

# Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

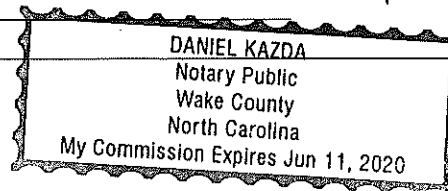
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

SR-105-18

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 576392 Assigned Project Coordinator JZ Assigned Team Leader Punifory
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 533465		
GENERAL INFORMATION		
Development Name 2019 Fairview		
Zoning District OX-3-DE	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use 5 Apartment units		
Property Address(es) 2019 Fairview Road		Major Street Locator: Glenwood Ave - 550'SE
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1704484063	P.I.N.	P.I.N.
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail		
<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Demolition of existing building and site features to allow for construction of five (5) proposed apartment units including associated site improvements.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE Design Adjustment - Retaining walls within 3' of property line Administrative Alternate - Build-to requirements	
CLIENT/DEVELOPER/OWNER	Company 2019 Fairview Associates, LLC Name (s)	
	Address 2019 Fairview Road; Raleigh, NC 27608	
	Phone 919-828-8800	Email mike@thielewisgrp.biz Fax
CONSULTANT (Contact Person for Plans)	Company John A. Edwards & Company Name (s) Jon Callahan	
	Address 333 Wade Avenue; Raleigh, NC 27605	
	Phone (919) 828-4428	Email travis@jaeco.com Fax (919) 828-4711

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) OX-3-DE	Proposed building use(s) Apartment
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 2,124
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres    Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    0.3548	Total sq. ft. gross (existing & proposed)
Off street parking: Required 16                      Provided 16	Proposed height of building(s) 49'-1 5/8"
COA (Certificate of Appropriateness) case #	# of stories 3
BOA (Board of Adjustment) case # A-	Ceiling height of 1 <sup>st</sup> Floor 11'-11 1/4"
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface    0.27/11,814    acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface    0.26/11,544    acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils                      Flood Study FEMA Map Panel #
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 5	5. Bedroom Units: 1br    2br    3br 5    4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7 per -DE frontage
3. Total Number of Hotel Units	7. Open Space (only) or Amenity 2,129 SF
4. Overall Total # Of Dwelling Units (1-6 Above) 15	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
<p>In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.</p> <p>I hereby designate <u>Jon R. Callahan, P.E.</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u>[Signature]</u> Date <u>Nov 5, 2018</u></p> <p>Printed Name <u>W. Michael Lewis, Manager</u></p> <p>Signed <u>[Signature]</u> Date <u>11/5/18</u></p> <p>Printed Name <u>Daniel Kazda</u></p>	





TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. <b>Administrative Site Review Application</b> completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the <b>Administrative Site Review Application</b> to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the <b>Administrative Site Review Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
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 #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



# 2019 FAIRVIEW

## ADMINISTRATIVE SITE REVIEW

### SR-XX-XX (T#XXXXXXX)

2019 FAIRVIEW ROAD  
RALEIGH, NC 27608

NOVEMBER 06, 2018



VICINITY MAP  
NOT TO SCALE

#### SITE DATA

SITE ADDRESS:	2019 FAIRVIEW ROAD	
WAKE COUNTY PIN#:	1704484063	
ZONING:	OX-3-DE	
EXISTING AREA:	0.3548 AC. (15,457 SF)	
AREA TO BE DEDICATED:	0.0104 AC. (451 SF)	
PROPOSED TOTAL ACREAGE:	0.3445 AC. (15,006 SF)	
EXISTING USE:	OFFICE	
PROPOSED USE:	MULTIFAMILY RESIDENTIAL	
PROPOSED BUILDING TYPE:	APARTMENT	
REQUIRED PARKING:		
0-1 BEDROOM = 1 SPACE/UNIT 2 BEDROOM = 2 SPACES/UNIT 3 BEDROOM = 3 SPACES/UNIT 4 BEDROOM = 4 SPACES/UNIT 5+ BEDROOM = 4.5 SPACES/UNIT + 1 VISITOR SPACE/10 UNITS	5 * 3 BEDROOM =  5 TOTAL UNITS =	15 SPACES  1 VISITOR SPACE
	TOTAL =	16 SPACES
PROPOSED PARKING:	2 SPACES/GARAGE * 5 PARALLEL (8'x22')	10 SPACES 6 SPACES
	TOTAL =	16 SPACES
	REQUIRED	PROVIDED
SHORT-TERM BICYCLE PARKING REQUIRED:	1/20 UNITS; MIN. 4	4 SPACES (2 RACKS)
BUILDING HEIGHT:	50' MAX. (3 STORIES)	SEE ARCH.
GROUND FLOOR ELEVATION:	2'	EX TC ELEV = 327.5' PROP FFE = 330.07' Δ = 2.50' (SEE C-3)
STREET FACING ENTRANCE:	YES	YES
AMENITY AREA:	1,501 SF	2,219 SF
BUILDING SETBACKS:	STREET: 49'-80" (FROM 1) (PER 2.2.7 C - SEE C-2) SIDE/REAR: 0' OR 6'	STREET: 17.29' (49' TO 1) SIDE: 6.00' REAR: 50.40'
BUILD-TO*:	10' MIN./55' MAX. - 70%	50.3% (SEE C-2)
PARKING SETBACKS:	STREET: 10' SIDE/REAR: 0' OR 3'	STREET: 10.00' SIDE: 3.00' REAR: 20.26'
NEIGHBORHOOD TRANSITION:	ZONE A (PROTECTIVE YARD): 10' SERVICE AREA: 25' ZONE B (USE RESTRICTED): 50' ZONE C (HEIGHT AND FORM): 100'	
EXISTING IMPERVIOUS:	0.27 AC. (11,814 SF) WIN EFFECTIVE AREA	
PROPOSED IMPERVIOUS:	0.26 AC. (11,543 SF) WIN EFFECTIVE AREA	
*ADMINISTRATIVE ALTERNATE REQUIRED		
NOTES:		
1. PER UDO SECTION 9.2.2.A.3.b, THE SUBJECT SITE IS EXEMPT FROM THE NITROGEN REDUCTION REQUIREMENTS IN UDO SECTION 9.2.2.B, AS THE SITE MEETS THE EXEMPTION CRITERIA IN UDO SECTION 10.3.4.E.		
2. THE POST-DEVELOPMENT FLOW TO PO#2 IS REDUCED FROM THE PRE-DEVELOPMENT CONDITION. THE POST-DEVELOPMENT FLOW REDUCTION SATISFIES THE REQUIREMENTS OF UDO 9.2.2.E.3.		
3. POI #1 IS EXEMPT FROM STORMWATER RUNOFF CONTROL PER UDO SECTION 9.2.2.E.2.B.		

**SOLID WASTE INSPECTIONS STATEMENT**  
SOLID WASTE TO BE COLLECTED IN ROLLOUT CONTAINERS BY INDIVIDUAL UNITS AND ROLLED TO CURB FOR CITY PROVIDED PICKUP ON DESIGNATED DAYS.

**FEE-IN-LIEU TO BE PROVIDED FOR FRONTAGE IMPROVEMENTS REQUIRED TO MEET AVENUE 2-LANE, UNDIVIDED (T-10.14) SECTION INCLUDING TWO (2) STREET TREES AND TWO (2) FEET OF SIDEWALK WIDTH.**

#### SHEET INDEX

- COVER SHEET
- C-1 EX CONDITIONS/DEMOLITION PLAN
- C-2 SITE PLAN
- C-3 GRADING PLAN
- C-4 STORMDRAIN & UTILITY PLAN
- L-1 LANDSCAPE PLAN
- ARCHITECTURAL ELEVATIONS

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

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88



**OWNER:**  
2019 ASSOCIATES, LLC  
2019 FAIRVIEW ROAD  
RALEIGH, NC 27608

**ARCHITECT:**  
WINSTEAD WILKINSON ARCHITECTS, PLLC  
1848 Wake Forest Road  
Raleigh, NC 27608  
Contact: Erich Wilkinson  
Phone: (919) 832-2878  
E-mail: erichw@wwa.us.com

**CIVIL ENGINEER:**  
JOHN A. EDWARDS & COMPANY  
Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

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<b>BUILDING TYPE</b>		<b>FOR OFFICE USE ONLY</b>	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number  Assigned Project Coordinator  Assigned Team Leader	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 533465

**GENERAL INFORMATION**

Development Name: 2019 Fairview  
Zoning District: OX-3-DE Overlay District (if applicable) Inside City Limits? ☒ Yes ☐ No  
Proposed Use: 5 Apartment units  
Property Address(es): 2019 Fairview Road Major Street Locator: Glenwood Ave - 550' SE  
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:  
P.I.N. 1704484063 P.I.N. P.I.N. P.I.N.  
What is your project type? ☒ Apartment ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Office  
☐ Mixed Residential ☐ Non-Residential Condo ☐ School ☐ Shopping Center ☐ Banks ☐ Industrial Building  
☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ Cottage Court  
☐ Other: If other, please describe:

**WORK SCOPE**  
Per City Code Section 10.2.8.0.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
Demolition of existing building and site features to allow for construction of five (5) proposed apartment units including associated site improvements.

**DESIGN ADJUSTMENT OR ADMIN ALTERNATE**  
Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Design Adjustment - Retaining walls within 3' of property line  
Administrative Alternate - Build-to requirements

**CLIENT/DEVELOPER/OWNER**  
Company: 2019 Fairview Associates, LLC Name (s)  
Address: 2019 Fairview Road, Raleigh, NC 27608  
Phone: 919-828-8800 Email: wile@thelewisgroup.biz Fax

**CONSULTANT**  
(Contact Person for Plans)  
Company: John A. Edwards & Company Name (s): Jon Callahan  
Address: 333 Wade Avenue, Raleigh, NC 27605  
Phone (919) 828-4428 Email: travis@jaeco.com Fax (919) 828-4711

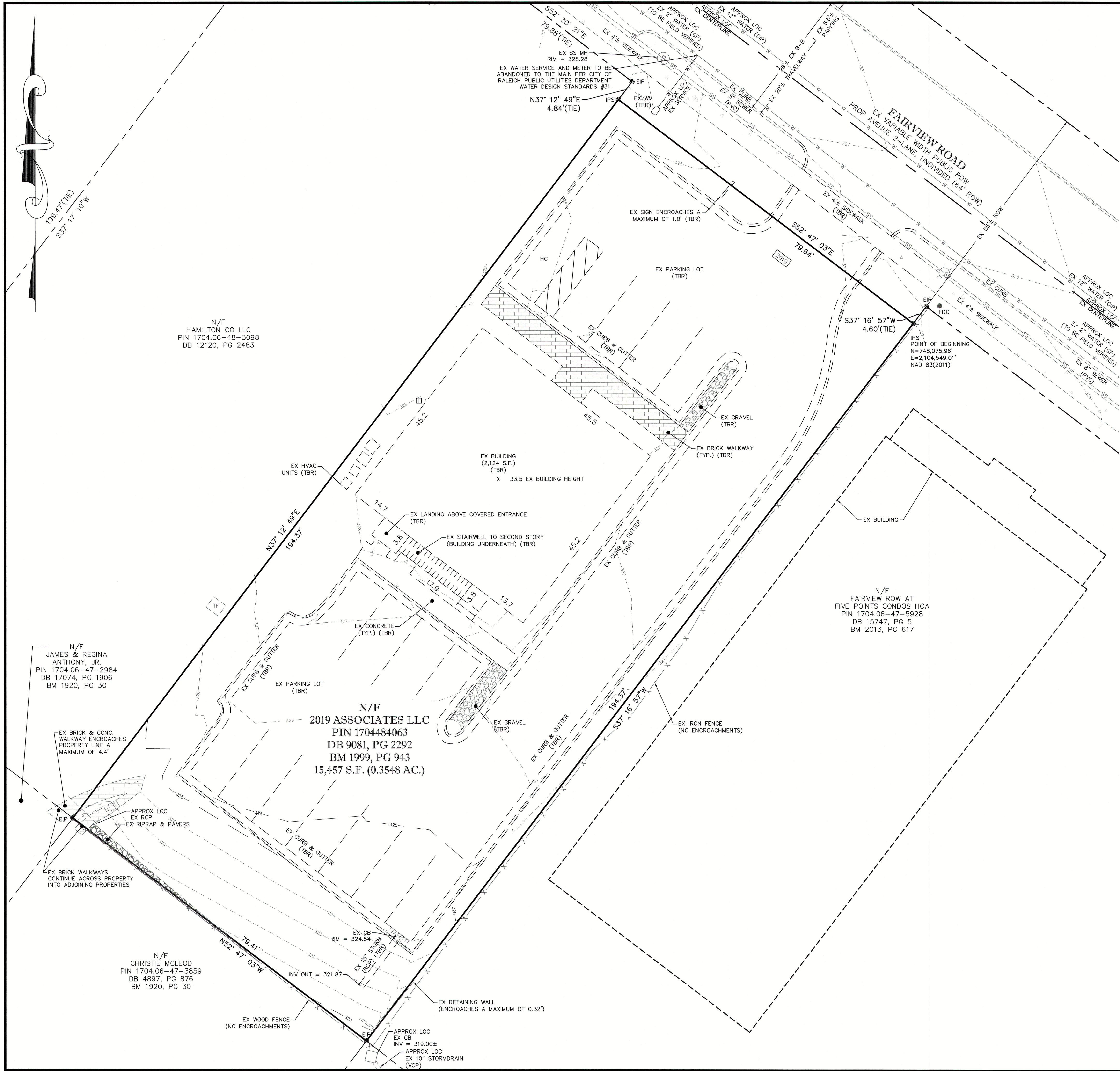
PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information		Building Information	
Zoning District(s) OX-3-DE		Proposed building use(s) Apartment	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 2,124	
Overlay District		Proposed Building(s) sq. ft. gross	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.3548		Total sq. ft. gross (existing & proposed)	
Off street parking: Required 16 Provided 16		Proposed height of building(s) 49'-1 5/8"	
COA (Certificate of Appropriateness) case #		# of stories 3	
BDA (Board of Adjustment) case #A		Ceiling height of 1 <sup>st</sup> floor 11'-11 1/4"	
CUD (Conditional Use District) case #Z			
Stormwater Information			
Existing Impervious Surface 0.27/11.814 acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 0.26/11.544 acres/square feet		If Yes, please provide:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils FEMA Map Panel #	Flood Study
FOR RESIDENTIAL DEVELOPMENTS			
1. Total # Of Apartment, Condominium or Residential Units 5		5. Bedroom Units: 1br 2br 3br 5 4br or more	
2. Total # Of Congregate Care Or Life Care Dwelling Units		6. Infill Development 2.2.7 per -DE frontage	
3. Total Number of Hotel Units		7. Open Space (only) or Amenity 2,129 SF	
4. Overall Total # Of Dwelling Units (3-6 Above) 15		8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.			
I hereby designate Jon R. Callahan, P.E. 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.			
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.			
Signed <i>W. Michael Lewis</i>		Date Nov 5, 2018	
Printed Name: W. Michael Lewis			
Signed <i>Jon R. Callahan</i>		Date 11/5/18	
Printed Name: Jon R. Callahan			
DANIEL KAZDA Notary Public Wake County North Carolina My Commission Expires Jun 11, 2020			

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SURVEYOR'S NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.
4. THE ALTA/NSPS LAND TITLE SURVEY SHOWN HEREON IS NOT FOR RECORDATION.
5. THIS SURVEY SATISFIES ALL STATE-REQUIRED MINIMUM STANDARDS.
6. THE HORIZONTAL DATUM IS NAD 83(2011).
7. IMPROVEMENTS WITHIN ANY OFFSITE EASEMENT OR SERVITUDES BENEFITING THE SUBJECT PROPERTIES ARE AS SHOWN ON SURVEY.
8. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATIONS "X" BY FEMA PANELS 3720170400J WITH AN EFFECTIVE DATE OF MAY 2, 2006. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
9. MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SUBJECT PROPERTY, UNLESS ALREADY MARKED BY EXISTING MONUMENTS OR UNABLE TO SET DUE TO CONCRETE OR INSIDE BUILDING. MONUMENTS INCLUDE IRON PIPES, IRON PIPES WITH A CAP AND TACK, MAG NAILS, RAILROAD SPIKES, CONCRETE NAILS AND CONCRETE MONUMENTS.
10. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
12. THE SUBJECT PROPERTY IS ZONED OX-03-DE PER WAKE COUNTY GIS. NO ZONING REPORT WAS PROVIDED.
13. ALL REFERENCES ARE MADE TO THE WAKE COUNTY REGISTRY.
14. 16 PARKING SPACES EXIST ON THE SUBJECT PROPERTY.

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

EXISTING IMPERVIOUS

TOTAL EFFECTIVE AREA: 16,716 SF  
EXISTING PERVIOUS AREA: 4,902 SF  
EXISTING IMPERVIOUS AREA: 11,814 SF



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

www.jaeco.com

2019 Fairview Road  
Raleigh, NC 27608

2019 Associates, LLC  
2019 Fairview Road  
Raleigh, NC 27608

ABBREVIATIONS

AC	ACRE	IPS	IRON PIPE SET
APPROX	APPROXIMATE	LF	LINEAR FEET
B-B	BACK-TO-BACK	LOC	LOCATION
BM	BOOK OF MAPS	MH	MANHOLE
BR	BOTTOM OF RISER	NIF	NOW OR FORMERLY
BW	BOTTOM OF WALL	PG	PAGE
C/O	CLEANOUT	PG	PROPOSED
CB	CATCH BASIN	PVCP	POLYVINYL CHLORIDE
CIP	CAST IRON PIPE	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	ROW	RIGHT OF WAY
DB	DEED BOOK	RSDM	RALEIGH STREET DESIGN MANUAL
ELEC	ELECTRIC	SS	SANITARY SEWER
EIP	EX IRON PIPE	SF	SQUARE FEET
EIR	EX IRON ROD	SS	SANITARY SEWER
ELEV	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	SWM	STORMWATER MANAGEMENT
EX	EXISTING	TBD	TO BE DETERMINED
FDC	FIRE DEPARTMENT CONNECTION	TBR	TO BE REMOVED
FFE	FINISHED FLOOR ELEVATION	TBRL	TO BE RELOCATED
FH	FIRE HYDRANT	TC	TOP OF CURB
G	GRADE	TF	TRANSFORMER
GAR	GARAGE	TR	TOP OF RISER
GIS	GEOGRAPHIC INFORMATION SYSTEM	TW	TOP OF WALL
GP	GALVANIZED PIPE	TYP	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE	UDO	UNIFIED DEVELOPMENT ORDINANCE

LEGEND

EX PROPERTY LINE	---
EX ADJACENT PROPERTY LINE	---
EX ROW LINE	---
EX CENTERLINE	---
EX MAJOR CONTOUR	---
EX MINOR CONTOUR	---
EX FENCE	X X
EX WATER LINE	W W W
EX SEWER LINE	SS

Drawing Title

EX CONDITIONS/  
DEMOLITION PLAN

Revisions

Number	Description	Date

JAECO #: 513-12

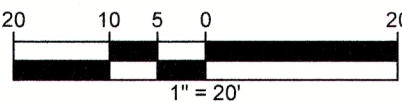
DRAWING SCALE: 1" = 10'

DRAWN BY: TT

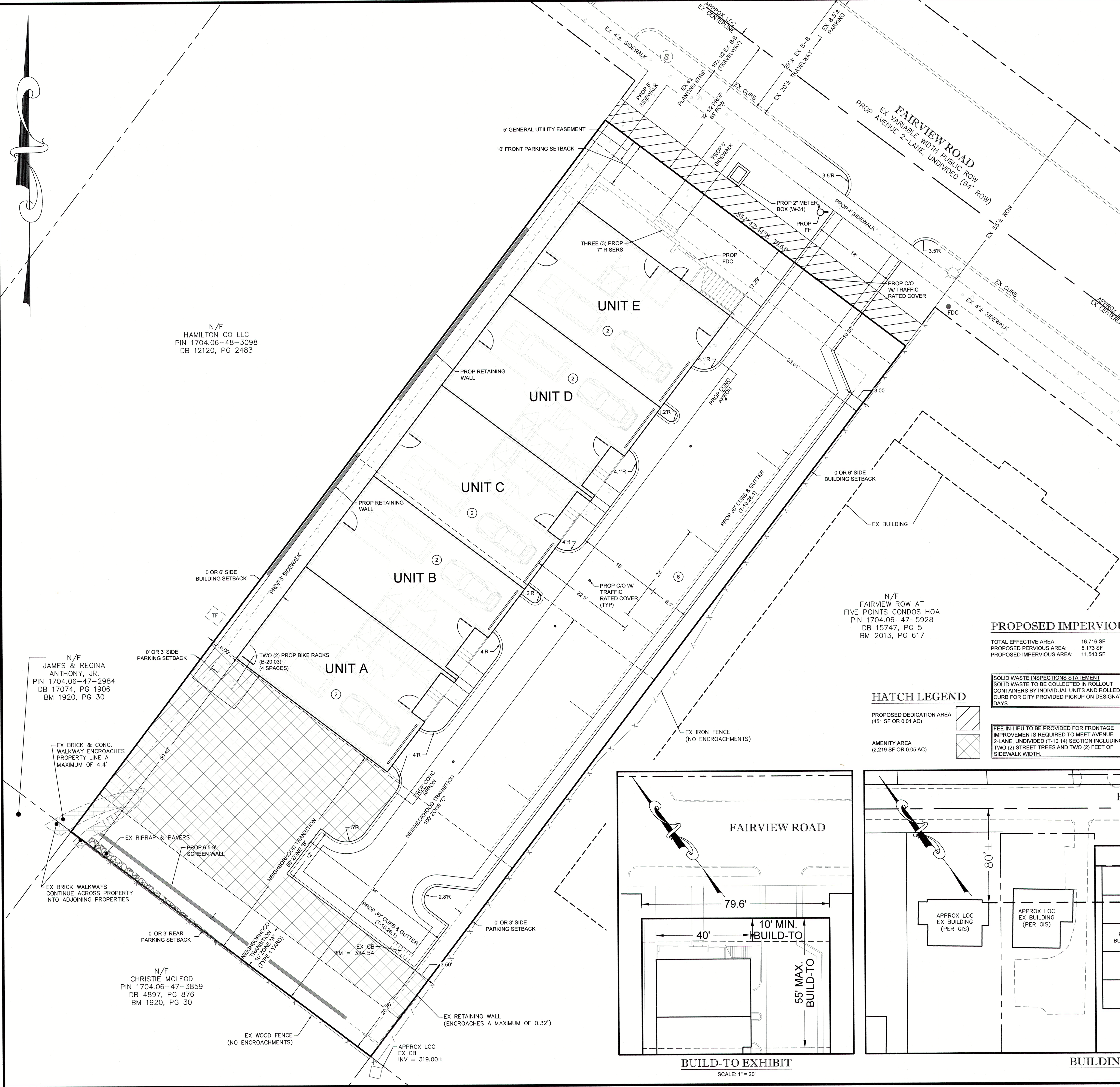
CHECKED BY: JC

DATE ISSUED: 11/08/18

C-1







GENERAL NOTES:

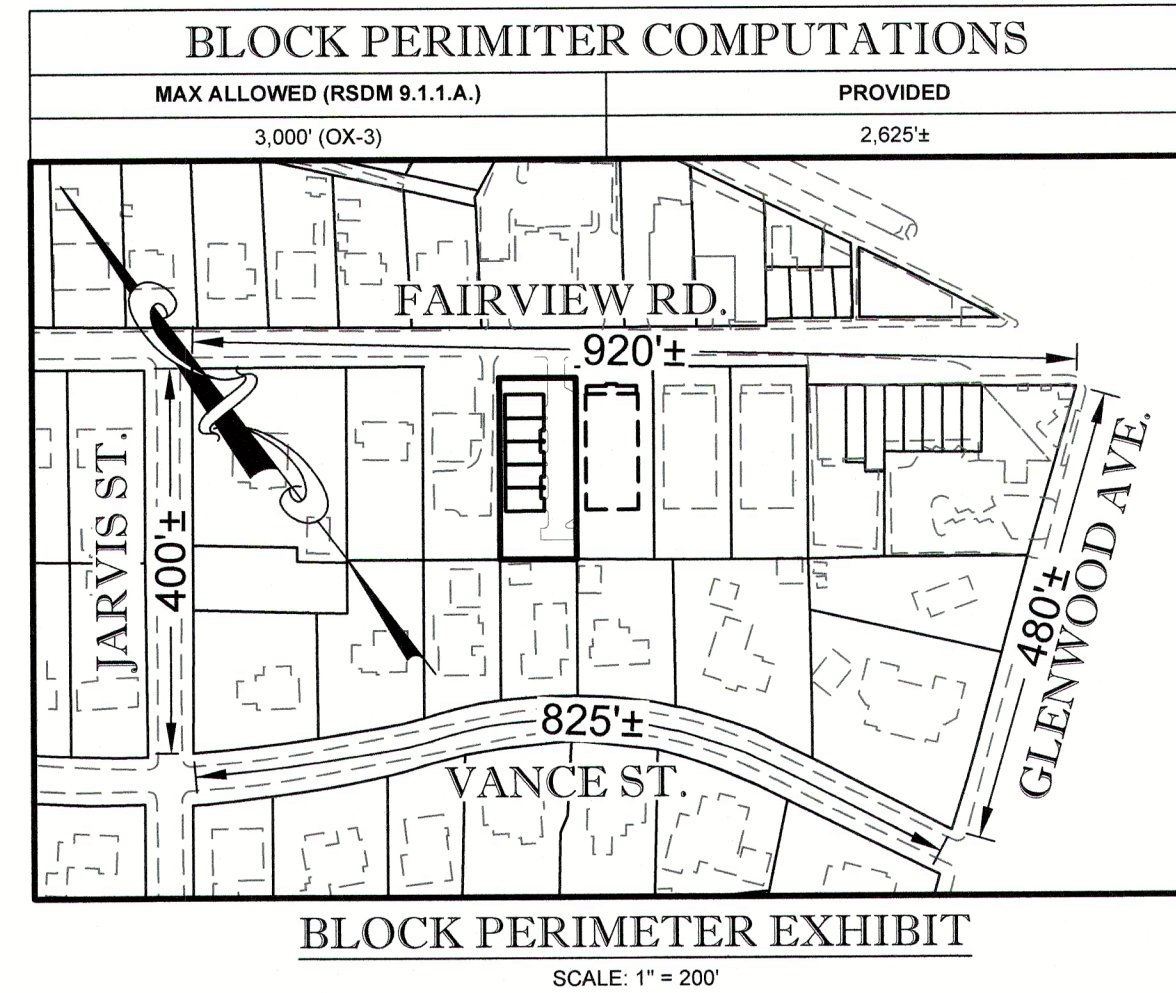
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- DESIGN ADJUSTMENT REQUIRED FOR RETAINING WALLS LESS THAN THREE (3) FEET FROM PROPERTY LINE.
- ADMINISTRATIVE ALTERNATE REQUIRED FOR BUILD-TO REQUIREMENT (UDO 3.2.4.D).

CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

TRANSPORTATION NOTES:

- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.01.2.
- SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10.10, T-10.12, AND T-10.14 AS NOTED.
- ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
- UNLESS OTHERWISE SHOWN, TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.



PROPOSED IMPERVIOUS

TOTAL EFFECTIVE AREA: 16,716 SF  
PROPOSED PERVIOUS AREA: 5,173 SF  
PROPOSED IMPERVIOUS AREA: 11,543 SF

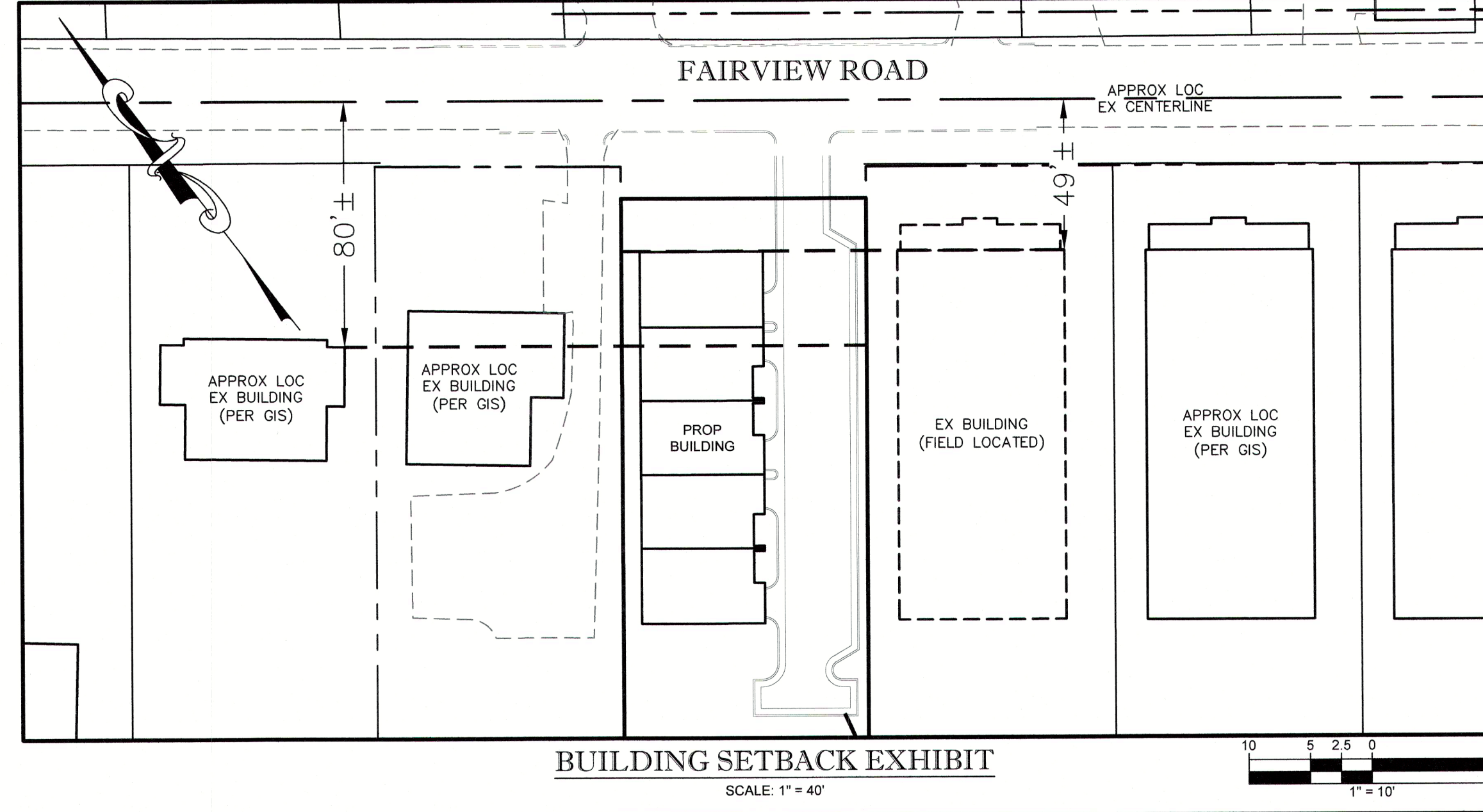
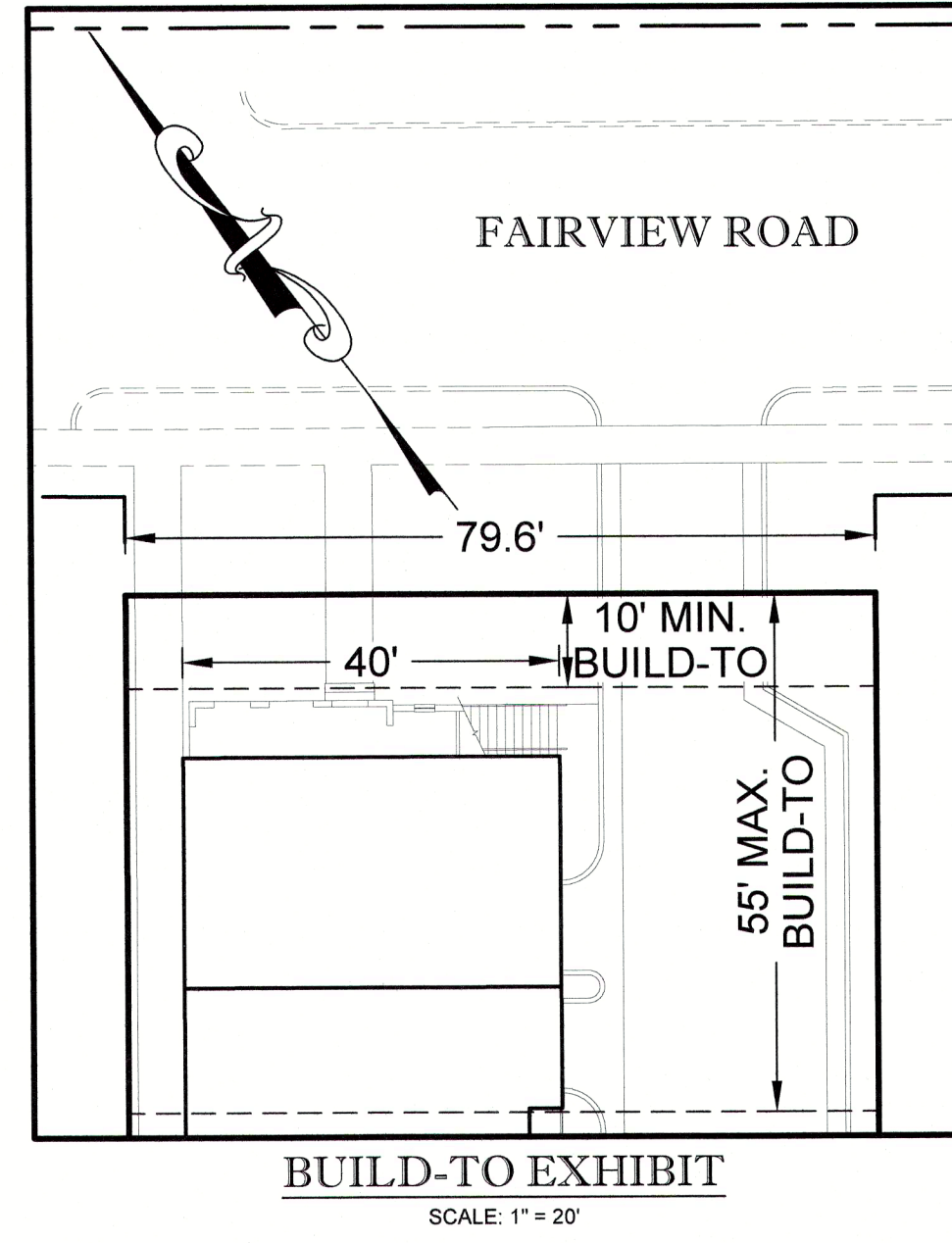
SOLID WASTE INSPECTIONS STATEMENT  
SOLID WASTE TO BE COLLECTED IN ROLL-OUT CONTAINERS BY INDIVIDUAL UNITS AND ROLLED TO CURB FOR CITY PROVIDED PICKUP ON DESIGNATED DAYS.

FEE-IN-LIEU TO BE PROVIDED FOR FRONTAGE IMPROVEMENTS REQUIRED TO MEET AVENUE 2-LANE, UNDIVIDED (T-10.14) SECTION INCLUDING TWO (2) STREET TREES AND TWO (2) FEET OF SIDEWALK WIDTH.

HATCH LEGEND

PROPOSED DEDICATION AREA  
(451 SF OR 0.01 AC)

AMENITY AREA  
(2,219 SF OR 0.05 AC)



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

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Fax: (919) 828-4711  
E-mail: info@jaeco.com

www.jaeco.com



2019 Fairview Road  
Raleigh, NC 27608

2019 Associates, LLC  
2019 Fairview Road  
Raleigh, NC 27608

ABBREVIATIONS

AC	ACRE	IPS	IRON PIPE SET
APPROX	APPROXIMATE	LF	LINEAR FEET
B-B	BACK-TO-BACK	LOC	LOCATION
BM	BOOK OF MAPS	MH	MANHOLE
BR	BOTTOM OF RISER	NIF	NOW OR FORMERLY
BW	BOTTOM OF WALL	PG	PAGE
C/O	CLEANOUT	PROP	PROPOSED
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE
CIP	CAST IRON PIPE	R/W	RIGHT OF WAY
CONC	CONCRETE	RSDM	RALEIGH STREET DESIGN MANUAL
DB	DEED BOOK	SS	SQUARE FEET
ELEC	ELECTRIC	SWM	SANITARY SEWER
EIP	EX IRON PIPE	TF	TRANSFORMER
EIR	EX IRON ROD	TR	TOP OF CURB
ELEV	ELEVATION	TF	TRANSFORMER
ESMT	EASEMENT	TF	TOP OF RISER
EX	EXISTING	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TYP	TYPICAL
FFE	FINISHED FLOOR ELEVATION	UDO	UNIFIED DEVELOPMENT ORDINANCE
FH	FIRE HYDRANT		
G	GRADE		
GAR	GARAGE		
GIS	GEOGRAPHIC INFORMATION SYSTEM		
GP	GALVANIZED PIPE		
HDPE	HIGH DENSITY POLYETHYLENE		

LEGEND

PROPERTY LINE	---
NEIGHBORHOOD TRANSITION	---
PROP SETBACK	---
PROP ESMT	---
PROP PARKING COUNT	(X)

Drawing Title

**SITE PLAN**

Revisions

Number	Description	Date

JAECO #: 513-12  
DRAWING SCALE: AS SHOWN  
DRAWN BY: TT  
CHECKED BY: JC  
DATE ISSUED: 11/06/18

**C-2**

3 of 6



GENERAL NOTES

1. BB AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED AND BURLAPPED. CONT. INDICATES CONTAINER GROWN PLANT.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS REQUIRED ON THE PLANTING PLAN.
3. ALL TREES, SHRUBS, AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
5. PRUNING - THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) RETAINING NORMAL PLANT SHAPE. NEVER CUT EVERGREEN LEADER
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO GRADE IN NURSERY.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
8. VERIFICATION OF LOCATIONS OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO PLANTING.
9. MULCH TO BE 4" DEEP HARDWOOD BARK MULCH.

N/F  
HAMILTON CO LLC  
PIN 1704.06-48-3098  
DB 12120, PG 2483

N/F  
JAMES & REGINA  
ANTHONY, JR.  
PIN 1704.06-47-2984  
DB 17074, PG 1908  
BM 1920, PG 30

N/F  
CHRISTIE MCLEOD  
PIN 1704.06-47-3859  
DB 4897, PG 876  
BM 1920, PG 30

NEIGHBORHOOD TRANSITION  
ZONE A PROTECTIVE YARD  
TYPE A1 - 10' AVG. WIDTH  
79.4 LF

5' GENERAL UTILITY EASEMENT

PROPOSED SIDEWALK

METER BOX

FH

C-3 STREET  
PROTECTIVE YARD

FAIRVIEW ROAD  
PROP. EX VARIABLE WIDTH PUBLIC ROW  
AVENUE 2-LANE, UNDIVIDED (64' ROW)

UNIT E

UNIT D

UNIT C

UNIT B

UNIT A

PROPOSED SIDEWALK

PROPOSED BIKE RACKS

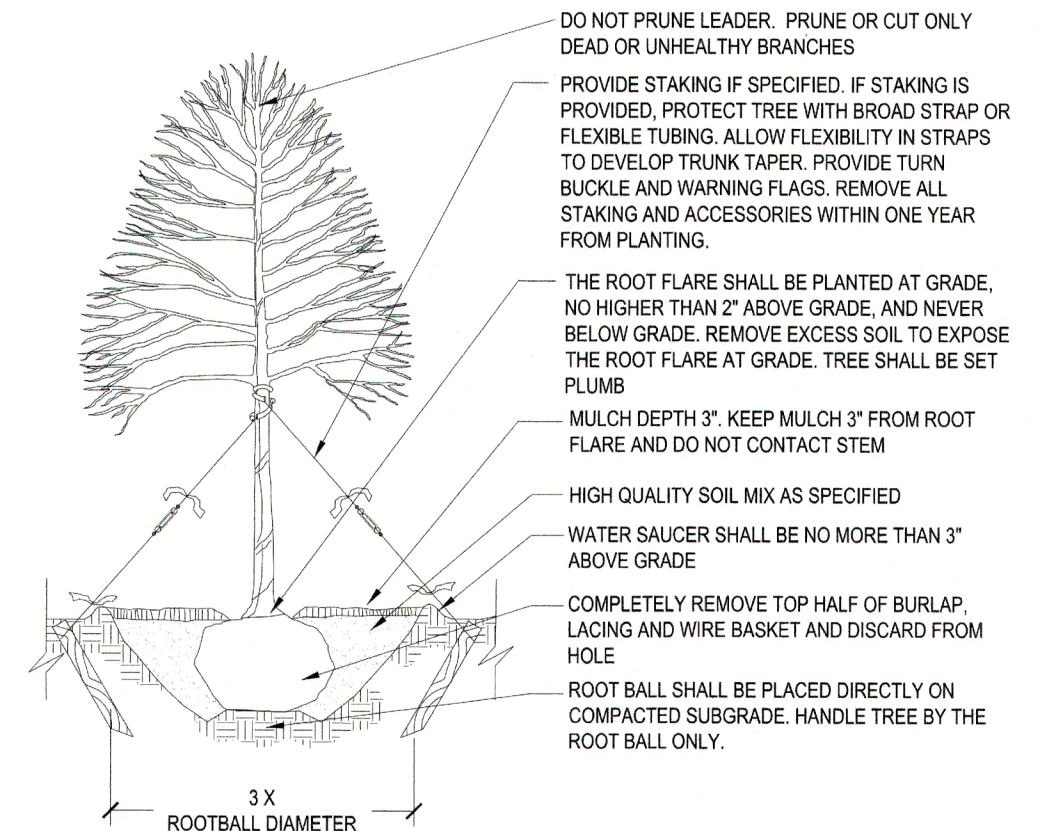
2,219 SF  
AMENITY AREA

LAWN

EXISTING IRON FENCE

LAWN

PROPOSED SCREEN WALL

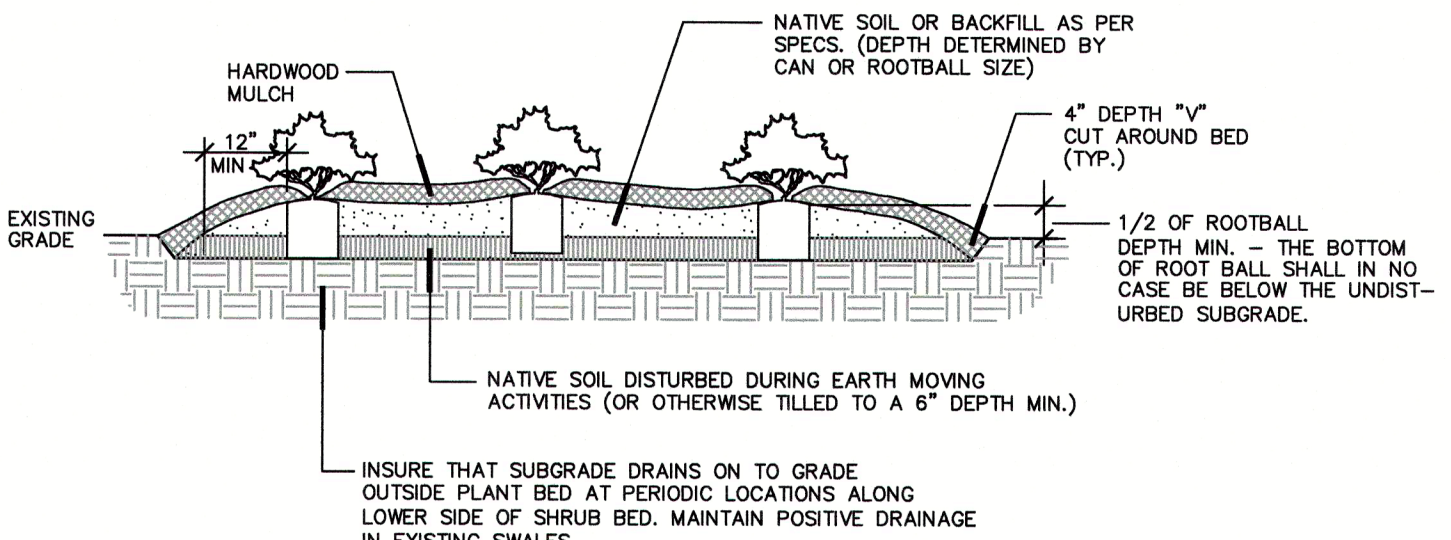


NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER,  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	BY/13
TREE PLANTING DETAIL		
PRCR-03		



SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE CALCULATIONS

PARKING AREA TREE REQUIREMENTS

TOTAL PARKING AREA:	4,868 SF
TREES REQUIRED:	2 (1 / 2000 SF)
TREES PROVIDED:	3

NEIGHBORHOOD TRANSITION - 79.4 LF

SHADE TREES REQUIRED:	3.18 (4/100 LF)
SHADE TREES PROVIDED:	3
UNDERSTORY TREES REQ'D:	2.38 (3/100 LF)
UNDERSTORY TREES PROVIDED:	2
SHRUBS REQUIRED:	31.76 (40/100 LF)
SHRUBS PROVIDED:	32

STREET PROTECTIVE YARD

FAIRVIEW ROAD - C3 YARD REQUIRED (UDO 7.1.7.B.4)  
PARKING LOT FRONTAGE: 8.5'

SHRUBS REQUIRED:	2.55 (30/100')
SHRUBS PROVIDED:	3

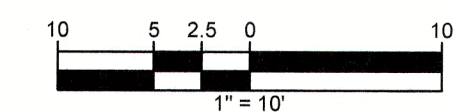
FAIRVIEW ROAD STREETScape - 79.6 LF

TREES REQUIRED: 2 SHADE TREES' (40' OC)

\*FEE-IN-LIEU TO BE PAID FOR REQUIRED STREETScape TREES

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
TREES							
Ar	3	Acer rubrum 'October Glory'	October Glory Red Maple	3"	10'	BB	
Py	2	Prunus yedoensis 'Yoshino'	Yoshino Cherry	1.5"	6'	BB	
Up	3	Ulmus parvifolia	Lacebark Elm	3"	10'	BB	
SHRUBS							
Az	16	Azalea encore 'Autumn Sundance'	Encore Azalea		18"	CONT	
Icb	43	Ilex cornuta burfordii nana	Dwarf Burford Holly		18"	CONT	3.5' oc
Lc	3	Loropetalum chinense 'Fire Dance'	Fire Dance Loropetalum		24"	CONT	C3 Yard
Va	16	Viburnum awabuki 'Chindo'	Chindo Viburnum		18"	CONT	
GROUND COVER							
Lm	100	Liriope muscari 'Big Blue'	Big Blue Liriope				1 GAL.



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CB	CATCH BASIN	PROP	PROPOSED
CIP	CAST IRON PIPE	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	ROW	RIGHT OF WAY
DB	DEED BOOK	RSDM	RALEIGH STREET DESIGN MANUAL
ELEC	ELECTRIC	EX	EX IRON PIPE
EIP	EX IRON PIPE	SS	SQUARE FEET
EIR	EX IRON ROD	SS	SANITARY SEWER
ELEV	ELEVATION	SWM	STORMWATER
ESMT	EASEMENT		MANAGEMENT
EX	EXISTING	TBD	TO BE DETERMINED
FDC	FIRE DEPARTMENT CONNECTION	TBR	TO BE REMOVED
FFE	FINISHED FLOOR ELEVATION	TBRL	TO BE RELOCATED
FH	FIRE HYDRANT	TC	TOP OF CURB
G	GRADE	TF	TRANSFORMER
GAR	GARAGE	TR	TOP OF RISER
GIS	GEOGRAPHIC INFORMATION SYSTEM	TW	TOP OF WALL
GP	GALVANIZED PIPE	TYP	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE	UDO	UNIFIED DEVELOPMENT ORDINANCE

LEGEND

PROPERTY LINE	---
NEIGHBORHOOD TRANSITION	---
PROP SETBACK	---
PROP ESMT	---
PROP PARKING COUNT	(X)

Drawing Title

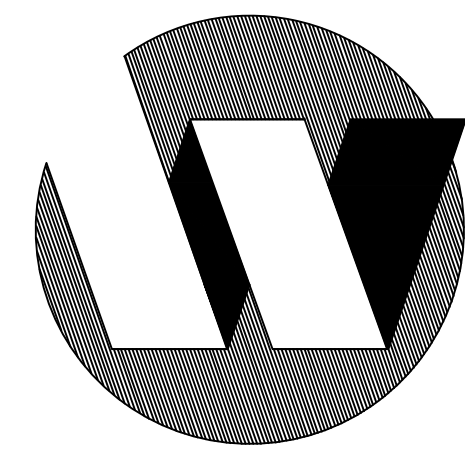
LANDSCAPE PLAN

Revisions		
Number	Description	Date

JAECO #: 513-12  
DRAWING SCALE: 1"=10'  
DRAWN BY: RT  
CHECKED BY: JC  
DATE ISSUED: 11/06/18 6 of 6

L-1





**WINSTEAD  
WILKINSON**  
ARCHITECTS  
P L L C

1848 Wake Forest Road  
Raleigh, NC 27608  
t. 919-832-2878  
f. 919-832-7901  
info@wwa.us.com

SCHEMATIC DESIGN for:

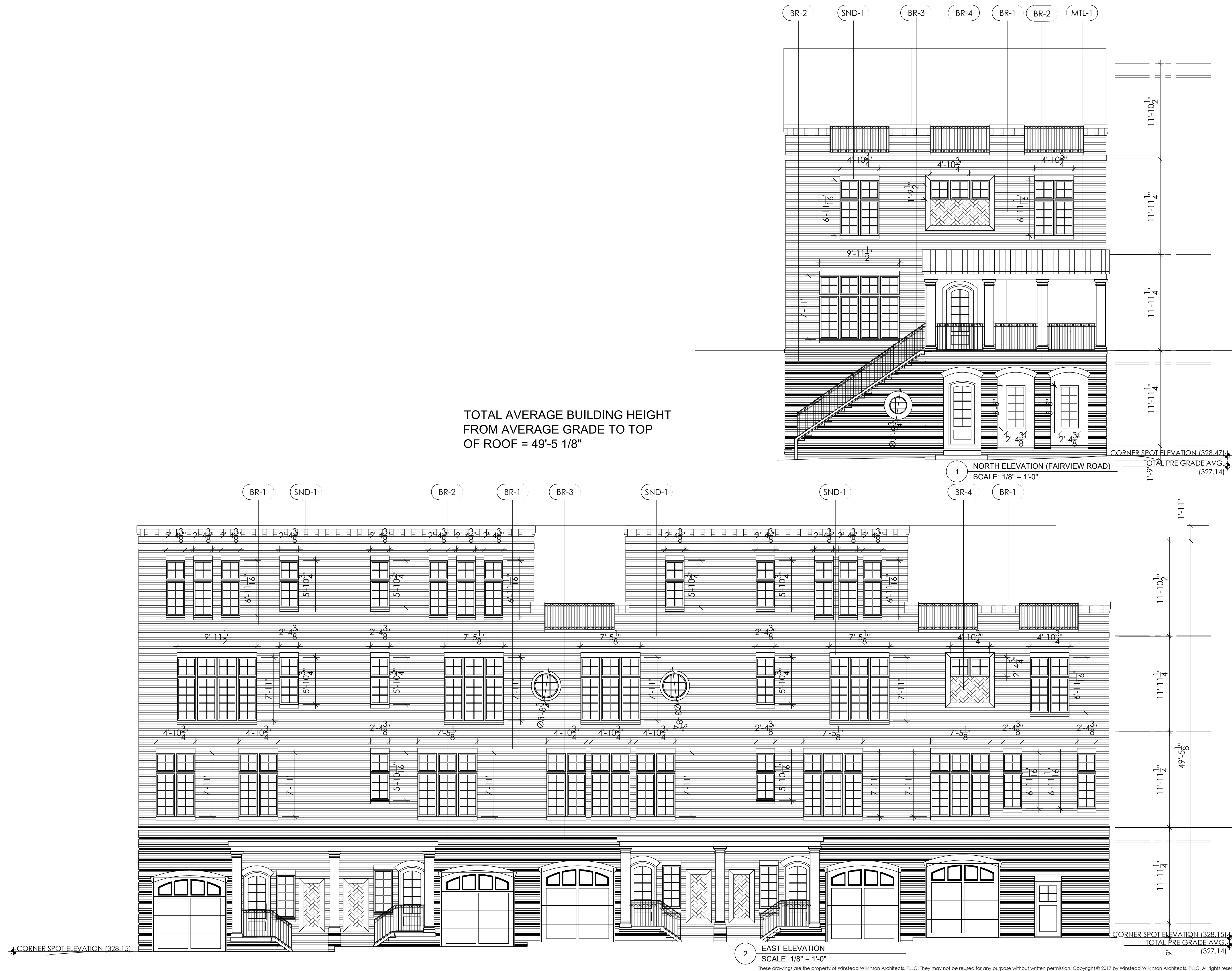
# FAIRVIEW CONDOMINIUMS

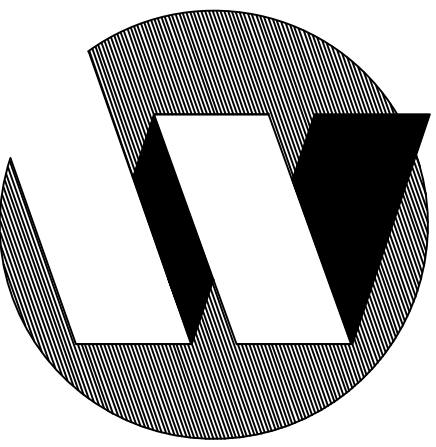
2019 FAIRVIEW ROAD  
RALEIGH, NC

PROJECT NUMBER  
218109  
DATE  
November 9, 2018  
REVISIONS

EXTERIOR  
ELEVATIONS

**A300**





**WINSTEAD  
WILKINSON**  
ARCHITECTS  
P L L C

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Raleigh, NC 27608  
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f. 919-832-7901  
info@wwa.us.com

SCHEMATIC DESIGN for:

# FAIRVIEW CONDOMINIUMS

2019 FAIRVIEW ROAD  
RALEIGH, NC

PROJECT NUMBER  
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EXTERIOR  
ELEVATIONS

**A301**

