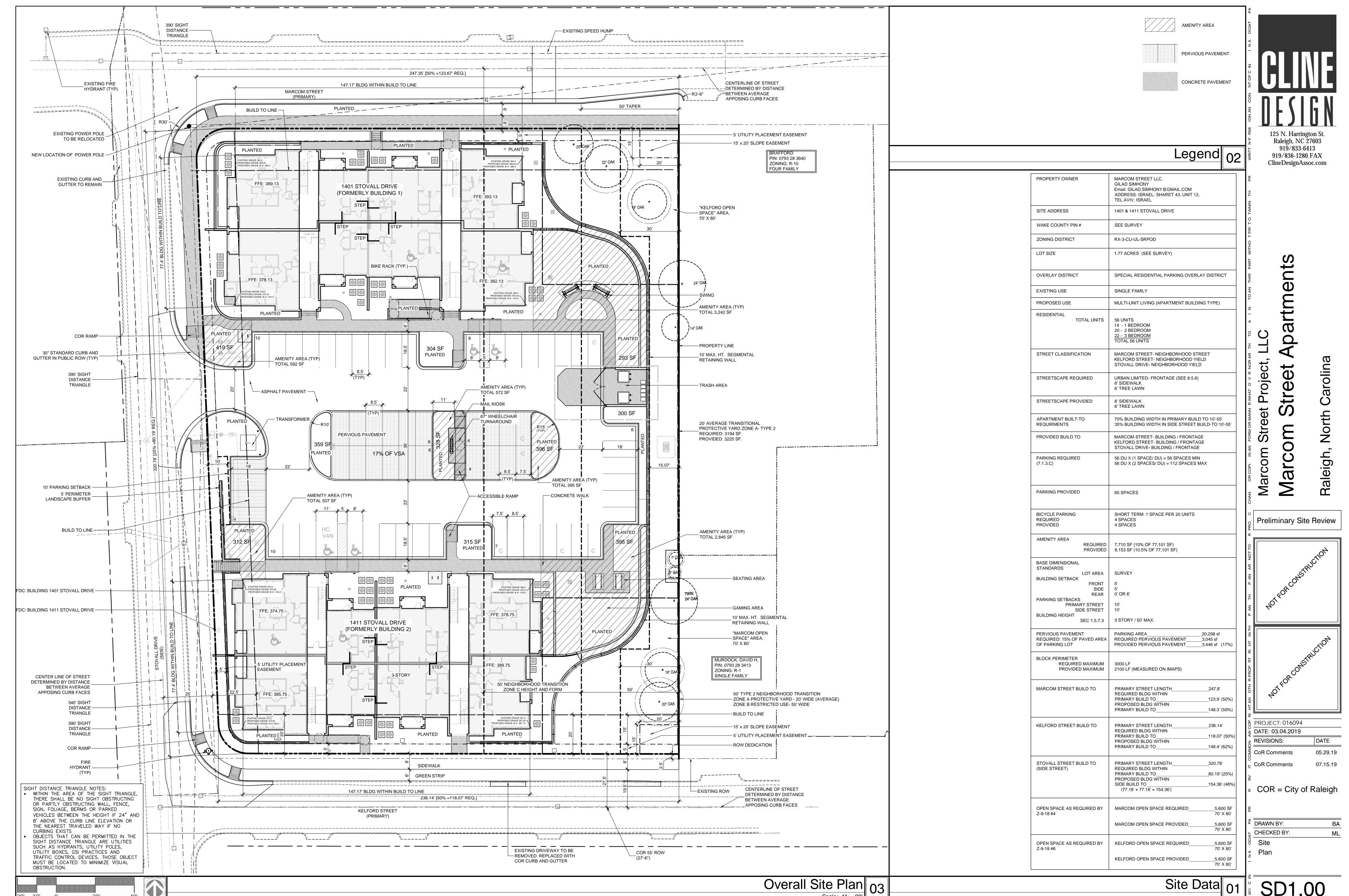
TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY C			
General Requirements	YES	N/A	YES	NO	
Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	X				
2. Administrative Site Review Application_completed and signed by the property owner(s)	X				
Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	X				
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	X				
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X				
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation $\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{2} \left(\frac{1}{2} \right) \left(\frac{1}{2}$	X				
c) Proposed Site Plan	X				
d) Proposed Grading Plan	X				
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	X				
f) Proposed Utility Plan, including Fire	X				t
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.		X			
h) Proposed Landscape Plan	х				
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	X				
j) Transportation Plan	X				
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	X				
7. Minimum plan size 18"x24" not to exceed 36"x42"	X				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	X				
Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X				
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	X				
11. Wake County School Form, if dwelling units are proposed		X			
12. If applicable, zoning conditions adhered to the plan cover sheet	X				

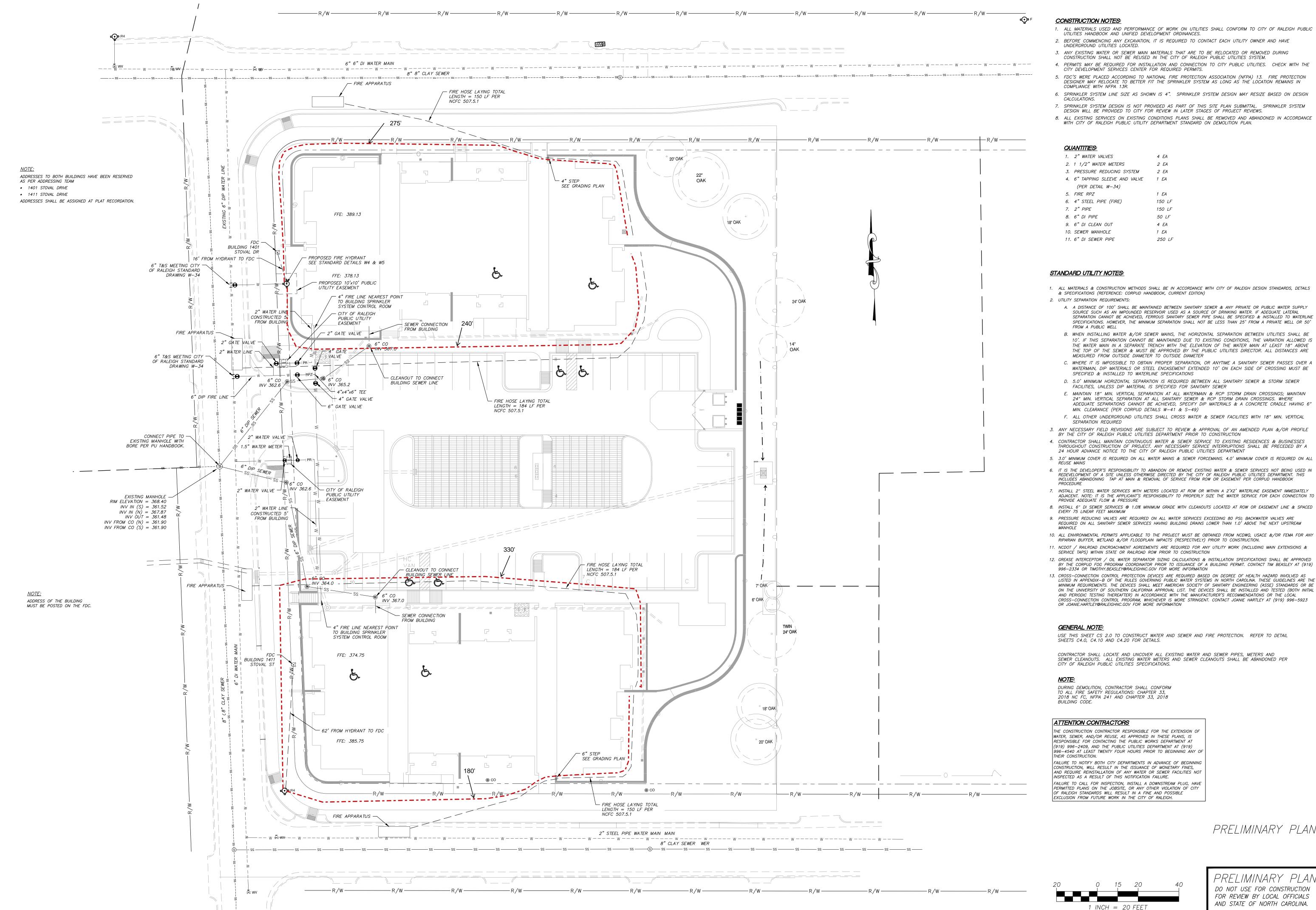
PRELIMINARY PLAN DO NOT USE FOR CONSTRUCTION FOR REVIEW BY LOCAL OFFICIALS AND STATE OF NORTH CAROLINA.

DRAWN: SWJ

APPROVED:







- 1. ALL MATERIALS USED AND PERFORMANCE OF WORK ON UTILITIES SHALL CONFORM TO CITY OF RALEIGH PUBLIC
- 2. BEFORE COMMENCING ANY EXCAVATION, IT IS REQUIRED TO CONTACT EACH UTILITY OWNER AND HAVE
- 3. ANY EXISTING WATER OR SEWER MAIN MATERIALS THAT ARE TO BE RELOCATED OR REMOVED DURING
- 4. PERMITS MAY BE REQUIRED FOR INSTALLATION AND CONNECTION TO CITY PUBLIC UTILITIES. CHECK WITH THE
- 5. FDC'S WERE PLACED ACCORDING TO NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13. FIRE PROTECTION

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS
 - 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'
 - 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 C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A
 - D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER

 - E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE
 - F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL
- 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE
- 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A
- INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK
- 7. INSTALL 2" STEEL 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
- 8. INSTALL 6" DI SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE
- 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY
- 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &
- 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED
- 13. CROSS—CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX—B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923

USE THIS SHEET CS 2.0 TO CONSTRUCT WATER AND SEWER AND FIRE PROTECTION. REFER TO DETAIL

CONTRACTOR SHALL LOCATE AND UNCOVER ALL EXISTING WATER AND SEWER PIPES, METERS AND SEWER CLEANOUTS. ALL EXISTING WATER METERS AND SEWER CLEANOUTS SHALL BE ABANDONED PER

PRELIMINARY PLAN

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

03/04/19 DESIGNED: SWB APPROVED: SWJ IALCOM RAS

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HO RIN

Raleigh, NC 27603

919/833-6413

919/836-1280 FAX

ClineDesignAssoc.com

DRAWN BY: CHECKED BY: CT/MWL Landscape

PLANT SCHEDULE OVERALL ACE OPE CED OPE X OPE PRK TREES QUE SAN STREET TREES QUE PHE QUE SHU ZEL VAS x 15' SLOPE EASEMENT TPY TREES ACE TPY CED TPY X TPY PIN TPY (3) PIN TPY TPY UNDERSTORY COR UTP (7) ILL FLO JUN UTP (2) VIB CH6 LAG UTP (1) JUN UTP MGA UTP (2) ILL FLO <u>SHRUBS</u> (5) X TPY ILE BUR ILE CAR ILE NEE (1) VIB CH6 ILE CHE (1) JUN UTP ILE SKY (3) ILL FLO ILL FLO (2) MGA UTP JAS FLO (4) ILL FLO JUN SEA (1) CED TPY OSM GUL TER BR2 (7) ILE NEE VIB CH2 VIB CH6 VIB SPR **GROUND COVERS** GEL DOU (1) MGA UTP 14" OAK (9) ILL FLO (16) GEL DOU 20' AVERAGE TRANSITIONAL PROTECTIVE YARD ZONE A- TYPE 2 (8) JAS FLO (6) VIB CH2 (2) ACE TPY NOW OR FORMERLY NELL F. BRAFFORD DB 1478 PG 565 BM 2008 PG 1469 8 BM 1924 PAGE 2 FOUR FAMILY (7) GEL DOU (12) JAS FLO ADJACENT PROPERTY: 16.7 SF, 28% OF CRZ -CRZ AREA ON ADJACENT PROPERTY: REQUIRED OVERALL AVERAGE TPY_ 6.6 SF, 15% OF CRZ 20' (AVERAGE) X 321 LF= 6,420 SF EXISTING TREE TO REMAIN (TYP) FOR CREDIT EXISTING TREE TO REMAIN (TYP) NOT FOR CREDIT ZONE A, SHADE 79 LF X (4) ILL FLO SHADE

) ACE OPE

(3) ILE SKY

NEIGHBORHOOD TRANSITION ZONE A PROTECTIVE YARD,

ZONE C HEIGHT AND FORM

NEIGHBORHOOD TRANSITION

(3) CED OPE

(6) OSM GUL

OVERHEAD POWER LINES (TYP)

FFE: 393.13

(1) VIB SPR

(3) ILE CHE

(3) ILE CHE

(CONDENSER UNITS)

SCREEN FENCE

(8) ILE CHE

FFE: 389.13

SCREENING SHRUBS TO BE FIELD ADJUSTED TO

SCREEN UTILITIES FROM PUBLIC RIGHTS OF WAY (TYP)

) VIB SPR

VIB SPR

6) ILE BUR

2) VIB SPR

KELFORD STREET

(PRIMARY)

(7) ILE CHE

OPEN SPACE TREES QTY BOTANICAL NAME COMMON NAME <u>CAL.</u> 2.5" MIN. ACER SACCHARUM SUGAR MAPLE 6-8' CEDRUS DEODARA DEODAR CEDAR 4'-6' EXISTING TPY DECIDUOUS SHADE TREE EXISTING TPY DECIDUOUS SHADE TREE QTY BOTANICAL NAME **COMMON NAME** 9 QUERCUS NUTTALLII SANGRIA TM NUTTALL OAK 1Ø' MIN QTY BOTANICAL NAME COMMON NAME 10' MIN 5-6' QUERCUS PHELLOS WILLOW OAK 1Ø QUERCUS SHUMARDII SHUMARD RED OAK 10' MIN 5-6' 3" MIN 6 ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA 3" MIN 10' MIN 4-5' QTY BOTANICAL NAME COMMON NAME SPR. ACER SACCHARUM SUGAR MAPLE 4-5' CEDRUS DEODARA DEODAR CEDAR 4-5' 3.5" MIN 14' MIN. EXISTING TPY DECIDUOUS SHADE TREE EXISTING TPY DECIDUOUS SHADE TREE 3" MIN PINUS TAEDA LOBLOLLY PINE 12' **BOTANICAL NAME** COMMON NAME CORNUS FLORIDA 4-5' EASTERN DOGWOOD 6' MIN. JUNIPERUS VIRGINIANA 'BURKII' BURK RED CEDAR 1.5" MIN. 6' MIN. 3-4 LAGERSTROEMIA INDICA 'WHIT IV'-RED ROCKET RED ROCKET CRAPEMYRTLE P.P #11342 3-4' 6' MIN. 1.5" MIN. 6' MIN. MAGNOLIA X 'GALAXY'' GALAXY SAUCER MAGNOLIA COMMON NAME QTY BOTANICAL NAME DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDII NANA' 24 ILEX CORNUTA 'CARISSA' CARISSA HOLLY 18" MIN. 13 ILEX CORNUTA 'NEEDLEPOINT' NEEDLEPOINT HOLLY 18"-24" 18"-24" 29 ILEX CRENATA 'CHESAPEAKE' CHESAPEAKE JAPANESE HOLLY 18" MIN. 1Ø-12" 18" MIN. ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY 8-12**"** 53 ILLICIUM FLORIDANUM PURPLE ANISE 18" MIN. 20 JASMINUM FLORIDUM SHOWY JASMINE 18" MIN. 18" MIN. JUNIPERUS X PFITZERIANA 'SEA GREEN' SEA GREEN JUNIPER OSMANTHUS HETEROPHYLLUS 'GULFTIDE" GULFTIDE OSMANTHUS 6' MIN. TERNSTROEMIA GYMNANTHERA 'BRONZE BEAUTY' BRONZE BEAUTY CLEYERA 18" MIN. 12-15" VIBURNUM AWABUKI 'CHINDO' CHINDO VIBURNUM 18" MIN. 15-18" 3-4' VIBURNUM AWABUKI 'CHINDO' CHINDO VIBURNUM 6' MIN. 45 VIBURNUM TINUS 'SPRING BOUQUET' 18" MIN. 12" MIN SPRING BOUQUET LAURESTINUS <u>SPACING</u> 36" o.c. <u>CONT</u> <u>SPR.</u> 24-36" 9 GELSEMIUM SEMPERVIRENS & RANKINII DOUBLE SHOT 1 GAL DOUBLE SHOT JESSAMINE

		NEIGHBORHOOD TRANSITION YARD #3	
SPACES X 1 ISLAND /10 SPACES = 6.5	_7 ISLANDS	ZONE A, TYPE 2, 20' AVERAGE (3.5.3)	
X 10 SPACES, PARKING ROWS MUST HAVE TERMINAL ISLAND	11 ICLANDO	SHADE TREES REQUIRED	4 SHADE TREES
RKING ISLANDS PROPOSED	_II ISLANDS	80 LF X 5 SHADE TREES/100 LF = 4 SHADE	
IADE TREES REQUIRED	_7 TREES	SHADE TREES PROVIDED	4 SHADE TREES
SPACES X 1 TREE /10 SPACF = 6.5		2 EXISTING + 3 PROPOSED	
IADE TREES PROPOSED	_11 TREES		
		UNDERSTORY TREES REQUIRED	4 UNDER. TREES
RIMETER SHRUBS REQUIRED (D)	18 SHRUBS	80 LF X 4 SHADE TREES/100 LF = 3.2 UNDERSTORY	
N 5' WIDE,		UNDERSTORY PROPOSED	4 UNDER. TREES
LF X 30 SHRUBS/100 LF = 17.7 SHRUBS			
RKING ISLANDS PROPOSED	18 SHRUBS	SHRUBS REQUIRED	24 SHRUBS
		80 LF X 30 SHRUBS/100 LF = 24 SHRUBS	
		SHRUBS PROPOSED	24 SHRUB
ET TREES			
		ZONE B & C, 50' (3.5.4) SEE SHEET LP1.01	
00M CTDEET (UDO 0 4 4 0)		2011 D & 0, 00 (0.0.T) OLL SHELL LI 1.01	

RCOM STREET (UDO 8.4.4.C)		ZONE B & C, 50' (3.5.4) SEE SHEET LP1.01		
NEIGHBORHOOD STREET TREES REQUIRED	7 CANOPY TREES	REZONING CONDITIONS OF APPROVAL (Z-9-18)		
NEIGHBORHOOD STREET TREES PROPOSED	7 CANOPY TREES	#4 MARCOM OPEN SPACE		
OVAL DRIVE (UDO 8.4.4.A)	0.0.0000	DECIDUOUS TREES REQUIRED	2 DECID.	TREES
NEIGHBORHOOD YIELD STREET TREES REQUIRED 290.1 LF X 1 TREE/40 LF = 7.26	8 CANOPY TREES	DECIDUOUS TREES PROVIDED	2 DECID.	TREES
NEIGHBORHOOD YIELD STREET TREES PROPOSED	8 CANOPY TREES	2 EXISTING		
		EVERGREEN TREES REQUIRED	3 EVGRN.	. TREES
LFORD STREET (UDO 8.4.4.A)		MIN 12' HT AT INSTALLATION		
NEIGHBORHOOD YIELD STREET TREES REQUIRED	6 CANOPY TREES	EVERGREEN TREES PROPOSED	3 EVGRN.	. TREES
235.5 LF X 1 SMALL TREE/40 LF = 11.77				
NEIGHBORHOOD YIELD STREET TREES REQUIRED	6 CANOPY TREES	EVERGREEN SHRUBS REQUIRED	20 EVGR1	N. SHRUBS
		MIN 6' HT AT INSTALLATION		
GHBORHOOD TRANSITION YARD OVERALL		EVERGREEN TREES PROPOSED	20 EVGRI	N. SHRUBS
REQUIRED OVERALL AVERAGE TPY6,	420 SF	#6 KFLFORD OPFN SPACF		

<u>RHOOD TRANSITION YARD #</u> 1		
A, TYPE 2, 20' AVERAGE (3.5.3)		EVERGREEN TREES R
, , , , , , , , , , , , , , , , , , , ,		MIN 12' HT AT INSTALLA
TREES REQUIRED	4 SHADE TREES	EVERGREEN TREES P
X 5 SHADE TREES/100 LF = 4 SHADE		
	4 SHADE TREES	EVERGREEN SHRUBS
TING + 3 PROPOSED		MIN 6' HT AT INSTALLA
		EVERGREEN TREES P
STORY TREES REQUIRED	4 UNDER. TREES	
X 4 SHADE TREES/100 LF = 3.1 UNDERSTORY		STOVAL DRIVE (UDO 8.
STORY PROPOSÉD	4 UNDER. TREES	NEIGHBORHOOD YIELD
		290.4 LF X 1 TREE/40
S REQUIRED	24 SHRUBS	NEIGHBORHOOD YIELD S
X 30 SHRUBS/100 LF = 24 SHRUBS		
RS PROPOSED	24 SHRUBS	KELFORD STREET (LIDO

_6,464 SF

UNDERSTORY TREES REQUIRED	_7 UNDER. TREES _7 UNDER. TREES
SHRUBS REQUIRED	_49 SHRUBS _49 SHRUBS
161 LF X 30 SHRUBS/100 LF = 49 SHRUBS	

ZONE B & C, 50' (3.5.4) SEE SHEET LP1.01

1 EXISTIN UNDERS 79 LF X UNDERS 79 LF X SHRUBS PROPOSED____ ZONE B & C, 50' (3.5.4) SEE SHEET LP1.01 NEIGHBORHOOD TRANSITION YARD #2 ZONE A, TYPE 2, 20' AVERAGE (3.5.3) __8 SHADE TREES SHADE TREES REQUIRED_ 161 LF X 5 SHADE TREES/100 LF = 8 SHADE __8 SHADE TREES SHADE TREES PROVIDED_ 2 EXISTING + 6 PROPOSED

MIN 2.5" CAL & 12' HT AT INSTALLATION DECIDUOUS TREES PROVIDED_ __2 DECID. TREES 2 EXISTING __3 EVGRN. TREES REQUIRED 41 LATION PROPOSED_ __3 EVGRN. TREES REQUIRED_ _20 EVGRN. SHRUBS LATION PROPOSED_ __20 EVGRN. SHRUBS LD STREET TREES REQUIRED_

Overall Landscape Plant Schedule 02

___8 CANOPY TREES LF = 7.26.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 = 5.9NEIGHBORHOOD YIELD STREET TREES REQUIRED___ ___6 CANOPY TREES

SERVICE AREA SCREENING

#6 KELFORD OPEN SPACE

DECIDUOUS TREES REQUIRED

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

Overall Landscape Plan 03

DAVID H. MURDOCK ON DB 14581 PG 2467

BM 2008 PG 1469

BM 1924 PAGE 2

PROPERTY:

(7) OSM GUL

20' x 15' SLOPE EASEMENT

Landscape Calculations 01

_2 DECID. TREES

Plan

____(6) ZEL VAS



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 THI TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

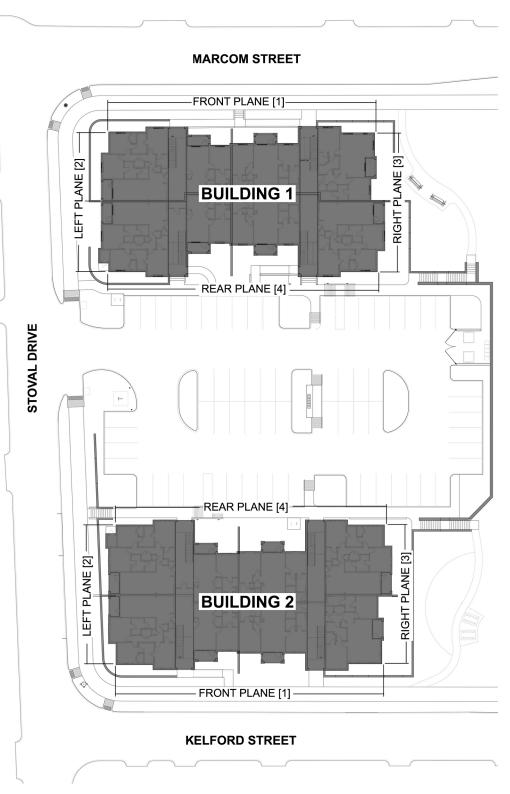
AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.

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		0.	
	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	

434.96

plus 50'



CLINE DESIGN

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

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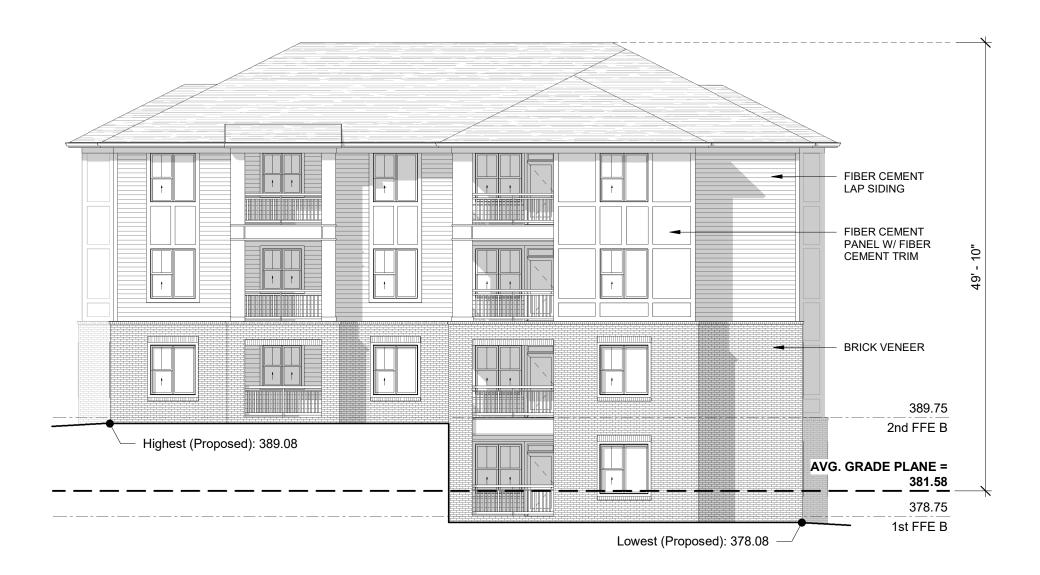
 DATE:
 05.29.19

 REVISIONS:
 DATE

DRAWN BY: Author
CHECKED BY: Checker

BUILDING 1 -BUILDING ELEVATIONS

A1



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

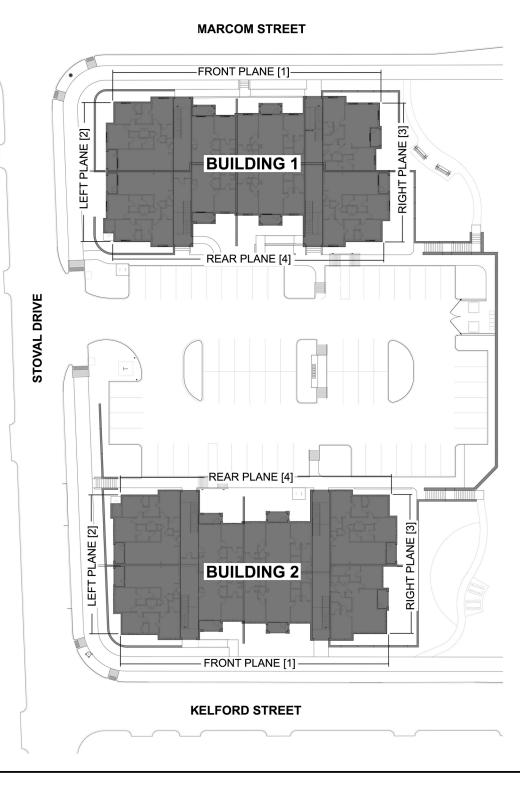
PER SECTION 1.5.7 OF THE CoR UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.

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



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PROJECT: 016094

05.29.19

DATE

DRAWN BY: Author
CHECKED BY: Checker

REVISIONS:

BUILDING 2 -BUILDING ELEVATIONS

A3